

DEVELOPER'S

G I S

P A C K E T

Produced By:
Clark County Geographic Information System

For:
Olson Engineering
360-695-1385

Subject Property Account Number(s):

126043000
126255000

PDF # 190361

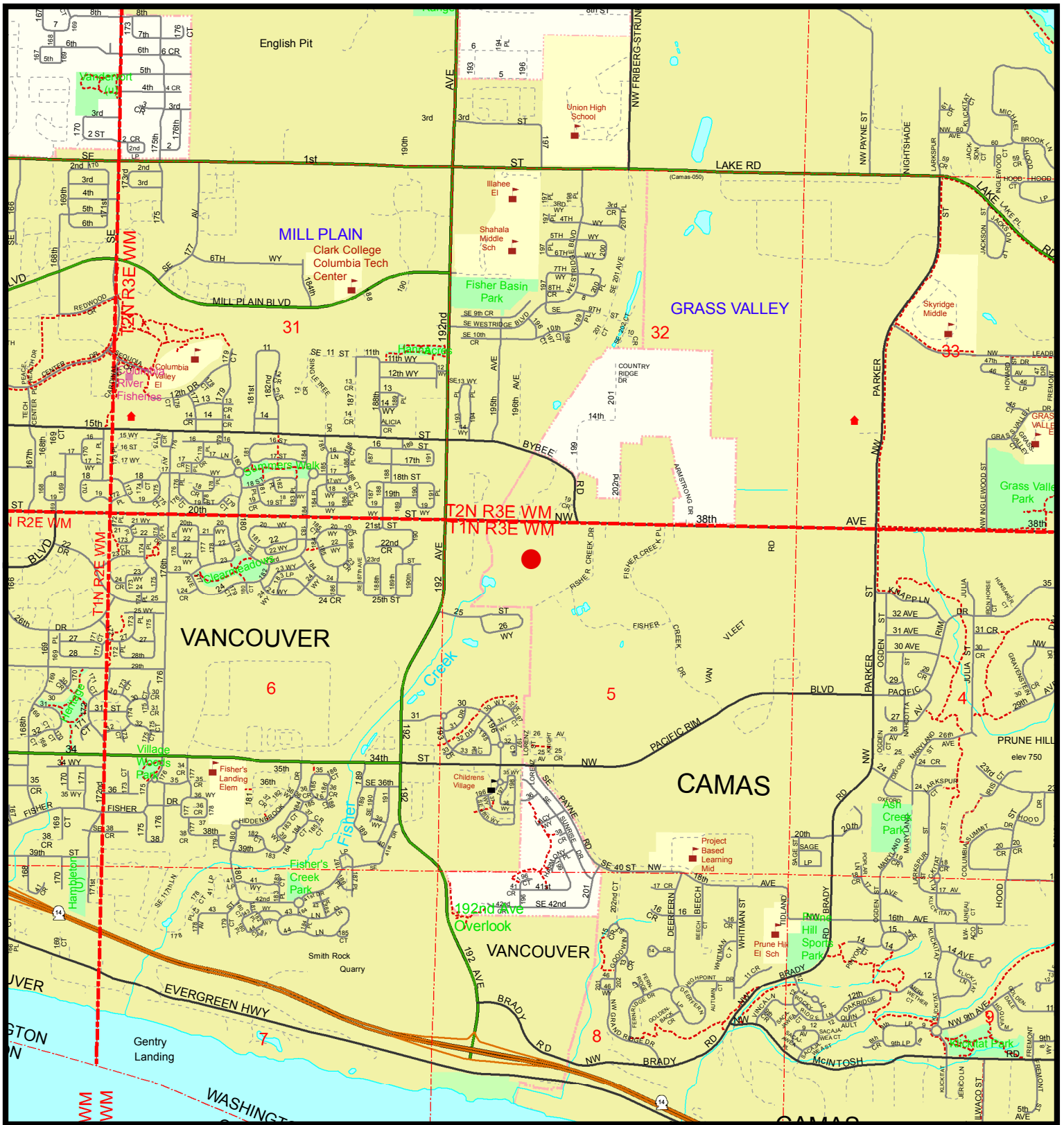
Printed: November 16, 2017


Expires: November 16, 2018



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Geographic Information System

1:24,000

0 0.1 0.2 0.3 0.4 0.5 Miles

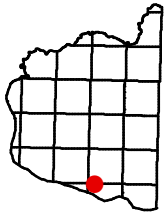
Developer's GIS Packet: Page 1 of 14

General Location Map

Account No: 126043000, 126255000
 Owner: FISHER CREEK WEST LLC
 Address: 5700 NW FISHER CREEK DR STE
 C/S/Z: CAMAS, WA 98607

Subject Property Location

Printed on: November 16, 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.: 126043000, 126255000
Owner: FISHER CREEK WEST LLC
Address: 5700 NW FISHER CREEK DR STE
C/S/Z: CAMAS, WA 98607

Assessed Parcel Size: 32.7 Ac

Property Type: UNUSED OR VACANT LAND - NO IMPROVEMENTS

PARCEL LOCATION FINDINGS:

Quarter Section(s): NW 1/4,S05,T1N,R3E

Municipal Jurisdiction: Camas

Urban Growth Area: Camas

Zoning: RC

Zoning Overlay: GatewayCorridor

Comprehensive Plan Designation: COM

Trans. Impact Fee Area: Camas: Current,
Camas UGA: End Date Dec. 31, 2017

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: Camas Washougal FD , Vancouver Fire

Sewer District: Camas

Water District: Vancouver, Camas

Wetland: No Mapping Indicators

Trans. Analysis Zone: 651

Trans. Management Zone: 192nd_Ave_from_Brady_to_SE_1st_ST

Historic Sites: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): CvA, 11.5% of parcel

