

DEVELOPER'S

GIS

PACKET

Produced By:
Clark County Geographic Information System

For:
LANDERHOLM
Stacey Shields
360.816.2530

Subject Property Account Number(s):

185672000
185796000
185727000
185726000
185700000

PDF # 134810

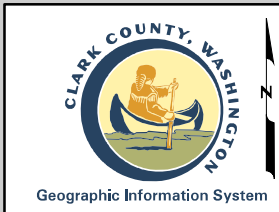
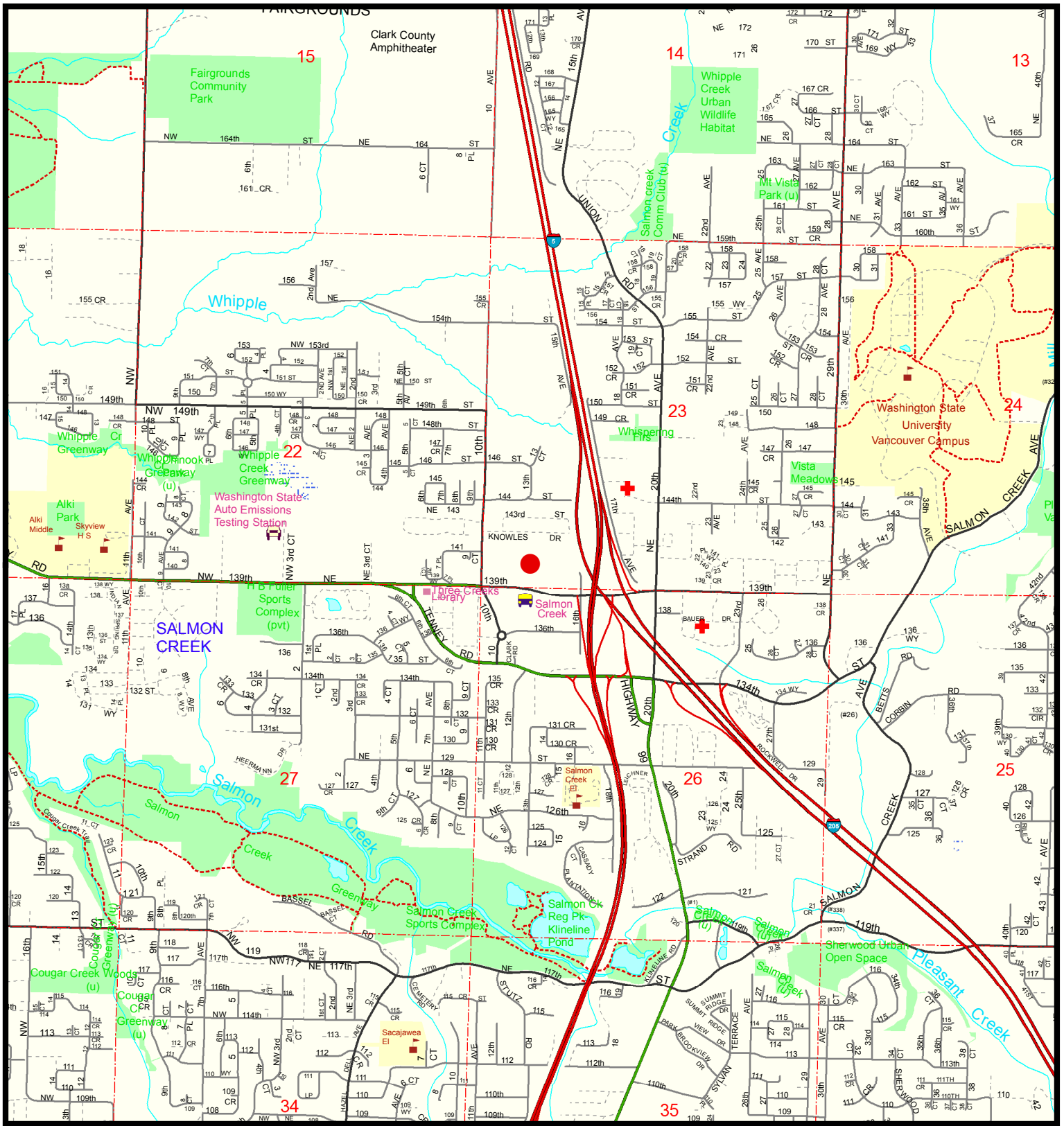
Printed: December 17, 2014

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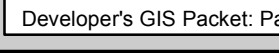


Table of Contents

General Location Map	1
Property Information Fact Sheet	2
Elevation Contour Map	3
2014 Photography Map	4
2014 Photography Map with Elevation Contours	5
Zoning Map	6
Comprehensive Plan Map	7
Arterials, C-Tran Bus Routes, Parks and Trails Map	8
Water, Sewer and Storm Systems Map	9
Soil Type Map	10
Environmental Constraints Map I	11
Environmental Constraints Map II	12
Adjacent Development	13
Quarter Section Map(s)	14



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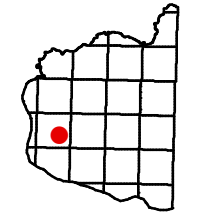
Developer's GIS Packet: Page 1 of 14

General Location Map

Account No: 185672000, 185796000, 185727000, 185726000
 Owner: MEYER CLAN LLC
 Address: 13914 NE 16TH AVE
 C/S/Z: VANCOUVER, WA 98685

● Subject Property Location

Printed on: December 17, 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.: 185672000, 185796000, 185727000, 185726000, 185700000

Owner: MEYER CLAN LLC

Address: 13914 NE 16TH AVE

C/S/Z: VANCOUVER, WA 98685

Assessed Parcel Size: 20.84 Ac

Property Type: Multiple Property Types

PARCEL LOCATION FINDINGS:

Quarter Section(s): SW 1/4,S23,T3N,R1E

Municipal Jurisdiction: County

Urban Growth Area: Vancouver

Zoning: IL, R-18

Zoning Overlay: No Mapping Indicators

Comprehensive Plan Designation: I,
UM

Columbia River Gorge NSA: No Mapping Indicators

Building Moratorium: Salmon Creek Moratorium

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: Mt. Vista

Park Impact Fee District: 10

Neighborhood Association: North Salmon Creek

School District: Vancouver

Elementary School: Chinook

Junior High School: Alki

Senior High School: Skyview

Fire District: FD 6

Sewer District: Clark Regional

Water District: Clark Public Utilities

Wildland: No Mapping Indicators

Historic Sites: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): CvA, 45.4% of parcel

