



DEVELOPER'S

GIS



PACKET

Produced By:
Clark County Geographic Information System

For:
Nicolle Pratt
597-0971

Subject Property Account Number(s):

196656000	198101000
198375000	198072000
198335000	198075000
198324000	
198113000	
198111000	
198082000	
198080000	
198076000	
198112000	

PDF # 121959

Printed: March 04, 2014

Expires: March 04, 2015



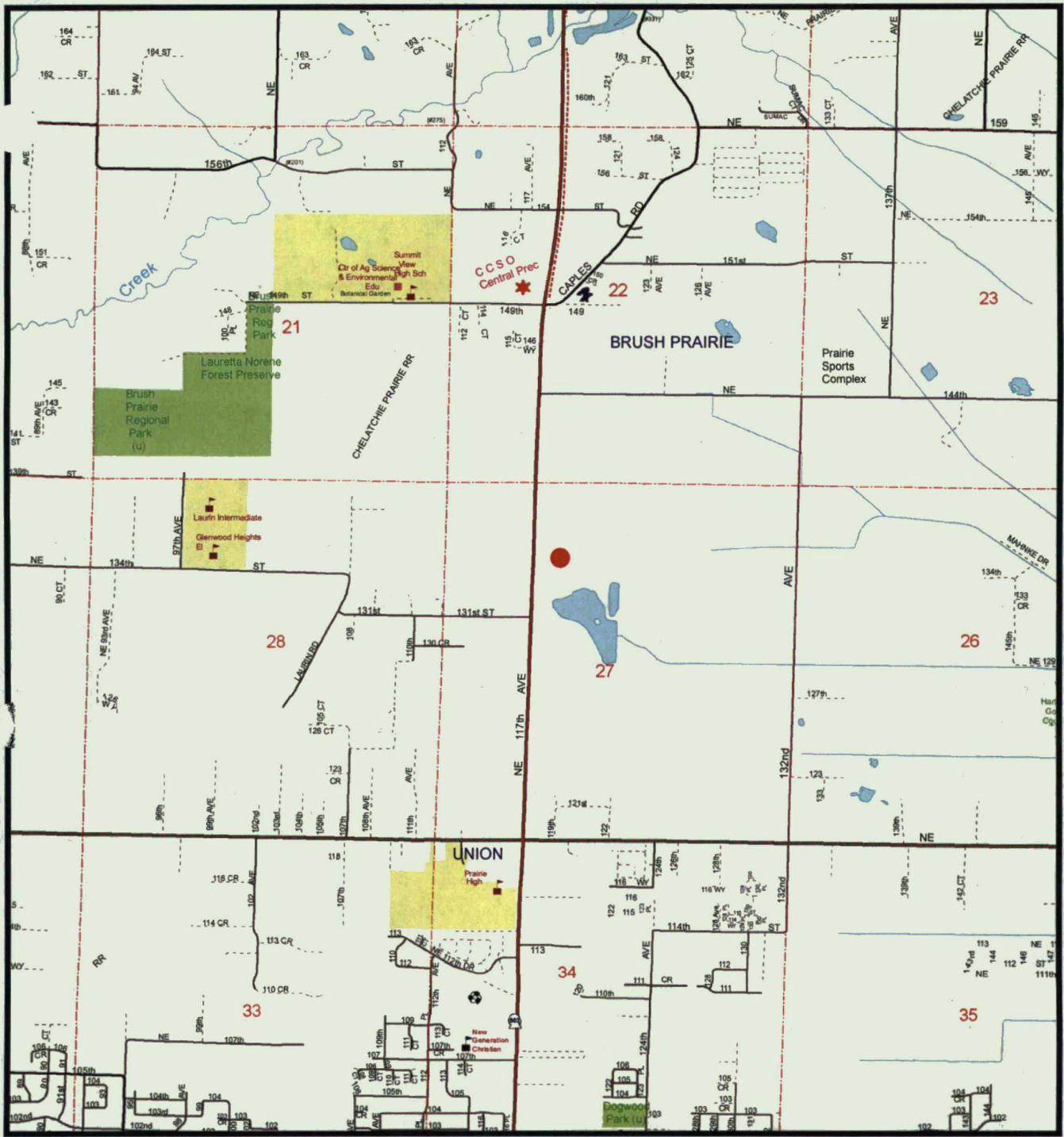
CLARK COUNTY
WASHINGTON

proud past, promising future



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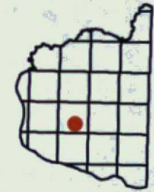
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General Location Map

Printed on: March 04, 2014

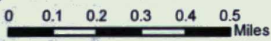
Account No: 196656000, 198375000, 198335000, 198324000
 Owner: ACKERLAND LLC
 Address: PO BOX 1300
 C/S/Z: BRUSH PRAIRIE, WA 98606



Geographic Information System

1:24,000

● Subject Property Location



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 196656000, 198375000, 198335000, 198324000, 198113000, 198111000, 198082000, 198080000, 198081000, 198112000, 198101000, 198072000, 198075000
Owner ACKERLAND LLC
Address PO BOX 1300
C/S/Z BRUSH PRAIRIE, WA 98606

Assessed Parcel Size 595.65 Ac
Property Type Multiple Property Types

PARCEL LOCATION FINDINGS

Quarter Section(s) NE 1/4, S27, T3N, R2E,
NE 1/4, S28, T3N, R2E,
NW 1/4, S27, T3N, R2E,
SE 1/4, S21, T3N, R2E,
SE 1/4, S27, T3N, R2E,
SW 1/4, S27, T3N, R2E

Municipal Jurisdiction: Clark County
Urban Growth Area County, Vancouver
Zoning: AG-20, IL
Comprehensive Plan Designation: AG,

Columbia River Gorge NSA No Mapping Indicators
Building Moratorium: No Indicators,
Rural Land Division Moratorium

Late-Comer Area No Mapping Indicators
Trans Impact Fee Area North Orchards, Rural 1
Park Impact Fee District 0, 6
Neighborhood Association Greater Brush Prairie
School District Battle Ground
Elementary School Glenwood Heights
Junior High School Laurin
Senior High School Prairie
Fire District FD 3, FD 5
Sewer District Clark Regional, Rural/Resource
Water District Clark Public Utilities
Wildland No Mapping Indicators
Historic Sites No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS.

Soil Type(s) CwA, 0 1% of parcel
CwA, 0 1%
DoB, 27 3%
HIA, 39 9%
HIB, 8 6%
LeB, 0 1%
MIA, 17 8%
Sr, 1 3%
Su, 4 0%
WAT, 0 8%

Hydric Soils Hydric, 23 3% of parcel
Non-Hydric, 75 8%
Water, 0 8%

Flood Zone Designation Outside Flood Area
CARA Category 1 Recharge Areas, Category 2 Recharge Areas
Liquefaction Susceptibility Peat, Very Low, Very Low to Low
NEHRP: C, D, PEAT

Slope 0 - 5 percent, 0 2% of parcel
10 - 15 percent, 0 1%
15 - 25 percent, 0 0%
5 - 10 percent, 99 7%

