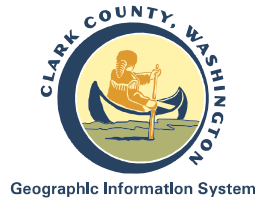


# DEVELOPER'S PACKET

## Produced By:

Clark County Geographic Information System (GIS)



## For:

SGA Engineering-#2452

## Subject Property Account Number(s):

178221000

PDF # 311821

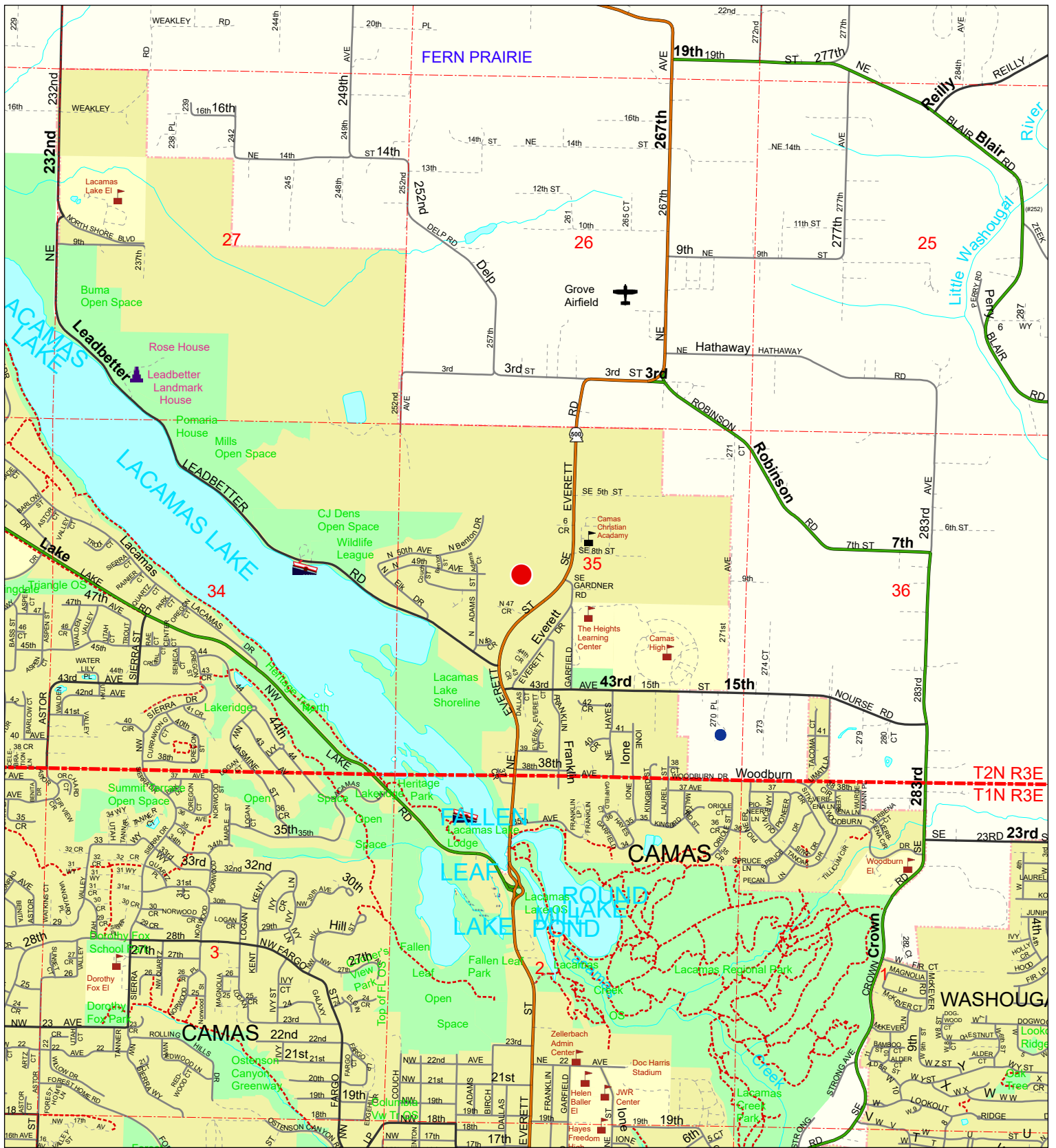
Printed: October 29, 2024

Expires: October 29, 2025

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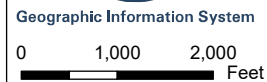
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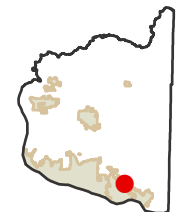
### General Location

Account: 178221000  
 Owner: OLIVER THOMAS R  
 Address: 40304 NE 44TH ST  
 C/S/Z: WASHOUGA, WA 98671

Printed on: October 29, 2024



 Location of Subject Property(s)



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# Property Information Fact Sheet

## Mailing Information:

Account No.: 178221000  
 Owner: OLIVER THOMAS R  
 Address: 40304 NE 44TH ST  
 C/S/Z: WASHOUGAL, WA 98671

