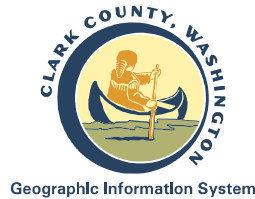


# DEVELOPER'S PACKET

## Produced By:

Clark County Geographic Information System (GIS)



## For:

Olson Engineering Inc.

## Subject Property Account Number(s):

127357000

PDF # 278036

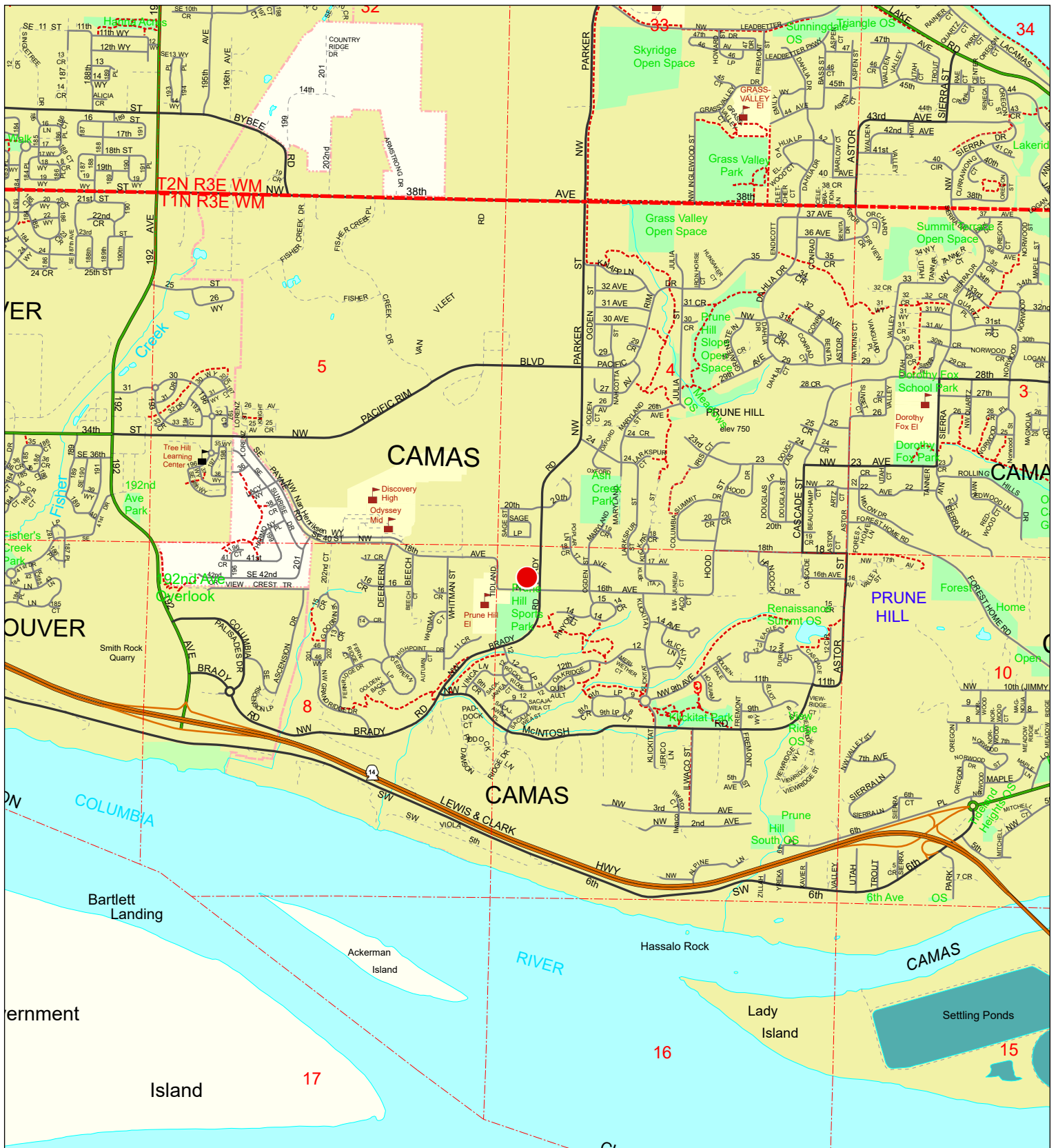
Printed: January 10, 2022

Expires: January 10, 2023

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CLARK COUNTY, WASHINGTON

Geographic Information System

0 1,000 2,000 Feet

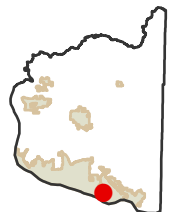
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

### General Location

Account: 127357000  
 Owner: DEWITT LEONA  
 Address: PO BOX 674  
 C/SIZ: CAMAS, WA 98607

Location of Subject Property(s)

Printed on: January 10, 2022



# Property Information Fact Sheet

## Mailing Information:

Account No.: 127357000  
 Owner: DEWITT LEONA  
 Address: PO BOX 674  
 C/S/Z: CAMAS, WA 98607

