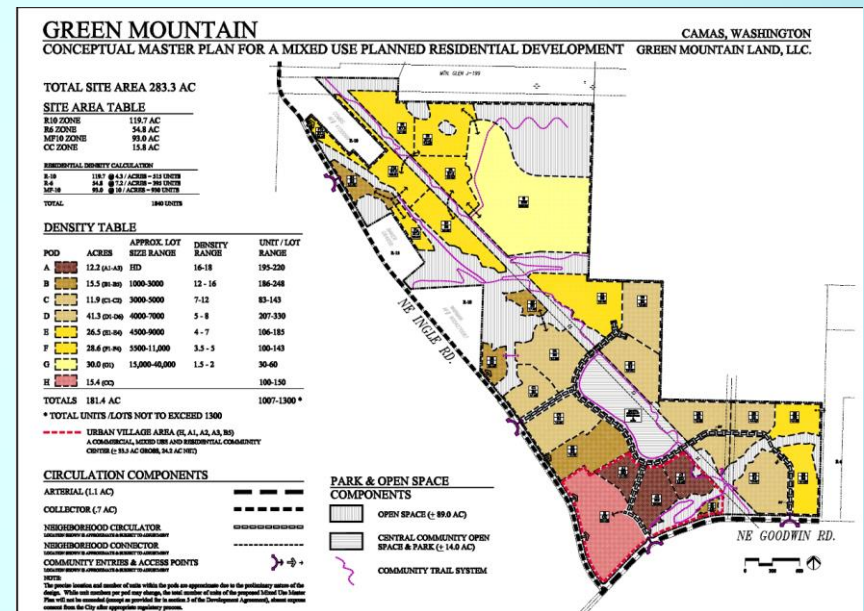


Green Mountain Planned Residential Development SUB14-02

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



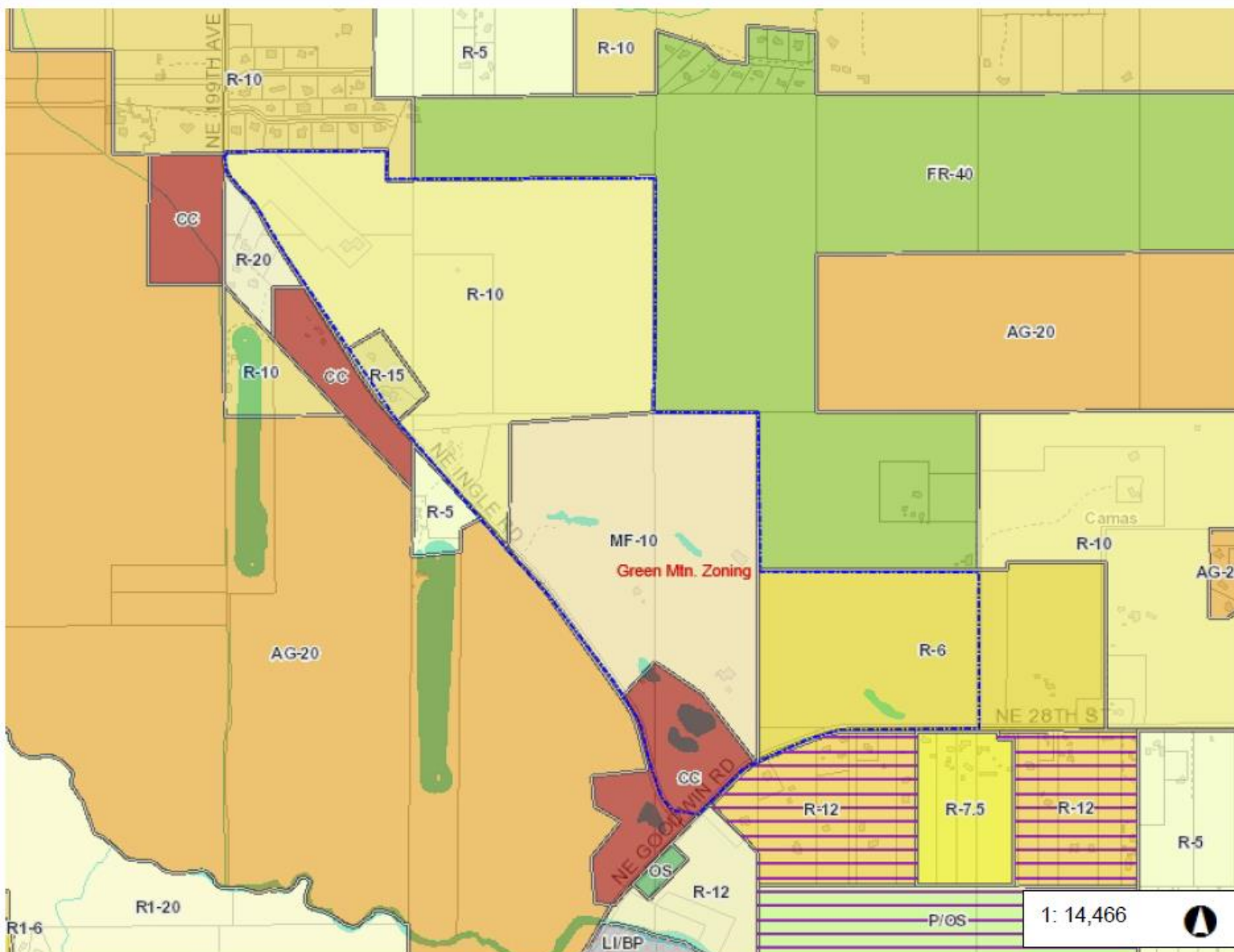


Site Location >>

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



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>

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.



