

Green Mountain PRD Pod-B1 Subdivision (SUB18-04)

Public Hearing August 6, 2019
Lauren Hollenbeck, Senior Planner

Vicinity Map

Green Mountain PRD Phase 1 Subdivision

Community Open Space/Park

Subject Property

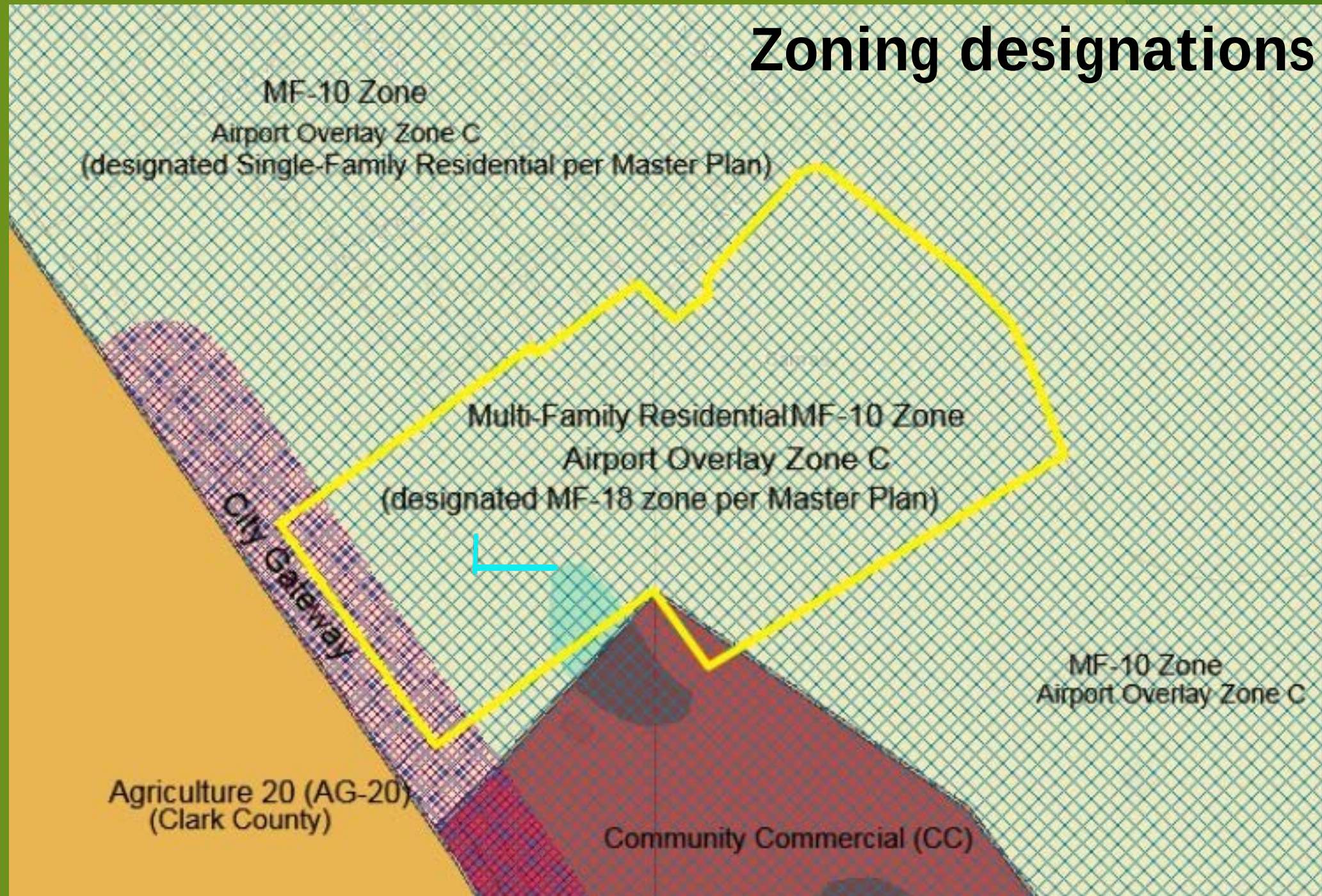
NE Ingle Road

Future Urban Village Area

Wash. Dept. of Natural Resources vacant land
(Clark County)



