

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 - MS1\NCS.ctb

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:
PLANNED ENHANCEMENT AREAS:
PROPOSED PRIVATE ROADS:
PROPOSED EASEMENTS:
PROPOSED ON-SITE ROAD RIGHT-OF-WAY:
PROPOSED PEDESTRIAN AND BICYCLE FACILITIES:
PROPOSED EASEMENTS FOR ACCESS, DRAINAGE, UTILITIES, ETC:
PROPOSED LOADING ZONES:

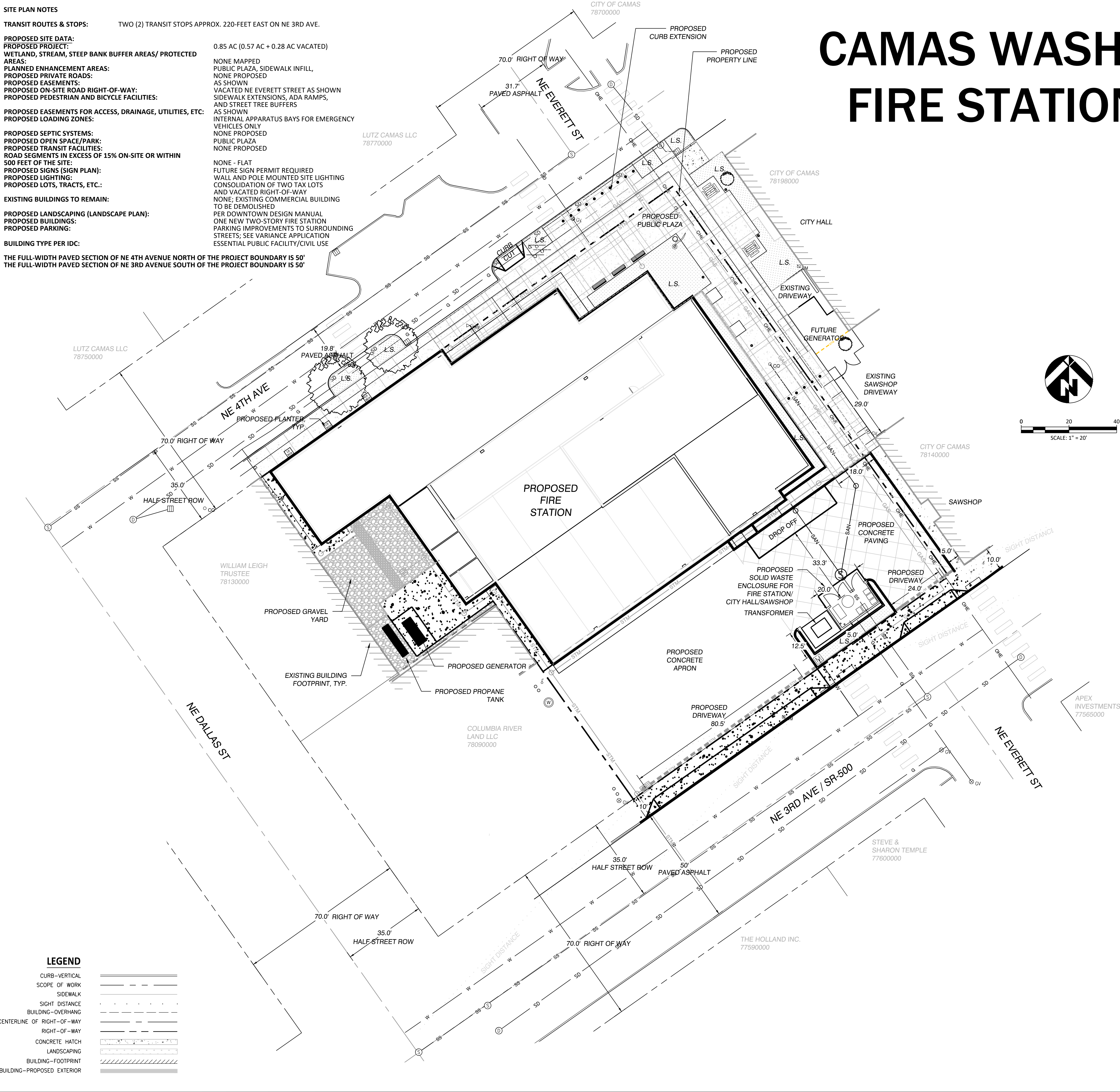
PROPOSED SEPTIC SYSTEMS:
PROPOSED OPEN SPACE/PARK:
PROPOSED TRANSIT FACILITIES:
ROAD SEGMENTS IN EXCESS OF 15% ON-SITE OR WITHIN 500 FEET OF THE SITE:
PROPOSED SIGNS (SIGN PLAN):
PROPOSED LIGHTING:
PROPOSED LOTS, TRACTS, ETC.:
EXISTING BUILDINGS TO REMAIN:

PROPOSED LANDSCAPING (LANDSCAPE PLAN):
PROPOSED BUILDINGS:
PROPOSED PARKING:

BUILDING TYPE PER IDC:

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'

NONE MAPPED
PUBLIC PLAZA, SIDEWALK INFILL,
NONE PROPOSED
AS SHOWN
VACATED NE EVERETT STREET AS SHOWN
SIDEWALK EXTENSIONS, ADA RAMPS,
AND STREET TREE BUFFERS
AS SHOWN
INTERNAL APPARATUS BAYS FOR EMERGENCY
VEHICLES ONLY
NONE PROPOSED
PUBLIC PLAZA
NONE PROPOSED
NONE - FLAT
FUTURE SIGN PERMIT REQUIRED
WALL AND POLE MOUNTED SITE LIGHTING
CONSOLIDATION OF TWO TAX LOTS
AND VACATED RIGHT-OF-WAY
NONE; EXISTING COMMERCIAL BUILDING
TO BE DEMOLISHED
PER DOWNTOWN DESIGN MANUAL
ONE NEW TWO-STORY FIRE STATION
PARKING IMPROVEMENTS TO SURROUNDING
STREETS; SEE VARIANCE APPLICATION
ESSENTIAL PUBLIC FACILITY/CIVIL USE



CAMAS WASHOUGAL FIRE STATION #41

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)

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

8/22/2025

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

30% SUBMITTAL

SP1.0