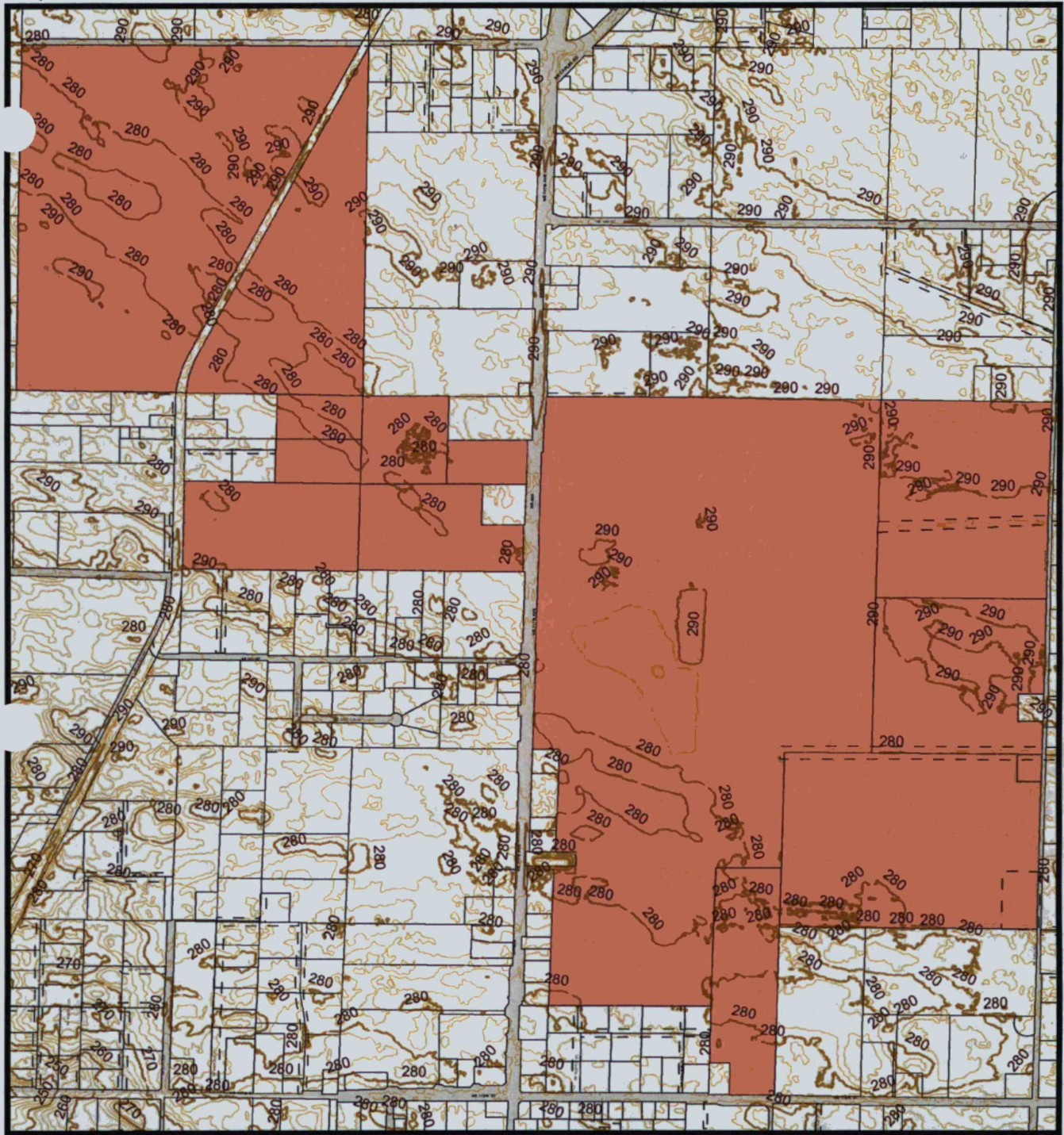
Landslide Hazards Slopes > 15%
Slope Stability No Mapping Indicators

Priority Habitat and Species Areas: No Mapping Indicators,
Riparian Habitat Conservation Area

Priority Species Area Buffer: WDFW Priority Species Buffer
Priority Habitat Area Buffer No Mapping Indicators
Archeological Predictive High, 63 5% of parcel
Moderate-High, 36 5%
Archeological Site Buffers No Mapping Indicators

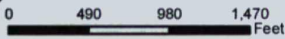
NOTE

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.



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Elevation Contours

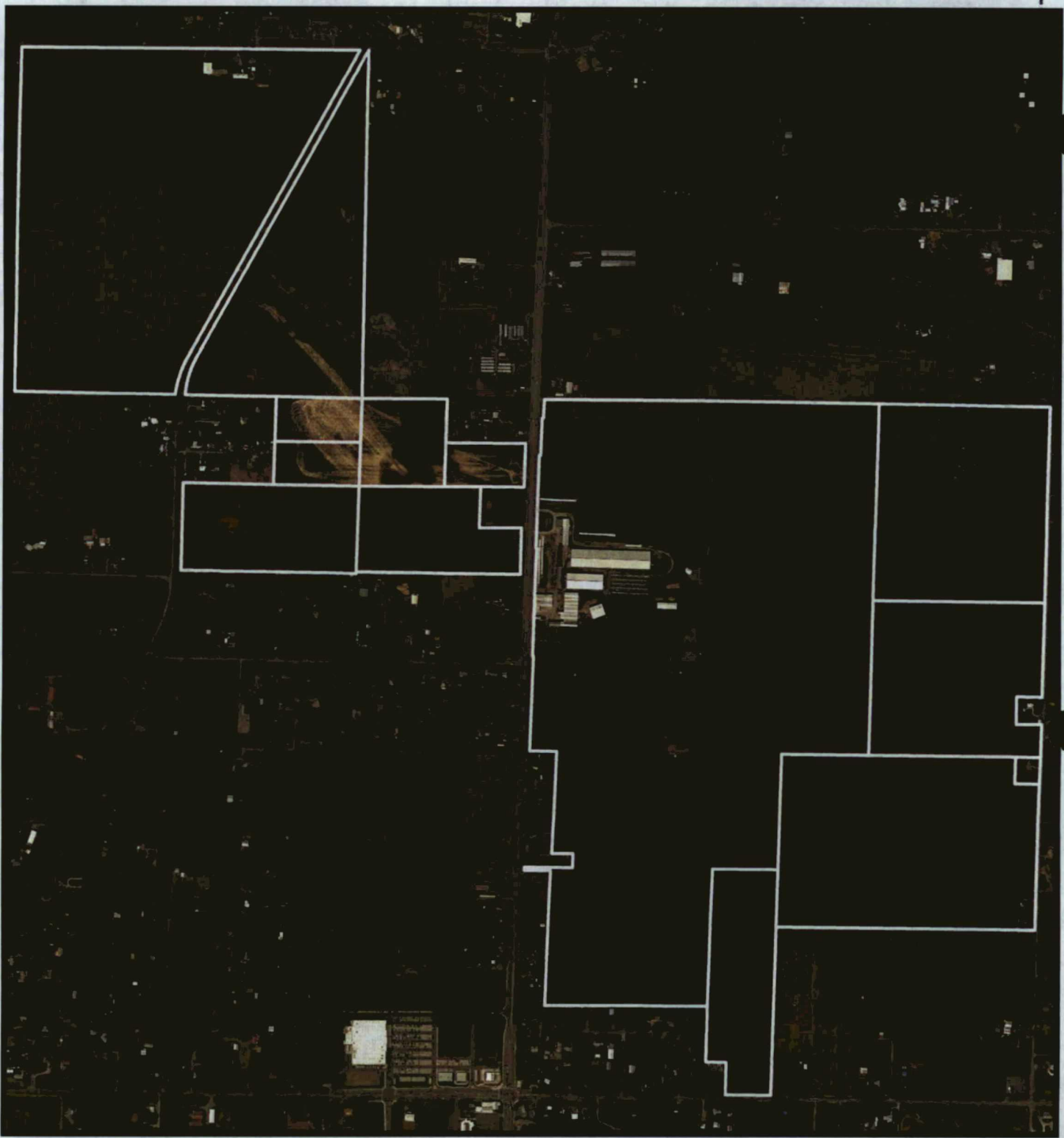
Account No: 196656000, 198375000, 198335000, 198324000
 Owner: ACKERLAND LLC
 Address: PO BOX 1300
 C/S/Z: BRUSH PRAIRIE, WA 98606

