



PRE-APPLICATION MEETING NOTES

Randy Brown Industrial buildings
PA20-50

Thursday, December 3, 2020 – Revised January 7, 2021

City Hall (no in-person meeting)
616 NE 4th Ave. Camas, WA. 98607

Applicant: Randy Brown
12503 Bel-Red Road, Suite 101
Bellevue, WA 98005
360-574-6088
Email: randy.brown@synthesispllc.com

City of Camas: Lauren Hollenbeck, Senior Planner
Robert Maul, Planning Manager
Anita Ashton, **Project Manager** Engineering
Bob Cunningham, Building Official
Randy Miller, Fire Marshall

Location: 4707 NW Lake Road
Camas, WA 98607
Parcel Numbers: 176155000 & 176170000

Zoning: Light Industrial/Business Park (LI/BP)

Description: The applicant is proposing the construction of 4 industrial buildings for warehouse distribution totaling 1,185,075 square feet.

NOTICE: Notwithstanding any representation by City staff at a pre-application conference, staff is not authorized to waive any requirement of the City Code. Any omission or failure by staff to recite to an applicant all relevant applicable code requirements shall not constitute a waiver by the City of any standard or requirement. [CMC 18.55.060 (C)] This pre-application conference shall be valid for a period of 180 days from the date it is held. If no application is filed within 180 days of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. [CMC 18.55.060 (D)] Any changes to the code or other applicable laws, which take effect between the pre-application conference and submittal of an application, shall be applicable. [CMC 18.55.060 (D)]. A link to the Camas Municipal Code (CMC) can be found on the City of Camas website, <http://www.cityofcamas.us/> on the main page under "Business and Development".

PLANNING DIVISION **LAUREN HOLLENBECK** lhollenbeck@cityofcamas.us **(360) 817-7253**

Applicable codes for the proposed development include Title 16 Environment, Title 17 Land Development, and Title 18 Zoning of the Camas Municipal Code ("CMC"), which can be found on the city website. Please note it remains the **applicant's responsibility** to review the CMC and address all applicable provisions. The following pre-application notes are based on the application materials and site plan submitted to the City on November 15, 2020:

Application Requirements

Your proposal will need to comply with the general application requirements per **CMC Section 18.55.110** as follows:

1. A completed city application form and required fee(s);

Fees will be based on the adopted fees at the time of application submittal. The current fees include the following:

1. Short Plat (<i>if proposed</i>)	\$1,904.00 per lot
2. Binding Site Plan (<i>if proposed</i>)	\$1,894.00 + \$24.00 per unit
3. Site Plan Review	\$2,828.00 + \$67.00 per 1000 sf of GFA
4. Major Design Review	\$2,335.00
5. Critical Areas Review (per type)	\$762.00
6. SEPA	\$796.00
7. Archaeological Review	\$135.00
8. Fire Department Review	\$416.00
9. Building Permit and Plan Review	*based on the valuation of the project
10. Engineering Review	3% of estimated construction costs

2. A complete list of the permit approvals sought by the applicant;
3. A current (within thirty days prior to application) mailing list and mailing labels of owners of real property within three hundred feet of the subject parcel, certified as based on the records of Clark County assessor;
4. A complete and detailed narrative description that describes the proposed development, existing site conditions, existing buildings, public facilities and services, and other natural features. The **narrative shall also explain how the criteria are or can be met**, and address any other information indicated by staff at the pre-application conference as being required;
5. Necessary drawings- three sets and an electronic copy (send as a PDF by email or on a disc);
6. Copy of the pre-application meeting notes;
7. A development sign must be posted on site per CMC Section 18.55.110.H (1-5).

Short Plat

A short plat is required if the proposal includes subdividing the land into nine or fewer lots per CMC 17.09.010. In addition to the general application requirements listed above, a complete short plat application for preliminary short plat approval shall comply with CMC 17.09.030.B. A narrative demonstrating compliance with the approval criteria for a short plat per CMC 17.09.030.D shall be submitted with the application.

Binding Site Plan (BSP)

A binding site plan may be submitted in lieu of a short plat application if the property is on land zoned commercial or industrial. In addition to the general application requirements listed above, a complete BSP application shall comply with CMC 17.15.030.B. A narrative demonstrating compliance with the approval criteria for a BSP per CMC 17.15.030.D shall be submitted with the application.

Site Plan Review

The application for Site Plan Review shall contain information outlined in CMC 18.18.040 (A-J). The application shall address in a **narrative** the criteria of approval CMC 18.18.060 (A-F). **The proposal is subject to the LI/BP development standards in CMC Chapter 18.21.** The site development approval process in a LI/BP district is processed as a Type III decision per CMC 18.21.020, which is a quasi-judicial process and requires a public hearing before Planning Commission with a final decision by City Council. Building height, setback and lot coverage can be found in CMC 18.09.030 Table 1.

Major Design Review

The site is located within a city gateway area, which is subject to Design Review per CMC 18.19.020 and reviewed by the Design Review Committee. The standards applicable to this property for Design Review are found in the Design Review Manual to include the Standard Principles & Guidelines in addition to the Specific Principles & Guidelines for Gateways & Corridors and Commercial & Mixed Uses.

