

# GREEN MOUNTAIN

## PHASE 3

### SUB17-03



## ► Development Agreement

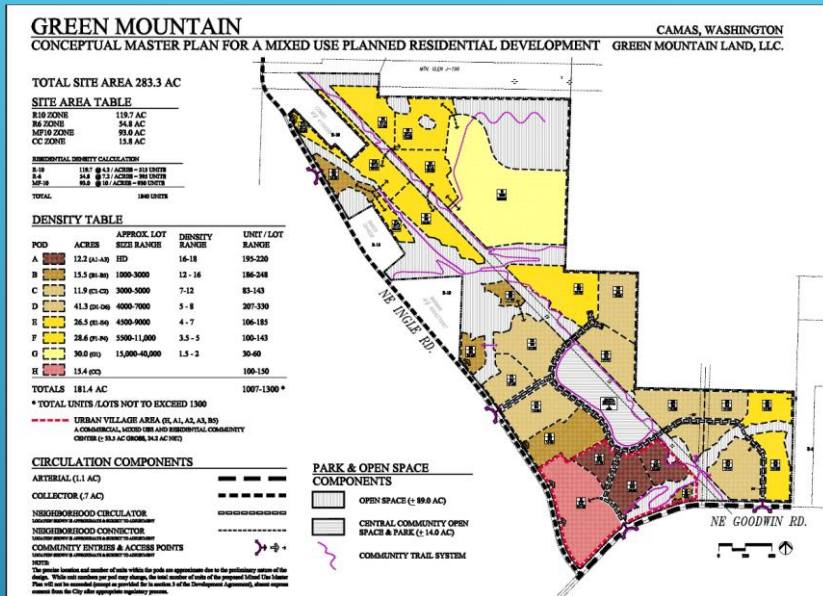
- Vesting / Predictability
- Master Planning
- Transportation
- Planning Standards
- Parks Plan
- Tree Preservation

## ► PRD and Phase I Approved

- Aug 2015

## ► Phase II Approved

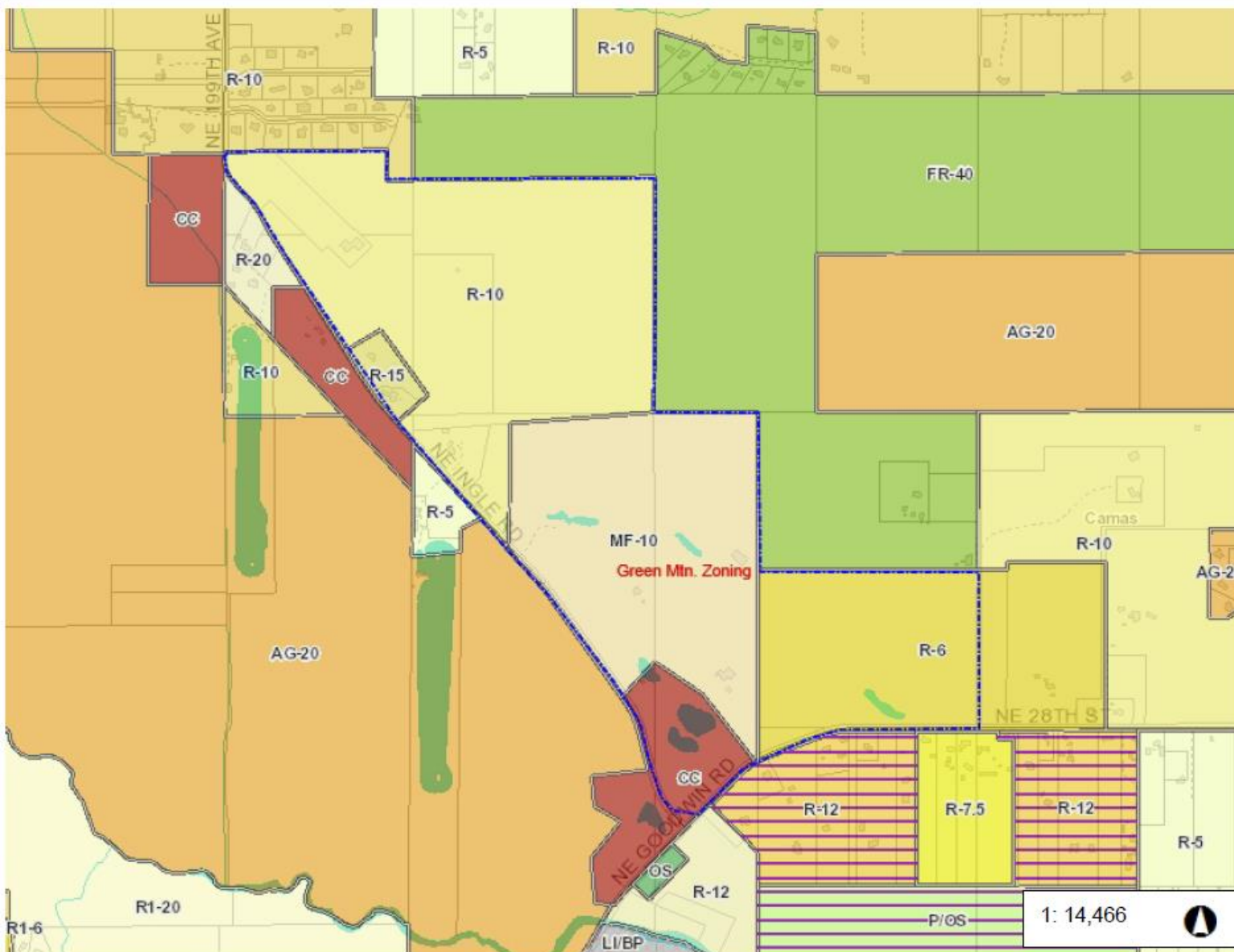
- June 2017



# PROJECT BACKGROUND



# Zoning Map



## Legend

### Zoning Overlay

- Urban Reserve - 10 (UR-10)
- Industrial Urban Reserve - 20 (UR-20)
- Railroad Industrial Urban Reserve (RIUR-10)
- 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

