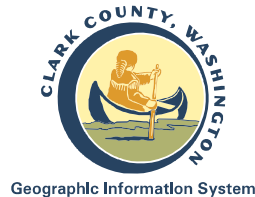


DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Sterling Design, Inc.

Subject Property Account Number(s):

986037307
173178000

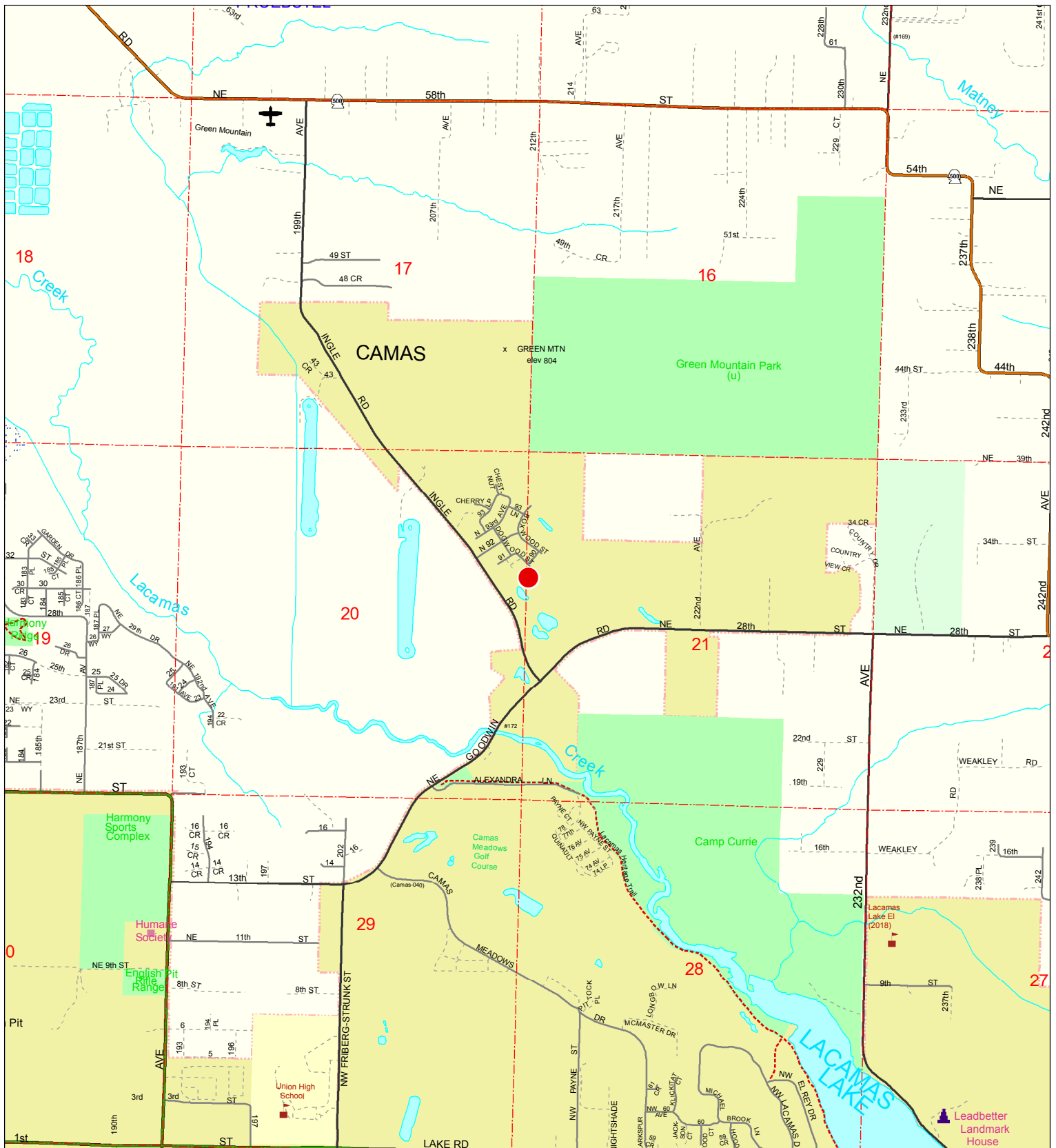
PDF # 203426

Printed: July 02, 2018

Expires: July 02, 2019

Table of Contents

General Location	1
Property Information Fact Sheet	2
Elevation Contours	3
2016 Aerial Photography	4
2016 Aerial Photography with Elevation Contours	5
Zoning Designations	6
Comprehensive Plan Designations	7
Arterials, C-Tran Bus Routes, Parks & Trails	8
Water, Sewer, and Storm Systems	9
Water Systems	10
Hydrant Fire Flow Details	11
Soil Types	12
Environmental Constraints I	13
Environmental Constraints II	14
Adjacent Development	15
Quarter Section Parcels	16



General Location

Account: 986037307, 173178000
 Owner: AE GREEN MOUNTAIN LLC
 Address: 2551 W 1ST ST
 C/S/Z: WASHOUGAL, WA 98671

Printed on: July 02, 2018

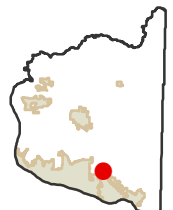


Geographic Information System

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.

● Location of Subject Property(s)



Property Information Fact Sheet

Mailing Information:

Account No.: 986037307, 173178000
Owner: AE GREEN MOUNTAIN LLC
Address: 2551 W 1ST ST
C/S/Z: WASHOUGAL, WA 98671

Assessed Parcel Size: 7.89 Ac

Property Type: PRIME DEVELOPABLE GROUND

PARCEL LOCATION FINDINGS:

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

Municipal Jurisdiction: Camas

Urban Growth Area: Camas

Zoning: MF-10, CC

Zoning Overlay: Airport Overlay - Zone C,
Gateway Corridor

Comprehensive Plan Designation: MFL,
COM

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): DoB, 100.0% of parcel

Hydric Soils: Non-Hydric, 100.0% of parcel

Flood Zone Designation: Outside Flood Area

CARA: Category 2 Recharge Areas

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

NEHRP: C

Slope: 0 - 5 percent, 65.8% of parcel

10 - 15 percent, 4.4%

5 - 10 percent, 29.8%

Landslide Hazards: No Mapping Indicators

Slope Stability: No Mapping Indicators

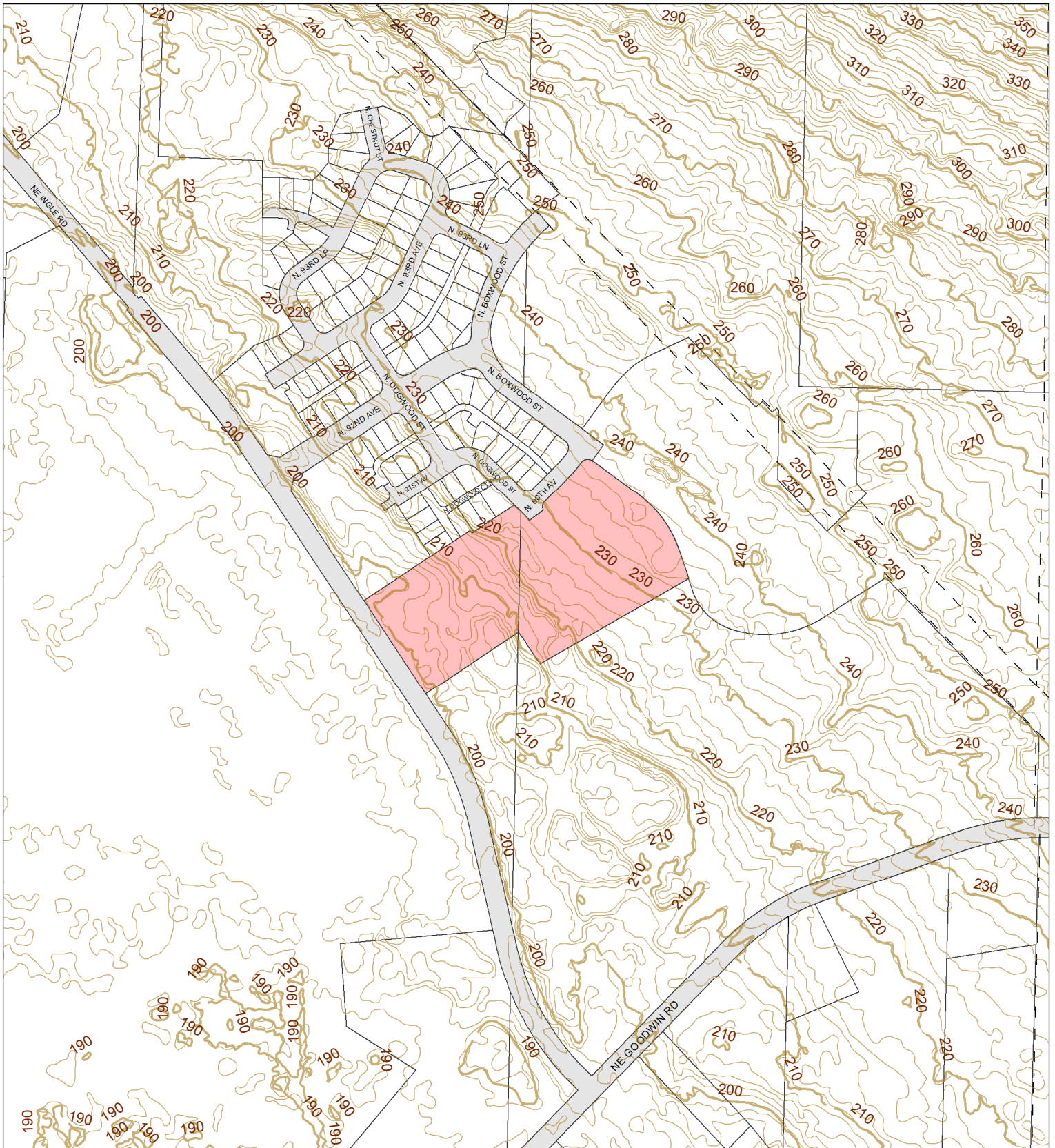
Priority Habitat and Species Areas: No Mapping Indicators

Priority Species Area Buffer: No Mapping Indicators

Priority Habitat Area Buffer: No Mapping Indicators

Archeological Predictive: High, 3.1% of parcel
Moderate-High, 96.9%

Archeological Site Buffers: Mapping Indicators Found





CLARK COUNTY, WASHINGTON
Geographic Information System

0 200 400 Feet

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Elevation Contours

Account: 986037307, 173178000
 Owner: AE GREEN MOUNTAIN LLC
 Address: 2551 W 1ST ST
 C/S/Z: WASHOUGAL, WA 98671

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

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23117	23116	23115
23120	23121	23122
23129	23128	23127

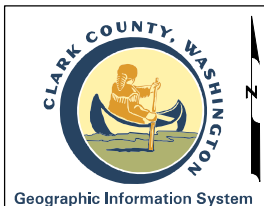
Developer's Packet: Page 3 of 16



2016 Aerial Photography


Account: 986037307, 173178000
 Owner: AE GREEN MOUNTAIN LLC
 Address: 2551 W 1ST ST
 C/S/Z: WASHOUGAL, WA 98671

Printed on: July 02, 2018



0 200 400 Feet

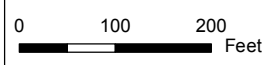
 Subject Property(s)

23117	23116	23115
23120	 23121	23122
23129	23128	23127

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Geographic Information System



