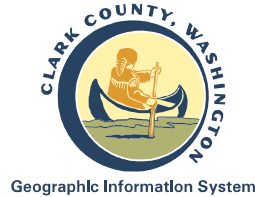


DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

BCRA

Subject Property Account Number(s):

195925000

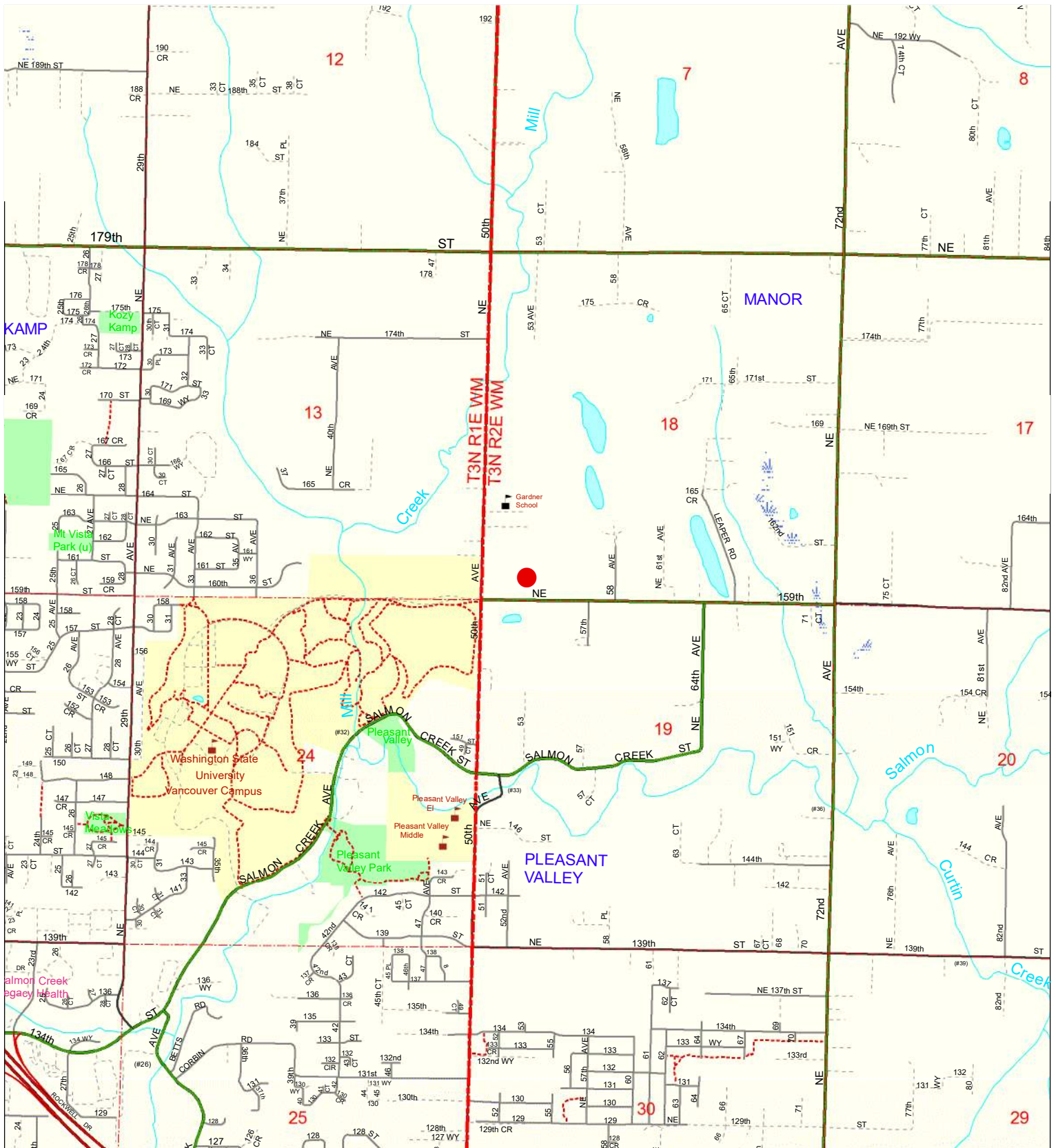
PDF # 256891

Printed: November 12, 2020

Expires: November 12, 2021

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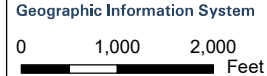
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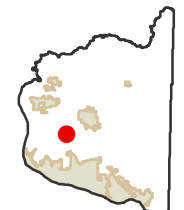
General Location

Account: 195925000
 Owner: BROCKMANN ROBERT E ETAL
 Address: 6223 NUGGET CT SW
 C/S/Z: TUMWATER, WA 98512

Printed on: November 12, 2020



 Location of Subject Property(s)