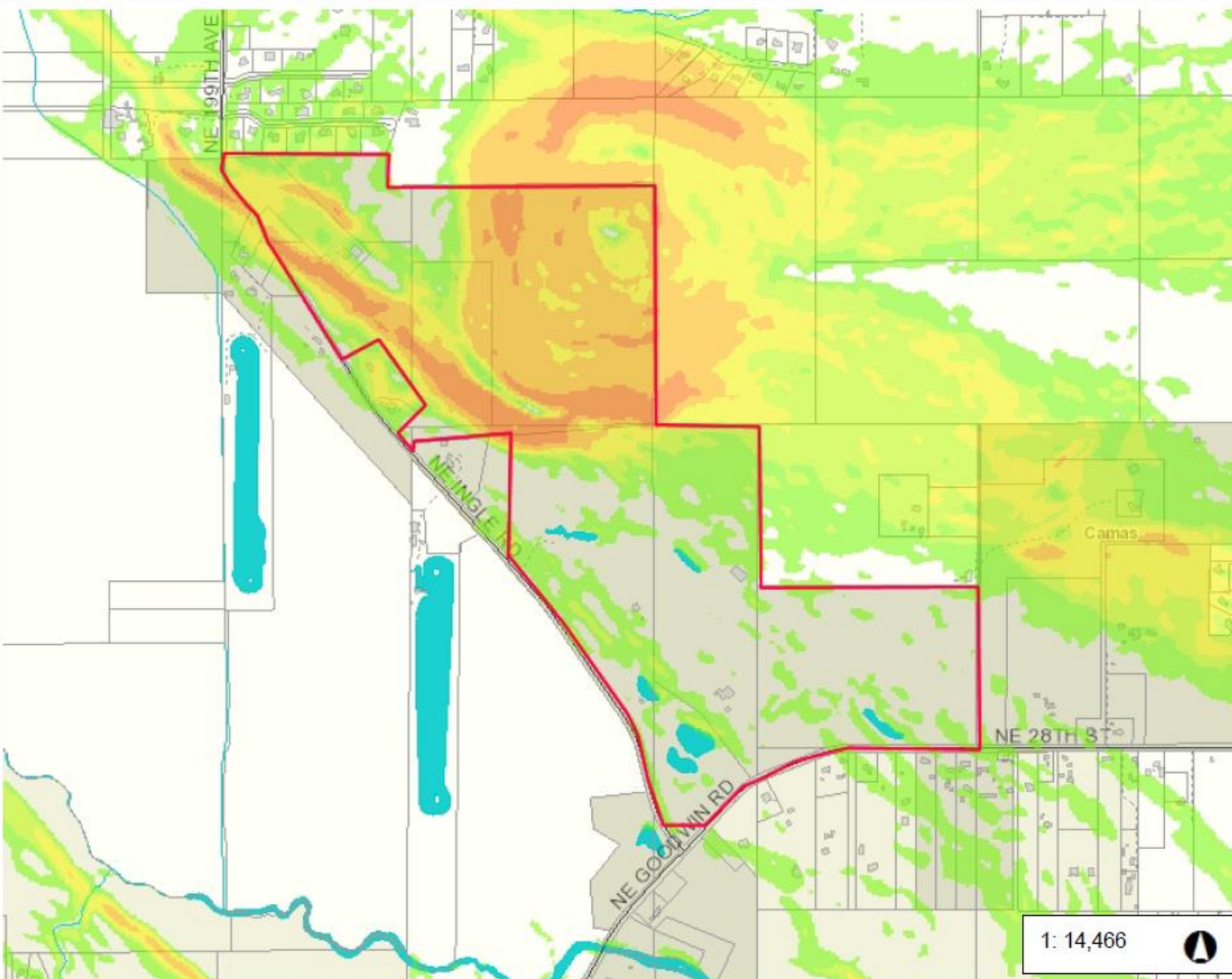
40 - 100 Percent

Building Footprints

Taxlots

Cities Boundaries

Urban Growth Boundaries



## Notes:

2,411.0 0 1,205.48 2,411.0 Feet

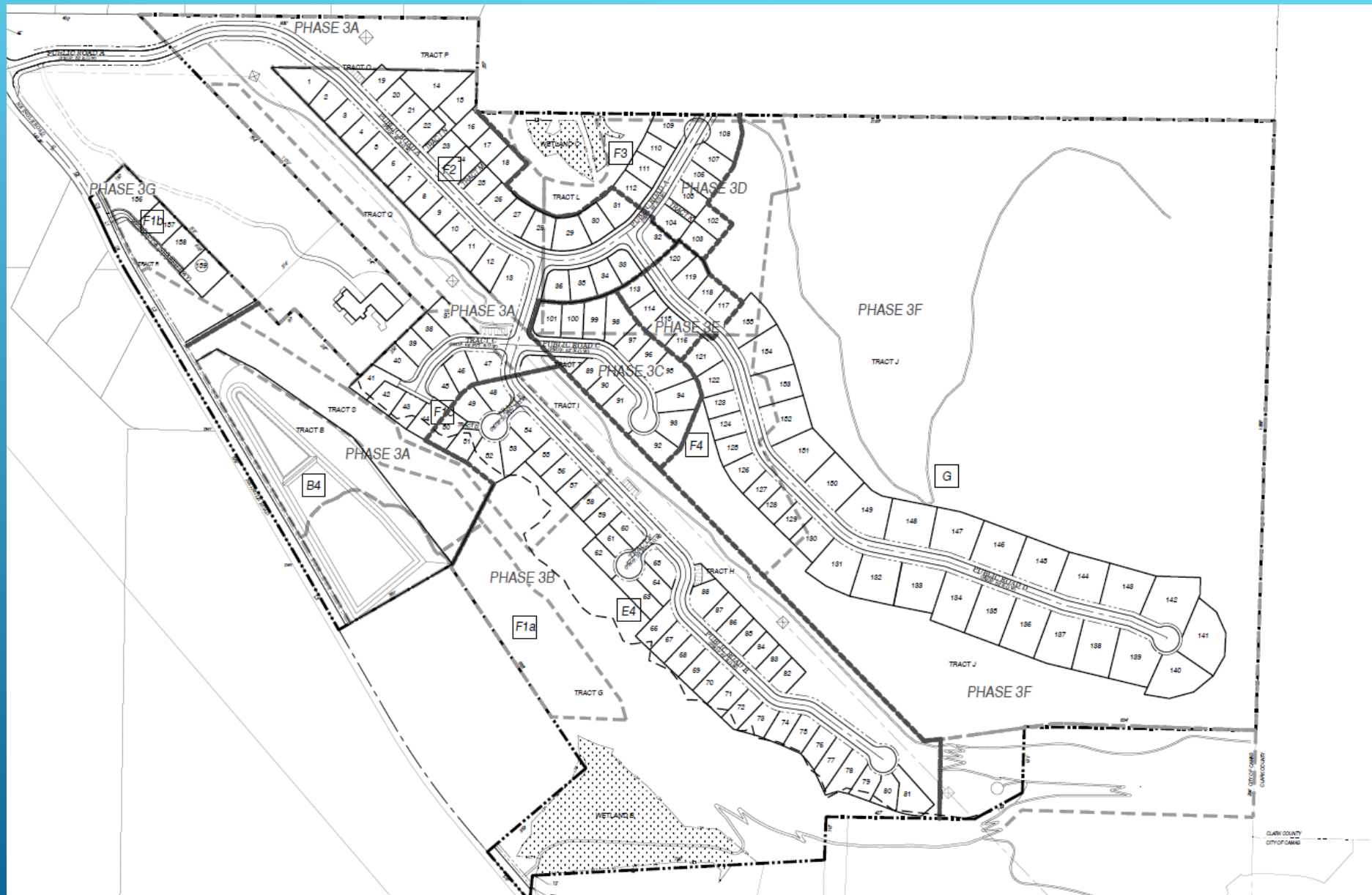
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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SITE LOCATION