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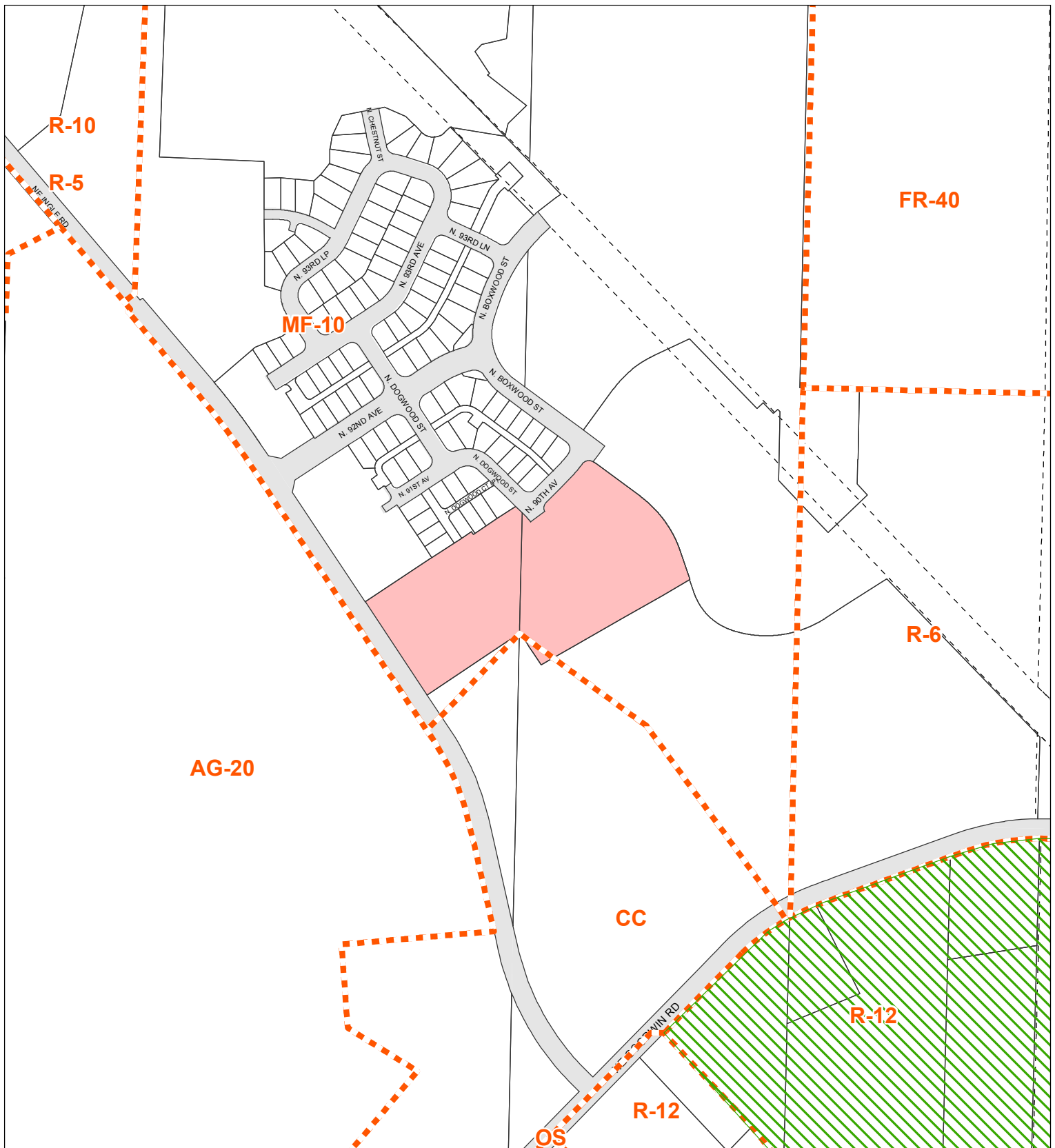
2016 Aerial Photography with Elevation Contours


Account: 986037307, 173178000
 Owner: AE GREEN MOUNTAIN LLC
 Address: 2551 W 1ST ST
 C/S/Z: WASHOUGAL, WA 98671

- Subject Property(s)
- 2' Elevation Contours

Printed on: July 02, 2018

23117	23116	23115
23120	23121	23122
23129	23128	23127





Geographic Information System

0 200 400 Feet

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Zoning Designations

Account: 986037307, 173178000
 Owner: AE GREEN MOUNTAIN LLC
 Address: 2551 W 1ST ST
 C/S/Z: WASHOUGAL, WA 98671

Printed on: July 02, 2018

23117	23116	23115
23120	23121	23122
23129	23128	23127

Subject Property(s)

