



TACOMA • SEATTLE • SPOKANE • TRI-CITIES
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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



NOTICE
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- Revisions:

Sheet Title:
PRELIMINARY SITE PLAN

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

Sheet No.

SPR1

1 of 4 Sheets

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

LEGEND

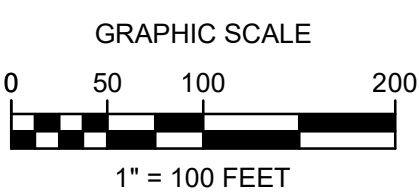
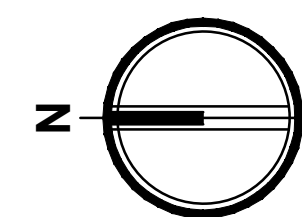
- BUFFER REDUCTION AREA
 TOTAL = 2,080 SF
- BUFFER ADDITION AREA
 TOTAL = 9,770 SF
- REFER TO WETLAND MITIGATION STUDY

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

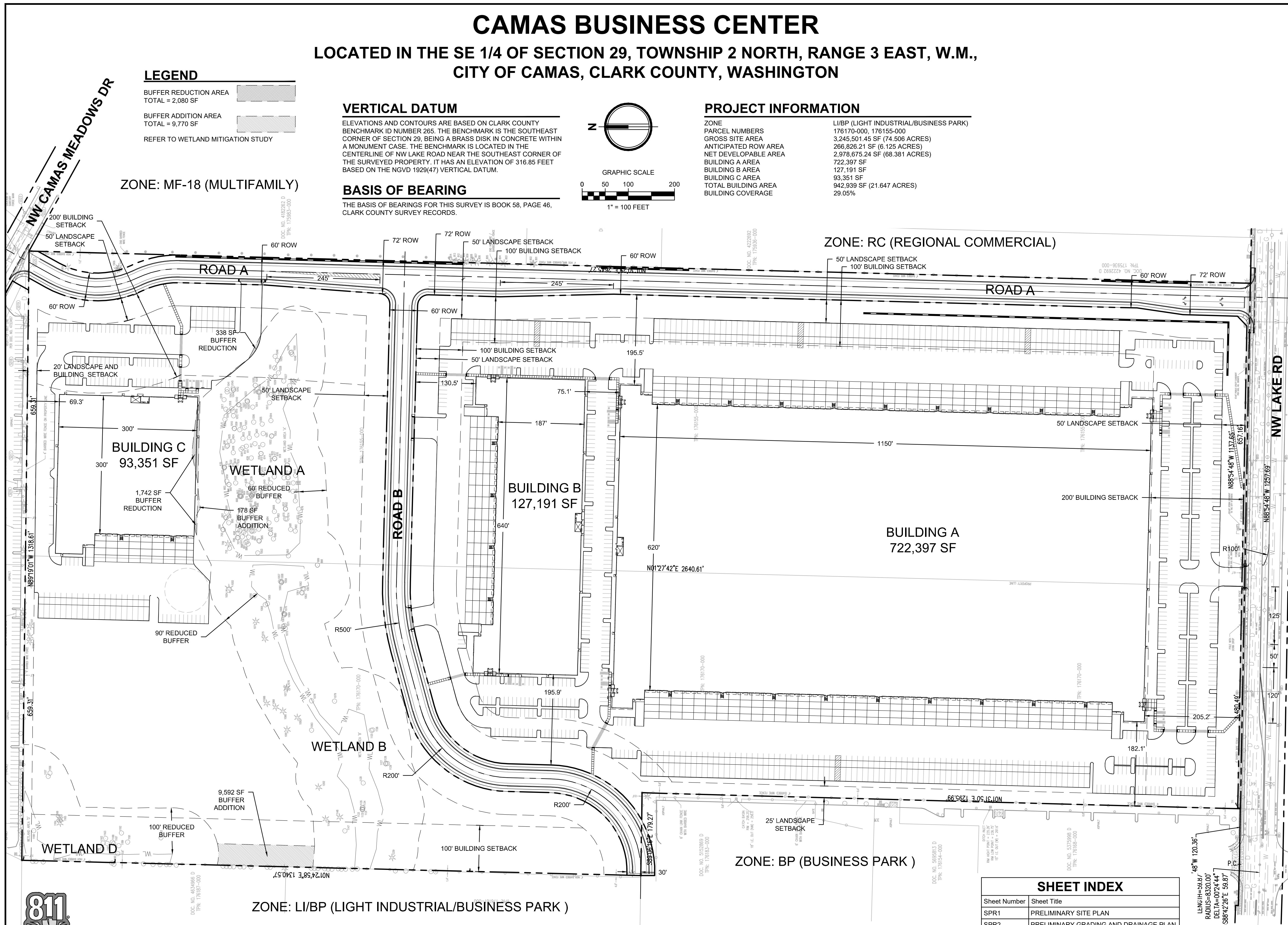
ZONE	LI/BP (LIGHT INDUSTRIAL/BUSINESS PARK)
PARCEL NUMBERS	176170-000, 176155-000
GROSS SITE AREA	3,245,501.45 SF (74.506 ACRES)
ANTICIPATED ROW AREA	266,826.21 SF (6.125 ACRES)
NET DEVELOPABLE AREA	2,978,675.24 SF (68.381 ACRES)
BUILDING A AREA	722,397 SF
BUILDING B AREA	127,191 SF
BUILDING C AREA	93,351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