CwA, 3.3%

HcB, 57.4%

OmE, 27.8%

Hydric Soils: Hydric, 14.8% of parcel

Non-Hydric, 85.2%

Flood Zone Designation: Outside Flood Area

Liquefaction Susceptibility: Very Low

NEHRP: C

Slope: 0 - 5 percent, 64.0% of parcel

10 - 15 percent, 1.1%

5 - 10 percent, 34.9%

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

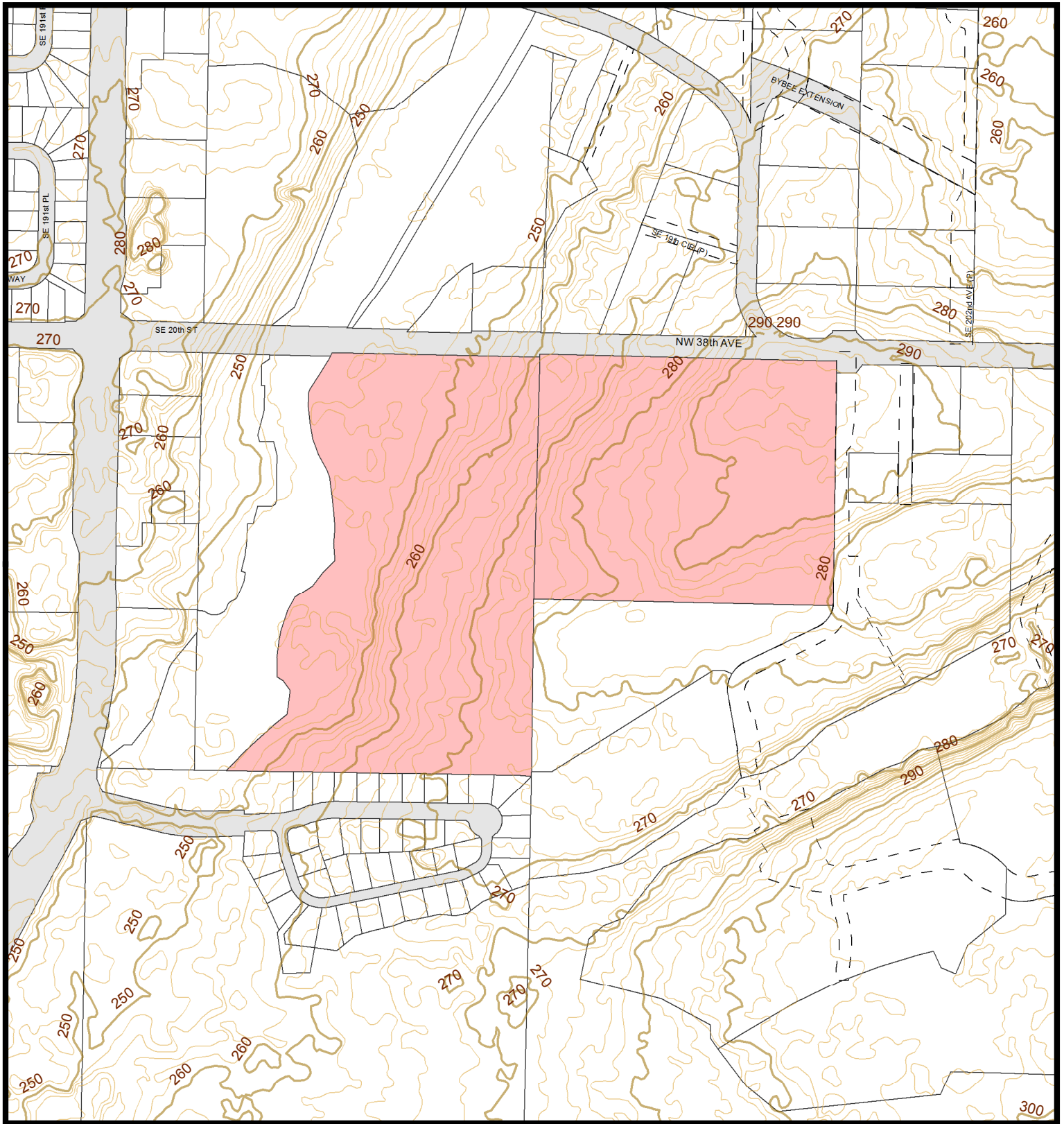
Archeological Predictive: High, 55.7% of parcel

Moderate-High, 44.3%

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

1:4,800

0 190 380 570 Feet

Elevation Contours

Account No: 126043000, 126255000

Owner: FISHER CREEK WEST LLC

Address: 5700 NW FISHER CREEK DR STE

C/S/Z: CAMAS, WA 98607

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

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23131	23132	23133
13106	13105	13104
13107	13108	13109

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Geographic Information System

1:4,800

0 200 400 600 Feet

2016 Aerial Photography

Account No: 126043000, 126255000

Owner: FISHER CREEK WEST LLC

Address: 5700 NW FISHER CREEK DR STE

C/S/Z: CAMAS, WA 98607

 Proposed Development Area

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Geographic Information System

