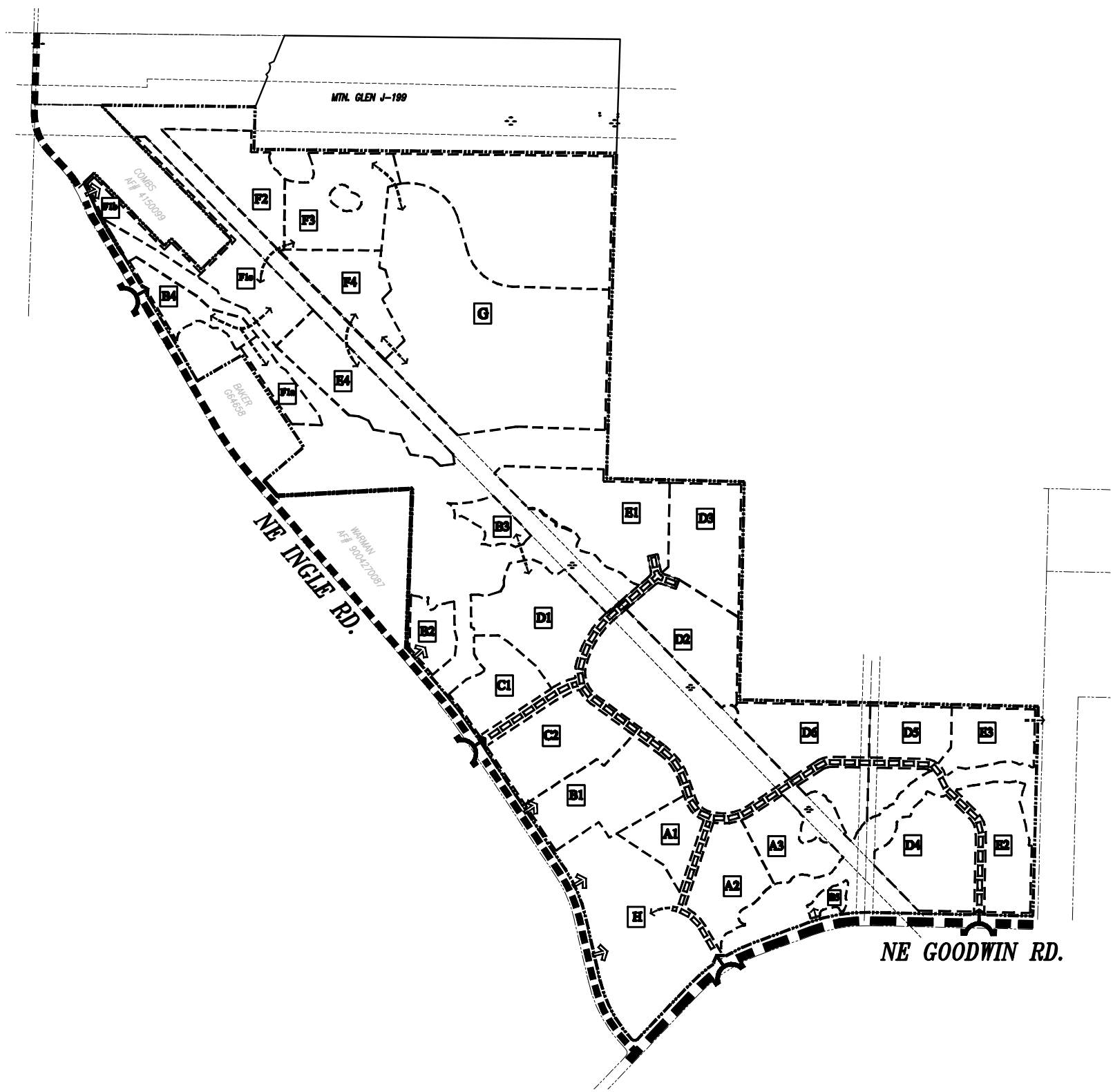
