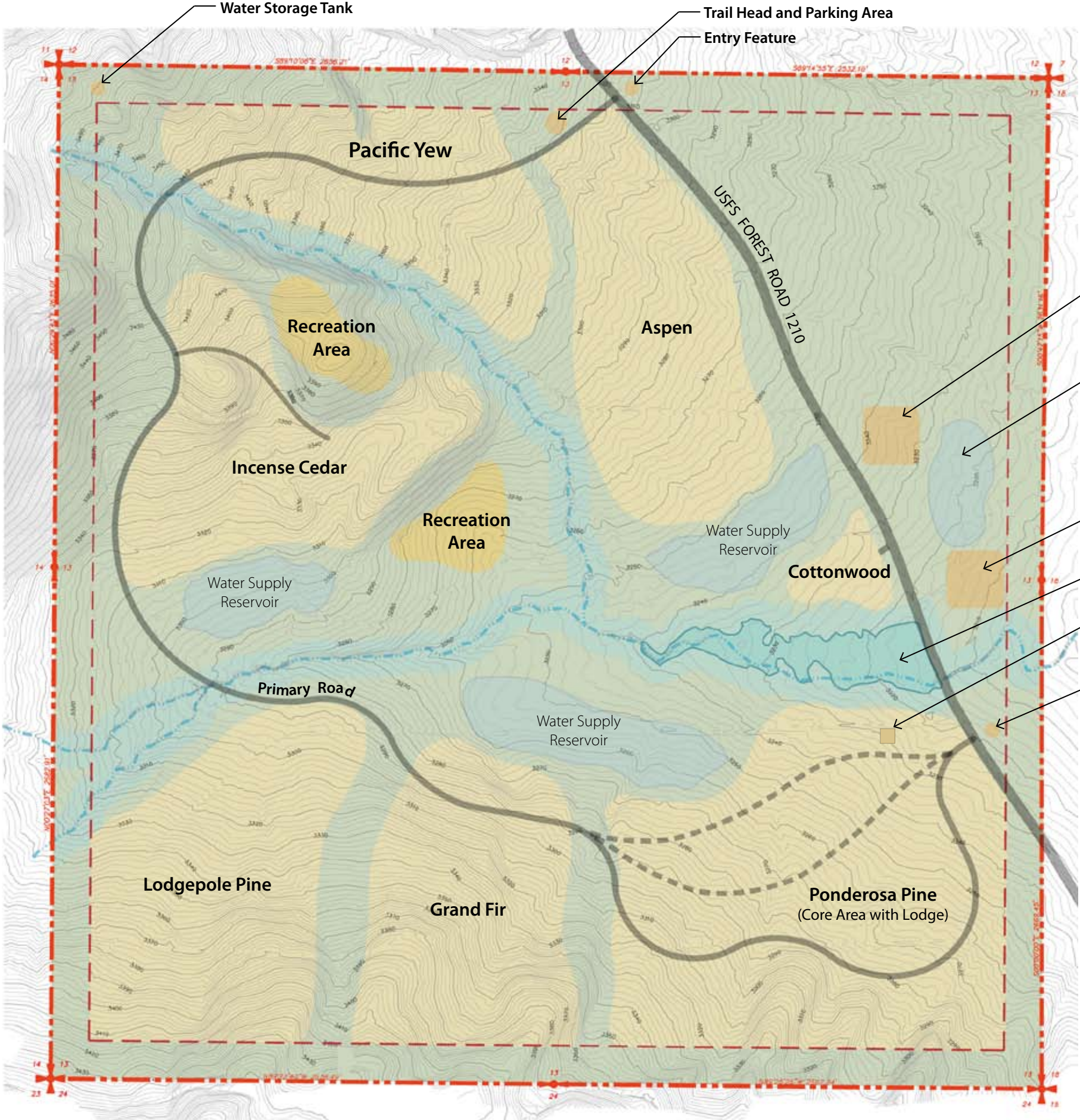


**DRAFT**  
01/2009



**LEGEND**

Property Line	Development Area
200' Voluntary Fire Setback	Recreation Area
Seasonal Drainageway	Undeveloped Area
Potential Wetland	100' Min. Riparian Vegetation Setback
Alternate Route	Support Facilities
10' Contour	
2' Contour	

