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EMAIL: LCOMBS@ENTERJAPAN.COM

ENGINEERING NORTHWEST
7504 NW 10TH AVE
VANCOUVER, WA 98665
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EMAIL: PAULWILLIAMSPE@GMAIL.COM

4601 NE INGLE RD
CAMAS, WA 98682
SN: 986043773
SW¼ of SE¼ of S17 T2N R3E

CURRENT USE: PRIVATE DRIVEWAY EASEMENT WITH 12'±
GRAVEL DRIVEWAY TO NEIGHBORING PARCEL.

PROPOSED: 14 LOT SUBDIVISION WITH DENSITY TRANSFER
DUE TO OPEN SPACE TRACTS, STEEP SLOPES
& BPA EASEMENT. MAX LOT SIZE VARIANCE
PER CMC 18.09.060(D)

ZONING: R-10

GROSS AREA: 7.88 AC

UTILITIES: SEWER & WATER SOUTH ALONG NE INGLE RD.

ENVIRONMENT: NO WATERCOURSES, AREAS PRONE TO
FLOODING, WETLAND MAPPING, SHORELAND
DESIGNATIONS, OR SIGNIFICANT HISTORIC
STRUCTURES ON SITE. STEEP SLOPES,
EROSION HAZARDS, AND LANDSLIDE HAZARDS
ARE MAPPED BY GIS ON THE PROJECT SITE.

MAX DENSITY:	4.3 DU/AC	
MIN LOT AREA:	7,000 SF	
MAX LOT AREA:	12,000 SF (ASK 14,400 SF)	
MIN LOT WIDTH:	60 FT	
MIN LOT DEPTH:	90 FT	
MAX BLDG COVERAGE:	40%	
MAX BLDG HEIGHT:	35 FT	
SETBACKS:	5K-12K	12K-15K
FRONT:	20'	25'
SIDE:	5'	10'
ST SIDE:	20'	25'
REAR	25'	30'
CDS FRONTAGE:	30'	35'

_____ CENTERLINE
 _____ . _____ . _____ PROJECT BOUNDARY LINE
 _____ . _____ . _____ ADJACENT PROPERTY LINE
 _____ - - - - - RIGHT-OF-WAY LINE
 _____ PROPOSED LOT LINE
 _____ EASEMENT LINE
 _____ - - - - - BUILDING SETBACK LINE

48' TRACT WIDTH

5'

4.5'

14'

6'

2%

2%

2%

6'

2%

DETACHED SIDEWALKS

PLANTER STRIP

MAX. 4H:1V DAYLIGHT SLOPES

8" TYP. D.I. WATER MAIN

10' MIN.

12" TYP. CPE STORM MAIN

8" TYP. PVC SANITARY GRAVITY MAIN

HIDDEN RIDGE ESTATES

SHEET NOTES

- A. SITE MUST HAVE CERTIFIED EROSION AND SEDIMENT CONTROL LEAD TO COMPLY WITH BMP C160.
- B. ALL MATERIAL HANDLING ON SITE MUST COMPLY WITH BMP C150, BMP C151, AND BMP C154.
- C. PLACE PLASTIC COVERING OVER ALL SOIL PILES COMPLYING WITH BMP C123 OR STRAW COMPLYING WITH BMP C121.
- D. SEQUENCE CONSTRUCTION SCHEDULE TO COMPLY WITH BMP C162.
- E. SEE SWPPP FOR ADDITIONAL EROSION CONTROL MEASURES.
- F. PERMANENTLY STABILIZE SITE, RE-ESTABLISH VEGETATION OR LANDSCAPING PRIOR TO REMOVAL OF EROSION CONTROL MEASURES
- G. SEE GENERAL GRADING AND EROSION NOTES SHEET CXXX
- H. SHEET FLOW & DIVERSION TRENCHES SHALL BE UTILIZED TO DIRECT RUNOFF TO TEMPORARY SEDIMENT PONDS.

NOTE: SIGNIFICANT VARIATION AND DEGREE OF EROSION CONTROL EFFORT WILL BE DICTATED BY WEATHER CONDITIONS. THE DEVELOPER AND CONTRACTOR SHOULD BE PREPARED TO PROVIDE EXTRA EROSION CONTROL PROVISIONS AND EFFORT DURING WINTER AND WET WEATHER CONDITIONS BEYOND THAT NORMALLY REQUIRED DURING SUMMER AND DRY WEATHER CONDITIONS. FINE GRAINED AND UNCONSOLIDATED SOILS ON SLOPING SITES MAY BECOME UNSTABLE WHEN SUBJECT TO EXCESSIVE MOISTURE.

