

DEVELOPER'S

GIS

PACKET

Produced By:
Clark County Geographic Information System

For:
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Olson Engineering
360-695-1385

Subject Property Account Number(s):

171727000
172341000
171704000

PDF # 182469

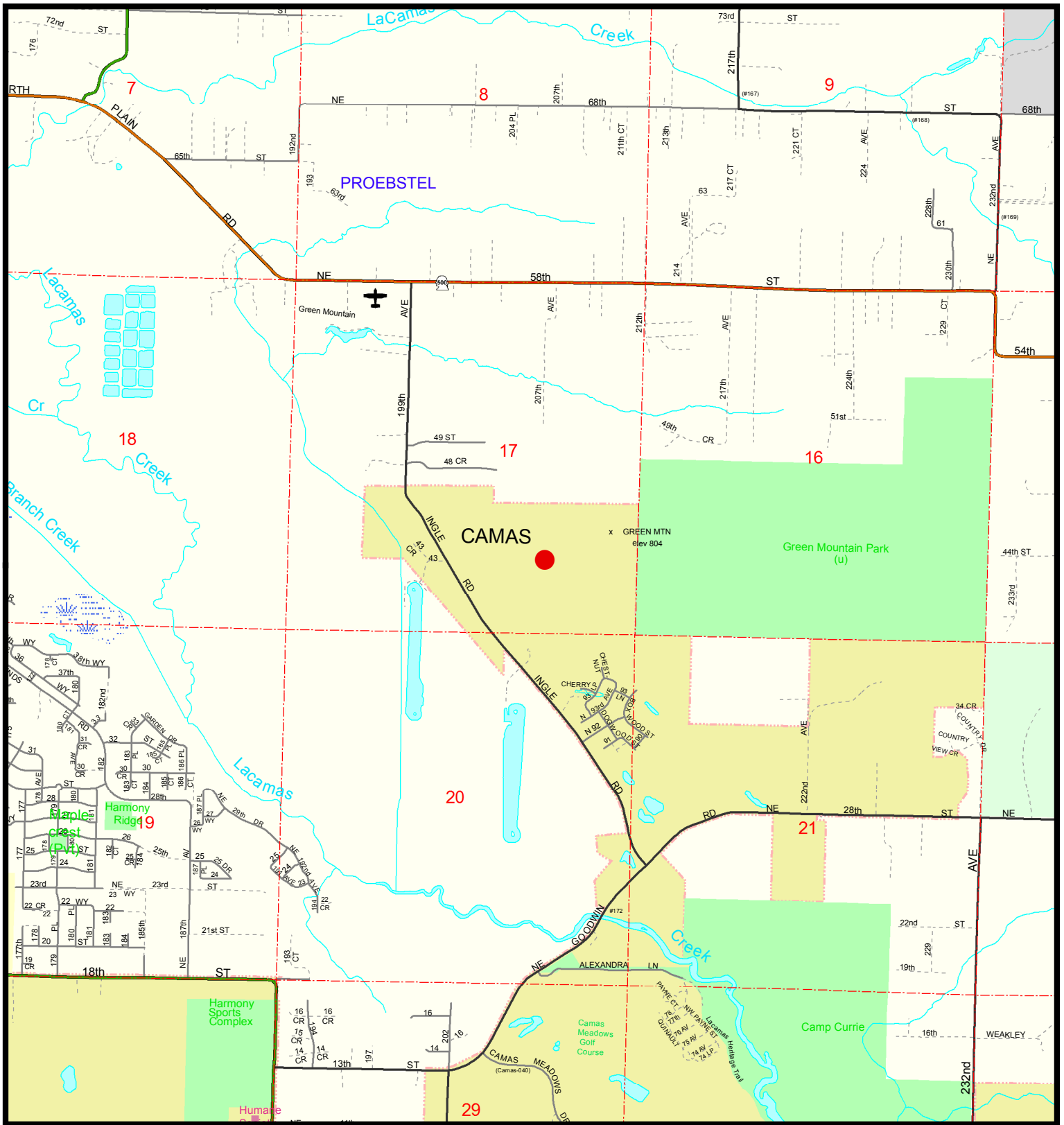
Printed: August 08, 2017


Expires: August 08, 2018



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Geographic Information System

1:24,000

0 0.1 0.2 0.3 0.4 0.5 Miles

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General Location Map

Account No: 171727000, 172341000, 171704000

Owner: GREEN MOUNTAIN LAND LLC

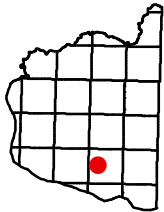
Address: 333 S STATE ST V201

C/S/Z: LAKE OSWEGO, OR 97034

●

 Subject Property Location

Printed on: August 08, 2017



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
Owner: GREEN MOUNTAIN LAND LLC
Address: 333 S STATE ST V201
C/S/Z: LAKE OSWEGO, OR 97034

Assessed Parcel Size: 114.5 Ac

Property Type: UNUSED OR VACANT LAND - NO IMPROVEMENTS

PARCEL LOCATION FINDINGS:

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

Municipal Jurisdiction: Camas

Urban Growth Area: Camas

Zoning: R-10

Zoning Overlay: AirportOverlay-ZoneC

Comprehensive Plan Designation: SFM

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

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: Evergreen

Elementary School: Harmony

Junior High School: Pacific

Senior High School: Union

Fire District: Camas Washougal FD

Sewer District: Rural/Resource

Water District: Camas

Wildland: No Mapping Indicators

Historic Sites: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): CvA, 0.3% of parcel
DoB, 7.2%
OmE, 28.6%
OmF, 63.9%

Archeological Site Buffers: Mapping Indicators Found

Hydric Soils: Hydric, 0.3% of parcel
Non-Hydric, 99.7%

Flood Zone Designation: Outside Flood Area

CARA: Category 1 Recharge Areas, Category 2 Recharge Areas

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

NEHRP: B, C

Slope: 0 - 5 percent, 9.8% of parcel
10 - 15 percent, 7.1%
15 - 25 percent, 14.4%
25 - 40 percent, 45.8%
40 - 100 percent, 12.2%
5 - 10 percent, 10.6%

