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 604 W EVERGREEN BLVD, VANCOUVER, WA 98660
 P 360.944.6519 | F 360.944.6539 | PLSENGINEERING.COM

August 18, 2025

Community Development Department
 616 NE 4th Avenue
 Camas, WA 98607

**RE: The Landing at Green Mountain 2 Subdivision, SUB25-1006
 Review Response Letter**

This letter has been written to respond to the specific issues identified by City staff during their review of the application materials for this project. The City staff comments have been included in this document and the responses are included below the issue in bold text.

- Table of contents notes Preliminary Plans as item #16, but the item has not been uploaded. Please ensure that the plans include a Preliminary Landscape Plan and a detailed Tree Survey.

The table of contents have been updated, the landscape plan and tree survey are attached.

- Please submit photo of Development Sign once installed on project site

The sign has been installed and a photo has been sent to Yvette.

- CMC 17.11.030.B.6.n: Description, location and size of existing and proposed utilities, storm drainage facilities and roads to serve the lots.
 - The preliminary utility plans did not include sizes of the existing or proposed utility mains or proposed stormwater system.

Utility plan updated with sizes for existing and proposed utility mains and stormwater system.

- CMC 17.11.030.B.8: Preliminary stormwater plan and preliminary stormwater technical information report (TIR). The PTIR is to be prepared in accordance with Ecology's latest edition Stormwater Management Manual for Western Washington (SWMMWW).



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- The proposed project is located in the City of Camas and is subject to the city's wetland requirements, not Clark County's wetland requirements, as noted and discussed throughout pages 8 through 16, Section H – Wetland Protection.

The graph on page 8 has been changed from the Clark County flow chart to the Western Washington flow chart found in the Storm Water Management Manuel for Wester Washington. All references to Clark County Code has been updated to SWMMWW.

- The PTIR is to be revised and resubmitted in accordance with Ecology's 2024 SWMMWW for Wetland Protection and City of Camas Critical Areas Municipal Code.

The PTIR has been updated to match SWMMWW wetland protection and City of Camas Critical Area Municipal Code.

- Section I – Other Permits references that are not applicable to a Subdivision Land-Use Application, such as preliminary site plan and final site plan approval and building permit approval.
 - Required: Final Decision issued by Hearing Examiner, civil engineering plan approval, and NPDES Permit.

Section I now only states the required permit as listed above.

- Section J – Conveyance Systems Analysis and Design states that conveyance design will be provided with the Final TIR.
 - Preliminary stormwater plans are to be submitted with the application.

Preliminary conveyance calculations were done and 15" inch storm main will convey all water through the site.