Mountain Glen

Clark  
County

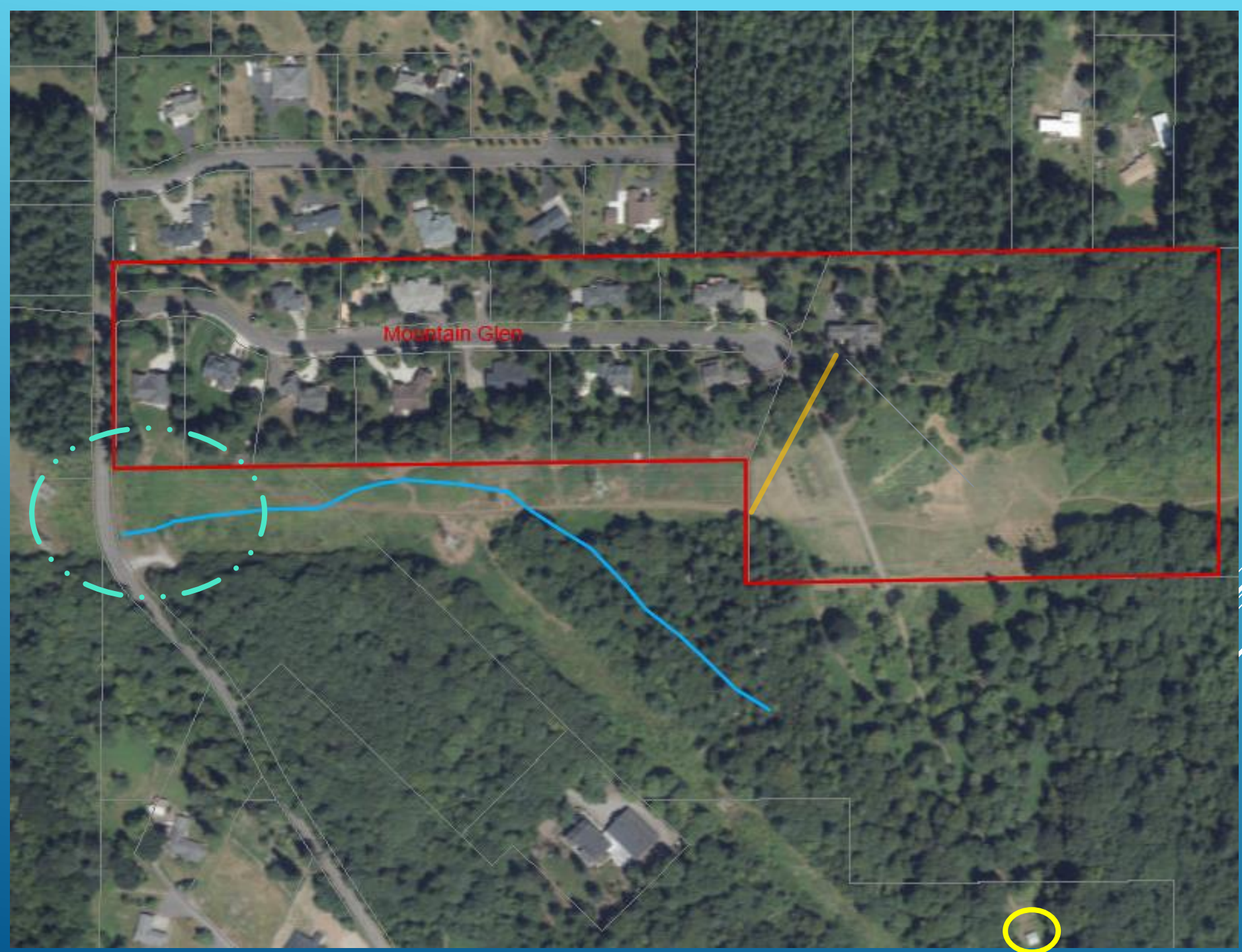
Green Mtn III

Anderson Dairy

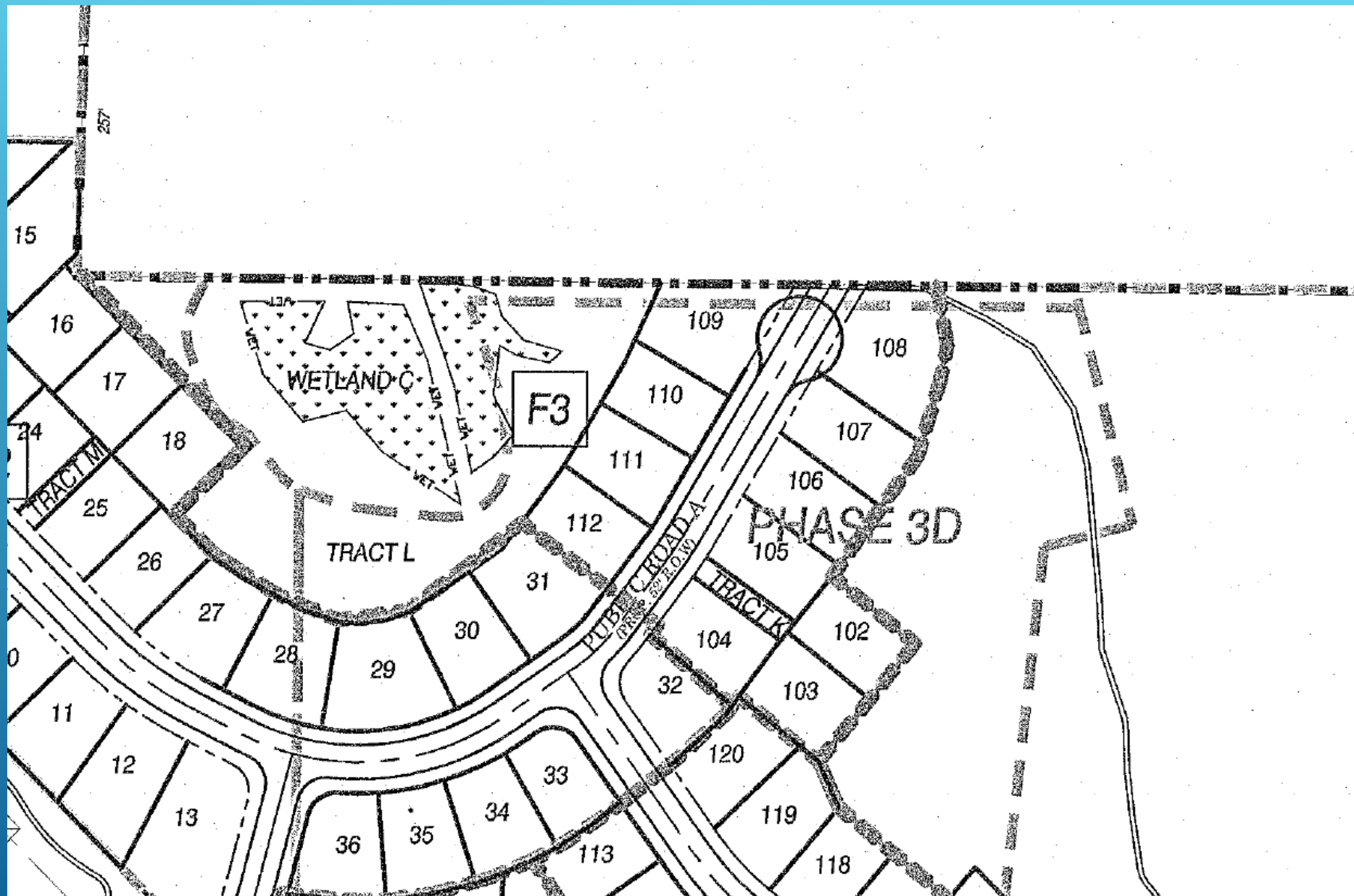
1: 7,225

