DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)

For:

SGA Engineering- Parklands II

Subject Property Account Number(s):

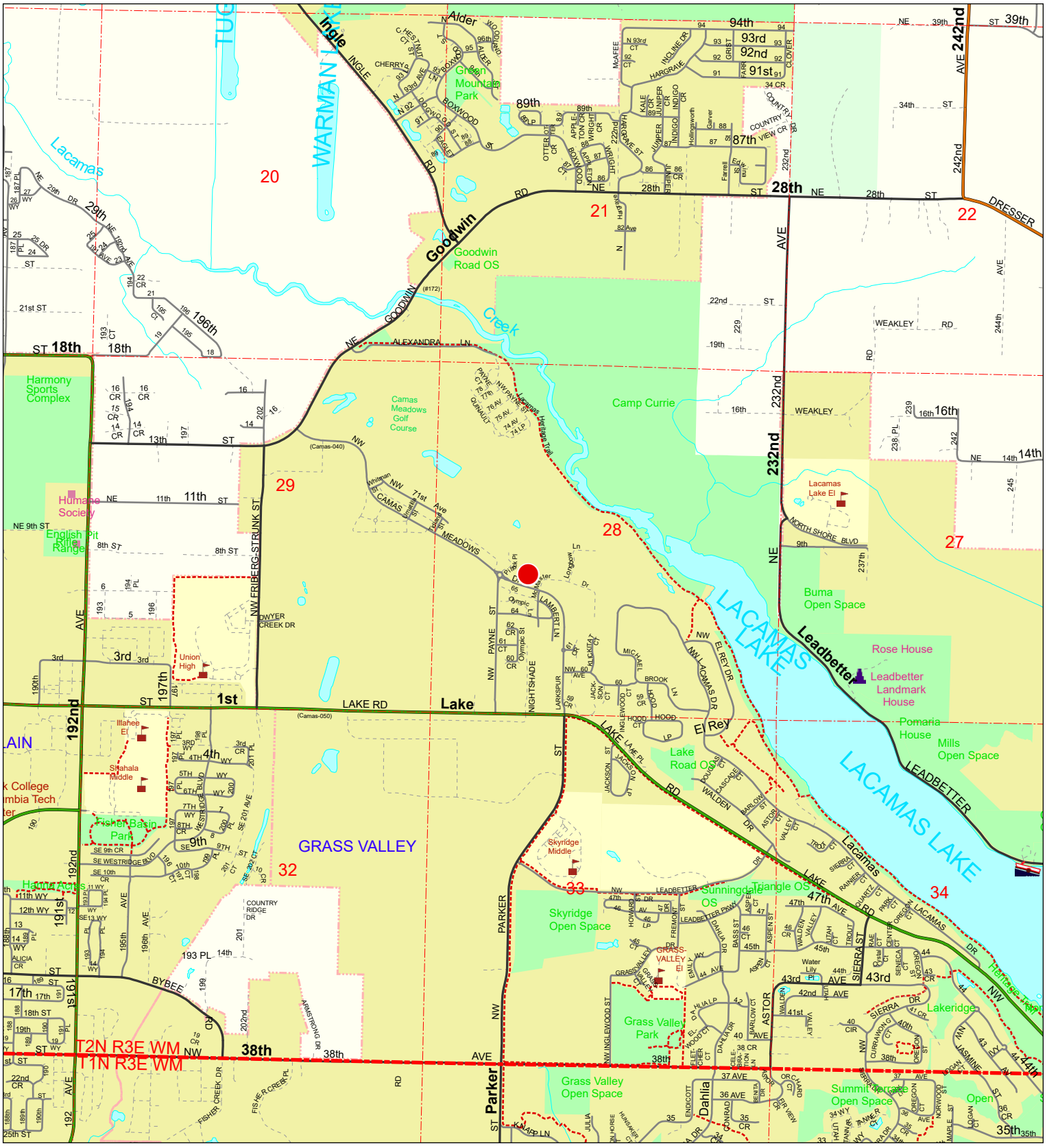
986043914
986043913

PDF # 313144

Printed: November 04, 2025
Expires: November 04, 2026

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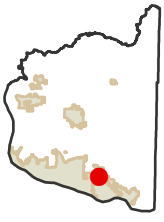


General Location

Printed on: November 04, 2025

Account: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
C/S/Z: CAMAS, WA 98607

Location of Subject Property(s)



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.

Property Information Fact Sheet

Mailing Information:

Account No.: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
C/S/Z: CAMAS, WA 98607

Assessed Parcel Size: 3.24 Ac
Property Type: UNUSED PLATTED LAND.

PARCEL LOCATION FINDINGS:

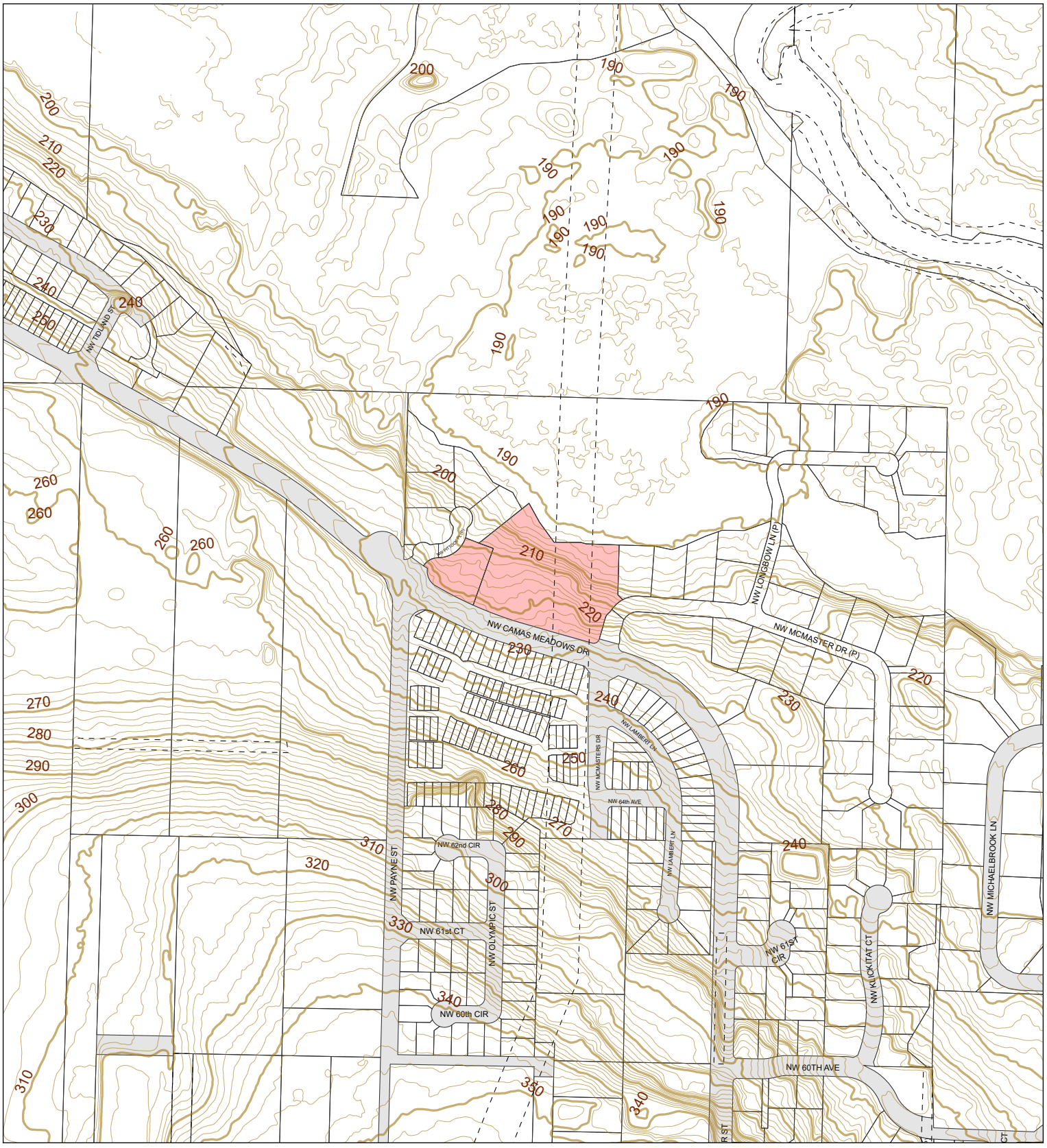
Quarter Section(s): SW 1/4,S28,T2N,R3E
Municipal Jurisdiction: Camas
Urban Growth Area: Camas
Zoning: BP, R-15
Zoning Overlay: No Mapping Indicators
Comprehensive Plan Designation: IND, SFL
Columbia River Gorge NSA: No Mapping Indicators
Late-Comer Area: No Mapping Indicators
Trans. Impact Fee Area: 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: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): HcB, 11.6% of parcel
HcD, 88.4%
Hydric Soils: Non-Hydric, 100.0% of parcel
Flood Zone Designation: Outside Flood Area, 500 Year Flood Area
CARA: Category 2 Recharge Areas
Forest Moratorium Area: No Mapping Indicators
Liquefaction Susceptibility: Very Low
NEHRP: C
Slope: 0 - 5 percent, 0.8% of parcel
10 - 15 percent, 32.1%
15 - 25 percent, 14.6%
5 - 10 percent, 52.4%
Landslide Hazards: Slopes > 15%
Slope Stability: No Mapping Indicators
Cultural Resources:
Archeological Predictive: High, 34.0% of parcel
Moderate-High, 66.0%
Archeological Site Buffers: Mapping Indicators Found
Historic Sites: No Mapping Indicators

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Elevation Contours

Printed on: November 04, 2025

Account: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
C/S/Z: CAMAS, WA 98607

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

23120	23121	23122
23129	23128	23127
23132	23133	23134

CLARK COUNTY, WASHINGTON
Geographic Information System

0 200 400 Feet

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CLARK COUNTY, WASHINGTON
Geographic Information System

N

0 200 400 Feet

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2023 Aerial Photography

Account: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
C/S/Z: CAMAS, WA 98607

Subject Property(s)

Printed on: November 04, 2025

23120	23121	23122
23129	23128	23127
23132	23133	23134



2023 Aerial Photography with Elevation Contours

Printed on: November 04, 2025

Account: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
C/S/Z: CAMAS, WA 98607

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Geographic Information System

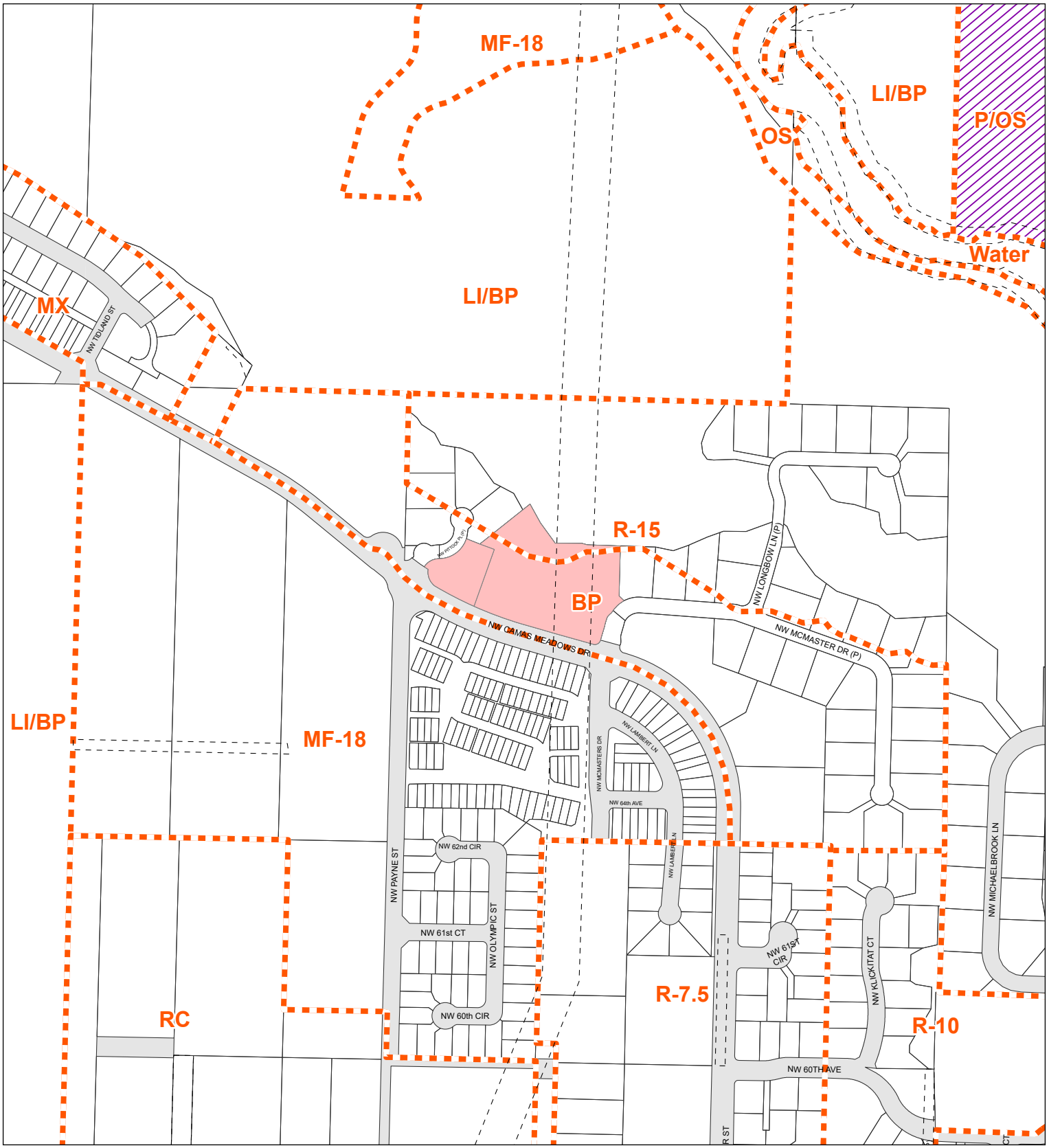
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0 100 200 Feet

