

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Sterling Design, Inc.

Subject Property Account Number(s):

125635000

125646000

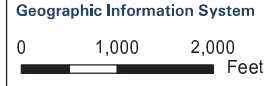
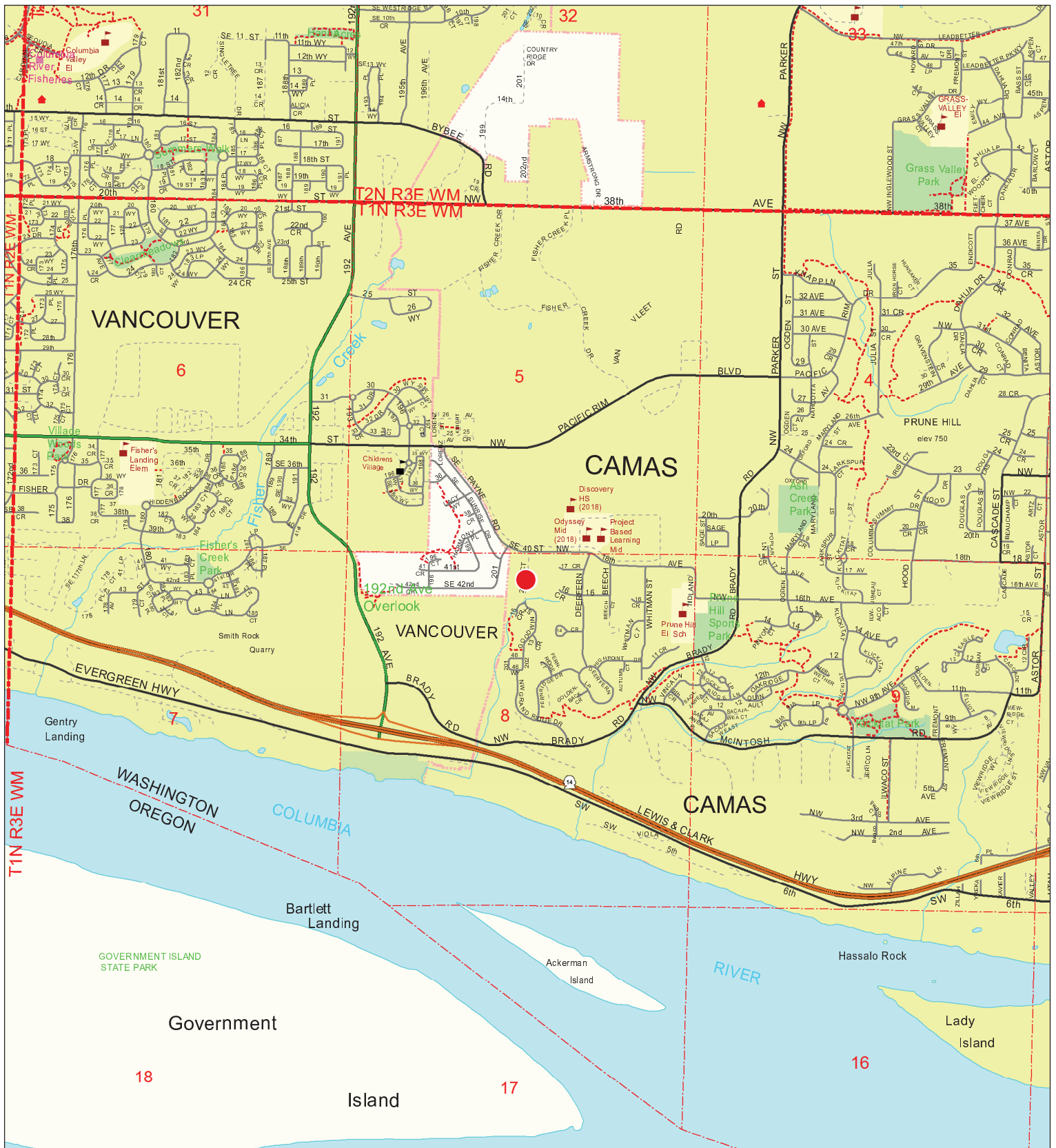
PDF # 196986

Printed: March 26, 2018

Expires: March 26, 2019

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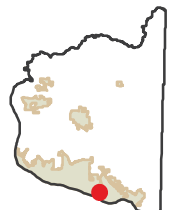
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General Location