Public Road

Transportation or Major Utility Easement

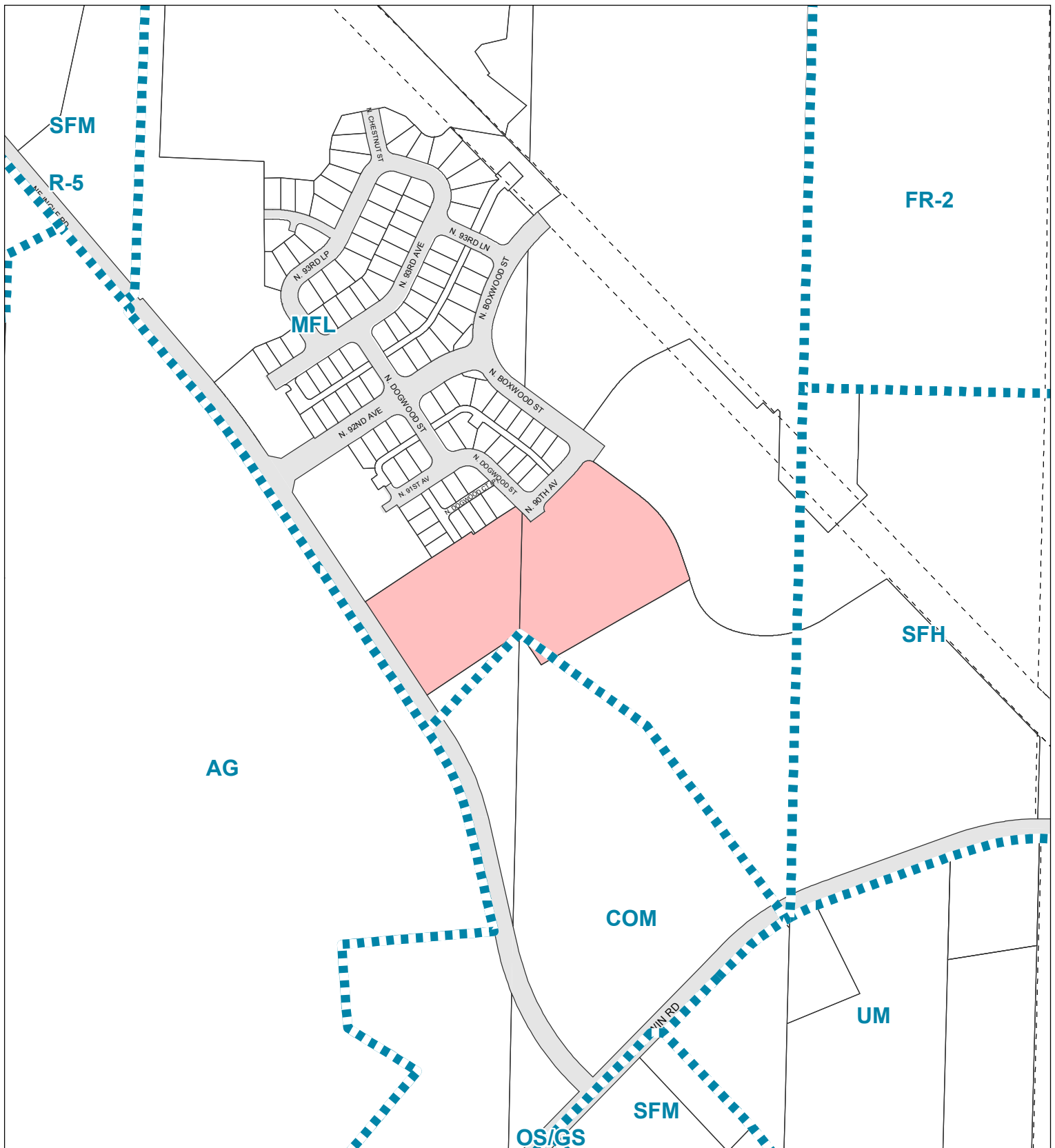
Zoning Boundary

Urban Holding - 10 (UH-10)

Urban Holding - 20 (UH-20)

Urban Holding - 40 (UH-40)

Surface Mining Overlay District



0 200 400 Feet

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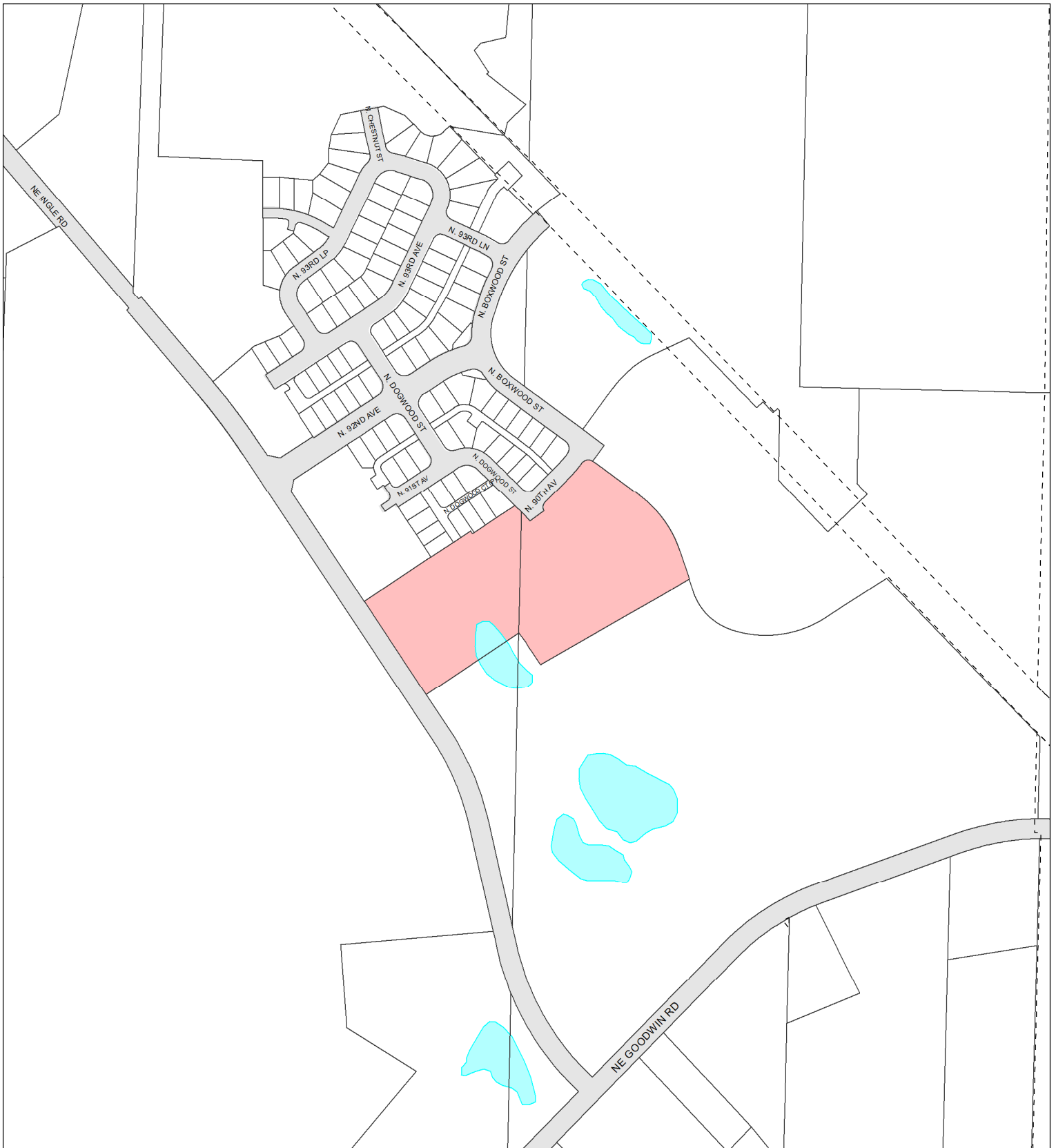
Comprehensive Plan Designations

Account: 986037307, 173178000
 Owner: AE GREEN MOUNTAIN LLC
 Address: 2551 W 1ST ST
 C/S/Z: WASHOUGAL, WA 98671

- 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

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23117	23116	23115
23120	23121	23122
23129	23128	23127