**Development Summary**

- |  |   |
|--|---|
| <p><b>PONDEROSA PINE</b><br/>Approximate Area: 75 acres<br/>Unit Range: 240-288du<br/>Unit Types:</p> <ul style="list-style-type: none"> <li>Lodge units</li> <li>Commercial and Recreational Uses including but not limited to General Store, Recreation Facility, Tennis Courts, Restaurant, Real Estate Sales Office, Construction Office, Resort Administration, General Office</li> <li>Wellness Center</li> <li>Employee Housing</li> <li>Attached Units (including residential above commercial)</li> <li>Cabins</li> <li>Conservation Clusters</li> <li>Stewardship Sites (10,000sf-1 acre)</li> </ul> | <p><b>ASPEN</b><br/>Approximate Area: 37 acres<br/>Unit Range: 23-28du<br/>Unit Types:</p> <ul style="list-style-type: none"> <li>Cabins</li> <li>Conservation Clusters</li> <li>Stewardship Sites (10,000sf-1 acre)</li> </ul>   |
| <p><b>GRAND FIR</b><br/>Approximate Area: 36 acres<br/>Unit Range: 80-94du<br/>Unit Types:</p> <ul style="list-style-type: none"> <li>Attached Units</li> <li>Cabins</li> <li>Conservation Clusters</li> <li>Stewardship Sites (10,000sf-1 acre)</li> </ul>  | <p><b>COTTONWOOD</b><br/>Approximate Area: 4 acres<br/>Unit Range: 4-15 du<br/>Unit Types:</p> <ul style="list-style-type: none"> <li>Attached Units</li> <li>Cabins</li> <li>Stewardship Sites (10,000sf-1 acre)</li> </ul>  |
| <p><b>INCENSE CEDAR</b><br/>Approximate Area: 33 acres<br/>Unit Range: 26-40du<br/>Unit Types:</p> <ul style="list-style-type: none"> <li>Cabins</li> <li>Conservation Clusters</li> <li>Stewardship Sites (10,000sf-1 acre)</li> <li>Dining</li> <li>Possible Recreation Uses</li> </ul>  | <p><b>PACIFIC YEW</b><br/>Approximate Area: 32 acres<br/>Unit Range: 41-50du<br/>Unit Types:</p> <ul style="list-style-type: none"> <li>Cabins</li> <li>Conservation Clusters</li> <li>Stewardship Sites (10,000sf-1 acre)</li> </ul>   |
| <p><b>LODGEPOLE PINE</b><br/>Approximate Area: 43 acres<br/>Unit Range: 83-100du<br/>Unit Types:</p> <ul style="list-style-type: none"> <li>Attached Units</li> <li>Cabins</li> <li>Conservation Clusters</li> <li>Stewardship Sites (10,000sf-1 acre)</li> </ul>  | <p><b>RECREATION AREA</b><br/>Approximate Area: 5 acres<br/>Possible Uses:</p> <ul style="list-style-type: none"> <li>Wellness Center</li> <li>Yoga Studio</li> <li>Fire Tower</li> <li>Tent Platforms</li> <li>Dining</li> <li>Outdoor Gathering Space</li> <li>Sports Facilities</li> </ul> |

**NOTE:** Definitions of housing types are provided within the text. See Exhibit 18 for housing cluster concept.

**Legal Description**  
Township 13 South  
Range 8 East  
Section 13  
Tax Lot 13-08-00 200

**Prepared By:**  
WALKER MACY  
111 SW Oak St.  
Suite 200  
Portland, OR 97204

**Maximum Unit Count:** 630 Units  
**Total Site Acreage:** 627 ac  
**Total Development Area:** 313.5 ac (includes non-dedicated open space within development areas)

**Average Gross Density:** 1.0 du/ac  
**Average Net Density:** 2.4 du/ac

**6 TENTATIVE DESTINATION RESORT MASTER PLAN**

**Tentative Destination Resort Master Plan Application**  
Jefferson County, OR  
January, 2009

METOLAN