**Assessed Parcel Size:** 2.16 Ac

**Property Type:** UNUSED OR VACANT LAND - NO IMPROVEMENTS

## PARCEL LOCATION FINDINGS:

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

**Municipal Jurisdiction:** Camas

**Urban Growth Area:** Camas

**Zoning:** CC

**Zoning Overlay:** No Mapping Indicators

**Comprehensive Plan Designation:** COM

**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:** Grass Valley

**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, 97.8% of parcel  
 PoD, 2.2%

**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:** Bedrock

**NEHRP:** B

**Slope:** 0 - 5 percent, 30.3% of parcel  
 5 - 10 percent, 69.7%

**Landslide Hazards:** No Mapping Indicators

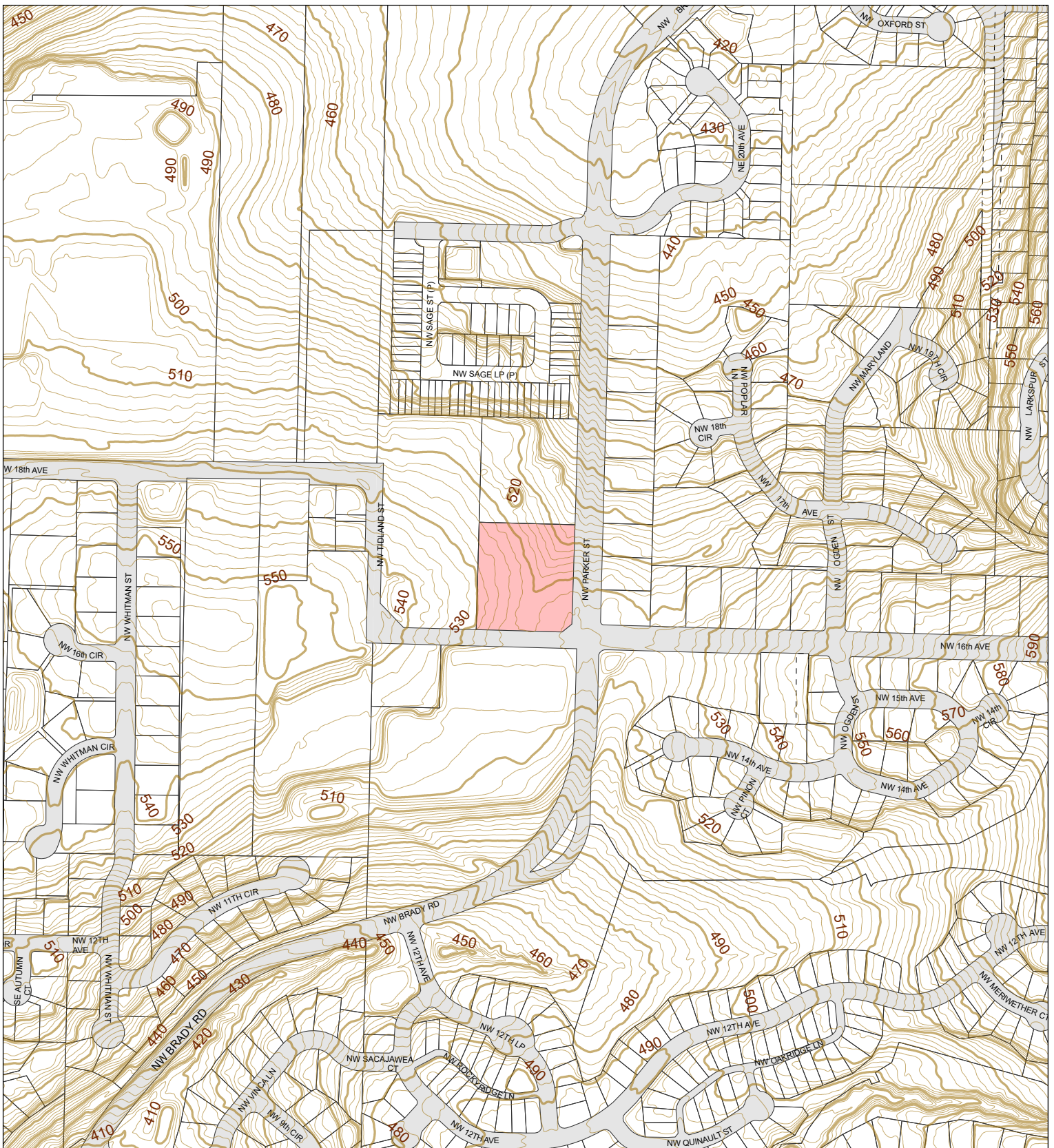
**Slope Stability:** No Mapping Indicators

**Cultural Resources:**

**Archeological Predictive:** Moderate, 43.2% of parcel  
 Moderate-High, 56.8%

**Archeological Site Buffers:** No Mapping Indicators

**Historic Sites:** No Mapping Indicators



**CLARK COUNTY, WASHINGTON**

Geographic Information System

0 200 400 Feet

### Elevation Contours

Account: 127357000  
 Owner: DEWITT LEONA  
 Address: PO BOX 674  
 C/S/Z: CAMAS, WA 98607

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

Printed on: January 10, 2022

|       |       |       |
|-------|-------|-------|
| 13105 | 13104 | 13103 |
| 13108 |       | 13110 |
|       | 13116 | 13115 |

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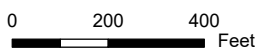
### 2020 Aerial Photography

Account: 127357000  
Owner: DEWITT LEONA  
Address: PO BOX 674  
C/S/Z: CAMAS, WA 98607

Printed on: January 10, 2022



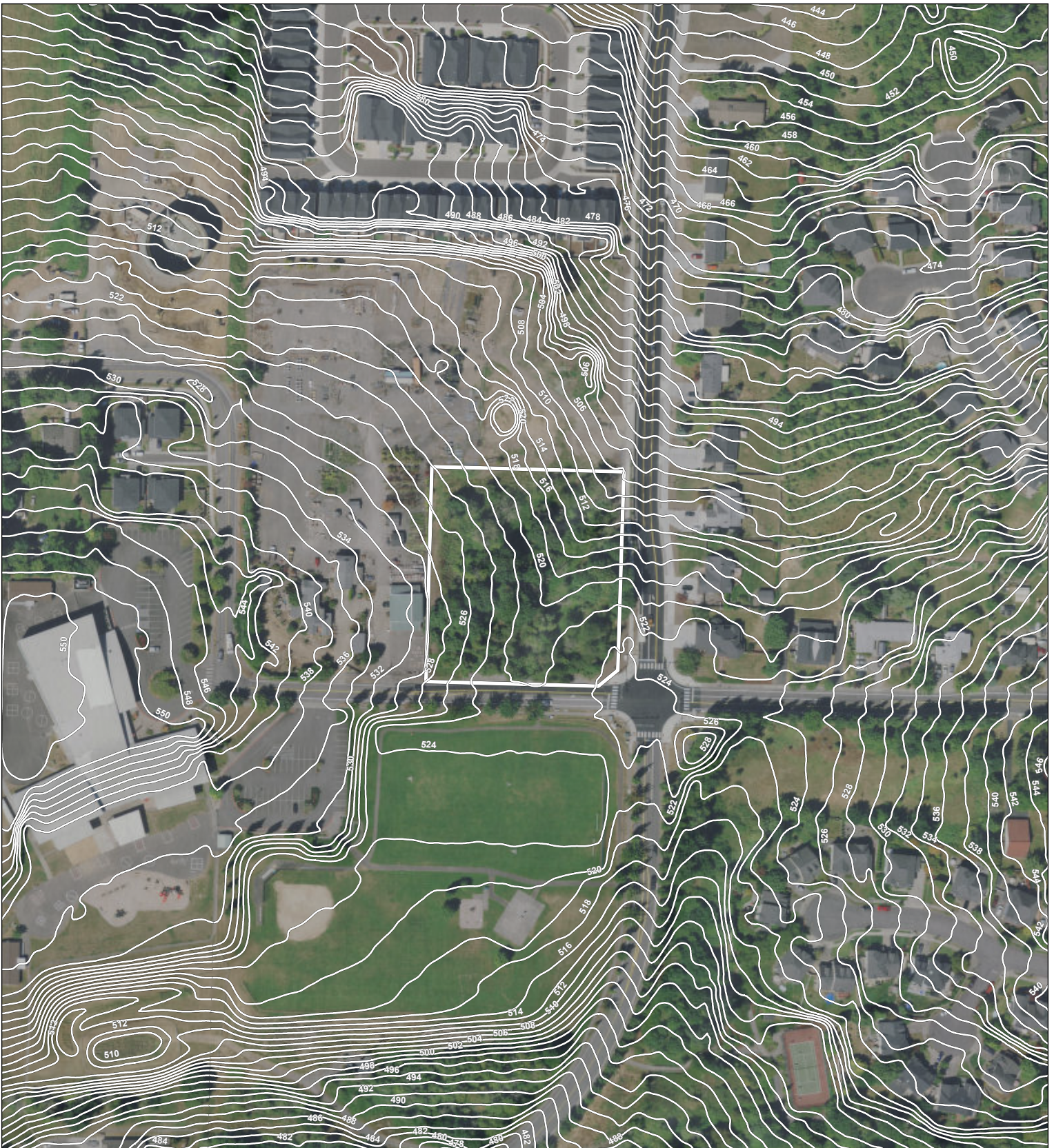
Geographic Information System



 Subject Property(s)

|       |           |       |
|-------|-----------|-------|
| 13105 | 13104     | 13103 |
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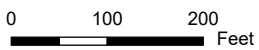
### 2020 Aerial Photography with Elevation Contours

