

VICINITY MAP SEC. 17 & 20 T2N R3E W.M.

SUBDIVISION NOTES

EXISTING SITE DATA: PRESENT USE: EXISTING ZONING: R-10, PRD MASTER PLAN

PROPOSED SITE DATA:

PROPOSED PARKING:

TOTAL PHASE 3 AREA:

PROPOSED USE: WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS: PROPOSED PROPOSED FAMENTO.

PROPOSED FAILURE.

PROPOSED EASEMENTS:

PROPOSED ON-SITE ROAD RIGHTS-OF-WAY:

PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:

PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:

PROPOSED LOADING ZONES:

AS SHOWN

REFER TO ENGINEERING PLANS
NONE PROPOSED
NONE PROPOSED
NONE PROPOSED

PROPOSED OPEN SPACE/PARK PROPOSED TRANSIT FACILITIES: PROPOSED SIGNS (SIGN PLAN): PROPOSED LIGHTING:
PROPOSED LIGHTING:
PROPOSED LOTS, TRACTS, ETC:
EXISTING BUILDINGS TO REMAIN:
PROPOSED LANDSCAPING (LANDSCAPE PLAN):
PROPOSED BUILDINGS:

NONE PROPOSED NONE PROPOSED STREET LIGHTING SHOWN IN FINAL DESIGN AS SHOWN NONE
AS SHOWN ON THE LANDSCAPE PLAN
LOTS FOR SINGLE-FAMILY DETACHED RESIDENCES

APPROX. 115 ACRES (5,009,400 SF) ACCORDING TO CLARK COUNTY GIS

AS SHOWN AS SHOWN

159 LOT PRD/SUBDIVISION

. THERE IS A WETLAND BUFFER MITIGATION PLAN, AS WELL AS A CRITICAL AREAS REPORT AFFECTING THE SITE. PLEASE REFER TO THE REPORTS, AS PROVIDED BY ECOLOGICAL LAND SERVICES, INC. DATED SEPTEMBER 12, 2017 FOR MORE INFORMATION.

ENGINEERING, INC, DATED APRIL 18, 2017. THE GEO-SETBACK LINE WILL BE STAKED BY THE GEOTECHNICAL ENGINEER AND LOCATED PRECISELY PRIOR TO FINAL ENGINEERING. ANY DEVELOPMENT BEYOND THIS LINE WILL REQUIRE ADDITIONAL GEOTECHNICAL STUDY.

2. 35' GEO-SETBACK LINE SHOWN ON DRAWING IS ONLY APPROXIMATE AND WAS TAKEN FROM THE

"GEOTECHNICAL CRITICAL AREAS REPORT, GREEN MOUNTAIN NORTH, BY COLUMBIA WEST

EXTERIOR LIGHTS SHALL BE SHIELDED AND DIRECTED TO PREVENT OFF-SITE GLARE IN ACCORDANCE WITH CCC 40.340.010(A)(7).

IF ANY CULTURAL RESOURCES AND/OR HUMAN REMAINS ARE DISCOVERED IN THE COURSE OF UNDERTAKING THE DEVELOPMENT ACTIVITY, THE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION IN OLYMPIA SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE

REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

TOTAL DEVELOPED AREA: APPROX. 35.30 ACRES (1,537,165 SF) TOTAL LOT AREA: APPROX. 27 ACRES (1,175,565 SF) TOTAL INFRASTRUCTURE: APPROX. 14 ACRES (603,510 SF) TOTAL OPEN SPACE/CRITICAL AREA: APPROX. 74 ACRES (3,211,764 SF)

