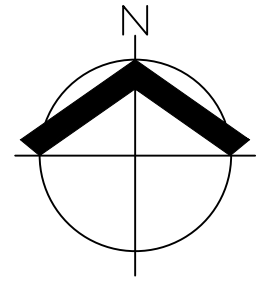


## EXHIBIT B



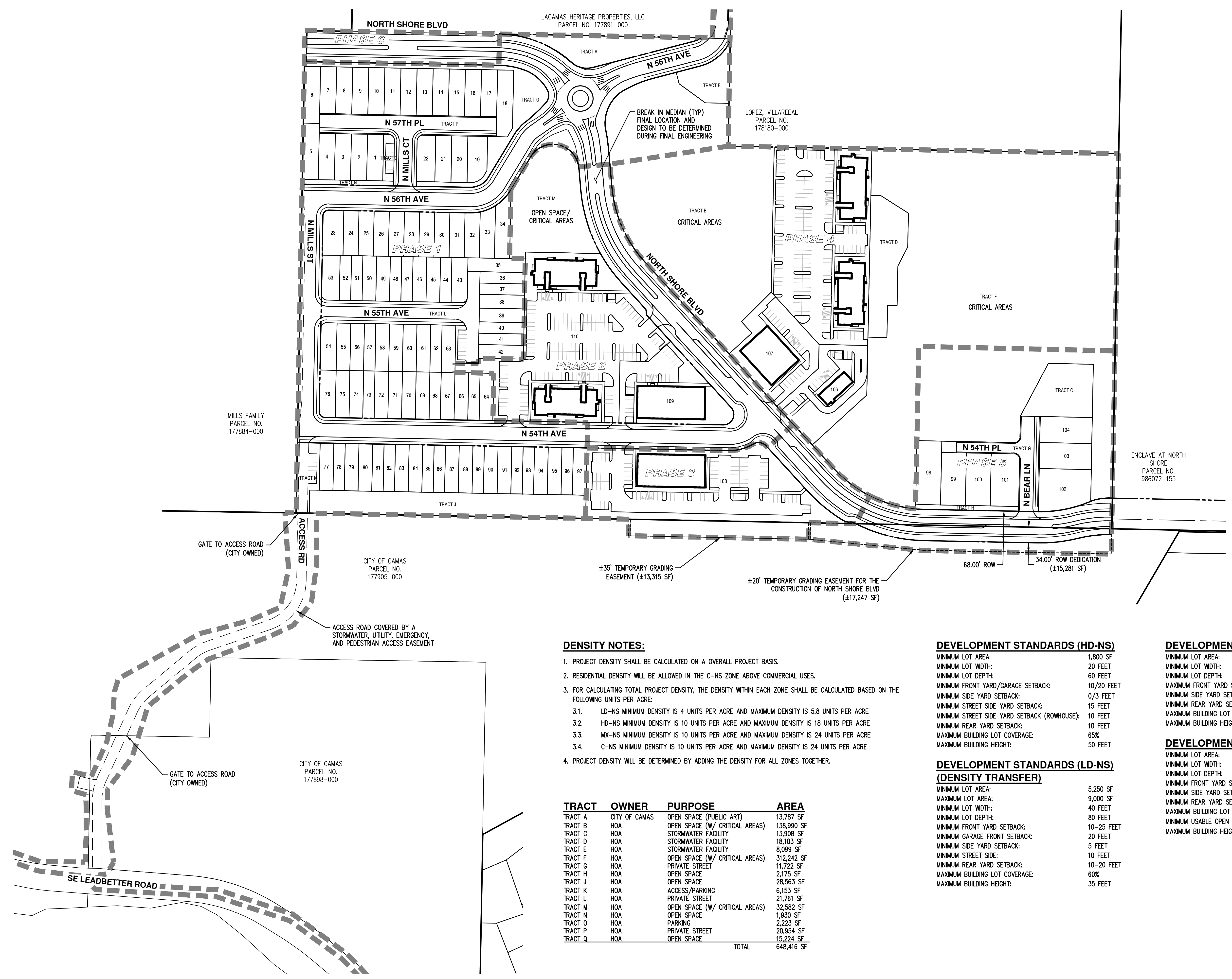
**MASTER PLAN - OVERALL RENDERING**  
**VILLAGE AT NORTH SHORE**  
**CAMAS, WASHINGTON**