Account: 125635000, 125646000
 Owner: FIRESTONE STAN
 Address: PO BOX 61928
 C/S/Z: VANCOUVER, WA 98666

● Location of Subject Property(s)

Printed on: March 26, 2018



Property Information Fact Sheet

Mailing Information:

Account No.: 125635000, 125646000
Owner: FIRESTONE STAN
Address: PO BOX 61928
C/S/Z: VANCOUVER, WA 98666

Assessed Parcel Size: 9.26 Ac

Property Type: Multiple Property Types

PARCEL LOCATION FINDINGS:

Quarter Section(s): NW 1/4,S08,T1N,R3E,
NE 1/4,S08,T1N,R3E

Municipal Jurisdiction: Camas

Urban Growth Area: Camas

Zoning: R-7.5

Zoning Overlay: No Mapping Indicators

Comprehensive Plan Designation: SFM

Trans. Impact Fee Area: Camas: Current,
Camas UGA: End Date Dec. 31, 2016

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: Camas Washougal FD

Sewer District: Camas

Water District: Camas

Wildland: No Mapping Indicators

Trans. Analysis Zone: 396

Trans. Management Zone: 192nd_Ave_from_Brady_to_SE_1st_ST

Historic Sites: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): HcB, 17.8% of parcel

PoB, 29.0%

PoD, 31.6%

PoE, 21.6%

Hydric Soils: Non-Hydric, 100.0% of parcel

Flood Zone Designation: Outside Flood Area

Liquefaction Susceptibility: Bedrock

NEHRP: B

Slope: 0 - 5 percent, 4.8% of parcel

10 - 15 percent, 35.3%

15 - 25 percent, 22.6%

25 - 40 percent, 0.6%

5 - 10 percent, 36.8%

Slopes > 25% + 100 ft buffer: No Mapping Indicators

Unstable Slopes + 100 ft buffer: No Mapping Indicators

200 ft Shoreline buffer: No Mapping Indicators

Special Wellhead Protection Area: No Mapping Indicators

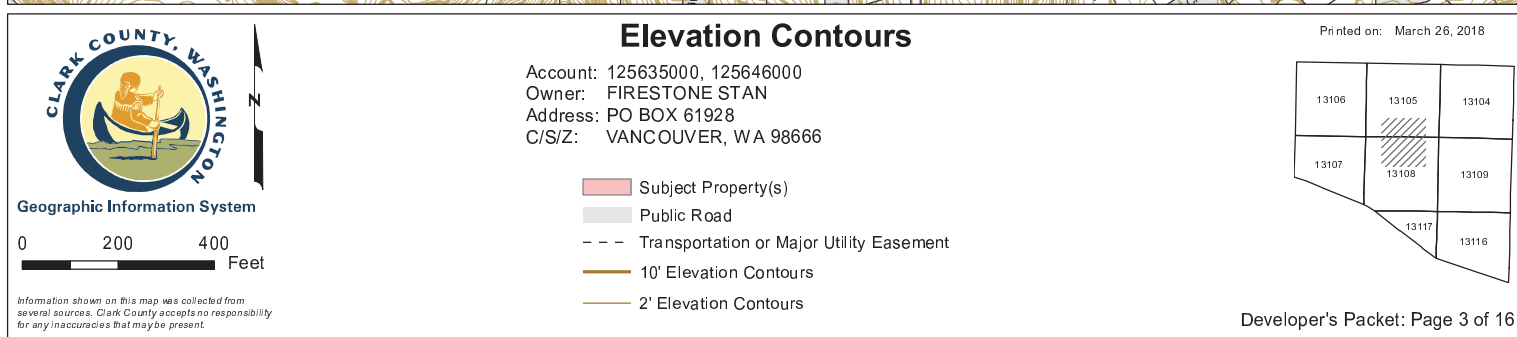
Habitat Conservation: Riparian Priority Habitat

Archeological Predictive: Low-Moderate, 19.6% of parcel

Moderate, 60.5%

Moderate-High, 20.0%

Archeological Site Buffers: No Mapping Indicators





2016 Aerial Photography

Account: 125635000, 125646000
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13106	13105	13104
13107	13108	13109
	13117	13116

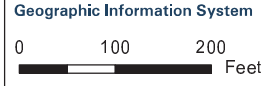


Geographic Information System

0 200 400 Feet

 Subject Property(s)