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

Printed on: March 04, 2014



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0 510 1,020 1,530 Feet

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
2012 Aerial Photography

Account No: 196656000, 198375000, 198335000, 198324000

Owner: ACKERLAND LLC

Address: PO BOX 1300

C/S/Z: BRUSH PRAIRIE, WA 98606

 Proposed Development Area

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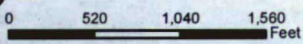
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2012 Aerial Photography with Contours

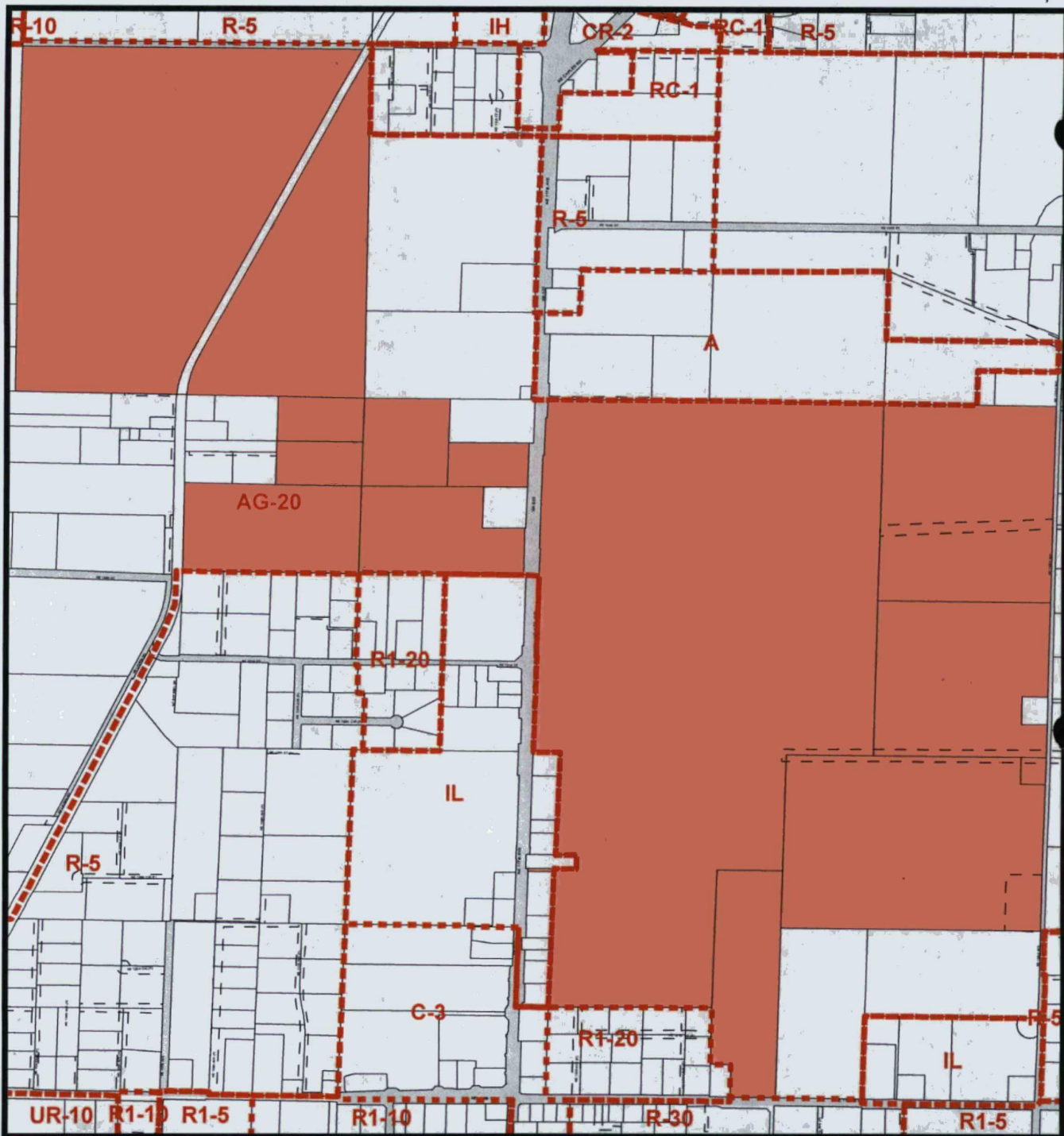
Account No: 196656000, 198375000, 198335000, 198324000
 Owner: ACKERLAND LLC
 Address: PO BOX 1300
 C/S/Z: BRUSH PRAIRIE, WA 98606

- Proposed Development Area
- Elevation Contours

Printed on: March 04, 2014

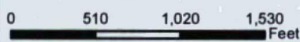
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Zoning Designation

