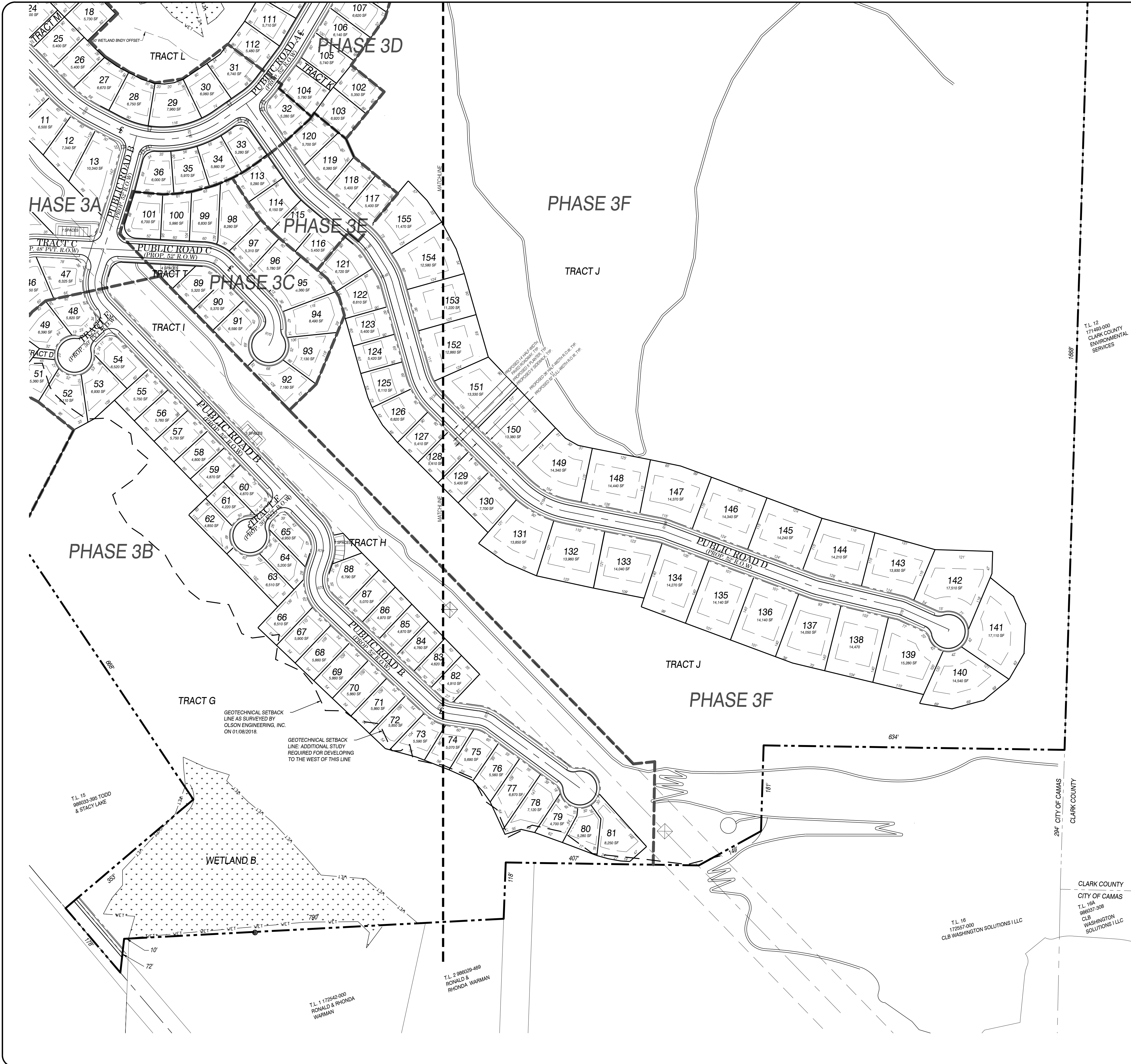
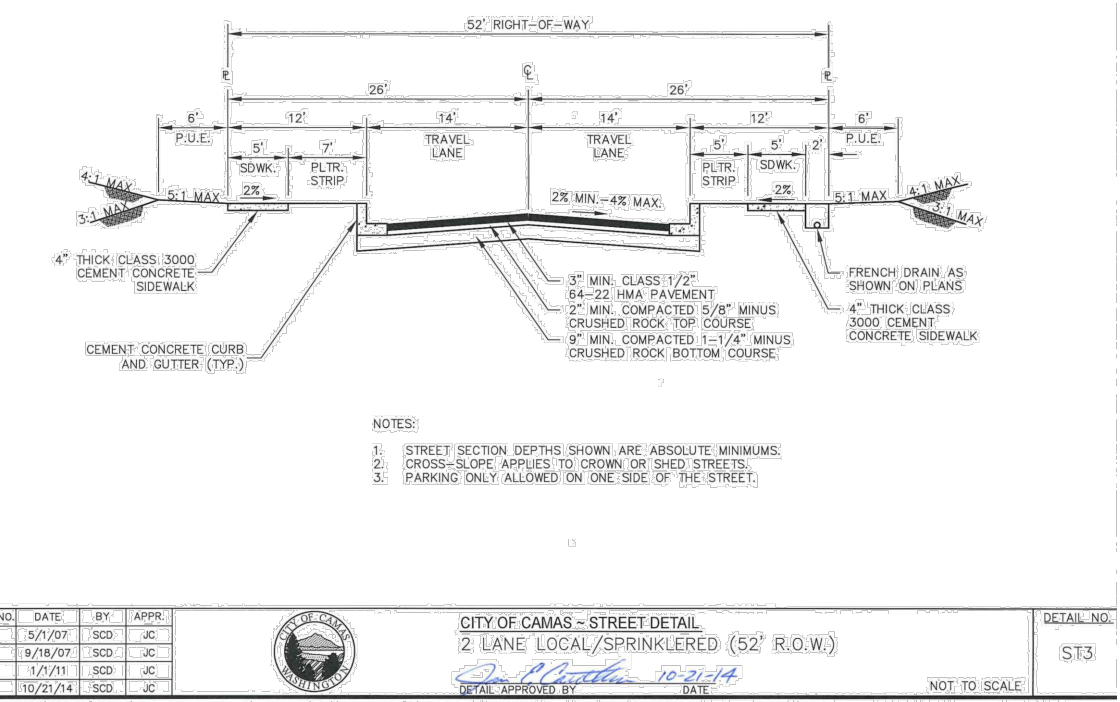