Arterials, C-Tran Bus Routes, Parks & Trails

Account: 986037307, 173178000
 Owner: AE GREEN MOUNTAIN LLC
 Address: 2551 W 1ST ST
 C/S/Z: WASHOUGAL, WA 98671

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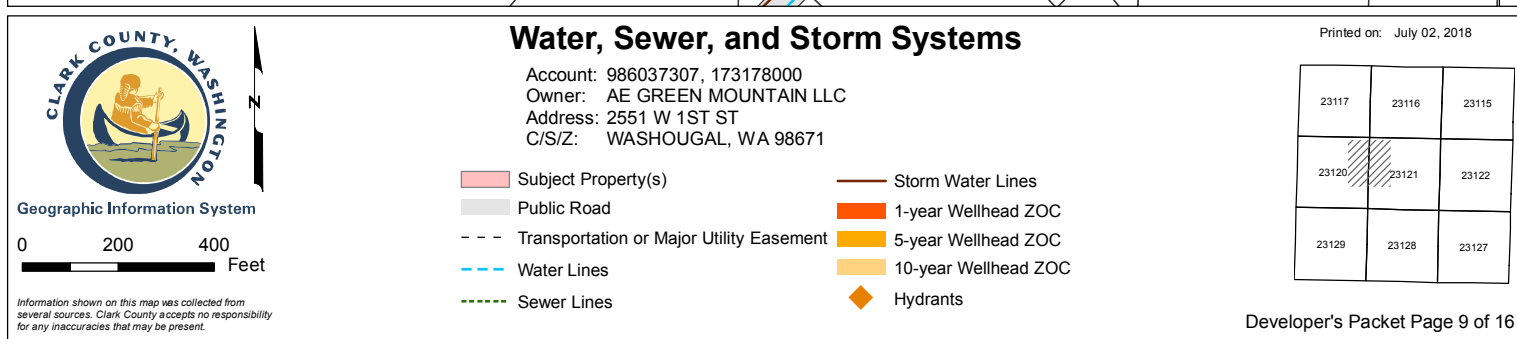
Geographic Information System

0 200 400 Feet

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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Parks
- Trail
- C-Tran Route
- Principal Arterial
- Minor Arterial
- Collector
- Rural Major Collector
- Rural Minor Collector
- State Route
- Other
- Proposed Arterial
- Scenic Highway

23117	23116	23115
23120	23121	23122
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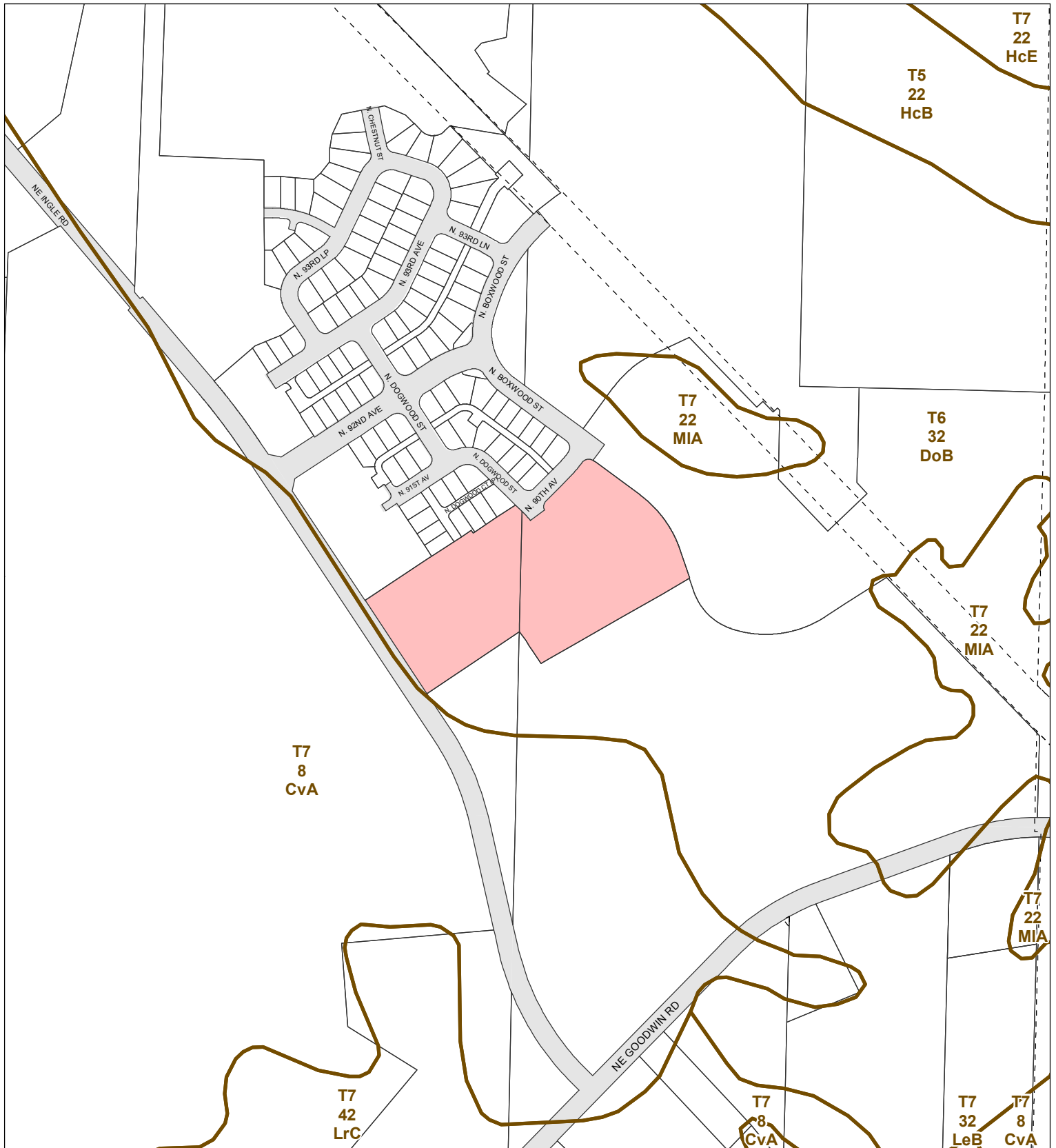
Hydrant Fire Flow Details


