

CAMAS BUSINESS CENTER

LOCATED IN THE SE 1/4 OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 3 EAST, W.M.,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON

Exhibit 5
LI/BP21-01



LEGEND

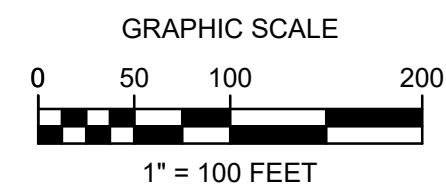
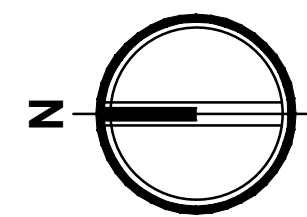
- BUFFER REDUCTION AREA
TOTAL = 2,080 SF
- BUFFER ADDITION AREA
TOTAL = 9,770 SF
- REFER TO WETLAND MITIGATION STUDY

VERTICAL DATUM

ELEVATIONS AND CONTOURS ARE BASED ON CLARK COUNTY BENCHMARK ID NUMBER 265. THE BENCHMARK IS THE SOUTHEAST CORNER OF SECTION 29, BEING A BRASS DISK IN CONCRETE WITHIN A MONUMENT CASE. THE BENCHMARK IS LOCATED IN THE CENTERLINE OF NW LAKE ROAD NEAR THE SOUTHEAST CORNER OF THE SURVEYED PROPERTY. IT HAS AN ELEVATION OF 316.85 FEET BASED ON THE NGVD 1929(47) VERTICAL DATUM.

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS BOOK 58, PAGE 46, CLARK COUNTY SURVEY RECORDS.



PROJECT INFORMATION

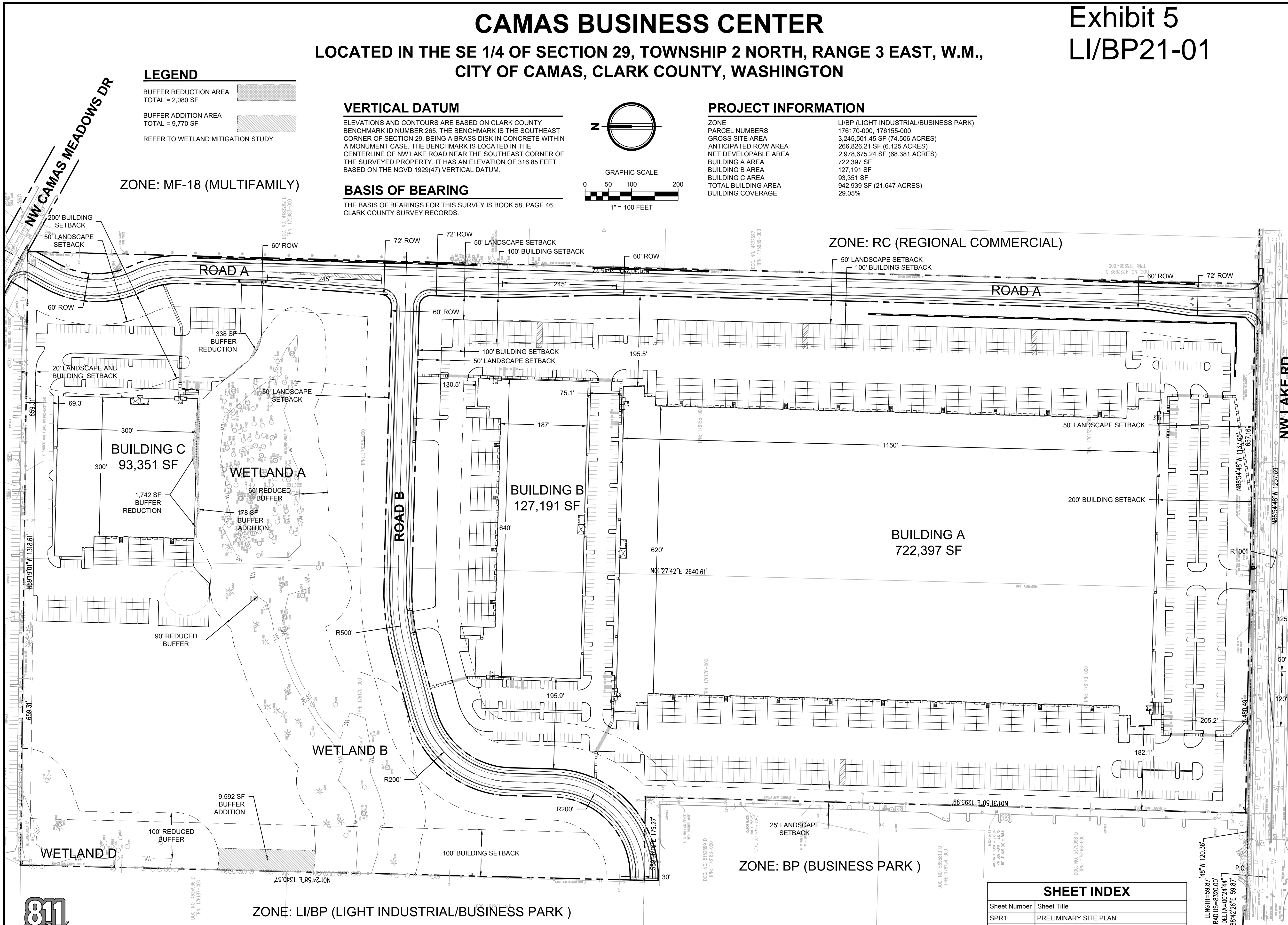
ZONE	LI/BP (LIGHT INDUSTRIAL/BUSINESS PARK)
PARCEL NUMBERS	176170-000, 176155-000
GROSS SITE AREA	3,245,501.45 SF (74.506 ACRES)
ANTICIPATED ROW AREA	266,826.21 SF (6.125 ACRES)
NET DEVELOPABLE AREA	2,978,675.24 SF (68.381 ACRES)
BUILDING A AREA	722,397 SF
BUILDING B AREA	127,191 SF
BUILDING C AREA	93,351 SF
TOTAL BUILDING AREA	942,939 SF (21.647 ACRES)
BUILDING COVERAGE	29.05%

