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# The Landing at Green Mountain 2 Located in the SW 1/4 of Section 21, T2N, R3E, W.M.

Camas, Washington

# **GENERAL NOTES**

# **APPLICANT:**

Pacific Lifestyle Homes Contact: Spencer Vetter 11815 NE 99th St Vancouver, WA 98682 (360) 597-7098 NickE@buildplh.com

Emmert Family III LLC 10470 SE Hillcrest Dr Happy Valley, OR 97086

Linda Middagh 22015 NE 28th Street Camas, WA 98607

## PROJECT CONTACT: PLS Engineering

Jayson Taylor, PE 604 W Evergreen Blvd Vancouver, WA 98660 (360) 944-6519 pm@plsengineering.com

# SITE ADDRESS:

Parcel # 173177-000 22111 NE 28th Street Camas, WA 98607

## LAND USE:

The applicant is proposing a 34 lot subdivision in the R7.5

Per Municipal Code section 18.09.060, density transfer is proposed with the inclusion of a park area that has 0.5 acres of contiguous area. We are requesting flexibility to the minimum lot width standards with the proposed park

There is currently a single-family home, a mobile home and several outbuildings on site many of which will be removed. The site is primarily field grass with landscaping and scattered trees. The site is bordered by NE 28th Street and Green Mountain Subdivision to the north, the recently platted Monte Verde Subdivision (SUB22-05) to the east, a single-family residence to the west and Camp Currie to the south. A BPA right-of-way runs diagonally through the

# Existing Lot Area = 9.6 Acres

Proposed open space = 1.06 Acres Minimum Proposed Lot Area = 5000 sq-ft Maximum Proposed Lot Area = 41512 sq-ft Average Lot Area = 5824 sq-ft (excluding parent parcel) Min. Lot Width = 50'

Proposed Density = 3.62 d.u./net acre (34 lots)

#### **ENVIRONMENTAL CONSTRAINTS:**

There are four Oregon White Oak trees located onsite. One tree is proposed to be removed. There is also a wetland buffer that extends onto the site that affects the SW corner of the site.

There are no known water courses or water bodies, no areas within 100-year floodplain, no designated shoreline areas, no landslide or erosion hazard areas no known significant historic resources

For primary access to the site the applicant is proposing to construct a roadway connection to N 82nd Street that was recently constructed by the project to the east. NE 28th Street is classified as a 3-land collector/arterial. Half width improvements are proposed for this public roadway. Internal public roadways will consist of local access roadways.

### **UTILITIES:**

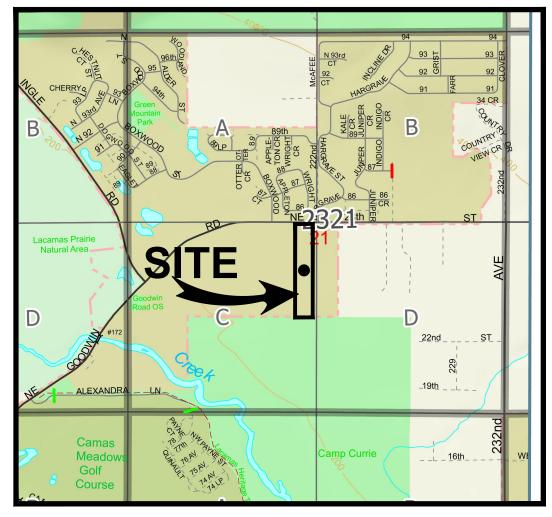
Stormwater runoff is proposed to be collected and routed to a detention facility located on the south end of the site, runoff generated from pollution generating surfaces will be treated using filter cartridges prior to entering the stormwater facility.

The site will be served by public water and sanitary sewer provided by the City of Camas. 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.