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

**MP-01**

**MASTER PLAN - DEVELOPMENT PLAN**  
**VILLAGE AT NORTH SHORE**  
**CAMAS, WASHINGTON**

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



**DENSITY NOTES:**

- PROJECT DENSITY SHALL BE CALCULATED ON AN 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.

**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 (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

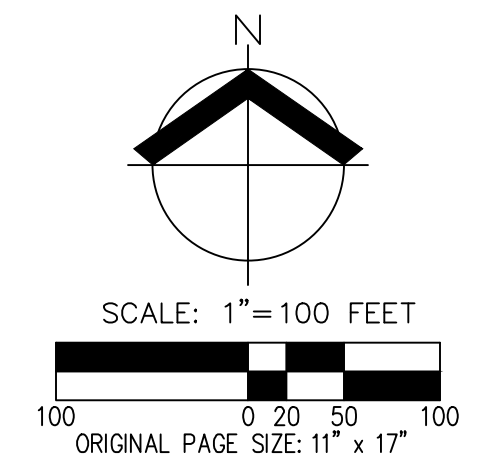
**DEVELOPMENT STANDARDS (LD-NS) (DENSITY TRANSFER)**

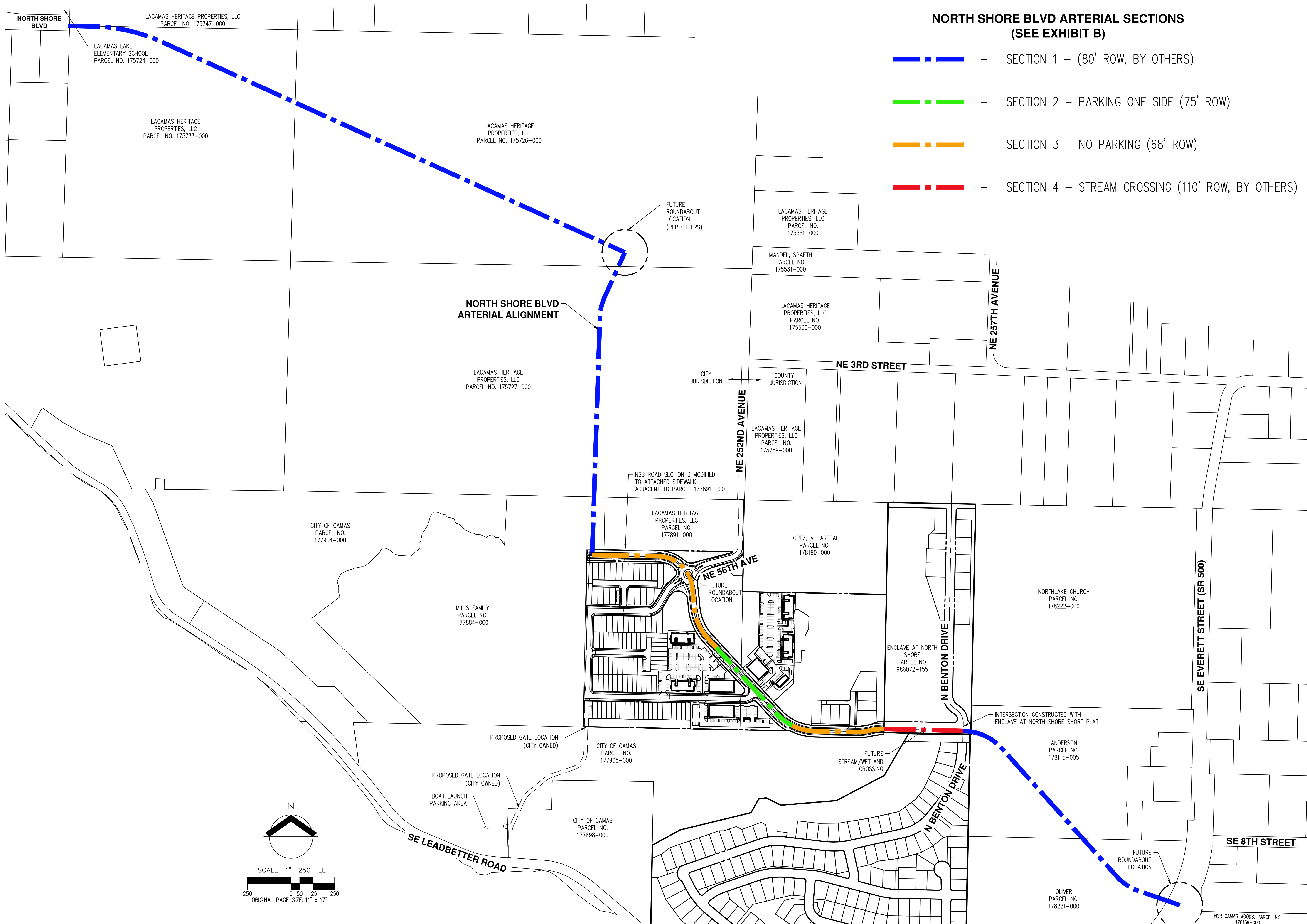
MINIMUM LOT AREA:	5,250 SF
MAXIMUM LOT AREA:	9,000 SF
MINIMUM LOT WIDTH:	40 FEET
MINIMUM LOT DEPTH:	80 FEET
MINIMUM FRONT YARD SETBACK:	10-25 FEET
MINIMUM GARAGE FRONT SETBACK:	20 FEET
MINIMUM SIDE YARD SETBACK:	5 FEET
MINIMUM STREET SIDE:	10 FEET
MINIMUM REAR YARD SETBACK:	10-20 FEET
MAXIMUM BUILDING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