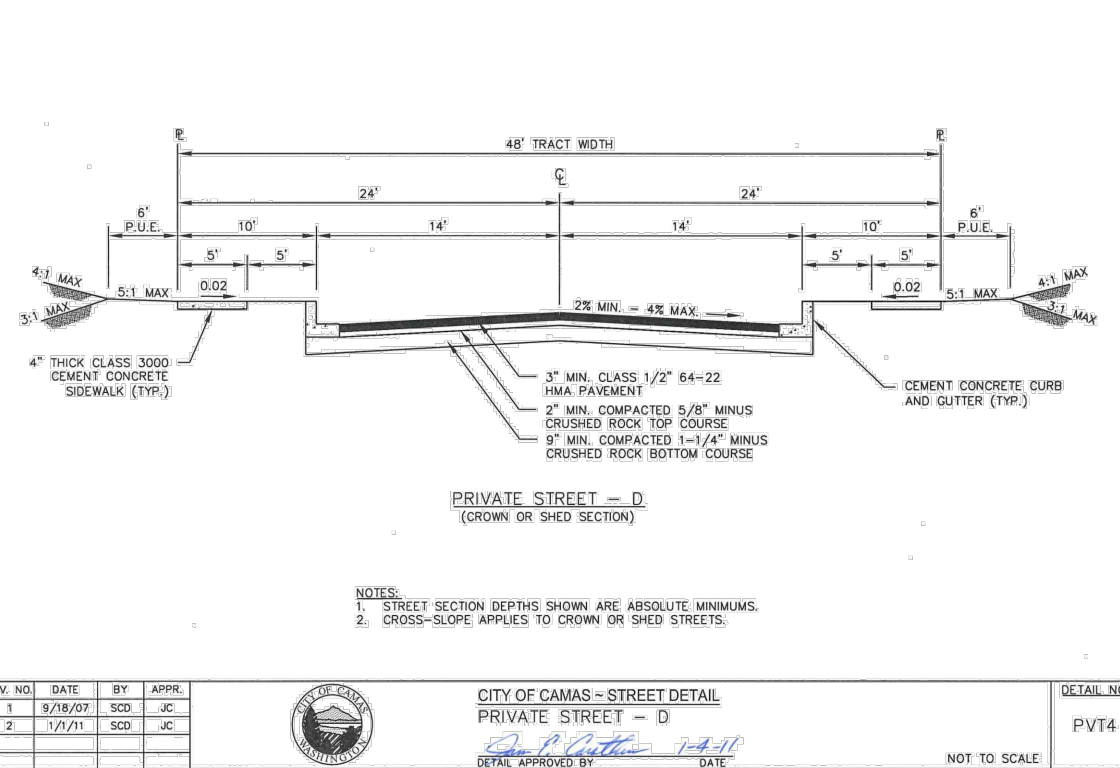