GeB, 28.9%

GeD, 25.7%

Hydric Soils: Hydric, 45.4% of parcel

Non-Hydric, 54.6%

Flood Zone Designation: Outside Flood Area

CARA: Category 2 Recharge Areas

Liquefaction Susceptibility: Very Low to Low

NEHRP: D

Slope: 0 - 5 percent, 88.5% of parcel

5 - 10 percent, 11.5%

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

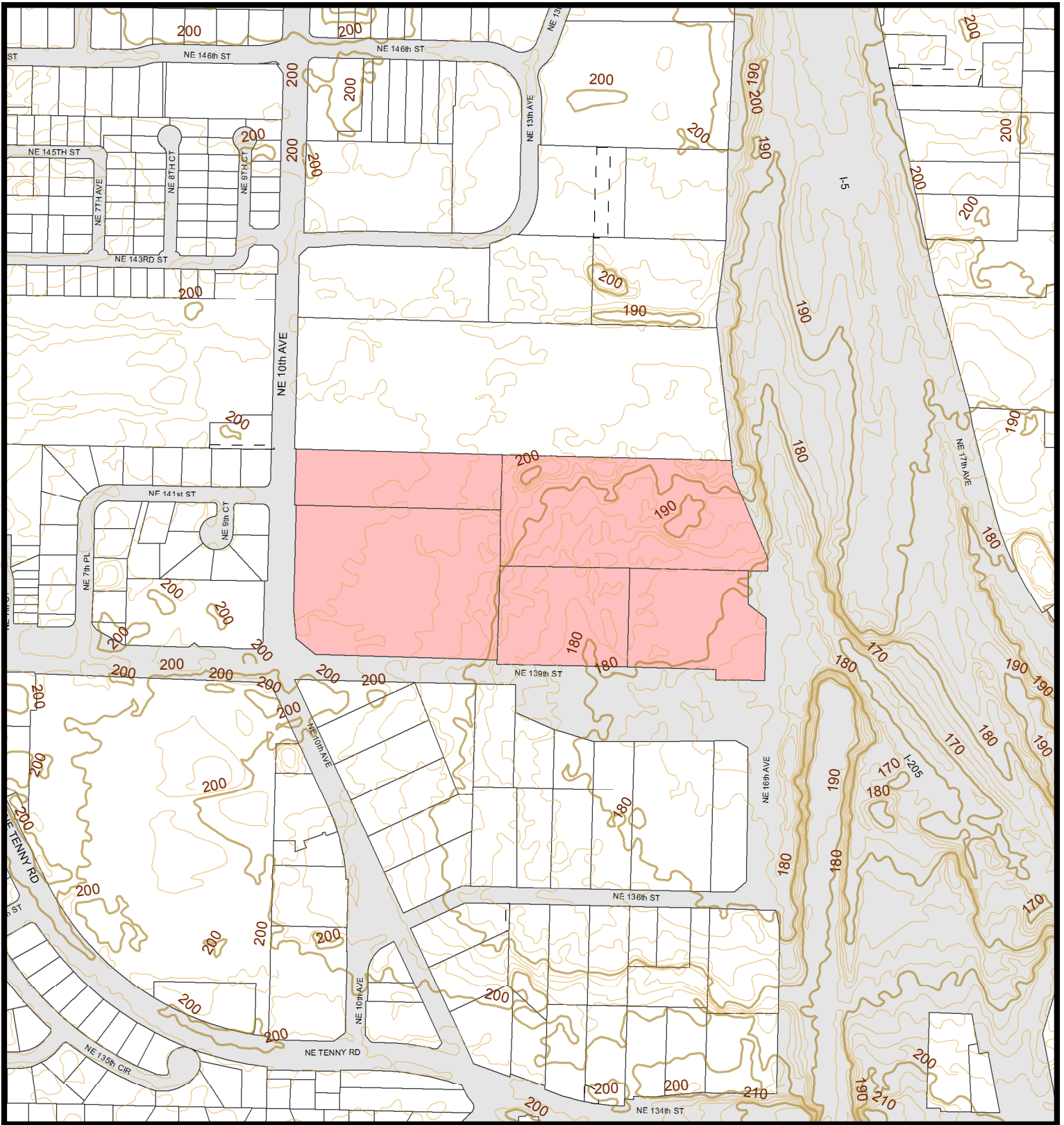
Archeological Predictive: High, 94.3% of parcel

Moderate-High, 5.7%

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.



Elevation Contours

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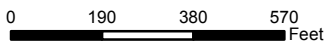
Account No: 185672000, 185796000, 185727000, 185726000
 Owner: MEYER CLAN LLC
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 C/S/Z: VANCOUVER, WA 98685

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



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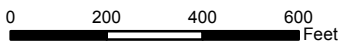


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Developer's GIS Packet: Page 4 of 14

