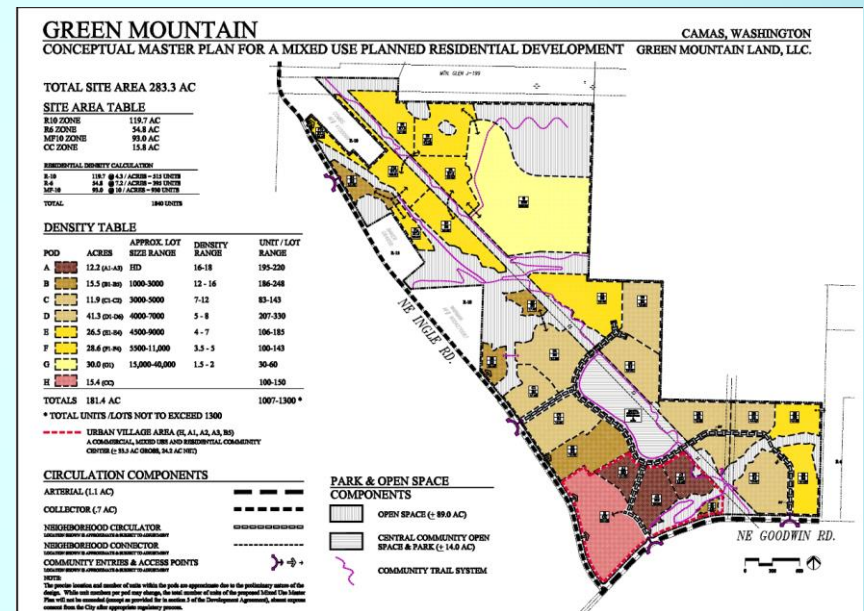


Green Mountain Planned Residential Development SUB14-02

Planning Commission Public Hearing
5/12/2015

Project Background

- ▶ Development Agreement
 - Vesting / Predictability
 - Master Planning
 - Transportation
 - Planning Standards
 - Parks Plan
 - Tree Preservation
- ▶ Application Submittal
 - PRD
 - Subdivision Phase 1
- ▶ Sewer



