



10/10/2025

CAMAS WASHOUGAL FIRE STATION 41
CAMAS, WA

SITE PLAN

CAMAS WASHOUGAL FIRE STATION #41

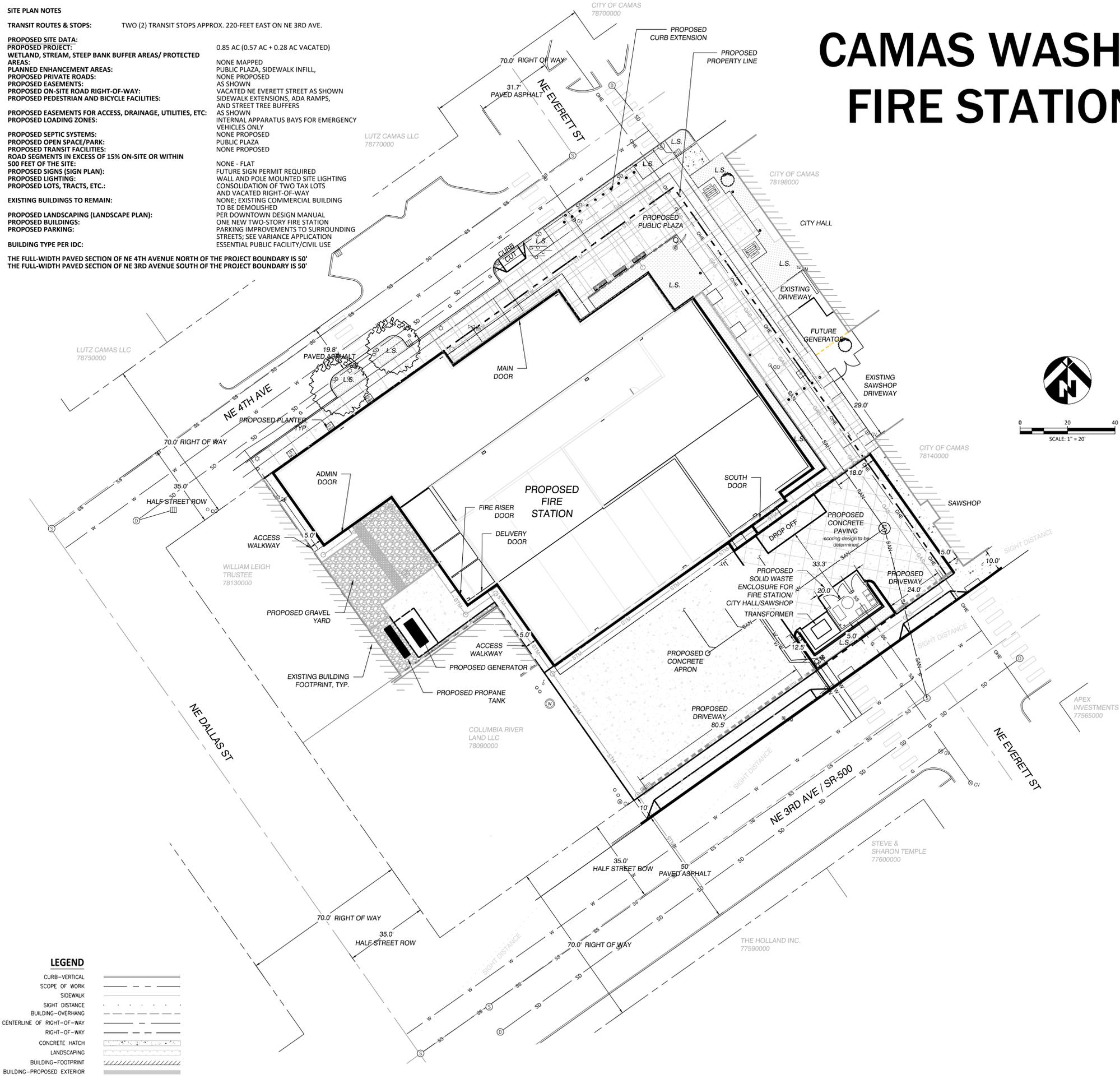
SITE PLAN NOTES

TRANSIT ROUTES & STOPS: TWO (2) TRANSIT STOPS APPROX. 220-FEET EAST ON NE 3RD AVE.

PROPOSED SITE DATA: 0.85 AC (0.57 AC + 0.28 AC VACATED)

PROPOSED PROJECT: WETLAND, STREAM, STEEP BANK BUFFER AREAS/ PROTECTED AREAS: NONE MAPPED
PLANNED ENHANCEMENT AREAS: PUBLIC PLAZA, SIDEWALK INFILL, NONE PROPOSED
PROPOSED PRIVATE ROADS: AS SHOWN
PROPOSED EASEMENTS: VACATED NE EVERETT STREET AS SHOWN
PROPOSED ON-SITE ROAD RIGHT-OF-WAY: SIDEWALK EXTENSIONS, ADA RAMPS, AND STREET TREE BUFFERS AS SHOWN
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES: AS SHOWN
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC: INTERNAL APPARATUS BAYS FOR EMERGENCY VEHICLES ONLY
PROPOSED LOADING ZONES: NONE PROPOSED
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 BUILDINGS: ONE NEW TWO-STORY FIRE STATION
PROPOSED LIGHTING: 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 PARKING: ONE NEW TWO-STORY FIRE STATION
BUILDING TYPE PER IDC: PARKING IMPROVEMENTS TO SURROUNDING STREETS; SEE VARIANCE APPLICATION 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'



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

REVISIONS:

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

30% SUBMITTAL

SP1.0