Account No: 196656000, 198375000, 198335000, 198324000

Owner: ACKERLAND LLC

Address: PO BOX 1300

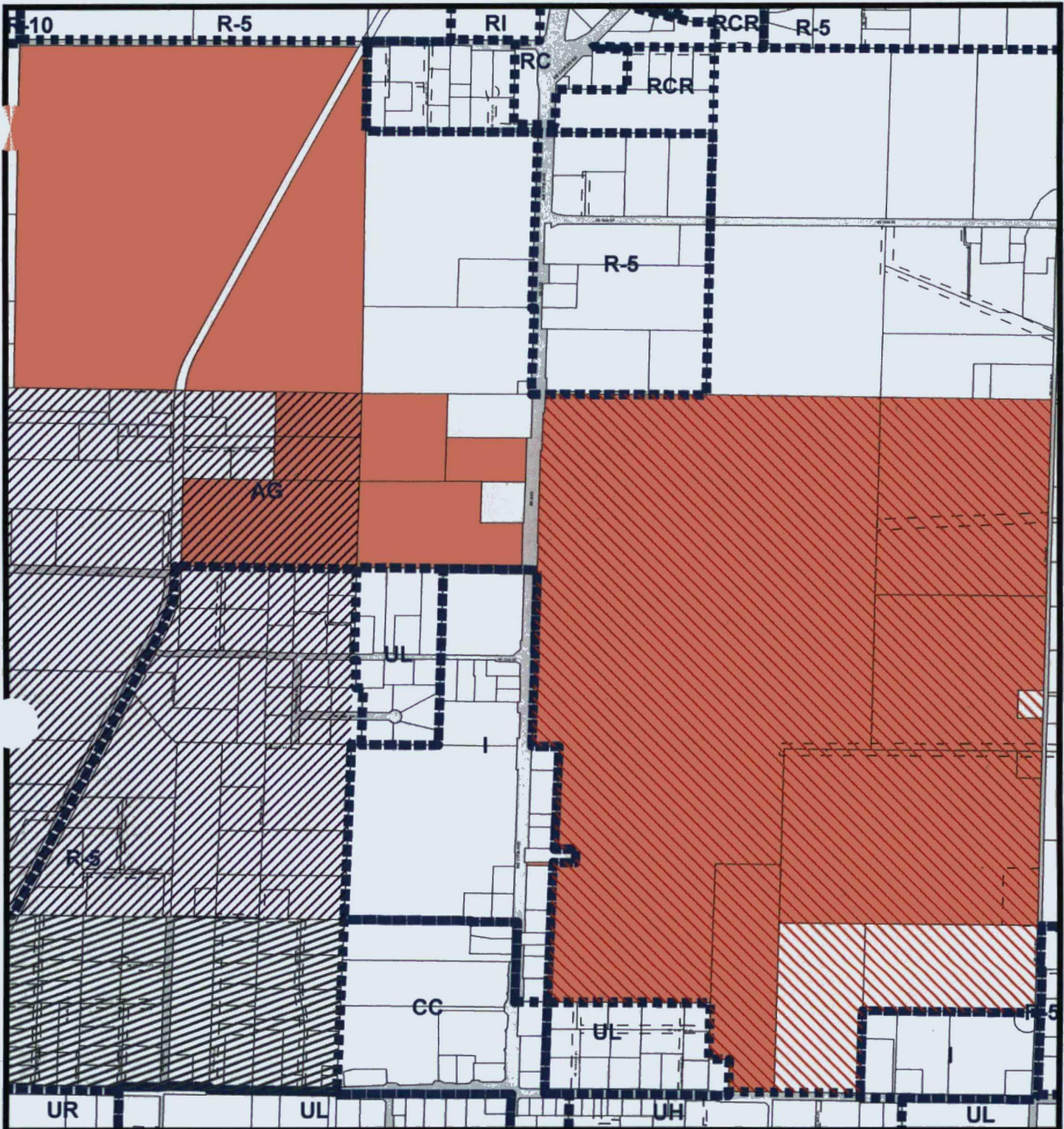
C/S/Z: BRUSH PRAIRIE, WA 98606

- 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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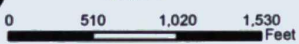
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Comprehensive Plan Designation

Account No: 1986656000, 198375000, 198335000, 198324000

Owner: ACKERLAND LLC

Address: PO BOX 1300

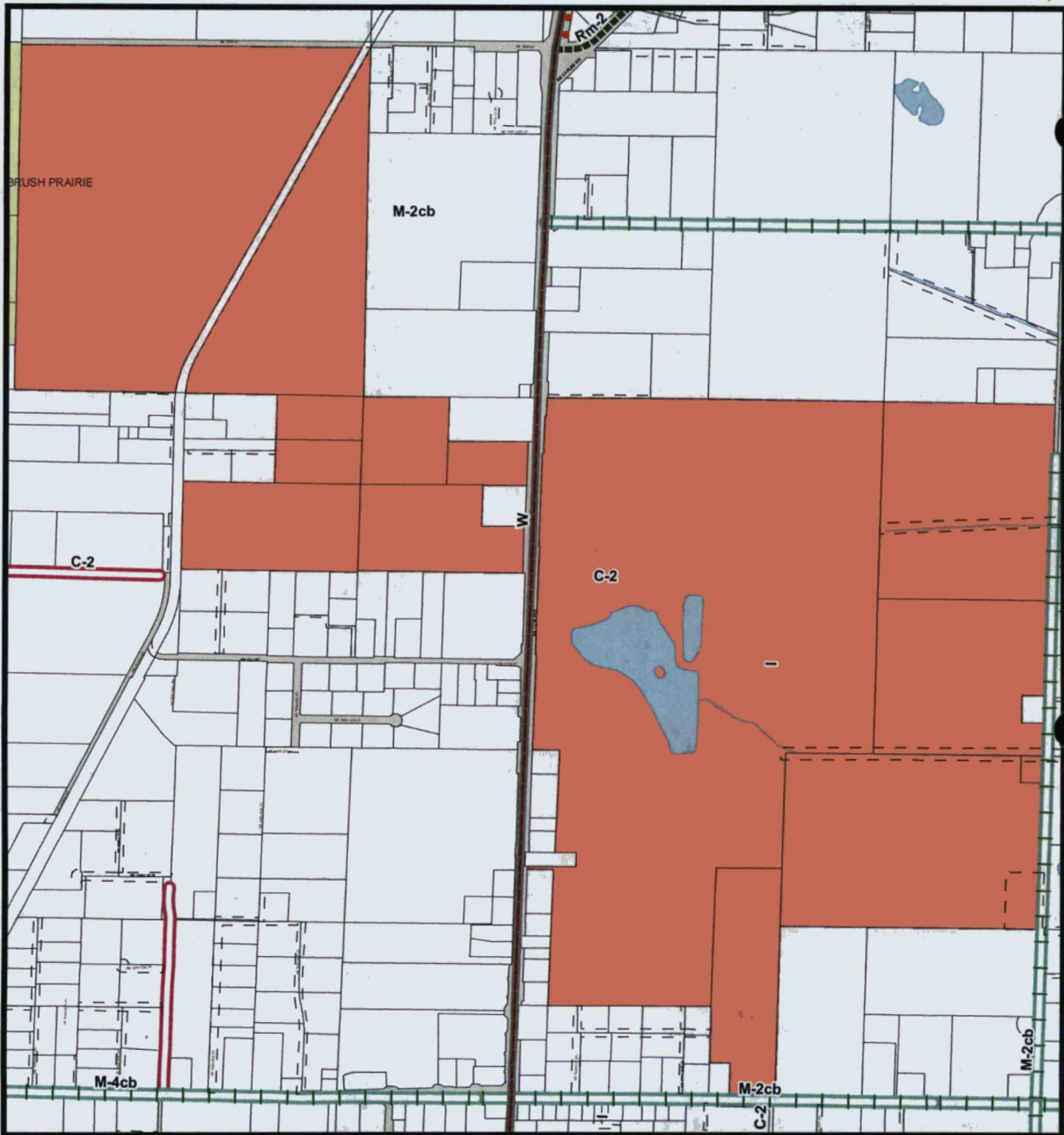
C/S/Z: BRUSH PRAIRIE, WA 98606

- 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: March 04, 2014

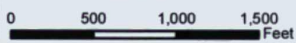
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32133	32134	32135

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Arterials C-Tran Routes Parks & Trails