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.: 195925000
Owner: BROCKMANN ROBERT E ETAL
Address: 6223 NUGGET CT SW
C/S/Z: TUMWATER, WA 98512

Assessed Parcel Size: 20.0 Ac

Property Type: SFR UNIT NOT SHARING STRUCTURE WITH OTHER USES

PARCEL LOCATION FINDINGS:

Quarter Section(s): SW 1/4,S18,T3N,R2E

Municipal Jurisdiction: Clark County

Urban Growth Area: Vancouver

Zoning: BP

Zoning Overlay: No Mapping Indicators

Comprehensive Plan Designation: I

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: Mt Vista: End Date Dec. 31, 9999

Park Impact Fee District: 10

Neighborhood Association: Fairgrounds

School District: Battle Ground

Elementary School: Pleasant Valley

Junior High School: Pleasant Valley

Senior High School: Prairie

Fire District: Clark Co Fire

Sewer District: ClarkRegional

Water District: Clark Public Utilities

Wildfire Danger Area: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): DoB, 22.3% of parcel

HIA, 44.0%

HIB, 33.7%

Hydric Soils: Non-Hydric, 100.0% of parcel

Flood Zone Designation: Outside Flood Area

CARA: Category 2 Recharge Areas

Forest Moratorium Area: No Mapping Indicators

Liquefaction Susceptibility: Very Low to Low

NEHRP: C

Slope: 0 - 5 percent, 98.8% of parcel

5 - 10 percent, 1.2%

Landslide Hazards: No Mapping Indicators

Slope Stability: No Mapping Indicators

Habitat and Species Resources:

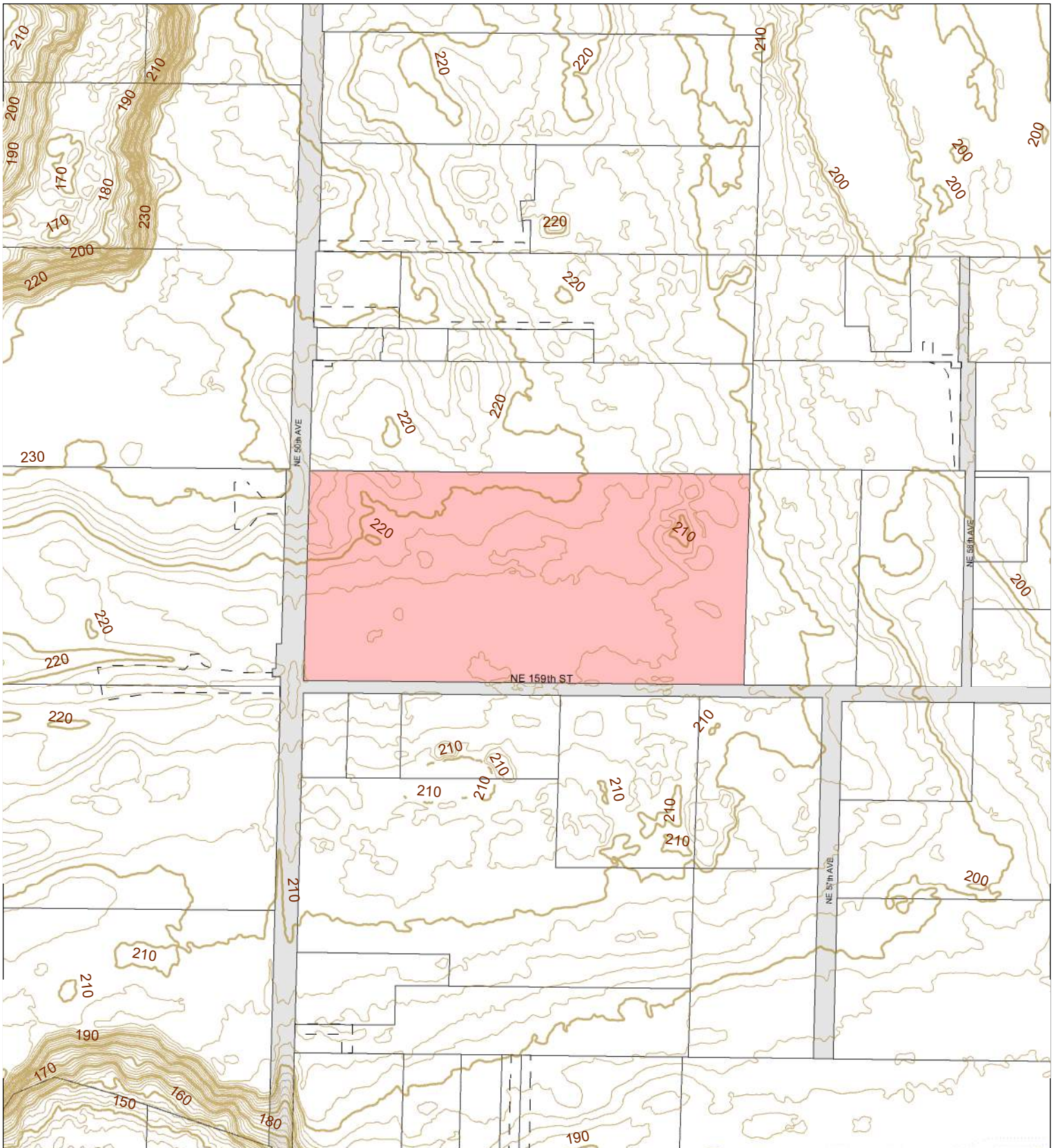
Habitat and Species Impacts: No Mapping Indicators