2014 Aerial Photography

Account No: 185672000, 185796000, 185727000, 185726000

Owner: MEYER CLAN LLC

Address: 13914 NE 16TH AVE

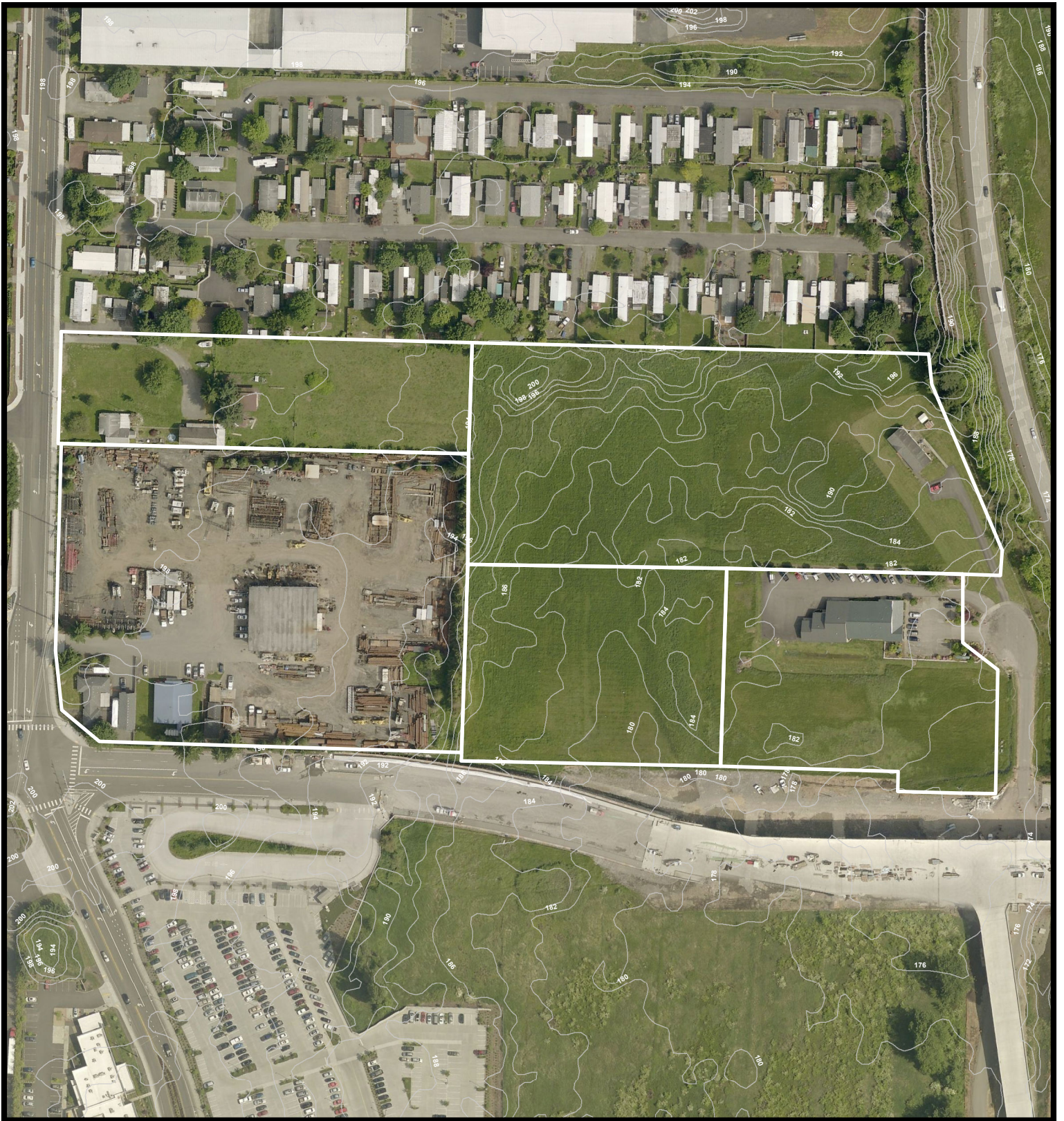
C/S/Z: VANCOUVER, WA 98685

Proposed Development Area

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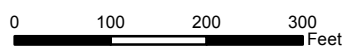
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2014 Aerial Photography with Contours

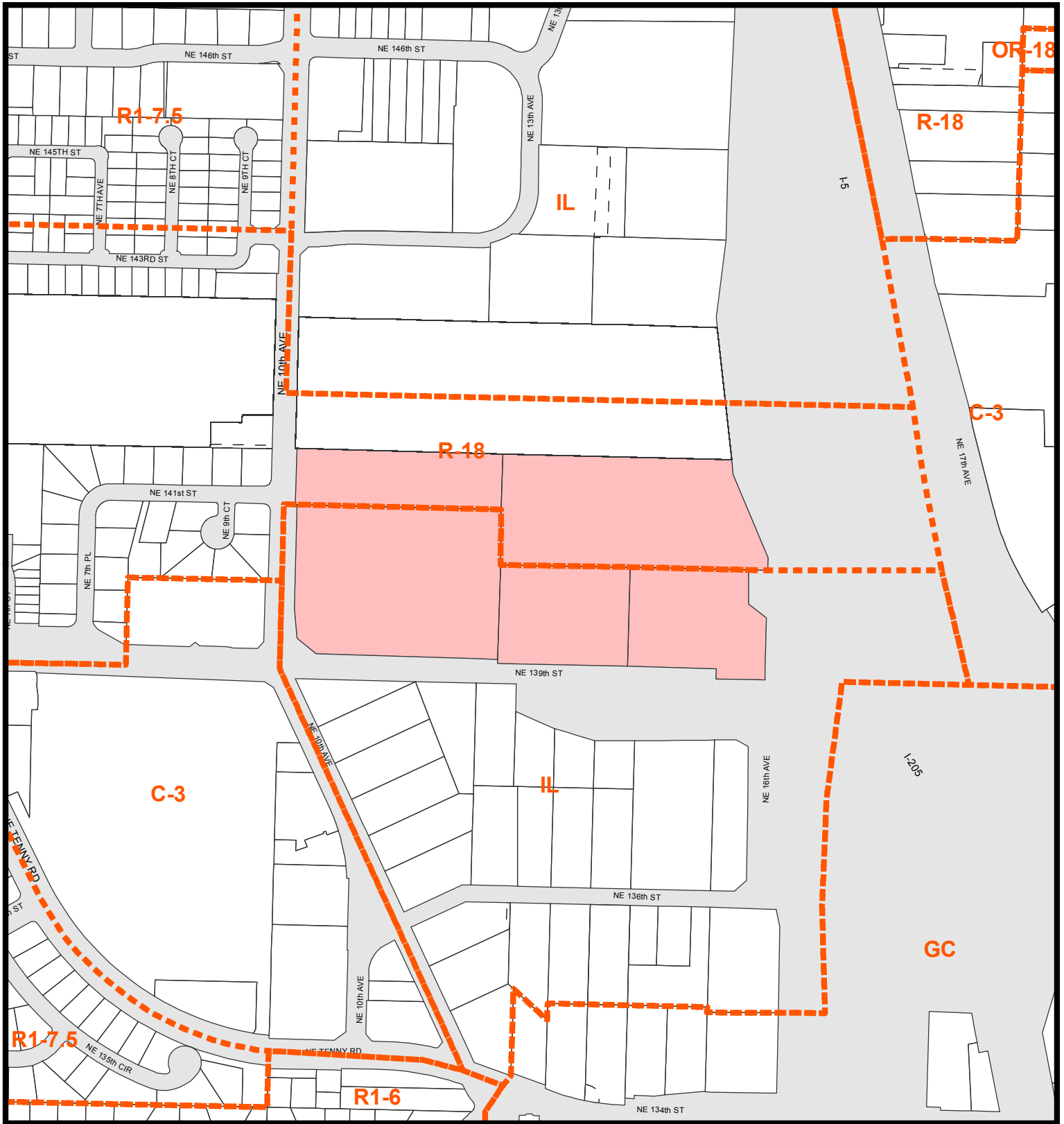
Account No: 185672000, 185796000, 185727000, 185726000
 Owner: MEYER CLAN LLC
 Address: 13914 NE 16TH AVE
 C/S/Z: VANCOUVER, WA 98685

- Proposed Development Area
- 2' Elevation Contours

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CLARK COUNTY, WASHINGTON

Geographic Information System

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0 200 400 600 Feet

Zoning Designation

Account No: 185672000, 185796000, 185727000, 185726000
 Owner: MEYER CLAN LLC
 Address: 13914 NE 16TH AVE
 C/S/Z: VANCOUVER, WA 98685