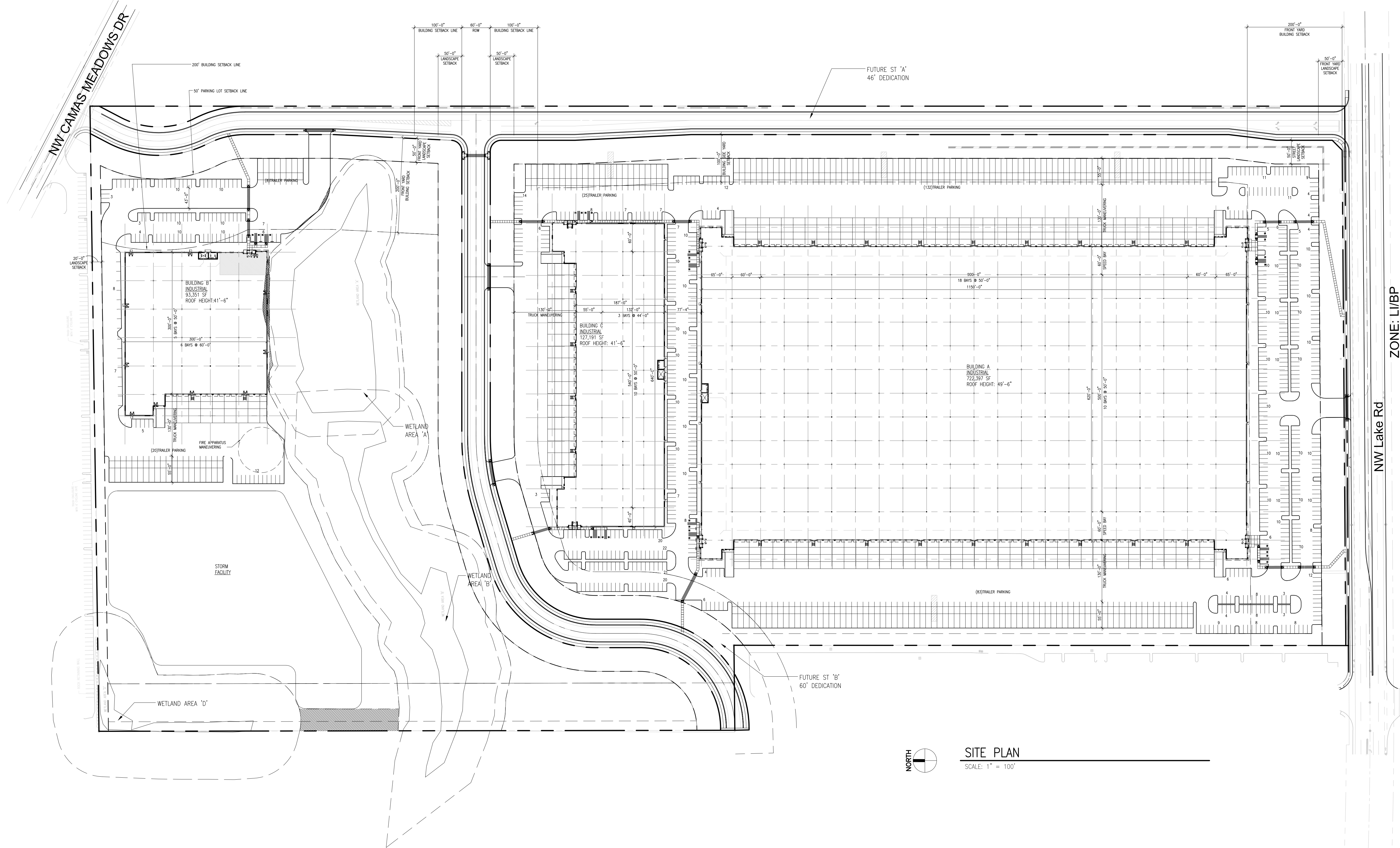
ZONE: LI/BP (LIGHT INDUSTRIAL/BUSINESS PARK)



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



Know what's below.
 Call before you dig.

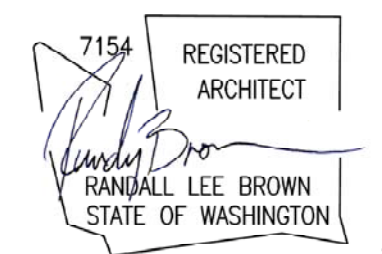


ZONE: L/1BP
NW Lake Rd

REVISIONS

ISSUE NO.	DATE	ITEM
3	04 07 2022	DESIGN REVIEW
2	02 02 2022	SEPA RESUBMITTAL
1	10 01 2021	SEPA SUBMITTAL

PROFESSIONAL STAMP



Digitally signed by Randy Brown
Date: 2022.04.08 13:10:35 -07'00'

PROJECT INFORMATION

CAMAS BUSINESS CENTER
4707 NW Lake Rd
Camas, WA

SHEET INFORMATION

RELEASE FOR:	PROGRESS PRINTING
TITLE:	MASTER SITE PLAN
DESIGNED BY:	DRAWN BY:
REVIEWED BY:	APPROVED BY:
DATE:	09-16-2021
PROJECT NO.:	200902.24.139
SHEET NO.:	A1.0

PROJECT DATA – BUILDING B

BUILDING AREA	93,351 SF
PARKING PROVIDED	123
TRAILER PARKING	28

SITE AREA TOTAL	3,029,134 SF
TOTAL BUILDING AREA (A, B & C)	942,319 SF
COVERAGE	31.1%

PROJECT DATA – BUILDING C

BUILDING AREA	127,191 SF
PARKING PROVIDED	192 STALLS
TRAILER PARKING	65

PROJECT DATA – BUILDING A

BUILDING AREA	722,397 SF
PARKING PROVIDED	460 STALLS
TRAILER PARKING	215

NORTH
SITE PLAN
SCALE: 1" = 100'

P:\30000 - CAMAS\3000 - Camas\139 - 0001\139 - 0001\3000 - CAMAS - 04.08.22 - 09.16.21