APPROXIMATE EARTHWORK VOLUMES

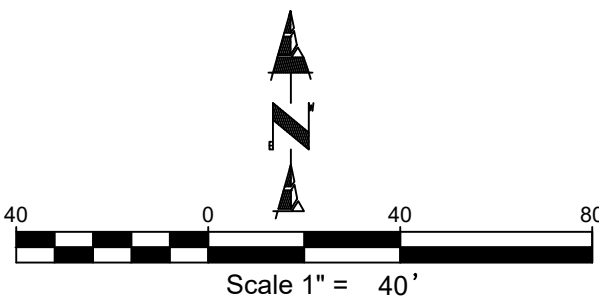
CUT: 8,400 yd³
FILL: 4,800 yd³
CUT/FILL AREA: 3.035 ACRE

DISCLAIMER: THESE FIGURES REPRESENT APPROXIMATE EARTHWORK QUANTITIES CALCULATED FROM THE EXISTING SURFACE TO A FINAL SURFACE AT 1:1 VOLUME. THIS ESTIMATE DOES NOT INCLUDE THE ROAD OR SIDEWALK PRISMS, TRENCH SPOILS, TRENCHING FOR UTILITIES, OVER EXCAVATION, SHRINKAGE OR SWELL ETC. CONTRACTORS ARE SOLELY RESPONSIBLE FOR QUANTITY ESTIMATES FOR BIDDING PURPOSES. THE FINAL SURFACE IS TOP OF PARKING LOTS, FINISHED FLOOR ELEVATIONS, FINAL GRADING, FINAL ROAD SURFACE, ETC.

COMPACTION TABLE

FILL TYPE	LOCATION	COMPACTION REQ.	AASHTO TEST METHODOLOGY
SUBGRADE	DRIVEWAY	95%	ASTM D1557
BASE ROCK	DRIVEWAY	95%	ASTM D1557
ASPHALT	DRIVEWAY	91%	ASTM D2041
BUILDING PAD	BUILDING PAD	95%	ASTM D1557
TRENCH BACKFILL	STRUCTURAL AREAS	95%	ASTM D1557

DISCLAIMER: GRADING QUANTITIES FOR PRELIMINARY PLAN ONLY. EXISTING GROUND SURFACE BASED ON GIS INFORMATION AND IS APPROXIMATE ONLY.



SENSITIVE AREAS

NO SENSITIVE AREAS ON SITE AS IDENTIFIED BY CLARK COUNTY GIS OTHER THAN AS SHOWN ON PLAN. NO WETLANDS OR WETLAND BUFFERS, NO HABITAT OR HABITAT BUFFERS, NO WATERWAYS OR SHORELINE AREAS ON SITE.

STEEP SLOPES, EROSION HAZARD, AND LANDSLIDE HAZARDS ARE MAPPED ON SITE BY GIS.

WELLS AND DRAINFIELDS

NO RECORDS FOUND INDICATE EXISTING SEPTIC DRAINFIELD. NO RECORDS FOUND INDICATING A WELL IS PRESENT. ANY SEPTIC SYSTEM OR WELL ENCOUNTERED TO BE DECOMMISSIONED FOLLOWING DISTRICT STANDARDS.