Cultural Resources:

Archeological Predictive: High, 100.0% of parcel

Archeological Site Buffers: Mapping Indicators Found

Historic Sites: No Mapping Indicators



Elevation Contours

Account: 195925000
 Owner: BROCKMANN ROBERT E ETAL
 Address: 6223 NUGGET CT SW
 C/S/Z: TUMWATER, WA 98512

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

Printed on: November 12, 2020

CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

31112	32107	32108
31113		32117
31124	32119	32120

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



2018 Aerial Photography


Account: 195925000
 Owner: BROCKMANN ROBERT E ETAL
 Address: 6223 NUGGET CT SW
 C/S/Z: TUMWATER, WA 98512


Printed on: November 12, 2020



Geographic Information System

0 200 400 Feet

 Subject Property(s)

31112	32107	32108
31113		32117
31124	32119	32120



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Geographic Information System
 0 100 200 Feet

2018 Aerial Photography with Elevation Contours

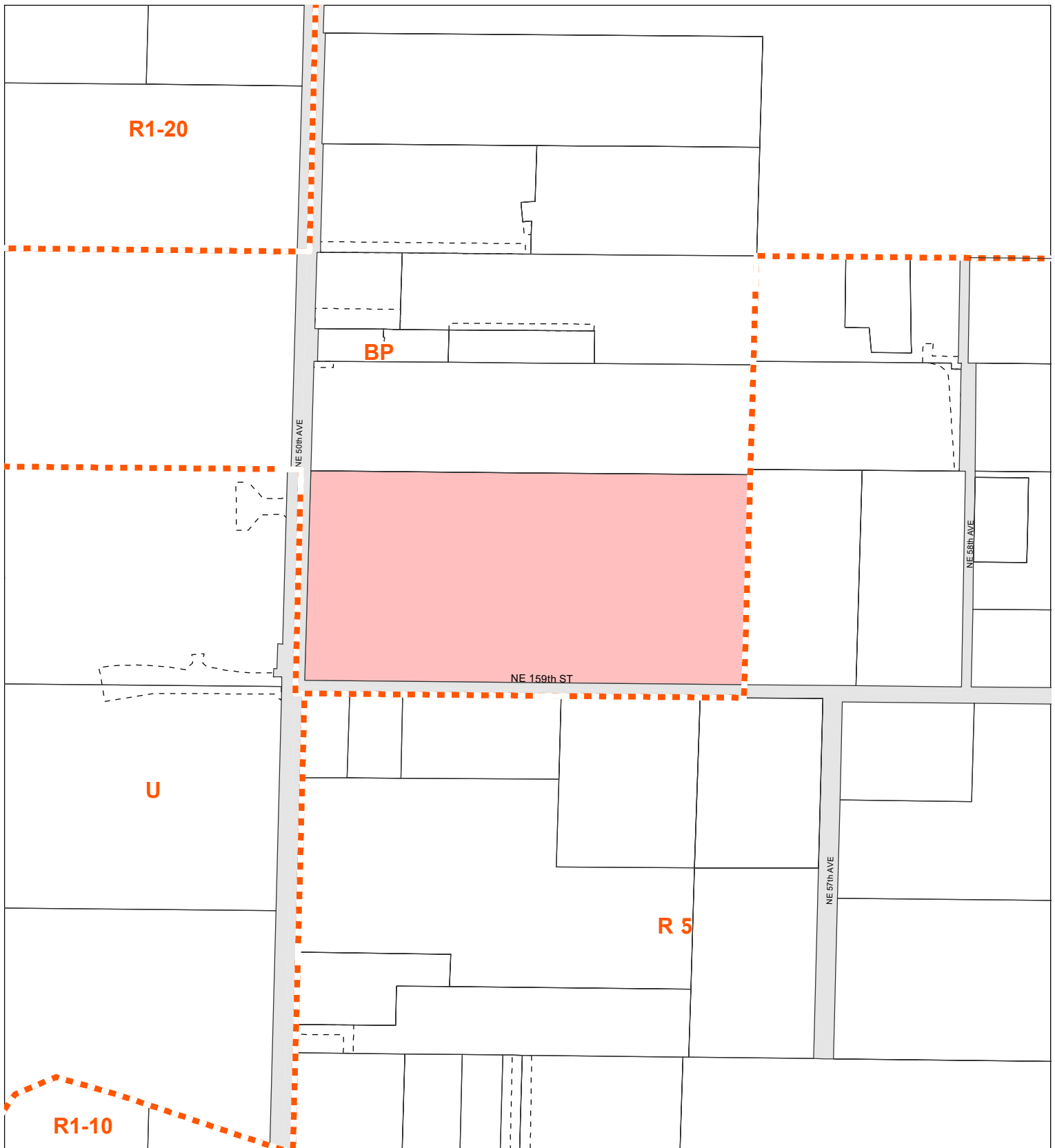
Account: 195925000
 Owner: BROCKMANN ROBERT E ETAL
 Address: 6223 NUGGET CT SW
 C/S/Z: TUMWATER, WA 98512

