

# Reserve at Green Mountain

Located in the SE ¼ of Section 21, T2N, R3E and in  
the SW ¼ of Section 21, T2N, R3E, W.M.  
Camas, Washington

GENERAL NOTES

**APPLICANT:**  
Pacific Lifestyle Homes  
11815 NE 99th Street  
Vancouver, WA 98682  
(360) 304-9901

**OWNER:**  
Marwan Bahu  
PO Box 744  
San Clemente, CA 92672

**CIVIL ENGINEER:**  
PLS Engineering  
Contact: Travis Johnson, PE  
604 W Evergreen Blvd  
Vancouver, WA 98660  
(360) 944-6519  
pm@plsengineering.com

**SITE ADDRESS:**  
Parcel # 173192-000  
2625 NE GOODWIN RD  
Camas, WA 98607

**LAND USE:**  
The applicant is proposing a 38 lot subdivision in  
the R7.5 zone utilizing the density transfer  
standards.

Existing Lot area = 11.31 AC  
Proposed open space = 4.35 AC  
Minimum Proposed Lot Area = 4,541 sq-ft  
Maximum Proposed Lot Area = 12,256 sq- ft  
Average Lot Area = 5,824 sq-ft  
Min. Lot Width = 45'

Maximum Density = 5.8 d.u./net acre (43 lots)  
Proposed Density = 5.4 d.u./net acre (38 lots)

**TRANSPORTATION:**  
Primary access to the site is provided from NE Goodwin Road/NE 28th  
Street. Frontage improvements along this street will include additional  
right-of-way and pavement to meet the requirements for a 3-Lane Arterial. No  
lots will have direct vehicular access to NE Goodwin Road/NE 28th Street.

The internal public streets will be constructed according to standard detail  
number ST3. These streets will generally provide a 28'wide paved road within  
a 52' right-of-way with 5' sidewalks and 5' planter strips on each side.

**UTILITIES:**  
Stormwater runoff is proposed to be collected and routed to a detention  
facility located on the south end of the site. Runoff generated from pollution  
generating surfaces will be treated using filter cartridges prior to entering the  
stormwater facilities.

The site will be served by public water and sanitary sewer provided by the  
City of Camas. The connection point for both water and sewer are within NE  
28th Street. Due to the existing grade of the site that slopes away from NE  
28th Street, a majority of the lots will need to utilize a grinder pump system.