1:3,600

0 150 300 450 Feet

2016 Aerial Photography with Contours


Account No: 126043000, 126255000

Owner: FISHER CREEK WEST LLC

Address: 5700 NW FISHER CREEK DR STE

C/S/Z: CAMAS, WA 98607

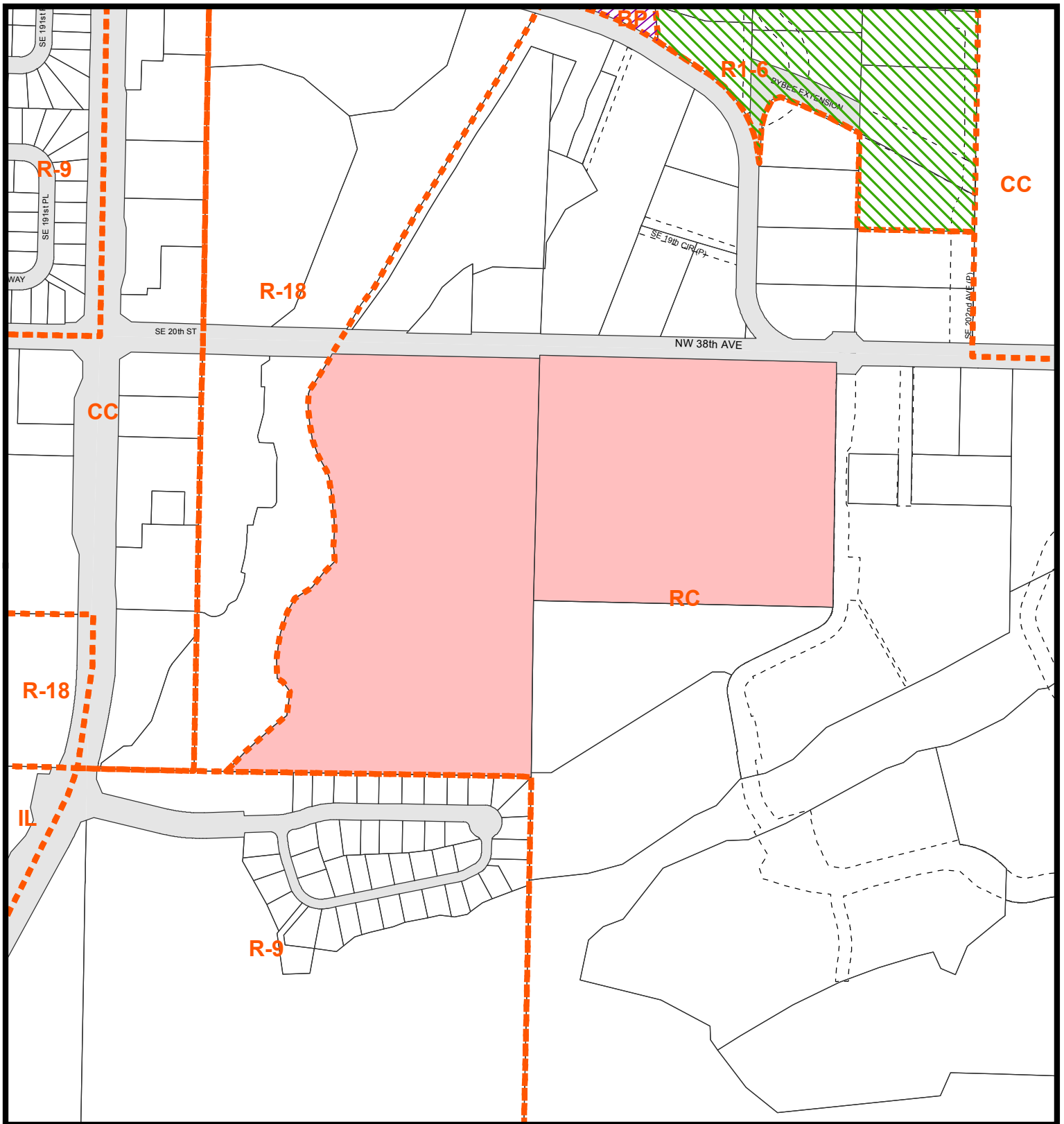
 Proposed Development Area

 2' Elevation Contours

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Zoning Designation

Account No: 126043000, 126255000

Owner: FISHER CREEK WEST LLC

Address: 5700 NW FISHER CREEK DR STE

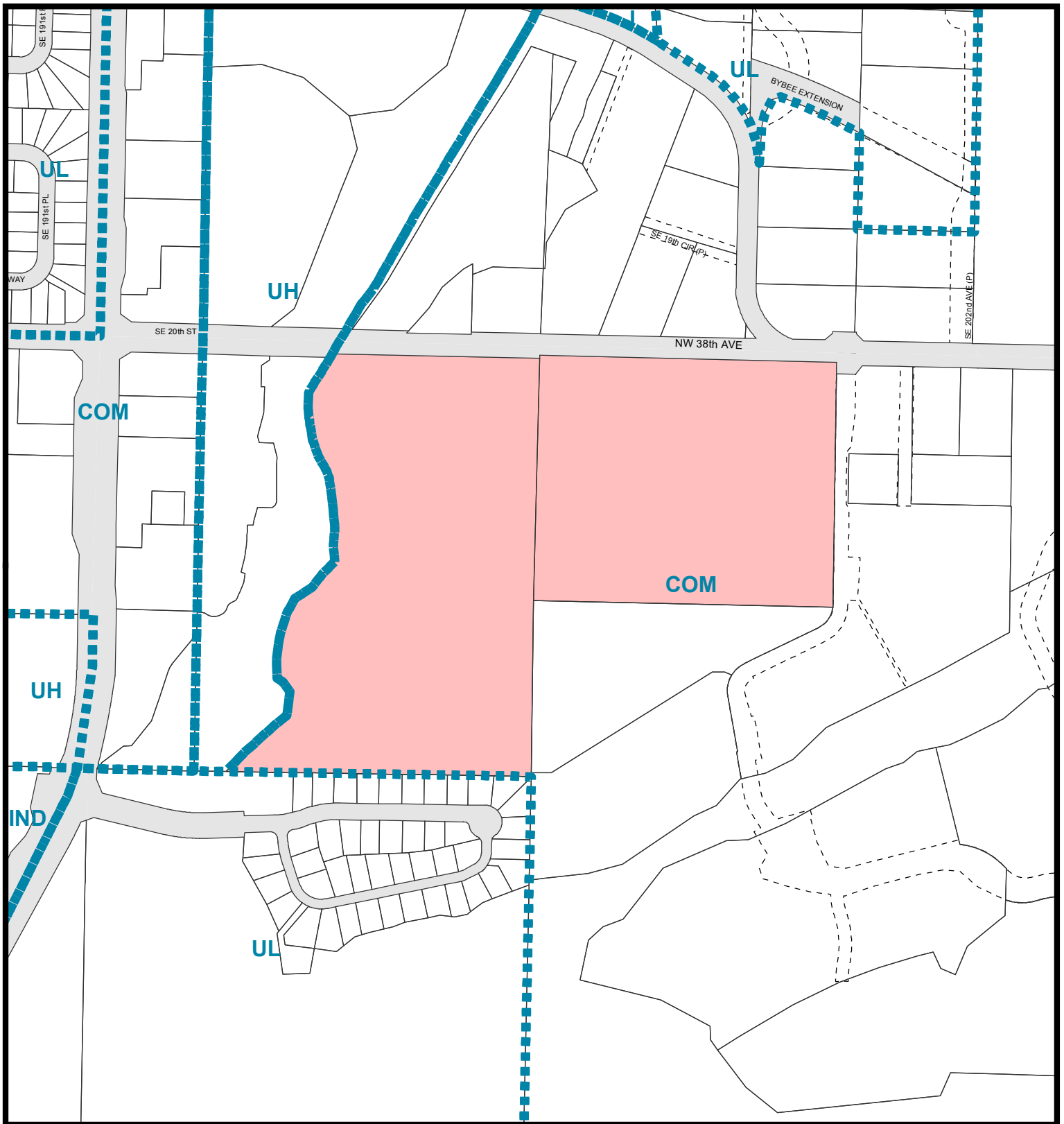