Account No: 196656000, 198375000, 198335000, 198324000

Owner: ACKERLAND LLC

Address: PO BOX 1300

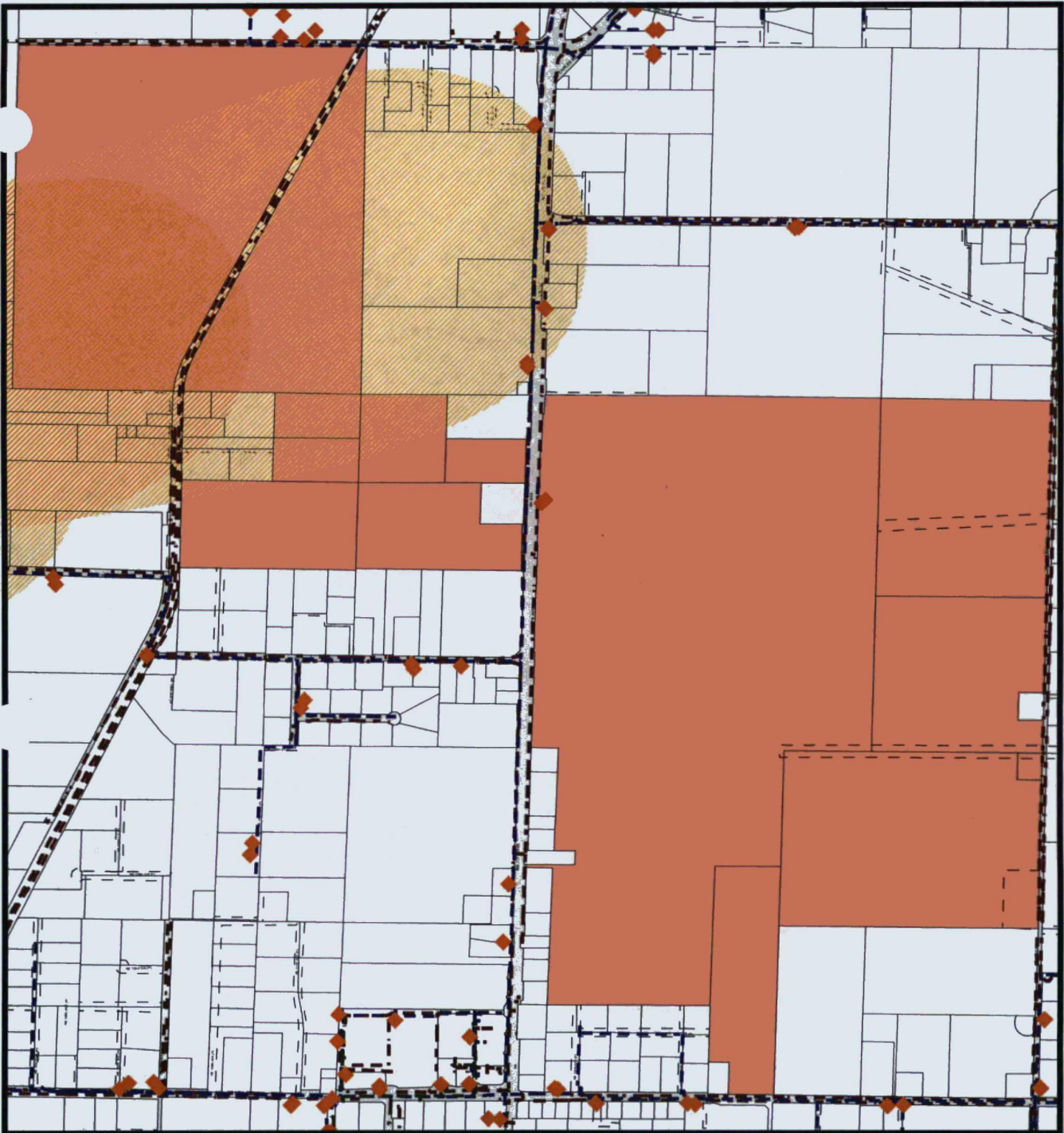
C/S/Z: BRUSH PRAIRIE, WA 98606

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

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32121	32122	32123
32126	32127	32128
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 0 500 1,000 1,500 Feet

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Water Sewer and Storm Systems

Account No: 198656000, 198375000, 198335000, 198324000
 Owner: ACKERLAND LLC
 Address: PO BOX 1300
 C/S/Z: BRUSH PRAIRIE, WA 98606

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

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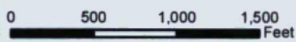
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Geographic Information System

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Soil Types

Account No: 196656000, 198375000, 198335000, 198324000
 Owner: ACKERLAND LLC
 Address: PO BOX 1300
 C/S/Z: BRUSH PRAIRIE, WA 98606

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

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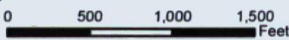
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Geographic Information System

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Environmental Constraints I

Account No: 196656000, 198375000, 198335000, 198324000

Owner: ACKERLAND LLC

Address: PO BOX 1300

C/S/Z: BRUSH PRAIRIE, WA 98606

- 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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32121	32122	32123
32125	32127	32126
32133	32134	32135

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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.camas.wa.us/index.php/planning/planningcurrentissues>

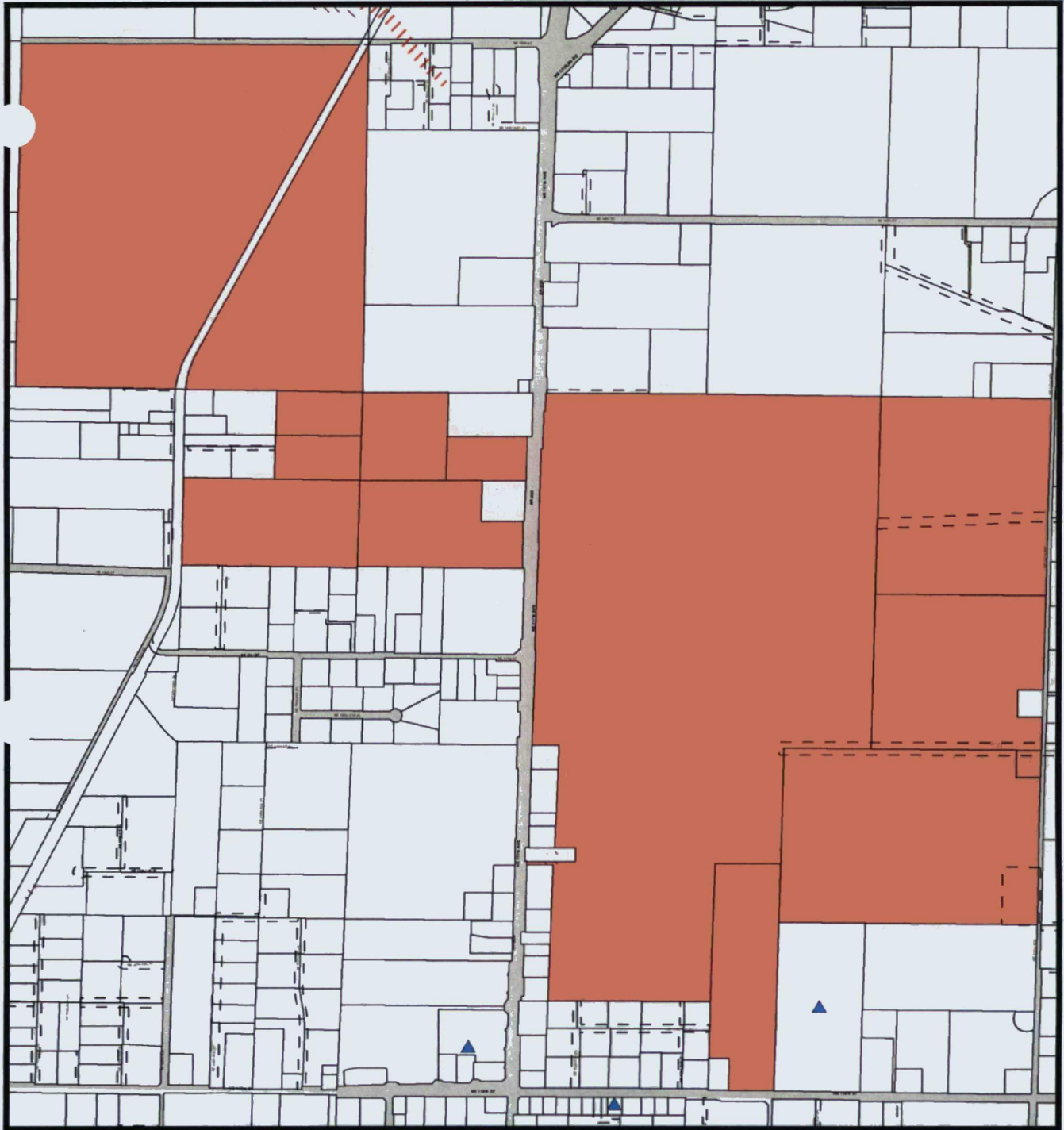
Other jurisdictions – Refer to the Interim Shoreline Designations map layer in MapsOnline until the updated Shoreline Designation Map becomes effective, at which time the Shoreline Designations map layer will take effect.

