

# DEVELOPER'S PACKET

## Produced By:

Clark County Geographic Information System (GIS)



## For:

Olson Engineering Inc.

## Subject Property Account Number(s):

127439000

127359000

127356000

PDF # 281868

Printed: March 03, 2022

Expires: March 03, 2023

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**CLARK COUNTY, WASHINGTON**

Geographic Information System

0 1,000 2,000 Feet

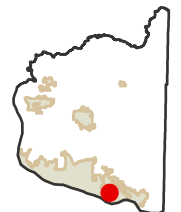
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### General Location

Account: 127439000, 127359000, 127356000  
 Owner: MODERN DWELLINGS LLC  
 Address: 8101 NE GLISAN ST  
 C/S/Z: PORTLAND, OR 97213

Location of Subject Property(s)

Printed on: March 03, 2022



# Property Information Fact Sheet

## Mailing Information:

Account No.: 127439000, 127359000, 127356000  
 Owner: MODERN DWELLINGS LLC  
 Address: 8101 NE GLISAN ST  
 C/S/Z: PORTLAND, OR 97213

**Assessed Parcel Size:** 9.82 Ac

**Property Type:** Multiple Property Types

## PARCEL LOCATION FINDINGS:

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

**Municipal Jurisdiction:** Camas

**Urban Growth Area:** Camas

**Zoning:** R-10, 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:** Dorothy Fox

**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, 30.4% of parcel  
 PoD, 69.6%

**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, 8.7% of parcel

10 - 15 percent, 34.6%

5 - 10 percent, 56.8%

**Landslide Hazards:** Slopes > 15%

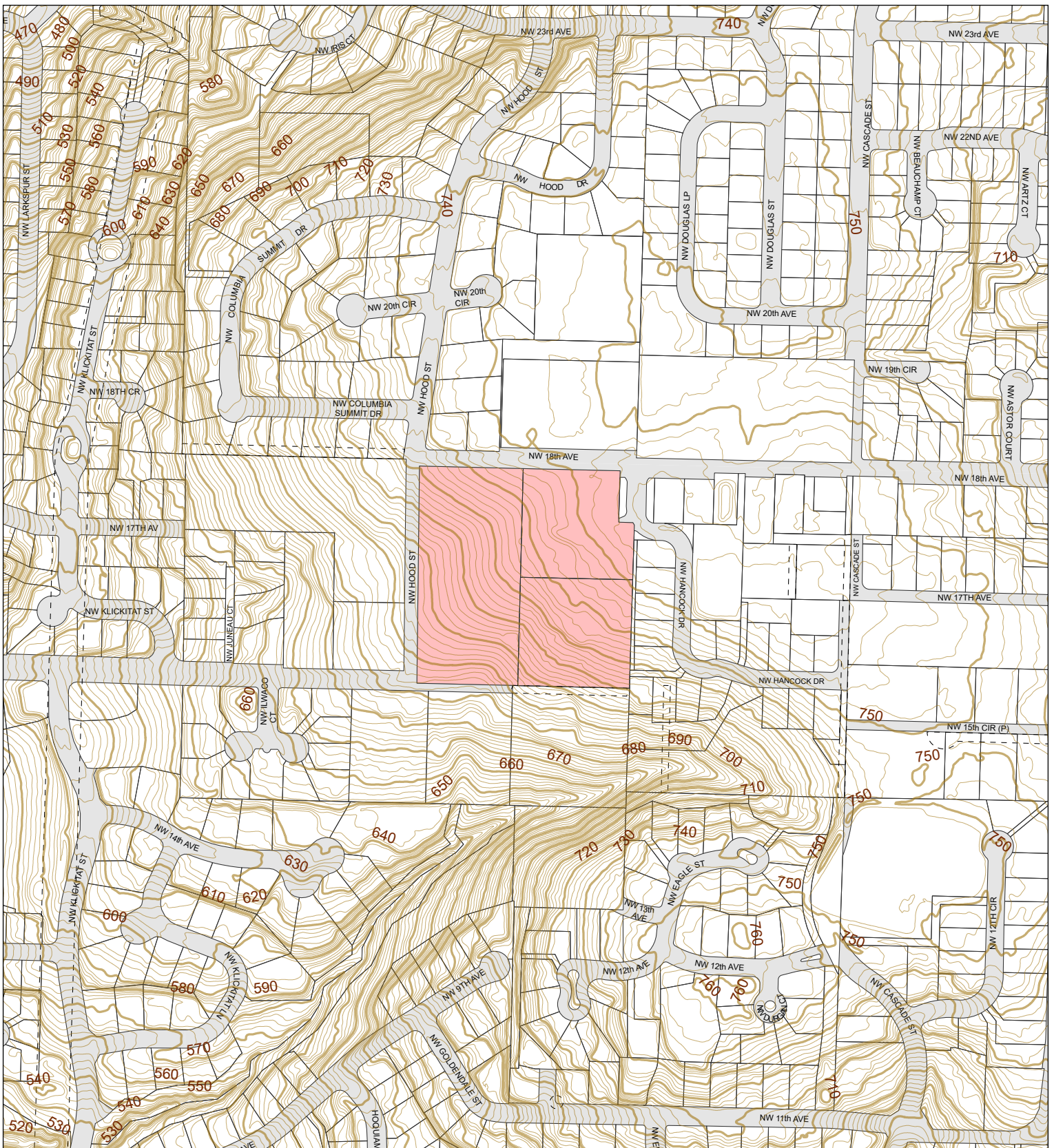
**Slope Stability:** No Mapping Indicators

**Cultural Resources:**

**Archeological Predictive:** Low, 0.8% of parcel  
 Low-Moderate, 55.6%  
 Moderate, 15.4%  
 Moderate-High, 28.1%

**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: 127439000, 127359000, 127356000  
 Owner: MODERN DWELLINGS LLC  
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

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13105	13104	13103
13108	13109	13110
13117	13116	13115