A submittal for design review should include a narrative, site plan drawing, detailed landscape plan, exterior elevations, building materials and colors, lighting specs and plan, and sign plan (optional). A final design review decision is typically consolidated and issued with the Site Plan permit.

Landscaping/Tree Retention

Landscaping standards apply to industrial uses per CMC 18.13.020.B.1. A Landscape, Tree and Vegetation plan must be submitted pursuant to CMC 18.13.050 along with a Tree Survey per CMC 18.13.045, which requires an inventory and assessment of existing trees prepared by a certified arborist or professional forester. A minimum 20-unit tree density per net acre (exclusive of critical area tracts) is required for new development per CMC 18.13.051 and needs to be incorporate into the overall landscape plan. Landscape screening buffers shall be provided per CMC 18.13.055 Table 1. **The LI/BP landscape standards in CMC 18.21.070 are also applicable.**

Parking Regulations

The proposed use will need to meet the automobile parking requirements pursuant to CMC Chapter 18.11. The number of off-street parking spaces is calculated based on the table at CMC 18.11.130 Standards. Warehousing uses require 1 per 1,000 square feet. Per CMC 18.11.020(D), small car parking spaces are allowed at a maximum of 30% of the parking lot and can be small as 8' by 15' deep.

Critical Areas Review

Clark County GIS mapping identifies the following critical areas within or adjacent to (within 200-feet) of the subject property: 1) geologically hazardous areas (i.e. steep slopes >10-15%), 2) wetlands, 3) fish and wildlife conservation areas (i.e. streams). Oregon White Oaks, if present on site, are considered a habitat of local importance and hereby considered a critical area per CMC 16.61.010.A.3.a.

A critical areas report is required for each type of critical area if a proposed development is within or adjacent to a critical area per CMC Section 16.51.130. The general requirements for a critical areas report are found in CMC Section 16.51.140. The City's code contains additional report requirements for each type of critical area as follows: 1) Geologically Hazardous Areas are found in CMC 16.59.060 and 16.59.070, 2) Wetlands are found in CMC 16.53.030 and 3) Fish and Wildlife Habitat Conservation Areas are found in CMC 16.61.020.

SEPA

Your proposal is not categorically exempt from the requirements of the State Environmental Policy Act (SEPA) per CMC Section 16.07.020.C as the proposed property for development contains environmentally sensitive areas. Therefore, a SEPA environmental checklist is required.

Archeological Review

The site is located in an area of low-moderate probability for the presence of archaeological objects. If an archaeological site is within a ¼ mile of the site, an archeological predetermination will be required per CMC Section 16.31.070.A.

General Requirements:

1. Civil site construction plans, which includes all improvements outside of the building envelope, shall be prepared by a licensed Washington State Engineer in accordance with the *Camas Design Standards Manual (CDSM)* and CMC 17.19.040.
2. The Engineering Dept. is responsible for plan review (PR) and construction inspection (CI). A 3% PR&CI fee is collected for all improvements outside of the building envelope.
 - a. The 3% fee is based on an engineer's estimate or Contractor's construction bid.
 - b. The preliminary engineer's estimate is to be submitted with the application.
 - c. The engineer's estimate is to include all improvements outside of any proposed building envelope.
3. Engineering site plan submittal will not be accepted until after Land Use decision is issued.
4. Building applications will not be accepted until after Final Acceptance is issued by Engineering Dept.
5. If applicable, existing wells and septic tanks and septic drain fields shall be decommissioned in accordance with State and County guidelines per CMC 17.19.020 (A3).
6. Regulations for installation of public improvements, improvement agreements, bonding, final platting, and final acceptance can be found at CMC 17.21.
7. The applicant will be responsible for ensuring that private utilities; underground power, telephone, gas, CATV, and associated appurtenances are installed.

Traffic/Transportation:

8. A traffic analysis (TIA) report will be required and shall be prepared by a licensed Traffic Engineer, in accordance with the City's adopted *Traffic Impact Study Guidelines*.
9. The following items will be included in the analysis:
 - a. Site distance at the applicant's access points onto NW Lake Road and Camas Meadows Drive.
 - b. Vision clearance area is to be addressed, per CMC 18.17.030.
 - c. Onsite traffic circulation plan showing ingress and egress in relation to future Street "A" and Street "B", per CMC 17.19.040 (B.10.a).
 - d. Length of left-turn pocket on NW Lake Road at future Street 'A'.
 - e. Address movement conflicts with nearby intersections and private driveways.
 - f. Provide AM and PM Peak trip distribution to and from the site.

