

SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 16, PG. 79)
SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 24, CA. 49)
SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 28, PG. 105)
PLAT OF MOUNTAIN GLEN BY OLSON ENGINEERING, INC. (BK. 4, PG. 199)
SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 51, PG. 161)
WARHAM SHORT PLAT BY BESEDA LAND SURVEYING, LLC (BK. 3, PG. 963)
PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E (BK. 311, PG. 883)
PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1D (BK. 311, PG. 884)
PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH) (BK. 311, PG. 885)

GRANTOR: GREEN MOUNTAIN LAND, LLC
GRANTEE: LENNAR NORTHWEST, INC
AF#: 5489817 D
DATE: 02/23/2018

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

ALL STREETS AND AVENUES AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CAMAS WITH THIS PLAT. ALL TRACTS AND PRIVATE ROADS AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO, AND TO BE MAINTAINED BY, THE HOMEOWNERS ASSOCIATION.

A PUBLIC UTILITY EASEMENT IS GREY PRESERVED OVER, UNDER AND UPON ALL OF TRACTS "P", "O", "S", "N", "M", "Z", "M", "Z", THE EXTERIOR 6.00 FEET OF LOTS 9 THROUGH 12, LOTS 21 THROUGH 24, LOTS 28 THROUGH 30, LOTS 41 THROUGH 43, LOTS 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, AND THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO POWER, TELEPHONE, CABLE, GAS, WATER, SEWER, DRAINAGE, AND OTHER PUBLIC UTILITIES. THE EASEMENT SHALL BE RESTORED TO ITS PROPER CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS SPECIFIED BY THE NATIONAL ELECTRICAL SAFETY BOARD. THE EASEMENT SHALL BE RESTORED TO ITS PROPER CONDITION AS NEAR AS POSSIBLE. ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS, ALSO, A SIDEWALK EASEMENT IS RESERVED, AS NECESSARY TO COMPLY WITH THE LOCAL REQUIREMENTS, FROM THE EXTERIOR SIX (6) FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROAD FRONTS.

A HOMEOWNERS ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE FINAL C.C.&R'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. IF AT ANY TIME THE C.C.&R'S ARE REVISED, A REVISED COPY SHALL BE SUBMITTED TO THE CITY OF CAMAS.

EACH PHASE OF THE SUBDIVISION PLATS SHALL CONTAIN THE APPROVED DENSITY AND DIMENSIONAL STANDARDS TABLE AS APPROVED WITH THIS DEVELOPMENT.

BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND THE FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.

AUTOMATIC LIFE SAFETY RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 13D IS REQUIRED IN ALL NEW DWELLINGS.

THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.

PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER TREE TO BE LOCATED IN THE PLANTER STRIP OR FRONT YARD OF EACH LOT AS SPECIFIED ON THE PLAT. REQUIRED TREES SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE HOMEOWNER.

PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT ABUTTING A CRITICAL AREA TRACT SHALL HAVE A CONTINUOUS 6' BARRIER FENCE INSTALLED ALONG THE APPROPRIATE PROPERTY BOUNDARY.

THE HOMEOWNERS ASSOCIATION IN ITS ENTIRETY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY LOCATED ON TRACT "D", PHASE 2 (SOUTH) OF THE GREEN MOUNTAIN MIXED USE P.R.D. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY AT ALL TIMES FOR INSPECTION OF THE STORMWATER FACILITY LOCATED ON TRACT "D", PHASE 2 (SOUTH) OF THE GREEN MOUNTAIN MIXED USE P.R.D.

APPROVED BY _____ MAYOR _____ DATE _____

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION.

ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED FOR IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL:

ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS;

ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

APPROVED BY _____
CITY OF CAMAS ENGINEER DATE _____

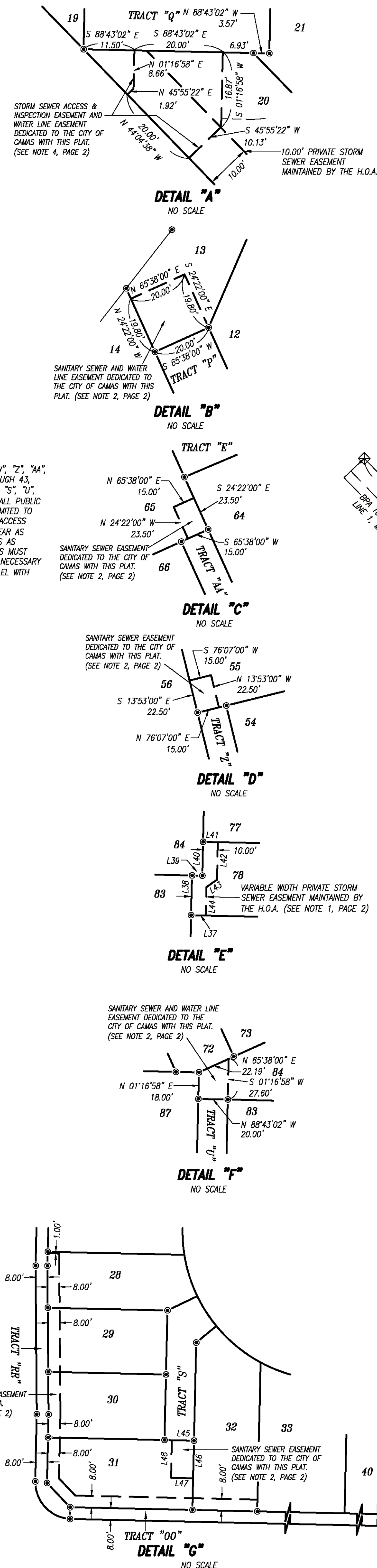
APPROVED BY _____
CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE
OR DESIGNEE

APPROVED BY _____
CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE

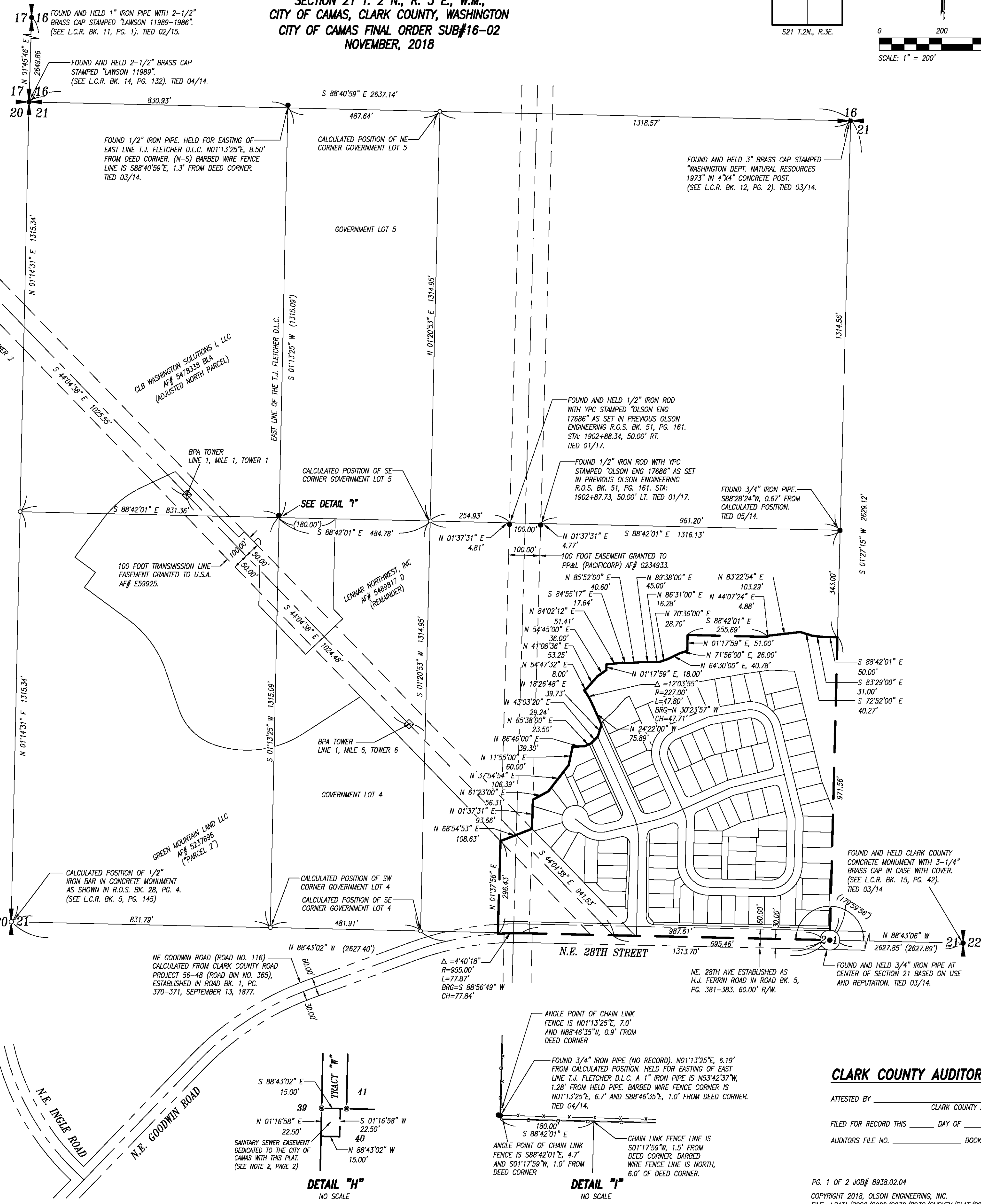
THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO.
58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS
GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2 (SOUTH)