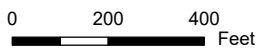
### 2020 Aerial Photography

Account: 127439000, 127359000, 127356000  
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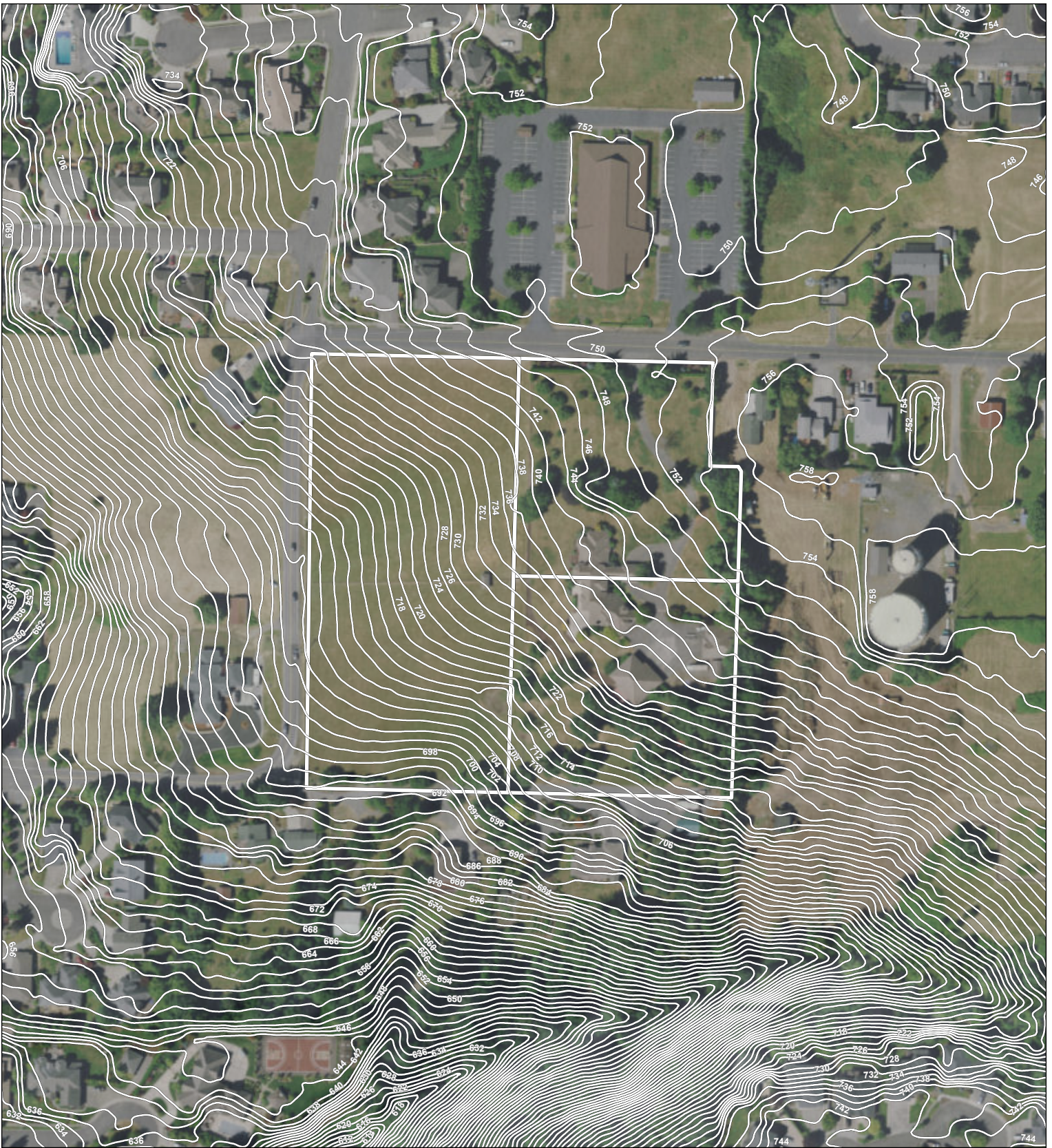
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 Subject Property(s)

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13108	13109	13110
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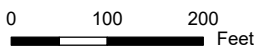
### 2020 Aerial Photography with Elevation Contours

Account: 127439000, 127359000, 127356000  
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 C/S/Z: PORTLAND, OR 97213

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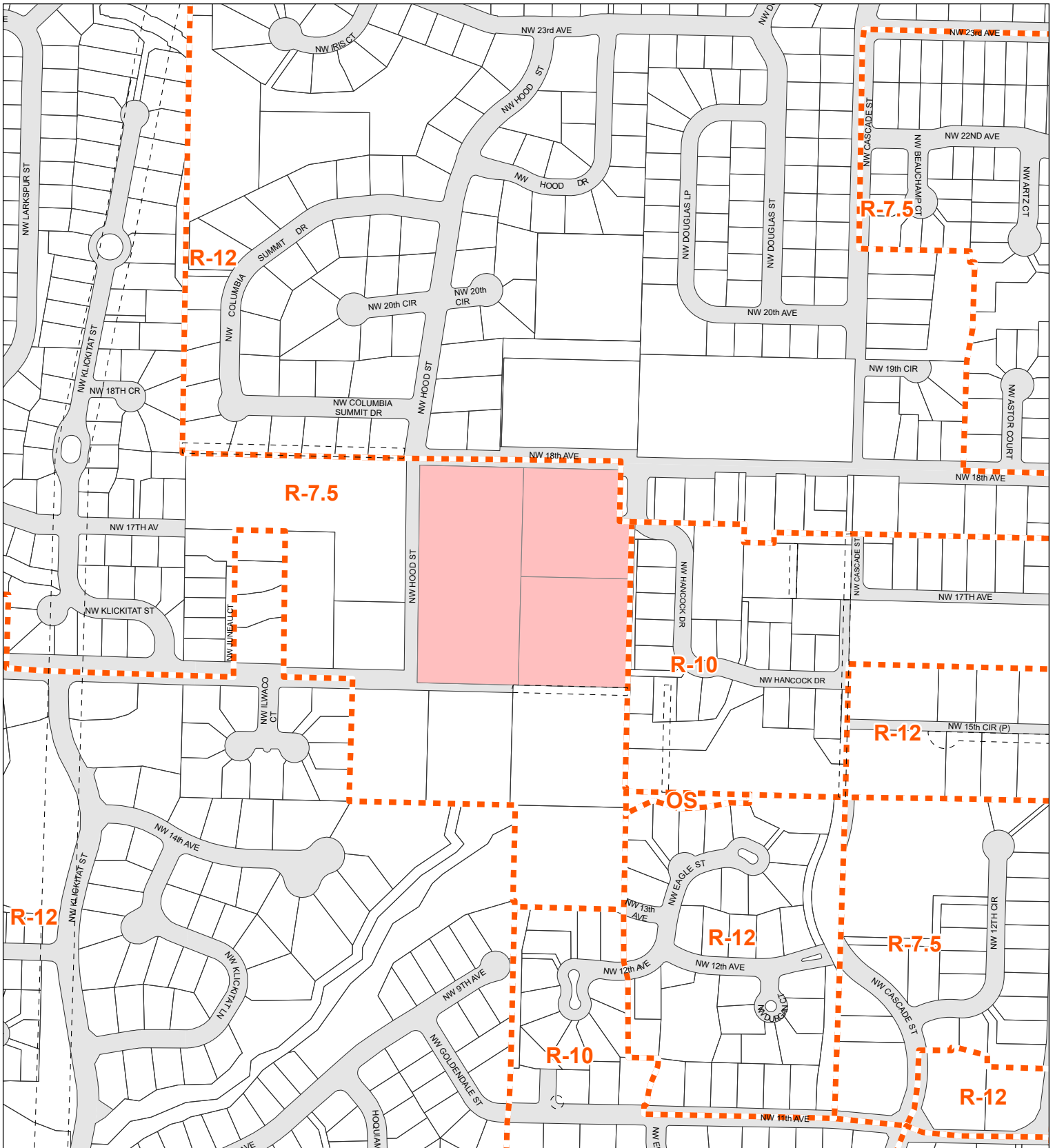
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- 2' Elevation Contours
- Subject Property(s)