2' Elevation Contours
Subject Property(s)

23120	23121	23122
23129	23128	23127
23132	23133	23134

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Zoning Designations

Account: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
C/S/Z: CAMAS, WA 98607

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Geographic Information System

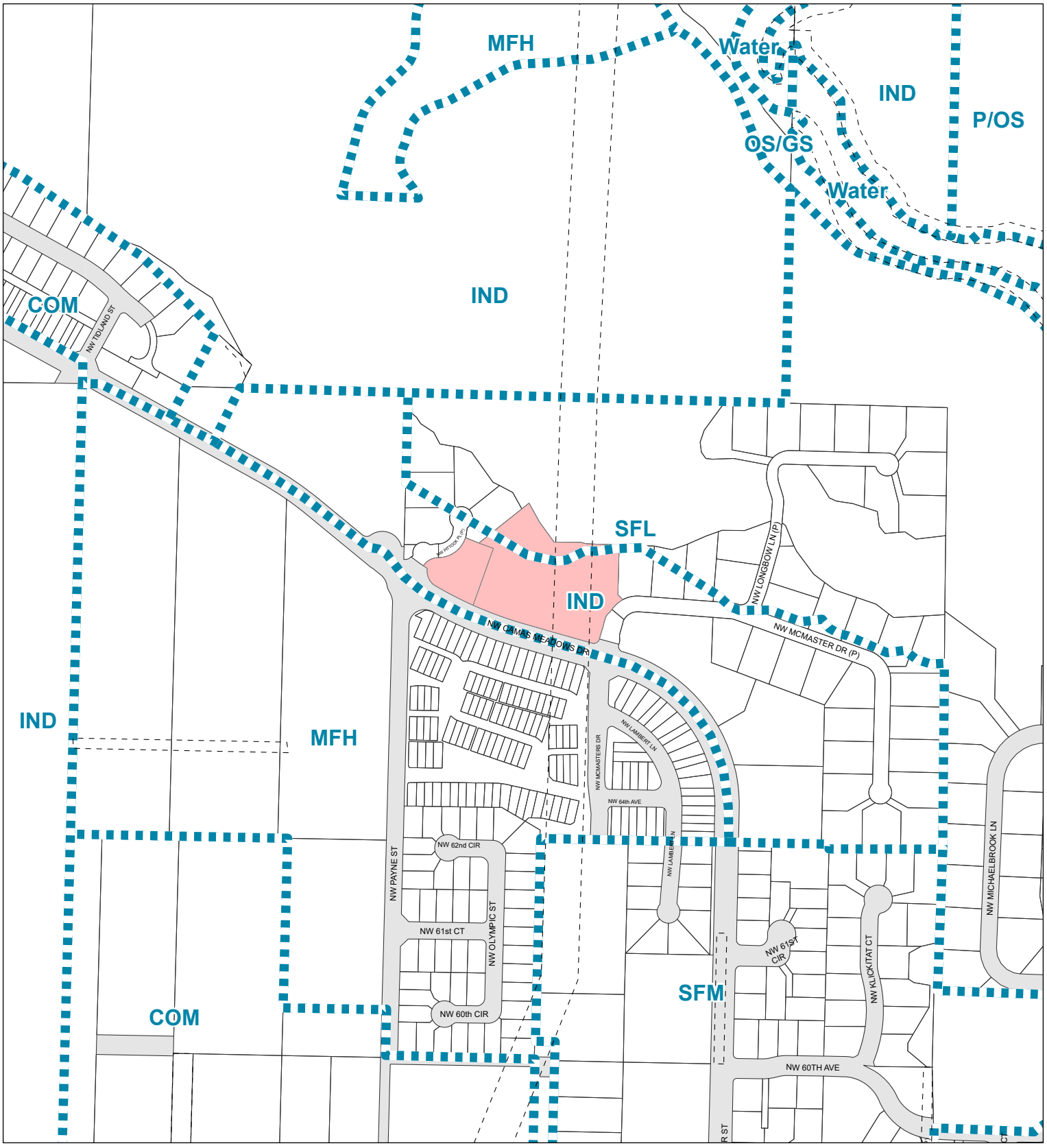
N

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

23120	23121	23122
23129	23128	23127
23132	23133	23134

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Comprehensive Plan Designations

Account: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
C/S/Z: CAMAS, WA 98607

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CLARK COUNTY, WASHINGTON
Geographic Information System

