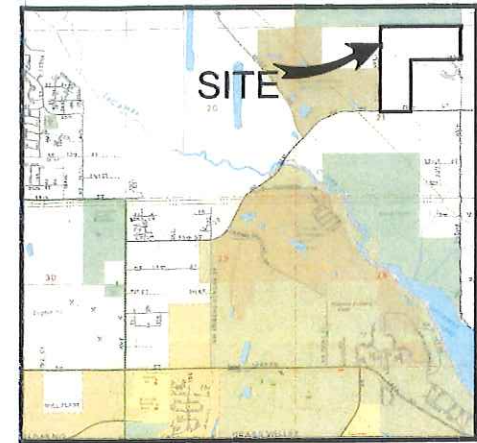


Green Mountain Estates

Located in the NE 1/4 of Section 21 T2N, R3E, W.M.
Clark County, City of Camas, Washington



VICINITY MAP
NOT TO SCALE

GENERAL INFORMATION:

Applicant:
Green Mountain Estates, LLC
Attn: Drew Miller
2300 East 3rd Loop
Vancouver, WA 98661
Ph. (360) 816-1494
Fax (360) 335-1571
E-mail: drew@kirklandglobeallc.com

Project Engineer/Planner:
PLS Engineering
Attn: Andrew Gunther
2008 C Street
Vancouver, WA 98663
Ph. (360) 944-6519
Fax: (360) 944-6539
E-mail: andrew@plsengineering.com

Project Description:

This project is a proposed residential subdivision of 98.37 acres within the R-10 and R-6 single family residential zones into 346 detached single family lots.

The project proposes utilizing the density transfer provisions of the City code to allow for lot sizes varying from the averages specified in the City of Camas municipal codes. The project is proposed to be developed in a series of 6 phases as indicated on these drawings.

In accordance with CMC 18.07.040, Table 2, the applicant requests approval to construct temporary sales office on one lot in each phase of the project. Preliminary locations would be on lots 7, 110, 207, and 274. However, the applicant requests the ability to adjust these locations depending on the preferences of the ultimate homebuilder(s) in the development.

Parcel numbers 173158-000, 173193-000, 173212-000, & 173213-000, 173214-000, & 173215-000.

Boundary and topographic survey data provided by Olson Engineering, Inc.

Project Area - 98.37 acres (4,284,969 sq ft)
Total Number of Lots = 346
*Minimum Lot Size = 5,000 sq ft
*Maximum Lot Size = 17,220 sq ft
*Average Lot Size = 7,065 sq ft

Proposed right-of-way dedication to City of Camas = 23.33 acres (1,016,120 sq ft)

Zoning Requirements:

R-6: Min. Lot Area = 4,800 sq. ft., Max. Lot Area = 7,200 sq. ft.
Min. Lot Width = 60', Min. Lot Depth = 90'
Setbacks: Front = 20', Street Side = 20', Side = 5', Rear = 25'

R-6 Density Transfer Standards: Min. Lot Area = 4,200 sq ft

R-10: Min. Lot Area = 8,000 sq. ft., Max. Lot Area = 12,000 sq. ft.
Min. Lot Width = 80', Min. Lot Depth = 100'
Setbacks: Front = 20', Street Side = 20', Side = 5', Rear = 25'

R-10 Density Transfer Standards: Min. Lot Area = 7,000 sq ft

Proposed Development Standards:

Through density transfer on the property, the applicant proposes that the following standards be applied to the development:
South Portion of Property (south of where property widens to the east): Min. Lot Area = 4,500 sq ft, Min. Lot Width=50', Min. Lot Depth=90', Setbacks per the development code
North Remainder of Property: Min. Lot Area = 7,000 sq ft, Min. Lot Width=60', Min. Lot Depth=90', Setbacks per the development code

