

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 7
LI/BP21-01



LEGEND

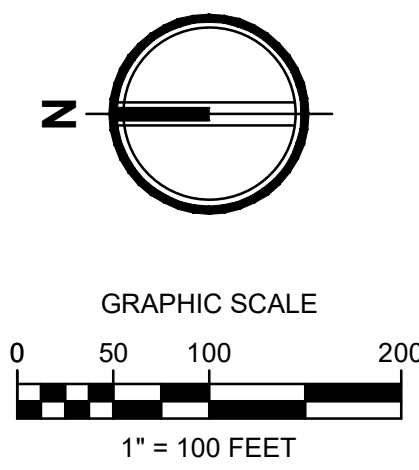
- BUFFER IMPACT AREA
TOTAL = 4,007.4 SF
- BUFFER ADDITION AREA
TOTAL = 13,345.8 SF
- REFER TO WETLAND MITIGATION STUDY

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: L/IBP (LIGHT INDUSTRIAL/BUSINESS PARK)
 176170-000, 176155-000
 GROSS SITE AREA: 3,245,501.45 SF (74.51 ACRES)
 ANTICIPATED ROW AREA: 212,863.21 SF (4.89 ACRES)
 NET DEVELOPABLE AREA: 3,032,638.24 SF (69.62 ACRES)
 BUILDING A AREA: 649,448 SF
 BUILDING B AREA: 227,393 SF
 BUILDING C AREA: 92,232 SF
 TOTAL BUILDING AREA: 969,073 SF (22.25 ACRES)
 BUILDING COVERAGE: 29.86%

PARKING REQUIREMENTS

BUILDING A:
 32,472 SF OFFICE @ 1:250
 616,976 SF WAREHOUSE @ 1:1000
 747 PARKING STALLS REQUIRED
 544 PASSENGER CAR PARKING STALLS PROVIDED
 89 TRAILER PARKING STALLS PROVIDED

BUILDING B:
 11,370 SF OFFICE @ 1:250
 216,023 SF WAREHOUSE @ 1:1000
 262 PARKING STALLS REQUIRED
 321 PASSENGER CAR PARKING STALLS PROVIDED
 107 TRAILER PARKING STALLS PROVIDED

BUILDING C:
 4,612 SF OFFICE @ 1:250
 87,620 SF WAREHOUSE @ 1:1000
 107 PARKING STALLS REQUIRED
 129 PASSENGER CAR PARKING STALLS PROVIDED
 28 TRAILER PARKING STALLS PROVIDED

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
 10/19/2021



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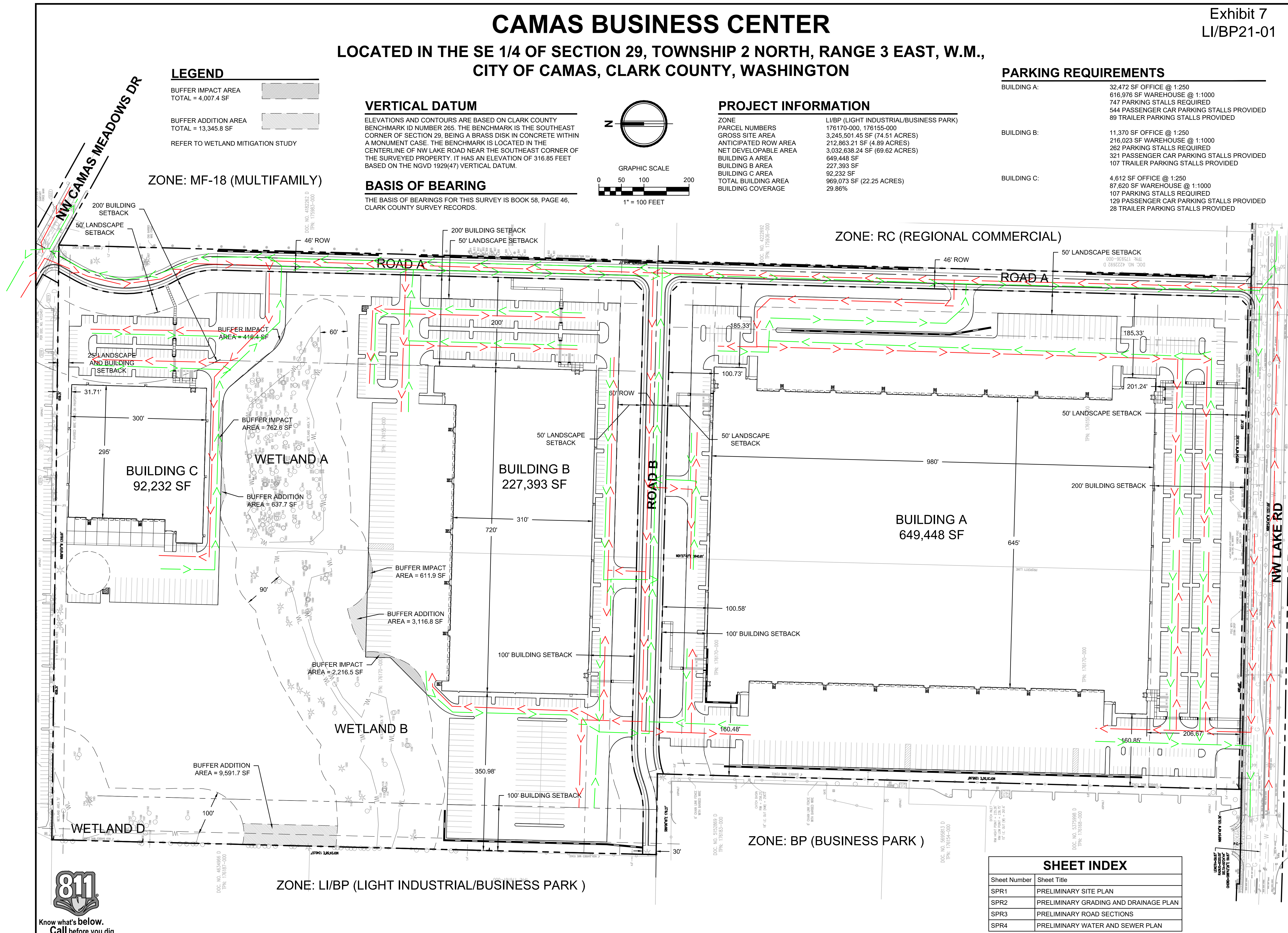
GENERAL ONSITE CIRCULATION PLAN
 INCOMING —>—
 OUTGOING —>—