**Assessed Parcel Size:** 18.15 Ac

**Property Type:** PRIME DEVELOPABLE GROUND

## PARCEL LOCATION FINDINGS:

**Quarter Section(s):** NW 1/4,S35,T2N,R3E

**Municipal Jurisdiction:** Camas

**Urban Growth Area:** Camas

**Zoning:** LD-NS, MX-NS

**Zoning Overlay:** Airport Overlay - Zone C,  
Gateway Corridor

**Comprehensive Plan Designation:** LD-NS,  
C-NS

**Columbia River Gorge NSA:** No Mapping Indicators

**Late-Comer Area:** No Mapping Indicators

**Trans. Impact Fee Area:** Camas

**Park Impact Fee District:** No Mapping Indicators

**Neighborhood Association:** No Mapping Indicators

**School District:** Camas

**Elementary School:** Lacamas Lake

**Junior High School:** Liberty

**Senior High School:** Camas

**Fire District:** City of Camas

**Sewer District:** Camas

**Water District:** Camas

**Wildfire Danger Area:** No Mapping Indicators

## ENVIRONMENTAL CONSTRAINTS:

**Soil Type(s):** HcB, 12.2% of parcel

HcE, 12.1%

LIB, 23.2%

MeA, 1.6%

OmE, 10.4%

ThA, 7.0%

VaB, 0.3%

VaC, 33.2%

**Hydric Soils:** Hydric, 7.0% of parcel

Non-Hydric, 93.0%

**Flood Zone Designation:** Outside Flood Area

**CARA:** Category 2 Recharge Areas

**Forest Moratorium Area:** No Mapping Indicators

**Liquefaction Susceptibility:** Very Low,  
Bedrock

**NEHRP:** B, C

**Slope:** 0 - 5 percent, 34.2% of parcel

10 - 15 percent, 16.0%

15 - 25 percent, 13.5%

25 - 40 percent, 1.8%

5 - 10 percent, 34.5%

**Landslide Hazards:** Slopes > 15%

**Slope Stability:** Severe Erosion Hazard Area

**Cultural Resources:**

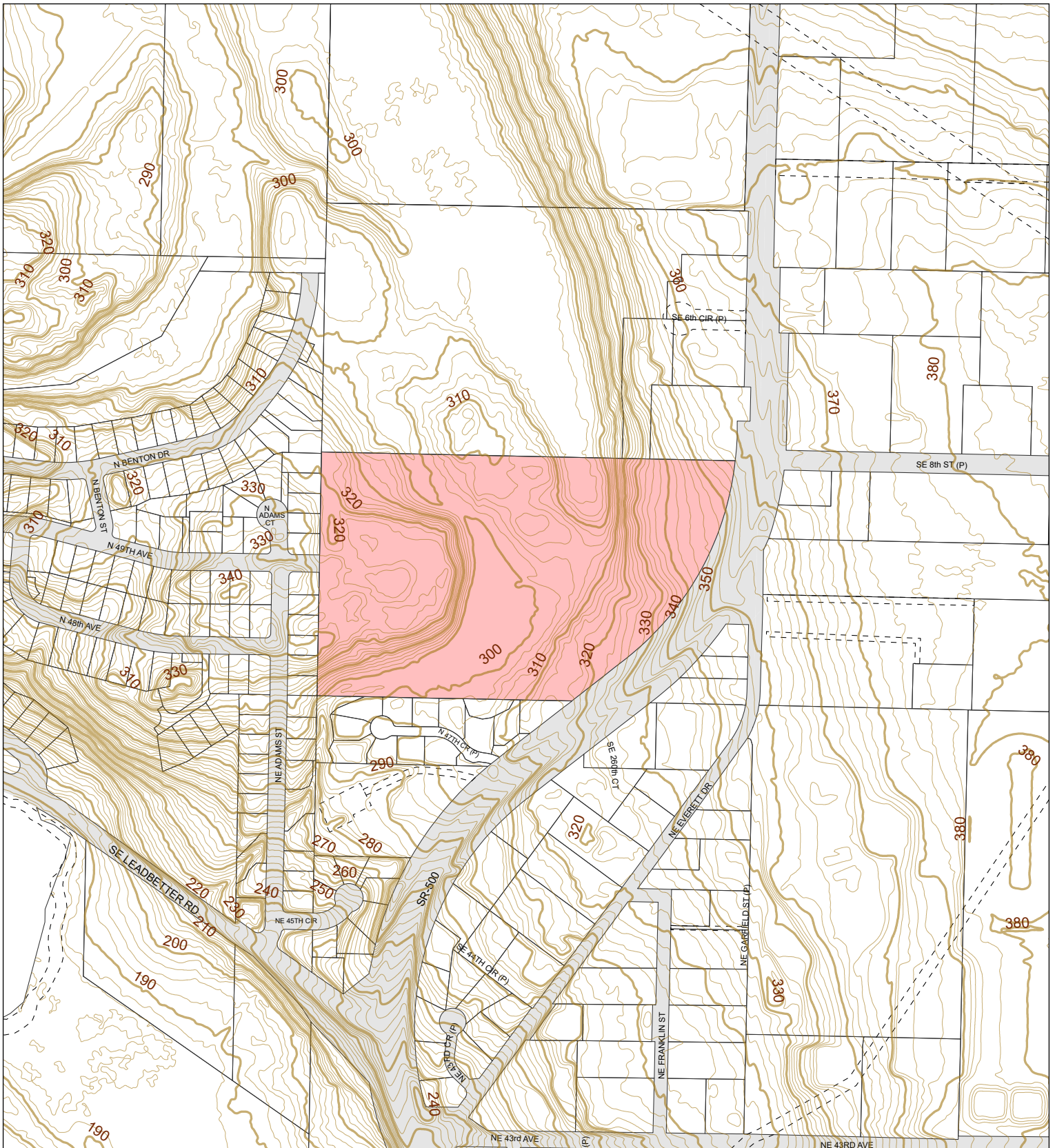
**Archeological Predictive:** High, 1.5% of parcel

Moderate, 25.6%

Moderate-High, 72.9%

**Archeological Site Buffers:** Mapping Indicators Found

**Historic Sites:** No Mapping Indicators



**CLARK COUNTY, WASHINGTON**

Geographic Information System

0 200 400 Feet

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### Elevation Contours

Account: 178221000  
 Owner: OLIVER THOMAS R  
 Address: 40304 NE 44TH ST  
 C/S/Z: WASHOUGAL, WA 98671

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

Printed on: October 29, 2024

23127	23126	23125
23134	23135	23136
13103	13102	13101



### 2023 Aerial Photography

Account: 178221000  
Owner: OLIVER THOMAS R  
Address: 40304 NE 44TH ST  
C/S/Z: WASHOUGAL, WA 98671

Printed on: October 29, 2024



Geographic Information System

0 200 400 Feet

 Subject Property(s)

23127	23126	23125
23134	23135	23136
13103	13102	13101

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**CLARK COUNTY, WASHINGTON**

Geographic Information System

0 100 200 Feet

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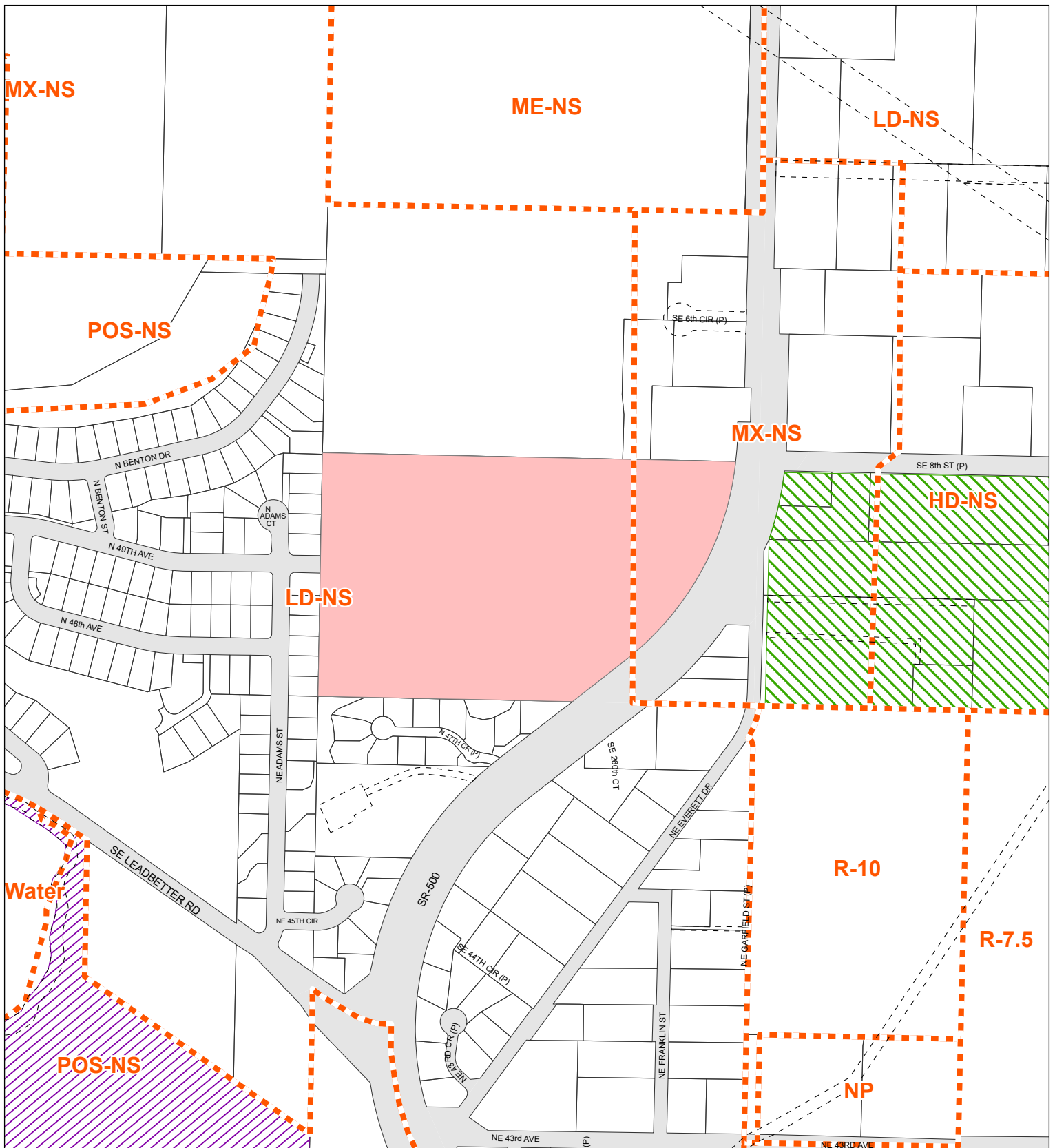
### 2023 Aerial Photography with Elevation Contours

