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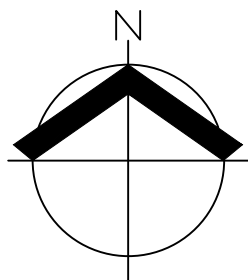
ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

MASTER PLAN - OVERALL RENDERING

VILLAGE AT NORTH SHORE CAMAS, WASHINGTON

JOB NUMBER:	9095
DATE:	5/11/2026
DESIGNED BY:	AKS
DRAWN BY:	JTG
CHECKED BY:	BDH

MP-01



MASTER PLAN - DEVELOPMENT PLAN

VILLAGE AT NORTH SHORE
CAMAS, WASHINGTON

JOB NUMBER:	9095
DATE:	6/22/2026
DESIGNED BY:	AKS
DRAWN BY:	JTG
CHECKED BY:	BDH

MP-02

PHASING:

PHASE 1: TOWNHOUSES, DETACHED SINGLE-FAMILY RESIDENCES, PORTION OF NORTH SHORE BOULEVARD, OFF-SITE COUNTY ROADWAY IMPROVEMENTS, OFF-SITE UTILITIES AND PATH TO LEADBETTER ROAD, STORMWATER FACILITIES, CLEARING AND MASS GRADING OF FULL SUBDIVISION.

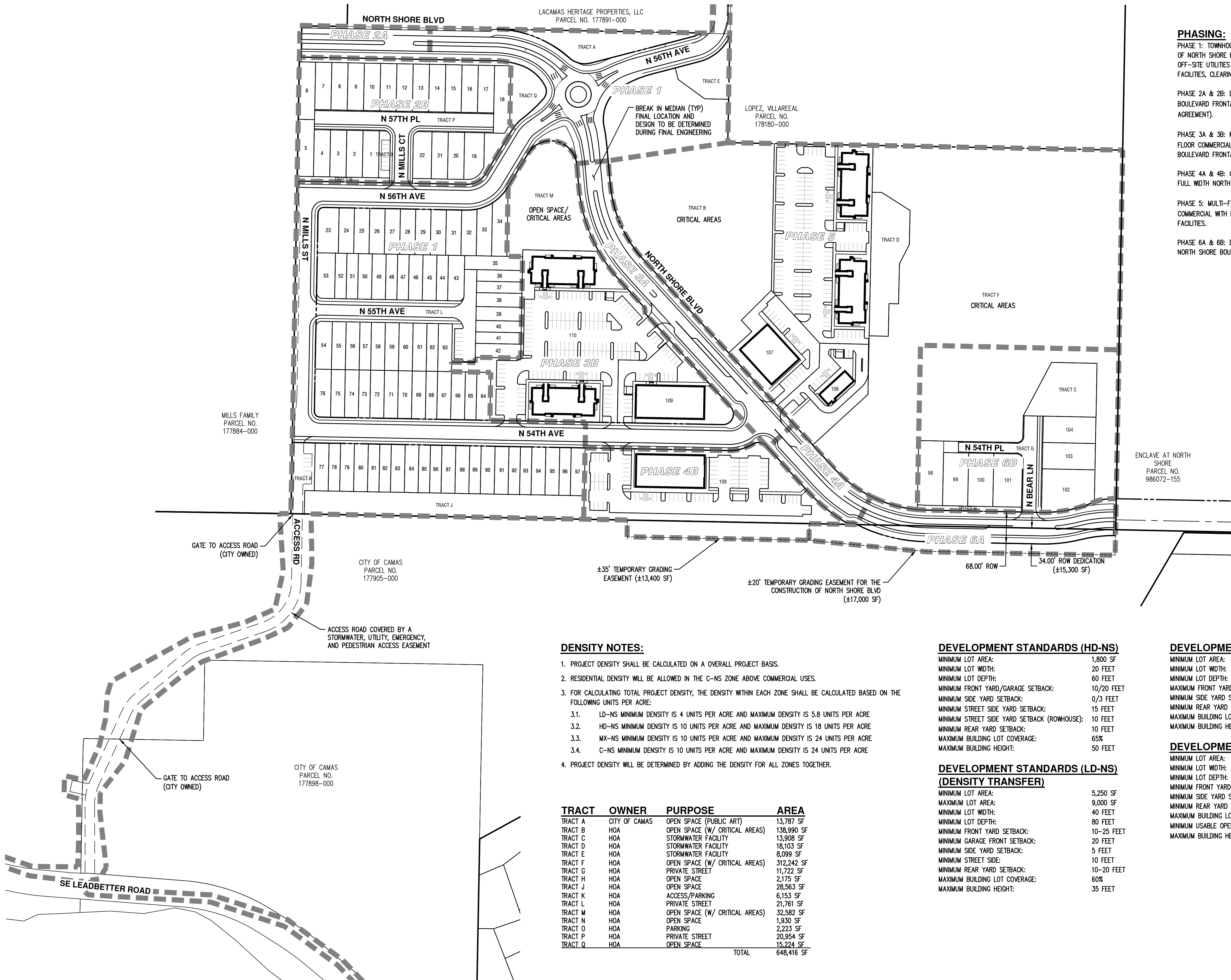
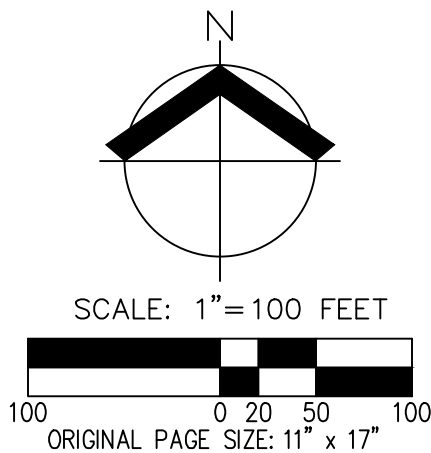
PHASE 2A & 2B: DETACHED SINGLE-FAMILY RESIDENCES. NORTH SHORE BOULEVARD FRONTAGE (IF NECESSARY – SEE SECTION 4.2 OF DEVELOPER’S AGREEMENT).

