Green Mountain Phase 1

2025 Reserve Study

Completed By: Equip Consulting, LLC

Date: December 12, 2024

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1. SCOPE OF SERVICES AND BACKGROUND INFO

Equip Consulting (EC) was retained by the Green Mountain Phase 1 Homeowners Association, (GMP1HOA) to conduct annual Reserve Study, (RS) updates of their shared common elements for fiscal years' 2024 through 2026. The work undertaken by EC is in general conformance to the terms described within our three-year service agreement, dated February 10, 2023. The contract was issued to Ms. Tess Martin, Community Manager with Invest West Management LLC, (IWM). Ms. Amanda Bell, GMP1HOA Board President later signed and authorized EC to proceed with the proposed scope of services on behalf of the Association's Board of Directors, (BOD). For this year's update, (Fiscal Year 2025) EC will be preforming a Level Three RS. Scope of work can be found within the existing "authorized" agreement signed by Ms. Bell on April 25, 2023

In early 2024 the Association changed management firms and is now managed by Association Management Services NW, (AMS-NW)

Apart from the development of this RS, Equip Consulting has no other involvement with the Association.

The following information, documentation and communication were used to assist in completing the 2025 reserve funding plan:

- **General & Financial Information, (Provided By AMS-NW & GMP1HOA Board Members):**
  - Reserve Account Balance & Other Financial Data
- **Client Meetings & Communication:**
  - Reserve Study Overview Meeting, (Video): Completed on October 21, 2024
    - Attendees:
      - Amanda Bell – GMP1HOA Board Member
      - Andrea Guerber – GMP1HOA Board Member
      - Caleb VanderMolen - EC
  - All other communication was conducted via email and phone correspondence with Mitchell Lambert, (AMS-NW Community Manager) and GMP1HOA BOD representatives during the development of this year's RS.

2. EC PROJECT TEAM

Equip Consulting has nearly 20 years of experience working with Homeowner Associations by assisting them to be better prepared for the renewal and major repairs of their shared common elements. We have an extensive background in the building industry that allows us to better assess the existing conditions of the various components and assemblies commonly found on multi-family structures, (condos/townhomes) and those within single-family communities. Our knowledge base, established by years of contract negotiation with trade contractors, project budget development and on-going product research for each of the different markets and regions we serve, provide our clients with realistic costs and timelines for the replacement of their shared common elements.

The following personnel were assigned to complete this Reserve Study:

- **Caleb VanderMolen – Reserve Study & Maintenance Plan Professional**
    - **Client References:**
        - Edgefield Meadows – Gresham, OR
        - Austin Heritage – Vancouver, WA
        - Horn Rapids – Richland, WA
        - Depoe Hill – Depot Bay, OR
        - Rosedale Parks – Hillsboro, OR
        - Tetherow Master Community – Bend, OR

3. GENERAL COMMUNITY INFORMATION

Green Mountain Phase 1 HOA, (GMP1HOA) is a 227 single-family home community that resides within the City of Camas, WA. Prior to the development of the community, the land was owned by a public golf course, known as Green Mountain Golf Course. GMP1HOA is sub-association or neighborhood of an even larger master association understood to be called Green Mountain Master Association, which is still under construction, (as of 2023). Construction began in 2017 and was built over multiple phases, by multiple developers. GMP1HOA is divided into two groups or entities. The primary group includes all 227 homeowners and has been identified within this funding plan as "Common, (All Lots)". The second entity or group covers the shared common elements that reside within Pool Amenity, (Tracts "C" & "M"). The components found here are shared by all homeowners living within the Green Mountain Master Association. This group has been identified within this RS as "Limited Common, (Pool Amenity – Tract C & M). As a result of these independent entities, the contributions collected will need to be accounted for separately, ensuring the funds are appropriately used for the future renewal projects specific to each group's shared common elements.

The following information provides a brief summary of some of the components shared by each entity:

- **Common, (All Lots):** Components that fall under this group's responsibility are primarily contained within the common area tracts or private alleyways or streets. Some of these tracts provide pathways through or around the various phases within the community and include components such as concrete flatwork and curbing, landscaping care or maintenance of irrigation control devices and beauty bark replenishment. Other components include asphalt pavement at pathways and private alleyways. For a complete list of the shared common element and their estimated replacement costs owned by this group, see Appendix A, "Table 2: Shared Common Elements List".
- **Limited Common, (Pool Amenity – Tract C & M):** As noted earlier, all homeowners living within the Green Mountain Master Association, (understood to be 429 home lots) share in the responsibility of the care and replacement costs associated with the components found at the Community's pool amenity. Some of these components include but are not limited to the resurfacing of the pool and spa, pool side furniture and other outdoor living accessories, fence and gate systems. Other components include the care and renewal costs of the exterior cladding and roofing assemblies of the pool amenity structure. For a more comprehensive list of the shared common elements for this group, refer to Appendix D, "Table 5: Shared Common Elements List".

Community Location: NE 92nd Ave & NE Ingle Road – Camas, WA

4. ANALYTICS & FUNDING METHODOLOGIES

Reserve Study Analytics

The objective of this study is to provide a realistic assessment of the monetary reserves required to undertake the necessary repairs and/or replacement of the Association's shared common elements. EC's goal when developing these reports is to physically assess the various common elements located throughout the community, (completed year-one, under a three-year contract). We accomplish this by taking a "boots on the ground" approach which requires walking the entire community and seeing firsthand the present conditions of the shared common elements, and documenting our findings with recorded notes, and taking digital photographs. And although we don't record every nut and bolt, taking the time necessary to walk through the entire community allows us to see wholistically how the various common elements are performing, giving us the ability to provide a best guess estimation of their remaining useful life. And although the Association's CC&R's will provide some clarification to the common elements owned by Association, they can be ambiguous. And unless the RS consultant takes the time to thoroughly walk the community, components will be missed, and the end result is a reserve funding plan that is not accurately covering future expenditures.

Just as important, is how the pricing data used in the RS was attained. The majority of RS professionals will turn to agencies such as National Construction Estimator or RS Means, typically included in the boiler-plate reserve funding software most of them use. However, EC has reviewed countless RS where the consultants used such software, and when the components listed within their reports come to term, the actual costs were substantially more than what was forecasted, and the renewal dates incorrect. Due to this erroneous trend that is still followed by most RS professionals, EC has taken steps to develop pricing sheets for the components listed within our reports for each of the regions we services. Similar to our "boots on the ground" approach when conducting our field assessments, we take the time to meet with local contractors and industry professionals on a regular basis to get up-to-date, real unit costs and product data so our reports provide a realistic outlook of what our clients are likely to have to pay for the renewal of their shared common elements, and when they are likely to require replacement. Component costs and how they perform can vary dramatically from region to region, and if steps are not taken to ensure the data used within the RS are in line with local contractors and suppliers, then the risk to the Association to make decisions such as raising annual rates to their reserve assessments beyond the rate of inflation or require their members to be special assessed goes up dramatically.

Funding Methodologies

Some of the following information was taken directly from a Community Association Institute, (CAI" published best practices document, "Reserve Studies & Reserve Management". This document can be provided upon request.

There are two major types of funding plan methods: Cash Flow Method and Component Method.

- **Cash Flow Method:** A method of developing a reserve funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the anticipated schedule and reserve expense until the desired funding goal is achieved. This method has also been called "pooling" and depending on the funding goal, can be less or more conservative than the component method.

- **Component Method:** A reserve funding plan where the total contribution is based on the sum of the contributions for the individual components. Prior to the adoption of the CAI National Standards, the term widely used was "Straight Line". This is a very conservative approach to the funding reserves. It requires that each item on the component inventory is established as its own account, so the yearly funding covers the total cost of replacement. Simply stated, you take the total cost of the component, (less any existing reserve amount) and divide it by the remaining life of the component.

  It is understood the Association has chosen the Cash Flow Method for their reserve funding plan.

Working in conjunction with the Cash Flow Method, are three commonly used funding goals. Below is a list of these goals, (listed in order or greatest risk) and includes a brief description of their differences.

- **Baseline Funding –** The objective of this funding goal is to keep the reserve's account balance over a 30-year period, at or above zero, ($0). This is accomplished by forecasting which of the shared common elements owned by the Association will likely be replaced and what their estimated renewal costs, (expenditures) are likely to be at the time of replacement, within the next 30 years. However, for components that have a longer lifespan that places their renewal date beyond the 30-year scope of the study, the annual reserve assessments are likely not accounting for these eventual replacement costs. As a general rule, components with a prolonged lifespan tend to be more expensive than those with shorter lifespans. For example, most siding products have a life span of 40 or more years, and depending on the size of the community, the replacement of these components can cost several millions of dollars. If the Association has been using the Baseline goal since year one, then it is very likely no funds have been collected within the reserves during for the first ten or more years of the siding's life. If the siding has a ten-year life, then at year 11, the siding replacement is now in full focus with the 30-year scope of the reserve funding schedule and will likely place the reserve's ending balance at year 30 well below $0. This will require the Members of the Association who now live within the community to dramatically increase their reserve assessments in order to correct the budget shortfall created by the insufficient funds collected. Furthermore, an Association using this funding goal should understand that any reduction in a component's remaining useful life can also result in a deficit in the reserve's cash balance and may require these funds to be generated via other means, such as a special assessment.
- **Threshold Funding –** This goal is similar to the Baseline funding concept, however, the minimum reserve cash balance in threshold funding is set at a predetermined dollar amount and is to remain at or above this amount for the entire duration set by the RS.
- **Full Funding** – The goal of this funding objective is to attain and maintain the reserve balance to equal the same value as the rate of deterioration of all the components shared by the Association. For example, if the Association has a component with a ten-year life and a $5,000 replacement cost, it should have $1,500 set aside for its replacement after three years, ($5,000 divided by 10 years = $500 per year X 3 years = $1,500). In this example, $1,500 equals full funding or 100% funded. Full funding is considered the safest method in terms of minimizing the risk to the Association's Members by having to generate funds via other means, such as special assessments.

It is recommended that the Association make every effort to reach the goal of Full Funding. Doing so will help to minimize the risk of their reserves from being depleted and causing future homeowners to sustain higher annual rate increases or unexpected special assessment demands.

- Fiscal Year Duration: **January 1, 2025 to December 31, 2025**
- Financial Data Related To Each Group/Entity, (As understood to have been reviewed and approved by the Association's Board of Director):
    - **Common, (All Lots):**
        - Estimated Reserve's Account Balance on January 1, 2025: **$90,216**
        - Estimated Annual Contributions to the Reserves for 2025: **$18,116**
    - **Limited Common, (Pool Amenity):**
        - Estimated Reserve's Account Balance on January 1, 2025: **$48,089**
        - Estimated Annual Contributions to the Reserves for 2025: **$12,100**

Assumed "Earned Interest" Rate, (EIR): An assumed EIR of 0.25%, (percent) will be applied annually to the reserve's account balance. The interest earned on the reserves for each year is based on a Mid-Year Interest Calculation. With the Mid-Year Interest Calculation, the interest earned is calculated at the middle of the fiscal year assuming that half the expenses have been taken out and half the annual contributions have been deposited into the reserves' account.

Estimated Inflation Rate, (IR): An estimated increase of 3.0% (percent) will be applied annually to the replacement costs for each component listed within this funding plan. Future assessment increases will also factor-in this estimated rate. The Association may require increases above the IR in order to overcome budgetary shortfalls that were identified during the development of this year's RS update. Appropriately managing scheduled assessment rate increases will help keep the reserve account properly funded over the established time period, (30-Years). EC recommends the Association look beyond the 30-year purview of this RS for any potential large expenditures that could place future homeowners within the community at risk of facing a special assessment or higher annual rate increases. The United States Federal Reserve's 30-year "Breakeven Inflation Rate" is currently recorded at 2.11%, (as of September 2024).

The following tables can be found in Chapters 5 & 6. The data they provide was essential during the development of this year's reserve funding plan.

- **Cash Flow Summary, (Tables 1 & 4):** Information found here provides a snapshot of the key financial data for each year. Information includes, scheduled reserve assessments and rate increases, expenditure totals, as well as the reserve account's beginning and closing balances. In short, this table summarize how the funds within the reserve account or accounts are impacted annually, over the 30-year purview of this study.

- **Shared Common Elements List, (Tables 2 & 5):** This table lists all of the components owned by the Association. Information found within includes but not limited to, date of procurement for each of the shared common elements, unit quantities, current replacement costs, as well as digital photographs to help better identify listed components. This data is then used to generate estimated replacement dates and replacement costs for the various common elements. Elements/Components are typically placed into categories or groups, such as common area tracts or zones. In some cases, components are grouped together due to their relationship with others. For example, communities where they share in ownership of the siding and roofing, these components would be categorized together because of their correlation to the buildings' exterior envelope systems.
- **Annual Expenditure Breakout, (Tables 3 & 6):** Some of the data provided in the forementioned cash flow summary chart can also be found within the annual expenditure breakout table. However, this table provides far more detail of each component's scheduled expenditure by listing more precise cost analysis within a given year, as opposed to an annual lump sum value found within the cash flow summary table.

Opinions of probable cost for remedial work are provided only as an estimation or guide. The repair or replacement costs are based on published construction cost data, recent bid prices on similar work, and information provided by the Association or their representatives. The opinions of probable cost can vary due to a number of reasons including changing market conditions, availability of new materials, systems, technology, or new code requirements.

The repairs and replacements forecasted do not represent a fixed schedule for any given element or component reviewed. Such repairs or replacements may be required sooner or later than anticipated. It should also be noted that these repairs and replacements may not all take place within one year's time and may not be required at all. However, it is prudent to budget for such repairs since failure of some components is somewhat unpredictable. The estimated service life assigned to each item assumes proper maintenance is conducted. Lack of maintenance will result in a decreased service life of various components.

EC recommends that the Association utilize the services of a 3rd party consultant when faced with the renewal of components that are considered complex or have a significant cost associated with their replacement. These design professionals will identify irregularities typically before any work begins, minimizing their client's exposure to unnecessary risks and ultimately saving them time and money. They should be actively involved in all phases of the rehabilitation process, (Design, Bidding, and Construction Administration). EC cautions the Association from taking on these responsibilities themselves or trusting their contractor to proceed with work under the terms set by the contractor's self-served contract.

5. FUNDING DATA & RESULTS
COMMON, (ALL LOTS)

Community's Registered Legal Name:	**Green Mountain Phase 1 Homeowners Association**
Date Completed:	**December 12, 2024**
Year Built:	**2017**
Fiscal Year:	**2025**
Fiscal Year Start Date:	**January 1, 2025**
Fiscal Year End Date:	**December 31, 2025**
Approximate Starting Balance:	**$90,216**
Assumed Rate of Inflation:	**3.00%**
Assumed "Earned Interest" Rate:	**0.25%**
Number of Lots:	**227**

Board Approved Funding Model - Cash Flow Method_Full Funding Goal

Average Monthly Contribution Per Lot, (Year One):	$6.65
Estimated Yearly Contribution, (Year One):	$18,116
Estimated Annual Expenditures, (Year One):	($10,140)
Current Fiscal Year's Estimated Ending Balance:	$98,428
Percent Funded:	73%
Lowest Annual Closing Balance:	$98,428
Largest Annual Closing Balance:	$971,721
Closing Balance @ Year 30:	$971,721

Applicable Taxes	8.50%

Common, (All Lots)
Board Approved Funding Model - Cash Flow Method_Full Funding Goal
Table 1: Cash Flow Summary

Assumed Rate of Inflation: 3.00%

Assumed "Earned Interest" Rate: 0.25%

Year	Annual Opening Balance	Scheduled Rate Increases	Total Annual Contribution	Avg. Monthly Contribution Per Lot*	Estimated Annual Expenditures	Annual Closing Balances**	Full Funding Annual Closing Balances	Percent Funded
2025	$90,216	5.6%	$18,116	$6.65	($10,140)	$98,428	$135,448	73%
2026	$98,428	5.6%	$19,131	$7.02	($3,069)	$114,755	$156,656	73%
2027	$114,755	5.6%	$20,202	$7.42	($22,035)	$113,207	$160,141	71%
2028	$113,207	5.6%	$21,333	$7.83	($1,191)	$133,658	$185,067	72%
2029	$133,658	5.6%	$22,528	$8.27	($8,576)	$147,961	$203,994	73%
2030	$147,961	5.6%	$23,790	$8.73	($2,203)	$169,945	$230,521	74%
2031	$169,945	5.6%	$25,122	$9.22	($1,672)	$193,849	$259,054	75%
2032	$193,849	5.6%	$26,529	$9.74	($12,323)	$208,557	$278,489	75%
2033	$208,557	5.6%	$28,014	$10.28	($1,381)	$235,745	$310,170	76%
2034	$235,745	5.6%	$29,583	$10.86	($1,422)	$264,531	$343,501	77%
2035	$264,531	5.6%	$31,240	$11.47	($10,241)	$286,218	$369,777	77%
2036	$286,218	5.6%	$32,989	$12.11	($2,630)	$317,330	$405,238	78%
2037	$317,330	5.6%	$34,837	$12.79	($36,542)	$316,416	$408,660	77%
2038	$316,416	5.6%	$36,787	$13.50	($4,376)	$349,659	$445,185	79%
2039	$349,659	5.6%	$38,848	$14.26	($2,556)	$386,870	$485,486	80%
2040	$386,870	5.6%	$41,023	$15.06	($1,698)	$427,211	$528,739	81%
2041	$427,211	5.6%	$43,320	$15.90	($12,228)	$459,410	$563,671	82%
2042	$459,410	5.6%	$45,746	$16.79	($226,787)	$279,291	$386,030	72%
2043	$279,291	5.6%	$48,308	$17.73	($2,383)	$325,972	$428,432	76%
2044	$325,972	5.6%	$51,013	$18.73	($5,225)	$372,632	$470,259	79%
2045	$372,632	5.6%	$53,870	$19.78	($1,969)	$425,530	$517,624	82%
2046	$425,530	5.6%	$56,887	$20.88	($3,144)	$480,404	$566,292	85%
2047	$480,404	5.6%	$60,072	$22.05	($62,293)	$479,382	$558,359	86%
2048	$479,382	5.6%	$63,437	$23.29	($3,750)	$540,341	$608,384	89%
2049	$540,341	5.6%	$66,989	$24.59	($2,846)	$605,916	$661,924	92%
2050	$605,916	5.6%	$70,740	$25.97	($6,239)	$672,012	$714,821	94%
2051	$672,012	5.6%	$74,702	$27.42	($2,351)	$746,133	$774,372	96%
2052	$746,133	5.6%	$78,885	$28.96	($7,686)	$819,287	$831,589	99%
2053	$819,287	5.6%	$83,303	$30.58	($18,807)	$885,912	$880,651	101%
2054	$885,912	5.6%	$87,968	$32.29	($4,477)	$971,721	$946,801	103%
					($482,241)			

* Funding plan assumes that all units/residence pay an equal share of the "Total Annual Contribution" value.

** Includes Projected Earned Interest

Executive Summary – Common, (All Lots)

The following information summarizes the reserve funding plan for fiscal year 2025, as reviewed and approved by the Association's Board of Directors, (BOD) for the above referenced group/entity. The balance within the reserve account is estimated to be $90,216 on January 1, 2025. The annual contributions to reserves for fiscal year 2025 are estimated to be $18,116. As previously mentioned, this funding plan assumes a 3.0% inflation rate will be applied annually to the current estimated replacement costs of the shared common elements. The annual rate increase to the reserve contributions will be set at 5.6%. The cost impact caused by inflation, as well as addressing any budgetary shortfalls over the next 30 years were the primary factors for this year's increase. For a complete list of the annual rate increases for the following 29 years, (2026 through 2054) please see Table 1: Cash Flow Summary of this RS, (See Page #11). A set annual EIR of 0.25% will be applied to the reserve funds' account balance as outlined in Chapter 4 of this RS.

Analysis

Physical Analysis – An onsite, physical analysis of the shared common elements was conducted on June 15, 2023. The field assessment portion of this RS was limited to a visual analysis and excludes invasive or destructive testing. Observations are recorded using a representative sampling of the common area components that includes, quantity take-offs, field measurements, and digital photographs to support observed and reported conditions. Observed deficiencies, (if any) will be noted in the comments section for each component listed within "Table 2: Shared Common Elements", (See Appendix A) of this RS.

Financial Analysis – As mentioned earlier, there are several funding goals when forecasting reserve assessments. The primary objective, regardless of which path is chosen is to ensure the financial stability of the reserve account so it not only meets the needs of the current or immediate residents living within the community, but also those in the future.

It is understood the Association has selected to use the "Full Funding" goal. The annual closing balance for 2025 is estimated to be $98,428, setting the reserve's funding percentage at 73%. Industry standards rate reserve accounts with funding percentages at or above 70% as strong and healthy. Reserve accounts that range from 31% to 69% funded are considered fair, in terms of financial solvency. Accounts at 30% or below are weak and have a high probability of requiring the Association to special assess their community's membership.

The chart below shows the three largest renewal periods anticipated by this study:

Year(s)	Major Renewal Tasks*	Total Annual Expenditures
2037	Asphalt Seal Coating @ Multiple Locations, (2nd Cycle)	Approx. $37K
2042	Mailbox Kiosks & Concrete Flatwork @ Vehicular Approaches	Approx. $227K
2047	Asphalt Seal Coating @ Multiple Locations, (3rd Cycle)	Approx. $62K

***See Table 3: Annual Expenditure Breakout, for a complete breakout of the scheduled renewal tasks & costs for the years listed above.**

Please note, that the forecasted repairs and replacements do not represent a fixed schedule for any given element or component reviewed. Such repairs or replacements may be required sooner or later than have anticipated. It should also be noted that these repairs and replacements may not all take place within one year's time and may not be required at all. However, it is prudent to budget for such repairs since failure of some components are somewhat unpredictable.

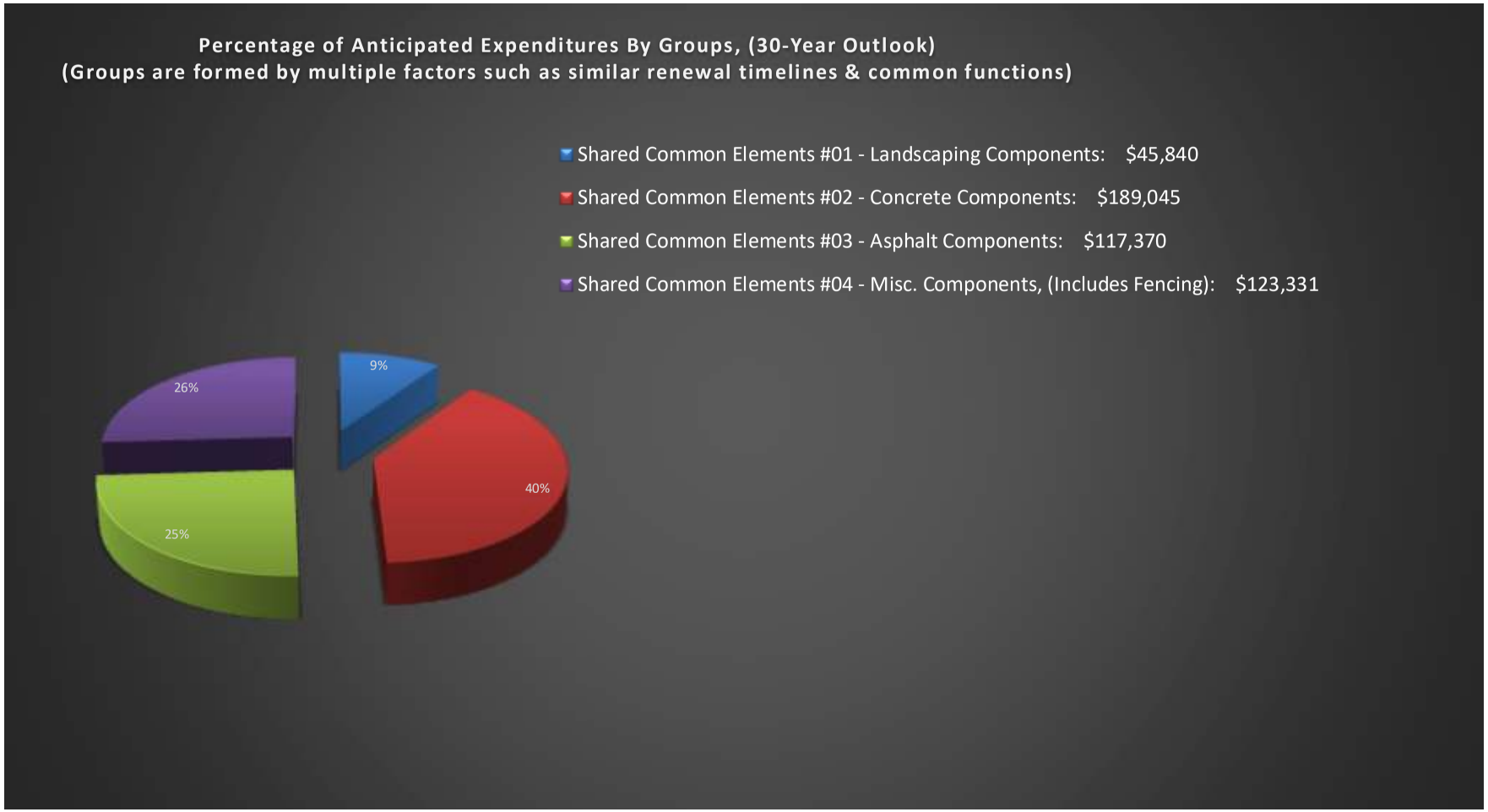
Results

The amount of funds within the reserve account will maintain a positive balance from fiscal years 2025 through 2054, (30 Years). Over this time, the funding percentage will fluctuate up and down multiple times before finishing approximately 100%. This places the Common, (All Lots) entity in a healthy/strong financial position when speaking specifically about the available funds within their reserves to cover expenditures that will be drawn against this account over the next 30 years. This is contingent on the Association following the established funding plan and goal, updating it annually, and how well they care and maintain their shared common elements.

Washington State RCW 64.38.070 RS Statute Disclosure Statement

"This reserve study should be reviewed carefully. It may not include all common and limited common element components that will require major maintenance, repair, or replacement in future years, and may not include regular contributions to a reserve account for the cost of such maintenance, repair, or replacement. The failure to include a component in a reserve study, or to provide contributions to a reserve account for a component, may, under some circumstances, require you to pay on demand as a special assessment your share of common expenses for the cost of major maintenance, repair, or replacement of a reserve component."

Common, (All Lots) - Expenditure Chart



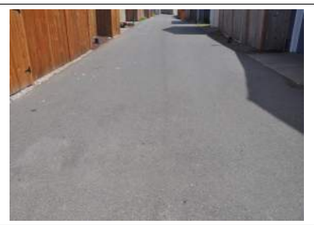
APPENDIX A

TABLE 2: SHARED COMMON ELEMENTS LIST

This table provides a list of the shared common elements owned by the “Common, (All Lots)” group/entity. Data and information includes, but is not limited to component quantities, initial year of installation or last known year of replacement, and current estimated unit costs. In addition, this table may include a brief comment, clarification, or recommendation for each component listed. EC recommends that close attention be maintained for systems that could have an elevated maintenance requirement. These components are typically exposed to conditions where they are unlikely to fulfill their typical service life. However, it should be noted that in some instances a heightened maintenance plan can maximize the component’s serviceable life span. Where a specific material, component or assembly could not be verified during our field assessment, EC has assumed the components are suitable for their intended use. Replacement costs are based on assumed/estimated values the year this RS was developed.

