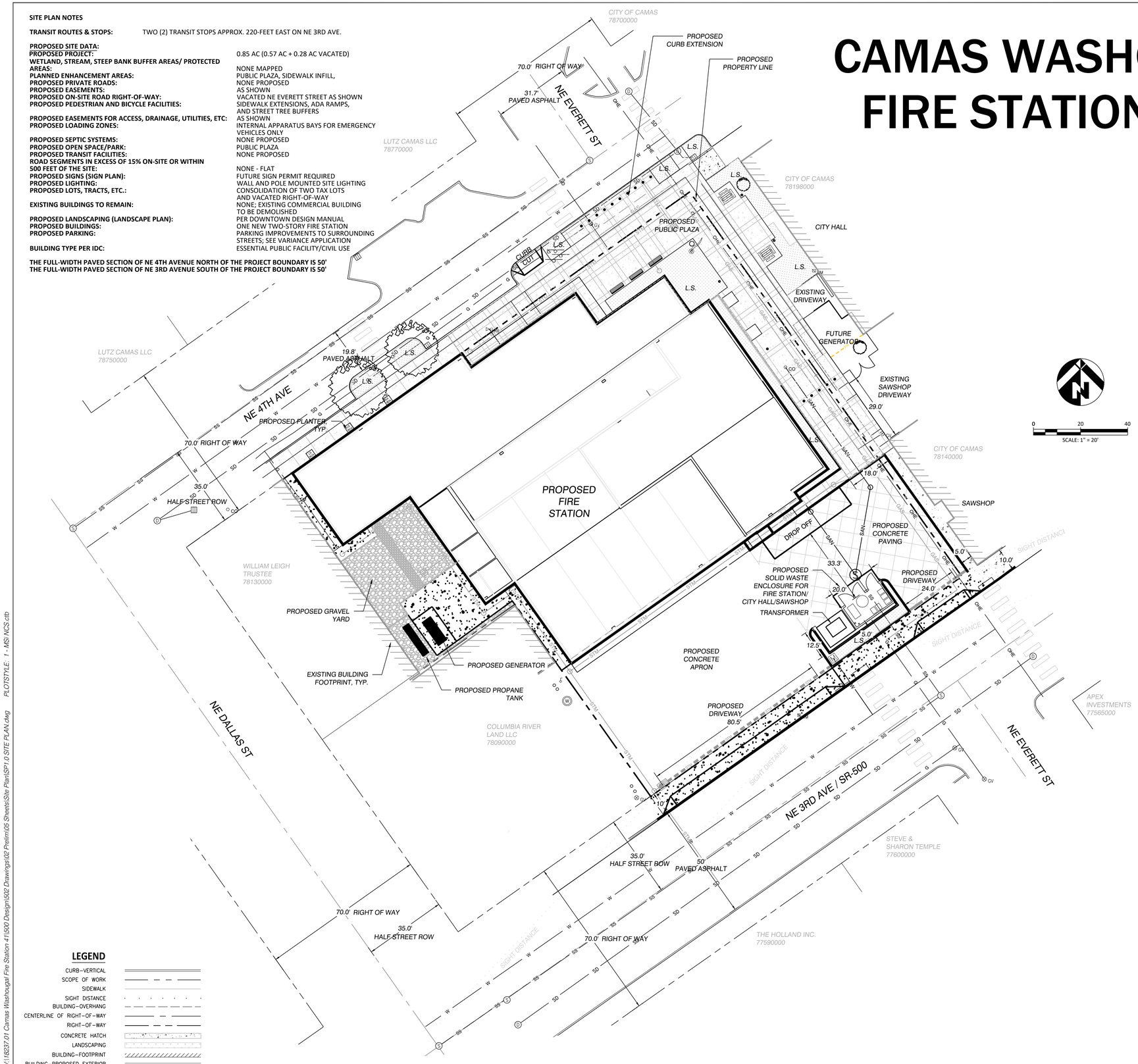
CAMAS WASHOUGAL FIRE STATION #41

SITE PLAN NOTES

TRANSIT ROUTES & STOPS:	TWO (2) TRANSIT STOPS APPROX. 220-FEET EAST ON NE 3RD AVE.
PROPOSED SITE DATA:	
PROPOSED PROJECT:	0.85 AC (0.57 AC + 0.28 AC VACATED)
WETLAND, STREAM, STEEP BANK BUFFER AREAS/ PROTECTED AREAS:	NONE MAPPED
PLANNED ENHANCEMENT AREAS:	PUBLIC PLAZA, SIDEWALK INFILL,
PROPOSED PRIVATE ROADS:	NONE PROPOSED
PROPOSED EASEMENTS:	AS SHOWN
PROPOSED ON-SITE ROAD RIGHT-OF-WAY:	VACATED NE EVERETT STREET AS SHOWN
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:	SIDEWALK EXTENSIONS, ADA RAMPS, AND STREET TREE BUFFERS
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:	AS SHOWN
PROPOSED LOADING ZONES:	INTERNAL APPARATUS BAYS FOR EMERGENCY VEHICLES ONLY
PROPOSED SEPTIC SYSTEMS:	NONE PROPOSED
PROPOSED OPEN SPACE/PARK:	PUBLIC PLAZA
PROPOSED TRANSIT FACILITIES:	NONE PROPOSED
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500 FEET OF THE SITE:	NONE - FLAT
PROPOSED SIGNS (SIGN PLAN):	FUTURE SIGN PERMIT REQUIRED
PROPOSED LIGHTING:	WALL AND POLE MOUNTED SITE LIGHTING
PROPOSED LOTS, TRACTS, ETC.:	CONSOLIDATION OF TWO TAX LOTS AND VACATED RIGHT-OF-WAY
EXISTING BUILDINGS TO REMAIN:	NONE; EXISTING COMMERCIAL BUILDING TO BE DEMOLISHED
PROPOSED LANDSCAPING (LANDSCAPE PLAN):	PER DOWNTOWN DESIGN MANUAL
PROPOSED BUILDINGS:	ONE NEW TWO-STORY FIRE STATION
PROPOSED PARKING:	PARKING IMPROVEMENTS TO SURROUNDING STREETS; SEE VARIANCE APPLICATION
BUILDING TYPE PER IDC:	ESSENTIAL PUBLIC FACILITY/CIVIL USE

THE FULL-WIDTH PAVED SECTION OF NE 4TH AVENUE NORTH OF THE PROJECT BOUNDARY IS 50'
THE FULL-WIDTH PAVED SECTION OF NE 3RD AVENUE SOUTH OF THE PROJECT BOUNDARY IS 50'



LEGEND

- CURB–VERTICAL
- SCOPE OF WORK
- SIDEWALK
- SIGHT DISTANCE
- BUILDING–OVERHANG
- CENTERLINE OF RIGHT–OF–WAY