Zoning designations



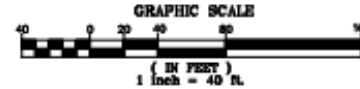
PROJECT DESCRIPTION:
APPROVAL TO SUBDIVIDE B1 POD
OF THE GREEN MOUNTAIN PRD DEVELOPMENT
INTO A TOTAL OF 111 RESIDENTIAL LOTS FOR A
COMBINATION OF ATTACHED AND DETACHED
SINGLE FAMILY HOMES

DESIGN & DEVELOPMENT TEAM

PROPERTY OWNER:
AC GREEN MOUNTAIN LLC
2500 N 1st STREET
BASTROP, WA, 98071

CIVIL ENGINEER/
LAND USE PLANNING:
STERLING DESIGN, INC.
2202 E. EVERETT BLVD.
VANCOUVER, WA 98661
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GREEN MOUNTAIN PRD

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



SHEET INDEX

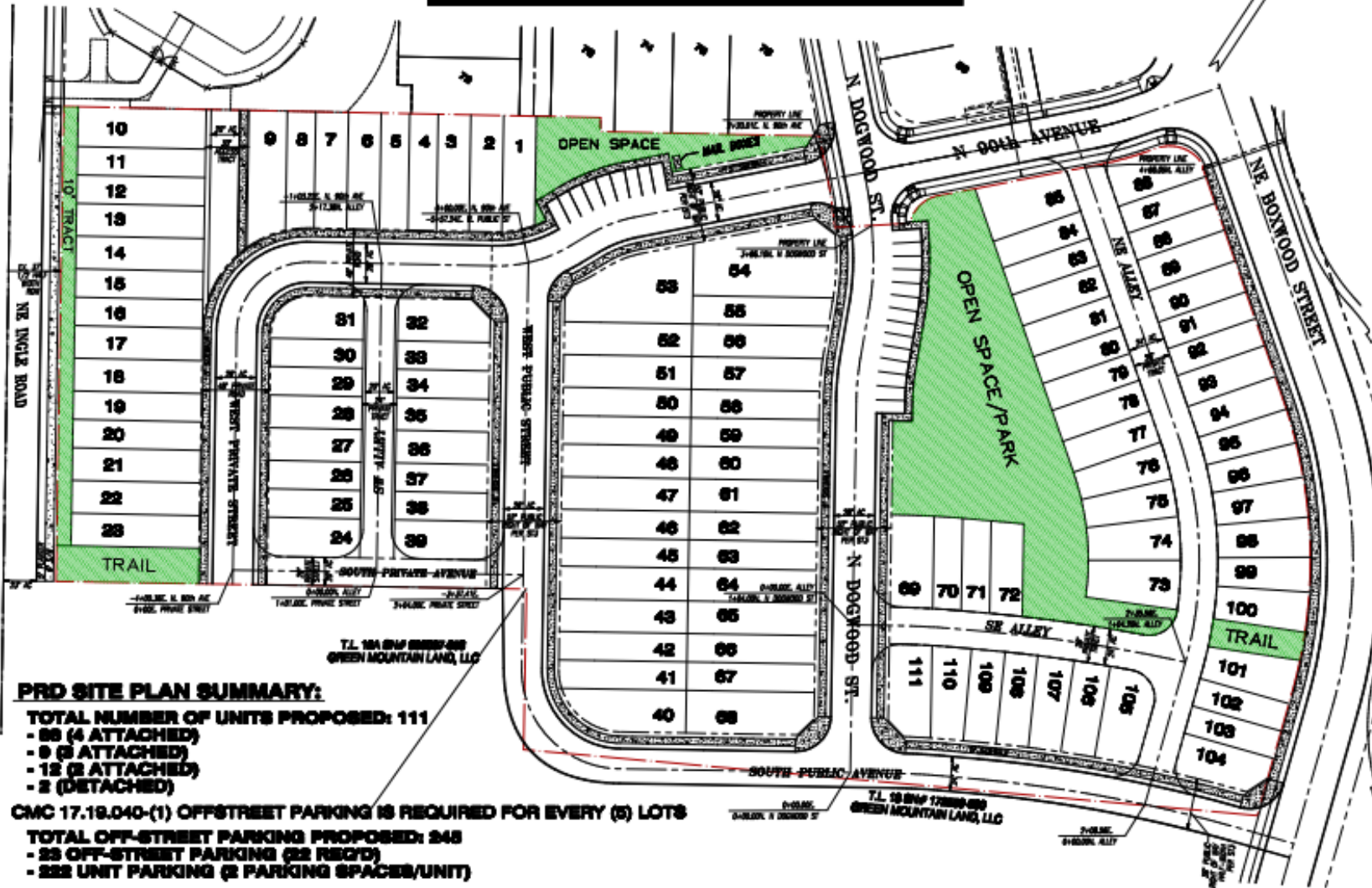
PRD SITE PLAN COVER SHEET
APPROVED GREEN MOUNTAIN PRD DEVELOPMENT STD'S & PHASING PLAN
EXISTING CONDITIONS PLAN
PRELIMINARY DEVELOPMENT PLAN B1-POD SOUTH
PRELIMINARY GRADING PLAN
PRELIMINARY DRAINAGE PLAN
PRELIMINARY UTILITY PLAN
PRELIMINARY LANDSCAPE PLAN