Public Water & Sewer Purveyor = City of Camas

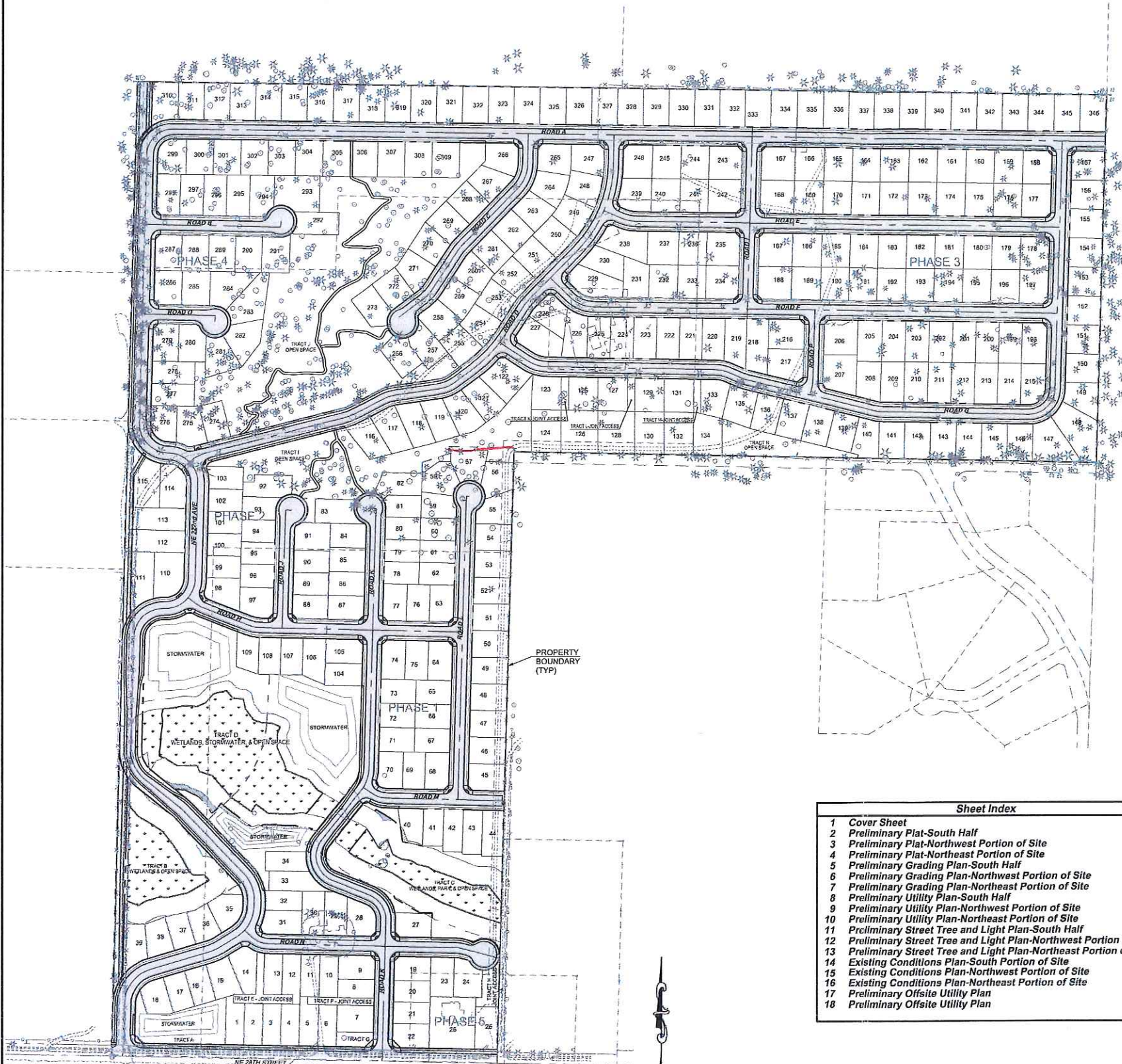
Existing Condition Notes:

All wells and septic systems on the site are proposed to be abandoned.

There is no existing public transit service in the vicinity of the site.

There are no fire hydrants on or within 500 feet of the site. The nearest fire hydrants are approximately 4,000 feet westerly of the site. One is on the east side of Ingle Road approximately 1,200 feet north of its intersection with Goodwin Road. The other is on the south side of Goodwin Road approximately 350' southwesterly of the Lacamas Creek bridge. It is shown on sheet 18.

The site contains a number of critical areas including slopes greater than 15%, Category IV wetlands, and three Oregon white oak trees. Appropriate studies have been completed to address the critical areas including a geotechnical report by Redmond Geotechnical Services and a wetland delineation and mitigation plan by The Resource Company. These documents are provided as part of the Preliminary Plat application and the locations of the wetlands and oak trees are shown on the submitted drawings. The resources have been avoided to the extent feasible. An archaeological predetermination and survey have also been completed by Applied Archaeological Research, Inc. and the reports are provided in the land use application. There are no areas onsite or within 100 feet of the site containing 100 year flood plains based on County GIS mapping.



Scale 1" = 150'

Sheet Index	
1	Cover Sheet
2	Preliminary Plat-South Half
3	Preliminary Plat-Northwest Portion of Site
4	Preliminary Plat-Northeast Portion of Site
5	Preliminary Grading Plan-South Half
6	Preliminary Grading Plan-Northwest Portion of Site
7	Preliminary Grading Plan-Northeast Portion of Site
8	Preliminary Utility Plan-South Half
9	Preliminary Utility Plan-Northwest Portion of Site
10	Preliminary Utility Plan-Northeast Portion of Site
11	Preliminary Street Tree and Light Plan-South Half
12	Preliminary Street Tree and Light Plan-Northwest Portion of Site
13	Preliminary Street Tree and Light Plan-Northeast Portion of Site
14	Existing Conditions Plan-South Portion of Site
15	Existing Conditions Plan-Northwest Portion of Site
16	Existing Conditions Plan-Northeast Portion of Site
17	Preliminary Offsite Utility Plan
18	Preliminary Offsite Utility Plan

Cover Sheet for:

Green Mountain Estates Subdivision

A Subdivision in Camas, Washington

Covering Engineers & Planners, 2008 C Street, Vancouver, WA 98663

PLS ENGINEERING

PH (360) 944-6519 | Fax (360) 944-6539

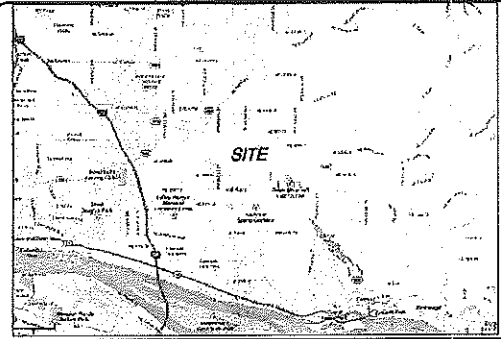
REVISIONS	
Submitted for agency review	AUG
A	12/22/15
B	
C	
D	
E	
F	



Project No.	2340
SCALE:	H: 1"=150'
	V: N/A
DESIGNED BY:	AUG
DRAFTED BY:	AUG
REVIEWED BY:	TG!