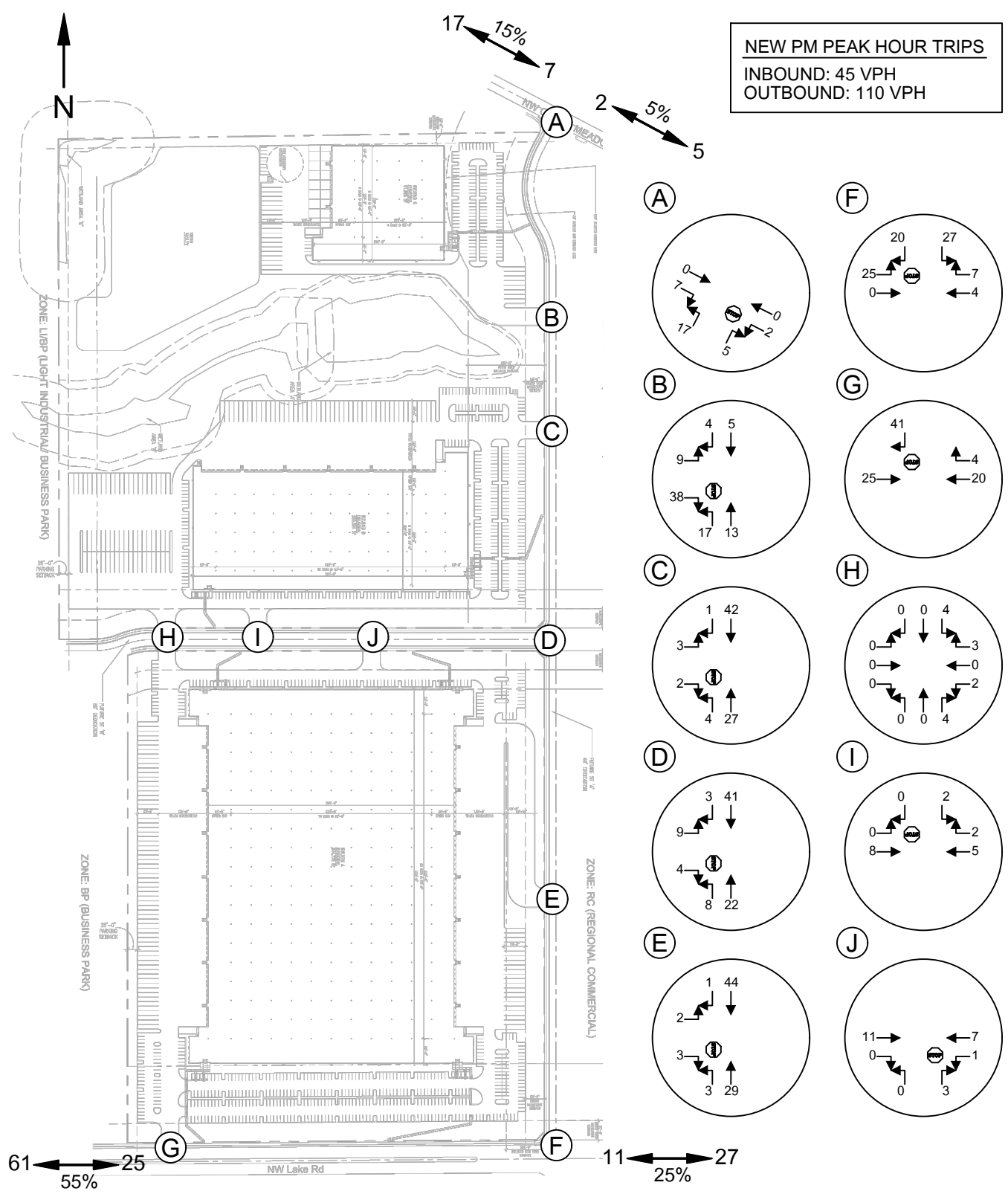
Revisions:
 Sheet Title:
PRELIMINARY SITE PLAN