Account: 127357000  
 Owner: DEWITT LEONA  
 Address: PO BOX 674  
 C/S/Z: CAMAS, WA 98607

Printed on: January 10, 2022



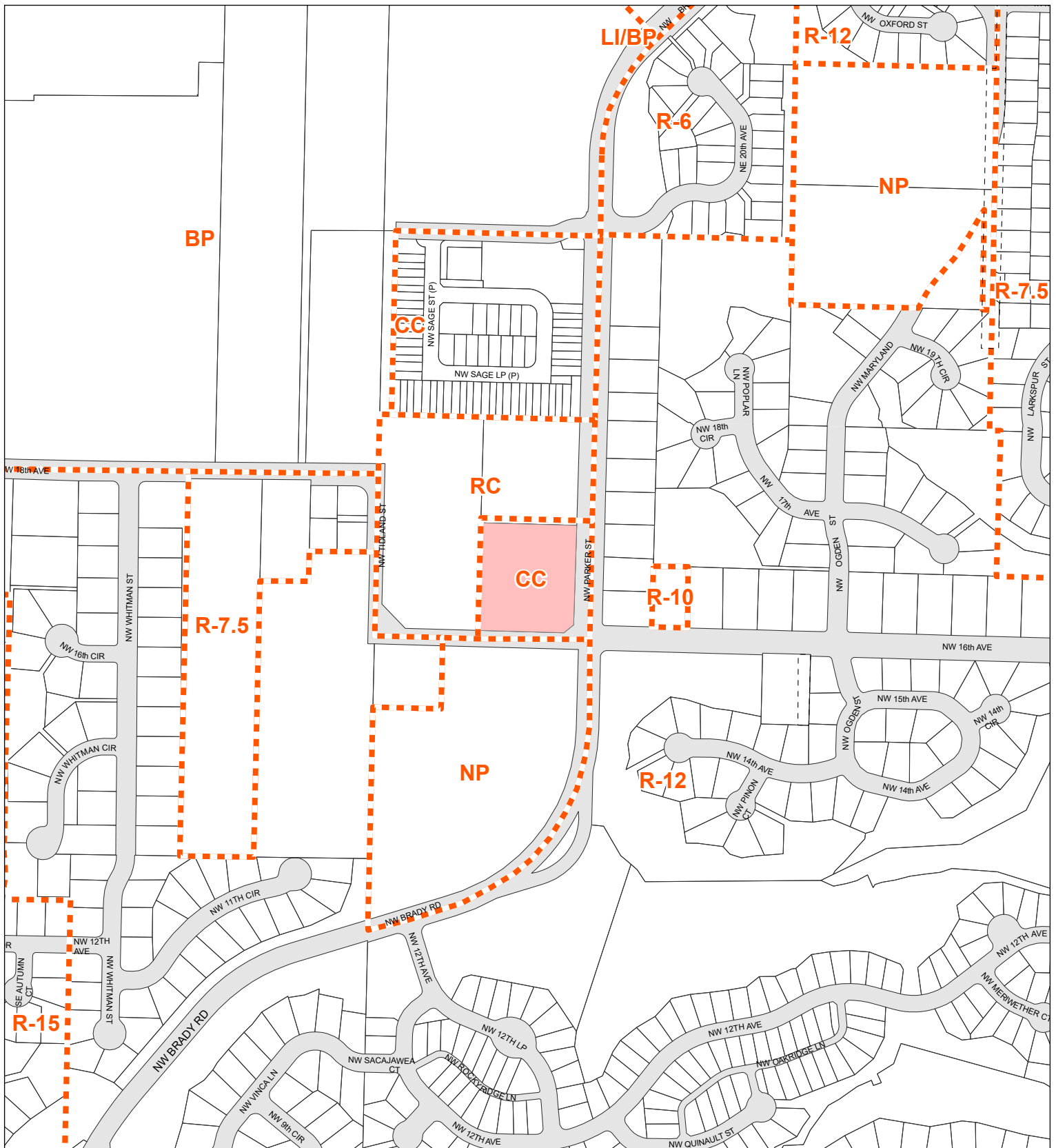
Geographic Information System



- 2' Elevation Contours
- Subject Property(s)

|       |       |       |
|-------|-------|-------|
| 13105 | 13104 | 13103 |
| 13108 | 13109 | 13110 |
| 13117 | 13116 | 13115 |

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### Zoning Designations

Account: 127357000  
 Owner: DEWITT LEONA  
 Address: PO BOX 674  
 C/S/Z: CAMAS, WA 98607

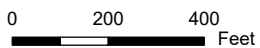
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

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|-------|-------|-------|
| 13105 | 13104 | 13103 |
| 13108 | 13109 | 13110 |
| 13117 | 13116 | 13115 |

