* 7 8 3 7 8 0 *

DEVELOPER'S

GIS

4

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

proud past, promising future
CLARK COUNTY
WASHINGTON

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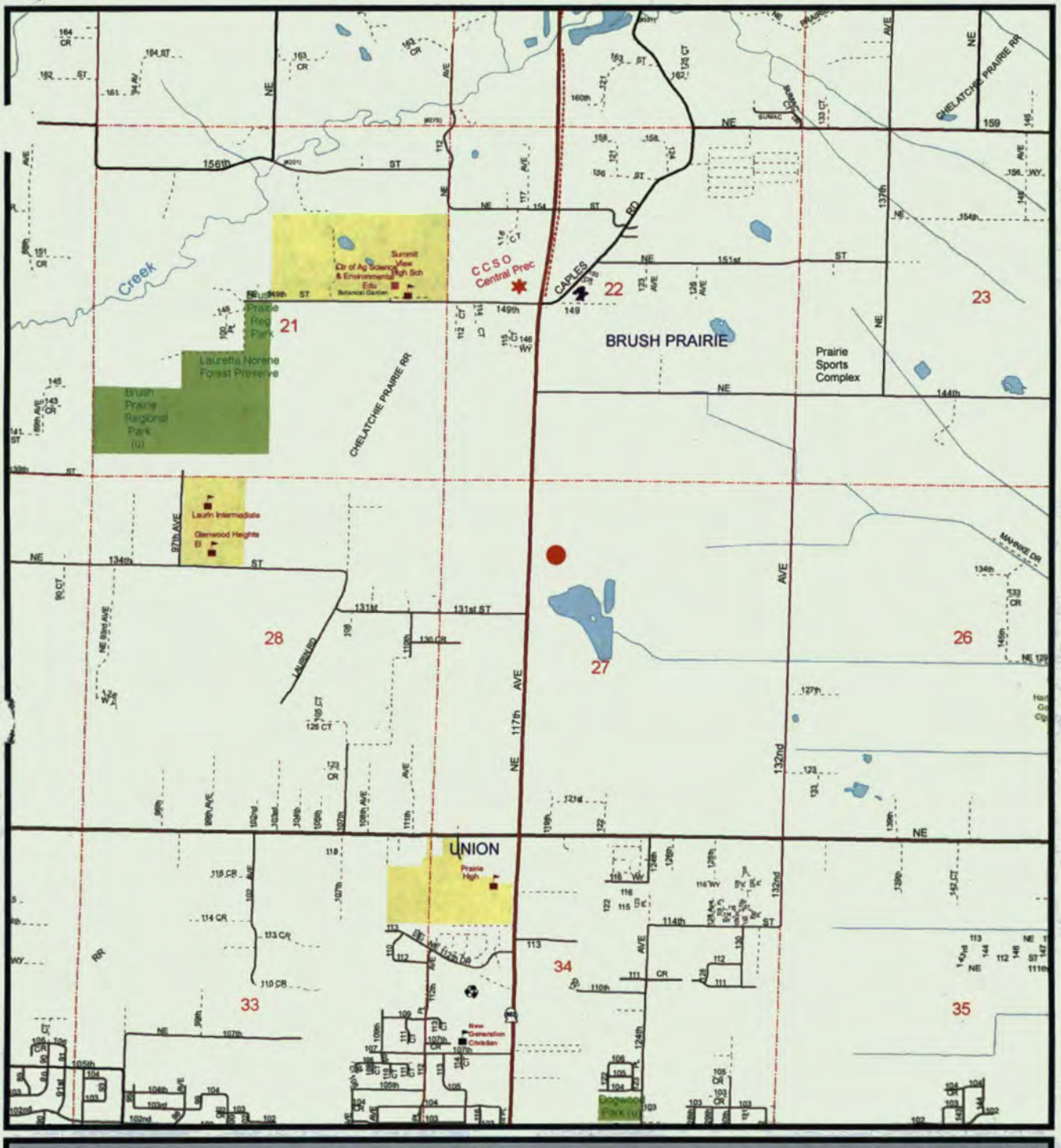


CLARK COUNTY, WASHINGTON

Geographic Information System

1:24,000

0 0.1 0.2 0.3 0.4 0.5 Miles

General Location Map

Account No: 196656000, 198375000, 198335000, 198324000

Owner: ACKERLAND LLC

Address: PO BOX 1300

C/S/Z: BRUSH PRAIRIE, WA 98606

Subject Property Location

Printed on: March 04, 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 196656000, 198375000, 198335000, 198324000, 198113000, 198111000, 198082000, 198080000, 198( )0
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,
I

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). CvA, 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

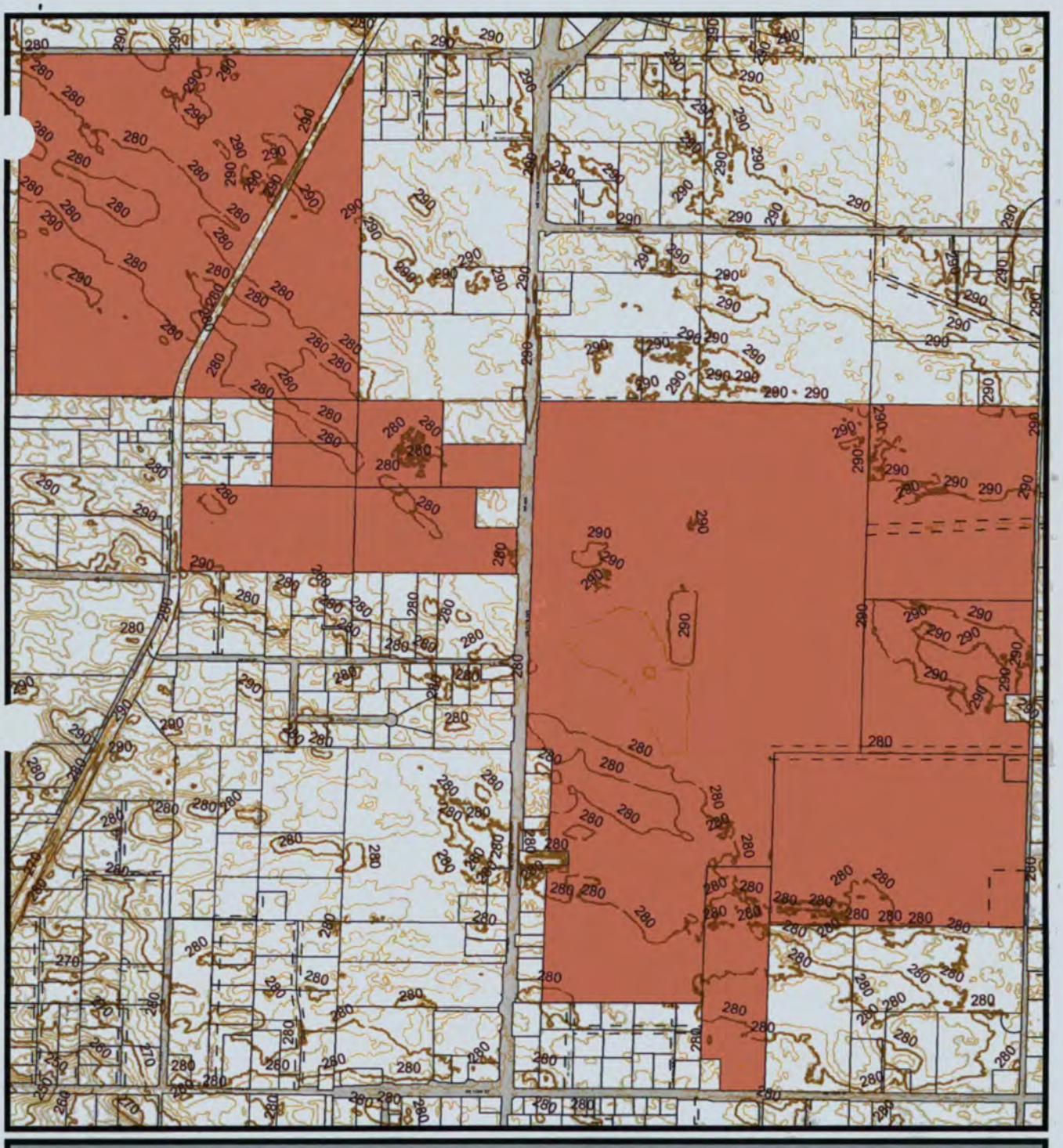
Priority Species Area Buffer: WDFW Priority Species Buffer

