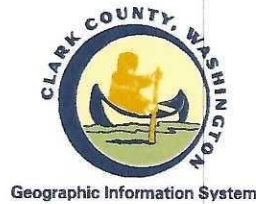


DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Jordan Ramis PC

Subject Property Account Number(s):

175762000

175770000

175764000

175763000

175765000

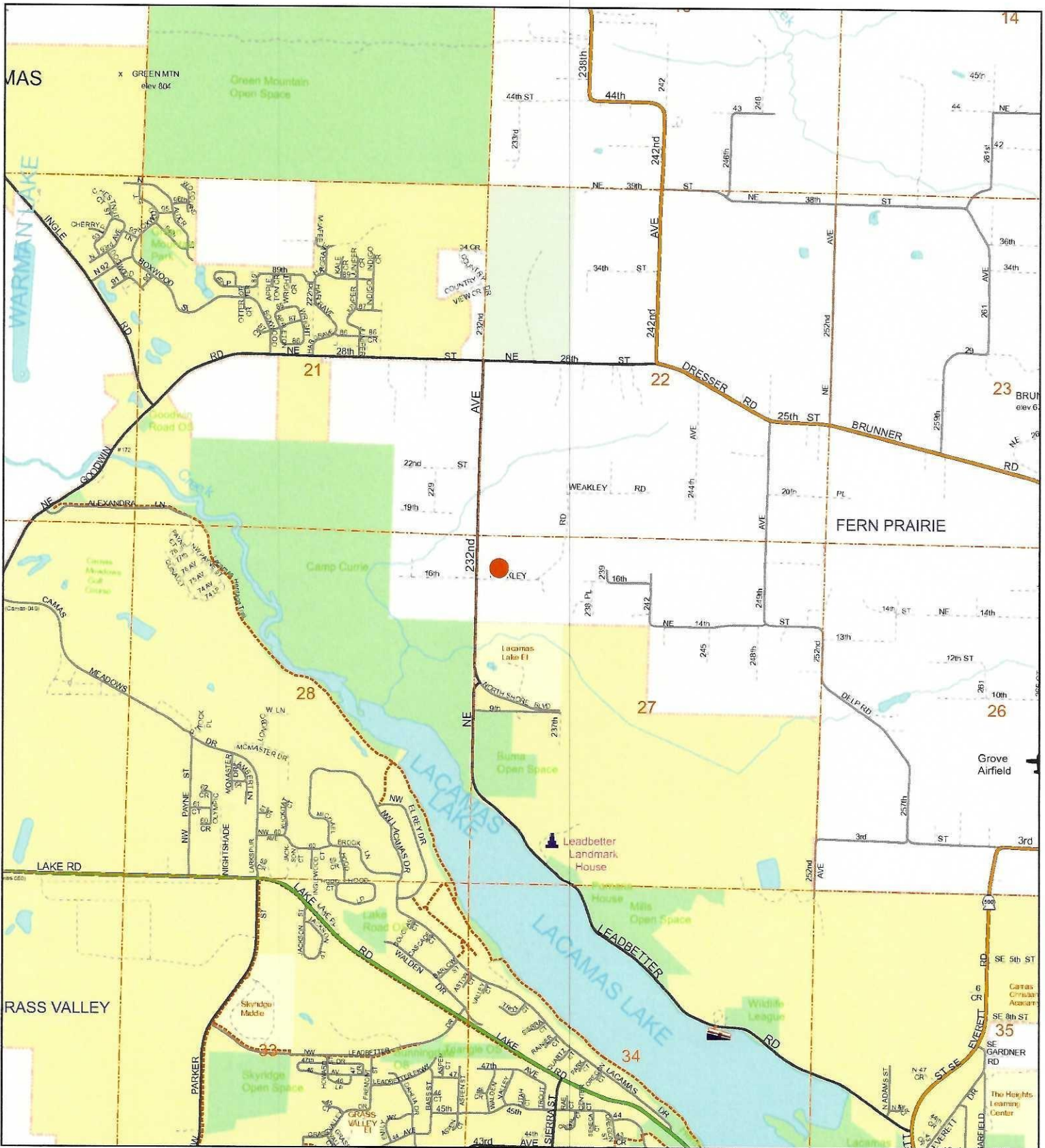
PDF # 271044

Printed: August 24, 2021

Expires: August 24, 2022

Table of Contents

General Location	1
Property Information Fact Sheet	2
Elevation Contours	3
2020 Aerial Photography	4
2020 Aerial Photography with Elevation Contours	5
Zoning Designations	6
Comprehensive Plan Designations	7
Arterials, C-Tran Bus Routes, Parks & Trails	8
Water, Sewer, and Storm Systems	9
Water Systems	10
Hydrant Fire Flow Details	11
Soil Types	12
Environmental Constraints I	13
Environmental Constraints II	14
Adjacent Development	15
Quarter Section Parcels	16



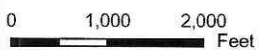
General Location

Account: 175762000, 175770000, 175764000, 175763000, 175765000
 Owner: KREITER BETTY JANE ETAL
 Address: 23404 NE WEAKLY RD
 C/S/Z: CAMAS, WA 98607

Printed on: August 24, 2021

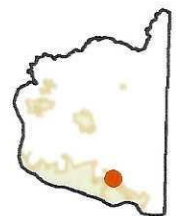


Geographic Information System



Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Location of Subject Property(s)



Property Information Fact Sheet

Mailing Information:

Account No.: 175762000, 175770000, 175764000, 175763000, 175765000
Owner: KREITER BETTY JANE ETAL
Address: 23404 NE WEAKLY RD
C/S/Z: CAMAS, WA 98607

Assessed Parcel Size: 19.79999999999997 Ac

Property Type: Multiple Property Types

PARCEL LOCATION FINDINGS:

Quarter Section(s): NW 1/4,S27,T2N,R3E
Municipal Jurisdiction: Clark County
Urban Growth Area: Camas
Zoning: R1-10
Zoning Overlay: Urban Holding - 10 (UH-10)
Comprehensive Plan Designation: UL
Columbia River Gorge NSA: No Mapping Indicators
Late-Comer Area: No Mapping Indicators
Trans. Impact Fee Area: Rural
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: East County Fire and Rescue
Sewer District: Rural/Resource
Water District: Camas
Wildfire Danger Area: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

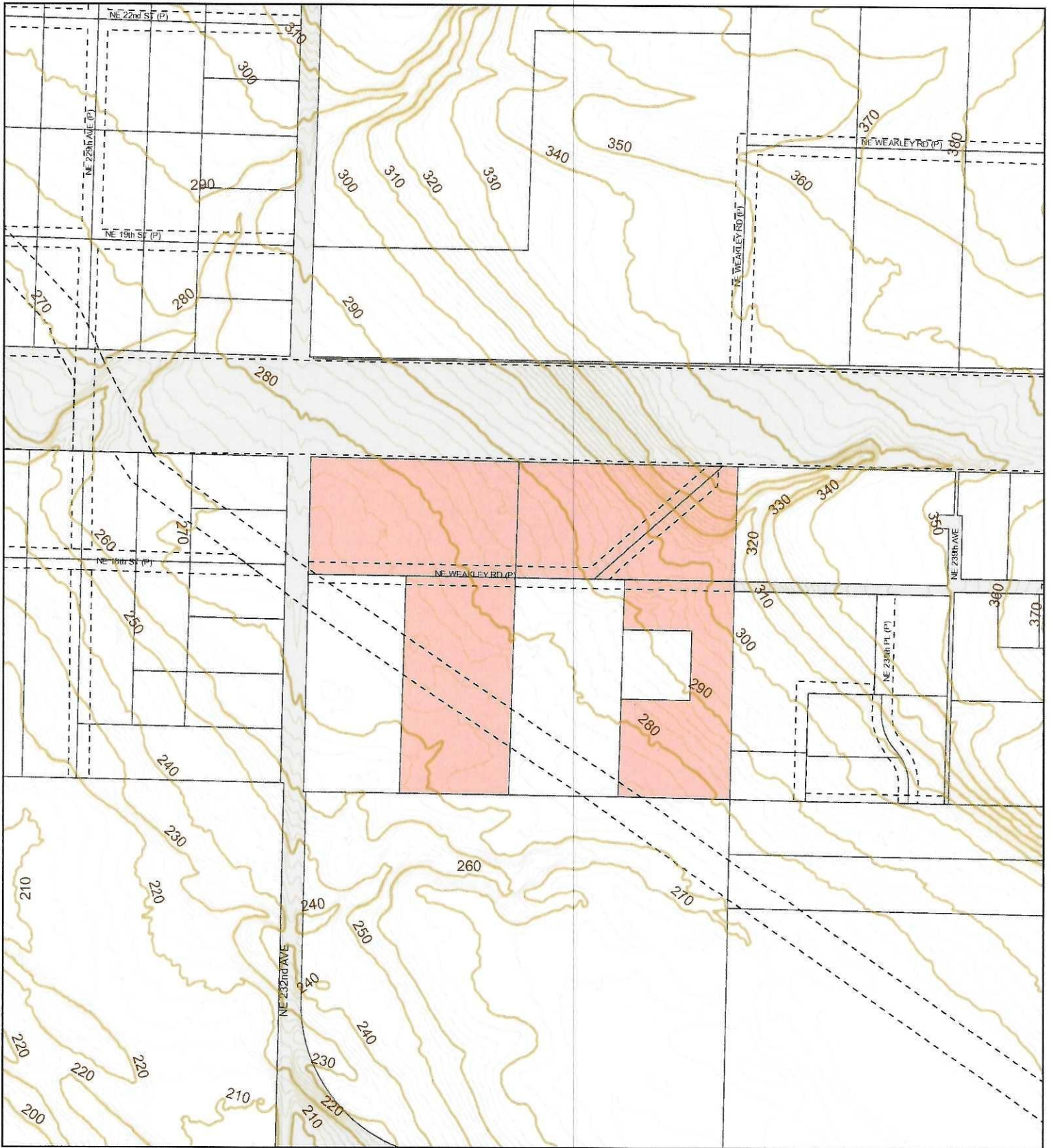
Soil Type(s): HcB, 1.1% of parcel
HcD, 8.7%
LeB, 89.4%
MeA, 0.7%

Hydric Soils: Non-Hydric, 100.0% of parcel
Flood Zone Designation: Outside Flood Area
CARA: Category 2 Recharge Areas
Forest Moratorium Area: No Mapping Indicators
Liquefaction Susceptibility: Very Low
NEHRP: C

Slope: 0 - 5 percent, 78.4% of parcel
10 - 15 percent, 6.3%
15 - 25 percent, 1.7%
5 - 10 percent, 13.6%

Landslide Hazards: Slopes > 15%
Slope Stability: Severe Erosion Hazard Area
Habitat and Species Resources:
Habitat and Species Impacts: Mapping Indicators Found
Riparian Habitat Area: Fish Habitat Stream