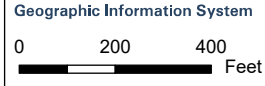
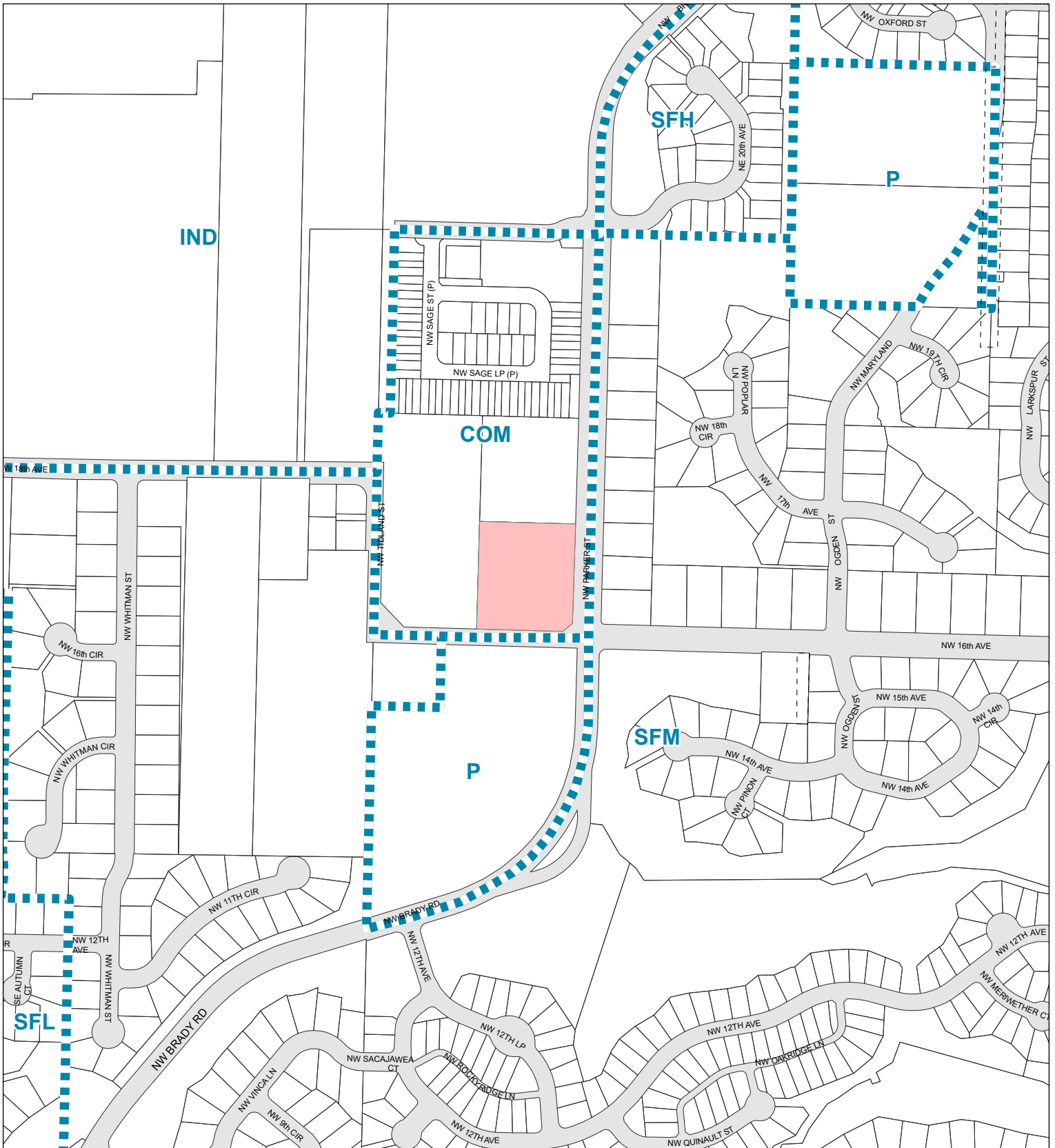


Geographic Information System



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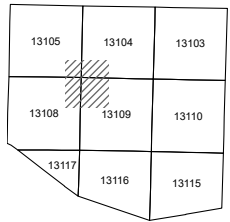
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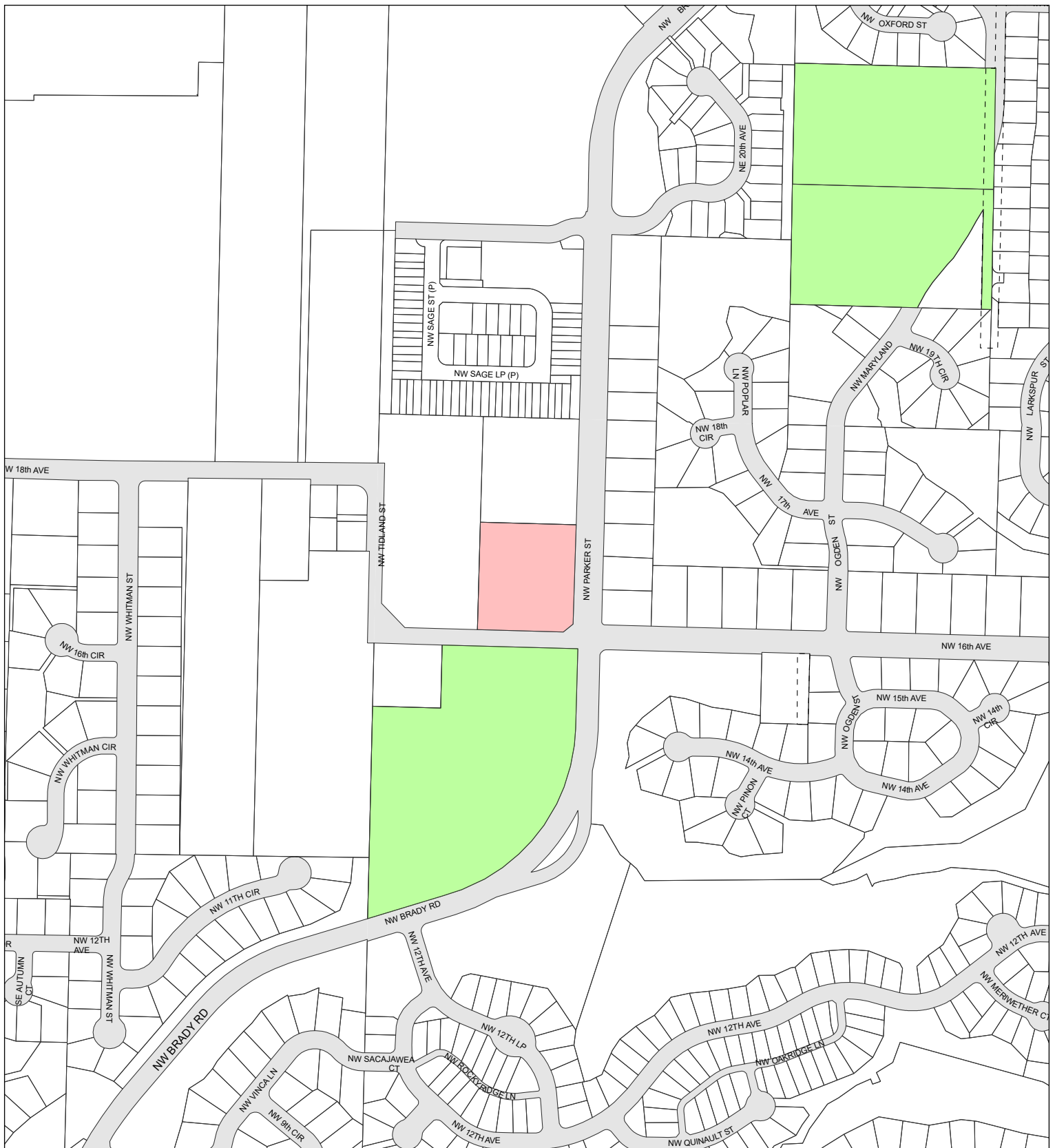
### Comprehensive Plan Designations