13105	13104	13103
13108	///	13110
13117	13116	13115

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### Zoning Designations

Account: 127439000, 127359000, 127356000  
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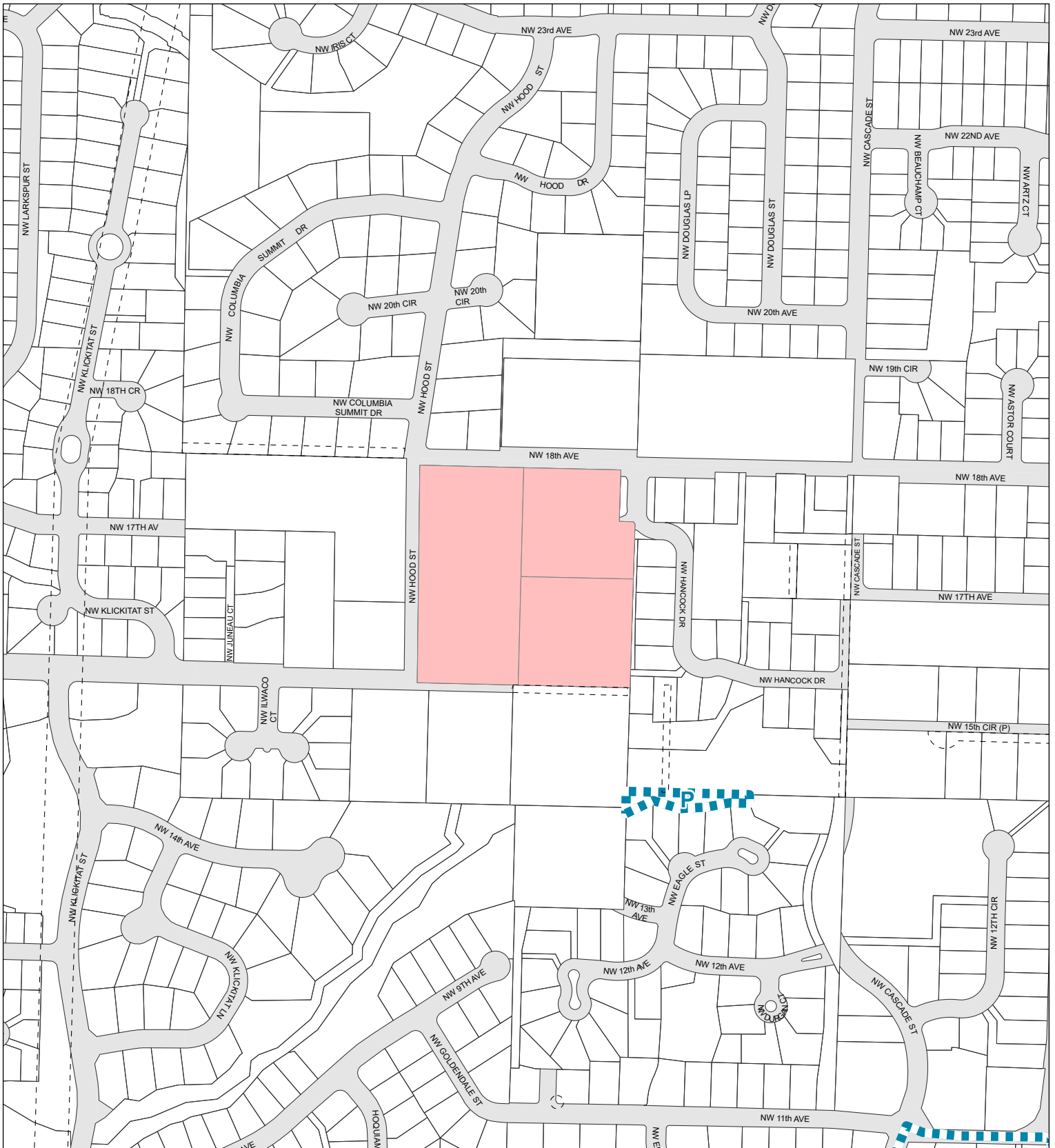
0 200 400 Feet

- 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

13105	13104	13103
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Geographic Information System  
 0 200 400 Feet

