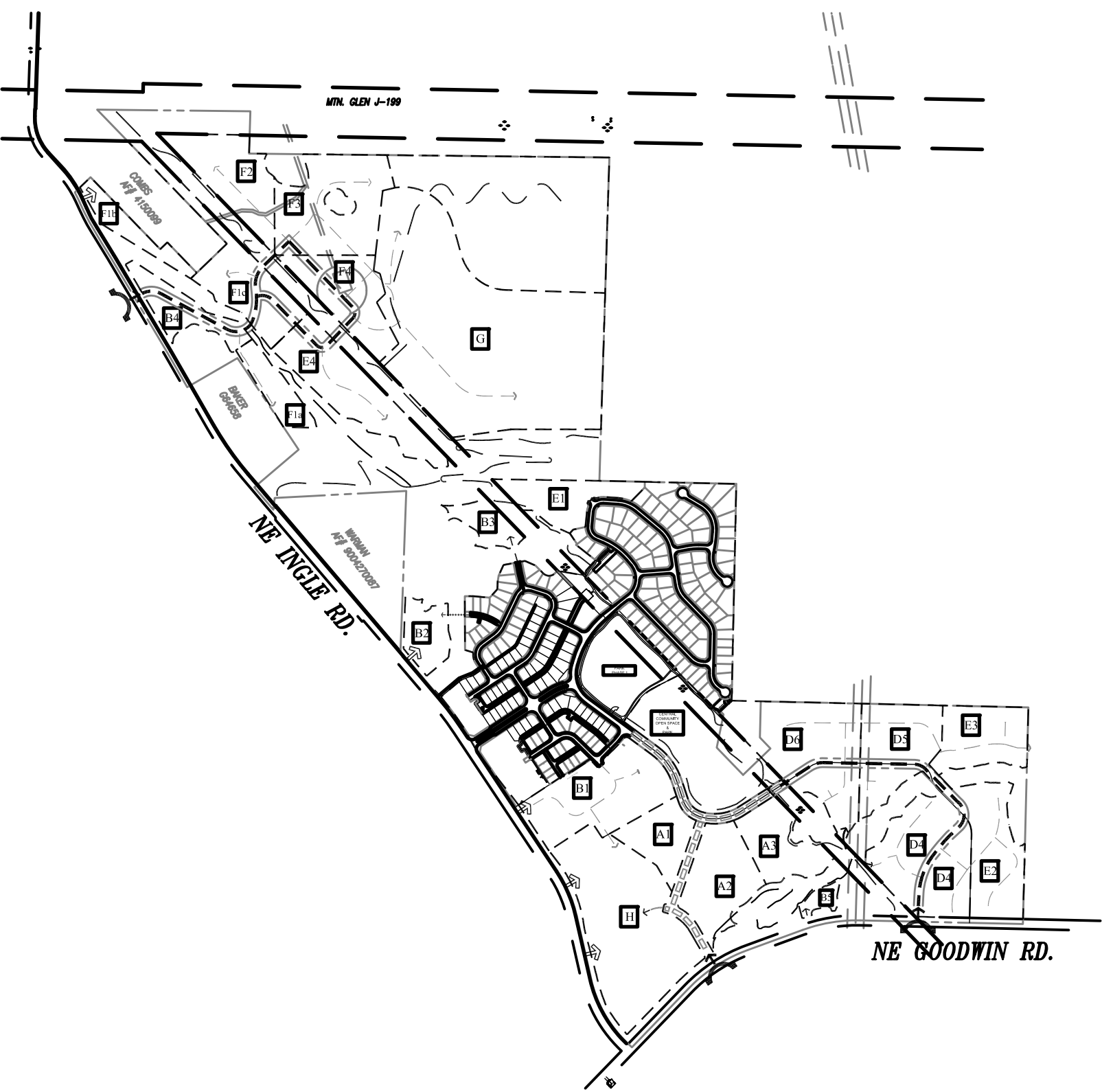
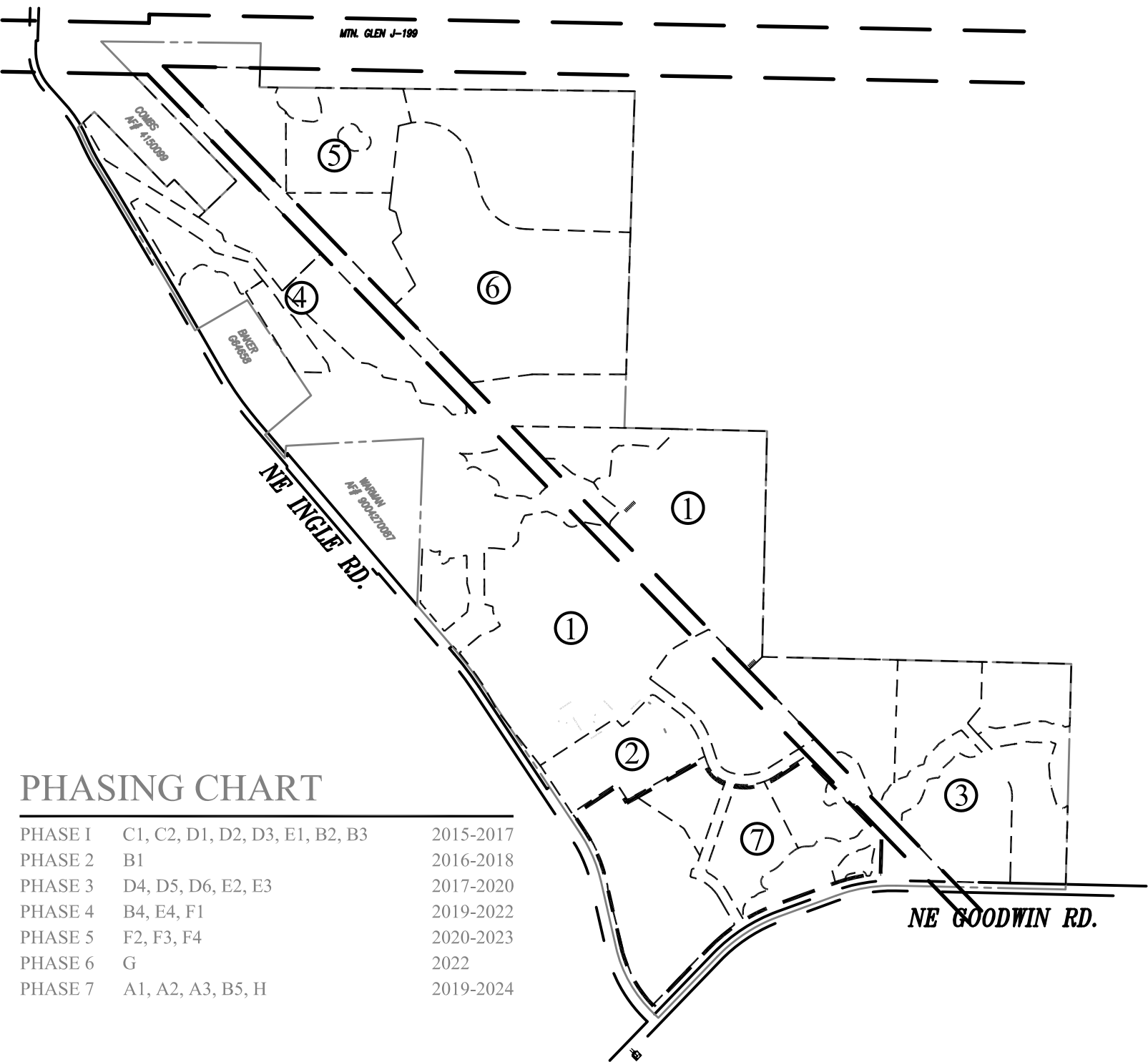
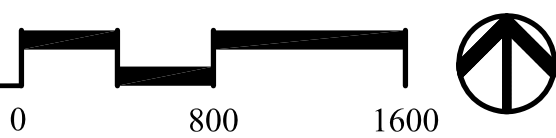