IMPERVIOUS SURFACE

NO IMPERVIOUS SURFACES PROPOSED OTHER THAN STREET AND SIDEWALK

SITE INFORMATION

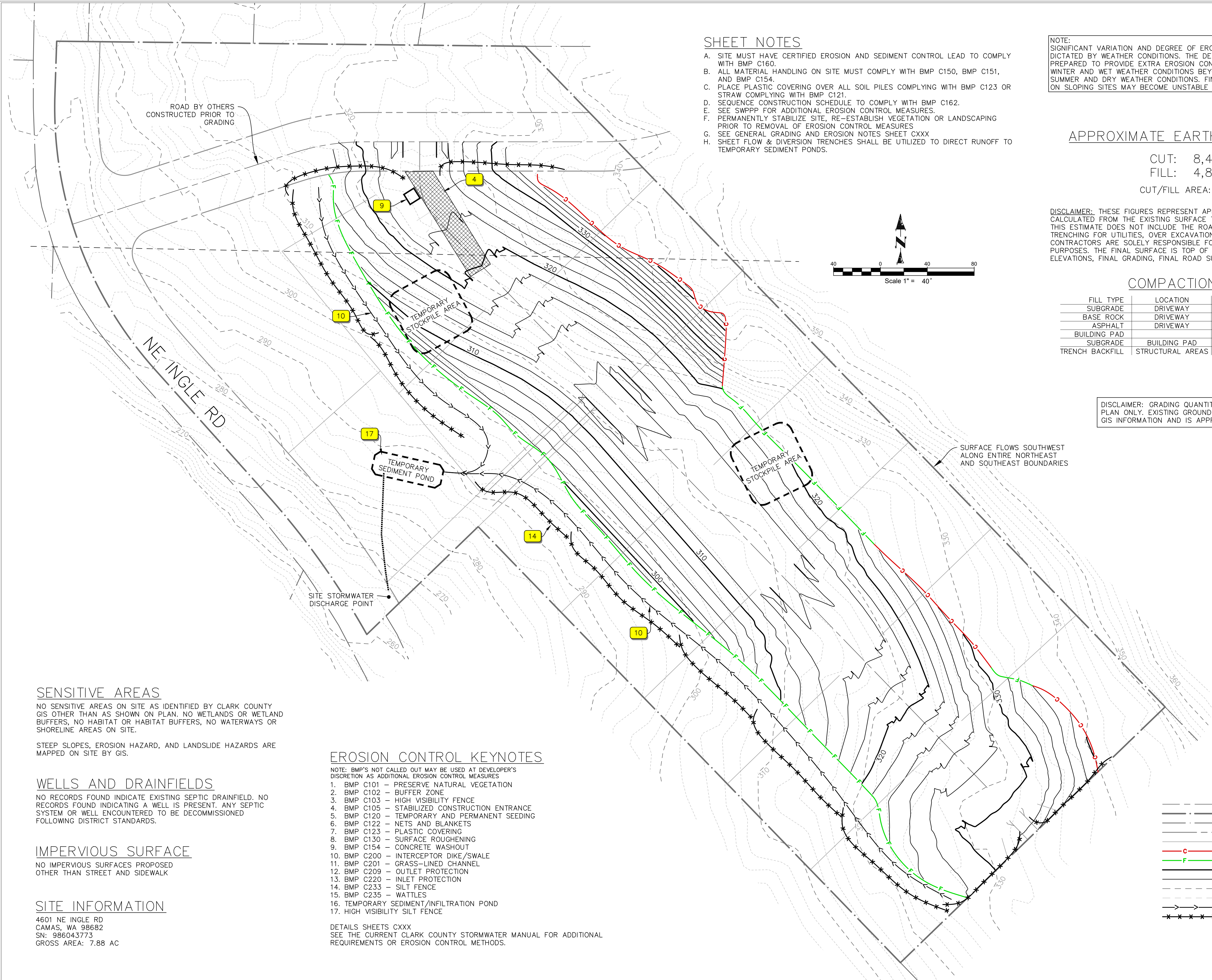