**DEVELOPMENT STANDARDS (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

TRACT	OWNER	PURPOSE	AREA
TRACT A	CITY OF CAMAS	OPEN SPACE (PUBLIC ART)	13,787 SF
TRACT B	HOA	OPEN SPACE (W/ CRITICAL AREAS)	138,090 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





**NORTH SHORE BLVD ARTERIAL SECTIONS  
(SEE EXHIBIT B)**

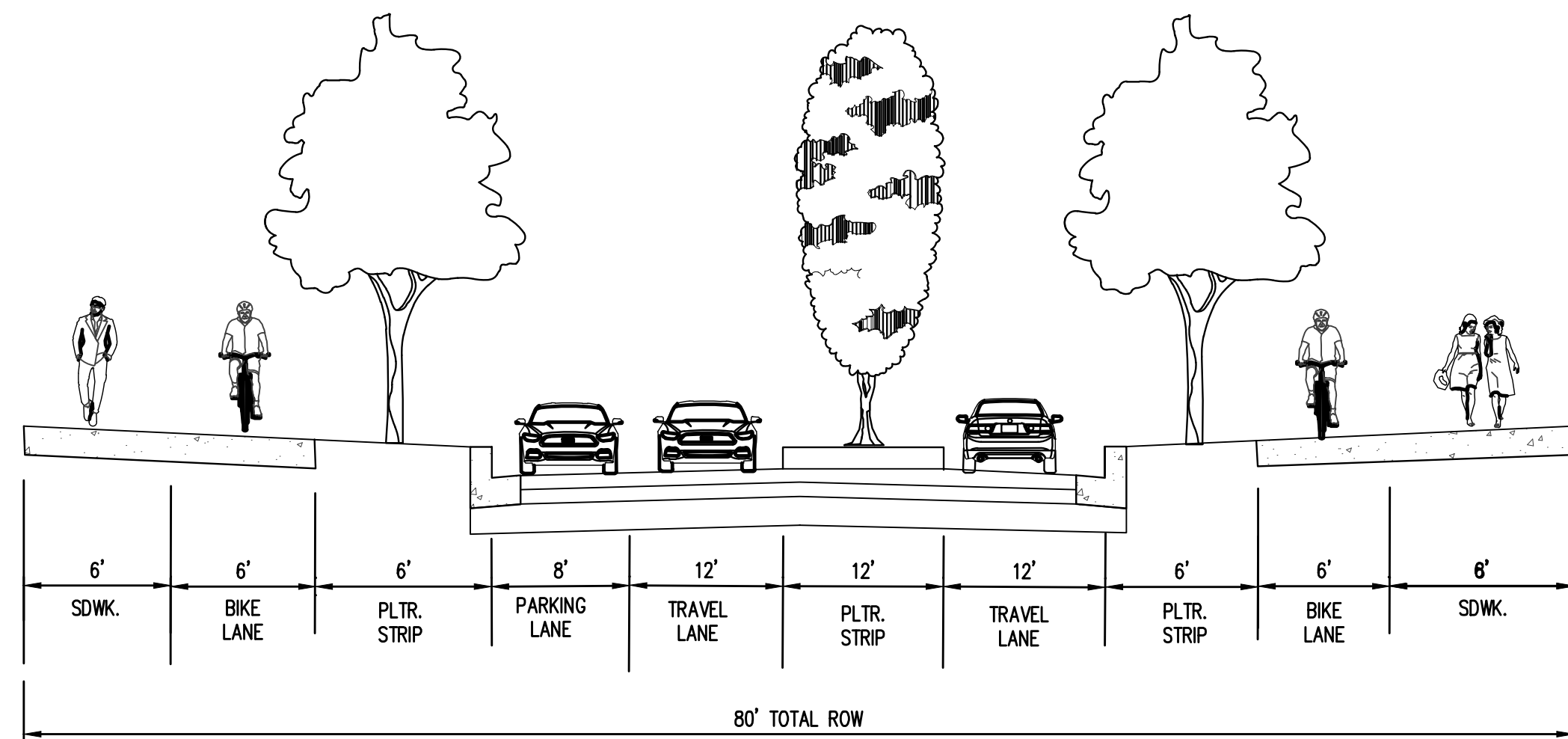
- - - SECTION 1 - (80' ROW, BY OTHERS)
- - - SECTION 2 - PARKING ONE SIDE (75' ROW)
- - - SECTION 3 - NO PARKING (68' ROW)
- - - SECTION 4 - STREAM CROSSING (110' ROW, BY OTHERS)