SUBDIVISION PLAT NO. _____ IN THE COUNTY OF
CLARK, STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

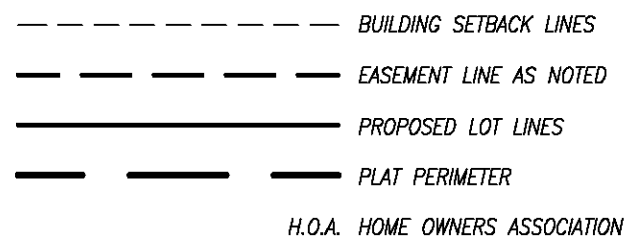


ORIGINALLY APPROVED AS GREEN MOUNTAIN MIXED USE P.R.D.
PHASE 2B, PHASE 2D AND PHASE 2F
A SUBDIVISION IN A PORTION OF THE SE 1/4 OF THE NW 1/4
SECTION 21 T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#16-02
NOVEMBER, 2018



BEARINGS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4602) U.S. SURVEY FEET, BASED ON TRAVERSES BY OLSON ENGINEERING, INC. PERFORMED DURING PREVIOUS SURVEY RECORDED IN BK. 51, PG. 161. DISTANCES SHOWN HEREON ARE GROUND AND HAVE BEEN SCALED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 0.999982076.

- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) DURING THIS SURVEY
- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) TO BE SET AFTER RECORDING OF THIS PLAT
- + SET BRASS SCREW WITH WASHER STAMPED (OLSON ENG PLS 42667) IN CURVE ON AN 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION (NOTHING SET)
- () RECORD DISTANCE / ANGLE



TOTAL ACREAGE:	19.65 AC.
TOTAL DEVELOPED ACREAGE:	16.61 AC.
* INCLUDES LOTS AND ALL TRACTS, EXCEPT TRACT "E" (OPEN SPACE) & CRITICAL AREA	
TOTAL LOT AREA:	9.38 AC.
TOTAL INFRASTRUCTURE AREA (ROADS ONLY):	4.55 AC.
TRACT "D" (STORM FACILITY)	1.72 AC.
TOTAL TRACT AREA:	5.73 AC.
TOTAL ACREAGE OF CRITICAL AREAS:	3.04 AC.
TOTAL ACREAGE OPEN SPACES (TRACT "E" (CRITICAL AREA):	3.04 AC.