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

Slope Stability: Severe Erosion Hazard Area

Priority Habitat and Species Areas: Non-riparian Habitat Conservation Area

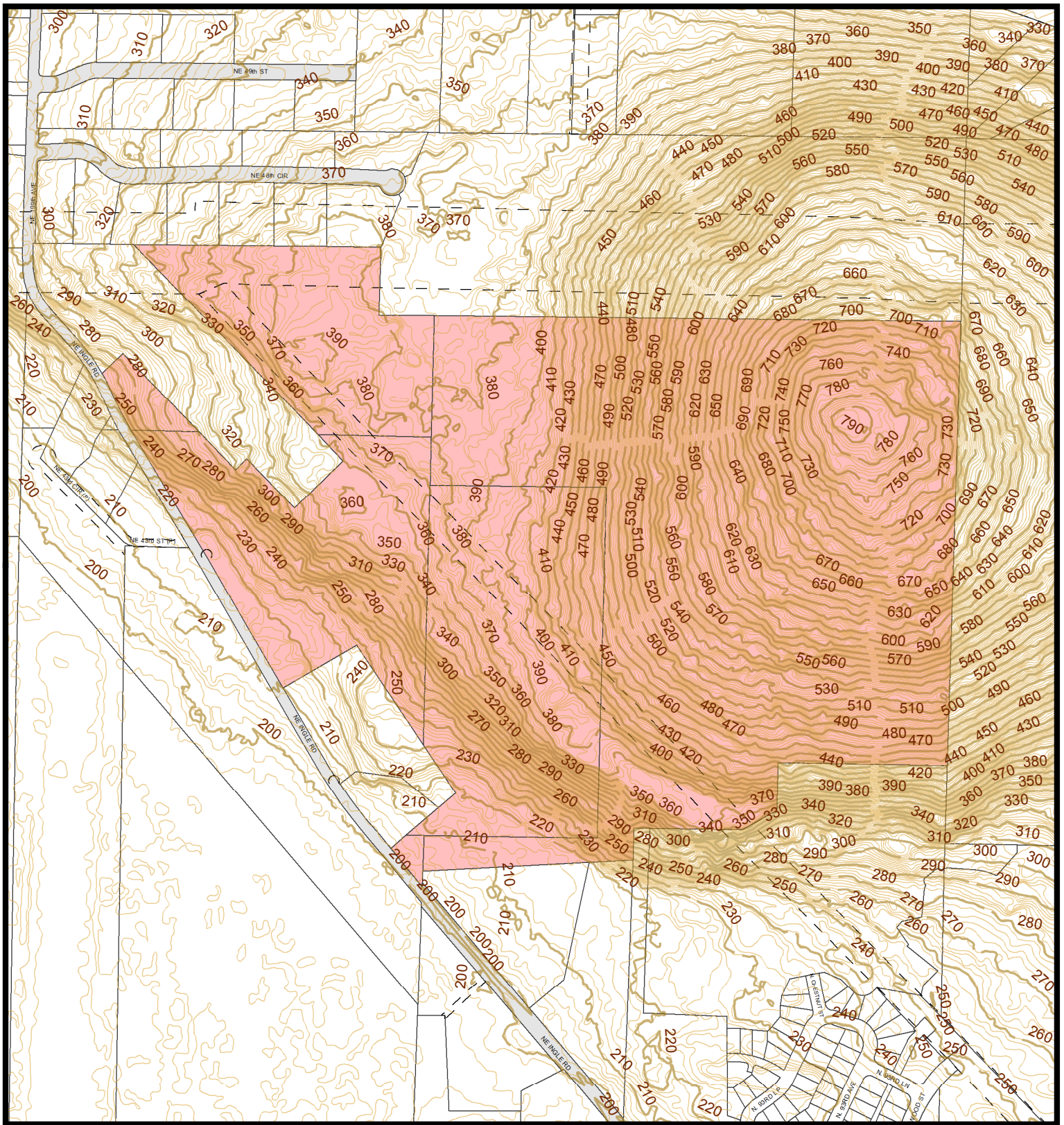
Priority Species Area Buffer: No Mapping Indicators

Priority Habitat Area Buffer: WDFW Priority Habitat Buffer

Archeological Predictive: Low, 19.2% of parcel
Low-Moderate, 41.8%
Moderate, 24.6%
Moderate-High, 14.4%

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

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0 240 480 720 Feet

Elevation Contours

Account No: 171727000, 172341000, 171704000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

