



Community Development Department

Notice of Public Hearing **Green Mountain Phase 2 Subdivision** (City File No. SUB16-02)

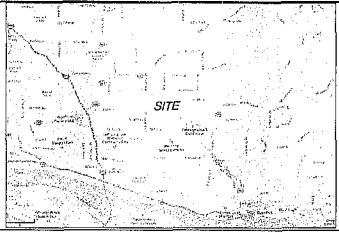
“NOTICE IS HEREBY GIVEN” that a public hearing will be held on a preliminary plat application for The Green Mountain PRD Subdivision Phase 2, which is a 230-unit phase of the overall Planned Residential Development. The 50.63 acre site is located at the NE corner of NE Ingle Road and NE Crown Road at 2817 NE Ingle Road, Camas, WA 98607. Tax lot 22 (parcel number 173178-000), and Tax lot 16A (parcel number 986037-308), NW ¼ of Section 21, T2N, R3E Willamette Meridian.

PUBLIC HEARING: Green Mountain Phase 2 of the PRD (SUB16-02) will be considered at a public hearing on **May 11, 2017, at 1:00 p.m.**, or soon thereafter, before the Hearings Examiner in the Community Room at the Camas Police Department, 2100 NE 3rd Ave, Camas, WA 98607.

APPLICATION MATERIALS: The application included the following: project narrative; environmental studies; engineering reports, and preliminary plat drawings, as required for a complete application pursuant to Camas Municipal Code (CMC) 18.55.110 and 17.11.030.B. These documents are available for viewing at the Community Development Department (616 NE 4th Avenue, Camas, WA) during regular business hours Monday – Friday 8am-5pm.

COMMENT INFORMATION: Parties interested in commenting on the preliminary plat application may testify in person at the hearing, or may submit written comments by regular mail (616 NE 4th Ave., Camas, WA), or by email to communitydevelopment@cityofcamas.us. If anyone prefers to submit written comments for staff to submit on their behalf at the hearing, those comments must be received by the City Clerk at 616 NE 4th Ave., Camas, WA 98607, **prior to 4:00pm.**, on April 27th, 2017, to be included in the record. Any questions regarding the application may be directed to Robert Maul, Planning Manager, at (360) 817-1568.

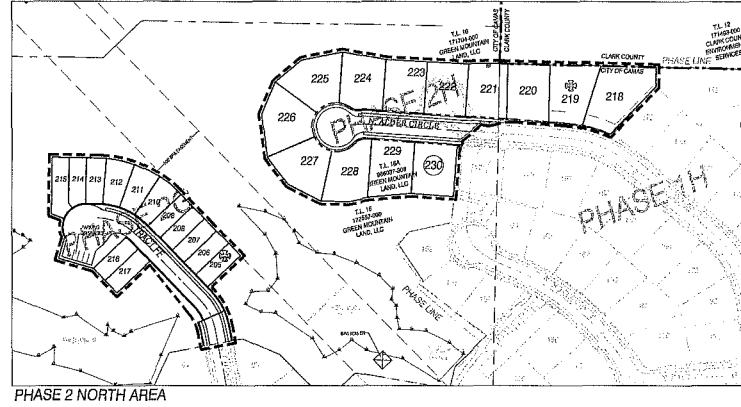
Participate: All citizens are entitled to have equal access to the services, benefits and programs of the City of Camas. Please contact the City Clerk at (360) 834-6864 for special accommodations if needed. The City will provide translators for non-English speaking persons who request assistance at least three working days prior to a public meeting or hearing.



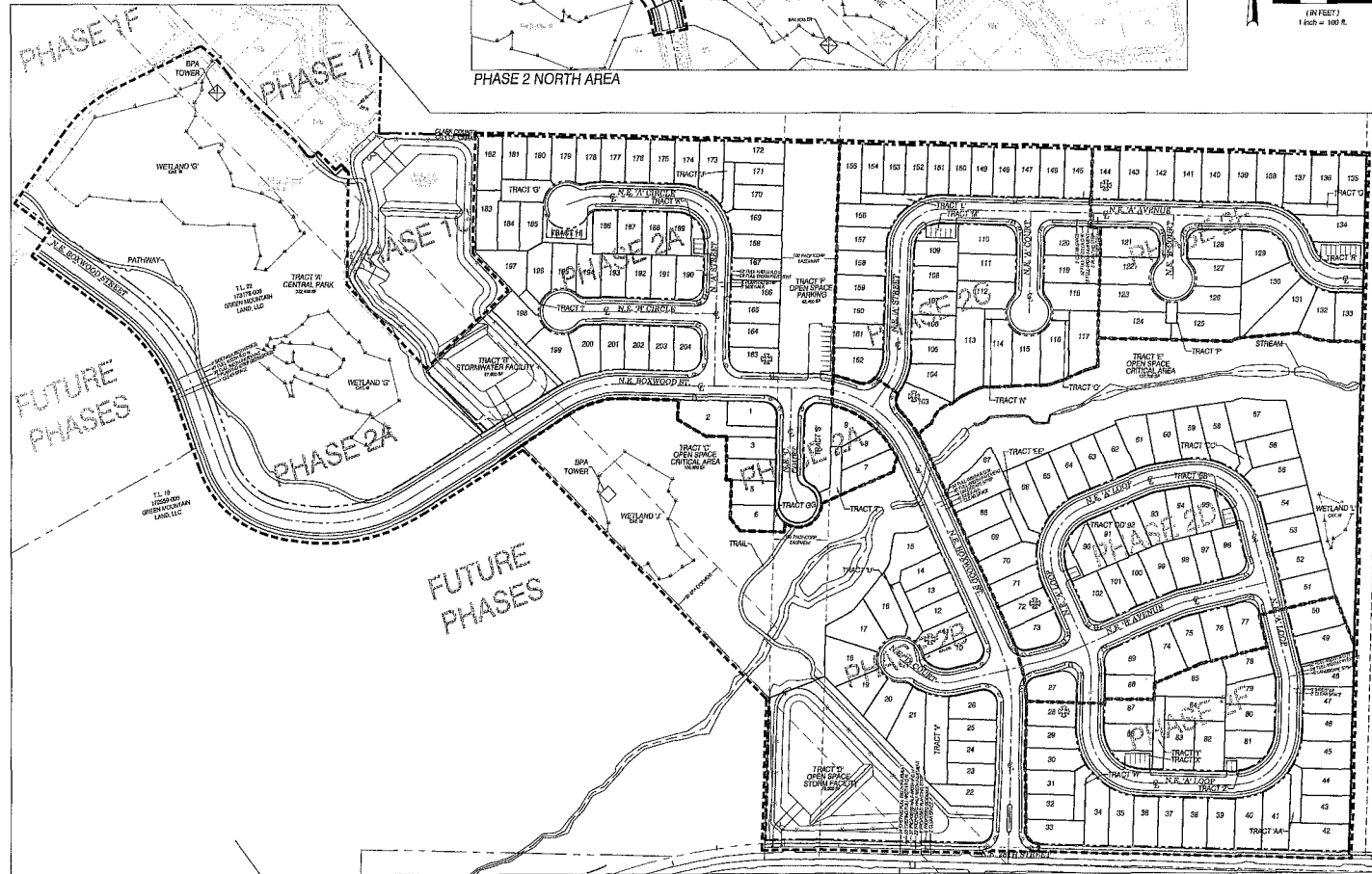
VICINITY MAP SEC. 17, 20 & 21 T2N R3E W.M.
NTS

