

DEVELOPER'S

G I S

P A C K E T

Produced By:
Clark County Geographic Information System

For:
Jocelyn Cross
360-695-1385

Subject Property Account Number(s):

171727000
172341000
171704000
172555000
172557000
172553000
172559000
173165000
173178000

PDF # 120302

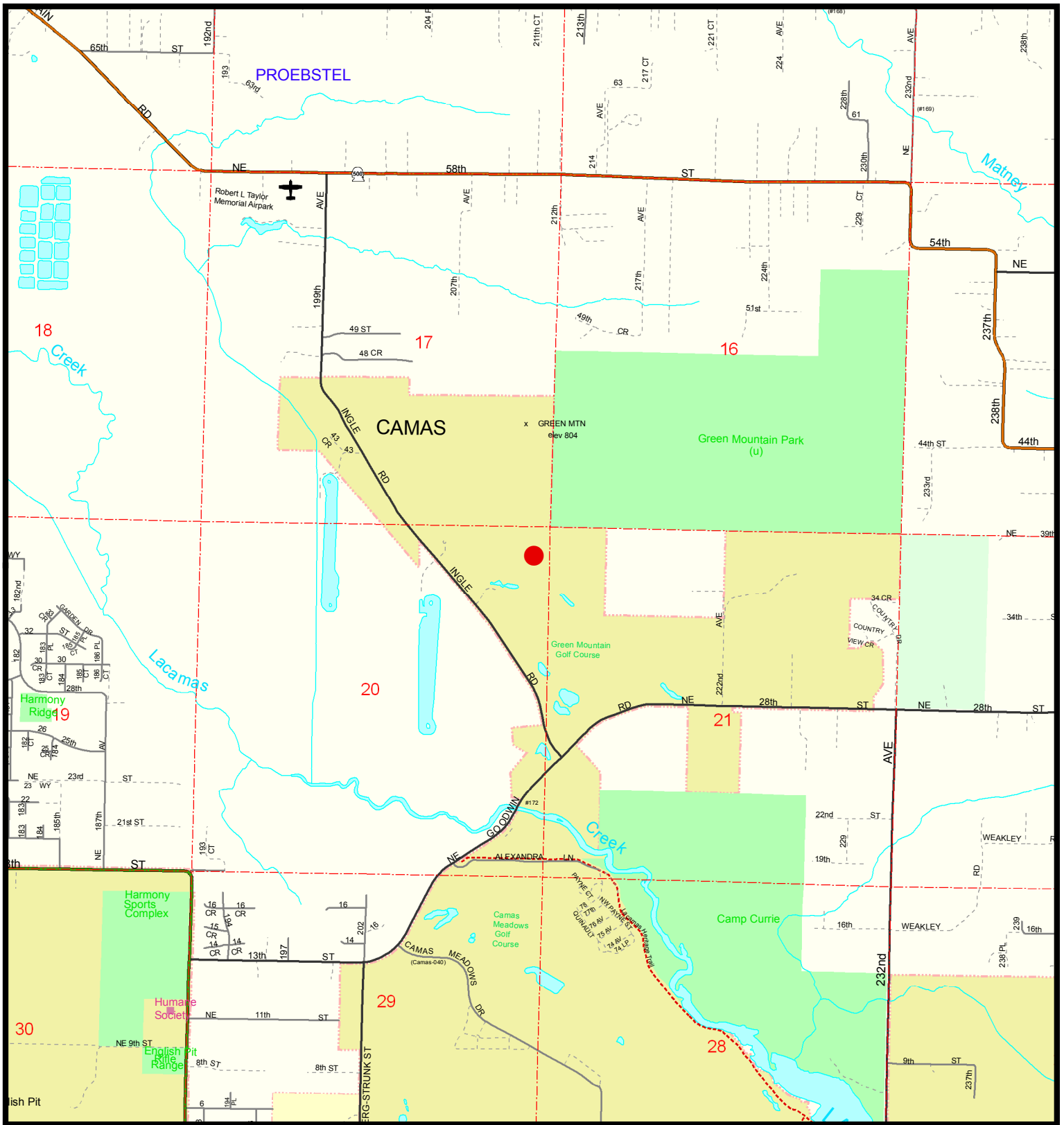
Printed: January 28, 2014


Expires: January 28, 2015



Table of Contents

General Location Map	1
Property Information Fact Sheet	2
Elevation Contour Map	3
2012 Photography Map	4
2012 Photography Map with Elevation Contours	5
Zoning Map	6
Comprehensive Plan Map	7
Arterials, C-Tran Bus Routes, Parks and Trails Map	8
Water, Sewer and Storm Systems Map	9
Soil Type Map	10
Environmental Constraints Map I	11
Environmental Constraints Map II	12
Adjacent Development	13
Quarter Section Map(s)	14





Geographic Information System

1:24,000

0 0.1 0.2 0.3 0.4 0.5 Miles

Developer's GIS Packet: Page 1 of 19

General Location Map

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

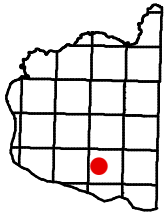
Address: 5300 MEADOWS STE 400

C/S/Z: LAKE OSWEGO, OR 97035

●

 Subject Property Location

Printed on: January 28, 2014



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.: 171727000, 172341000, 171704000, 172555000, 172557000, 172553000, 172559000, 173165000, 173178000
Owner: GREEN MOUNTAIN LAND LLC
Address: 5300 MEADOWS STE 400
C/S/Z: LAKE OSWEGO, OR 97035

Assessed Parcel Size: 288.36 Ac

Property Type: Multiple Property Types

PARCEL LOCATION FINDINGS:

Quarter Section(s): NE 1/4,S20,T2N,R3E,
NW 1/4,S21,T2N,R3E,
SE 1/4,S17,T2N,R3E,
SE 1/4,S20,T2N,R3E,
SW 1/4,S17,T2N,R3E,
SW 1/4,S21,T2N,R3E

Municipal Jurisdiction: Camas

Urban Growth Area: Camas

Zoning: CC, MF-10, R-10, R-6

Comprehensive Plan Designation: COM,
MFL,
SFH,
SFM

Columbia River Gorge NSA: No Mapping Indicators

Building Moratorium: No Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: Camas

Park Impact Fee District: 0

Neighborhood Association: Proebstel

School District: Evergreen

Elementary School: Harmony

Junior High School: Pacific

Senior High School: Union

Fire District: Camas Washougal FD , FD 5

Sewer District: Rural/Resource

Water District: Camas

Wildland: 500+ elev. & forest, slopes, or no FD,
No Mapping Indicators

Historic Sites: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): CvA, 4.2% of parcel

DoB, 47.4%

HcB, 1.0%

LeB, 1.6%

MIA, 6.6%

OmE, 11.5%

OmF, 27.8%

Hydric Soils: Hydric, 10.7% of parcel

Non-Hydric, 89.3%

Flood Zone Designation: Outside Flood Area

CARA: Category 1 Recharge Areas, Category 2 Recharge Areas

Liquefaction Susceptibility: Bedrock, Low to Moderate, Very Low, Very Low to Low

NEHRP: B, C

Slope: 0 - 5 percent, 3.9% of parcel

10 - 15 percent, 5.4%

15 - 25 percent, 6.9%

25 - 40 percent, 19.2%

40 - 100 percent, 6.9%

5 - 10 percent, 57.7%

Landslide Hazards: Areas of Potential Instability,
Slopes > 15%

Slope Stability: Severe erosion hazard areas

Priority Habitat and Species Areas: No Mapping Indicators,
Non-riparian Habitat Conservation Area

