

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Olson Engineering Inc

Subject Property Account Number(s):

127440000
127415000

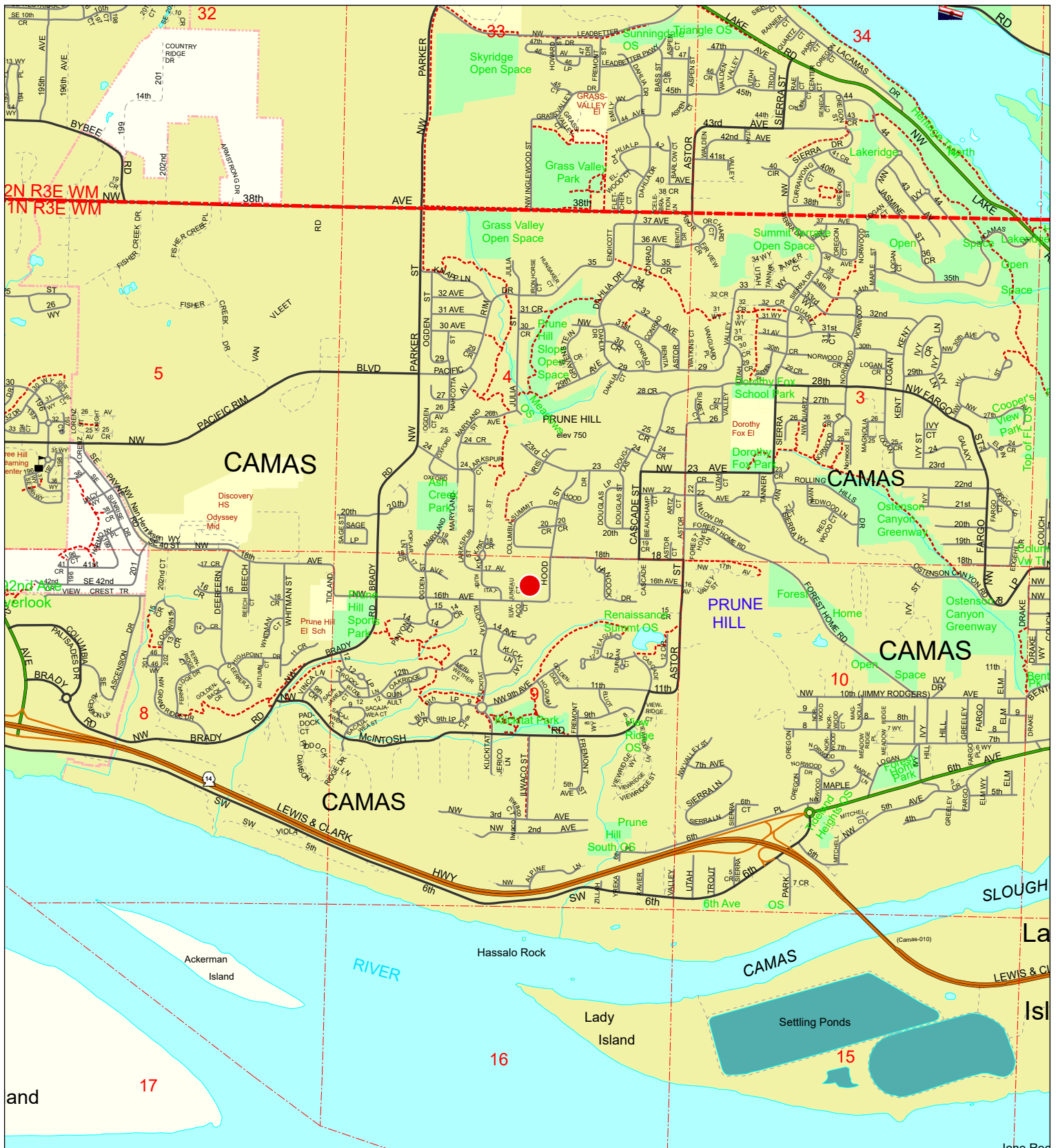
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Printed: July 30, 2021

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General Location

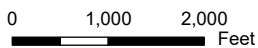
Printed on: July 30, 2021

Account: 127440000, 127415000
 Owner: MODERN DWELLINGS LLC
 Address: 8101 NE GLISAN ST
 C/S/Z: PORTLAND, OR 97213

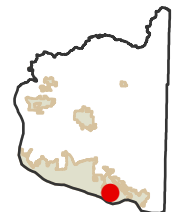
 Location of Subject Property(s)



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.