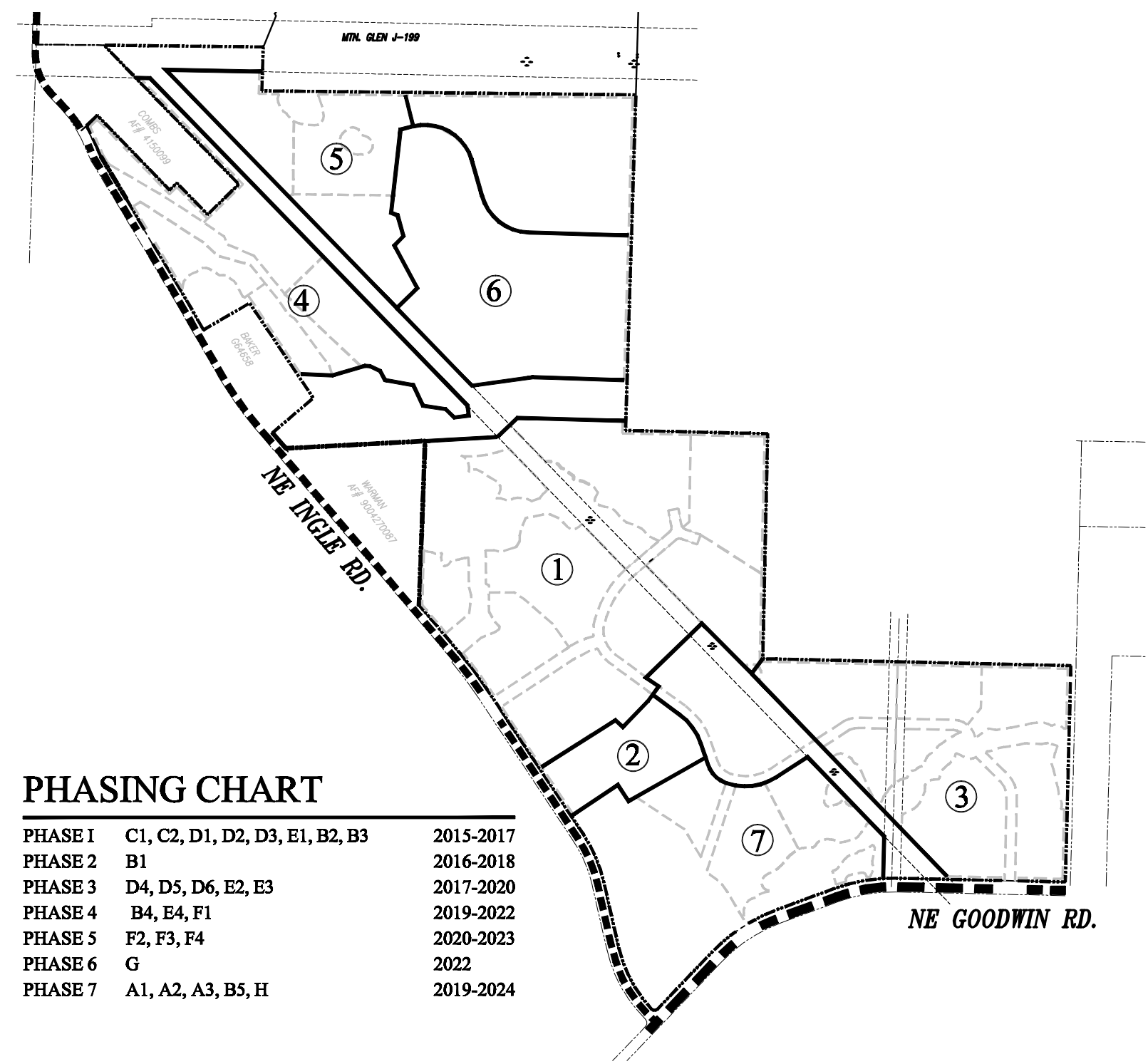


