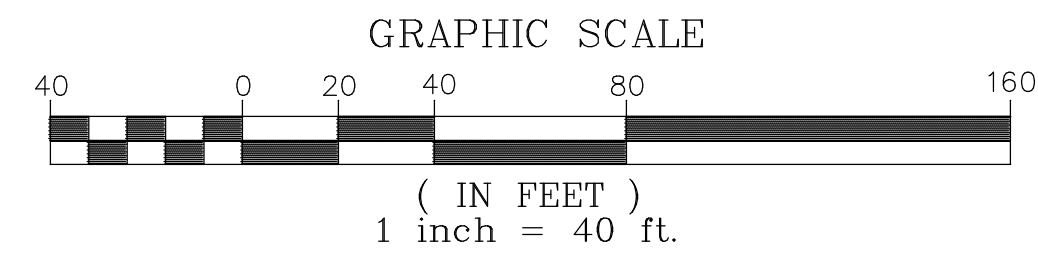


GREEN MOUNTAIN MASTER PRD NOTE:

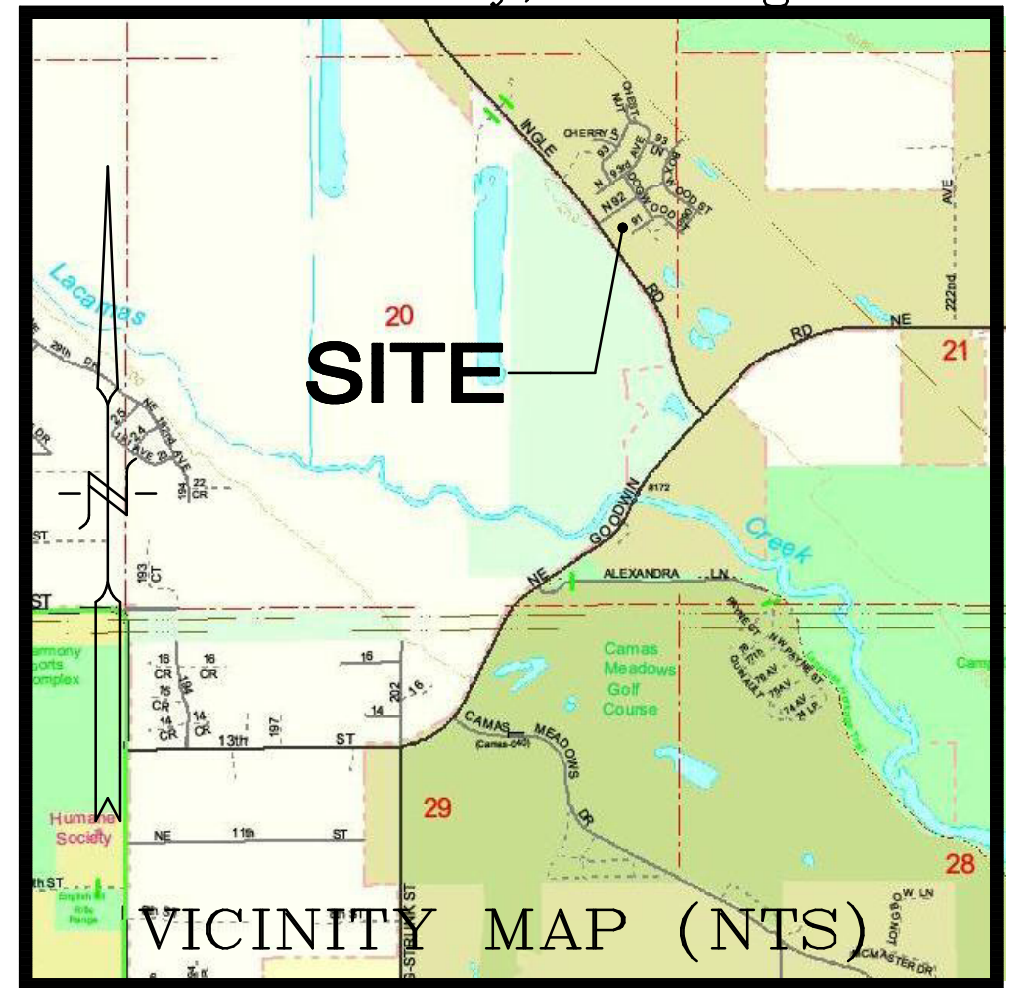
***REFER TO THE APPROVED GREEN MOUNTAIN DEVELOPMENT STANDARDS & PHASING PLAN FOR:**

- OPEN SPACE DEDICATION THAT HAS BEEN COMPLETED AND APPROVED WITH GREEN MOUNTAIN PRD DEVELOPMENT STANDARDS & PHASING PLAN.
- DENSITY AND SETBACKS REQUIREMENTS FOR THIS PROJECT HAVE BEEN OUTLINED WITH THE GREEN MOUNTAIN PRD DEVELOPMENT STANDARDS & PHASING PLAN AS DEPICTED ON SHEET 2 OF 8.