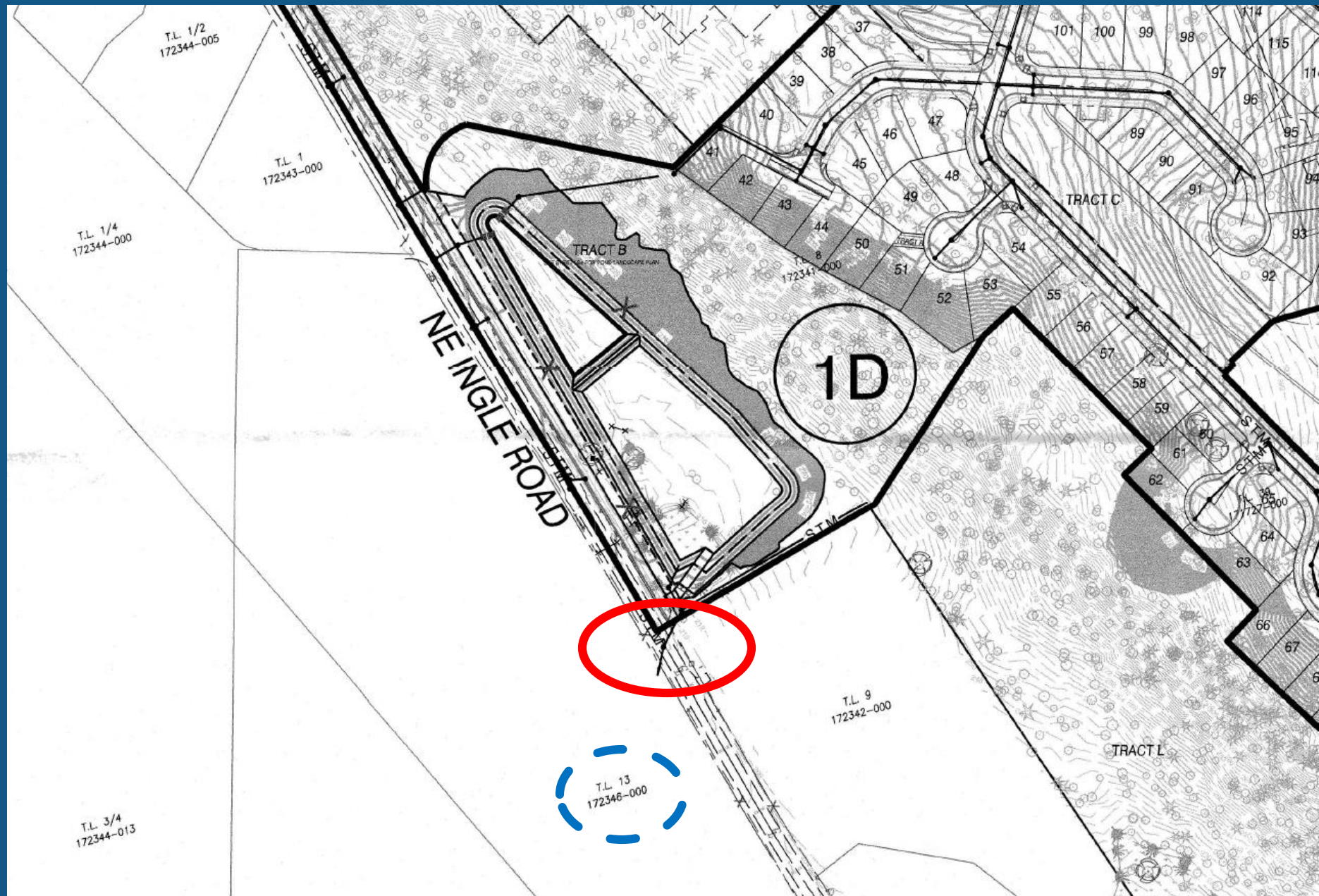




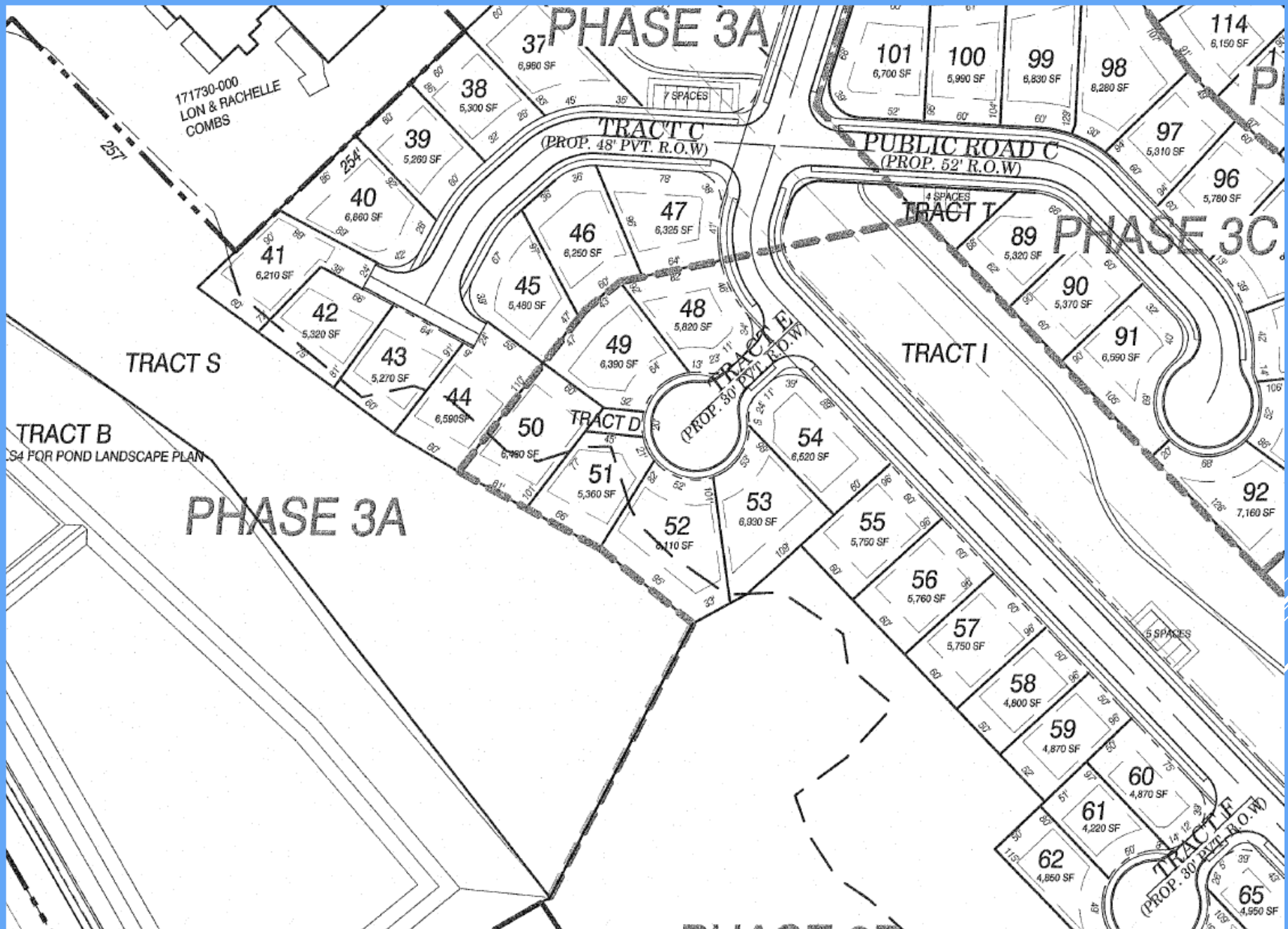












PHASE 3B

TRACT G

GEOTECHNICAL SETBACK  
LINE AS SURVEYED BY  
OLSON ENGINEERING, INC.  
ON 01/08/2018.

GEOTECHNICAL SETBACK  
LINE: ADDITIONAL STUDY  
REQUIRED FOR DEVELOPING  
TO THE WEST OF THIS LINE

WETLAND B.

