APPENDIX 2
DESIGN DEVELOPMENT MANUAL
Design Development Manual

Under the Zoning Ordinance, development standards that are different from those imposed by the County Code may be established for a Master Planned Resort. The following outlines the standards for each project element.

1. Minimum Lot Size

A. Single Family Residence
   
   i. Waterfront and Golf Course Estate Lots
      10,890 square feet
   
   ii. Affordable Housing Community Lots
       4,000 square feet

B. Two and Multiple Family Residence
   
   i. Two family dwelling
      7,000 square feet

   ii. Multiple family dwelling (excluding Commercial Core)
       As shown on master plan

2. Minimum Street Frontage

A. Waterfront and Golf Course Estate Lots
   Per DCC 18.16.040

B. Affordable Housing Community Lots
   50 feet, otherwise per DCC 18.16.040.
3. **Setbacks**

A. From Internal Private Streets
   i. Front
      1. Affordable Housing Community
         20' from front lot line except may be reduced on sloping lots per DCC
         18.16.080(A)(2)(a-c).
      2. All Other Areas
         25' from front lot line except may be reduced on sloping lots per DCC
         18.16.080(A)(2)(a-c).
   ii. Side (for corner lots)
       *Same as front.*

B. From public (Douglas County) streets
   i. All Setbacks
       *Per Douglas County standards*

C. From property lines
   i. Affordable Housing Community
      1. Side
         5 feet
      2. Rear
         15 feet
   ii. All other single and multiple family residential
      1. Side
         10 feet
      2. Rear
         20 feet
   iii. Commercial
      1. Side & Rear
         10 feet

D. From railroad track or right-of-way
   *No setback deemed necessary due to topography, width of right-of-way, quiet zone designation and 6’ fence.*

E. From Open Space/Pedestrian Paths
   *Addressed by setbacks from street rights-of-way and property lines*

F. From boundaries of other land use categories
   *None. All incompatible uses are to be separated by open space or sitescreening.*

G. Other Setbacks
i. Swimming Pools
ii. Residential Accessory Buildings
   Required front and side setbacks, 5 foot rear setback

H. Resource Setbacks
i. Waterfront Resort
   60’ from north external boundary for buildings to be used for human habitation (all other parcels are separated from AC-10 zoning by buffers).

I. Shoreline Management Setbacks
   200’ from the ordinary high water mark of the Columbia River.

4. Lot Coverage (% of lot covered by impervious surfaces)

A. Affordable Housing Community
   80 percent

B. All other single family residential
   50 percent

C. Multiple family and commercial core
   Determined by setback and parking standards

5. Building Height

A. Single family residential
   35 feet, measured from lowest point

B. Multiple family residential and commercial
   No limitation

C. Determination of building height for all buildings
   Per DCC 18.16.030(B)(1) for buildings in commercial and/or industrial zoning districts
D. Height of fences, and walls on individual single family lots (excluding retaining walls)
   8 feet maximum; however, no fence shall obstruct vehicular sight triangles, particularly at
   driveways and road intersections per DCC 12.28.040

E. Fence/wall height within front setback (individual single family lots; excluding retaining
   walls)
   Same as above, but subject to review and approval by Homeowner Association

6. Permitted Uses

A. Waterfront Resort Permitted Uses
   i. Residential
      Single Family Dwelling, min 2,500 sqft
      Multiple Family Dwellings
      Normally accessory residential uses
   
   ii. Non-residential
      Parks & Playgrounds, ballparks, tennis courts, swimming pools, other
      recreational uses

B. Golf Resort
   i. Residential
      Single Family Dwelling, min 2,500 sqft
      Multiple Family Dwellings
      Normally accessory residential uses
   
   ii. Non-Residential
      Golf Course and normal accessory uses including but not limited to, club
      house, pro shop, driving and putting ranges, maintenance shops and facilities.
      
