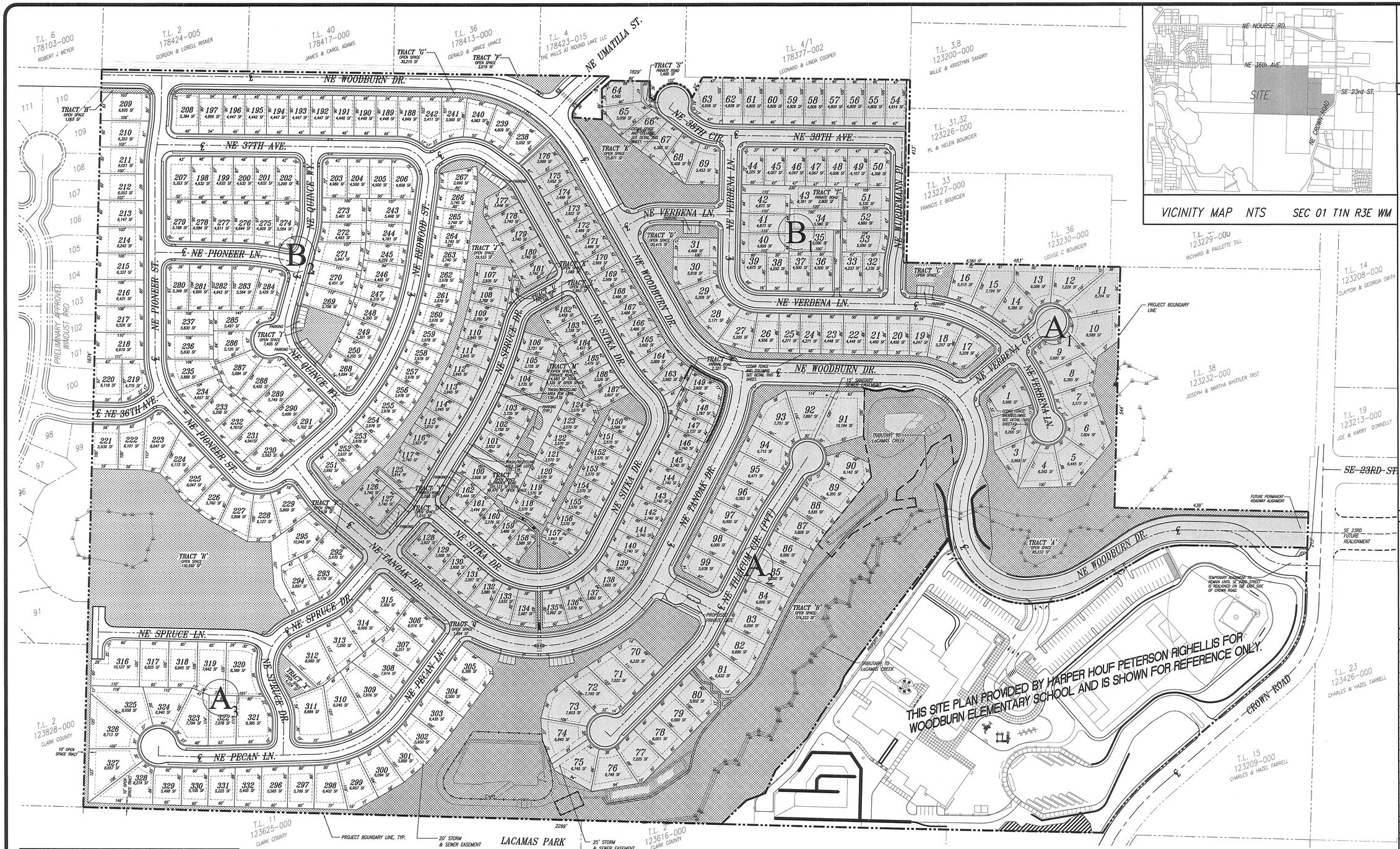

THE HILLS AT ROUND LAKE STANDARDS FOR PRD LOT DEVELOPMENT	SINGLE-FAMILY ('A' PODS)	SINGLE-FAMILY (POD B1 AND LOTS 188-250 & 268-291 IN POD B2) SEE NOTE 1	MULTI-FAMILY LOTS (LESS THAN 4,000 SF) (LOTS 251-267 IN POD B2 AND POD C LOTS 100-187)
MINIMUM LOT WIDTH	55'	42'	25'
MINIMUM LOT DEPTH	85'	80'	65'
MINIMUM LOT FRONTAGE ON A CURVE OR CUL-DE-SAC	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'	10' (5' FOR GARAGE FACING ALLEY. MINIMUM ALLEY WIDTH IS 20')