LEGEND

- | | |
|--|------------------------------------|
| | CLUB & BOUNDARY |
| | PROPOSED EASEMENT |
| | PROPOSED LOT LINE |
| | EXISTING RIGHT-OF-WAY |
| | PROPOSED SANITARY SEWER LINE |
| | PROPOSED STORM SEWER LINE |
| | PROPOSED PERFORATED STORM LINE |
| | PROPOSED ROADWAY CENTERLINE |
| | EXISTING ELECTRIC |
| | EXISTING TELEPHONE LOCATE POINT |
| | EXISTING WATER LOCATE POINT |
| | EXISTING SIDE OF PHASING/PHASE |
| | EXISTING SANITARY SEWER LINE |
| | EXISTING STORM LINE |
| | EXISTING FENCE |
| | EXISTING GROUND CONTOUR |
| | PROPOSED GROUND CONTOUR (1') |
| | DIRECTION OF STORMWATER FLOW |
| | CRUSH CONTROL SILT FENCE |
| | ALLEY PROTECTION |
| | PROPOSED SANITARY CLEANSOUT |
| | PROPOSED FIRE HYDRANT |
| | 20" WATER SERVICE |
| | PROPOSED MANHOLE |
| | PROPOSED DRYWELL |
| | PROPOSED CATCH BASIN |
| | PROPOSED COMBINATION CURB INLET |
| | PROPOSED STORMFILTER |
| | EXISTING STREET LIGHT LOCATE POINT |
| | EXISTING GUY ANCHOR |
| | EXISTING TELEPHONE PERISCOPE |
| | EXISTING STORM DRAIN MANHOLE |
| | EXISTING CATCH BASIN |
| | EXISTING ADA RAMP |
| | EXISTING ELECTRICAL SERVICE BOX |
| | EXISTING SANITARY MANHOLE |
| | EXISTING SANITARY CLEANSOUT |
| | EXISTING FIRE HYDRANT |
| | EXISTING WATER SERVICE |
| | EXISTING WATER VALVE |
| | PROPOSED STREET TREES 30' O.C. |
| | PROPOSED STREET LIGHT 10' SPACING |

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-1B
- COMPREHENSIVE PLAN: MFL



PRD SITE PLAN SUMMARY:

- TOTAL NUMBER OF UNITS PROPOSED: 111**
- 88 (4 ATTACHED)
 - 9 (6 ATTACHED)
 - 12 (2 ATTACHED)
 - 2 (DETACHED)

CMC 17.18.040-(1) OFFSTREET PARKING IS REQUIRED FOR EVERY (5) LOTS

- TOTAL OFF-STREET PARKING PROPOSED: 245**
- 25 OFF-STREET PARKING (22 REQ'D)
 - 222 UNIT PARKING (2 PARKING SPACES/UNIT)

• **OPENSACE PROPOSED (ON-SITE): 6.51 ACRES**

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 6.