      Restaurant or other eating / drinking establishment in or in conjunction with
      golf club
      
      Parks & Playgrounds, ballparks, tennis courts, swimming pools other
      recreational facilities
C. Affordable Housing Community
   i. Residential
      Single Family Dwelling, min 1,200 sqft
      Multiple Family Dwellings
      Normally accessory residential uses
   
   ii. Non-residential
      Parks & Playgrounds, ballparks, tennis courts, swimming pools other
      recreational facilities
   
   iii. Prohibited
      Recreational vehicle or boat storage outside of resort storage facilities
   
D. Commercial Core
   i. Residential
      Multiple family dwellings
   
   ii. Non-residential
      General retail, food, beverage and service establishments. Including, but not
      limited to:
      Restaurants and bars
      Convenience store
      Specialty retail
      Artists supplies Bakery (retail)
      Bookstore
      Clothing store
      Grocery Store
      Specialty food store
      Coffee / espresso store
      Florist
      Gift shop
      Hardware store
      Jewelry Store
      Liquor Store
      Pet store
      Real Estate office
      Video sales/rental
      Photo shops and studios
      Antique store
      Hotels and lodging facilities
      Meeting and convention facilities
Public and private office buildings and offices
Financial institutions

Municipal buildings (including, but not limited to, police or sheriff substations)

Personal services, (including, but not limited to barber and beauty shops, dry cleaning, laundries)

Recreational uses including but not limited, to indoor and outdoor theaters and stages, pool rooms, bowling alleys, museums and interpretative centers, community centers, exercise facilities

Automobile and boat rental services

Medical clinics, Doctor/Dentist Office Optometrist, Ophthalmologist, Chiropractor

Public and private parks, ballfields, tennis courts, swimming pools, other recreational facilities.

E. Resort – Wide Permitted Uses

Permitted for development by the resort only and/or as shown in or described by the master plan. Includes normal accessory uses.

Agriculture, vineyards, tree fruit

Spa / Wellness Center, including associated medical and personal care facilities.

RV Parking / Boat Storage

Equestrian Center

Temporary use of RV storage area prior to project completion by construction workers with self-contained recreational vehicles.

Fire Station and associated housing

Convenience store with fuel/gasoline services
Wastewater Treatment Plant

Other Utilities, including but not limited to wells, water towers, lift stations, wastewater lagoons and sprayfields

Resort vehicle storage, maintenance shop

Agriculture - existing orchards and associated uses until developed for resort.

County or private road construction / maintenance shops, vehicle storage, material stockpiles.

F. Irrigated Agriculture District

The purpose of the Spanish Castle MPR Irrigated Agricultural district is to designate land best suited for irrigated agricultural production, enhances the rural character of the resort, and complements the established agriculture in the region.

Permitted uses

A. Accessory structures to support permitted agricultural activities including barns, shops, and shelters, provided the agricultural products are produced on site or on other lands owned/controlled by the land owner/operator;
B. Agritainment activities. “Agritainment” means day-use recreation and entertainment activities centered on an agricultural theme. Agritainment includes activities such as field mazes, hayrides, sleigh rides, farm/field tours, “u-pick” and “rent-a-tree,” animal rides and petting zoos;
C. Bed and breakfast operations with three or fewer rooms;
D. Cultural, community and entertainment facilities;
E. Developed recreational facilities such as golf courses, marinas, theme parks, clubhouses, tennis or racquetball courts, ball fields, trails, sporting events, race tracks, spa facilities, horse arenas and riding academies, parks, undeveloped recreational areas and other similar type uses;
F. Production of agricultural specialty crops: tree fruit and vineyards;
G. Public utilities and support structures eg. Public infrastructure including, power, water, sewer, stormwater, telephone, etc.;
H. Recreational or commercial bicycle facilities;
I. Riding stables, horse boarding/training facilities;
J. Microbrewery, beer manufacturing, tasting and sales; provided, that the space used for manufacturing and storage of alcoholic beverages shall not exceed fifteen thousand square feet;
K. Structures for the storage of personal property, such as private garages and carport structures, equipment buildings or storage sheds, not intended for human habitation as living quarters;
L. Wineries; wine manufacturing; sales, storage and tasting rooms; provided, that the space used for wineries; wine manufacturing; sales, storage and tasting rooms; manufacturing and storage of wine shall not exceed fifteen thousand square feet, not including up to an additional five thousand square feet of barrel storage;
M. Visitor-oriented accommodations such as lodges, hotels, motels, bed and breakfast facilities, rental homes and cabins, condominiums, and other similar transient lodging facilities, convention and conference facilities, and appropriate support facilities;