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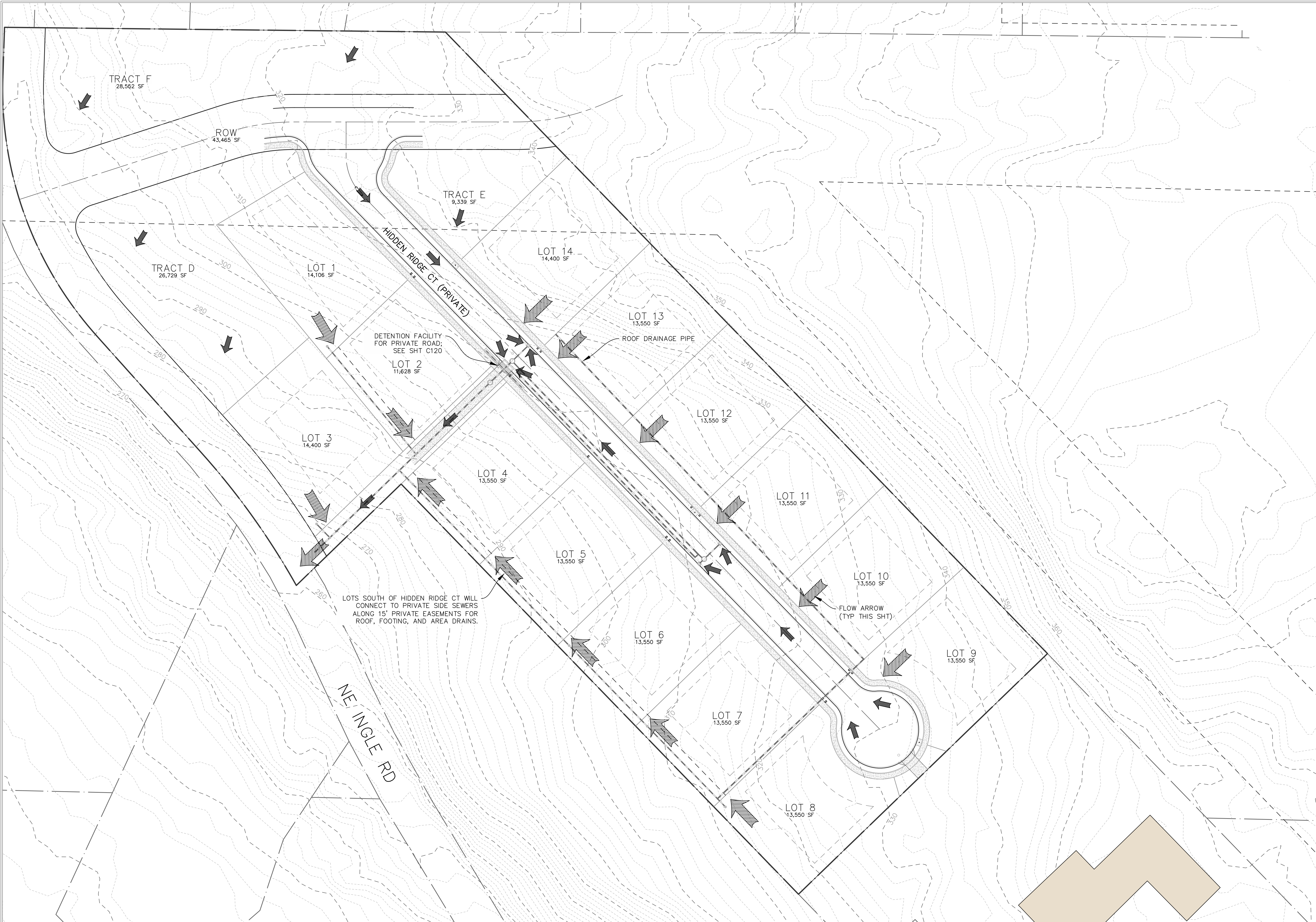
EROSION CONTROL KEYNOTES