C/S/Z: CAMAS, WA 98607

- 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

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Comprehensive Plan Designation

Account No: 126043000, 126255000

Owner: FISHER CREEK WEST LLC

Address: 5700 NW FISHER CREEK DR STE

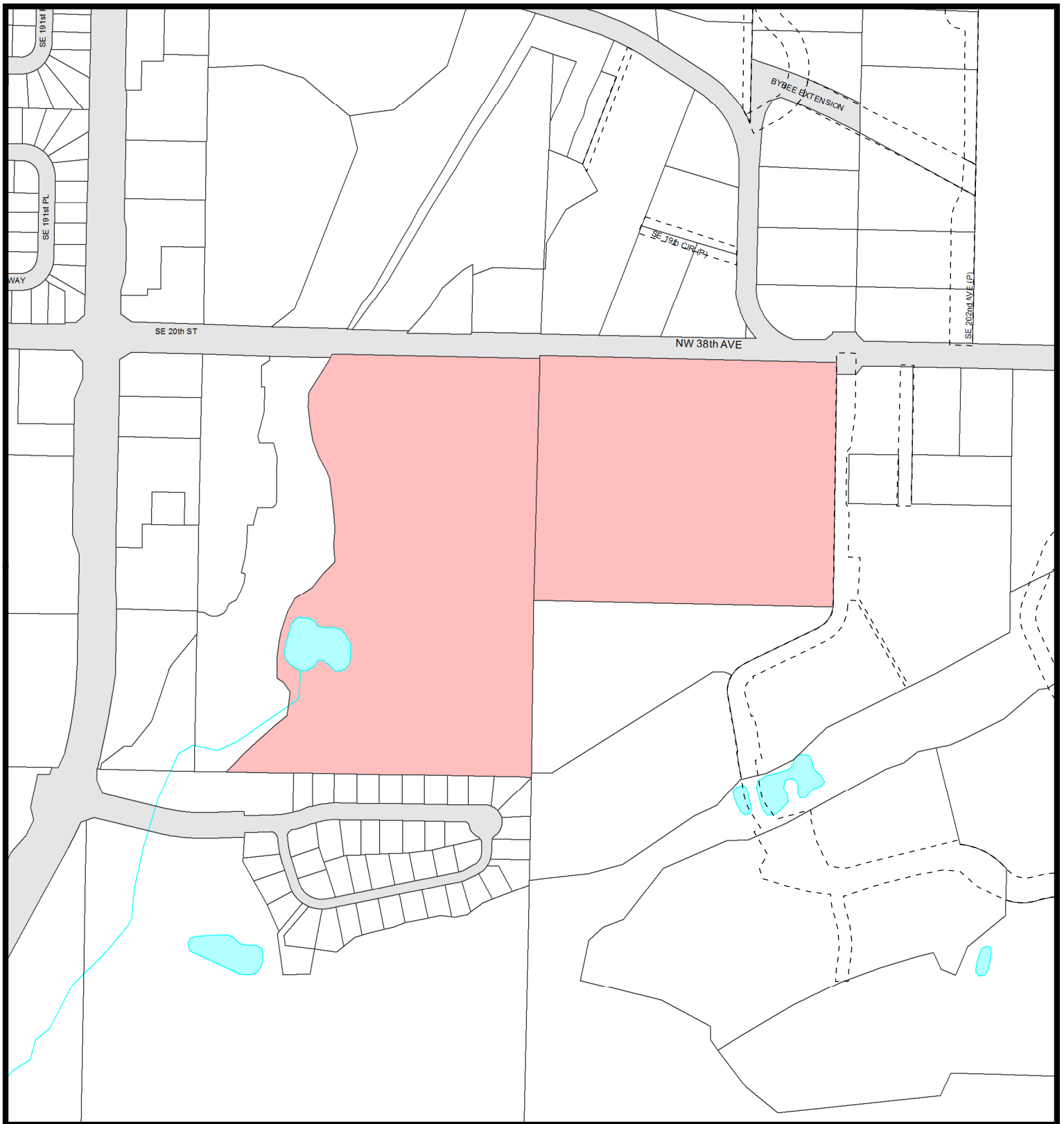
C/S/Z: CAMAS, WA 98607

- 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

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Arterials C-Tran Routes Parks & Trails