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



CLARK COUNTY, WASHINGTON

Geographic Information System

1:12,200

0 490 980 1,470 Feet

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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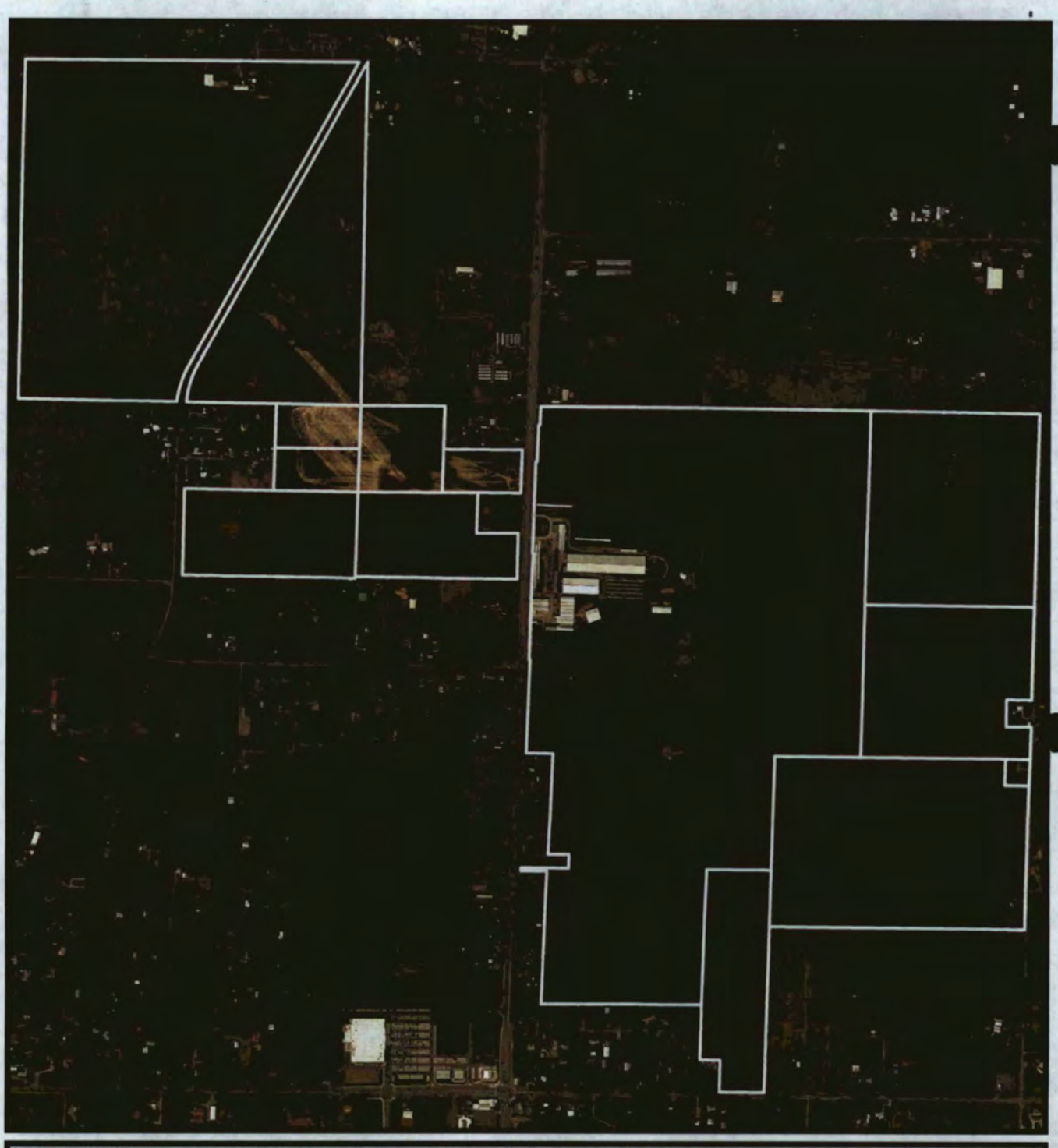


Geographic Information System

1:12,200

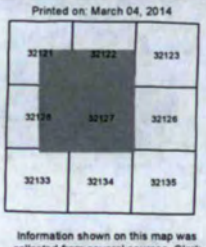
0 510 1,020 1,530 Feet

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

Printed on: March 04, 2014



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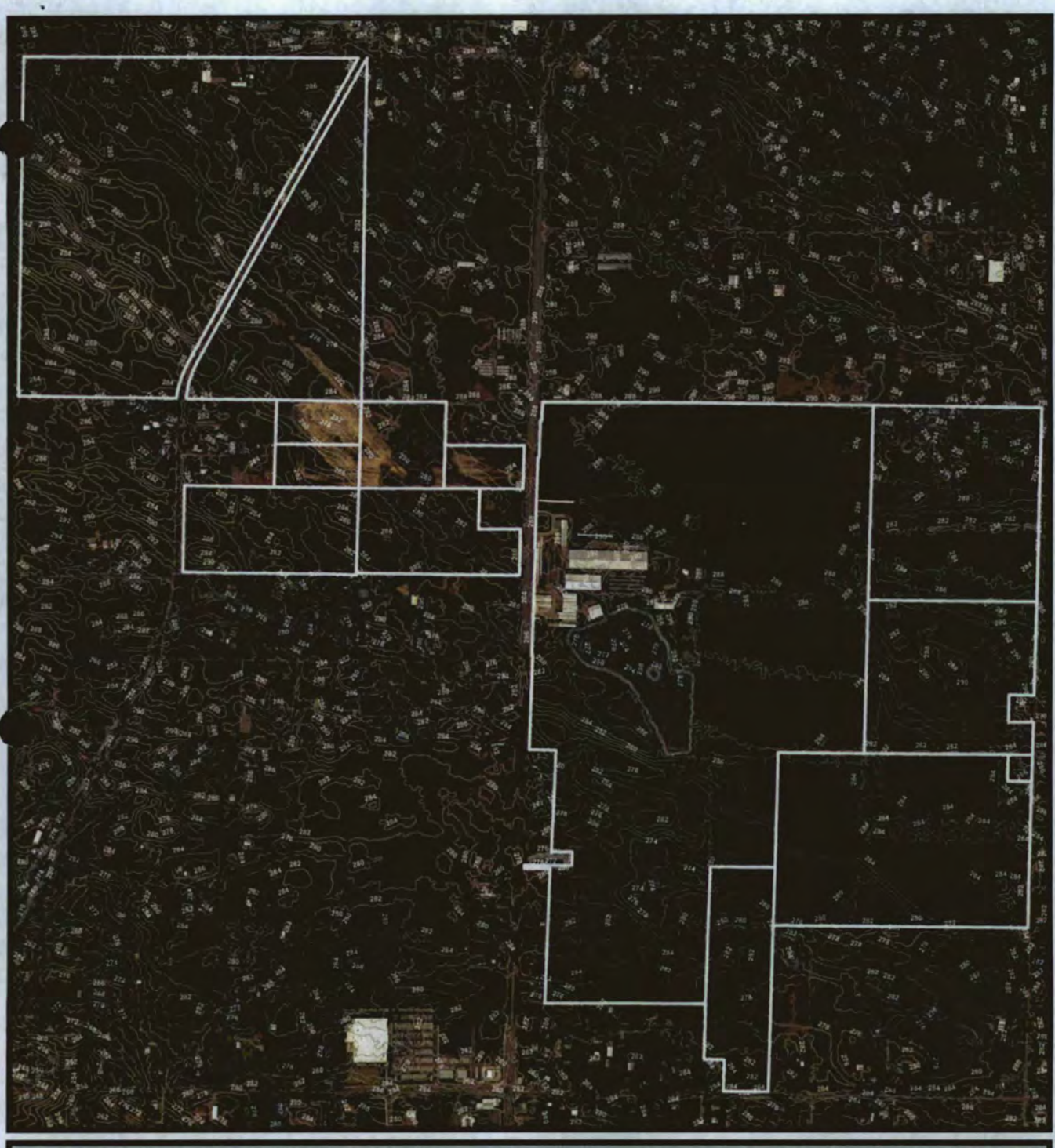