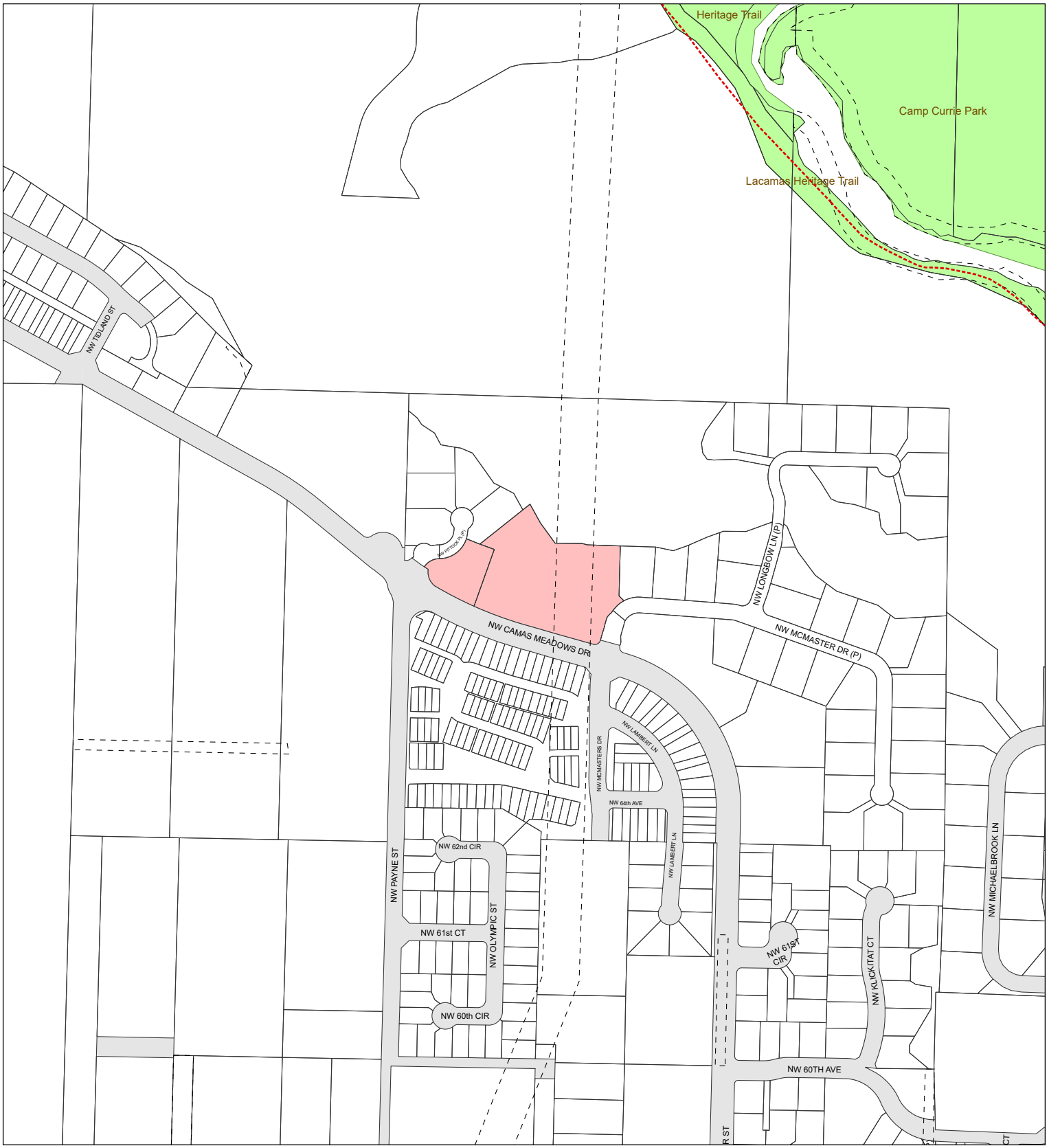
0 200 400 Feet

N

- 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

23120	23121	23122
23129	23128	23127
23132	23133	23134

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Arterials, C-Tran Bus Routes, Parks & Trails

Printed on: November 04, 2025

Account: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
C/S/Z: CAMAS, WA 98607

Subject Property(s)
Public Road
Transportation or Major Utility Easement
Parks
Trail
C-Tran Route

ClassPrimary
Principal Arterial
Minor Arterial
Collector
Rural Major Collector
Rural Minor Collector

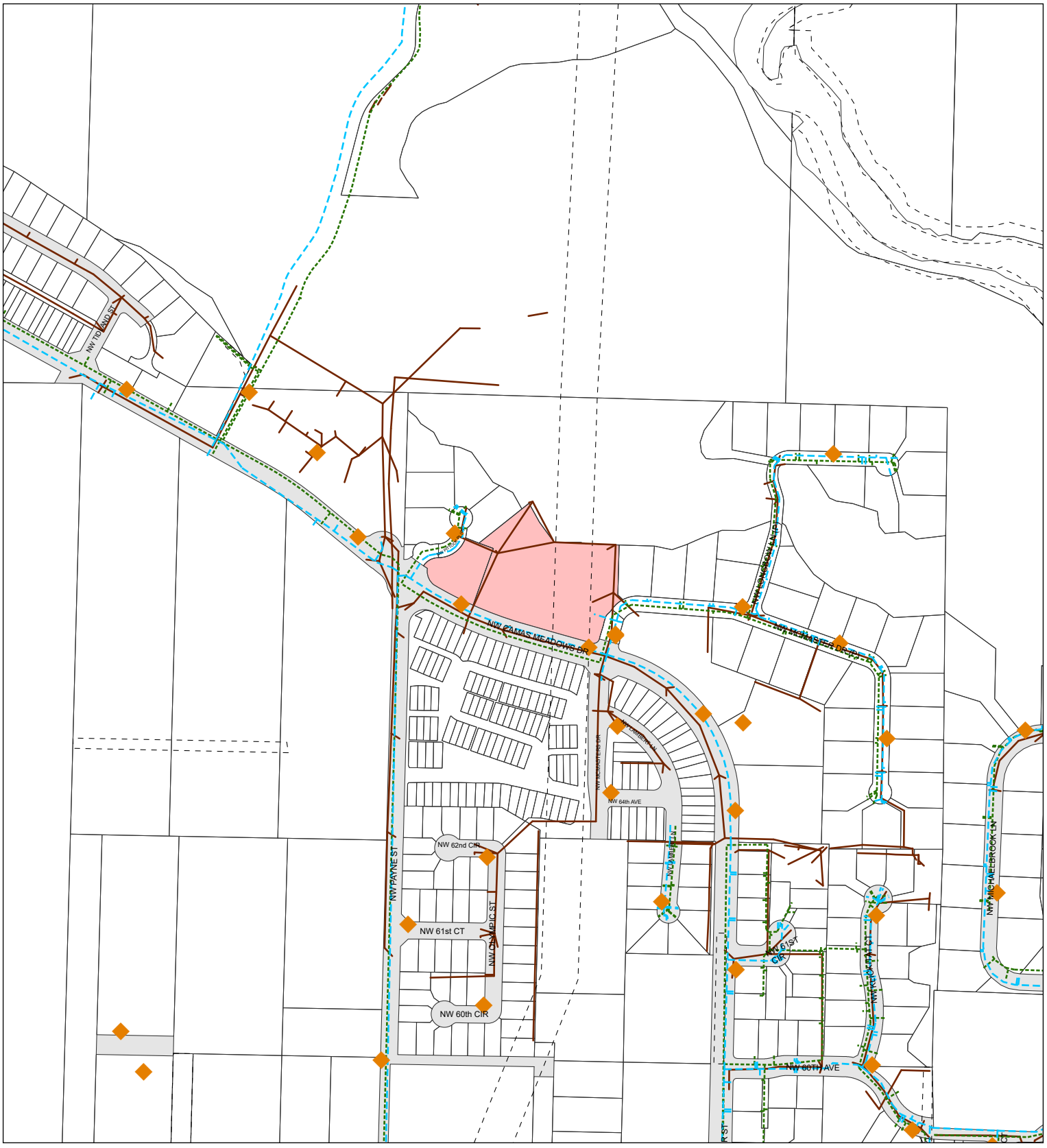
State Route
Other
Proposed Arterial
Scenic Highway

