

GREEN MOUNTAIN

CONCEPTUAL MASTER PLAN FOR A MIXED USE PLANNED RESIDENTIAL DEVELOPMENT

CAMAS, WASHINGTON

GREEN MOUNTAIN LAND, LLC.

EXHIBIT 8

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)

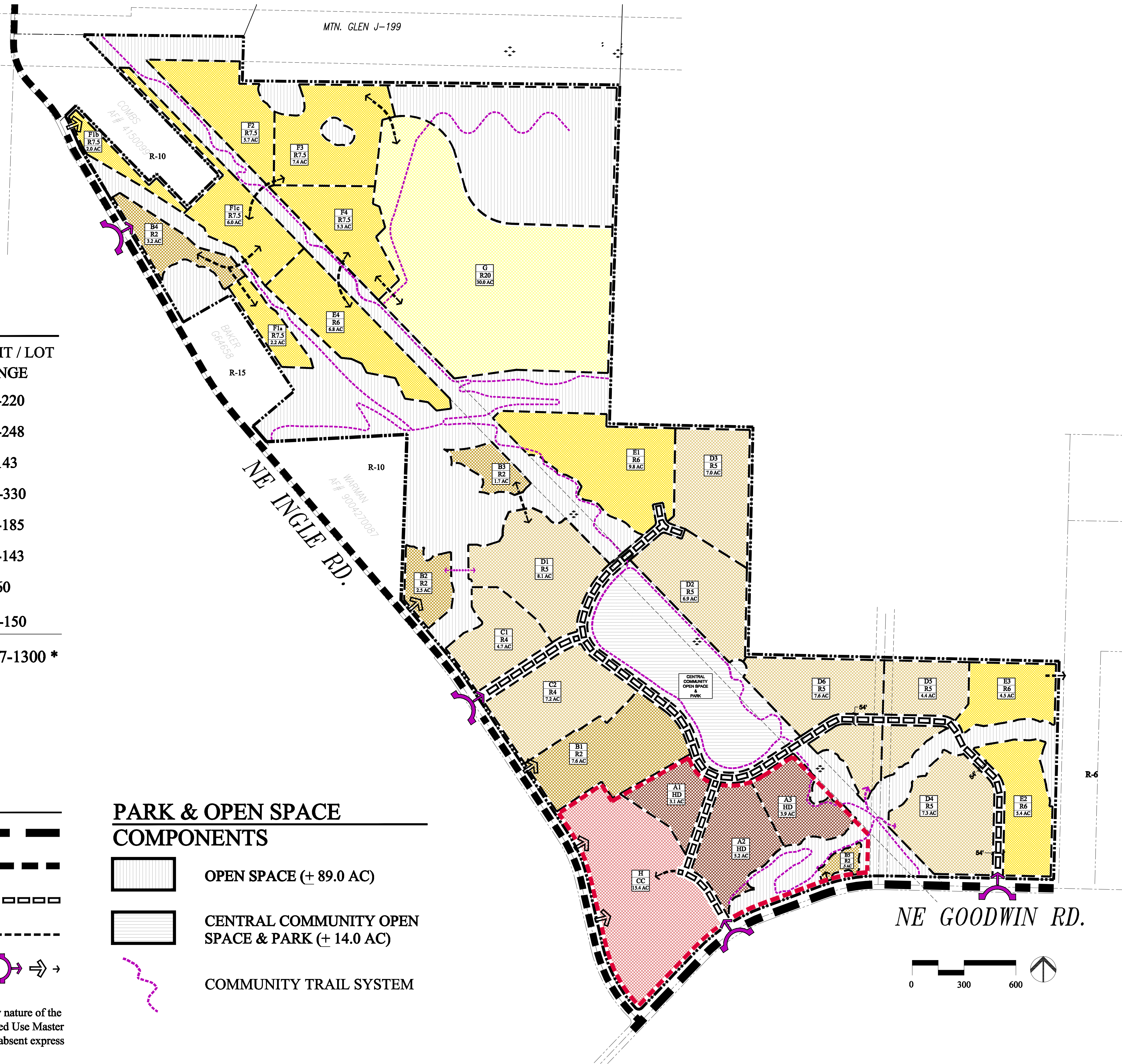
CIRCULATION COMPONENTS

ARTERIAL (1.1 AC)	
COLLECTOR (.7 AC)	
NEIGHBORHOOD CIRCULATOR	
NEIGHBORHOOD CONNECTOR	
COMMUNITY ENTRIES & ACCESS POINTS	

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



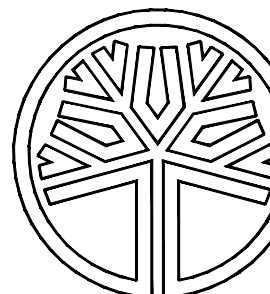
Land Planning
Landscape
Architecture

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