**MASTER PLAN - ARTERIAL ROADWAY  
VILLAGE AT NORTH SHORE  
CAMAS, WASHINGTON**

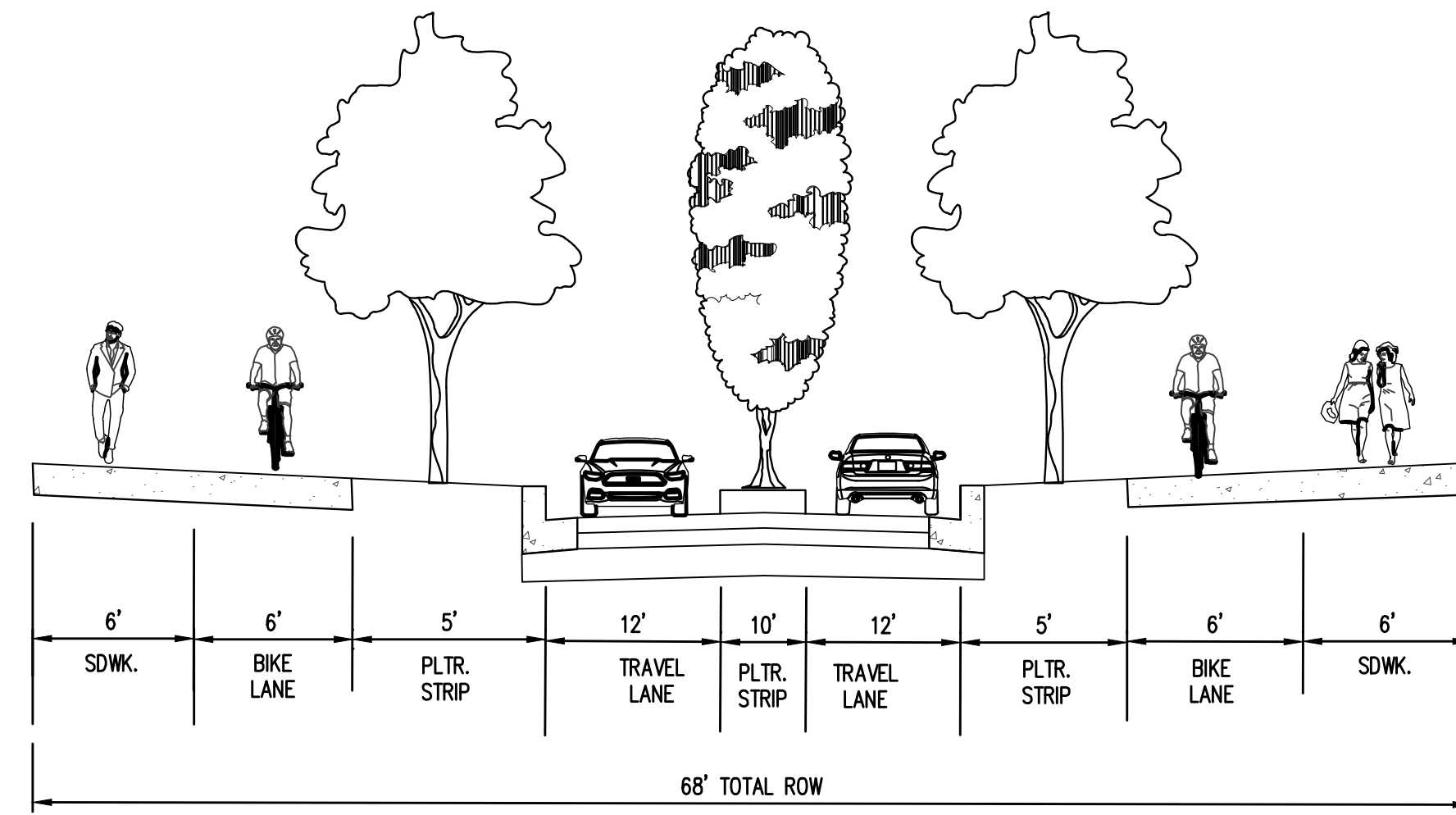
JOB NUMBER:	9095
DATE:	4/23/2026