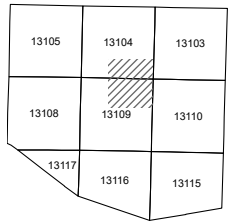
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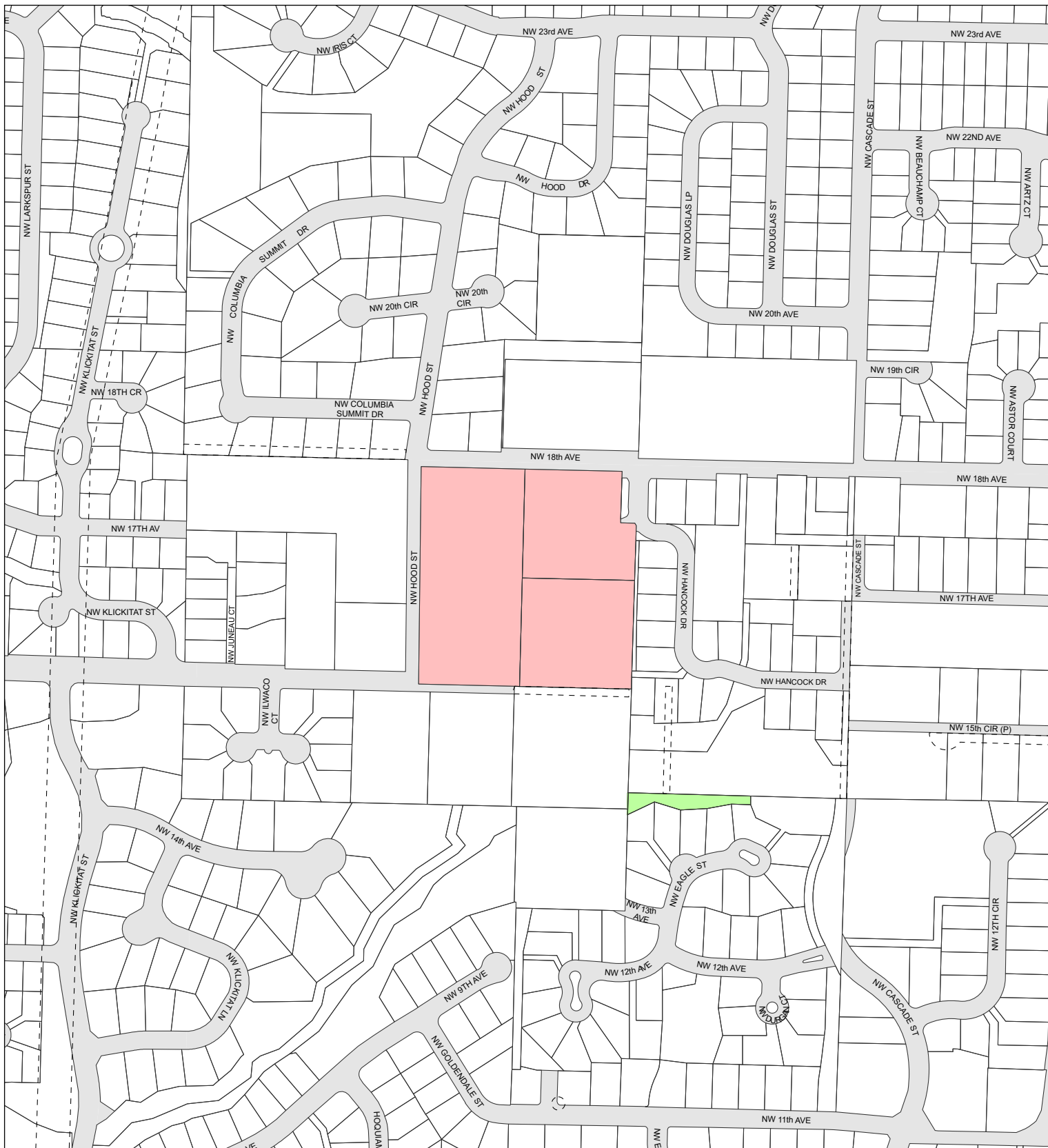
### Comprehensive Plan Designations

Account: 127439000, 127359000, 127356000  
 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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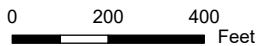
### Arterials, C-Tran Bus Routes, Parks & Trails

Account: 127439000, 127359000, 127356000  
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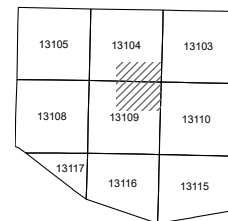


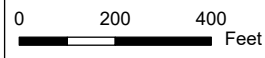
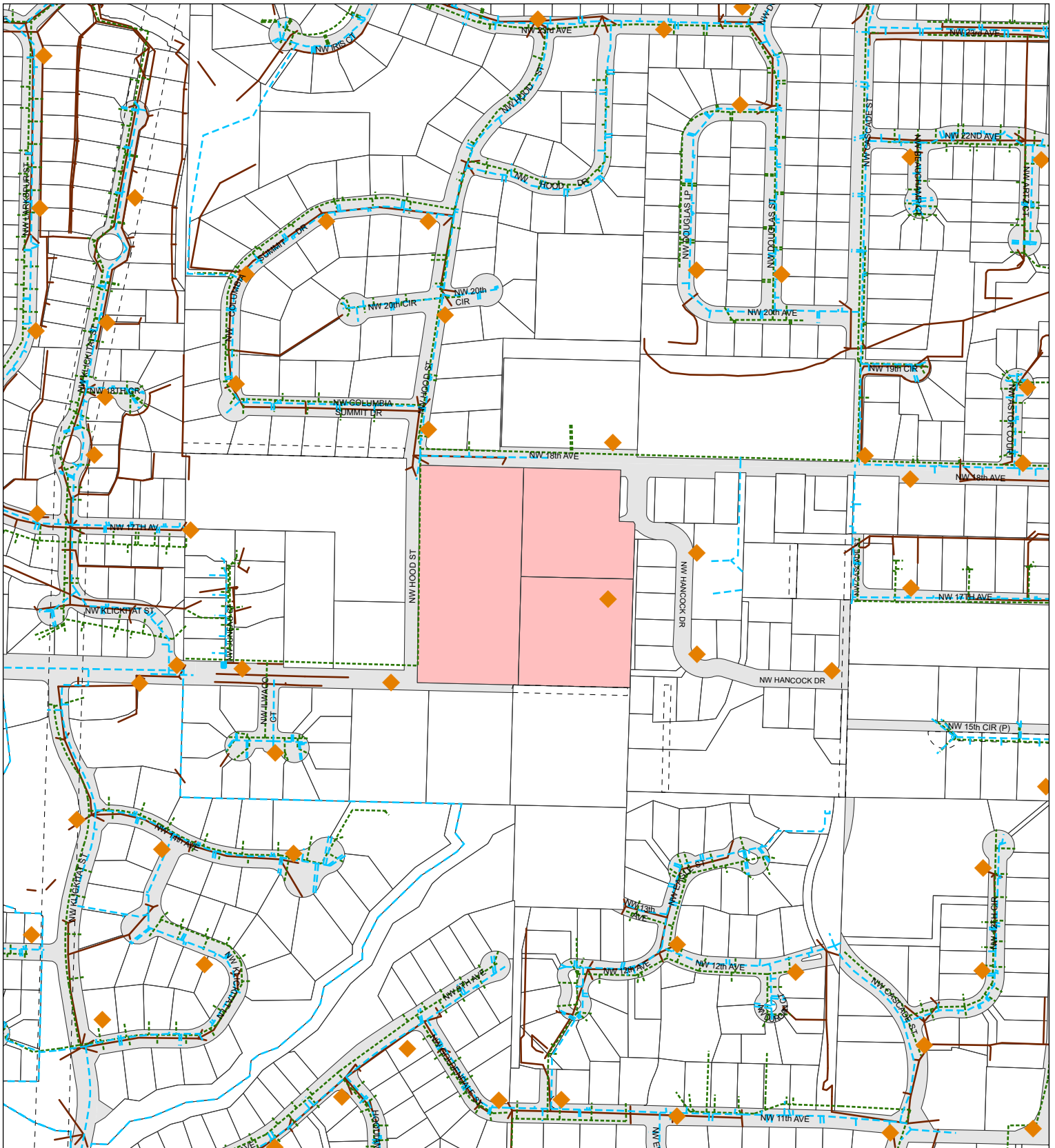
Geographic Information System