23120	23121	23122
23129	23128	23127
23132	23133	23134

CLARK COUNTY, WASHINGTON
Geographic Information System

0 200 400 Feet

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CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

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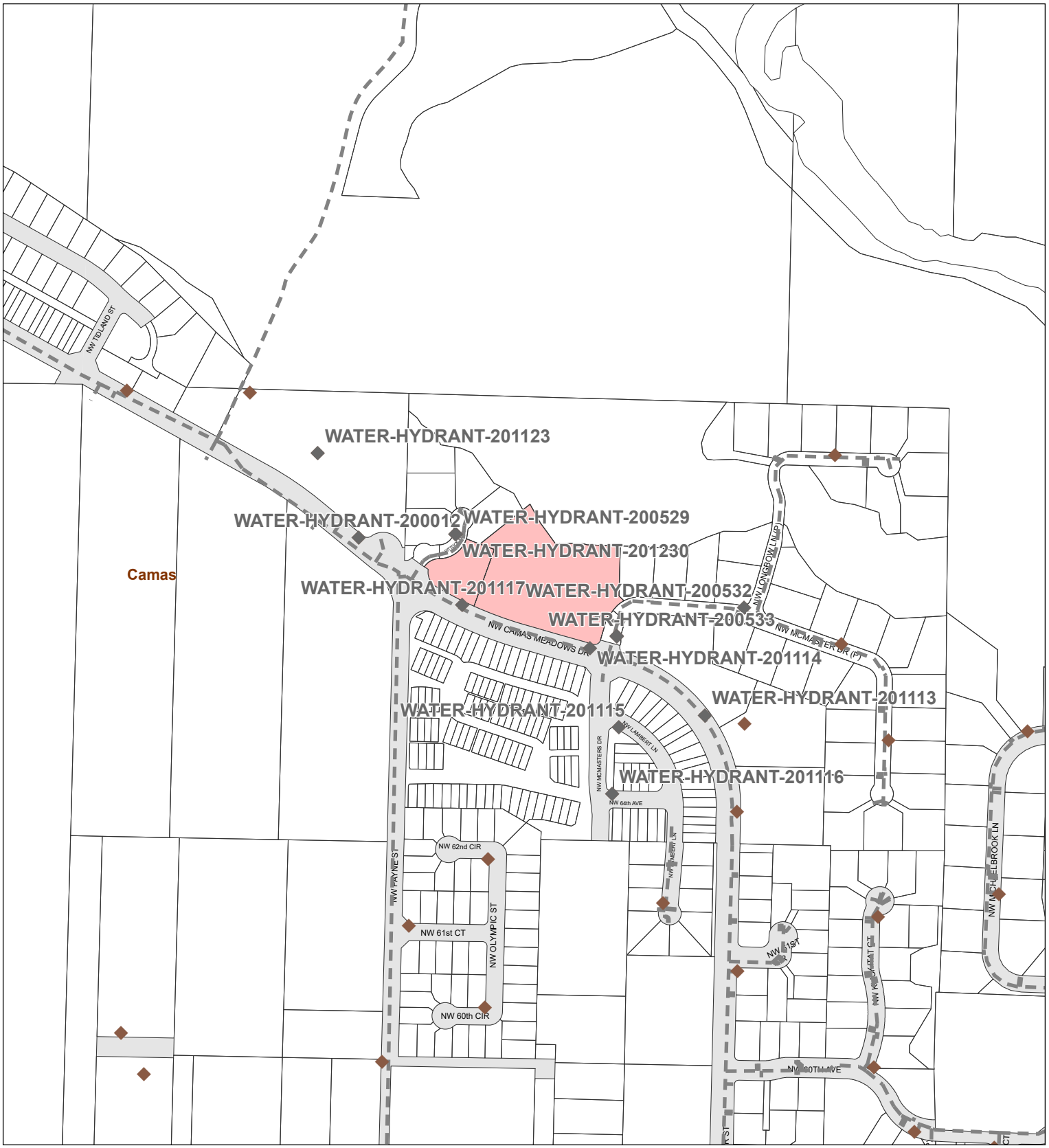
Water, Sewer, and Storm Systems

Account: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
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: November 04, 2025

23120	23121	23122
23129	23128	23127
23132	23133	23134



Water Systems

Account: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
C/S/Z: CAMAS, WA 98607