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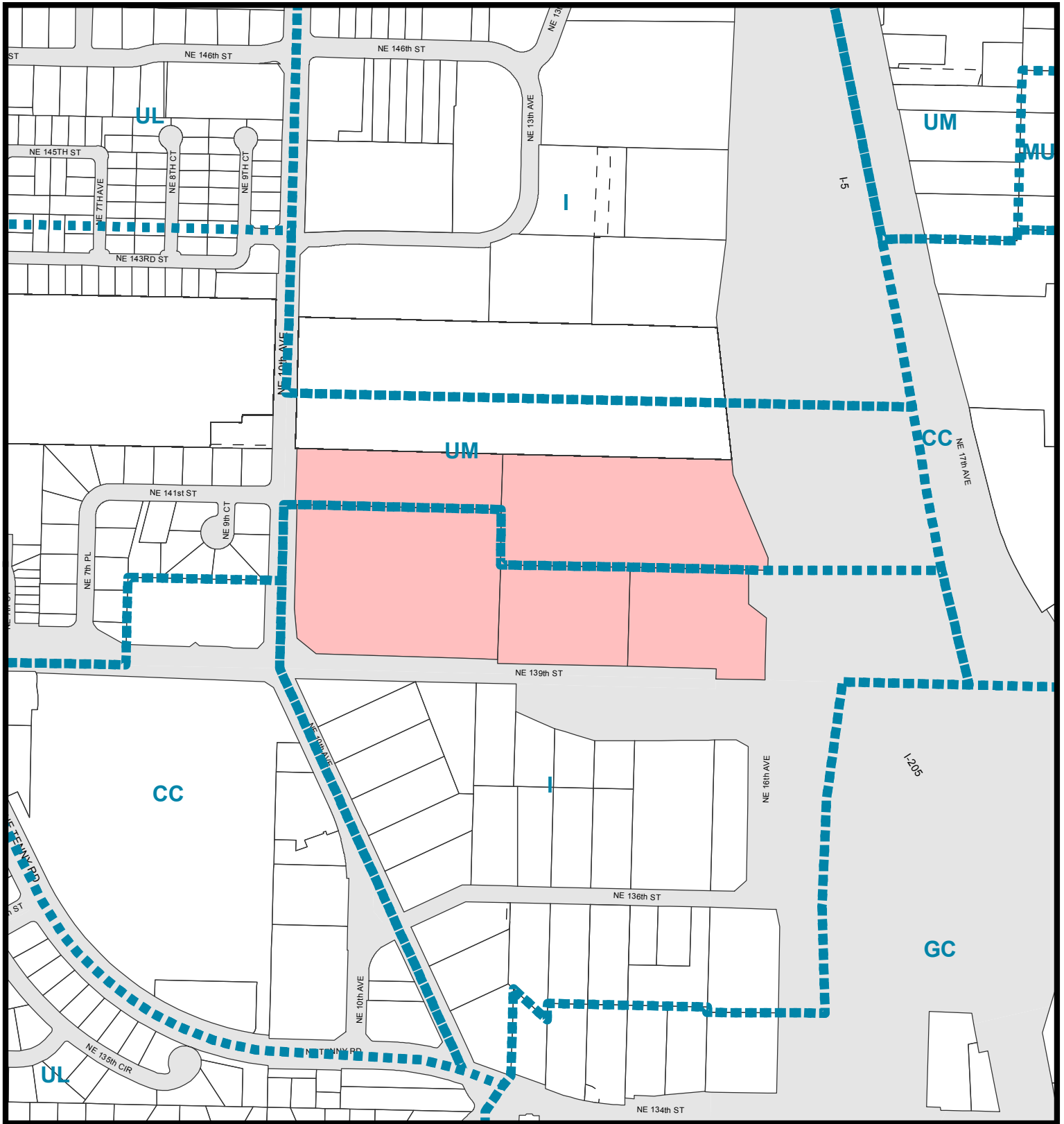
- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary

- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

31115	31114	31113
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Developer's GIS Packet Page 6 of 14



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Developer's GIS Packet Page 7 of 14

Comprehensive Plan Designation

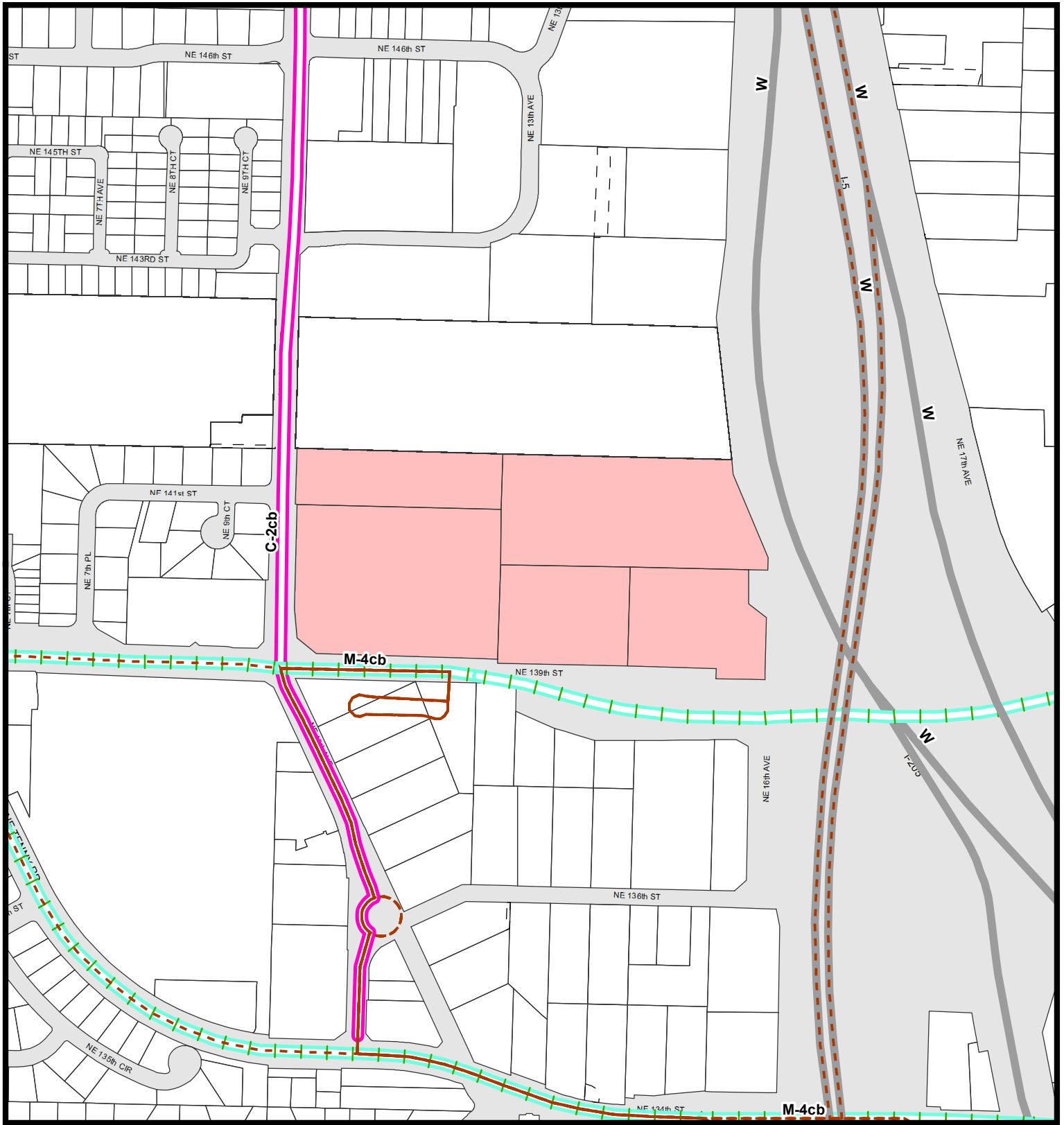
Account No: 185672000, 185796000, 185727000, 185726000
 Owner: MEYER CLAN LLC
 Address: 13914 NE 16TH AVE
 C/S/Z: VANCOUVER, WA 98685