Prohibited Uses

A. Accumulation of junk materials;
B. Advertising displays or structures;
C. Keeping of livestock, poultry, or swine;
D. Mineral extraction;
E. Marijuana production, processing, and retailing;
F. Signs, except those no larger than 4 sq ft identifying variety of grape/fruit, or directional signage;
G. Vehicle, equipment, implement or appliance repair

7. Site Screening

To be provided in the following locations in accordance with the landscaping plan; refer to Douglas County Code 20.40.030 and 20.40.040 for further site screening requirements.

A. Buffer between commercial core and waterfront resort single family housing

B. Along the streets that define the boundaries between the commercial core and waterfront resort single and multiple family housing

C. Between affordable housing community and RV storage area

D. Surrounding the convenience store / gasoline and its street frontage.

8. Sign Standards
Per Douglas County Code 20.44 except that all signs including directional signs for the resort shall be considered to be on the site for the purposes of DCC 20.44.050(B) if located within the boundaries of the Master Planned Resort.

In an effort to protect vistas and maintain an amenity level consistent with a resort concept, Spanish Castle Resort will incorporate directional and identification signage within the public landscaped areas as much as possible.

A. Materials

Materials reflecting the natural environment will be utilized for entry signage, gateway features and neighborhood or recreational amenity identification. Street signage will be consistent with Douglas County design standards. Commercial signage along SR 28 will meet WSDOT standards for signage.

B. Location

i. Entry Signage, Gateway Features and Neighborhood or Recreational Amenity Identification

Entry signage, gateway features and neighborhood or recreational amenity identification signage will be incorporated into the landscaping design at key decision points within the Spanish Castle Resort road network as noted in the Landscape Plan (Appendix 7). Signage may be located within the County right-of-way provided appropriate setbacks are maintained for clear zones and sight line triangles per DCC. In some cases, sign height may be limited to maintain sight lines.

ii. Commercial Signage

Commercial signage along SR 28 will meet WSDOT and Douglas County design standards. Signage for commercial areas within Spanish Castle Resort and not fronting the highway will be consistent with Section 8.B.i above when located in parking areas or placed near streets and intersections. As noted above, business signs should be incorporated into landscaping and architectural elements of buildings to maintain the resort theme.

C. Illumination

Illumination for entry signage, gateway features and neighborhood or recreational amenity identification signage that will be placed near roadways will be required to be shielded, directed or focused such that it does not interfere with or distract vehicle drivers. Where illumination is within the right-of-way, a Franchise Agreement will be executed with the County. As with signage, clear zones must be maintained for any illumination placed within the County right-of-way.

9. Parking

Per Douglas County Code 20.42 except for the following standards:
A. Location of Required Spaces
Some of the spaces required for commercial land uses within the commercial core may be located within the boundaries of the Master Planned Resort outside of the commercial core or waterfront resort area with shuttle service from the parking lot to the commercial core area.

B. Number of Required Spaces
i. Single Family Residential
   2 spaces per dwelling unit. Garages may be counted toward meeting this requirement provided that their conversion to other uses is otherwise prohibited.

ii. Multiple Family Residential
   1.5 spaces per dwelling unit

iii. Equestrian Center
   One space per 4 fixed/bench seats

iv. Mixed Use Commercial Core
   5 spaces per 1,000 square feet gross leasable area, plus additional spaces as required by DCC 20.42.040 for associated multiple family residential, hotel, associated theater and restaurants.

   The square footage of those associated uses is to be deducted from the total square footage used to calculate this standard.

10. Model Homes

A. Applicability
Once a preliminary plat approval has been obtained from Douglas County, the developer may apply for building permit(s) for model homes, up to nine lots, provided 1) plat is larger than one acre, and 2) residences are at least 50’ apart.