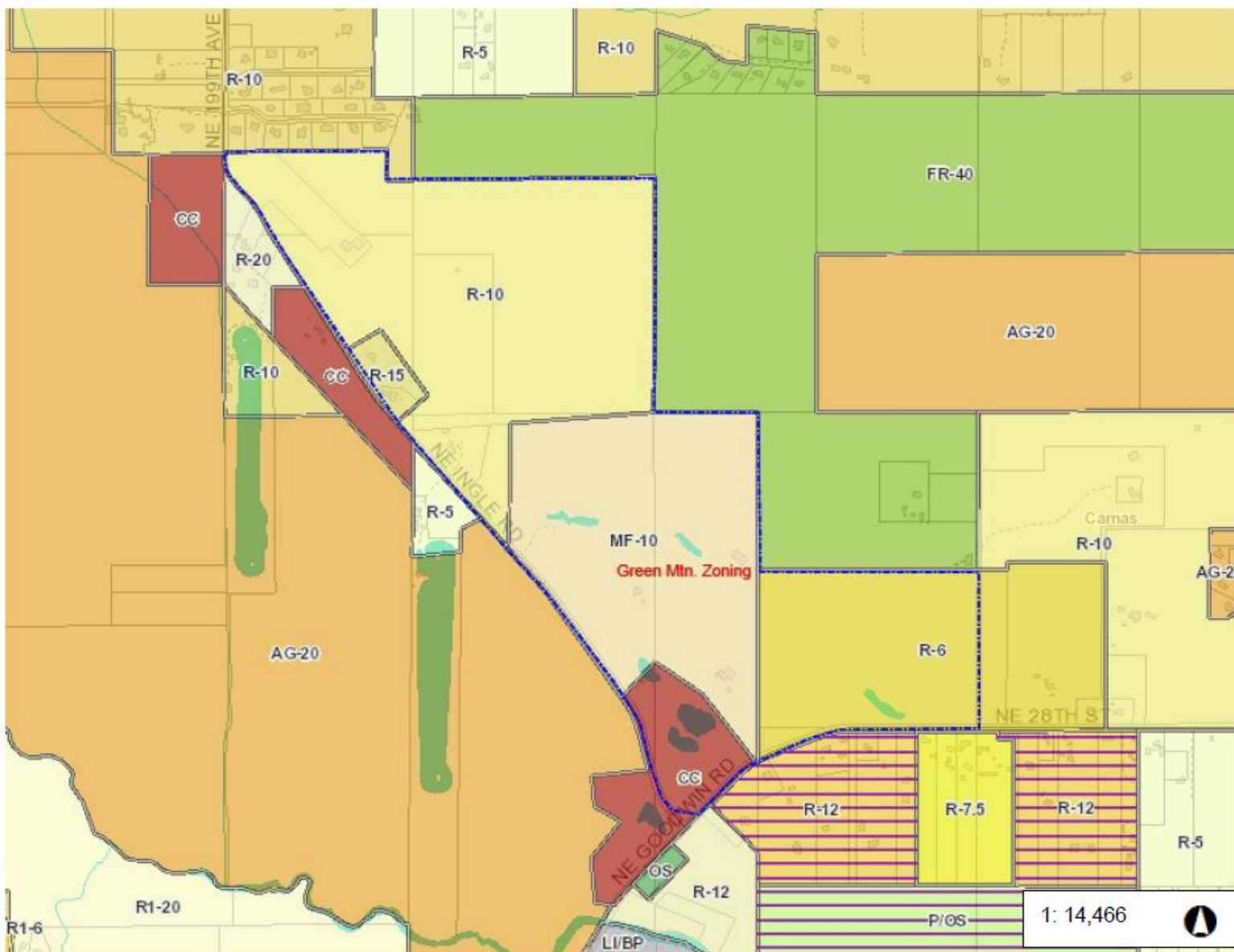


Site Location >>

NE Corner of NE Goodwin Rd. and NE Ingle Rd.



Zoning Map



Legend

Zoning Overlay

- Urban Reserve - 10 (UR-10)
- Industrial Urban Reserve - 20 (UR-20)
- Railroad Industrial Urban Reserve (RIUR)
- Railroad Industrial Overlay District (RIOD)
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Airport Environs Overlay
- Surface Mining Overlay District
- Existing Historic Resort
- Mill Creek Overlay District
- Highway 99 Overlay District
- Activity Center Overlay
- Transitional Area Overlay
- Single Family Residential Area Overlay
- Mixed Residential Area Overlay
- Multifamily Residential Area Overlay
- 78th Street Property
- Columbia River Gorge Scenic Area
- Mixed Use Overlay
- Vancouver - Multiple Overlays
- Sewer Capacity Overlay
- Infill Residential Development Area

Notes:

1: 14,466



This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

2,411.0 0 1,205.48 2,411.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>



General Slope Map



Legend

Slopes

less than 5 Percent

5-10 Percent

10-15 Percent

15-25 Percent

25-40 Percent

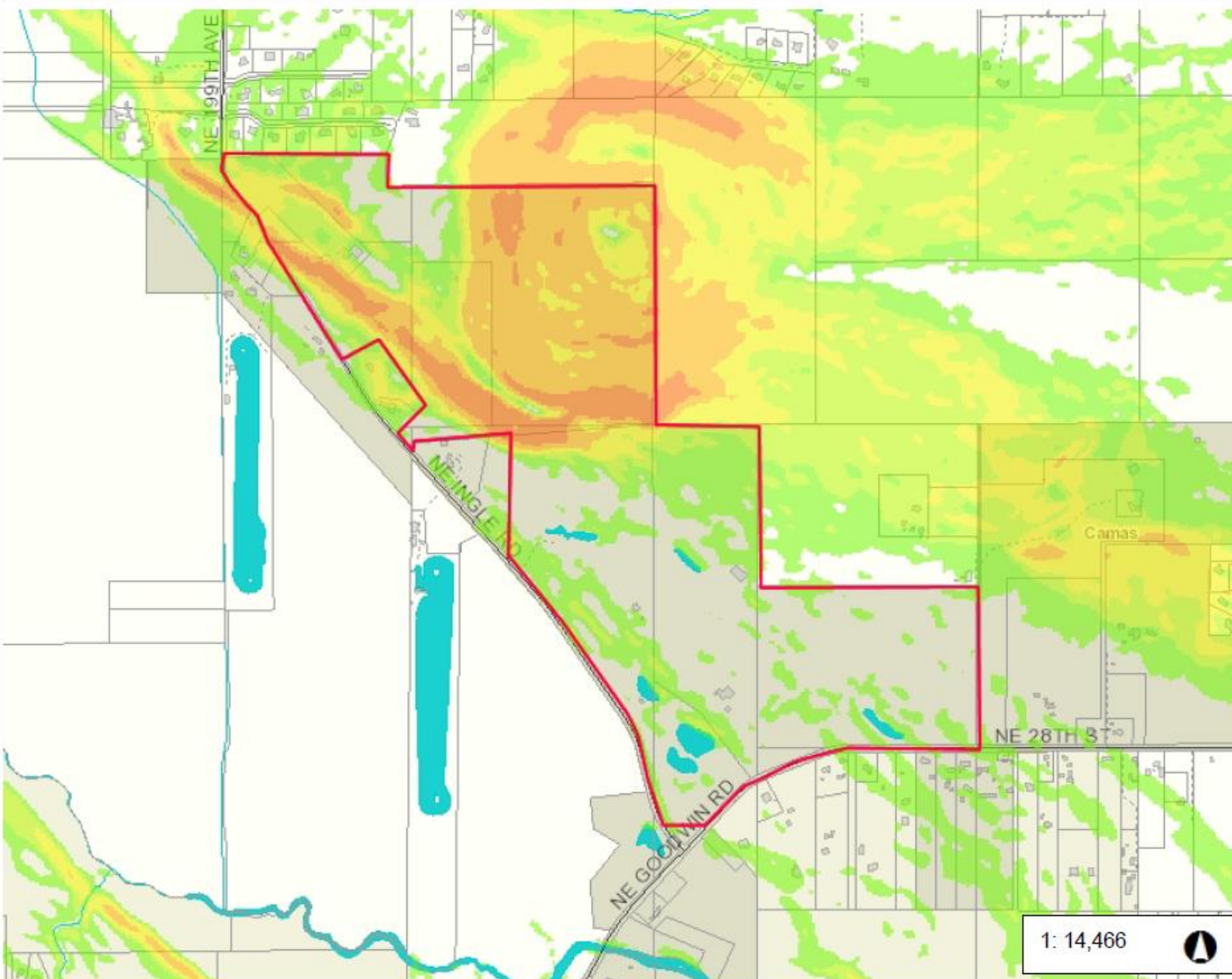
40 - 100 Percent

Building Footprints

Taxlots

Cities Boundaries

Urban Growth Boundaries



1: 14,466



2,411.0 0 1,205.48 2,411.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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Notes:



Biodiversity Map

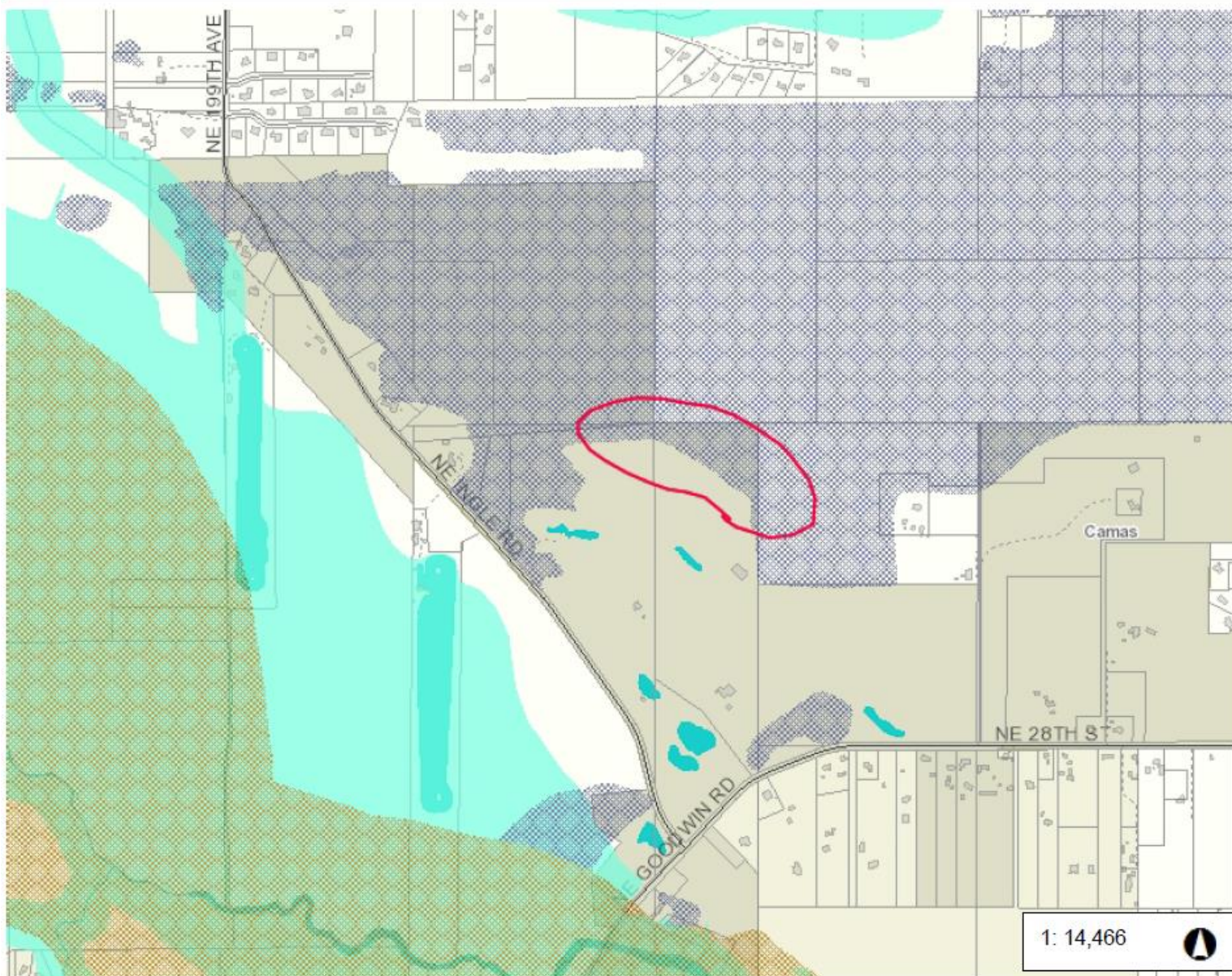


Legend

Priority Habitat & Species Area

- Non-riparian Habitat Conservation /
- Species Area
- Riparian Habitat Conservation Area

- Building Footprints
- Taxlots
- Cities Boundaries
- Urban Growth Boundaries



1: 14,466



Notes:

2,411.0 0 1,205.48 2,411.0Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

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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

RES ZONE	178.7 AC
RM ZONE	94.8 AC
LOUIS ZONE	88.8 AC
CC ZONE	13.8 AC

RESIDENTIAL DENSITY TABLE

POD	ACRES	RESIDUAL DENSITY
A	12.2-44.4	10-15
B	15.5-44.4	12-18
C	11.8-44.4	7-12
D	41.5-44.4	5-8
E	38.5-44.4	4-7
F	38.5-44.4	3.5-5
G	38.5-44.4	1.5-3
H	15.4-44.4	100-150

DENSITY TABLE

POD	ACRES	AVERAGE LOT SIZE RANGE	DENSITY RANGE	UNIT / LOT RANGE
A	12.2-44.4	RD	10-15	100-200
B	15.5-44.4	1000-2000	12-18	120-240
C	11.8-44.4	2000-4000	7-12	80-160
D	41.5-44.4	4000-7000	5-8	200-300
E	38.5-44.4	4000-6000	4-7	100-180
F	38.5-44.4	5000-11,000	3.5-5	100-140
G	38.5-44.4	11,000-40,000	1.5-3	30-60
H	15.4-44.4			100-150
TOTALS	181.4 AC			1000-1500+