PHASE 3A & 3B: MULTI-FAMILY RESIDENTIAL AND MIXED-USE (GROUND FLOOR COMMERCIAL WITH RESIDENTIAL ABOVE), FULL WIDTH NORTH SHORE BOULEVARD FRONTAGE.

PHASE 4A & 4B: GROUND FLOOR COMMERCIAL WITH RESIDENTIAL ABOVE, FULL WIDTH NORTH SHORE BOULEVARD FRONTAGE.

PHASE 5: MULTI-FAMILY RESIDENTIAL, MIXED-USE (GROUND FLOOR COMMERCIAL WITH RESIDENTIAL ABOVE), COMMERCIAL, STORMWATER FACILITIES.

PHASE 6A & 6B: DETACHED SINGLE-FAMILY RESIDENCES. FULL WIDTH NORTH SHORE BOULEVARD FRONTAGE.



DENSITY NOTES:

- PROJECT DENSITY SHALL BE CALCULATED ON A OVERALL PROJECT BASIS.
- RESIDENTIAL DENSITY WILL BE ALLOWED IN THE C-NS ZONE ABOVE COMMERCIAL USES.
- FOR CALCULATING TOTAL PROJECT DENSITY, THE DENSITY WITHIN EACH ZONE SHALL BE CALCULATED BASED ON THE FOLLOWING UNITS PER ACRE:
 - LD-NS MINIMUM DENSITY IS 4 UNITS PER ACRE AND MAXIMUM DENSITY IS 5.8 UNITS PER ACRE
 - HD-NS MINIMUM DENSITY IS 10 UNITS PER ACRE AND MAXIMUM DENSITY IS 18 UNITS PER ACRE
 - MX-NS MINIMUM DENSITY IS 10 UNITS PER ACRE AND MAXIMUM DENSITY IS 24 UNITS PER ACRE
 - C-NS MINIMUM DENSITY IS 10 UNITS PER ACRE AND MAXIMUM DENSITY IS 24 UNITS PER ACRE
- PROJECT DENSITY WILL BE DETERMINED BY ADDING THE DENSITY FOR ALL ZONES TOGETHER.