GREEN MOUNTAIN  
DEVELOPMENT STANDARDS & PHASING PLAN

CAMAS, WASHINGTON  
GREEN MOUNTAIN LAND, LLC.



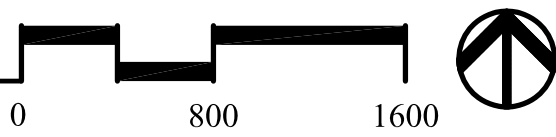
PLANNING UNITS



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).<br>Allow horizontal and vertical Mixed Use.<br>PODs H, A1, A2, A3, B5 and 100 Units at the Village Center |

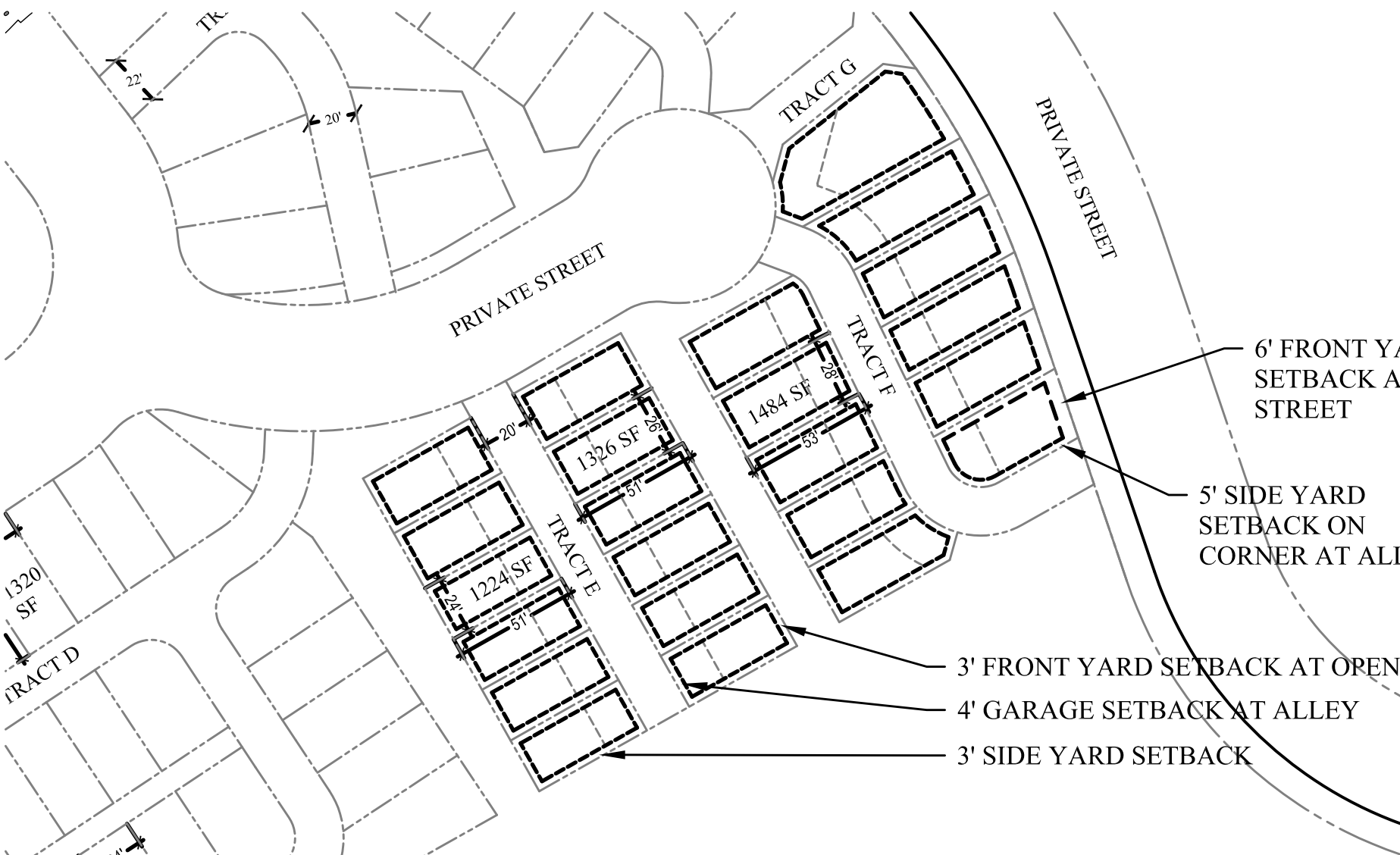
DENSITY & DIMENSIONS

| Green Mountain PRD PODs A-G and corresponding Camas Zones |                |                |                |
|-----------------------------------------------------------|----------------|----------------|----------------|
|                                                           | A POD          | B POD          | C POD          |
| DENSITY                                                   | MF-24          | MF-18          | MF-10          |
| Max. dw./gross ac.                                        | 24             | 18             | 10             |
| Min. dw./gross ac.                                        | 6              | 6              | 6              |
| STANDARD LOTS                                             |                |                |                |
| Min. lot SF                                               | 3,400 <i>a</i> | 3,400 <i>a</i> | 3,000 <i>a</i> |
| Min. lot width                                            | 20             | 20             | 30             |
| Min. lot depth                                            | 40 <i>b</i>    | 40 <i>b</i>    | 70             |