* TOTAL UNITS (LOTS) NOT TO EXCEED 1500

--- URBAN VILLAGE AREA (AL ALA, RM)
A COMMERCIAL, LOCAL USE AND RESIDENTIAL COMBINATION
WITHIN A MAINTAINABLE, USE ACTIVITY

CIRCULATION COMPONENTS

ARTERIAL (1.1 AC)

COLLECTOR (7 AC)

INTERCOMMUNITY CIRCULATION

INTERCOMMUNITY CIRCULATION

COMMUNITY TRAIL SYSTEM

COMMUNITY TRAIL SYSTEM

COMMUNITY TRAIL SYSTEM

COMMUNITY TRAIL SYSTEM

COMMUNITY TRAIL SYSTEM

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COMMUNITY TRAIL SYSTEM

COMMUNITY TRAIL SYSTEM



PRD General Layout >>>

Conceptual Master Plan

GREEN MOUNTAIN DEVELOPMENT STANDARDS & PHASING PLAN

CAMAS, WASHINGTON
GREEN MOUNTAIN LAND, LLC.



PLANNING STANDARDS

URBAN VILLAGE AREA



DENSITY & DIMENSIONS

Green Mountain PRE PDS A-B and corresponding Density Data

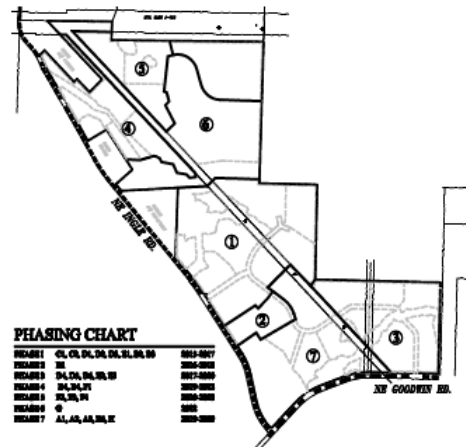
Category	A-2000	B-2000	C-2000
Lot Area (sq ft)	10,000	10,000	10,000
Lot Area (sq ft)	10,000	10,000	10,000
Lot Area (sq ft)	10,000	10,000	10,000
Lot Area (sq ft)	10,000	10,000	10,000
Lot Area (sq ft)	10,000	10,000	10,000
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Lot Area (sq ft)	10,000	10,000	10,000
Lot Area (sq ft)	10,000	10,000	10,000
Lot Area (sq ft)	10,000	10,000	10,000

1. Minimum lot area shall be as indicated in the table above.
2. Minimum lot area shall be as indicated in the table above.
3. Minimum lot area shall be as indicated in the table above.
4. Minimum lot area shall be as indicated in the table above.
5. Minimum lot area shall be as indicated in the table above.
6. Minimum lot area shall be as indicated in the table above.
7. Minimum lot area shall be as indicated in the table above.
8. Minimum lot area shall be as indicated in the table above.
9. Minimum lot area shall be as indicated in the table above.
10. Minimum lot area shall be as indicated in the table above.

Category	A-2000	B-2000	C-2000	D-2000
Lot Area (sq ft)	10,000	10,000	10,000	10,000
Lot Area (sq ft)	10,000	10,000	10,000	10,000
Lot Area (sq ft)	10,000	10,000	10,000	10,000
Lot Area (sq ft)	10,000	10,000	10,000	10,000
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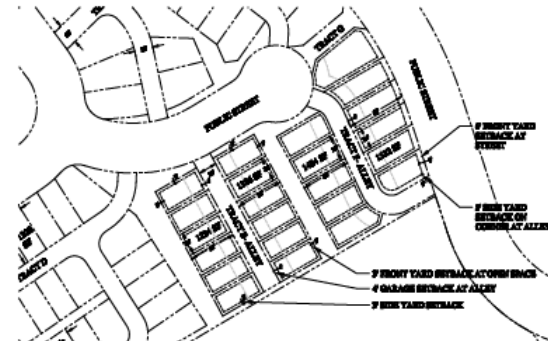
PLANNING UNITS



PHASING CHART

Phase	Planning Unit	Year
Phase 1	CU, CL, DL, DL, DL, DL, DL	2012-2017
Phase 2	DL	2018-2020
Phase 3	DL, DL, DL, DL, DL	2021-2023
Phase 4	DL, DL, DL	2024-2026
Phase 5	DL, DL, DL	2027-2029
Phase 6	DL	2030-2032
Phase 7	DL, DL, DL, DL, DL	2033-2035