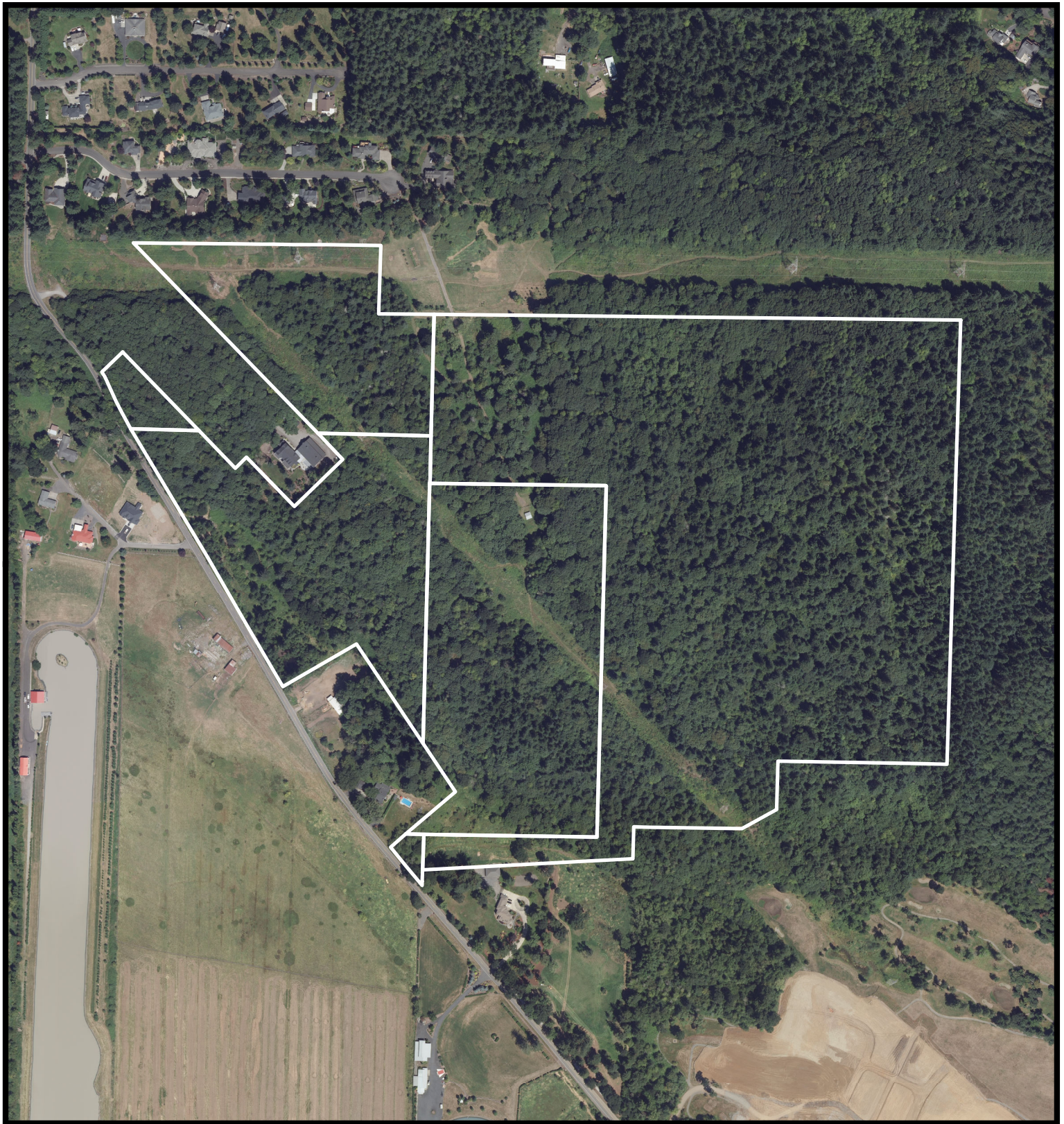
C/S/Z: LAKE OSWEGO, OR 97034

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

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23107	23108	23109
23118	23117	23116
23119	23120	23121

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Geographic Information System