Priority Species Area Buffer: No Mapping Indicators

Priority Habitat Area Buffer: WDFW Priority Habitat Buffer

Archeological Predictive: High, 10.9% of parcel

Low, 12.9%

Low-Moderate, 19.0%

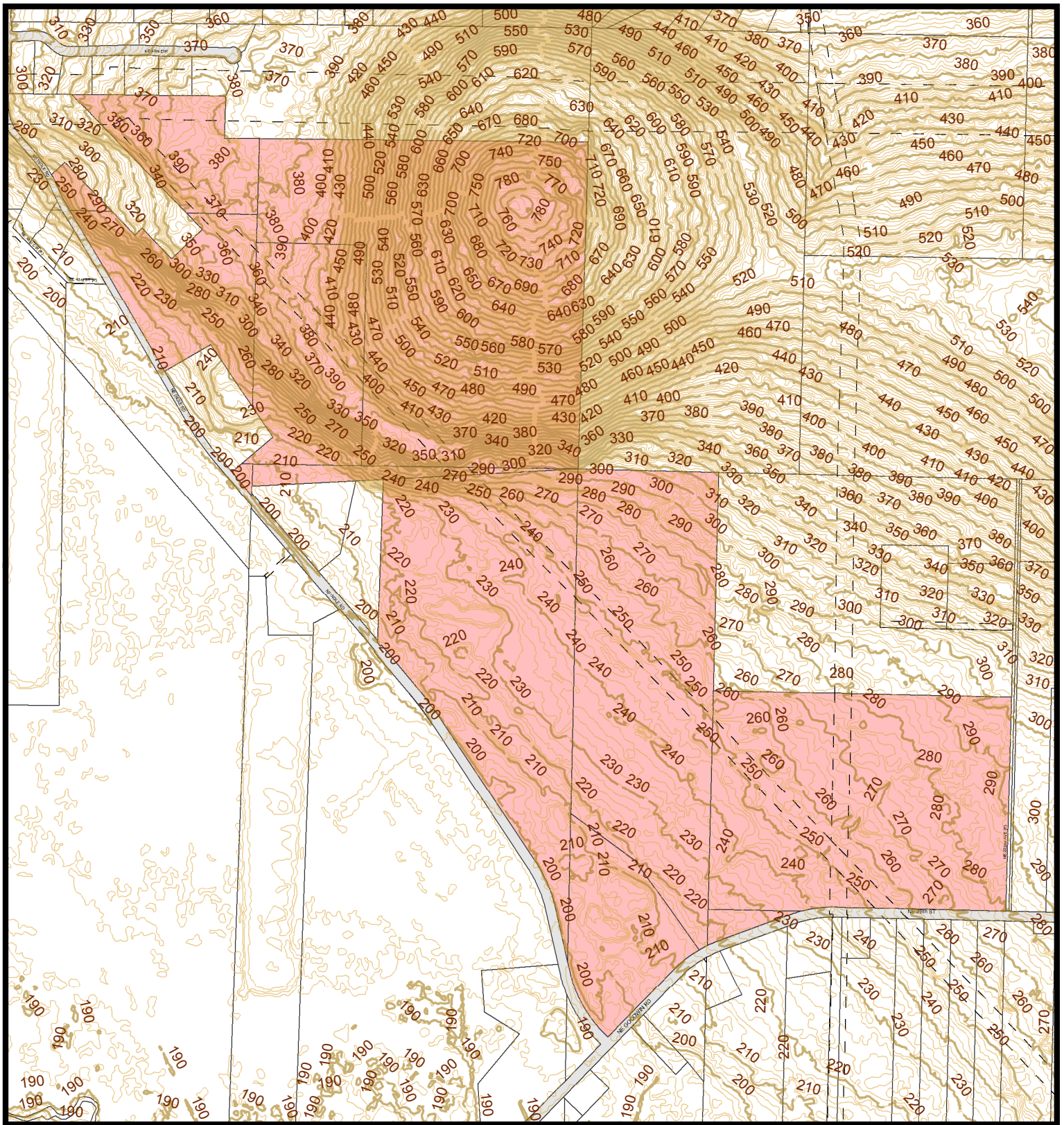
Moderate, 13.2%

Moderate-High, 44.0%

Archeological Site Buffers: Mapping Indicators Found

NOTE

This data is compiled from many sources and scales. Clark county makes this information available as a service, and accepts no responsibility for any inaccuracy, actual or implied.



Geographic Information System

1:9,600

0 390 780 1,170 Feet

Elevation Contours

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

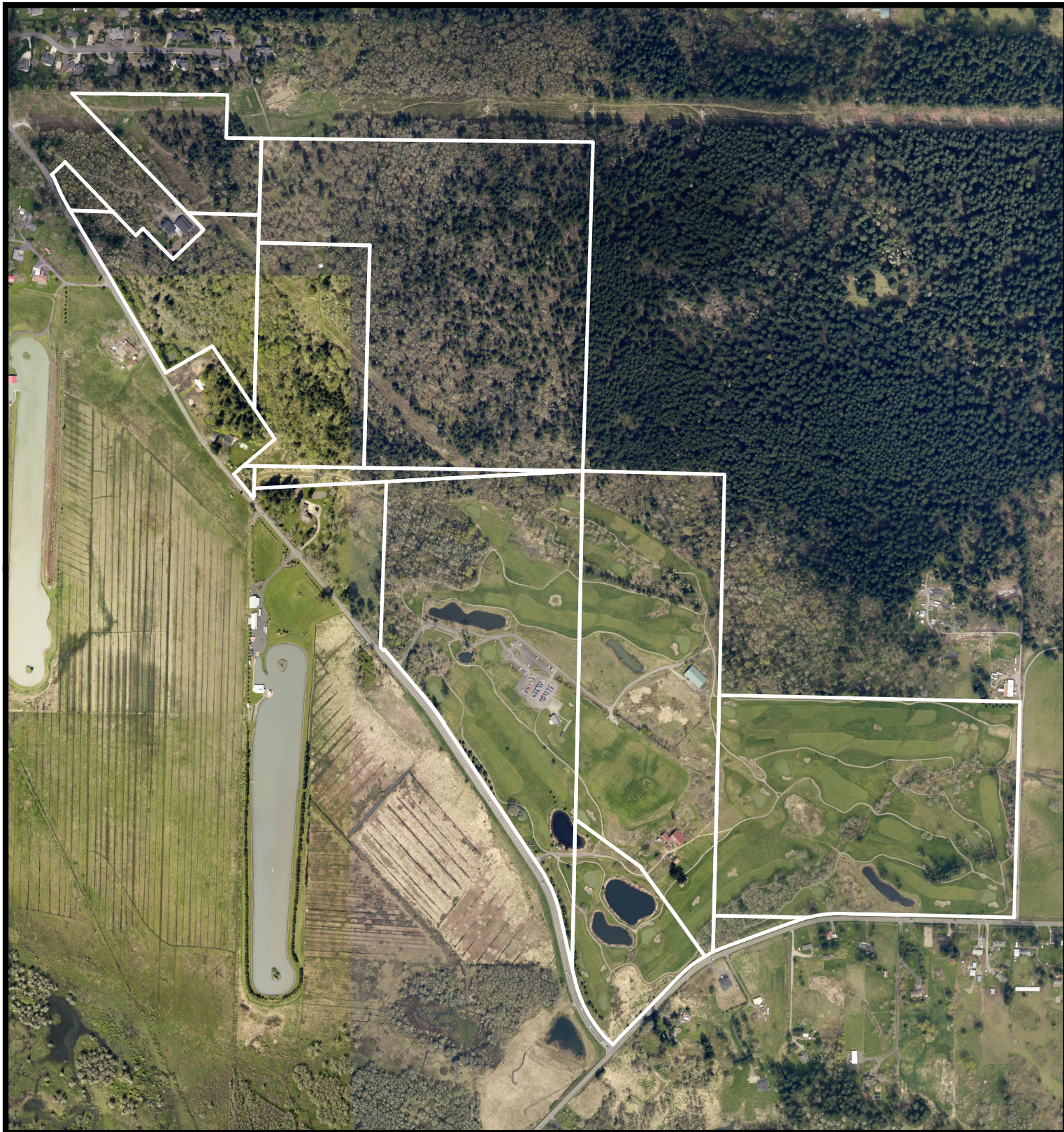
C/S/Z: LAKE OSWEGO, OR 97035

- Proposed Development Area
- Public Road
- Transportation or Major Utility Easement
- 2' Elevation Contour

