

VICINITY MAP NTS SEC 01 T1N R3E WM

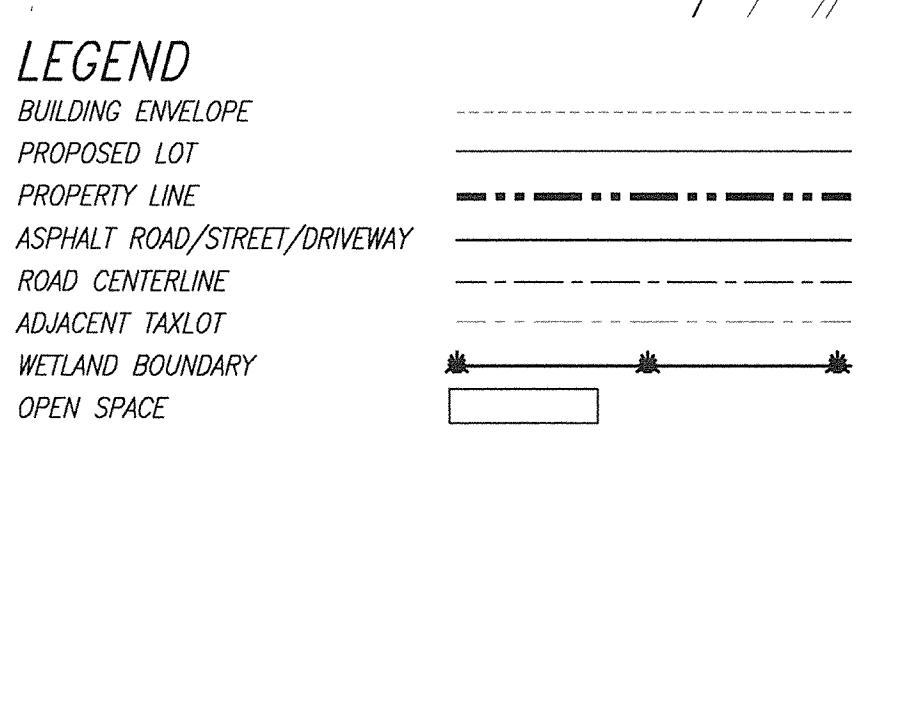
| THE HILLS AT ROUND LAKE STANDARDS FOR PRO LOT DEVELOPMENT | SINGLE-FAMILY (A' POOS) | SINGLE-FAMILY (B' POOS) | MULTI-FAMILY LOTS (LESS THAN 4,000 SF) (LOTS 243-259 IN POD B2 AND POD C LOTS 100-187) |
|---|-------------------------|-------------------------|--|
| MINIMUM LOT WIDTH | 55' | 42' | 25' |
| MINIMUM LOT DEPTH | 85' | 80' | 65' |
| MINIMUM LOT WIDTH ON A CURVE OR C/A, D/A, S/A-C | 30' | 25' | 25' |
| MAXIMUM BUILDING HEIGHT | 35' | 35' | 45' |
| MAXIMUM BUILDING COVERAGE | 45% | 55% | 65% |
| MINIMUM SETBACKS | | | |
| FRONT YARD (INCLUDES 6' PUBLIC UTILITY EASEMENT) | 12' | 12' | 10' |
| GARAGE SETBACK FROM R.O.W | 18' | 18' | 18' |
| SIDE YARD | 5' | 4' | 4' AT UNATTACHED SIDE |
| REAR YARD | 15' | 10' | (3' FOR GARAGE FACING ALLEY, MINIMUM ALLEY WIDTH IS 20') |

| THE HILLS AT ROUND LAKE STANDARDS FOR PRO LOT DEVELOPMENT | SINGLE-FAMILY (A' POOS) | SINGLE-FAMILY (B' POOS) | MULTI-FAMILY LOTS (LESS THAN 4,000 SF) (LOTS 243-259 IN POD B2 AND POD C LOTS 100-187) |
|---|-------------------------|-------------------------|--|
| CORNER LOTS | | | |
| CORNER LOT FRONT YARD | 12' | 12' | 20' |
| CORNER LOT STREET SIDE YARD | 10' | 10' | 10' |
| CORNER LOT REAR YARD | 5' | 5' | 5' |

| POD | NUMBER OF LOTS | NET DENSITY |
|--------------------|----------------|---|
| A1 (LOTS 1-18) | 18 | 6.67 UNITS/ACRE |
| A2 (LOTS 70-98) | 30 | 6.64 UNITS/ACRE |
| A3 (LOTS 292-332) | 41 | 5.73 UNITS/ACRE |
| B1 (LOTS 19-68) | 51 | 9.07 UNITS/ACRE |
| B2 (LOTS 188-291) | 104 | 8.57 UNITS/ACRE |
| C1 (LOTS 100-187) | 88 | 7.10 UNITS/ACRE |
| TOTAL LOTS | 332 | TOTAL PRELIMINARILY APPROVED LOTS 346 |
| SINGLE-FAMILY LOTS | 227 (68%) | PRELIMINARILY APPROVED SINGLE-FAMILY LOTS 242 |
| MULTI-FAMILY LOTS | 105 (32%) | PRELIMINARILY APPROVED MULTI-FAMILY LOTS 104 |