T.L. 15  
996033-395 TODD  
& STACY LAKE

TRACT H

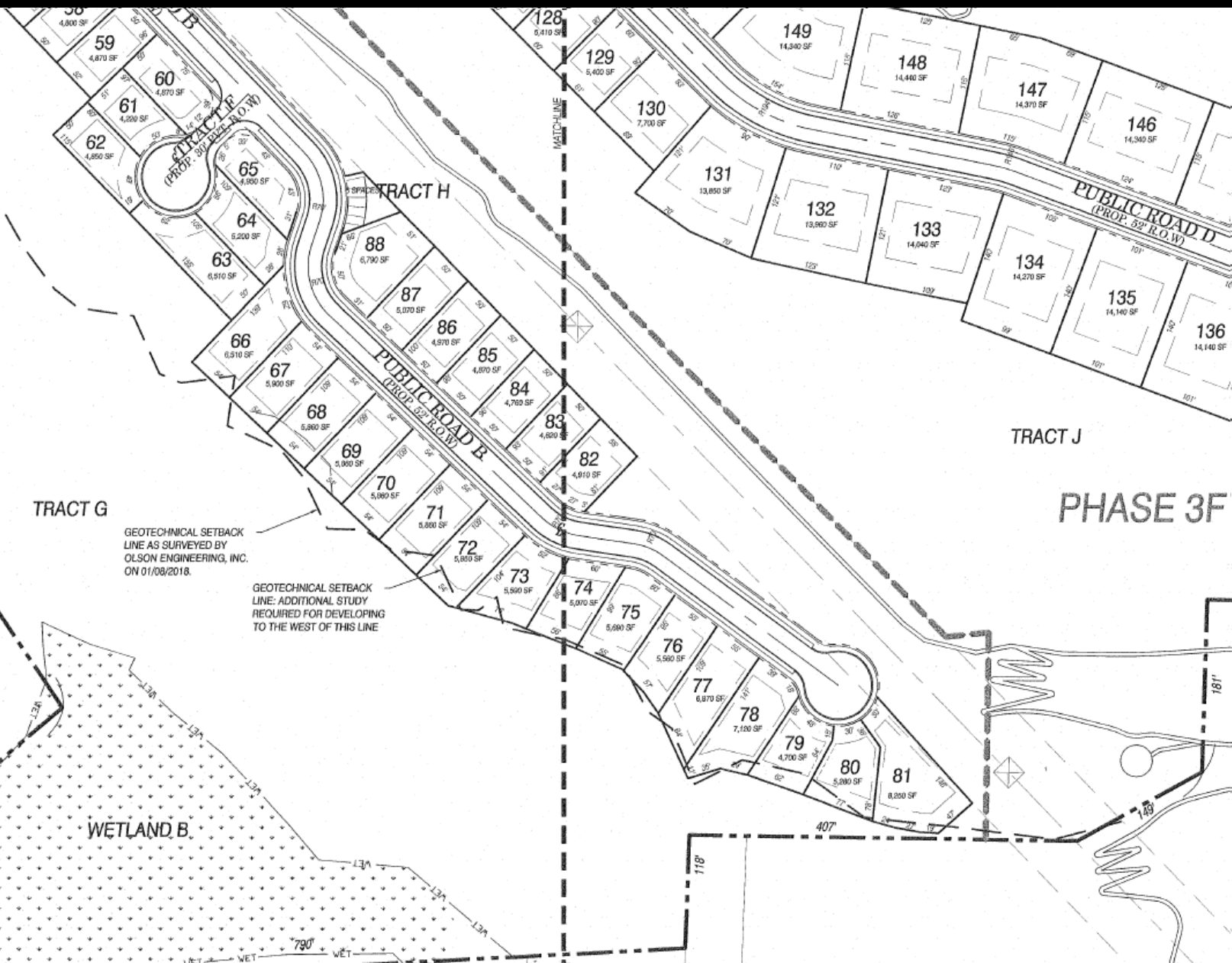
PUBLIC ROAD B  
(PROP. 52' R.O.W.)

MATCHLINE

TRACT J

PHASE 3F

PUBLIC ROAD D  
(PROP. 52' R.O.W.)