ZONE: MF-18 (MULTIFAMILY)

ZONE: RC (REGIONAL COMMERCIAL)

ZONE: BP (BUSINESS PARK)

ZONE: LI/BP (LIGHT INDUSTRIAL/BUSINESS PARK)



Project Title:
CAMAS BUSINESS CENTER

Client:
PANATTONI DEVELOPMENT COMPANY, LLC
1821 DOCK STREET, SUITE 100
TACOMA, WA 98402

Project No.
2200867.10

Issue Set & Date:
SEPA AND SITE PLAN REVIEW

4/8/2022



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- Revisions:
- △
 - △
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Sheet Title:
PRELIMINARY SITE PLAN

Designed by: TDW/MW/GG
Drawn by: TDS
Checked by: BEB

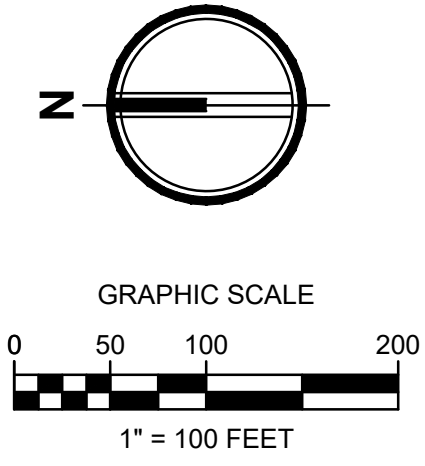
Sheet No.
SPR1
1 of 4 Sheets

SHEET INDEX	
Sheet Number	Sheet Title
SPR1	PRELIMINARY SITE PLAN
SPR2	PRELIMINARY GRADING AND DRAINAGE PLAN
SPR3	PRELIMINARY ROAD SECTIONS
SPR4	PRELIMINARY WATER AND SEWER PLAN