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DESIGN, INC.

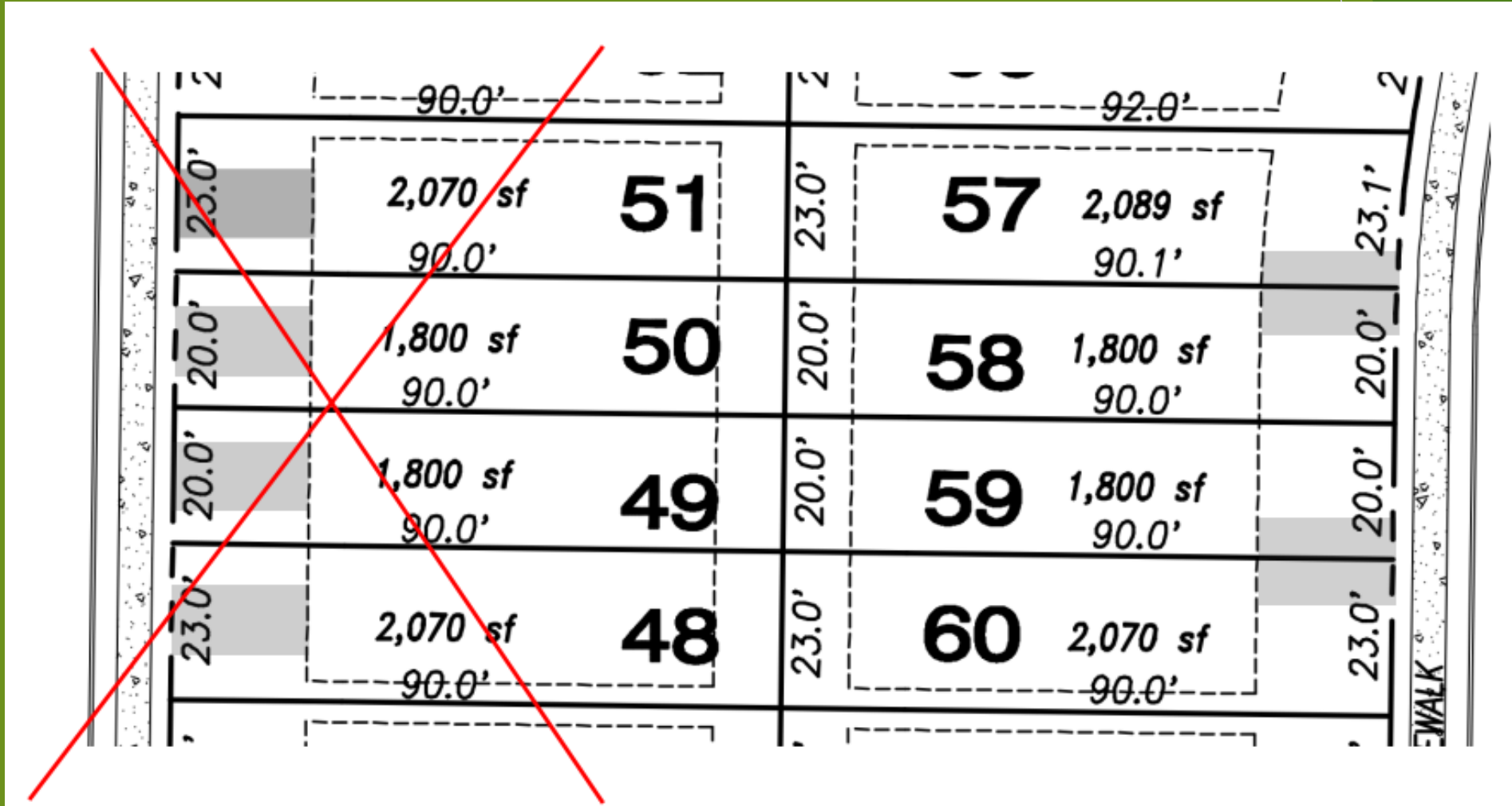
PRD SITE PLAN
COVER SHEET

Project:
GREEN MOUNTAIN
B1 POD

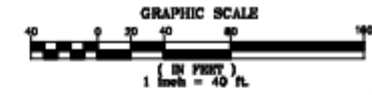


Date: 02/26/13
Scale: AS SHOWN
Project Number: 791
Design/Drawn: JDS/DJP
Drawing Date: MAR. 2013
Sheet 1 of 6 (Sheet)