Account No.: 986037307, 173178000
Owner: AE GREEN MOUNTAIN LLC
Address: 2551 W 1ST ST
C/S/Z: WASHOUGAL, WA 98671

Water District(s)	Hydrant Data Update	Project Site Provider
Camas (There is currently no hydrant data for this 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	0 ft
Unknown	Camas	0.0"	No Data	None	47 ft
Unknown	Camas	0.0"	No Data	None	347 ft
Unknown	Camas	0.0"	No Data	None	495 ft





CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

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Soil Types

Account: 986037307, 173178000
 Owner: AE GREEN MOUNTAIN LLC
 Address: 2551 W 1ST ST
 C/S/Z: WASHOUGAL, WA 98671

Subject Property(s)

Public Road

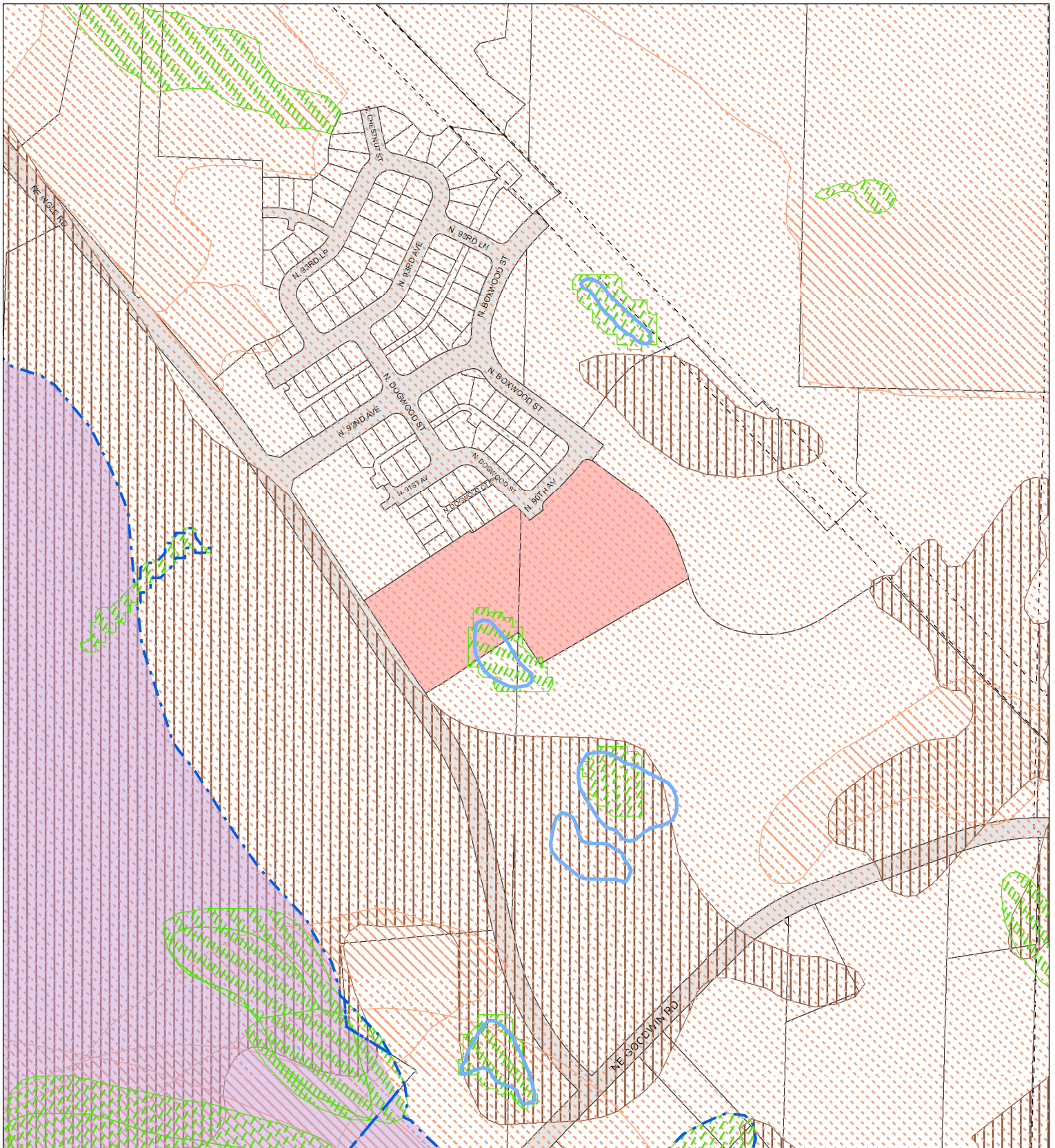
Transportation or Major Utility Easement

Soil Type Boundary

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23117	23116	23115
23120	23121	23122
23129	23128	23127