Common, (All Lots)

Table 2: Shared Common Elements List, **(Estimated Replacement Cost are Based on Current Year Pricing)**

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
SHARED COMMON ELEMENTS #1: TRACT "B"													
Sub-Section #1: Concrete Components													
1	Concrete Flatwork @ Vehicular Approaches		25	2017	8	0	17	1	2	EA	$4,500	$9,770	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.
2	Formed Concrete Curbing		6	2023	2	0	4	1	15	LF	$30.00	$490	Concrete components are not likely to be replaced all at once, but over several years of their estimated life cycle, (60 Years). As a result, this funding plan assumes 10% of the total sum will be replaced over a six-year period of time with the next estimated replacement cycle scheduled to occur by fiscal year 2029. Future updates to this reserve study will be adjusted as these renewal periods come to term.
3	Stormwater Catch Basin		50	2017	8	0	42	1	2	EA	$7,500	$16,280	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
Sub-Section #2: Asphalt Components													
4	Seal Coat, (Minor Renewal Task)		10	2017	8	0	2	1	5,700	SF	$0.20	$1,240	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.
5	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	8	0	32	1	5,700	SF	$2.25	$13,920	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Common, (All Lots)

Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #3: Misc. Components													
6	Signs, (Plate Only)		10	2017	8	0	2	1	2	EA	$75.00	$160	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
7	Signs, (Plates & Posts)		20	2017	8	0	12	1	2	EA	$250	$540	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
SHARED COMMON ELEMENTS #2: TRACT "D", (North Dogwood Court)													
Sub-Section #1: Concrete Components													
8	Concrete Flatwork @ Vehicular Approaches		25	2017	8	0	17	1	2	EA	$4,500	$9,770	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.
9	Stormwater Catch Basin	Photo Pending	50	2017	8	0	42	1	3	EA	$5,000	$16,280	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
Sub-Section #2: Asphalt Components													
10	Seal Coat, (Minor Renewal Task)		10	2017	8	0	2	1	7,100	SF	$0.20	$1,540	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Common, (All Lots)

Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
11	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	8	0	32	1	7,100	SF	$2.25	$17,330	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.
Sub-Section #3: Misc. Components													
12	Signs, (Plate Only)		10	2017	8	0	2	1	3	EA	$75.00	$240	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
13	Signs, (Plates & Posts)		20	2017	8	0	12	1	3	EA	$250	$810	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account. **2024 RS Notes:** Observed what appears to be impact damage to one or more of the sign posts within this tract. It is recommended the Association take steps this year to repair or replace these assemblies.
14	Address Board		20	2017	8	0	12	1	2	EA	$350	$760	
SHARED COMMON ELEMENTS #3: TRACT "F"													
Sub-Section #1: Concrete Components													
15	Concrete Flatwork @ Vehicular Approaches		25	2017	8	0	17	1	2	EA	$4,500	$9,770	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Common, (All Lots)

Table 2: Shared Common Elements List, **(Estimated Replacement Cost are Based on Current Year Pricing)**

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
16	Formed Concrete Curbing		6	2023	2	0	4	1	35	LF	$30.00	$1,140	Concrete components are not likely to be replaced all at once, but over several years of their estimated life cycle, (60 Years). As a result, this funding plan assumes 10% of the total sum will be replaced over a six-year period of time with the next estimated replacement cycle scheduled to occur by fiscal year 2029. Future updates to this reserve study will be adjusted as these renewal periods come to term.
17	CMU Retaining Wall		50	2017	8	0	42	1	1,530	SF	$50.00	$83,000	It is understood the retaining walls that run along the west side of this tract and behind Lots 59 through 64 are owned and maintained by the Association. Estimated costs are for budgetary purposes only. It is recommended that as the renewal year approaches the Association hire the services of an engineering firm who will develop an appropriate scope of work that can be used to solicit quotes from qualified contractors that specialize in this field of construction. It is recommended this is done 10 years prior to the scheduled renewal date. It is also recommended that a structural and/or a geotechnical engineering review the conditions impacting this component every ten, (10) years to ensure they are performing as designed.
18	Stormwater Catch Basin		50	2017	8	0	42	1	2	EA	$7,500	$16,280	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
Sub-Section #2: Asphalt Components													
19	Seal Coat, (Minor Renewal Task)		10	2017	8	0	2	1	9,360	SF	$0.20	$2,030	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.
20	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	8	0	32	1	9,360	SF	$2.25	$22,850	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.

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** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Common, (All Lots)

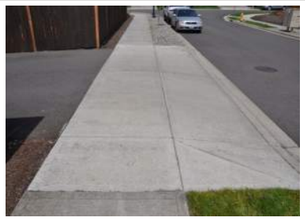
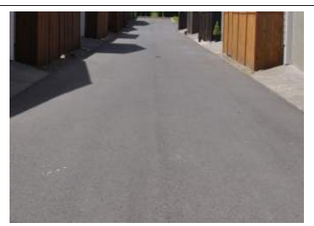
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #3: Misc. Components													
21	Signs, (Plate Only)		10	2017	8	0	2	1	4	EA	$75.00	$330	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
22	Signs, (Plates & Posts)		20	2017	8	0	12	1	4	EA	$250	$1,090	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
23	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)		25	2017	8	0	17	1	3	EA	$3,250	$10,580	These components are located near this tract. The estimated replacement costs for this line item are intended for the full replacement of these components. Funds necessary for periodic lock-&-key hardware will be managed via the operating budget or by other means.
SHARED COMMON ELEMENTS #4: TRACT "I"													
Sub-Section #1: Landscaping Components													
24	Irrigation Control Devices	Photo Pending	5	2022	3	0	2	1	1	EA	$150	$160	Funds provided here cover the replacement or updating of the more prominent devices within the irrigation system, such as control valves, timers, backflow prevention devices, etc. These components are not likely to be replaced all at once, but over multiple years throughout their anticipated life cycle, (25 Years). As a result, this funding plan assumes 20% of the estimated total sum will be replaced over a five-year period of time with the next renewal cycle scheduled to conclude by the end of fiscal year 2028. Future updates to this RS will be made as these renewal cycles come to term. Funds for periodic replacement or repairs to damage sprinkler heads and lines are assumed to come from property's annual operating budget or via other means.
25	Tree Maintenance, Removal & Replacement		5	2022	3	0	2	1	1	EA	$500	$540	Budgetary line item for tree care & maintenance tasks such as removal & replacement, or possible new plantings, as well as larger scale pruning projects within the community's common area tracts. Funding plan assumes the estimated costs and cycles will take place over a five-year period of time and on an "As-Needed" basis. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from reserves. This information will need to come from the Association.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

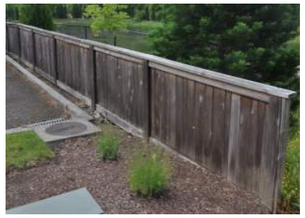
Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #2: Concrete Components													
26	Concrete Flatwork @ Vehicular Approaches		25	2017	8	0	17	1	2	EA	$4,500	$9,770	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.
27	Formed Concrete Curbing		6	2023	2	0	4	1	20	LF	$30.00	$650	Concrete components are not likely to be replaced all at once, but over several years of their estimated life cycle, (60 Years). As a result, this funding plan assumes 10% of the total sum will be replaced over a six-year period of time with the next estimated replacement cycle scheduled to occur by fiscal year 2029. Future updates to this reserve study will be adjusted as these renewal periods come to term.
28	Stormwater Catch Basin		50	2017	8	0	42	1	2	EA	$7,500	$16,280	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
Sub-Section #3: Asphalt Components													
29	Seal Coat, (Minor Renewal Task)		10	2017	8	0	2	1	8,300	SF	$0.20	$1,800	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.
30	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	8	0	32	1	8,300	SF	$2.25	$20,260	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #4: Misc. Components													
31	4' Wood Fencing, (Refinishing)		7	2017	8	0	0	1	85	LF	$6.50	$600	The assumed scope of work includes targeted repairs to failed or damaged fence assemblies. It is recommended the fence boards be refinished/stained every five to seven years in order to help these components reach their estimated life expectancy. Estimated Unit Cost covers only refinishing of the side that faces out towards Tract "I" and North 93rd Avenue. The refinishing of other side that faces towards Tract "H" is understood to be the responsibility of the Master Association. It is also understood the Master Association is the owner of this fence and is responsible for repairs and the eventual replacement of this fence. **2024 RS Notes:** It appears this work has not been done for quite some time and the fence is beginning to show advance signs of wear. It is recommended these components be refinished this fiscal year. In addition, several trim board of the fence are beginning to warp and are pulling away from the fence structure. It is recommended the Association contact the Master Association to address this issue as soon as possible before this condition worsens and becomes a more costly repair.
SHARED COMMON ELEMENTS #5: TRACT "J"													
Sub-Section #1: Concrete Components													
32	Concrete Flatwork @ Vehicular Approaches		25	2017	8	0	17	1	2	EA	$4,500	$9,770	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.
33	Stormwater Catch Basin		50	2017	8	0	42	1	1	EA	$7,500	$8,140	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
Sub-Section #2: Asphalt Components													
34	Seal Coat, (Minor Renewal Task)		10	2017	8	0	2	1	8,500	SF	$0.20	$1,840	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.
35	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	8	0	32	1	8,500	SF	$2.25	$20,750	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Common, (All Lots)

Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #3: Misc. Components													
36	Signs, (Plate Only)		10	2017	8	0	2	1	3	EA	$75.00	$240	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
37	Signs, (Plates & Posts)		20	2017	8	0	12	1	3	EA	$250	$810	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
38	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)		25	2017	8	0	17	1	5	EA	$3,250	$17,630	These components are located near this tract. The estimated replacement costs for this line item are intended for the full replacement of these components. Funds necessary for periodic lock-&-key hardware will be managed via the operating budget or by other means.
SHARED COMMON ELEMENTS #6: TRACT "Q"													
Sub-Section #1: Concrete Components													
39	Concrete Flatwork @ Vehicular Approaches		25	2017	8	0	17	1	1	EA	$6,000	$6,510	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years. Estimated Unit Cost includes replacement of a small section of concrete flatwork installed at a pedestrian sidewalk located within this tract.
40	Formed Concrete Curbing		6	2023	2	1	5	1	25	LF	$30.00	$810	Concrete components are not likely to be replaced all at once, but over several years of their estimated life cycle, (60 Years). As a result, this funding plan assumes 10% of the total sum will be replaced over a six-year period of time with the next estimated replacement cycle scheduled to occur by fiscal year 2029. Future updates to this reserve study will be adjusted as these renewal periods come to term.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Common, (All Lots)

Table 2: Shared Common Elements List, **(Estimated Replacement Cost are Based on Current Year Pricing)**

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
41	ADA Truncated Dome Pads		15	2017	8	0	7	1	2	EA	$750	$1,630	It is recommended the Association keep the surface of these components clean of debris throughout the year. Annual condition reviews should be administered to ensure they are performing as designed and meet Federal ADA requirements.
42	Stormwater Catch Basin		50	2017	8	0	42	1	1	EA	$7,500	$8,140	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
Sub-Section #2: Asphalt Components													
43	Seal Coat, (Minor Renewal Task)		10	2017	8	0	2	1	3,350	SF	$0.20	$730	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.
44	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	8	0	32	1	3,350	SF	$2.25	$8,180	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.
Sub-Section #3: Misc. Components													
45	Signs, (Plate Only)		10	2017	8	0	2	1	1	EA	$75.00	$80	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.

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Common, (All Lots)

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46	Signs, (Plates & Posts)		20	2017	8	0	12	1	1	EA	$250	$270	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
SHARED COMMON ELEMENTS #7: TRACT "S"													
Sub-Section #1: Landscaping Components													
47	Beauty Bark		3	2023	2	0	1	1	1	EA	$750	$810	Replenishment cycles are scheduled to occur once every three years
48	Landscaping Rocks		5	2022	3	0	2	1	1	EA	$250	$270	Funding plan assumes the estimated replenishment costs and cycles will take place over a five year period of time and on an "As-Needed" basis. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
49	Irrigation Control Devices	Photo Pending	5	2022	3	0	2	1	1	EA	$150	$160	Funds provided here cover the replacement or updating of the more prominent devices within the irrigation system, such as control valves, timers, backflow prevention devices, etc. These components are not likely to be replaced all at once, but over multiple years throughout their anticipated life cycle, (25 Years). As a result, this funding plan assumes 20% of the estimated total sum will be replaced over a five-year period of time with the next renewal cycle scheduled to conclude by the end of fiscal year 2027. Future updates to this RS will be made as these renewal cycles come to term. Funds for periodic replacement or repairs to damage sprinkler heads and lines are assumed to come from property's annual operating budget or via other means.
Sub-Section #2: Fencing Components													
50	6' Chain Link Fence, (Vinyl Coated)		25	2017	8	0	17	1	65	LF	$0.00	$0	These components are understood to be owned and maintained by the Master Association. Therefore, no funds have been allocated within this funding plan for their eventual replacement. They are listed here to provide clarification that the Association identifies their existence within the community and where maintenance and renewal responsibility have been assumed.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Common, (All Lots)

Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
51	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)		25	2017	8	0	17	1	4	EA	$3,250	$14,110	These components are located near this tract. The estimated replacement costs for this line item are intended for the full replacement of these components. Funds necessary for periodic lock-&-key hardware will be managed via the operating budget or by other means.
SHARED COMMON ELEMENTS #8: TRACT "T"													
Sub-Section #1: Concrete Components													
52	Concrete Flatwork @ Vehicular Approaches		25	2017	8	0	17	1	1	EA	$4,500	$4,880	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.
53	Formed Concrete Curbing		6	2023	2	0	4	1	5	LF	$30.00	$150	Concrete components are not likely to be replaced all at once, but over several years of their estimated life cycle, (60 Years). As a result, this funding plan assumes 10% of the total sum will be replaced over a six-year period of time with the next estimated replacement cycle scheduled to occur by fiscal year 2029. Future updates to this reserve study will be adjusted as these renewal periods come to term.
54	Stormwater Catch Basin		50	2017	8	0	42	1	1	EA	$7,500	$8,140	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
Sub-Section #2: Asphalt Components													
55	Seal Coat, (Minor Renewal Task)		10	2017	8	0	2	1	850	SF	$0.20	$180	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Common, (All Lots)

Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
56	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	8	0	32	1	850	SF	$2.25	$2,080	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.
Sub-Section #3: Misc. Components													
57	Signs, (Plate Only)		10	2017	8	0	2	1	1	EA	$75.00	$80	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
58	Signs, (Plates & Posts)		20	2017	8	0	12	1	1	EA	$250	$270	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
SHARED COMMON ELEMENTS #9: TRACT "V"													
Sub-Section #1: Concrete Components													
59	Concrete Flatwork @ Vehicular Approaches		25	2017	8	0	17	1	1	EA	$4,500	$4,880	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.
60	Formed Concrete Curbing		6	2017	8	0	0	1	10	LF	$30.00	$310	Concrete components are not likely to be replaced all at once, but over several years of their estimated life cycle, (60 Years). As a result, this funding plan assumes 10% of the total sum will be replaced over a six-year period of time with the next estimated replacement cycle scheduled to occur by fiscal year 2029. Future updates to this reserve study will be adjusted as these renewal periods come to term.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Common, (All Lots)

Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
61	Stormwater Catch Basin		50	2017	8	0	42	1	1	EA	$7,500	$8,140	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
Sub-Section #2: Asphalt Components													
62	Seal Coat, (Minor Renewal Task)		10	2017	8	0	2	1	850	SF	$0.20	$180	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.
63	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	8	0	32	1	850	SF	$2.25	$2,080	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.
Sub-Section #3: Misc. Components													
64	Signs, (Plate Only)		10	2017	8	0	2	1	2	EA	$75.00	$160	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
65	Signs, (Plates & Posts)		20	2017	8	0	12	1	2	EA	$250	$540	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
SHARED COMMON ELEMENTS #10: TRACT "W"													
Sub-Section #1: Landscaping Components													
66	Beauty Bark		3	2023	2	0	1	1	1	EA	$500	$540	Replenish cycles are scheduled to occur once every three years.
67	Landscaping Rocks	Photo Pending	5	2022	3	0	2	1	1	EA	$250	$270	Funding plan assumes the estimated replenishment costs and cycles will take place over a five year period of time and on an "As-Needed" basis. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
Sub-Section #2: Concrete Components													
68	Concrete Flatwork @ Vehicular Approaches & Sidewalks		25	2017	8	0	17	1	1	EA	$6,000	$6,510	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years. Estimated Unit Cost includes replacement of a small section of concrete flatwork installed at a pedestrian sidewalk located within this tract.
69	Formed Concrete Curbing		6	2023	2	0	4	1	25	LF	$30.00	$800	Concrete components are not likely to be replaced all at once, but over several years of their estimated life cycle, (60 Years). As a result, this funding plan assumes 10% of the total sum will be replaced over a six-year period of time with the next estimated replacement cycle scheduled to occur by fiscal year 2029. Future updates to this reserve study will be adjusted as these renewal periods come to term.
70	ADA Truncated Dome Pads		15	2017	8	0	7	1	3	EA	$750	$2,440	It is recommended the Association keep the surface of these components clean of debris throughout the year. Annual condition reviews should be administered to ensure they are performing as designed and meet Federal ADA requirements.

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Common, (All Lots)

Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
71	Stormwater Catch Basin		50	2017	8	0	42	1	2	EA	$7,500	$16,280	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
Sub-Section #3: Asphalt Components													
72	Seal Coat @ Parking Area, (Minor Renewal Task)		10	2017	8	0	2	1	5,240	SF	$0.20	$1,140	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.
73	Mill, Fill & Re-Top @ Parking Area, (Major Renewal Task)		40	2017	8	0	32	1	5,240	SF	$2.25	$12,790	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.
74	Seal Coat @ Pedestrian Pathway, (Minor Renewal Task)		10	2017	8	0	2	1	1,380	SF	$0.20	$300	Seal coating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage. This minor renewal task should be conducted every 8 to 10 years.
75	Mill, Fill & Re-Top @ Pedestrian Pathway, (Major Renewal Task)		40	2017	8	0	32	1	1,380	SF	$4.00	$5,990	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1" to 1½"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained. Unlike the typical application of the Mill, Fill & Overlay at asphalt paved streets or alleyways where contractors can bring in large, heavy machinery to assist with this work, for smaller projects however, such as pedestrian pathways, the use of this equipment is typically not feasible and will require additional labor costs to complete. As a result, a premium has been added to the Estimated Unit Costs for this scope of work.

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** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Common, (All Lots)

Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #4: Misc. Components													
76	Signs, (Plate Only)		10	2017	8	0	2	1	4	EA	$75.00	$330	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
77	Signs, (Plates & Posts)		20	2017	8	0	12	1	3	EA	$250	$810	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
78	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)		25	2017	8	0	17	1	3	EA	$3,250	$10,580	These components are located near this tract. The estimated replacement costs for this line item are intended for the full replacement of these components. Funds necessary for periodic lock-&-key hardware will be managed via the operating budget or by other means.
SHARED COMMON ELEMENTS #11: TRACT "LL", (NORTH CHESTNUT COURT)													
Sub-Section #1: Landscaping Components													
79	Beauty Bark		3	2023	2	0	1	1	1	EA	$500	$540	Replenish cycles are scheduled to occur once every three years.
80	Landscaping Rocks		5	2022	3	0	2	1	1	EA	$250	$270	Funding plan assumes the estimated replenishment costs and cycles will take place over a five year period of time and on an "As-Needed" basis. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.

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** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
81	Tree Maintenance, Removal & Replacement		5	2022	3	0	2	1	1	EA	$500	$540	Budgetary line item for tree care & maintenance tasks such as, pruning removal & replacement, or possible new plantings. Funding plan assumes the estimated replacement costs and cycles will take place over a five year period of time and on an "As-Needed" basis. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
82	Irrigation Control Devices		5	2022	3	0	2	1	1	EA	$150	$160	Funds provided here cover the replacement or updating of the more prominent devices within the irrigation system, such as control valves, timers, backflow prevention devices, etc. These components are not likely to be replaced all at once, but over multiple years throughout their anticipated life cycle, (25 Years). As a result, this funding plan assumes 20% of the estimated total sum will be replaced over a five-year period of time with the next renewal cycle scheduled to conclude by the end of fiscal year 2028. Future updates to this RS will be made as these renewal cycles come to term. Funds for periodic replacement or repairs to damage sprinkler heads and lines are assumed to come from property's annual operating budget or via other means.
Sub-Section #2: Concrete Components													
83	Concrete Flatwork @ Sidewalks		6	2023	2	0	4	1	70	SF	$12.50	$940	Concrete components are not likely to be replaced all at once, but over several years of their estimated life cycle, (60 Years). As a result, this funding plan assumes 10% of the total sum will be replaced over a six-year period of time with the next estimated replacement cycle scheduled to occur by fiscal year 2029. Future updates to this reserve study will be adjusted as these renewal periods come to term.
84	Formed Concrete Curbing		6	2023	2	0	4	1	15	LF	$30.00	$470	Concrete components are not likely to be replaced all at once, but over several years of their estimated life cycle, (60 Years). As a result, this funding plan assumes 10% of the total sum will be replaced over a six-year period of time with the next estimated replacement cycle scheduled to occur by fiscal year 2029. Future updates to this reserve study will be adjusted as these renewal periods come to term.
85	Pre-Cast Concrete Parking Curb		30	2017	8	0	22	1	6	EA	$175	$1,140	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Common, (All Lots)

Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
86	Stormwater Catch Basin		50	2017	8	0	42	1	2	EA	$7,500	$16,280	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
Sub-Section #3: Asphalt Components													
87	Seal Coat, (Minor Renewal Task)		10	2017	8	0	2	1	12,800	SF	$0.20	$2,780	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.
88	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	8	0	32	1	12,800	SF	$2.25	$31,250	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.
Sub-Section #4: Fencing & Retaining Wall Components													
89	6' Chain Link Fence, (Vinyl Coated)		25	2017	8	0	17	1	250	LF	$0.00	$0	These components are understood to be owned and maintained by the Master Association. Therefore, no funds have been allocated within this funding plan for their eventual replacement. They are listed here to provide clarification that the Association identifies their existence within the community and where maintenance and renewal responsibility have been assumed.
90	CMU Retaining Wall		50	2017	8	0	42	1	2,500	SF	$0.00	$0	These components are understood to be owned and maintained by the Master Association. Therefore, no funds have been allocated within this funding plan for their eventual replacement. They are listed here to provide clarification that the Association identifies their existence within the community and where maintenance and renewal responsibility have been assumed.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Table 2: Shared Common Elements List, **(Estimated Replacement Cost are Based on Current Year Pricing)**

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #5: Misc. Components													
91	Signs, (Plate Only)		10	2017	8	0	2	1	3	EA	$75.00	$240	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
92	Signs, (Plates & Posts)		20	2017	8	0	12	1	2	EA	$250	$540	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
93	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)		25	2017	8	0	17	1	1	EA	$3,250	$3,530	The estimated replacement costs for this line item are intended for the full replacement of these components. Funds necessary for periodic lock-&-key hardware will be managed via the operating budget or by other means.
94	Street Lights		30	2017	8	0	22	1	3	EA	$0.00	$0	These components are understood to be owned and maintained by the City of Camas or the utility service provider. Therefore, no funds have been allocated within this funding plan for any future expenditures. They are listed here to provide clarification that the Association identifies their existence within the community and where maintenance and renewal responsibility have been assumed.
SHARED COMMON ELEMENTS #12: NORTH CHERRY STREET, (PRIVATE STREET)													
Sub-Section #1: Concrete Components													
95	Concrete Flatwork @ Vehicular Approaches		25	2017	8	0	17	1	1	EA	$4,500	$4,880	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. The concrete's service life is reduced even more when motor vehicles from multiple homeowners or commercial delivery trucks are forced to use limited easement points that lead to and from alleyways. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 25 years.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Common, (All Lots)

Table 2: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
96	Stormwater Catch Basin		50	2017	8	0	42	1	1	EA	$7,500	$8,140	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
Sub-Section #2: Asphalt Components													
97	Seal Coat, (Minor Renewal Task)		10	2017	8	0	2	1	5,145	SF	$0.20	$1,120	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years.
98	Mill, Fill & Re-Top, (Major Renewal Task)		40	2017	8	0	32	1	5,145	SF	$2.25	$12,560	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.
Sub-Section #3: Misc. Components													
99	Signs, (Plate Only)		10	2017	8	0	2	1	7	EA	$75.00	$570	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
100	Signs, (Plates & Posts)		20	2017	8	0	12	1	2	EA	$250	$540	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.

* Quantity of years needed or scheduled to complete the renewal process.

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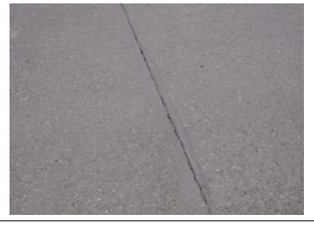
Common, (All Lots)

Table 2: Shared Common Elements List, **(Estimated Replacement Cost are Based on Current Year Pricing)**

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
SHARED COMMON ELEMENTS #13: MISC. COMPONENTS													
Sub-Section #1: Asphalt Components													
101	Crack Sealing @ All Locations		1	2024	1	0	0	1	1	EA	$1,000	$1,090	Crack sealing is low-cost method to help prolong the estimated life cycle. Cracks in the asphalt over a 1/4" wide should be sealed as soon as possible. Annual updates will provide clarification of the amount of funds spent during the previous fiscal year. This information will need to come from the Association.
102	General Contingency Fund	N/A	1	2024	1	0	0	1	1	EA	$7,500	$8,140	Budgetary line item designed for small or minor expenditures of components installed throughout the community that may not be covered in one of the line items listed above within this reserve funding plan. Additionally, these funds can be used for potential costs of unknown or unexpected renewal expenditures of the community's shared common elements. Funds should "NOT" considered as a slush account for unnecessary expenditures outside of the Association's shared common elements.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

APPENDIX B

TABLE 3: ANNUAL EXPENDITURE BREAKOUT

This table is generated by using the estimated values established by "Table 2: Shared Common Elements List", (See Appendix A). Its primary purpose is designed to provide a complete breakout of the annual expenditures for each of the shared common elements over the 30-year period of this study. The estimated renewal costs listed within this table have factored-in the assumed rate of inflation, (3.0%).

Common, (All Lots)

Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	$10,140	$3,069	$22,035	$1,191	$8,576	$2,203	$1,672	$12,323	$1,381	$1,422	$10,241	$2,630	$36,542	$4,376	$2,556
	Fiscal Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
SHARED COMMON ELEMENTS #1: TRACT "B"																
Sub-Section #1: Concrete Components																
1	Concrete Flatwork @ Vehicular Approaches															
2	Formed Concrete Curbing					$551						$659				
3	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
4	Seal Coat, (Minor Renewal Task)			$1,316										$1,768		
5	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
6	Signs, (Plate Only)			$170												
7	Signs, (Plates & Posts)													$770		
SHARED COMMON ELEMENTS #2: TRACT "D", (North Dogwood Court)																
Sub-Section #1: Concrete Components																
8	Concrete Flatwork @ Vehicular Approaches															
9	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
10	Seal Coat, (Minor Renewal Task)	$1,634												$2,196		
11	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
12	Signs, (Plate Only)	$255														
13	Signs, (Plates & Posts)													$1,155		
14	Address Board													$1,084		
SHARED COMMON ELEMENTS #3: TRACT "F"																
Sub-Section #1: Concrete Components																
15	Concrete Flatwork @ Vehicular Approaches															
16	Formed Concrete Curbing				$1,283					$1,532						
17	CMU Retaining Wall															
18	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
19	Seal Coat, (Minor Renewal Task)	$2,154												$2,894		
20	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
21	Signs, (Plate Only)	$350														
22	Signs, (Plates & Posts)													$1,554		
23	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)															

Common, (All Lots)

Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	$10,140	$3,069	$22,035	$1,191	$8,576	$2,203	$1,672	$12,323	$1,381	$1,422	$10,241	$2,630	$36,542	$4,376	$2,556
	Fiscal Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
SHARED COMMON ELEMENTS #4: TRACT "I"																
Sub-Section #1: Landscaping Components																
24	Irrigation Control Devices			$170					$197					$228		
25	Tree Maintenance, Removal & Replacement			$573					$664					$770		
Sub-Section #2: Concrete Components																
26	Concrete Flatwork @ Vehicular Approaches															
27	Formed Concrete Curbing					$732						$874				
28	Stormwater Catch Basin															
Sub-Section #3: Asphalt Components																
29	Seal Coat, (Minor Renewal Task)			$1,910										$2,566		
30	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #4: Misc. Components																
31	4' Wood Fencing, (Refinishing)	$600							$738							$908
SHARED COMMON ELEMENTS #5: TRACT "J"																
Sub-Section #1: Concrete Components																
32	Concrete Flatwork @ Vehicular Approaches															
33	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
34	Seal Coat, (Minor Renewal Task)	$1,952												$2,623		
35	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
36	Signs, (Plate Only)	$255														
37	Signs, (Plates & Posts)													$1,155		
38	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)															
SHARED COMMON ELEMENTS #6: TRACT "Q"																
Sub-Section #1: Concrete Components																
39	Concrete Flatwork @ Vehicular Approaches															
40	Formed Concrete Curbing					$939							$1,121			
41	ADA Truncated Dome Pads							$2,005								
42	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
43	Seal Coat, (Minor Renewal Task)	$774												$1,041		
44	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
45	Signs, (Plate Only)	$85														
46	Signs, (Plates & Posts)													$385		

Common, (All Lots)

Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	$10,140	$3,069	$22,035	$1,191	$8,576	$2,203	$1,672	$12,323	$1,381	$1,422	$10,241	$2,630	$36,542	$4,376	$2,556
	Fiscal Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
SHARED COMMON ELEMENTS #7: TRACT "S"																
Sub-Section #1: Landscaping Components																
47	Beauty Bark		$834			$912			$996			$1,089			$1,190	
48	Landscaping Rocks			$286					$332					$385		
49	Irrigation Control Devices			$170					$197					$228		
Sub-Section #2: Fencing Components																
50	6' Chain Link Fence, (Vinyl Coated)															
51	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)															
SHARED COMMON ELEMENTS #8: TRACT "T"																
Sub-Section #1: Concrete Components																
52	Concrete Flatwork @ Vehicular Approaches															
53	Formed Concrete Curbing					$169						$202				
54	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
55	Seal Coat, (Minor Renewal Task)			$191										$257		
56	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
57	Signs, (Plate Only)			$85												
58	Signs, (Plates & Posts)													$385		
SHARED COMMON ELEMENTS #9: TRACT "V"																
Sub-Section #1: Concrete Components																
59	Concrete Flatwork @ Vehicular Approaches															
60	Formed Concrete Curbing	$310						$370						$442		
61	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
62	Seal Coat, (Minor Renewal Task)			$191										$257		
63	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
64	Signs, (Plate Only)			$170												
65	Signs, (Plates & Posts)													$770		
SHARED COMMON ELEMENTS #10: TRACT "W"																
Sub-Section #1: Landscaping Components																
66	Beauty Bark		$556			$608			$664			$726			$793	
67	Landscaping Rocks			$286					$332					$385		
Sub-Section #2: Concrete Components																
68	Concrete Flatwork @ Vehicular Approaches & Sidewalks															
69	Formed Concrete Curbing					$900						$1,075				