- Subject Parcel
- Comprehensive Plan Boundary
- Public Road
- Transportation or Major Utility Easement
- 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

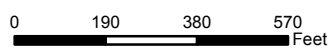
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 C/S/Z: VANCOUVER, WA 98685

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Geographic Information System

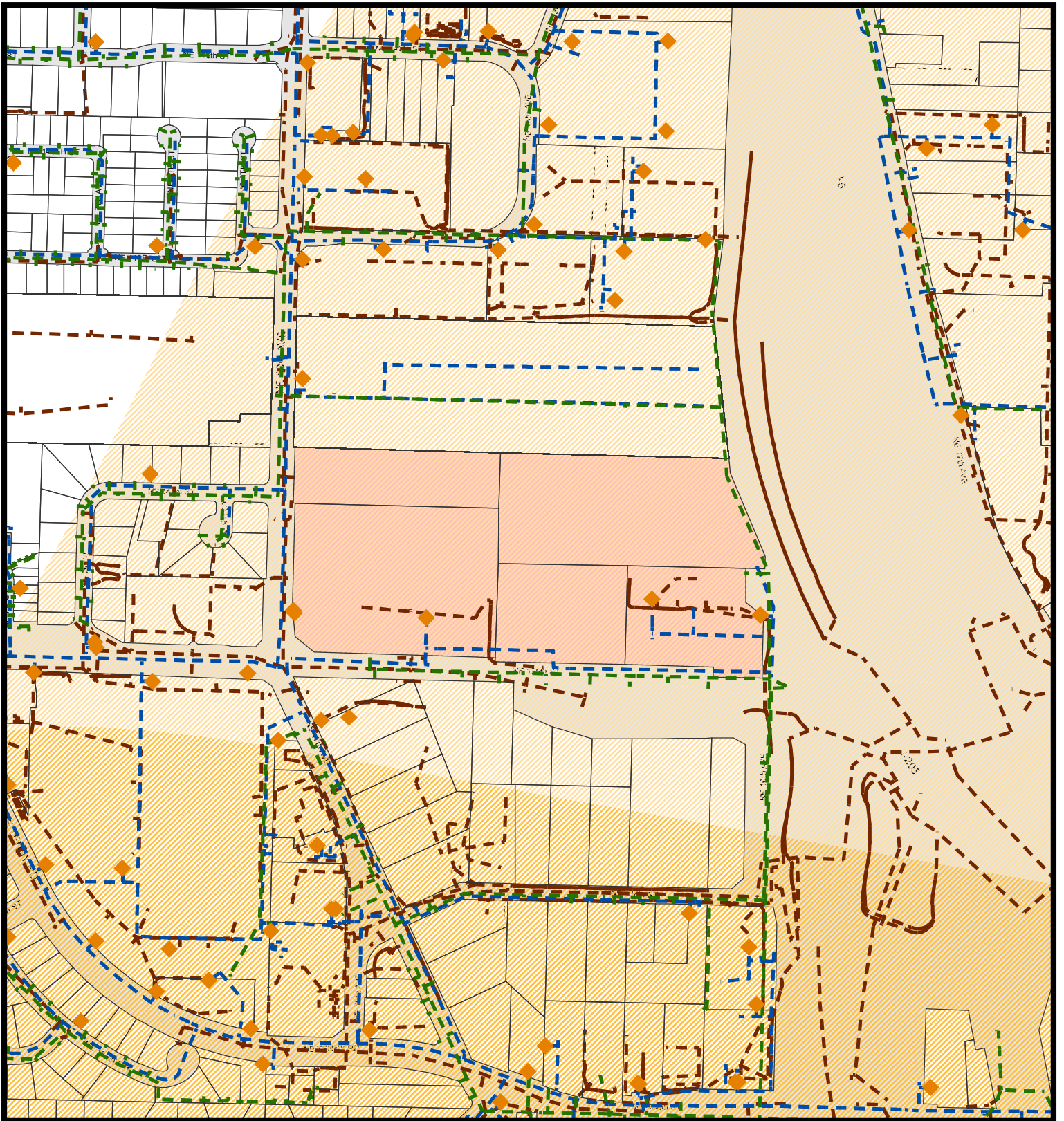
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- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Parks
- Trails
- C-Tran Route
- Principal Arterial
- Minor Arterial
- Collector
- Rural Major Collector
- Rural Minor Collector
- Scenic Highway
- State Route
- Proposed

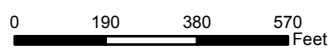
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Developer's GIS Packet Page 9 of 14