CLARK COUNTY, WASHINGTON

Geographic Information System

N

1:12,200

0 520 1,040 1,560 Feet

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

2' Elevation Contours

Printed on: March 04, 2014

32121	32122	32123
32128	32127	32126
32133	32134	32135

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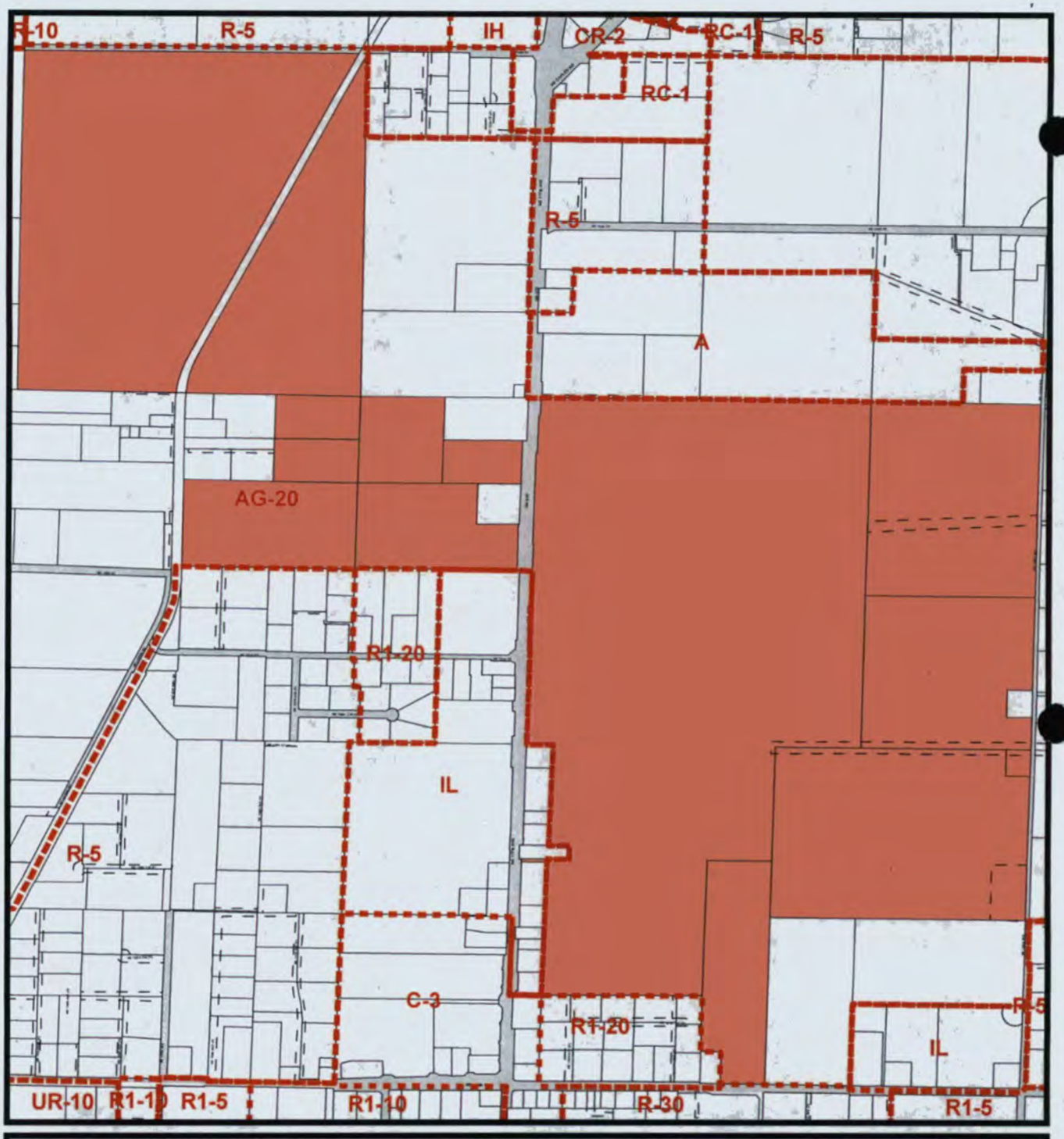

CLARK COUNTY, WASHINGTON

Geographic Information System

N

1:12,200

0 510 1,020 1,530 Feet

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

Printed on: March 04, 2014

32121	32122	32123
32126	32127	32128
32133	32134	32135

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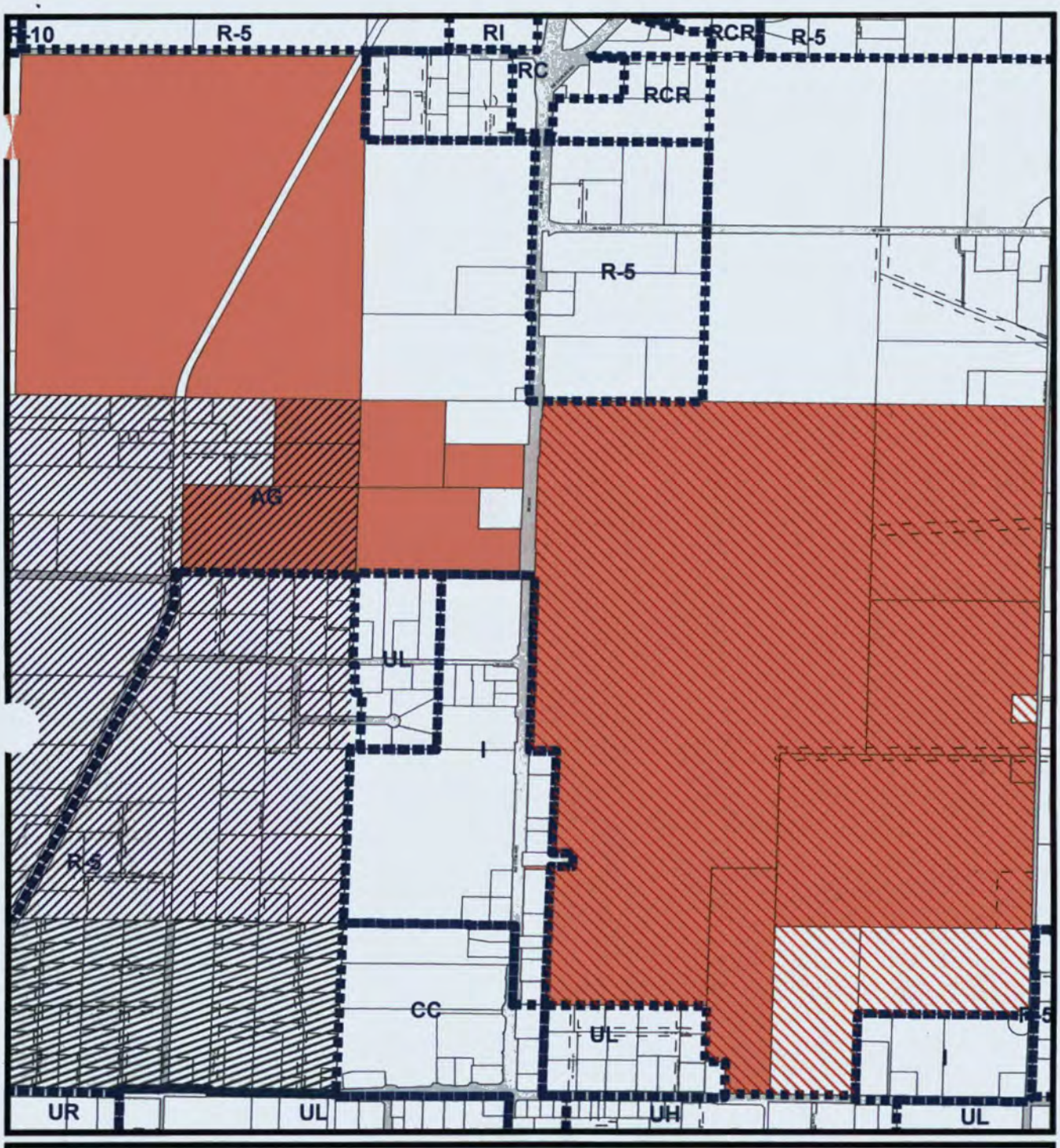