Account: 127357000  
 Owner: DEWITT LEONA  
 Address: PO BOX 674  
 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

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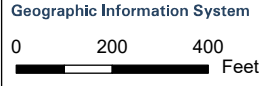




### Arterials, C-Tran Bus Routes, Parks & Trails

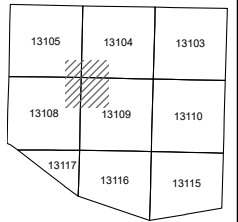
Account: 127357000  
 Owner: DEWITT LEONA  
 Address: PO BOX 674  
 C/S/Z: CAMAS, WA 98607

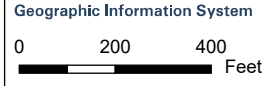
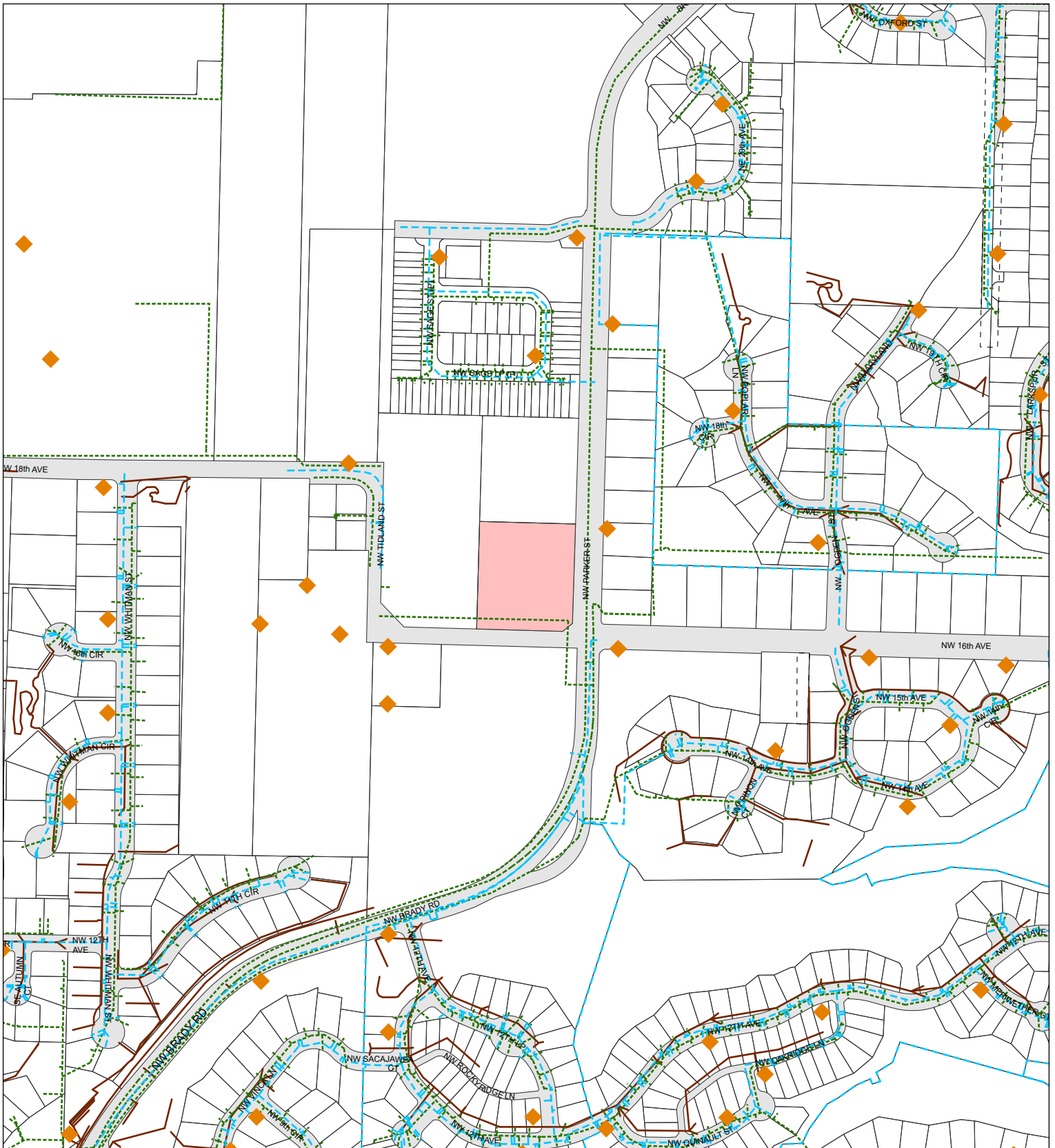
Printed on: January 10, 2022



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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
- State Route
- Other
- Proposed Arterial
- Scenic Highway





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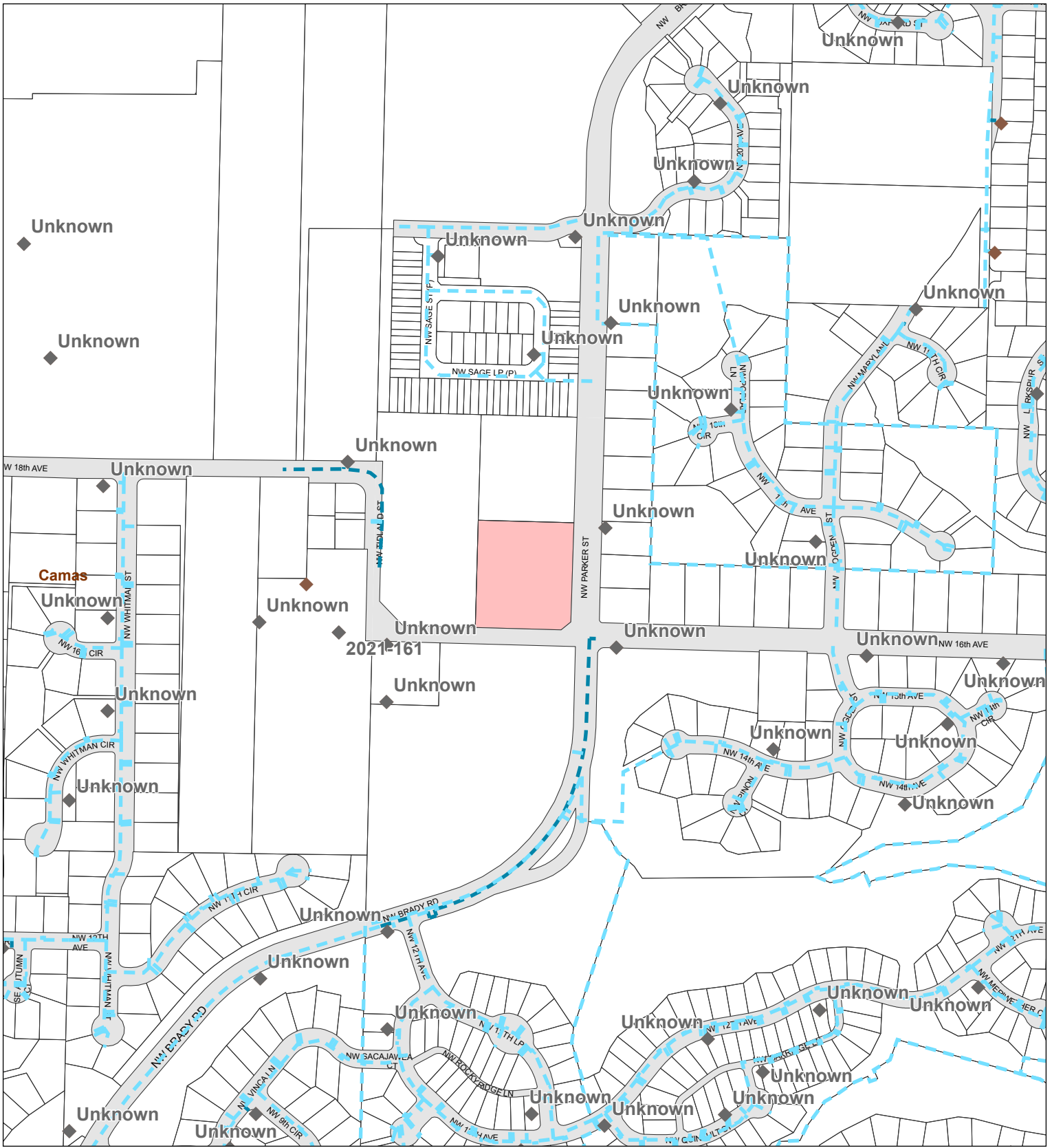
### Water, Sewer, and Storm Systems