GREEN MOUNTAIN
DEVELOPMENT STANDARDS & PHASING PLAN

EXHIBIT 9
CAMAS, WASHINGTON
GREEN MOUNTAIN LAND, LLC.



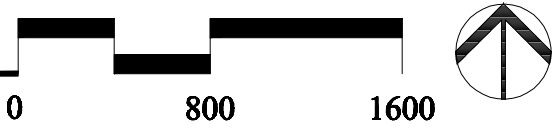
PLANNING UNITS



PHASING CHART

PHASE 1	C1, C2, D1, D2, D3, E1, B2, B3	2015-2017
PHASE 2	B1	2016-2018
PHASE 3	D4, D5, D6, E2, E3	2017-2020
PHASE 4	B4, E4, F1	2019-2022
PHASE 5	F2, F3, F4	2020-2023
PHASE 6	G	2022
PHASE 7	A1, A2, A3, B5, H	2019-2024

PHASING PLAN



PLANNING STANDARDS

URBAN VILLAGE AREA

URBAN VILLAGE AREA - Mixed Use, Community Commercial, A and B PODs	
Urban Village Area	Minimum of 8.8 acres with ground floor Employment/Commercial Use (as provided for in 18.07.030 Table 1). Along horizontal and vertical Mixed Use PODs H, A1, A2, A3, B5 and 100 Units at the Village Center

DENSITY & DIMENSIONS

DENSITY and DIMENSIONS - Green Mountain PODs A-G and corresponding Camas Zones			
	A POD	B POD	C POD
DENSITY	MF-24	MF-18	MF-10
Max. du/gac	24	18	10
Min. du/gac	6	6	6
STANDARD LOTS			
Min. lot sq.	4,800 1,000 [a]	2,400 1,000[a]	3,000 [a]
Min. lot width	20	20	30
Min. lot depth	60 50	60 50	70
Max. Floor Area per du	No. Max.	No. Max.	No. Max.
SETBACKS			
Min. front lot garage	10/18 None	10 5/3@OS/18	15/18 10/18
Min. side	3 [1]	3 [1]	3 [1]
Min. side flanking street	15 None [a]	15 10	15 10
Min. rear garage @allied	40 None [a]	10 [b][c]	10 [b][c]
LOT COVERAGE, Max.	75% None [c]	65% None	55%
BUILDING HEIGHT, Max.	45[4] 60	45 [2]	35 [2]

a. Single Family detached homes to be permitted. For SPD in A POD apply B Pod setbacks.
b. 10 feet for front access easement.
c. Minimum rear yard for site accessed easement is either 1' or 10'.
d. Franchise utilities to be located in front or side yard easements abutting right of way.
1. The non-attached side of a dwelling unit shall be three feet, otherwise a zero lot line is assumed.
2. Maximum building height: three stories and a basement but not to exceed maximum building height.