| Max. Floor Area per du.                                   | No Max         | No Max         | No Max         |
| SETBACKS                                                  |                |                |                |
| Min. front/at garage                                      | 10/16 <i>c</i> | 10 <i>c</i>    | 10/18          |
| Min. side                                                 | 5 <i>d</i>     | 5 <i>d</i>     | 5 <i>d</i>     |
| Min. side flanking street                                 | 15 <i>e</i>    | 15 <i>e</i>    | 15 <i>e</i>    |
| Min. rear <i>garage</i>                                   | 10 <i>f</i>    | 10 <i>f</i>    | 10 <i>f</i>    |
| Min. rear <i>garage</i>                                   | 10 <i>f</i>    | 10 <i>f</i>    | 10 <i>f</i>    |
| LOT COVERAGE, Max.                                        | 75% <i>g</i>   | 66% <i>g</i>   | 55%            |
| BUILDING HEIGHT, Max.                                     | 45 <i>h</i>    | 45 <i>h</i>    | 35 <i>h</i>    |

*a. Single Family Detached homes to be permitted. For SPD in A POD apply B Pod setbacks.*  
*b. 10 foot rear yard for front access garage.*  
*c. Minimum rear yard for alley accessed garage is either 4' or 18'.*  
*d. Minimum side yard at alley is 5'.*  
*e. Franchise utilities to be located in front or side yard easements abutting right of way.*  
*f. The non-attached side of a dwelling unit shall be three feet, otherwise a zero-lot line is assumed.*  
*g. Maximum building height: three stories and a basement but not to exceed maximum building height.*