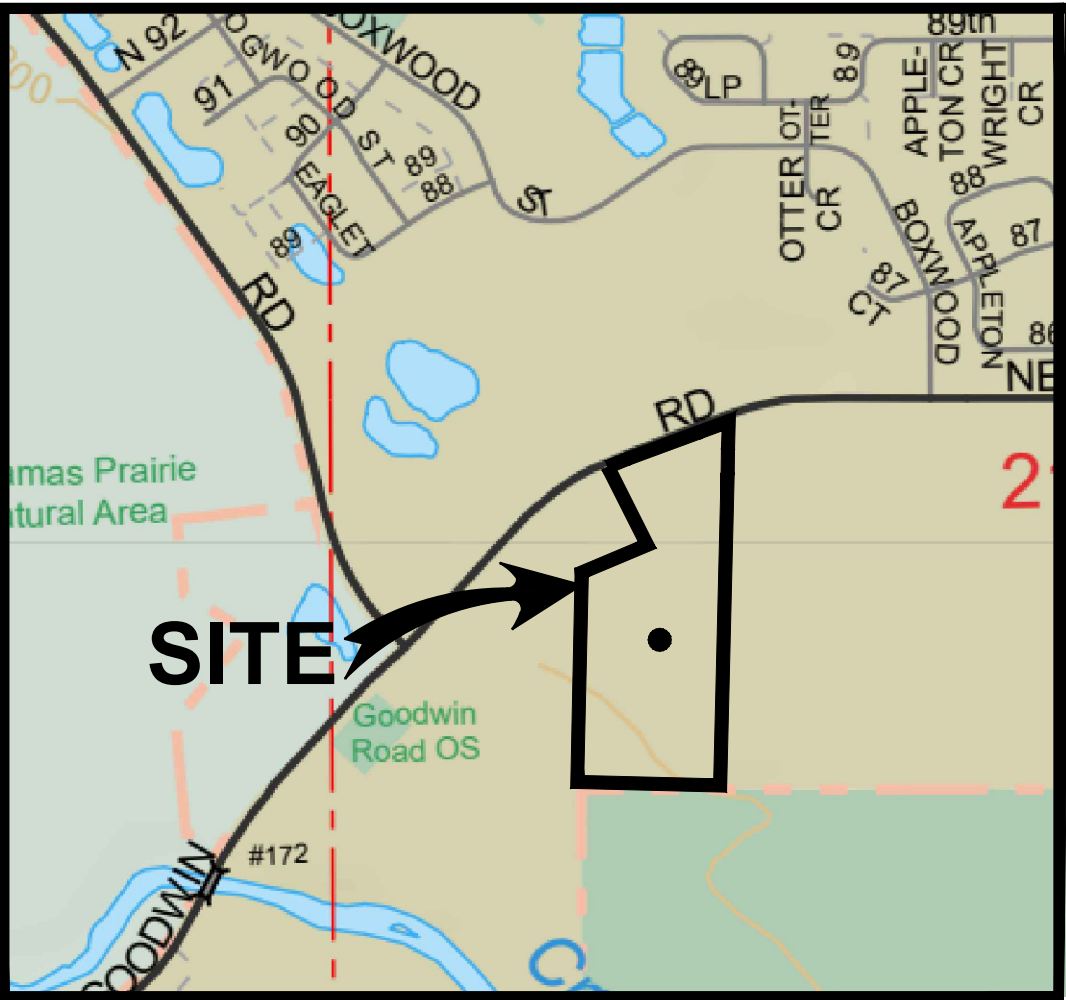
**TRACT OWNERSHIP:**  
All tracts will be privately owned and maintained by the Homeowners  
Association (HOA) or individual homeowners, including the stormwater  
facility. The City will be granted an access easement to the storm facility for  
purposes of inspections.

**ENVIRONMENTAL CONSTRAINTS:**  
There are multiple Oregon white oak trees located on or near the site. There  
is also a wetland and stream present on site. The shoreline of Lacamas  
Creek extends on to the SW corner of the site and includes the onsite  
wetland area. Buffer reduction, averaging, and enhancement are proposed  
for impacts to wetland buffers. All onsite oak trees are proposed to be  
retained. There are no direct impacts to the onsite wetland and associated  
shoreline.

There are no onsite areas within 100-year floodplain, no landslide or erosion  
hazard areas, and no known significant historic resources.

Proposed Setbacks	PROPOSED
Front Yard	15'
Side Yard	5'
Rear Yard	15'
Garage	20'
Side Yard flanking a street	10'

SITE STATISTICS		
ZONE: R7.5		
Site Area	492,832 SQ FT	11.31 AC
Infrastructure Area	28,707 SQ FT	0.66 AC
Right of Way Dedication	3,017 SQ FT	0.07 AC
Tract A	3,559 SQ FT	0.08 AC
Tract B	2,213 SQ FT	0.05 AC
Tract C	1,392 SQ FT	0.03 AC
Tract D	5,506 SQ FT	0.12 AC
Open Space	189,529 SQ FT	4.35 AC
Tract E	1,434 SQ FT	0.03 AC
Tract F	184,716 SQ FT	4.24 AC
Tract G	3,379 SQ FT	0.08 AC
Net Area (Site Area - Open Space)	303,303 SQ FT	6.96 AC
Total Lots	38	
Critical Areas	171,603 SQ FT	3.94 AC
	REQUIRED	PROPOSED
Density (Net Acreage/Total Lots)	5.8 Max	5.4
Maximum Building Lot Coverage	40%	55%
Single Story Homes	-	55%
Two Story Homes	-	50%



VICINITY MAP  
NOT TO SCALE

**Legend**

- Proposed Asphalt Concrete
- Proposed Cement Concrete
- Proposed Wood Chips
- Proposed Gravel

Scale 1" = 50'

50 25 0 50