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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





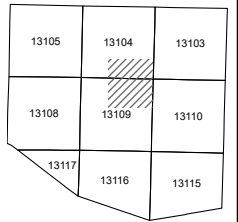
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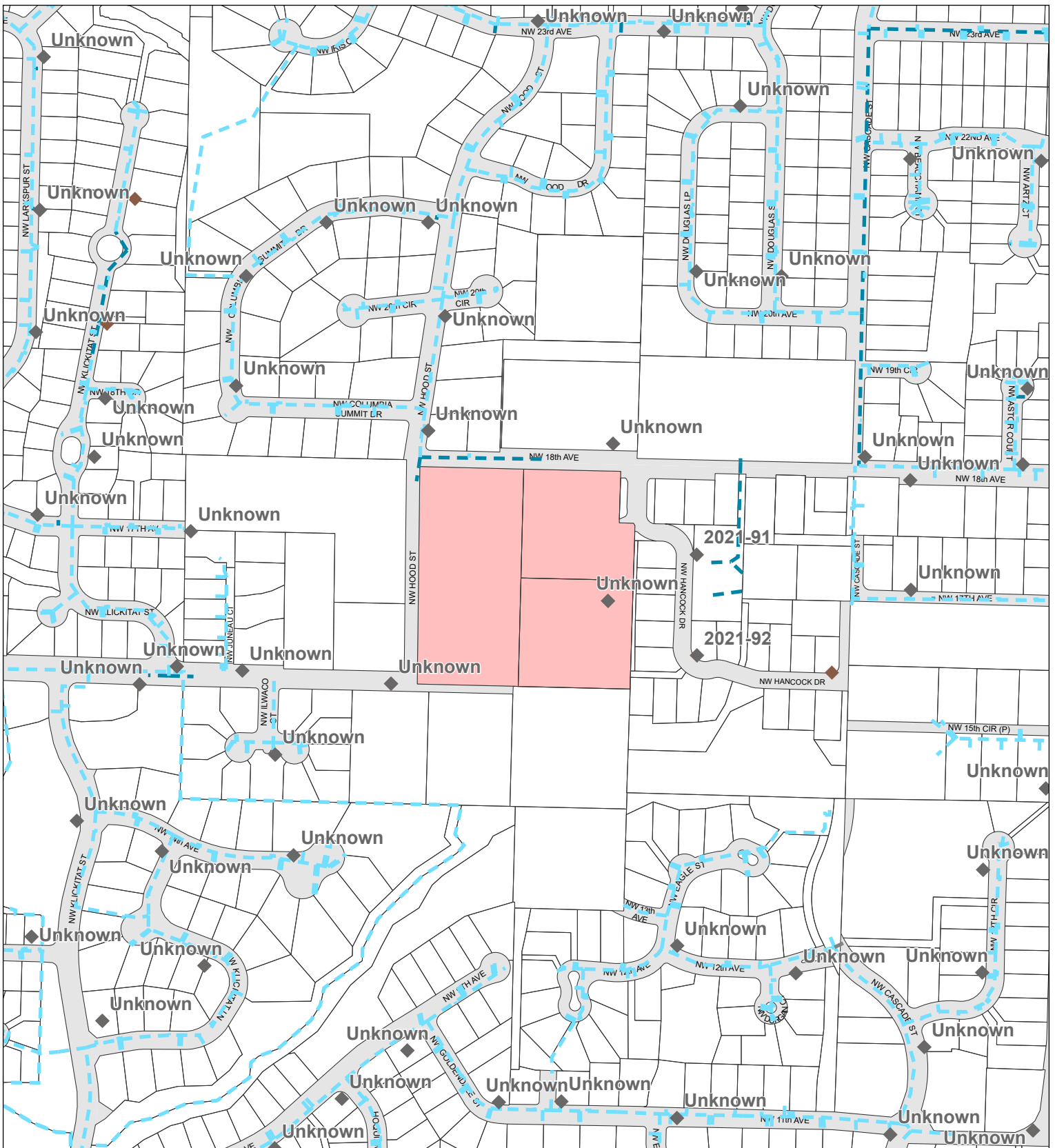
### Water, Sewer, and Storm Systems

Account: 127439000, 127359000, 127356000  
 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
- 1-Year Wellhead ZOC
- 5-Year Wellhead ZOC
- 10-Year Wellhead ZOC
- Water Lines
- Sewer Lines
- Storm Water Lines
- Hydrants

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0 200 400 Feet

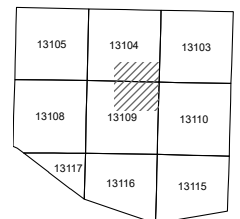
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### Water Systems

Account: 127439000, 127359000, 127356000  
 Owner: MODERN DWELLINGS LLC  
 Address: 8101 NE GLISAN ST  
 C/S/Z: PORTLAND, OR 97213