General Slope Map



Legend

Slopes

less than 5 Percent

5-10 Percent

10-15 Percent

15-25 Percent

25-40 Percent

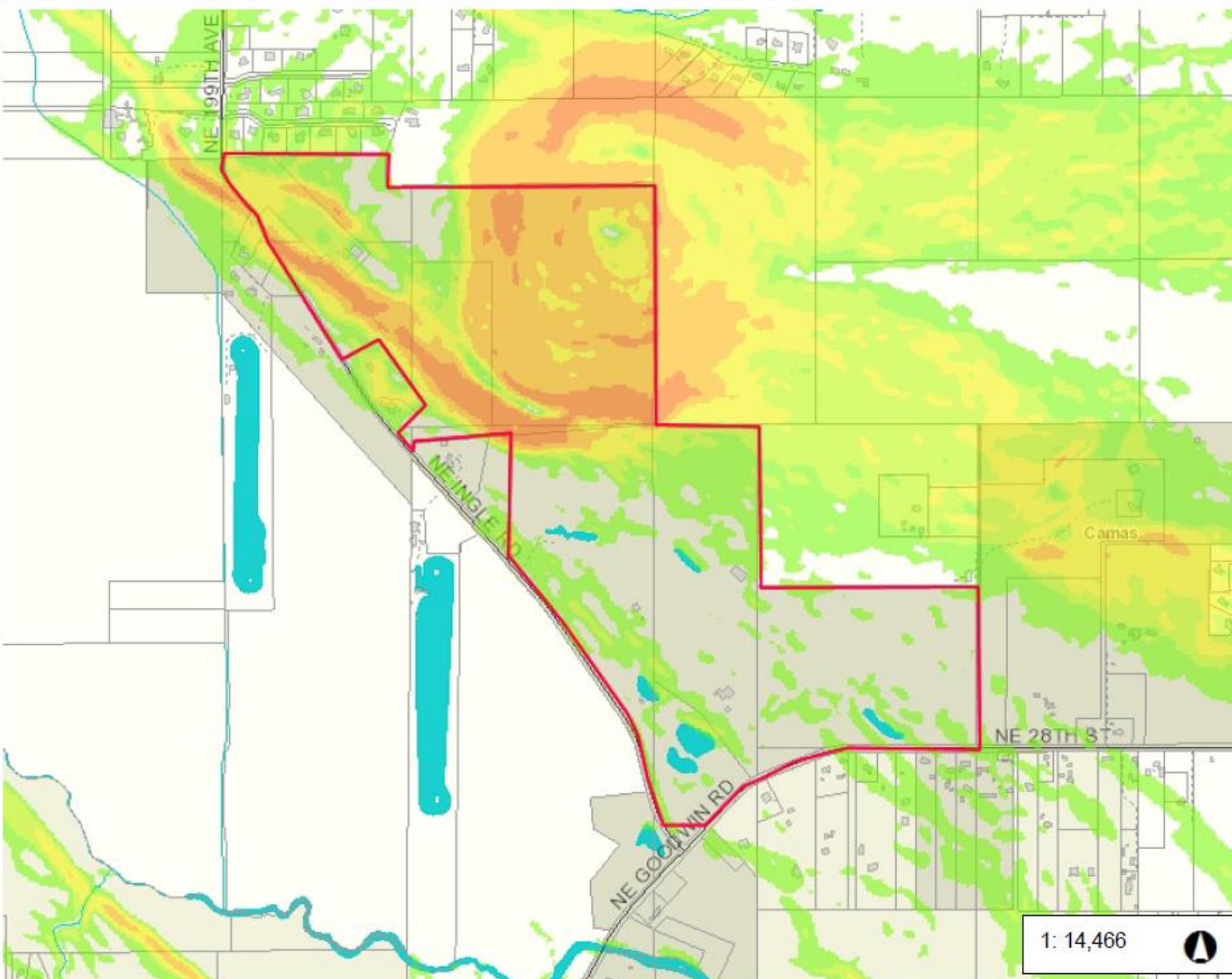
40 - 100 Percent

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

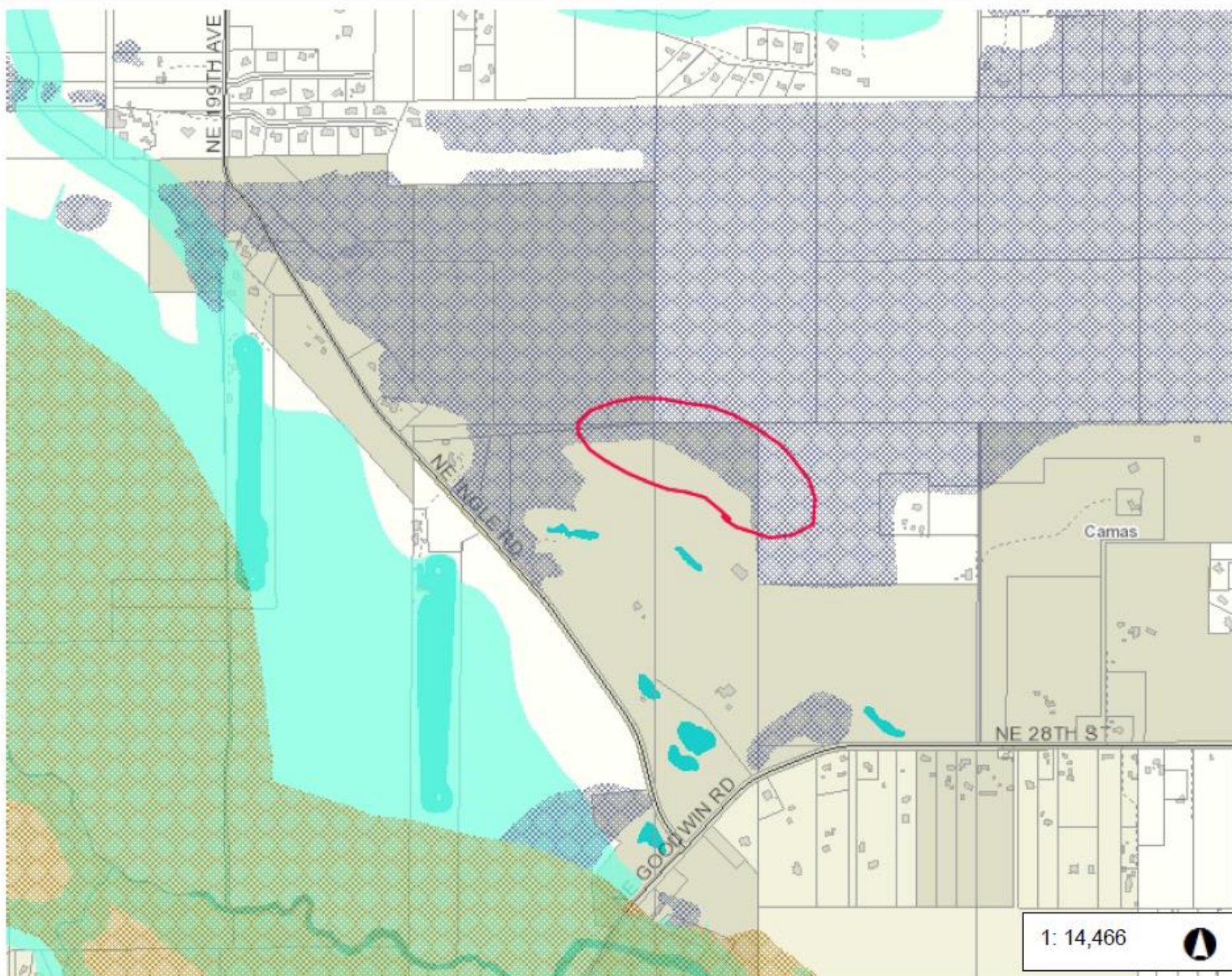


Legend

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
LODGE ZONE	88.8 AC
CC ZONE	13.8 AC

RESIDENTIAL DENSITY TABLE

POD	ACRES	RESIDUAL DENSITY	RESIDUAL DENSITY
A	12.2	1000-1500	1000-1500
B	15.5	1000-1500	1000-1500
