

**Community Development Department****Notice of Application****Green Mountain Planned Residential Development and Subdivision**

File No. SUB14-02

NOTICE IS HEREBY GIVEN that an application for a Planned Residential Development for 1,300 master-planned community and a subdivision for the first 201 lots of that development. The application was submitted on December 30<sup>th</sup>, 2014, and was deemed technically complete on January 29<sup>th</sup>, 2015. A public hearing is required for Planned Residential Development and Subdivision, and will be scheduled at a later time. A separate public notice will be mailed to all property owners within 300-feet of the subject development and published in the Post Record, at least 15 days prior to the scheduled hearing.

**LOCATION:** The 283 acre site is zoned single-family (R-6 and R-10), Multi-family (MF-10), and Community Commercial (CC) and located at the northeast corner of the intersection at NE Goodwin Road and NE Ingle Rd. Parcel Numbers 172555-000, 172557-000, 172553-000, 172559-000, 173178-000, 172341-000, 171727-000, 171704-000, and 173165-000. Legal description: NE1/4, S20, NW1/4 S21, SE1/4, S17, SE1/4, S20, SW1/4, S17, SW1/4, S21, T2N, R3E; Camas, Washington.

**APPLICATION MATERIALS:** The application included the following: Recorded Development Agreement, project narrative; preliminary plan set; proposed phasing plan, Geo-tech report, storm water report, traffic report, wetland report and other required submittal documents. These documents are available for viewing at the Community Development Department (616 NE 4<sup>th</sup> Avenue, Camas, WA) during regular business hours.

**Questions/Comments:** For questions related to this application, please contact Robert Maul, Planning Manager, at (360) 817-1568 ext. 4255 or by email at [communitydevelopment@cityofcamas.us](mailto:communitydevelopment@cityofcamas.us).