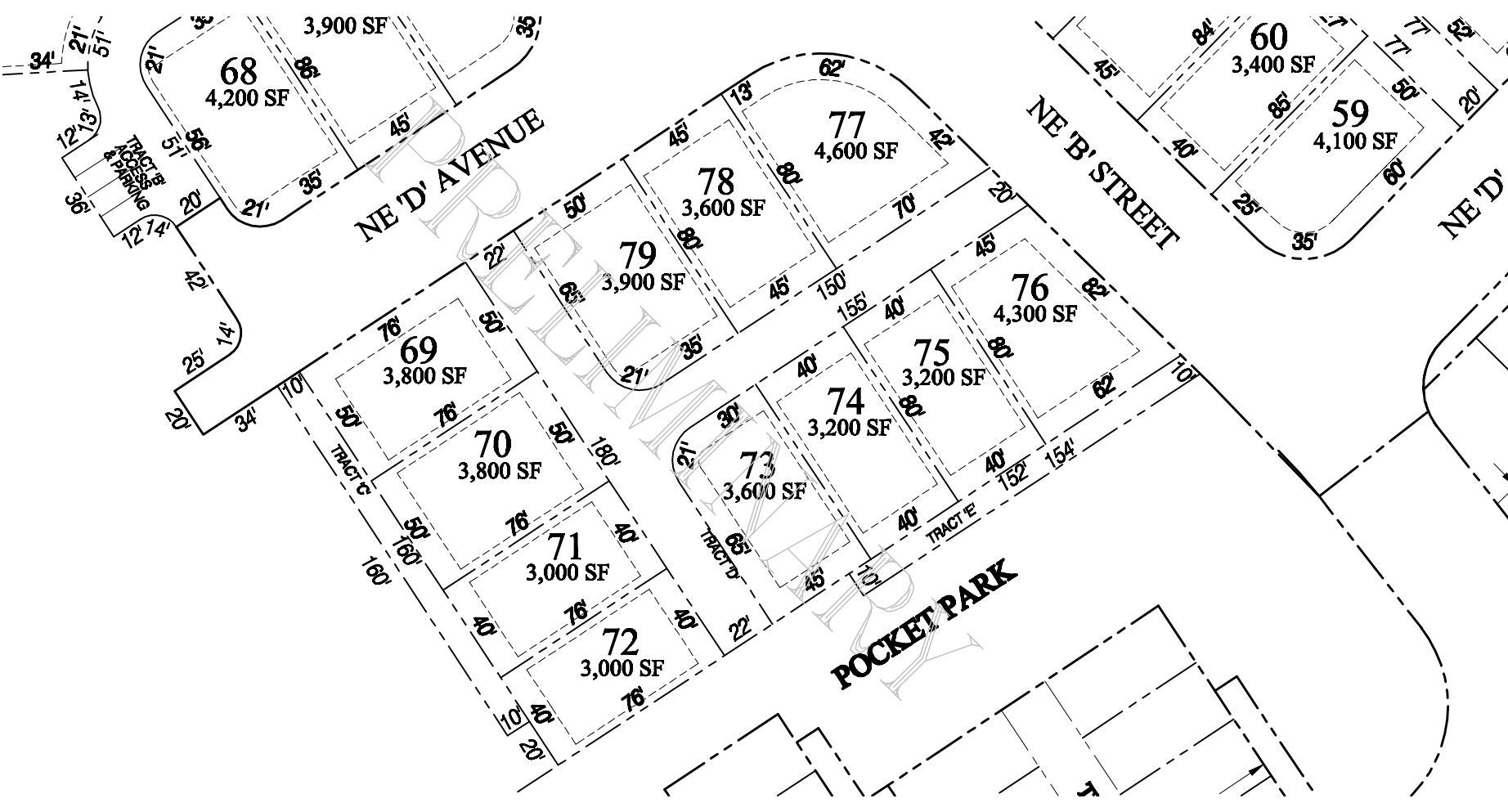
Density Transfer Lots				
	D POD	E POD	F POD	G POD
DENSITY	R-5	R-6	R-7.5	R-20
Max. du/gac	8.7	7.2	5.8	2.1
DENSITY TRANSFER LOTS				
Min. lot size (sq ft)	3,500 [a]	4,200	5,250	14,000
Max. lot size (sq ft)	6,000 7,000	7,200 9,000	9,000 14,999	24,000 60,000
Min. lot width	40	50	60	90
Min. lot depth	80	80	80	100
LOT COVERAGE, Max.	45%	40%	40%	30%
BUILDING HEIGHT, MAX. (ft)	35	35	35	35
SETBACKS based on avg. lot size				
Up to 4,999 sq. ft.	5,000 to 7,499 sq. ft.	7,500 to 14,999 sq. ft.	15,000 to 60,000 sq. ft.	
Min. front lot garage	15 10/18	20 15/18	20	30
Min. side and corner lot rear yard (ft)	5 4	5	5	15
Min. side yard flanking a street	15 10	20 15	20 15	30
Min. rear garage @allied	20 15[b][c]	25 20[b][c]	25 20[b][c]	30
Min. lot frontage on a cul-de-sac or drive (ft)	25	30	30	40

a. Single Family detached homes to be permitted.
b. 10 feet for front access easement.
c. Minimum rear yard for site accessed easement is either 1' or 10'.
NOTE: POD lot sizes are not subject to lot size averaging.
12/20/14



POD B- TYPICAL LOT & DEVELOPMENT PATERNS

LOT DIMENSIONS & BUILDING ENVELOPES



POD C- TYPICAL LOT & DEVELOPMENT PATERNS

LOT DIMENSIONS & BUILDING ENVELOPES



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:



WILLIAM F. HORNING
CERTIFICATE NO. 382

GREEN MOUNTAIN
DEVELOPMENT STANDARDS & PHASING PLAN
GREEN MOUNTAIN LAND, LLC.

CAMAS, WASHINGTON