# 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

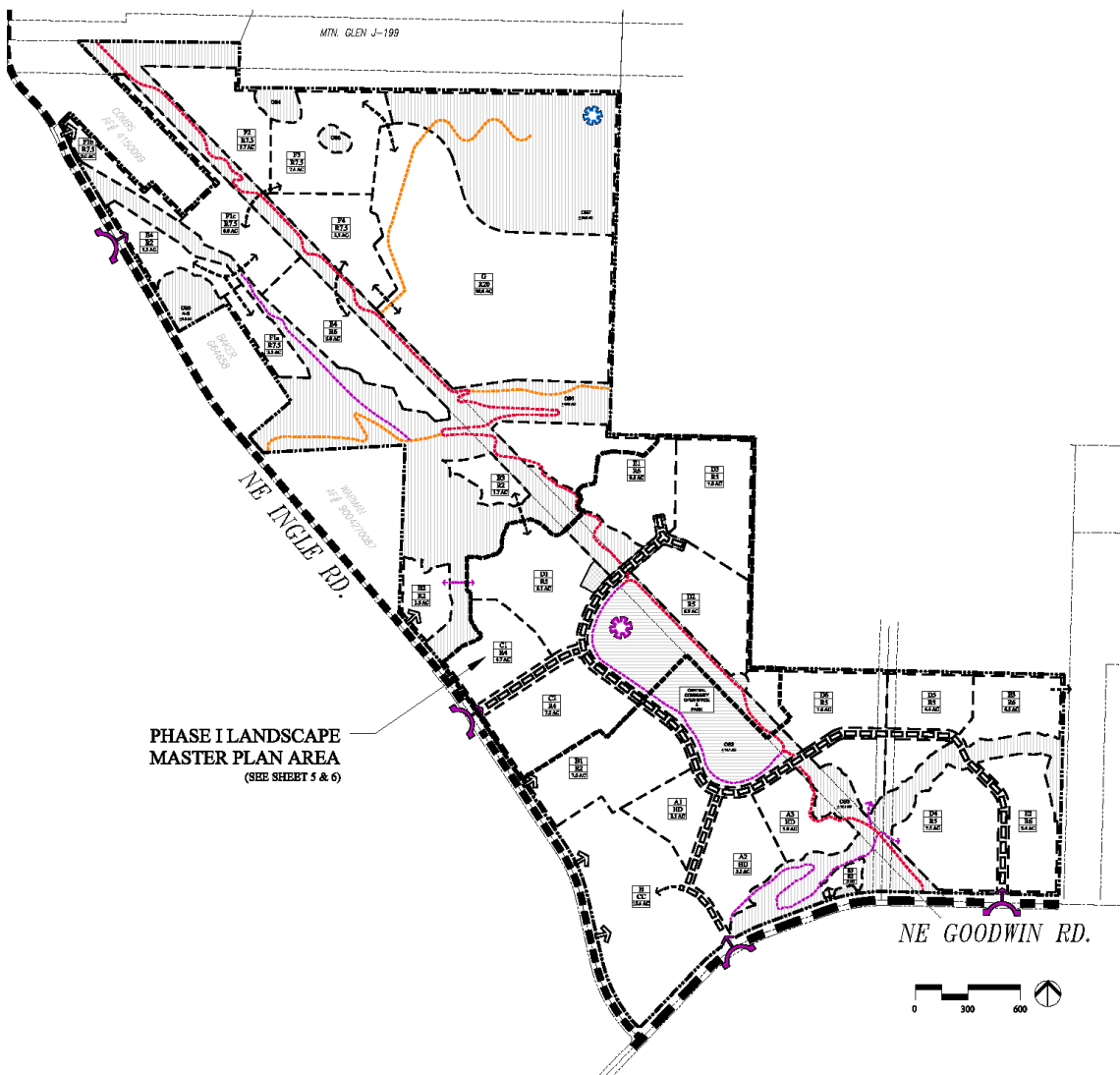
\*\* WHERE NOT ADJACENT TO A PUBLIC RIGHT OF WAY

#### LANDSCAPE MASTER PLAN COMPONENTS

 ENTRY BOULEVARD

 IDENTIFICATION & LANDSCAPED  
ENTRY

 GREEN MOUNTAIN CLUB HOUSE