CLARK COUNTY, WASHINGTON

Geographic Information System

1:12,200

0 510 1,020 1,530 Feet

Comprehensive Plan 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
- 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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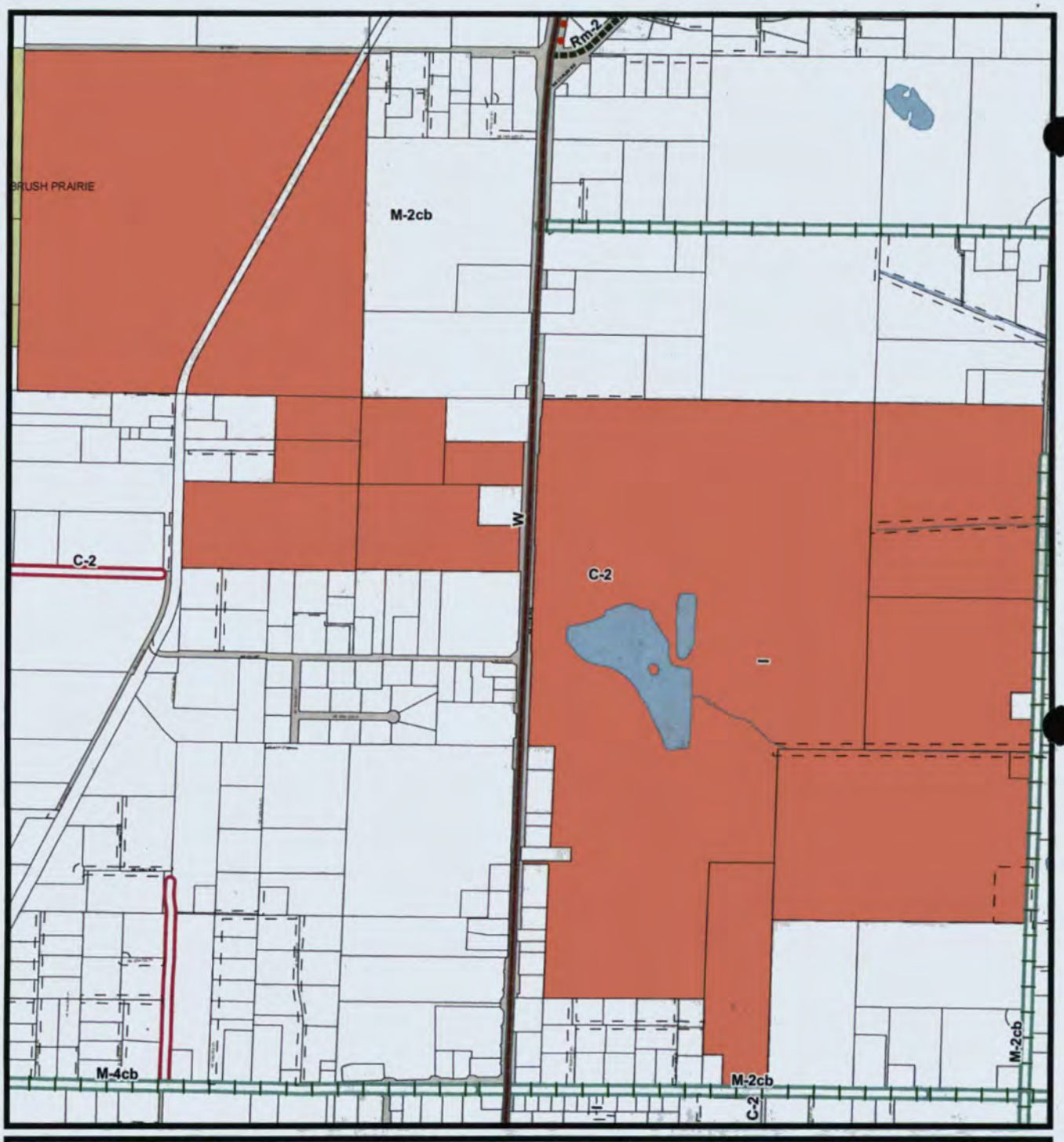

CLARK COUNTY, WASHINGTON

Geographic Information System

1:12,200

0 500 1,000 1,500 Feet

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

Printed on: March 04, 2014

32121	32122	32123
32128	32127	32126
32133	32134	32135

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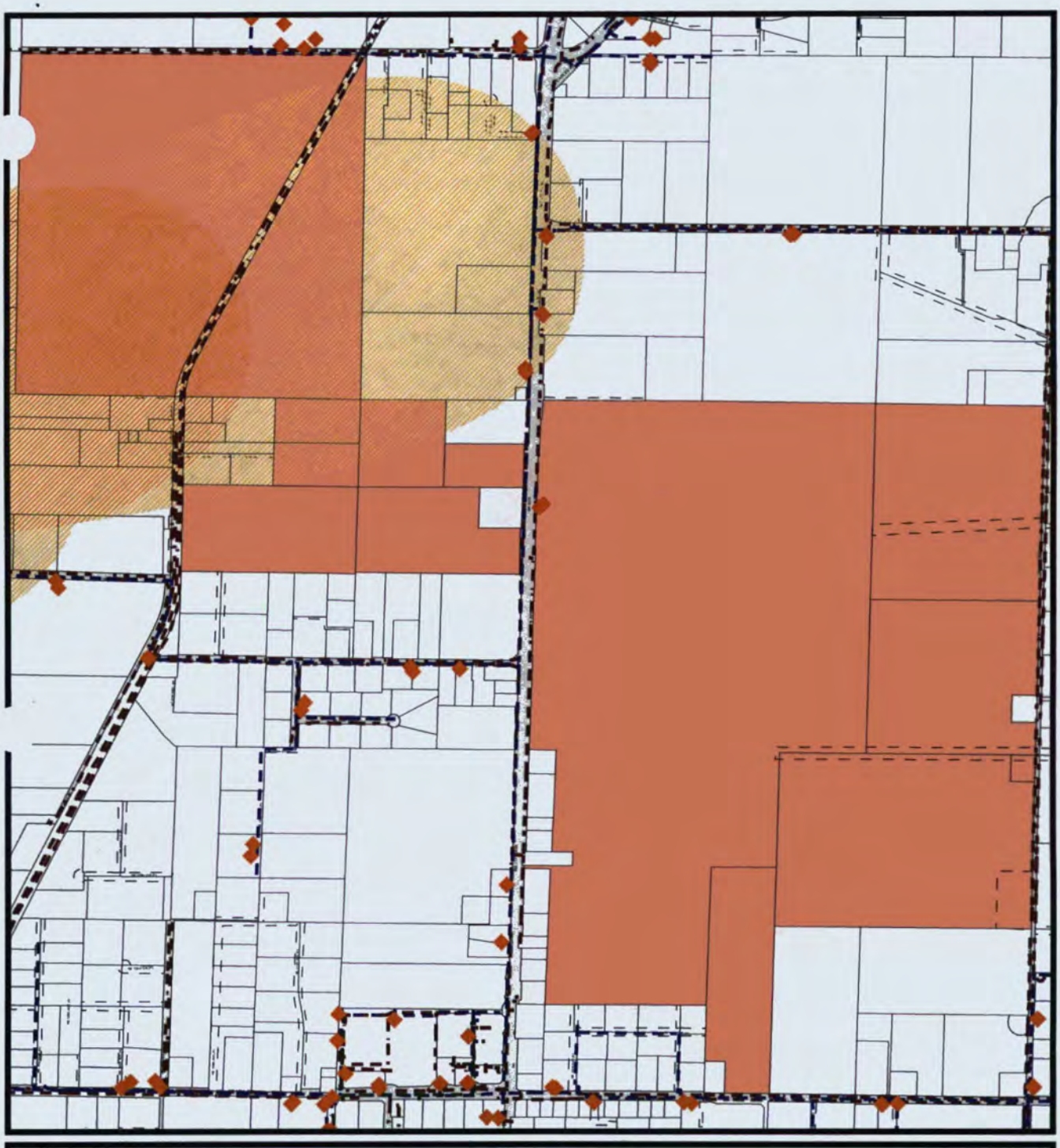

CLARK COUNTY, WASHINGTON

Geographic Information System

N

1:12,200

0 500 1,000 1,500 Feet

Water Sewer and Storm Systems

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
- Storm Water Lines
- Water Lines
- Sewer Lines
- 1-year Wellhead ZOC
- 5-year Wellhead ZOC
- 10-year Wellhead ZOC
- Hydrants

Printed on: March 04, 2014

32121	32122	32123
32124	32127	32126
32133	32134	32135

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

Geographic Information System

1:12,200

0 500 1,000 1,500 Feet

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

Printed on: March 04, 2014

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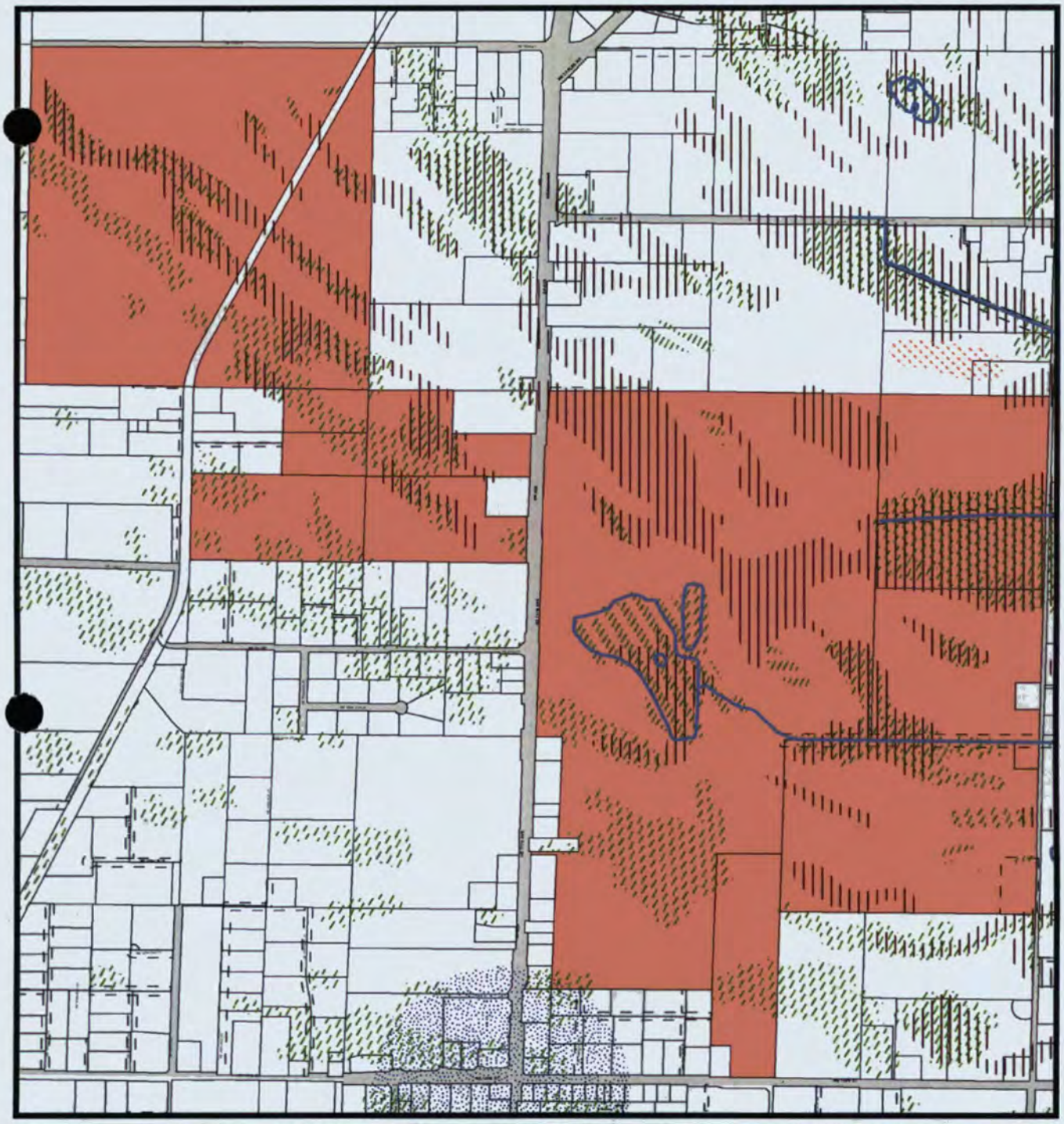