Property Information Fact Sheet

Mailing Information:

Account No.: 127440000, 127415000
 Owner: MODERN DWELLINGS LLC
 Address: 8101 NE GLISAN ST
 C/S/Z: PORTLAND, OR 97213

Assessed Parcel Size: 6.08 Ac

Property Type: PRIME DEVELOPABLE GROUND

PARCEL LOCATION FINDINGS:

Quarter Section(s): NE 1/4,S09,T1N,R3E,
 NW 1/4,S09,T1N,R3E

Municipal Jurisdiction: Camas

Urban Growth Area: Camas

Zoning: R-7.5

Zoning Overlay: No Mapping Indicators

Comprehensive Plan Designation: SFM

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: Prune Hill

Junior High School: Skyridge Middle

Senior High School: Camas

Fire District: City of Camas

Sewer District: Camas

Water District: Camas

Wildfire Danger Area: Over 500ft need further review

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): PoB, 15.3% of parcel

PoD, 74.1%

PoE, 10.5%

Hydric Soils: Non-Hydric, 100.0% of parcel

Flood Zone Designation: Outside Flood Area

CARA: None

Forest Moratorium Area: No Mapping Indicators

Liquefaction Susceptibility: Very Low

NEHRP: C

Slope: 10 - 15 percent, 67.0% of parcel

15 - 25 percent, 18.6%

5 - 10 percent, 14.4%

Landslide Hazards: Slopes > 15%

Slope Stability: No Mapping Indicators

Habitat and Species Resources:

Habitat and Species Impacts: No Mapping Indicators

Cultural Resources:

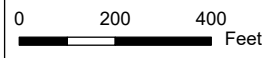
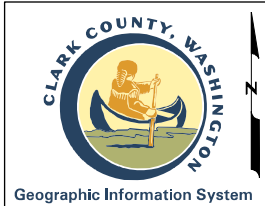
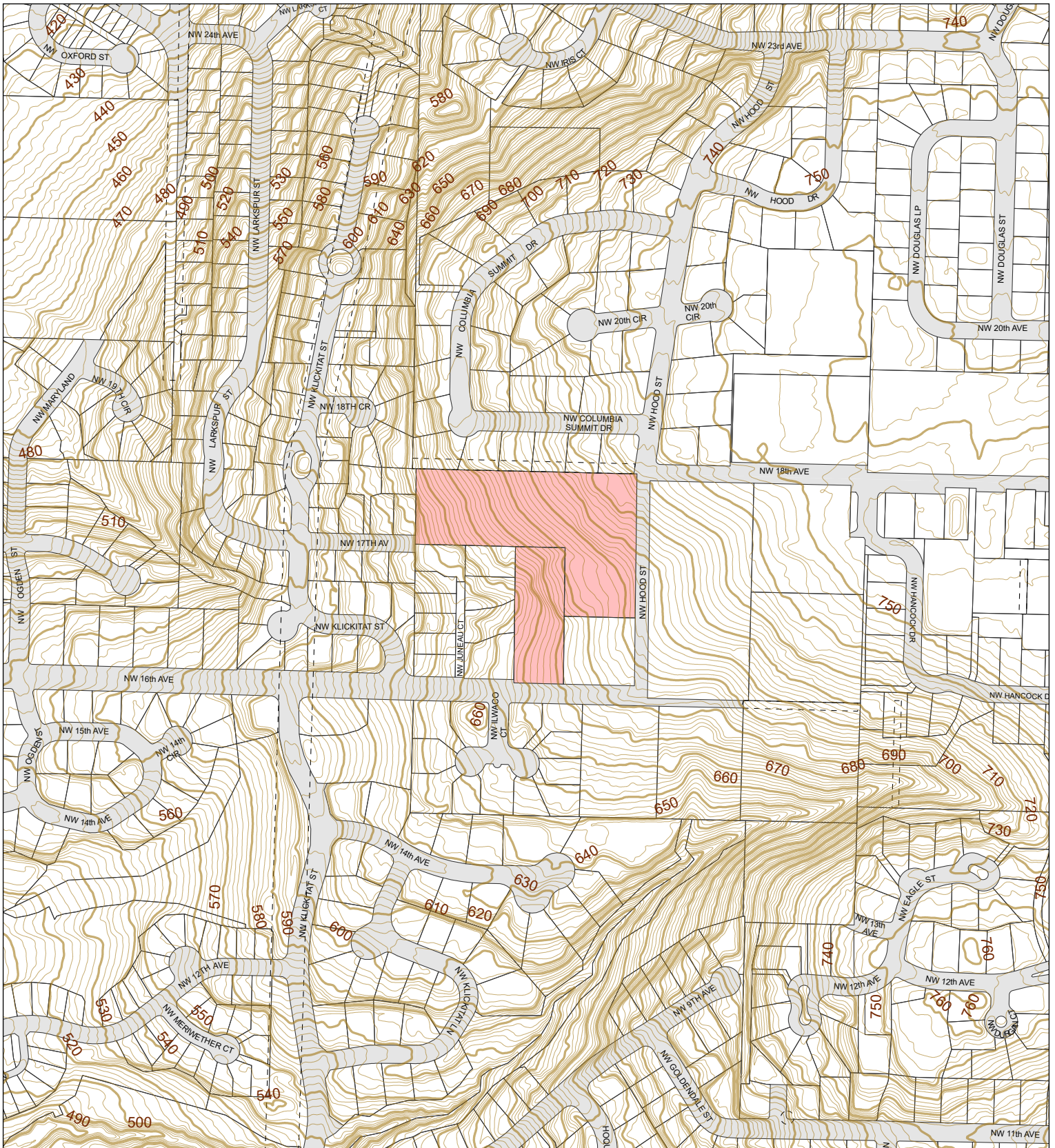
Archeological Predictive: Low, 46.2% of parcel