Account: 178221000  
 Owner: OLIVER THOMAS R  
 Address: 40304 NE 44TH ST  
 C/S/Z: WASHOUGAL, WA 98671

- 2' Elevation Contours
- ▭ Subject Property(s)

Printed on: October 29, 2024

23127	23126	23125
23134	23135	23136
13103	13102	13101



CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

### Zoning Designations

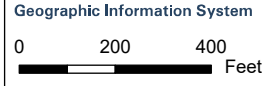
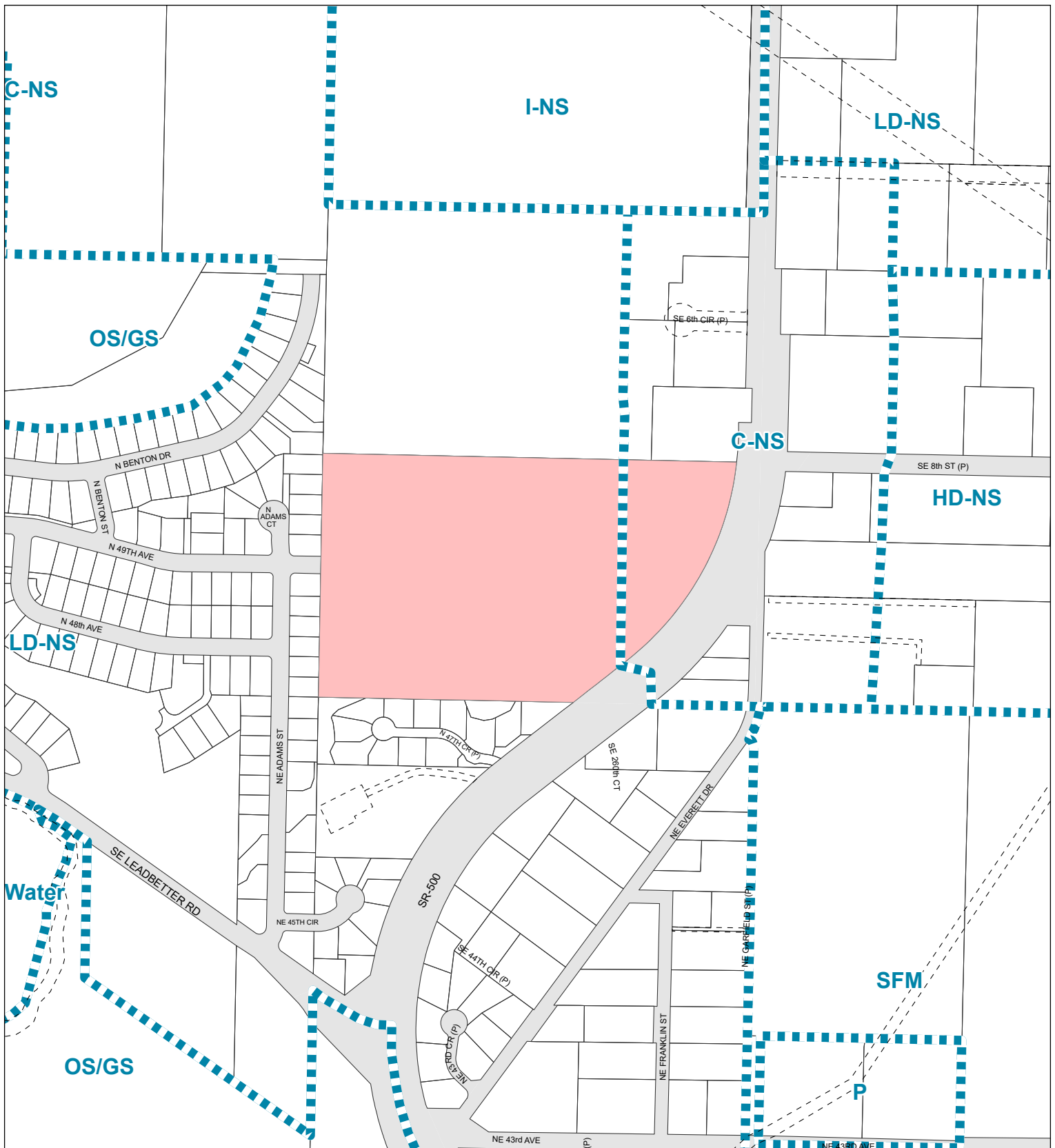
Account: 178221000  
 Owner: OLIVER THOMAS R  
 Address: 40304 NE 44TH ST  
 C/S/Z: WASHOUGAL, WA 98671

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

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23134	23135	23136
13103	13102	13101