 Subject Property(s)
 2' Elevation Contours

Printed on: November 12, 2020

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31113	32118	32117
31124	32119	32120

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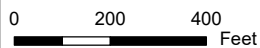
Zoning Designations

Account: 195925000
 Owner: BROCKMANN ROBERT E ETAL
 Address: 6223 NUGGET CT SW
 C/S/Z: TUMWATER, WA 98512

Printed on: November 12, 2020



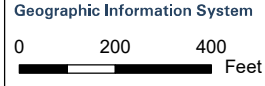
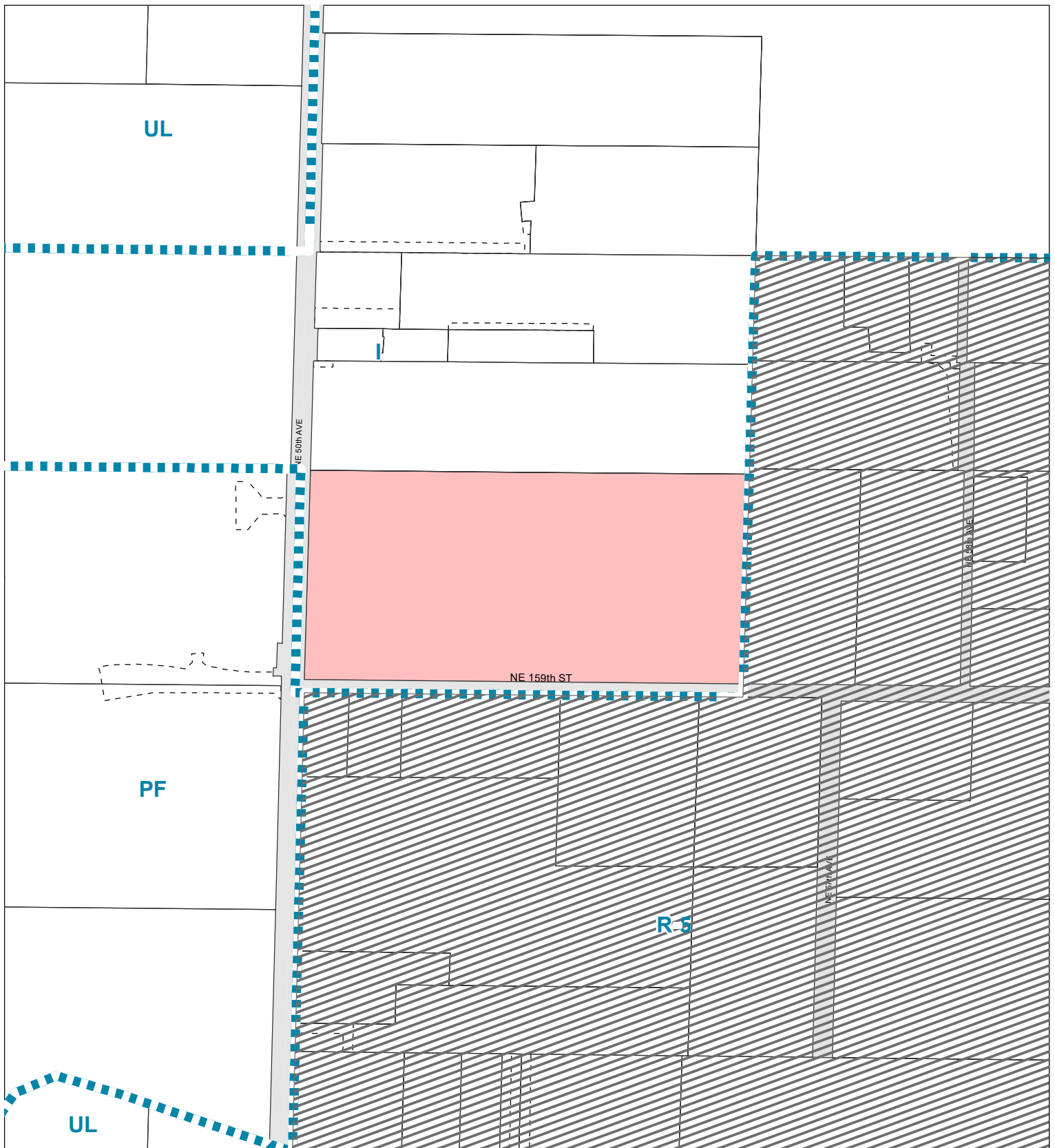
Geographic Information System