1

18



VICINITY MAP SEC. 17, 20 & 21 T2N R3E W.M. NTS

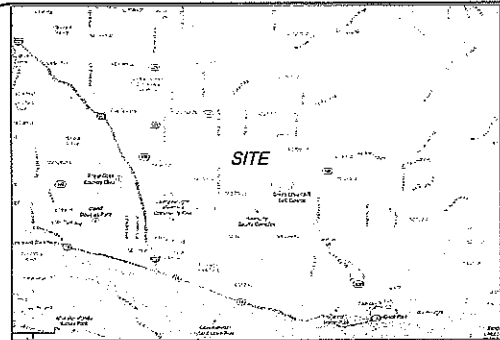
SUBDIVISION NOTES

EXISTING SITE DATA:
PRESENT USE: GOLF COURSE
EXISTING ZONING: R-6, MF-10

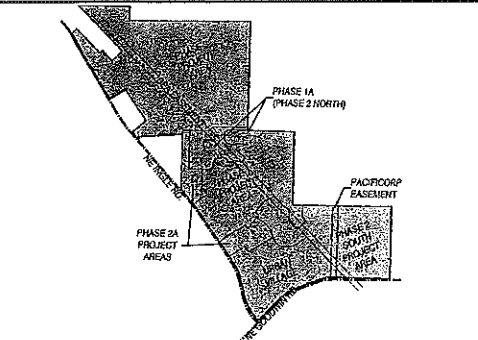
PROPOSED SITE DATA:
PROPOSED USE: 201 LOT SUBDIVISION
WETLAND, STREAM, STEEP BANK BUFFER AREAS/PROTECTED AREAS, AND PLANNED ENHANCEMENT AREAS: AS SHOWN
PROPOSED PRIVATE ROADS: AS SHOWN
PROPOSED EASEMENTS: REFER TO ENGINEERING PLANS
PROPOSED ON-SITE ROAD RIGHTS-OF-WAY: AS SHOWN
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES: REFER TO ENGINEERING PLANS
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.: AS SHOWN
PROPOSED LOADING ZONES: NONE PROPOSED
PROPOSED SEPTIC SYSTEMS: NONE PROPOSED
PROPOSED OPEN SPACE PARK: AS SHOWN
PROPOSED TRANSIT FACILITIES: NONE PROPOSED
PROPOSED SIGNS (SIGN PLAN): SEE SIGN PLAN
PROPOSED LIGHTING: STREET LIGHT TO BE PROVIDED
PROPOSED LOTS, TRACTS, ETC.: AS SHOWN
EXISTING BUILDINGS TO REMAIN: AS SHOWN
PROPOSED LANDSCAPING (LANDSCAPE PLAN): DETACHED RESIDENCES & CLUBHOUSE
PROPOSED BUILDINGS: AS SHOWN
PROPOSED PARKING: AS SHOWN

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 OREGON SHALL BE NOTIFIED. FAILURE TO COMPLY WITH THESE STATE REQUIREMENTS MAY CONSTITUTE A CLASS C FELONY, SUBJECT TO IMPRISONMENT AND/OR FINES.

LAND INVENTORY:
TOTAL PHASE 1 AREA: 51.21 ACRES (2,200,566 SF)
TOTAL DEVELOPED AREA: 46.22 ACRES (1,999,556 SF)
TOTAL LOT AREA: 26.02 ACRES (1,133,500 SF)
INCL. ACCESS TRACTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 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, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 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VICINITY MAP SEC. 17, 20 & 21 T2N R3E W.M. NTS



OVERALL GREEN MOUNTAIN PROJECT MAP

SUBDIVISION NOTES

EXISTING SITE DATA:
PRESENT USE: FORMER GOLF COURSE
EXISTING ZONING: R-6, MF-10

PROPOSED SITE DATA:
PROPOSED USE: WETLAND, STREAM, STEEP BANK BUFFER AREAS, PROTECTED AREAS, AND PLANNED IMPROVEMENT AREAS:
PROPOSED EASEMENTS: REFER TO ENGINEERING PLANS
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC.: REFER TO ENGINEERING PLANS
PROPOSED SEPTIC SYSTEMS: NONE PROPOSED
PROPOSED OPEN SPACE/PARK: NONE PROPOSED
PROPOSED TRASH FACILITIES: NONE PROPOSED
PROPOSED SIGNS (SHOW PLAN): NONE PROPOSED
PROPOSED LIGHTING: STREET LIGHTS TO BE PROVIDED AS SHOWN
PROPOSED LOT/TRACT, ETC.: TO BE SHOWN ON THE LANDSCAPE PLAN
PROPOSED LANDSCAPE PLAN: TO BE SHOWN ON THE LANDSCAPE PLAN
PROPOSED BUILDINGS: TO BE SHOWN ON THE LANDSCAPE PLAN

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.

LAND INVENTORY:
TOTAL PHASE 2 AREA: APPROX. 128.1 ACRES (5,528,000 SF)
PHASE 2 AREA NORTH: APPROX. 48.89 ACRES (2,173,000 SF)
PHASE 2 AREA SOUTH: APPROX. 79,200 SF (1,800 ACRES)
TOTAL DEVELOPED AREA: APPROX. 38.09 ACRES (1,659,000 SF)
TOTAL LOT AREA: APPROX. 23.81 ACRES (1,036,000 SF)
TOTAL INFRASTRUCTURE AREA (WATER, STORM FACILITY, R.O.W., PARKING AND ACCESS TRACTS): APPROX. 14.28 ACRES (621,000 SF)
TOTAL AREA OF CRITICAL AREAS AND OPEN SPACE TRACTS: APPROX. 15.62 ACRES (680,200 SF)