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

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

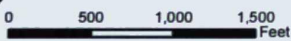
Ridgefield - <http://www.ci.ridgefield.wa.us/resources/documents/SMPAdoptedApril122012.pdf>

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



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Environmental Constraints II

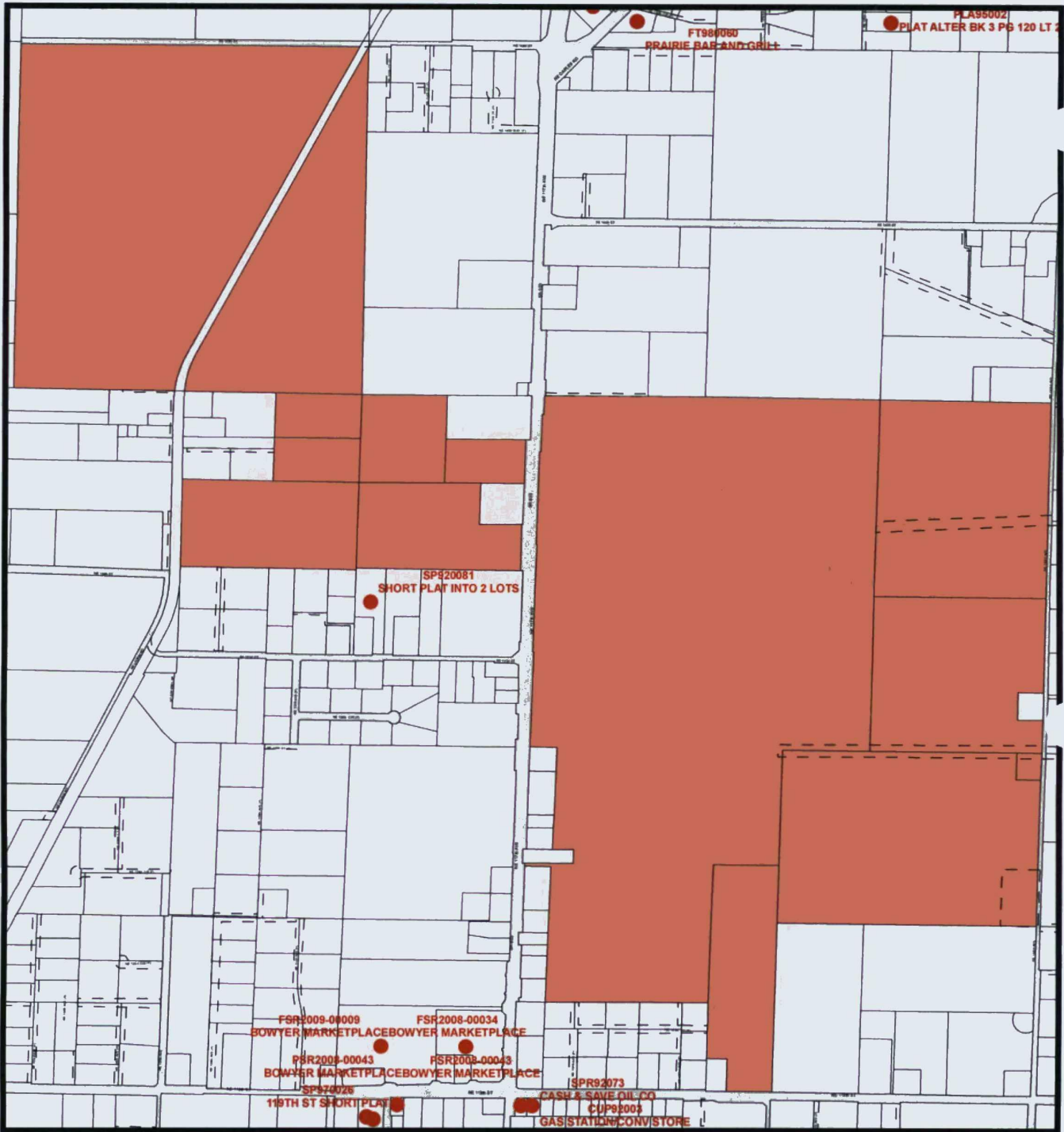
Account No: 196656000, 198375000, 198335000, 198324000
 Owner: ACKERLAND LLC
 Address: PO BOX 1300
 C/S/Z: BRUSH PRAIRIE, WA 98606

- 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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32121	32122	32123
32125	32127	32126
32133	32134	32135

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Department of Assessment and GIS