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- 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

31112	32107	32108
31113	/	32117
31124	32119	32120



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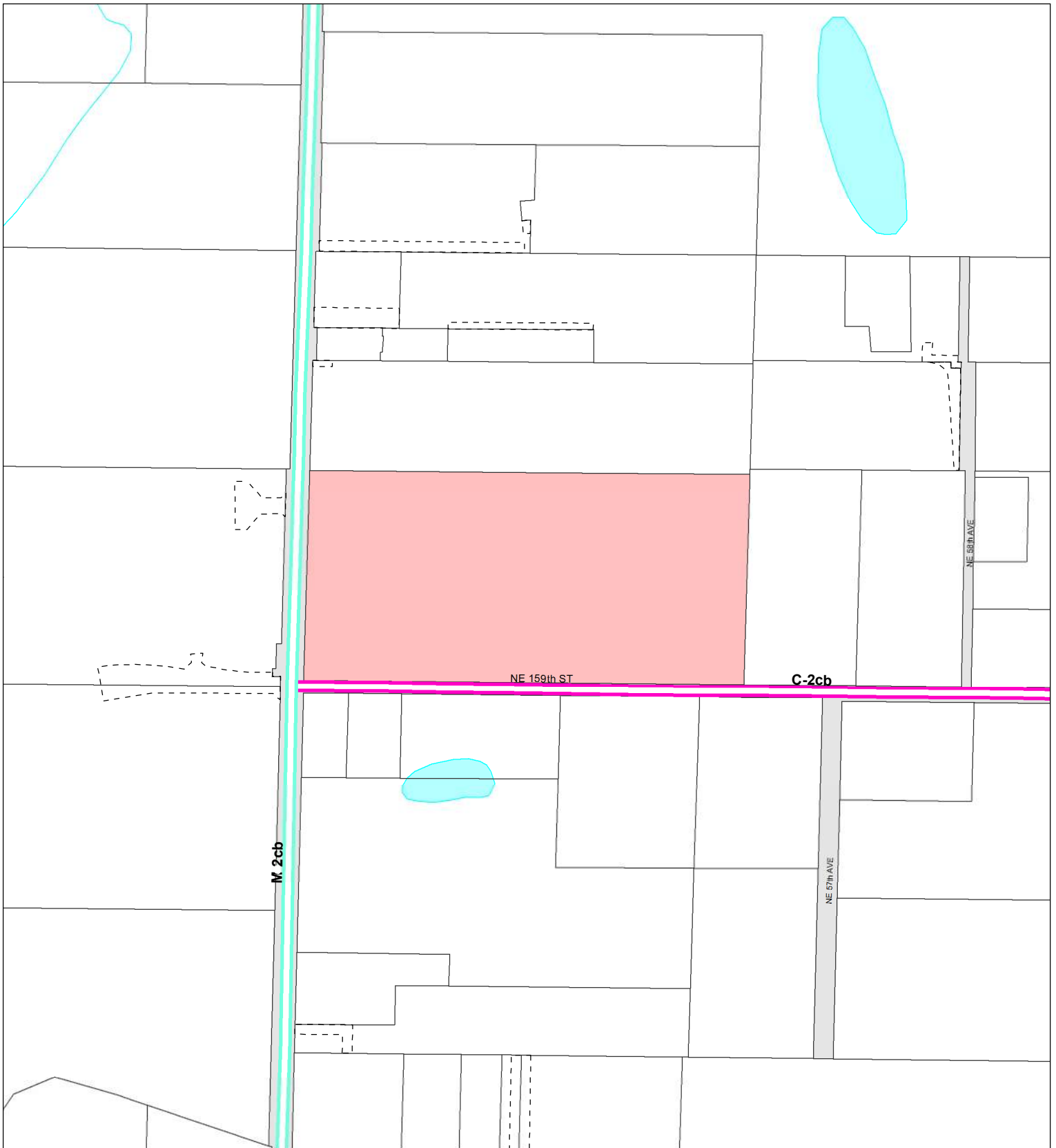
Comprehensive Plan Designations

Account: 195925000
 Owner: BROCKMANN ROBERT E ETAL
 Address: 6223 NUGGET CT SW
 C/S/Z: TUMWATER, WA 98512