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

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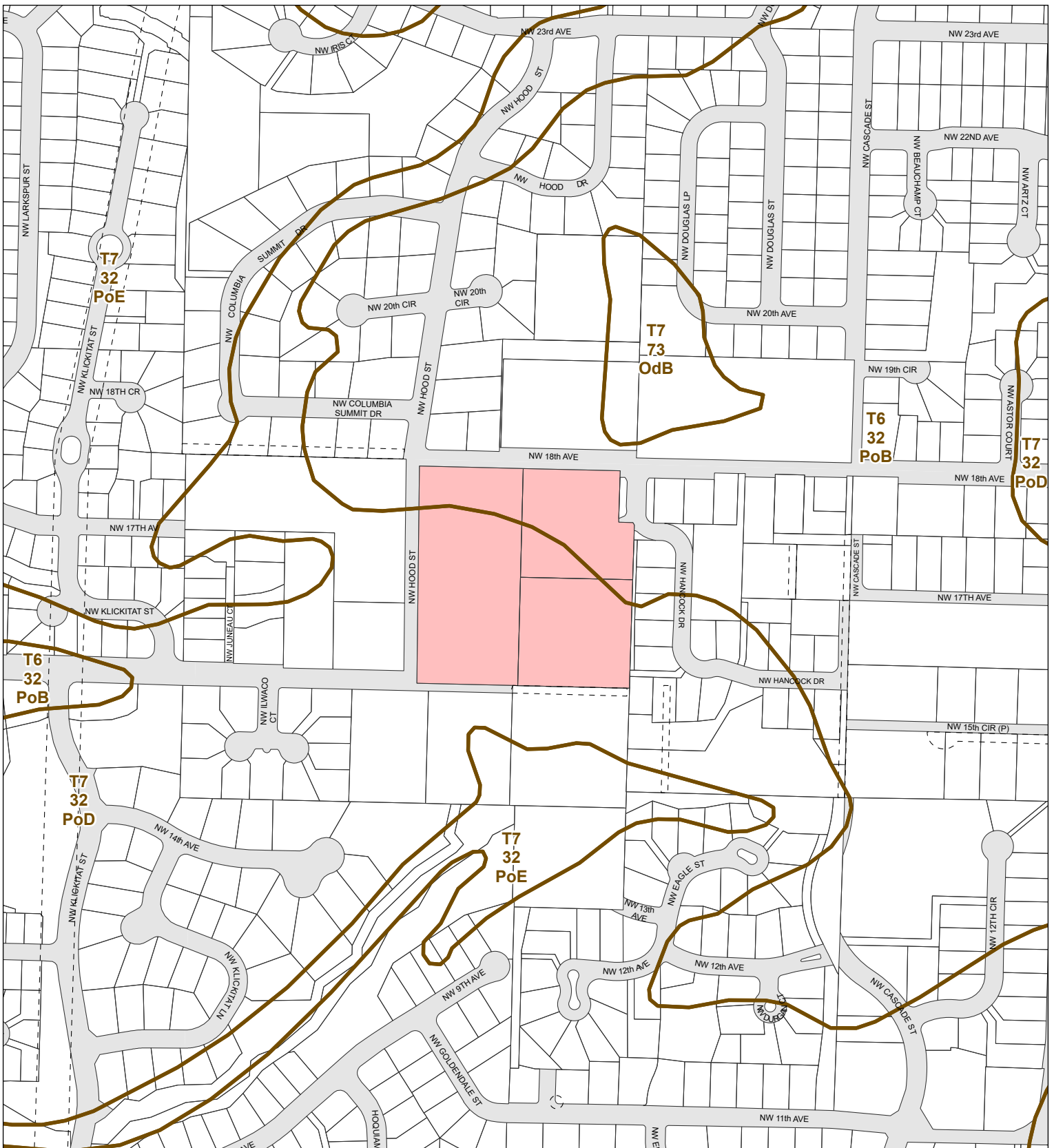
# Hydrant Fire Flow Details

Account No.: 127439000, 127359000, 127356000  
 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		0 ft
Unknown	Unknown	0.0"	No Data		78 ft
Unknown	Unknown	0.0"	No Data		82 ft
Unknown	Unknown	0.0"	No Data		108 ft
2021-91	Unknown	0.0"	No Data		189 ft
2021-92	Unknown	0.0"	No Data		199 ft
Unknown	Unknown	0.0"	No Data		455 ft
Unknown	Unknown	0.0"	No Data		478 ft



### Soil Types

Account: 127439000, 127359000, 127356000  
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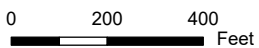
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

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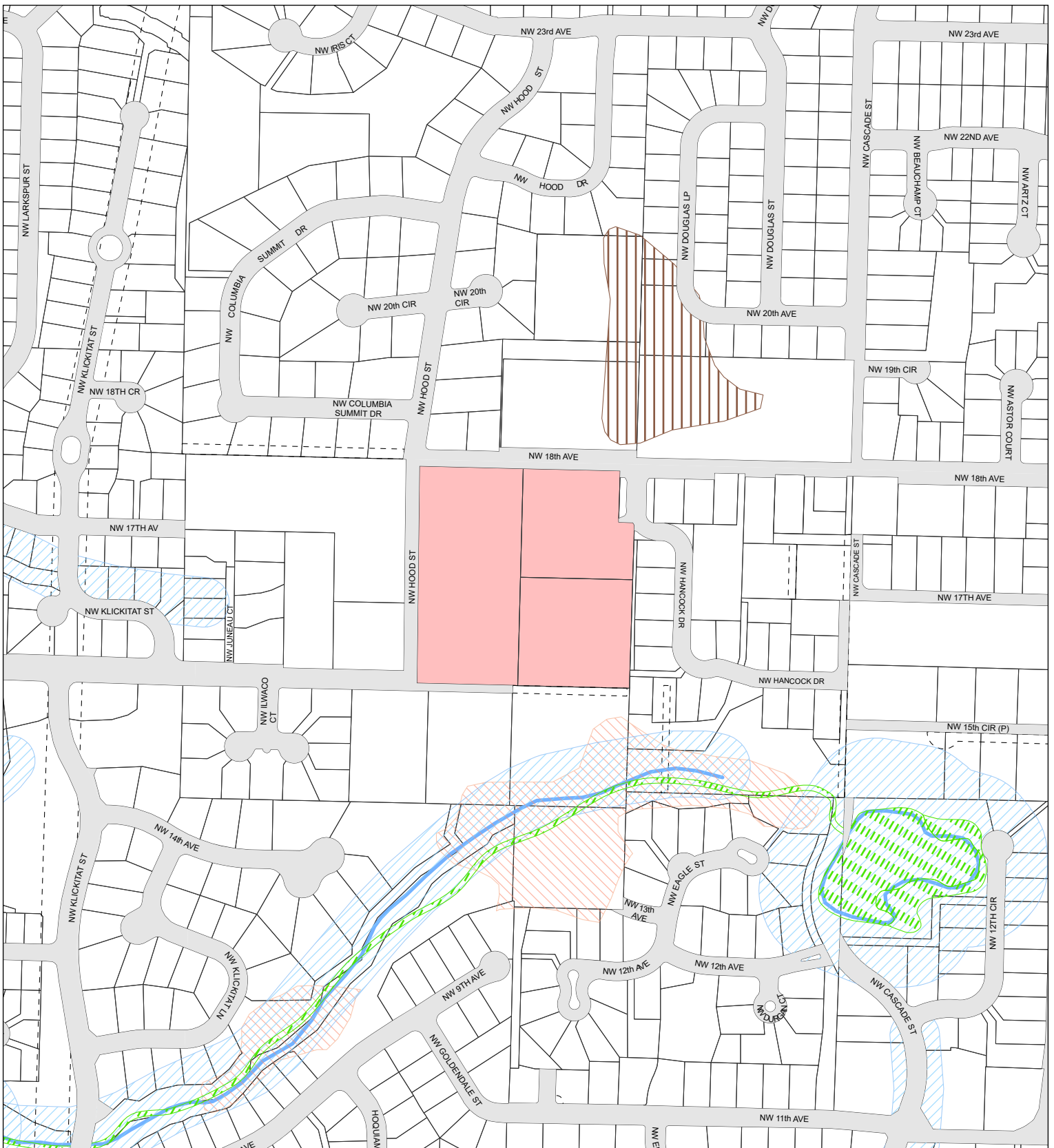
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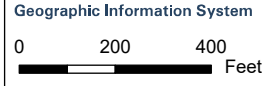
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### Environmental Constraints I