SUBDIVISION NOTES

TRACT	DESCRIPTION	SIZE
A	OPEN SPACE & CRITICAL AREA	222,400 SF
B	STORM FACILITY	27,800 SF
C	OPEN SPACE & CRITICAL AREA	175,000 SF
D	STORM FACILITY & OPEN SPACE	78,500 SF
E	OPEN SPACE & CRITICAL AREA	137,200 SF
F	OPEN SPACE & PARKING	42,400 SF
G	ACCESS TO LOTS 114-116	3400 SF
H	PARKING & LANDSCAPE	2000 SF
I	PARKING & LANDSCAPE	1400 SF
J	ACCESS TO LOTS 154-155	1800 SF
K	OPEN SPACE	4200 SF
L	LANDSCAPE	3050 SF
M	ACCESS TO LOT 5	300 SF
N	ACCESS TO LOTS 6 & 7	1900 SF
O	OPEN SPACE	8300 SF
P	ACCESS TO LOTS 10-13	2100 SF
Q	ACCESS TO LOT 20-21	5000 SF
R	PARKING & LANDSCAPE	3800 SF
S	ACCESS TO LOTS 29-31	2100 SF
T	PARKING & LANDSCAPE	2550 SF
U	ACCESS TO LOTS 36-41	2700 SF
V	LANDSCAPE	600 SF
W	ACCESS TO LOTS 42-48	1900 SF
X	LANDSCAPE	700 SF
Y	PARKING & LANDSCAPE	2400 SF
Z	ACCESS TO LOT 54-55	1000 SF
AA	ACCESS TO LOTS 66-67	2000 SF
BB	LANDSCAPE	1100 SF
CC	LANDSCAPE	400 SF
DD	ACCESS TO LOTS 103-105	2800 SF
EE	ACCESS TO LOTS 102-105	2100 SF
FF	PARKING & LANDSCAPE	2200 SF
GG	ACCESS TO LOT 113	800 SF
HH	ACCESS TO LOT 117	600 SF
II	ACCESS TO LOTS 124-125	800 SF
JJ	ACCESS TO LOTS 125-137	1300 SF
KK	PARKING & LANDSCAPE	3200 SF
LL	ACCESS TO LOTS 204-216	18,800 SF
MM	LANDSCAPE	2500 SF
NN	LANDSCAPE	8200 SF
OO	LANDSCAPE	1700 SF
PP	LANDSCAPE	2000 SF
QQ	LANDSCAPE	2000 SF

LEGEND

- EXISTING EASEMENT
- PROPOSED LOT/TRACT
- PHASE 2 BOUNDARY
- PROPERTY LINE
- ROAD CENTERLINE
- PROPOSED RIGHT-OF-WAY
- ADJACENT TAILLOT
- APPROX. WETLAND BOUNDARY
- ASPHALT/ROAD/STREET/DRIVEWAY
- SIDEWALK/CONC. PAD/TRAIL
- BUILDING ENVELOPE
- PARKING LOT STRIPING
- STORM FACILITY FENCE (SEE ENGINEER)
- CENTERLINE OF STREAM

DEVELOPMENT STANDARDS

'B' POD

GREEN MOUNTAIN PRD STANDARDS FOR PHD LOT DEVELOPMENT	SINGLE-FAMILY 1/2 ACRE LOTS #202-215
MINIMUM LOT AREA	1800 SF (4)
MAXIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	50'
MINIMUM FLOOR AREA PER D.U.	NONE
MAXIMUM BUILDING HEIGHT	40'0"
MAXIMUM BUILDING COVERAGE	NONE
MINIMUM SETBACKS	
MINIMUM FRONT YARD GARAGE	6'0" (30'11")
MINIMUM SIDE	7' (11'0")
MINIMUM SIDE PLANNING STREET	17' (6')
MINIMUM REAR	17' (21')

- SINGLE-FAMILY DETACHED HOMES PERMITTED.
- 10 FOOT REAR YARD FOR FRONT ACCESS GARAGE.
- MINIMUM REAR YARD FOR ALLEY ACCESS GARAGE IS EITHER 4' OR 15'.
- MINIMUM SIDE YARD AT ALLEY IS 5'.
- THE NON-ATTACHED SIDE OF A DWELLING UNIT SHALL BE THREE FEET, OTHERWISE A ZERO-LOT LINE IS ASSUMED.
- MAXIMUM BUILDING HEIGHT: THREE STORIES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT.

NOTE: SETBACKS BASED ON LOT SIZE FOR 'D' AND 'E' PODS. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.

DEVELOPMENT STANDARDS

'D' AND 'E' PODS

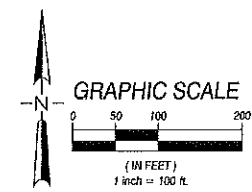
GREEN MOUNTAIN PRO STANDARDS FOR PRO LOT DEVELOPMENT	SINGLE-FAMILY 1/2 ACRE LOTS 1-19 LOTS 20-215 LOTS 216-230 LOTS 231-250 LOTS 251-260 LOTS 261-270 LOTS 271-280 LOTS 281-300	SINGLE-FAMILY 1/2 ACRE LOTS 301-319 LOTS 320-330 LOTS 331-340 LOTS 341-350 LOTS 351-360 LOTS 361-370 LOTS 371-380 LOTS 381-400
MINIMUM LOT AREA	3300 SF (66'x111')	4000 SF
MAXIMUM LOT AREA	7800 SF	8000 SF
MINIMUM LOT WIDTH	40'	50'
MINIMUM LOT DEPTH	80'	80'
MINIMUM LOT WIDTH ON A CURVE ON CUL-DE-SAC	25'	30'
MINIMUM BUILDING HEIGHT	35'	35'
MAXIMUM BUILDING COVERAGE	45%	40%
MINIMUM SETBACKS	RE-303.1	
LOT AREA	UP TO 4999 SF	5000 SF TO 7999 SF 14,999 SF
FRONT YARD (INCLUDES E PUBLIC UTILITY EASEMENTS)	10'11" @ GARAGE	15'11" @ GARAGE
SIDE YARD AND CORNER LOT REAR YARD	4'	5'
CORNER LOT STREET SIDE YARD	10'	15'
REAR YARD	15'	20'
MINIMUM LOT WIDTH ON A CURVE ON CUL-DE-SAC	25'	30'