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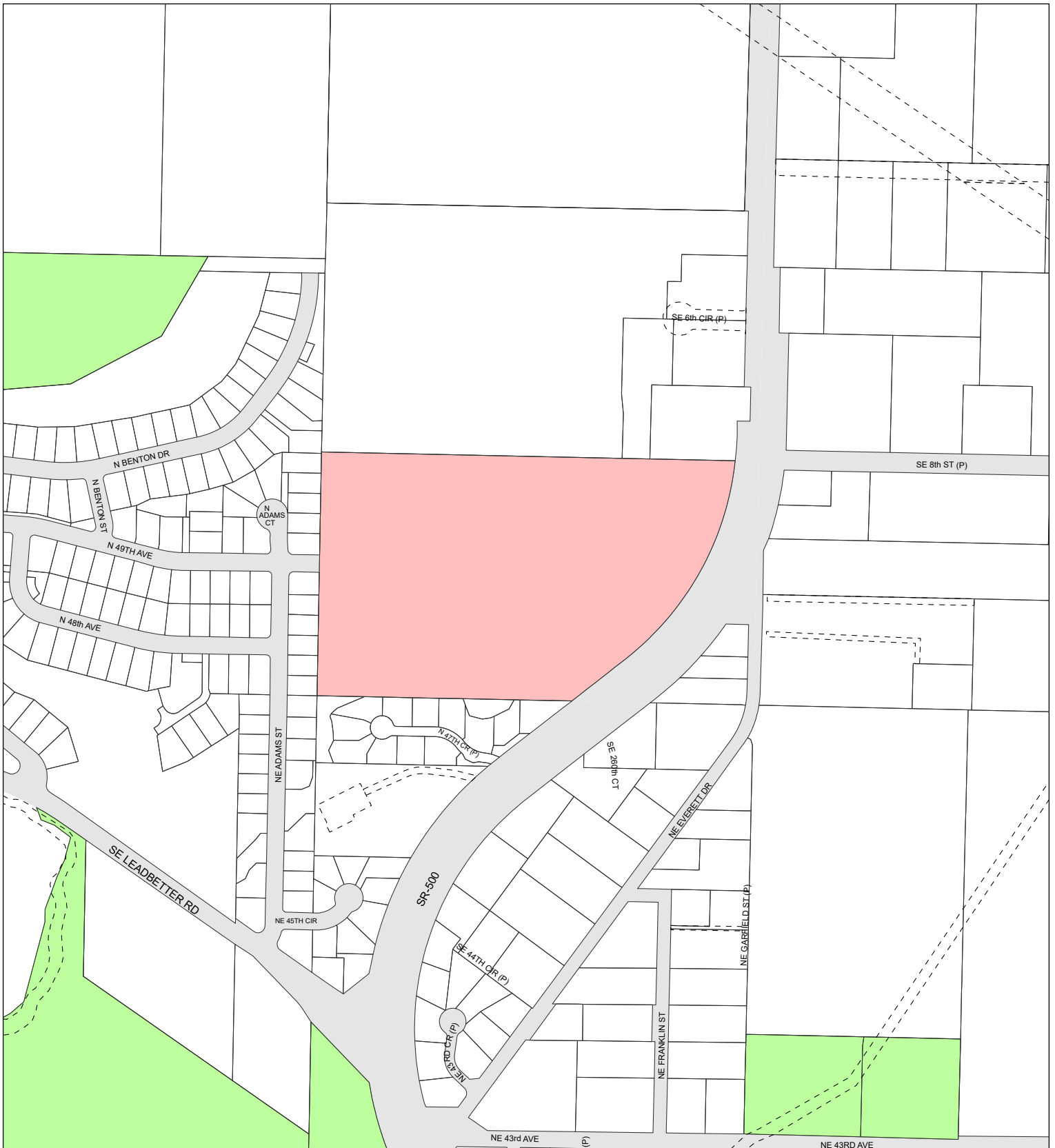
### Comprehensive Plan Designations

Account: 178221000  
 Owner: OLIVER THOMAS R  
 Address: 40304 NE 44TH ST  
 C/S/Z: WASHOUGAL, WA 98671

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Urban Reserve
- Columbia River Gorge Scenic Area

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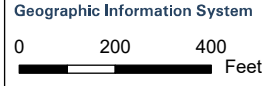
23127	23126	23125
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### Arterials, C-Tran Bus Routes, Parks & Trails

Account: 178221000  
 Owner: OLIVER THOMAS R  
 Address: 40304 NE 44TH ST  
 C/S/Z: WASHOUGAL, WA 98671

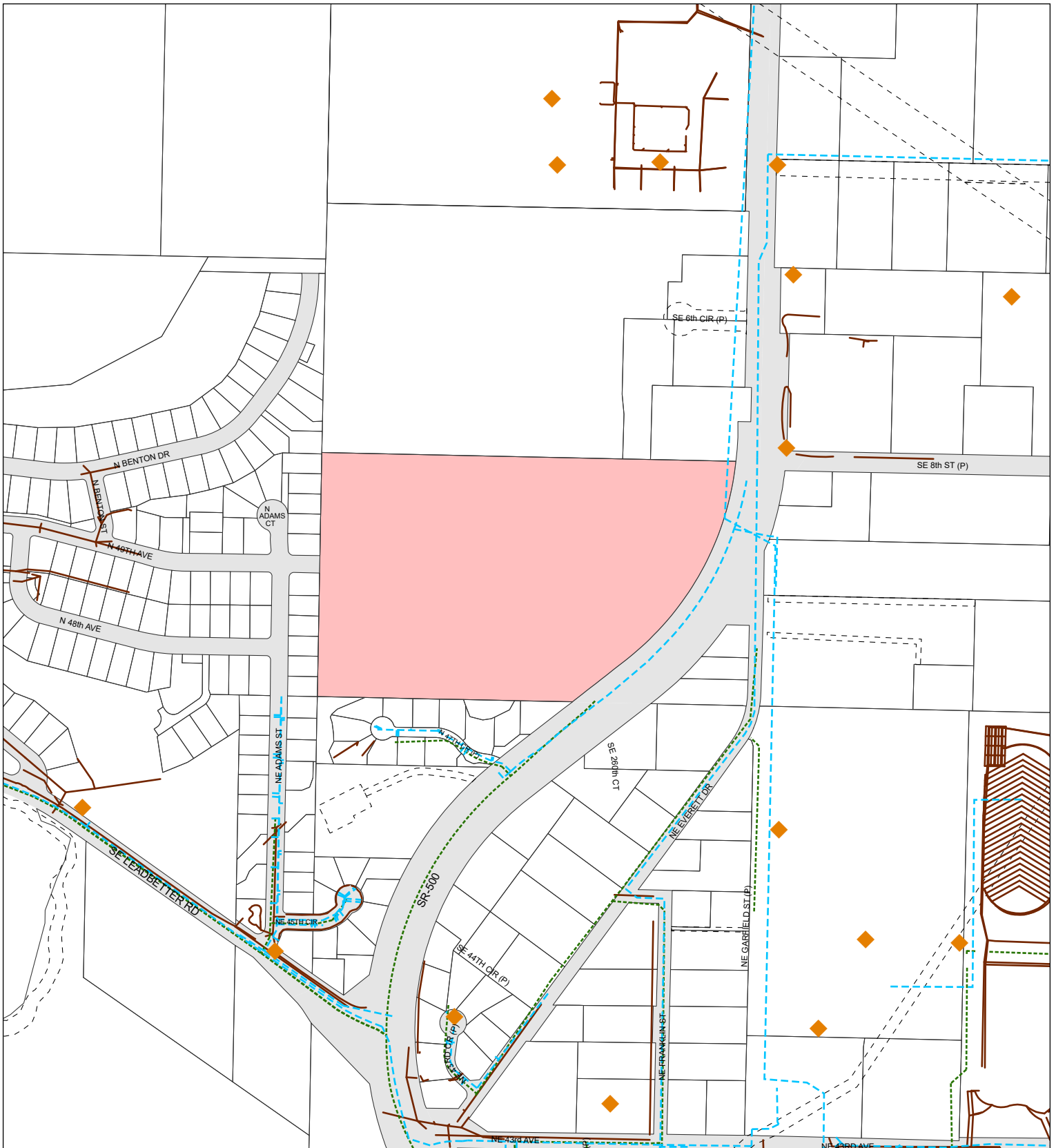
Printed on: October 29, 2024



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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Parks
- Trail
- C-Tran Route
- Principal Arterial
- Minor Arterial
- Collector
- Rural Major Collector
- Rural Minor Collector
- State Route
- Other
- Proposed Arterial
- Scenic Highway