CAMAS BUSINESS CENTER

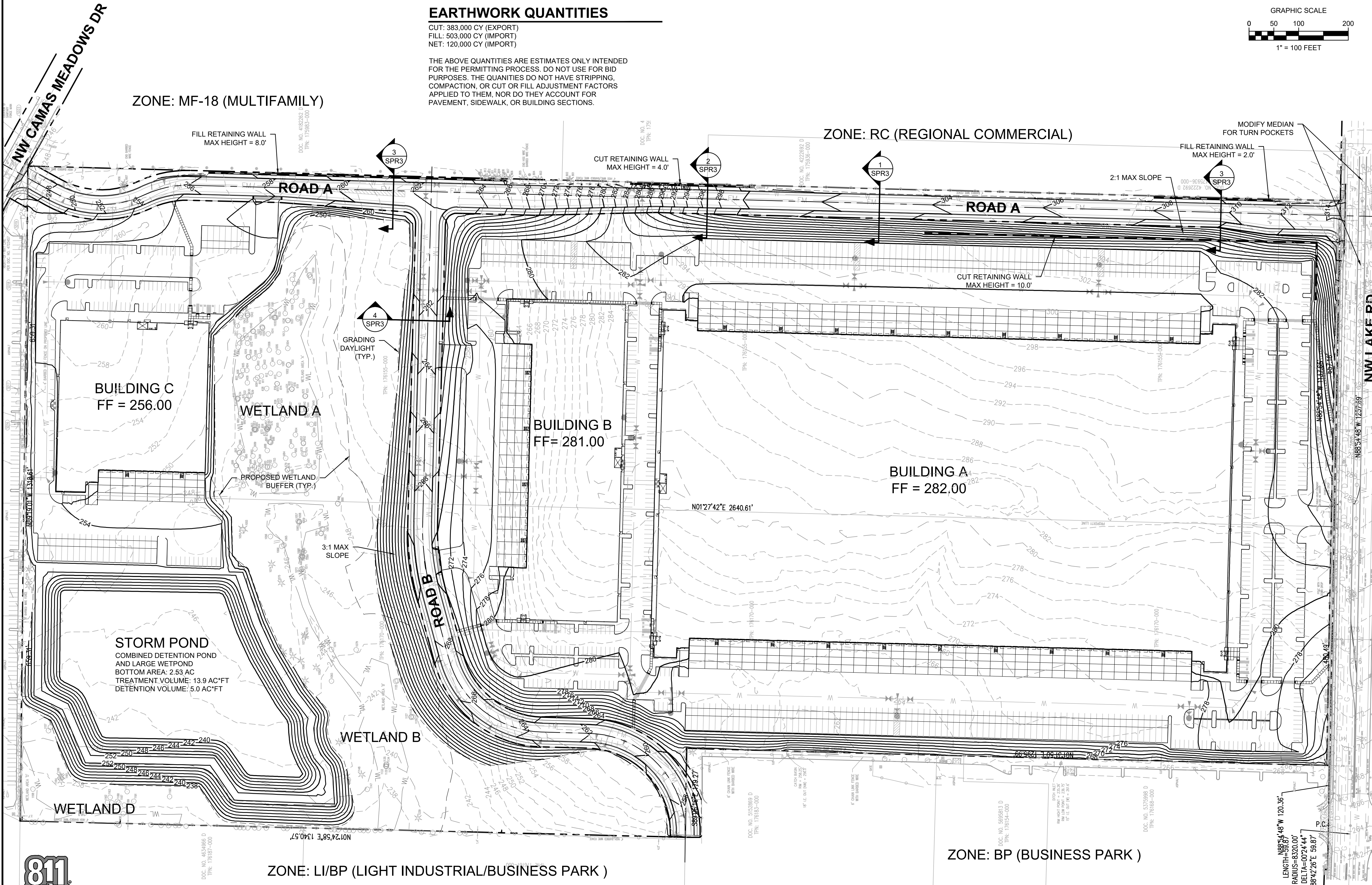
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EARTHWORK QUANTITIES

CUT: 383,000 CY (EXPORT)
FILL: 503,000 CY (IMPORT)
NET: 120,000 CY (IMPORT)

THE ABOVE QUANTITIES ARE ESTIMATES ONLY INTENDED FOR THE PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES. THE QUANTITIES DO NOT HAVE STRIPPING, COMPACTION, OR CUT OR FILL ADJUSTMENT FACTORS APPLIED TO THEM, NOR DO THEY ACCOUNT FOR PAVEMENT, SIDEWALK, OR BUILDING SECTIONS.