NOTE: BMP'S NOT CALLED OUT MAY BE USED AT DEVELOPER'S DISCRETION AS ADDITIONAL EROSION CONTROL MEASURES

- 1. BMP C101 - PRESERVE NATURAL VEGETATION
- 2. BMP C102 - BUFFER ZONE
- 3. BMP C103 - HIGH VISIBILITY FENCE
- 4. BMP C105 - STABILIZED CONSTRUCTION ENTRANCE
- 5. BMP C120 - TEMPORARY AND PERMANENT SEEDING
- 6. BMP C122 - NETS AND BLANKETS
- 7. BMP C123 - PLASTIC COVERING
- 8. BMP C130 - SURFACE ROUGHENING
- 9. BMP C154 - CONCRETE WASHOUT
- 10. BMP C200 - INTERCEPTOR DIKE/SWALE
- 11. BMP C201 - GRASS-LINED CHANNEL
- 12. BMP C209 - OUTLET PROTECTION
- 13. BMP C220 - INLET PROTECTION
- 14. BMP C233 - SILT FENCE
- 15. BMP C235 - WATTLES
- 16. TEMPORARY SEDIMENT/INFILTRATION POND
- 17. HIGH VISIBILITY SILT FENCE

DETAILS SHEETS CXXX
SEE THE CURRENT CLARK COUNTY STORMWATER MANUAL FOR ADDITIONAL REQUIREMENTS OR EROSION CONTROL METHODS.