Printed on: January 28, 2014



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



Geographic Information System

1:9,600

0 400 800 1,200 Feet

2012 Aerial Photography

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

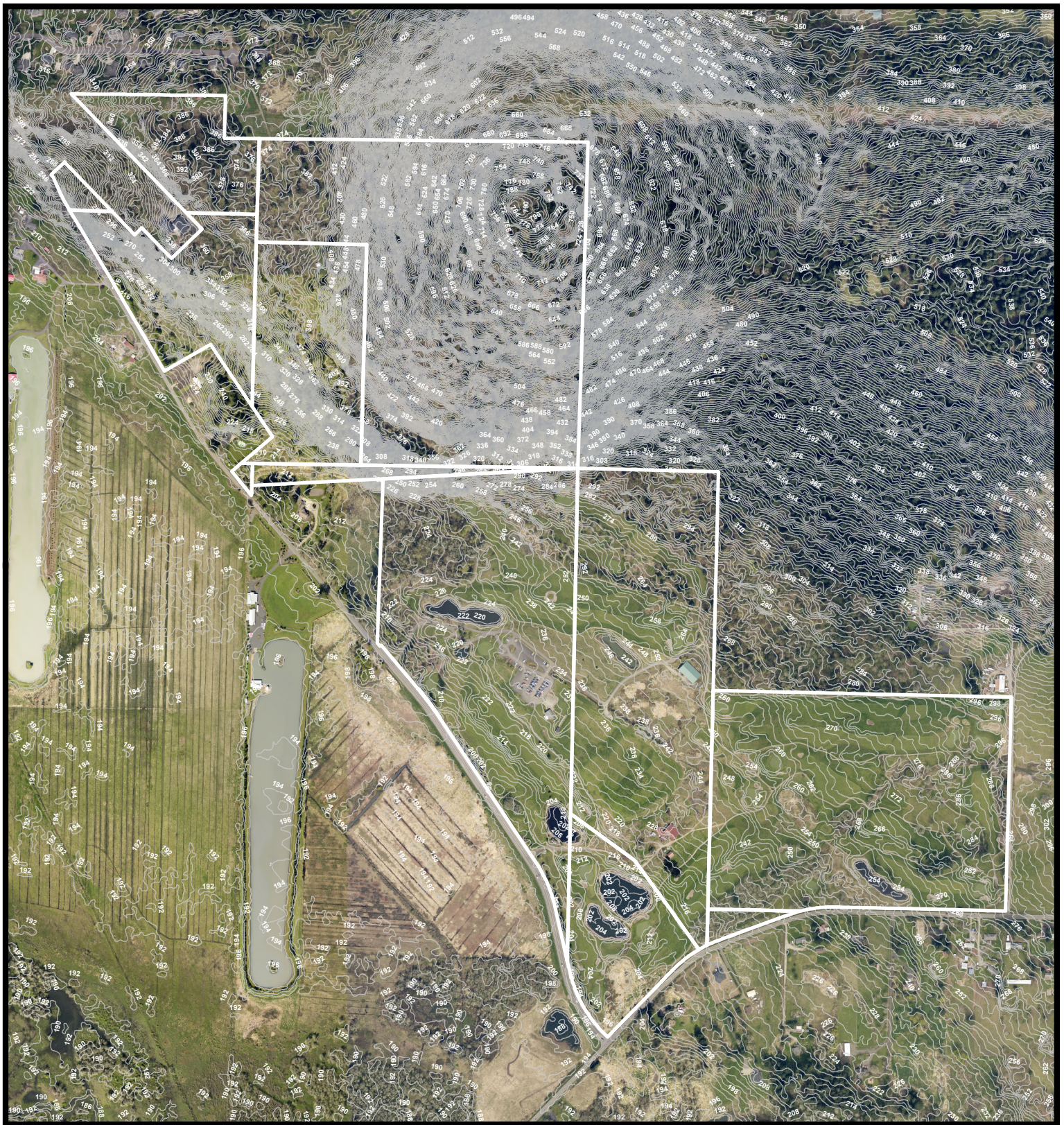
C/S/Z: LAKE OSWEGO, OR 97035

 Proposed Development Area

Printed on: January 28, 2014

23118	23117	23116
23119	23120	23121
23130	23129	23128

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



Geographic Information System

1:9,600

0 410 820 1,230 Feet

Developer's GIS Packet: Page 5 of 19

2012 Aerial Photography with Contours

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

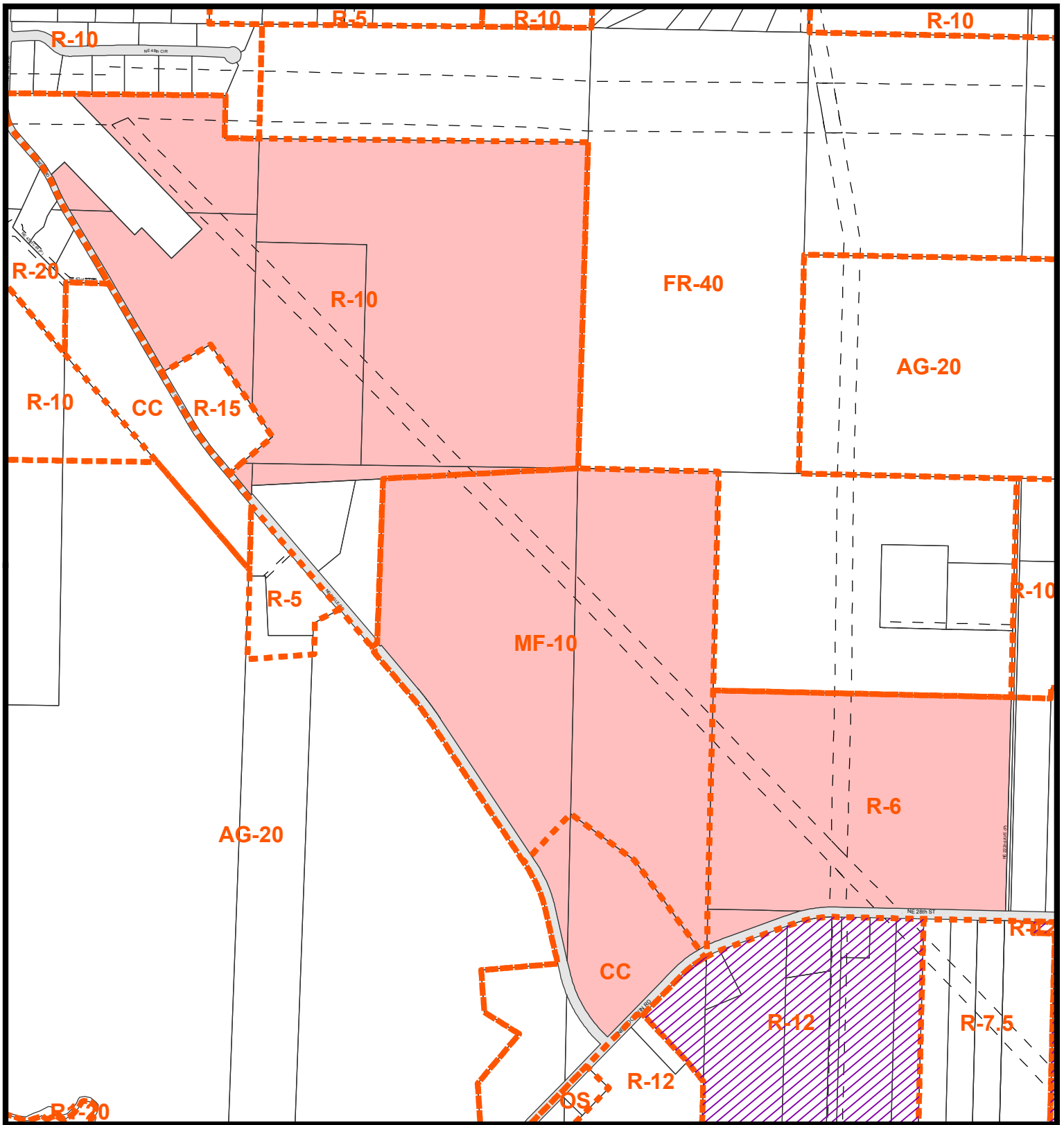
C/S/Z: LAKE OSWEGO, OR 97035

- Proposed Development Area
- 2' Elevation Contours

Printed on: January 28, 2014

23118	23117	23116
23119	23120	23121
23130	23129	23128

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



Geographic Information System

1:9,600

0 400 800 1,200 Feet

Zoning Designation

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

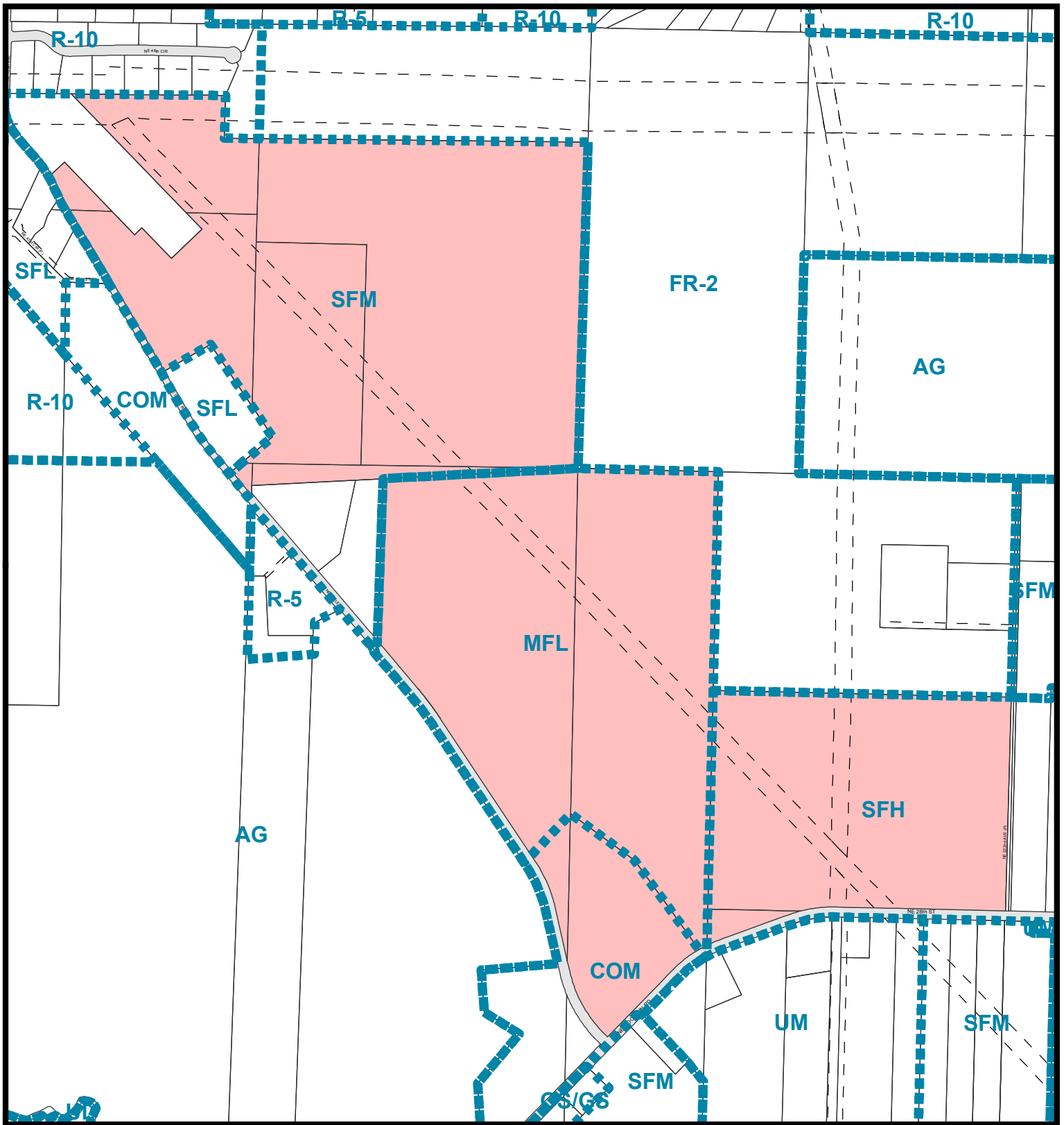
C/S/Z: LAKE OSWEGO, OR 97035

- Subject Parcel
- 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