23127	23126	23125
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CLARK COUNTY, WASHINGTON  
Geographic Information System

0 200 400 Feet

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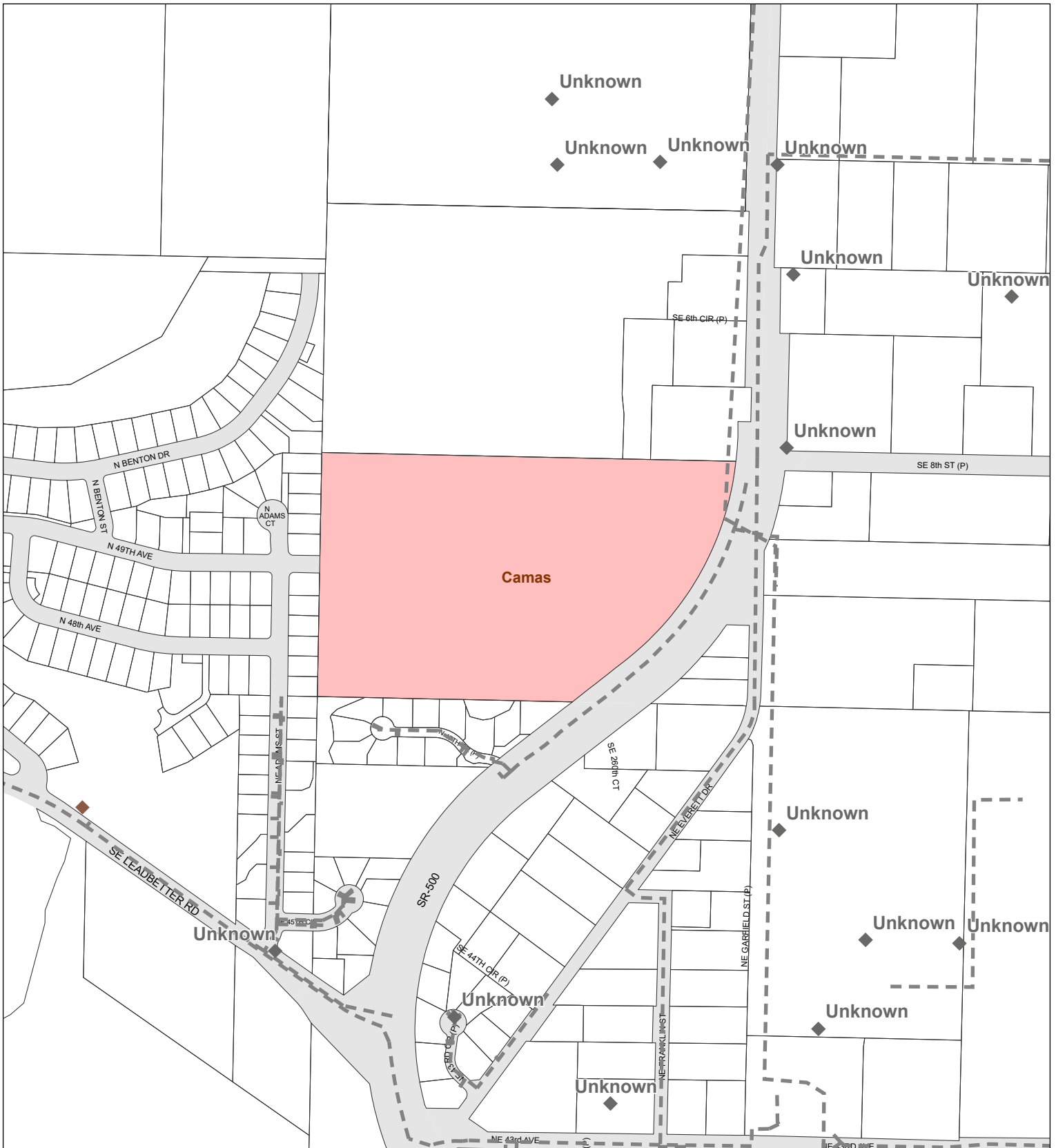
### Water, Sewer, and Storm Systems

Account: 178221000  
 Owner: OLIVER THOMAS R  
 Address: 40304 NE 44TH ST  
 C/S/Z: WASHOUGAL, WA 98671

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 1-Year Wellhead ZOC
- 5-Year Wellhead ZOC
- 10-Year Wellhead ZOC
- Water Lines
- Sewer Lines
- Storm Water Lines
- Hydrants

Printed on: October 29, 2024

23127	23126	23125
23134	23135	23136
13103	13102	13101



CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

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### Water Systems

Account: 178221000  
 Owner: OLIVER THOMAS R  
 Address: 40304 NE 44TH ST  
 C/S/Z: WASHOUGAL, WA 98671

Printed on: October 29, 2024

- Subject Parcel
- Public Road
- Water District Boundary
- Unknown Size Water Line
- < 10" Water Line
- 10-20" Water Line
- > 20" Water Line
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)