Developer's Packet Page 12 of 16





Geographic Information System

0 200 400 Feet

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Environmental Constraints I

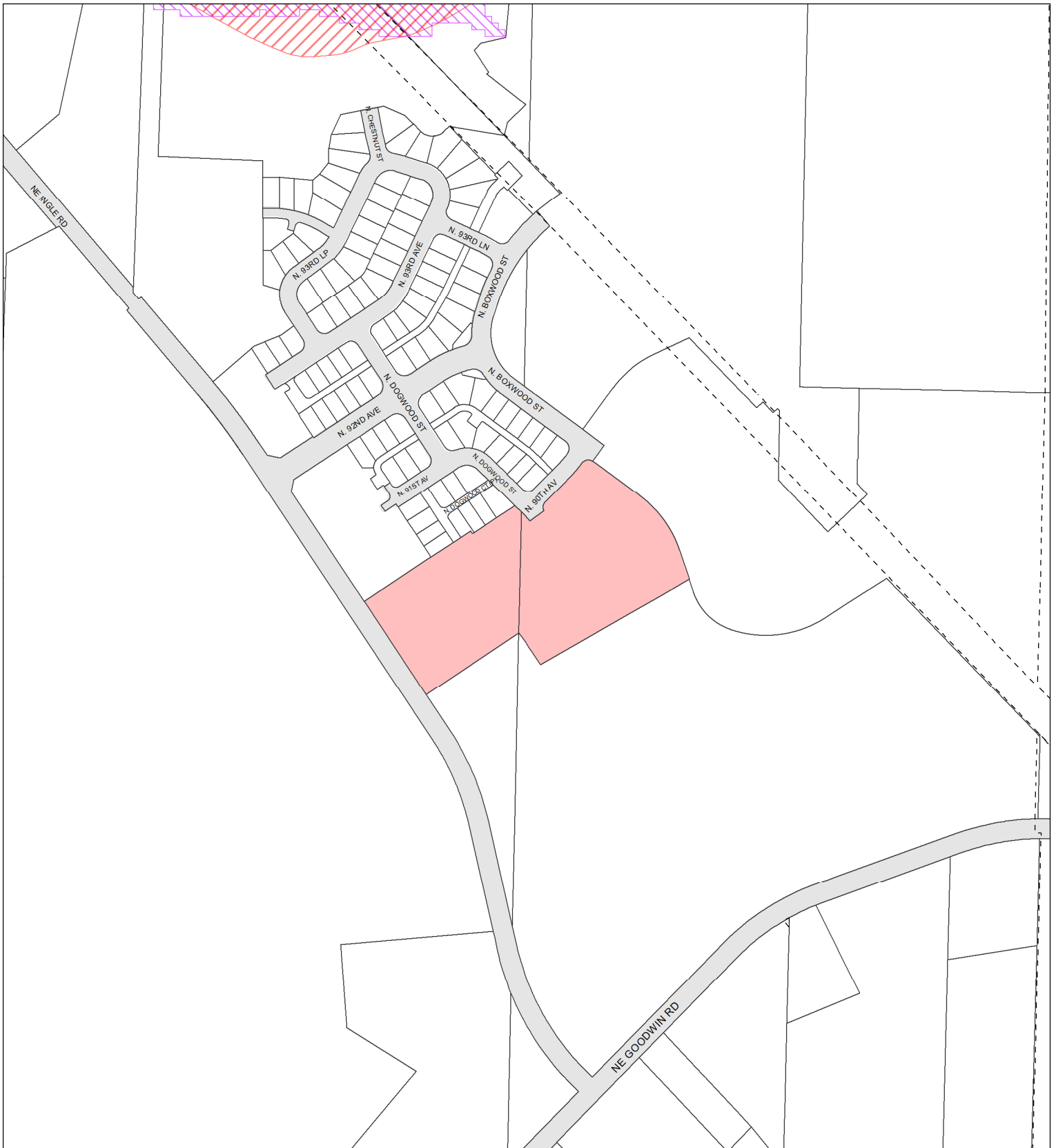
Account: 986037307, 173178000
 Owner: AE GREEN MOUNTAIN LLC
 Address: 2551 W 1ST ST
 C/S/Z: WASHOUGAL, WA 98671

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23117	23116	23115
23120	23121	23122
23129	23128	23127

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- Non-Riparian Habitat or Species Area

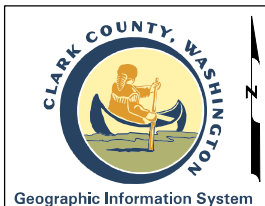
- CARA Category 1
- 100 year Floodplains
- Floodway
- Shorelines
- Stream



Environmental Constraints II

Account: 986037307, 173178000
 Owner: AE GREEN MOUNTAIN LLC
 Address: 2551 W 1ST ST
 C/S/Z: WASHOUGAL, WA 98671

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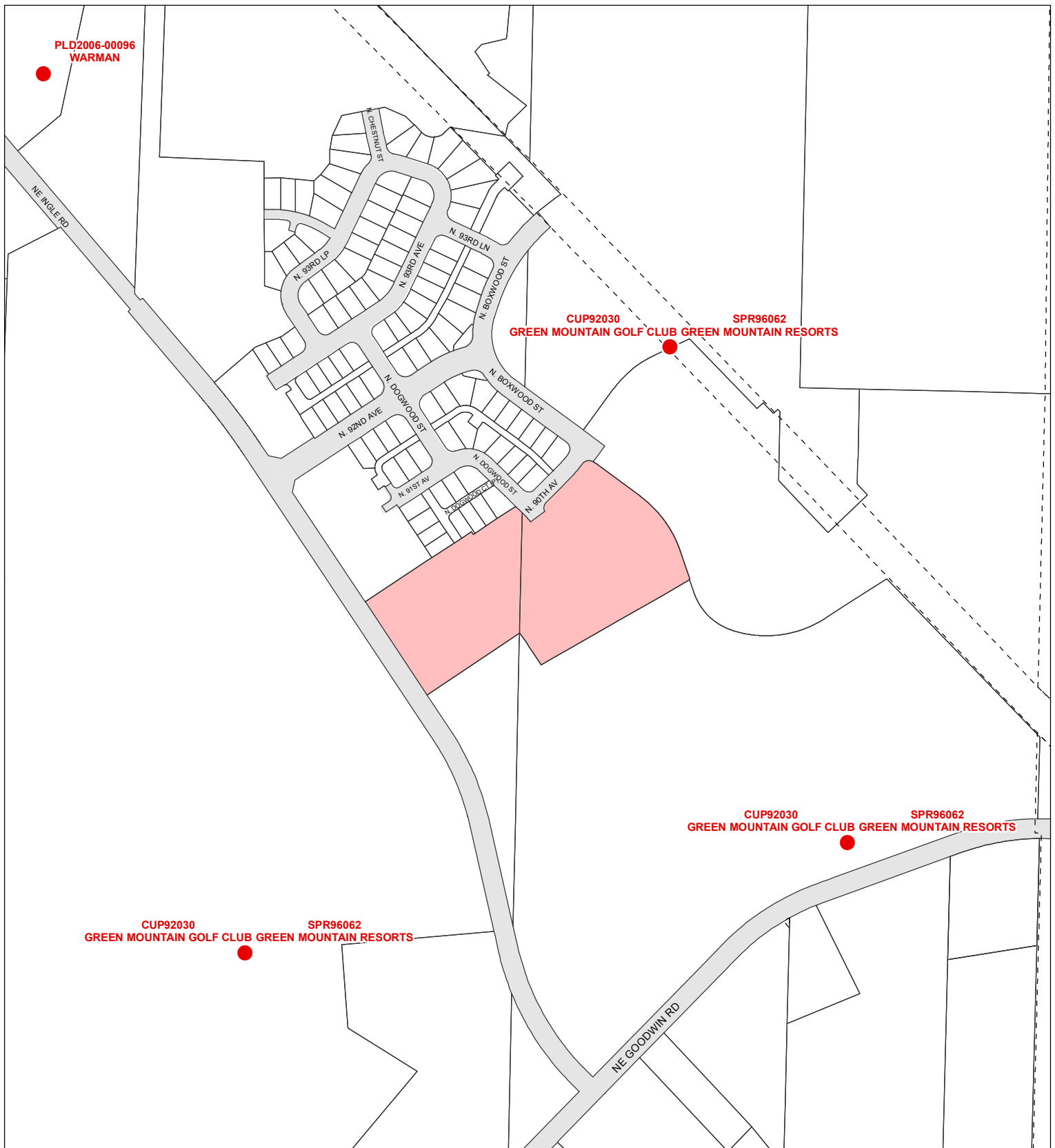