Common, (All Lots)

Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	$10,140	$3,069	$22,035	$1,191	$8,576	$2,203	$1,672	$12,323	$1,381	$1,422	$10,241	$2,630	$36,542	$4,376	$2,556
	Fiscal Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
70	ADA Truncated Dome Pads								$3,001							
71	Stormwater Catch Basin															
Sub-Section #3: Asphalt Components																
72	Seal Coat @ Parking Area, (Minor Renewal Task)			$1,209										$1,625		
73	Mill, Fill & Re-Top @ Parking Area, (Major Renewal Task)															
74	Seal Coat @ Pedestrian Pathway, (Minor Renewal Task)			$318										$428		
75	Mill, Fill & Re-Top @ Pedestrian Pathway, (Major Renewal Task)															
Sub-Section #4: Misc. Components																
76	Signs, (Plate Only)			$350												
77	Signs, (Plates & Posts)													$1,155		
78	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)															
SHARED COMMON ELEMENTS #11: TRACT "LL", (NORTH CHESTNUT COURT)																
Sub-Section #1: Landscaping Components																
79	Beauty Bark		$556			$608			$664			$726			$793	
80	Landscaping Rocks			$286					$332					$385		
81	Tree Maintenance, Removal & Replacement			$573					$664					$770		
82	Irrigation Control Devices		$170						$197					$228		
Sub-Section #2: Concrete Components																
83	Concrete Flatwork @ Sidewalks			$1,058						$1,263						
84	Formed Concrete Curbing			$529						$632						
85	Pre-Cast Concrete Parking Curb															
86	Stormwater Catch Basin															
Sub-Section #3: Asphalt Components																
87	Seal Coat, (Minor Renewal Task)	$2,949												$3,964		
88	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #4: Fencing & Retaining Wall Components																
89	6' Chain Link Fence, (Vinyl Coated)															
90	CMU Retaining Wall															
Sub-Section #5: Misc. Components																
91	Signs, (Plate Only)	$255														
92	Signs, (Plates & Posts)													$770		
93	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)															
94	Street Lights															
SHARED COMMON ELEMENTS #12: NORTH CHERRY STREET, (PRIVATE STREET)																
Sub-Section #1: Concrete Components																
95	Concrete Flatwork @ Vehicular Approaches															
96	Stormwater Catch Basin															

Common, (All Lots)

Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	$10,140	$3,069	$22,035	$1,191	$8,576	$2,203	$1,672	$12,323	$1,381	$1,422	$10,241	$2,630	$36,542	$4,376	$2,556
	Fiscal Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
Sub-Section #2: Asphalt Components																
97	Seal Coat, (Minor Renewal Task)			$1,188										$1,597		
98	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
99	Signs, (Plate Only)			$605												
100	Signs, (Plates & Posts)													$770		
SHARED COMMON ELEMENTS #13: MISC. COMPONENTS																
Sub-Section #1: Asphalt Components																
101	Crack Sealing @ All Locations	$1,090	$1,123	$1,156	$1,191	$1,227	$1,264	$1,302	$1,341	$1,381	$1,422	$1,465	$1,509	$1,554	$1,601	$1,649
102	General Contingency Fund	$8,140														

Common, (All Lots)

Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	$1,698	$12,228	$226,787	$2,383	$5,225	$1,969	$3,144	$62,293	$3,750	$2,846	$6,239	$2,351	$7,686	$18,807	$4,477
	Fiscal Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
	Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
SHARED COMMON ELEMENTS #1: TRACT "B"																
Sub-Section #1: Concrete Components																
1	Concrete Flatwork @ Vehicular Approaches			$16,148												
2	Formed Concrete Curbing		$786						$939						$1,121	
3	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
4	Seal Coat, (Minor Renewal Task)								$2,376							
5	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
6	Signs, (Plate Only)								$307							
7	Signs, (Plates & Posts)															
SHARED COMMON ELEMENTS #2: TRACT "D", (North Dogwood Court)																
Sub-Section #1: Concrete Components																
8	Concrete Flatwork @ Vehicular Approaches			$16,148												
9	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
10	Seal Coat, (Minor Renewal Task)								$2,951							
11	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
12	Signs, (Plate Only)								$460							
13	Signs, (Plates & Posts)															
14	Address Board															
SHARED COMMON ELEMENTS #3: TRACT "F"																
Sub-Section #1: Concrete Components																
15	Concrete Flatwork @ Vehicular Approaches			$16,148												
16	Formed Concrete Curbing		$1,829						$2,184						$2,608	
17	CMU Retaining Wall															
18	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
19	Seal Coat, (Minor Renewal Task)								$3,890							
20	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
21	Signs, (Plate Only)								$632							
22	Signs, (Plates & Posts)															
23	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)			$17,487												

Common, (All Lots)

Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	$1,698	$12,228	$226,787	$2,383	$5,225	$1,969	$3,144	$62,293	$3,750	$2,846	$6,239	$2,351	$7,686	$18,807	$4,477
	Fiscal Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
	Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
SHARED COMMON ELEMENTS #4: TRACT "I"																
Sub-Section #1: Landscaping Components																
24	Irrigation Control Devices			$264					$307					$355		
25	Tree Maintenance, Removal & Replacement			$893					$1,035					$1,199		
Sub-Section #2: Concrete Components																
26	Concrete Flatwork @ Vehicular Approaches			$16,148												
27	Formed Concrete Curbing		$1,043						$1,245						$1,487	
28	Stormwater Catch Basin															
Sub-Section #3: Asphalt Components																
29	Seal Coat, (Minor Renewal Task)								$3,449							
30	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #4: Misc. Components																
31	4' Wood Fencing, (Refinishing)							$1,116							$1,373	
SHARED COMMON ELEMENTS #5: TRACT "J"																
Sub-Section #1: Concrete Components																
32	Concrete Flatwork @ Vehicular Approaches	$16,148														
33	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
34	Seal Coat, (Minor Renewal Task)								$3,526							
35	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
36	Signs, (Plate Only)								$460							
37	Signs, (Plates & Posts)															
38	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)	$29,140														
SHARED COMMON ELEMENTS #6: TRACT "Q"																
Sub-Section #1: Concrete Components																
39	Concrete Flatwork @ Vehicular Approaches	$10,760														
40	Formed Concrete Curbing	$1,339								$1,599						$1,909
41	ADA Truncated Dome Pads								$3,123							
42	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
43	Seal Coat, (Minor Renewal Task)								$1,399							
44	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
45	Signs, (Plate Only)								$153							
46	Signs, (Plates & Posts)															

Common, (All Lots)

Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	$1,698	$12,228	$226,787	$2,383	$5,225	$1,969	$3,144	$62,293	$3,750	$2,846	$6,239	$2,351	$7,686	$18,807	$4,477
	Fiscal Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
	Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
SHARED COMMON ELEMENTS #7: TRACT "S"																
Sub-Section #1: Landscaping Components																
47	Beauty Bark		$1,300			$1,420			$1,552			$1,696			$1,853	
48	Landscaping Rocks			$446					$517					$600		
49	Irrigation Control Devices			$264					$307					$355		
Sub-Section #2: Fencing Components																
50	6' Chain Link Fence, (Vinyl Coated)															
51	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)			$23,322												
SHARED COMMON ELEMENTS #8: TRACT "T"																
Sub-Section #1: Concrete Components																
52	Concrete Flatwork @ Vehicular Approaches			$8,066												
53	Formed Concrete Curbing		$241						$287						$343	
54	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
55	Seal Coat, (Minor Renewal Task)								$345							
56	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
57	Signs, (Plate Only)								$153							
58	Signs, (Plates & Posts)															
SHARED COMMON ELEMENTS #9: TRACT "V"																
Sub-Section #1: Concrete Components																
59	Concrete Flatwork @ Vehicular Approaches			$8,066												
60	Formed Concrete Curbing				$528						$630					
61	Stormwater Catch Basin															
Sub-Section #2: Asphalt Components																
62	Seal Coat, (Minor Renewal Task)								$345							
63	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
64	Signs, (Plate Only)								$307							
65	Signs, (Plates & Posts)															
SHARED COMMON ELEMENTS #10: TRACT "W"																
Sub-Section #1: Landscaping Components																
66	Beauty Bark	$867			$947			$1,035			$1,131			$1,235		
67	Landscaping Rocks		$446					$517					$600			
Sub-Section #2: Concrete Components																
68	Concrete Flatwork @ Vehicular Approaches & Sidewalks			$10,760												
69	Formed Concrete Curbing	$1,284						$1,533						$1,830		

Common, (All Lots)

Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	$1,698	$12,228	$226,787	$2,383	$5,225	$1,969	$3,144	$62,293	$3,750	$2,846	$6,239	$2,351	$7,686	$18,807	$4,477
	Fiscal Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
	Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
70	ADA Truncated Dome Pads								$4,675							
71	Stormwater Catch Basin															
Sub-Section #3: Asphalt Components																
72	Seal Coat @ Parking Area, (Minor Renewal Task)								$2,184							
73	Mill, Fill & Re-Top @ Parking Area, (Major Renewal Task)															
74	Seal Coat @ Pedestrian Pathway, (Minor Renewal Task)								$575							
75	Mill, Fill & Re-Top @ Pedestrian Pathway, (Major Renewal Task)															
Sub-Section #4: Misc. Components																
76	Signs, (Plate Only)								$632							
77	Signs, (Plates & Posts)															
78	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)			$17,487												
SHARED COMMON ELEMENTS #11: TRACT "LL", (NORTH CHESTNUT COURT)																
Sub-Section #1: Landscaping Components																
79	Beauty Bark		$867			$947			$1,035			$1,131			$1,235	
80	Landscaping Rocks			$446					$517					$600		
81	Tree Maintenance, Removal & Replacement			$893					$1,035					$1,199		
82	Irrigation Control Devices			$264					$307					$355		
Sub-Section #2: Concrete Components																
83	Concrete Flatwork @ Sidewalks	$1,508							$1,801						$2,151	
84	Formed Concrete Curbing	$754							$901						$1,075	
85	Pre-Cast Concrete Parking Curb								$2,184							
86	Stormwater Catch Basin															
Sub-Section #3: Asphalt Components																
87	Seal Coat, (Minor Renewal Task)								$5,327							
88	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #4: Fencing & Retaining Wall Components																
89	6' Chain Link Fence, (Vinyl Coated)															
90	CMU Retaining Wall															
Sub-Section #5: Misc. Components																
91	Signs, (Plate Only)								$460							
92	Signs, (Plates & Posts)															
93	Mailbox Kiosk, (16-Box Cluster, w/2 Parcel Locker)			$5,835												
94	Street Lights															
SHARED COMMON ELEMENTS #12: NORTH CHERRY STREET, (PRIVATE STREET)																
Sub-Section #1: Concrete Components																
95	Concrete Flatwork @ Vehicular Approaches			$8,066												
96	Stormwater Catch Basin															

Common, (All Lots)

Table 3: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	$1,698	$12,228	$226,787	$2,383	$5,225	$1,969	$3,144	$62,293	$3,750	$2,846	$6,239	$2,351	$7,686	$18,807	$4,477
	Fiscal Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
	Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
Sub-Section #2: Asphalt Components																
97	Seal Coat, (Minor Renewal Task)								$2,146							
98	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #3: Misc. Components																
99	Signs, (Plate Only)								$1,092							
100	Signs, (Plates & Posts)															
SHARED COMMON ELEMENTS #13: MISC. COMPONENTS																
Sub-Section #1: Asphalt Components																
101	Crack Sealing @ All Locations	$1,698	$1,749	$1,802	$1,856	$1,911	$1,969	$2,028	$2,089	$2,151	$2,216	$2,282	$2,351	$2,421	$2,494	$2,569
102	General Contingency Fund															

APPENDIX C

FIVE-YEAR EXPENDITURES OUTLOOK

2025		
31	4' Wood Fencing, (Refinishing)	$600
60	Formed Concrete Curbing	$310
101	Crack Sealing @ All Locations	$1,090
102	General Contingency Fund	$8,140
		$10,140

2026		
47	Beauty Bark	$834
66	Beauty Bark	$556
79	Beauty Bark	$556
101	Crack Sealing @ All Locations	$1,123
		$3,069

2027		
4	Seal Coat, (Minor Renewal Task)	$1,316
6	Signs, (Plate Only)	$170
10	Seal Coat, (Minor Renewal Task)	$1,634
12	Signs, (Plate Only)	$255
19	Seal Coat, (Minor Renewal Task)	$2,154
21	Signs, (Plate Only)	$350
24	Irrigation Control Devices	$170
25	Tree Maintenance, Removal & Replacement	$573
29	Seal Coat, (Minor Renewal Task)	$1,910
34	Seal Coat, (Minor Renewal Task)	$1,952
36	Signs, (Plate Only)	$255
43	Seal Coat, (Minor Renewal Task)	$774
45	Signs, (Plate Only)	$85
48	Landscaping Rocks	$286
49	Irrigation Control Devices	$170
55	Seal Coat, (Minor Renewal Task)	$191
57	Signs, (Plate Only)	$85
62	Seal Coat, (Minor Renewal Task)	$191

2027, (Continued)		
64	Signs, (Plate Only)	$170
67	Landscaping Rocks	$286
72	Seal Coat @ Parking Area, (Minor Renewal Task)	$1,209
74	Seal Coat @ Pedestrian Pathway, (Minor Renewal Task)	$318
76	Signs, (Plate Only)	$350
80	Landscaping Rocks	$286
81	Tree Maintenance, Removal & Replacement	$573
82	Irrigation Control Devices	$170
87	Seal Coat, (Minor Renewal Task)	$2,949
91	Signs, (Plate Only)	$255
97	Seal Coat, (Minor Renewal Task)	$1,188
99	Signs, (Plate Only)	$605
101	Crack Sealing @ All Locations	$1,156
		$22,035

2028		
101	Crack Sealing @ All Locations	$1,191
		$1,191

2029		
2	Formed Concrete Curbing	$552
16	Formed Concrete Curbing	$1,283
27	Formed Concrete Curbing	$732
47	Beauty Bark	$912
53	Formed Concrete Curbing	$169
66	Beauty Bark	$608
69	Formed Concrete Curbing	$900
79	Beauty Bark	$608
83	Concrete Flatwork @ Sidewalks	$1,058
84	Formed Concrete Curbing	$529
101	Crack Sealing @ All Locations	$1,227
		$8,576

6. FUNDING DATA & RESULTS - LIMITED COMMON, (POOL AMENITY - TRACTS C & M)

Community's Registered Legal Name:	**Green Mountain Phase 1 Homeowners Association**
Year Built:	**2019**
Fiscal Year:	**2025**
Fiscal Year Start Date:	**January 1, 2025**
Fiscal Year End Date:	**December 31, 2025**
Approximate Starting Balance:	**$48,089**
Assumed Rate of Inflation:	**3.00%**
Assumed "Earned Interest" Rate:	**0.25%**
Number of Lots:	**429**

Board Approved Funding Model - Cash Flow Method_Full Funding Goal

Average Monthly Contribution Per Lot, (Year One):	$2.35
Estimated Yearly Contribution, (Year One):	$12,100
Estimated Annual Expenditures, (Year One):	($10,300)
Current Fiscal Year's Estimated Ending Balance:	$50,011
Percent Funded:	59%
Lowest Annual Closing Balance:	$50,011
Largest Annual Closing Balance:	$831,809
Closing Balance @ Year 30:	$831,809

Applicable Taxes	8.50%

Limited Common, (Pool Amenity - Tracts C & M)
Board Approved Funding Model - Cash Flow Method_Full Funding Goal
Table 4: Cash Flow Summary

Assumed Rate of Inflation: 3.00%

Assumed "Earned Interest" Rate: 0.25%

Year	Annual Opening Balance	Scheduled Rate Increases	Total Annual Contribution	Avg. Monthly Contribution Per Lot*	Estimated Annual Expenditures	Annual Closing Balances**	Full Funding Annual Closing Balances	Percent Funded
2025	$48,089	54.6%	$12,100	$2.35	($10,300)	$50,011	$84,102	59%
2026	$50,011	42.5%	$17,242	$3.35	($3,348)	$64,048	$109,347	59%
2027	$64,048	42.5%	$24,570	$4.77	($14,959)	$73,832	$124,521	59%
2028	$73,832	42.5%	$35,012	$6.80	($10,960)	$98,099	$144,954	68%
2029	$98,099	42.5%	$49,893	$9.69	($71,549)	$76,661	$106,241	72%
2030	$76,661	2.0%	$50,890	$9.89	($3,768)	$124,034	$134,970	92%
2031	$124,034	2.0%	$51,908	$10.08	($47,893)	$128,364	$121,313	106%
2032	$128,364	2.0%	$52,946	$10.28	($664)	$181,033	$155,382	117%
2033	$181,033	2.0%	$54,005	$10.49	($9,615)	$225,931	$182,456	124%
2034	$225,931	2.0%	$55,085	$10.70	($24,934)	$256,685	$195,982	131%
2035	$256,685	2.0%	$56,187	$10.91	($29,889)	$283,658	$205,950	138%
2036	$283,658	2.0%	$57,311	$11.13	($747)	$341,002	$246,378	138%
2037	$341,002	2.0%	$58,457	$11.36	($57,187)	$343,126	$232,628	147%
2038	$343,126	2.0%	$59,626	$11.58	($793)	$402,890	$275,941	146%
2039	$402,890	2.0%	$60,819	$11.81	($126,210)	$338,424	$196,250	172%
2040	$338,424	2.0%	$62,035	$12.05	($24,071)	$377,282	$217,456	173%
2041	$377,282	2.0%	$63,276	$12.29	($7,831)	$433,740	$256,719	169%
2042	$433,740	2.0%	$64,541	$12.54	($893)	$498,552	$305,316	163%
2043	$498,552	2.0%	$65,832	$12.79	($83,981)	$481,627	$273,535	176%
2044	$481,627	2.0%	$67,149	$13.04	($115,100)	$434,820	$210,973	206%
2045	$434,820	2.0%	$68,492	$13.30	($13,708)	$490,759	$249,256	197%
2046	$490,759	2.0%	$69,862	$13.57	($18,659)	$543,253	$285,107	191%
2047	$543,253	2.0%	$71,259	$13.84	($14,543)	$601,398	$327,561	184%
2048	$601,398	2.0%	$72,684	$14.12	($1,066)	$674,609	$386,218	175%
2049	$674,609	2.0%	$74,138	$14.40	($222,042)	$528,206	$227,156	233%
2050	$528,206	2.0%	$75,621	$14.69	($6,805)	$598,429	$279,713	214%
2051	$598,429	2.0%	$77,133	$14.98	($42,118)	$634,983	$300,111	212%
2052	$634,983	2.0%	$78,676	$15.28	($22,280)	$693,037	$342,205	203%
2053	$693,037	2.0%	$80,249	$15.59	($11,165)	$763,940	$398,339	192%
2054	$763,940	2.0%	$81,854	$15.90	($15,978)	$831,809	$453,054	184%
					($1,013,055)			

* Funding plan assumes that all units/residence pay an equal share of the "Total Annual Contribution" value.

** Includes Projected Earned Interest

Executive Summary – Limited Common, (Pool Amenity – Tracts C & M)

The following information summarizes the reserve funding plan for fiscal year 2025, as reviewed and approved by the Association's Board of Directors, (BOD) for the above referenced group/entity. The balance within the reserve account is estimated to be $48,089 on January 1, 2025. The annual contributions to reserves for fiscal year 2025 are estimated to be $12,100. As previously mentioned, this funding plan assumes a 3.0% inflation rate will be applied annually to the current estimated replacement costs of the shared common elements. The annual rate increase to the reserve contributions will be set at 54.6%. The cost impact caused by inflation, as well as addressing any budgetary shortfalls over the next 30 years were the primary factors for this year's increase. For a complete list of the annual rate increases for the following 29 years, (2026 through 2054) please see Table 4: Cash Flow Summary of this RS, (See Page #52). A set annual EIR of 0.25% will be applied to the reserve funds' account balance as outlined in Chapter 4 of this RS.

Analysis

Physical Analysis – An onsite, physical analysis of the shared common elements was conducted on June 15, 2023. The field assessment portion of this RS was limited to a visual analysis and excludes invasive or destructive testing. Observations are recorded using a representative sampling of the common area components that includes, quantity take-offs, field measurements, and digital photographs to support observed and reported conditions. Observed deficiencies, (if any) will be noted in the comments section for each component listed within "Table 5: Shared Common Elements", (See Appendix D) of this RS.

Financial Analysis – As mentioned earlier, there are several funding goals when forecasting reserve assessments. The primary objective, regardless of which path is chosen is to ensure the financial stability of the reserve account so it not only meets the needs of the current or immediate residents living within the community, but also those in the future.

It is understood the Association has selected to use the "Full Funding" goal. The annual closing balance for 2025 is estimated to be $50,011, setting the reserve's funding percentage at 59%. Industry standards rate reserve accounts with funding percentages at or above 70% as strong and healthy. Reserve accounts that range from 31% to 69% funded are considered fair, in terms of financial solvency. Accounts at 30% or below are weak and have a high probability of requiring the Association to special assess their community's membership.

The chart below shows the three largest renewal periods anticipated by this study:

Year(s)	Major Renewal Tasks*	Total Annual Expenditures
2039	Pool Resurfacing, (2nd Application) & Pool Equipment	Approx. $126K
2044	Multiple Interior Renewal Projects @ Pool Amenity	Approx. $115K
2049	5' Metal Fence Renewal	Approx. $222K

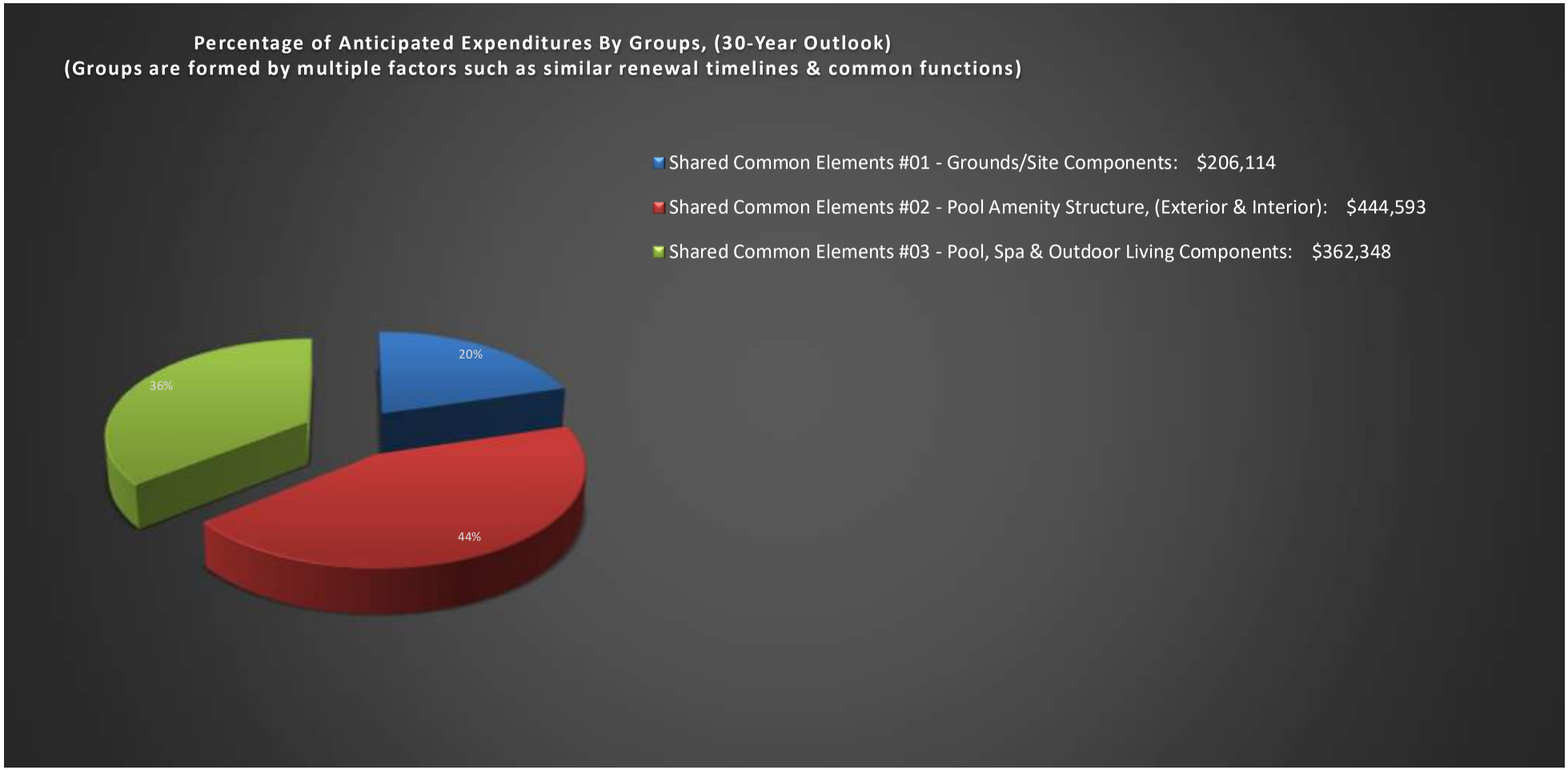
***See Table 6: Annual Expenditure Breakout, for a complete breakout of the scheduled renewal tasks & costs for the years listed above.**

Please note, that the forecasted repairs and replacements do not represent a fixed schedule for any given element or component reviewed. Such repairs or replacements may be required sooner or later than have anticipated. It should also be noted that these repairs and replacements may not all take place within one year's time and may not be required at all. However, it is prudent to budget for such repairs since failure of some components are somewhat unpredictable.

Results

The amount of funds within the reserve account will maintain a positive balance from fiscal years 2025 through 2054, (30 Years). Over this time, the funding percentage will fluctuate up and down multiple times before finishing approximately 184%. This places the Limited Common, (Pool Amenity – Tracts C & M) entity in a strong financial position when speaking specifically about the available funds within their reserves to cover expenditures that will be drawn against this account over the next 30 years. This is contingent on the Association following the established funding plan and goal, updating it annually, and how well they care and maintain their shared common elements.

Limited Common, (Pool Amenity - Tracts C & M) - Expenditure Chart



APPENDIX D

TABLE 5: SHARED COMMON ELEMENTS LIST

This table provides a list of the shared common elements owned by the "Limited Common, (Pool Amenity – Tracts C & M)" group/entity. Data and information includes, but is not limited to component quantities, initial year of installation or last known year of replacement, and current estimated unit costs. In addition, this table may include a brief comment, clarification, or recommendation for each component listed. EC recommends that close attention be maintained for systems that could have an elevated maintenance requirement. These components are typically exposed to conditions where they are unlikely to fulfill their typical service life. However, it should be noted that in some instances a heightened maintenance plan can maximize the component's serviceable life span. Where a specific material, component or assembly could not be verified during our field assessment, EC has assumed the components are suitable for their intended use. Replacement costs are based on assumed/estimated values the year this RS was developed.