Streets:

10. NW Lake Road is an existing fully improved 5-lane roadway, designated as an arterial, with bike lanes, sidewalks, street landscaping, illumination, and center raised medians.
11. Future Street "A" and Street "B", as shown in the 6-year Transportation Comprehensive Plan, are over and across the proposed development. See attached 6-year street plan and exhibits.
12. Per CMC 17.19.040.B.1, half-width and/or full-width street improvements are required.
13. Street right-of-way shall meet the criteria for CMC 17.19.040.B., Table 17.19.040-2
14. Future Street 'B':
 - a. Designated as a future 2 or 3-lane collector, see CDSM, Street Detail ST4.
 - b. The applicant will be required to dedicate 60-foot right-of-way for Street 'B'.
 - c. The applicant will be required to construct the full-width street improvements for the segment of Street "B" traversing east-to-west through the property. This includes curbs & gutters, planter strips, sidewalks, bike lanes, and a 36-foot paved surface.
 - d. Access driveways shall meet the requirements of Table 3 - Access Spacing Standards for a Collector (min. 330-ft. / max. 600-ft.), as indicated in CDSM.
 - e. The curve radii at all driveway accesses shall be a minimum 25-feet at all intersections with the public road and other private driveways to allow for fire access.
15. Future Street 'A':

- a. Designated as a future 2 or 3-lane collector, see CDSM, Street Detail ST4.
 - b. The applicant will be required to dedicate sufficient right-of-way to accommodate the half-width street improvements for the length of Street 'A' from NW Lake Road north to NW Camas Meadows Drive.
 - c. The applicant will be required to construct the full half-width street improvements for Street "A" along the easterly property line from NW Lake Road to NW Camas Meadows Drive.
 - d. Street 'A' shall be constructed in accordance with Street Detail ST4, consisting of curb & gutter, planter strip, sidewalk, bike lane, and a minimum 24-foot paved surface to allow for 2-way traffic.
 - e. Access driveways shall meet the requirements of Table 3 - Access Spacing Standards for a Collector (min. 330-ft. / max. 600-ft.), as indicated in CDSM.
 - f. The curve radii at all driveway accesses shall be a minimum 25-feet at all intersections with the public road and other private driveways to allow for fire access.
16. The applicant has proposed 3 driveway access onto their property on to NW Lake Road. Per CDSM Table 3, Access Spacing Standards, the minimum access spacing on an arterial is a minimum of 660-feet with a maximum of 1000-feet.
 - a. The applicant is to construct all driveway approaches per CDSM, Detail ST17.
 - b. The curve radii at all driveway accesses shall be a minimum 25-feet at all intersections with the public road and other private driveways to allow for fire access.
 - c. The driveway proposed at the easterly property line shall be the intersection of future Street 'A' at NW Lake Road. This location will require removal of the existing median to install a left-turn pocket from NW Lake Road onto Street 'A'. The removed median will be replaced with full rock and pavement section per CDSM Detail ST6.
 - d. The second proposed driveway location, as shown onto NW Lake Road, is to be designated as "Right-in/Right-out Only".
 - e. Third proposed driveway access, as shown onto NW Lake Road at the west property line, shall also be designated as "Right-in/Right-out Only" access to the property.
 17. On-site drive aisles shall be a minimum 15-feet wide for one-way travel and 24-feet wide for two-way travel.
 18. All existing driveways are to be removed and replaced with sidewalk and planter strip to match the surrounding area.
 19. Applicant shall provide ADA compliant pedestrian access throughout the site and out onto NW Lake Road, Street 'B', Street 'A', and NW Camas Meadows Drive,
 20. ADA compliant pedestrian ramps are required at all pedestrian crossings, therefore careful evaluation of street profile grades and site grading will be required.
 21. LED street lighting is to be installed along all street frontages within and adjacent to the proposed development, in accordance with CDSM.

Stormwater:

22. Proposed development is located in the Lacamas Lake Basin.
23. Combined parcel size is 3,225,836 sf (74.06 acres).
24. A preliminary stormwater report (TIR) is to be submitted with the application for the proposed development.
25. Per CMC 14.02 Stormwater Control, onsite stormwater treatment and detention shall be designed in accordance with the latest edition of Ecology's Stormwater Management Manual for Western Washington (currently 2019 SWMMWW).
26. Refer to Ecology's Figure I-3.1 Flow Chart for Determining Requirements for New Development (Vol. I, Chapter 3) and the CSDS.

- All development projects shall comply with Minimum Requirement (MR) #2 – Submittal of a *Stormwater Pollution Prevent Plan (SWPPP)*.
 - If the project results in 5,000 sf, or greater, of new plus replaced hard surface area; than Minimum Requirements (MR) #1- #9 will apply.
27. Maintenance of stormwater facilities will be the responsibility of the owner per *CMC 17.19.040.C.3*.
 28. A right-of-entry, for purposes of inspection, is to be granted to the City and is to be included as a plat note.
 29. Private storm easements, if applicable, are to be shown on the construction drawings and the plat.
 30. The applicant is to provide a designated concrete washout area (BMP C154, Vol. II, Chap. 3, pgs. 320-326), which is to be shown on the engineering plans. These areas are to be used during home construction and commercial construction activities. The washout area is to be removed prior to issuance of final occupancy.
 31. Stormwater facilities shall be located and landscaped per *CMC 17.19.030 (F6)* and *CMC 17.19.040 (C3a)*.
 32. A monthly stormwater utility fee will be assessed in accordance with *CMC 13.89* for new impervious surfaces added to the site.