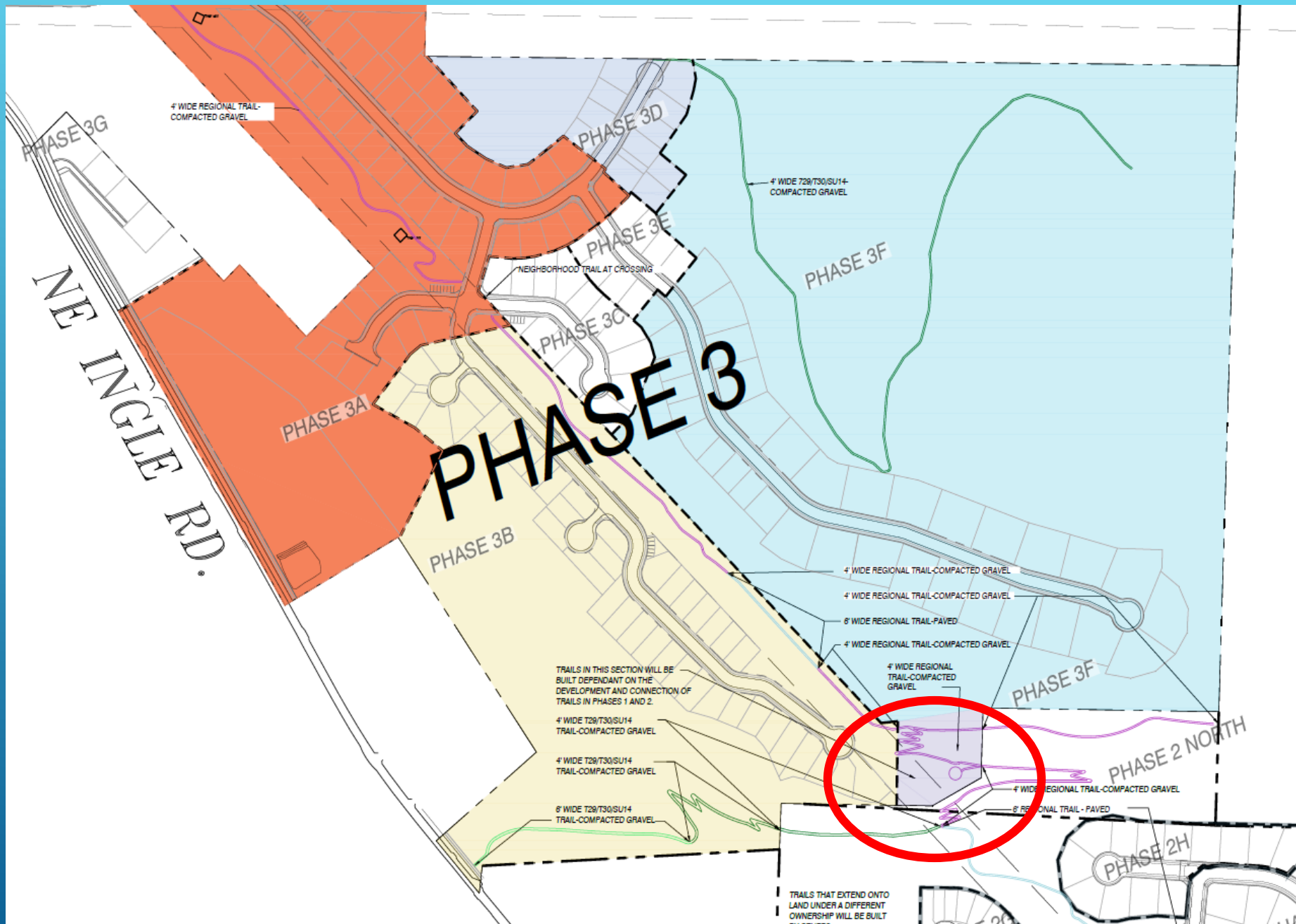
Land Planning  
Landscape  
Architecture  
PUEBLO, CO  
LAKE OSWEGO, OR  
97030  
(503) 264-4022

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



WILLIAM F. HOFFMEYER  
CERTIFICATE NO. 382

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





Questions?