TRACT	OWNER	PURPOSE	AREA
TRACT A	CITY OF CAMAS	OPEN SPACE (PUBLIC ART)	13,787 SF
TRACT B	HOA	OPEN SPACE (W/ CRITICAL AREAS)	138,990 SF
TRACT C	HOA	STORMWATER FACILITY	13,908 SF
TRACT D	HOA	STORMWATER FACILITY	18,103 SF
TRACT E	HOA	STORMWATER FACILITY	8,099 SF
TRACT F	HOA	OPEN SPACE (W/ CRITICAL AREAS)	312,242 SF
TRACT G	HOA	PRIVATE STREET	11,722 SF
TRACT H	HOA	OPEN SPACE	2,175 SF
TRACT J	HOA	OPEN SPACE	28,563 SF
TRACT K	HOA	ACCESS/PARKING	6,153 SF
TRACT L	HOA	PRIVATE STREET	21,761 SF
TRACT M	HOA	OPEN SPACE (W/ CRITICAL AREAS)	32,582 SF
TRACT N	HOA	OPEN SPACE	1,930 SF
TRACT O	HOA	PARKING	2,223 SF
TRACT P	HOA	PRIVATE STREET	20,954 SF
TRACT Q	HOA	OPEN SPACE	15,224 SF
TOTAL			648,416 SF

DEVELOPMENT STANDARDS (HD-NS)

MINIMUM LOT AREA:	1,800 SF
MINIMUM LOT WIDTH:	20 FEET
MINIMUM LOT DEPTH:	60 FEET
MINIMUM FRONT YARD/GARAGE SETBACK:	10/20 FEET
MINIMUM SIDE YARD SETBACK:	0/3 FEET
MINIMUM STREET SIDE YARD SETBACK:	15 FEET
MINIMUM STREET SIDE YARD SETBACK (ROWHOUSE):	10 FEET
MINIMUM REAR YARD SETBACK:	10 FEET
MAXIMUM BUILDING LOT COVERAGE:	65%
MAXIMUM BUILDING HEIGHT:	50 FEET

DEVELOPMENT STANDARDS (LD-NS)
(DENSITY TRANSFER)

MINIMUM LOT AREA:	5,250 SF
MAXIMUM LOT AREA:	9,000 SF
MINIMUM LOT WIDTH:	40 FEET
MINIMUM LOT DEPTH:	80 FEET
MINIMUM FRONT YARD SETBACK:	10-25 FEET
MINIMUM GARAGE FRONT SETBACK:	20 FEET
MINIMUM SIDE YARD SETBACK:	5 FEET
MINIMUM STREET SIDE:	10 FEET
MINIMUM REAR YARD SETBACK:	10-20 FEET
MAXIMUM BUILDING LOT COVERAGE:	60%
MAXIMUM BUILDING HEIGHT:	35 FEET

DEVELOPMENT STANDARDS (MX-NS)

MINIMUM LOT AREA:	1,800 SF
MINIMUM LOT WIDTH:	20 FEET
MINIMUM LOT DEPTH:	60 FEET
MAXIMUM FRONT YARD SETBACK:	10 FEET
MINIMUM SIDE YARD SETBACK:	10 FEET
MINIMUM REAR YARD SETBACK:	10 FEET
MAXIMUM BUILDING LOT COVERAGE:	65%
MAXIMUM BUILDING HEIGHT:	100 FEET

DEVELOPMENT STANDARDS (C-NS)

MINIMUM LOT AREA:	NONE
MINIMUM LOT WIDTH:	NONE
MINIMUM LOT DEPTH:	NONE
MINIMUM FRONT YARD SETBACK:	10 FEET
MINIMUM SIDE YARD SETBACK:	NONE
MINIMUM REAR YARD SETBACK:	NONE
MAXIMUM BUILDING LOT COVERAGE:	NONE
MINIMUM USABLE OPEN SPACE:	5% (NET ACREAGE)
MAXIMUM BUILDING HEIGHT:	100 FEET