THE HILLS AT ROUND LAKE DENSITY AND DIMENSIONS FOR PRD LOT DEVELOPMENT	SINGLE-FAMILY ('A' PODS)	SINGLE-FAMILY ('B' PODS) SEE NOTE 1	MULTI-FAMILY LOTS (LESS THAN 4,000 SF) (LOTS 251-267 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'

1. PLANNING UNIT B2 NOTE: LOTS 209-218 HAVE 25' REAR YARDS; LOTS 220 AND 221 HAVE A 5' SIDE YARD ON THE WEST SIDE.

MASTER PLAN NOTES

1. BUILDING ENVELOPES SHOWN ON THE PLAN ILLUSTRATE THE 18' GARAGE SETBACK. REFER TO TABLE FOR REQUIRED FRONT YARD BUILDING SETBACKS.
2. 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.

LOT SUMMARY

POD	NUMBER OF LOTS	NET DENSITY	
A1 (LOTS 1-19)	19	6.67 UNITS/ACRE	
A2 (LOTS 70-99)	30	6.64 UNITS/ACRE	
A3 (LOTS 292-332)	41	5.73 UNITS/ACRE	
B1 (LOTS 20-69)	50	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%)[1]	PRELIMINARILY APPROVED MULTI-FAMILY LOTS	104

[1]MULTI-FAMILY LOTS (LOTS LESS THAN 4,000 SF) INCLUDE LOTS 251-267 IN POD B2 (17 LOTS) AND ALL LOTS IN POD C1 LOTS 100-187 (88 LOTS).

GENERAL NOTES

1. 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.
2. TRACT IDENTIFICATION HAS BEEN REVISED FROM PREVIOUSLY APPROVED MASTER PLAN TO REFLECT NEW LOT/TRACT LAYOUT.
3. LOT NUMBERING HAS BEEN REVISED FROM PREVIOUSLY APPROVED MASTER PLAN TO RUN CONSECUTIVELY BY PHASE INSTEAD OF BY POD.

LEGEND

- BUILDING ENVELOPE
- PROPOSED LOT
- PROPERTY LINE
- ASPHALT ROAD/STREET/DRIVEWAY
- ROAD CENTERLINE
- ADJACENT TAXLOT
- WETLAND BOUNDARY
- OPEN SPACE
- RECORDED PHASES

APPLICANT/OWNER:
HILLS AT ROUND LAKE, LLC
P.O. BOX 87970
VANCOUVER, WA 98687
PH: (360) 907-5746

CONTACT:
OLSON ENGINEERING, INC.
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mikeo@olsonengr.com

GRAPHIC SCALE
0 50 100 200
(IN FEET)
1 inch = 100 ft.

PENS: /consultant3.ctb
PLOT: j:/data/7000/7400/7430/7436/SCHOOL EXHIBIT/7436.p.master.plan.dwg

MASTER PLAN FOR:

THE HILLS AT ROUND LAKE P.R.D.

OLSON ENGINEERING, INC.
LAND SURVEYORS
ENGINEERS
1111 BROADWAY, VANCOUVER, WA 98660
360-695-1385
360-259-3938

KURT F. STONER
STATE OF WASHINGTON
25332
REGISTERED
PROFESSIONAL ENGINEER
7/27/17

CHANGES / REVISIONS

DESCRIPTION	DATE
REV'S PER CITY OF CAMAS COMMENTS.	08/24/10
REV'S PER CITY OF CAMAS COMMENTS.	09/22/10
REV'S FOR POD 'C' AND UPDATED STREET NAMES	02/07/11
UPDATED STREET NAMES AND ADD SCHOOL SITEPLAN	03/04/11
REDUCE LOT AREAS IN POD A2 LOTS 26-30. POD A3 LOTS 18-22 ADDS 7,480 SF OPEN SPACE TO TRACT 'B'. NEW TRACT 'F' CREATED.	06/11/12
REV'S FOR LOTS/TRACTS IN PHS. 5, 6, 7. REV'S FOR PHASING.	02/21/14
REV'S FOR LOT NUMBERING IN PH. 5, 6, 7. NOTE REV'S	03/13/14
ADD PED. ACCESS BETWEEN LOTS 176 AND 188	04/03/15
REV'S FOR STREET NAMES	06/24/15
PH. 12 & 13 REVS.	03/20/17
PH. 12 & 13 REVS.	07/25/17
PH. 12 & 13 REVS.	07/27/17

DESIGNED: WP/OEI

DRAWN: REB/MRO

CHECKED: KFS

DATE: AUGUST 2010

SCALE: H: 1" = 100'
V:

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THE HILLS AT ROUND LAKE

JOB NO. 7436.03.02

SHEET
MP1