

# GREEN MOUNTAIN

EXHIBIT 8  
CAMAS, WASHINGTON

## CONCEPTUAL MASTER PLAN FOR A MIXED USE PLANNED RESIDENTIAL DEVELOPMENT GREEN MOUNTAIN LAND, LLC.

TOTAL SITE AREA 283.3 AC

### SITE AREA TABLE

R10 ZONE	119.7 AC
R6 ZONE	54.8 AC
MF10 ZONE	93.0 AC
CC ZONE	15.8 AC

### RESIDENTIAL DENSITY CALCULATION

R-10	119.7 @ 4.3 / ACRES = 515 UNITS
R-6	54.8 @ 7.2 / ACRES = 395 UNITS
MF-10	93.0 @ 10 / ACRES = 930 UNITS

TOTAL 1840 UNITS

### DENSITY TABLE

POD	ACRES	APPROX. LOT SIZE RANGE	DENSITY RANGE	UNIT / LOT RANGE
A	12.2 (A1-A3)	HD	16-18	195-220
B	15.5 (B1-B5)	1000-3000	12 - 16	186-248
C	11.9 (C1-C2)	3000-5000	7-12	83-143
D	41.3 (D1-D6)	4000-7000	5 - 8	207-330
E	26.5 (E1-E4)	4500-9000	4 - 7	106-185
F	28.6 (F1-F4)	5500-11,000	3.5 - 5	100-143
G	30.0 (G1)	15,000-40,000	1.5 - 2	30-60
H	15.4 (CC)			100-150

TOTALS 181.4 AC 1007-1300 \*

\* TOTAL UNITS /LOTS NOT TO EXCEED 1300

**URBAN VILLAGE AREA (H, A1, A2, A3, B5)**  
A COMMERCIAL, MIXED USE AND RESIDENTIAL COMMUNITY CENTER (+ 33.5 AC GROSS, 24.2 AC NET)

