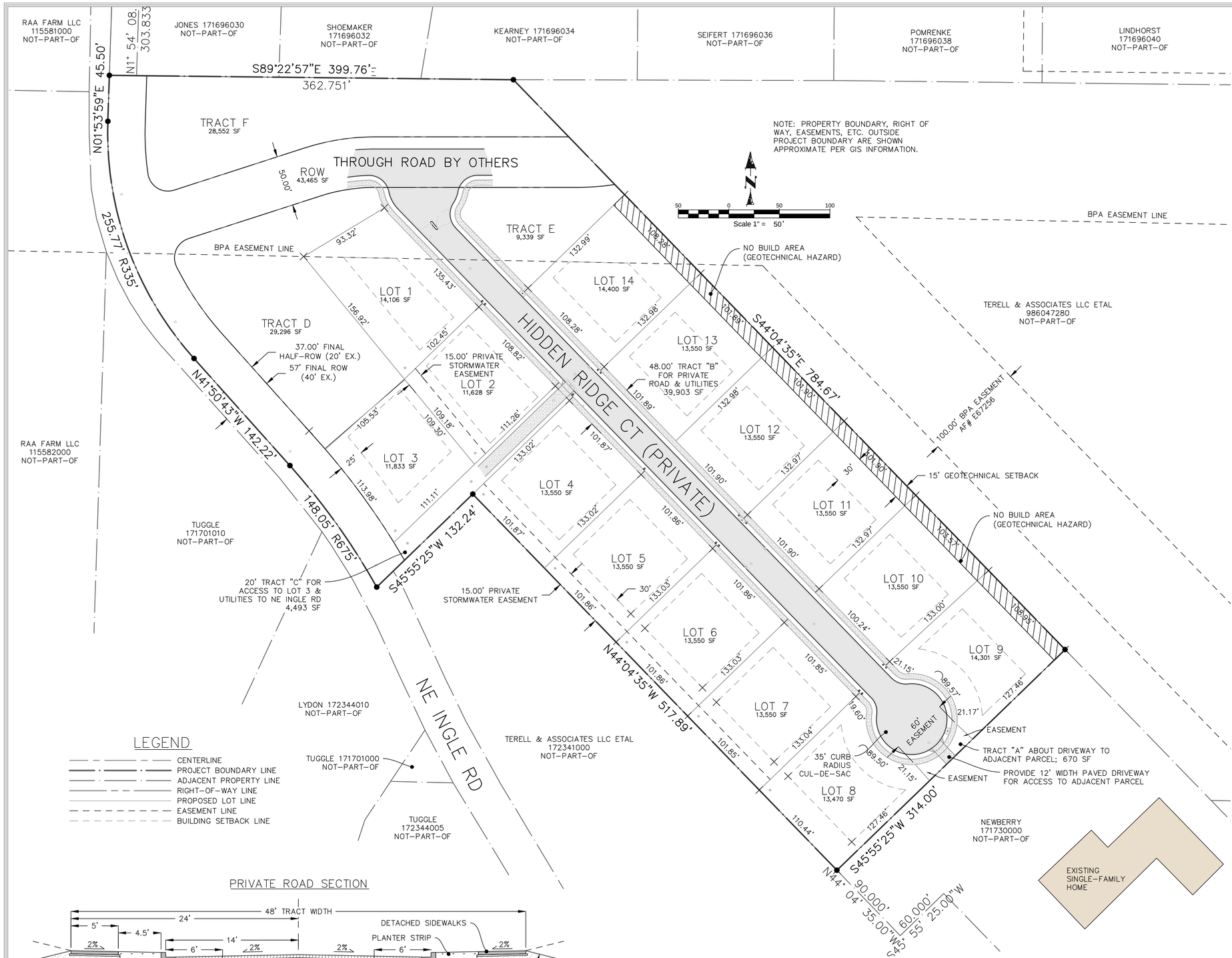
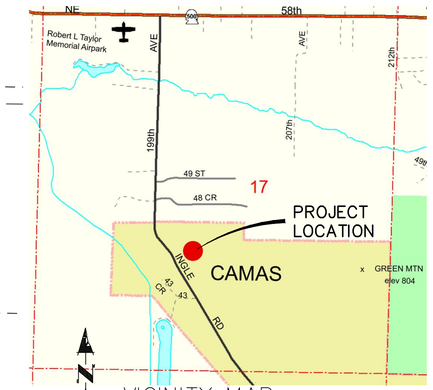


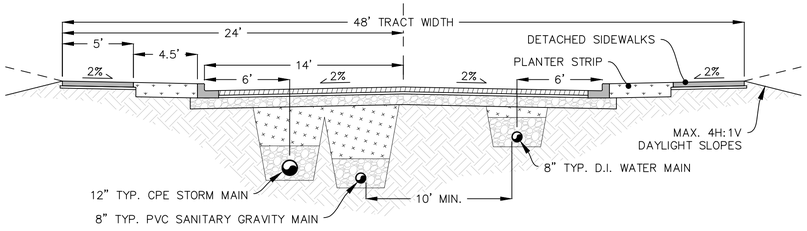


VICINITY MAP (NTS)

LEGEND

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

PRIVATE ROAD SECTION



HIDDEN RIDGE ESTATES

APPLICANT/OWNER

CONTACT: LON COMBS
PHONE: (360) 253-7810
EMAIL: LCOMBS@ENTERJAPAN.COM

ENGINEER/CONTACT

ENGINEERING NORTHWEST
7504 NW 10TH AVE
VANCOUVER, WA 98665
CONTACT: PAUL WILLIAMS P.E.
PHONE: (360) 931-3122
EMAIL: PAULWILLIAMSPE@GMAIL.COM

SITE INFORMATION

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.

DENSITY TRANSFER LOT STANDARDS (R-10)

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'

Engineering Northwest

PRELIMINARY PLAT
HIDDEN RIDGE ESTATES

A Site in Clark County, Washington

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

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

REVISIONS:

SEAL:
PAUL C. WILLIAMS
STATE OF WASHINGTON
43138
REGISTERED PROFESSIONAL ENGINEER
9/30/2019
PRELIMINARY
NOT FOR CONSTRUCTION

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

SHEET NO.
C000