MINIMUM LOT AREA	3500 S.F. (SEE NOTE 1)	4200 S.F.
MAXIMUM LOT AREA	7800 S.F.	9000 S.F.
MINIMUM LOT WIDTH	40'	50'
MINIMUM LOT DEPTH	80'	80'
MINIMUM LOT WIDTH ON A CURVE OR C/L-DE-SAC	25'	30'
MAXIMUM BUILDING HEIGHT (SEE NOTE 2)	35'	35'
MAXIMUM BUILDING COVERAGE	45%	40%

SINGLE FAMILY LOTS (SEE NOTE 4)	UP TO 4,999 SF	5,000 SF TO 7,499 SF	7,500 SF TO 14,999 SF
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	10'	15'	20'
GARAGE SETBACK FROM R.O.W.	18'	18'	
SIDE YARD & CORNER LOT REAR YARD	4'	5'	5'
CORNER LOT STREET SIDE YARD	10'	15'	15'
REAR YARD (SEE NOTE 3)	15'	20'	20'
MINIMUM LOT WIDTH ON A SIDE-TO-SIDE LOT	25'	30'	30'

- A. MINIMUMS REQUIRED ON EACH REAR FACADE ALONG BOXWOOD AND NE 28TH STREET.
 - i. MINIMUM 4-INCH WIDE EXTERIOR WINDOW TRIM.
 - ii. MINIMUM OF TWO EXTERIOR SIDING MATERIALS FROM LIST C (BELOW).
- B. AT LEAST ONE OF THE FOLLOWING OPTIONS REQUIRED ON EACH REAR FACADE ALONG BOXWOOD:
 - i. DORMERS.
 - ii. BAY WINDOWS.
 - iii. PROVIDE ONE OFFSET IN THE WALL PLANE FACING BOXWOOD WITH A MINIMUM 3-FOOT OFFSET.
 - iv. A MINIMUM OF THREE PLANES ON THE ROOF.
 - v. FRENCH DOORS OR SIMILAR DECORATIVE DOOR TYPE.
 - vi. COVERED DECK/PORCH WITH ROOFING MATERIAL MATCHING THE RESIDENTIAL STRUCTURE ROOF.
 - vii. GABLES.
 - viii. WINDOW SHUTTERS.
- C. CHANGES IN A COMBINATION OF TEXTURE, PATTERN OR COLOR OF A SINGLE MATERIAL.
- D. SIDING MATERIALS (IN GENERAL, MATERIALS SHOULD CHANGE ON HORIZONTAL PLANES, NOT VERTICAL PLANES)
 - i. HORIZONTAL LAP SIDING, INCLUDING SIMULATED HORIZONTAL LAP SIDING WHERE THE BOARDS IN THE PATTERN ARE 6 INCHES OR LESS IN WIDTH.
 - ii. VERTICAL CEDAR SIDING.
 - iii. BEVELED SIDING.
 - iv. SCALES / SHINGLES.
 - v. BELLY BAND.
 - vi. WANSICOTING.
 - vii. STUCCO.
 - viii. BRICK.
 - ix. STONE.
 - x. SCORED MASONRY.



ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

ATTESTED BY _____
CLARK COUNTY AUDITOR

FILED FOR RECORD THIS _____ DAY OF _____, 2018.

AUDITORS FILE NO. _____ BOOK OF PLATS _____, AT PAGE _____

PG. 1 OF 2 JOB# 8938.02.04

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OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC.

1-360-695-1385
1-503-289-9396
222 E. EVERGREEN BLVD, VANCOUVER, WA 98666