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Sheet Title:
PRELIMINARY GRADING AND DRAINAGE PLAN

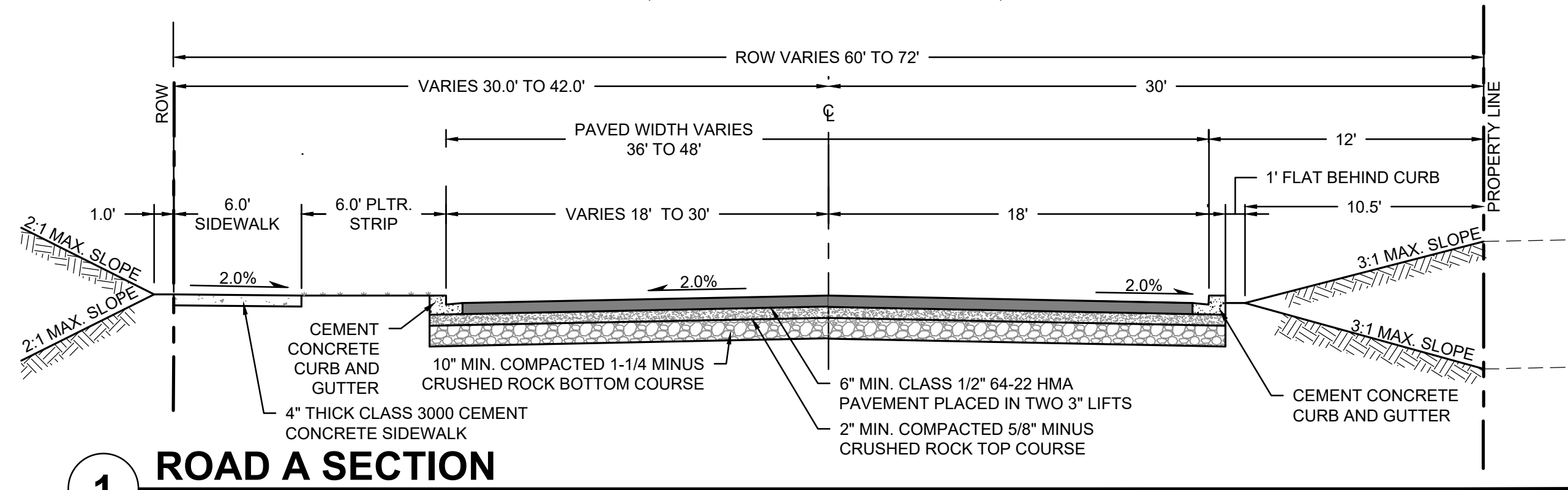
Designed by: TDW/MW/GG
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Sheet No.
SPR2
2 of 4 Sheets