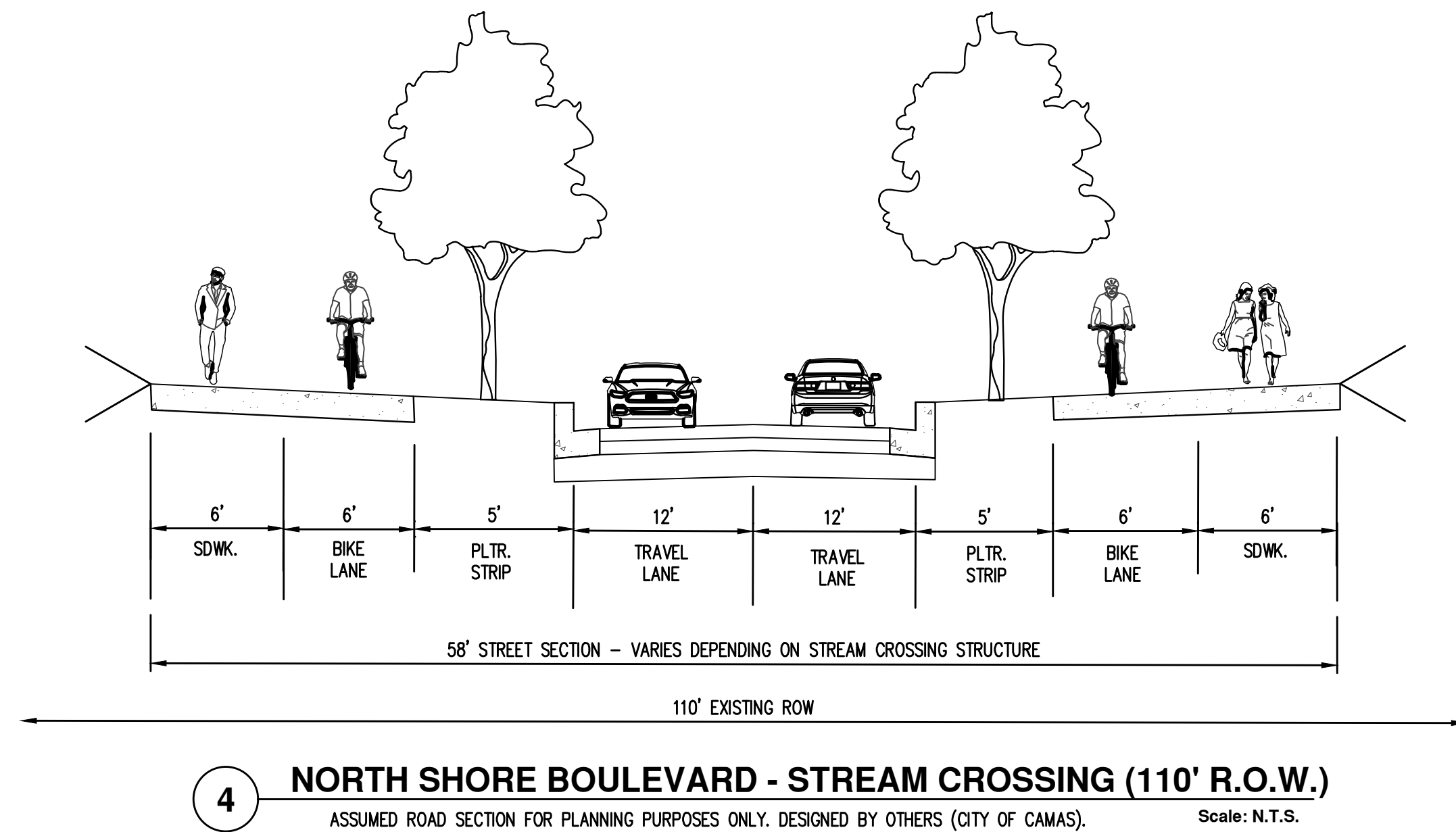
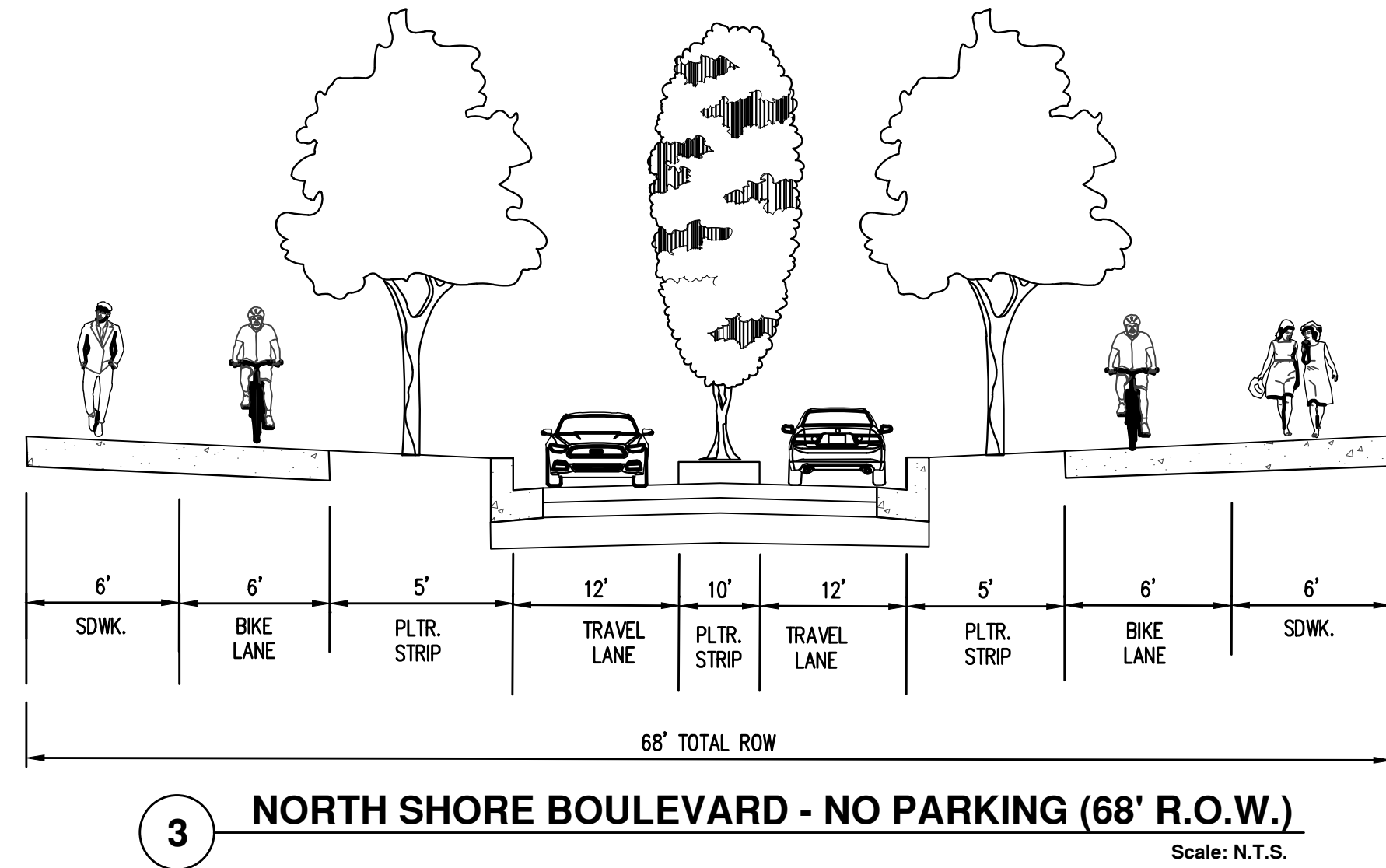