CLARK COUNTY, WASHINGTON

Geographic Information System

N

1:12,200

0 500 1,000 1,500 Feet

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

Printed on: March 04, 2014

32121	32122	32123
32126	32127	32128
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

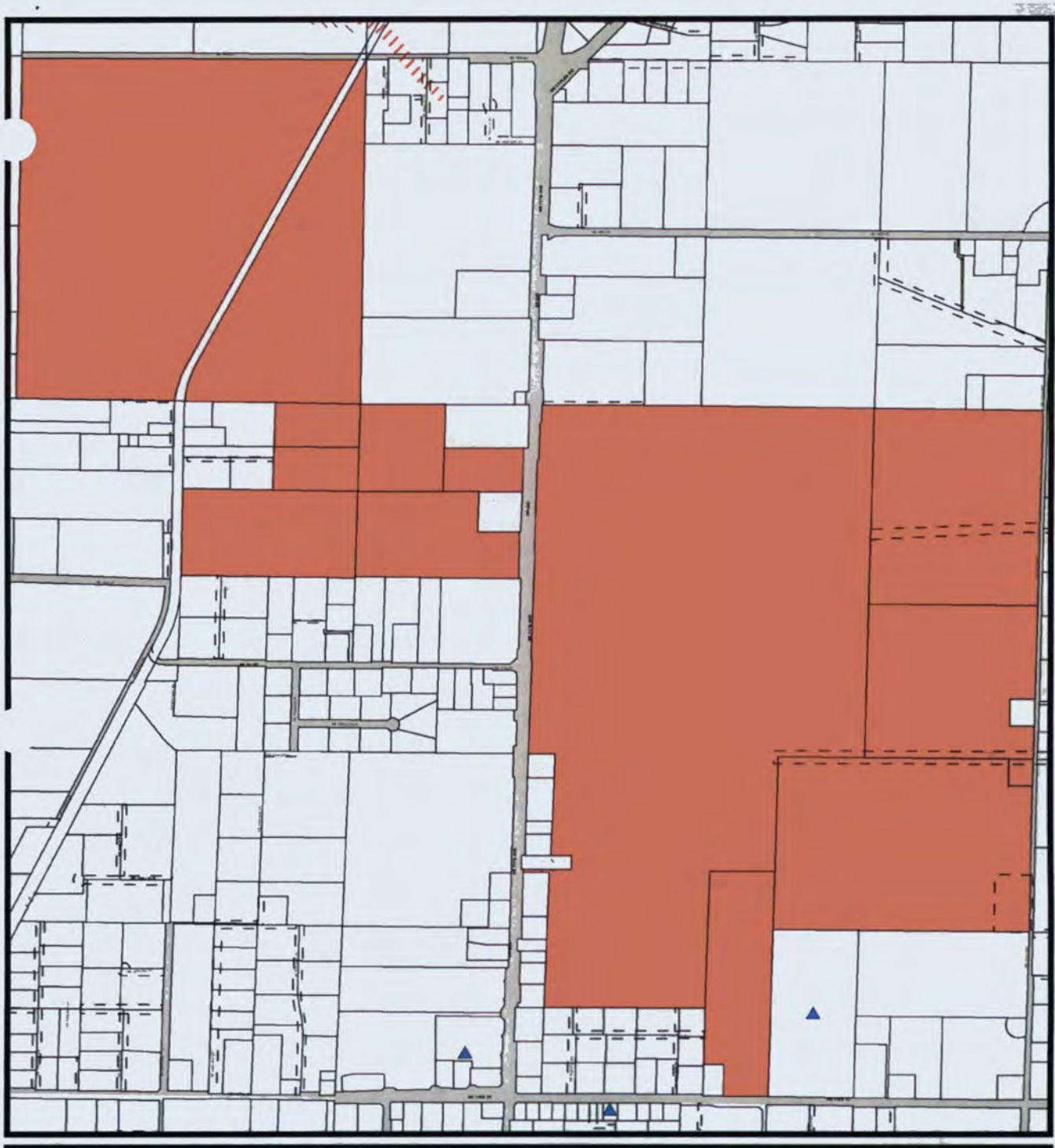
Other jurisdictions – Refer to the Interim Shoreline Designations map layer in MapsOnline until the updated Shoreline Designation Map becomes effective, at which time the Shoreline Designations map layer will take effect

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



CLARK COUNTY, WASHINGTON

Geographic Information System

N

1:12,200

0 500 1,000 1,500 Feet

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

Printed on: March 04, 2014

32121	32122	32123
32128	32127	32126
32133	32134	32135

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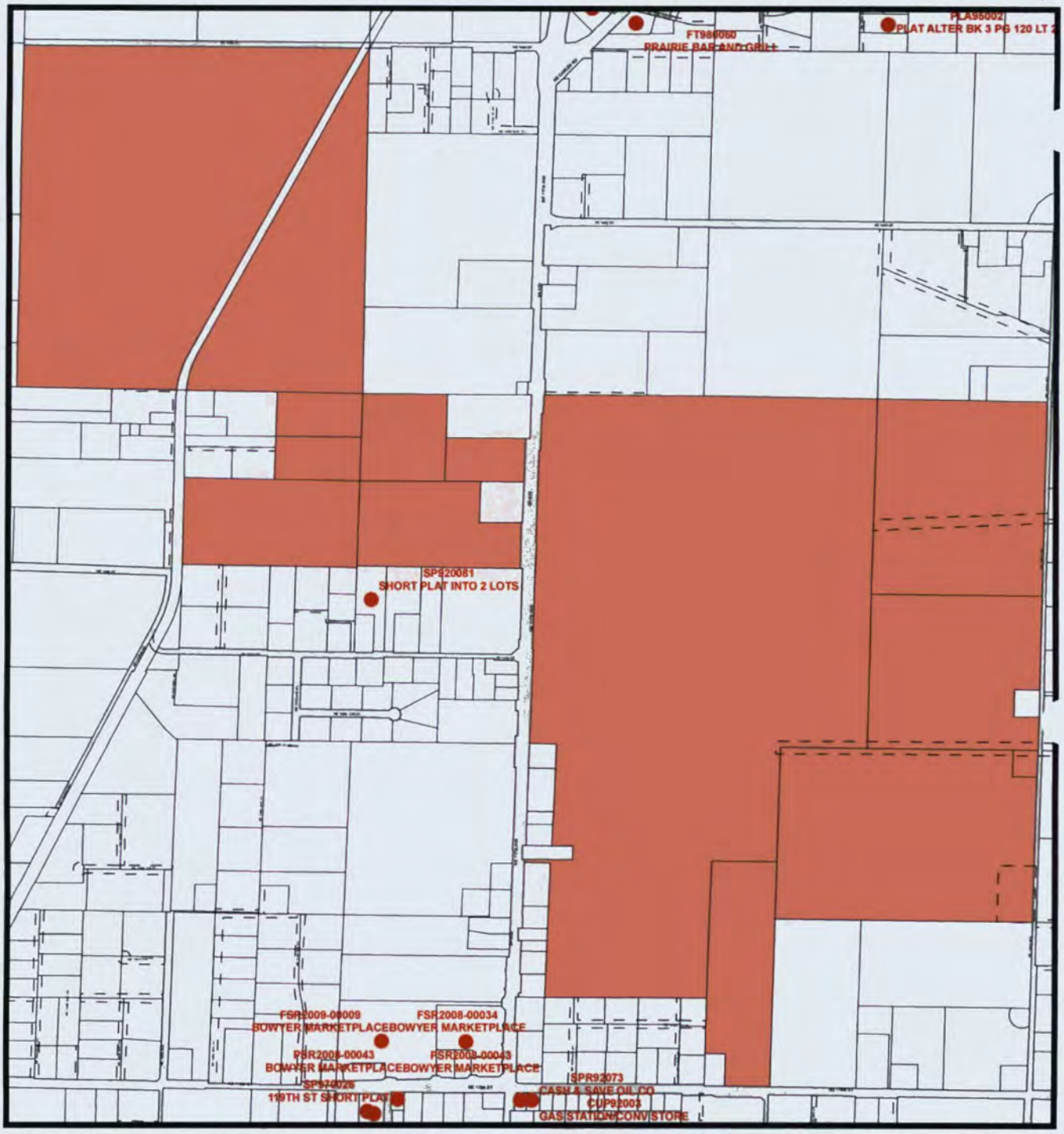