Account: 127357000  
 Owner: DEWITT LEONA  
 Address: PO BOX 674  
 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

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|       |       |       |
|-------|-------|-------|
| 13105 | 13104 | 13103 |
| 13108 | 13109 | 13110 |
| 13117 | 13116 | 13115 |



**CLARK COUNTY, WASHINGTON**

Geographic Information System

0 200 400 Feet

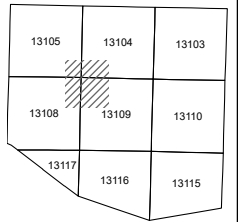
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### Water Systems

Account: 127357000  
 Owner: DEWITT LEONA  
 Address: PO BOX 674  
 C/S/Z: CAMAS, WA 98607

- 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)

Printed on: January 10, 2022



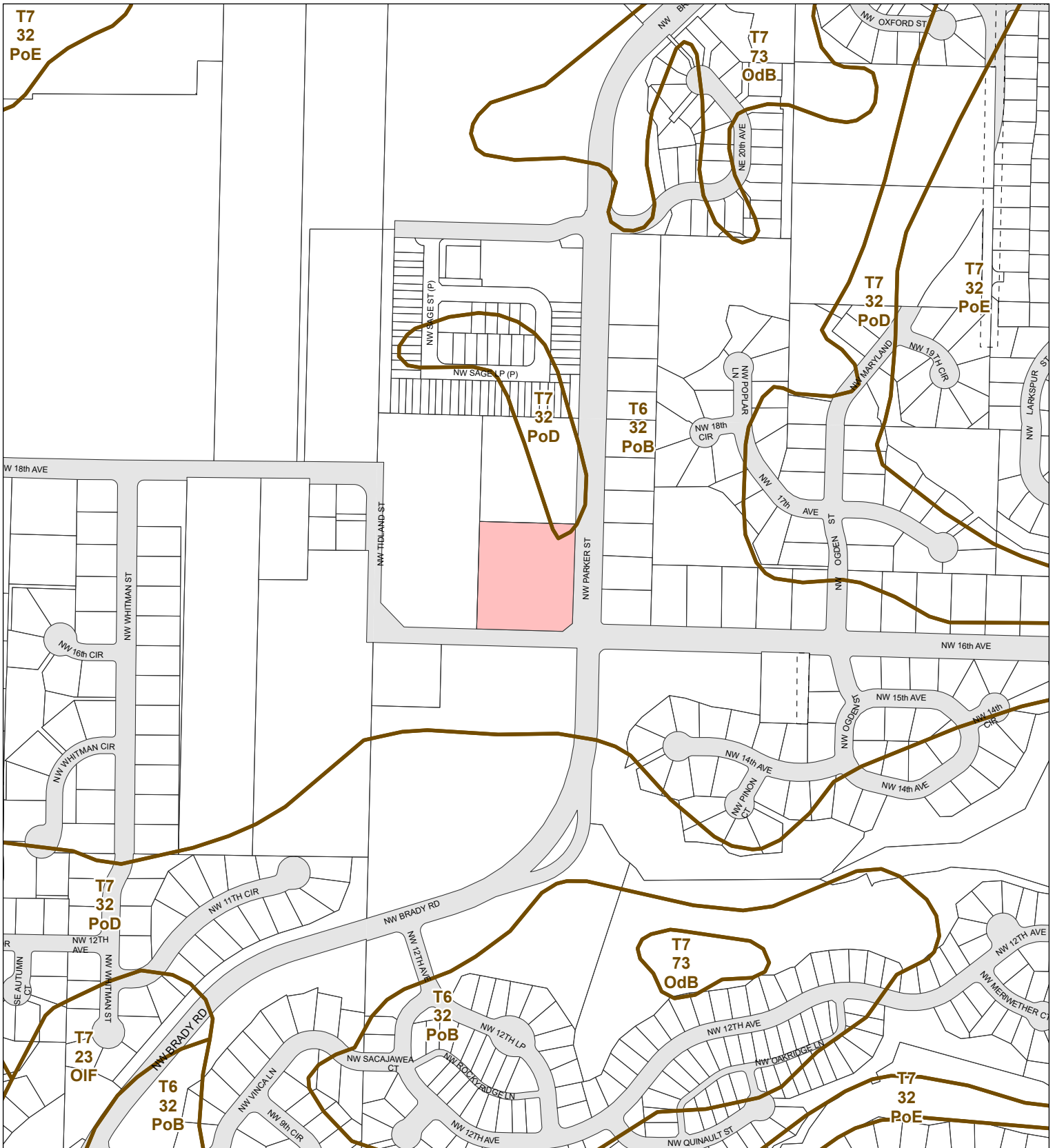
# Hydrant Fire Flow Details

Account No.: 127357000  
 Owner: DEWITT LEONA  
 Address: PO BOX 674  
 C/S/Z: CAMAS, WA 98607

| 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        |           | 96 ft            |
| Unknown    | Unknown       | 0.0"          | No Data        |           | 158 ft           |
| Unknown    | Unknown       | 0.0"          | No Data        |           | 272 ft           |
| Unknown    | Unknown       | 0.0"          | No Data        |           | 351 ft           |
| 2021-161   | Private       | 0.0"          | No Data        |           | 413 ft           |
| Unknown    | Unknown       | 0.0"          | No Data        |           | 432 ft           |