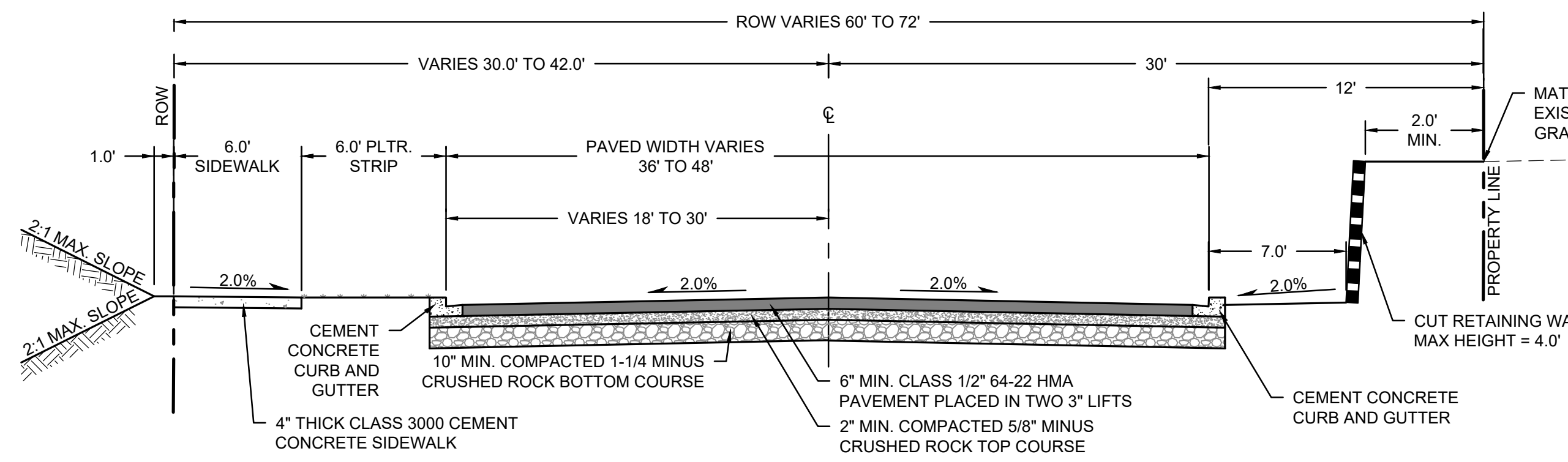


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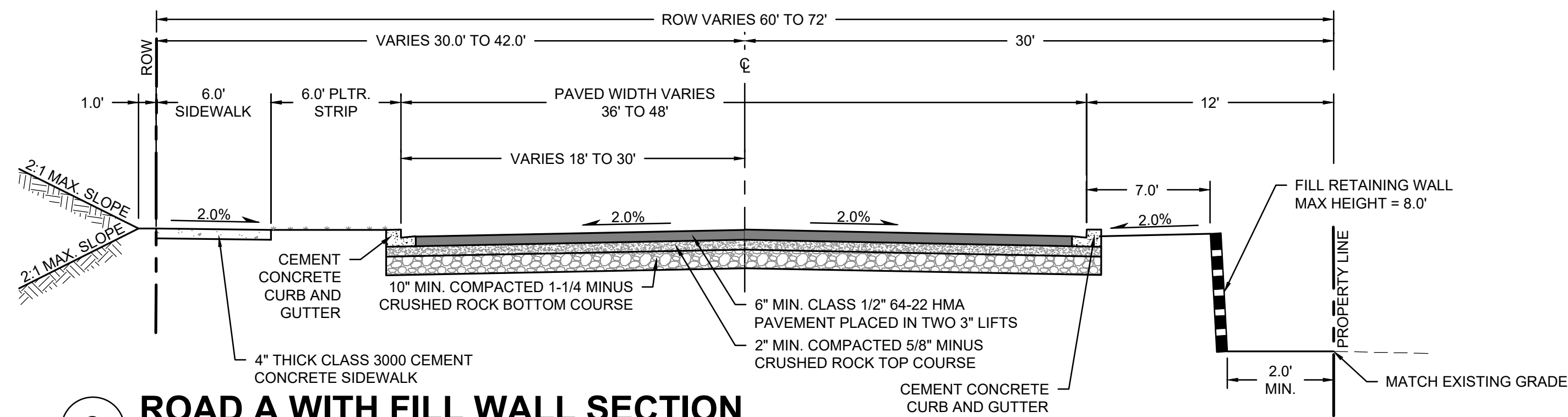