Printed on: January 28, 2014

23118	23117	23116
23119	23120	23121
23130	23129	23128

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



Geographic Information System

1:9,600

0 400 800 1,200 Feet

Developer's GIS Packet Page 7 of 19

Comprehensive Plan Designation

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

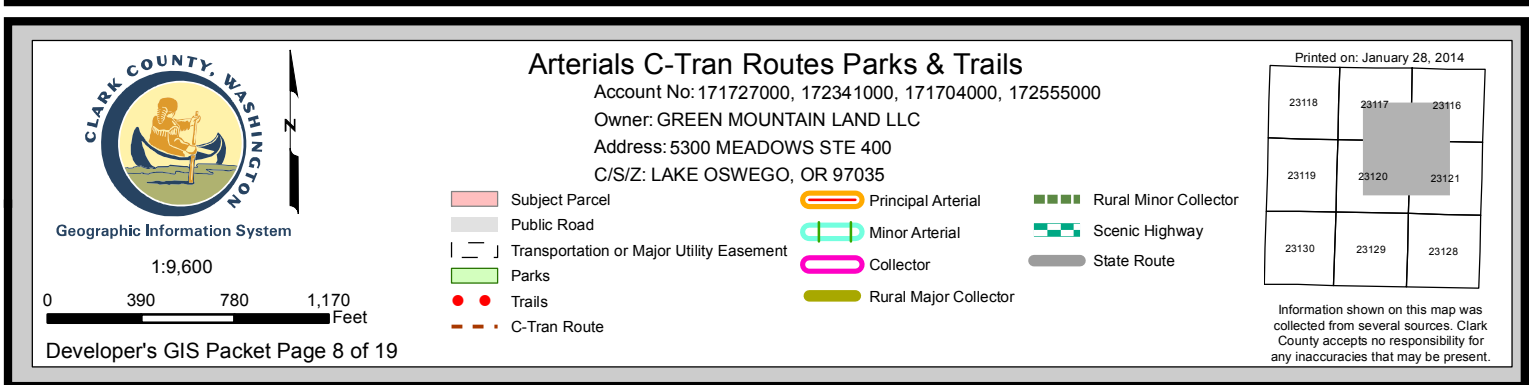
C/S/Z: LAKE OSWEGO, OR 97035

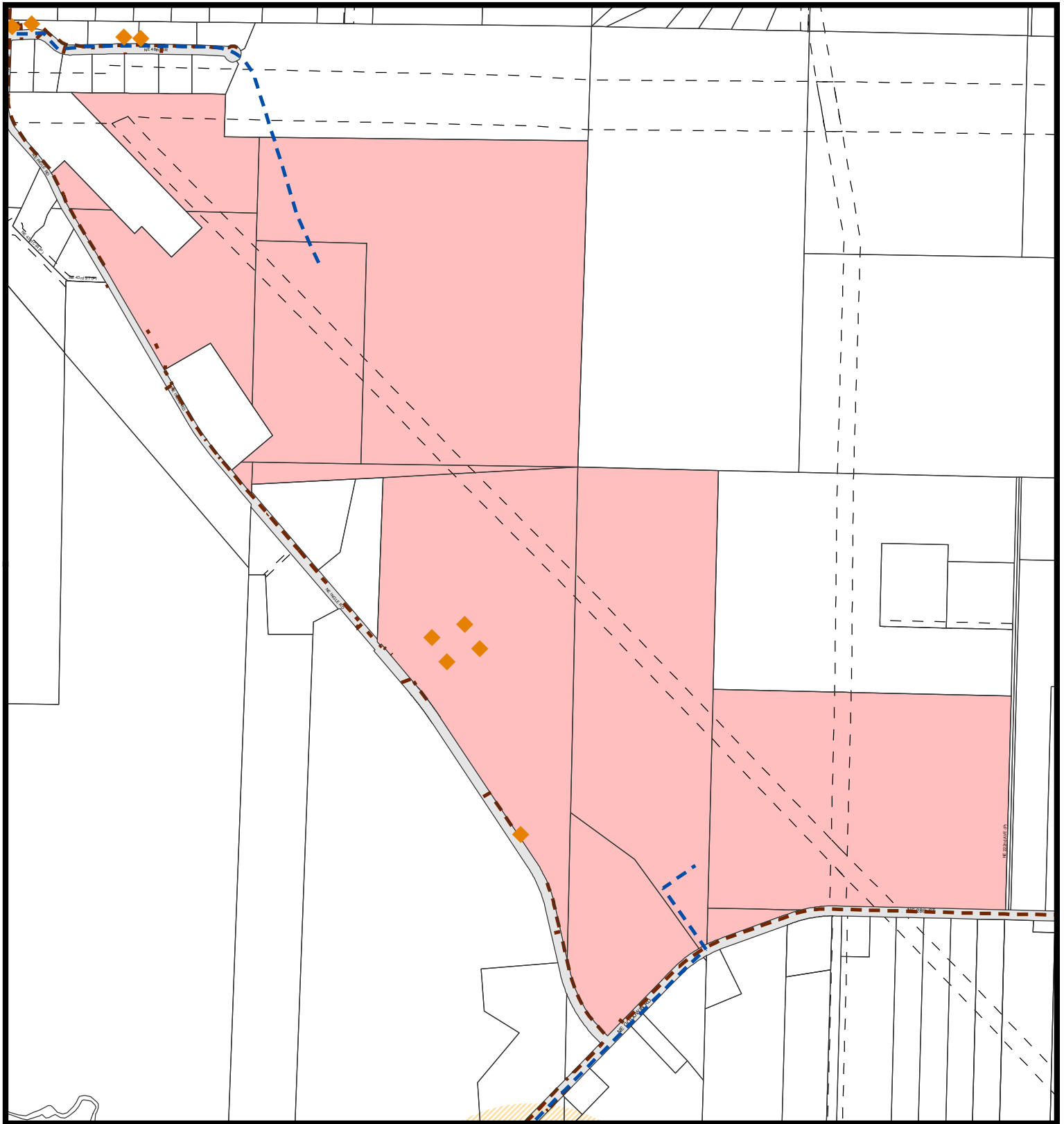
- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Comprehensive Plan Boundary
- Urban Reserve
- Industrial Reserve
- Railroad Industrial Reserve
- Mining
- Rural Center Mixed Use
- Columbia River Gorge Scenic Area

Printed on: January 28, 2014

23118	23117	23116
23119	23120	23121
23130	23129	23128

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





Geographic Information System

1:9,600

0 390 780 1,170 Feet

Developer's GIS Packet Page 9 of 19

Water Sewer and Storm Systems

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

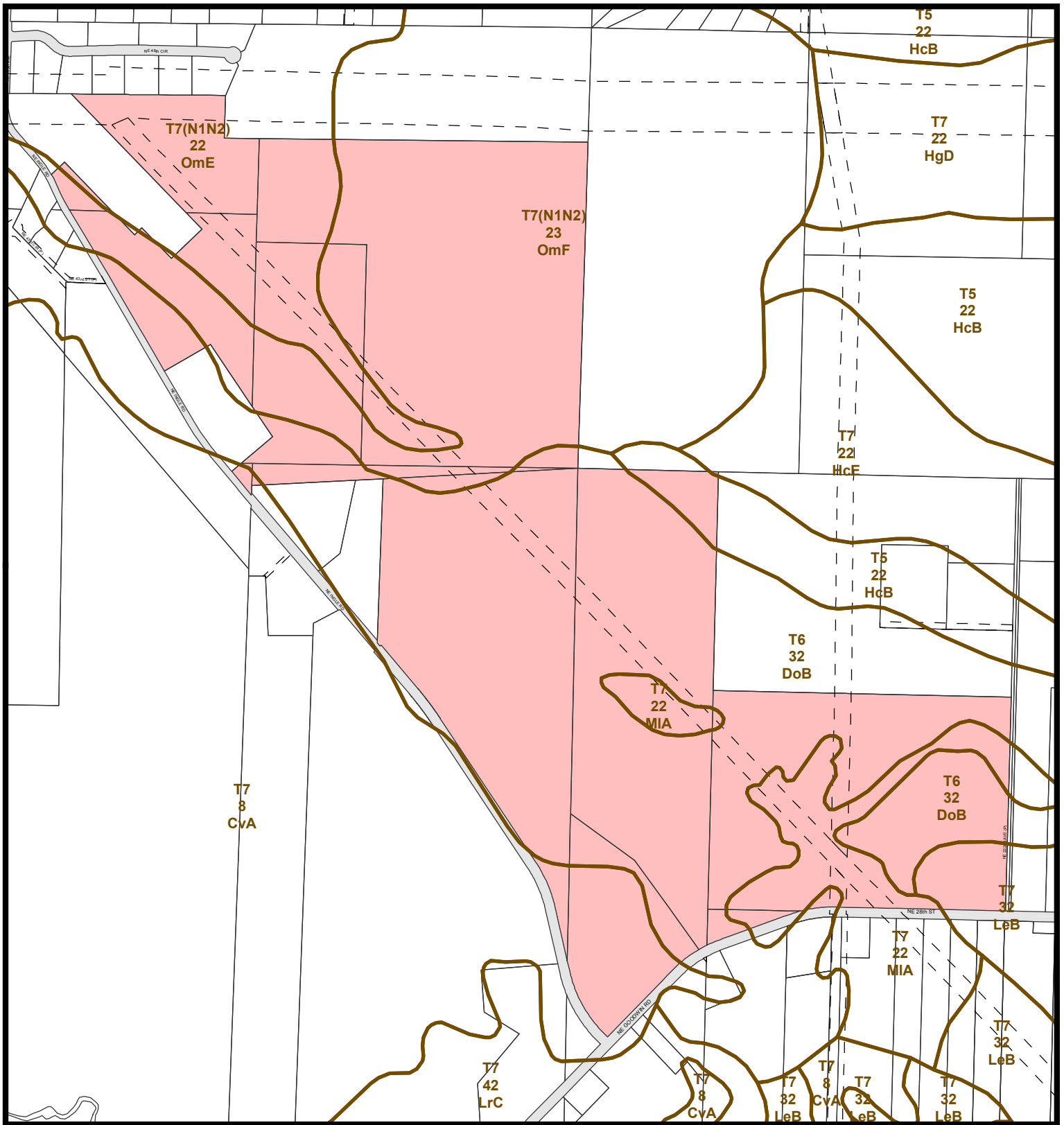
C/S/Z: LAKE OSWEGO, OR 97035

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Storm Water Lines
- Water Lines
- Sewer Lines
- 1-year Wellhead ZOC
- 5-year Wellhead ZOC
- 10-year Wellhead ZOC
- Hydrants