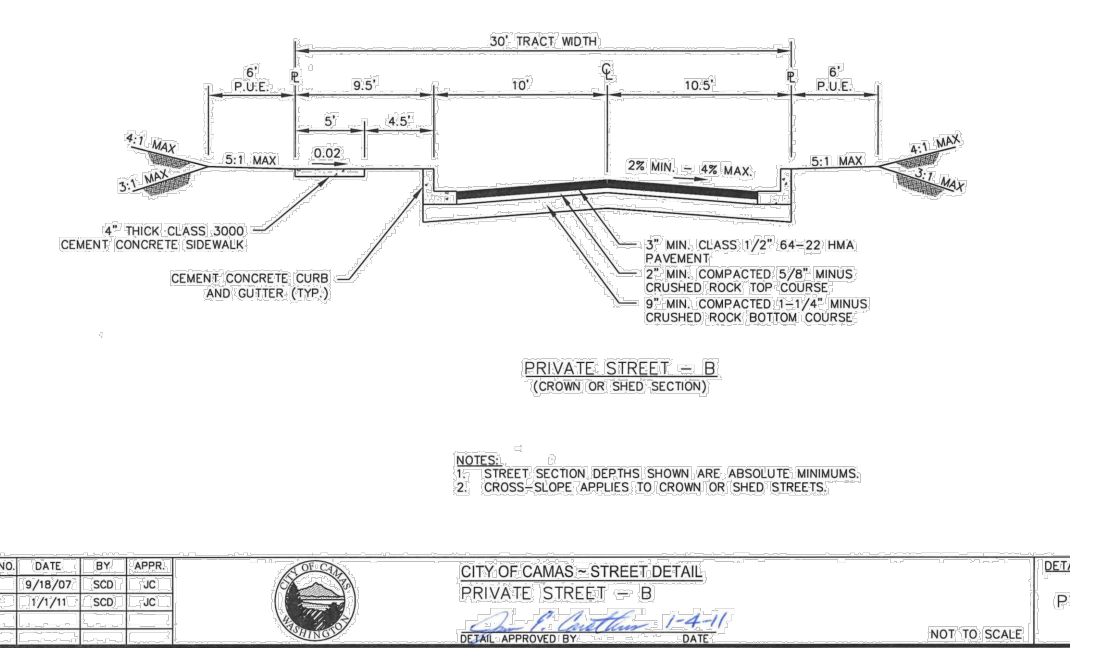
TYPICAL 52' R.O.W STREET SECTION FOR PUBLIC ROADS



TYPICAL 48' R.O.W STREET SECTION FOR TRACT C



TYPICAL 30' R.O.W STREET SECTION FOR TRACTS E & F

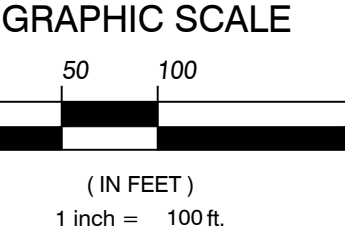
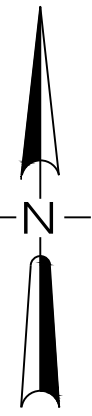


DEVELOPMENT STANDARDS
'F', 'E' AND 'G' PODS (PREVIOUSLY APPROVED AUGUST 3, 2015)

GREEN MOUNTAIN PRD STANDARDS FOR PRD LOT DEVELOPMENT	SINGLE-FAMILY 'E' PODS LOTS: 58-68	SINGLE-FAMILY 'F' PODS LOTS: 1-59 LOTS: 89-129 LOT 155	SINGLE-FAMILY 'G' PODS LOTS: 130-154
MINIMUM LOT AREA	4,200 SF	5,250 SF	14,000 SF
MAXIMUM LOT AREA	9,000 SF	14,999 SF	60,000 SF
MINIMUM LOT WIDTH	50 FEET	60 FEET	90 FEET
MINIMUM LOT DEPTH	80 FEET	80 FEET	100 FEET
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	30 FEET	30 FEET	40 FEET
MAXIMUM BUILDING HEIGHT	35 FEET	35 FEET	35 FEET
MAXIMUM BUILDING COVERAGE	40%	40%	30%
MINIMUM SETBACKS	SEE NOTE 4	SEE NOTE 4	SEE NOTE 4
LOT AREA	5,000-7,499 SF	7,500-14,999 SF	15,000-60,000 SF
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	15/18 FEET	20 FEET	30 FEET
SIDE YARD AND CORNER LOT REAR YARD	5 FEET	5 FEET	15 FEET
CORNER LOT STREET SIDE YARD	15 FEET	15 FEET	30 FEET
REAR YARD	20 FEET	20 FEET	30 FEET
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	30 FEET	30 FEET	40 FEET