Account No: 126043000, 126255000

Owner: FISHER CREEK WEST LLC

Address: 5700 NW FISHER CREEK DR STE

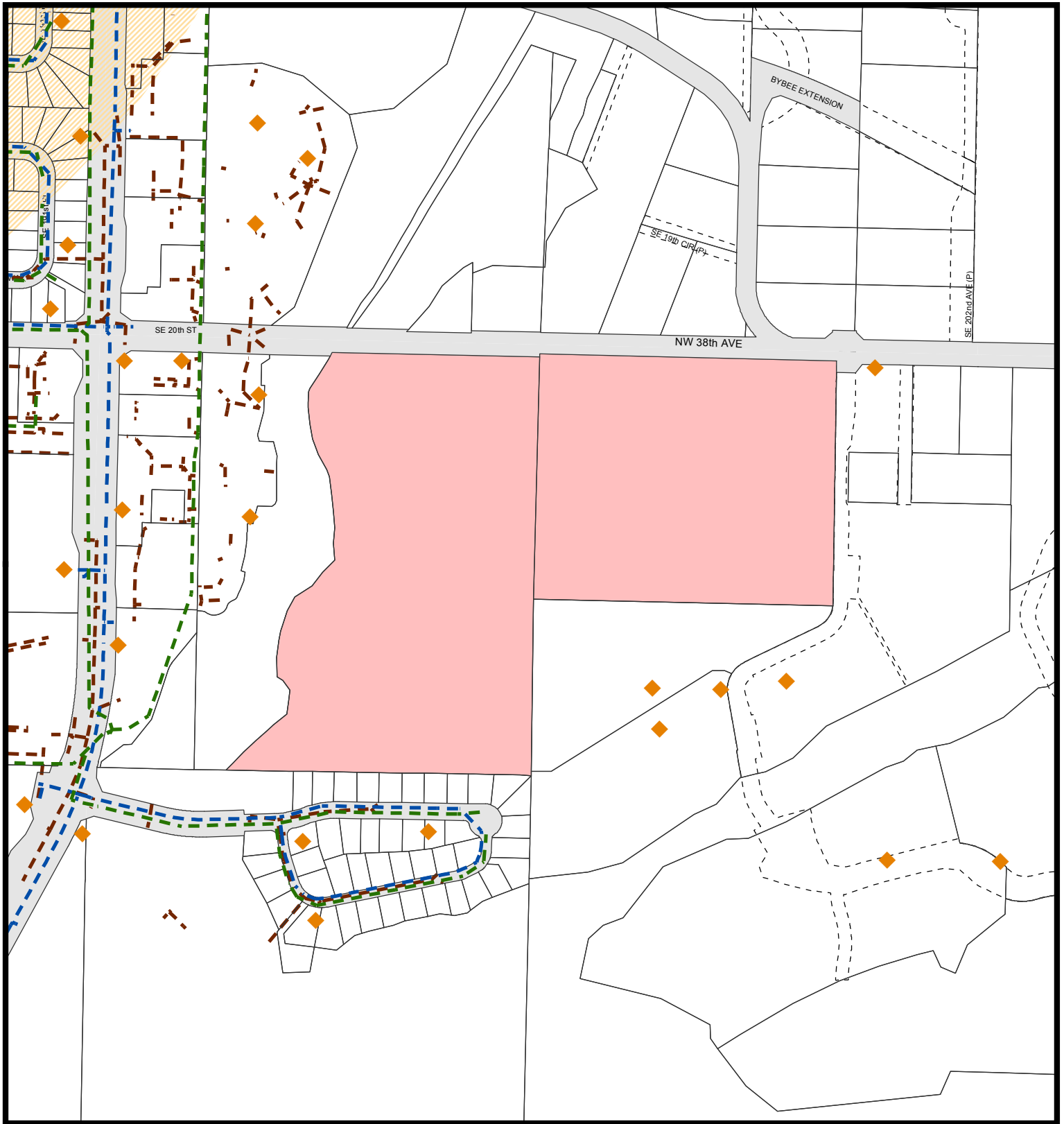
C/S/Z: CAMAS, WA 98607

- | | | |
|--|-----------------------|-----------------------|
| Subject Parcel | Principal Arterial | Rural Minor Collector |
| Public Road | Minor Arterial | State Route |
| Transportation or Major Utility Easement | Collector | Other |
| Parks | Rural Major Collector | Proposed Arterial |
| Trails | Scenic Highway | |
| C-Tran Route | | |

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Water Sewer and Storm Systems