Printed on: January 28, 2014

23118	23117	23116
23119	23120	23121
23130	23129	23128

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



Geographic Information System

1:9,600

0 390 780 1,170 Feet

Soil Types

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

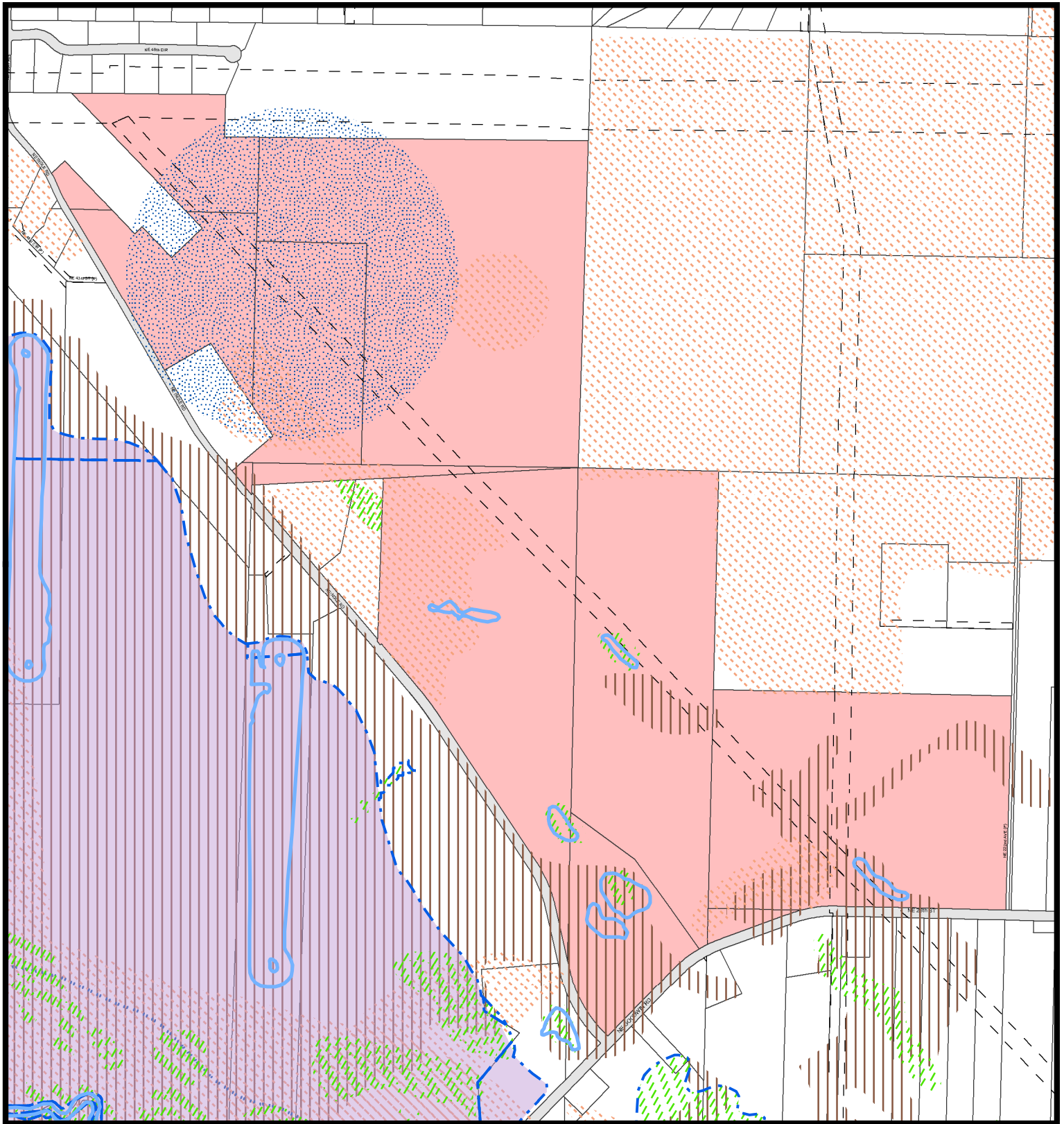
C/S/Z: LAKE OSWEGO, OR 97035

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

Printed on: January 28, 2014

23118	23117	23116
23119	23120	23121
23130	23129	23128

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



Geographic Information System

1:9,600

0 390 780 1,170 Feet

Developer's GIS Packet Page 11 of 19

Environmental Constraints I

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

C/S/Z: LAKE OSWEGO, OR 97035

- Subject Parcel
- 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

Printed on: January 28, 2014

23118	23117	23116
23119	23120	23121
23130	23129	23128

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

NOTICE: DEVELOPER'S PACKETS CONTAIN THE UPDATED SHORELINE DESIGNATION MAP LAYER

Mapping of Shoreline Master Program (SMP) Shoreline Designations (SDs)

Clark County jurisdictions formed a coalition and worked together, with oversight from the Washington State Department of Ecology, to update their local SMPs and Shoreline Designation (SD) Maps. Updated shoreline designations have been mapped countywide and are now shown in Developer's Packets. However, because the coalition jurisdictions are proceeding individually toward local adoption and Ecology approval of their SMPs and SD Maps, their SD Maps will become effective at different times throughout the rest of 2012 and into 2013. Therefore, it is important to understand that some projects fall under the new designations and some are still regulated based on prior designations.

Interim and newly adopted Shorelines Master Program (SMP) Shoreline Designation (SD) Map layers can be viewed in MapsOnline until the SMP update process for Clark County jurisdictions is complete. The interim map layer entitled *Interim Shoreline Designations* applies to projects in jurisdictions where the newly adopted SD Maps are not yet effective. The *Shoreline Designation* map layer applies to jurisdictions where the newly adopted SD maps have become effective.

It is important to review the SMP status for the jurisdiction in which your project is located to determine which map layer and shoreline designations apply.

The appropriate shoreline map layer and a link to each jurisdiction's SMP website is listed below:

Clark County - As of September 12, 2012, newly adopted shoreline designations are represented in the Shoreline Designations map layer in Developer's Packets

http://www.clark.wa.gov/planning/land_use/shoreline.html

Vancouver and Camas – As of September 24, 2012, new SMP designations took effect for both Camas and Vancouver. New Shoreline Designations are represented in Developer's Packets.

Vancouver - <http://www.cityofvancouver.us/environmentalOrd.asp?menuid=10463&submenuid=10487>

Camas - <http://www.ci.camass.wa.us/index.php/planning/planningcurrentissues>

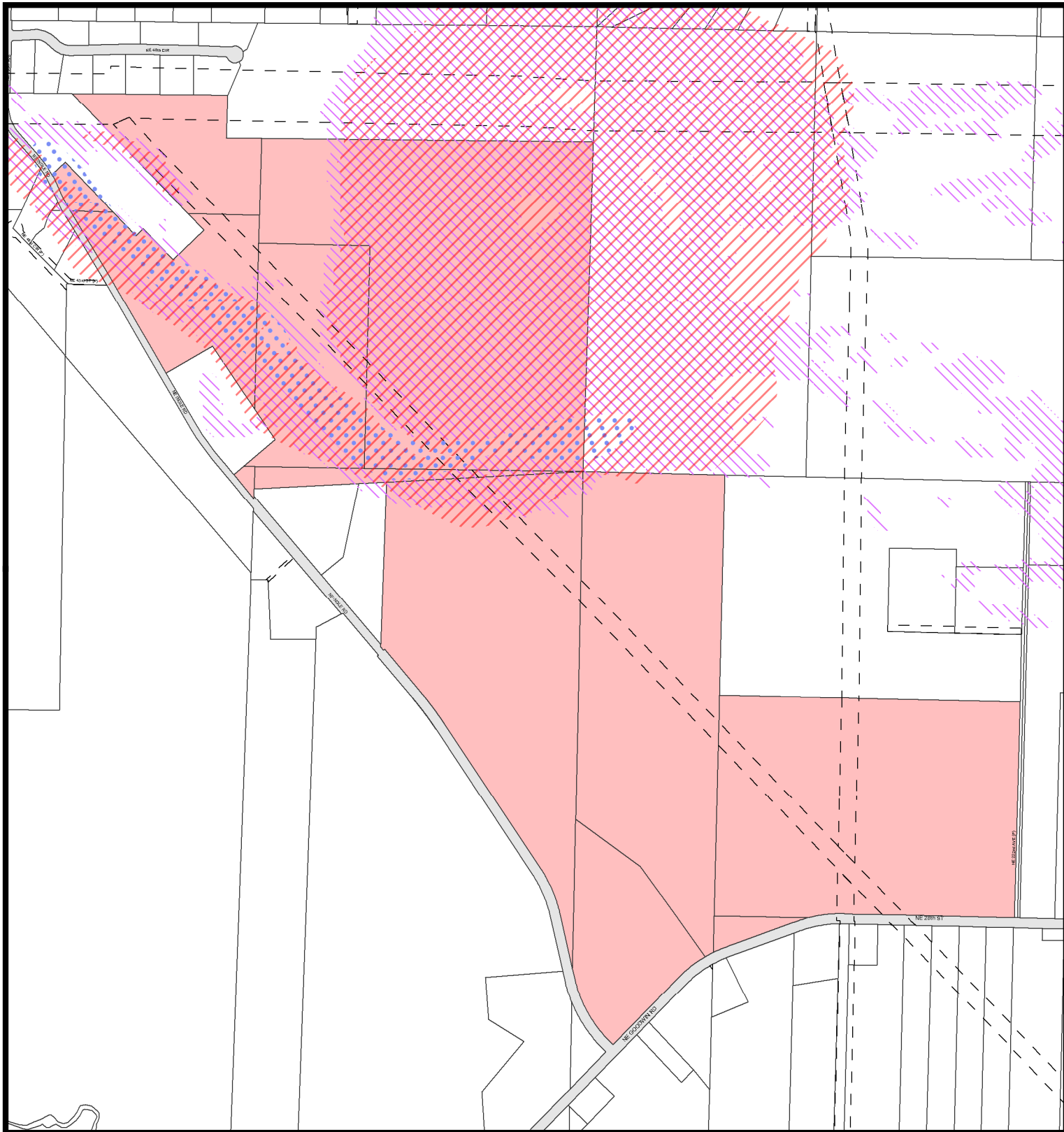
Other jurisdictions – Refer to the Interim Shoreline Designations map layer in MapsOnline until the updated Shoreline Designation Map becomes effective, at which time the Shoreline Designations map layer will take effect.