LEGEND

- MATCHLINE
- PROPOSED ASPHALT
- PROPOSED RIGHT-OF-WAY
- PROPOSED 4'-6" WIDE REGIONAL TRAIL
- PHASE LINE
- EXISTING EASEMENT
- PROPOSED LOT/TRACT
- APPROX LOCATION OF 35' GEO SETBACK
- PROPERTY LINE
- ROAD CENTERLINE
- PROPOSED SIDEWALK
- ADJACENT TAXLOT
- APPROX. WETLAND BOUNDARY
- EXISTING BPA TOWERS
- PROPOSED BUILDING SETBACK LINE



PLOT: consultant3.ctb
FILE: j:\data\8000\8900\8938\8938_01_02\Planning\8938.p Master Plan North.dwg

PRELIMINARY PLAT FOR:

GREEN MOUNTAIN PHASE 3
(PART OF GREEN MOUNTAIN PRD #SUB14-02)

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660

PRELIMINARY
NOT FOR
CONSTRUCTION

CHANGES / REVISIONS	
DESCRIPTION:	DATE:
SURVEYED GEO-SETBACK	1/11/18
ADDED	
DESIGNED: BH/RJW	
DRAWN: RJW	
CHECKED: KFS	
DATE: OCTOBER 2017	
SCALE: H: 1" = 100' V:	
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GREEN MOUNTAIN PH. 3	
JOB NO. 8938.01.02	
SHEET	
P1.3	

57' RIGHT-OF-WAY

5' P.U.E. 12' 26' 14' 6' 14' 26' 5' P.U.E.

7" 12" 14" 14" 12" 7"

50% 50% 50% 50% 50%

PLTH. STRIP PLTH. STRIP PLTH. STRIP

TRAVEL LANE TRAVEL LANE

22 MIN. 4" W. MAX.

4" MIN. CLASS 3000 CEMENT CONCRETE 300 W. MAX.

5" MIN. CLASS 1750 S.C. 22 MIN. MAX. PARABENT 300 W. MAX. 4" MIN. CLASS 3000 CEMENT CONCRETE 300 W. MAX.

CEMENT CONCRETE CURB AND GUTTER (TYP.)

FINISH GRAD ON FLARE 3000 CEMENT CONCRETE 300 W. MAX.

CHANGED ROAD BOTTOM COURSE

NO.	DATE	BY	APPR.	 CITY OF CAMAS - STREET DETAIL 2 LANE LOCAL /SPRINKLERED (52' R.O.W.) <i>D. J. Matheson</i> 12-2-14 CIVIL ENGINEER EIT DATE	DETAIL NO.	
	5/1/07	500	JC			1ST3
	8/18/07	500	JC			
	3/7/08	500	JC			
	10/27/14	500	JC			

V. NO.	DATE	BY	APPR.	 CITY OF CAMAS - STREET DETAIL PRIVATE STREET - D <i>Don P. Anthony</i> 10-11 DESIGN APPROVED BY DATE	DETAILS
1	8/19/92	SCD	JC		PVT
2	1/1/11	SCD	JC		
					NOT TO SCALE

[illegible]

NO.	DATE	BY	APPRO.		SEC
1	9/18/07	SCD	JC	 CITY OF CAMAS - STREET DETAIL PRIVATE STREET - B <i>B. J. [Signature]</i> 7-4-11 [Stamp]	P
2	5/7/11	SCD	JC		

NOT TO SCALE

GREEN MOUNTAIN PRD STANDARDS FOR PRD LOT DEVELOPMENT	SINGLE-FAMILY Ø PODS LOTS 56-68	SINGLE-FAMILY Ø PODS LOTS 1-59 LOTS 89-129 LOT 155	SINGLE-FAMILY Ø PODS LOTS 150-154
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MINIMUM SETBACKS SEE NOTE 4			
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CONTACT:
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VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
rebeccaw@olsonengr.com

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.

PLOT: consultant3.ctb
FILE: j:\data\8000\8900\8938\8938.01.02\Planning\8938.p.Master.Plan.North.dwg

PRELIMINARY PLAT FOR:

GREEN MOUNTAIN PHASE 3
(PART OF GREEN MOUNTAIN PRD #SUB14-02)

CLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E EVERGREEN BLVD. VANCOUVER WA 98660

PRELIMINARY
NOT FOR
CONSTRUCTION

CHANGES / REVISIONS

DESCRIPTION:	DATE:
SURVEYED GEO-SETBACK	1/11/18
ADDED	

DESIGNED: BH/RJW

DRAWN: RJW

CHECKED: KPR

DATE: OCTOBER 2017

SCALE: H: $1'' = 100'$

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GREEN MOUNTAIN PH. 3

JOB NO. 8938.01.02

SHEET

P1.2