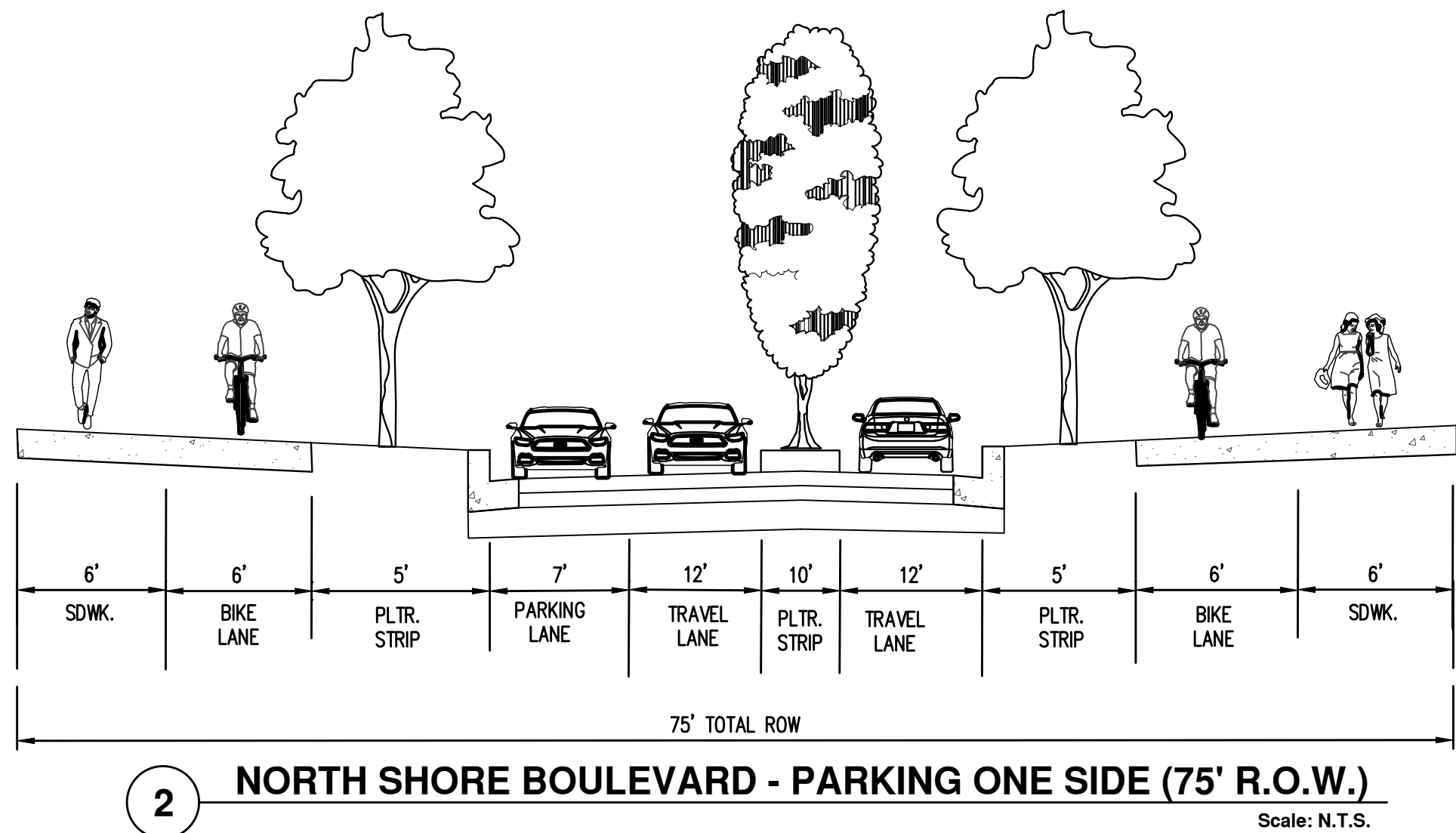
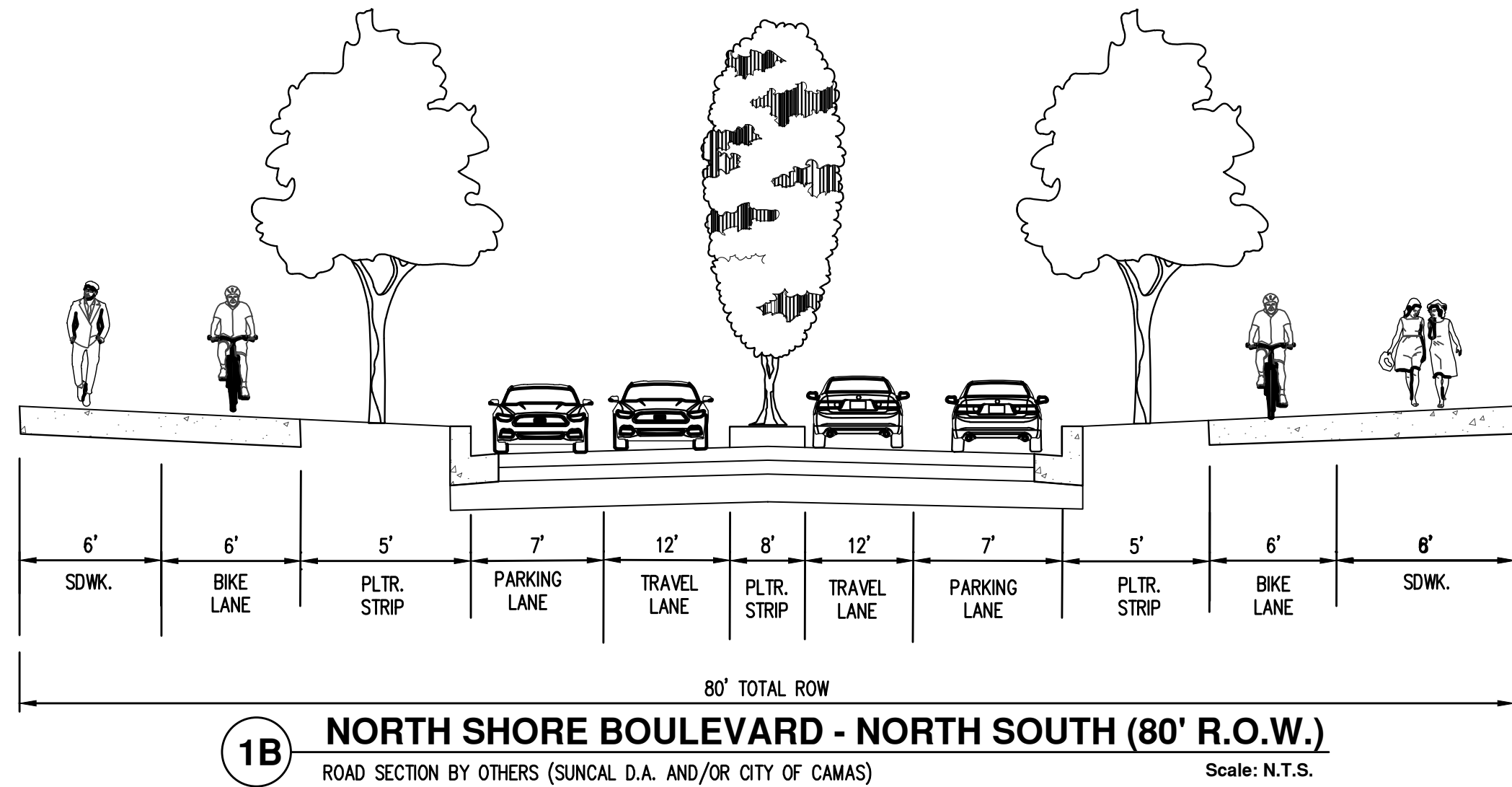
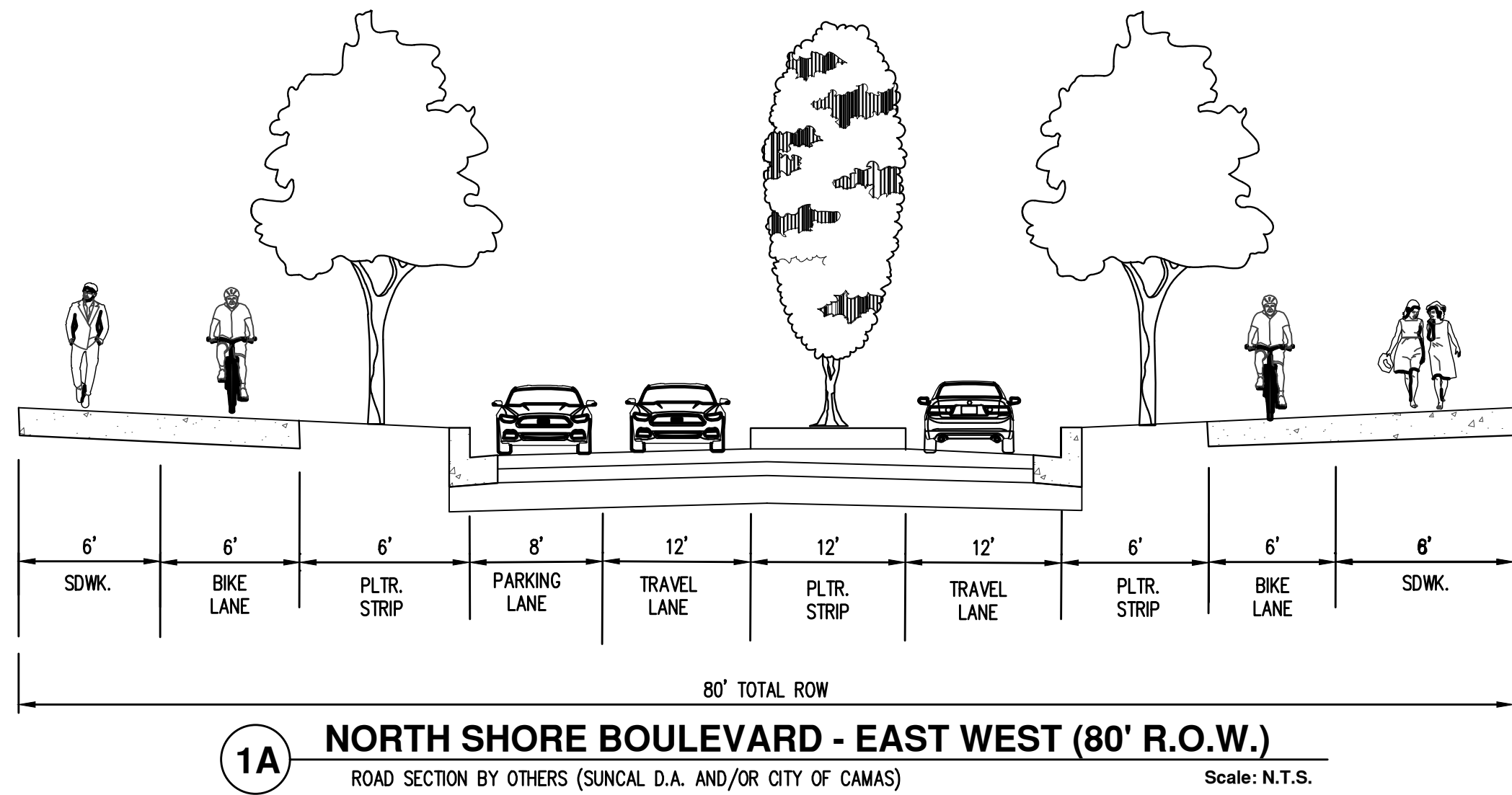


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FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

MASTER PLAN - STREET SECTIONS

VILLAGE AT NORTH SHORE
CAMAS, WASHINGTON



JOB NUMBER:	9095
DATE:	4/23/2026
DESIGNED BY:	AKS
DRAWN BY:	JTG
CHECKED BY:	BHJ