

SURVEY REFERENCES

SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 16, PG. 79)
SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 24, PG. 49)
SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 28, PG. 105)
PLAT OF MOUNTAIN GLEN BY OLSON ENGINEERING, INC. (BK. J, PG. 199)
SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 51, PG. 161)
WARMAN SHORT PLAT BY BESEDA LAND SURVEYING, LLC (BK. 3, PG. 963)
PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E (BK. 311, PG. 883)
PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1D (BK. 311, PG. 884)
PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH) (BK. 311, PG. 885)

DEED REFERENCES

GRANTOR: GREEN MOUNTAIN LAND, LLC
GRANTEE: LENNAR NORTHWEST, INC.
AF#: 5488817 D
DATE: 02/23/2018

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (3") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

DEDICATION NOTE

ALL STREETS AND AVENUES AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO THE CITY OF CAMAS WITH THIS PLAT. ALL TRACTS AND PRIVATE ROADS AS DEPICTED ON THIS PLAT ARE HEREBY DEDICATED TO, AND TO BE MAINTAINED BY, THE HOMEOWNERS ASSOCIATION.

UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT (P.U.E.) IS HEREBY RESERVED OVER, UNDER AND UPON ALL OF TRACTS "G", "J", THE EXTERIOR 6.00 FEET OF LOTS 164 THROUGH 165, LOTS 175 THROUGH 176 LYING PARALLEL WITH AND ADJACENT TO TRACTS "G", "J", AND THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS, SANITARY SEWER, AND STORM WATER, AND SHALL HAVE RIGHT OF ACCESS FOR SUCH USE. FOLLOWING SUCH USE THE EASEMENT AREA SHALL BE RESTORED TO ITS PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK COUNTY UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS. ALSO, A SIDEWALK EASEMENT IS RESERVED, AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS, UPON THE EXTERIOR SIX (6) FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROAD FRONTAGES.

CITY OF CAMAS REQUIRED NOTES

A HOMEOWNERS ASSOCIATION (HOA) WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE FINAL C.C.&R.'S SHALL BE SUBMITTED AND ON FILE WITH THE CITY OF CAMAS. IF AT ANY TIME THE C.C.&R.'S ARE REVISED, A REVISED COPY SHALL BE SUBMITTED TO THE CITY OF CAMAS.

EACH PHASE OF THE SUBDIVISION PLATS SHALL CONTAIN THE APPROVED DENSITY AND DIMENSIONAL STANDARDS TABLE AS APPROVED WITH THIS DEVELOPMENT.

BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND THE FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.

AUTOMATIC LIFE SAFETY RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 130 IS REQUIRED IN ALL NEW DWELLINGS.

THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SCHOOL IMPACT FEES, FIRE IMPACT FEES, AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.

AT THE TIME OF BUILDING PERMIT ISSUANCE THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO A \$174.92 FEE PER LOT, PAYABLE TO THE CITY OF VANCOUVER, AS THEIR PROPORTIONATE SHARE CONTRIBUTION FOR THE CONSTRUCTION OF A NORTHBOUND RIGHT TURN LANE ON NE 129ND AVE. AND A WESTBOUND RIGHT TURN LANE ON NE 13TH ST.

PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIBER TREE TO BE LOCATED IN THE PLANTER STRIP OR FRONT YARD OF EACH LOT, AS SPECIFIED ON THE PLAT. REQUIRED TREES SHALL BE MAINTAINED IN GOOD HEALTH, AND DAMAGED OR DYING TREES SHALL BE PROMPTLY REPLACED (WITHIN SIX MONTHS) BY THE HOMEOWNER.

PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT ABUTTING A CRITICAL AREA TRACT SHALL HAVE A CONTINUOUS 6" BARRIER FENCE INSTALLED ALONG THE APPROPRIATE PROPERTY BOUNDARY.

THE HOMEOWNERS ASSOCIATION IN ITS ENTIRETY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY LOCATED ON TRACT "B", PHASE 2 A OF THE GREEN MOUNTAIN MIXED USE P.R.D. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY AT ALL TIMES FOR INSPECTION OF THE STORMWATER FACILITY LOCATED ON TRACT "B", PHASE 2 A OF THE GREEN MOUNTAIN MIXED USE P.R.D.

CITY OF CAMAS MAYOR

APPROVED BY _____ MAYOR _____ DATE _____

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION.

CITY OF CAMAS FINANCE DIRECTOR _____ DATE _____

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED FOR IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL.

ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY AND DRAINAGE CONSTRUCTION PLANS.

ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE PUBLIC WORKS DIRECTOR OR DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

APPROVED BY _____ CITY OF CAMAS ENGINEER _____ DATE _____

CITY OF CAMAS COMMUNITY DEVELOPMENT

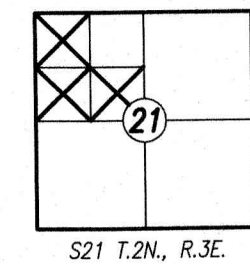
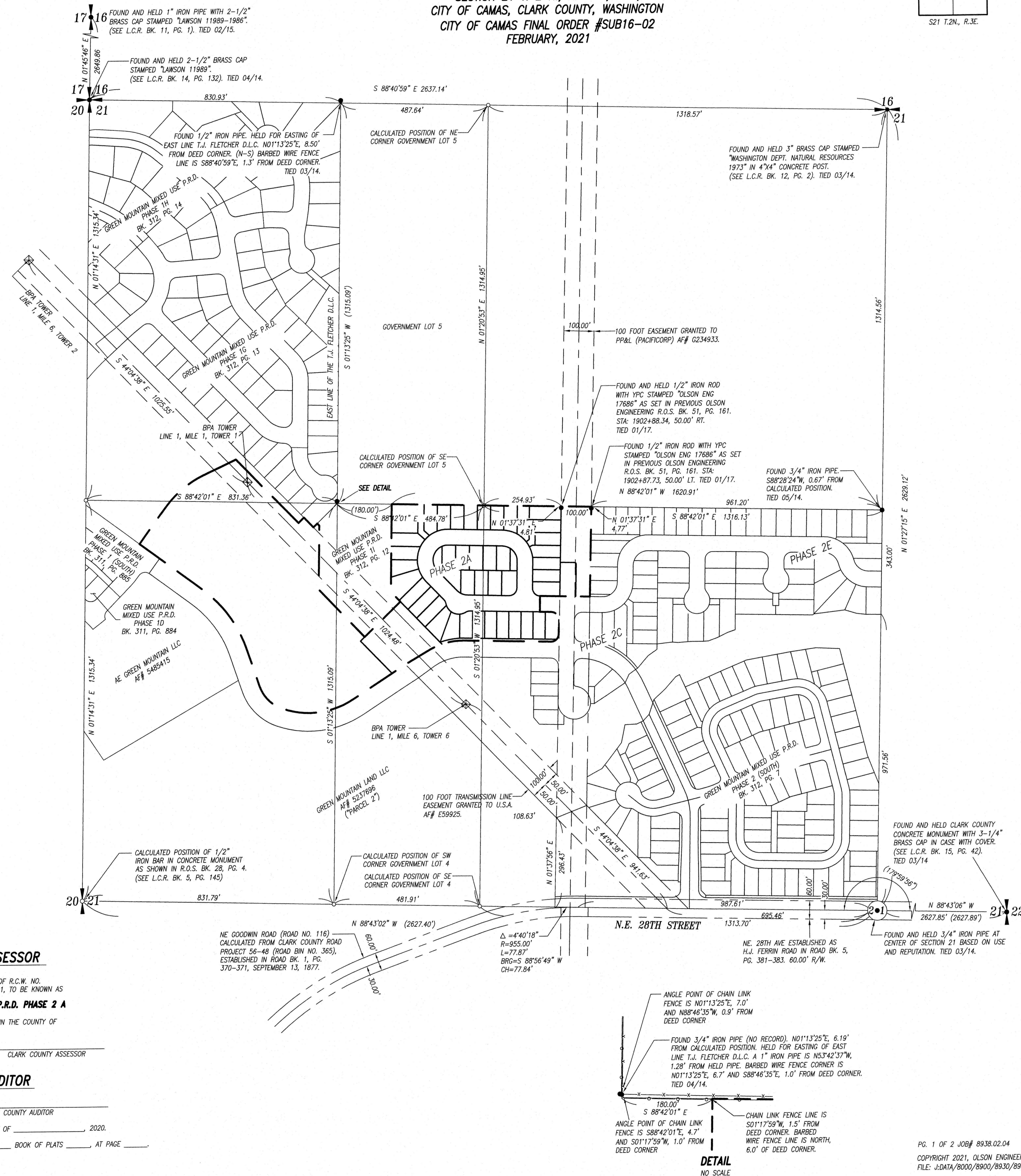
APPROVED BY _____ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____
OR DESIGNEE

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY _____ CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE _____ DATE _____

GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2 A

ORIGINALLY APPROVED AS GREEN MOUNTAIN MIXED USE P.R.D.
PHASE 2A, PHASE 2C AND PHASE 2E
A SUBDIVISION IN A PORTION OF THE NW 1/4 OF THE NW 1/4 AND THE S 1/2 OF THE NW 1/4
SECTION 21 T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER #SUB16-02
FEBRUARY, 2021



0 200 400
SCALE: 1" = 200'

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE WASHINGTON STATE COORDINATE SYSTEM (SOUTH ZONE - 4602) U.S. SURVEY FEET, BASED ON TRAVERSES BY OLSON ENGINEERING, INC. PERFORMED DURING PREVIOUS SURVEY RECORDED IN BK. 51, PG. 161. DISTANCES SHOWN HEREON ARE GROUND AND HAVE BEEN SCALED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 0.999982076.