PHASING PLAN



POD B- TYPICAL LOT & DEVELOPMENT PATTERNS

LOT DIMENSIONS & BUILDING ENVELOPES



POD C- TYPICAL LOT & DEVELOPMENT PATTERNS

LOT DIMENSIONS & BUILDING ENVELOPES



Land Planning
Landscape
Architecture

PLANNING
LAW OFFICE
OF
THE
STATE OF
WASHINGTON

SCALE: AS SHOWN
DESIGNED BY: WPA
DRAWN BY: SM
CHECKED BY: WPA
DATE: 01/18/18
REVISED:



WILLIAM F. HARRIS
CERTIFICATE NO. 382

GREEN MOUNTAIN
DEVELOPMENT STANDARDS & PHASING PLAN
GREEN MOUNTAIN LAND, LLC.
CAMAS, WASHINGTON

2014 Parks Plan Park Map



2014 Parks Plan Trail Map



GREEN MOUNTAIN

CONCEPTUAL OPEN SPACE, PARK & LANDSCAPE MASTER PLAN

CAMAS, WASHINGTON
GREEN MOUNTAIN LAND, LLC.

LEGEND

PARK & OPEN SPACE COMPONENTS

 PARKS & OPEN SPACE AREAS
(+ 89 * ACRES TOTAL)

 CENTRAL COMMUNITY OPEN
SPACE & PARK
[+14 AC]

 TOP OF GREEN MOUNTAIN
[+20 AC]

COMMUNITY TRAIL SYSTEM (LOCATION SHOWN IS CONCEPTUAL)

 REGIONAL TRAIL T27
TYPICAL BASEMENT WIDTH 24 FEET ** PLUS SWITCHBACK AREAS
8' WIDE AT CENTRAL PARK, PAVED
6' WIDE FLAT UP TO 8% TRAIL GRADE, PAVED
4' WIDE IN STEEP TERRAIN (8% - 16% TRAIL GRADE), COMPACTED
GRAVEL

 T29 / T30 / SU14
TYPICAL BASEMENT WIDTH 24 FEET** PLUS SWITCHBACK AREAS
6' WIDE FLAT UP TO 8% TRAIL GRADE, COMPACTED GRAVEL
4' WIDE IN STEEP TERRAIN (8% - 16% TRAIL GRADE), COMPACTED
GRAVEL

 NEIGHBORHOOD TRAILS
EASEMENTS IN COMMON AREA TRACTS
6' WIDE FLAT UP TO 8% TRAIL GRADE, PAVED
4' WIDE IN STEEP TERRAIN (8% - 16% TRAIL GRADE), COMPACTED
GRAVEL