C	11.8	1000-1500	1000-1500
D	41.5	1000-1500	1000-1500
E	38.5	1000-1500	1000-1500
F	38.5	1000-1500	1000-1500
G	38.5	1000-1500	1000-1500
H	15.4	1000-1500	1000-1500
TOTAL	181.4	1000-1500	1000-1500

DENSITY TABLE

POD	ACRES	RESIDUAL DENSITY	RESIDUAL DENSITY
A	12.2	1000-1500	1000-1500
B	15.5	1000-1500	1000-1500
C	11.8	1000-1500	1000-1500
D	41.5	1000-1500	1000-1500
E	38.5	1000-1500	1000-1500
F	38.5	1000-1500	1000-1500
G	38.5	1000-1500	1000-1500
H	15.4	1000-1500	1000-1500
TOTAL	181.4	1000-1500	1000-1500

TOTALS 181.4 AC

* TOTAL UNITS (BASED ON 1000 UNITS PER ACRE)

--- URBAN VILLAGE AREA (1.1 AC) (BASED ON 1000 UNITS PER ACRE) (BASED ON 1000 UNITS PER ACRE)

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

COMMUNITY TRAIL SYSTEM

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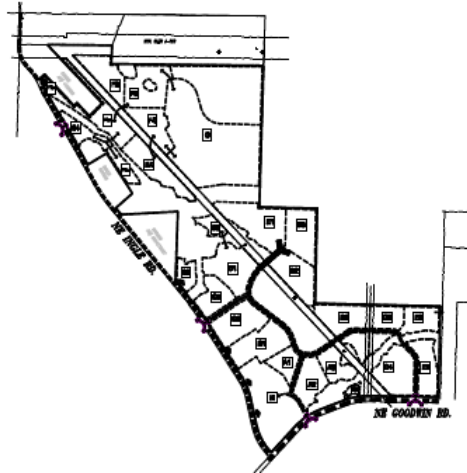


PRD General Layout >>>

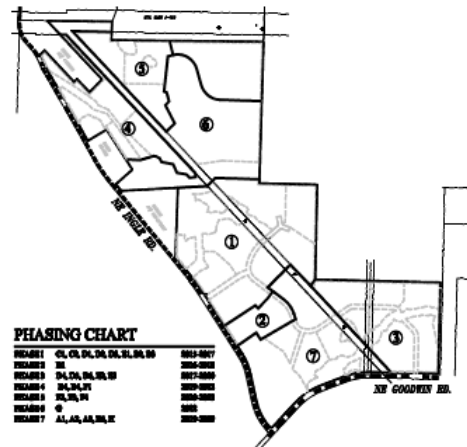
Conceptual Master Plan

GREEN MOUNTAIN DEVELOPMENT STANDARDS & PHASING PLAN

CAMAS, WASHINGTON
GREEN MOUNTAIN LAND, LLC.