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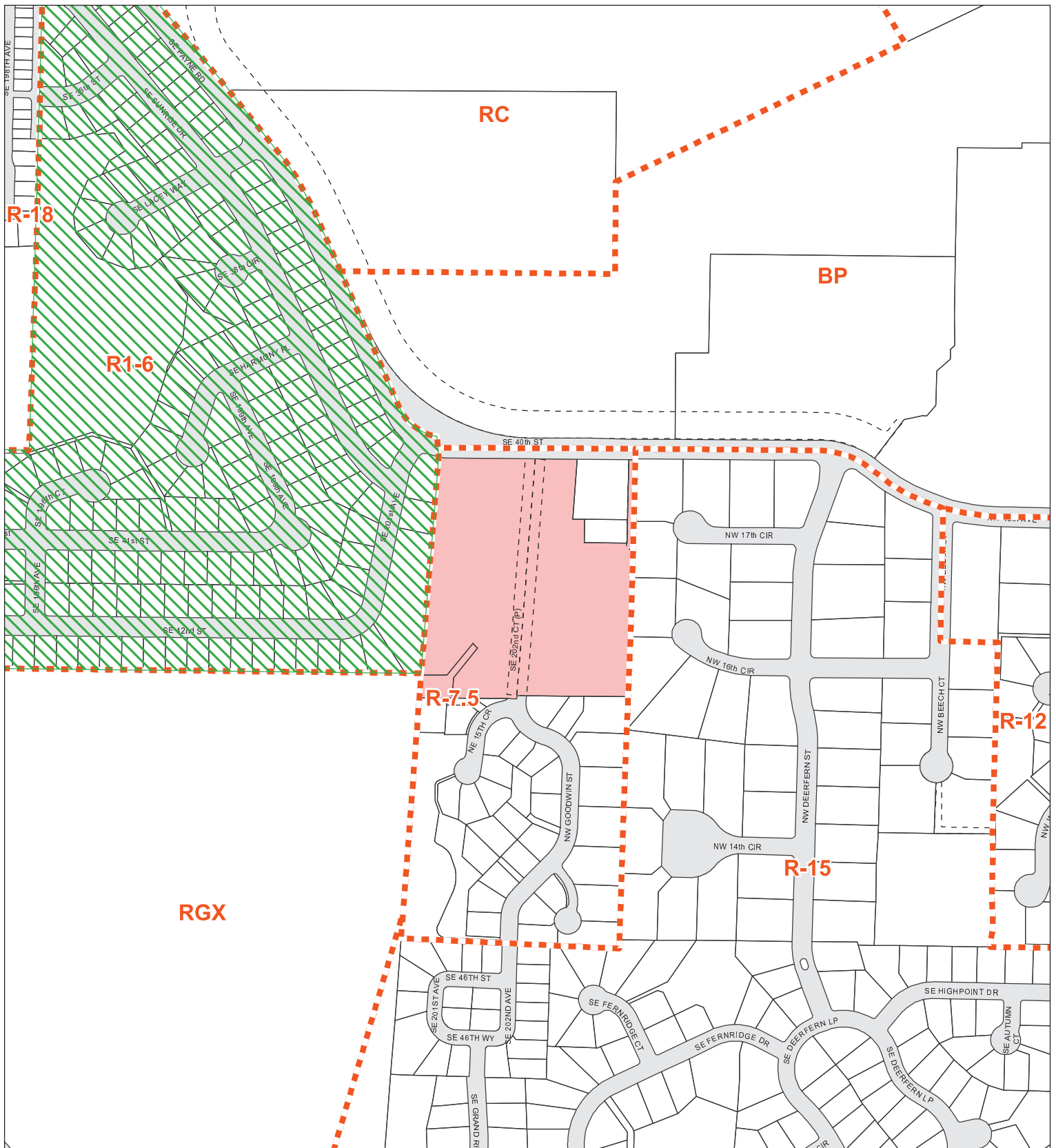
2016 Aerial Photography with Elevation Contours

Account: 125635000, 125646000
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-  Subject Property(s)
-  2' Elevation Contours

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13106	13105	13104
13107	13108	13109
	13117	13116





Geographic Information System

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Zoning Designations

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13106	13105	13104
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Subject Property(s)