GENERAL NOTES

- TRACT IDENTIFICATION ON THIS PLAN DOES NOT NECESSARILY MATCH THE FINAL PLATS FOR PHASES 1, 2 AND 3. SEE PHASE 1, 2 AND 3 FINAL PLATS FOR RECORDED TRACT IDENTIFICATION.
- TRACT IDENTIFICATION HAS BEEN REVISED FROM PREVIOUSLY APPROVED MASTER PLAN TO REFLECT NEW LOT/TRACT LAYOUT.
- LOT NUMBERING HAS BEEN REVISED FROM PREVIOUSLY APPROVED MASTER PLAN TO RUN CONSECUTIVELY BY PHASE INSTEAD OF BY POD.



APPLICANT/OWNER:
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OLSON ENGINEERING, INC.
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DESIGNED: WP/OEI
DRAWN: REB/MRO
CHECKED: KFS
DATE: AUGUST 2010
SCALE: H: 1" = 100'
V:
GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

MASTER PLAN NOTES

- BUILDING ENVELOPES SHOWN ON THE PLAN ILLUSTRATE THE 18' GARAGE SETBACK. REFER TO TABLE FOR REQUIRED FRONT YARD BUILDING SETBACKS.
- PER CONDITION 11 OF THE PRELIMINARY MASTER PLAN AND PRELIMINARY PLAT APPROVAL, THE MASTER PLAN SHOWS THE LOT DESIGN AND LAYOUT OF ALL THE PROPOSED LOTS INCLUDING POD C. PRELIMINARY PLAT APPROVAL HAS BEEN GRANTED FOR POD C AND THE APPROVED LAYOUT IS SHOWN ON THIS PLAN.

THIS SITE PLAN PROVIDED BY HARPER HOUF PETERSON RIGHELLIS FOR WOODBURN ELEMENTARY SCHOOL AND IS SHOWN FOR REFERENCE ONLY.

MASTER PLAN FOR:
THE HILLS AT ROUND LAKE P.R.D.

LAND SURVEYORS
OLSON ENGINEERS
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660



4/3/15

| CHANGES / REVISIONS | DESCRIPTION | DATE |
|---|---|----------|
| REV'S PER CITY OF CAMAS COMMENTS | REV'S PER CITY OF CAMAS COMMENTS | 08/24/10 |
| REV'S PER CITY OF CAMAS COMMENTS | REV'S PER CITY OF CAMAS COMMENTS | 09/22/10 |
| REV'S FOR POD 'C' AND UPDATED STREET NAMES | REV'S FOR POD 'C' AND UPDATED STREET NAMES | 02/07/11 |
| UPDATED STREET NAMES AND ADD SCHOOL SITEPLAN | UPDATED STREET NAMES AND ADD SCHOOL SITEPLAN | 03/04/11 |
| REDUCE LOT AREAS IN POD A2 LOTS 288-330, POD A3 LOTS 18-22 ADDS 7,480 SF OPEN SPACE TO TRACT 'B', NEW TRACT 'I' | REDUCE LOT AREAS IN POD A2 LOTS 288-330, POD A3 LOTS 18-22 ADDS 7,480 SF OPEN SPACE TO TRACT 'B', NEW TRACT 'I' | 06/11/12 |
| CREATED | CREATED | |
| REV'S FOR LOTS/TRACTS IN PHAS. 5, 6, 7, REV'S FOR PHASING | REV'S FOR LOTS/TRACTS IN PHAS. 5, 6, 7, REV'S FOR PHASING | 02/21/14 |
| REV'S FOR LOT NUMBERING IN PHAS. 5, 6, 7, NOTE REV'S | REV'S FOR LOT NUMBERING IN PHAS. 5, 6, 7, NOTE REV'S | 03/13/14 |
| ADD PER ACCESS BETWEEN LOTS 176 AND 188 | ADD PER ACCESS BETWEEN LOTS 176 AND 188 | 04/03/15 |

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THE HILLS AT ROUND LAKE
JOB NO. 7436.03.02
SHEET
MP1