23127	23126	23125
23134	23135	23136
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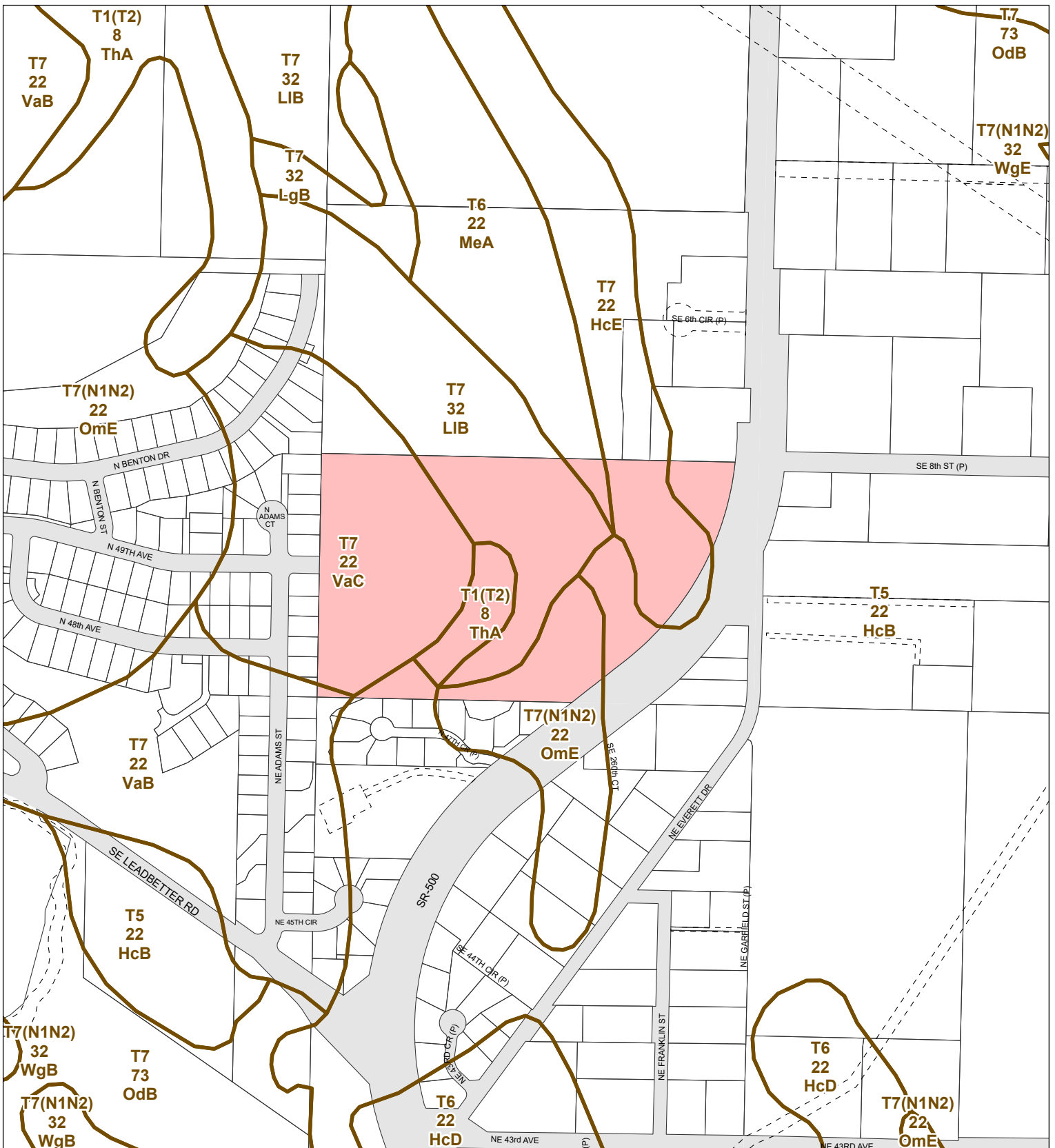
# Hydrant Fire Flow Details

Account No.: 178221000  
 Owner: OLIVER THOMAS R  
 Address: 40304 NE 44TH ST  
 C/S/Z: WASHOUGAL, WA 98671

Water District(s)	Hydrant Data Update	Project Site Provider
Camas	October 18, 2023	Service Provider

## HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
Unknown	Unknown	0.0"	No Data		158 ft



Geographic Information System

0 200 400 Feet

### Soil Types

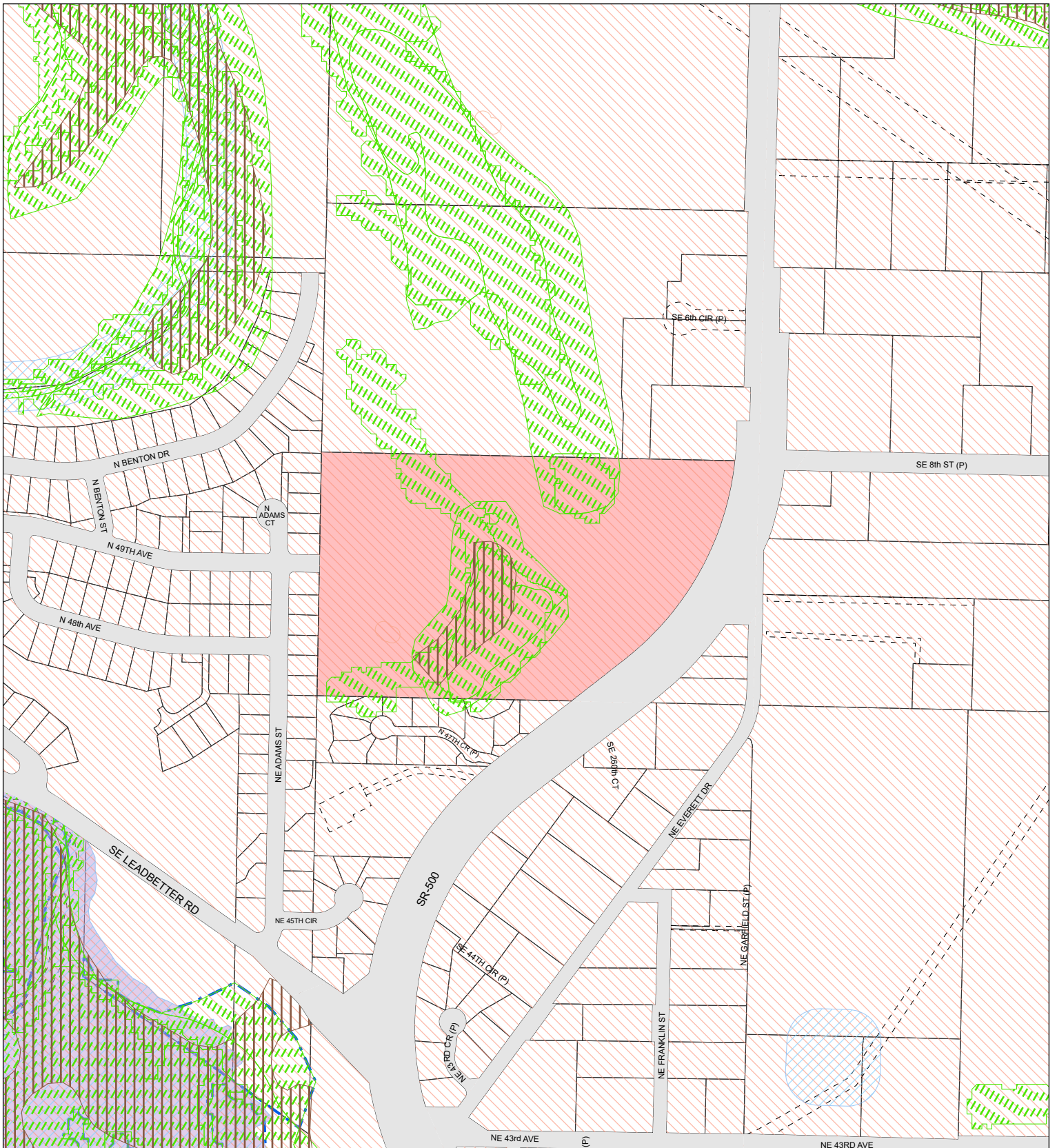
Account: 178221000  
 Owner: OLIVER THOMAS R  
 Address: 40304 NE 44TH ST  
 C/S/Z: WASHOUGAL, WA 98671