Geographic Information System  
 0 200 400 Feet

### Soil Types

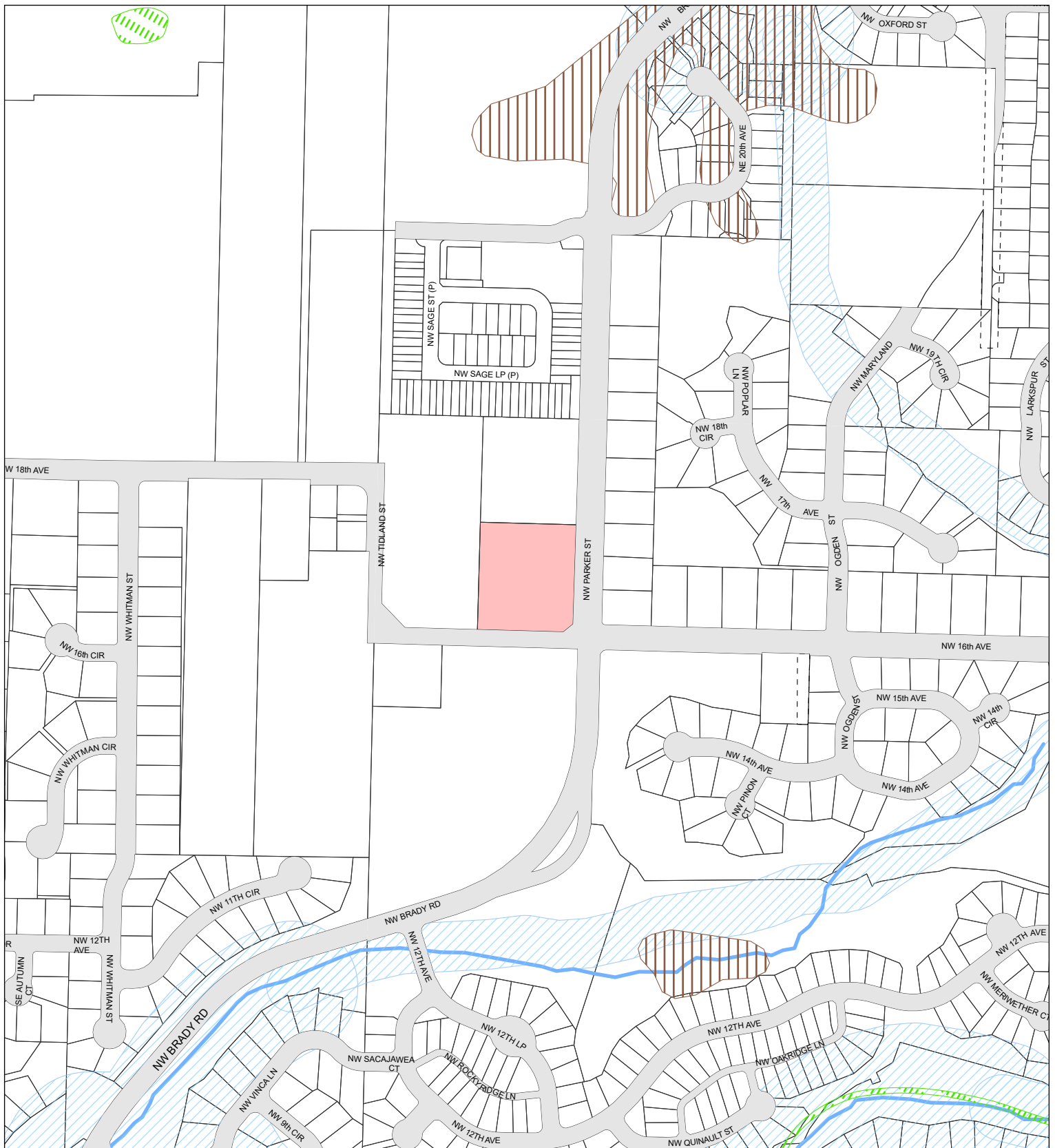
Account: 127357000  
 Owner: DEWITT LEONA  
 Address: PO BOX 674  
 C/S/Z: CAMAS, WA 98607

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

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|       |       |       |
|-------|-------|-------|
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| 13108 | 13109 | 13110 |
|       | 13117 | 13116 |
|       |       | 13115 |

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### Environmental Constraints I

Account: 127357000  
 Owner: DEWITT LEONA  
 Address: PO BOX 674  
 C/S/Z: CAMAS, WA 98607

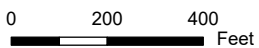
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- CARA Category 1
- Riparian Habitat or Species Area
- Non-Riparian Habitat or Species Area
- 100 year Floodplains
- Floodway
- Shorelines
- Stream