LEGEND

- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 46624) DURING THIS SURVEY
- ⊙ SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 46624) TO BE SET AFTER RECORDING OF THIS PLAT
- + SET BRASS SCREW WITH WASHER STAMPED (OLSON ENG PLS 46624) IN CURB ON AN 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE
- SET 1/2" X 24" REBAR WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) DURING PREVIOUS SURVEY OF GREEN MOUNTAIN MIXED USE P.R.D. PH. 1, (BK. 311, PG. 885)
- FOUND MONUMENT AS NOTED
- CALCULATED POSITION (NOTHING SET)
- () RECORD DISTANCE / ANGLE
- BUILDING SETBACK LINES
- EASEMENT LINE AS NOTED
- PROPOSED LOT LINES
- PLAT PERIMETER
- H.O.A. HOME OWNERS ASSOCIATION

LAND INVENTORY

TOTAL ACREAGE: 14.05 AC.
TOTAL DEVELOPED ACREAGE: 11.11 AC.
* INCLUDES LOTS AND ALL TRACTS, EXCEPT OPEN SPACE & CRITICAL AREA TRACTS
TOTAL LOT AREA: 3.84 AC.
TOTAL INFRASTRUCTURE AREA (ROADS ONLY): 1.20 AC.
PARKING (TRACTS "SS", "H", "T"): 0.27 AC.
TRACT "B" (STORM FACILITY): 9.00 AC.
TOTAL TRACT AREA: 7.86 AC.
TOTAL ACREAGE OF CRITICAL AREAS (TRACT "A" & "T"):
TOTAL ACREAGE OPEN SPACES AND CRITICAL AREAS (TRACTS "A", "T", "H", "T"):
8.01 AC.

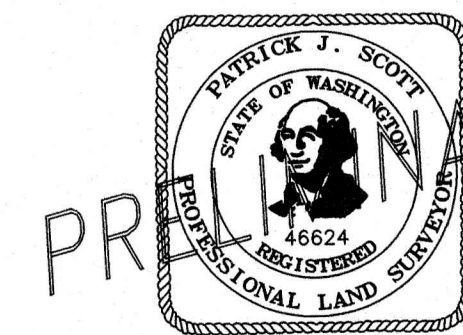
DEVELOPMENT STANDARDS

	SINGLE FAMILY LOTS (T ² PODS) LOTS 1-7, 100-120, 146-202	SINGLE FAMILY LOTS (T ² PODS) LOTS 121-145
MINIMUM LOT AREA	3500 S.F. (SEE NOTE 1)	4200 S.F.
MAXIMUM LOT AREA	7600 S.F.	9000 S.F.
MINIMUM LOT WIDTH	40'	50'
MINIMUM LOT DEPTH	80'	80'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	25'	30'
MAXIMUM BUILDING HEIGHT (SEE NOTE 2)	35'	35'
MAXIMUM BUILDING COVERAGE	45%	40%

MINIMUM SETBACKS

SINGLE FAMILY LOTS (SEE NOTE 4)	UP TO 4,999 SF	5,000 SF TO 7,499 SF	7,500 SF TO 14,999 SF
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	10'	15'	20'
GARAGE SETBACK FROM R.O.W.	18'	18'	20'
SIDE YARD & CORNER LOT REAR YARD	4'	5'	5'
CORNER LOT STREET SIDE YARD	10'	15'	15'
REAR YARD (SEE NOTE 3)	15'	20'	20'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	25'	30'	30'

- SINGLE-FAMILY DETACHED HOMES PERMITTED.
- MAXIMUM BUILDING HEIGHT: THREE STORES 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.
- WHERE SHOWN, SETBACKS MAY BE AFFECTED BY EASEMENT. NO BUILDING MAY ENCRUCH INTO THE EASEMENT.



LAND SURVEYOR'S CERTIFICATION

ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY TO CITY OF CAMAS THAT AS A RESULT OF A SURVEY MADE ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CLARK COUNTY, I FIND THAT THIS PLAT, AS SHOWN, IS A TRUE RETURN FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

PATRICK J. SCOTT
PROFESSIONAL LAND SURVEYOR NO. 46624

OLSON LAND SURVEYORS
ENGINEERS
1-360-695-1385
1-503-289-9936
ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660

PG. 1 OF 2 JOB# 8938.02.04

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