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

Printed on: October 29, 2024

23127	23126	23125
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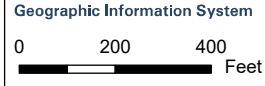
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### Environmental Constraints I

Account: 178221000  
 Owner: OLIVER THOMAS R  
 Address: 40304 NE 44TH ST  
 C/S/Z: WASHOUGAL, WA 98671

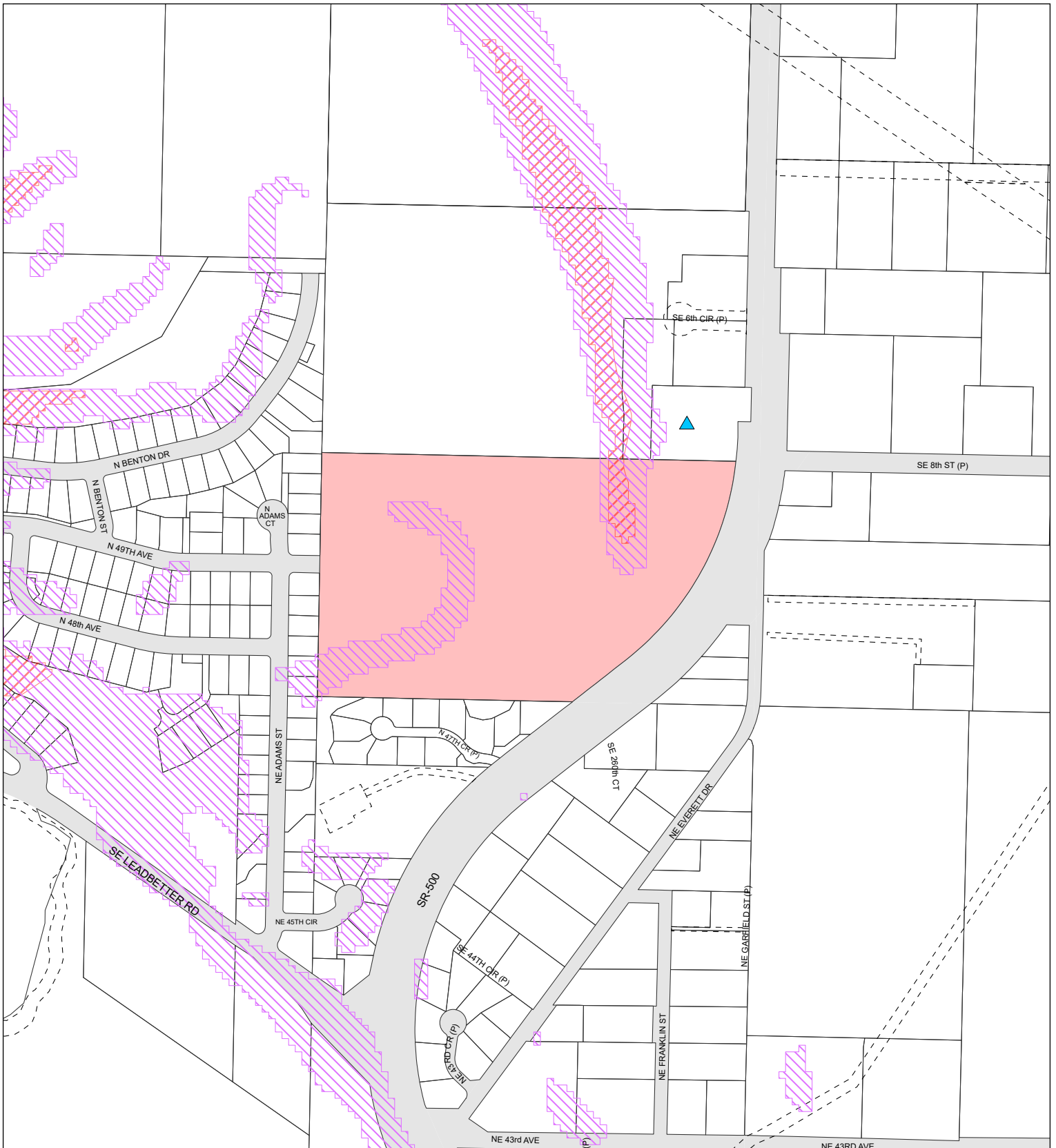
Printed on: October 29, 2024



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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- CARA Category 1
- Riparian Habitat or Species Area
- Non-Riparian Habitat or Species Area
- 100 year Floodplains
- Floodway
- Shorelines
- Stream

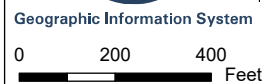
23127	23126	23125
23134	23135	23136
13103	13102	13101



### Environmental Constraints II

Account: 178221000  
 Owner: OLIVER THOMAS R  
 Address: 40304 NE 44TH ST  
 C/S/Z: WASHOUGAL, WA 98671

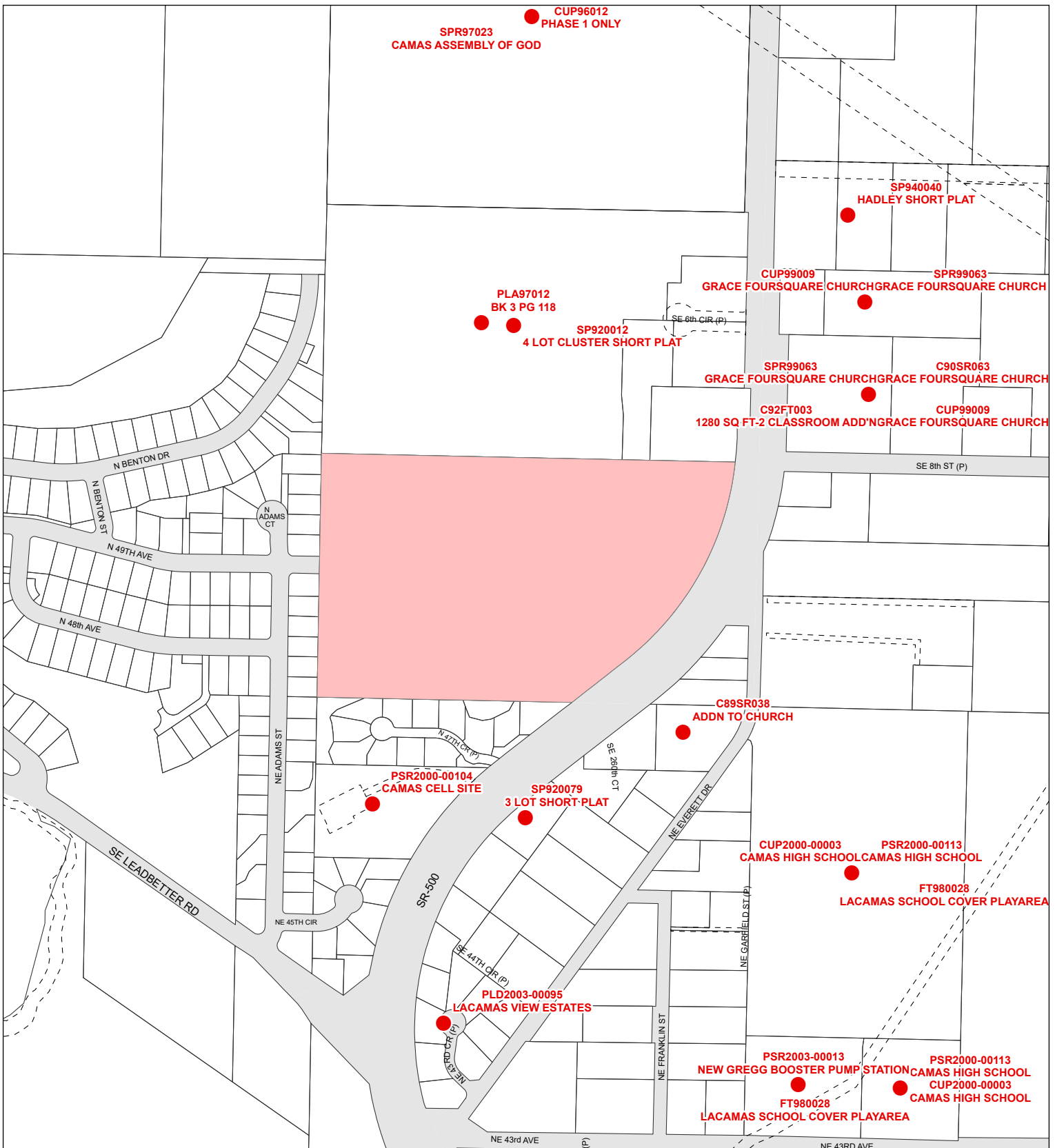
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- ★ CCHR Historic Site
- NRHP Historic Site
- WSHR Historic Site
- WSHR Historic Barn
- ▲ INV Historic Site

