

VICINITY MAP NTS SEC 01 T1N R3E WM

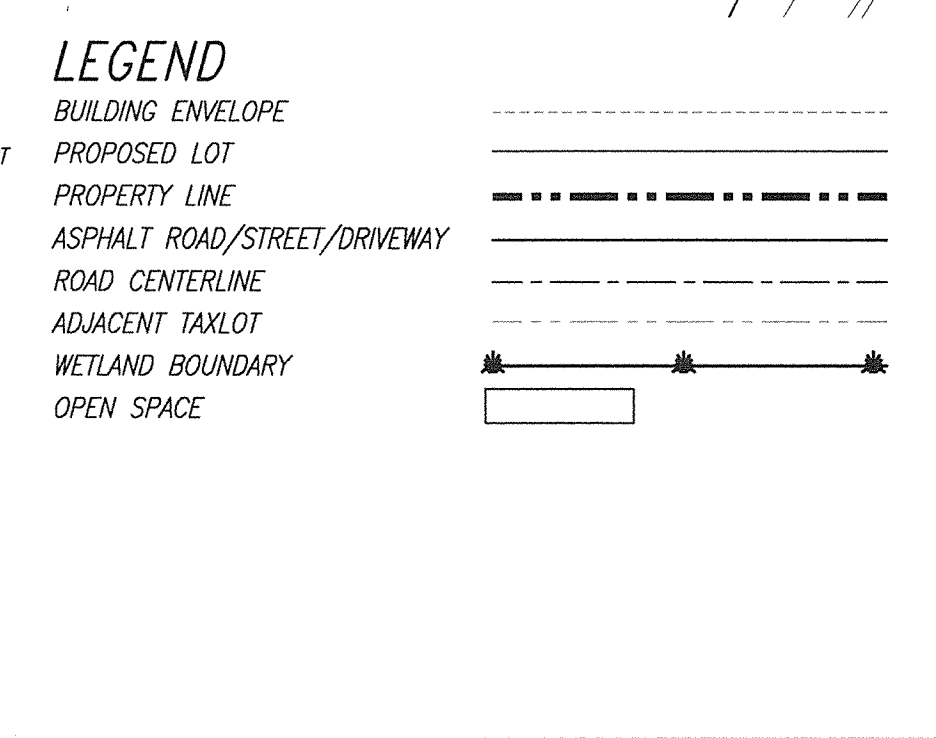
THE HILLS AT ROUND LAKE STANDARDS FOR PRO LOT DEVELOPMENT	SINGLE-FAMILY (A' POOS)	SINGLE-FAMILY (B' POOS)	MULTI-FAMILY LOTS (LESS THAN 4,000 SF) (LOTS 243-259 IN POD B2 AND POD C LOTS 100-187)
MINIMUM LOT WIDTH	55'	42'	25'
MINIMUM LOT DEPTH	85'	80'	65'
MINIMUM LOT WIDTH ON A CURVE OR C/A, D/A, S/A-C	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	6.7 UNITS/ACRE
A2 (LOTS 70-98)	30	6.6 UNITS/ACRE
A3 (LOTS 292-332)	41	5.7 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:
HILLS AT ROUND LAKE, LLC
P.O. BOX 87970
VANCOUVER, WA 98687
PH: (360) 907-5746

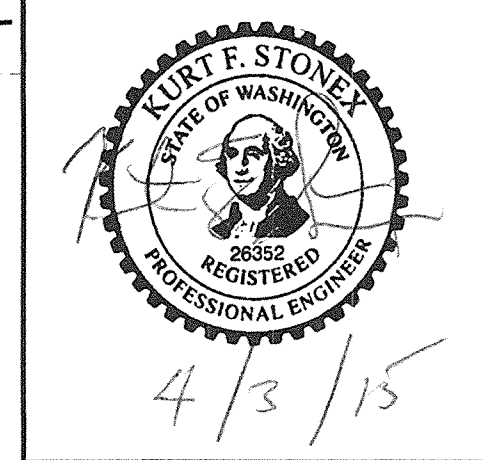
CONTACT:
OLSON ENGINEERING, INC.
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DESIGNED: WP/OEI
DRAWN: REB/MRO
CHECKED: KFS
DATE: AUGUST 2010
SCALE: H: 1" = 100'
V:
GRAPHIC SCALE
1 inch = 100 ft.

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.

MASTER PLAN FOR:
THE HILLS AT ROUND LAKE P.R.D.
LAND SURVEYORS
OLSON ENGINEERS
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660



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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DRAWN: REB/MRO
CHECKED: KFS
DATE: AUGUST 2010
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THE HILLS AT ROUND LAKE
JOB NO. 7436.03.02
SHEET
MP1

PENS: /consultant3.cbt
PLOT: i:/data/7000/7400/7430/7436/SCHOOL_EXHIBIT/7436.p.master.plan.dwg