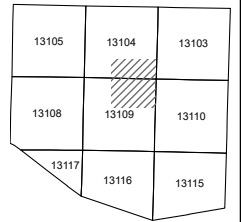
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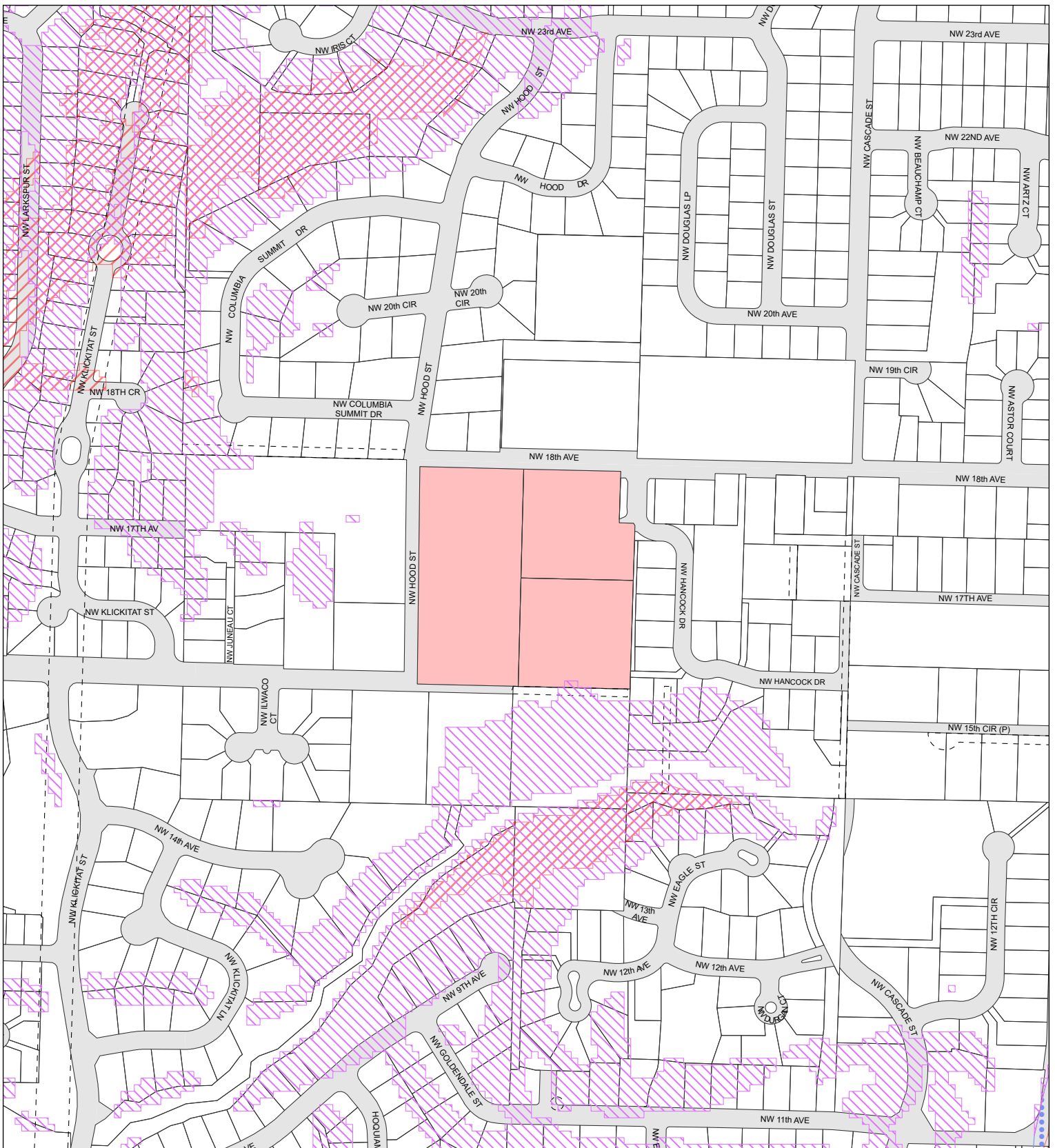
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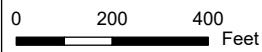
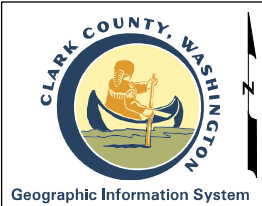
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- CARA Category 1
- Riparian Habitat or Species Area
- Non-Riparian Habitat or Species Area
- 100 year Floodplains
- Floodway
- Shorelines
- Stream