B. Required Documents
The following information is to be provided to Douglas County staff to obtain building permits for model homes.

i. Building plot plans for each model home, ensuring the following is verified on the plot plan(s):
   a. Plot plans must be on white paper no larger than 11x17 inches and drawn to standard engineering scale. Indicate scale and north arrow in margin.
   b. Include Owner’s Name and Property Tax Account Number in margin.
   c. Show entire lot with proposed final plan lot line dimensions. Indicate name and width of adjacent public roads. Show location and width of
private roads, setbacks and access, utility, drainage and other easements adjacent to or crossing lot parcel, with boundaries indicated by dashed lines.

d. Show any established critical areas.
e. Show location, dimensions and distance to proposed final plat lot lines of all structures, driveways, parking areas, sidewalks and patios.
f. Show and label proposed septic tanks, wells, drain fields and reserve areas with setbacks to property lines and structures.
g. Show all areas of disturbance, including building pad, new driveways, new septic tanks and drain fields.
h. Indicate a figure in square feet for new impervious surfaces.
i. Explain how roof and driveway runoff will be handled. Indicate how lot slopes and show location of any streams and drainage ditches with direction of flow.
j. Explain how runoff from exposed soil will be handled during construction. Show location of silt fencing, armored construction entrance and stockpile areas.
k. Indicate lot coverage.
l. Indicate setbacks that meet zoning code requirements.

ii. Proposed Final Plat map.
iii. Certificate of Water Availability.
iv. Residential building permit application and materials pursuant to Douglas County Land Services requirements.
v. Douglas County Health Department clearance, if applicable.

11. Road Standards

The developer has worked with Douglas County engineering staff to develop appropriate road standards for the resort, which are included on the following pages.
NOTES:
1. DITCHES ON GRADERS EXCEEDING 6% REQUIRE EROSION CONTROL PER SCR-003.2
2. NST = NO STEEPER THAN
3. SUPERS WILL BE NO MORE THAN 6%
4. SHOULDERS MAY BE WIDEN TO PROVIDE ON STREET PARKING
5. PRIVATE ROADS = 2% MAX SUPER FOR DRAINAGE.

DESIGN PARAMETERS:
TYPICAL DESIGN SPEED = 25 MPH
MINIMUM DESIGN SPEED = 20 MPH
MAXIMUM GRADE = 12%
MINIMUM DESIGN LOAD = H20-44

SCR-001A SPANISH CASTLE ROAD W/ CENTER ISLAND
PROPOSED ROADWAY SECTION
(REFERENCE DC FIGURE 3-5, RURAL MAJOR & MINOR COLLECTOR AND ARTERIAL)
NOT TO SCALE
NOTES:
1. DITCHES ON GRADES EXCEEDING 6% REQUIRE EROSION CONTROL PER SCR-005.2
2. NST = NO STEeper THAN
3. SLOPES WILL BE NO MORE THAN 6%
4. SHOULDERS MAY BE WIDE-en TO PROVIDE ON STREET PARKING
5. PRIVATE ROADS = 2% MAX SUPER FOR DRAINAGE

DESIGN PARAMETERS:
TYPICAL DESIGN SPEED = 25 MPH
MINIMUM DESIGN SPEED = 20 MPH
MAXIMUM GRADE = 12%
MINIMUM DESIGN LOAD = H20-44
DOUGLAS COUNTY, WASHINGTON

SPANISH CASTLE

ROADWAY SECTION KEY NOTES:
1. 0.2" (2-1/2") HMA CLASS 1/2 IN.
2. 0.125" (1-1/2") HMA CLASS 3/8 IN. OR DOUBLE SHOT BST
3. 0.75" (9-1/2") CRUSHED SURFACING
4. 0.25" (3") CRUSHED SURFACING TOP COURSE (CSTC)

NOTES:
1. DITCHES ON GRADES EXCEEDING 6% REQUIRE EROSION CONTROL PER SCR-005.2
2. NST = NO STEEPER THAN
3. SUPER WILL BE NO MORE THAN 6S
4. SHOULDERS MAY BE REQUIRED TO PROVIDE ON STREET PARKING
5. PRIVATE ROADS - 2% MAX SUPER FOR DRAINAGE