# GREEN MOUNTAIN

CONCEPTUAL MASTER PLAN FOR A MIXED USE PLANNED RESIDENTIAL DEVELOPMENT

CAMAS, WASHINGTON

GREEN MOUNTAIN LAND, LLC

TOTAL SITE AREA 283.3 AC

## SITE AREA TABLE

RM ZONE	129.7 AC
RM ZONE	94.6 AC
NCM ZONE	95.5 AC
CC ZONE	13.5 AC

## RESIDENTIAL UNITS CALCULATION

1.5	10,000 - 12,000	10-15	100-200
2.0	12,000 - 15,000	15-20	200-300
3.0	15,000 - 20,000	20-30	300-400
4.0	20,000 - 25,000	30-40	400-500
5.0	25,000 - 30,000	40-50	500-600
6.0	30,000 - 35,000	50-60	600-700
7.0	35,000 - 40,000	60-70	700-800
8.0	40,000 - 45,000	70-80	800-900
9.0	45,000 - 50,000	80-90	900-1,000
10.0	50,000 - 55,000	90-100	1,000-1,100
11.0	55,000 - 60,000	100-110	1,100-1,200
12.0	60,000 - 65,000	110-120	1,200-1,300
13.0	65,000 - 70,000	120-130	1,300-1,400
14.0	70,000 - 75,000	130-140	1,400-1,500
15.0	75,000 - 80,000	140-150	1,500-1,600
16.0	80,000 - 85,000	150-160	1,600-1,700
17.0	85,000 - 90,000	160-170	1,700-1,800
18.0	90,000 - 95,000	170-180	1,800-1,900
19.0	95,000 - 100,000	180-190	1,900-2,000
20.0	100,000 - 105,000	190-200	2,000-2,100
21.0	105,000 - 110,000	200-210	2,100-2,200
22.0	110,000 - 115,000	210-220	2,200-2,300
23.0	115,000 - 120,000	220-230	2,300-2,400
24.0	120,000 - 125,000	230-240	2,400-2,500
25.0	125,000 - 130,000	240-250	2,500-2,600
26.0	130,000 - 135,000	250-260	2,600-2,700
27.0	135,000 - 140,000	260-270	2,700-2,800
28.0	140,000 - 145,000	270-280	2,800-2,900
29.0	145,000 - 150,000	280-290	2,900-3,000
30.0	150,000 - 155,000	290-300	3,000-3,100
31.0	155,000 - 160,000	300-310	3,100-3,200
32.0	160,000 - 165,000	310-320	3,200-3,300
33.0	165,000 - 170,000	320-330	3,300-3,400
34.0	170,000 - 175,000	330-340	3,400-3,500
35.0	175,000 - 180,000	340-350	3,500-3,600
36.0	180,000 - 185,000	350-360	3,600-3,700
37.0	185,000 - 190,000	360-370	3,700-3,800
38.0	190,000 - 195,000	370-380	3,800-3,900
39.0	195,000 - 200,000	380-390	3,900-4,000
40.0	200,000 - 205,000	390-400	4,000-4,100
41.0	205,000 - 210,000	400-410	4,100-4,200
42.0	210,000 - 215,000	410-420	4,200-4,300
43.0	215,000 - 220,000	420-430	4,300-4,400
44.0	220,000 - 225,000	430-440	4,400-4,500
45.0	225,000 - 230,000	440-450	4,500-4,600
46.0	230,000 - 235,000	450-460	4,600-4,700
47.0	235,000 - 240,000	460-470	4,700-4,800
48.0	240,000 - 245,000	470-480	4,800-4,900
49.0	245,000 - 250,000	480-490	4,900-5,000
50.0	250,000 - 255,000	490-500	5,000-5,100
51.0	255,000 - 260,000	500-510	5,100-5,200
52.0	260,000 - 265,000	510-520	5,200-5,300
53.0	265,000 - 270,000	520-530	5,300-5,400
54.0	270,000 - 275,000	530-540	5,400-5,500
55.0	275,000 - 280,000	540-550	5,500-5,600
56.0	280,000 - 285,000	550-560	5,600-5,700
57.0	285,000 - 290,000	560-570	5,700-5,800
58.0	290,000 - 295,000	570-580	5,800-5,900
59.0	295,000 - 300,000	580-590	5,900-6,000
60.0	300,000 - 305,000	590-600	6,000-6,100
61.0	305,000 - 310,000	600-610	6,100-6,200
62.0	310,000 - 315,000	610-620	6,200-6,300
63.0	315,000 - 320,000	620-630	6,300-6,400
64.0	320,000 - 325,000	630-640	6,400-6,500
65.0	325,000 - 330,000	640-650	6,500-6,600
66.0	330,000 - 335,000	650-660	6,600-6,700