Erosion Control:

33. The proposed development area totals over one acre in size (74.06 Acres), which will require an NPDES Construction Stormwater General Permit and an SWPPP document. Copies of both are to be submitted to the City prior to construction.
34. An erosion control bond, in the amount 200% of the engineer's estimate for erosion control measures, is to be submitted prior to construction per *CMC 17.21.030*.

Water:

35. There is an existing 18-inch DIP waterline in NW Lake Road ,with an existing 12-inch stub to the north at the eastern edge of the property.
36. There is an existing 12-inch waterline in NW Camas Meadows Drive, with an existing 12-inch stub to the south.
37. The applicant will be required to extend the 12-inch waterline through future Street "A", from NW Lake Road, and tie into the existing 12-inch water main in NW Camas Meadows Drive.
38. The applicant will be required to install minimum 8-inch public water main from west-to-east in Street 'B' and tie into Street 'A' for the benefit of the proposed development.
39. The waterlines constructed with Street 'A' and Street 'B' shall be public.
40. The onsite waterlines and hydrants shall be private.
41. Onsite commercial water systems shall be private, properly sized, installed and maintained by the business/building owner.
42. Private fire hydrants shall be ordered from the manufacturer as red hydrants.
43. Based on proposed usage, the applicant will be required to evaluate required fire flows. Contact Fire Marshal's office regarding fire flow questions.
44. The water systems serving commercial uses shall be privately owned and maintained beyond the water meter. If an onsite fire line is required ,then a Double Detector Check Valve (DDCV) will be required at the ROW line. Irrigation systems will also require a separate meter and individual Back Flow Device (BFD).
45. A monthly fire utility fee will be assessed in accordance with *CMC 13.36* if a fire line is installed.
46. A 10-foot separation shall be maintained between water and sanitary sewer lines when located within the right-of-way.

Sanitary Sewer:

47. There is an existing 12-inch sanitary sewer force main in NW Lake Road with an existing 6-inch stub located at the east edge of the property.

48. There is an existing 10-inch STEP main located in NW Camas Meadows Drive.
49. The applicant will be required to extend a minimum 6-inch sanitary sewer main through Street "A" from NW Lake Road north to the existing 10-inch STEP main in NW Camas Meadows Drive.
50. The applicant will be required to install the public sanitary sewer main from west-to-east in Street 'B' and tie into Street 'A'.
51. The sanitary STEP sewer mains constructed with Street 'A' and Street 'B' shall be public.
52. Onsite sanitary sewer systems shall be privately owned and maintained.
53. The Applicant will be required to provide an appropriately sized sanitary sewer line to serve the proposed development.
54. The applicant will be responsible for the design, installation and maintenance of the private STEP sewer system that will serve the proposed development per CMC 17.19.040 (C, 2, d.).
55. A 10-foot separation shall be maintained between water and sanitary sewer lines when located within the right-of-way.

Parks/Trails:

56. There are no trail requirements, however, all onsite sidewalks shall meet ADA requirements.

City Approved Tapping Contractors:

57. A&A Drilling Services, Inc (water & pressure sewer):
16734 SE Kens Ct. #B, Milwaukie, OR 97267, 800-548-3827,
<http://www.aadrilling.com>
58. Ferguson Waterworks (water only):
14103 NW 3rd Court, Vancouver, WA 98685, 360-896-8708, <https://www.ferguson.com/branch/nw-3rd-ct-vancouver-wa-waterworks>

Impact Fees & System Development Charges (SDCs):

- Impact Fees and SDCs are collected at time of building permit issuance
- Rates are adjusted on January 1st of each year.
- 2021 Rates are noted below.
- *This development is in the South District.*

Impact Fees- Commercial:

- Traffic Impact Fee (TIF) - \$3,555.00 per PM Peak Hour Trip
- School Impact Fee – Not applicable
- Park/Open Space Impact Fee – Not applicable
- Fire Impact Fee - \$0.40 SF

System Development Charges (SDCs) for 2021:

59. Water –
 - 1" meter - \$12,329.00 + \$445.00 connection fee
 - 1.5" meter - \$24,657.00 + \$851.00 connection fee
(Developer purchases – City installs)
 - 2" meter - \$39,415.00 + \$2,075.00 connection fee
(City approves meter - Developer purchases & installs)
60. Sewer – Based on water meter size
 - 1" meter - \$6,234.00 + \$177.00 inspection fee
 - 1.5" meter - \$12,467.00 + \$177.00 inspection fee
 - 2" meter - \$19,948.00 + \$177.00 inspection fee