Low-Moderate, 52.8%

Moderate, 1.0%

Archeological Site Buffers: No Mapping Indicators

Historic Sites: No Mapping Indicators



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Elevation Contours

Account: 127440000, 127415000
 Owner: MODERN DWELLINGS LLC
 Address: 8101 NE GLISAN ST
 C/S/Z: PORTLAND, OR 97213

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

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23132	23133	23134
13105	13104	13103
13108	13109	13110
13117	13116	13115



2020 Aerial Photography

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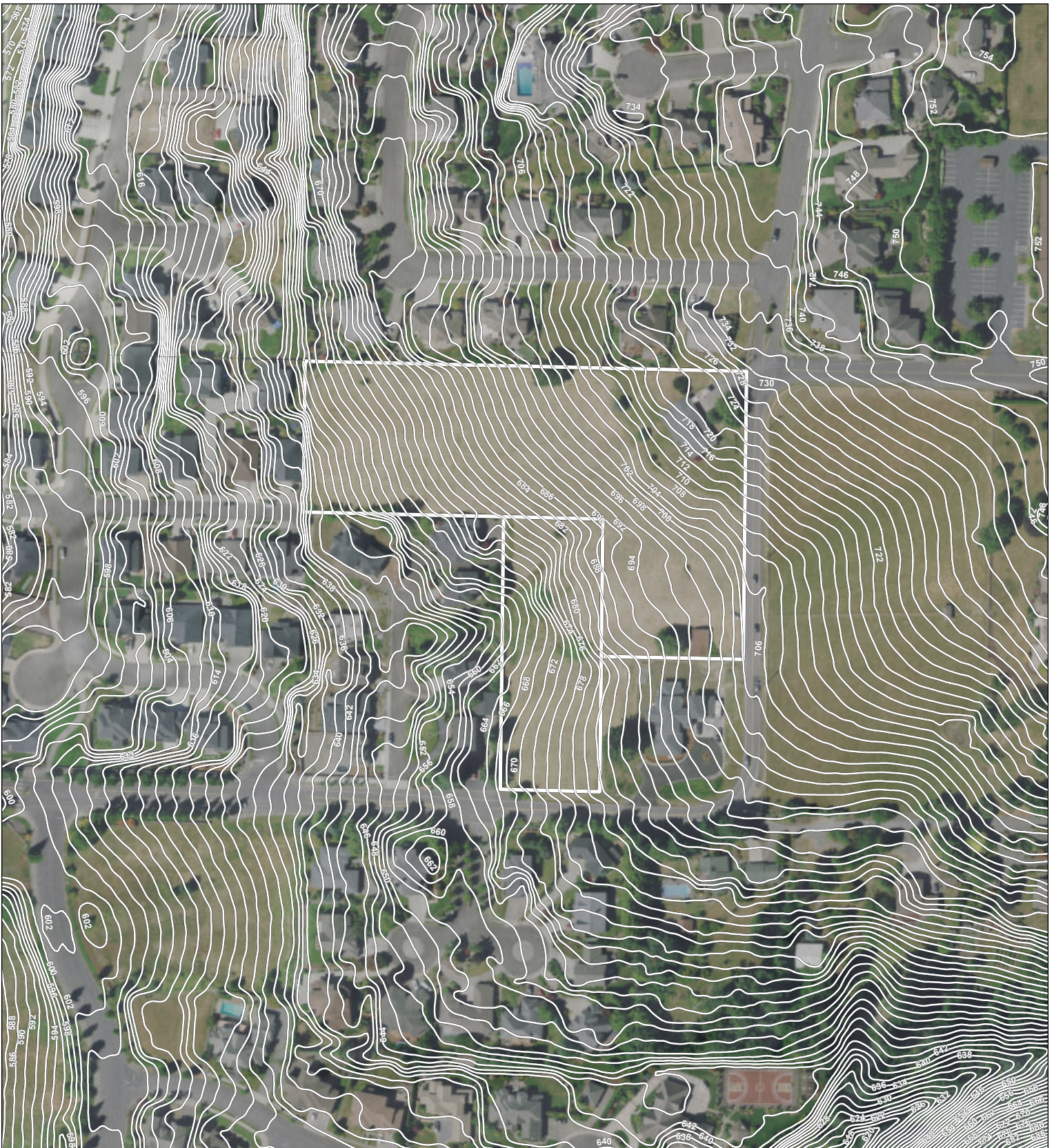
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0 200 400 Feet

 Subject Property(s)

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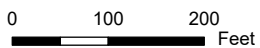
2020 Aerial Photography with Elevation Contours

Account: 127440000, 127415000
 Owner: MODERN DWELLINGS LLC
 Address: 8101 NE GLISAN ST
 C/S/Z: PORTLAND, OR 97213