1:6,000

0 250 500 750 Feet

2016 Aerial Photography

Account No: 171727000, 172341000, 171704000



Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

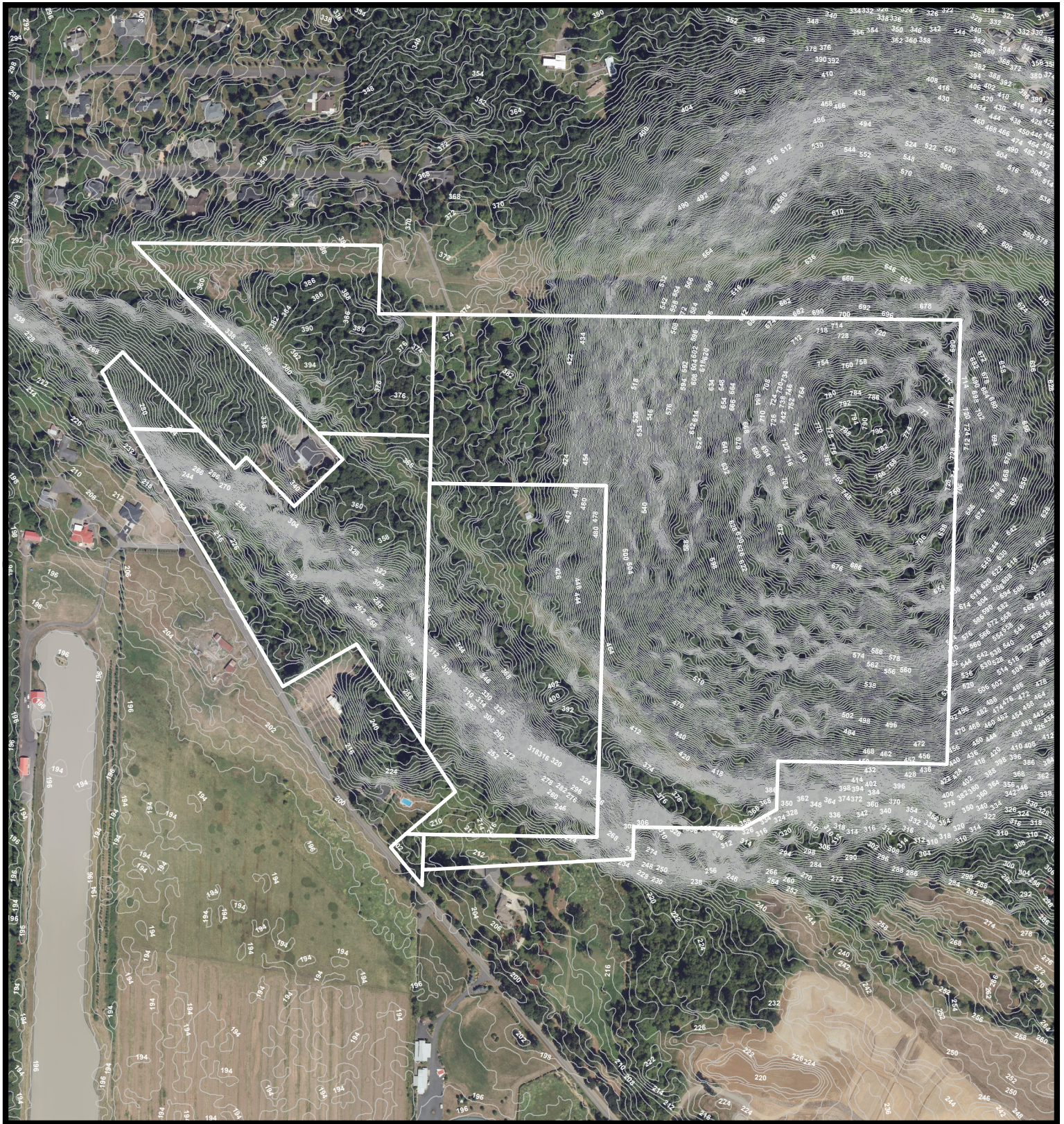
C/S/Z: LAKE OSWEGO, OR 97034

 Proposed Development Area

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Geographic Information System

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0 250 500 750 Feet

2016 Aerial Photography with Contours

Account No: 171727000, 172341000, 171704000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