Cultural Resources:
Archeological Predictive: High, 29.1% of parcel
Moderate, 1.2%
Moderate-High, 69.7%
Archeological Site Buffers: Mapping Indicators Found
Historic Sites: No Mapping Indicators



Elevation Contours

Account: 175762000, 175770000, 175764000, 175763000, 175765000
 Owner: KREITER BETTY JANE ETAL
 Address: 23404 NE WEAKLY RD
 C/S/Z: CAMAS, WA 98607

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

Printed on: August 24, 2021

23116	23115	23114
23121	23122	23123
23128	23127	23126
23133	23134	23135

CLARK COUNTY, WASHINGTON
 Geographic Information System

0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



2020 Aerial Photography

Account: 175762000, 175770000, 175764000, 175763000, 175765000
 Owner: KREITER BETTY JANE ETAL
 Address: 23404 NE WEAKLY RD
 C/S/Z: CAMAS, WA 98607

Printed on: August 24, 2021

23116	23115	23114
23121	23122	23123
23128	23127	23126
23133	23134	23135

|| Subject Property(s)



Geographic Information System

0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Geographic Information System

0 100 200 Feet

2020 Aerial Photography with Elevation Contours

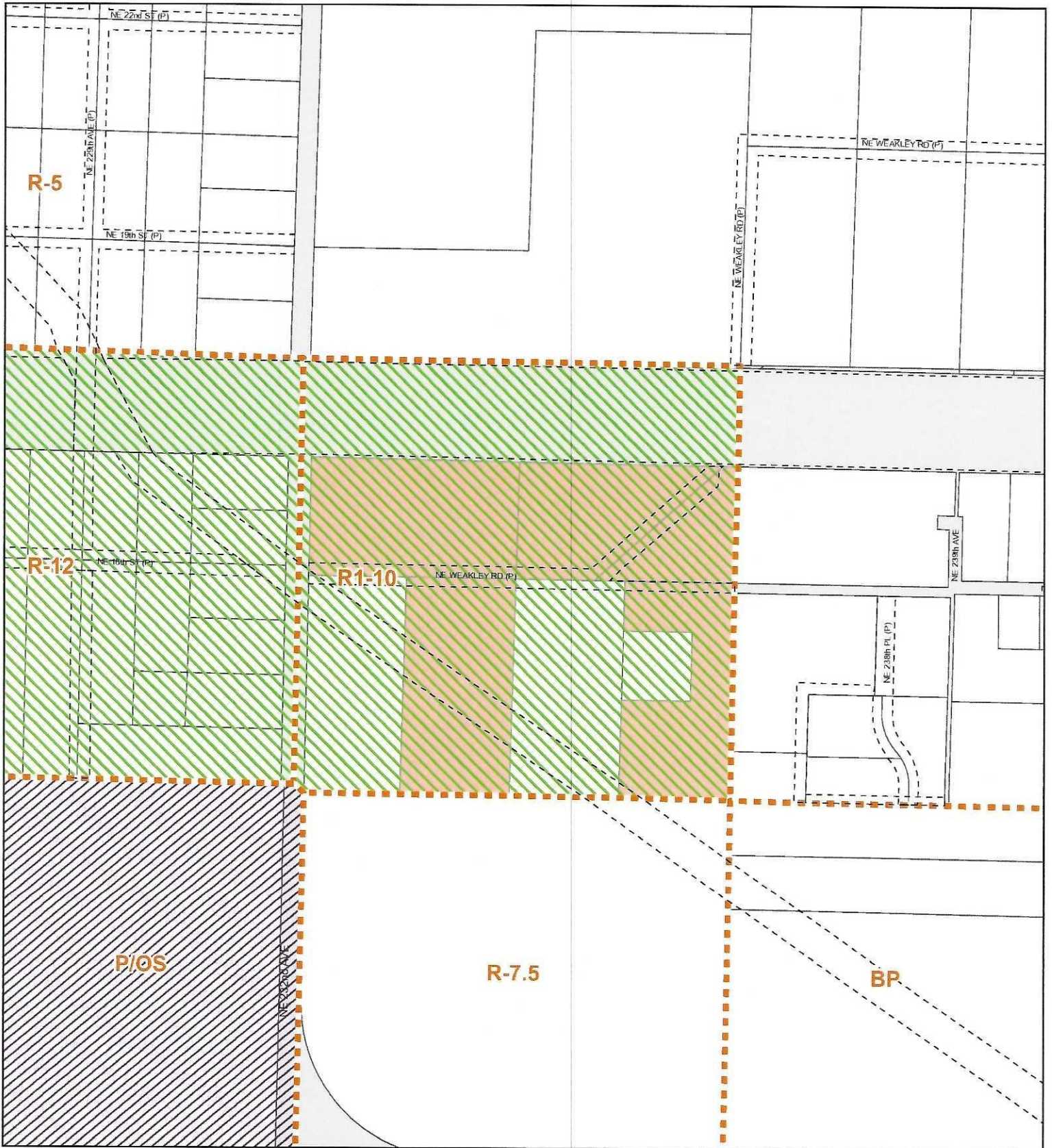
Account: 175762000, 175770000, 175764000, 175763000, 175765000
 Owner: KREITER BETTY JANE ETAL
 Address: 23404 NE WEAKLY RD
 C/S/Z: CAMAS, WA 98607

Printed on: August 24, 2021

23116	23115	23114
23121	23122	23123
23128	23127	23126
23133	23134	23135

- 2' Elevation Contours
- Subject Property(s)