Account No: 126043000, 126255000

Owner: FISHER CREEK WEST LLC

Address: 5700 NW FISHER CREEK DR STE

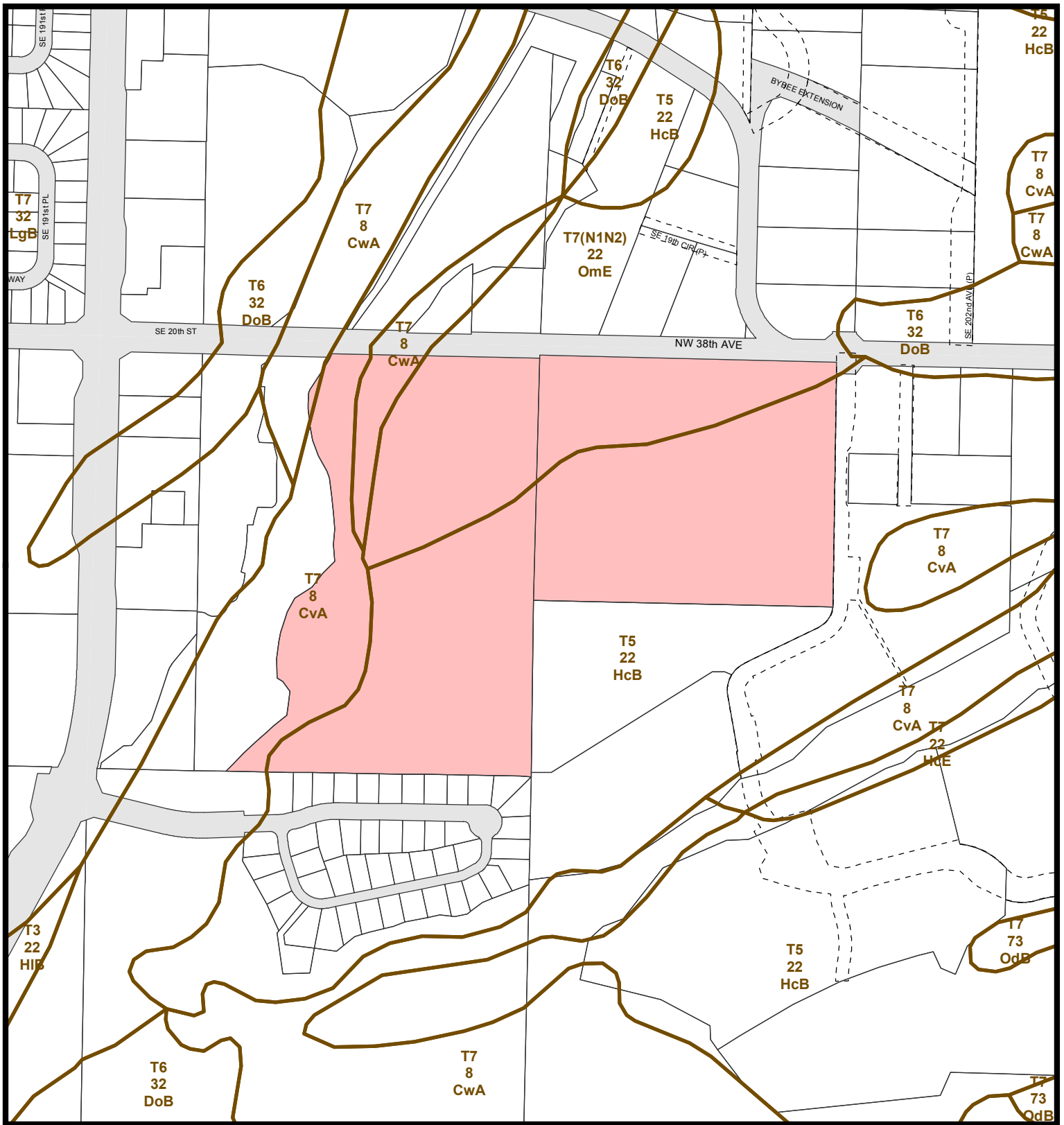
C/S/Z: CAMAS, WA 98607

- 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

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Geographic Information System