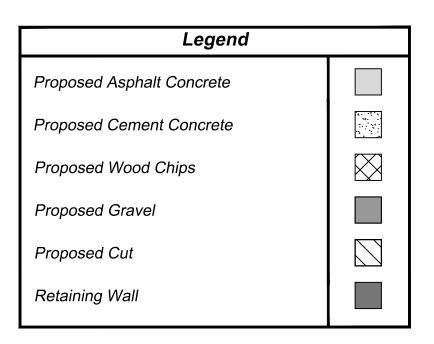
There is an existing well and septic system located on the site that are proposed to be removed/abandoned.

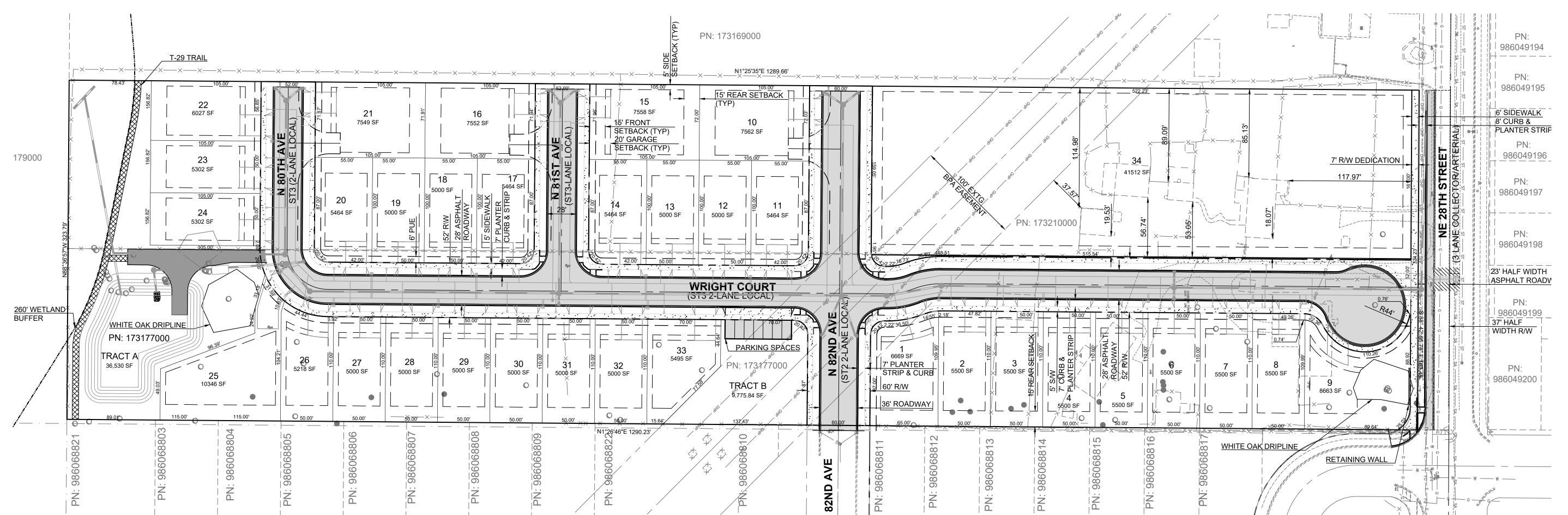
SITE STATISTICS		
ZONE: R7.5		
Site Area	417,959 SQ FT	9.6 AC
Right of Way Dedication	95,530 SQ FT	2.19 AC
Critical Areas	9,840 SQ FT	0.23 AC
Net Area (Site Area - Critical Areas)	408,118 SQ FT	9.37 AC
Total Lots	34	
	REQUIRED	PROPOSED
Density (Net Acreage/Total Lots)	5.8 Max	3.62
Maximum Building Lot Coverage	40%	55%
Single Story Homes	-	55%
Two Story Homes	-	50%

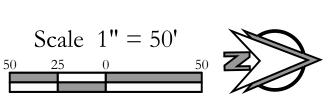
Proposed Setbacks	
Front Yard	15'
Side Yard	5'
Rear Yard	15'
Garage	20'
Street Side Yard	10'



**VICINITY MAP** 









REVIEWED BY:

Project No. 3886

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