PLANNING UNITS



PHASING CHART

PHASE	PLANNING UNITS	ACRES
PHASE 1	1, 2, 3, 4, 5, 6, 7, 8, 9, 10	100.0
PHASE 2	11	100.0
PHASE 3	12, 13, 14, 15, 16	100.0
PHASE 4	17, 18, 19, 20	100.0
PHASE 5	21, 22, 23	100.0
PHASE 6	24	100.0
PHASE 7	25, 26, 27, 28	100.0

PHASING PLAN

PLANNING STANDARDS

URBAN VILLAGE AREA

URBAN VILLAGE AREA - Mount Rainier Community Center, Area 8 Road
Minimum lot size: 1/2 acre (20,000 sq. ft.)
Minimum lot area: 1/2 acre (20,000 sq. ft.)
Minimum lot width: 1/2 acre (20,000 sq. ft.)
Minimum lot depth: 1/2 acre (20,000 sq. ft.)

DENSITY & DIMENSIONS

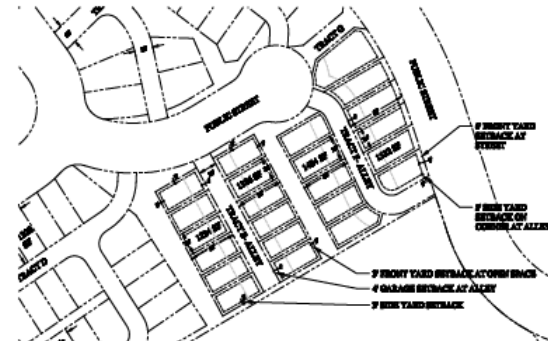
Green Mountain PREP PDS A-8 and corresponding Green Book

Category	A-8 PREP	A-8 PREP	A-8 PREP	A-8 PREP
Lot Area	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Width	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Depth	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Area	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Width	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Depth	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Area	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Width	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Depth	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Area	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Width	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Depth	1/2 acre	1/2 acre	1/2 acre	1/2 acre

1. Minimum lot area shall be 1/2 acre (20,000 sq. ft.)
2. Minimum lot width shall be 1/2 acre (20,000 sq. ft.)
3. Minimum lot depth shall be 1/2 acre (20,000 sq. ft.)
4. Minimum lot area shall be 1/2 acre (20,000 sq. ft.)
5. Minimum lot width shall be 1/2 acre (20,000 sq. ft.)
6. Minimum lot depth shall be 1/2 acre (20,000 sq. ft.)
7. Minimum lot area shall be 1/2 acre (20,000 sq. ft.)
8. Minimum lot width shall be 1/2 acre (20,000 sq. ft.)
9. Minimum lot depth shall be 1/2 acre (20,000 sq. ft.)
10. Minimum lot area shall be 1/2 acre (20,000 sq. ft.)

Category	A-8 PREP	A-8 PREP	A-8 PREP	A-8 PREP
Lot Area	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Width	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Depth	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Area	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Width	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Depth	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Area	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Width	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Depth	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Area	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Width	1/2 acre	1/2 acre	1/2 acre	1/2 acre
Lot Depth	1/2 acre	1/2 acre	1/2 acre	1/2 acre

1. Minimum lot area shall be 1/2 acre (20,000 sq. ft.)
2. Minimum lot width shall be 1/2 acre (20,000 sq. ft.)
3. Minimum lot depth shall be 1/2 acre (20,000 sq. ft.)
4. Minimum lot area shall be 1/2 acre (20,000 sq. ft.)
5. Minimum lot width shall be 1/2 acre (20,000 sq. ft.)
6. Minimum lot depth shall be 1/2 acre (20,000 sq. ft.)
7. Minimum lot area shall be 1/2 acre (20,000 sq. ft.)
8. Minimum lot width shall be 1/2 acre (20,000 sq. ft.)
9. Minimum lot depth shall be 1/2 acre (20,000 sq. ft.)
10. Minimum lot area shall be 1/2 acre (20,000 sq. ft.)