Printed on: November 04, 2025

CLARK COUNTY, WASHINGTON
Geographic Information System

0 200 400 Feet

N

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

23120	23121	23122
23129	23128	23127
23132	23133	23134

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Hydrant Fire Flow Details

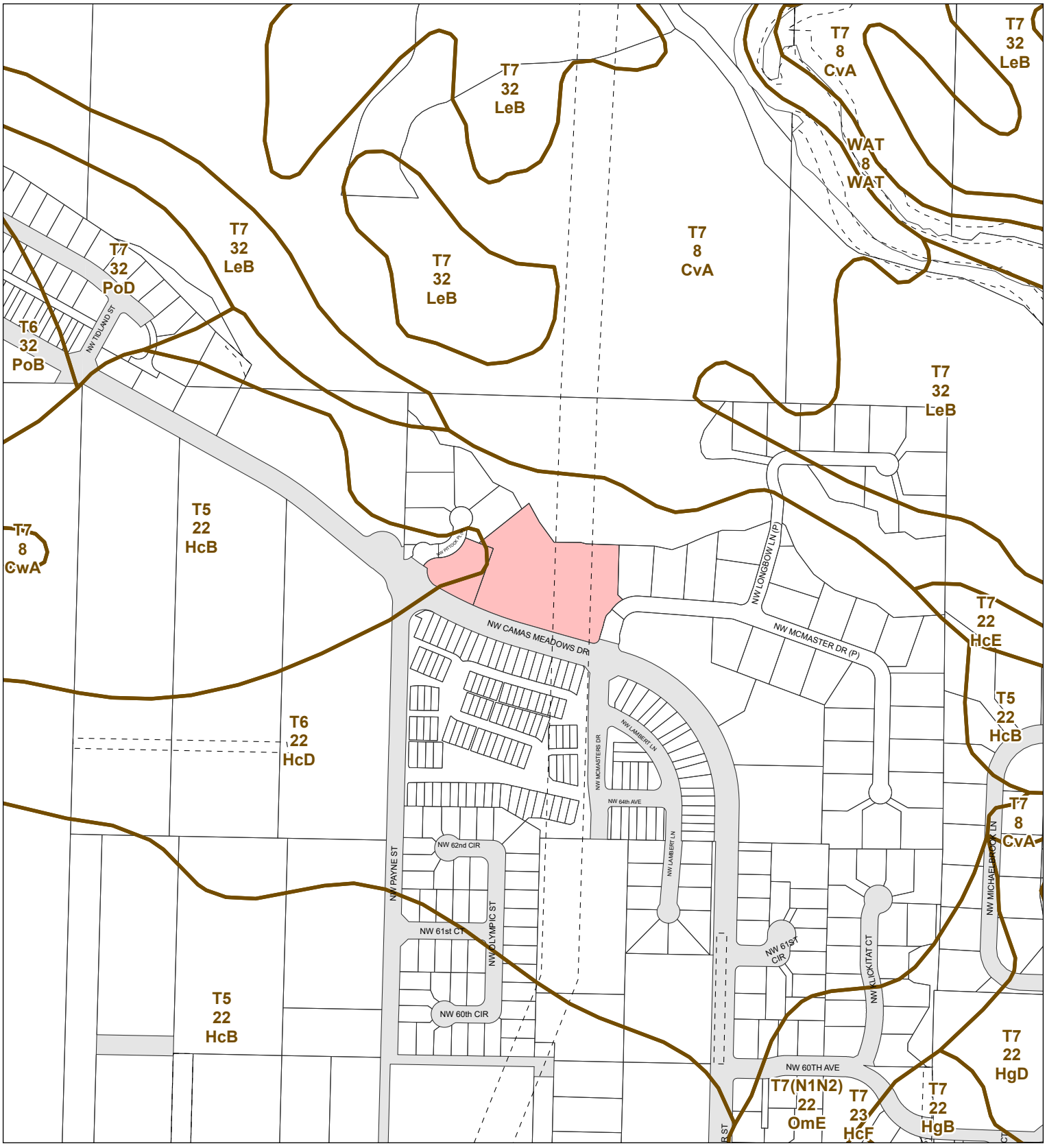
Account No.: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
C/S/Z: CAMAS, WA 98607

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
WATER-HYDRANT-201117	Camas	0.0"	No Data		11 ft
WATER-HYDRANT-201114	Camas	0.0"	No Data		15 ft
WATER-HYDRANT-200529	Camas	0.0"	No Data		33 ft
WATER-HYDRANT-201230	Camas	0.0"	No Data		35 ft
WATER-HYDRANT-201229	Camas	0.0"	No Data		43 ft
WATER-HYDRANT-200533	Camas	0.0"	No Data		44 ft
WATER-HYDRANT-200012	Camas	0.0"	No Data		217 ft
WATER-HYDRANT-201115	Camas	0.0"	No Data		261 ft
WATER-HYDRANT-200532	Camas	0.0"	No Data		365 ft
WATER-HYDRANT-201113	Camas	0.0"	No Data		389 ft
WATER-HYDRANT-201116	Camas	0.0"	No Data		456 ft
WATER-HYDRANT-201123	Private	0.0"	No Data		470 ft

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CLARK COUNTY, WASHINGTON

Geographic Information System

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0 200 400 Feet

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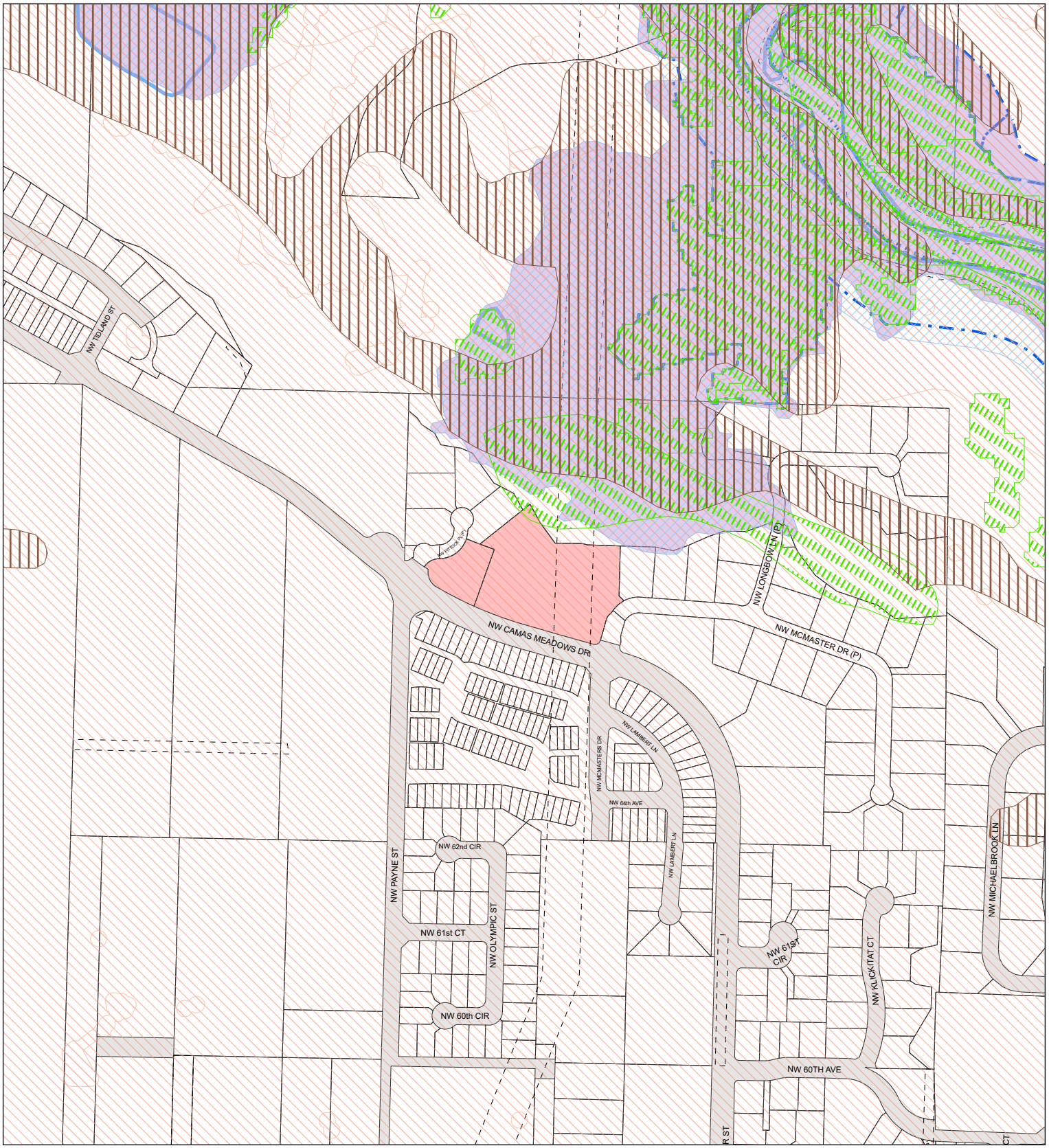
Soil Types