C/S/Z: LAKE OSWEGO, OR 97034

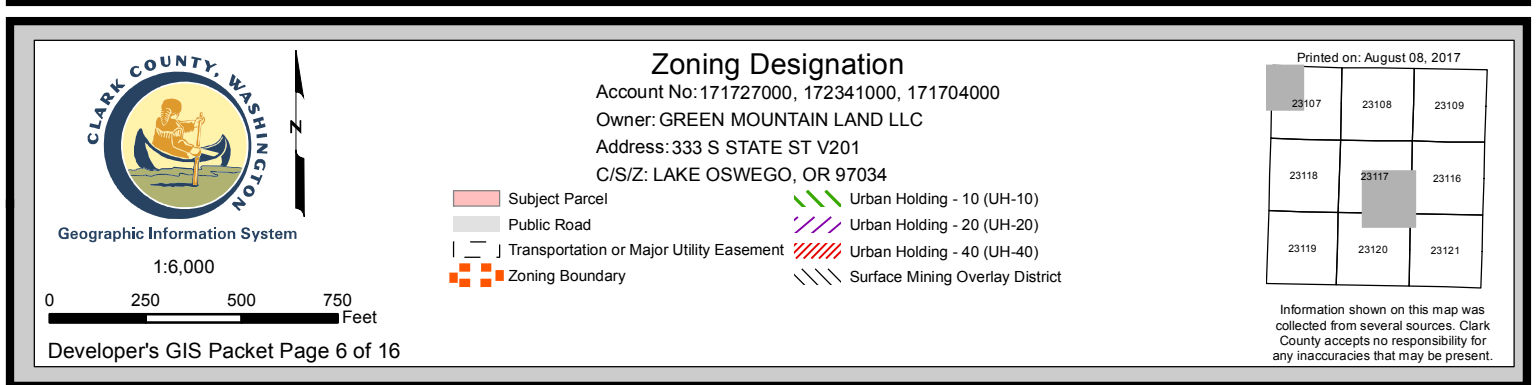
□ Proposed Development Area

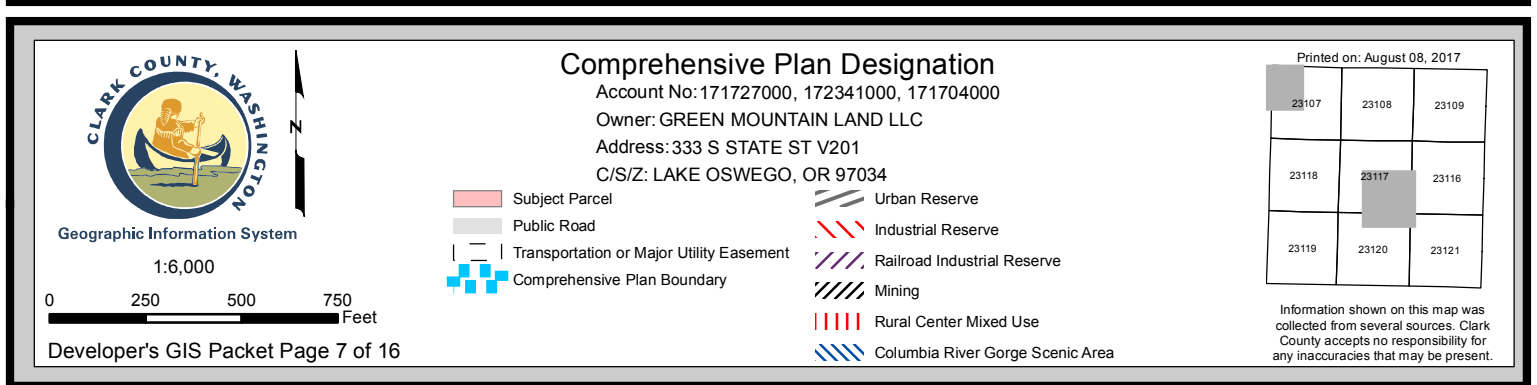
~ 2' Elevation Contours

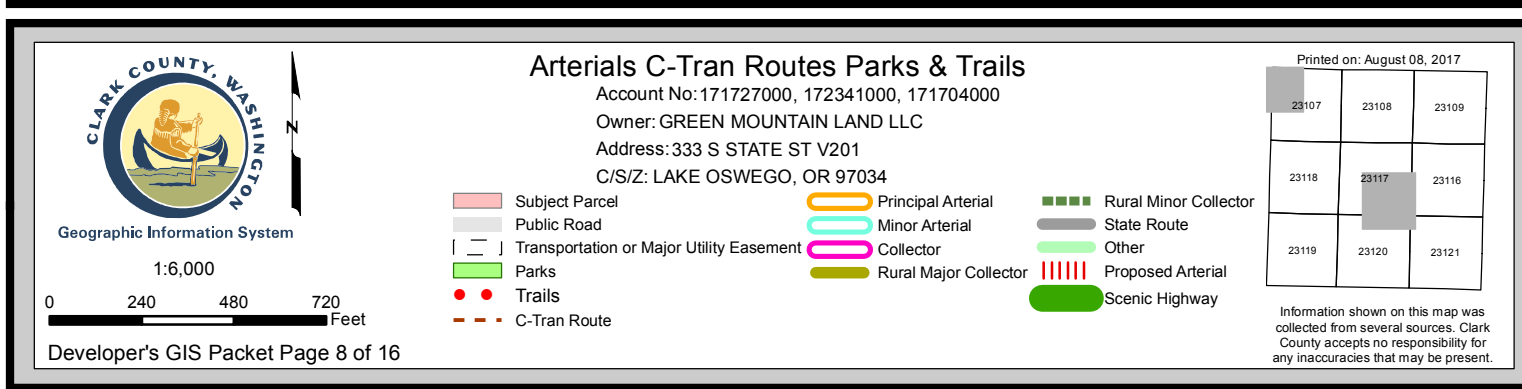
Printed on: August 08, 2017

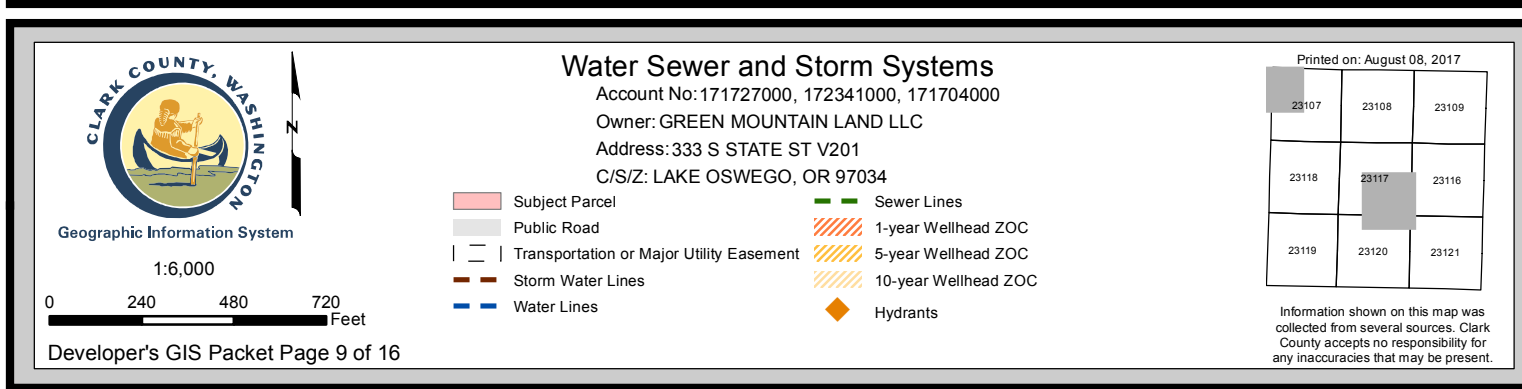
23107	23108	23109
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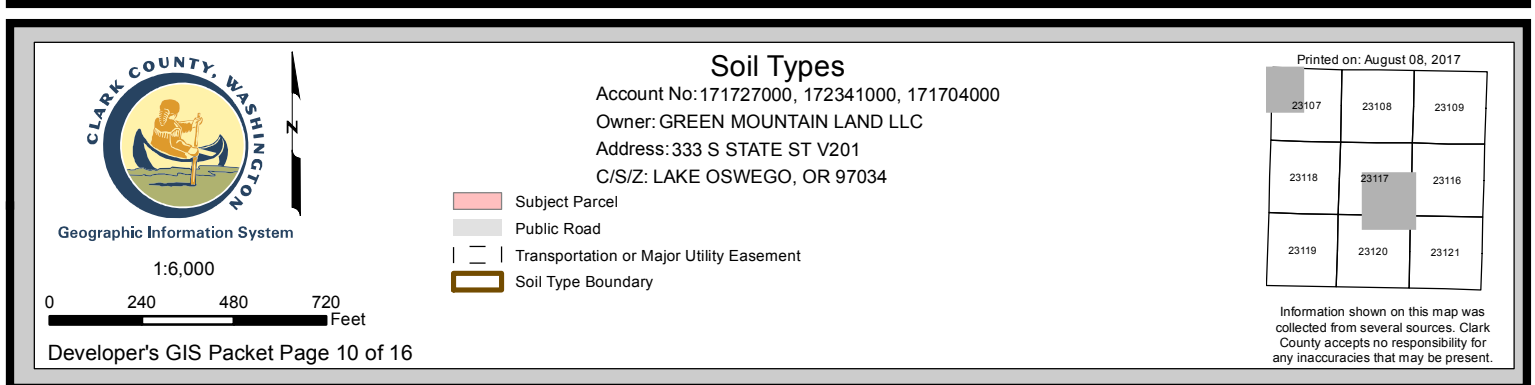
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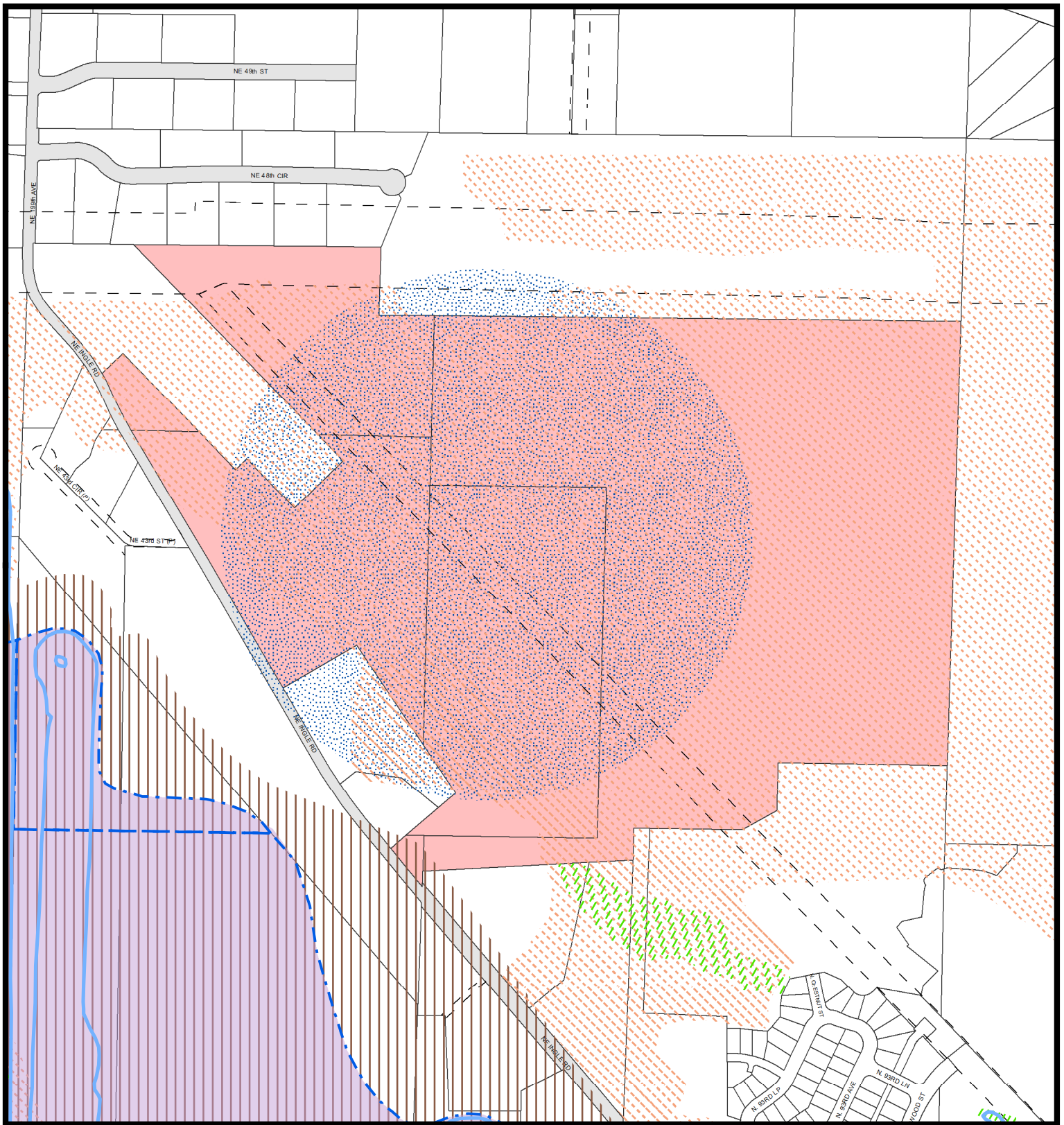