GREEN MOUNTAIN PRD

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



SITE DATA:

- TAX LOT(S): 22A, 22B & 22
- SERIAL NUMBER(S): 986037-307 & 173178-000
- SITE ADDRESS: NOT SITUATED
- AREA: 7.89 ACRES
- ZONING: MF-18
- COMPREHENSIVE PLAN: MFL

CENTERLINE CURVE DATA

- | | |
|--|---|
| ① R=35.00ft
CH=49.60ft
A=55.12ft
T=35.15ft
EX=14.60ft
Delta=90 14'16" | ⑦ R=301.00ft
CH=48.51ft
A=48.56ft
T=24.33ft
EX=0.98ft
Delta=9 14'38" |
| ② R=70.00ft
CH=38.97ft
A=39.49ft
T=20.28ft
EX=2.88ft
Delta=32 19'17" | ⑧ R=699.00ft
CH=156.76ft
A=157.09ft
T=78.88ft
EX=4.44ft
Delta=12 52'34" |
| ③ R=100.00ft
CH=34.95ft
A=35.13ft
T=17.75ft
EX=1.56ft
Delta=20 07'40" | ⑨ R=269.46ft
CH=150.64ft
A=152.67ft
T=78.45ft
EX=11.19ft
Delta=32 27'48" |
| ④ R=1000.00ft
CH=98.32ft
A=98.36ft
T=49.22ft
EX=1.21ft
Delta=5 38'08" | ⑩ R=903.00ft
CH=202.51ft
A=202.93ft
T=101.90ft
EX=5.73ft
Delta=12 52'34" |
| ⑤ R=200.00ft
CH=70.78ft
A=71.16ft
T=35.96ft
EX=3.21ft
Delta=20 23'08" | ⑪ R=35.00ft
CH=39.96ft
A=42.53ft
T=24.33ft
EX=7.63ft
Delta=69 36'52" |
| ⑥ R=200.00ft
CH=70.78ft
A=71.16ft
T=35.96ft
EX=3.21ft
Delta=20 23'08" | |
| ⑦ R=800.00ft
CH=179.41ft
A=179.79ft
T=90.27ft
EX=5.08ft
Delta=12 52'34" | |

***APPROVED w/PRD MASTER PLAN**

Green Mountain PRD PODs A-G and corresponding Camas Zones

	A POD	B POD*	C POD
DENSITY	MF-24	MF-18	MF-10
Max. du./gross ac	24	18	10
Min. du./gross ac	6	6	6
STANDARD LOTS			
Min. lot SF	1,000 [a]	1,000[a]	3,000 [a]
Min. lot width	20	20	30
Min. lot depth	80	50	70
Max. Floor Area per du	No Max	No Max	No Max
SETBACKS			
Min. front/at garage	None	6/3@OS/18	10/18
Min. side	3 [1]	3 [1] [d]	3 [1] [d]
Min. side Flanking Street	None [e]	10 [d]	10 [d]
Min. rear [garage @alley]	None [e]	10 [b][c]	10 [b][c]
LOT COVERAGE, Max.	None [c]	None	55%
BUILDING HEIGHT, Max.	80	45 [2]	35 [2]

a. Single Family Detached homes to be permitted. For SFD 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 18'.

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.

PREPARED BY:
STERLING DESIGN, INC.
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FAX (360) 759-1993
Mail@SterlingDesign.biz

STERLING
DESIGN, INC.

Sheet Description:
**PROPOSED DEVELOPMENT
PLAN**

Project:
**GREEN MOUNTAIN
B1 POD**



Scale: AS SHOWN

Project Number: 791

Design/
Drawn JGS/B/C

Drawing Date: JAN. 2019

Sheet 1 of 1 Sheet(s)