BUILDING DIVISION

BOB CUNNINGHAM bcunningham@cityofcamas.us (360) 817-1568

1. The structures will be reviewed under the most current building codes as adopted by The State of Washington.

2. A code analysis and plans shall be prepared by an architect licensed by the State of Washington. The code analysis shall address types of occupancy, type of construction, building height, allowable area, fire separation distance, Fire Life Safety elements and the ADA requirements
3. The structural drawings and calculations shall be prepared and stamped by a Professional Engineer licensed by the State of Washington.
4. The new structure shall comply with the Washington Energy Code for building insulation, mechanical equipment, lighting, etc... All commercial energy forms shall be prepared by a licensed professional in accordance with section C103 of The Washington Energy Code.
5. Plumbing and mechanical construction documents shall be prepared by a design professional licensed by the State of Washington
6. A set of detailed plans for commercial kitchen equipment, ventilation equipment, the type 1 hood and suppression systems shall be prepared by a design professional licensed by the State of Washington
7. If applicable a properly sized grease interceptor is required.
8. Review and approval from the Clark County Health Department
9. Any fire suppression and or fire alarm systems shall be in accordance with IBC and other applicable code standards, all fire suppression and or fire alarm systems shall be reviewed & permitted through the Camas Fire Marshal's office.
10. For Businesses located back off the street a monument sign for addresses will be required.
11. Impact fees may, with the consent of the city, be prepaid. Prepaid impact fees, including the amounts of any developer credits under subsection [3.88.140\(A\)](#) shall be deducted from impact fees at the time such fees are collected pursuant to subsection [3.88.040\(C\)](#).

Section 427—Electric vehicle charging infrastructure.

427.1 Scope. The provisions of this section shall apply to the construction of new buildings serving Group B, Group R-1 hotel and motel only, and Group R-2 occupancies.

427.2 Required electric vehicle charging infrastructure. Where parking is provided, five percent of parking spaces shall be provided with electric vehicle charging infrastructure in compliance with Sections 427.3, 427.4 and 427.5. When the calculation of percent served results in a fractional parking space, the applicant shall round up to the next whole number.

EXCEPTION: Group R and Group B occupancies served by less than 20 on-site parking spaces.

FIRE DEPARTMENT

RANDY MILLER rmiller@cityofcamas.us (360) 834-6191

No building or structure regulated by the building and/or fire code shall be erected, constructed, enlarged, altered, repaired, moved, converted or demolished unless a separate permit for each building or structure has first been obtained from the CWFMO Camas Municipal Code 15.04.030.D.12.a

All review notes are based on the current codes and standards at the time of submittal, specifically the IFC, NFC & CMC. Plat notes and other review notes may also be based on the developers/applicants willingness to provide our community/citizens items exceeding the "Minimums" required for Life Safety and may not specifically be a requirement of the minimum codes.

Any inadvertent omission or failure to site or include any applicable codes or code language by the Fire Marshals office or the City shall not be considered a waiver by the applicant.

FMO PRE-APP NOTES: PA20-50

***** A meeting between the Fire Marshal's Office, General Contractor etc. is required prior to the start of any underground work/construction. Please contact our office to arrange a time.*****

The following list includes potential permits that may occur throughout the project and is dependent on the actual use/submittals.

- 1) Site plan permit required. Distributed to the FMO by planning once submitted.
- 2) Fire Marshals Office New Construction permit required for each structure. Submit two sets of plans and any explanatory materials needed to facilitate a successful review. Each permit requires a completed FMO application form.
- 3) Separate Permit with the Fire Marshal's office required for each NFPA 24 Underground Fire Sprinkler Main. (Washington State Licensed Level "U" required for onsite installation contractor bidding the work) This "work" shall be performed by a "level "U" licensed company. A third party sign off or third party overseer shall not occur as confirmed by the State Fire Marshal's office. This is strictly enforced, please contact our office if you have any questions. **Provide documentation of the minimum level "U" contractor that will be working on each NFPA 24 fire main underground system. ** There will be NO exceptions to the minimum level "U" license requirement**