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
CAMAS, WA

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

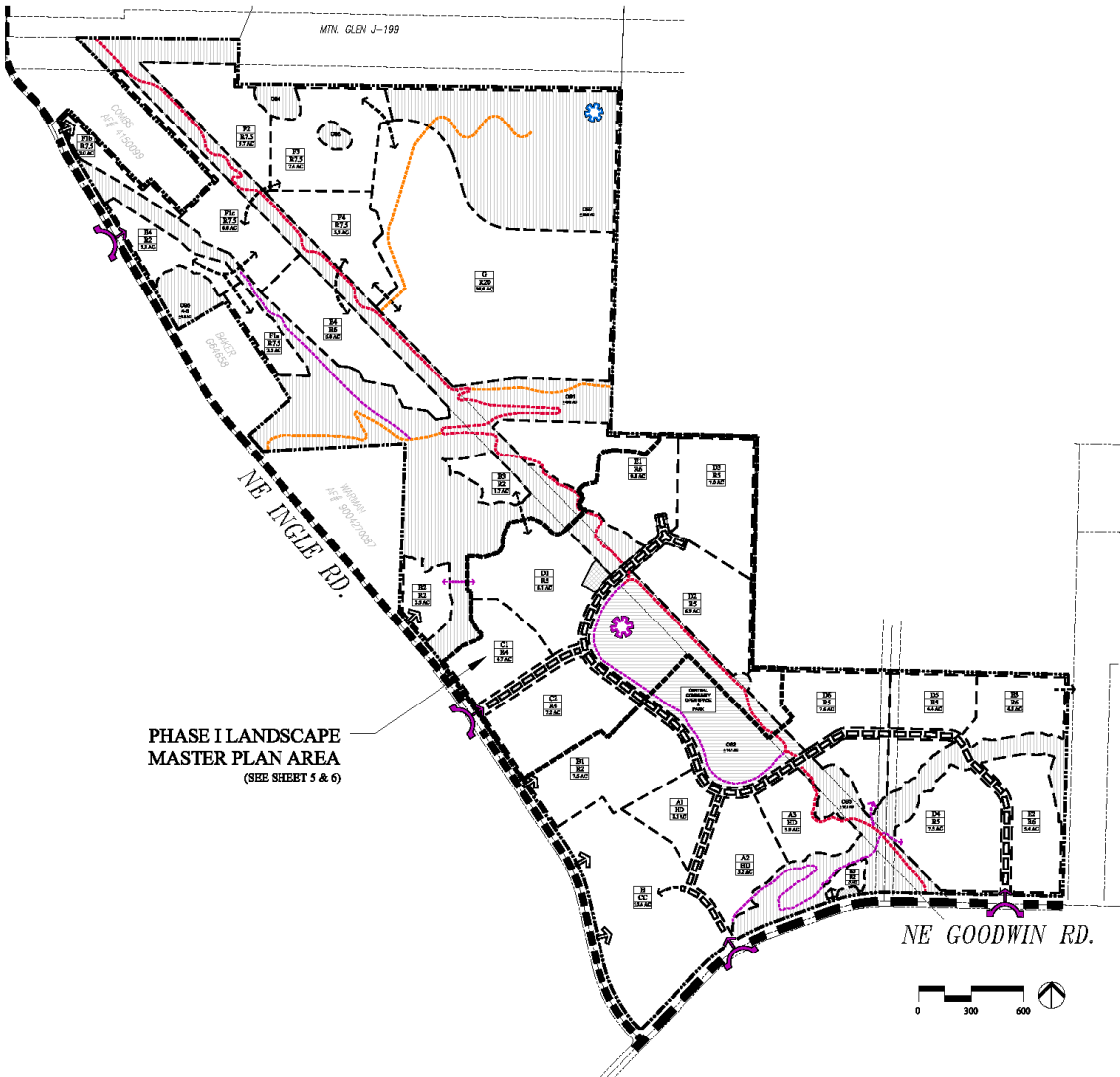
** WHERE NOT ADJACENT TO A PUBLIC RIGHT OF WAY