DEVELOPMENT STANDARDS

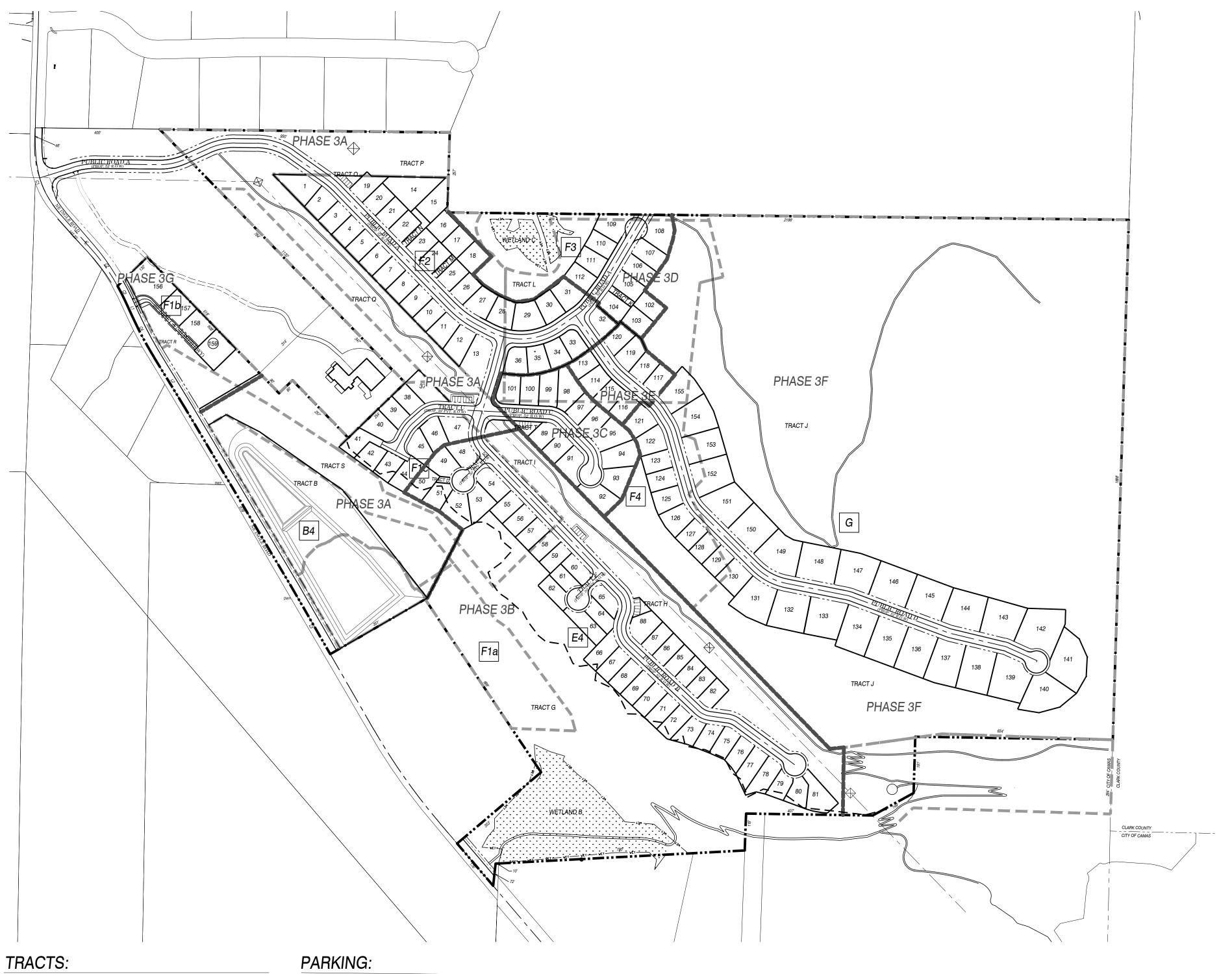
'F', 'E' AND 'G' PODS (PREVIOUSLY APPROVED IN THE GREEN MOUNTAIN MIXED-USE PRD STANDARDS)

GREEN MOUNTAIN PRD STANDARDS FOR PRD LOT DEVELOPMENT	SINGLE-FAMILY 'E' PODS LOTS 58-88	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			
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

NOTES a-d, FOUND ON THE APPROVED DENSITY AND DIMENSIONS STANDARDS ARE NOT INCLUDED IN THIS SUBMITTAL AS THE ALLEY NOTES DO NOT APPLY, TYP...

LEGEND

WET — WET —	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 PRD APPROVED POD AREAS
G	BOUNDARY AND LABEL



 Ξ PHASI RD #SUB14-0: GREEN

PRELIMINARY **NOT FOR** CONSTRUCTION

CHANGES / REVISIONS

SURVEYED GEO-SETBACK 1/11/18 DESIGNED: BH/RJW DRAWN: RJW CHECKED: KFS DATE: OCTOBER 2017 SCALE: H: 1" = 200' COPYRIGHT 2017, OLSON ENGINEERING, INC.

GREEN MOUNTAIN PH. 3

JOB NO. 8938.01.02

SHEET

OWNER/APPLICANT:

(503) 597-7100 FAX UNAVAILABLE

CONTACT:

(360) 695-1385

FILE: j:/data/8000/8900/8938/8938.01.02/Planning/8938.p.Master.Plan.North.dwg

PLOT: consultant3.ctb

FAX (360) 695-8117

GREEN MOUNTAIN LAND, LLC 333 S STATE STREET, SUITE 201 LAKE OSWEGO, OR 97034

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OLSON ENGINEERING, INC.

222 E. EVERGREEN BLVD.

VANCOUVER, WA 98660

rebeccaw@olsonengr.com

1 inch = 200 ft.

ATTN: REBECCA WAHLSTROM

APART FROM THE 2 PARKING SPACES INCLUDED ON THE PARCELS, PER CMC 17.19.040 (B)(10)(e), FOR EVERY 5 LOTS UNDER 7,400, 1 ADDITIONAL PARKING SPACE WILL BE PROVIDED. NUMBER OF LOTS UNDER 7,400 SF: 118 PARKING SPACES REQUIRED: 24

LINE TABLE:

<u>SIZE</u> 5,620 SF

196,810 SF

17,600 SF

770 SF

7,660 SF

7,660 SF

564,750 SF

172,650 SF

1,872,050 SF

2,120 SF

1,810 SF

88,120 SF

1,800 SF

3,200 SF

1,870 SF

115,780 SF

168,050 SF

75,810 SF

146,550 SF

2,490 SF

ACCESS TO LOTS 156-159

PRIVATE ROAD A (48' R.O.W)

PRIVATE ROAD B (30' R.O.W)

PRIVATE ROAD C (30' R.O.W)

WETLAND/OPEN SPACE/TRAIL

ACCESS TO LOTS 50, 51

ADDITIONAL PARKING

OPEN SPACE/TRAIL

BPA ESMT/PARKING/TRAIL

ACCESS TO LOTS 102, 103

ACCESS TO LOTS 17, 18

ACCESS TO LOTS 14-16

ADDITIONAL PARKING

HOUSING/OPEN SPACE

BPA ESMT

OPEN SPACE

PARKING

WETLAND/CRITICAL AREA/OPEN SPACE

BPA ESMT/OPEN SPACE/PARKING/TRAIL

STORMWATER POND

L1 58' L2 190' L3 238'

CURVE TABLE:

PARKING SPACES PROVIDED: 25

ARC LENGTH 335' 675' 675' 1200'