Account: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
C/S/Z: CAMAS, WA 98607

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

Printed on: November 04, 2025

23120	23121	23122
23129	23128	23127
23132	23133	23134



Environmental Constraints I

Printed on: November 04, 2025

Account: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
C/S/Z: CAMAS, WA 98607

CLARK COUNTY, WASHINGTON
Geographic Information System

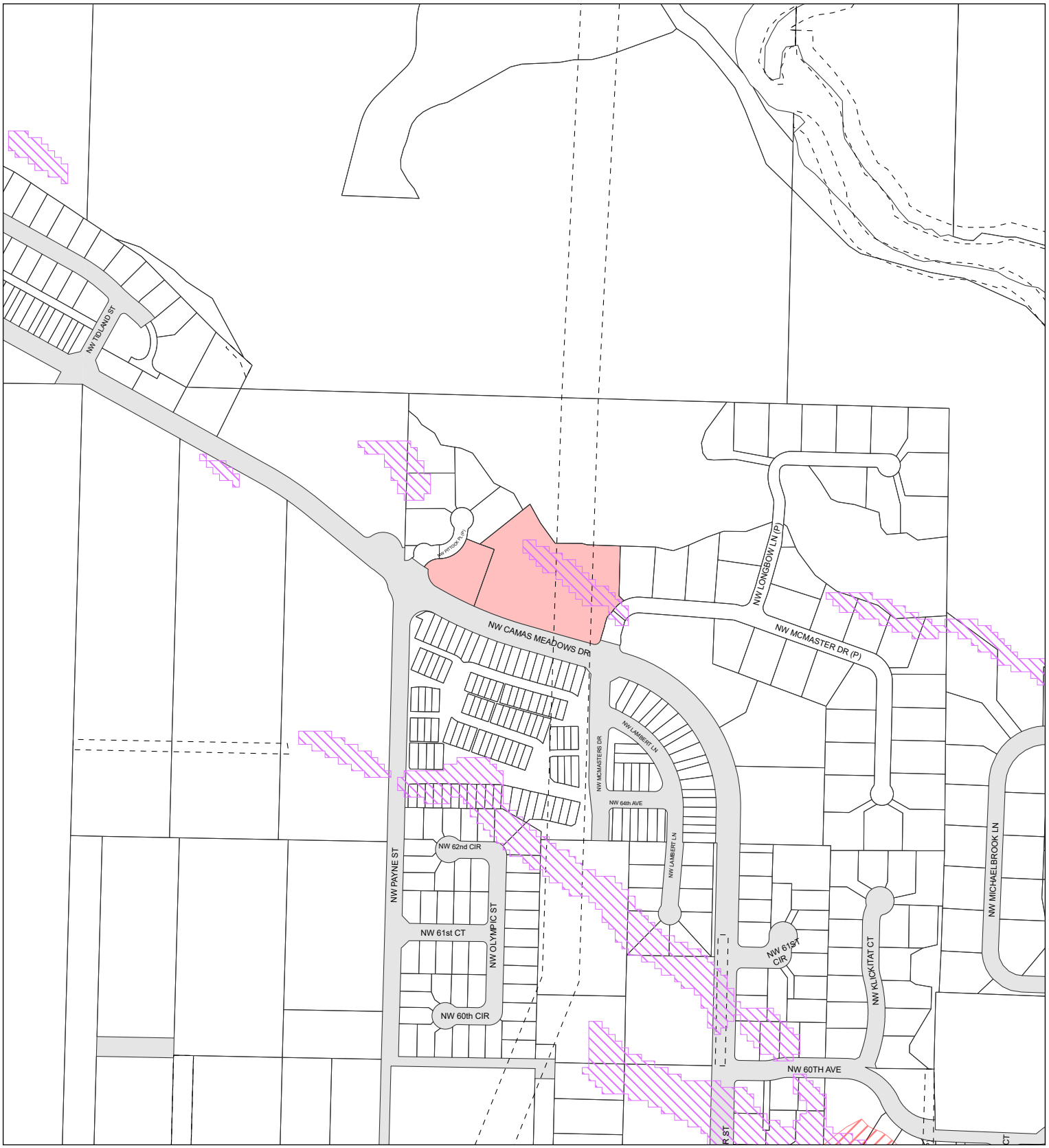
N

0 200 400 Feet

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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

23120	23121	23122
23129	23128	23127
23132	23133	23134



Environmental Constraints II

Printed on: November 04, 2025

Account: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
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