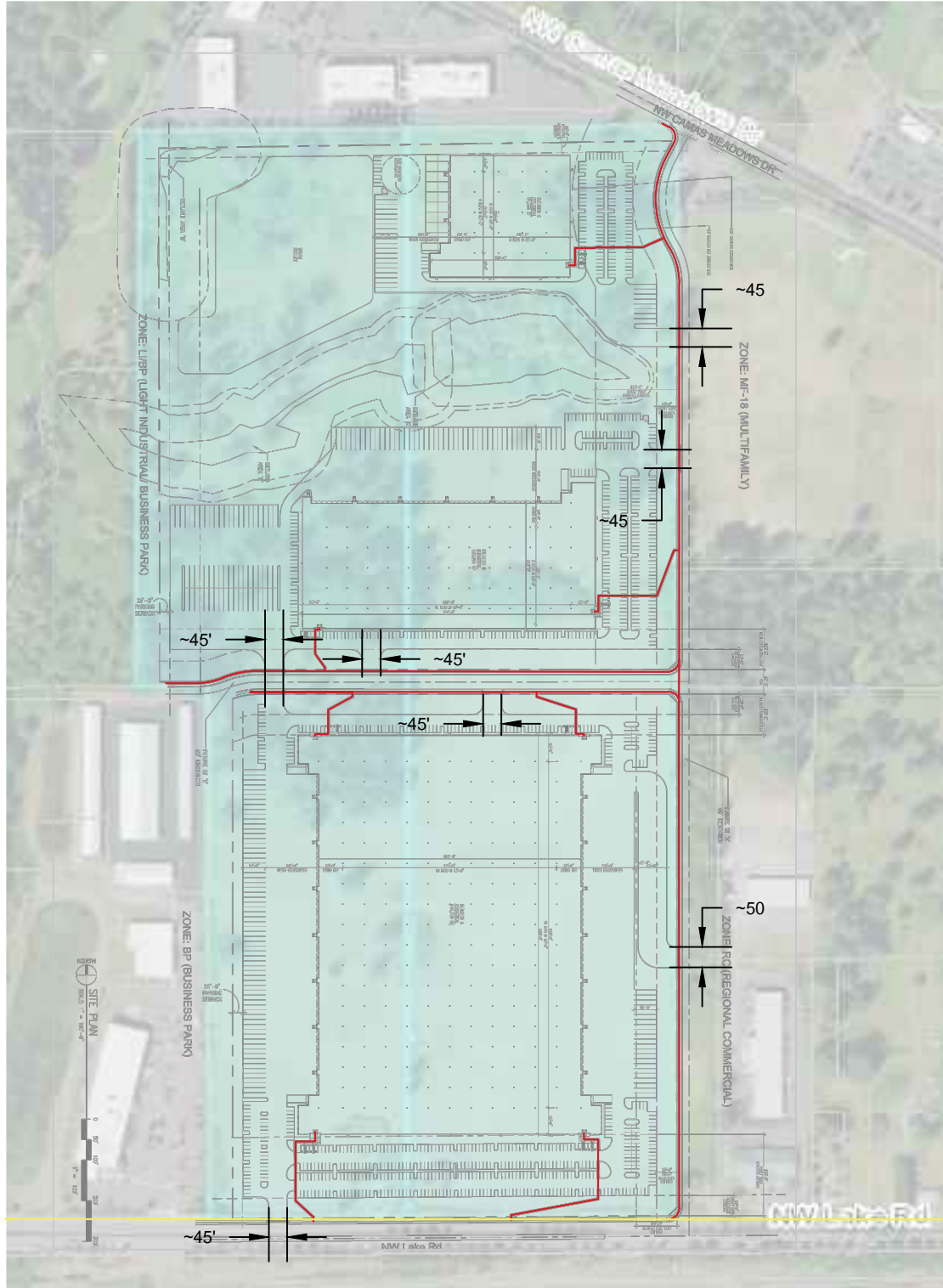
Designed by: TDW/MW/GG Drawn by: TDS Checked by: BEB

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







- = EXISTING PEDESTRIAN CIRCULATION
- = PROPOSED PEDESTRIAN CIRCULATION