Geographic Information System

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0 240 480 720 Feet

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Environmental Constraints I

Account No: 171727000, 172341000, 171704000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

C/S/Z: LAKE OSWEGO, OR 97034

- 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

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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>

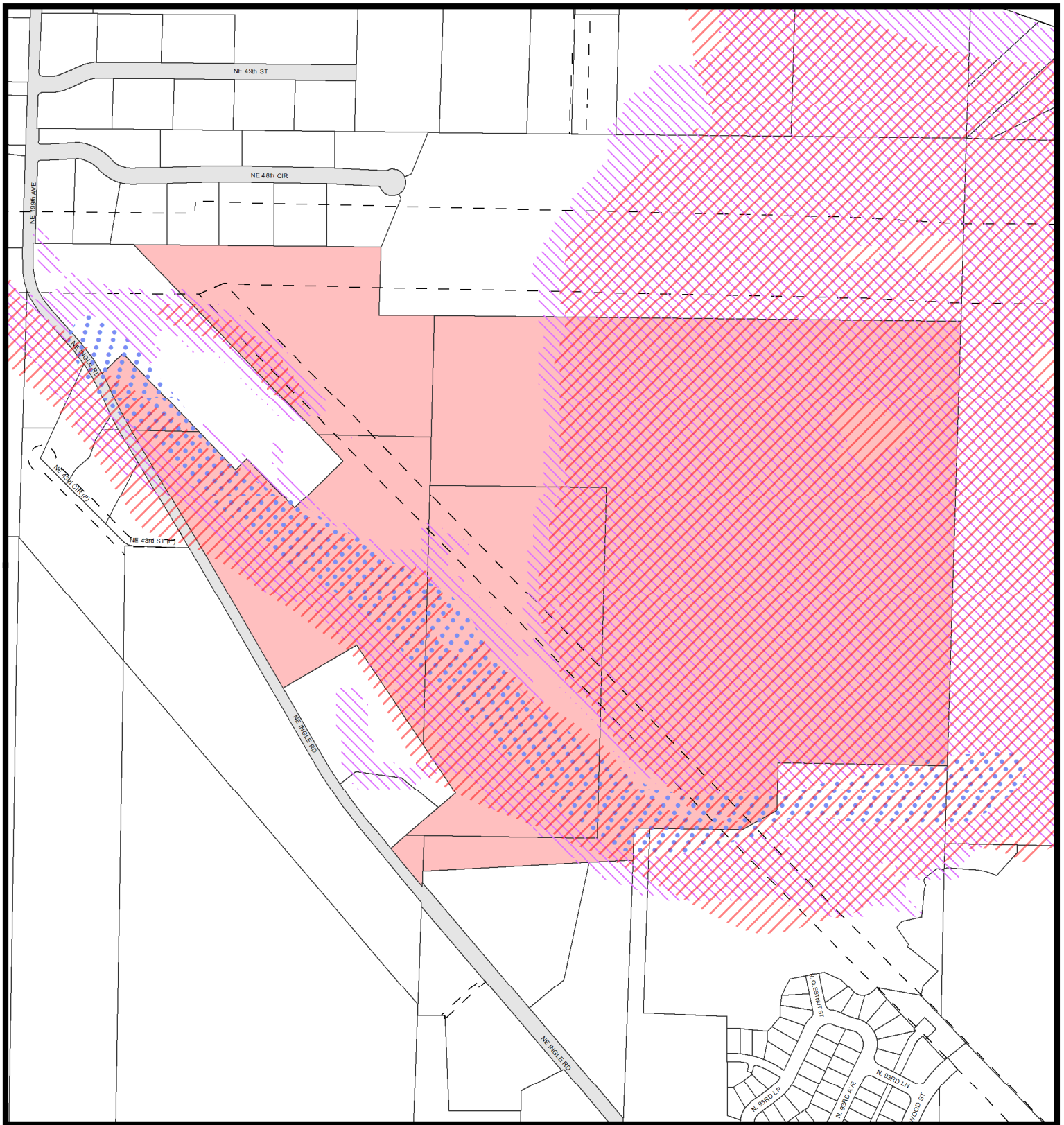
Other jurisdictions – Refer to the Interim Shoreline Designations map layer in MapsOnline until the updated Shoreline Designation Map becomes effective, at which time the Shoreline Designations map layer will take effect.