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Zoning Designations

Account: 175762000, 175770000, 175764000, 175763000, 175765000
 Owner: KREITER BETTY JANE ETAL
 Address: 23404 NE WEAKLY RD
 C/S/Z: CAMAS, WA 98607

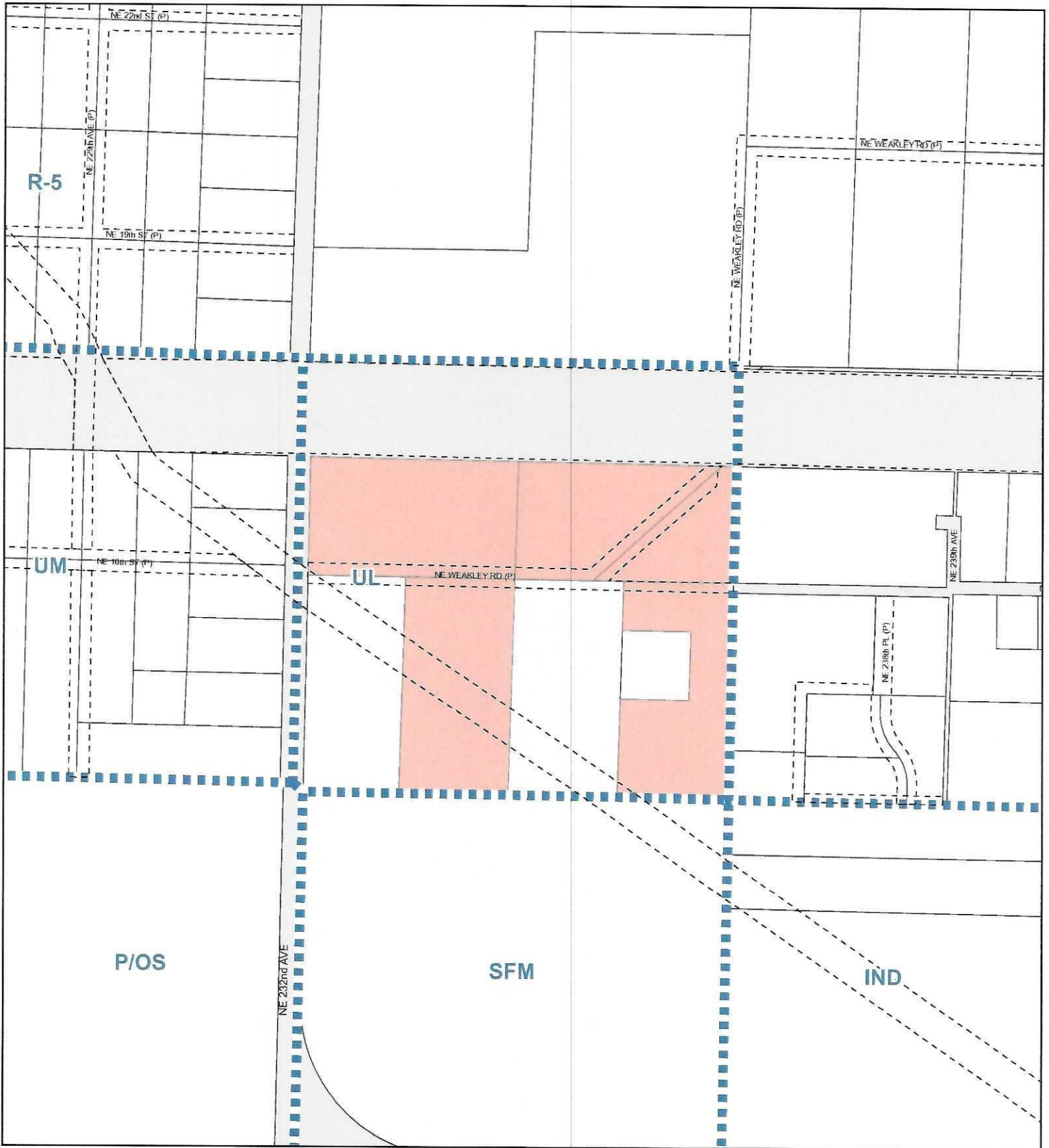
Printed on: August 24, 2021

CLARK COUNTY, WASHINGTON
 Geographic Information System
 0 200 400 Feet

- 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

23116	23115	23114
23121	23122	23123
23128	23127	23126
23133	23134	23135

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