- RIGHT–OF–WAY
- CONCRETE HATCH
- LANDSCAPING
- BUILDING–FOOTPRINT
- BUILDING–PROPOSED EXTERIOR

PROPERTY OWNER
CITY OF CAMAS
ATTN: DOUG QUINN, CITY ADMINISTRATOR
616 NE 4TH AVE.
CAMAS, WA 98607
(360) 834-6864

APPLICANT:
CAMAS WASHOUGAL FIRE DEPARTMENT
ATTN: SHAUN FORD, PROJECT MANAGER
616 NE 4TH AVE.
CAMAS, WA 98607
(360) 834-2042

ARCHITECT OF RECORD:
AETTA ARCHITECTS
ATTN: TERRY WERDEL, AIA
821 SE 14TH LOOP, SUITE 109
BATTLE GROUND, WA 98604
(360) 687-8379

ENGINEER:
MACKAY SPOSITO
ATTN: GREGORY OEHLEY, P.E.
18405 SE MILL PLAIN BLVD., SUITE 100
VANCOUVER, WA 98683
(360) 553-4551

PROPERTY INFORMATION

ADDRESS:	**528 NE 4TH AVE. CAMAS, WA 98607**
TAXLOT:	78100000, 78105000
ZONES:	DC - DOWNTOWN COMMERCIAL
SITE AREA:	0.85 AC (0.57 AC + 0.28 AC VACATED)
PRESENT USE:	VACANT BANK BUILDING
PROPOSED USE:	FIRE STATION
SANITARY SEWER, WATER, AND STORMWATER:	CITY OF CAMAS

SITE CONDITIONS

NO GEOHAZARDS, WETLANDS OR WATER BODIES ON SITE.

PROPOSED LAND USE SUMMARY

BUILDING: 18,536 SF GROUND + 5,306 SF MEZZANINE

BUILDING FLOOR AREA RATIO: .64:1

BUILDING HEIGHT:	29'	
BUILDING LOT COVERAGE:	18,536 S.F.	50%
IMPERVIOUS AREA:	17,420 S.F.	47%
PERVIOUS AREA:	1,070 S.F.	3%
TOTAL SITE AREA:	**37,026 S.F.**	**100%**

PARKING SUMMARY

NO ONSITE PARKING PROPOSED

DEVELOPMENT STANDARDS (DC ZONE)

FRONT SETBACK	NONE
REAR SETBACK	NONE
SIDE SETBACK	NONE
MAX. BLDG HEIGHT	NONE

MacKay Sposito
ENERGY PUBLIC WORKS LAND DEVELOPMENT
www.mackaysposito.com

PRELIMINARY
8/22/2025

CAMAS WASHOUGAL FIRE STATION 41
CAMAS, WA
SITE PLAN

REVISIONS:

JOB NO.:	18237.01
DATE:	AUGUST 2025
DESIGNED BY:	PM
DRAWN BY:	MDR/MP
CHECKED BY:	GCO

30% SUBMITTAL

SP1.0

FILE: W:\18237.01 Camas Washougal Fire Station 41\500 Design\502 Drawings\02 Prelim\05 Sheets\Site Plan\SP1.0 SITE PLAN.dwg PLOTSTYLE: 1 - MSI NCS.ctb