Water Sewer and Storm Systems

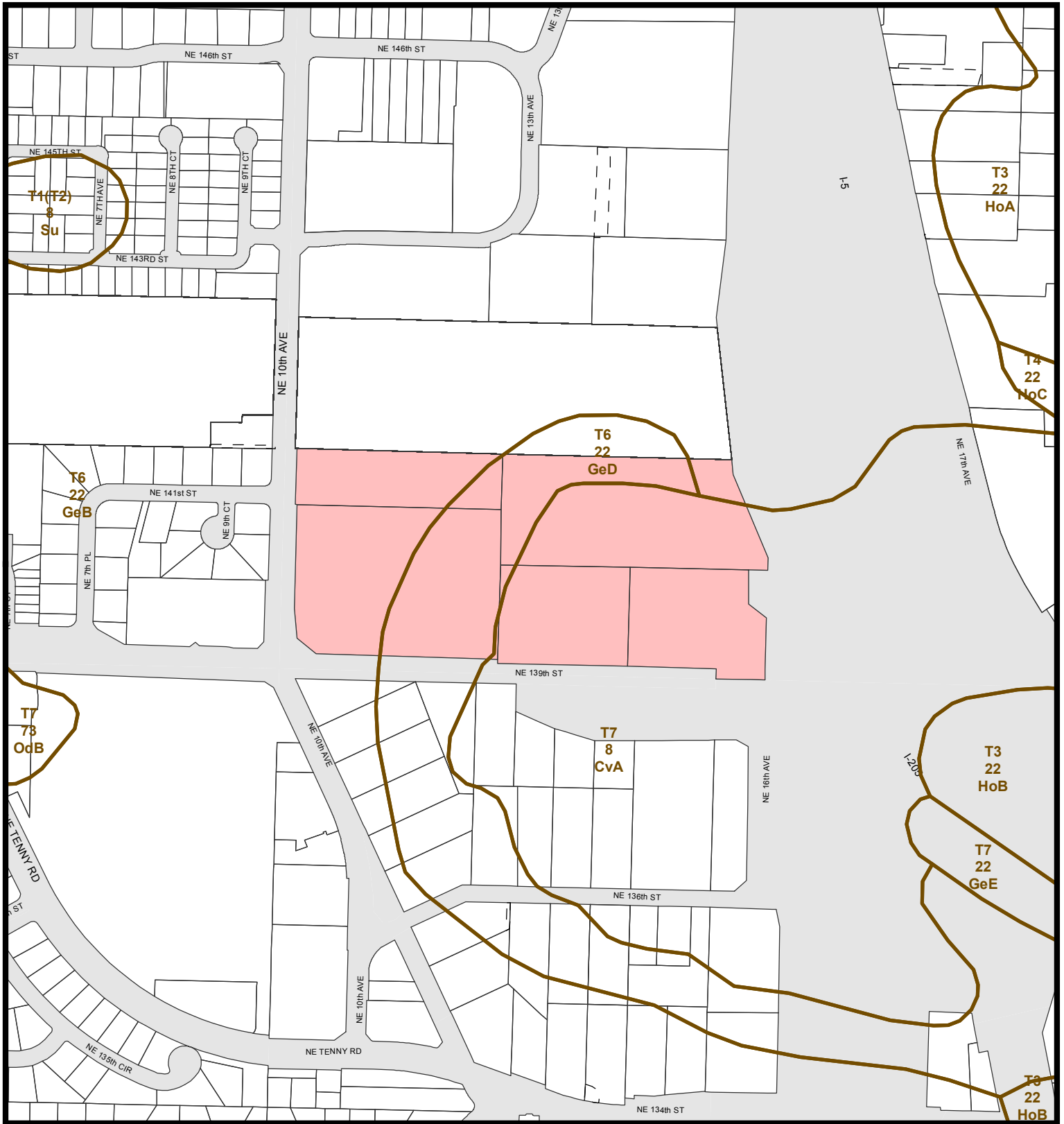
Account No: 185672000, 185796000, 185727000, 185726000
 Owner: MEYER CLAN LLC
 Address: 13914 NE 16TH AVE
 C/S/Z: VANCOUVER, WA 98685

- 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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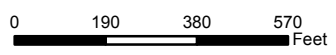
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Soil Types

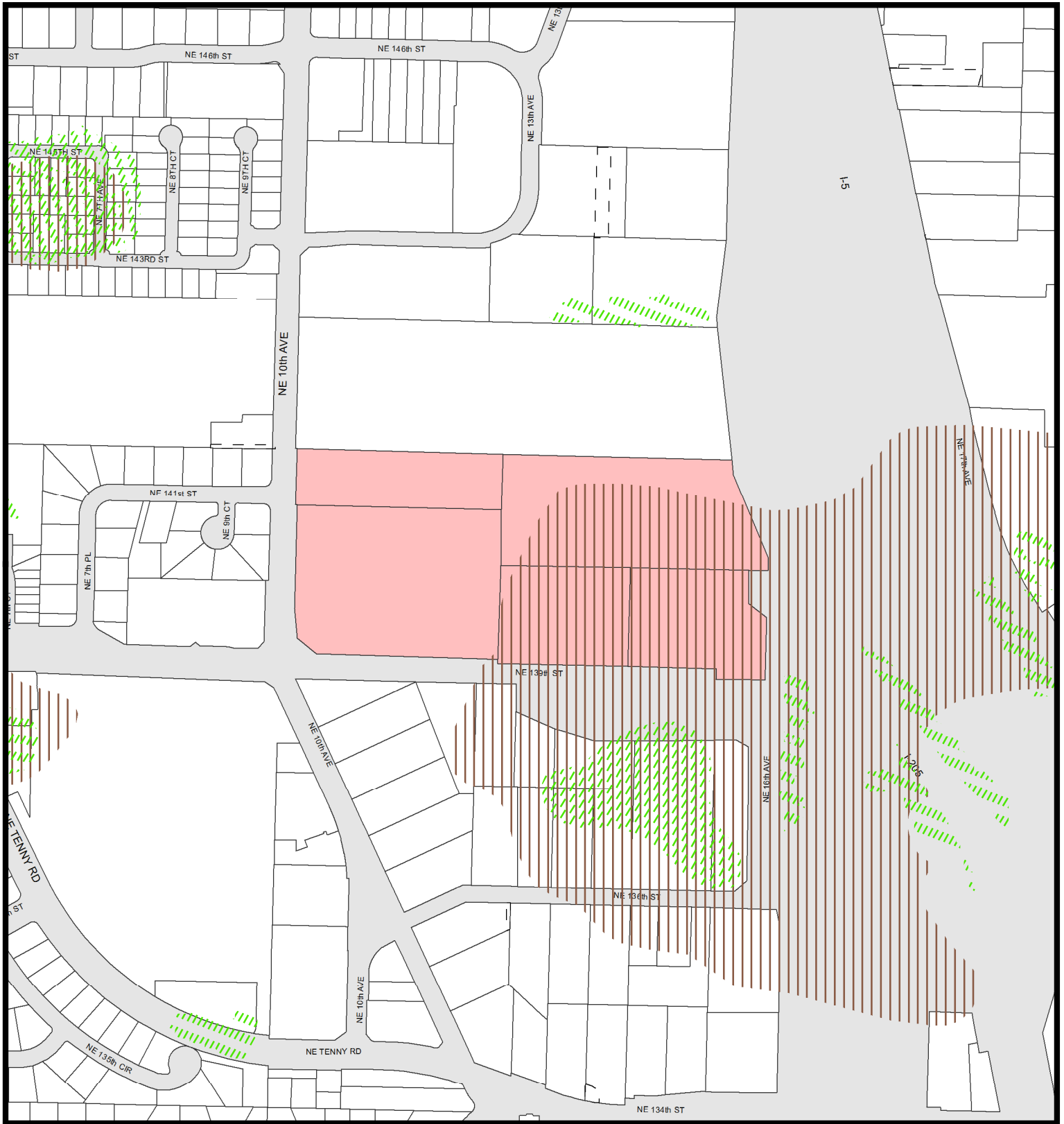
Account No: 185672000, 185796000, 185727000, 185726000
 Owner: MEYER CLAN LLC
 Address: 13914 NE 16TH AVE
 C/S/Z: VANCOUVER, WA 98685