PHASING NOTES

1. PHASING SHALL GENERALLY FOLLOW THE PHASING LINES AS INDICATED ON THE PLAN WITH UP TO 3 PHASES. PHASING LINES MAY BE ADJUSTED SLIGHTLY DEPENDING ON MARKET CONDITIONS, CONSTRUCTION RELATED ISSUES, ETC. EVEN THOUGH PHASES ARE LISTED AS PHASE 2A THROUGH 2L, PHASING SHALL NOT NECESSARILY FOLLOW ANY PREDETERMINED ORDER. SOME PHASES MAY BE CONSTRUCTED SIMULTANEOUSLY.
2. MANY PHASES WILL STRIP REQUIRE ALL MATERIAL OR WILL REQUIRE REMOVAL OF MATERIAL IN ORDER TO ESTABLISH FINAL LOT AND/OR ROAD GRADES. DEPENDING ON THE ORDER OF CONSTRUCTION, THE MATERIAL MAY BE BORROWED FROM OR STOCKPILED IN OTHER PHASES.
3. LOTS SHOWN TO CONTAIN FUTURE SALES OFFICES ARE SUBJECT TO CHANGE. ONE SALES OFFICE SHALL BE PROVIDED PER SUB-PHASE.



PHASE 2 NORTH AREA



PHASE 2 SOUTH AREA

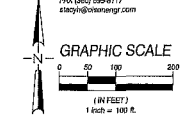
LEGEND

- STORM FACILITY FENCE (SEE ENGINEERING PLANS)
- EXISTING EASEMENT
- - - SUB-PHASE LINE
- - - PROPOSED LOT/TRACT
- - - PHASE 2 BOUNDARY
- PARKING LOT CURB
- PARKING LOT STRIPING
- PROPERTY LINE
- ADJACENT ROAD CENTERLINE/DRIVEWAY
- ROAD CENTERLINE
- PROPOSED RIGHT-OF-WAY
- EXISTING ROAD CENTERLINE
- ADJACENT TAXLOT
- EXISTING ON-SITE TAXLOT
- SALES OFFICE LOCATION (ONE PER SUB-PHASE)

OWNER:
GREEN MOUNTAIN LAND, LLC
17822 NW EVERGREEN PARKWAY, SUITE 300
VANCOUVER, OR 97006
(503) 597-7100
(503) 527-7149 FAX
john.achard@greenmountainland.com

APPLICANT:
GREEN MOUNTAIN DEVELOPMENT SERVICES
C/O MILLEN NASH GRAHAM & CLUN LLP
500 BROADWAY STREET, SUITE 400
VANCOUVER, WA 98660
(206) 618-1002
kenneth.werner@milennash.com

CONTACT:
OLSON ENGINEERING, INC.
4135 STACY BROADWAY
222 E. EVERGREEN BLVD.
VANCOUVER, WA 98660
(206) 695-1365
FAX (206) 695-6117
olson@olsoneng.com



PRELIMINARY PHASING PLAN FOR:
GREEN MOUNTAIN MIXED USE PRD
PHASE 2
OLSON LAND SURVEYORS
 ENGINEERS
 ENGINEERING INC., 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660



CHANGES / REVISIONS	
DESCRIPTION	DATE

DESIGNED: SAH
DRAWN: SAH
CHECKED: N'S/ARNO
DATE: NOVEMBER 2016
SCALE: H: 1" = 100'
V: 1" = 100'
COPYRIGHT 2016, OLSON ENGINEERING, INC.
GREEN MOUNTAIN PRD - PHASE 2
JOB NO. 8306.02.01

SHEET
PL1.1