DESIGNED BY:	AKS
DRAWN BY:	JTG
CHECKED BY:	BDH

**MP-03**

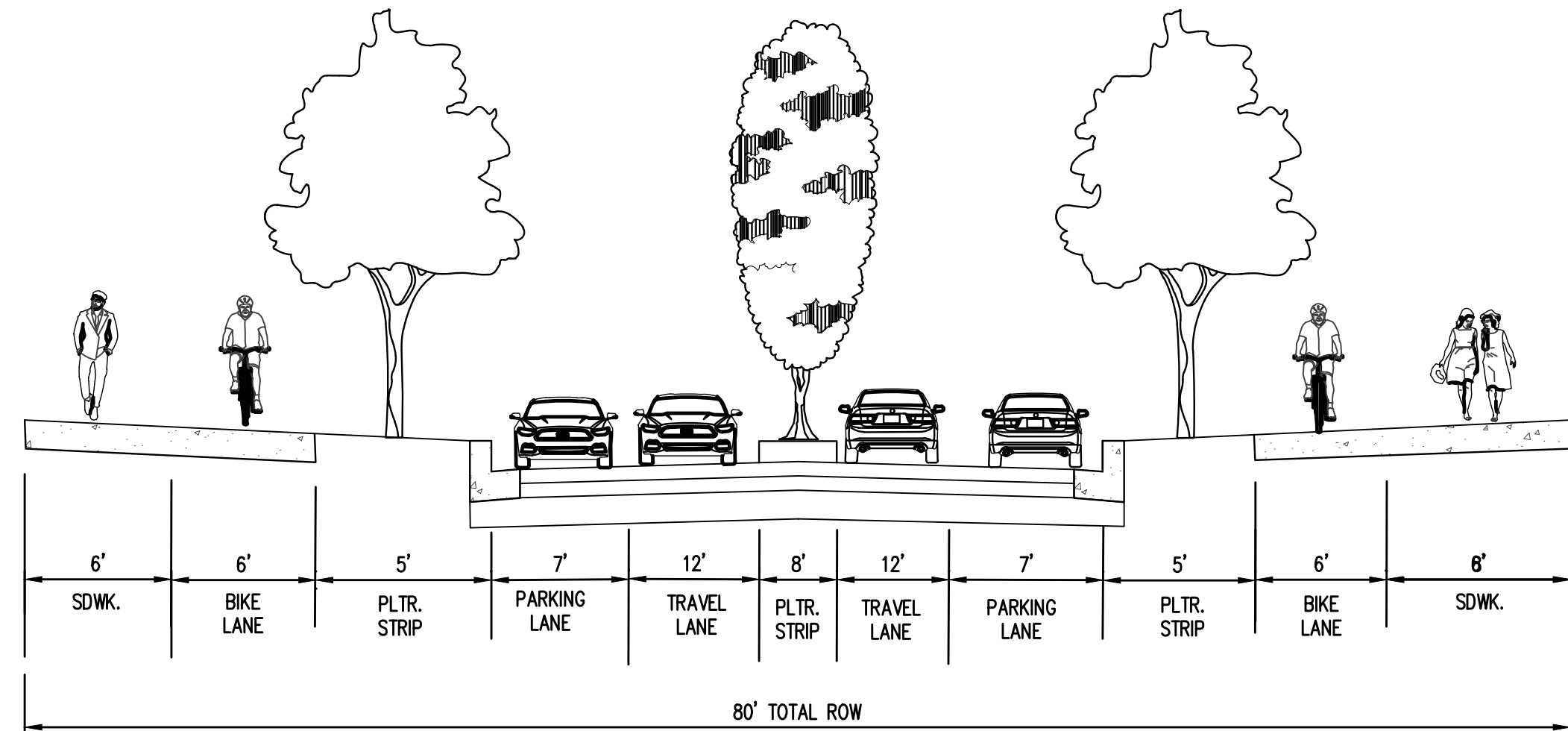
AKS DRAWING FILE: 9095\_20260224\_NSB\_EXHIBITDWS\_LAYOUT: A



