

**COMMUNITY DEVELOPMENT DEPARTMENT**

616 NE 4th Avenue
Camas, WA 98607
www.ci.camas.wa.us

February 24, 2020

Paul Williams
360.931.3122
Sent via email paulwilliamspe@gmail.com

RE: Hidden Ridge Estates Subdivision (SUB19-01)

Dear Paul Williams,

Thank you for meeting with staff on Friday February 21, 2020 to discuss review comments. Below are items that need to be addressed or resubmitted. These items may be submitted electronically.

1. A tree survey in accordance to CMC 18.13.045;
2. Updated tree density calculation;
 - a. Trees in critical area tracts do not count towards the minimum tree density.
3. Landscape plan stating the correct tree count;
4. Updated Preliminary Plat;
 - a. Tract A requires a minimum 20' wide clearance with 12' wide paved access;
 - b. Label the type of tract for Tract D and E. (i.e. steep slopes, open space)
5. Per CMC 18.09.060(D) if over a half acre is set aside for critical areas, open space network, or network connector, the City may provide negotiated flexibility in lot sizes for example. If the applicant is proposing larger lot sizes, a letter negotiating flexibility in lot sizes will need to be submitted to the City for review and approval prior to the public hearing.
6. Green Mountain (GM) PRD Ph. 3E shows the future sanitary sewer main, located in NE Ingle Road, stubbed to southern property line of Hidden Ridge Estates subdivision. The applicant is to extend the future sanitary sewer main, located in NE Ingle Road, from the end of the GM PRD Ph. 3E improvements to the northern property line of Hidden Ridge Estates subdivision, which is the south most property line of the Mountain Glen subdivision.
7. The applicant shall construct the required frontage improvements, along the west and north property lines of Hidden Ridge Estates subdivision, which includes the east side of NE Ingle Road and the future access road, labeled as 'Through Road By Others' on the preliminary plat, if construction on Hidden Ridge Estates begins prior to construction of Green Mountain PRD Phase 3E.

If you have any questions, please contact me at (360) 817-7237.

Respectfully,

A handwritten signature in blue ink, appearing to read "Madeline Sutherland", written over a horizontal line.

Madeline Sutherland,
Assistant Planner