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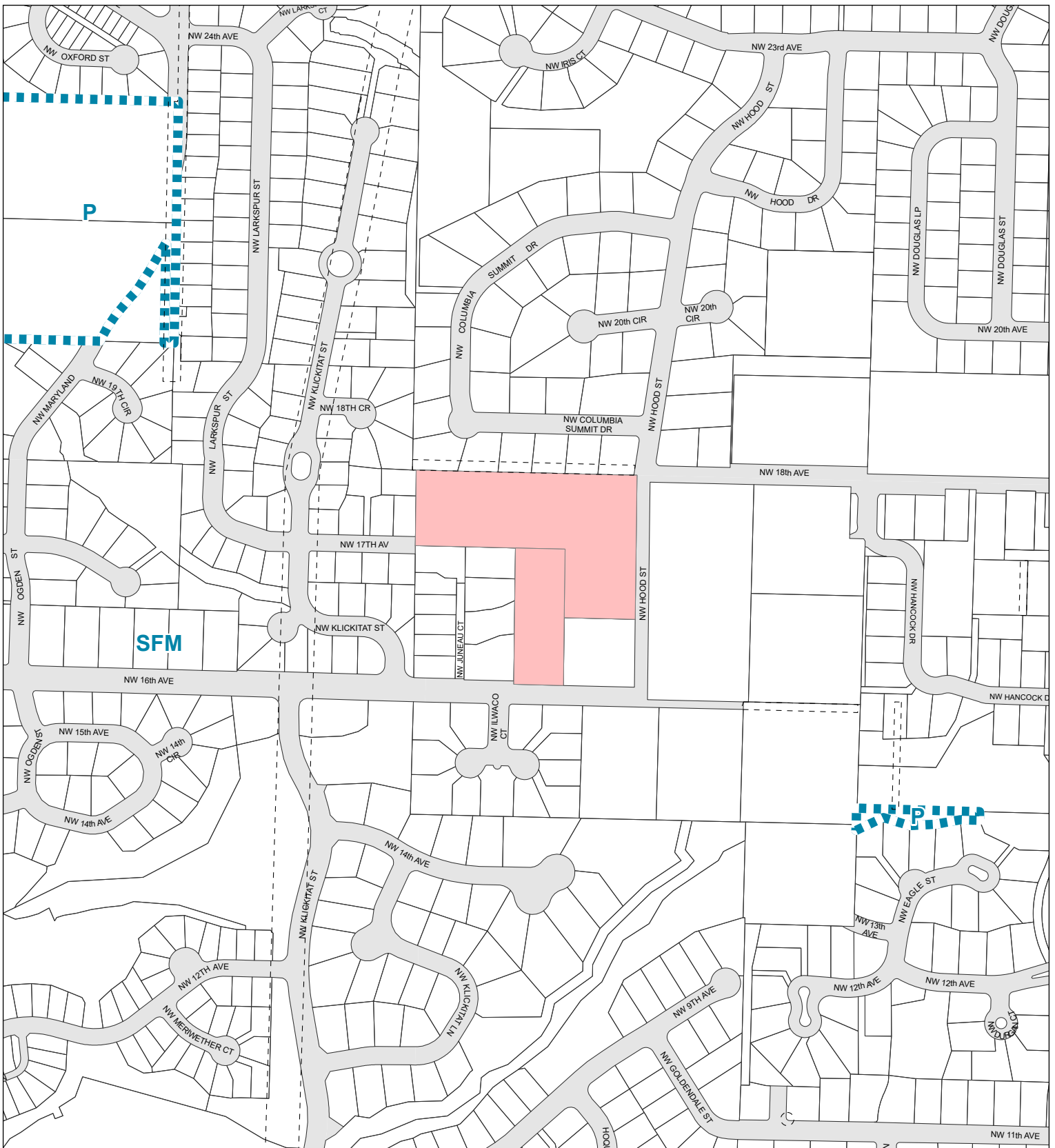
Geographic Information System



- 2' Elevation Contours
- Subject Property(s)

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CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