* DOES NOT INCLUDE POCKET PARKS

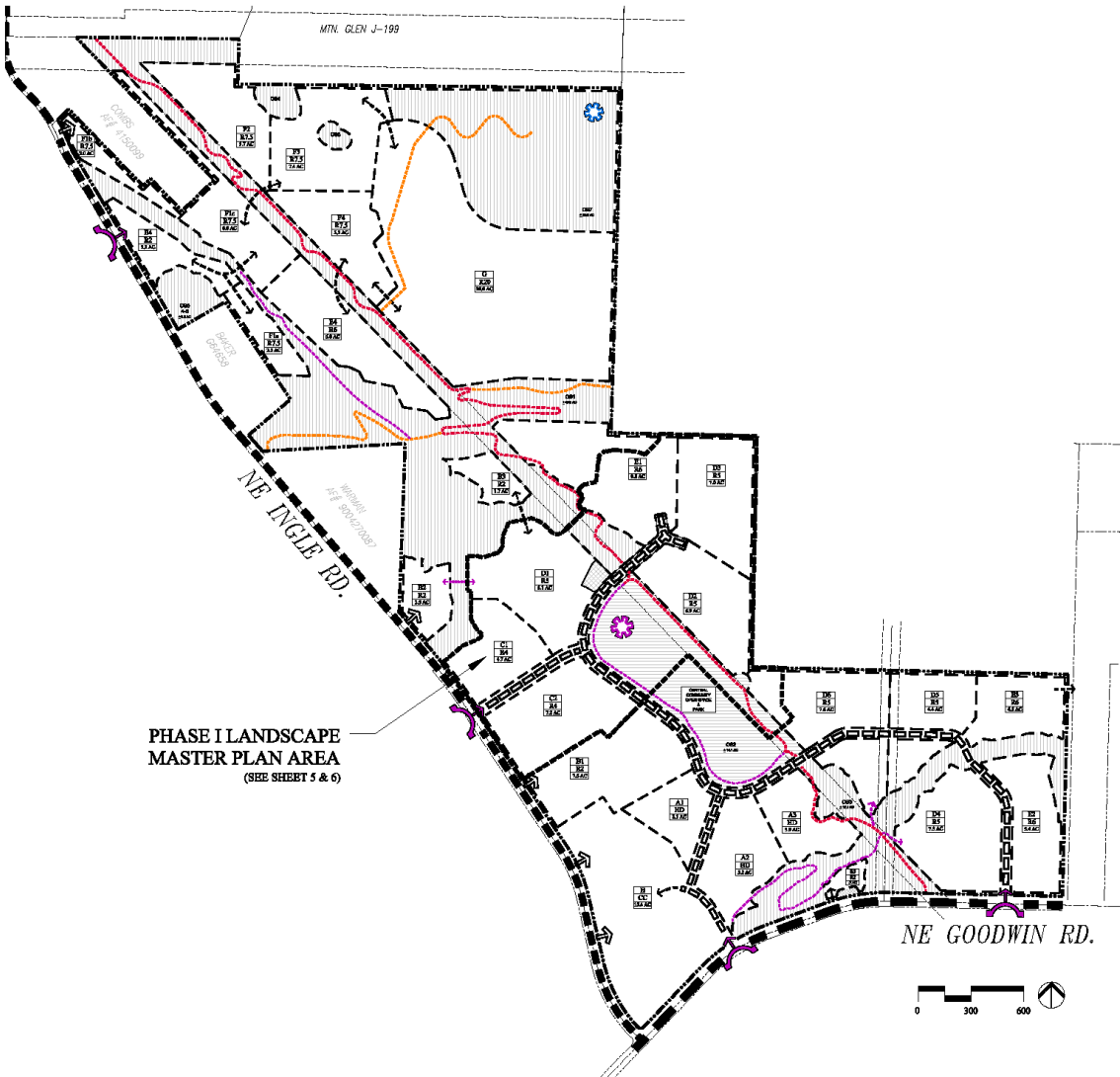
** WHERE NOT ADJACENT TO A PUBLIC RIGHT OF WAY

LANDSCAPE MASTER PLAN COMPONENTS

 ENTRY BOULEVARD

 IDENTIFICATION & LANDSCAPED
ENTRY

 GREEN MOUNTAIN CLUB HOUSE



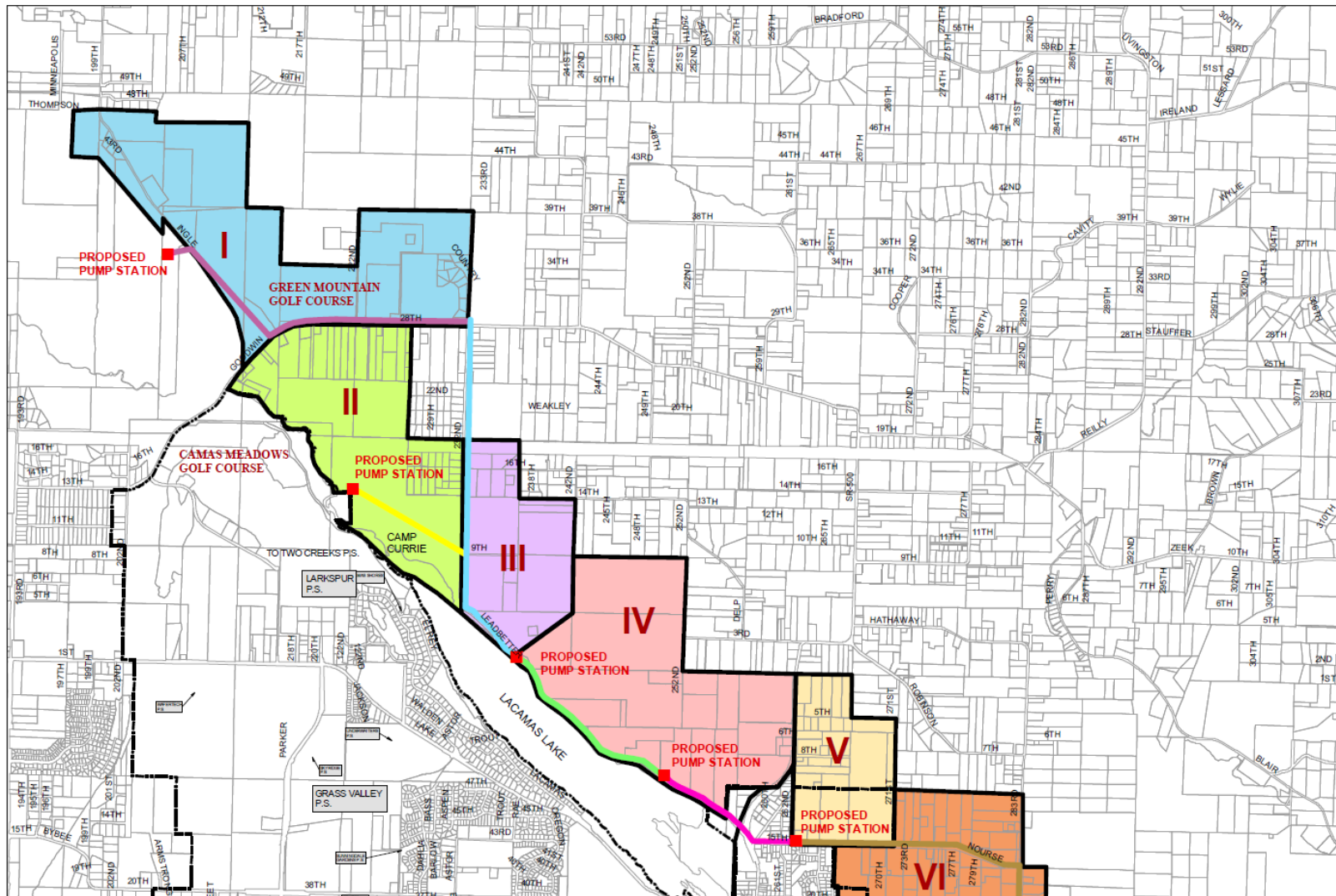
Land Planning
Landscape
Architecture
P.O. BOX 2000
LAKE OSTEBO, OR
97030
(503) 264-4000

SCALE: AS NOTED
DESIGNED BY: WFB
DRAWN BY: SH
CHECKED BY: WFB
DATE: 01/14/15
REVISED:



WILLIAM F. HORVATH
CERTIFICATE NO. 382

GREEN MOUNTAIN
CONCEPTUAL OPEN SPACE, PARK & LANDSCAPE MASTER PLAN
GREEN MOUNTAIN LAND, LLC.
CAMAS, WASHINGTON



0 2,500

- LEGEND**
- GRAVITY
 - 12-IN.
 - 16-IN.
 - FORCE MAIN
 - 6-IN.
 - 10-IN.
 - 12-IN.
 - 14-IN.
 - 16-IN.
 - NUGA
 - CITY L
 - PARC
 - I - 524
 - II - 417
 - III - 23
 - IV - 50
 - V - 192
 - VI - 39



—

GRAPHIC SCALE

0 50 100 200

CHANGES / REVISIONS	
DESCRIPTION:	DATE:
DESIGNED: WPA/MRO	
DRAWN: WPA/MRO	
CHECKED: KFS	
DATE: DECEMBER 2014	
SCALE:	H H' = 1"= 100'
V.	US
COPYRIGHT 2014, OLSON ENGINEERING, INC.	
GREEN MOUNTAIN PID - PHASE 1	

PHASE 1

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660
206 465-1300
FAX 206 465-5076