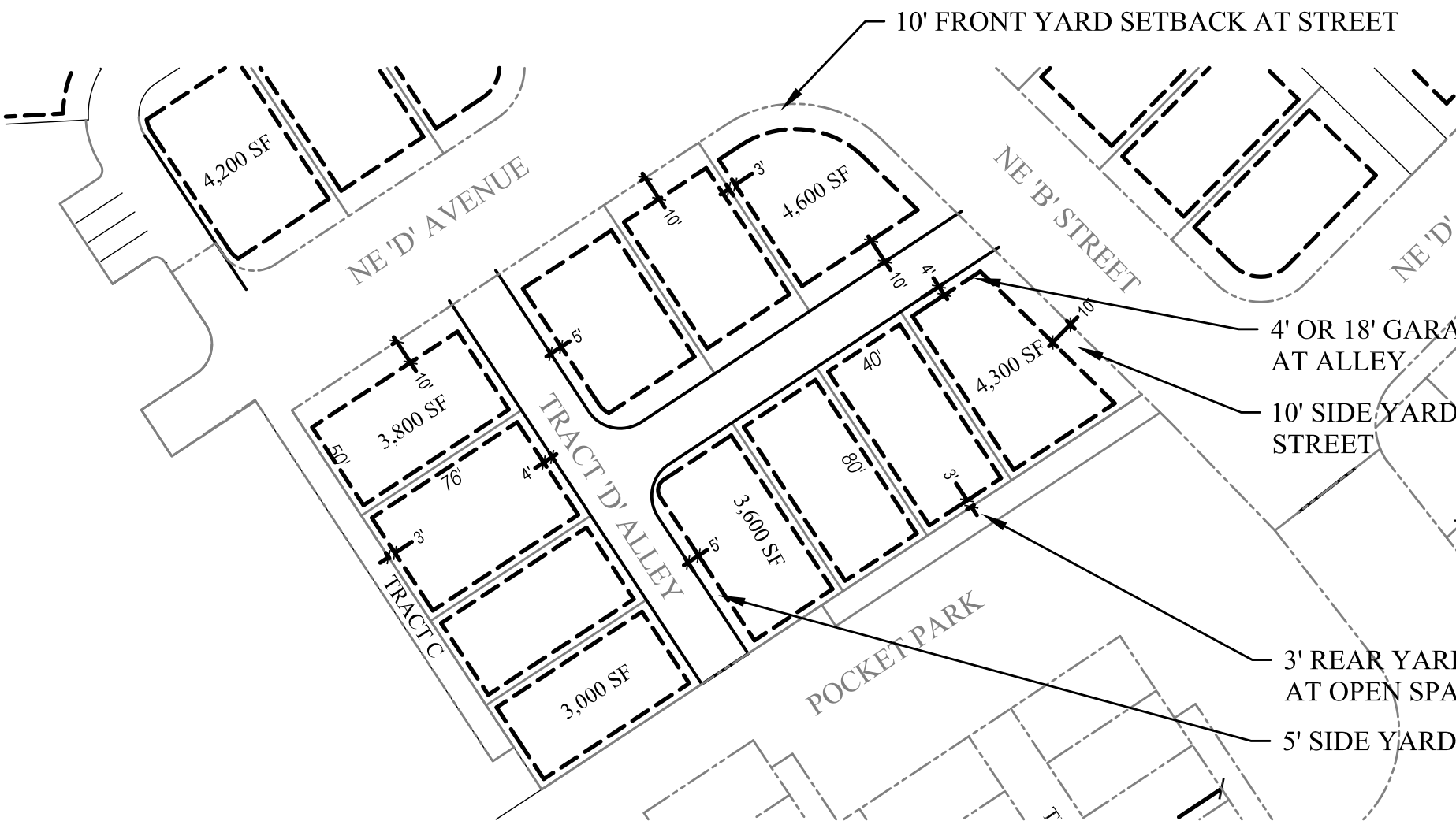
| Density Transfer Lots                            | D POD          | E POD          | F POD           | G POD           |
|--------------------------------------------------|----------------|----------------|-----------------|-----------------|
| DENSITY                                          | R-5            | R-6            | R-7.5           | R-20            |
| Max. dw./gross ac.                               | 8.7            | 7.2            | 5.8             | 2.1             |
| DENSITY TRANSFER LOTS                            |                |                |                 |                 |
| Min. lot size (sq. ft.)                          | 3,500 <i>a</i> | 4,200          | 5,250           | 14,000          |
| Max. lot size (sq. ft.)                          | 4,200 <i>a</i> | 5,250 <i>a</i> | 14,000 <i>a</i> | 28,000 <i>a</i> |
| 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 max. lot size                  |                |                |                 |                 |
| Min. front/at garage                             | 15-10/18       | 20-15/18       | 20              | 30              |
| Min. side and corner lot rear yard (ft.)         | 5 <i>d</i>     | 5              | 5               | 15              |
| Min. side yard flanking a street                 | 15 <i>e</i>    | 20 <i>e</i>    | 20 <i>e</i>     | 30              |
| Min. rear <i>garage</i>                          | 10-15 <i>f</i> | 10-15 <i>f</i> | 10-15 <i>f</i>  | 30              |
| Min. lot frontage on a cul-de-sac or curve (ft.) | 25             | 30             | 30              | 40              |

*a. Single Family detached homes to be permitted.*  
*b. 10 foot rear yard for rear access garage.*  
*c. Minimum rear yard for alley accessed garage is either 4' or 18'.*  
*d. Minimum side yard at alley is 5'.*  
*NOTE: POD lot sizes are not subject to lot size averaging.*



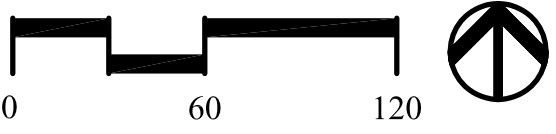
POD B- TYPICAL LOT & DEVELOPMENT PATTERNS

LOT DIMENSIONS & BUILDING ENVELOPES



POD C- TYPICAL LOT & DEVELOPMENT PATTERNS

LOT DIMENSIONS & BUILDING ENVELOPES



Land Planning  
Landscape  
Architecture

P.O. BOX 2392  
LAKE OSWEGO, OR  
97036  
503-294-0222

SCALE: AS NOTED

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

DATE: 11/09/15  
REVISED:



WILLIAM F. HORNING  
CERTIFICATE NO. 382

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

CAMAS, WASHINGTON