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PARKLANDS II

2026-04-03

Preliminary Stormwater Statement

The purpose of this narrative is to give an overview of the existing stormwater conditions on the site and proposed storm design options to obtain contingent vesting. The proposed improvements indicated in this narrative are shown on the preliminary plat.

The site contains 2 parcels located at 3711 and 3815 NW Camas Meadows Drive in Camas, Washington. The two parcels associated with this project are 986043913 and 986043914 and equals approximately 3.25 acres. This project was previously designed and approved under the Parklands at Camas Meadows Master Plan and the current conditions of this project site include an existing storm designed for the previously approved Business Park concept. This project will go through a plat alteration concurrently with the preliminary design, which will require some storm lines to be redesigned. This project will consist of constructing a new private roadway, sidewalks, lot grading, stormwater treatment, collection, infiltration and/or conveyance and other utilities necessary to develop the property.

Various forms of runoff treatment and flow control can be utilized with this project and will comply with the stormwater requirements under the CMC Title 14 and the stormwater manual. Some LID techniques, such as bioretention facilities or pervious pavement, coupled with some conventional treatment and disposal methods may be used to produce more efficient and aesthetic stormwater treatment.

Overflow systems may be utilized for added safety where feasible. Roof runoff from buildings may utilize individual roof downspout systems with drywells or infiltration trenching.

All necessary research, analysis and calculations for the proposed stormwater plan will be included in the preliminary application in the Technical Information Report.

Sincerely,

Joe Intermill IV, PE
Nate Horvath, Planner