LANDSCAPE MASTER PLAN COMPONENTS

 ENTRY BOULEVARD

 IDENTIFICATION & LANDSCAPED
ENTRY

 GREEN MOUNTAIN CLUB HOUSE



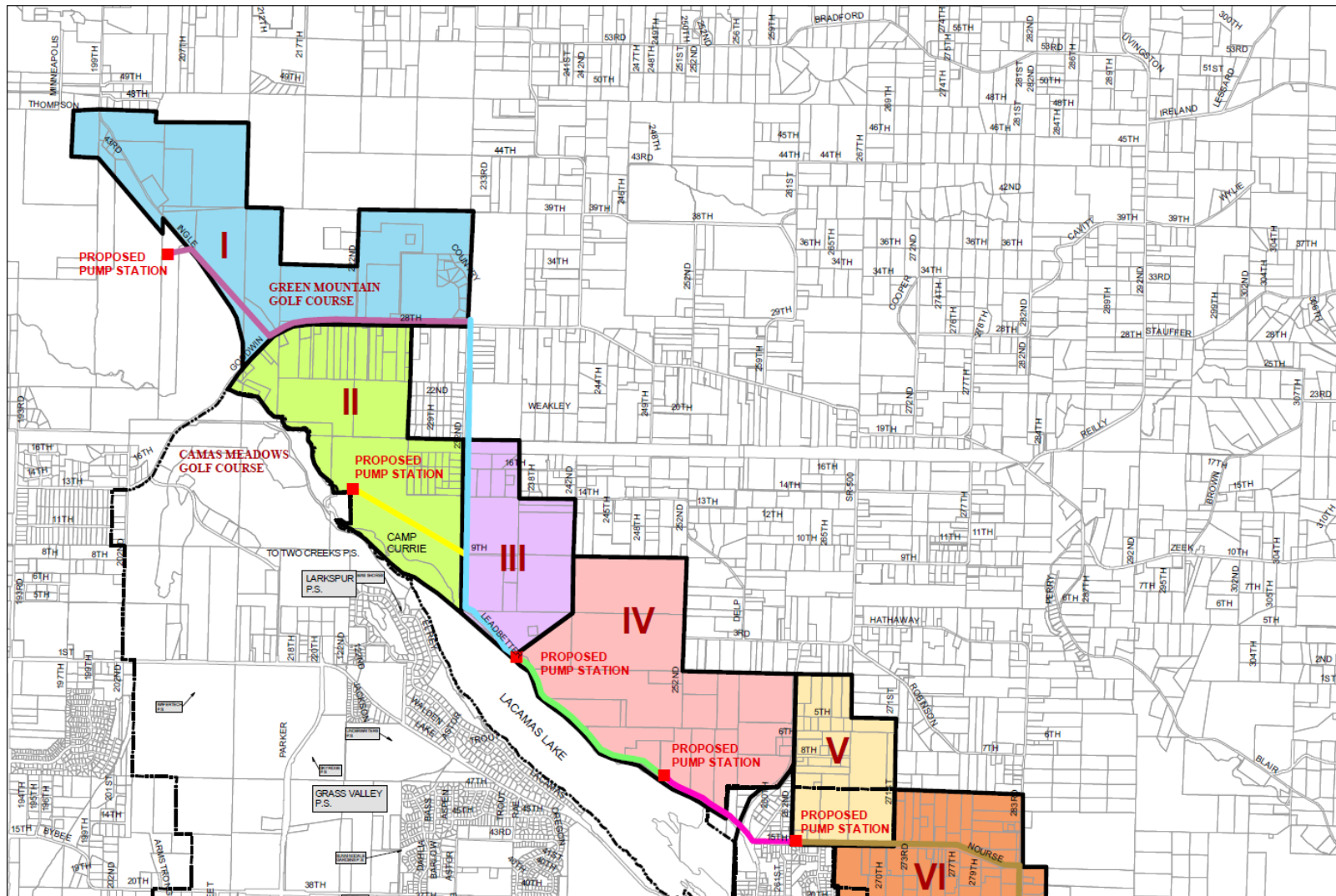
Land Planning
Landscape
Architecture
PUEBLO, CO
LAKE OSWEGO, OR
97030
503-264-4022

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-INCH

16-INCH

FORCE MAIN

6-INCH

10-INCH

12-INCH

14-INCH

16-INCH

NUGA

CITY L

PARC

I - 524

II - 417

III - 23

IV - 50

V - 192

VI - 39



—

GRAPHIC SCALE

0 50 100 200

OLSON LAND SURVEYORS
ENGINEERS
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660
2060 6835 1380
2060 6835 9070



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