Battle Ground - <http://www.cityofbg.org/index.aspx?nid=374>

La Center - http://www.ci.lacenter.wa.us/city_departments/city_planner.html

Ridgefield - <http://www.ci.ridgefield.wa.us/resources/documents/SMPAdoptedApril122012.pdf>

Washougal - <http://www.cityofwashougal.us/city-services/community-development2/planning-division2/services/shoreline-master-program-update.html>



Geographic Information System

1:9,600

0 390 780 1,170 Feet

Developer's GIS Packet Page 12 of 19

Environmental Constraints II

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

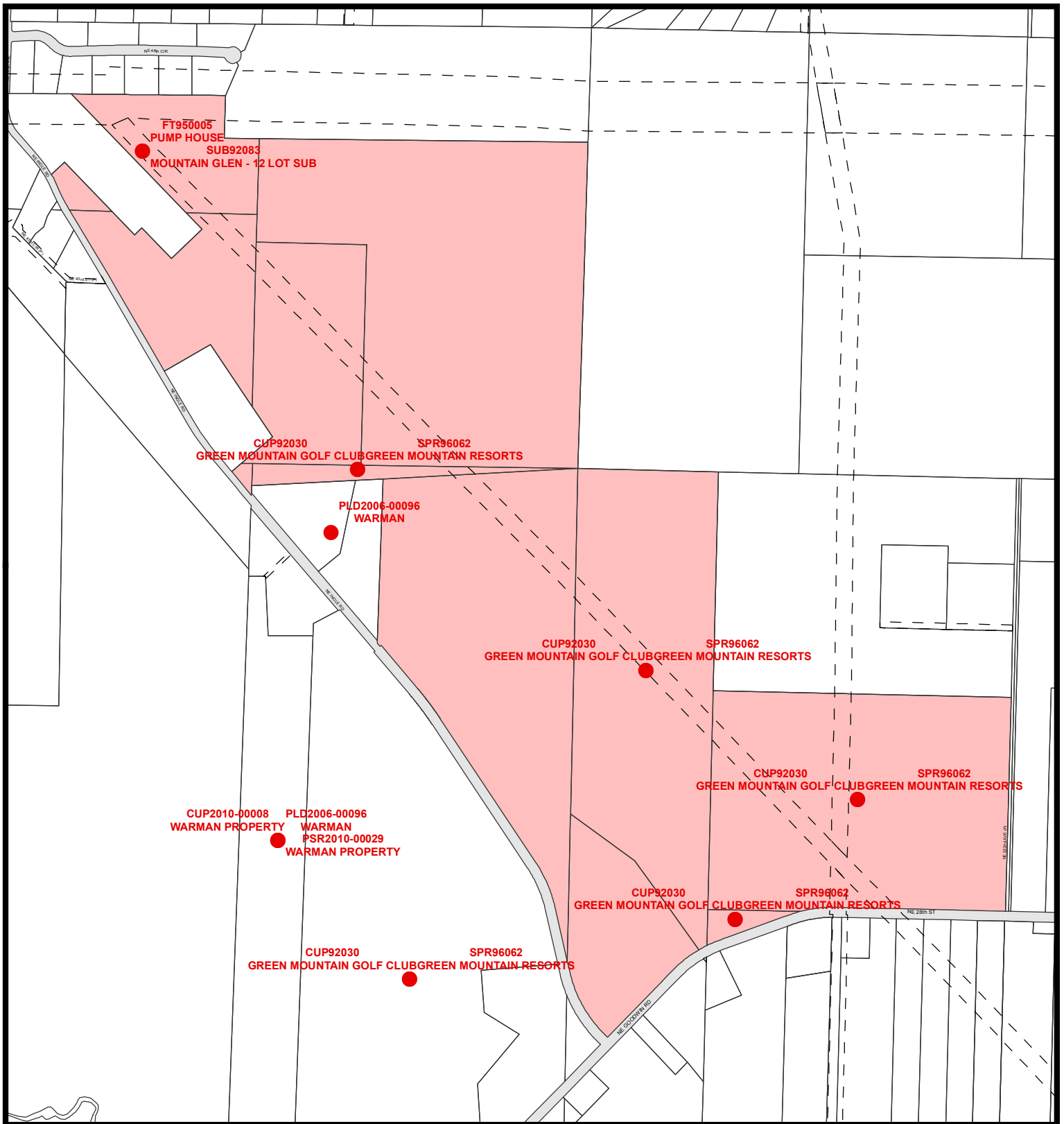
C/S/Z: LAKE OSWEGO, OR 97035

- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Areas
- ★ CCHR Historic Site
- NRHP Historic Site
- ▲ INV Historic Site

Printed on: January 28, 2014

23118	23117	23116
23119	23120	23121
23130	23129	23128

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



Department of Assessment and GIS

1:9,600

0 400 800 1,200 Feet

Adjacent Development

Account No: 171727000, 172341000, 171704000, 172555000

Owner: GREEN MOUNTAIN LAND LLC

Address: 5300 MEADOWS STE 400

C/S/Z: LAKE OSWEGO, OR 97035

- Proposed Development Area
- Public Road
- Transportation or Major Utility Easement

Printed on: January 28, 2014

23118	23117	23116
23119	23120	23121
23130	23129	23128

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

Clark County Washington

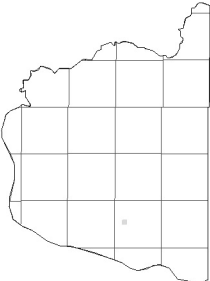
SW Qtr of Section 17 T2N R3E WM

Explanation

- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- Railroad
- Utility Line
- Pipelines
- Control Lines
- History Lines
- City Boundaries
- Road Right of Way
Actual Road May Not Exist
- Water

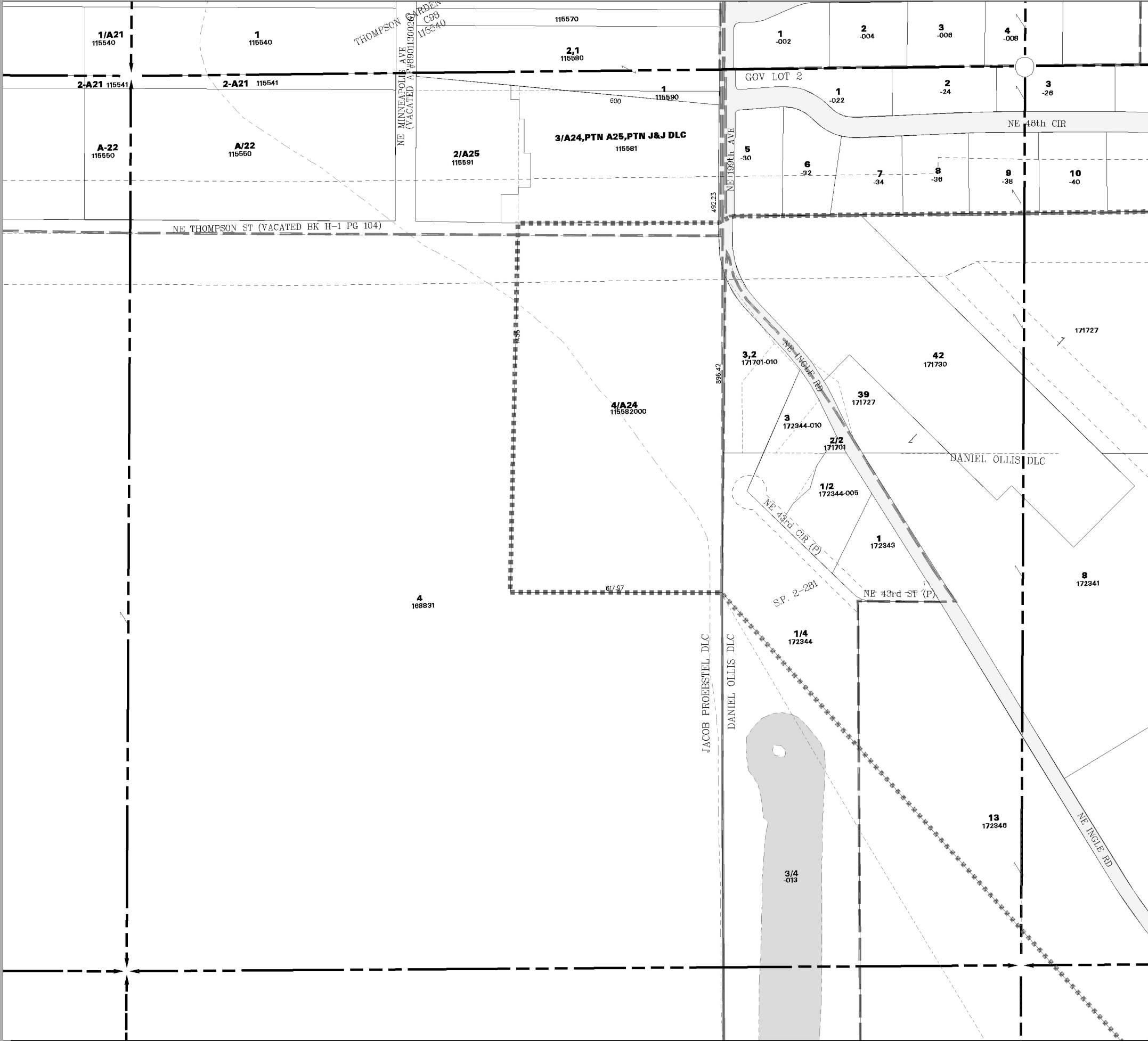
Scale 1:3600

0 100 200 300 400 500 600 Feet



January 13, 2014

CAUTION: This map is based upon information furnished by local surveyors and information available from public records. This information has not been checked by Clark County for accuracy. Clark County expressly disclaims any liability for any inaccuracies which may be present in this map. Users of this map should themselves check any details for accuracy before relying thereon.

