

Broughton will be required to prepare an extremely detailed resort master plan for review and approval by Skamania County. The amended Management Plan will require the resort master plan to include the following elements:

**Proposed Resort Master Plan Requirements (§ 5. c. (1.))**

<b>Element</b>	<b>Specific Requirements</b>
<i>Land use plan:</i>	This shall designate uses for all areas within the development. This shall also include a delineation of the resort core.
<i>Building design plan:</i>	This shall describe the location, materials, colors, and dimensions of all structures proposed.
<i>Landscape plan:</i>	This shall identify all areas where existing vegetation is to be removed and retained, and describe proposed landscape plantings, species and size of plants used, as well as irrigation and landscape maintenance plans.
<i>Traffic circulation plan:</i>	This shall describe all road way and parking locations, widths, and surfacing materials.
<i>Roadway improvement plan:</i>	This shall describe all on-site and off-site improvements necessary to mitigate traffic impacts and enhance driver and pedestrian safety in the vicinity of the resort.
<i>Grading and drainage plan:</i>	This shall indicate existing and proposed contours throughout the redevelopment area. Stormwater drainage routes and facilities shall also be indicated on this plan.
<i>Infrastructure development plan:</i>	This shall describe the location, size, basic design, funding mechanisms, and operational plans for water, sewer, power, and emergency services.
<i>Construction phasing plan:</i>	This shall indicate intended phasing of development of the project, if any, including anticipated initiation and completion dates for each component of the development. This shall also discuss how the project will function at interim stages prior to completion of all phases, and how the resort may operate successfully and meet its resource protection and enhancement commitments should development cease before all phases are completed.
<i>Resource protection and enhancement plan:</i>	This shall describe and indicate proposed measures that will be implemented to protect and enhance scenic, natural, cultural and recreation resources, including measures necessary to mitigate impacts identified through assessments required by this section.