23127	23126	23125
23134	23135	23136
13103	13102	13101



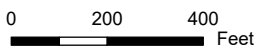
### Adjacent Development

Account: 178221000  
 Owner: OLIVER THOMAS R  
 Address: 40304 NE 44TH ST  
 C/S/Z: WASHOUGAL, WA 98671

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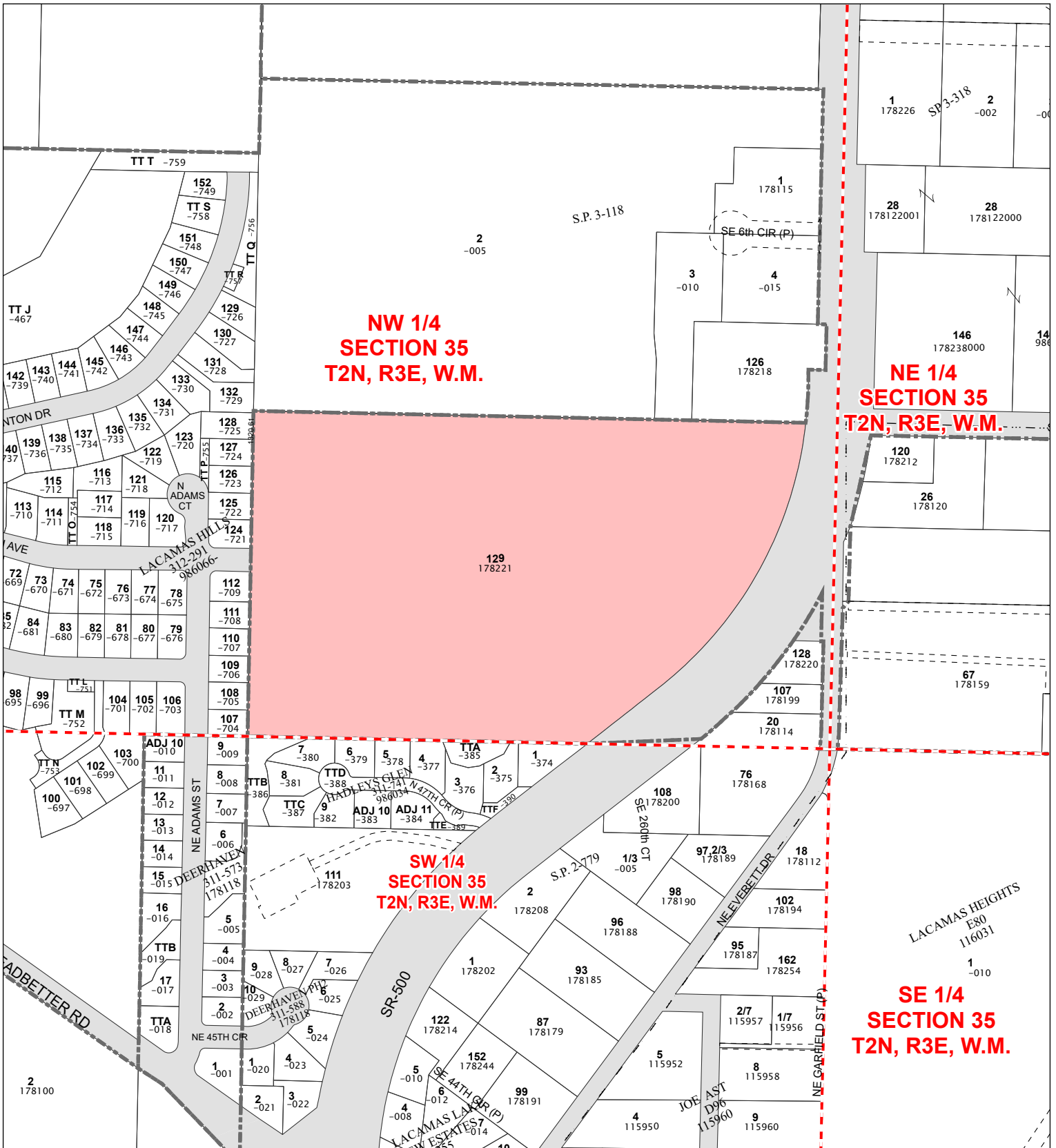
Geographic Information System



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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

23127	23126	23125
23134	23135	23136
13103	13102	13101



**NW 1/4  
SECTION 35  
T2N, R3E, W.M.**

**NE 1/4  
SECTION 35  
T2N, R3E, W.M.**

**SW 1/4  
SECTION 35  
T2N, R3E, W.M.**

**SE 1/4  
SECTION 35  
T2N, R3E, W.M.**

**Quarter Section Parcels**

Account: 178221000  
 Owner: OLIVER THOMAS R  
 Address: 40304 NE 44TH ST  
 C/S/Z: WASHOUGAL, WA 98671

Printed on: October 29, 2024



Geographic Information System  
 0 150 300 Feet

- Subdivision Lines
- Donation Land Claim
- Section Quarters
- City Boundaries
- Subject Property(s)
- Road Right of Way - Actual Road May not Exist
- Transportation or Major Utility Easement

23127	23126	23125
23134	23135	23136
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