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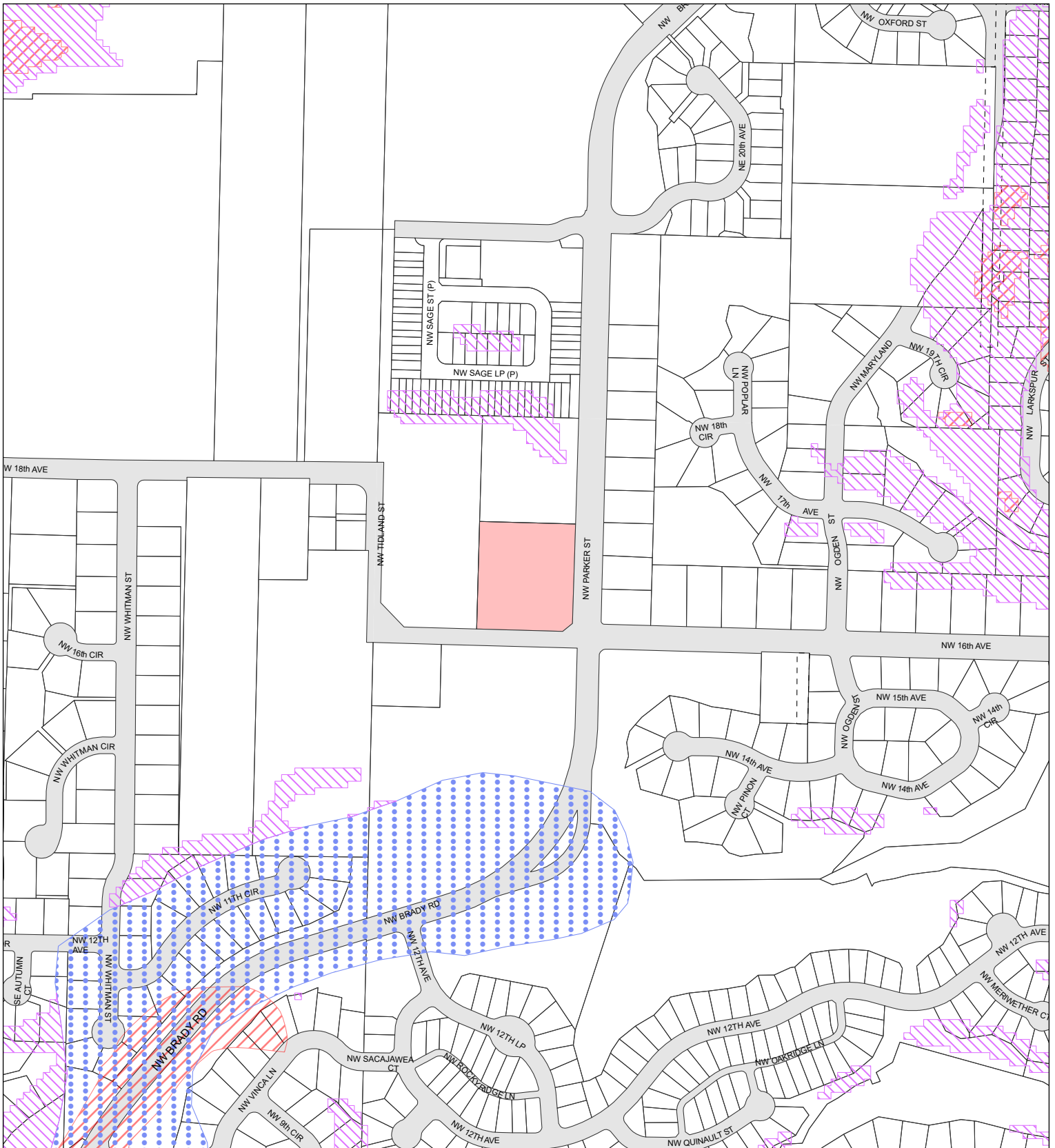
|       |       |       |
|-------|-------|-------|
| 13105 | 13104 | 13103 |
| 13108 | 13109 | 13110 |
| 13117 | 13116 | 13115 |



Geographic Information System



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Geographic Information System  
 0 200 400 Feet

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### Environmental Constraints II

Account: 127357000  
 Owner: DEWITT LEONA  
 Address: PO BOX 674  
 C/S/Z: CAMAS, WA 98607

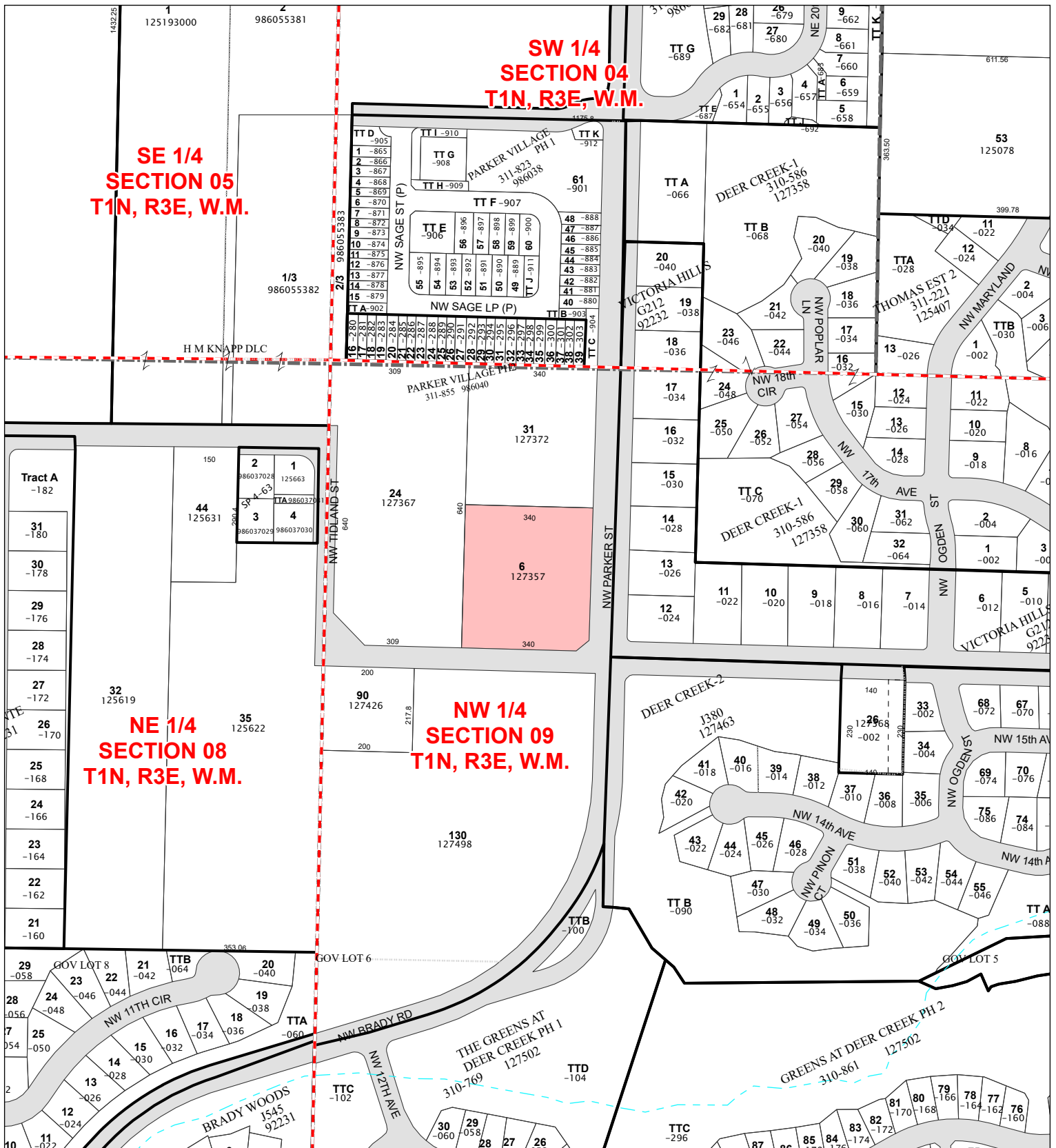
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site
- WSHR Historic Site
- WSHR Historic Barn
- INV Historic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

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|       |       |       |
|-------|-------|-------|
| 13105 | 13104 | 13103 |
| 13108 | 13109 | 13110 |
| 13117 | 13116 | 13115 |







### Quarter Section Parcels

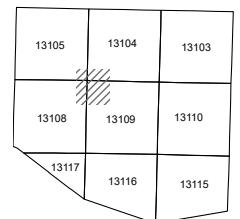
Account: 127357000  
 Owner: DEWITT LEONA  
 Address: PO BOX 674  
 C/S/Z: CAMAS, WA 98607

Printed on: January 10, 2022

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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