DESIGN PARAMETERS:
TYPICAL DESIGN SPEED = 25 MPH
MINIMUM DESIGN SPEED = 20 MPH
MAXIMUM GRADE = 12%
MINIMUM DESIGN LOAD = HS20-44

SCR-002A TYPICAL PRIVATE COLLECTOR
ROADWAY SECTION
NOT TO SCALE

CURB & GUTTER WITHOUT DITCH  CURB & GUTTER WITH DITCH

SCR-002B PRIVATE COLLECTOR WITH CURB & GUTTER
ROADWAY SECTION
NOT TO SCALE
DOUGLAS COUNTY, WASHINGTON

SPANISH CASTLE

NOTES:
1. DITCHES ON GRADES EXCEEDING 8% REQUIRE EROSION CONTROL PER SCR-005.2
2. NST = NO STeeper THAN
3. SUPER S WILL BE NO MORE THAN 68
4. SHOULDERS MAY BE WEEDED TO PROVIDE ON STREET PARKING
5. PRIVATE ROADS - 2% MAX SUPER FOR DRAINAGE

DESIGN PARAMETERS:
- TYPICAL DESIGN SPEED = 25 MPH
- MINIMUM DESIGN SPEED = 20 MPH
- MAXIMUM GRADE = 12%
- MINIMUM DESIGN LOAD = HS20-44

SCR-002C TYPICAL PRIVATE DEAD-END
ROADWAY SECTION
NOT TO SCALE

CURB & GUTTER WITHOUT DITCH  CURB & GUTTER WITH DITCH

SCR-002D PRIVATE DEAD-END WITH CURB & GUTTER
ROADWAY SECTION
NOT TO SCALE
DOUGLAS COUNTY, WASHINGTON

ROADWAY SECTION KEY NOTES:
1. 0.21" (2-1/2") HMA CLASS 1/2 IN.
2. 0.125" (1-1/2") HMA CLASS 3/8 IN. OR DOUBLE SHOT BST
3. 0.75" (9-1/2") CRUSHED SURFACING
4. 0.25" (3") CRUSHED SURFACING TOP COURSE (CSMC)

NOTES:
1. DITCHES ON GRADES EXCEEDING 6% REQUIRE EROSION CONTROL PER SCR-050.2
2. NST = NO STEEPER THAN
3. SUPER WILL BE NO MORE THAN 6%
4. SHOULDERS MAY BE NEEDED TO PROVIDE ON STREET PARKING
5. PRI-VATE ROADS - 2% MAX SUPER FOR DRAINAGE

DESIGN PARAMETERS:
DESIGN SPEED = 20 MPH
MAXIMUM GRADE = 12%
MINIMUM DESIGN LOAD = HS20-44

SCR-003A TYPICAL PRIVATE RESIDENTIAL ROAD
ROADWAY SECTION
NOT TO SCALE

SCR-003B PRIVATE RESIDENTIAL ROAD
WITH CURB & GUTTER
ROADWAY SECTION
NOT TO SCALE
DOUGLAS COUNTY, WASHINGTON

SPANISH CASTLE

ROADWAY SECTION KEY NOTES:
1. 0.21" (2-1/2") HMA CLASS 1/2 IN.
2. 0.125" (1-1/2") HMA CLASS 3/8 IN. OR DOUBLE SHOT BST
3. 0.75" (3-1/2") CRUSHED SURFACING
4. 0.25" (3") CRUSHED SURFACING TOP COURSE (CSTC)

NOTES:
1. DITCHES ON GRADES EXCEEDING 6% REQUIRE EROSION CONTROL PER SCR-005,2
2. NST = NO STEEPER THAN
3. SUPERs WILL BE NO MORE THAN 60
4. SHOULDERS MAY BE WEEDED TO PROVIDE ON STREET PARKING
5. PRIVATE ROADS = 2% MAX SUPER FOR DRAINAGE