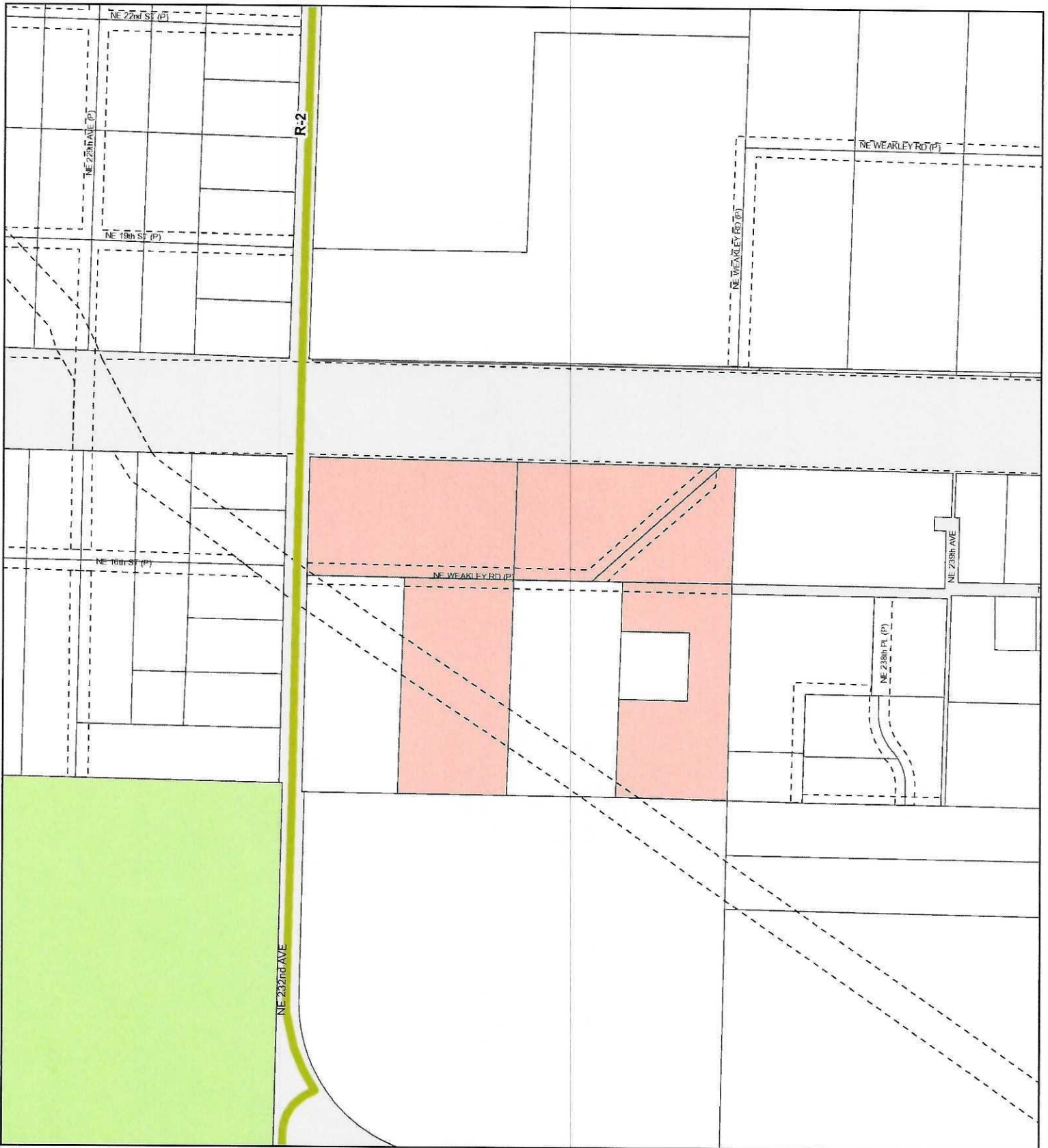
Comprehensive Plan Designations

Account: 175762000, 175770000, 175764000, 175763000, 175765000
 Owner: KREITER BETTY JANE ETAL
 Address: 23404 NE WEAKLY RD
 C/S/Z: CAMAS, WA 98607

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

Printed on: August 24, 2021

23116	23115	23114
23121	23122	23123
23128	23127	23126
23133	23134	23135



Arterials, C-Tran Bus Routes, Parks & Trails

Account: 175762000, 175770000, 175764000, 175763000, 175765000
 Owner: KREITER BETTY JANE ETAL
 Address: 23404 NE WEAKLY RD
 C/S/Z: CAMAS, WA 98607