PRELIMINARY STORM DETAIL
HIDDEN RIDGE ESTATES

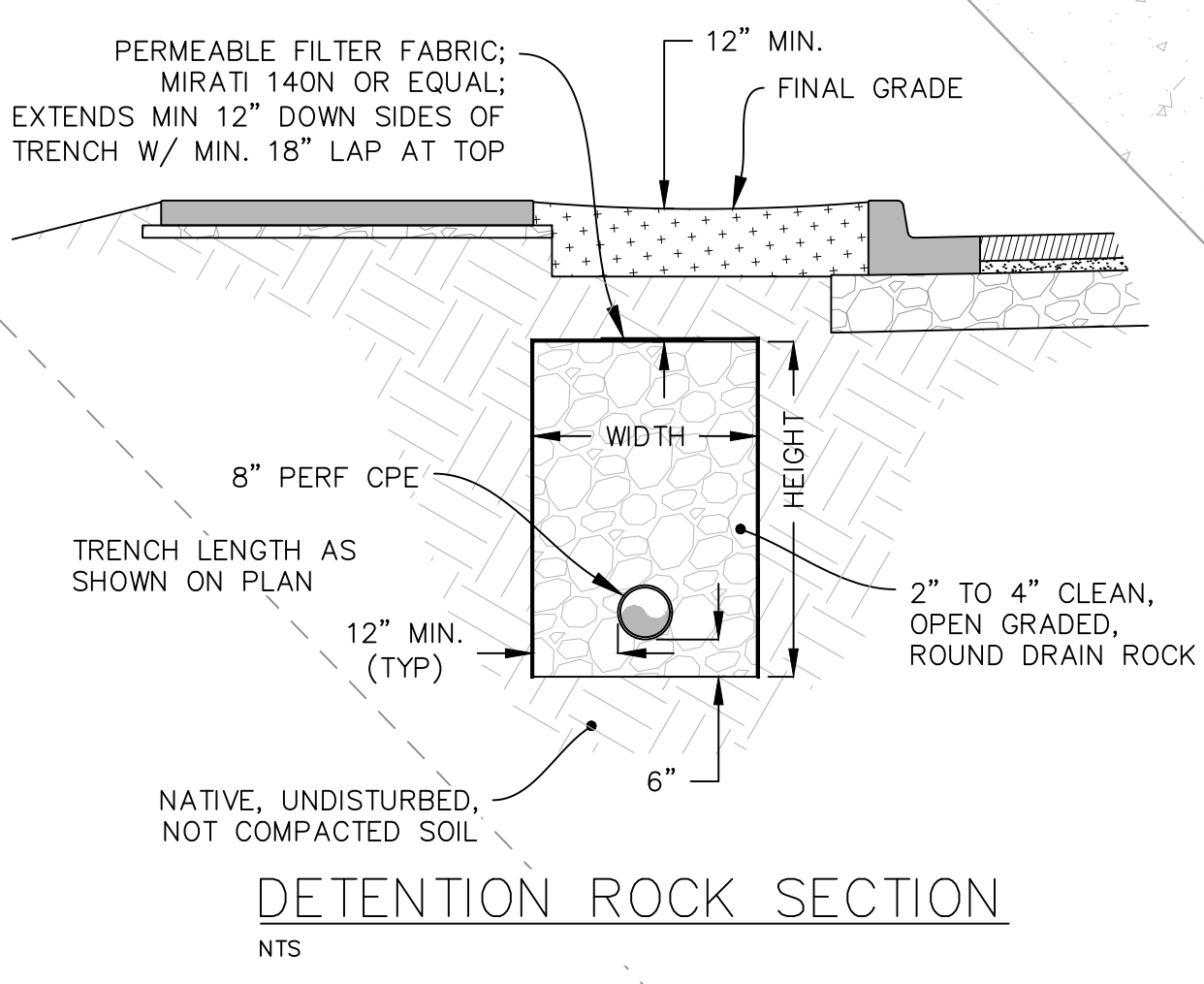
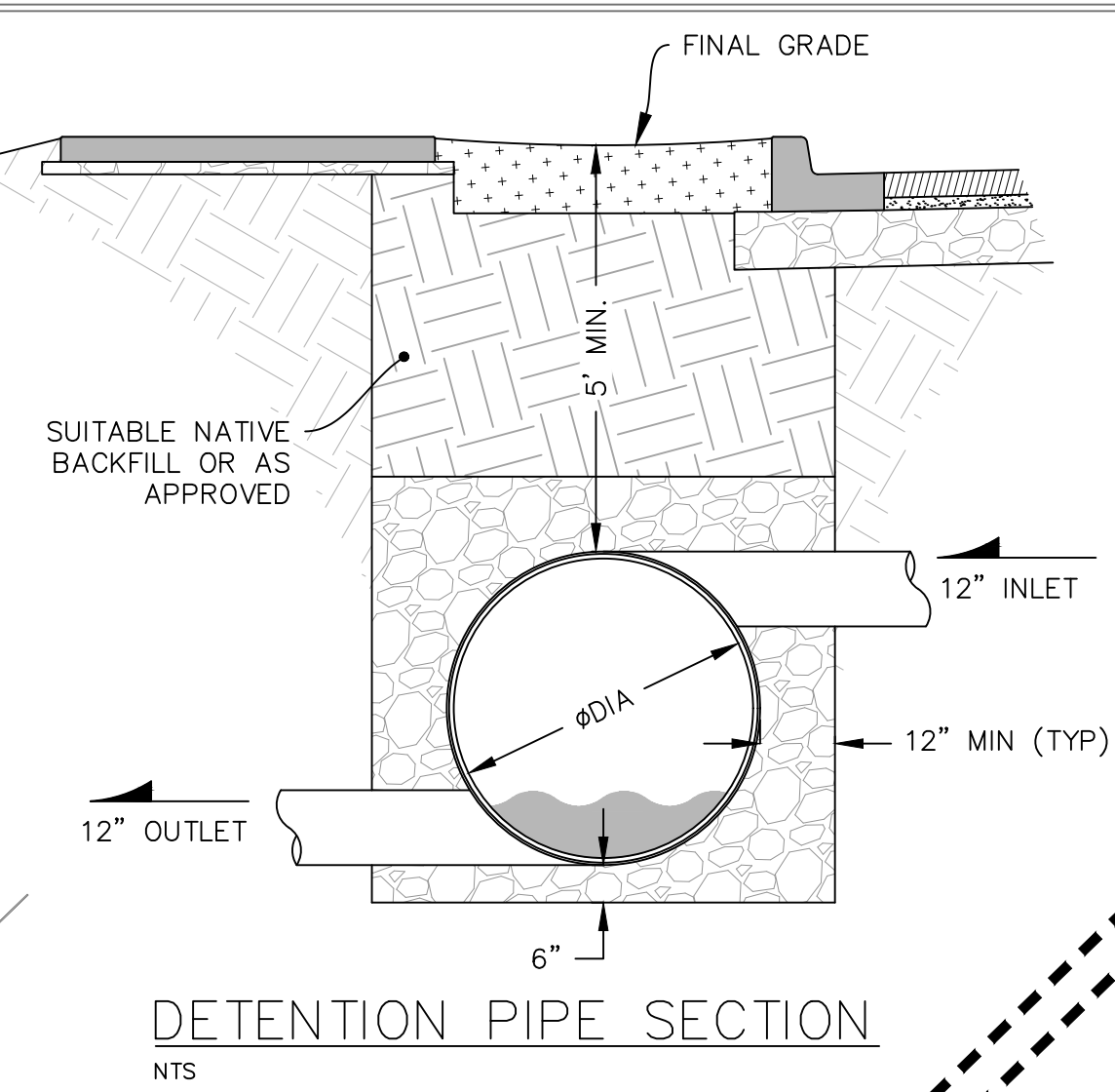