Public Road

Transportation or Major Utility Easement

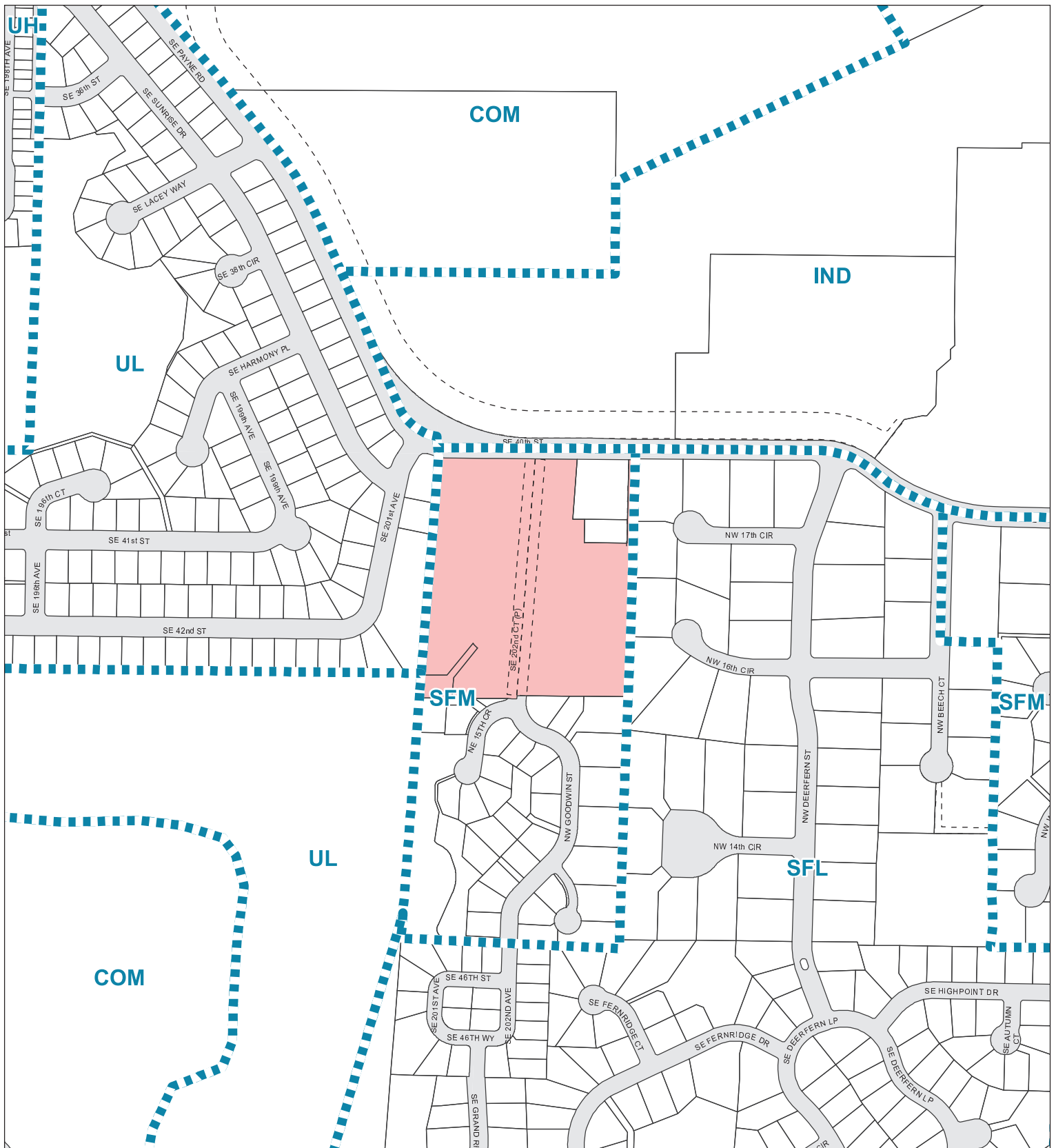
Zoning Boundary

Urban Holding - 10 (UH-10)

Urban Holding - 20 (UH-20)

Urban Holding - 40 (UH-40)

Surface Mining Overlay District





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Comprehensive Plan Designations