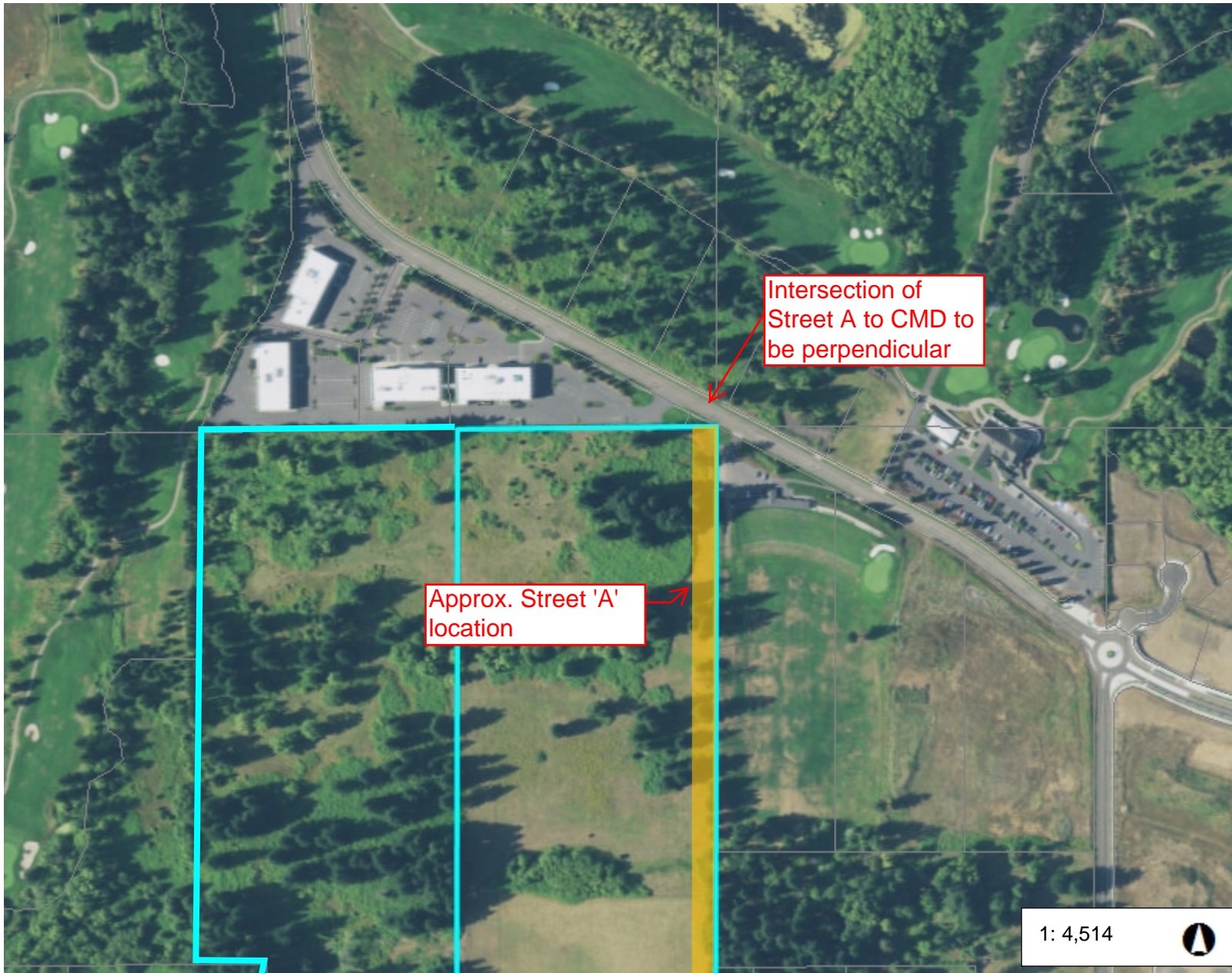
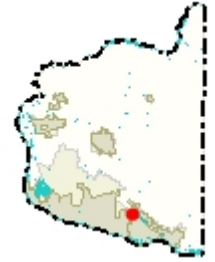
It is preferable to have the double checks in the building riser room or riser doghouse instead of in a vault if that is what works for the project. Private fire hydrants to be ordered from the factory in Red. Knox padlocks, Building Lock Boxes and locking FDC caps to be ordered from the Knox company, specific items/product numbers to be approved prior to ordering. Provide door access to the riser room from the outside of each building.

- 4) Separate Permit with the fire Marshals office required for the fire alarm system or for any future TI's, changes, alterations, additions, deletions etc. to any existing Fire Alarm System. Minimum requirements shall be NICET III for design and NICET II for acceptance testing. Documentation required. All fire sprinkler system control valves and all tampers are to be monitored by the Fire Alarm System.
- 5) Separate Permit with the Fire Marshal's office required for the NFPA 13 Above Ground Fire Sprinkler System. WA State Licensed Fire Sprinkler Contractor with appropriate NICET Levels required. Provide outside door access to riser room. Building-Shell fire sprinkler systems designed to a greater commodity hazard, provides increased flexibility for occupancy types. High piled storage requires a third party review for fire approved fire sprinkler coverage.
- 6) A separate permit required with the Fire Marshal's office required for any underground oil tank removal discovered at this projects site. This submittal if needed needs to occur ASAP.
- 7) Separate permit with the Fire Marshal's office Required for any Generator. Installed per NFPA 110.
- 8) Separate Permit with the Fire Marshals office required for any needed enhancement for Emergency Responder Radio Coverage 2009 IFC CH 5, Section 510. This code section applies to new construction and retroactively to existing structures. This permit may or may not apply depending on the effectiveness of emergency services radio transmissions from within a building. For example, radio analysis by an approved company/technician has been performed in other buildings in our jurisdiction at 75 % build out. It has been discovered that costs to meet this requirement when emergency radios do not work inside of a structure dramatically increase when not completed in the construction process and mitigation occurs by retrofitting the building. It seems unlikely that in these buildings a DAS system would be needed however it is being brought to your attention as a possibility.
- 9) Separate permit required for any onsite fuel tanks and or fuel refilling operation during construction.

- 10) NFPA Carbon Dioxide monitoring permit required with the FMO for any Dewar tank installation.
- 11) Other Fire Code Permits may be required as discovered and are not waived because of inadvertent omission in this review.
- 12) Access to construction site through fence gates shall be required with the use of "Knox" padlocks. This can be ordered online at the Knox Co. website.
- 13) Please don't hesitate to contact the FMO if you have any questions. 360-834-6191 or FMO@cityofcamas.us
- 14) When contacting the Fire Marshal regarding future permits, it is required that you have available or provide the APPLICATION number as noted on the permit.
- 15) To request future inspections contact the Fire Marshal's Office via *Camas Connect* (see attached for details). Otherwise please call our inspection line at 360-834-6191 x1.