- SINGLE-FAMILY DETACHED HOMES PERMITTED.
- MAXIMUM BUILDING HEIGHT: THREE STORIES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT.
- 10 FOOT REAR YARD FOR FRONT ACCESS GARAGE.
- SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.

OWNER:
GREEN MOUNTAIN LAND, LLC
17833 NW EVERGREEN PARKWAY, SUITE 300
BEAVERTON, OR 97006
(503) 597-7100
(503) 597-7149 FAX
john.schmidt@melandgroup.com

APPLICANT:
GREEN MOUNTAIN DEVELOPMENT SERVICES
500 MILLER NASH GRAHAM & DUNN LLP
500 BROADWAY STREET, SUITE 400
VANCOUVER, WA 98660
(360) 519-7002
kanna.bremer@millernash.com

CONTACT:
OLSON ENGINEERING, INC.
ATTN: STACY HICKMAN
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(360) 695-1305
FAX (360) 695-6117
stacyh@olsonengr.com



PRELIMINARY PLAT AND PHASING PLAN FOR: GREEN MOUNTAIN MIXED USE PRD PHASE 2

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660
360.695.1305
360.695.6117

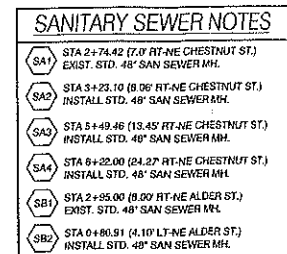


CHANGES / REVISIONS	
DESCRIPTION:	DATE:
Revised plat	4.5.17
Revised plat	4.28.17

DESIGNED: SAH
DRAWN: SAH
CHECKED: KFS/MHO
DATE: NOVEMBER 2016
SCALE: 1" = 100'
V:
COPYRIGHT 2016, OLSON ENGINEERING, INC.
GREEN MOUNTAIN PRD - PHASE 2
JOB NO. 8938.02.01

SHEET
PL1.0

PLD: consultant.cib
FILE: p:\data\8900\8900\8938\Planning\8938.p Master Plat.dwg



SANITARY LATERAL TABLE PHASE 2G					
LOT	DOWN STREAM FEET	STA FROM HEAD	LATERAL LENGTH	IE @ END	DEPTH @ TC
203	S&2	0+53.72	26.0	234.31	6.0
204	S&2	0+85.72	26.0	234.63	6.0
205	S&2	1+14.51	86.0	234.92	6.0
206	S&2	1+46.19	26.0	235.24	6.0
207	S&2	1+76.79	26.0	235.53	6.0
208	S&2	2+08.33	25.3	235.86	6.0
209	S&2	2+33.00	24.7	236.54	6.0
210	S&2	2+56.63	30.1	236.80	6.0
211	S&3	4+43.50	26.8	237.89	6.0
212	S&2	5+08.34	23.5	238.04	6.0
213	S&4	1+00.00	1.2	236.54	6.0
214	S&2	1+85.72	32.5	235.50	8.0
215	S&2	2+18.22	32.5	234.62	8.0

DOWN STREAM MM		STA FROM D.S. MM	LENGTH LATERAL	IE @ END	DEPTH @ TC
216	active to SF6	0+33.74	4.2	265.49	6.0
217	inactive SF7	0+21.07	41.9	267.08	6.0
218					6.0
219		0+32.61	12.0	264.91	6.0
220	S31	0+54.11	4.2	263.84	6.0
221	S31	+1+58.59	4.0	260.19	6.0
222	S31	+2+02.89	16.7	260.69	7.0
223	S32	+2+00.00	3.5	261.19	6.0
224	S31	+2+05.21	52.4	261.04	6.0
225	S31	+1+58.74	40.2	261.66	6.0
226	S31	+0+90.70	26.8	263.17	6.0
227	S31	+0+17.37	26.0	264.27	6.0

1) ALL GRAVITY LATERALS SHALL BE 6" P.V.C. 3034 PIPE AND HAVE A 2% MIN. SLOPE PER DETAIL SG2, SHEET C9.2.

NOTES:

- 1) SEE CITY OF CAMAS STD. SANITARY SEWER NOTES AND DETAILS ON SHEETS C9.2 AND C9.3.
- 2) ALL SANITARY SEWER PIPE SHALL BE PVC 30" (SDR 35) GASKETED PIPE UNLESS NOTED OTHERWISE.
- 3) PIPE BEDDING AND BACKFILL TO BE PER DETAILS G2 AND G3 ON SHEET C1.1.
- 4) STAMP AN "S" IN FACE OF CURB AT SANITARY SEWER LOCATION PER DETAILS S77, S78, S79 & S712, SHEET S2.
- 5) ABANDON WELL AND SEPTIC TANK / DRAIN FIELD PER SW WASHINGTON HEALTH DEPARTMENT REQUIREMENTS. PROVIDE CITY INSPECTOR WITH ABANDONMENT DOCUMENTATION.