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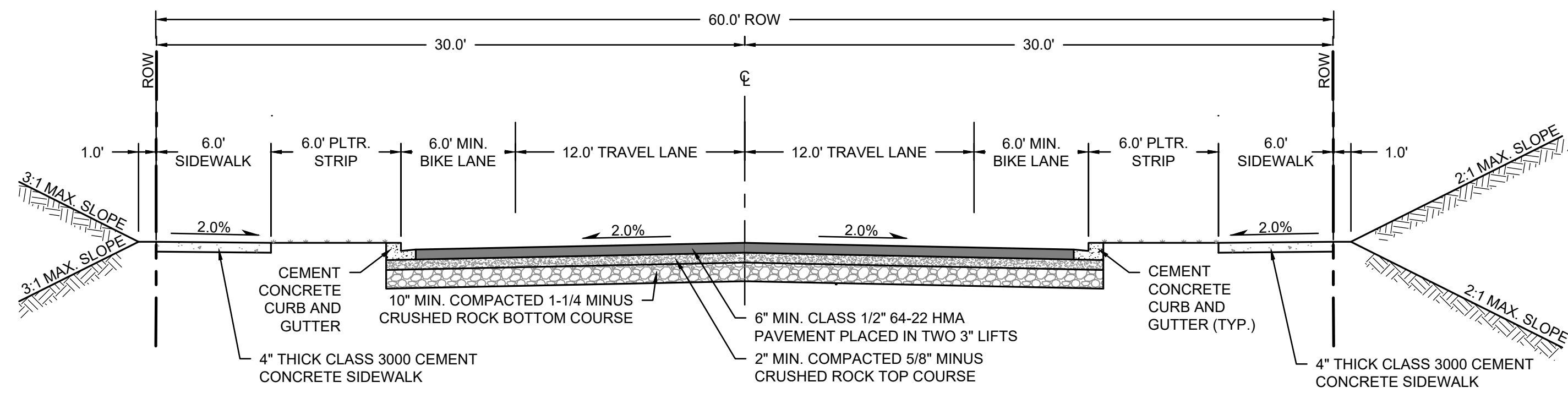
1 ROAD A SECTION
NOT TO SCALE



