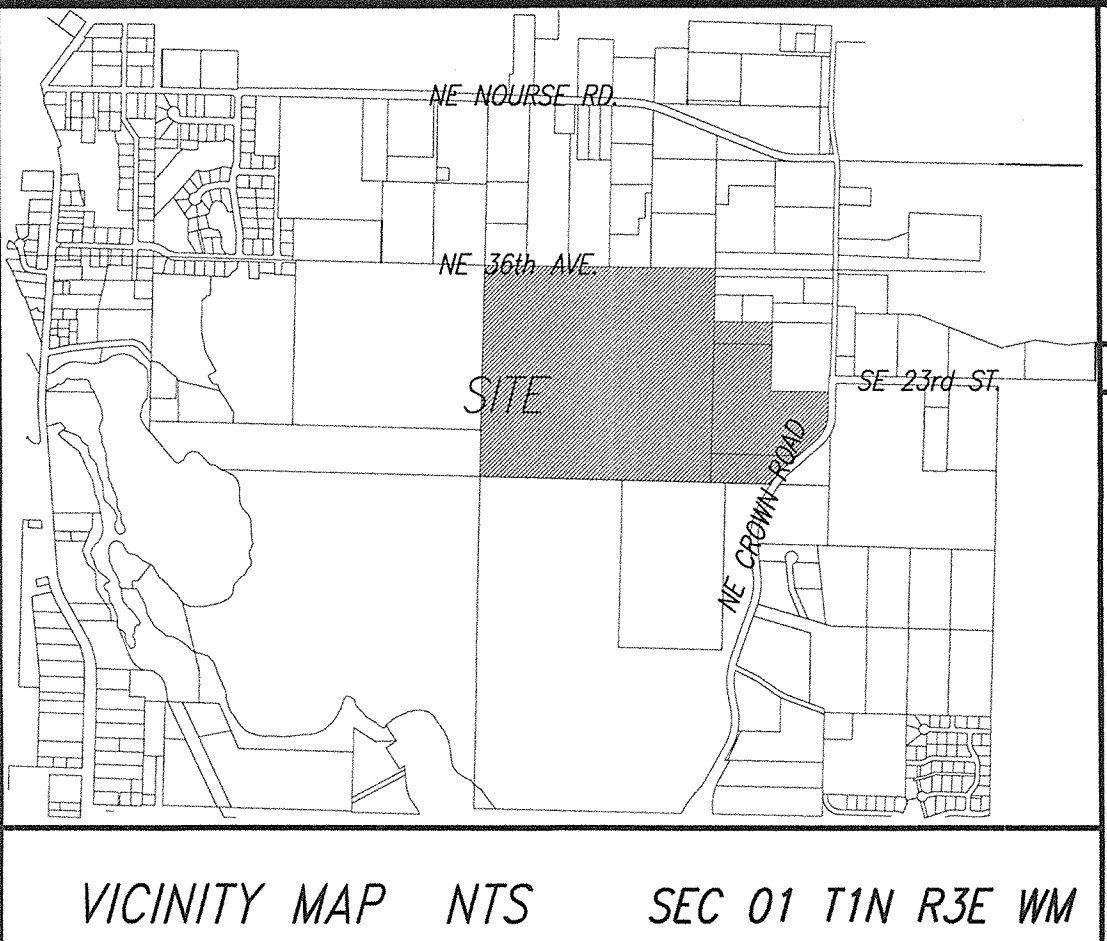
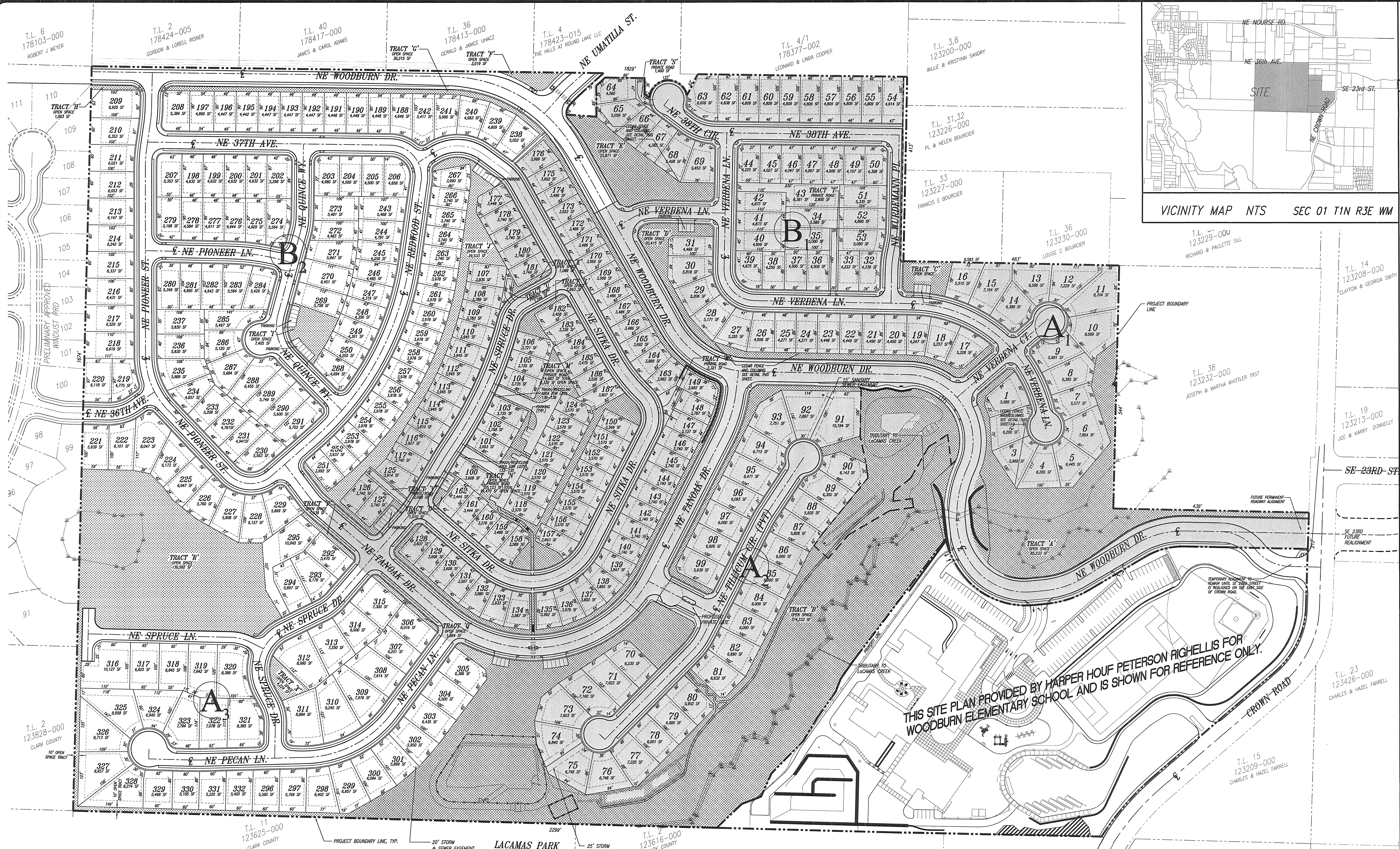