1:12,200

0 520 1,040 1,560 Feet

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Adjacent Development

Account No: 196656000, 198375000, 198335000, 198324000

Owner: ACKERLAND LLC

Address: PO BOX 1300

C/S/Z: BRUSH PRAIRIE, WA 98606

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

Printed on: March 04, 2014

32121	32122	32123
32126	32127	32128
32133	32134	32135

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Clark County Washington

SE Qtr of Section 21 T3N R2E WM

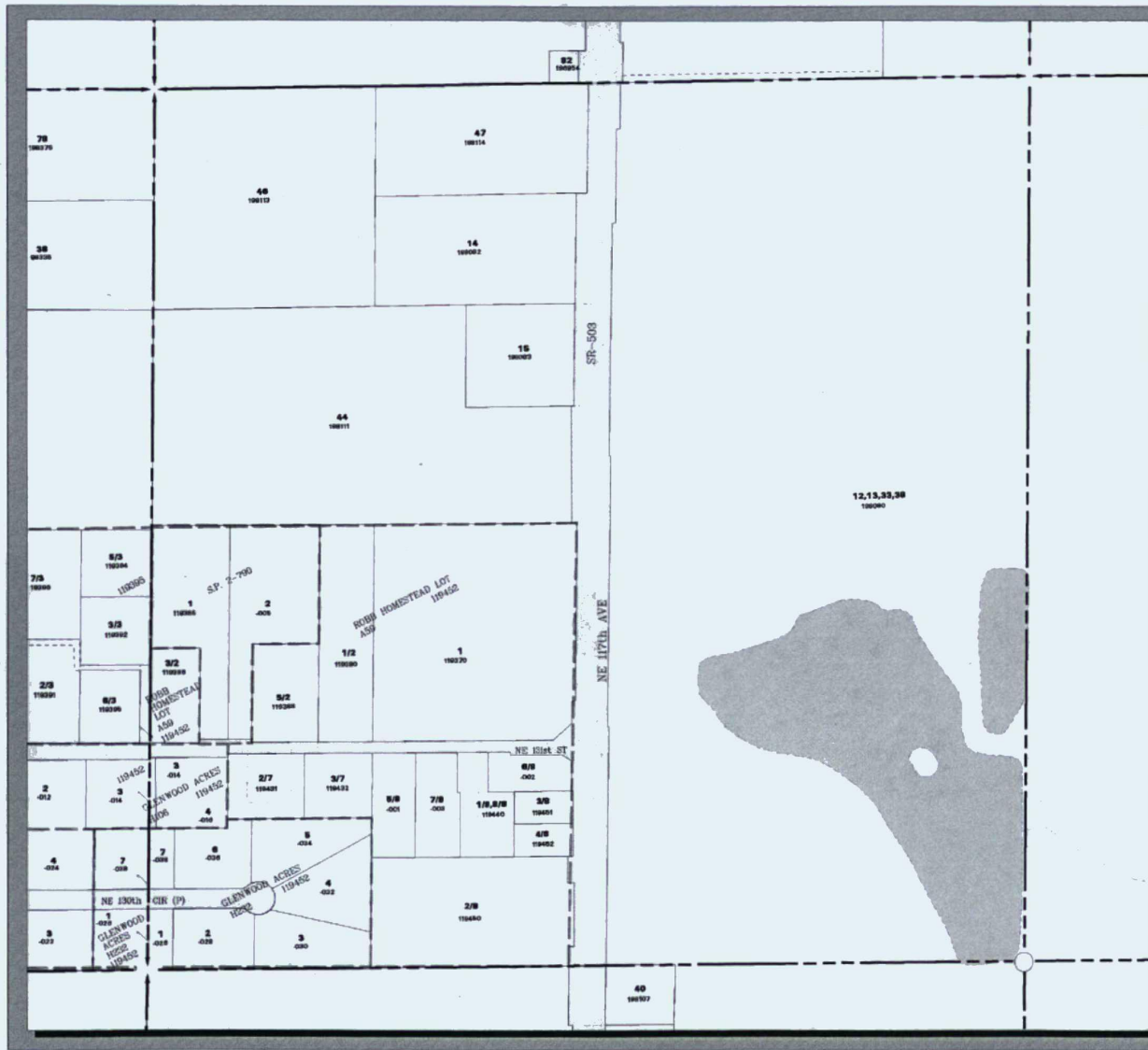
- ### Explanation
- Streams
 - Subdiv Lines
 - Tax Code
 - Easements
 - Donation Land Claim
 - Railroad
 - Utility Line
 - Pipelines
 - Control Lines
 - History Lines
 - City Boundaries
 - Road Right of Way
Actual Road May Not Exist
 - Water

Scale 1:3600

Geographic Information System

March 30, 2011

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Clark County Washington

NW Qtr of Section 27 T3N R2E WM

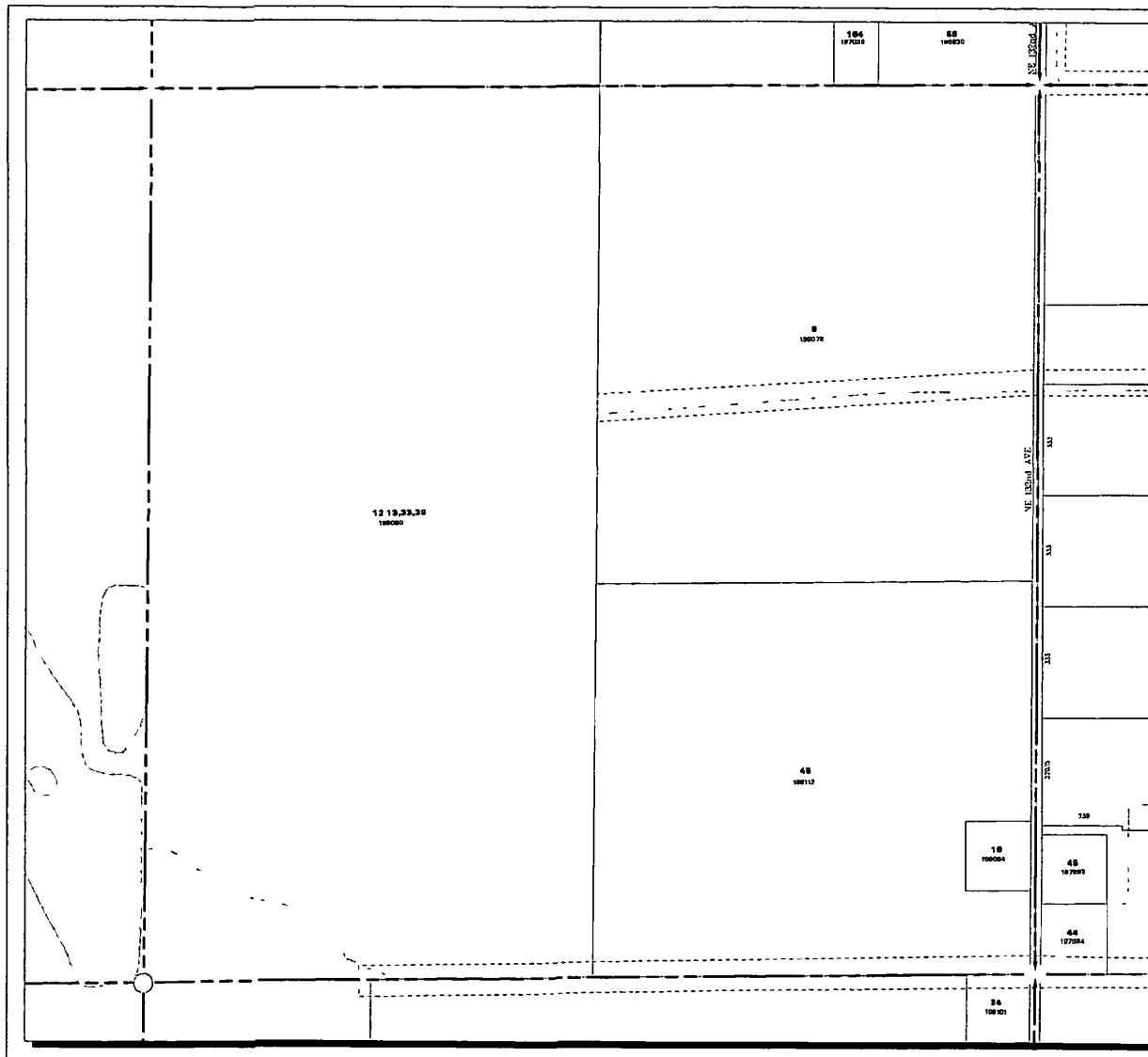
- ### Explanation
- Streams
 - Subdiv Lines
 - - - Tax Code
 - · · · · Easements
 - · - · - Donation Land Claim
 - Railroad
 - Utility Line
 - Pipelines
 - Control Lines
 - History Lines
 - · · · · City Boundaries
 - Road Right of Way
 - Actual Road May Not Exist
 - Water

Scale 1:3600

Geographic Information System

May 11, 2011

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Clark County Washington

NE Qtr of Section 27 T3N R2E WM

- Explanation*
- Streams
 - Subdiv Lines
 - Tax Code
 - Easements
 - Donaton 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