- 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

Printed on: November 12, 2020

31112	32107	32108
31113	32118	32117
31124	32119	32120



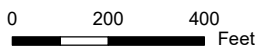
Arterials, C-Tran Bus Routes, Parks & Trails

Account: 195925000
 Owner: BROCKMANN ROBERT E ETAL
 Address: 6223 NUGGET CT SW
 C/S/Z: TUMWATER, WA 98512

Printed on: November 12, 2020



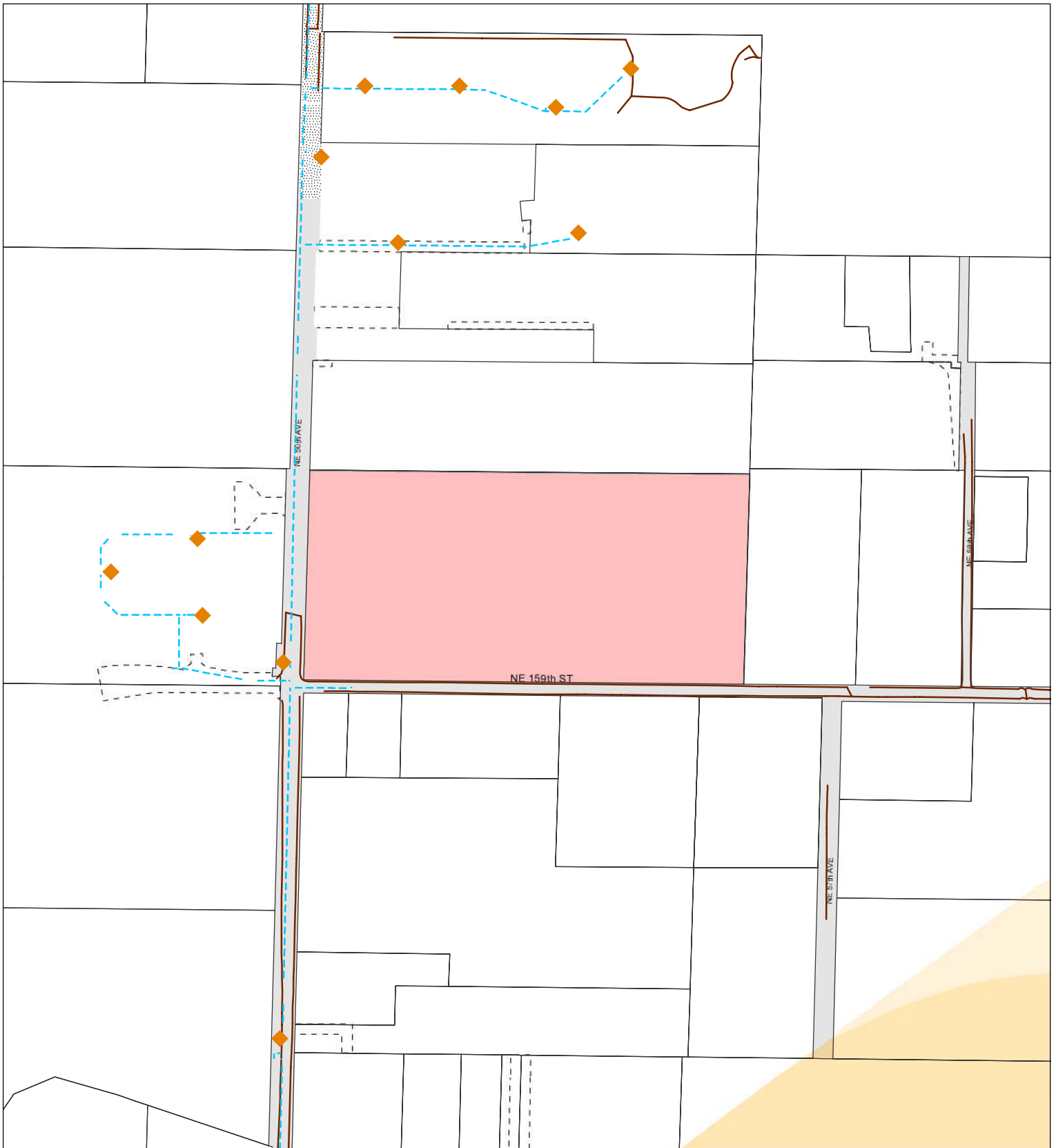
Geographic Information System



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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

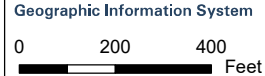
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31113	32118	32117
31124	32119	32120



Water, Sewer, and Storm Systems

Account: 195925000
 Owner: BROCKMANN ROBERT E ETAL
 Address: 6223 NUGGET CT SW
 C/S/Z: TUMWATER, WA 98512