CLIENT:
CLB WASHINGTON SOLUTIONS I, LLC
31441 SANTA MARGARITA PARKWAY
STE A-144
RANCHO SANTA MARGARITA, CA
92658
ATTN: RALPH EMERSON
PH: (714) 292-5326
EMAIL:
remerson@bluestonecommunities.com

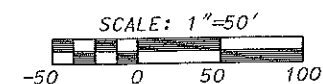
SANITARY SEWER PLAN FOR:
GREEN MOUNTAIN MIXED USE P.R.D.
PHASE 2G & 2H

[illegible]

DESIGNED: RWP
DRAWN: RWP
CHECKED: PAT
DATE: NOVEMBER 2017
SCALE: H: 1"=50'
V:
COPYRIGHT 2017, OLSON ENGINEERING, INC.
GREEN MOUNTAIN WREED USE P.R.D.
PHASE 2G & 2H
JOB NO.: 8938.04.01

SHEET

C5.0

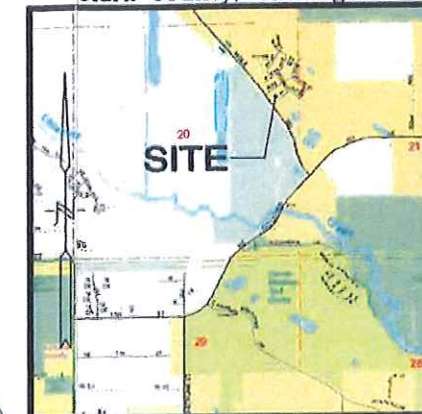


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Pool B1

GREEN MOUNTAIN PRD

A Preliminary Plat within a portion of the NE 1/4 of Sec. 20, T2N., R3E., W.M. Clark County, Washington



VICINITY MAP (NTS)

PREPARED BY:
STERLING DESIGN, INC.
2200 EVERGREEN BLVD
VANCOUVER, WA 98661
PH: (360) 759-1794
FAX: (360) 759-4093
mailto:sterlingdesign@comcast.net

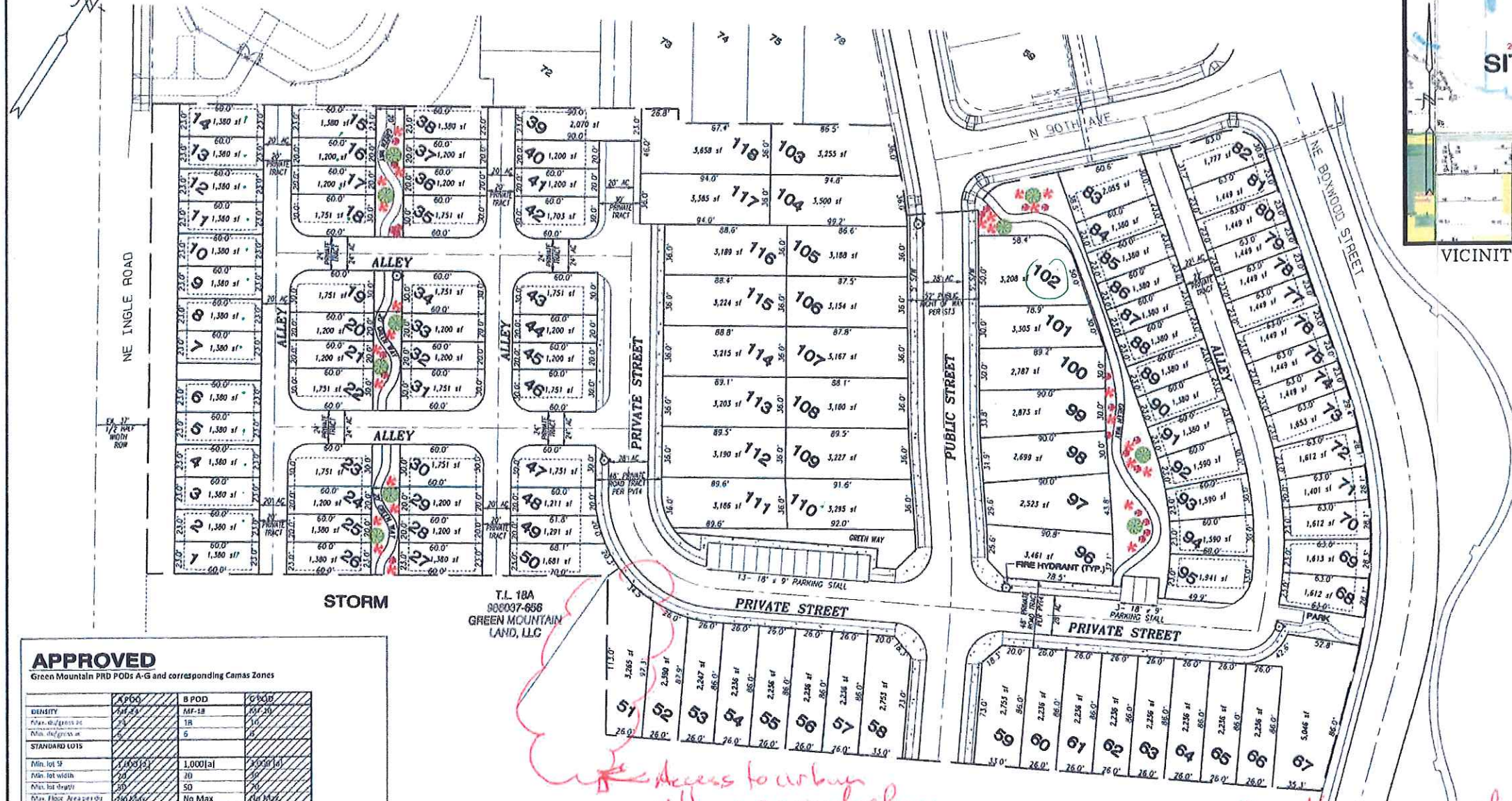
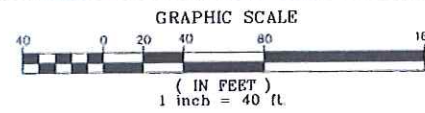
STERLING DESIGN INC.