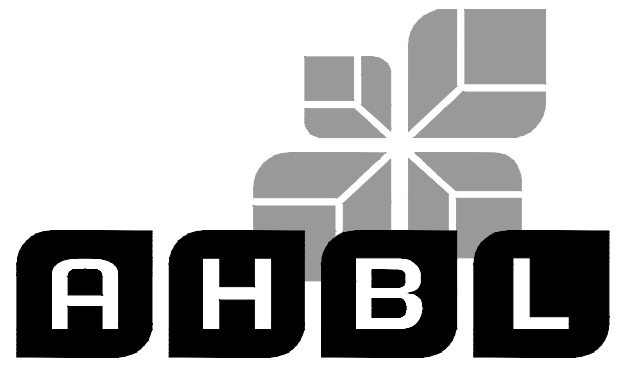
2 ROAD A WITH CUT WALL SECTION
NOT TO SCALE



3 ROAD A WITH FILL WALL SECTION
NOT TO SCALE



4 ROAD B SECTION
NOT TO SCALE



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Revisions:

Sheet Title:
PRELIMINARY ROAD SECTIONS

Designed by: TDW/MW/GG Drawn by: TDS Checked by: BEB

Sheet No.

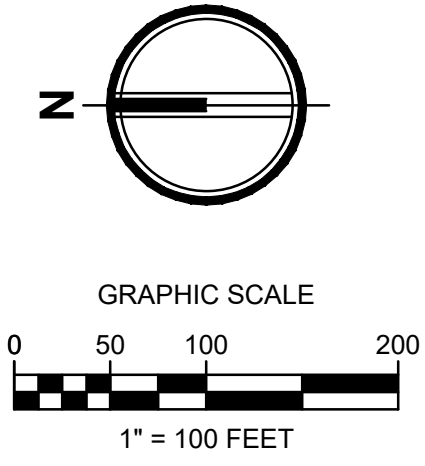
SPR3

3 of 4 Sheets



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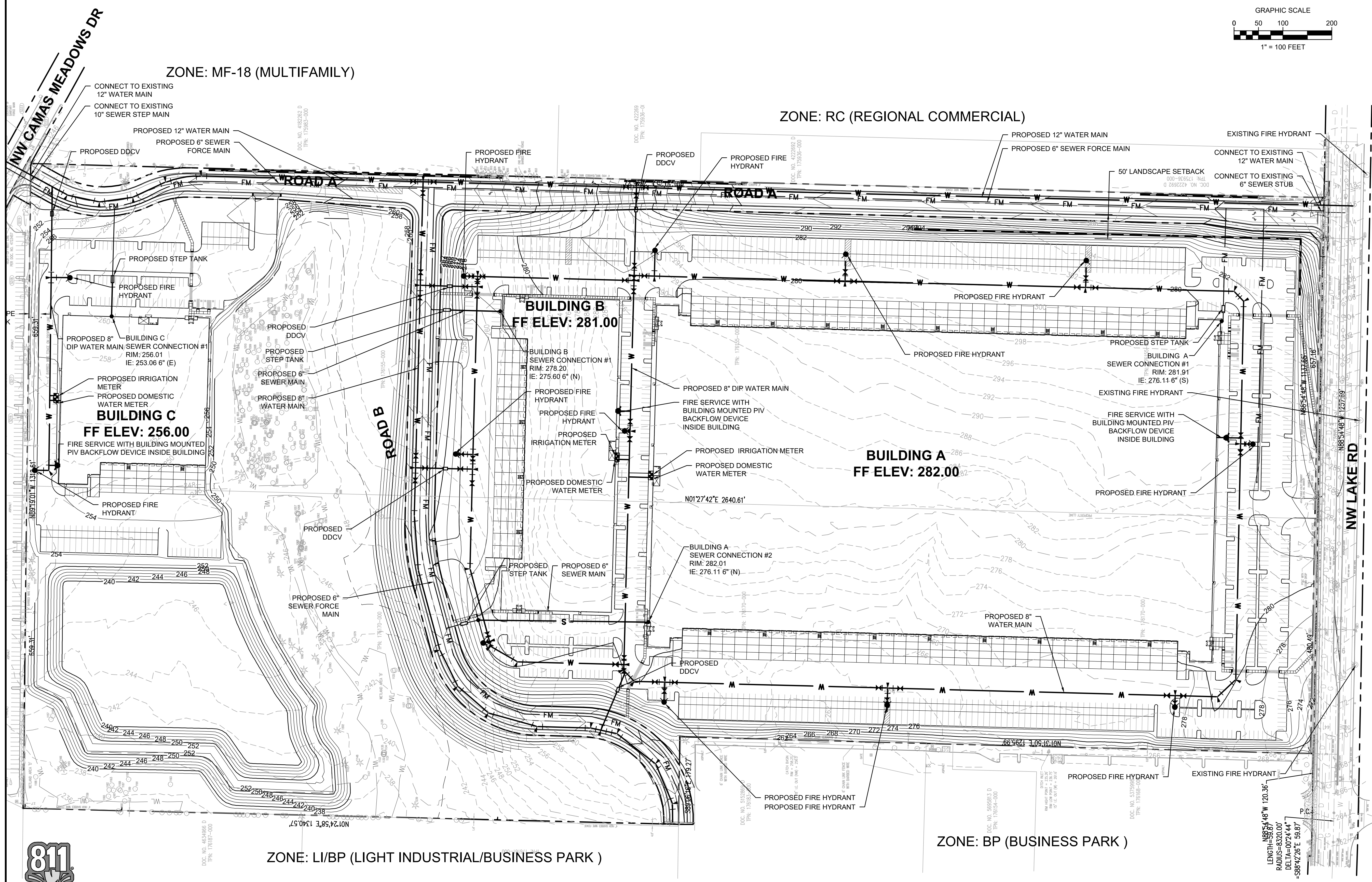
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Revisions:

Sheet Title:
PRELIMINARY WATER AND SEWER PLAN

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Checked by: BEB

Sheet No.
SPR4
4 of 4 Sheets