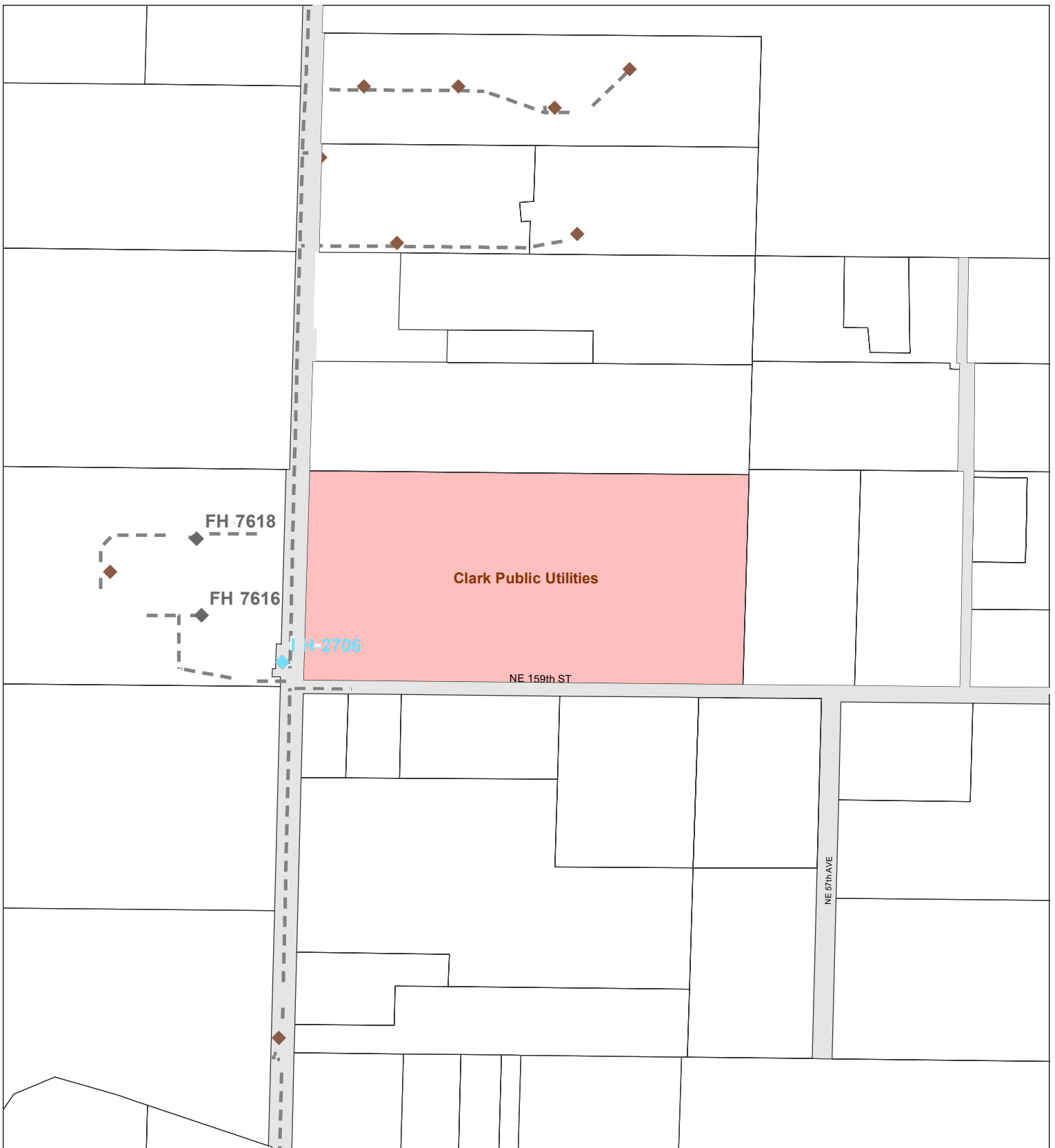
Printed on: November 12, 2020



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

31112	32107	32108
31113	/	32117
31124	32119	32120



Water Systems

Account: 195925000
 Owner: BROCKMANN ROBERT E ETAL
 Address: 6223 NUGGET CT SW
 C/S/Z: TUMWATER, WA 98512

Printed on: November 12, 2020



Geographic Information System
 0 200 400 Feet

- Subject Property(s)
- Public Road
- Water District Boundary
- Unknown Size Water Line
- < 10" Water Line
- 10-20" Water Line
- > 20" Water Line
- No Flow Data Hydrant
- 0 - 499 GPM at 20 PSI
- 500 - 999 GPM at 20 PSI
- > 1000 - 1749 GPM at 20 PSI
- > 1750 GPM at 20 PSI
- Hydrant > 500' from parcel(s)