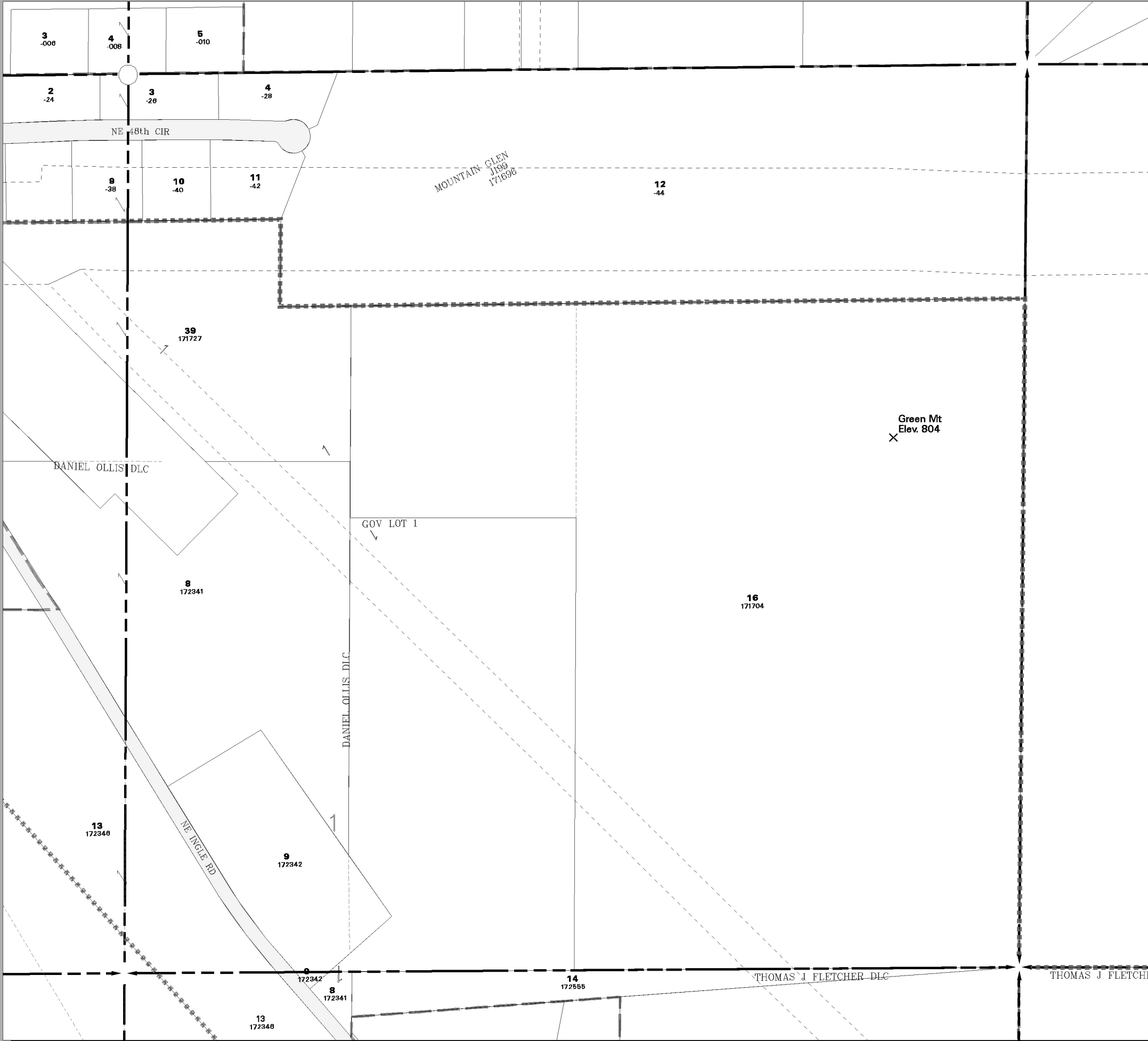


Clark County Washington

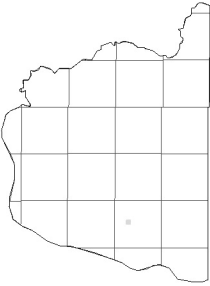
SE Qtr of Section 17 T2N R3E WM

Explanation

- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- Railroad
- Utility Line
- Pipelines
- Control Lines
- History Lines
- City Boundaries
- Road Right of Way
Actual Road May Not Exist
- Water



Scale 1:3600
0 100 200 300 400 500 600 Feet



January 13, 2014

CAUTION: This map is based upon information furnished by local surveyors and information available from public records. This information has not been checked by Clark County for accuracy. Clark County expressly disclaims any liability for any inaccuracies which may be present in this map. Users of this map should themselves check any details for accuracy before relying thereon.

Clark County Washington

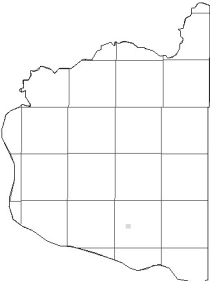
NE Qtr of Section 20 T2N R3E WM

Explanation

- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- Railroad
- Utility Line
- Pipelines
- Control Lines
- History Lines
- City Boundaries
- Road Right of Way
Actual Road May Not Exist
- Water

Scale 1:3600

0 100 200 300 400 500 600 Feet



January 13, 2014

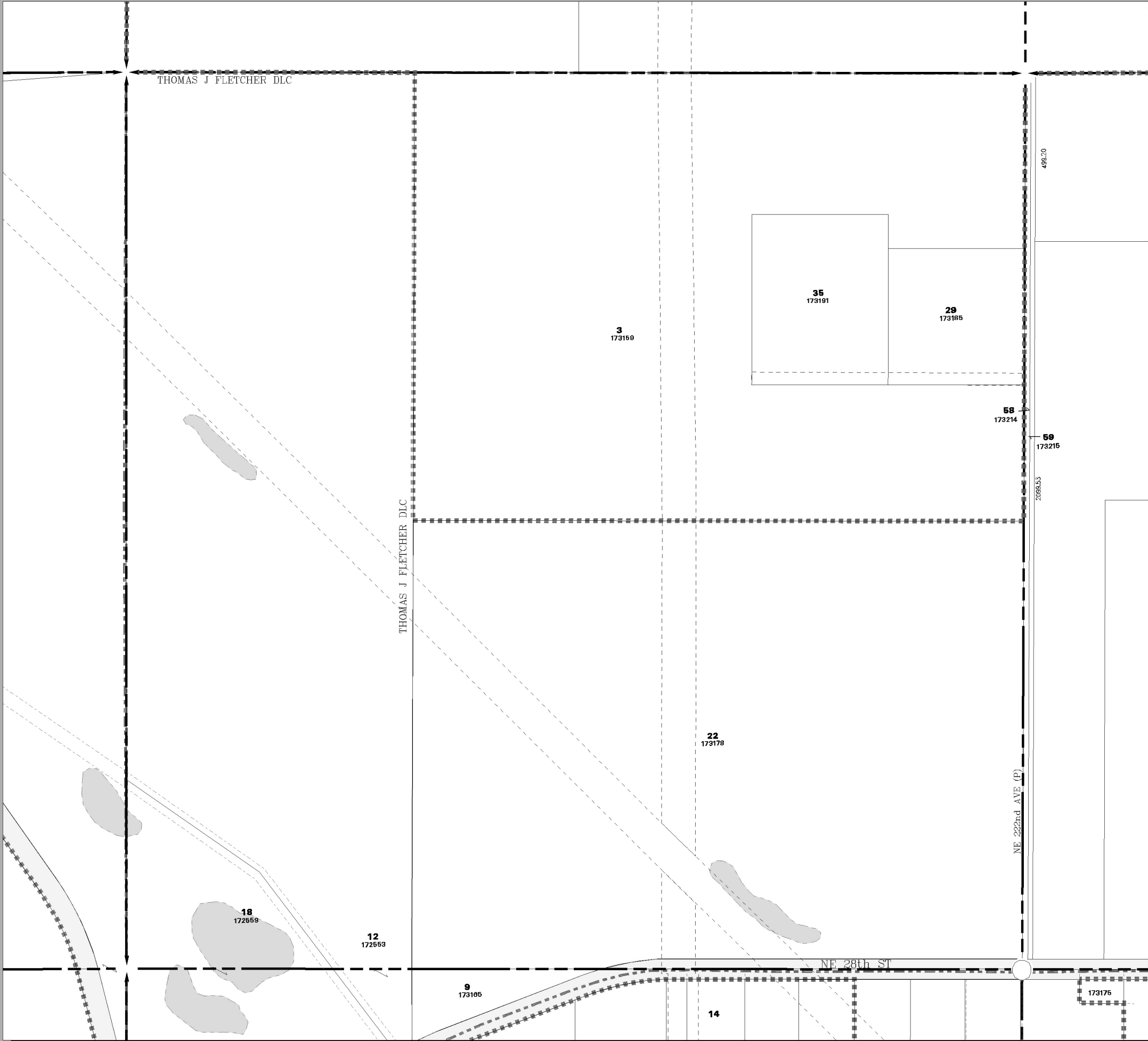
CAUTION: This map is based upon information furnished by local surveyors and information available from public records. This information has not been checked by Clark County for accuracy. Clark County expressly disclaims any liability for any inaccuracies which may be present in this map. Users of this map should themselves check any details for accuracy before relying thereon.