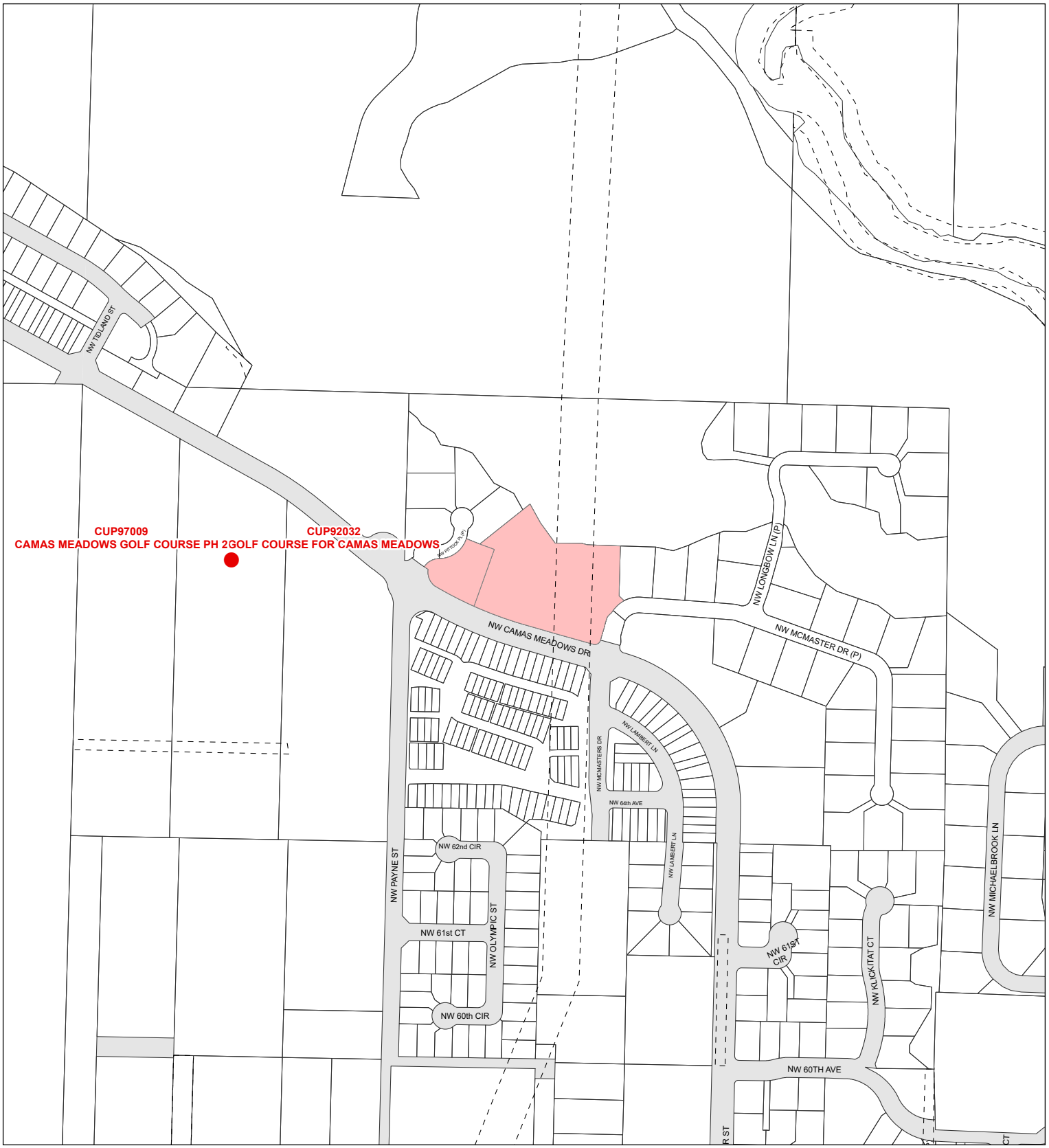
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CLARK COUNTY, WASHINGTON
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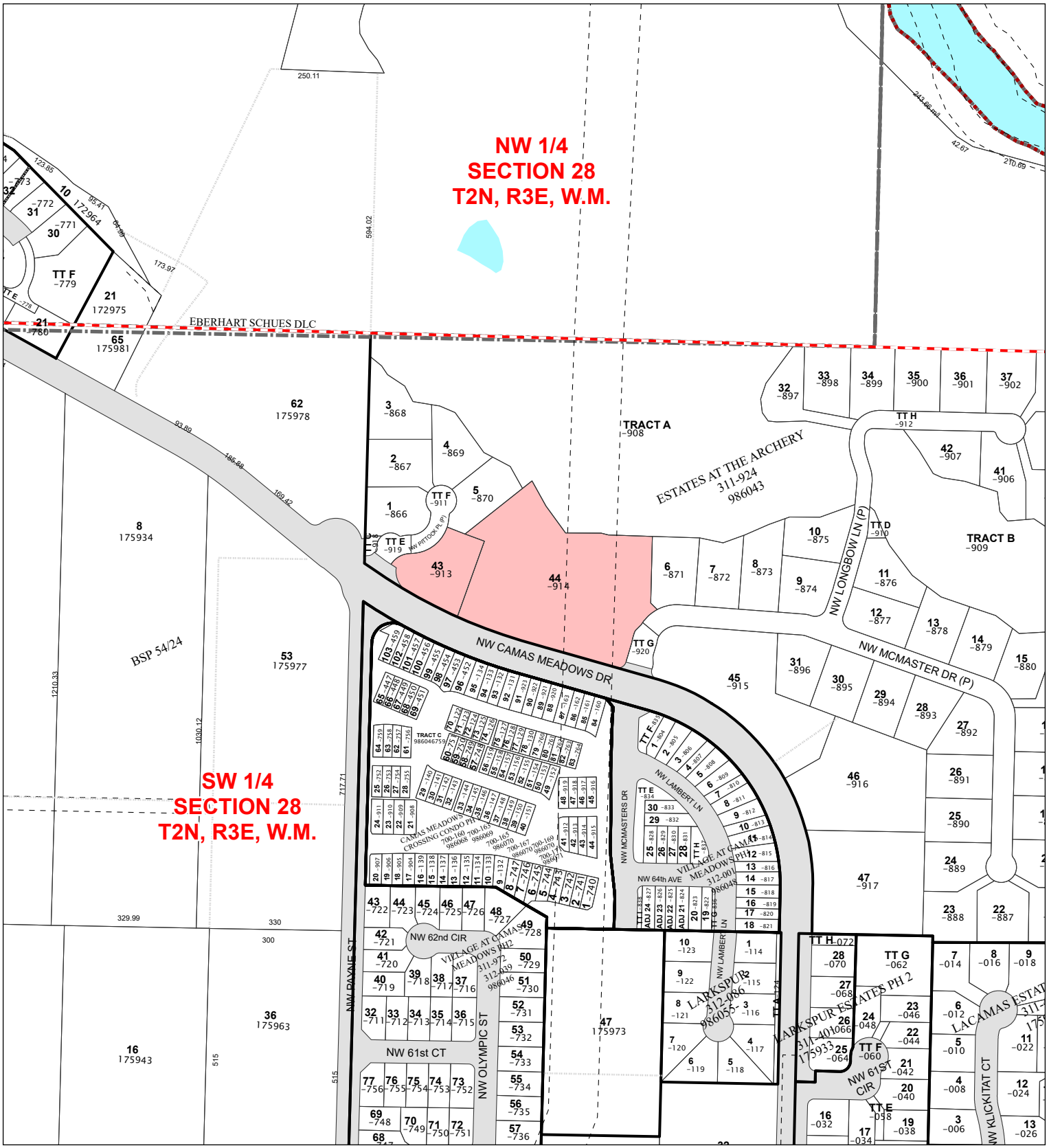
Adjacent Development

Account: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
C/S/Z: CAMAS, WA 98607

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

Printed on: November 04, 2025

23120	23121	23122
23129	23128	23127
23132	23133	23134



Quarter Section Parcels

Printed on: November 04, 2025

Account: 986043914, 986043913
Owner: MAS1A LLC
Address: 3405 NW MCMASTER DR
C/S/Z: CAMAS, WA 98607

Geographic Information System

0 150 300 Feet

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

23120	23121	23122
23129	23128	23127
23132	23133	23134

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