CLARK COUNTY, WASHINGTON

Department of Assessment and GIS

1:12,200

0 520 1,040 1,560 Feet

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
32124	32127	32126
32133	32134	32135

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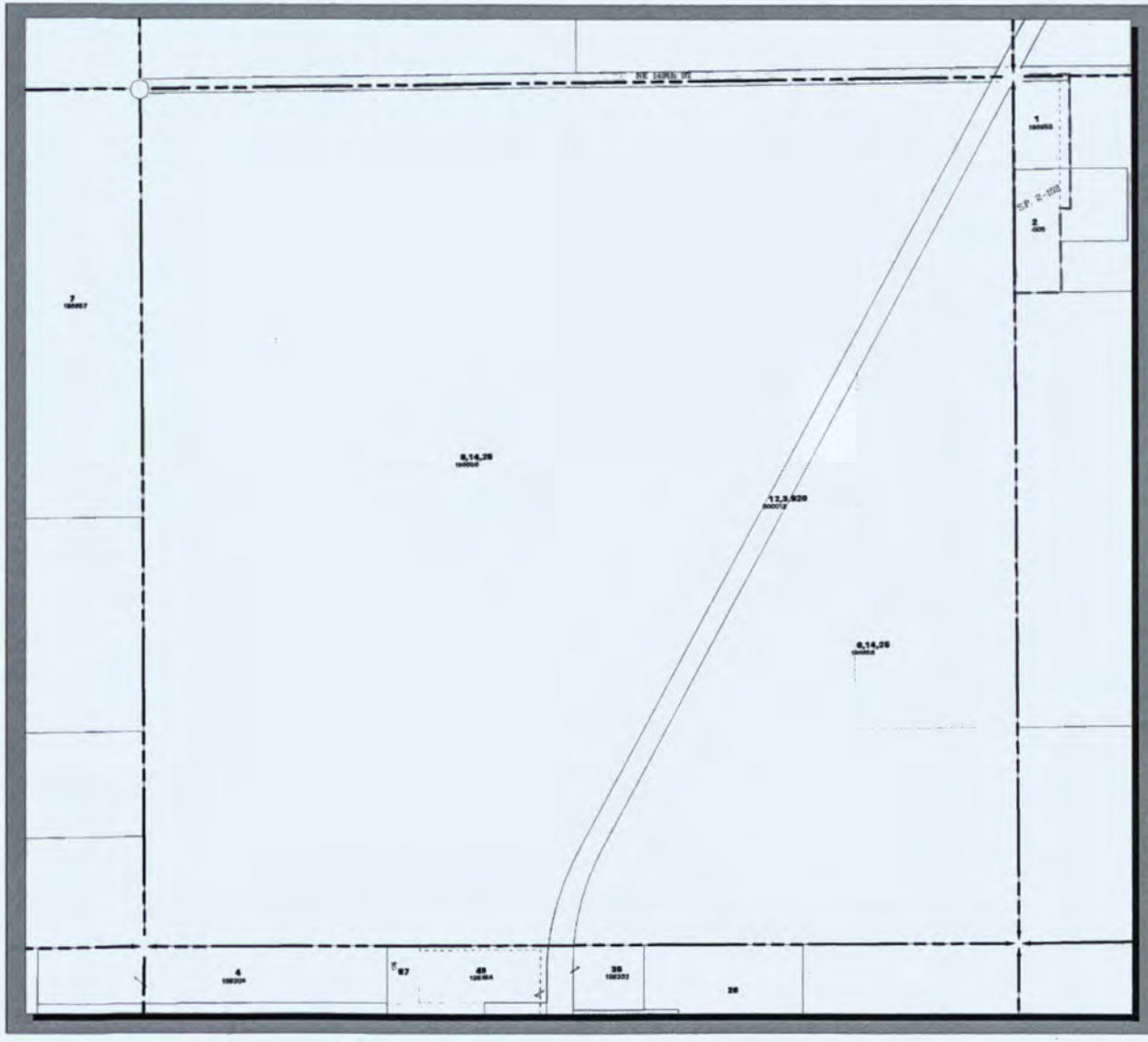


Clark County Washington

SE Qtr of Section 21 T3N R2E WM

Explanation

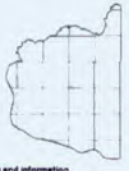
- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- Railroad
- Utility Line
- Pipelines
- Control Lines
- History Lines
- City Boundaries
- Road Right of Way Actual Road May Not Exist
- Water

Scale 1:3600

0 100 200 300 400 500 600 Feet

Geographic Information Division

March 30, 2011



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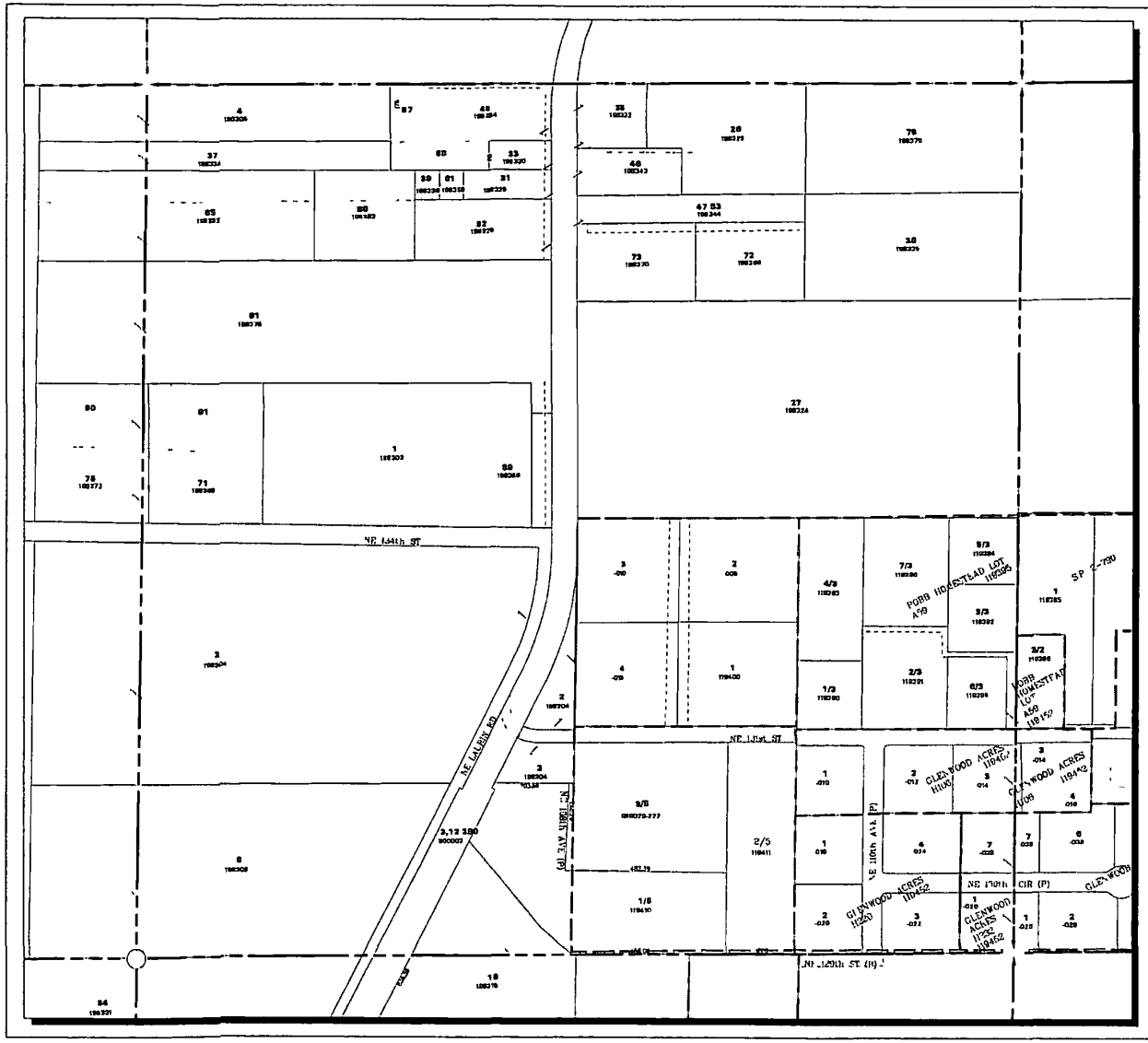