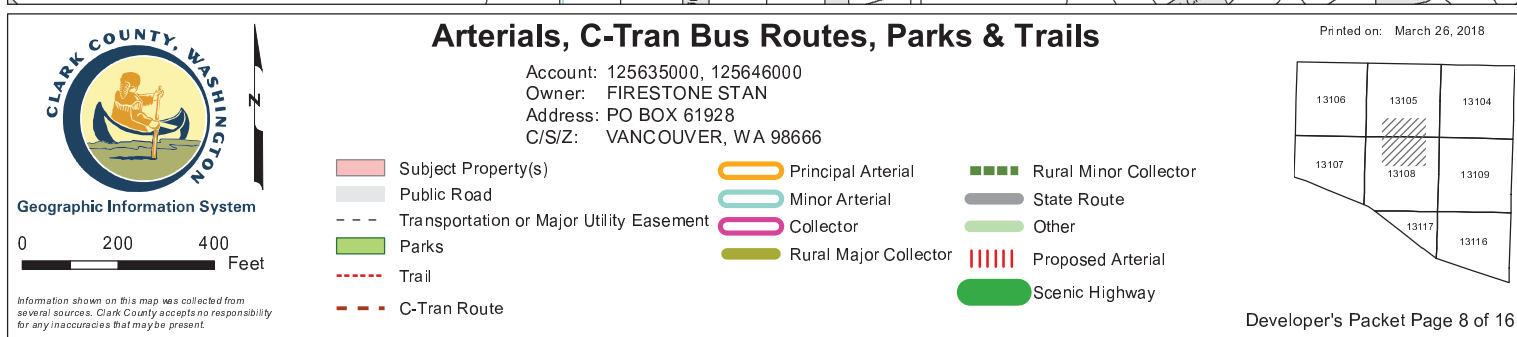
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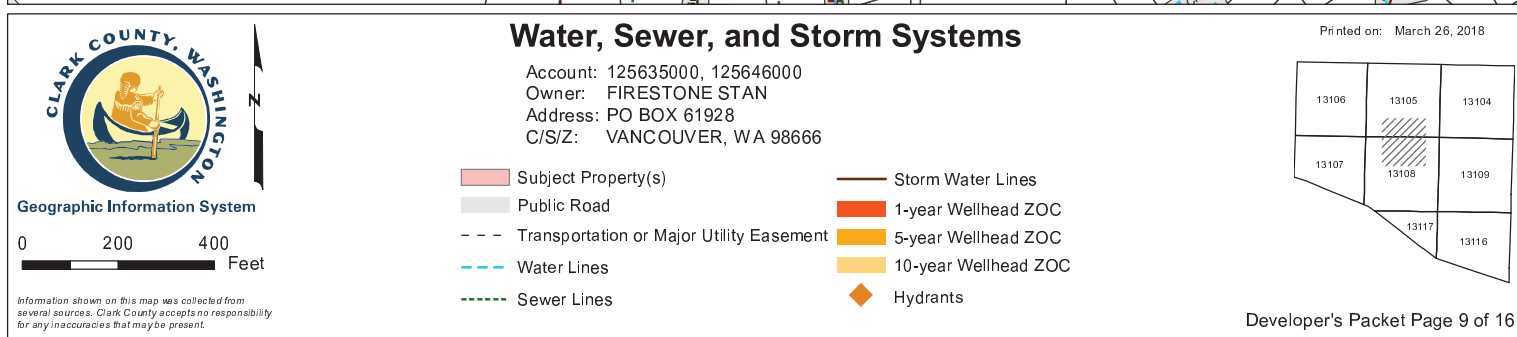
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve

- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area





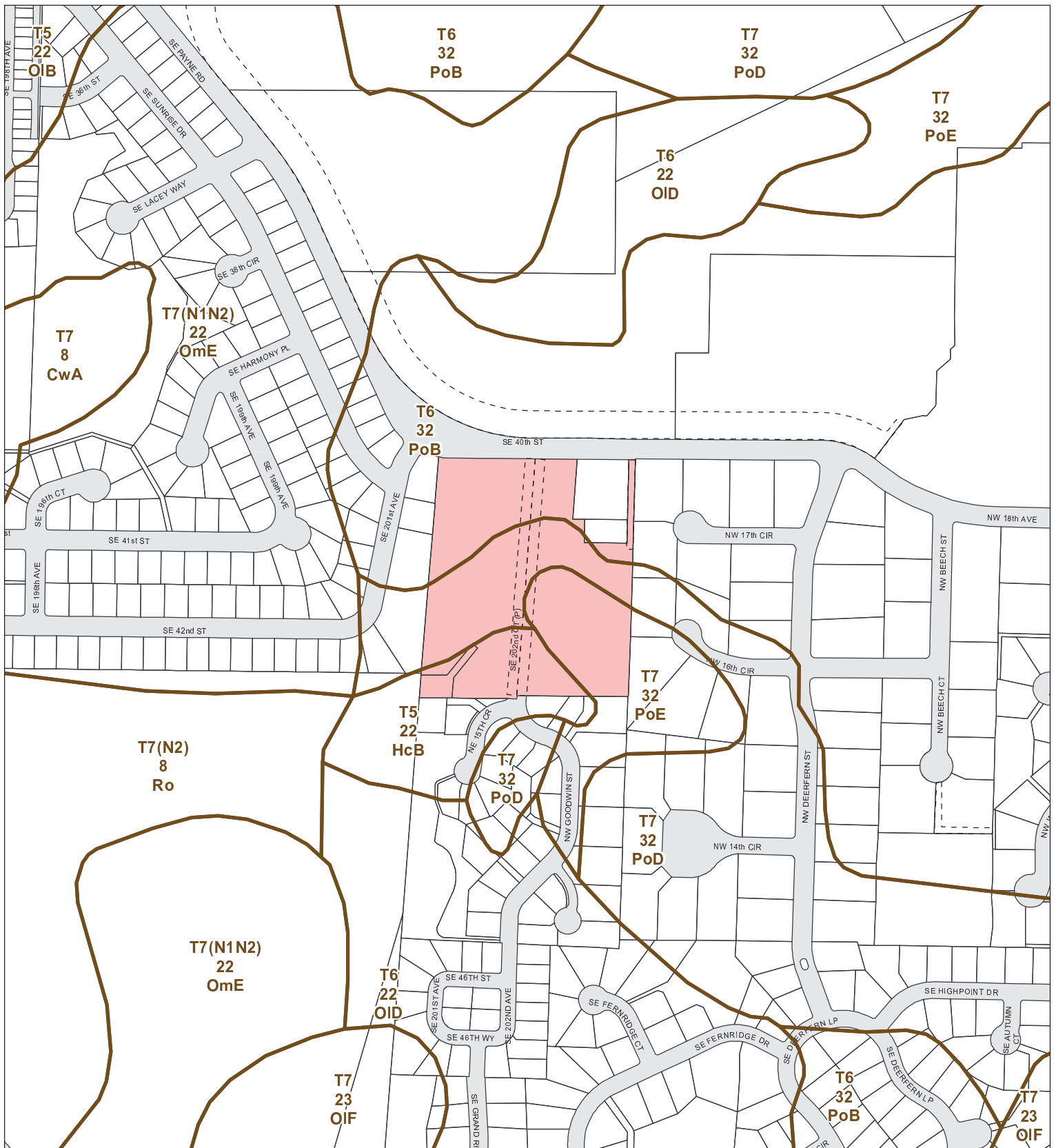
Hydrant Fire Flow Details

Account No.: 125635000, 125646000
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Water District(s)	Hydrant Data Update	Project Site Provider
Camas (There is currently no hydrant data for this district.)		
Vancouver	January 1, 2017	Adjacent District

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
Unknown	Unknown	0.0"	No Data	None	18 ft
Unknown	Unknown	0.0"	No Data	None	134 ft
Unknown	Unknown	0.0"	No Data	None	214 ft
Unknown	Unknown	0.0"	No Data	None	355 ft
Unknown	Unknown	0.0"	No Data	None	452 ft
Unknown	Unknown	0.0"	No Data	None	470 ft
Unknown	Unknown	0.0"	No Data	None	484 ft