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

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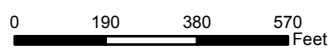
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Geographic Information System

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Developer's GIS Packet Page 11 of 14

Environmental Constraints I

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 Owner: MEYER CLAN LLC
 Address: 13914 NE 16TH AVE
 C/S/Z: VANCOUVER, WA 98685

- 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>

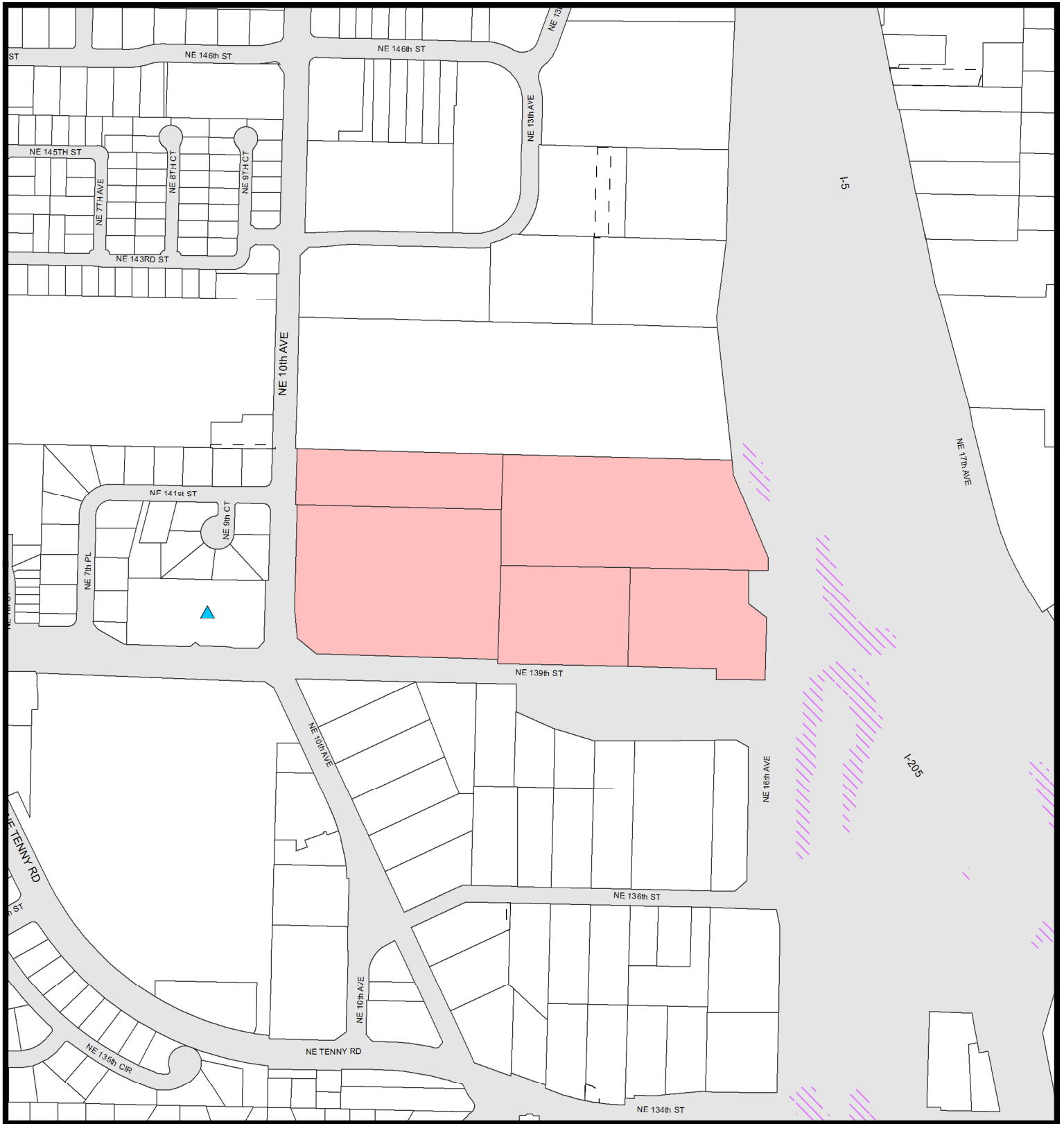
Other jurisdictions – Refer to the Interim Shoreline Designations map layer in MapsOnline until the updated Shoreline Designation Map becomes effective, at which time the Shoreline Designations map layer will take effect.

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

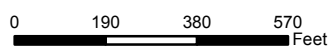
La Center - http://www.ci.lacenter.wa.us/city_departments/city_planner.html

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>



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Developer's GIS Packet Page 12 of 14

Environmental Constraints II

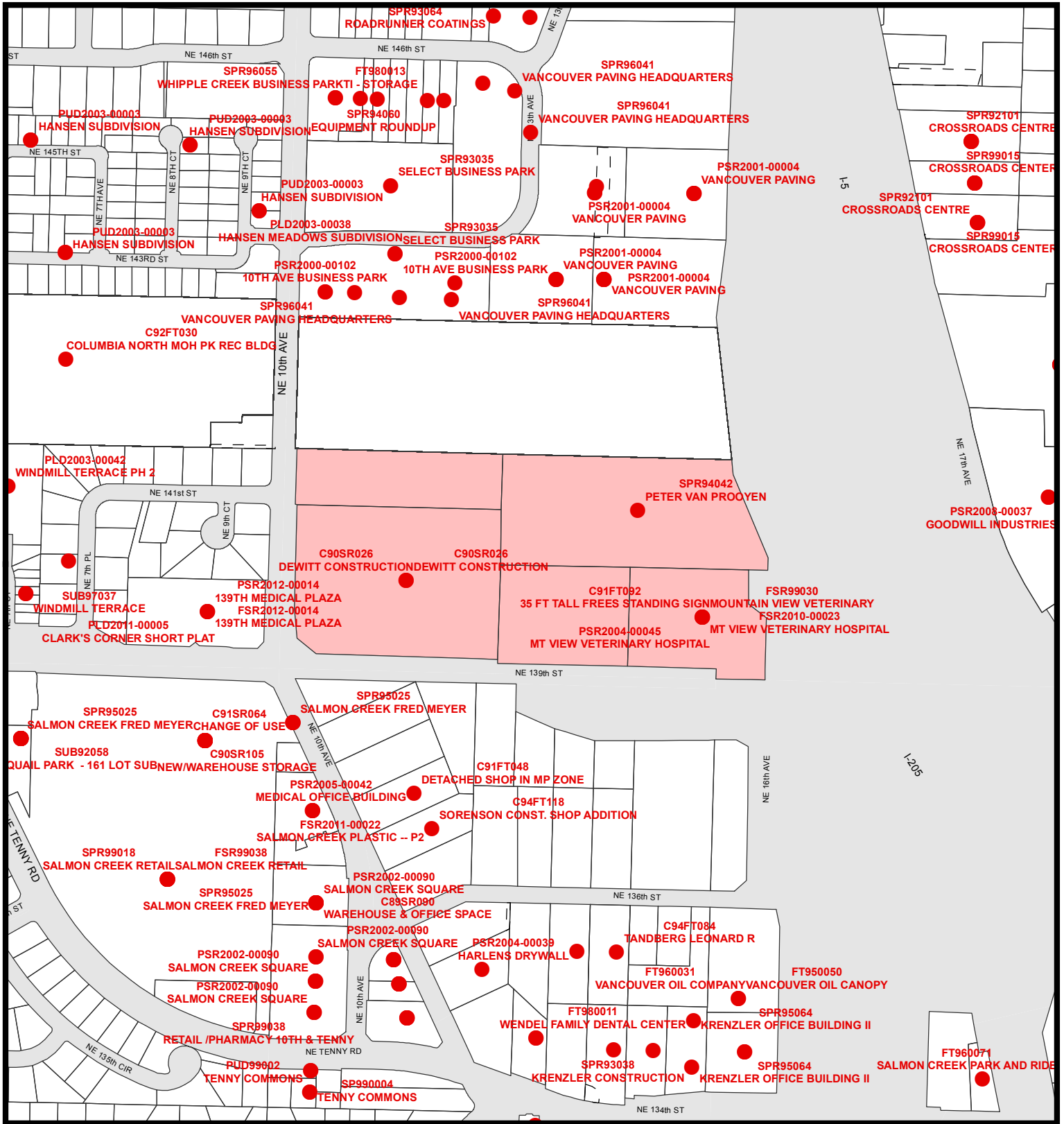
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 Owner: MEYER CLAN LLC
 Address: 13914 NE 16TH AVE
 C/S/Z: VANCOUVER, WA 98685