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

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0 240 480 720 Feet

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Environmental Constraints II

Account No: 171727000, 172341000, 171704000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

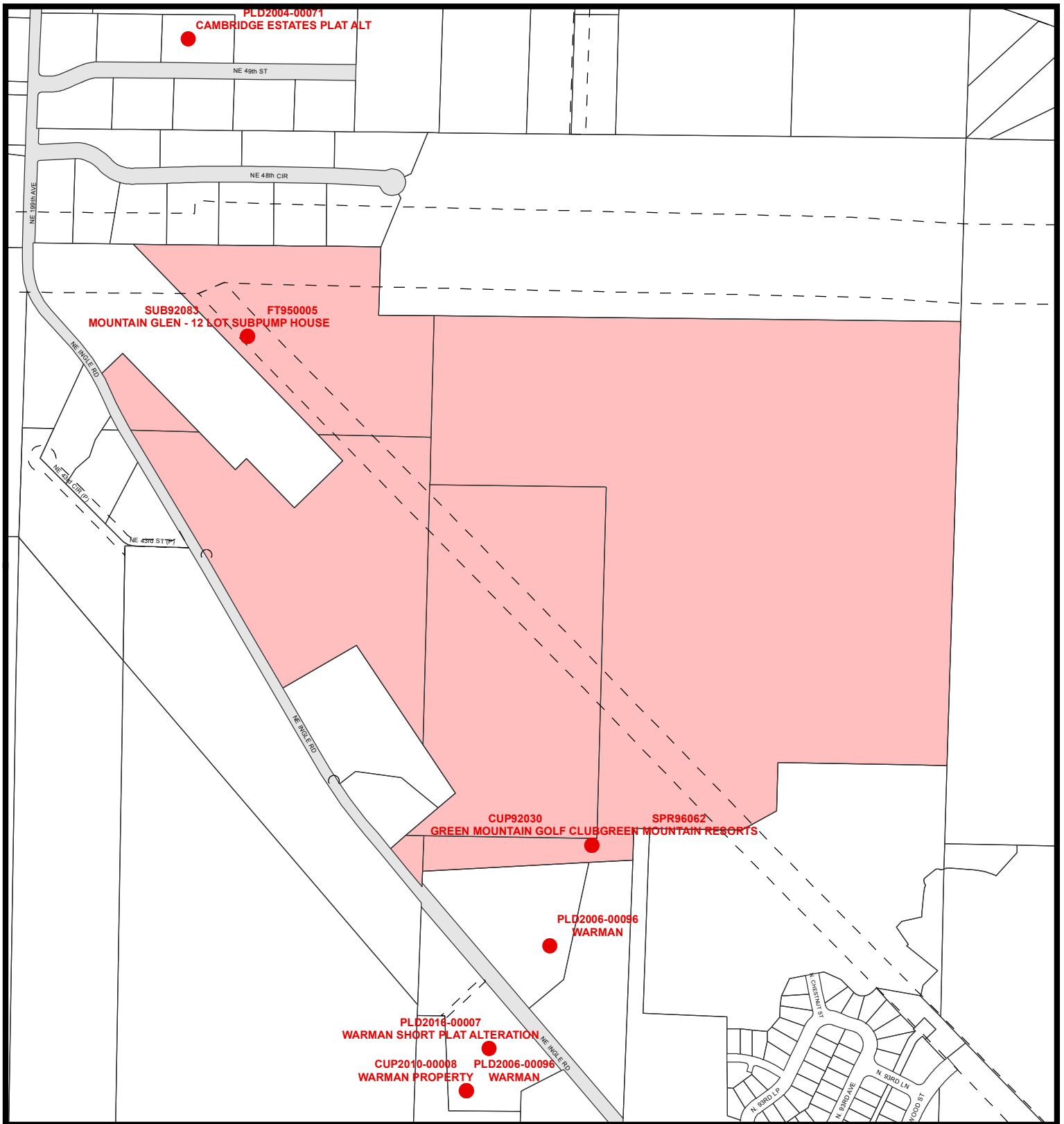
C/S/Z: LAKE OSWEGO, OR 97034

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

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23107	23108	23109
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Department of Assessment and GIS

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0 250 500 750 Feet

Adjacent Development

Account No: 171727000, 172341000, 171704000

Owner: GREEN MOUNTAIN LAND LLC

Address: 333 S STATE ST V201

C/S/Z: LAKE OSWEGO, OR 97034

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

Printed on: August 08, 2017

23107	23108	23109
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SW Qtr of Section 17 T2N R3E WM