Limited Common, (Pool Amenity - Tracts C & M)

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
SHARED COMMON ELEMENTS #1: GROUNDS/SITE COMPONENTS													
Sub-Section #1: Landscaping Components													
1	Beauty Bark Replenishment/Refresh		3	2022	3	0	0	1	1	EA	$2,000	$2,170	Replenishment cycles are scheduled to occur once every three years
2	Lawn Aeration		3	2022	3	0	0	1	1	EA	$500	$540	Scheduled work is assumed to be done once every three years.
3	Landscaping Rocks Replenishment, (Includes Gravel Pathway)		5	2024	1	0	4	1	1	EA	$1,000	$1,090	Funding plan assumes the estimated replenishment costs and cycles will take place over a five year period of time and on an "As-Needed" basis. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
4	Tree Maintenance, Removal & Replacement		5	2024	1	0	4	1	1	EA	$1,500	$1,630	Budgetary line item for tree care & maintenance tasks such as removal & replacement, or possible new plantings, as well as larger scale pruning projects within the community's common area tracts. Funding plan assumes the estimated costs and cycles will take place over a five-year period of time and on an "As-Needed" basis. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from reserves. This information will need to come from the Association.
5	Irrigation Control Devices		5	2024	1	0	4	1	5	EA	$150	$810	Funds provided here cover the replacement or updating of the more prominent devices within the irrigation system, such as control valves, timers, backflow prevention devices, etc. These components are not likely to be replaced all at once, but over multiple years throughout their anticipated life cycle, (25 Years). As a result, this funding plan assumes 20% of the estimated total sum will be replaced over a five-year period of time with the next renewal cycle scheduled to conclude by the end of fiscal year 2028. Future updates to this RS will be made as these renewal cycles come to term. Funds for periodic replacement or repairs to damage sprinkler heads and lines are assumed to come from property's annual operating budget or via other means.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Limited Common, (Pool Amenity - Tracts C & M)

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

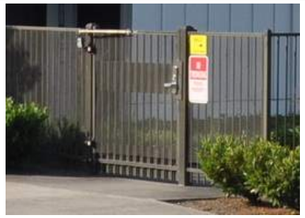
Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #2: Concrete Components													
6	Concrete Flatwork @ Vehicular Approaches		30	2019	6	0	24	1	1	EA	$4,500	$4,880	The life expectancy for concrete that is typically used by motor vehicles has a substantially shorter life than concrete used for pedestrian purposes. For this and other potential contributing factors impacting these components, their assumed life expectancy is set at 30 years.
7	Concrete Flatwork, (Sidewalks)		6	2025	0	0	6	1	240	SF	$12.50	$3,250	Concrete components are not likely to be replaced all at once, but over several years of their estimated life cycle, (60 Years). As a result, this funding plan assumes 10% of the total sum will be replaced over a six-year period of time with the next estimated replacement cycle scheduled to occur by fiscal year 2031. Future updates to this reserve study will be adjusted as these renewal periods come to term.
8	Formed Concrete Curbs		6	2025	0	0	6	1	45	LF	$30.00	$1,460	Concrete components are not likely to be replaced all at once, but over several years of their estimated life cycle, (60 Years). As a result, this funding plan assumes 10% of the total sum will be replaced over a six-year period of time with the next estimated replacement cycle scheduled to occur by fiscal year 2031. Future updates to this reserve study will be adjusted as these renewal periods come to term.
9	ADA Truncated Dome Pads		15	2019	6	0	9	1	2	EA	$0.00	$0	These components are not owned by the Association and therefore have been excluded from this funding plan. Renewal and maintenance costs are assumed to be be the responsibility of the City of Camas or Clark County. They are listed within this funding plan to provide clarification that the Association identifies their existence within the community and where care and replacement responsibilities have been assumed.
10	Stormwater Catch Basin		50	2019	6	0	44	1	2	EA	$7,500	$16,280	It is recommended these vaults be cleaned/dredged periodically. Cycles will depend on how much sludge/debris is collected annually. Contact a local contractor who specializes in this field for assistance with how often this maintenance task should be conducted. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Limited Common, (Pool Amenity - Tracts C & M)

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #3: Fencing Components													
11	Emergency/Panic Push Bar Hardware @ Entry Gates, (Replacement)		8	2019	6	0	2	1	2	EA	$1,250	$2,710	It is recommended these be monitored multiple times a month to ensure they are functioning as designed and meet Federal ADA Requirements. Repairs or replacements of damaged components should be administered immediately.
12	5' Metal Fence, (Refinishing)		8	2019	6	0	2	1	400	LF	$15.00	$6,510	It is recommended the metal perimeter fence assemblies be refinished once every five to seven years, in order to help them reach their estimated service life. **2024 RS Notes:** The finish on the metal fencing is showing advanced signs of fading/deterioration and is recommended to be refinished within the next year.
13	5' Metal Fence "Entry Gates", (Replacement)		16	2019	6	0	10	1	2	EA	$2,500	$5,430	It is recommended these be monitored multiple times a month to ensure they are functioning as designed and meet Federal ADA Requirements. Repairs or replacements of damaged components should be administered immediately. It is recommended the metal perimeter fence assemblies be refinished once every five to seven years, in order to help them reach their estimated service life.
14	5' Metal Fence & Attached Assemblies, (Full Replacement)		48	2019	6	0	42	1	400	LF	$100	$43,400	It is recommended the metal perimeter fence assemblies be refinished once every five years, in order to help them reach their estimated service life. Estimated service life is heavily dependent on how well the fence is maintained and if regular refinishing cycles are followed.
Sub-Section #4: Asphalt Components													
15	Seal Coat, (Minor Renewal Task)		10	2019	6	0	4	1	7,060	SF	$0.20	$1,530	Sealcoating is the process of applying a protective asphalt-based coating to the surface of the pavement by providing a layer of protection from the elements such as water in it's various forms, foreign oils, and U.V. damage. This maintenance task should be conducted every 8 to 10 years. It is assumed funds for periodic crack sealing will be drawn from reserves and will be noted/documented here during the development of the following fiscal year's RS update.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Limited Common, (Pool Amenity - Tracts C & M)

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
16	Mill, Fill & Re-Top, (Major Renewal Task)		40	2019	6	0	34	1	7,060	SF	$2.25	$17,240	This invasive process involves milling the surface of the asphalt by grinding down the upper layer, (typically 1½" to 2"), followed by installing a layer of asphalt on top of the freshly milled surface to fill-in any holes or cracks. Finally, an asphalt overlay is applied to the top surface, (Re-Top) of the paved area for structural integrity and to level-off any potential irregularities. It is recommended this work be conducted every 32 to 40 years. This is dependent on how often the asphalt pavement is used and how well it is maintained.
Sub-Section #5: Misc. Components													
17	Signs, (Plate Only)		10	2019	6	0	4	1	7	EA	$75.00	$570	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
18	Signs, (Plates & Posts)		20	2019	6	0	14	1	2	EA	$438	$950	It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual updates to this RS will include reference notes that will be used to record the work completed during the previous fiscal year and the amount of funds that were drawn from the reserve account.
19	Pet Waste Station		15	2019	6	0	9	1	1	EA	$500	$540	
SHARED COMMON ELEMENTS #2: BUILDING ENVELOPE COMPONENTS													
Sub-Section #1: Exterior Cladding Assemblies													
20	Cedar Siding & Pergola, (Refinishing/Staining)		5	2019	6	0	0	1	1	EA	$2,500	$2,710	It is recommended these components be re-stained once every five years. **2024 RS Notes:** The cedar siding and pergola are in need of refinishing. It is recommended this work be done this fiscal year.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Limited Common, (Pool Amenity - Tracts C & M)

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

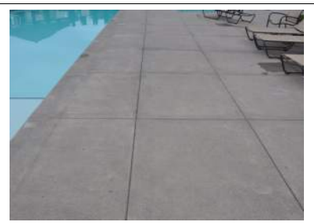
Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
21	Siding & Trim, (Refinishing/Painting)		10	2019	6	0	4	1	1	EA	$2,000	$2,170	Estimated funds to refinish all exterior cladding assemblies, (including exterior doors). Excludes cladding assemblies that require a stain finish. See Line Item #20 for staining schedule. It is recommended that a two-coat, 25 year paint be used when scheduled renewal periods come to term.
22	Siding & Trim, (Replacement)		40	2019	6	0	34	1	2,030	EA	$15.00	$33,040	Estimated replacement costs are for the full removal and replacement of the exterior cladding assemblies. The assumed scope of work includes, but may not be limited to replacing all siding profiles & soffits, stone masonry, (located at BBQ's & Pergolas) corner trim, belly bands, beam wraps, door trim, columns, pulling & resetting doors, (to properly waterproof rough openings), penetration blocks and painting/staining.
23	Exterior Swing Doors, (Single & Double Hinged)		25	2019	6	0	19	1	1	EA	$14,750	$16,000	Estimated Replacement Costs includes the removal and replacement of exterior entry doors and door hardware. Excludes replacement funds for security systems that may be affixed. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
Sub-Section #2: Roofing Assemblies													
24	Asphaltic Roof Shingles		20	2019	6	0	14	1	1,225	SF	$6.50	$8,640	Estimated renewal costs includes replacement of asphaltic roofing shingles, vents and other roof penetrations as well as flashing assemblies and roof underlayment. Follow manufacture maintenance requires and recommendations to help prolong the life of the roofing assemblies.
25	Gutter & Downspouts		25	2019	6	0	19	1	60	LF	$10.00	$650	

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Limited Common, (Pool Amenity - Tracts C & M)

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

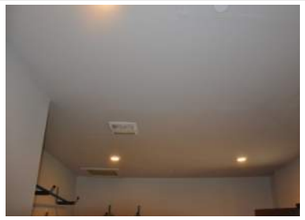
Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
Sub-Section #3: Misc. Components													
26	Electrical & Plumbing System Components		6	2025	0	0	6	1	1	EA	$1,000	$1,090	Estimated Unit Cost includes, but may not be limited to the replacement of water spigots, (hose bibs) light fixtures, electrical receptacles, infrared detectors, automated external defibrillators, fire extinguishers, emergency shut-off switches, etc. These components are not likely to be replaced all at once, but over multiple years throughout their estimated life cycle, (30 Years). As a result, this funding plan assumes an average of 20% of the overall cost to replace these components will take place over a six-year period of time, with the next estimated replacement period scheduled to conclude by the end of fiscal year 2031. Future updates to this RS will be made as these renewal periods come to term. It is recommended that the Association hire a certified licensed professional when replacing any electrical, plumbing or mechanical components.
SHARED COMMON ELEMENTS #3 POOL, SPA & OUTDOOR LIVING COMPONENTS													
Sub-Section #1: Cementitious & Ceramic Components													
27	Pool & Spa Resurfacing, (Cement/Plaster)		10	2019	6	0	4	1	1	EA	$30,000	$32,550	Estimated costs are for budgetary purposes only. It is recommended that as the renewal year approaches the Association solicit quotes from qualified contractors that specialize in this field of construction. It is recommended this is done three, (3) years prior to the scheduled renewal date. Follow manufacture's care and maintenance recommendations and requirements at their scheduled timelines.
28	Submerged Ceramic Tiles, (AKA: Water-Line Tiles)		20	2019	6	0	14	1	200	LF	$50.00	$10,850	Estimated costs are for budgetary purposes only. It is recommended that as the renewal year approaches the Association solicit quotes from qualified contractors that specialize in this field of construction. It is recommended this is done three, (3) years prior to the scheduled renewal date. Follow manufacture's care and maintenance recommendations and requirements at their scheduled timelines.
29	Concrete Flatwork, (Pool Deck)		6	2025	0	0	6	1	615	SF	$25.00	$16,680	Concrete components are not likely to be replaced all at once, but over several years of their estimated life cycle, (60 Years). As a result, this funding plan assumes 10% of the total sum will be replaced over a six-year period of time with the next estimated replacement cycle scheduled to occur by fiscal year 2026. Future updates to this reserve study will be adjusted as these renewal periods come to term. It is recommended that the Association hire a contractor who is familiar with replacing concrete or masonry components that are adjacent to swimming pools as this may require a different set of skills and tools to ensure or minimize the risk of damage to the pool itself.
Sub-Section #2: Outdoor Living Components													
30	Pool Side Furniture & Accessories		2	2023	2	0	0	1	1	EA	$4,000	$4,340	Estimated Unit Cost includes, but may not be limited to the replacement of pool side tables, chairs, loungers, umbrellas, grab rails & ladders, signs/notices, etc. These components are not likely to be replaced all at once, but over multiple years throughout their estimated life cycle, (10 Years). As a result, this funding plan assumes an average of 20% of the overall cost to replace these components will take place over a two-year period of time, with the next estimated replacement period to conclude by the end of fiscal year 2026. Future updates to this RS will be made as these renewal periods come to term.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Limited Common, (Pool Amenity - Tracts C & M)

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

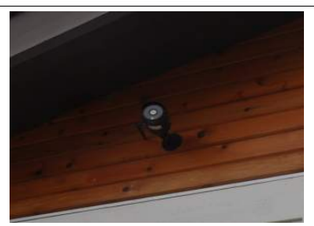
Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
31	Gas BBQ's		10	2019	6	0	4	1	2	EA	$1,750	$3,800	
32	Pool & Spa Covers		10	2019	6	0	4	1	1	EA	$10,000	$10,850	
SHARED COMMON ELEMENTS #4: INTERIOR COMPONENTS, (INCLUDES POOL PUMP EQUIPMENT)													
Sub-Section #1: Flooring, Walls & Ceiling Profiles													
33	Flooring - Traffic Coating		10	2019	6	0	4	1	340	SF	$10.00	$3,690	A fluid applied traffic coating has been installed over the concrete slab foundation within the vestibule and both bathrooms. It is recommended the traffic coating be cleaned throughout the year or during seasonal periods when the pool amenity is in use. Follow recommended and required cleaning methods for the type of coating installed.
34	Walls & Ceiling Refinishing/Painting		15	2019	6	0	9	1	1,320	SF	$3.50	$5,010	Estimated funds are for the refinishing of the interior walls and ceilings where applicable. Includes pump room.
35	Ceramic Tiled Walls		25	2019	6	0	19	1	960	SF	$40.00	$41,660	Estimated life expectancy for these components are heavily based on how well they are maintained, and how quickly repairs are administered when required. This includes regularly checking grout joints, and conducting repairs as needed. It is recommended the Association consider purchasing spare tiles that match the existing profile exactly. Doing so, will keep a consistent look when one or more tiles require replacement due to damage or failure.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Limited Common, (Pool Amenity - Tracts C & M)

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
36	Interior Swing Doors, (Single Hinged)		25	2019	6	0	19	1	2	EA	$1,500	$3,260	Estimated Replacement Costs includes the removal and replacement of interior swing doors and door hardware. It is assumed that the replacement of these components will be addressed on an "As Needed" basis and will take place over an extended period of time. Annual RS updates will include reference notes that can be used to record "known" replacement work conducted during the previous fiscal year and the amount of funds that were drawn from the reserve account. This information will need to come from the Association.
Sub-Section #2: Electrical, Plumbing & Mechanical System Components													
37	Pool Systems & Operational Components		3	2025	0	0	3	1	1	EA	$6,250	$6,780	Estimated renewal costs are intended for the eventual replacement of the various system components designed to keep the community pools operating properly. Components include, but may not be limited to Auto Levelers, Heaters, System Pumps, and Filtration Devices. Because these components not likely to be replaced all at once, but over multiple years throughout their assumed life cycles, (24 Years), this funding plan estimates that 12.5% of the total sum will be replaced over a three-year period of time with the next estimated replacement period to conclude by the end of fiscal year 2028. Future updates to this reserve study will be made as these renewal periods come to term. It is recommended the Association hire a certified, licensed professional when replacing electrical, plumbing or mechanical components
38	Misc. Electrical & Mechanical Components		6	2025	0	0	6	1	1	EA	$1,000	$1,090	Components covered here include: switches, outlets, lighting, wall mounted space heaters, exhaust fans, electrical breaker switches, etc. These components are not likely to be replaced all at once, but over multiple years throughout their estimated life cycle, (30 Years). As a result, this funding plan assumes an average of 20% of the overall cost to replace these components will take place over a six-year period of time, with the next estimated replacement period scheduled to conclude by the end of fiscal year 2031. Future updates to this RS will be made as these renewal periods come to term. It is recommended the Association hire a certified, licensed professional when replacing electrical, plumbing or mechanical system components.
39	Plumbing Components, (Includes Misc. Assemblies Installed at Bathrooms)		6	2025	0	0	6	1	1	EA	$2,000	$2,170	Components covered here include: water spigots, sink & shower faucets, sinks basins, toilets, water heater, ADA grab bars, mirrors, changing stations, soap and paper dispensers, etc. These components are not likely to be replaced all at once, but over multiple years throughout their estimated life cycle, (30 Years). As a result, this funding plan assumes an average of 20% of the overall cost to replace these components will take place over a six-year period of time, with the next estimated replacement period scheduled to conclude by the end of fiscal year 2031. Future updates to this RS will be made as these renewal periods come to term. It is recommended the Association hire a certified, licensed professional when replacing electrical, plumbing or mechanical system components.
40	Security Surveillance & Life Safety Equipment		7	2019	6	0	1	1	1	EA	$2,500	$2,710	Components covered here include, but may not be limited to fire extinguishers, fire alarm, emergency call phone, digital cameras, surveillance computer and monitor, etc. Funding plan assumes these components will be replaced at various times during their estimated life expectancy as opposed to all at once. Annual updates to this RS will include reference notes of work completed during the previous fiscal year. This information will need to come from the Association or their representatives. It is recommended the Association hire a certified, licensed professional when replacing electrical, plumbing or mechanical system components.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

Limited Common, (Pool Amenity - Tracts C & M)

Table 5: Shared Common Elements List, (Estimated Replacement Cost are Based on Current Year Pricing)

Item #	Item Description	Component Caption	Estimated Life Expectancy	Assumed Year of Acquisition	Present Age	Adjustment To Estimated Life Expectancy	Estimated Time To First Replacement	Number of Annual Phases *	Quantity	Unit of Measure	Estimated Unit Cost	Current Estimated Replacement Costs **	Notes/Comments/Recommendations
41	Security Entry System - Unfunded	Photo Pending	1	2019	6	0	0	1	0		$0.00	$0	Unfunded. Placeholder for potential change to the current entry system to the pool amenity. No funds have been allocated here due to the Board still deciding which system or changes they are likely to do.
Sub-Section #3: Misc. Components													
42	Contingency Funds	N/A	1	2024	1	0	0	1	1	EA	$500	$540	Budgeted allowance for potential unknown or unforeseen maintenance or renewal costs for the various components and assemblies that reside within the pool amenity.

* Quantity of years needed or scheduled to complete the renewal process.

** Renewal costs listed are the current values should the scheduled replacement take place the year this RS was completed..

APPENDIX E

TABLE 6: ANNUAL EXPENDITURE BREAKOUT

This table is generated by using the estimated values established by "Table 5: Shared Common Elements List", (See Appendix D). Its primary purpose is designed to provide a complete breakout of the annual expenditures for each of the shared common elements over the 30-year period of this study. The estimated renewal costs listed within this table have factored-in the assumed rate of inflation, (3.0%).

Limited Common, (Pool Amenity - Tracts C & M)

Table 6: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	$10,300	$3,348	$14,959	$10,960	$71,549	$3,768	$47,893	$664	$9,615	$24,934	$29,889	$747	$57,187	$793	$126,210
	Fiscal Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
SHARED COMMON ELEMENTS #1: GROUNDS/SITE COMPONENTS																
Sub-Section #1: Landscaping Components																
1	Beauty Bark Replenishment/Refresh	$2,170			$2,371			$2,591			$2,831			$3,094		
2	Lawn Aeration	$540			$590			$645			$705			$770		
3	Landscaping Rocks Replenishment, (Includes Gravel Pathway)					$1,227					$1,422					$1,649
4	Tree Maintenance, Removal & Replacement					$1,835					$2,127					$2,466
5	Irrigation Control Devices					$912					$1,057					$1,225
Sub-Section #2: Concrete Components																
6	Concrete Flatwork @ Vehicular Approaches															
7	Concrete Flatwork, (Sidewalks)							$3,881						$4,634		
8	Formed Concrete Curbs							$1,743						$2,082		
9	ADA Truncated Dome Pads															
10	Stormwater Catch Basin															
Sub-Section #3: Fencing Components																
11	Emergency/Panic Push Bar Hardware @ Entry Gates, (Replacement)			$2,875								$3,642				
12	5' Metal Fence, (Refinishing)			$6,906								$8,749				
13	5' Metal Fence "Entry Gates", (Replacement)											$7,297				
14	5' Metal Fence & Attached Assemblies, (Full Replacement)															
Sub-Section #4: Asphalt Components																
15	Seal Coat, (Minor Renewal Task)					$1,722										$2,314
16	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #5: Misc. Components																
17	Signs, (Plate Only)					$642										
18	Signs, (Plates & Posts)															$1,437
19	Pet Waste Station										$705					
SHARED COMMON ELEMENTS #2: BUILDING ENVELOPE COMPONENTS																
Sub-Section #1: Exterior Cladding Assemblies																
20	Cedar Siding & Pergola, (Refinishing/Staining)	$2,710					$3,142					$3,642				
21	Siding & Trim, (Refinishing/Painting)					$2,442										$3,282
22	Siding & Trim, (Replacement)															
23	Exterior Swing Doors, (Single & Double Hinged)															
Sub-Section #2: Roofing Assemblies																
24	Asphaltic Roof Shingles															$13,069
25	Gutter & Downspouts															
Sub-Section #3: Misc. Components																
26	Electrical & Plumbing System Components							$1,302						$1,554		

Limited Common, (Pool Amenity - Tracts C & M)

Table 6: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	$10,300	$3,348	$14,959	$10,960	$71,549	$3,768	$47,893	$664	$9,615	$24,934	$29,889	$747	$57,187	$793	$126,210
	Fiscal Year	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
SHARED COMMON ELEMENTS #3 POOL, SPA & OUTDOOR LIVING COMPONENTS																
Sub-Section #1: Cementitious & Ceramic Components																
27	Pool & Spa Resurfacing, (Cement/Plaster)					$36,635										$49,235
28	Submerged Ceramic Tiles, (AKA: Water-Line Tiles)															$16,412
29	Concrete Flatwork, (Pool Deck)							$19,917						$23,782		
Sub-Section #2: Outdoor Living Components																
30	Pool Side Furniture & Accessories	$4,340		$4,604		$4,885		$5,182		$5,498		$5,833		$6,188		$6,565
31	Gas BBQ's					$4,277										$5,748
32	Pool & Spa Covers					$12,212										$16,412
SHARED COMMON ELEMENTS #4: INTERIOR COMPONENTS, (INCLUDES POOL PUMP EQUIPMENT																
Sub-Section #1: Flooring, Walls & Ceiling Profiles																
33	Flooring - Traffic Coating					$4,153										$5,581
34	Walls & Ceiling Refinishing/Painting										$6,537					
35	Ceramic Tiled Walls															
36	Interior Swing Doors, (Single Hinged)															
Sub-Section #2: Electrical, Plumbing & Mechanical System Components																
37	Pool Systems & Operational Components				$7,409			$8,096			$8,846			$9,667		
38	Misc. Electrical & Mechanical Components							$1,302						$1,554		
39	Plumbing Components, (Includes Misc. Assemblies Installed at Bathrooms)							$2,591						$3,094		
40	Security Surveillance & Life Safety Equipment		$2,791							$3,433						
41	Security Entry System - Unfunded															
Sub-Section #3: Misc. Components																
42	Contingency Funds	$540	$556	$573	$590	$608	$626	$645	$664	$684	$705	$726	$747	$770	$793	$817

Limited Common, (Pool Amenity - Tracts C & M)

Table 6: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	$24,071	$7,831	$893	$83,981	$115,100	$13,708	$18,659	$14,543	$1,066	$222,042	$6,805	$42,118	$22,280	$11,165	$15,978
	Fiscal Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
	Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
SHARED COMMON ELEMENTS #1: GROUNDS/SITE COMPONENTS																
Sub-Section #1: Landscaping Components																
1	Beauty Bark Replenishment/Refresh	$3,381			$3,694			$4,037			$4,411			$4,820		
2	Lawn Aeration	$841			$919			$1,005			$1,098			$1,199		
3	Landscaping Rocks Replenishment, (Includes Gravel Pathway)					$1,911					$2,216					$2,569
4	Tree Maintenance, Removal & Replacement					$2,858					$3,313					$3,841
5	Irrigation Control Devices					$1,420					$1,647					$1,909
Sub-Section #2: Concrete Components																
6	Concrete Flatwork @ Vehicular Approaches										$9,920					
7	Concrete Flatwork, (Sidewalks)				$5,533						$6,607					
8	Formed Concrete Curbs				$2,486						$2,968					
9	ADA Truncated Dome Pads															
10	Stormwater Catch Basin															
Sub-Section #3: Fencing Components																
11	Emergency/Panic Push Bar Hardware @ Entry Gates, (Replacement)				$4,614								$5,844			
12	5' Metal Fence, (Refinishing)				$11,083								$14,039			
13	5' Metal Fence "Entry Gates", (Replacement)												$11,710			
14	5' Metal Fence & Attached Assemblies, (Full Replacement)															
Sub-Section #4: Asphalt Components																
15	Seal Coat, (Minor Renewal Task)										$3,110					
16	Mill, Fill & Re-Top, (Major Renewal Task)															
Sub-Section #5: Misc. Components																
17	Signs, (Plate Only)										$1,159					
18	Signs, (Plates & Posts)															
19	Pet Waste Station										$1,098					
SHARED COMMON ELEMENTS #2: BUILDING ENVELOPE COMPONENTS																
Sub-Section #1: Exterior Cladding Assemblies																
20	Cedar Siding & Pergola, (Refinishing/Staining)	$4,222					$4,895					$5,674				
21	Siding & Trim, (Refinishing/Painting)										$4,411					
22	Siding & Trim, (Replacement)															
23	Exterior Swing Doors, (Single & Double Hinged)					$28,056										
Sub-Section #2: Roofing Assemblies																
24	Asphaltic Roof Shingles															
25	Gutter & Downspouts					$1,140										
Sub-Section #3: Misc. Components																
26	Electrical & Plumbing System Components				$1,856						$2,216					

Limited Common, (Pool Amenity - Tracts C & M)

Table 6: Annual Expenditure Breakout, (30-Year Outlook)

	Total Expenses inflated at 3% annually	$24,071	$7,831	$893	$83,981	$115,100	$13,708	$18,659	$14,543	$1,066	$222,042	$6,805	$42,118	$22,280	$11,165	$15,978
	Fiscal Year	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29
	Calendar Year	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054
SHARED COMMON ELEMENTS #3 POOL, SPA & OUTDOOR LIVING COMPONENTS																
Sub-Section #1: Cementitious & Ceramic Components																
27	Pool & Spa Resurfacing, (Cement/Plaster)										$66,167					
28	Submerged Ceramic Tiles, (AKA: Water-Line Tiles)															
29	Concrete Flatwork, (Pool Deck)				$28,397						$33,907					
Sub-Section #2: Outdoor Living Components																
30	Pool Side Furniture & Accessories		$6,964		$7,389		$7,839		$8,316		$8,822		$9,360		$9,930	
31	Gas BBQ's										$7,725					
32	Pool & Spa Covers										$22,056					
SHARED COMMON ELEMENTS #4: INTERIOR COMPONENTS, (INCLUDES POOL PUMP EQUIPMENT																
Sub-Section #1: Flooring, Walls & Ceiling Profiles																
33	Flooring - Traffic Coating										$7,501					
34	Walls & Ceiling Refinishing/Painting										$10,184					
35	Ceramic Tiled Walls					$73,051										
36	Interior Swing Doors, (Single Hinged)					$5,716										
Sub-Section #2: Electrical, Plumbing & Mechanical System Components																
37	Pool Systems & Operational Components	$10,563			$11,542			$12,613			$13,782			$15,060		
38	Misc. Electrical & Mechanical Components				$1,856						$2,216					
39	Plumbing Components, (Includes Misc. Assemblies Installed at Bathrooms)				$3,694						$4,411					
40	Security Surveillance & Life Safety Equipment	$4,222							$5,193							$6,386
41	Security Entry System - Unfunded															
Sub-Section #3: Misc. Components																
42	Contingency Funds	$841	$867	$893	$919	$947	$975	$1,005	$1,035	$1,066	$1,098	$1,131	$1,165	$1,199	$1,235	$1,273

APPENDIX F

FIVE-YEAR EXPENDITURES OUTLOOK

2025		
1	Beauty Bark Replenishment/Refresh	$2,170
2	Lawn Aeration	$540
20	Cedar Siding & Pergola, (Refinishing/Staining)	$2,710
30	Pool Side Furniture & Accessories	$4,340
42	Contingency Funds	$540
		$10,300

2026		
40	Security Surveillance & Life Safety Equipment	$2,791
42	Contingency Funds	$556
		$3,348

2027		
11	Emergency/Panic Push Bar Hardware @ Entry Gates, (Replacement)	$2,875
12	5' Metal Fence, (Refinishing)	$6,906
30	Pool Side Furniture & Accessories	$4,604
42	Contingency Funds	$573
		$14,959

2028		
1	Beauty Bark Replenishment/Refresh	$2,371
2	Lawn Aeration	$590
37	Pool Systems & Operational Components	$7,409
42	Contingency Funds	$590
		$10,960

2029		
3	Landscaping Rocks Replenishment, (Includes Gravel Pathway)	$1,227
4	Tree Maintenance, Removal & Replacement	$1,835
5	Irrigation Control Devices	$912
15	Seal Coat, (Minor Renewal Task)	$1,722
17	Signs, (Plate Only)	$642
21	Siding & Trim, (Refinishing/Painting)	$2,442
27	Pool & Spa Resurfacing, (Cement/Plaster)	$36,635
30	Pool Side Furniture & Accessories	$4,885
31	Gas BBQ's	$4,277
32	Pool & Spa Covers	$12,212
33	Flooring - Traffic Coating	$4,153
42	Contingency Funds	$608
		$71,549

7. SUMMARY

Equip Consulting has reviewed and assessed the reserve requirements for each entity/group within the Green Mountain Phase 1 Homeowners Association in accordance with the scope of services indicated within the authorized service agreement and the "Limitations" outlined in Appendix H of this report.

The following table summarizes the results of the study:

2025 Board Approved Funding Goals	Estimated Annual Contribution*	Estimated "Average" Monthly Contribution Per Lot**
Common, (All Lots)	$18,116	$6.65
Limited Common, (Pool Amenity)	$12,100	$2.35

* **Financial figures are for year one of this study, January 1, 2025 to December 31, 2025**

Calculations of the accumulated funds within each group's reserve accounts include the interest earned per the estimated rates established by the Association.

The RS is a dynamic document that will change over time as repairs and/or replacements are carried out for each of the shared common elements included within this RS, as well as the ever-changing interest and inflation rates that affect our economy. As such, regular updates to the available reserve funds, including visual reviews of the shared common elements are necessary to re-assess the financial planning needs of the Association. EC also recommends that the Board of Directors review local and state laws, the Association's governing documents, as well as their community's goals and objectives in relationship to their investment decisions. We also recommend that the Association utilize the services of a financial planner who can implement an investment strategy to maximize the rate of return on the accumulated reserve funds. This will put the Association in a proactive position to plan for future replacement work prior to the common elements reaching a fully deteriorated condition, which may result in less expensive repair costs.

The annual contributions to the reserve account have been established by the Board of Directors.