Printed on: August 24, 2021

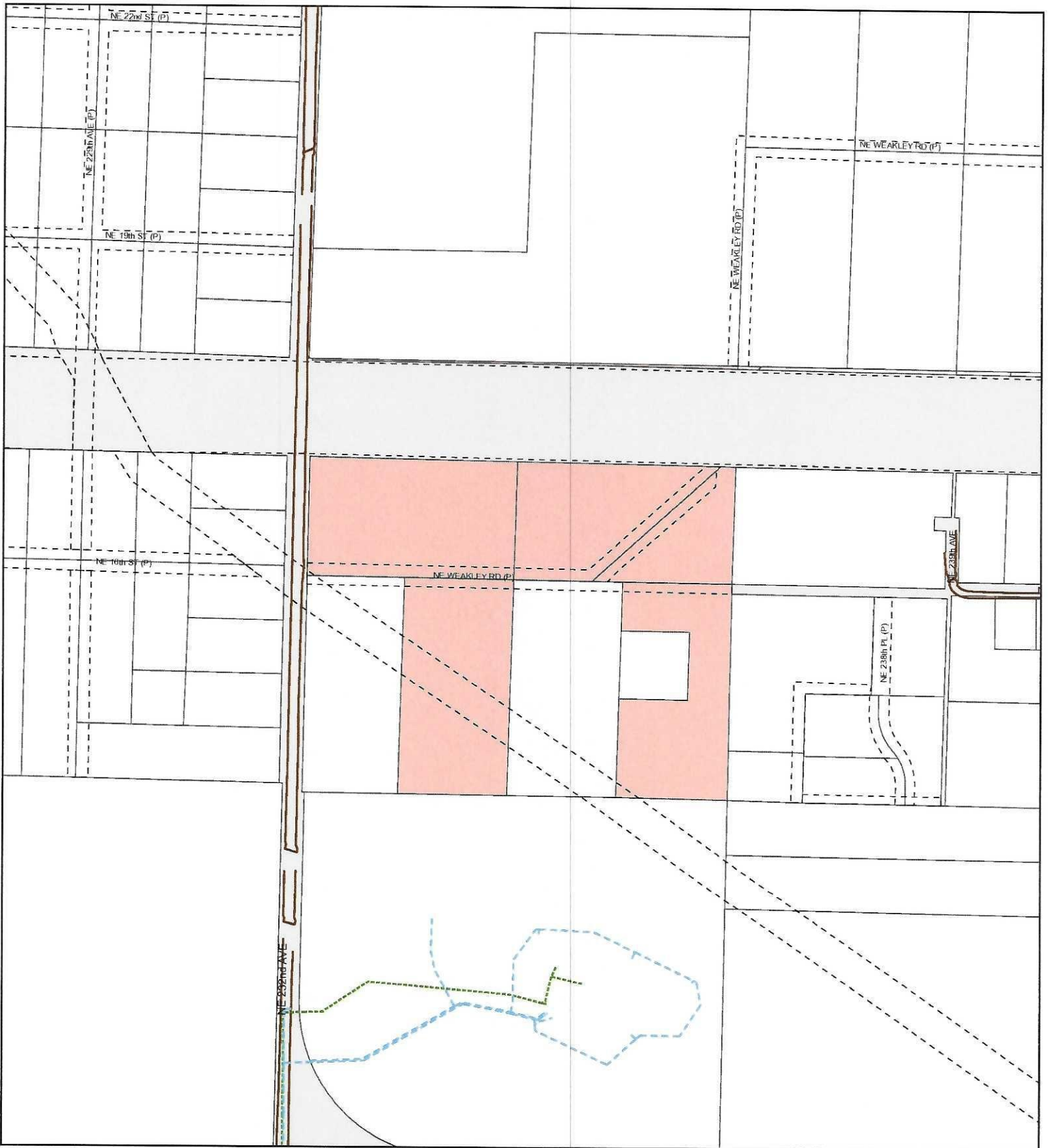
CLARK COUNTY, WASHINGTON
Geographic Information System

0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

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

23116	23115	23114
23121	23122	23123
23128	23127	23126
23133	23134	23135



0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Water, Sewer, and Storm Systems

Account: 175762000, 175770000, 175764000, 175763000, 175765000
 Owner: KREITER BETTY JANE ETAL
 Address: 23404 NE WEAKLY RD
 C/S/Z: CAMAS, WA 98607

- 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: August 24, 2021

23116	23115	23114
23121	23122	23123
23128	/	23126
23133	23134	23135



Water Systems

Account: 175762000, 175770000, 175764000, 175763000, 175765000
 Owner: KREITER BETTY JANE ETAL
 Address: 23404 NE WEAKLY RD
 C/S/Z: CAMAS, WA 98607

Printed on: August 24, 2021

CLARK COUNTY, WASHINGTON
 Geographic Information System

0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

- Subject Parcel
- Public Road
- Water District Boundary
- Unknown Size 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)