History

—+—+ Railroad

·········· Utility Line

···-···- Pipelines

— - - Streams

- - - - Easements

———— Control Lines

— · - · Donation Land Claim

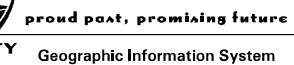
- · · · · Tax Code Lines

— · - · Donation Land Claim

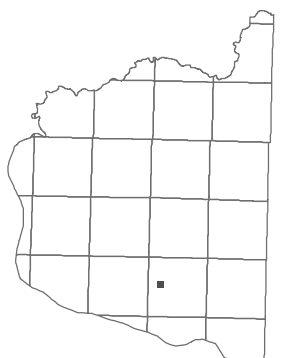
- - - Subdivision Lines

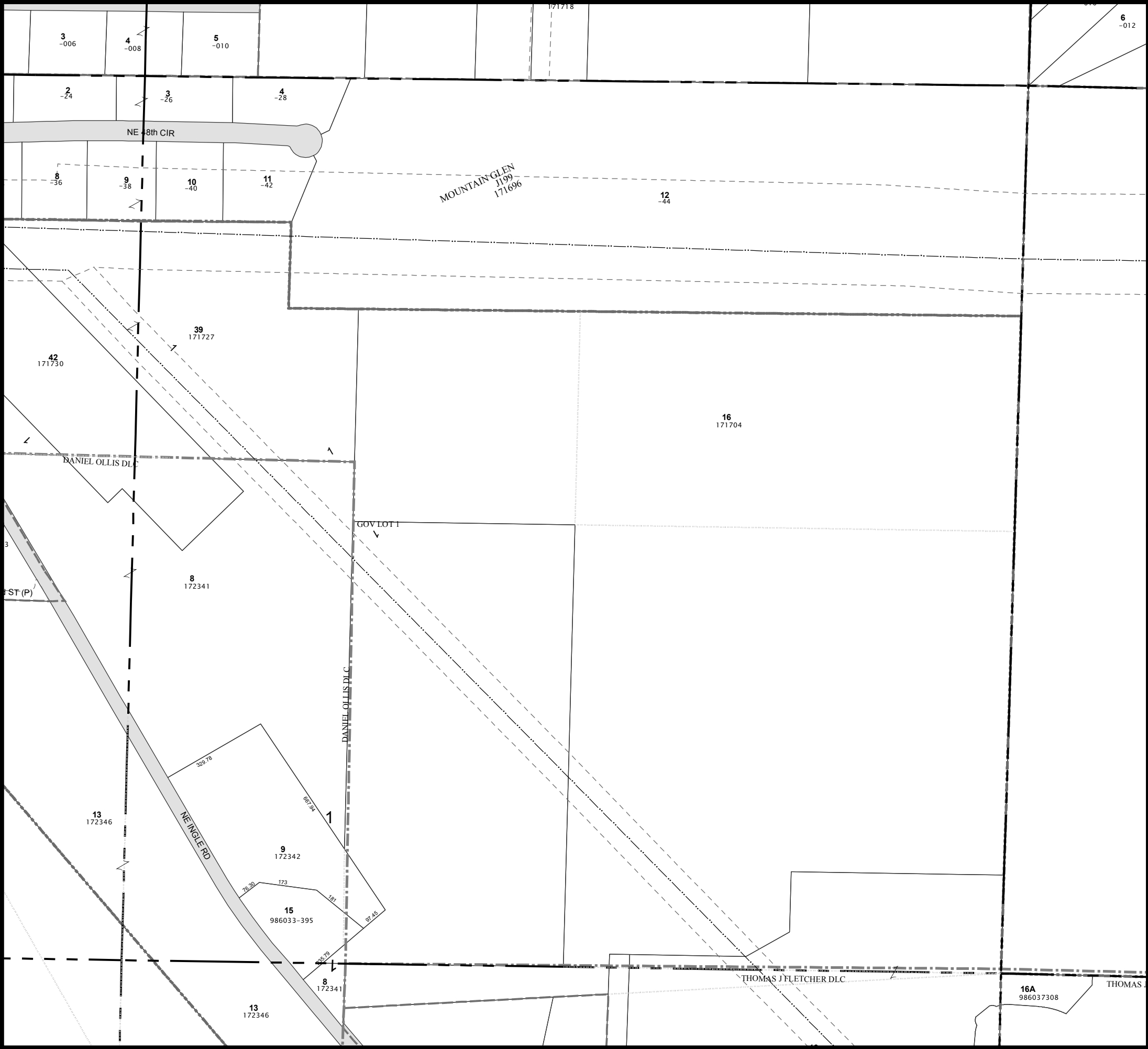
■ Road Right of Way - Actual Road May not Exist

■ Water



Printed on: September 23, 2016





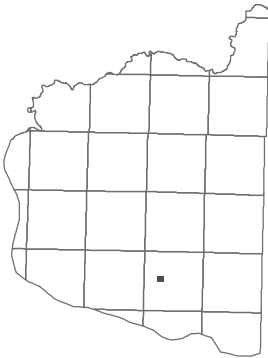
Clark County Washington

SE Qtr of Section 17 T2N R3E WM

Legend

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

1:3,600



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Clark County Washington

NE Qtr of Section 20 T2N R3E WM

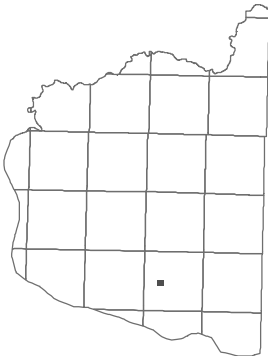
Legend

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

1:3,600



CLARK COUNTY
WASHINGTON
proud past, promising future
Geographic Information System



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Printed on: June 6, 2017