- 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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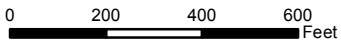
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Department of Assessment and GIS

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Developer's GIS Packet: Page 13 of 14

Adjacent Development

Account No: 185672000, 185796000, 185727000, 185726000

Owner: MEYER CLAN LLC

Address: 13914 NE 16TH AVE

C/S/Z: VANCOUVER, WA 98685

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

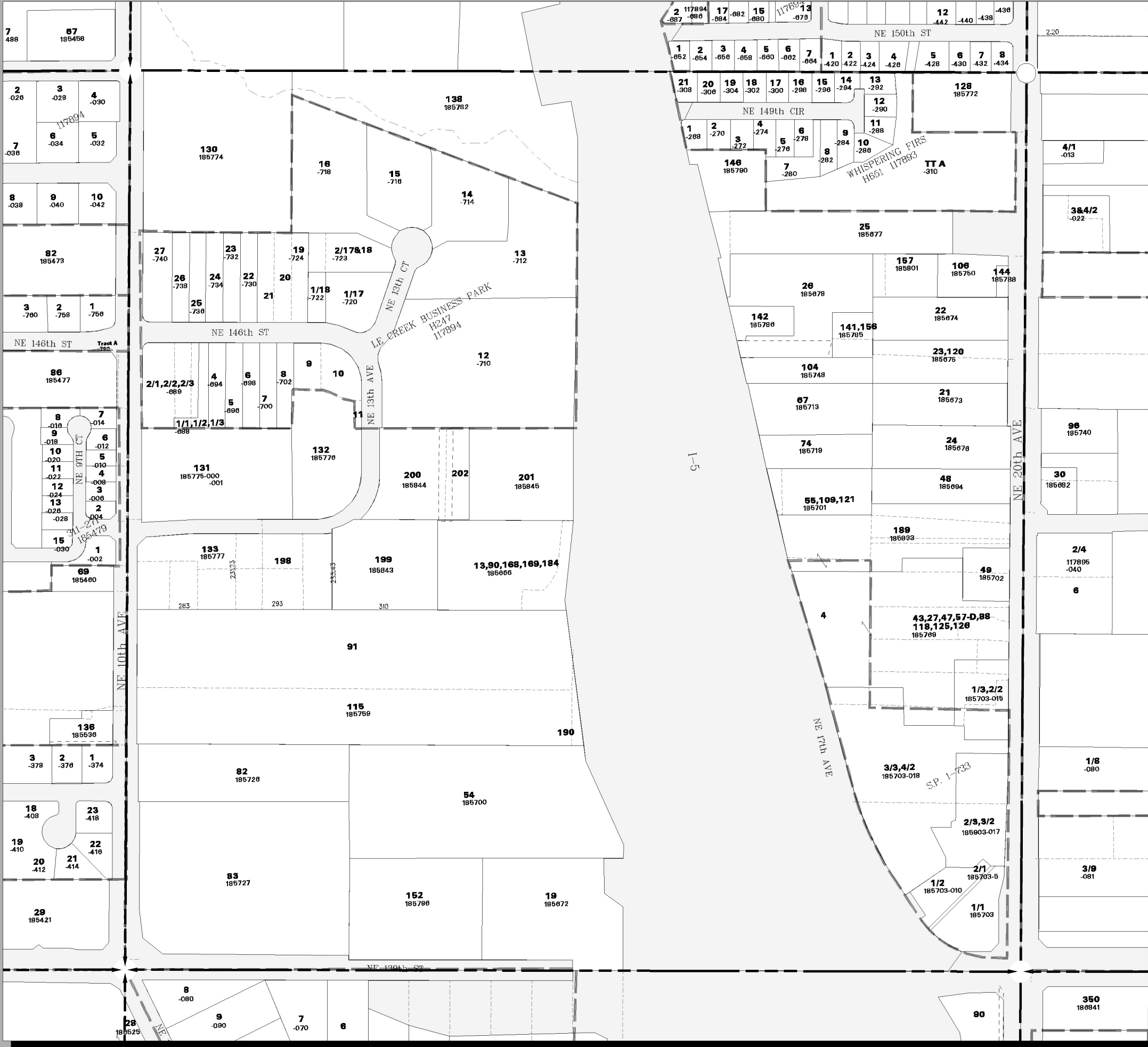
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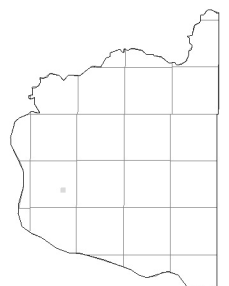
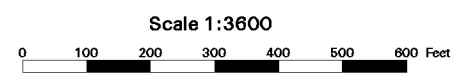
Clark County Washington

SW Qtr of Section 23 T3N R1E 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



December 13, 2014

CAUTION: This map is based upon information furnished by local surveyors and information available from public records. This information has not been checked by Clark County for accuracy. Clark County expressly disclaims any liability for any inaccuracies which may be present in this map. Users of this map should themselves check any details for accuracy before relying thereon.