MASTER PLAN FOR:

THE HILLS AT ROUND LAKE P.R.D.

OLSON ENGINEERS
LAND SURVEYORS
ENGINEERING INC. 1111 BROADWAY, VANCOUVER, WA 98660
905-695-1385
905-695-9868

CLARK COUNTY
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 PER CITY OF CAMAS COMMENTS	02/07/11
REV'S FOR POD "C" AND UPDATED STREET NAMES	03/04/11
REV'S FOR LOT NUMBERING IN PHASE 1, 2 AND 3	06/11/12
REV'S FOR LOT NUMBERING IN PHASE 1, 2 AND 3	02/21/14
REV'S FOR LOT NUMBERING IN PHASE 1, 2 AND 3	03/13/14
REV'S FOR LOT NUMBERING IN PHASE 1, 2 AND 3	04/03/15
REV'S FOR LOT NUMBERING IN PHASE 1, 2 AND 3	06/24/15
REV'S FOR LOT NUMBERING IN PHASE 1, 2 AND 3	03/20/17
REV'S FOR LOT NUMBERING IN PHASE 1, 2 AND 3	07/25/17
REV'S FOR LOT NUMBERING IN PHASE 1, 2 AND 3	07/27/17

DESIGNED: WP/OEI
DRAWN: REB/MRO
CHECKED: KFS
DATE: AUGUST 2010
SCALE: 1" = 100'
V:
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THE HILLS AT ROUND LAKE
JOB NO. 7436.03.02
SHEET
MP1

THE HILLS AT ROUND LAKE STANDARDS FOR P.D. LOT DEVELOPMENT	SINGLE-FAMILY (A' PODS)	SINGLE-FAMILY (B' PODS)	MULTI-FAMILY (C' PODS)
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 5' 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 STANDARDS FOR P.D. LOT DEVELOPMENT	SINGLE-FAMILY (A' PODS)	SINGLE-FAMILY (B' PODS)	MULTI-FAMILY (C' PODS)
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.

LACAMAS PARK LOT SUMMARY		
POD	NUMBER OF LOTS	NET DENSITY
A1 (LOTS 1-19)	19	6.67 UNITS/ACRE
A2 (LOTS 20-39)	30	6.64 UNITS/ACRE
A3 (LOTS 242-332)	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%)	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**
- 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.

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.
ATTN: MIKE ODREN
1111 BROADWAY
VANCOUVER, WA 98660
(360) 695-1385
FAX (360) 695-8117
mike@olsonengr.com

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