Sheet Description:
PROPOSED DEVELOPMENT PLAN

Project:
GREEN MOUNTAIN B1-POD SOUTH



Scale: AS SHOWN
Project Number: 791
Design/Drawn: JCS/BC
Drawing Date: MAR. 2018
Sheet 3 of 10 Sheet(s)



APPROVED
Green Mountain PRD PODs A-G and corresponding Camas Zones

	A-POD	B-POD	C-POD
DENSITY	24 DU/GROSS AC	MF-18	24 DU/GROSS AC
Min. lot area	1,200 sq. ft.	1R	1,200 sq. ft.
Min. lot width	30'	5	30'
Min. lot depth	30'		30'
Max. Floor Area ratio	0.40	No Max	0.40
SETBACKS			
Min. front setback	None	5' (3' @ 05/18)	10' (15')
Min. side	5' (11')	10' (11')	10' (11')
Min. side (fronting street)	10' (11')	10' (11')	10' (11')
Min. rear (garage)	None	10' (11')	10' (11')
Min. rear (other)	None	None	None
LOT COVERAGE, Max.	None	None	None
BUILDING HEIGHT, Max.	30'	45' (2)	35' (3)

a. Single family detached homes to be permitted. For STD in A-POD apply B-POD setbacks.
b. 10 foot rear yard for front access easement.
c. Minimum rear yard for other access easement is either 4' or 10'.
d. Minimum side yard at alley is 5'.
e. Frontage utilities to be located in front or side yard easements abutting right of way.
1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-foot line is assumed.
2. Maximum building height: three stories and a basement but not to exceed maximum building height.

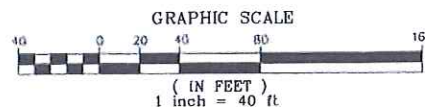
- SITE DATA:**
- TAX LOT(S): 22A, 22B & 22
 - SERIAL NUMBER(S): 986037-307 & 173178-000
 - SITE ADDRESS: NOT SITUATED
 - AREA: 7.80 ACRES
 - ZONING: MF-18
 - COMPREHENSIVE PLAN: MFL

PROPOSED DEVELOPMENT PLAN
GROSS SITE AREA-POD B1 SOUTH: 7.80 ACRES
TOTAL LOTS: 118
DENSITY: 15 DU/GROSS ACRE
MINIMUM LOT AREA: 1,200 sq.ft.
MAXIMUM LOT AREA: 5,046 sq.ft.
AVERAGE LOT AREA: 1,940 sq.ft.

Access to urban village previously shown here.

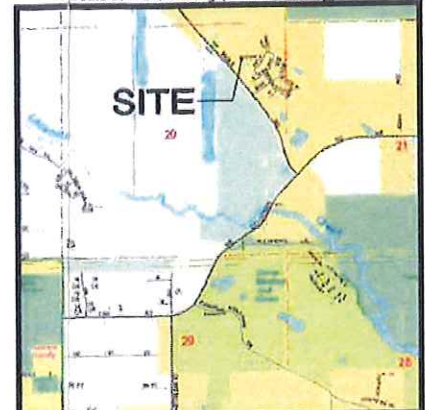
18 alley lots directly access sidewalks along adjacent roads or green way paths, may not need sidewalks. If they don't, there may be sidewalks req'd along certain alleys.
Not enough for street parking. Need 24 stalls (108/5 = 23.6)