### Environmental Constraints II

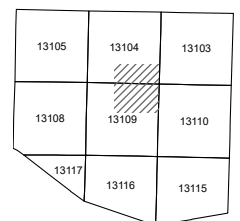
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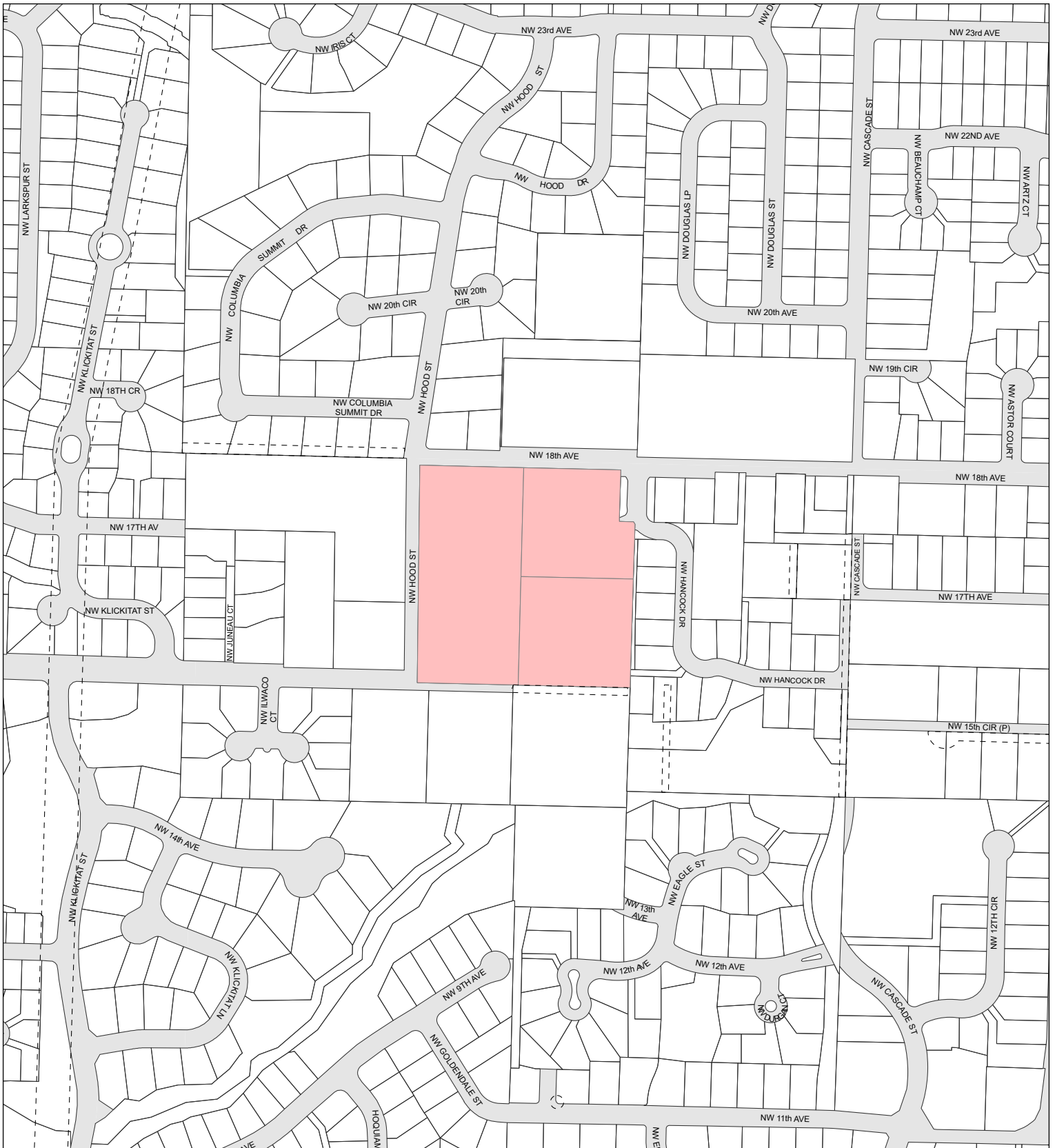
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site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

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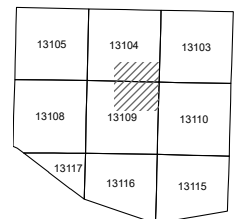


### Adjacent Development

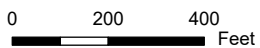
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

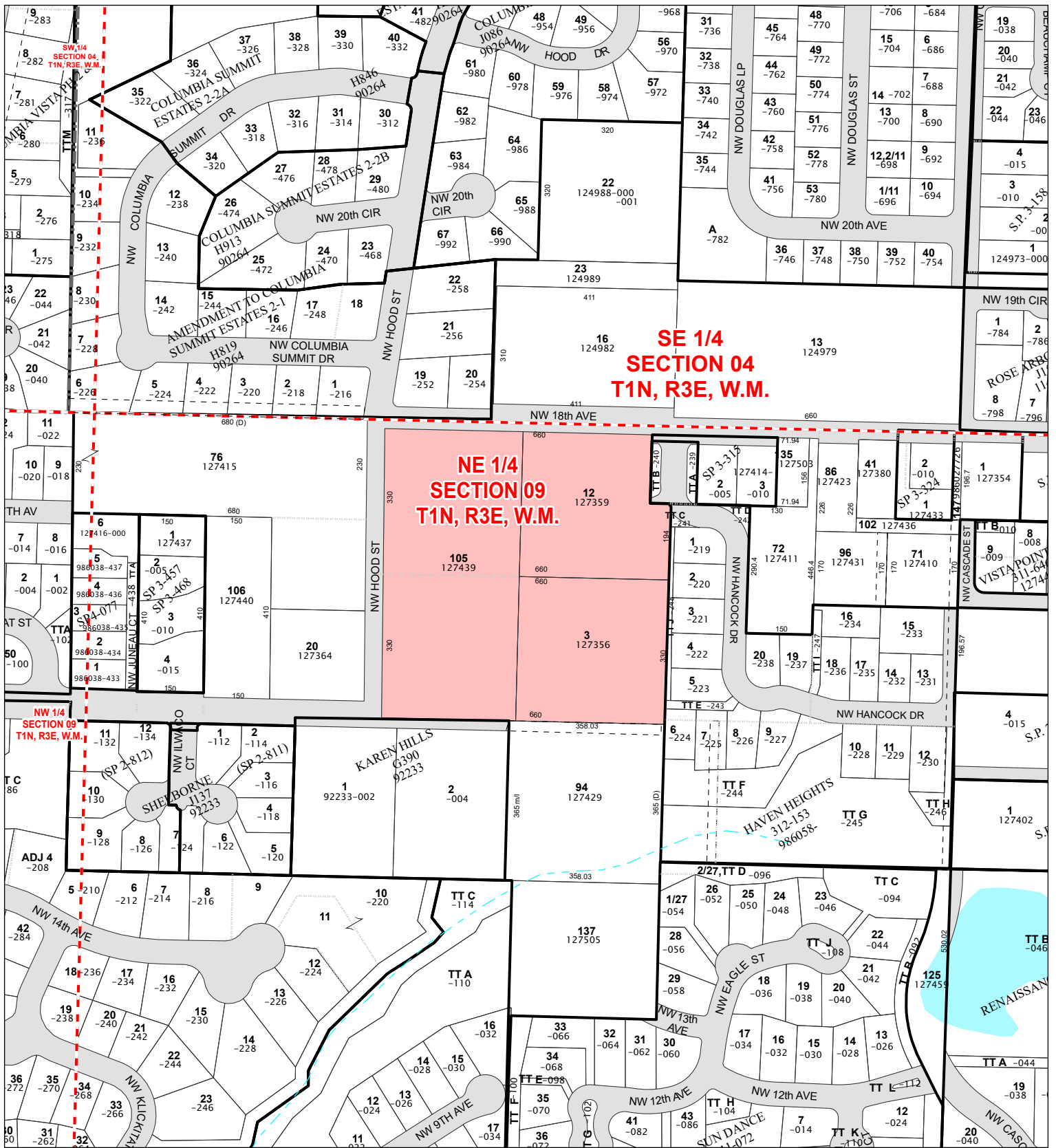
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Geographic Information System



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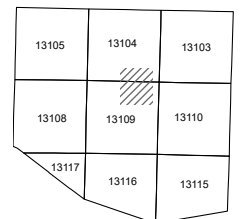


### Quarter Section Parcels

Account: 127439000, 127359000, 127356000  
 Owner: MODERN DWELLINGS LLC  
 Address: 8101 NE GLISAN ST  
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- 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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