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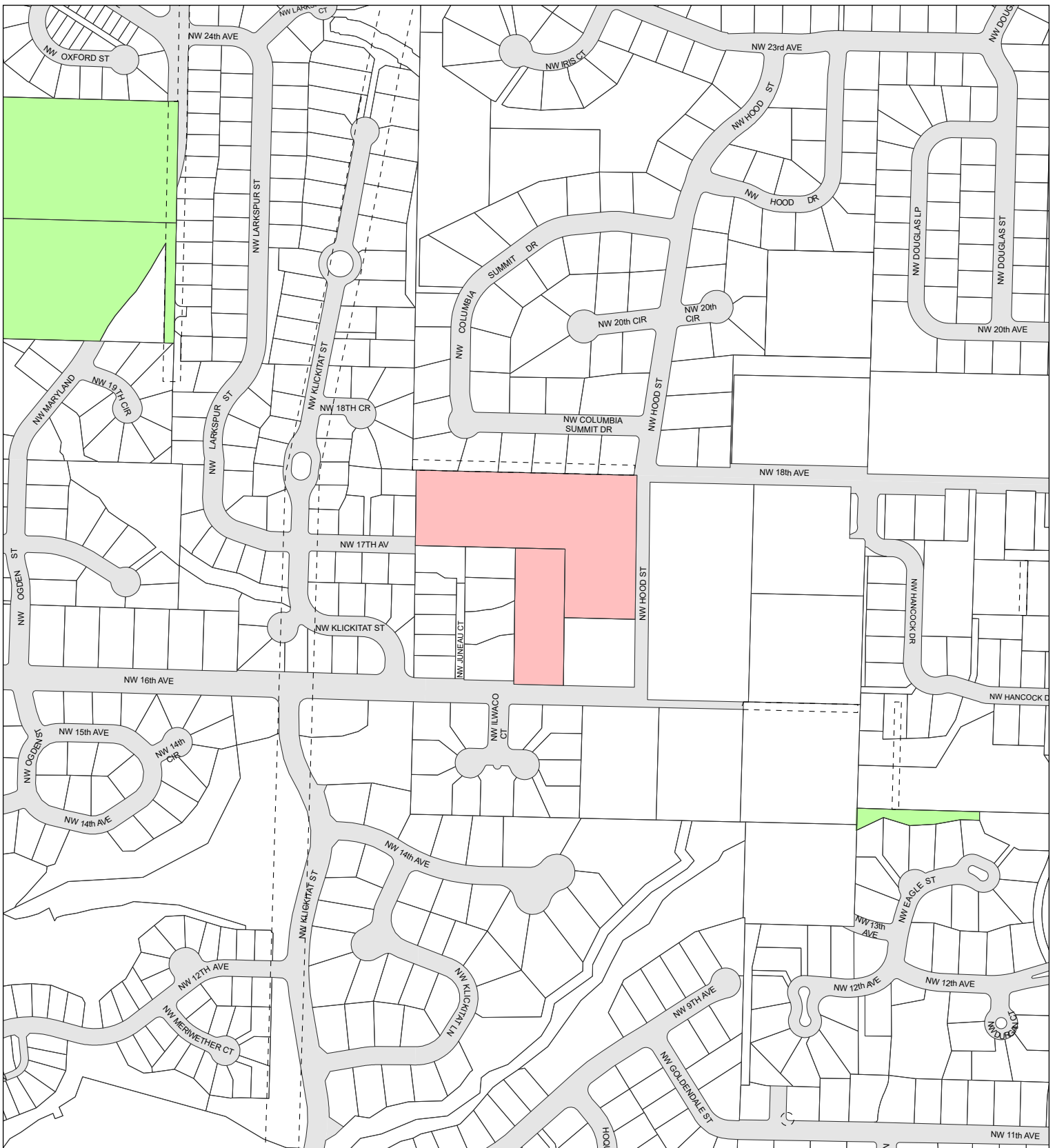
Comprehensive Plan Designations

Account: 127440000, 127415000
 Owner: MODERN DWELLINGS LLC
 Address: 8101 NE GLISAN ST
 C/S/Z: PORTLAND, OR 97213

- 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

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Arterials, C-Tran Bus Routes, Parks & Trails

Account: 127440000, 127415000
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Geographic Information System

0 200 400 Feet

- 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

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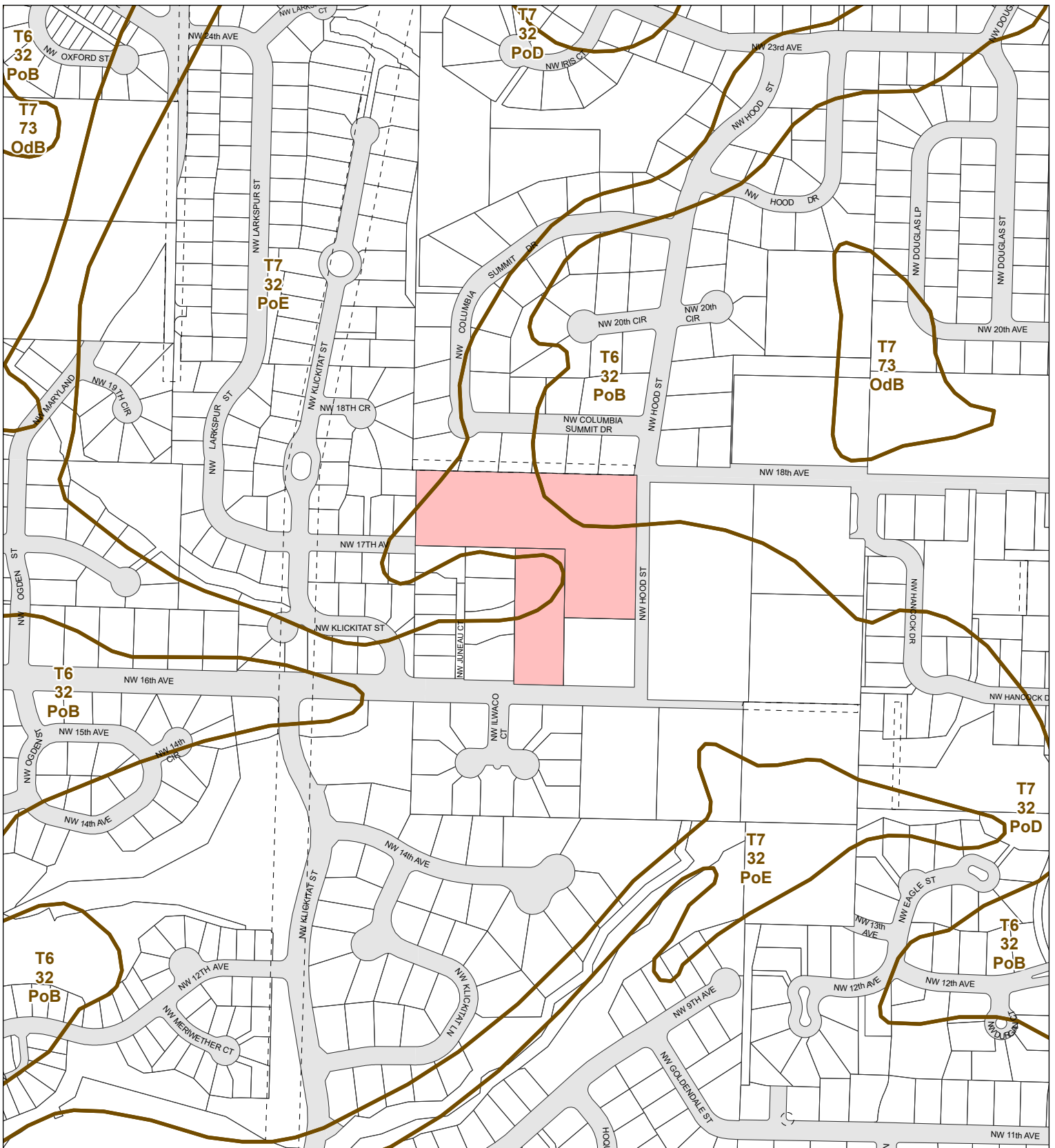
Hydrant Fire Flow Details