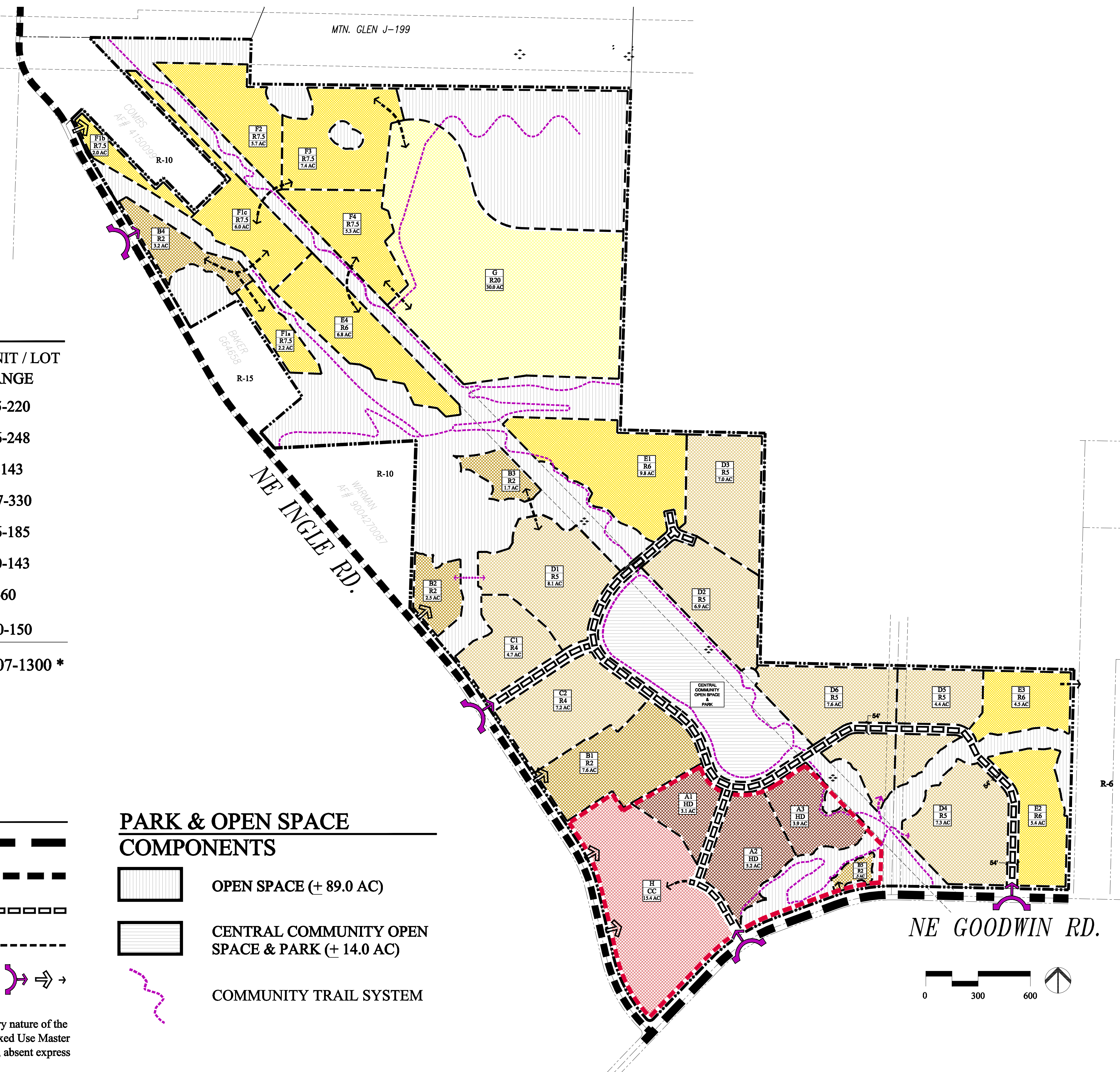
### CIRCULATION COMPONENTS

ARTERIAL (1.1 AC)	
COLLECTOR (.7 AC)	
NEIGHBORHOOD CIRCULATOR	
LOCATION SHOWN IS APPROXIMATE & SUBJECT TO ADJUSTMENT	
NEIGHBORHOOD CONNECTOR	
LOCATION SHOWN IS APPROXIMATE & SUBJECT TO ADJUSTMENT	
COMMUNITY ENTRIES & ACCESS POINTS	
LOCATION SHOWN IS APPROXIMATE & SUBJECT TO ADJUSTMENT	

NOTE:  
The precise location and number of units within the pods are approximate due to the preliminary nature of the design. While unit numbers per pod may change, the total number of units of the proposed Mixed Use Master Plan will not be exceeded (except as provided for in section 5 of the Development Agreement), absent express consent from the City after appropriate regulatory process.

### PARK & OPEN SPACE COMPONENTS

	OPEN SPACE (+ 89.0 AC)
	CENTRAL COMMUNITY OPEN SPACE & PARK (+ 14.0 AC)
	COMMUNITY TRAIL SYSTEM



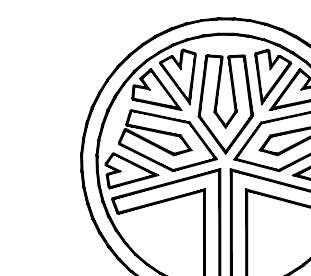
Land Planning  
Landscape  
Architecture

P.O. BOX 2392  
LAKE OSWEGO, OR  
97035  
503-294-0222

SCALE: AS NOTED

DESIGNED BY: WPH  
DRAWN BY: SH  
CHECKED BY: WPH

DATE: 12/30/14  
REVISED:



STATE OF WASHINGTON  
REGISTERED  
LANDSCAPE ARCHITECT

WILLIAM F. HORNING  
CERTIFICATE NO. 382

GREEN MOUNTAIN  
MASTER PLAN  
GREEN MOUNTAIN LAND, LLC.  
CAMAS, WASHINGTON