1:4,800

0 190 380 570 Feet

Soil Types

Account No: 126043000, 126255000

Owner: FISHER CREEK WEST LLC

Address: 5700 NW FISHER CREEK DR STE

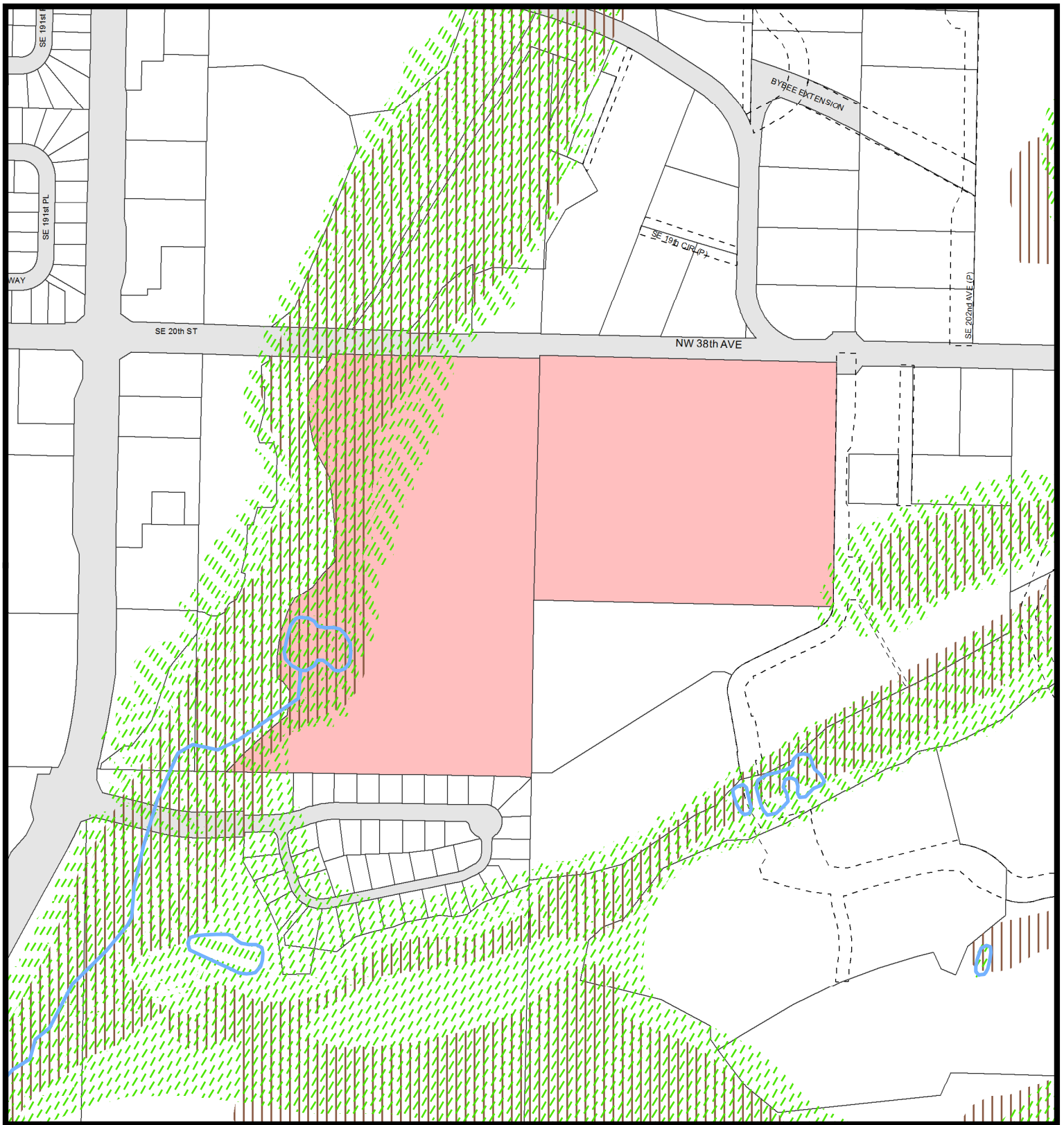
C/S/Z: CAMAS, WA 98607

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

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Geographic Information System

1:4,800

0 190 380 570 Feet

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Environmental Constraints I

Account No: 126043000, 126255000

Owner: FISHER CREEK WEST LLC

Address: 5700 NW FISHER CREEK DR STE

C/S/Z: CAMAS, WA 98607

- 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>

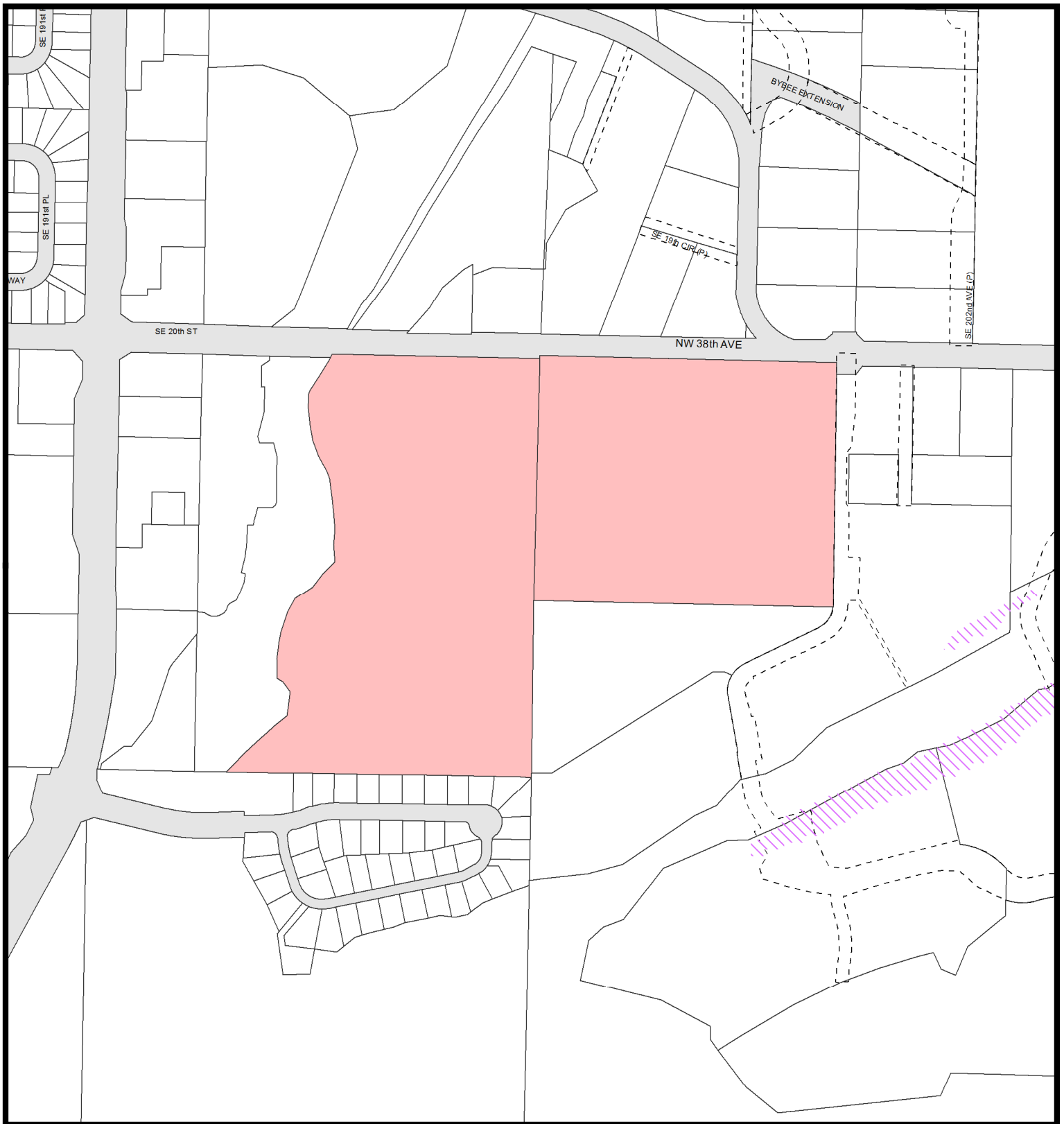
Other jurisdictions – Refer to the Interim Shoreline Designations map layer in MapsOnline until the updated Shoreline Designation Map becomes effective, at which time the Shoreline Designations map layer will take effect.