0 200 400 Feet

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- Subject Property(s)
- 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

23117	23116	23115
23120	23121	23122
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Geographic Information System

0 200 400 Feet

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Adjacent Development

Account: 986037307, 173178000
 Owner: AE GREEN MOUNTAIN LLC
 Address: 2551 W 1ST ST
 C/S/Z: WASHOUGAL, WA 98671

Subject Property(s)

Public Road

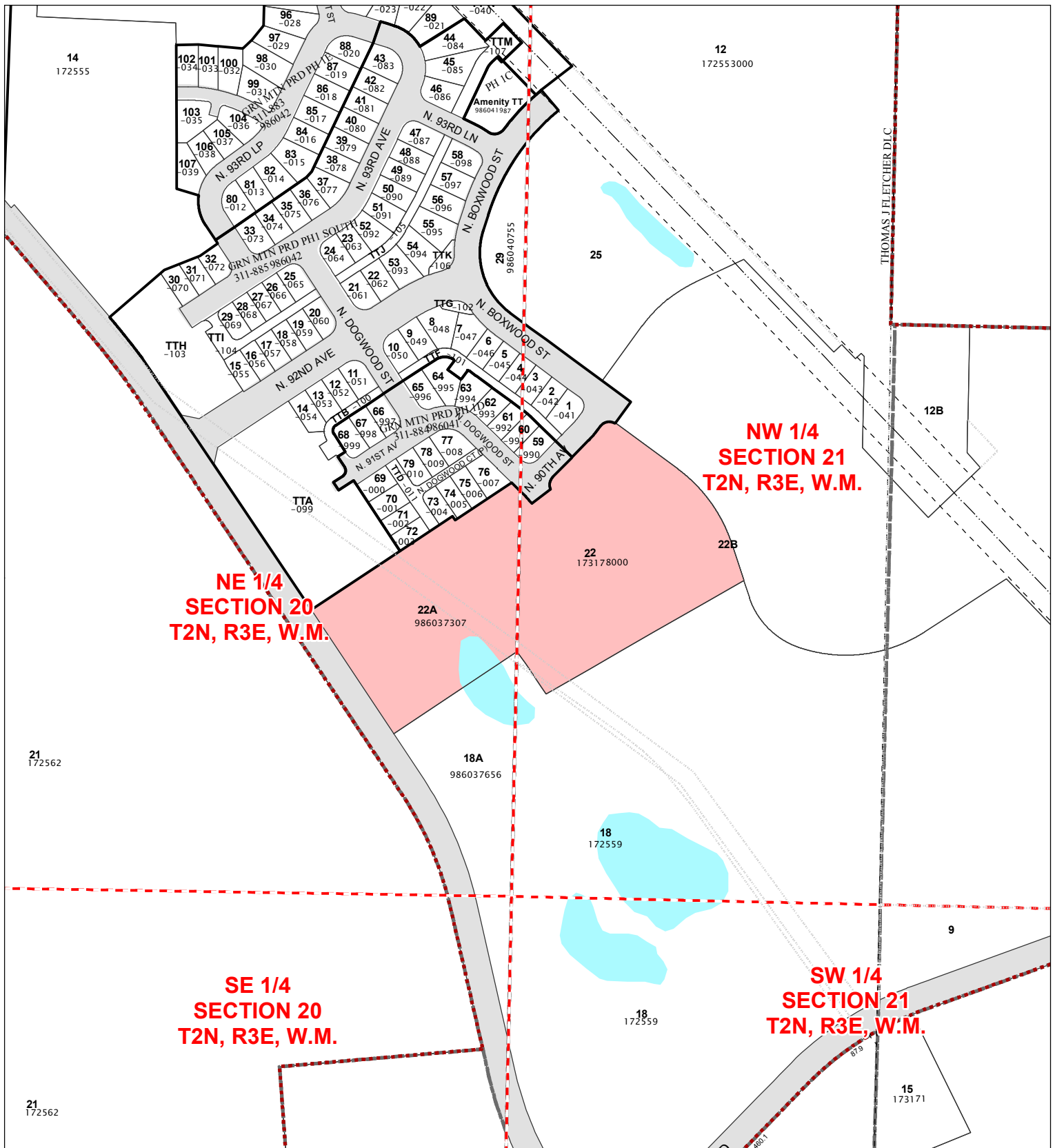
Transportation or Major Utility Easement

Adjacent Development

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23117	23116	23115
23120	23121	23122
23129	23128	23127

Developer's GIS Packet: Page 15 of 16





CLARK COUNTY, WASHINGTON

Geographic Information System

0 150 300 Feet

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Quarter Section Parcels

Account: 986037307, 173178000
 Owner: AE GREEN MOUNTAIN LLC
 Address: 2551 W 1ST ST
 C/S/Z: WASHOUGAL, WA 98671

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23117	23116	23115
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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

Developer's Packet: Page 16 of 16