May 11 2011

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Clark County Washington

SW Qtr of Section 27 T3N R2E WM

Explanation

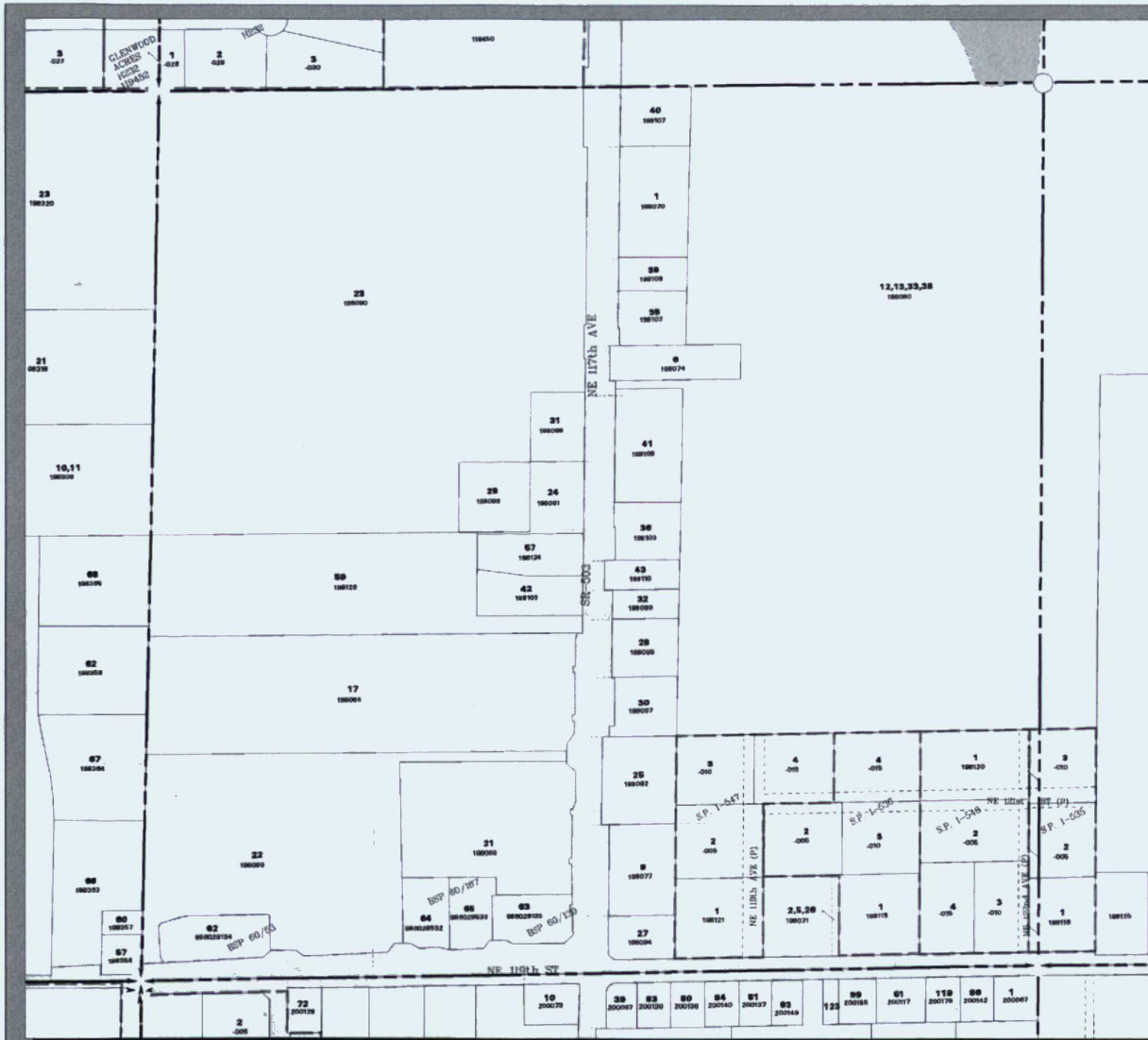
- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- Railroad
- Utility Line
- Pipelines
- Control Lines
- History Lines
- City Boundaries
- Road Right of Way
Actual Road May Not Exist
- Water

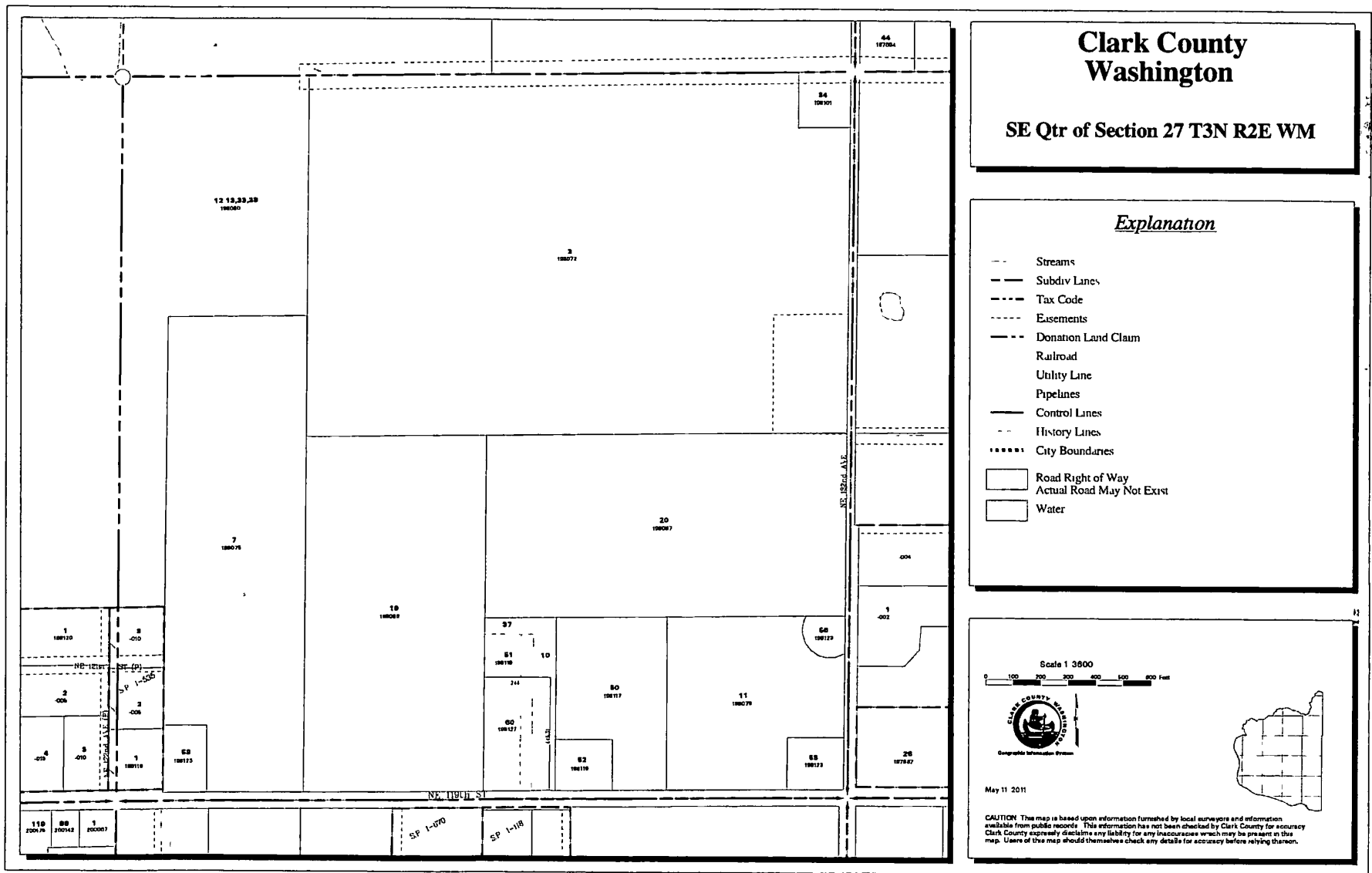
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May 11, 2011

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Clark County Washington

SE Qtr of Section 27 T3N R2E 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 3800
0 100 200 300 400 500 600 Feet



May 11 2011

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