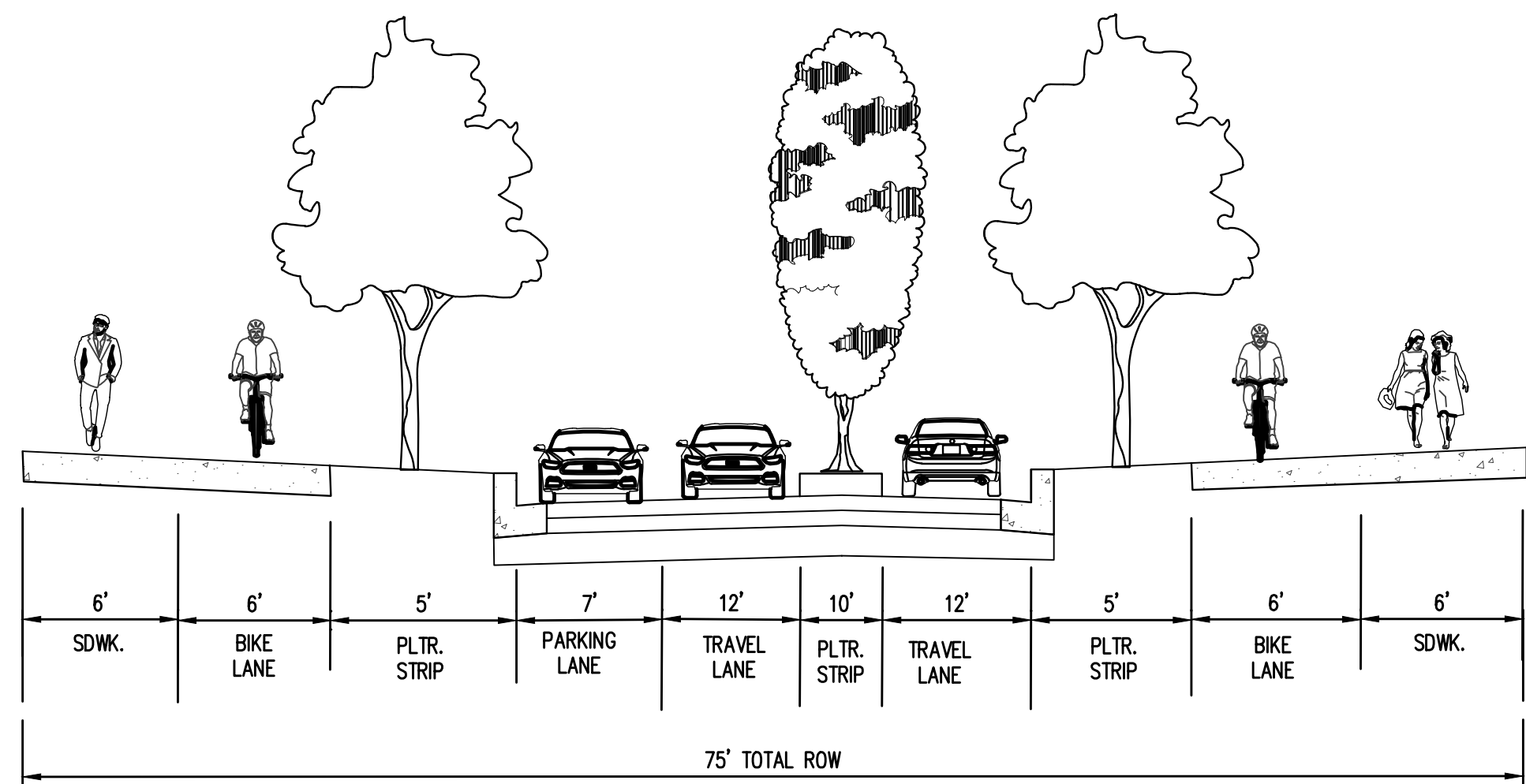
**1A NORTH SHORE BOULEVARD - EAST WEST (80' R.O.W.)**  
ROAD SECTION BY OTHERS (SUNCAL D.A. AND/OR CITY OF CAMAS) Scale: N.T.S.