Account No.: 127440000, 127415000
 Owner: MODERN DWELLINGS LLC
 Address: 8101 NE GLISAN ST
 C/S/Z: PORTLAND, OR 97213

Water District(s)	Hydrant Data Update	Project Site Provider
Camas	March 17, 2021	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		3 ft
Unknown	Unknown	0.0"	No Data		109 ft
Unknown	Unknown	0.0"	No Data		124 ft
Unknown	Unknown	0.0"	No Data		180 ft
Unknown	Unknown	0.0"	No Data		211 ft
Unknown	Unknown	0.0"	No Data		260 ft
Unknown	Unknown	0.0"	No Data		276 ft
Unknown	Unknown	0.0"	No Data		297 ft
Unknown	Unknown	0.0"	No Data		321 ft
Unknown	Unknown	0.0"	No Data		436 ft
Unknown	Unknown	0.0"	No Data		446 ft
Unknown	Unknown	0.0"	No Data		448 ft



Soil Types

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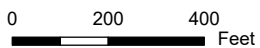
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

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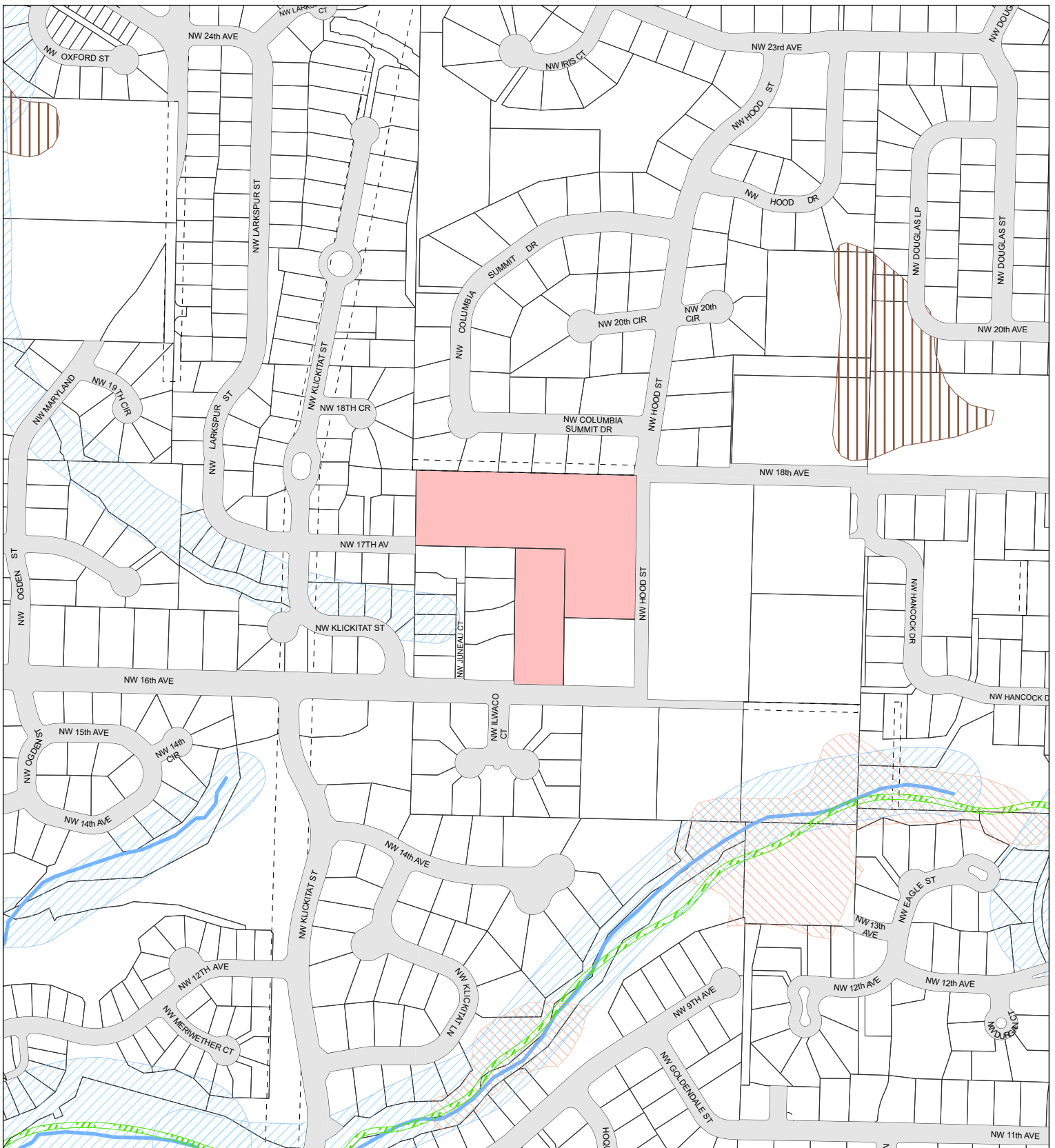
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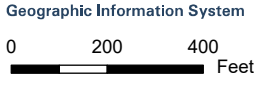
Environmental Constraints I