Shared Driveways



LANDSCAPE PLAN



LANDSCAPING NOTE:

STREET TREES TO BE PLANTED IN ACCORDANCE TO CMC 17.19.030 (F)

OPENSOURCE LANDSCAPING

EXACT SIZE, LOCATION, AND SPECIES OF PROPOSED PLANTINGS SHALL BE FINALIZED DURING FINAL CONSTRUCTION PLAN REVIEW, A FINAL LANDSCAPE PLAN WILL BE SUBMITTED FOR REVIEW AND APPROVAL

PREPARED BY:
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Sheet Description:
PRELIMINARY LANDSCAPE PLAN

Project:
GREEN MOUNTAIN B1 POD

Scale: AS SHOWN

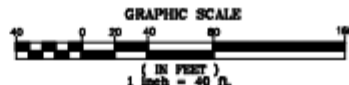
Project Number: 791

Design: JOS/DJF

Printing Date: MAR. 2018

Sheet 8 of 8 (Revised)

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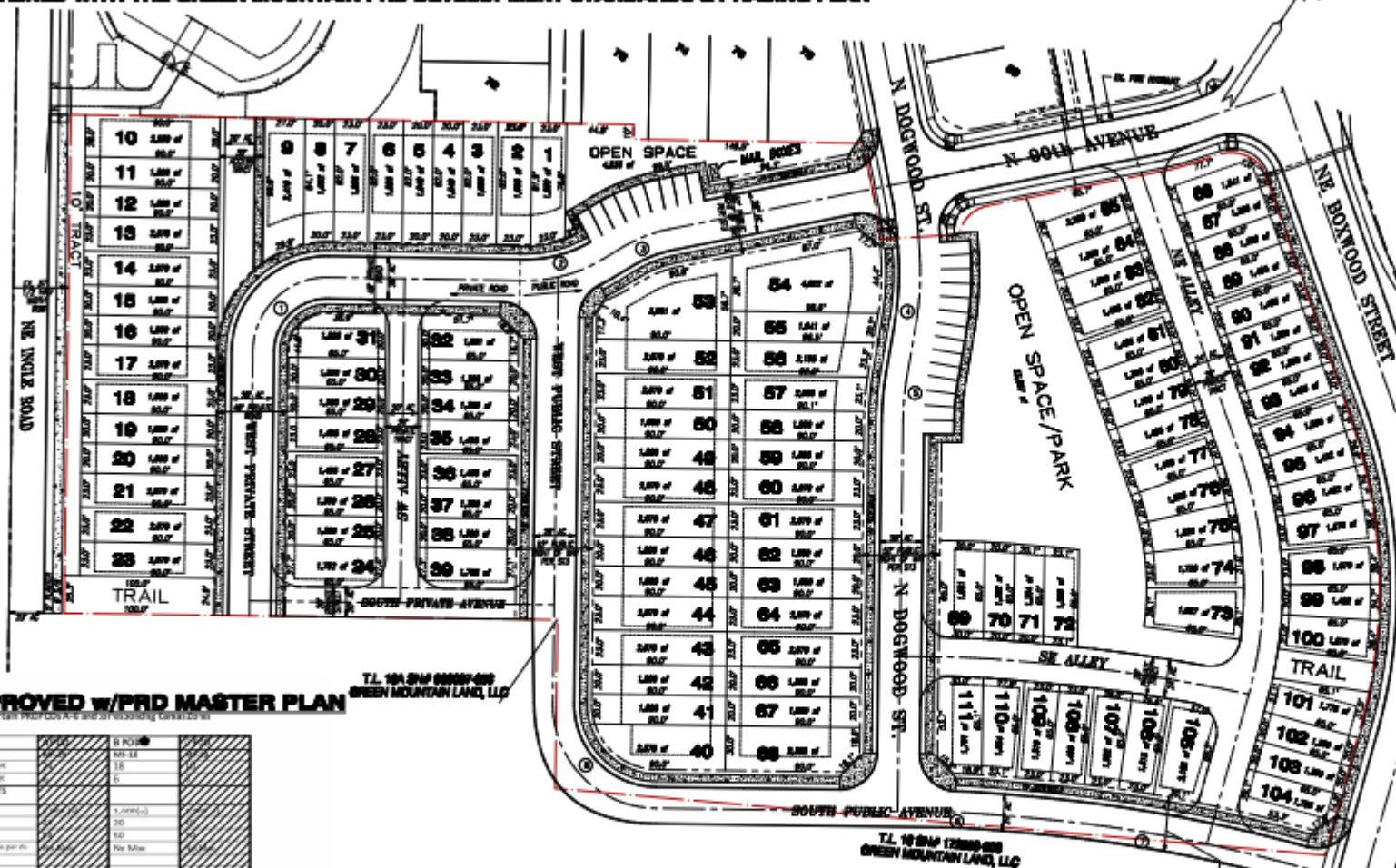