Sincerely,
Equip Consulting

Caleb VanderMolen, Principal
Reserve Study & Maintenance Plan Professional

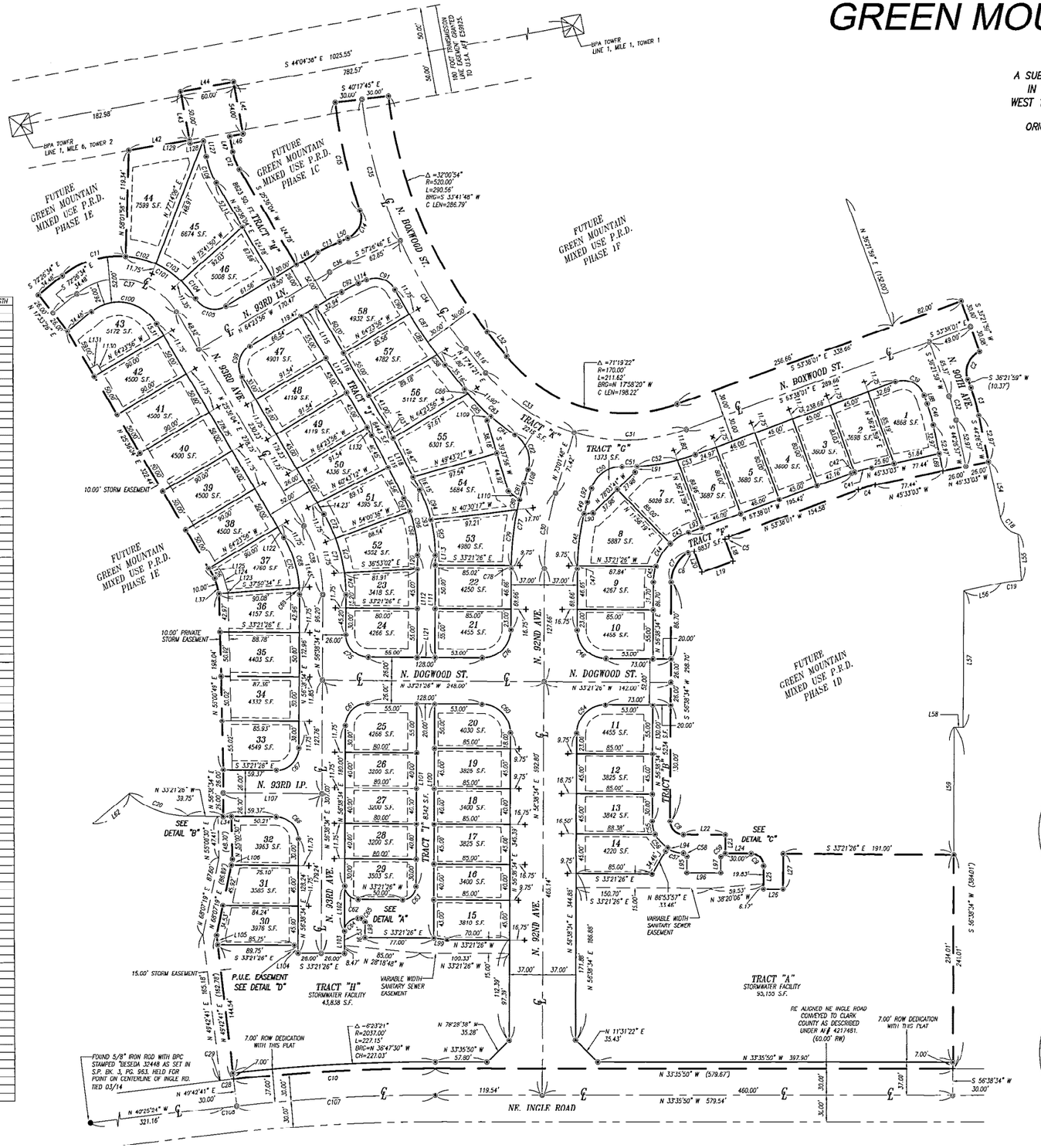
APPENDIX G

PLAT MAPS

GREEN MOUNTAIN MIXED USE P.R.D.

PHASE 1 (SOUTH)

A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51
IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 20 AND THE
WEST 1/2 OF THE NW 1/4 OF SECTION 21 T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
ORIGINALLY APPROVED AS GREEN MOUNTAIN MIXED USE P.R.D.
PHASE 1A AND PHASE 1B
CITY OF CAMAS FINAL ORDER SUB#14-02
MAY, 2017



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C2	85°25'02"	(25.00')	(37.27')	S 79°04'29" W	(33.91')
C3	8°04'58"	(226.00')	(31.88')	S 40°24'28" W	(31.86')
C4	8°04'58"	140.00'	19.75'	N 49°35'12" W	19.73'
C5	30°00'00"	10.00'	5.24'	N 68°38'01" W	5.18'
C6	41°50'51"	10.00'	7.30'	N 44°33'27" W	7.14'
C7	5°52'33"	40.00'	40.40'	S 85°34'51" W	38.71'
C8	90°00'00"	15.00'	23.56'	S 11°38'34" W	21.21'
C9	90°00'00"	14.00'	21.99'	S 11°38'34" W	19.80'
C10	6°23'17"	(2030.00')	(226.33')	N 36°47'28" W	(226.21')
C11	4°09'49"	101.00'	7.34'	S 50°53'10" E	7.34'
C12	20°19'18"	60.00'	21.28'	S 35°45'43" W	21.17'
C13	6°57'10"	226.00'	27.42'	S 60°55'21" E	27.41'
C14	8°59'52"	25.00'	37.16'	N 79°58'18" E	33.83'
C15	12°18'53"	580.00'	124.66'	N 43°30'56" E	124.43'
C18	67°13'28"	(25.00')	(29.33')	S 10°50'12" W	(27.68')
C19	7°44'06"	(174.00')	(23.49')	N 41°41'00" W	(23.47')
C20	40°28'14"	(101.00')	(71.34')	N 13°07'19" W	(69.87')
C28	0°25'34"	2030.00'	15.10'	N 40°11'49" W	15.10'
C29	0°00'53"	2029.98'	0.52'	N 40°24'57" W	0.52'
C30	16°23'14"	300.00'	85.80'	S 64°50'11" W	85.51'
C31	36°39'49"	200.00'	127.98'	N 35°18'07" W	125.81'
C32	6°04'58"	200.00'	28.21'	N 40°24'28" E	28.19'
C33	34°39'33"	200.00'	120.95'	S 00°21'34" W	119.15'
C34	14°51'53"	550.00'	142.69'	N 25°07'17" E	142.29'
C35	17°09'01"	550.00'	164.63'	S 41°07'44" W	164.02'
C36	6°57'10"	200.00'	24.27'	S 60°55'21" E	24.25'
C37	98°02'38"	75.00'	128.34'	N 23°25'15" W	113.24'
C38	31°02'30"	150.00'	81.27'	N 41°07'19" E	80.26'
C39	9°00'00"	25.00'	39.27'	N 08°38'01" W	35.36'
C40	8°04'58"	174.00'	24.55'	S 40°24'28" W	24.53'
C41	7°03'53"	160.00'	19.73'	S 49°00'00" E	19.72'
C42	1°01'05"	160.00'	2.84'	N 53°07'29" W	2.84'
C43	2°00'23"	60.00'	24.09'	S 85°08'13" E	23.93'
C44	29°57'18"	60.00'	30.32'	S 88°52'57" W	30.00'
C45	17°45'44"	60.00'	18.60'	N 65°31'26" E	18.53'
C46	90°00'00"	32.00'	50.27'	S 11°38'34" W	45.25'
C47	0°43'39"	263.00'	3.34'	N 57°00'23" E	3.34'
C48	12°47'51"	263.00'	58.74'	S 63°46'09" W	58.62'
C49	2°51'44"	263.00'	13.14'	N 71°35'56" E	13.14'
C50	74°14'05"	35.00'	45.35'	N 69°51'10" W	42.24'
C51	4°11'25"	230.00'	16.82'	N 34°49'50" W	16.82'
C52	11°27'41"	230.00'	46.01'	N 42°39'23" W	45.93'
C53	5°14'48"	230.00'	21.06'	N 51°00'37" W	21.05'
C54	90°00'00"	32.00'	50.27'	N 78°21'26" W	45.25'
C55	29°22'17"	35.00'	15.50'	S 41°57'15" W	15.38'
C56	34°22'00"	35.00'	20.99'	N 14°04'57" E	20.68'
C57	30°15'23"	36.00'	19.01'	S 18°13'44" E	18.79'
C58	90°00'00"	4.00'	6.28'	S 11°38'34" W	5.66'
C59	90°00'00"	4.00'	6.28'	S 78°21'26" E	5.66'
C60	90°00'00"	32.00'	50.27'	S 11°38'34" W	45.25'
C61	90°00'00"	25.00'	39.27'	N 78°21'26" W	35.36'
C62	90°00'00"	15.00'	23.56'	N 11°38'34" E	21.21'
C63	90°00'00"	15.00'	23.56'	N 78°21'26" W	21.21'
C64	90°00'00"	15.00'	23.56'	N 78°21'26" W	21.21'
C65	90°00'00"	4.00'	6.28'	N 11°38'34" E	5.66'
C66	90°00'00"	25.00'	39.27'	S 11°38'34" W	35.36'
C67	90°00'00"	25.00'	39.27'	N 78°21'26" W	35.36'
C68	31°02'30"	124.00'	67.18'	N 41°07'19" E	66.36'
C69	3°15'24"	124.00'	7.05'	N 55°00'52" E	7.05'
C70	27°47'06"	124.00'	60.13'	S 39°29'37" W	59.54'
C71	31°02'30"	176.00'	95.35'	N 41°07'19" E	94.19'
C72	9°54'12"	176.00'	30.42'	S 39°33'10" W	30.38'
C73	13°03'00"	176.00'	40.09'	N 47°01'46" E	40.00'
C74	8°05'18"	176.00'	24.85'	N 52°35'55" E	24.83'
C75	90°00'00"	25.00'	39.27'	S 11°38'34" W	35.36'
C76	90°00'00"	32.00'	50.27'	N 78°21'26" W	45.25'
C77	15°23'14"	337.00'	96.39'	S 64°50'11" W	96.06'
C78	0°34'04"	337.00'	3.34'	N 56°53'36" E	3.34'
C79	10°39'52"	337.00'	62.73'	S 62°32'34" W	62.63'
C80	1°58'13"	337.00'	11.59'	N 68°51'36" E	11.59'
C81	3°11'06"	337.00'	18.73'	S 71°26'15" W	18.73'
C82	74°14'05"	35.00'	45.35'	N 35°54'46" E	42.24'
C83	15°53'13"	230.00'	63.76'	S 68°14'32" W	25.50'
C84	8°28'43"	230.00'	33.90'	N 03°01'04" E	33.87'
C85	9°01'00"	230.00'	36.20'	N 11°44'56" E	36.16'
C86	1°25'54"	230.00'	5.75'	N 16°58'23" E	5.75'
C87	10°01'45"	580.00'	101.52'	S 22°42'13" W	101.39'
C88	1°26'36"	580.00'	14.61'	S 18°24'38" W	14.61'
C89	3°26'49"	580.00'	55.14'	N 21°31'21" E	55.12'
C90	3°08'20"	580.00'	31.78'	S 26°08'55" W	31.77'
C91	8°09'29"	23.00'	32.76'	S 14°51'31" E	33.63'
C92	6°57'10"	174.00'	21.11'	N 60°55'21" W	21.10'
C93	2°21'46"	160.00'	76.41'	N 42°57'41" E	75.69'
C94	12°59'57"	160.00'	36.30'	S 35°46'47" W	36.22'
C95	1°43'19"	160.00'	40.11'	N 49°27'40" E	40.01'
C96	27°21'46"	140.00'	66.86'	N 42°57'41" E	66.23'
C97	6°42'36"	140.00'	16.40'	S 32°39'06" W	16.39'
C98	20°39'09"	140.00'	50.46'	N 46°18'59" E	50.19'
C99	90°00'00"	25.00'	39.27'	N 70°36'14" W	35.36'
C100	98°02'38"	49.00'	83.85'	S 23°25'15" E	73.99'
C101	53°48'09"	101.00'	94.84'	N 02°25'40" W	91.40'
C102	19°51'16"	101.00'	35.00'	S 19°24'06" E	34.83'
C103	19°30'22"	101.00'	34.39'	N 00°16'43" E	34.22'
C104	14°26'24"	101.00'	25.45'	N 17°15'12" E	25.39'
C105	88°52'21"	25.00'	38.78'	N 19°57'46" W	35.01'
C106	20°19'18"	90.00'	31.92'	S 35°45'43" W	31.75'
C107	6°23'01"	2000.00'	222.83'	N 36°47'30" W	222.71'
C108	0°26'33"	2000.00'	15.45'	S 40°12'07" E	15.45'

LINE TABLE

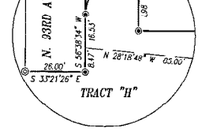
LINE	BEARING	DISTANCE
L18	S 36°21'59" W	25.66'
L19	N 53°30'01" W	37.00'
L20	N 36°21'59" E	25.02'
L22	S 33°21'26" E	47.00'
L23	S 56°38'34" W	21.00'
L24	S 33°21'26" E	29.00'
L25	S 56°38'34" W	26.00'
L26	S 33°21'26" E	22.00'
L27	N 56°38'34" E	39.80'
L34	N 33°21'26" W	9.16'
L37	N 41°07'19" E	18.20'
L42	S 44°04'38" E	69.00'
L43	N 45°55'25" E	55.00'
L44	S 44°04'38" E	60.00'
L45	S 45°55'25" W	59.00'
L46	N 44°04'38" W	15.00'
L47	S 45°55'22" W	18.09'
L49	S 64°23'56" E	27.94'
L50	S 57°26'46" E	10.00'
L52	S 17°41'21" W	35.16'
L54	S 44°26'57" W	53.24'
L55	S 52°11'03" W	(52.78')
L56	N 45°33'03" W	(41.94')
L57	S 56°38'34" W	(154.02')
L58	N 33°21'26" W	(10.00')
L59	S 56°38'34" W	143.00'
L62	N 72°58'30" W	(62.44')
L88	S 36°21'59" W	10.37'
L89	S 44°26'57" W	20.00'
L90	S 38°38'04" E	9.83'
L91	N 74°16'47" E	7.09'
L92	N 73°01'48" E	16.39'
L93	N 53°30'01" W	16.26'
L94	S 66°53'57" E	1.00'
L95	S 56°38'34" W	18.00'
L96	S 33°21'26" E	38.00'
L97	N 56°38'34" E	18.00'
L98	S 56°38'34" W	18.00'
L99	S 75°45'45" E	15.13'
L100	N 56°38'34" E	263.00'
L101	N 56°38'34" E	205.00'
L102	N 56°38'34" E	51.00'
L103	S 56°38'34" W	25.00'
L104	N 56°38'34" E	6.24'
L105	S 49°42'41" W	11.24'
L106	N 09°07'19" E	6.44'
L107	N 33°21'26" W	110.37'
L108	N 73°01'48" E	16.39'
L109	N 82°45'46" W	6.15'
L110	S 03°16'08" W	15.58'
L111	N 56°38'34" E	115.52'
L112	S 56°38'34" W	115.52'
L113	N 56°38'34" E	10.52'
L114	N 57°26'46" W	10.00'
L115	N 64°23'56" W	20.00'
L116	N 25°36'04" E	156.00'
L117	N 25°36'04" E	155.36'
L118	N 29°16'48" E	79.65'
L119	S 29°16'48" W	79.01'
L120	S 56°38'34" W	15.52'
L121	S 33°21'26" E	20.00'
L122	N 25°36'04" E	13.44'
L123	N 55°00'49" E	6.72'
L124	N 41°07'19" E	20.78'
L125	N 69°25'36" W	14.81'
L126	N 25°36'04" E	13.44'
L127	N 45°55'22" E	18.07'
L128	N 44°04'38" W	15.00'
L129	N 45°55'25" E	4.00'
L130	N 25°36'04" E	10.00'
L131	N 64°23'56" W	10.00'
L132	S 25°36'04" W	10.36'

LEGEND

- SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) DURING THIS SURVEY
- SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) TO BE SET AFTER RECORDING OF THIS PLAT
- + SET BRASS SCREW WITH WASHER STAMPED (OLSON ENG PLS 42667) AT PROPERTY CORNER OR IN CURB ON A PROJECTION OF THE LOT LINE (DISTANCE ALONG PROJECTION SHOWN)
- ● FOUND MONUMENT AS NOTED
- ○ CALCULATED POSITION (NOTHING SET)
- ( ) RECORD DISTANCE / ANGLE
- BUILDING SETBACK LINES
- EASEMENT LINE AS NOTED
- PROPOSED LOT LINES
- DIMENSIONAL TIE LINE (NOT A LINE OF OWNERSHIP)
- PLAT PERIMETER
- BPC BLUE PLASTIC CAP

0 60 120
SCALE: 1" = 60'

DETAIL "A"
NO SCALE



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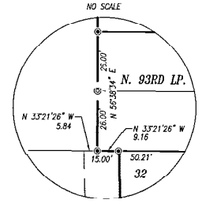

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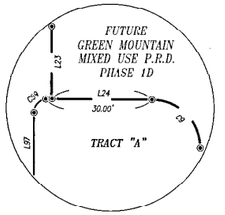

DETAIL "D"
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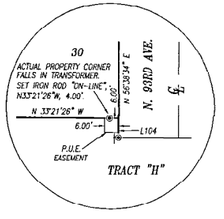

JOHN M. BLAIKIE — STATE OF WASHINGTON — 42667 — REGISTERED PROFESSIONAL LAND SURVEYOR
05-10-17

OLSON ENGINEERING INC. LAND SURVEYORS ENGINEERS
1-360-695-1385
1-503-289-9330
222 E. EVERGREEN BLVD, VANCOUVER, WA 98660

PG. 2 OF 2 JOB# 8938.04.01

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BK 311 P884 1/1

GREEN MOUNTAIN MIXED USE P.R.D.

PHASE 1D

A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER O.L.C. NO. 51
IN THE SE 1/4 OF THE NE 1/4 SECTION 20 AND THE SW 1/4 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 SUB#14-02
MAY, 2017

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.

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.

THE HOMEOWNER'S ASSOCIATION IN IT'S ENTIRETY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY LOCATED ON TRACT "A" & "H", PHASE 1 (SOUTH) 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 "A" & "H", PHASE 1 (SOUTH) OF THE GREEN MOUNTAIN MIXED USE P.R.D.

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 13D IS REQUIRED IN ALL NEW DWELLINGS.

THE LOTS IN THE 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.

PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER 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.

LAND INVENTORY

TOTAL ACREAGE:	3.02 AC.
TOTAL DEVELOPED ACREAGE:	2.12 AC.
* INCLUDES TRACT "D" (PRIVATE ACCESS)	
TOTAL LOT AREA:	1.95 AC.
TOTAL INFRASTRUCTURE AREA (PUBLIC STREETS):	0.90 AC.
TOTAL TRACT AREA (TRACT "D"):	0.17 AC.
TOTAL ACREAGE OF CRITICAL AREAS:	0.00 AC.
TOTAL ACREAGE RECREATIONAL OPEN SPACES	0.00 AC.

DEVELOPMENT STANDARDS

	MULTIFAMILY LOTS ("C" PODS) LOTS 59-79
MINIMUM LOT AREA	3000 S.F.
MAXIMUM LOT AREA	N/A
MINIMUM LOT WIDTH	30'
MINIMUM LOT DEPTH	70'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	N/A
MAXIMUM BUILDING HEIGHT (SEE NOTE 3)	35'
MAXIMUM BUILDING COVERAGE	55%

MINIMUM SETBACKS

	MULTIFAMILY LOTS ("C" PODS) LOTS 59-79
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT) (SEE NOTE 9)	10'
GARAGE SETBACK FROM R.O.W.	18'
SIDE YARD (SEE NOTE 2 & 8)	3'
REAR YARD (SEE NOTE 4 & 5)	10'
STREET SIDE YARD (SEE NOTE 2 & 8)	10'

1. SINGLE-FAMILY DETACHED HOMES PERMITTED.
2. THE NON-ATTACHED SIDE OF A DWELLING UNIT SHALL BE THREE FEET, OTHERWISE A ZERO-LOT LINE IS ASSUMED.
3. MAXIMUM BUILDING HEIGHT: THREE STORIES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT.
4. 10 FEET REAR YARD FOR FRONT ACCESS GARAGE.
5. MINIMUM REAR YARD FOR ALLEY ACCESSED GARAGE IS EITHER 4 FEET OR 18 FEET.
6. SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.
7. BUILDING ENVELOPES SHOWN ON THE PLAN ILLUSTRATE THE FRONT AND REAR YARD BUILDING SETBACKS. REFER TO TABLE FOR REQUIRED GARAGE FRONT YARD AND REAR YARD SETBACKS.
8. MINIMUM SIDE YARD AT AN ALLEY IS 5 FEET.
9. 3 FOOT FRONT YARD SETBACK AT OPEN SPACE OR PEDESTRIAN ACCESS TRACT.

CITY OF CAMAS MAYOR

APPROVED BY _____ MAYOR _____ DATE 5/12/17

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND 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 5/10/17

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL;

ALL IMPROVEMENTS 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 FOR CITY RECORDS.

APPROVED BY _____ CITY OF CAMAS ENGINEER _____ DATE 5/12/17

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY _____ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE _____ DATE 5/12/17

CAMAS-WASHOUGAL FIRE DEPARTMENT

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

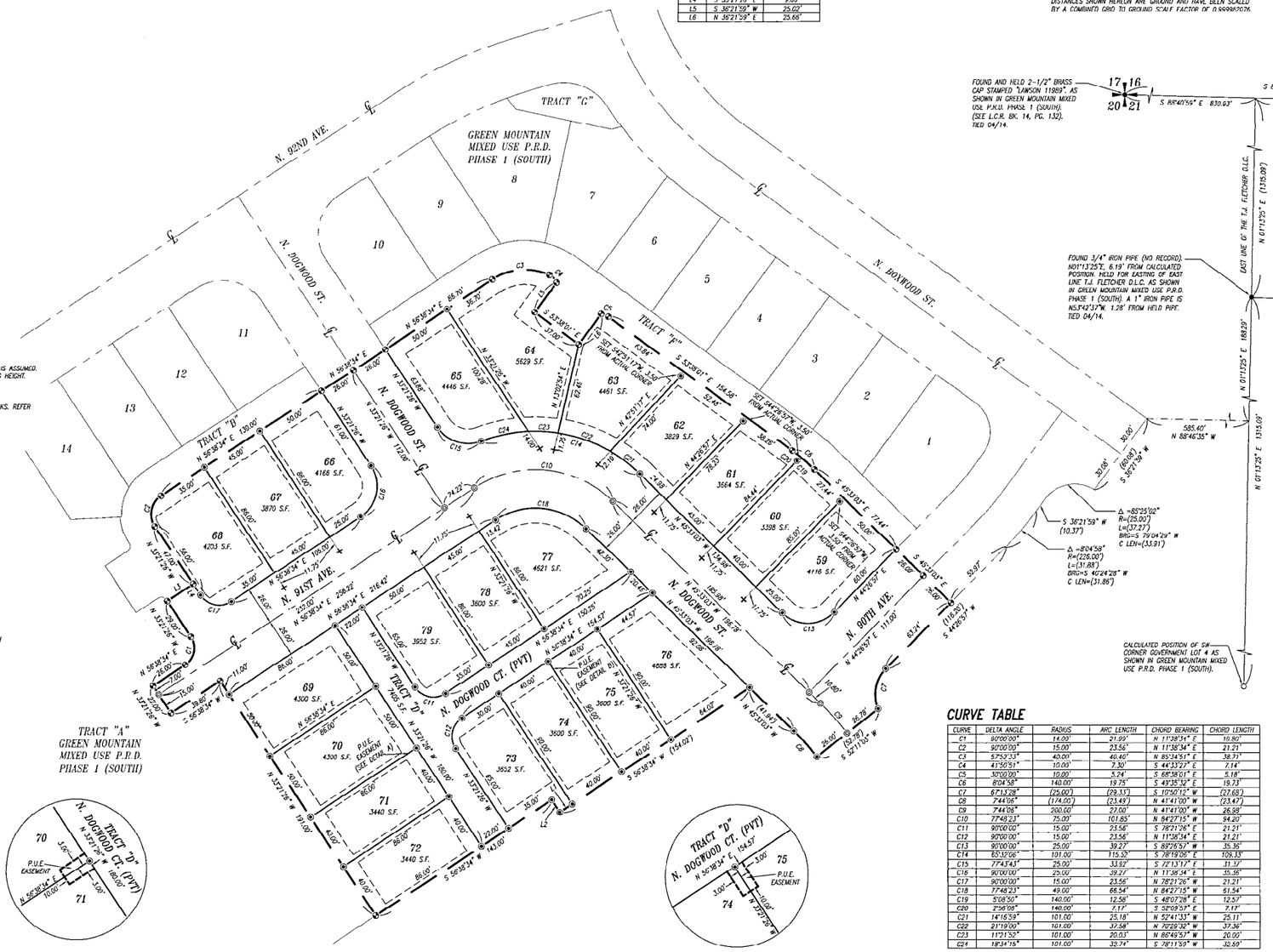
CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1951, TO BE KNOWN AS

GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1D

SUBDIVISION PLAT NO. _____ IN THE COUNTY OF CLARK, STATE OF WASHINGTON

Peter VanWortwick by _____ CLARK COUNTY ASSESSOR

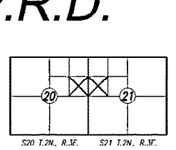


DETAIL "A"
NO SCALE

DETAIL "B"
NO SCALE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 56°38'34" W	10.00'
L2	N 33°21'26" W	(10.00')
L3	N 56°38'34" E	21.00'
L4	S 33°21'26" E	9.00'
L5	S 56°21'59" W	25.69'
L6	N 36°21'59" E	25.66'



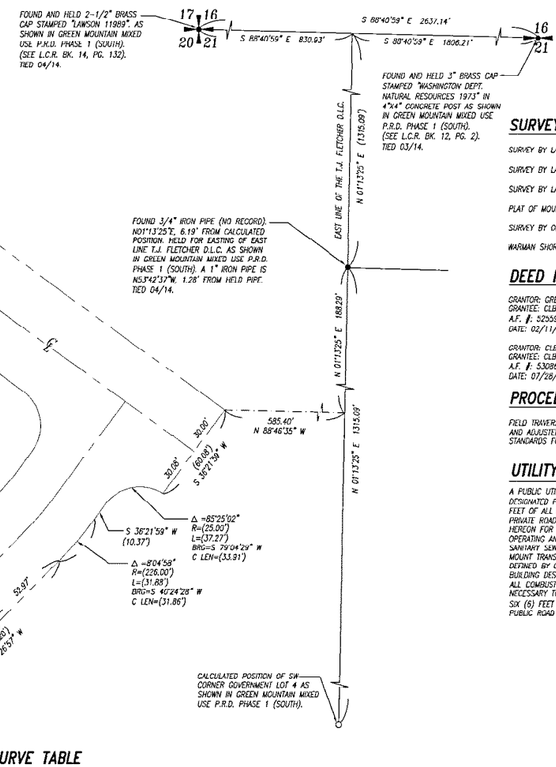
BASIS OF BEARINGS

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 AND AS SHOWN IN GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH). DISTANCES SHOWN HEREON ARE GROUND AND HAVE BEEN SCALED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 0.9998870176.

LEGEND

- ◉ SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) DURING THIS SURVEY
- ◎ SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) TO BE SET AFTER RECORDING OF THIS PLAT
- + SET BRASS SCREW WITH WASHER STAMPED (OLSON ENG PLS 42667) AT PROPERTY CORNER OR IN CURB ON A PROJECTION OF THE LOT LINE (DISTANCE ALONG PROJECTION SHOWN)
- ◔ POSITION OF SET MONUMENT STAMPED (OLSON ENG PLS 42667) AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH)
- ● FOUND MONUMENT AS NOTED
- ○ CALCULATED POSITION (NOTHING SET)
- ( ) RECORD DISTANCE / ANGLE
- BUILDING SETBACK LINES
- PROPOSED LOT LINES
- DIMENSIONAL TIE LINE (NOT A LINE OF OWNERSHIP)
- PLAT PERIMETER

PVT PRIVATE



SURVEY REFERENCES

SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 16, PG. 70)

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. 4, 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)

DEED REFERENCES

GRANTOR: GREEN MOUNTAIN LAND, LLC
GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC
A.F. #: 5255555 D
DATE: 02/11/16

GRANTOR: CLB WASHINGTON SOLUTIONS I, LLC
GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC
A.F. #: 5308695 BLA
DATE: 07/26/16

PROCEDURE

FIELD TRAVERSES WERE PERFORMED WITH A TRIMBLE S6 TOTAL STATION (1") AND ADJUSTED BY LEAST SQUARES. THE FIELD TRAVERSES MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN WAC 332-130-090.

UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROAD TRACTS AND/OR EASEMENTS, AND THE EXTERIOR 0.00 FEET OF ALL LOTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC AND PRIVATE ROADS AND THOSE PORTIONS OF LOTS 70, 71, 74 AND 75 AS SHOWN HEREON FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC 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.