Account: 127440000, 127415000
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 Address: 8101 NE GLISAN ST
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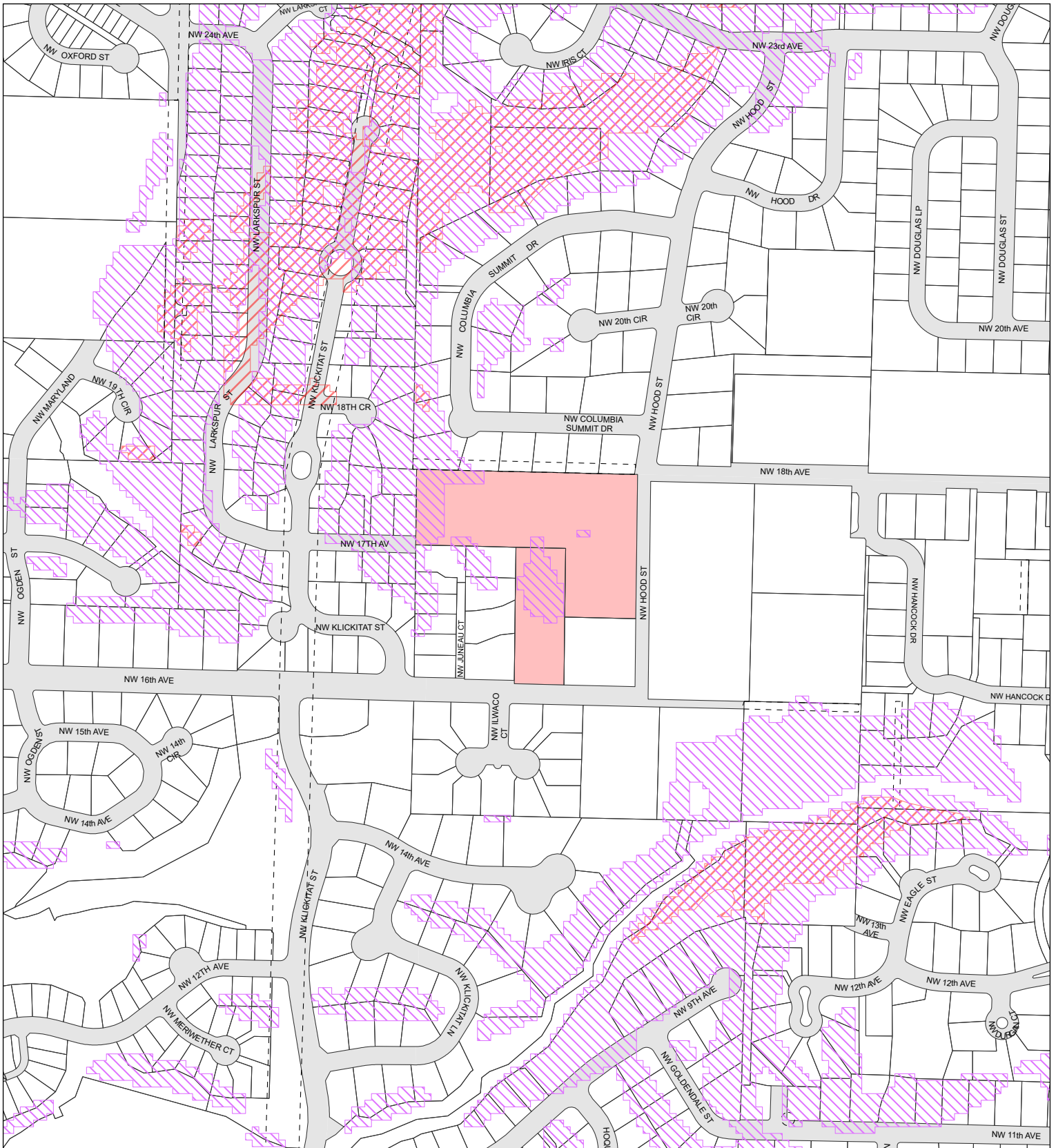
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- CARA Category 1
- Riparian Habitat or Species Area
- Non-Riparian Habitat or Species Area
- 100 year Floodplains
- Floodway
- Shorelines
- Stream