67.0	335,000 - 340,000	660-670	6,700-6,800
68.0	340,000 - 345,000	670-680	6,800-6,900
69.0	345,000 - 350,000	680-690	6,900-7,000
70.0	350,000 - 355,000	690-700	7,000-7,100
71.0	355,000 - 360,000	700-710	7,100-7,200
72.0	360,000 - 365,000	710-720	7,200-7,300
73.0	365,000 - 370,000	720-730	7,300-7,400
74.0	370,000 - 375,000	730-740	7,400-7,500
75.0	375,000 - 380,000	740-750	7,500-7,600
76.0	380,000 - 385,000	750-760	7,600-7,700
77.0	385,000 - 390,000	760-770	7,700-7,800
78.0	390,000 - 395,000	770-780	7,800-7,900
79.0	395,000 - 400,000	780-790	7,900-8,000
80.0	400,000 - 405,000	790-800	8,000-8,100
81.0	405,000 - 410,000	800-810	8,100-8,200
82.0	410,000 - 415,000	810-820	8,200-8,300
83.0	415,000 - 420,000	820-830	8,300-8,400
84.0	420,000 - 425,000	830-840	8,400-8,500
85.0	425,000 - 430,000	840-850	8,500-8,600
86.0	430,000 - 435,000	850-860	8,600-8,700
87.0	435,000 - 440,000	860-870	8,700-8,800
88.0	440,000 - 445,000	870-880	8,800-8,900
89.0	445,000 - 450,000	880-890	8,900-9,000
90.0	450,000 - 455,000	890-900	9,000-9,100
91.0	455,000 - 460,000	900-910	9,100-9,200
92.0	460,000 - 465,000	910-920	9,200-9,300
93.0	465,000 - 470,000	920-930	9,300-9,400
94.0	470,000 - 475,000	930-940	9,400-9,500
95.0	475,000 - 480,000	940-950	9,500-9,600
96.0	480,000 - 485,000	950-960	9,600-9,700
97.0	485,000 - 490,000	960-970	9,700-9,800
98.0	490,000 - 495,000	970-980	9,800-9,900
99.0	495,000 - 500,000	980-990	9,900-10,000
100.0	500,000 - 505,000	990-1,000	10,000-10,100
101.0	505,000 - 510,000	1,000-1,010	10,100-10,200
102.0	510,000 - 515,000	1,010-1,020	10,200-10,300
103.0	515,000 - 520,000	1,020-1,030	10,300-10,400
104.0	520,000 - 525,000	1,030-1,040	10,400-10,500
105.0	525,000 - 530,000	1,040-1,050	10,500-10,600
106.0	530,000 - 535,000	1,050-1,060	10,600-10,700
107.0	535,000 - 540,000	1,060-1,070	10,700-10,800
108.0	540,000 - 545,000	1,070-1,080	10,800-10,900
109.0	545,000 - 550,000	1,080-1,090	10,900-11,000
110.0	550,000 - 555,000	1,090-1,100	11,000-11,100
111.0	555,000 - 560,000	1,100-1,110	11,100-11,200
112.0	560,000 - 565,000	1,110-1,120	11,200-11,300
113.0	565,000 - 570,000	1,120-1,130	11,300-11,400
114.0	570,000 - 575,000	1,130-1,140	11,400-11,500
115.0	575,000 - 580,000	1,140-1,150	11,500-11,600
116.0	580,000 - 585,000	1,150-1,160	11,600-11,700
117.0	585,000 - 590,000	1,160-1,170	11,700-11,800
118.0	590,000 - 595,000	1,170-1,180	11,800-11,900
119.0	595,000 - 600,000	1,180-1,190	11,900-12,000
120.0	600,000 - 605,000	1,190-1,200	12,000-12,100
121.0	605,000 - 610,000	1,200-1,210	12,100-12,200
122.0	610,000 - 615,000	1,210-1,220	12,200-12,300
123.0	615,000 - 620,000	1,220-1,230	12,300-12,400
124.0	620,000 - 625,000	1,230-1,240	12,400-12,500
125.0	625,000 - 630,000	1,240-1,250	12,500-12,600
126.0	630,000 - 635,000	1,250-1,260	12,600-12,700
127.0	635,000 - 640,000	1,260-1,270	12,700-12,800
128.0	640,000 - 645,000	1,270-1,280	12,800-12,900
129.0	645,000 - 650,000	1,280-1,290	12,900-13,000
130.0	650,000 - 655,000	1,290-1,300	13,000-13,100
131.0	655,000 - 660,000	1,300-1,310	13,100-13,200