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	90°00'00"	14.00'	21.99'	N 11°38'34" E	19.80'
C2	90°00'00"	15.00'	23.56'	N 11°38'34" E	21.21'
C3	5°53'33"	40.00'	4.12'	N 85°34'51" E	38.71'
C4	41°50'51"	10.00'	7.30'	S 44°33'27" E	7.14'
C5	30°00'00"	10.00'	5.24'	S 68°38'01" E	5.18'
C6	8°04'58"	140.00'	19.75'	S 49°35'32" E	19.73'
C7	87°13'28"	(25.00')	(29.13')	S 10°50'12" W	(27.69')
C8	7°44'06"	(174.00')	(23.49')	N 41°41'00" W	(23.47')
C9	7°44'06"	200.00'	27.00'	N 41°41'00" W	26.98'
C10	77°48'23"	75.00'	101.85'	N 84°27'15" W	94.20'
C11	90°00'00"	15.00'	23.56'	S 78°21'26" E	21.21'
C12	90°00'00"	15.00'	23.56'	N 11°38'34" E	21.21'
C13	90°00'00"	25.00'	39.27'	S 89°26'57" W	35.36'
C14	65°32'06"	101.00'	115.52'	S 78°19'06" E	109.33'
C15	7°43'43"	25.00'	33.92'	S 72°13'17" E	31.32'
C16	90°00'00"	25.00'	39.27'	N 11°38'34" E	35.35'
C17	90°00'00"	15.00'	23.56'	N 78°21'26" W	21.21'
C18	77°48'23"	49.00'	66.54'	N 84°27'15" W	61.54'
C19	5°08'50"	140.00'	12.58'	S 48°07'28" E	12.57'
C20	2°56'08"	140.00'	7.17'	S 52°09'57" E	7.17'
C21	14°16'59"	101.00'	25.18'	N 52°41'33" W	25.11'
C22	21°19'00"	101.00'	37.58'	N 70°25'32" W	37.36'
C23	11°21'52"	101.00'	20.03'	N 80°45'57" W	20.00'
C24	18°34'15"	101.00'	32.74'	S 79°11'59" W	32.59'

PG. 1 OF 1 JOB# 8938.04.01

FILE: J:DATA/8000/8900/8930/8936/SURVEY/PLAT/8938.S.PLAT.PHS1D.DWG

JOHN M. BEATTIE — STATE OF WASHINGTON — PROFESSIONAL LAND SURVEYOR — 05-10-17

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 PICTURE FROM THE FIELD AND THAT THE DELINEATION IS CORRECT.

JOHN M. BEATTIE — 05-10-17 — DATE
PROFESSIONAL LAND SURVEYOR NO. 42667

CLARK COUNTY AUDITOR

ATTESTED BY Greg Kimsey by K Yodzke CLARK COUNTY AUDITOR

FILED FOR RECORD THIS 17th DAY OF May 2017.

AUDITORS FILE NO. 5404504 BOOK OF PLATS 311, AT PAGE 884

OLSON ENGINEERING LAND SURVEYORS ENGINEERS
1-360-693-1369
1-503-280-9936
ENGINEERING INC. 222 E. EVERGREEN BLVD, VANCOUVER, WA 98660

BK 311 P 883 1/1

GREEN MOUNTAIN MIXED USE P.R.D.
PHASE 1E

A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51
IN THE NE 1/4 OF THE NE 1/4 SECTION 20 AND THE NW 1/4 OF
THE NW 1/4 OF SECTION 21 T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#14-02
MAY, 2017

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.

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.

THE HOMEOWNERS ASSOCIATION IN IT'S ENTIRETY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY LOCATED ON TRACT "A" & "H", PHASE 1 (SOUTH) 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 "A" & "H", PHASE 1 (SOUTH) OF THE GREEN MOUNTAIN MIXED USE P.R.D.

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 THE 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.

PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER 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.

LAND INVENTORY

TOTAL ACREAGE:	5.20 AC.
TOTAL DEVELOPED ACHLAGE:	4.58 AC.
* EXCLUDES TRACT "N" (OPEN SPACE)	
TOTAL LOT AREA:	3.42 AC.
TOTAL INFRASTRUCTURE AREA:	1.16 AC.
TOTAL TRACT AREA (TRACT "N" OPEN SPACE):	0.62 AC.
TOTAL ACREAGE OF CRITICAL AREAS:	0.00 AC.

DEVELOPMENT STANDARDS

	SINGLE FAMILY LOTS ("D" PODS) LOTS 80-107
MINIMUM LOT AREA	3500 S.F.
MAXIMUM LOT AREA	7600 S.F.
MINIMUM LOT WIDTH	40'
MINIMUM LOT DEPTH	80'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	25'
MAXIMUM BUILDING HEIGHT (SEE NOTE 3)	35'
MAXIMUM BUILDING COVERAGE	45%

MINIMUM SETBACKS

SINGLE FAMILY LOTS ("D" PODS) LOTS 80-107	UP TO 4,999 SF	5,000 SF TO 7,499 SF
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT)	10'	15'
GARAGE SETBACK FROM R.O.W.	18'	18'
SIDE YARD & CORNER LOT REAR YARD	4'	5'
CORNER LOT STREET SIDE YARD	10' (SEE NOTE 8)	15' (SEE NOTE 8)
REAR YARD (SEE NOTE 4 & 5)	15'	20'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	25'	30'

1. SINGLE-FAMILY DETACHED HOMES PERMITTED.
2. THE NON-ATTACHED SIDE OF A DWELLING UNIT SHALL BE THREE FEET. OTHERWISE A ZERO-LOT LINE IS ASSUMED.
3. MAXIMUM BUILDING HEIGHT: THREE STORIES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT.
4. 10 FEET REAR YARD FOR FRONT ACCESS GARAGE.
5. MINIMUM REAR YARD FOR ALLEY ACCESSED GARAGE IS EITHER 4 FEET OR 18 FEET.
6. SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.
7. BUILDING ENVELOPES SHOWN ON THE PLAT ILLUSTRATE THE FRONT AND REAR YARD BUILDING SETBACKS. REFER TO TABLE FOR REQUIRED GARAGE FRONT YARD AND REAR YARD SETBACKS.
8. MINIMUM SIDE YARD AT AN ALLEY IS 5 FEET.
9. 3 FOOT FRONT YARD SETBACK AT OPEN SPACE OR PEDESTRIAN ACCESS TRACT.

CITY OF CAMAS MAYOR

APPROVED BY _____ MAYOR _____ DATE 5/12/17

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND 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 5/10/17

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

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

ALL IMPROVEMENTS 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 FOR CITY RECORDS.

APPROVED BY _____ CITY OF CAMAS ENGINEER _____ DATE 5/12/17

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY _____ CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE _____ DATE 5/12/17

CAMAS-WASHOUGAL FIRE DEPARTMENT

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

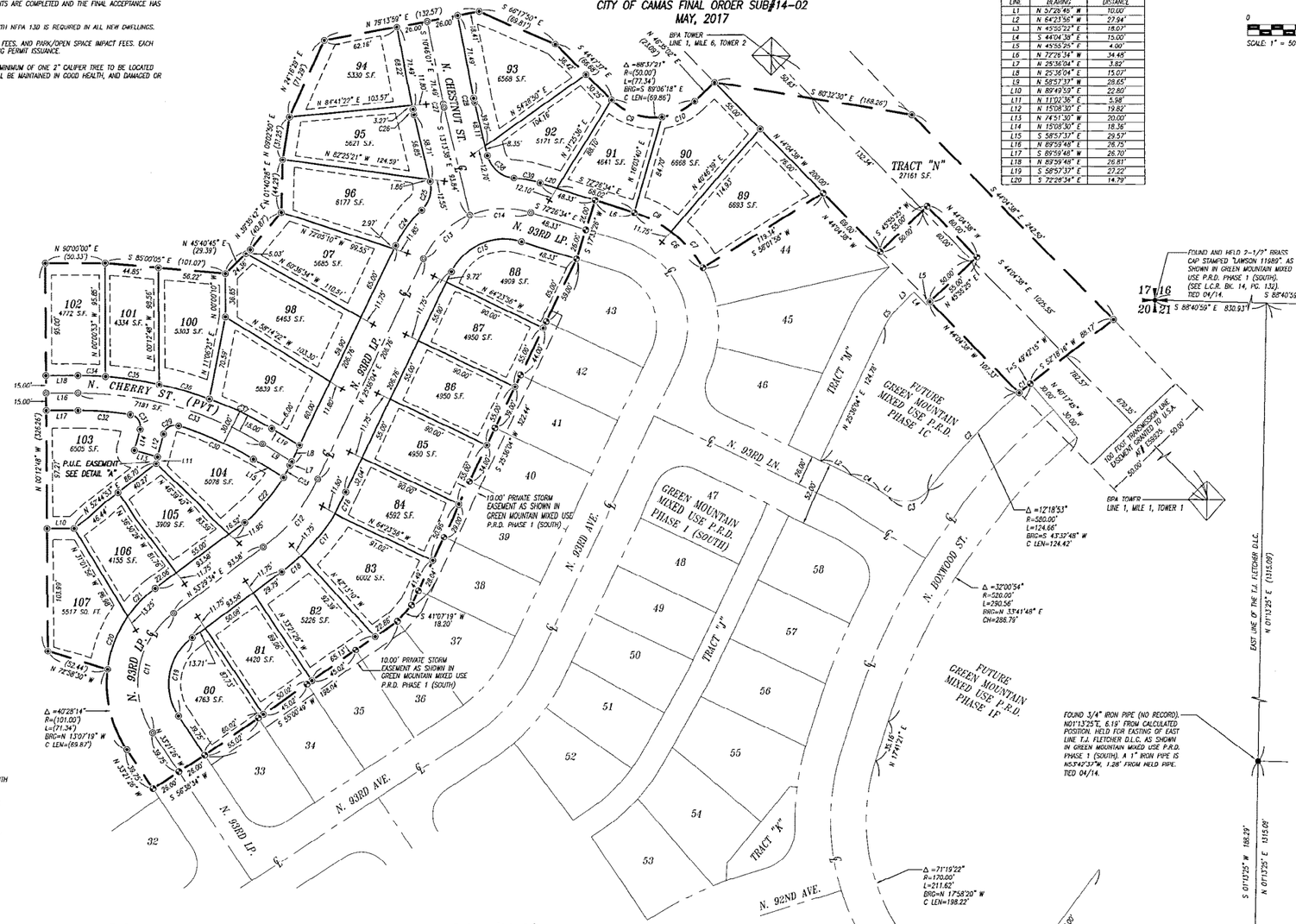
CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E

SUBDIVISION PLAT NO. 5404405 IN THE COUNTY OF CLARK, STATE OF WASHINGTON

Peter VanNortwick
CLARK COUNTY ASSESSOR



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 5°25'46" W	10.00'
L2	N 84°23'56" W	27.94'
L3	N 45°55'23" E	18.07'
L4	S 44°04'38" E	15.00'
L5	N 45°55'25" E	4.00'
L6	N 72°26'34" W	34.48'
L7	N 29°36'04" E	3.82'
L8	N 25°36'04" E	15.07'
L9	N 58°57'37" W	28.65'
L10	N 89°49'59" E	22.80'
L11	N 11°02'36" E	5.58'
L12	N 15°08'30" E	19.82'
L13	N 74°51'30" W	20.00'
L14	N 15°08'30" E	18.36'
L15	S 58°57'37" E	29.57'
L16	N 89°59'48" E	26.75'
L17	S 89°59'48" W	26.70'
L18	N 89°59'48" E	26.81'
L19	S 58°57'37" E	27.22'
L20	S 72°26'34" E	14.79'

CURVE TABLE

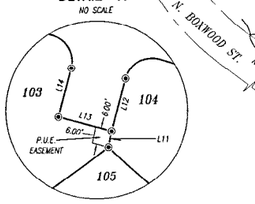
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°13'28"	580.00'	12.39'	S 49°05'31" W	12.39'
C2	11°05'29"	580.00'	112.27'	S 42°58'04" W	112.09'
C3	80°09'52"	25.00'	37.16'	S 7°58'18" W	33.63'
C4	6°57'10"	226.00'	27.42'	N 60°55'21" W	27.41'
C5	20°19'18"	60.00'	21.28'	N 30°45'43" E	21.17'
C6	43°06'49"	101.00'	76.00'	N 50°53'19" W	74.22'
C7	23°15'31"	101.00'	41.00'	N 40°57'31" W	40.72'
C8	19°51'18"	101.00'	35.00'	N 62°30'55" W	34.83'
C9	5°06'11"	50.00'	46.34'	S 71°20'43" E	44.70'
C10	35°31'09"	50.00'	31.00'	N 64°20'37" E	30.50'
C11	86°51'00"	75.00'	113.69'	N 10°04'04" E	103.11'
C12	27°53'30"	150.00'	73.02'	N 39°32'49" E	72.30'
C13	47°07'41"	75.00'	55.04'	N 46°31'04" E	53.81'
C14	39°54'41"	75.00'	52.24'	N 87°36'05" E	51.19'
C15	81°57'22"	49.00'	70.09'	N 66°34'45" E	64.27'
C16	8°10'12"	176.00'	18.95'	N 28°41'10" E	18.94'
C17	14°47'45"	176.00'	45.45'	N 39°10'09" E	45.32'
C18	9°55'32"	176.00'	27.27'	N 50°01'48" E	27.26'
C19	86°51'00"	49.00'	74.28'	N 10°04'04" E	67.39'
C20	27°30'29"	101.00'	48.49'	N 20°52'02" E	48.03'

CURVE TABLE (CONT.)

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C21	18°52'18"	101.00'	33.27'	N 44°03'23" E	33.12'
C22	22°40'31"	124.00'	49.15'	N 42°08'18" E	48.83'
C23	5°10'59"	124.00'	11.22'	N 28°11'33" E	11.21'
C24	21°13'33"	101.00'	37.42'	N 36°12'50" E	37.20'
C25	60°03'15"	25.00'	26.20'	N 16°48'09" E	25.02'
C26	2°27'37"	101.00'	4.34'	N 11°59'49" W	4.34'
C27	2°27'37"	75.00'	3.22'	N 11°59'49" W	3.22'
C28	2°27'37"	49.00'	2.10'	N 11°59'49" W	2.10'
C29	92°05'09"	10.00'	16.07'	N 61°11'01" E	14.40'
C30	15°48'50"	285.00'	78.71'	S 65°52'02" E	78.55'
C31	98°15'46"	10.00'	16.80'	N 32°59'23" W	14.89'
C32	8°52'56"	285.00'	44.18'	N 65°33'44" W	44.14'
C33	31°02'35"	300.00'	162.54'	S 74°26'55" E	160.56'
C34	4°13'23"	315.00'	23.22'	S 87°53'30" E	23.21'
C35	8°17'06"	315.00'	45.55'	S 81°38'16" E	45.51'
C36	7°58'56"	315.00'	43.88'	S 73°30'15" E	43.85'
C37	10°33'10"	315.00'	58.02'	S 64°14'12" E	57.94'
C38	71°55'13"	25.00'	31.38'	S 49°11'14" E	29.36'
C39	12°42'16"	101.00'	22.40'	S 78°47'45" E	22.35'

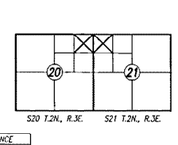
DETAIL "A"

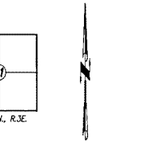
NO SCALE



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 AND AS SHOWN IN GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH). DISTANCES SHOWN HEREON ARE GROUND AND HAVE BEEN SCALED BY A COMBINED GRID TO GROUND SCALE FACTOR OF 0.999992076.





LEGEND

- SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) DURING THIS SURVEY
- SET 1/2" X 24" IRON ROD WITH PLASTIC CAP STAMPED (OLSON ENG PLS 42667) TO BE SET AFTER RECORDING OF THIS PLAT
- + SET BRASS SCREW WITH WASHER STAMPED (OLSON ENG PLS 42667) AT PROPERTY CORNER OR IN CURB ON A PROJECTION OF THE LOT LINE (DISTANCE ALONG PROJECTION SHOWN)
- POSITION OF SET MONUMENT STAMPED (OLSON ENG PLS 42667) AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH)
- ● FOUND MONUMENT AS NOTED
- ○ CALCULATED POSITION (NOTHING SET)
- ( ) RECORD DISTANCE / ANGLE
- BUILDING SETBACK LINES
- EASEMENT LINE AS NOTED
- PROPOSED LOT LINES
- DIMENSIONAL TIE LINE (NOT A LINE OF OWNERSHIP)
- PLAT PERIMETER
- T= TANGENT BEARING
- PVT PRIVATE

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)

DEED REFERENCES

GRANTOR: GREEN MOUNTAIN LAND, LLC
GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC
A.F. # 5255955 D
DATE: 02/11/16

GRANTOR: CLB WASHINGTON SOLUTIONS I, LLC
GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC
A.F. # 5308695 BLA
DATE: 07/28/16

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.

UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL DESIGNATED PRIVATE ROADS AND/OR EASEMENTS, AND THE EXTERIOR 8.00 FEET OF ALL LOTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS AND THE NORTH SIDE OF NE CHERRY ST. (PVT) AND PORTION OF LOT 103 AS SHOWN FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF ELECTRIC, TELEPHONE, TV, CABLE, WATER, SANITARY SEWER, AND OTHER UTILITIES AS NOTED. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC 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.

05-10-17

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.

JOHN M. BLAKIE
PROFESSIONAL LAND SURVEYOR NO. 42667

05-10-17
DATE

CLARK COUNTY AUDITOR

ATTESTED BY _____ CLARK COUNTY AUDITOR _____

FILED FOR RECORD THIS 17 DAY OF May 2017.

AUDITORS FILE NO. 5404405 BOOK OF PLATS 311 AT PAGE 883

OLSON ENGINEERING INC. LAND SURVEYORS ENGINEERS
222 E. EVERGREEN BLVD, VANCOUVER, WA 98660
1-360-695-1385
1-503-280-8036

PG. 1 OF 1 JOB# 8938.04.01

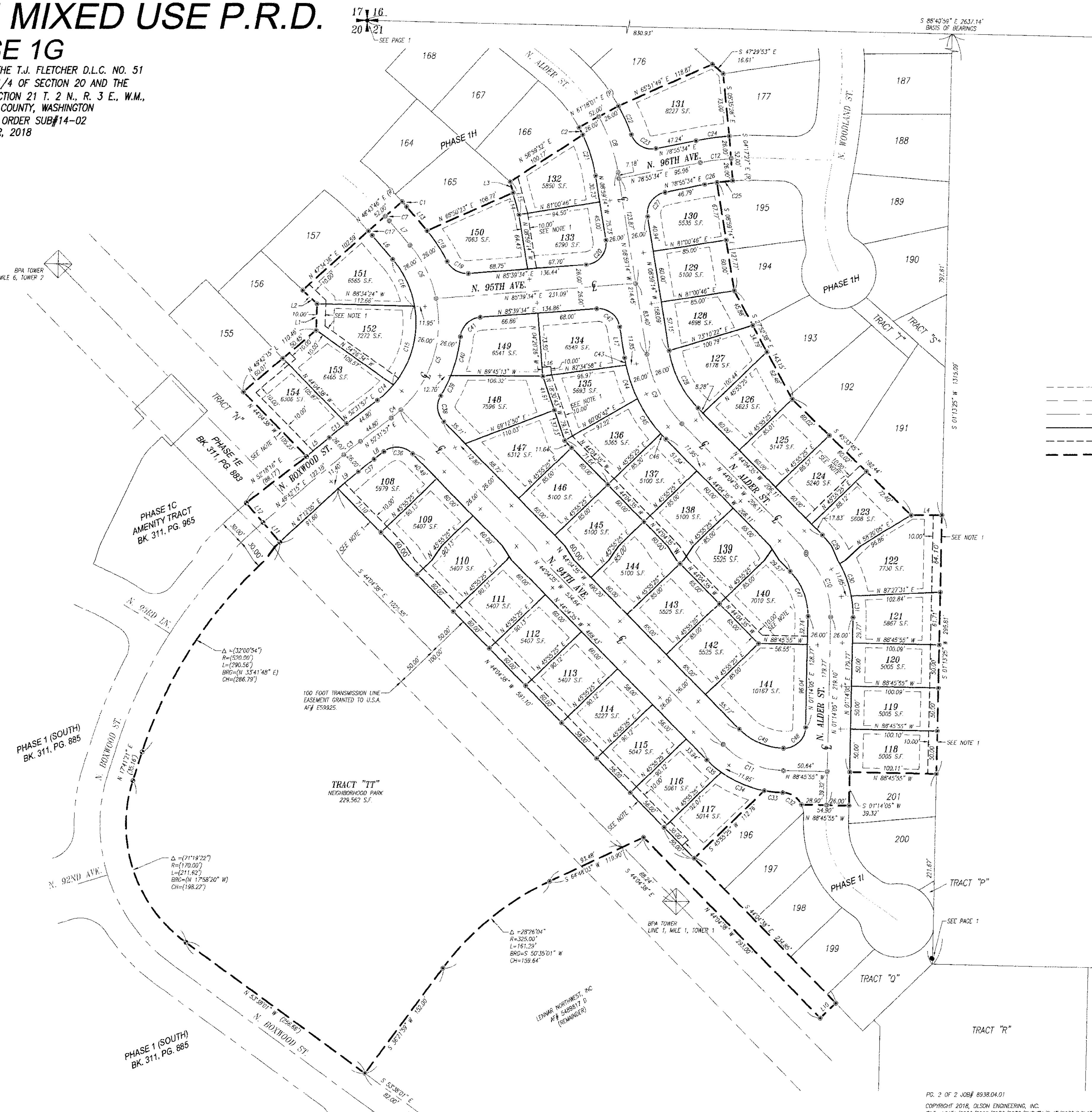
FILE: J:\DATA\8000\8900\8930\8938\SURVEY\PLAT\8938.S.PLAT.PHASE1E.DWG

BK 311 PG 883 1/1

GREEN MOUNTAIN MIXED USE P.R.D.

PHASE 1G

A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51
IN THE EAST 1/2 OF THE NE 1/4 OF SECTION 20 AND THE
WEST 1/2 OF THE NW 1/4 OF SECTION 21 T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#14-02
DECEMBER, 2018



CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1°02'59"	426.00'	7.80'	S 40°44'45" E	7.80'
C2	3°11'20"	174.00'	9.68'	N 27°06'19" W	9.68'
C3	2°49'42"	500.00'	24.68'	S 51°07'06" W	24.68'
C4	6°02'54"	140.00'	14.78'	N 49°30'30" E	14.77'
C5	58°06'06"	140.00'	141.97'	N 17°26'00" E	135.96'
C6	28°36'13"	140.00'	69.89'	N 25°55'09" W	69.17'
C7	1°02'59"	400.00'	7.33'	N 40°44'45" W	7.33'
C8	19°42'45"	200.00'	68.81'	N 18°50'37" W	68.47'
C9	35°05'21"	150.00'	91.86'	S 26°31'55" E	90.43'
C10	45°18'40"	100.00'	79.08'	N 21°25'15" W	77.04'
C11	44°41'20"	100.00'	78.00'	N 66°25'15" W	76.03'
C12	6°46'59"	300.00'	35.52'	N 82°19'03" E	35.50'
C13	2°49'42"	526.00'	25.97'	S 51°07'06" W	25.96'
C14	12°52'10"	114.00'	25.61'	S 46°05'52" W	25.55'
C15	49°14'06"	114.00'	97.96'	S 15°02'43" W	94.98'
C16	30°38'56"	114.00'	60.98'	S 24°53'48" E	60.26'
C17	1°03'00"	374.00'	6.85'	N 40°44'46" W	6.85'
C18	14°47'20"	166.00'	42.85'	S 32°49'36" E	42.73'
C19	68°54'31"	25.00'	30.07'	S 59°53'11" E	28.29'
C20	94°38'48"	25.00'	41.30'	N 38°20'10" E	36.76'
C21	16°31'25"	174.00'	50.18'	N 17°14'56" W	50.01'
C22	9°15'14"	226.00'	36.50'	N 24°04'22" W	36.46'
C23	81°37'41"	25.00'	35.62'	N 60°15'36" W	32.68'
C24	6°46'59"	326.00'	38.59'	N 82°19'03" E	38.57'
C25	3°49'20"	274.00'	18.28'	N 83°47'53" E	18.28'
C26	2°57'39"	274.00'	14.16'	S 80°24'23" W	14.16'
C27	87°54'48"	25.00'	38.36'	S 34°58'10" W	34.71'
C28	35°05'21"	124.00'	75.94'	N 26°31'55" W	74.76'
C29	15°31'24"	126.00'	34.14'	N 36°18'53" W	34.03'
C30	18°15'59"	126.00'	40.17'	N 19°25'12" W	40.00'
C31	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C32	62°00'48"	25.00'	27.06'	S 57°37'15" E	25.76'
C33	9°40'04"	126.00'	21.26'	S 83°47'37" E	21.24'
C34	24°48'00"	126.00'	54.54'	S 66°33'35" E	54.11'
C35	10°05'00"	126.00'	22.17'	S 49°07'05" E	22.15'
C36	83°23'28"	25.00'	36.39'	S 85°46'19" E	33.26'
C37	2°49'42"	474.00'	23.40'	N 51°07'06" E	23.40'
C38	74°56'21"	25.00'	32.70'	S 06°36'25" E	30.42'
C39	9°00'49"	166.00'	26.11'	N 26°21'21" E	26.09'
C40	16°09'33"	166.00'	46.82'	S 13°46'10" W	46.66'
C41	79°58'10"	25.00'	34.89'	S 45°40'29" W	32.13'
C42	85°21'12"	25.00'	37.24'	N 51°39'50" W	33.89'
C43	2°58'01"	176.00'	9.11'	S 10°28'14" E	9.11'
C44	13°25'17"	176.00'	41.23'	N 18°39'53" W	41.13'
C45	15°56'46"	176.00'	48.98'	N 33°20'55" W	48.83'
C46	2°45'17"	176.00'	8.46'	N 42°41'57" W	8.46'
C47	45°18'40"	74.00'	58.52'	N 21°25'15" W	57.01'
C48	90°25'28"	25.00'	39.46'	N 46°26'49" E	35.49'
C49	44°15'52"	74.00'	57.17'	S 66°12'31" E	55.76'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 02°10'20" E	30.83'
L2	N 46°22'54" W	23.01'
L3	N 15°02'15" W	13.00'
L4	N 89°53'29" E	35.39'
L5	N 49°42'15" E	34.10'
L6	N 40°13'15" W	36.72'
L7	N 40°13'15" W	36.72'
L8	S 52°31'57" W	14.21'
L9	S 49°42'15" W	30.66'
L10	S 45°55'22" W	25.00'
L11	N 40°17'45" W (R)	30.00'
L12	N 40°17'45" W (R)	30.00'
L13	S 40°13'15" E	36.72'
L14	S 15°02'15" E	26.66'
L15	S 15°02'15" E	39.66'
L16	N 85°39'34" E	10.00'
L17	N 08°59'14" W	36.38'

SCALE: 1" = 60'

LEGEND

- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" DURING THIS SURVEY
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" TO BE SET AFTER RECORDING OF THIS PLAT
- \+ SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 42667" IN CURB ON AN 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE
- POSITION OF SET MONUMENT STAMPED "OLSON ENG PLS 42667" AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH) (BK. 311, PG. 885) AND GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1C (BK. 311, PG. 965)
- FOUND MONUMENT AS NOTED
- ( ) RECORD DISTANCE / ANGLE
- (R) RADIAL BEARING
- BUILDING SETBACK LINE
- EXISTING EASEMENT LINE AS NOTED
- CENTERLINE
- PLAT LOT LINE
- EASEMENT LINE AS NOTED
- PLAT PERIMETER

NOTES

A PRIVATE STORM SEWER EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 108 THROUGH 122 INCLUSIVE, 124, 132 THROUGH 140 INCLUSIVE, AND 151 THROUGH 154 INCLUSIVE AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION (HOA), AND IT'S ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORM WATER CONVEYANCE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA, AND SHALL HAVE RIGHT OF ACCESS ACROSS SAID LOTS TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RETURN THE EASEMENT AREA TO IT'S PRIOR CONDITION AS NEAR AS POSSIBLE.

UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON 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 IT'S PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

TRACT NOTES

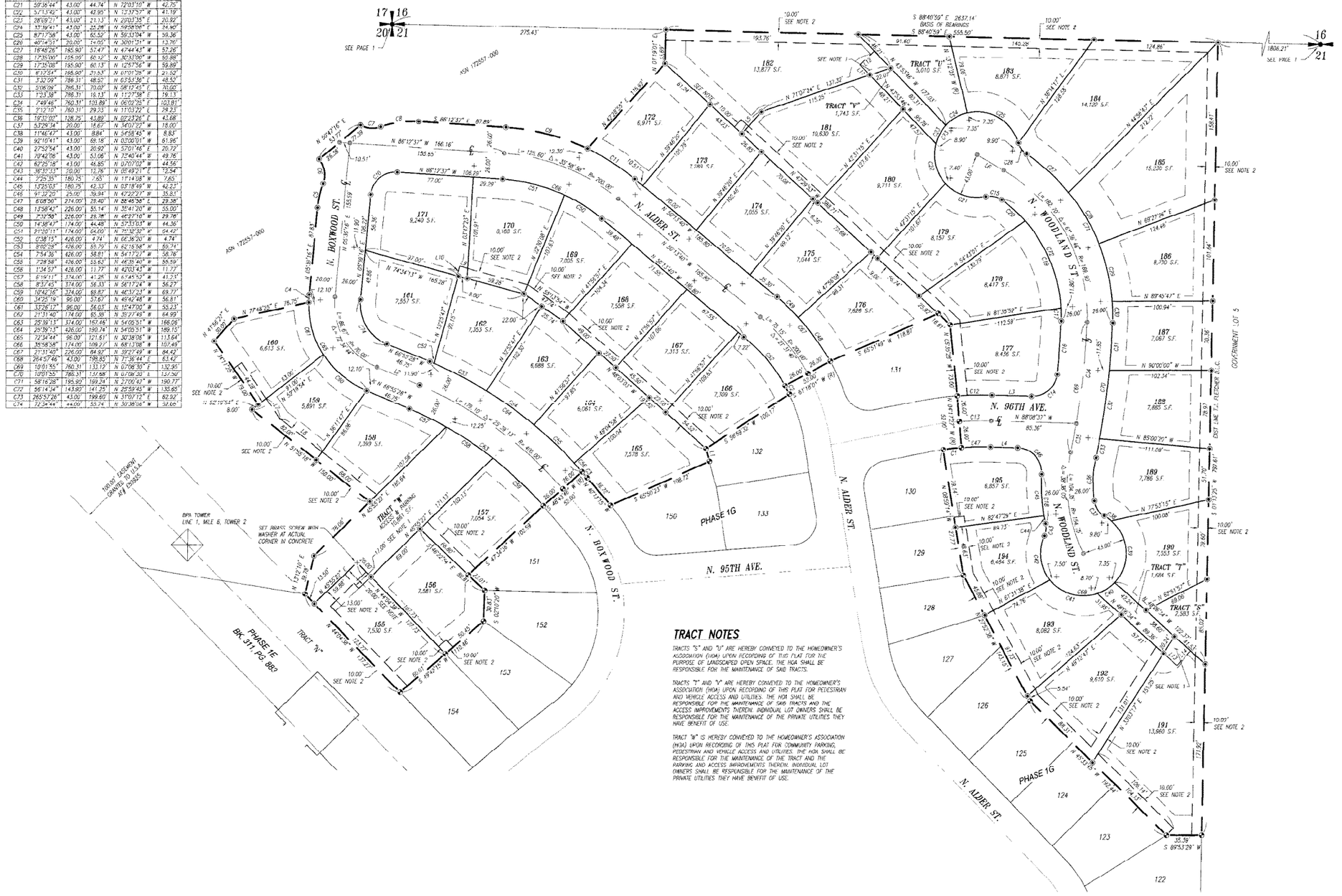
TRACT "TT" IS HEREBY CONVEYED TO THE CITY OF CAMAS WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF RECREATIONAL OPEN SPACE AND COMMUNITY NEIGHBORHOOD PARK. THE PARK IS TO BE OWNED BY THE CITY OF CAMAS. MAINTENANCE IS THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION FOR A PERIOD OF 10 YEARS FROM THE FINAL ACCEPTANCE OF ALL PARK IMPROVEMENTS.

12/19/18

PG. 2 OF 2 JOB# 8938.04.01

FILE: J:DATA/8000/8900/8930/8938/SURVEY/PLAT/8938.S.PLAT.PH1G-PG2.dwg

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



GREEN MOUNTAIN MIXED USE P.R.D.

PHASE 1H

A SUBOIVISION IN A PORTION OF THE T.J. FLETCHER O.L.C. NO. 51
IN THE NE 1/4 OF THE NE 1/4 OF SECTION 20 AND THE
NW 1/4 OF THE NW 1/4 OF SECTION 21 T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#14-02
DECEMBER, 2018

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	3°49'20"	274.00'	18.28'	N 83°47'53" E	18.28'
C2	3°11'20"	174.00'	9.68'	S 27°06'19" E	9.68'
C3	1°02'59"	426.00'	7.80'	N 40°44'45" W	7.80'
C4	4°43'08"	96.00'	7.91'	N 03°17'42" E	7.90'
C5	14°55'37"	96.00'	25.01'	N 13°07'05" E	24.94'
C6	59°47'37"	25.00'	26.09'	N 09°18'55" W	24.92'
C7	48°28'21"	25.00'	21.15'	S 85°06'28" E	20.52'
C8	23°08'01"	96.00'	38.76'	N 82°13'22" E	38.50'
C9	21°35'56"	226.00'	85.20'	S 75°24'40" E	84.69'
C10	88°08'06"	25.00'	38.46'	N 49°43'19" E	34.78'
C11	14°23'02"	226.00'	56.74'	N 57°25'11" W	56.59'
C12	6°08'50"	326.00'	34.98'	N 88°46'58" E	34.96'
C13	6°08'50"	300.00'	32.19'	N 88°46'58" E	32.17'
C14	85°27'47"	25.00'	37.29'	N 49°07'29" E	33.93'
C15	47°44'30"	20.00'	16.66'	N 77°59'17" W	16.19'
C16	4°16'04"	734.31'	54.70'	N 04°15'34" E	54.68'
C17	5°08'41"	143.90'	12.92'	N 00°26'48" W	12.92'
C18	15°50'38"	180.75'	49.98'	N 04°31'36" W	49.82'
C19	38°30'38"	143.90'	96.72'	N 22°16'28" W	94.91'
C20	12°35'15"	143.90'	31.61'	N 47°49'24" W	31.55'
C21	59°36'44"	43.00'	44.74'	N 72°03'10" W	42.75'
C22	57°13'42"	43.00'	42.95'	N 13°37'57" W	41.19'
C23	28°09'21"	43.00'	21.13'	N 29°03'35" E	20.92'
C24	33°39'41"	43.00'	25.26'	N 59°58'06" E	24.90'
C25	87°17'58"	43.00'	65.52'	N 59°33'04" W	59.36'
C26	40°14'51"	20.00'	14.05'	N 36°01'31" W	13.76'
C27	16°48'26"	195.90'	57.47'	N 47°44'43" W	57.26'
C28	17°35'00"	195.90'	60.12'	N 30°33'00" W	59.88'
C29	17°35'08"	195.90'	60.13'	N 12°57'56" W	59.89'
C30	6°17'54"	195.90'	21.53'	N 01°01'25" W	21.52'
C31	3°32'09"	786.31'	48.52'	N 03°53'36" E	48.52'
C32	5°06'09"	786.31'	70.02'	N 08°12'45" E	70.00'
C33	1°23'38"	786.31'	19.13'	N 11°27'38" E	19.13'
C34	7°49'46"	760.31'	103.89'	N 06°02'25" E	103.81'
C35	2°12'10"	760.31'	29.23'	N 11°03'22" E	29.23'
C36	19°32'02"	128.75'	43.89'	N 02°23'26" E	43.68'
C37	53°29'34"	20.00'	18.67'	N 34°07'22" W	18.00'
C38	11°46'47"	43.00'	8.84'	N 54°58'45" W	8.83'
C39	92°10'41"	43.00'	69.18'	N 03°00'01" W	61.96'
C40	27°52'54"	43.00'	20.92'	N 57°01'46" E	20.72'
C41	70°42'06"	43.00'	53.06'	N 73°40'44" W	49.76'
C42	62°25'18"	43.00'	46.85'	N 07°07'02" W	44.56'
C43	36°32'33"	20.00'	12.76'	N 05°49'21" E	12.54'
C44	2°25'35"	180.75'	7.65'	N 11°14'08" W	7.65'
C45	13°25'03"	180.75'	42.33'	N 03°18'49" W	42.23'
C46	91°32'20"	25.00'	39.94'	N 42°22'27" W	35.83'
C47	6°08'50"	274.00'	29.40'	N 88°46'58" E	29.38'
C48	13°58'42"	226.00'	55.14'	N 35°41'20" W	55.00'
C49	7°32'58"	226.00'	29.78'	N 46°27'10" W	29.76'
C50	14°38'47"	174.00'	44.48'	N 57°33'03" W	44.36'
C51	21°20'11"	174.00'	64.80'	N 75°32'32" W	64.42'
C52	0°38'15"	426.00'	4.74'	N 66°36'20" W	4.74'
C53	8°02'28"	426.00'	59.79'	N 62°15'58" W	59.74'
C54	7°54'36"	426.00'	58.81'	N 54°17'27" W	58.76'
C55	7°28'58"	426.00'	55.63'	N 46°35'40" W	55.59'
C56	1°34'57"	426.00'	11.77'	N 42°03'43" W	11.77'
C57	6°19'11"	374.00'	41.25'	N 63°45'52" W	41.23'
C58	8°37'45"	374.00'	56.33'	N 56°17'24" W	56.27'
C59	10°42'16"	374.00'	69.87'	N 46°37'23" W	69.77'
C60	34°25'19"	96.00'	57.67'	N 49°42'48" W	56.81'
C61	33°26'17"	96.00'	56.03'	N 15°47'00" W	55.23'
C62	21°31'40"	174.00'	65.38'	N 39°27'49" W	64.99'
C63	25°39'13"	374.00'	167.46'	N 54°05'51" W	166.06'
C64	25°39'13"	426.00'	190.74'	N 54°05'51" W	189.15'
C65	72°34'44"	96.00'	121.61'	N 30°38'06" W	113.64'
C66	35°58'58"	174.00'	109.27'	N 68°13'08" W	107.49'
C67	21°31'40"	226.00'	84.92'	N 39°27'49" W	84.42'
C68	264°57'46"	43.00'	198.85'	N 71°36'44" E	63.42'
C69	10°01'55"	760.31'	133.12'	N 07°08'30" E	132.95'
C70	10°01'55"	786.31'	137.68'	N 07°08'30" E	137.50'
C71	58°16'28"	195.90'	199.24'	N 27°00'42" W	190.77'
C72	56°14'34"	143.90'	141.25'	N 25°59'45" W	135.65'
C73	265°57'26"	43.00'	199.60'	N 31°07'12" E	62.92'
C74	72°34'44"	44.00'	55.74'	N 30°38'06" W	52.06'

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 15°02'15" E	13.00'
L2	N 66°55'28" W	46.75'
L3	N 88°08'37" W	39.72'
L4	N 88°08'37" W	27.27'
L5	N 42°31'15" E	29.47'
L6	N 59°29'14" W	30.86'
L7	N 34°11'25" W	24.49'
L8	N 51°55'18" W	54.22'
L9	N 74°34'13" W	8.27'
L10	N 15°25'47" E	10.00'
L11	N 43°53'46" W	14.33'
L12	N 46°06'14" E	20.00'
L13	N 48°06'34" W	18.17'
L14	N 41°53'26" E	20.00'

TRACT NOTES

TRACTS "S" AND "U" ARE HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF LANDSCAPED OPEN SPACE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.

TRACTS "T" AND "V" ARE HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR PEDESTRIAN AND VEHICLE ACCESS AND UTILITIES. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS AND THE ACCESS IMPROVEMENTS THEREIN. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE BENEFIT OF USE.

TRACT "W" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR COMMUNITY PARKING, PEDESTRIAN AND VEHICLE ACCESS AND UTILITIES. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND THE PARKING AND ACCESS IMPROVEMENTS THEREIN. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE BENEFIT OF USE.

LEGEND

◉	SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" DURING THIS SURVEY.
◎	SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" TO BE SET AFTER RECORDING OF THIS PLAT.
+	SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 42667" IN CURB ON AN 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE.
◕	POSITION OF SET MONUMENT STAMPED "OLSON ENG PLS 42667" AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E (BK. 311, PG. 883) AND GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1G.
●	FOUND MONUMENT AS NOTED.
( )	RECORD DISTANCE / ANGLE.
(R)	RADIAL BEARING.
— - — - —	BUILDING SETBACK LINE.
······	EXISTING EASEMENT LINE AS NOTED.
—— - ——	CENTERLINE.
———	PLAT LOT LINE.
— — —	EASEMENT LINE AS NOTED.
━━ ━━	PLAT PERIMETER.

NOTES

1. A PUBLIC SANITARY SEWER EASEMENT OVER, UNDER AND UPON PORTIONS OF LOTS 155, 182, 191, TRACT "T", TRACT "V" AND TRACT "W" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS, IT'S SUCCESSORS AND ASSIGNS, UPON RECORDING OF THIS PLAT. THE CITY OF CAMAS SHALL BE RESPONSIBLE FOR THE PUBLIC SANITARY SEWER FACILITIES WITHIN SAID EASEMENT AND FOLLOWING SUCH USE SHALL RESTORE THE EASEMENT AREA TO IT'S PRIOR CONDITION AS NEAR AS POSSIBLE.

2. A PRIVATE STORM SEWER EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 155 THROUGH 160 INCLUSIVE, 166 THROUGH 171 INCLUSIVE, AND 177 THROUGH 195 INCLUSIVE, TOGETHER WITH INCLUSIVE FACILITIES OVER TRACTS "S" AND "U" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION (HOA), AND IT'S ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORM WATER CONVEYANCE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA, AND SHALL HAVE RIGHT OF ACCESS ACROSS SAID LOTS TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RETURN THE EASEMENT AREA TO IT'S PRIOR CONDITION AS NEAR AS POSSIBLE.

UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL OF TRACT "T", ALL OF TRACT "V", ALL OF TRACT "W", THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO TRACT "T", TRACT "V", AND TRACT "W", 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 IT'S PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

JOHN M. BLAIKIE
42667
12/19/18

PG. 2 OF 2 JOB# 8938.04.01

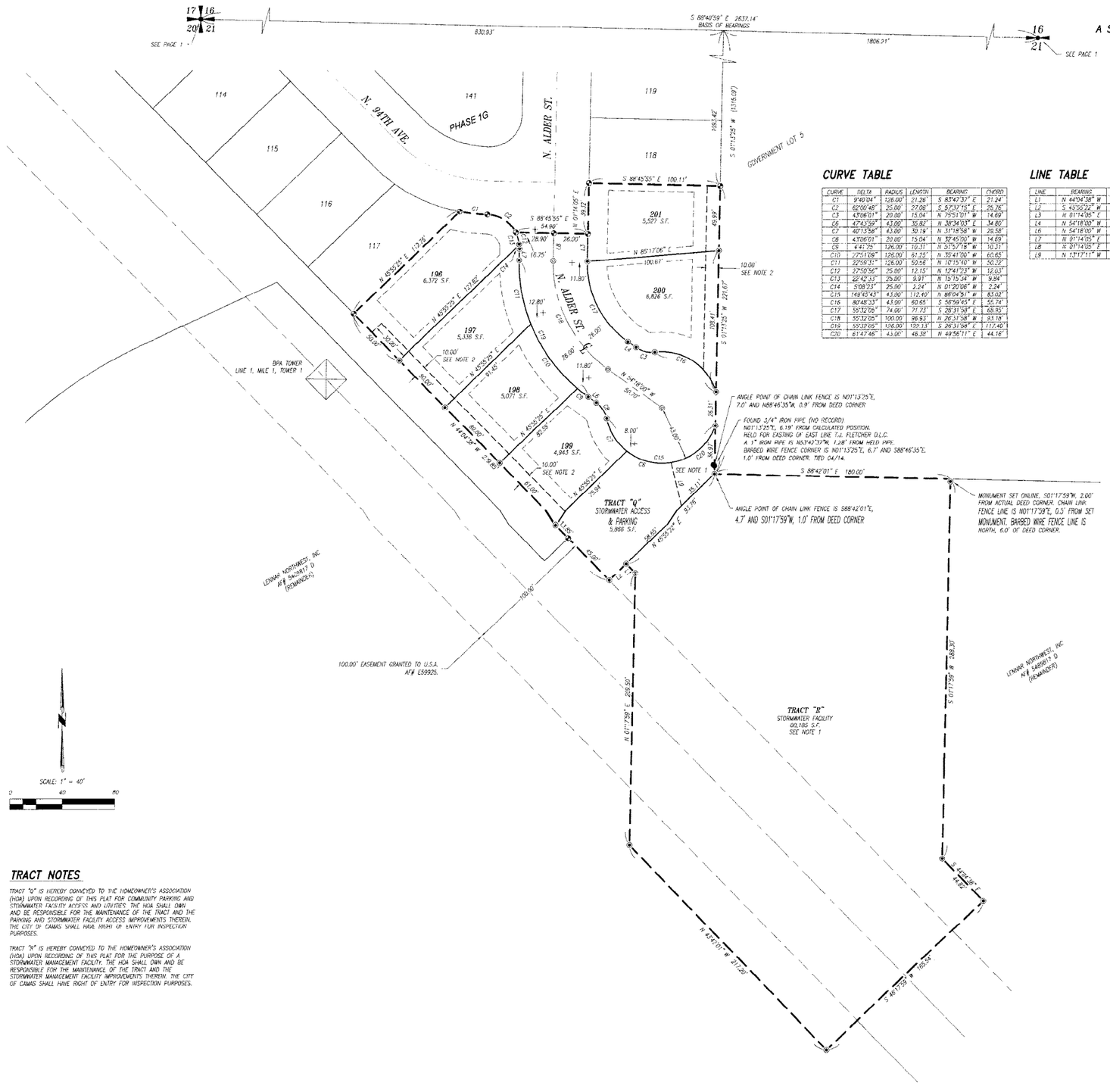
FILE: J:DATA/8000/8900/8930/8938/SURVEY/PLAT/8938.S.PLAT.PH1H-PG2.dwg

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

GREEN MOUNTAIN MIXED USE P.R.D.

PHASE 1I

A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51 AND GOVERNMENT LOT 4
IN THE WEST 1/2 OF THE NW 1/4 OF SECTION 21 T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#14-02
DECEMBER, 2018



CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	9°49'04"	126.00'	21.26'	S 83°47'33" E	21.24'
C2	62°00'48"	25.00'	27.06'	S 57°33'15" E	25.76'
C3	43°06'01"	20.00'	15.04'	N 75°51'01" W	14.69'
C6	47°43'59"	43.00'	35.80'	N 38°34'03" E	34.80'
C7	40°13'58"	43.00'	30.19'	N 31°18'58" W	29.58'
C8	43°06'01"	20.00'	15.04'	N 32°45'00" W	14.69'
C9	4°41'25"	126.00'	10.31'	N 01°57'18" W	10.31'
C10	27°51'09"	125.00'	61.22'	N 35°41'30" W	60.65'
C11	23°56'51"	126.00'	52.64'	N 10°15'40" W	52.25'
C12	27°50'56"	25.00'	12.15'	N 12°41'23" W	12.03'
C13	22°42'33"	25.00'	9.91'	N 15°15'34" W	9.84'
C14	5°08'23"	25.00'	2.24'	N 01°20'06" W	2.24'
C15	149°43'43"	43.00'	112.40'	N 86°04'51" W	83.02'
C16	80°48'33"	43.00'	60.65'	S 56°59'45" E	55.74'
C17	55°32'05"	74.00'	71.73'	S 28°31'58" E	68.95'
C18	55°32'05"	100.00'	96.93'	N 28°31'58" W	93.15'
C19	55°32'05"	126.00'	122.13'	S 28°31'58" E	117.40'
C20	61°47'46"	43.00'	46.38'	N 49°56'11" E	44.16'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 44°04'38" W	10.00'
L2	S 45°55'22" W	18.60'
L3	N 01°14'05" E	21.10'
L4	N 54°18'00" W	7.65'
L6	N 54°18'00" W	7.65'
L7	N 01°14'05" E	9.42'
L8	N 01°14'05" E	21.10'
L9	N 13°17'11" W	33.87'

LEGEND

- ◉ SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" DURING THIS SURVEY.
- ◎ SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" TO BE SET AFTER RECORDING OF THIS PLAT.
- \+ SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 42667" IN CURB ON AN 11.75° PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE.
- ◔ POSITION OF SET MONUMENT STAMPED "OLSON ENG PLS 42667" AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1G.
- ● FOUND MONUMENT AS NOTED.
- ( ) RECORD DISTANCE / ANGLE.
- BUILDING SETBACK LINE.
- EXISTING EASEMENT LINE AS NOTED
- CENTERLINE.
- PLAT LOT LINE
- EASEMENT LINE AS NOTED.
- PLAT PERIMETER.

NOTES

1. AN ACCESS AND INSPECTION EASEMENT OVER ALL OF TRACT "R" AND A PORTION OF TRACT "Q" AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS, ITS SUCCESSORS AND ASSIGNS, UPON RECORDING OF THIS PLAT. THE CITY OF CAMAS SHALL HAVE 24 HOUR ACCESS TO THE EASEMENT AREA FOR THE PURPOSE OF INSPECTION OF THE STORMWATER MANAGEMENT FACILITY LOCATED IN SAID TRACT "R". THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY IMPROVEMENTS WITHIN THE EASEMENT AREA.
2. A PRIVATE STORM SEWER EASEMENT OVER, UNDER, AND UPON ALL OF TRACT "P" AND PORTIONS OF LOTS 196 THROUGH 201 INCLUSIVE, AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION (HOA), AND IT'S ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORM WATER CONVEYANCE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA, AND SHALL HAVE RIGHT OF ACCESS ACROSS SAID LOTS TO PERFORM SUCH RESPONSIBILITIES. AND FOLLOWING SUCH USE SHALL RETURN THE EASEMENT AREA TO IT'S PRIOR CONDITION AS NEAR AS POSSIBLE.

UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON 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 IT'S PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING MID MOUNT (TRANSFORMERS) ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

SCALE: 1" = 40'
0 40 80

TRACT NOTES

TRACT "Q" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR COMMUNITY PARKING AND STORMWATER FACILITY ACCESS AND UTILITIES. THE HOA SHALL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND THE PARKING AND STORMWATER FACILITY ACCESS IMPROVEMENTS THEREIN. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY FOR INSPECTION PURPOSES.

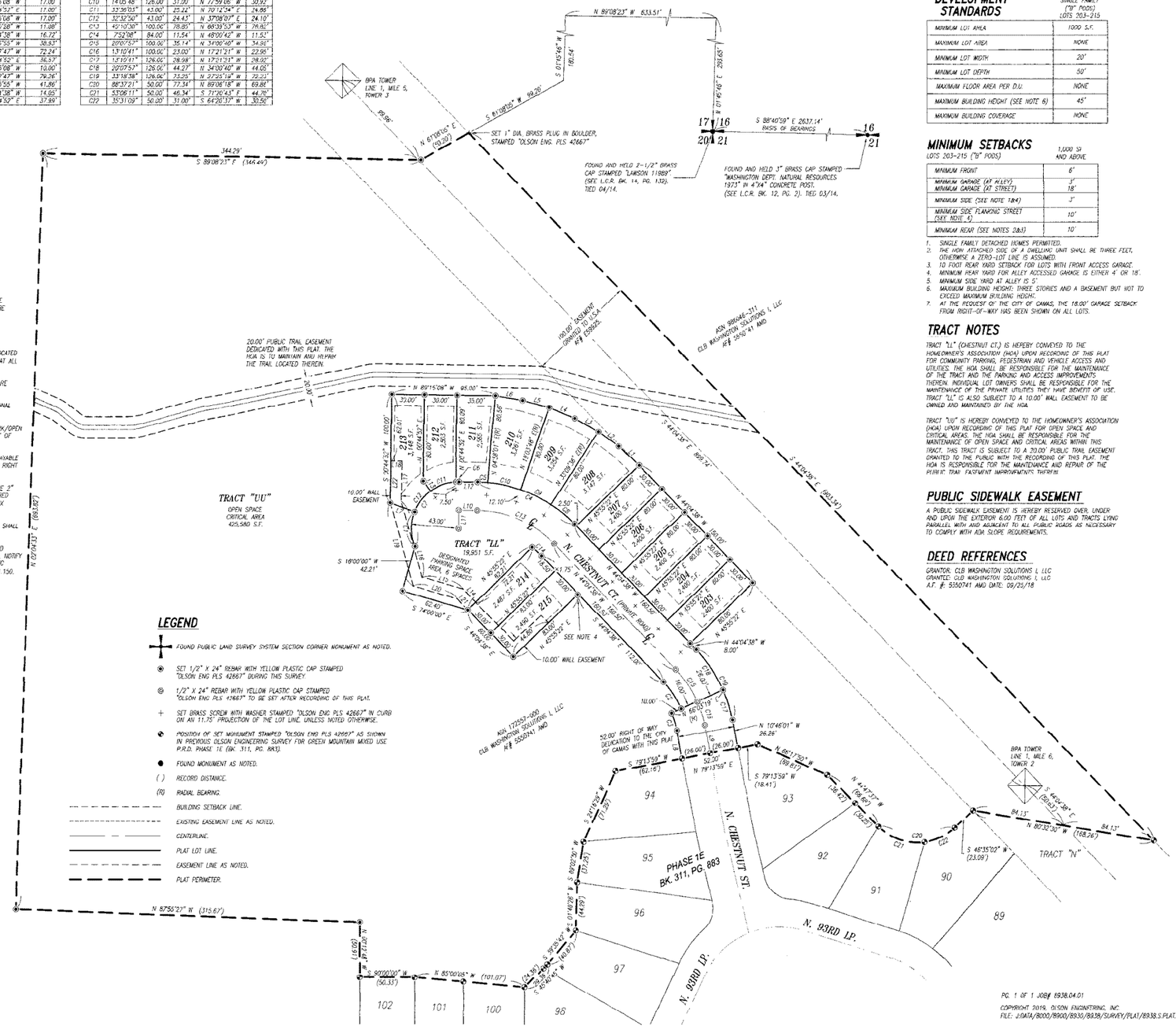
TRACT "R" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF A STORMWATER MANAGEMENT FACILITY. THE HOA SHALL OWN AND BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND THE STORMWATER MANAGEMENT FACILITY IMPROVEMENTS THEREIN. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY FOR INSPECTION PURPOSES.

JERRY M. BLAIRE
STATE OF WASHINGTON
42667
REGISTERED
PROFESSIONAL LAND SURVEYOR
12/19/18

PG. 2 OF 2 JOB# 8938.04.01

FILE: J:\DATA\8000\8900\8930\8938\SURVEY\PLAT\8938.S.PLAT.PH1I-PG2.dwg

OLSON ENGINEERING INC. LAND SURVEYORS ENGINEERS
1-360-695-1385
1-503-289-9916
222 E. EVERGREEN BLVD, VANCOUVER, WA 98660



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

A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51
IN THE SE 1/4 OF SECTION 17 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 20
T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#14-02
JULY, 2019

CITY OF CAMAS MAYOR

APPROVED BY Sharon Turk 7-9-19
MAYOR DATE

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND 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.

Cathy Huber Nickerson 7/9/19
CITY OF CAMAS FINANCE DIRECTOR DATE

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY 7-9-19
CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE DATE

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY Randy Miller 7-9-19
CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE 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 James E. Carlson 7-9-19
CITY OF CAMAS ENGINEER DATE

CITY OF CAMAS REQUIRED NOTES

1. 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.
2. EACH PHASE OF THE SUBDIVISION PLATS SHALL CONTAIN THE APPROVED DENSITY AND DIMENSIONAL STANDARDS TABLE AS APPROVED WITH THIS DEVELOPMENT.
3. THE HOMEOWNERS ASSOCIATION IN IT'S ENTIRETY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY LOCATED IN TRACT "H", GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH). THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY AT ALL TIMES FOR INSPECTION OF SAID STORMWATER FACILITY.
4. BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE COMPLETED AND THE FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.
5. AUTOMATIC LIFE SAFETY RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA (NATIONAL FIRE PROTECTION ASSOCIATION) 13D IS REQUIRED IN ALL NEW DWELLINGS.
6. THE LOTS IN THE 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.
7. 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 192ND AVE. AND A WESTBOUND RIGHT TURN LANE ON NE 13TH ST.
8. PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER 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.
9. 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 LINE.
10. IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE CITY OF CAMAS PUBLIC WORKS DEPARTMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (D.A.H.P.) AND ADHERE TO THE PROCEDURES SPECIFIED UNDER THE CITY OF CAMAS MUNICIPAL CODE 16.31.150.

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.

SURVEY REFERENCES

1. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 16, PG. 79)
2. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 24, PG. 49)
3. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 28, PG. 105)
4. PLAT OF MOUNTAIN GLEN BY OLSON ENGINEERING, INC. (BK. J, PG. 199)
5. SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 51, PG. 161)
6. WARMAN SHORT PLAT BY BESEDA LAND SURVEYING, LLC (BK. 3, PG. 963)
7. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E (BK. 311, PG. 883)
8. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1D (BK. 311, PG. 884)
9. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH) (BK. 311, PG. 885)
10. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1C (BK. 311, PG. 965)

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

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

SUBDIVISION PLAT NO. 5627736 IN THE COUNTY OF CLARK, STATE OF WASHINGTON

J. Rees for Peter Van Nortwick
CLARK COUNTY ASSESSOR

CLARK COUNTY AUDITOR

ATTESTED BY Greg Kimsey by C. Schendel
CLARK COUNTY AUDITOR

FILED FOR RECORD THIS 18 DAY OF July, 2019.