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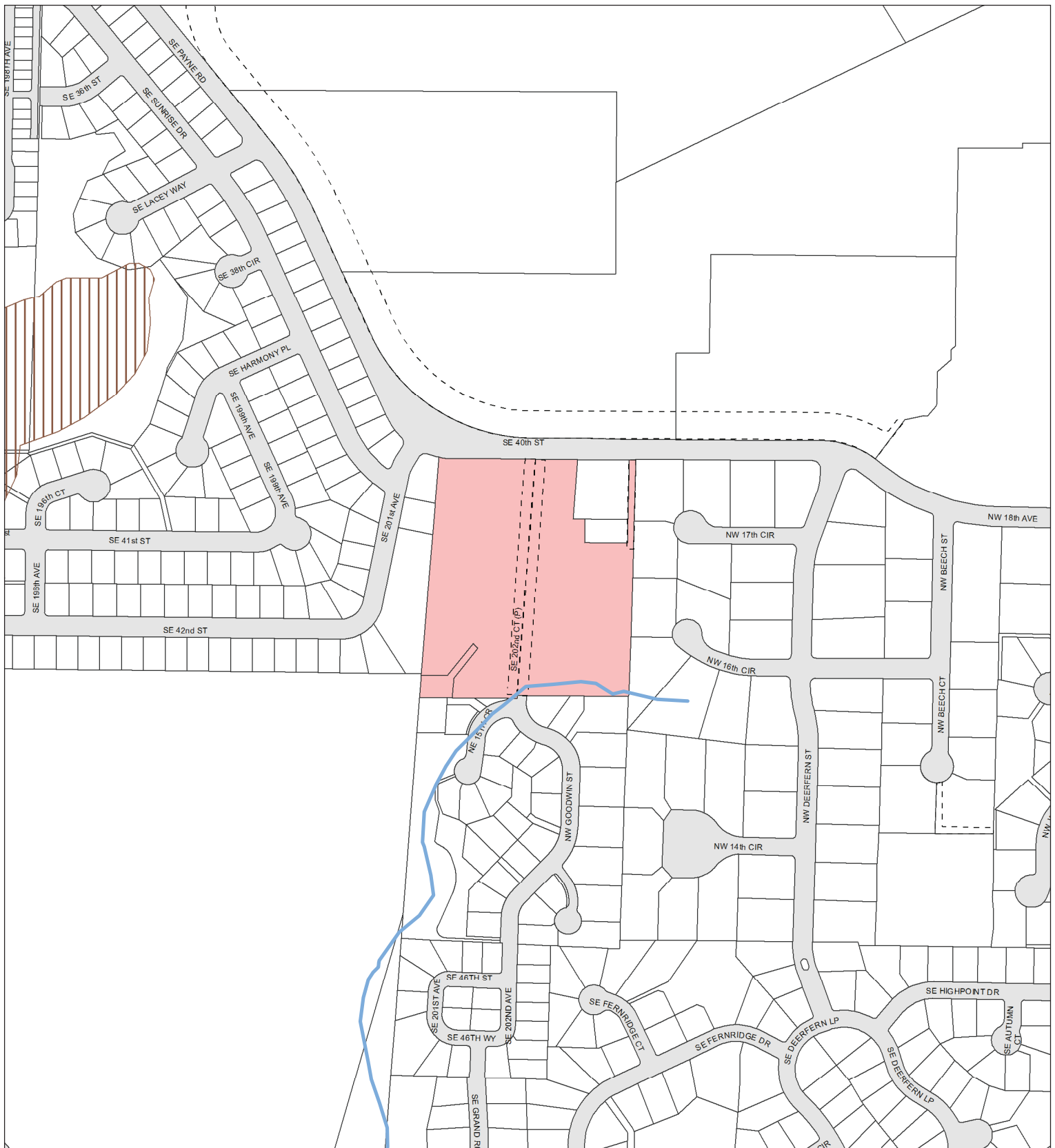
Soil Types

