



November 27th, 2018

Joel Stirling
Sterling Design, Inc.
2208 E. Evergreen Blvd.
Vancouver, WA 98661

RE: Green Mountain PRD B1-POD (SUB18-04)

Dear Mr. Stirling,

Thank you for your application submittal for the Green Mountain PRD B1-POD (SUB18-04). There are items that remain to be addressed with your application. The purpose of this letter is to inform you that the above application submitted on November 1st, 2018, has been deemed incomplete in accordance with Camas Municipal Code (CMC) Section 18.55.130. You have 180 days from the date of application to submit the missing information pursuant to CMC 18.55.130.C. If the below requested information is submitted, staff will again verify whether the application is complete.

Items necessary for completeness:

1. Per CMC 18.55.110(H), Prior to an application being deemed complete and Type III applications are scheduled for public hearing, the applicant shall post one four-foot by eight-foot sign per road frontage. The sign shall be attached to the ground with a minimum of two four-inch by four-inch posts or better. Attached is an example.
2. Per CMC 17.11.030.B.6(e), show location of street lights.
3. Per CMC 17.11.030.B.7(d), identify the quantities of cut and fill on the preliminary grading plans.
4. Per pre-application note #9, the location and height of walls shall be shown on the preliminary grading plans.
5. Per pre-application note #21, a circulation plan shall be provided per CMC 17.19.040.B.10.a.
6. Per the pre-application notes, demonstrate how the proposed development is in compliance with the Tree Preservation Plan, Exhibit E of the DA. To date, how many trees have been preserved in Zone C? Provide an exhibit similar to the attached example.
7. As stated in the pre-application notes, a critical areas report is required for the proposed removal of the Oregon White Oaks with this development to include an analysis of alternative designs that demonstrates an effort to avoid impacts. A mitigation plan is required.
8. Please confirm whether or not Wetland G and its buffer is located within the boundaries of this plat and if so, a critical areas report addressing this wetland and its buffer will be required.
9. As stated in the pre-application notes, stormwater treatment and detention shall be onsite (engineering note #31).

Other preliminary project issues noted by staff to be addressed:

10. Per CMC 17.19.030.F, at least one tree shall be provided for each new dwelling unit.
11. Reference Table 17.19.040-1:
 - a. Private street abutting lots 2-10 and 37-44 to be 48' wide, 28' paved, with sidewalks both side
 - b. Access Tract abutting lots 23-26 is not approved
 - c. Private street abutting lots 16-21 to be extended to south edge of parcel, abutting lots 23-26, with turn around.
 - d. Access Tract abutting lots 11-15 to be 30' wide with 20' paved, with sidewalk on one side.
 - e. Alley abutting lots 29-36 to be a private street, 42' wide, 28' paved with sidewalk one side.
 - f. Alley abutting lots 98-109 to be a private street, 48' wide, 28' paved with sidewalks on both sides.

Additional comments will be provided during further review of your application. If you have any questions, please contact me at (360) 817-7253.

Respectfully,



Lauren Hollenbeck,
Senior Planner