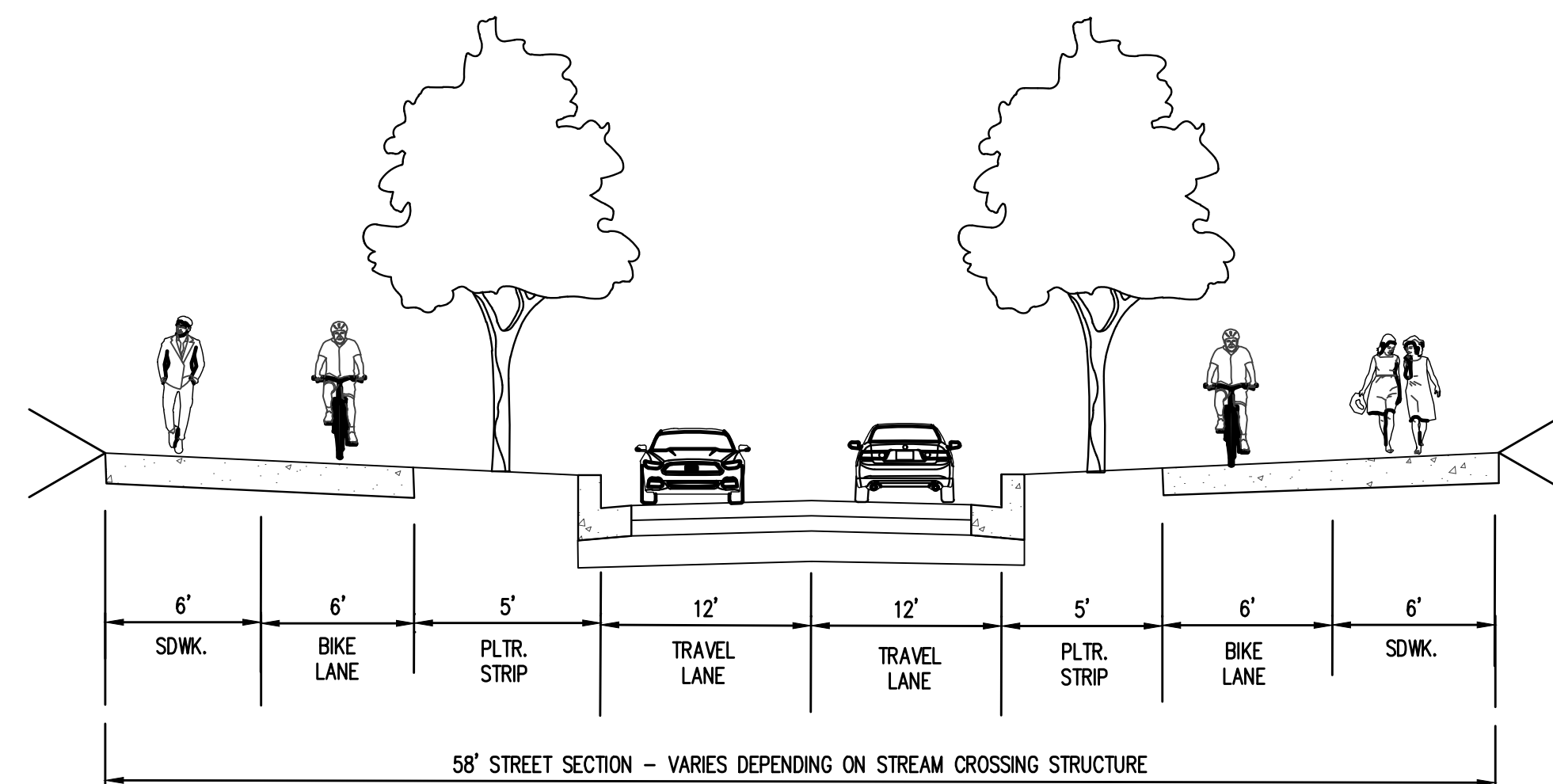
**3 NORTH SHORE BOULEVARD - NO PARKING (68' R.O.W.)**  
Scale: N.T.S.



**1B NORTH SHORE BOULEVARD - NORTH SOUTH (80' R.O.W.)**  
ROAD SECTION BY OTHERS (SUNCAL D.A. AND/OR CITY OF CAMAS) Scale: N.T.S.



**2 NORTH SHORE BOULEVARD - PARKING ONE SIDE (75' R.O.W.)**  
Scale: N.T.S.



**4 NORTH SHORE BOULEVARD - STREAM CROSSING (110' R.O.W.)**  
ASSUMED ROAD SECTION FOR PLANNING PURPOSES ONLY. DESIGNED BY OTHERS (CITY OF CAMAS). Scale: N.T.S.