Clark County Washington

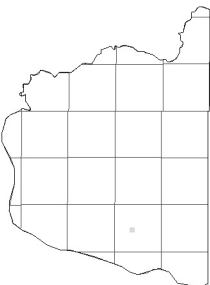
NW Qtr of Section 21 T2N R3E WM

Explanation

- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- Railroad
- Utility Line
- Pipelines
- Control Lines
- History Lines
- City Boundaries
- Road Right of Way
Actual Road May Not Exist
- Water



Scale 1:3600
0 100 200 300 400 500 600 Feet



January 13, 2014

CAUTION: This map is based upon information furnished by local surveyors and information available from public records. This information has not been checked by Clark County for accuracy. Clark County expressly disclaims any liability for any inaccuracies which may be present in this map. Users of this map should themselves check any details for accuracy before relying thereon.

Clark County Washington

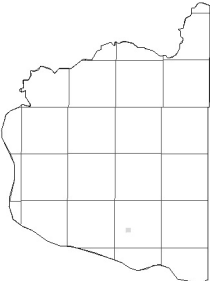
SE Qtr of Section 20 T2N R3E WM

Explanation

- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- Railroad
- Utility Line
- Pipelines
- Control Lines
- History Lines
- City Boundaries
- Road Right of Way
Actual Road May Not Exist
- Water

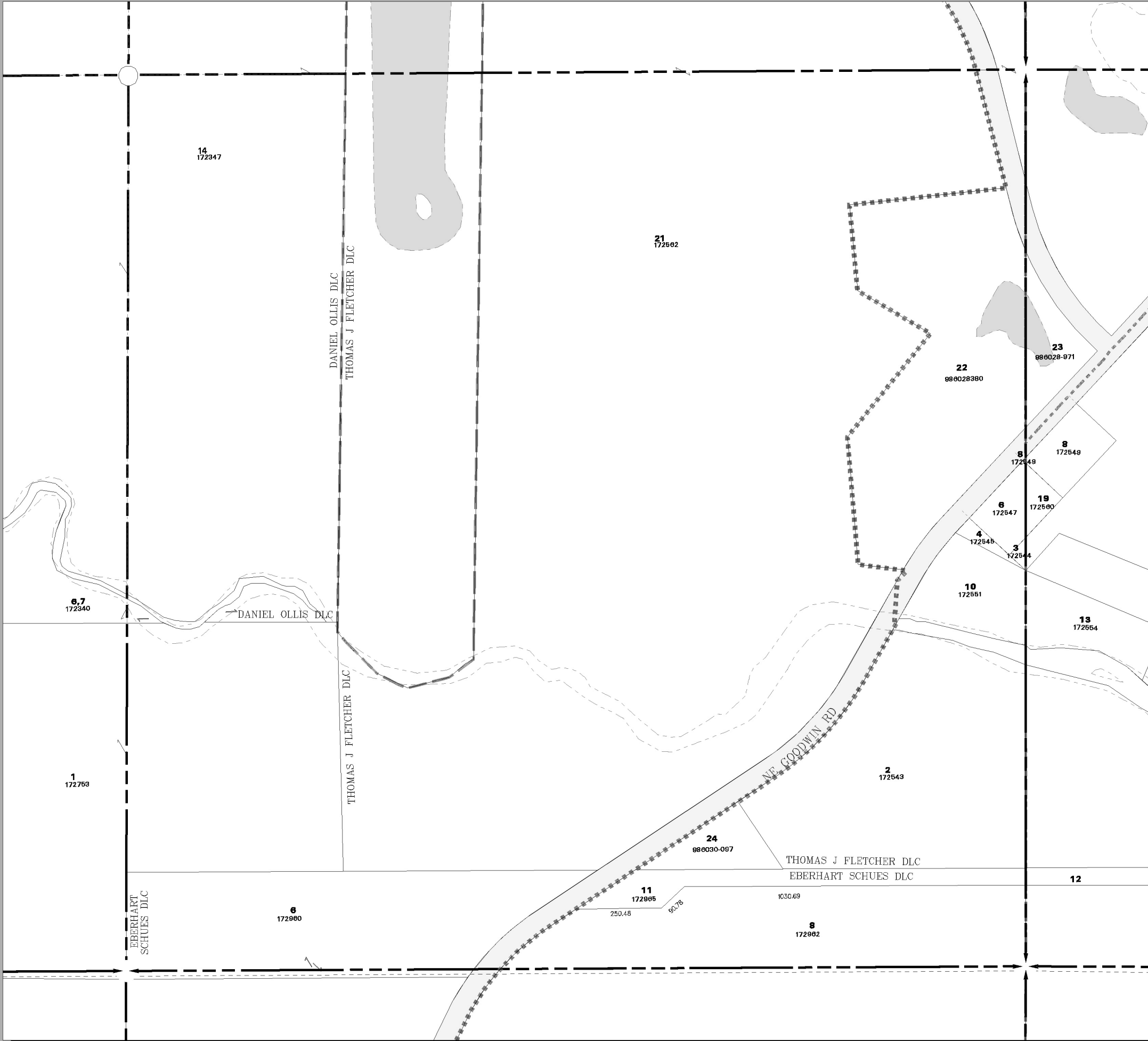
Scale 1:3600

0 100 200 300 400 500 600 Feet



January 13, 2014

CAUTION: This map is based upon information furnished by local surveyors and information available from public records. This information has not been checked by Clark County for accuracy. Clark County expressly disclaims any liability for any inaccuracies which may be present in this map. Users of this map should themselves check any details for accuracy before relying thereon.

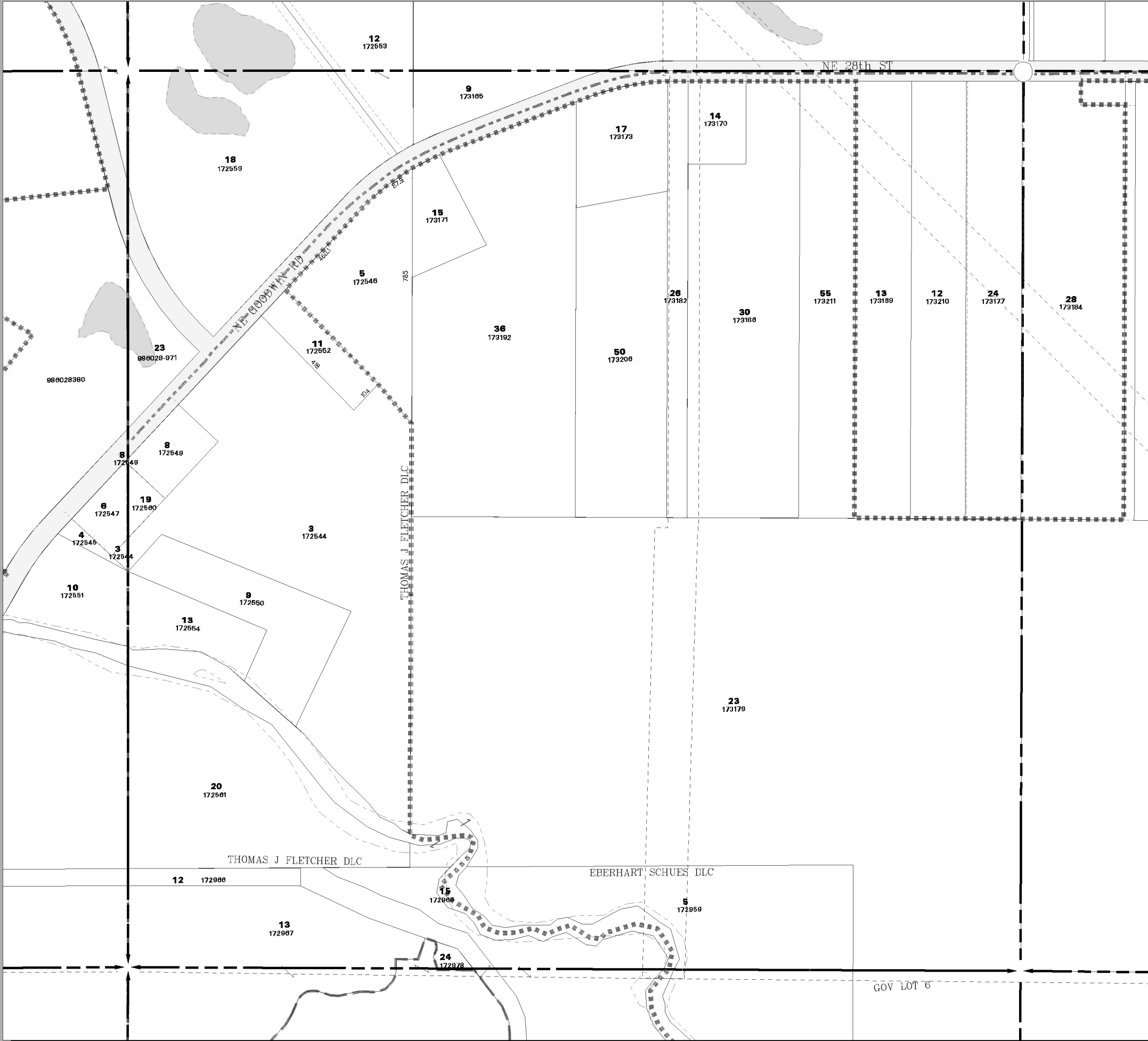


Clark County Washington

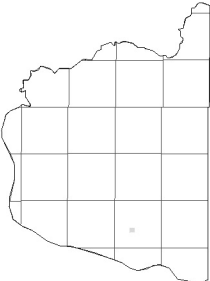
SW Qtr of Section 21 T2N R3E WM

Explanation

- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- Railroad
- Utility Line
- Pipelines
- Control Lines
- History Lines
- City Boundaries
- Road Right of Way
Actual Road May Not Exist
- Water



Scale 1:3600
0 100 200 300 400 500 600 Feet



January 13, 2014

CAUTION: This map is based upon information furnished by local surveyors and information available from public records. This information has not been checked by Clark County for accuracy. Clark County expressly disclaims any liability for any inaccuracies which may be present in this map. Users of this map should themselves check any details for accuracy before relying thereon.