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



Environmental Constraints I

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

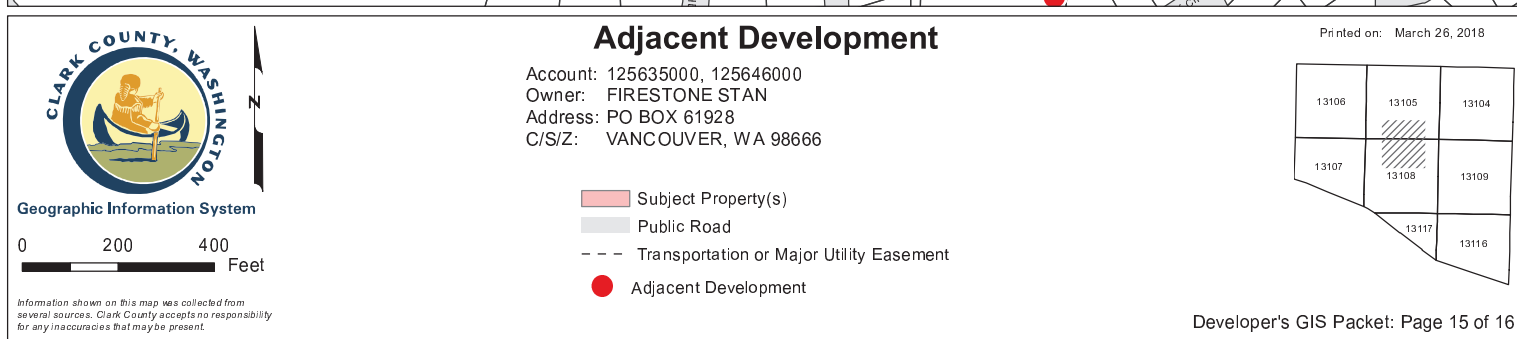
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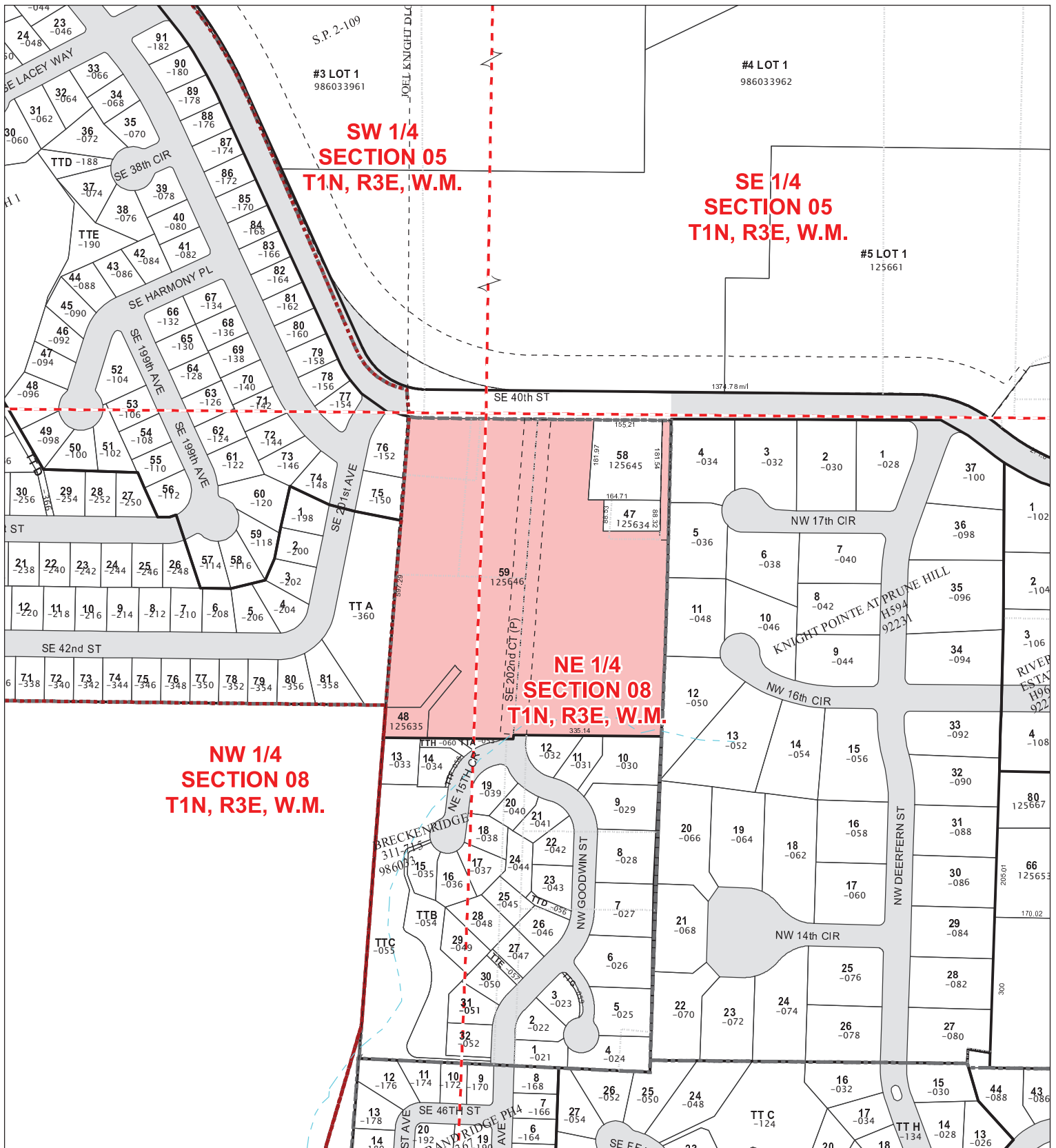


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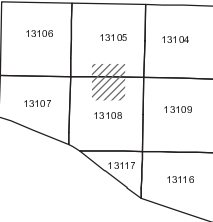
0 150 300 Feet

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Quarter Section Parcels

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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