132.0	660,000 - 665,000	1,310-1,320	13,200-13,300
133.0	665,000 - 670,000	1,320-1,330	13,300-13,400
134.0	670,000 - 675,000	1,330-1,340	13,400-13,500
135.0	675,000 - 680,000	1,340-1,350	13,500-13,600
136.0	680,000 - 685,000	1,350-1,360	13,600-13,700
137.0	685,000 - 690,000	1,360-1,370	13,700-13,800
138.0	690,000 - 695,000	1,370-1,380	13,800-13,900
139.0	695,000 - 700,000	1,380-1,390	13,900-14,000
140.0	700,000 - 705,000	1,390-1,400	14,000-14,100
141.0	705,000 - 710,000	1,400-1,410	14,100-14,200
142.0	710,000 - 715,000	1,410-1,420	14,200-14,300
143.0	715,000 - 720,000	1,420-1,430	14,300-14,400
144.0	720,000 - 725,000	1,430-1,440	14,400-14,500
145.0	725,000 - 730,000	1,440-1,450	14,500-14,600
146.0	730,000 - 735,000	1,450-1,460	14,600-14,700
147.0	735,000 - 740,000	1,460-1,470	14,700-14,800
148.0	740,000 - 745,000	1,470-1,480	14,800-14,900
149.0	745,000 - 750,000	1,480-1,490	14,900-15,000
150.0	750,000 - 755,000	1,490-1,500	15,000-15,100
151.0	755,000 - 760,000	1,500-1,510	15,100-15,200
152.0	760,000 - 765,000	1,510-1,520	15,200-15,300
153.0	765,000 - 770,000	1,520-1,530	15,300-15,400
154.0	770,000 - 775,000	1,530-1,540	15,400-15,500
155.0	775,000 - 780,000	1,540-1,550	15,500-15,600
156.0	780,000 - 785,000	1,550-1,560	15,600-15,700
157.0	785,000 - 790,000	1,560-1,570	15,700-15,800
158.0	790,000 - 795,000	1,570-1,580	15,800-15,900
159.0	795,000 - 800,000	1,580-1,590	15,900-16,000
160.0	800,000 - 805,000	1,590-1,600	16,000-16,100
161.0	805,000 - 810,000	1,600-1,610	16,100-16,200
162.0	810,000 - 815,000	1,610-1,620	16,200-16,300
163.0	815,000 - 820,000	1,620-1,630	16,300-16,400
164.0	820,000 - 825,000	1,630-1,640	16,400-16,500
165.0	825,000 - 830,000	1,640-1,650	16,500-16,600
166.0	830,000 - 835,000	1,650-1,660	16,600-16,700
167.0	835,000 - 840,000	1,660-1,670	16,700-16,800
168.0	840,000 - 845,000	1,670-1,680	16,800-16,900
169.0	845,000 - 850,000	1,680-1,690	16,900-17,000
170.0	850,000 - 855,000	1,690-1,700	17,000-17,100
171.0	855,000 - 860,000	1,700-1,710	17,100-17,200
172.0	860,000 - 865,000	1,710-1,720	17,200-17,300
173.0	865,000 - 870,000	1,720-1,730	17,300-17,400
174.0	870,000 - 875,000	1,730-1,740	17,400-17,500
175.0	875,000 - 880,000	1,740-1,750	17,500-17,600
176.0	880,000 - 885,000	1,750-1,760	17,600-17,700
177.0	885,000 - 890,000	1,760-1,770	17,700-17,800
178.0	890,000 - 895,000	1,770-1,780	17,800-17,900
179.0	895,000 - 900,000	1,780-1,790	17,900-18,000
180.0	900,000 - 905,000	1,790-1,800	18,000-18,100
181.0	905,000 - 910,000	1,800-1,810	18,100-18,200
182.0	910,000 - 915,000	1,810-1,820	18,200-18,300
183.0	915,000 - 920,000	1,820-1,830	18,300-18,400
184.0	920,000 - 925,000	1,830-1,840	18,400-18,500
185.0	925,000 - 930,000	1,840-1,850	18,500-18,600
186.0	930,000 - 935,000	1,850-1,860	18,600-18,700
187.0	935,000 - 940,000	1,860-1,870	18,700-18,800
188.0	940,000 - 945,000	1,870-1,880	18,800-18,900
189.0	945,000 - 950,000	1,880-1,890	18,900-19,000
190.0	950,000 - 955,000	1,890-1,900	19,000-19,100
191.0	955,000 - 960,000	1,900-1,910	19,100-19,200</