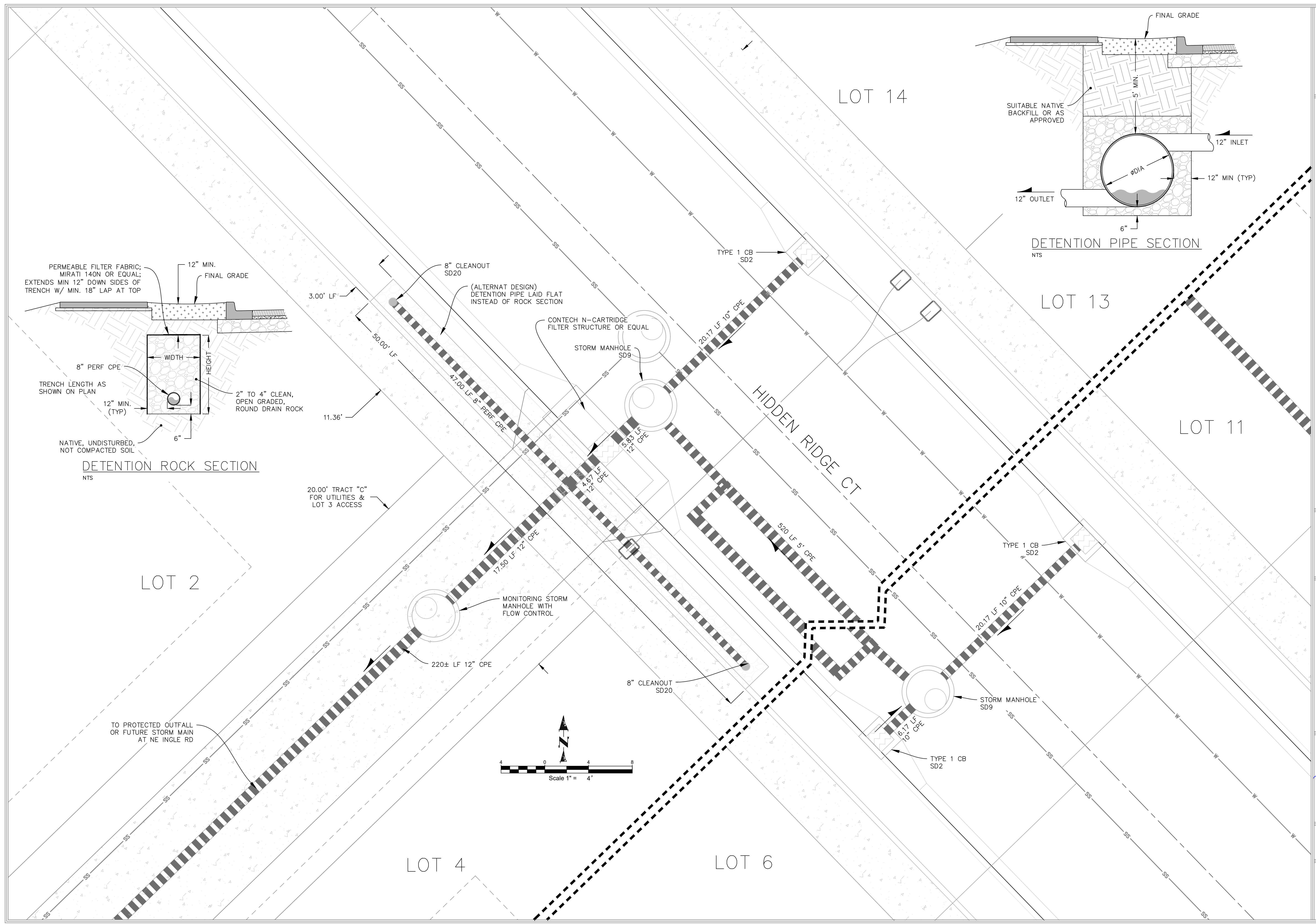
CALL 48 HOURS BEFORE YOU DIG
1-800-424-5555
"It's the Low"
NORTHWEST UTILITIES NOTIFICATION CENTER