AUDITORS FILE NO. 5627736 BOOK OF PLATS 312, AT PAGE 47

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 46°57'16" W	25.43'
L2	N 53°38'58" W	22.93'
L3	N 60°21'51" W	25.33'
L4	N 67°24'45" W	25.33'
L5	N 74°27'39" W	25.33'
L6	N 80°14'49" W	25.37'
L7	S 69°08'18" E	23.88'
L8	S 10°46'01" E	26.26'
L9	N 10°46'01" W	26.26'
L10	N 89°15'08" W	17.00'
L11	N 00°44'52" E	17.00'
L12	N 89°15'08" W	17.00'
L13	N 36°35'28" W	11.08'
L14	N 44°04'38" W	16.72'
L15	N 73°55'55" W	38.93'
L16	N 15°27'47" W	72.24'
L17	N 00°44'52" E	36.57'
L18	N 89°15'08" W	10.00'
L19	N 15°27'47" W	79.26'
L20	N 73°55'55" W	41.86'
L21	N 44°04'38" W	14.05'
L22	N 00°44'52" E	37.99'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	43°24'15"	43.00'	32.57'	S 00°50'26" E	31.80'
C2	20°07'57"	84.00'	29.52'	S 34°00'40" E	29.36'
C3	13°10'41"	74.00'	17.02'	S 17°21'21" E	16.98'
C4	45°10'30"	126.00'	99.35'	N 66°39'53" W	96.79'
C5	4°13'09"	126.00'	9.28'	N 87°08'34" W	9.28'
C6	3°44'16"	43.00'	2.81'	N 88°52'44" E	2.80'
C7	113°17'25"	43.00'	85.02'	N 34°06'09" E	71.83'
C8	12°45'46"	126.00'	28.07'	N 50°27'31" W	28.01'
C9	14°05'48"	126.00'	31.00'	N 63°53'18" W	30.92'
C10	14°05'48"	126.00'	31.00'	N 77°59'06" W	30.92'
C11	33°36'03"	43.00'	25.22'	N 70°12'34" E	24.86'
C12	32°32'50"	43.00'	24.43'	N 37°08'07" E	24.10'
C13	45°10'30"	100.00'	78.85'	N 66°39'53" W	76.82'
C14	7°52'08"	84.00'	11.54'	N 48°00'42" W	11.53'
C15	20°07'57"	100.00'	35.14'	N 34°00'40" W	34.96'
C16	13°10'41"	100.00'	23.00'	N 17°21'21" W	22.95'
C17	13°10'41"	126.00'	28.98'	N 17°21'21" W	28.92'
C18	20°07'57"	126.00'	44.27'	N 34°00'40" W	44.05'
C19	33°18'38"	126.00'	73.25'	N 27°25'19" W	72.23'
C20	88°37'21"	50.00'	77.34'	N 89°06'18" W	69.86'
C21	53°06'11"	50.00'	46.34'	S 71°20'43" E	44.70'
C22	35°31'09"	50.00'	31.00'	S 64°20'37" W	30.50'

LEGEND

✛	FOUND PUBLIC LAND SURVEY SYSTEM SECTION CORNER MONUMENT AS NOTED.
◉	SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" DURING THIS SURVEY.
©	1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" TO BE SET AFTER RECORDING OF THIS PLAT.
+	SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 42667" IN CURB ON AN 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE.
◕	POSITION OF SET MONUMENT STAMPED "OLSON ENG PLS 42667" AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E (BK. 311, PG. 883).
●	FOUND MONUMENT AS NOTED.
( )	RECORD DISTANCE.
(R)	RADIAL BEARING.
— — — —	BUILDING SETBACK LINE.
- - - - - -	EXISTING EASEMENT LINE AS NOTED.
— — ———	CENTERLINE.
———	PLAT LOT LINE.
— — — —	EASEMENT LINE AS NOTED.
▬ ▬ ▬	PLAT PERIMETER.

PG. 1 OF 1 JOB# 8938.04.01

FILE: J:DATA/8000/8900/8930/8938/SURVEY/PLAT/8938.S.PLAT.PH2G.dwg

LAND INVENTORY

TOTAL ACREAGE:	11.09 AC.
TOTAL DEVELOPED ACREAGE:	1.32 AC.
* INCLUDES LOTS AND TRACT "LL" (PRIVATE ACCESS)	
TOTAL LOT AREA:	0.80 AC.
TOTAL INFRASTRUCTURE AREA (PUBLIC STREET & TRACT "LL"):	0.52 AC.
TOTAL TRACT AREA (TRACT "LL"):	0.46 AC.
TOTAL ACREAGE OF OPEN SPACE & CRITICAL AREAS:	9.77 AC.

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS	SINGLE FAMILY ("B" PODS) LOTS 203-215
MINIMUM LOT AREA	1000 S.F.
MAXIMUM LOT AREA	NONE
MINIMUM LOT WIDTH	20'
MINIMUM LOT DEPTH	50'
MAXIMUM FLOOR AREA PER D.U.	NONE
MAXIMUM BUILDING HEIGHT (SEE NOTE 6)	45'
MAXIMUM BUILDING COVERAGE	NONE

MINIMUM SETBACKS

LOTS 203-215 ("B" PODS)

	1,000 SF AND ABOVE
MINIMUM FRONT	6'
MINIMUM GARAGE (AT ALLEY) MINIMUM GARAGE (AT STREET)	3' 18'
MINIMUM SIDE (SEE NOTE 1&4)	3'
MINIMUM SIDE FLANKING STREET (SEE NOTE 4)	10'
MINIMUM REAR (SEE NOTES 2&3)	10'

1. SINGLE FAMILY DETACHED HOMES PERMITTED.
2. THE NON-ATTACHED SIDE OF A DWELLING UNIT SHALL BE THREE FEET, OTHERWISE A ZERO-LOT LINE IS ASSUMED.
3. 10 FOOT REAR YARD SETBACK FOR LOTS WITH FRONT ACCESS GARAGE.
4. MINIMUM REAR YARD FOR ALLEY ACCESSED GARAGE IS EITHER 4' OR 18'.
5. MINIMUM SIDE YARD AT ALLEY IS 5'.
6. MAXIMUM BUILDING HEIGHT: THREE STORIES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT.
7. AT THE REQUEST OF THE CITY OF CAMAS, THE 18.00' GARAGE SETBACK FROM RIGHT-OF-WAY HAS BEEN SHOWN ON ALL LOTS.

TRACT NOTES

TRACT "LL" (CHESTNUT CT.) IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR COMMUNITY PARKING, PEDESTRIAN AND VEHICLE ACCESS AND UTILITIES. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE TRACT AND THE PARKING AND ACCESS IMPROVEMENTS THEREIN. INDIVIDUAL LOT OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE UTILITIES THEY HAVE BENEFIT OF USE. TRACT "LL" IS ALSO SUBJECT TO A 10.00' WALL EASEMENT TO BE OWNED AND MAINTAINED BY THE HOA.

TRACT "UU" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR OPEN SPACE AND CRITICAL AREAS. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF OPEN SPACE AND CRITICAL AREAS WITHIN THIS TRACT. THIS TRACT IS SUBJECT TO A 20.00' PUBLIC TRAIL EASEMENT GRANTED TO THE PUBLIC WITH THE RECORDING OF THIS PLAT. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PUBLIC TRAIL EASEMENT IMPROVEMENTS THEREIN.

PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

DEED REFERENCES

GRANTOR: CLB WASHINGTON SOLUTIONS I, LLC
GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC
A.F. #: 5550741 AMD DATE: 09/25/18

BASIS OF BEARINGS

S 88°40'59" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST, W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTHWEST AND NORTHEAST CORNERS OF SAID NORTHWEST QUARTER. 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.

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.

UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON ALL OF TRACT "LL" (CHESTNUT CT.), THE EXTERIOR 6.00 FEET OF ALL LOTS LYING PARALLEL WITH AND ADJACENT TO TRACT "LL" (CHESTNUT CT.), 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 IT'S PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

NOTES

1. A PUBLIC UTILITY EASEMENT OVER, UNDER AND UPON TRACT "LL" (CHESTNUT CT.) IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CAMAS, IT'S SUCCESSORS AND ASSIGNS, FOR STORM SEWER, SANITARY SEWER, AND WATER, AS SHOWN HEREON UPON THE RECORDING OF THIS PLAT. THE CITY OF CAMAS SHALL BE RESPONSIBLE FOR OPERATING AND MAINTAINING THE STORM, SANITARY AND WATER FACILITIES WITHIN THE DESIGNATED EASEMENT AREAS. WITHIN SAID EASEMENT, AND FOLLOWING SUCH USE, REPAIRS, OR MAINTENANCE, ANY DISTURBED AREAS SHALL BE RESTORED TO IT'S PRIOR CONDITION, AS NEAR AS POSSIBLE.
2. RETAINING WALLS LOCATED ADJACENT TO ANY LOTS AND TRACTS ARE TO BE OWNED AND MAINTAINED BY THE H.O.A.
3. ANY WALL OR PORTION OF A WALL THAT IS CONSTRUCTED ON A SPECIFIC LOT IS TO BE OWNED AND MAINTAINED BY THAT LOT OWNER. ANY WALL OR PORTION OF A WALL THAT IS CONSTRUCTED IN A TRACT IS TO BE OWNED AND MAINTAINED BY THE H.O.A.
4. SET WITNESS CORNER ON LINE, 1.00' SOUTH OF ACTUAL CORNER.

ACKNOWLEDGMENT

STATE OF Washington }
COUNTY OF Clark } SS

ANGELA L CUMPTON NOTARY PUBLIC STATE OF WASHINGTON Commission Expires MAR. 10, 2021

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN M. BLAIKIE IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE IS A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON AND THEREBY AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF WASHINGTON AS DEFINED BY RCW 18.43.

Angela L Cumpton
NOTARY SIGNATURE

DATED: July 3, 2019.

PRINTED NAME: Angela L Cumpton

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

MY COMMISSION EXPIRES March 10, 2021

JOHN M. BLAIKIE 42667

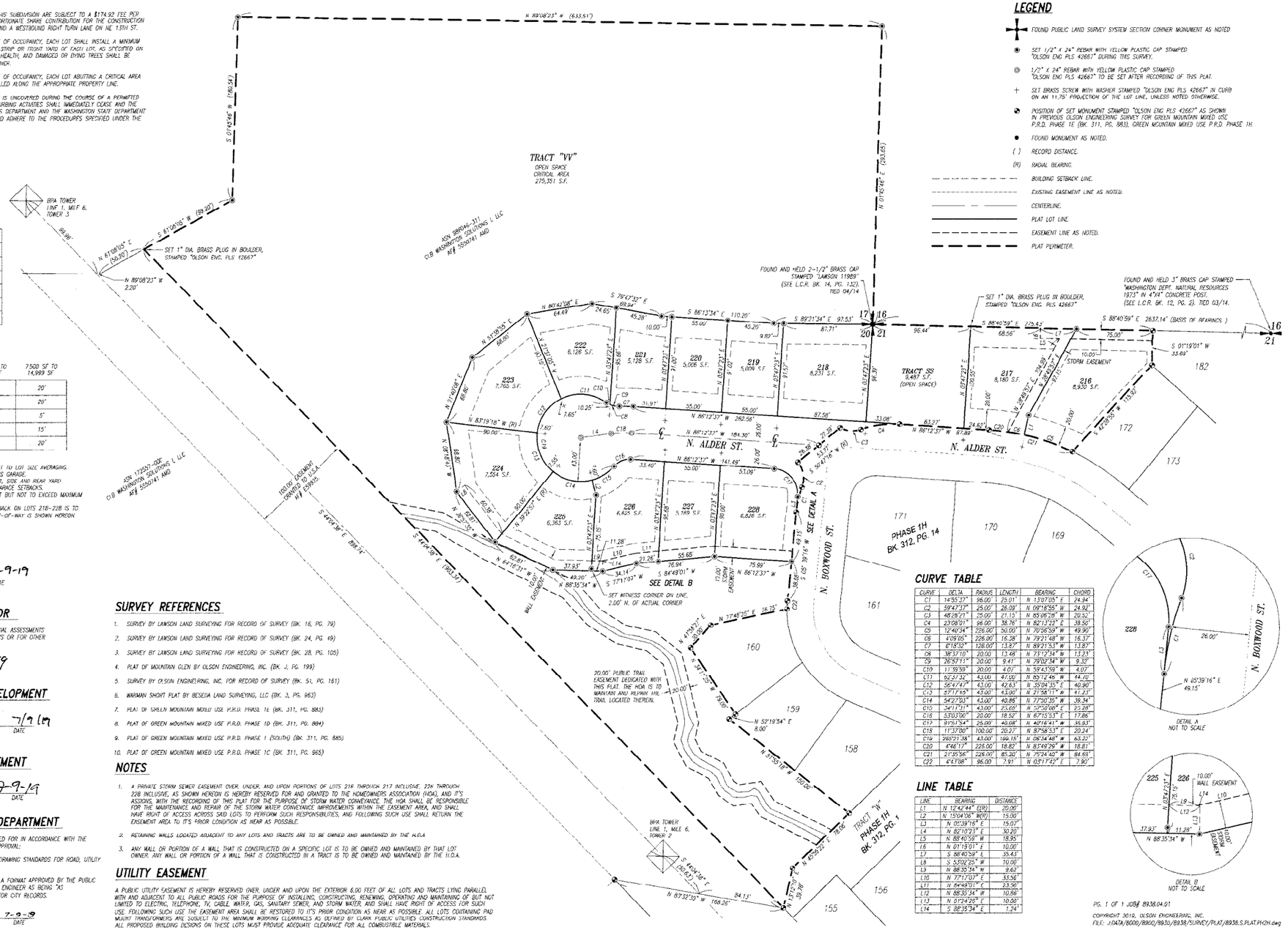
7/3/19

LAND SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CLB WASHINGTON SOLUTIONS I, LLC ON MARCH 11, 2016. I HEREBY CERTIFY THAT THIS MAP FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2G IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL BOUNDARIES OF THE UNITS ARE SHOWN ON THE MAP.

7/3/19
JOHN M. BLAIKIE DATE
PROFESSIONAL LAND SURVEYOR NO. 42667

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



GREEN MOUNTAIN MIXED USE P.R.D.

PHASE 2H

A SUBDIVISION IN A PORTION OF THE T.J. FLETCHER D.L.C. NO. 51
IN THE SE 1/4 OF THE SE 1/4 OF SECTION 17, THE NE 1/4 OF THE NE 1/4 OF SECTION 20,
AND THE NW 1/4 OF THE NW 1/4 OF SECTION 21
T. 2 N., R. 3 E., W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
CITY OF CAMAS FINAL ORDER SUB#14-02
JULY, 2019

CITY OF CAMAS REQUIRED NOTES

1. 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.
2. EACH PHASE OF THE SUBDIVISION PLATS SHALL CONTAIN THE APPROVED DENSITY AND DIMENSIONAL STANDARDS TABLE AS APPROVED WITH THIS DEVELOPMENT.
3. THE HOMEOWNERS ASSOCIATION IN IT'S ENTIRETY IS RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER FACILITY LOCATED IN TRACT "R", GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1I. THE CITY OF CAMAS SHALL HAVE RIGHT OF ENTRY AT ALL TIMES FOR INSPECTION OF SAID STORMWATER FACILITY.
4. BUILDING PERMITS WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE COMPLETED AND THE FINAL ACCEPTANCE HAS BEEN ISSUED BY THE CITY.
5. AUTOMATIC LIFE SAFETY RESIDENTIAL FIRE SPRINKLER SYSTEM DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA (NATIONAL FIRE PROTECTION ASSOCIATION) 13D IS REQUIRED IN ALL NEW DWELLINGS.
6. THE LOTS IN THE 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.
7. 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 192ND AVE. AND A WESTBOUND RIGHT TURN LANE ON NE 13TH ST.
8. PRIOR TO THE BUILDING DEPARTMENT ISSUING A CERTIFICATE OF OCCUPANCY, EACH LOT SHALL INSTALL A MINIMUM OF ONE 2" CALIPER 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.
9. 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 LINE.
10. IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS UNCOVERED DURING THE COURSE OF A PERMITTED GROUND DISTURBING ACTION OR ACTIVITY, ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE CITY OF CAMAS PUBLIC WORKS DEPARTMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (D.A.H.P.) AND ADHERE TO THE PROCEDURES SPECIFIED UNDER THE CITY OF CAMAS MUNICIPAL CODE 16.31.150.

LAND INVENTORY

TOTAL ACREAGE:	8.91 AC.
TOTAL DEVELOPED ACREAGE:	2.37 AC.
* INCLUDES LOTS AND PUBLIC STREET	
TOTAL LOT AREA:	2.00 AC.
TOTAL INFRASTRUCTURE AREA (PUBLIC STREET):	0.37 AC.
TOTAL TRACT AREA (TRACT "SS"):	0.22 AC.
TOTAL ACREAGE OF OPEN SPACE & CRITICAL AREAS:	6.54 AC.

DEVELOPMENT STANDARDS

	SINGLE FAMILY ("E" PODS) LOTS 216–228
MINIMUM LOT AREA	4,200 S.F.
MAXIMUM LOT AREA	9,000 S.F.
MINIMUM LOT WIDTH	50'
MINIMUM LOT DEPTH	80'
MINIMUM LOT WIDTH ON A CURVE OR CUL-DE-SAC	30'
MAXIMUM BUILDING HEIGHT (SEE NOTE 5)	35'
MAXIMUM BUILDING COVERAGE	40%

MINIMUM SETBACKS

SINGLE FAMILY LOTS ("E" PODS) LOTS 216–228	5,000 SF TO 7,499 SF	7,500 SF TO 14,999 SF
FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT), SEE ALSO NOTE 6	15'	20'
GARAGE SETBACK FROM R.O.W. (SEE NOTE 6)	18'	20'
SIDE YARD & CORNER LOT REAR YARD	5'	5'
CORNER LOT STREET SIDE YARD	15'	15'
REAR YARD (SEE NOTE 2 & 3)	20'	20'

1. SINGLE FAMILY DETACHED HOMES PERMITTED.
2. SETBACKS BASED ON LOT SIZE. LOT SIZES ARE NOT SUBJECT TO LOT SIZE AVERAGING.
3. 10 FOOT REAR YARD SETBACK FOR LOTS WITH FRONT ACCESS GARAGE.
4. BUILDING ENVELOPES SHOWN HEREON ILLUSTRATE THE FRONT, SIDE AND REAR YARD BUILDING SETBACKS. REFER TO THE TABLE FOR REQUIRED GARAGE SETBACKS.
5. MAXIMUM BUILDING HEIGHT: THREE STORIES AND A BASEMENT BUT NOT TO EXCEED MAXIMUM BUILDING HEIGHT.
6. AT THE REQUEST OF THE CITY OF CAMAS, THE GARAGE SETBACK ON LOTS 218–228 IS TO ALL BE THE SAME. AN 18.00' GARAGE SETBACK FROM RIGHT-OF-WAY IS SHOWN HEREON.

CITY OF CAMAS MAYOR

APPROVED BY Shannon Turk 7-9-19
MAYOR DATE

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND 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.

Cathy Huber Nickerson 7/9/19
CITY OF CAMAS FINANCE DIRECTOR DATE

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED BY 7/9/19
CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR OR DESIGNEE DATE

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY Randy Miller 7-9-19
CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE 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 J. C. Carlson 7-9-19
CITY OF CAMAS ENGINEER DATE

SURVEY REFERENCES

1. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 16, PG. 79)
2. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 24, PG. 49)
3. SURVEY BY LAWSON LAND SURVEYING FOR RECORD OF SURVEY (BK. 28, PG. 105)
4. PLAT OF MOUNTAIN GLEN BY OLSON ENGINEERING, INC. (BK. J, PG. 199)
5. SURVEY BY OLSON ENGINEERING, INC. FOR RECORD OF SURVEY (BK. 51, PG. 161)
6. WARMAN SHORT PLAT BY BESEDA LAND SURVEYING, LLC (BK. 3, PG. 963)
7. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E (BK. 311, PG. 883)
8. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1D (BK. 311, PG. 884)
9. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1 (SOUTH) (BK. 311, PG. 885)
10. PLAT OF GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1C (BK. 311, PG. 965)

NOTES

1. A PRIVATE STORM SEWER EASEMENT OVER, UNDER, AND UPON PORTIONS OF LOTS 216 THROUGH 217 INCLUSIVE, 226 THROUGH 228 INCLUSIVE, AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE HOMEOWNERS ASSOCIATION (HOA), AND IT'S ASSIGNS, WITH THE RECORDING OF THIS PLAT FOR THE PURPOSE OF STORM WATER CONVEYANCE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE STORM WATER CONVEYANCE IMPROVEMENTS WITHIN THE EASEMENT AREA, AND SHALL HAVE RIGHT OF ACCESS ACROSS SAID LOTS TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RETURN THE EASEMENT AREA TO IT'S PRIOR CONDITION AS NEAR AS POSSIBLE.
2. RETAINING WALLS LOCATED ADJACENT TO ANY LOTS AND TRACTS ARE TO BE OWNED AND MAINTAINED BY THE H.O.A.
3. ANY WALL OR PORTION OF A WALL THAT IS CONSTRUCTED ON A SPECIFIC LOT IS TO BE OWNED AND MAINTAINED BY THAT LOT OWNER. ANY WALL OR PORTION OF A WALL THAT IS CONSTRUCTED IN A TRACT IS TO BE OWNED AND MAINTAINED BY THE H.O.A.

UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON 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 IT'S PRIOR CONDITION AS NEAR AS POSSIBLE. ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	BEARING	CHORD
C1	14°55'37"	96.00'	25.01'	N 13°07'05" E	24.94'
C2	59°47'37"	25.00'	26.09'	N 09°18'55" W	24.92'
C3	48°28'21"	25.00'	21.15'	N 85°06'28" W	20.52'
C4	23°08'01"	96.00'	38.76'	N 82°13'22" E	38.50'
C5	12°40'34"	226.00'	50.00'	N 70°56'59" W	49.90'
C6	4°09'05"	226.00'	16.38'	N 79°21'48" W	16.37'
C7	6°18'32"	126.00'	13.87'	N 89°21'53" W	13.87'
C8	38°37'10"	20.00'	13.48'	N 73°12'34" W	13.23'
C9	26°57'11"	20.00'	9.41'	N 79°02'34" W	9.32'
C10	11°39'59"	20.00'	4.07'	N 59°43'59" W	4.07'
C11	62°37'32"	43.00'	47.00'	N 85°12'46" W	44.70'
C12	56°47'47"	43.00'	42.63'	N 35°04'35" E	40.90'
C13	57°17'45"	43.00'	43.00'	N 21°58'11" W	41.23'
C14	54°27'03"	43.00'	40.86'	N 77°50'35" W	39.34'
C15	34°11'31"	43.00'	25.66'	N 57°50'08" E	25.28'
C16	53°03'00"	20.00'	18.52'	N 67°15'53" E	17.86'
C17	91°51'54"	25.00'	40.08'	N 40°16'41" W	35.93'
C18	11°37'00"	100.00'	20.27'	N 87°58'53" E	20.24'
C19	265°21'38"	43.00'	199.15'	N 06°34'48" W	63.22'
C20	4°46'17"	226.00'	18.82'	N 83°49'29" W	18.81'
C21	21°35'56"	226.00'	85.20'	N 75°24'40" W	84.69'
C22	4°43'08"	96.00'	7.91'	N 03°17'42" E	7.90'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 12°42'44" E(R)	20.00'
L2	N 15°04'06" W(R)	15.00'
L3	N 05°39'16" E	15.07'
L4	N 82°10'23" E	30.20'
L5	N 88°40'59" W	18.95'
L6	N 01°19'01" E	10.00'
L7	S 88°40'59" E	35.43'
L8	S 53°02'25" W	10.00'
L9	N 88°35'34" W	9.62'
L10	N 77°17'07" E	33.56'
L11	N 84°49'01" E	23.50'
L12	N 88°35'34" W	10.86'
L13	N 01°24'26" E	10.00'
L14	S 88°35'34" E	1.24'

DETAIL A
NOT TO SCALE

DETAIL B
NOT TO SCALE

PG. 1 OF 1 JOB# 8938.04.01

FILE: J:DATA/8000/8900/8930/8938/SURVEY/PLAT/8938.S.PLAT.PH2H.dwg

LEGEND

✛	FOUND PUBLIC LAND SURVEY SYSTEM SECTION CORNER MONUMENT AS NOTED
◉	SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" DURING THIS SURVEY.
◎	1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "OLSON ENG PLS 42667" TO BE SET AFTER RECORDING OF THIS PLAT.
+	SET BRASS SCREW WITH WASHER STAMPED "OLSON ENG PLS 42667" IN CURB ON AN 11.75' PROJECTION OF THE LOT LINE, UNLESS NOTED OTHERWISE.
◒	POSITION OF SET MONUMENT STAMPED "OLSON ENG PLS 42667" AS SHOWN IN PREVIOUS OLSON ENGINEERING SURVEY FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1E (BK. 311, PG. 883), GREEN MOUNTAIN MIXED USE P.R.D. PHASE 1H.
●	FOUND MONUMENT AS NOTED.
( )	RECORD DISTANCE.
(R)	RADIAL BEARING.
— - — - —	BUILDING SETBACK LINE.
- - - - - -	EXISTING EASEMENT LINE AS NOTED.
— — ———	CENTERLINE.
———	PLAT LOT LINE.
— — — —	EASEMENT LINE AS NOTED.
▬ ▬ ▬	PLAT PERIMETER.

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.

DEED REFERENCES

GRANTOR: CLB WASHINGTON SOLUTIONS I, LLC
GRANTEE: CLB WASHINGTON SOLUTIONS I, LLC
A.F. #: 5550741 AMD
DATE: 09/25/18

BASIS OF BEARINGS

S 88°40'59" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER SECTION 21, TOWNSHIP 2 NORTH, RANGE 3 EAST, W.M. BETWEEN THE MONUMENTS FOUND IN PLACE AT THE NORTHWEST AND NORTHEAST CORNERS OF SAID NORTHWEST QUARTER. 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.

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.

PUBLIC SIDEWALK EASEMENT

A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

TRACT NOTES

TRACT "SS" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF LANDSCAPE AND OPEN SPACE. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACTS.

TRACT "VV" IS HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) UPON RECORDING OF THIS PLAT FOR OPEN SPACE AND CRITICAL AREAS. THE HOA SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF OPEN SPACE AND CRITICAL AREAS WITHIN THIS TRACT. THIS TRACT IS SUBJECT TO A 20.00' PUBLIC TRAIL EASEMENT GRANTED TO THE PUBLIC WITH THE RECORDING OF THIS PLAT. THE HOA IS RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE PUBLIC TRAIL EASEMENT IMPROVEMENTS THEREIN.

ACKNOWLEDGMENT

STATE OF Washington } SS
COUNTY OF Clark }

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JOHN M. BLAIKIE IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE IS A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON AND THEREBY AUTHORIZED TO PRACTICE LAND SURVEYING IN THE STATE OF WASHINGTON AS DEFINED BY RCW 18.43.

ANGELA L CUMPTON
NOTARY PUBLIC
STATE OF WASHINGTON
Commission Expires MAR. 10, 2021

Angela L Cumpton
NOTARY SIGNATURE

DATED: July 3, 2019.

PRINTED NAME: Angela L. Cumpton

NOTARY PUBLIC IN AND FOR THE STATE OF Washington

MY COMMISSION EXPIRES March 10, 2021

JOHN M. BLAIKIE
42667
7/3/19

LAND SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CLB WASHINGTON SOLUTIONS I, LLC ON MARCH 11, 2016. I HEREBY CERTIFY THAT THIS MAP FOR GREEN MOUNTAIN MIXED USE P.R.D. PHASE 2H IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL BOUNDARIES OF THE UNITS ARE SHOWN ON THE MAP.

7/3/19
JOHN M. BLAIKIE DATE
PROFESSIONAL LAND SURVEYOR NO. 42667

CLARK COUNTY ASSESSOR

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170, LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

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

SUBDIVISION PLAT NO. 5627737 IN THE COUNTY OF CLARK, STATE OF WASHINGTON

I. Fr for Peter Van Nortwick
CLARK COUNTY ASSESSOR

CLARK COUNTY AUDITOR

ATTESTED BY Greg Kimsey by K. Updike
CLARK COUNTY AUDITOR

FILED FOR RECORD THIS 18 DAY OF July, 2019.

AUDITORS FILE NO. 5627737 BOOK OF PLATS 312, AT PAGE 48.

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APPENDIX H

LIMITATIONS

This report is intended for the sole use of the client indicated above and must not be distributed to, or used by, others without our knowledge. It is based on the documents and information provided to us and the findings at the time of our on-site review.

It is a basic assumption that any correspondence, material, data, evaluations, and reports furnished by others are free of latent deficiencies or inaccuracies except for apparent variances discovered during the completion of this report.

Unless specifically noted in this report, no testing, verification of operation of systems, review of concealed elements, intrusive openings, opening of system components for internal inspection, detailed analysis or design calculations were conducted, nor were they within the scope of this review.

Some of the findings herein are based on a random sampling visual review of the surface conditions, discussions with the Board of Directors and/or their designated representatives, and review of relevant documents. Observations were made only of those areas that were readily accessible during our review. Deficiencies existing but not recorded in this report were not apparent given the level of study undertaken. Unless otherwise indicated in this report, components are assumed to be suitable for their intended use and are being used under normal service conditions. Finally, for this year's update, we have not undertaken a physical review of subsurface conditions or concealed structural systems.

It is possible that unexpected conditions may be encountered at buildings/facilities that have not been explored within the scope of this report. Should such an event occur, EC should be notified in order that we may determine if modifications to our conclusions are necessary.

In issuing this report, EC does not assume any of the duties or liabilities of the designers, builders, or owners of the subject property. Owners, prospective purchasers, tenants, or others who use or rely on the contents of this report do so with the understanding as to the limitations of the documents reviewed and the general visual review undertaken and understand that EC cannot be held liable for damages they may suffer in respect to the purchase, ownership, or use of the subject property.

Professional judgment was exercised in gathering and analyzing the information obtained and in the formulation of the conclusions. Like all professional persons rendering advice, we do not act as insurers of the conclusions we reach, but we commit ourselves to care and competence in reaching those conclusions. No warranties, either expressed or implied, are made.