DESIGN PARAMETERS:
- DESIGN SPEED = 10 MPH
- MAXIMUM GRADE = 12%
- MINIMUM DESIGN LOAD = HS20-44

SCR-003C TYPICAL 20' PRIVATE RESIDENTIAL ROAD
ROADWAY SECTION
NOT TO SCALE

CURB & GUTTER WITHOUT DITCH
CURB & GUTTER WITH DITCH

SCR-003D TYPICAL 20' PRIVATE RESIDENTIAL ROAD
WITH CURB & GUTTER
ROADWAY SECTION
NOT TO SCALE
DOUGLAS COUNTY, WASHINGTON

SPANISH CASTLE

ROADWAY SECTION KEY NOTES:
1. 0.21" (2-1/2") HMA CLASS 1/2 IN.
2. 0.125" (1-1/2") HMA CLASS 3/8 IN. OR DOUBLE SHOT BST
3. 0.75" (6-1/2") CRUSHED SURFACING
4. 0.25" (3") CRUSHED SURFACING TOP COURSE (CTC)

NOTES:
1. DITCHES ON GRADES EXCEEDING 6% REQUIRE EROSION CONTROL PER SCR-005.2
2. NST = NO STEEPER THAN
3. SUPERS WILL BE NO MORE THAN 6%
4. SHOULDERS MAY BE NECESSARY TO PROVIDE ON STREET PARKING
5. PRIVATE ROADS = 2% MAX SUPER FOR DRAINAGE

DESIGN PARAMETERS:
DESIGN SPEED = 10 MPH
MAXIMUM GRADE = 12%
MINIMUM DESIGN LOAD = HS20-44

SCR-003E TYPICAL PRIVATE RESIDENTIAL DRIVE
ROADWAY SECTION
NOT TO SCALE

CURB & GUTTER WITHOUT DITCH
CURB & GUTTER WITH DITCH

SCR-003F TYPICAL PRIVATE RESIDENTIAL DRIVE
WITH CURB & GUTTER
ROADWAY SECTION
NOT TO SCALE
SPANISH CASTLE
DOUGLAS COUNTY, WASHINGTON

SCR-005A  TYPICAL GUARDRAIL
SECTION
NOT TO SCALE

SCR-005B  TYPICAL DITCH EROSION PROTECTION
TO BE USED ON GRADES STEEPER THAN 6%
NOT TO SCALE

SCR-005C  TYPICAL CURB GAP
NOT TO SCALE

SCR-005D  CUL-DE-SAC'S
PER DOUGLAS COUNTY ROADWAY STANDARDS FIG3-9
NOT TO SCALE
SPANISH CASTLE
DOUGLAS COUNTY, WASHINGTON

SCR-005E  TYPICAL PRIVATE DIVIDED ROADWAY - PLANTER
SECTION
NOT TO SCALE

SCR-005F  TYPICAL PRIVATE DIVIDED ROADWAY - DITCH
SECTION
NOT TO SCALE
SPANISH CASTLE
DOUGLAS COUNTY, WASHINGTON

ROADWAY SECTION KEY NOTES:

1. 0.2" (2-1/2") HMA CLASS 1/2 IN.
2. 0.125" (1-1/2") HMA CLASS 3/8 IN. OR DOUBLE SHOT BST
3. 0.75" (6-1/2") CRUSHED SURFACING
4. 0.25" (3") CRUSHED SURFACING TOP COURSE (CSTC)

NOTES:
1. Ditches on grades exceeding 8% require erosion control per SCR-005.2
2. NST = no steeper than
3. SUPERS WILL BE NO MORE THAN 66
4. SHOULDERS MAY BE WIDENED TO PROVIDE STREET PARKING
5. PRIVATE ROADS - 2% max super for drainage

DESIGN PARAMETERS:

DESIGN SPEED = 10 MPH
MAXIMUM GRADE = 12%
MINIMUM DESIGN LOAD = HS20-44

SCR-006A TYPICAL PRIVATE EMERGENCY ACCESS,
NORMALLY CLOSED TO THROUGH TRAFFIC.
ROADWAY SECTION
NOT TO SCALE