23116	23115	23114
23121	23122	23123
23128	23127	23126
23133	23134	23135

Hydrant Fire Flow Details

Account No.: 175762000, 175770000, 175764000, 175763000, 175765000

Owner: KREITER BETTY JANE ETAL

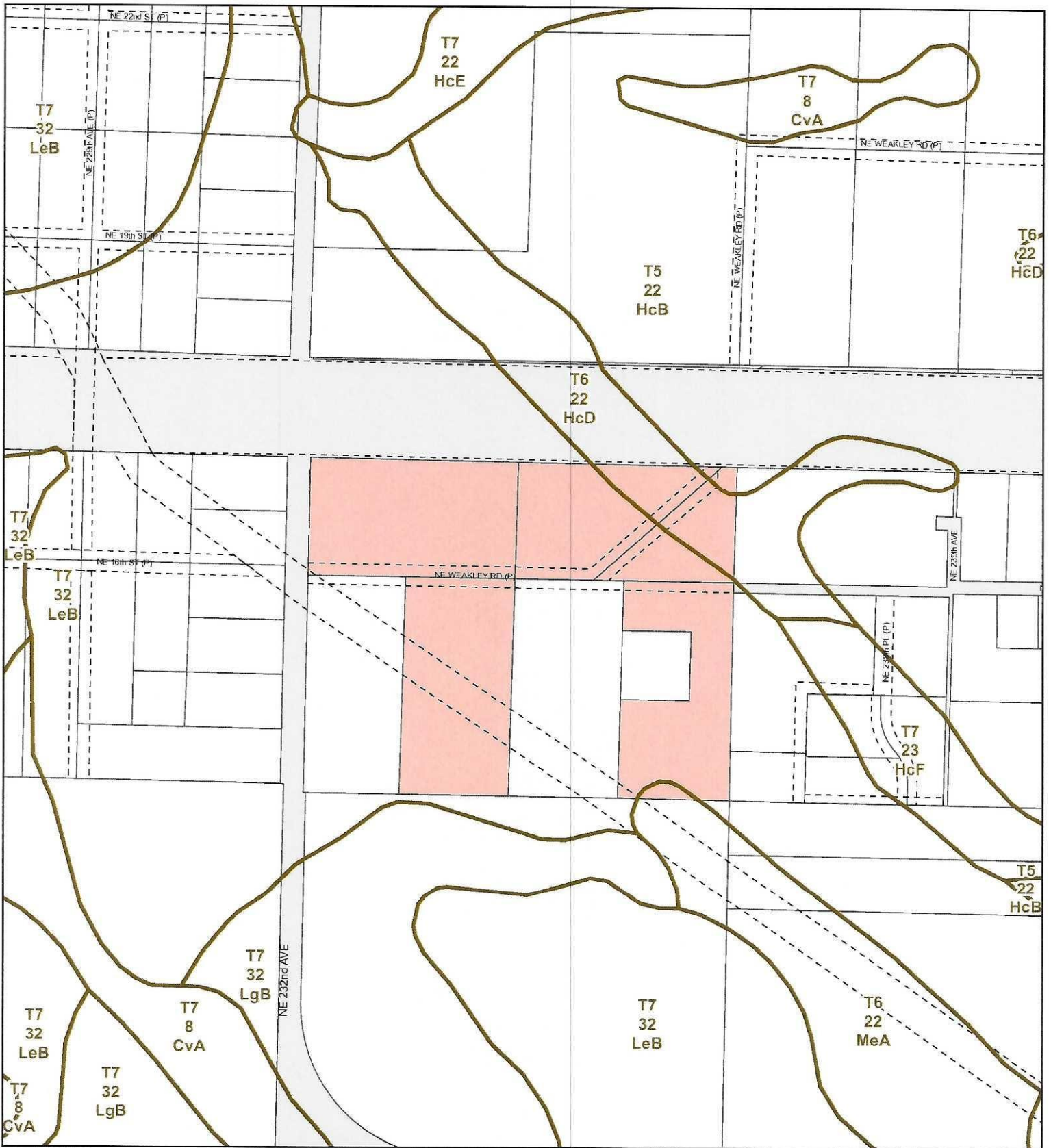
Address: 23404 NE WEAKLY RD

C/S/Z: CAMAS, WA 98607

Water District(s)	Hydrant Data Update	Project Site Provider
Camas	March 17, 2021	Service Provider

HYDRANT INFORMATION:

No hydrants found.



Soil Types

Account: 175762000, 175770000, 175764000, 175763000, 175765000
 Owner: KREITER BETTY JANE ETAL
 Address: 23404 NE WEAKLY RD
 C/S/Z: CAMAS, WA 98607

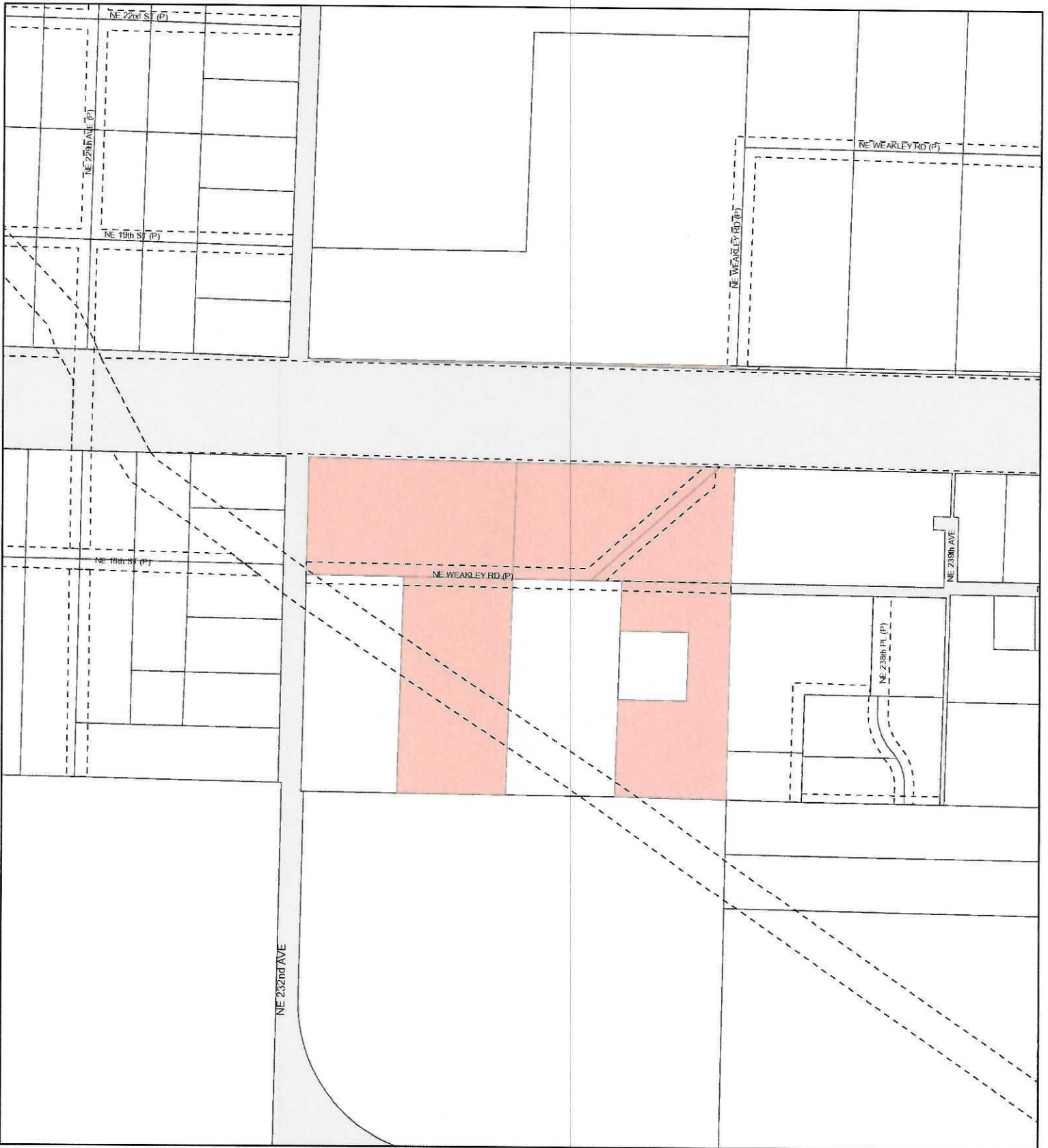
Printed on: August 24, 2021

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

23116	23115	23114
23121	23122	23123
23128	23127	23126
23133	23134	23135

CLARK COUNTY, WASHINGTON
 Geographic Information System
 0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Adjacent Development