Pod B2

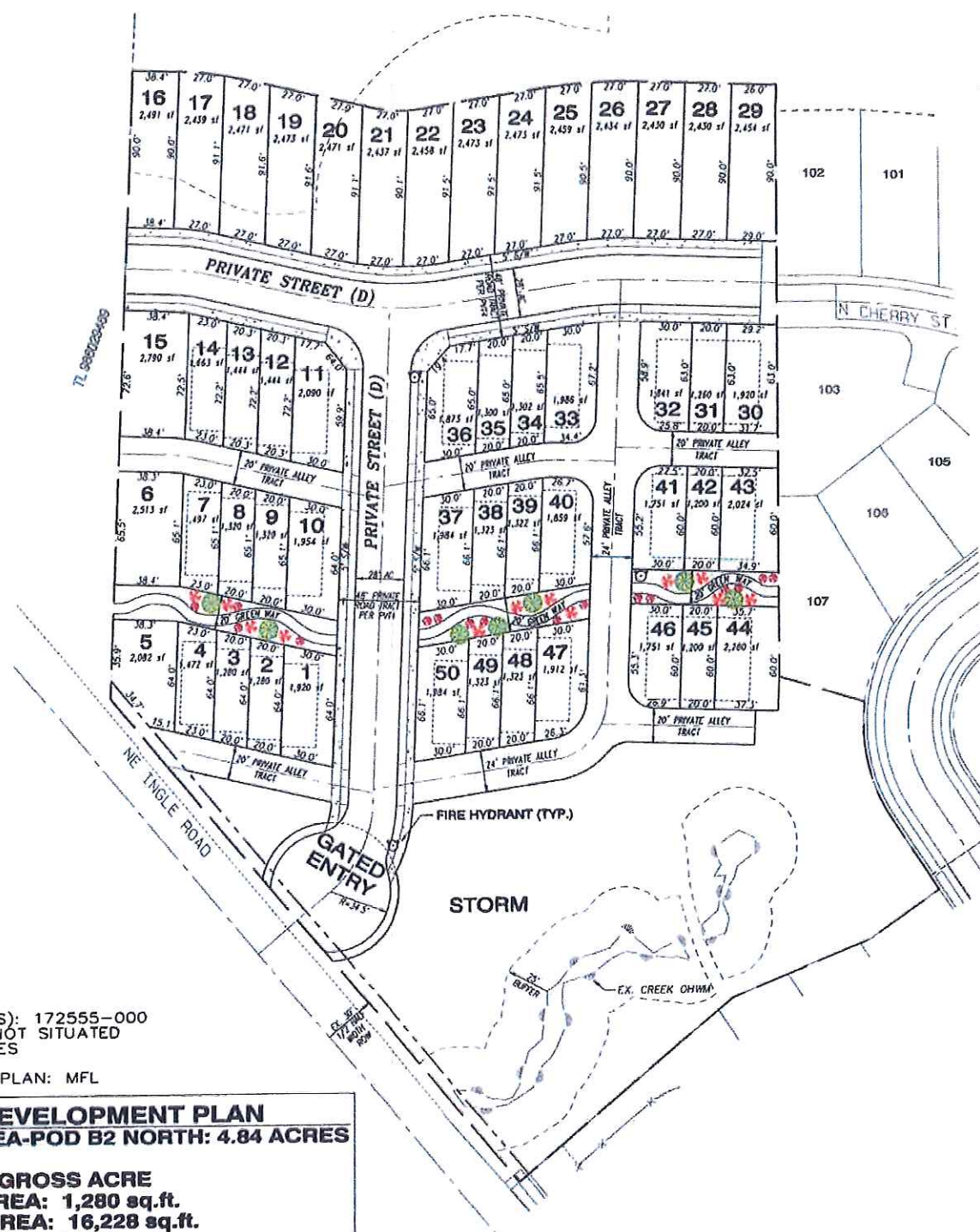


GREEN MOUNTAIN PRD

A Preliminary Plat within a portion of the NE 1/4 of Sec. 20, T2N., R3E., W.M. Clark County, Washington



VICINITY MAP (NTS)



• No off-street parking shown - Need 10 stalls
• If lots face & access green way front then sidewalks probably not req'd - If they don't access green way, need sidewalks
• Pod B2 never touched the lots to the east previously because of critical areas, I believe

APPROVED

Green Mountain PRD PODS A-G and corresponding Camas Zones

	A-POD	B-POD	C-POD
DENSITY	10 DU/GROSS AC	MF-18	MF-20
Min. du/gross ac	21	18	20
Min. du/priv ac	6	0	0
STANDARD LOTS			
Min. lot sf	1,800 [1]	1,000 [2]	1,200 [4]
Min. lot width	25	20	30
Min. lot depth	30	50	30
Max. Flow Area per day	500 [1]	No Max	500 [1]
SETBACKS			
Min. front/side garage	None	6' 3" @ 05/18	10' 15'
Min. side	5' 0"	3' 11" [4]	5' 0" [10]
Min. side backing Street	10' 0" [1]	10' [4]	10' [10]
Min. rear (access alley)	10' 0" [1]	10' [10]	10' 0" [10]
LOT COVERAGE, Max.	None [1]	None	50%
BUILDING HEIGHT, Max.	10	45 [2]	15 [1]

- a. Single family Detached homes to be permitted. For 110 in A-POD apply B-POD setbacks.
b. 10 foot rear yard for front access garage.
c. Minimum rear yard for alley accessed garage is either 4' or 16'.
d. Minimum side yard at alley is 5'.
e. Franchise utilities to be located in front or side yard easements abutting right of way.
1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.
2. Maximum building height: three stories and a basement but not to exceed maximum building height.

SITE DATA:

- TAX LOT(S): 14
- SERIAL NUMBER(S): 172555-000
- SITE ADDRESS: NOT SITUATED
- AREA: 4.84 ACRES
- ZONING: MF-18
- COMPREHENSIVE PLAN: MFL

PROPOSED DEVELOPMENT PLAN

GROSS SITE AREA-POD B2 NORTH: 4.84 ACRES
TOTAL LOTS: 50
DENSITY: 10 DU/GROSS ACRE
MINIMUM LOT AREA: 1,280 sq.ft.
MAXIMUM LOT AREA: 16,228 sq.ft.
AVERAGE LOT AREA: 1,905 sq.ft.

PREPARED BY:
STERLING DESIGN, INC.
2200 E. EVERGREEN BLVD
VANCOUVER, WA 98661
PH: (360) 739-1744
FAX: (360) 739-4905
Mail@sterlingdesign.biz

STERLING DESIGN, INC.

Sheet Description:
PROPOSED DEVELOPMENT PLAN

Project:
GREEN MOUNTAIN B2-POD NORTH



Scale: AS SHOWN
Project Number: 791
Design/Drawn: JGS/BC
Drawing Date: MAR 2018
Sheet 4 of 10 Sheet(s)