Clark County Washington

NE Qtr of Section 28 T3N R2E WM

Explanation

- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- 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

Geographic Information System

July 03, 2012

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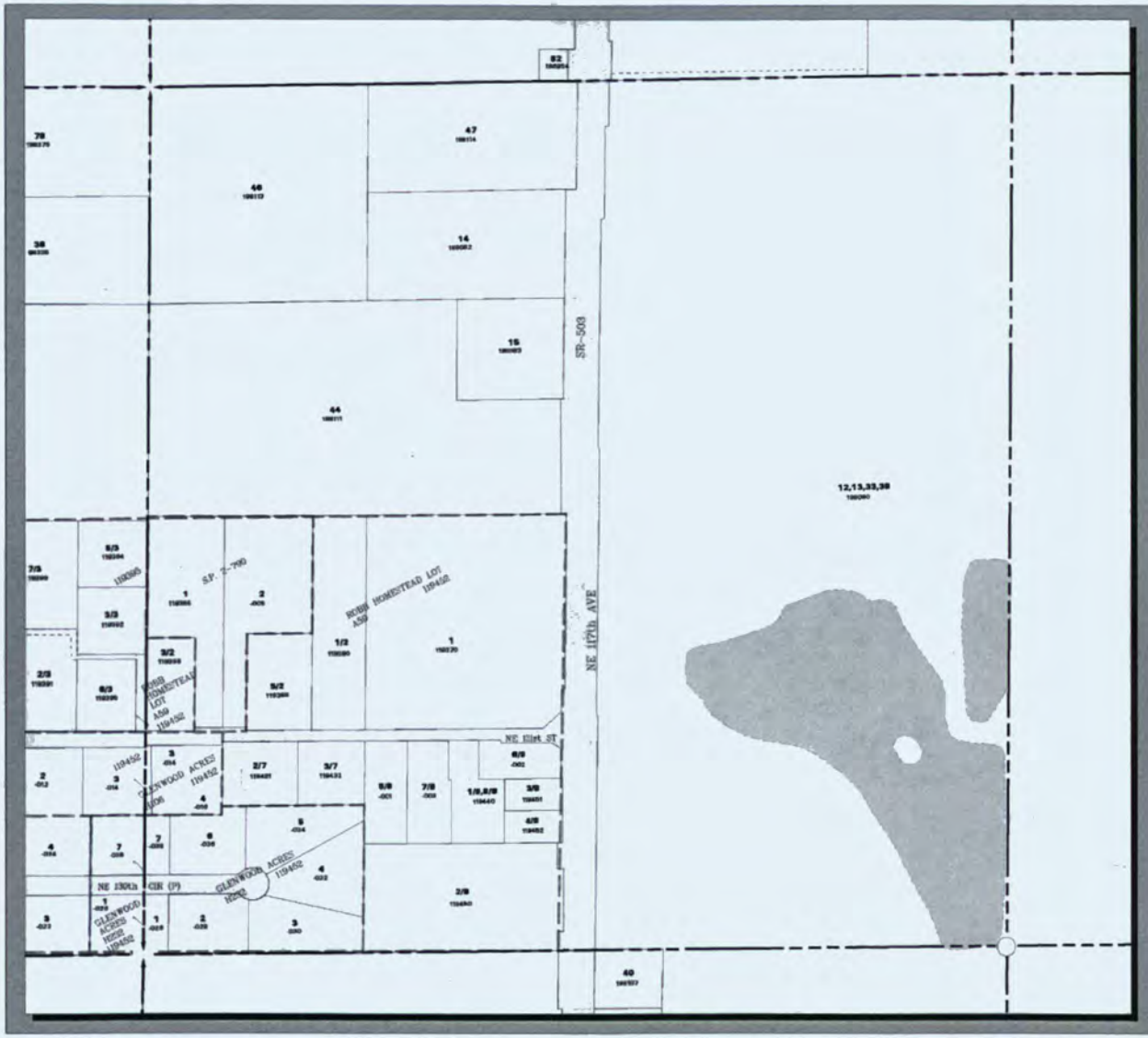

Clark County Washington

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

0 100 200 300 400 500 600 Feet

Geographic Information Station

May 11, 2011

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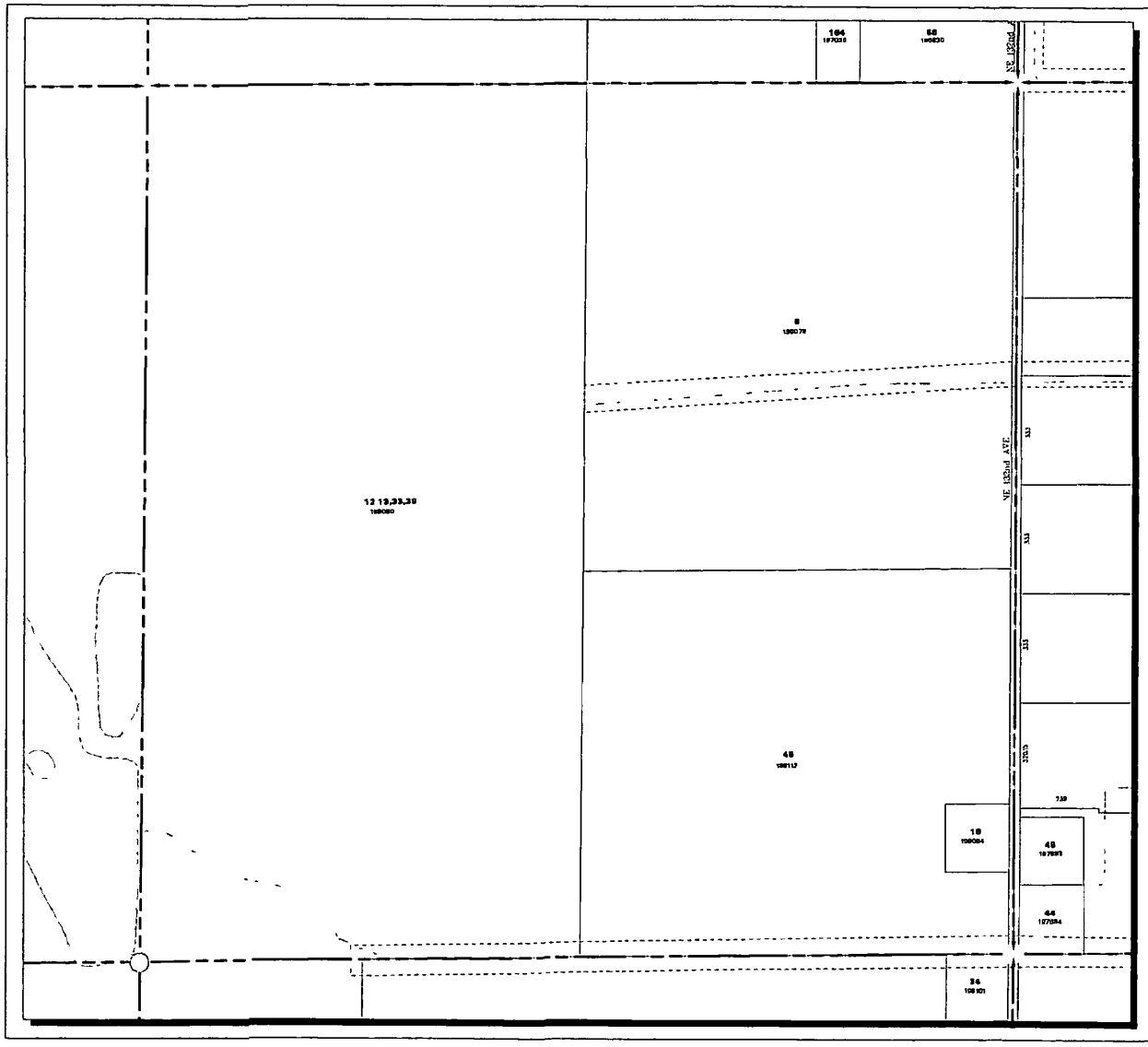