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

1:4,800

0 190 380 570 Feet

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Environmental Constraints II

Account No: 126043000, 126255000

Owner: FISHER CREEK WEST LLC

Address: 5700 NW FISHER CREEK DR STE

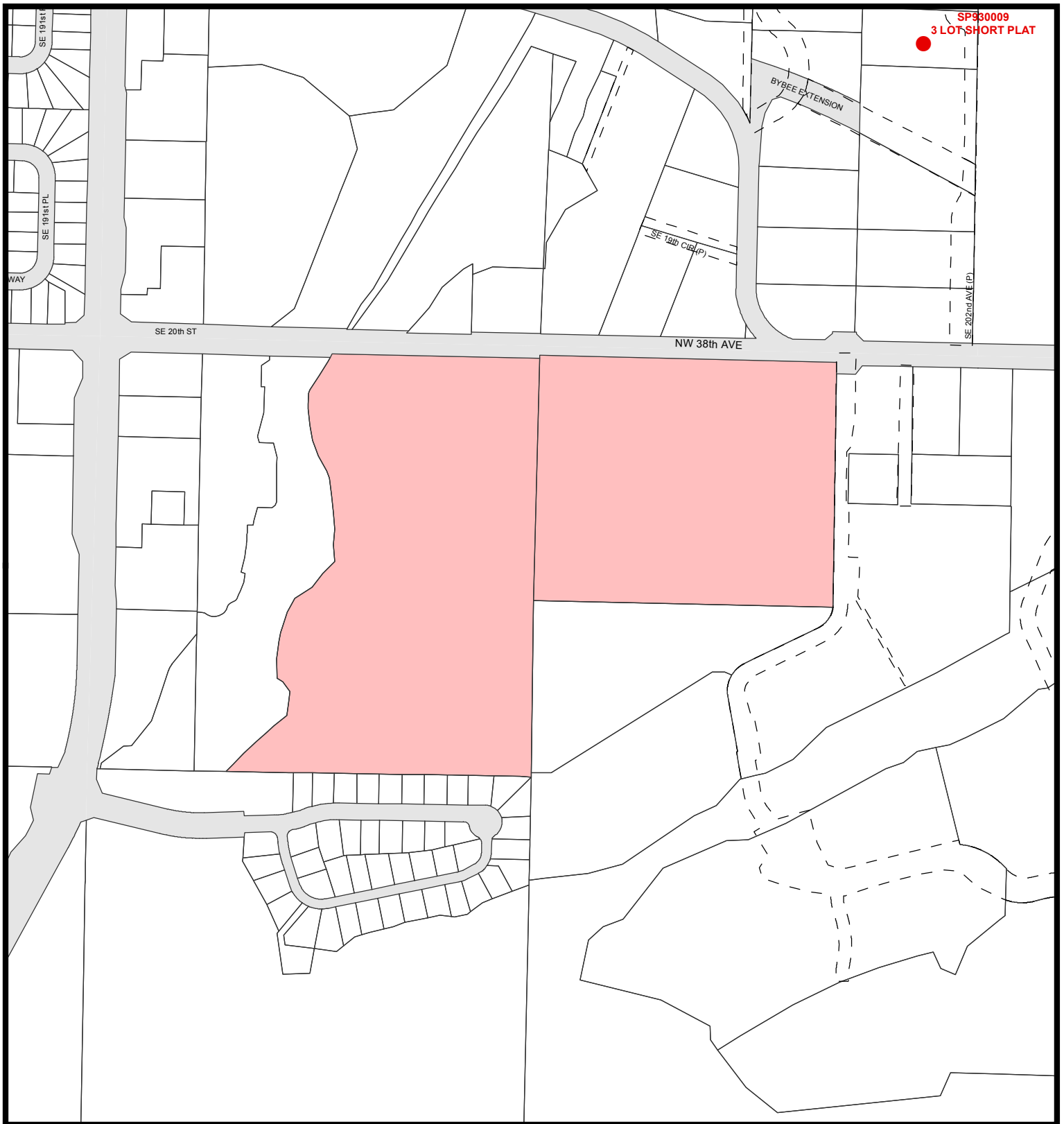
C/S/Z: CAMAS, WA 98607

- 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

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Department of Assessment and GIS

1:4,800

0 200 400 600 Feet

Adjacent Development

Account No: 126043000, 126255000

Owner: FISHER CREEK WEST LLC

Address: 5700 NW FISHER CREEK DR STE

C/S/Z: CAMAS, WA 98607

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

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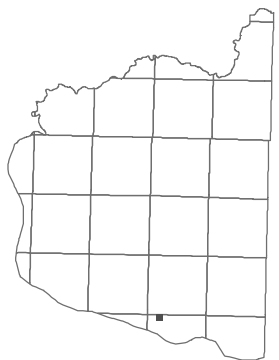
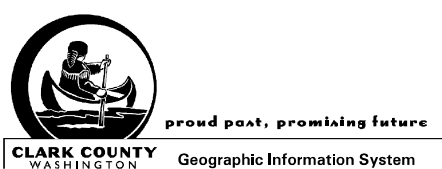
Clark County Washington

NW Qtr of Section 05 T1N R3E WM

Legend

- 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

1:3,600



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Printed on: September 22, 2016