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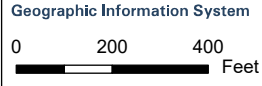


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Environmental Constraints II

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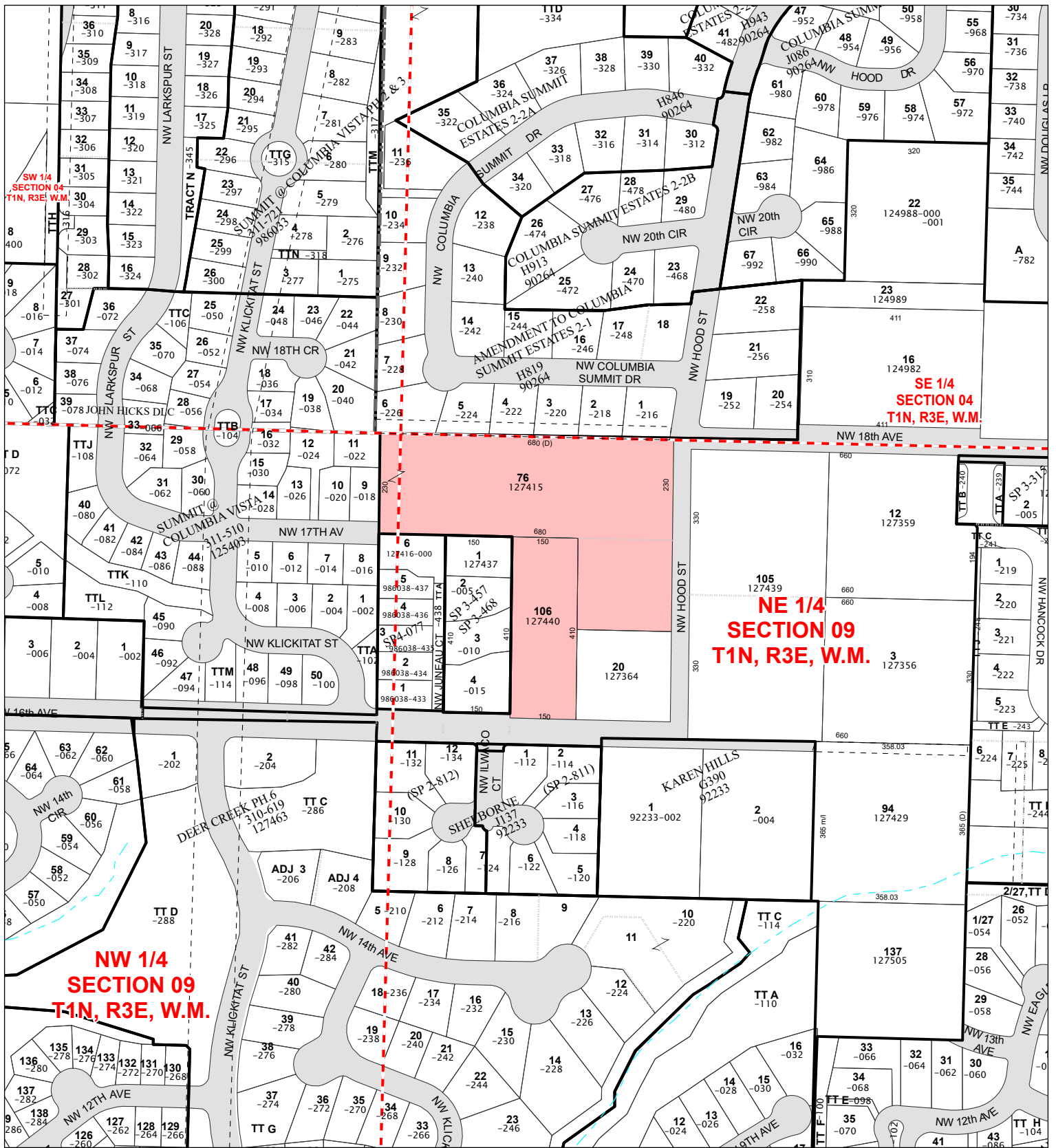


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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site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

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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

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