Grimm Parcels - North End



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

752.3 0 376.17 752.3 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

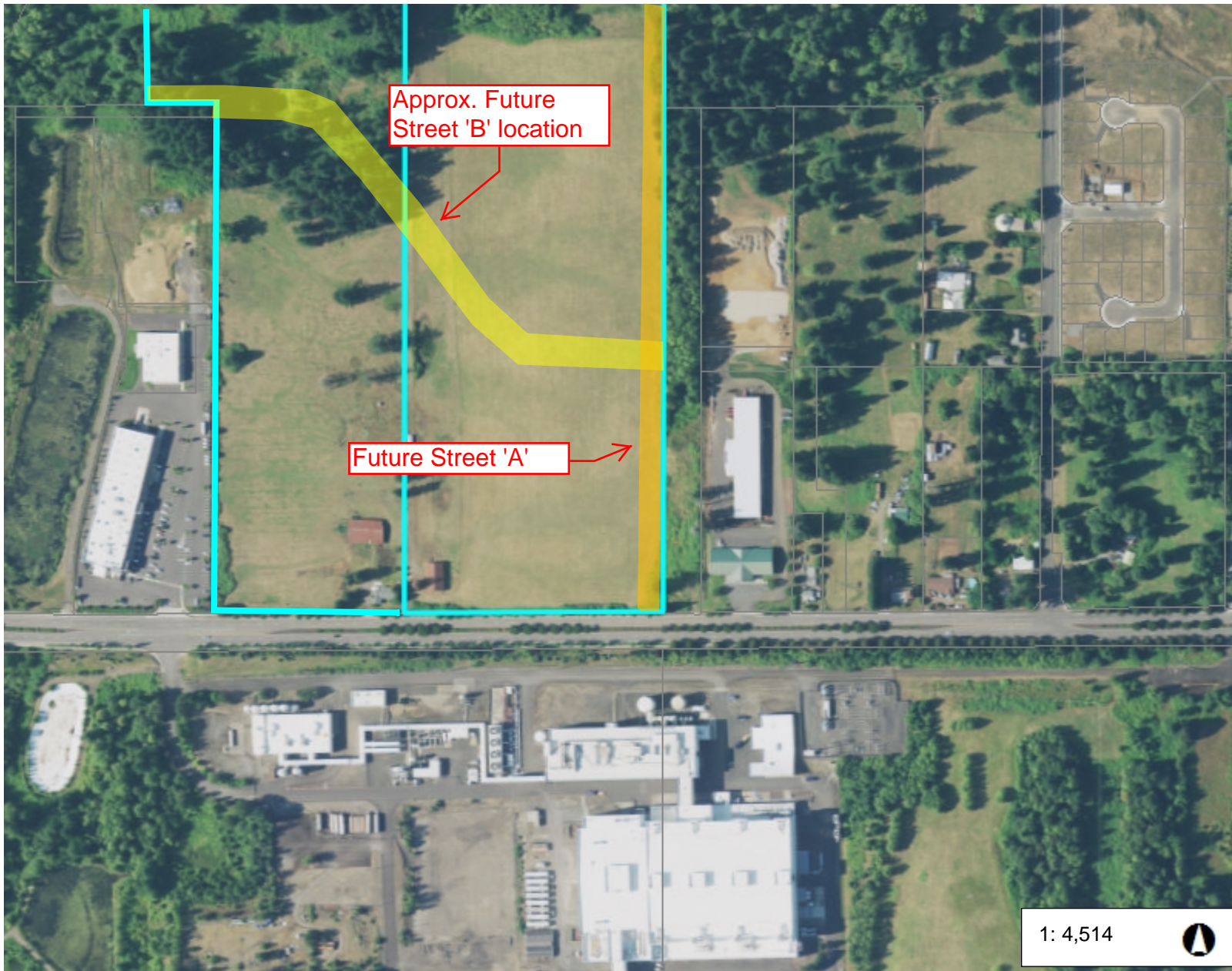
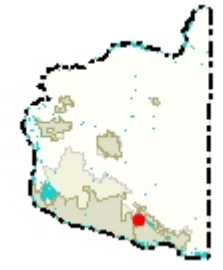
1: 4,514



This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.



Grimm Parcels - South End



Legend

- Taxlots
- Cities Boundaries
- Urban Growth Boundaries

Notes:

752.3 0 376.17 752.3 Feet

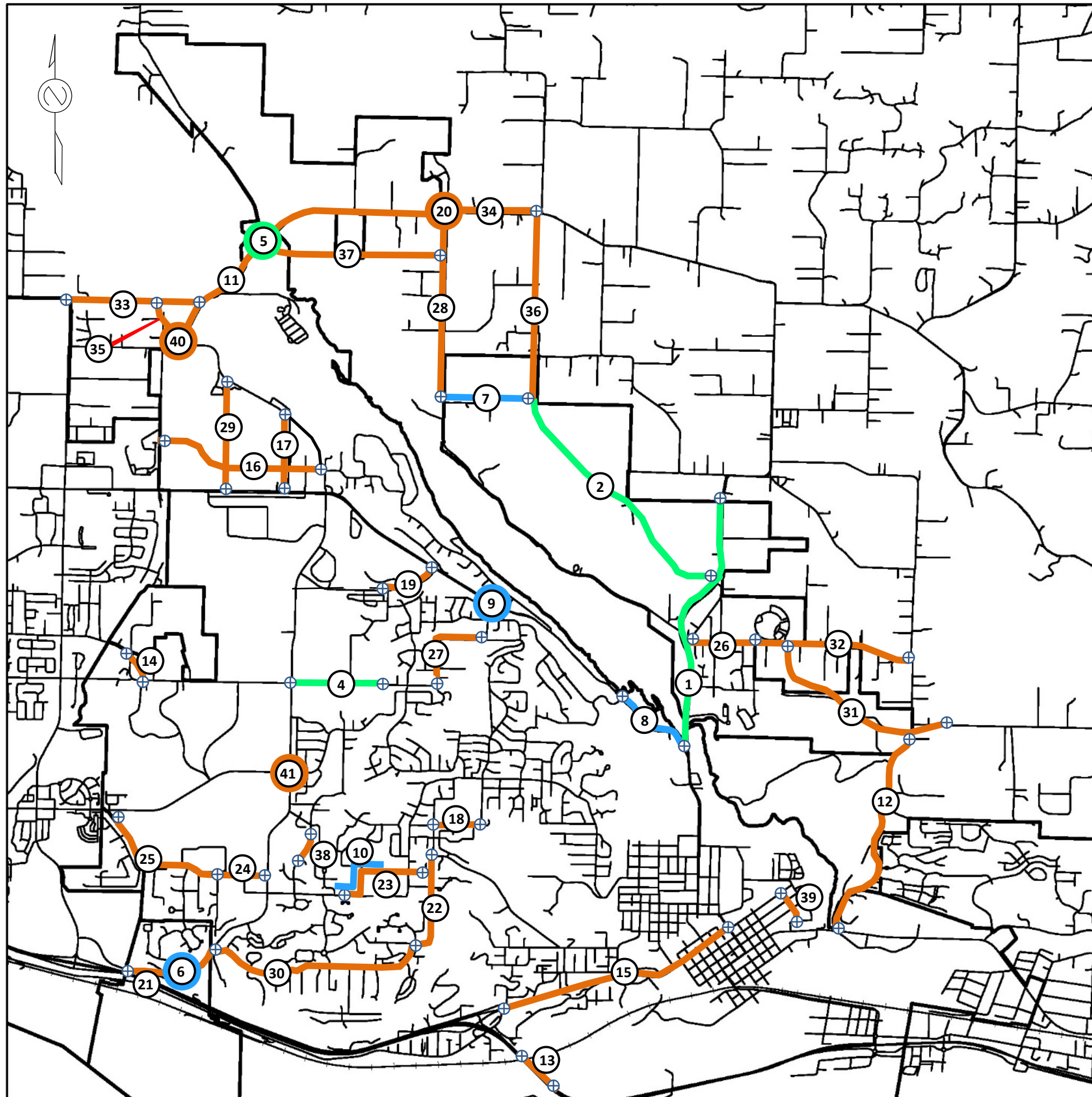
WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

City of Camas

2021 – 2026

Six Year Street Priorities



- 1 SR 500 (Everett St/Rd)
- 2 North Shore East/West Arterial
- 3 ADA Access Upgrades Citywide
- 4 NW 38th Ave (Ph 3)
- 5 NE Goodwin Road / Ingle Rd Signal

- 6 NW Brady Rd at NW Grand Ridge Dr. Intersection Imp.
- 7 NE 9th St
- 8 NW Lake Rd.
- 9 Lake Rd. & NW Sierra St. Signal
- 10 16th Ave/ Hood / 18th Ave Path

- 11 NE Goodwin Rd/28th St
- 12 SE Crown Rd
- 13 SR 14 - West Camas Slough Bridge
- 14 Bybee Rd
- 15 NW/NE 6th Ave Corridor Imp
- 16 Street "B" (North Dwyer Creek Area)
- 17 NW Payne St.
- 18 NW 23rd Ave
- 19 NW Leadbetter Dr Path
- 20 NE 28th St & NE 232nd Ave Intersection Imp.
- 21 NW Brady Rd Ped & Bike Improvements
- 22 NW Astor St.
- 23 NW 16th Ave/Hood/18th Ave
- 24 NW 18th Ave
- 25 NW 18th Ave/Payne Rd
- 26 NE 43rd Ave
- 27 NW Astor St. /43rd Ave
- 28 NE 232nd Ave
- 29 Street "A" (North Dwyer Creek Area)
- 30 NW McIntosh Rd
- 31 NW Woodburn Dr.
- 32 SE 15th St./Norse Rd
- 33 NE 18th St (192nd to Goodwin)
- 34 NE 28th St
- 35 NW Camas Meadows Dr (West)
- 36 NE 242nd Ave
- 37 NE Ingle Rd Extension
- 38 NW Maryland St
- 39 NE Nevada St.
- 40 NE Goodwin / Camas Meadows Signal
- 41 NW Pacific Rim / Parker St. Signal