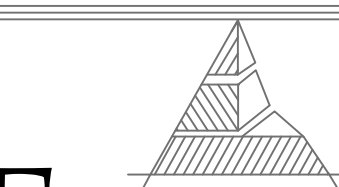
REVISIONS:

SEAL:
PRELIMINARY
NOT FOR CONSTRUCTION
REGISTERED PROFESSIONAL ENGINEER
43138

PROJECT NO: 2018005SD
DESIGNED BY: PCW
DRAWN BY: NVS
DATE: 9/30/2019

SHEET NO. C120





Engineering
Northwest

Consulting Engineers & Planners | 7504 NW 10th Avenue, Vancouver, WA 98665 | PH (360) 931-3122

PRELIMINARY SEWER & WATER PLAN
HIDDEN RIDGE ESTATES

CALL 48 HOURS
BEFORE YOU DIG

1-800-424-5555
"It's the Low"

NORTHWEST
UTILITIES
NOTIFICATION CENTER

REVISIONS:

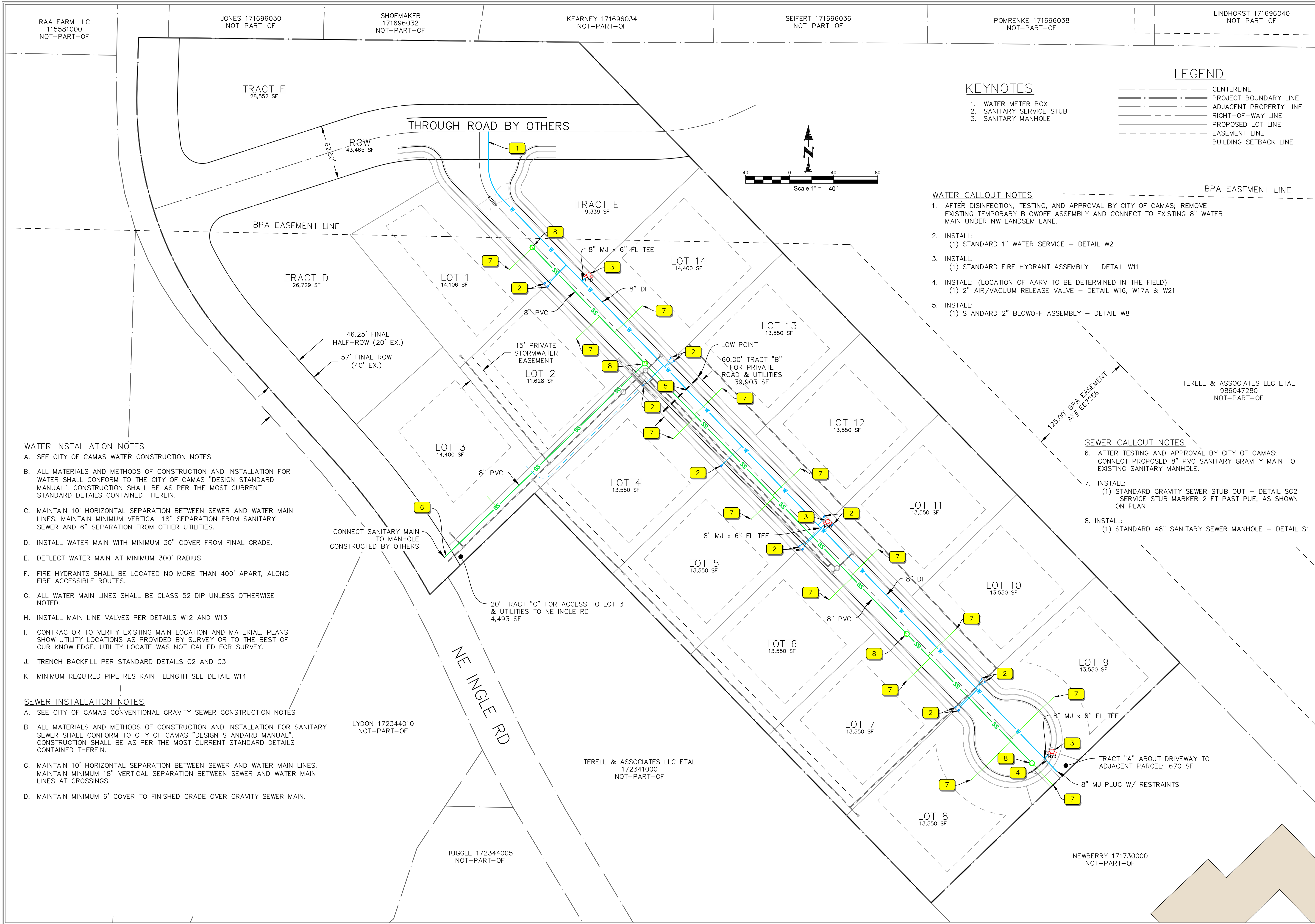
SEAL:

PRELIMINARY
NOT FOR CONSTRUCTION

43138
REGISTERED
PROFESSIONAL ENGINEER

PROJECT NO: 2018005SD
DESIGNED BY: PCW
DRAWN BY: NVS
DATE: 9/30/2019

SHEET NO.
C130





HIDDEN RIDGE ESTATES