

GREEN MOUNTAIN

FINAL MASTER PLAN FOR A MIXED USE PLANNED RESIDENTIAL DEVELOPMENT

CAMAS, WASHINGTON

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

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)

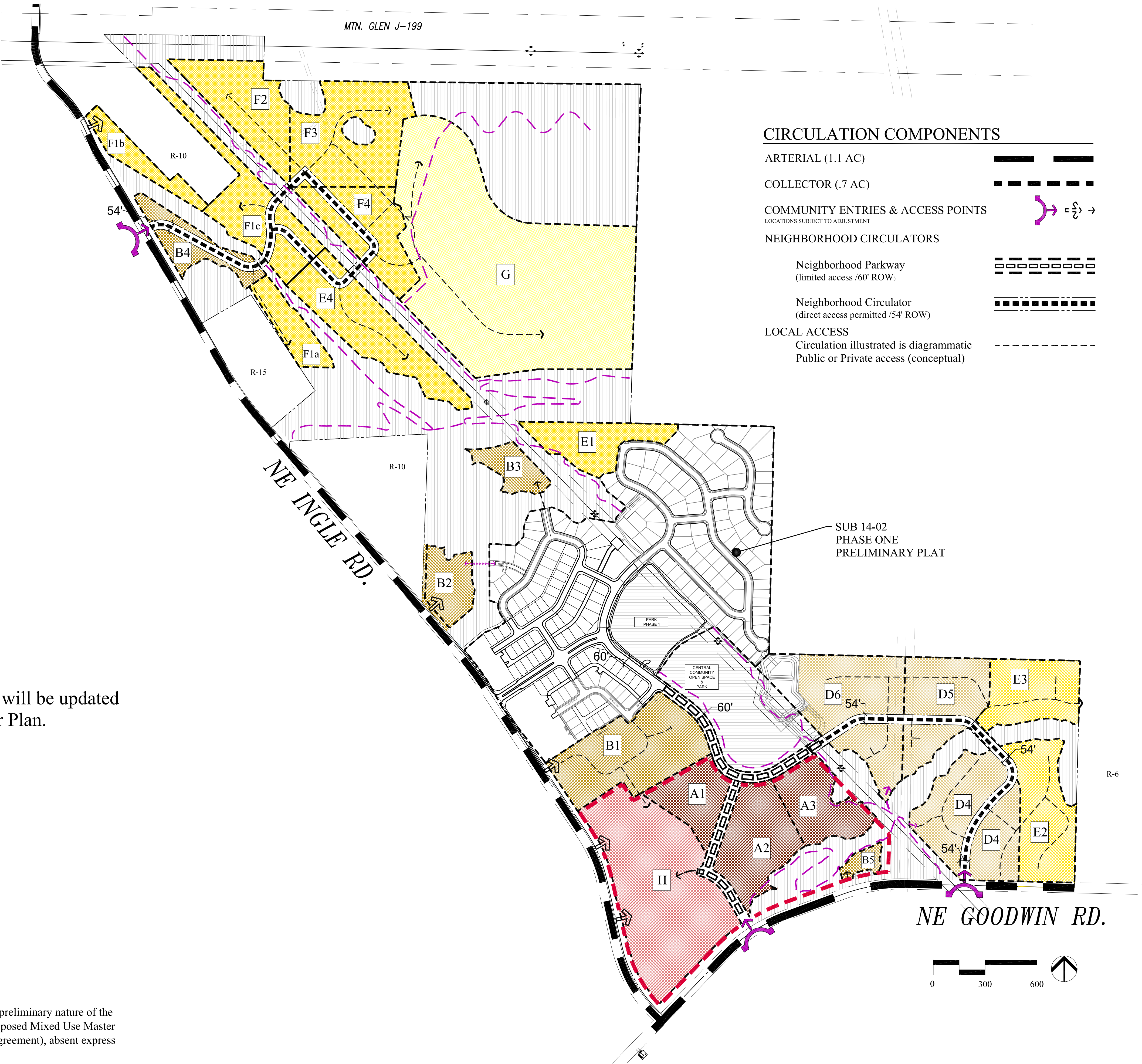
PARK & OPEN SPACE COMPONENTS

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

MASTER PLAN IMPLEMENTATION

As subdivisions of the PRD occur, the Master Plan will be updated to graphically depict the subdivisions on the Master Plan.

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.



CIRCULATION COMPONENTS

- ARTERIAL (1.1 AC)
- COLLECTOR (.7 AC)
- COMMUNITY ENTRIES & ACCESS POINTS
LOCATIONS SUBJECT TO ADJUSTMENT
- NEIGHBORHOOD CIRCULATORS
- Neighborhood Parkway
(limited access /60' ROW)
- Neighborhood Circulator
(direct access permitted /54' ROW)
- LOCAL ACCESS
Circulation illustrated is diagrammatic
Public or Private access (conceptual)



Land Planning
Landscape
Architecture

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

SCALE: AS NOTED

DESIGNED BY: WPH
DRAWN BY:
CHECKED BY:

DATE: 11/09/15
REVISED:



WILLIAM F. HORNING
CERTIFICATE NO. 382

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