Account: 175762000, 175770000, 175764000, 175763000, 175765000
 Owner: KREITER BETTY JANE ETAL
 Address: 23404 NE WEAKLY RD
 C/S/Z: CAMAS, WA 98607

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

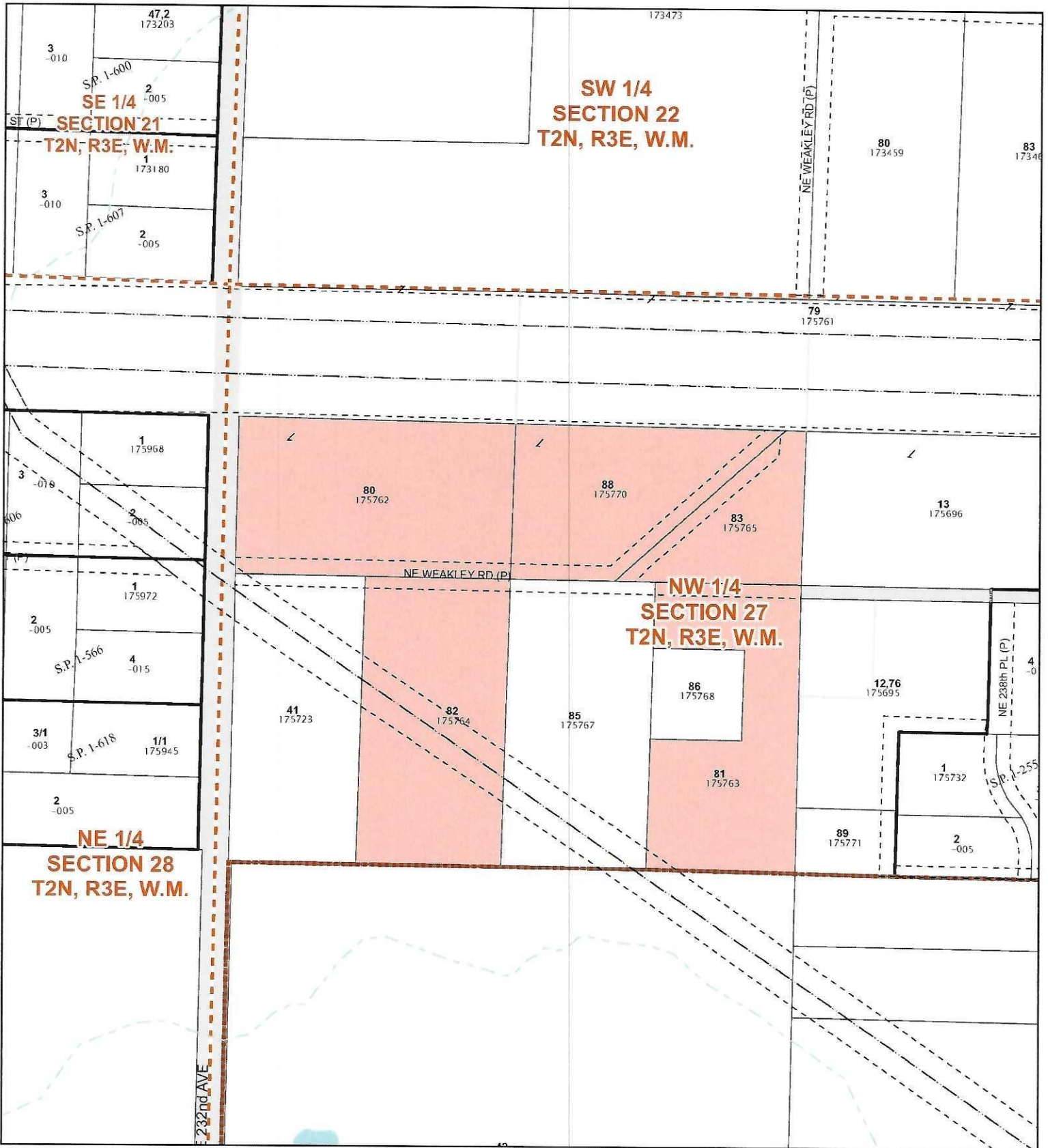
Printed on: August 24, 2021

23116	23115	23114
23121	23122	23123
23128	23127	23126
23133	23134	23135

Geographic Information System

0 200 400 Feet

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Quarter Section Parcels

Account: 175762000, 175770000, 175764000, 175763000, 175765000
 Owner: KREITER BETTY JANE ETAL
 Address: 23404 NE WEAKLY RD
 C/S/Z: CAMAS, WA 98607

Printed on: August 24, 2021

CLARK COUNTY, WASHINGTON
 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

23116	23115	23114
23121	23122	23123
23128	23127	23126
23133	23134	23135

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.