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173178-000
- SITE ADDRESS: NOT SITUATED
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- ZONING: MF-18
- COMPREHENSIVE PLAN: MFL

- ①
R=50.00"
Q=70.86"
A=78.75"
T=50.21"
E=20.86"
Delta=90° 14'16"
- ②
R=100.00"
Q=56.67"
A=56.41"
T=71.88"
E=1.11"
Delta=32° 19'17"
- ③
R=100.00"
Q=56.67"
A=35.13"
T=17.78"
E=1.58"
Delta=20° 07'40"
- ④
R=200.00"
Q=45.90"
A=46.00"
T=23.10"
E=1.30"
Delta=13° 10'42"
- ⑤
R=200.00"
Q=51.54"
A=31.77"
T=15.57"
E=6.60"
Delta=8° 54'06"
- ⑥
R=488.00"
Q=35.78"
A=35.79"
T=17.90"
E=1.02"
Delta=12° 07'
- ⑦
R=988.00"
Q=35.78"
A=35.79"
T=17.90"
E=1.02"
Delta=10° 40'19"
- ⑧
R=70.00"
Q=95.99"
A=109.86"
T=70.00"
E=95.99"
Delta=90° 00'00"



^aValues are means $\pm$ SD of three independent experiments.

	0.00%	0.00%	0.00%
SENTRY			
Min. 40 days at	15	15	15
Min. 40 days at	6	6	6
STANDARDUS			
Min. 1000	1,000,000	1,000,000	1,000,000
Min. 100,000	20	20	20
Min. 100,000	10	10	10
Min. 100,000 per day	No Min	No Min	No Min
STRAKOS			
Min. 100,000 per day	6/100,000	6/100,000	6/100,000
Min. 100,000	3 [1] 10	3 [1] 10	3 [1] 10
Min. 100,000 per day	10 [1] 10	10 [1] 10	10 [1] 10
Min. 100,000 per day	10 [1] 10	10 [1] 10	10 [1] 10
STRAKOS, MIN.	None	None	None
STRAKOS, MIN.	45 [2]	45 [2]	45 [2]

- Single family detached homes to be permitted, subject to a PSD apply 3 foot setbacks.
- 30 foot front yard for lot area or more.
- Minimum 100 sq ft per other room except for a kitchen or a bathroom.
- Minimum side yard of 5'.
- Permitted activities to be allowed to be used in other persons' rooms smoking rights of any.
- The non-attached side of a dwelling unit shall be free, otherwise a zero foot line is assumed.
- Maximum building height: Three stories and one hundred feet to meet maximum building height.

Total Lots: 111	35,300, 000 of (7.88 Acres)
Total Site Area:	1,300 of
Minimum Lot Area:	4,822 of
Maximum Lot Area:	1,770 of
Average Lot Area:	61,841 of
Public Right of Way Dedication:	21,816 of
Private Road Dedication:	21,145 of
Alleys:	3,439 of
Access Trust:	35,300 of
• Open Space:	

• PROPOSED SITE DENSITY: 14.1 LOTS/ACRE