Clark County Washington

NE Qtr of Section 27 T3N R2E WM

Explanation

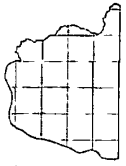
- Streams
- Subdiv Lines
- Tax Code
- Easements
- Donation Land Claim
- Railroad
- Utility Line
- Pipelines
- Control Lines
- History Lines
- City Boundaries
- Road Right of Way Actual Road May Not Exist
- Water

Scale 1 3600

0 100 200 300 400 500 600 Feet

Geographic Information System

May 11 2011



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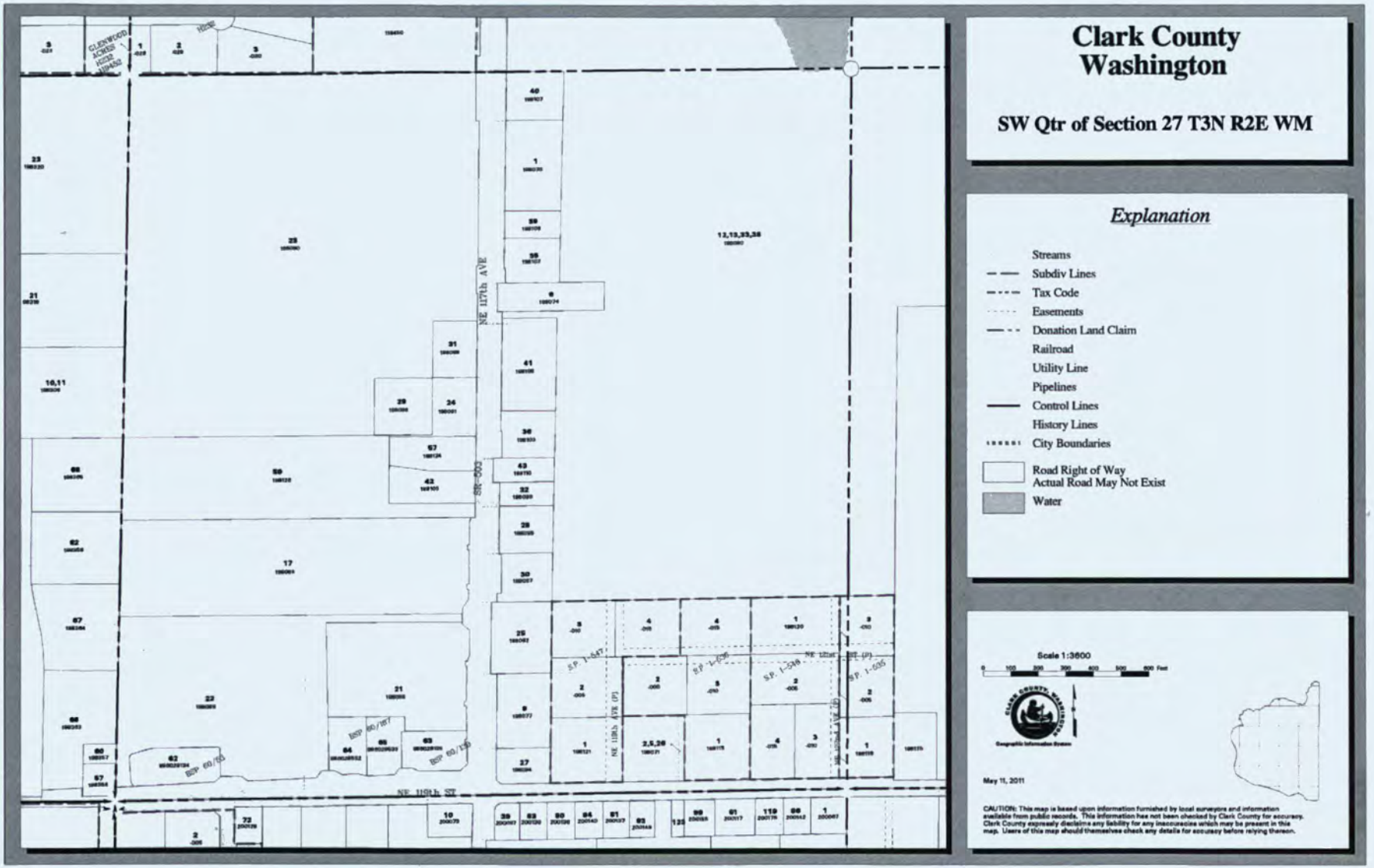
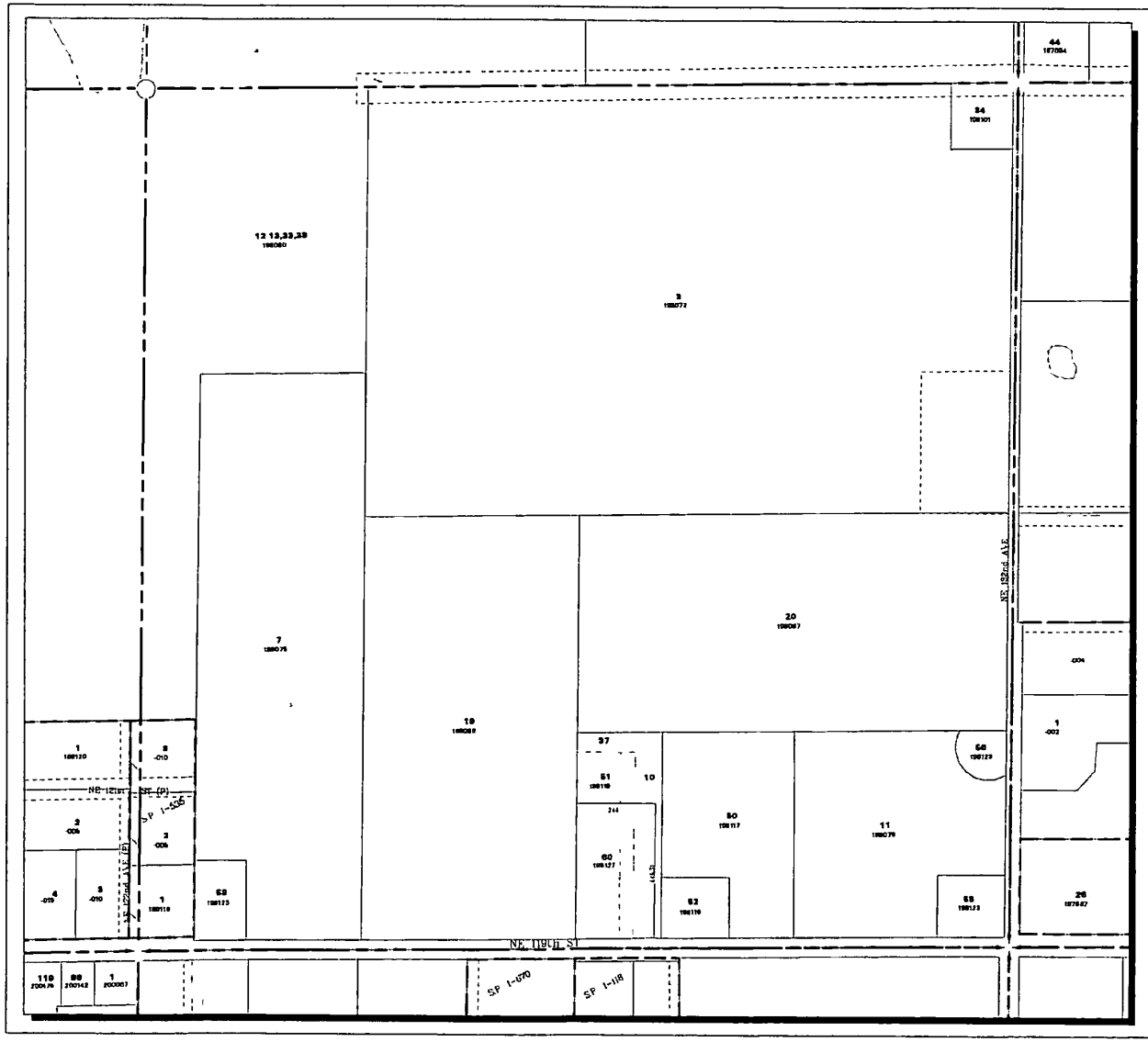

Clark County
Washington
SW Qtr of Section 27 T3N R2E WM
Explanation
Streams
Subdiv Lines
Tax Code
Easements
Donation Land Claim
Railroad
Utility Line
Pipelines
Control Lines
History Lines
City Boundaries
Road Right of Way
Actual Road May Not Exist
Water
Scale 1:3600
May 11, 2011
NE 117th AVE
NE 110th ST



Clark County Washington

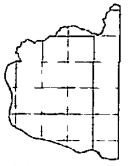
SE Qtr of Section 27 T3N R2E WM

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 3600

0 100 200 300 400 500 600 Feet



May 11 2011

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