31112	32107	32108
31113	32118	32117
31124	32119	32120

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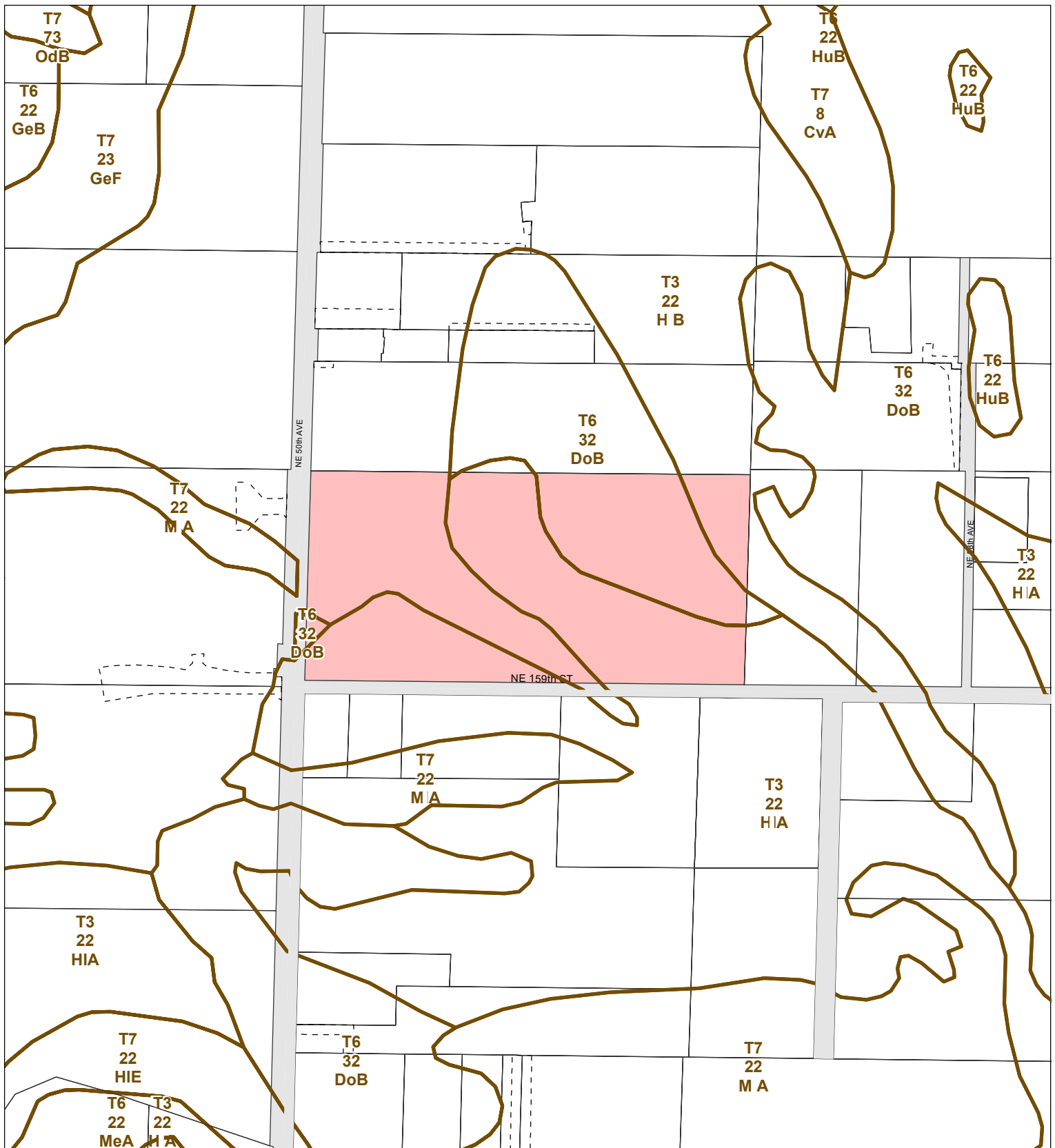
Hydrant Fire Flow Details

Account No.: 195925000
Owner: BROCKMANN ROBERT E ETAL
Address: 6223 NUGGET CT SW
C/S/Z: TUMWATER, WA 98512

Water District(s)	Hydrant Data Update	Project Site Provider
Clark Public Utilities	January 1, 2017	Service Provider

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
FH-2706	Clark Public Utilities	8.0"	2405 GPM	October 11, 2018	64 ft
FH-7616	Clark Public Utilities	0.0"	No Data	None	313 ft
FH-7618	Clark Public Utilities	0.0"	No Data	None	334 ft



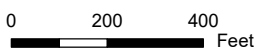
Soil Types

Account: 195925000
 Owner: BROCKMANN ROBERT E ETAL
 Address: 6223 NUGGET CT SW
 C/S/Z: TUMWATER, WA 98512

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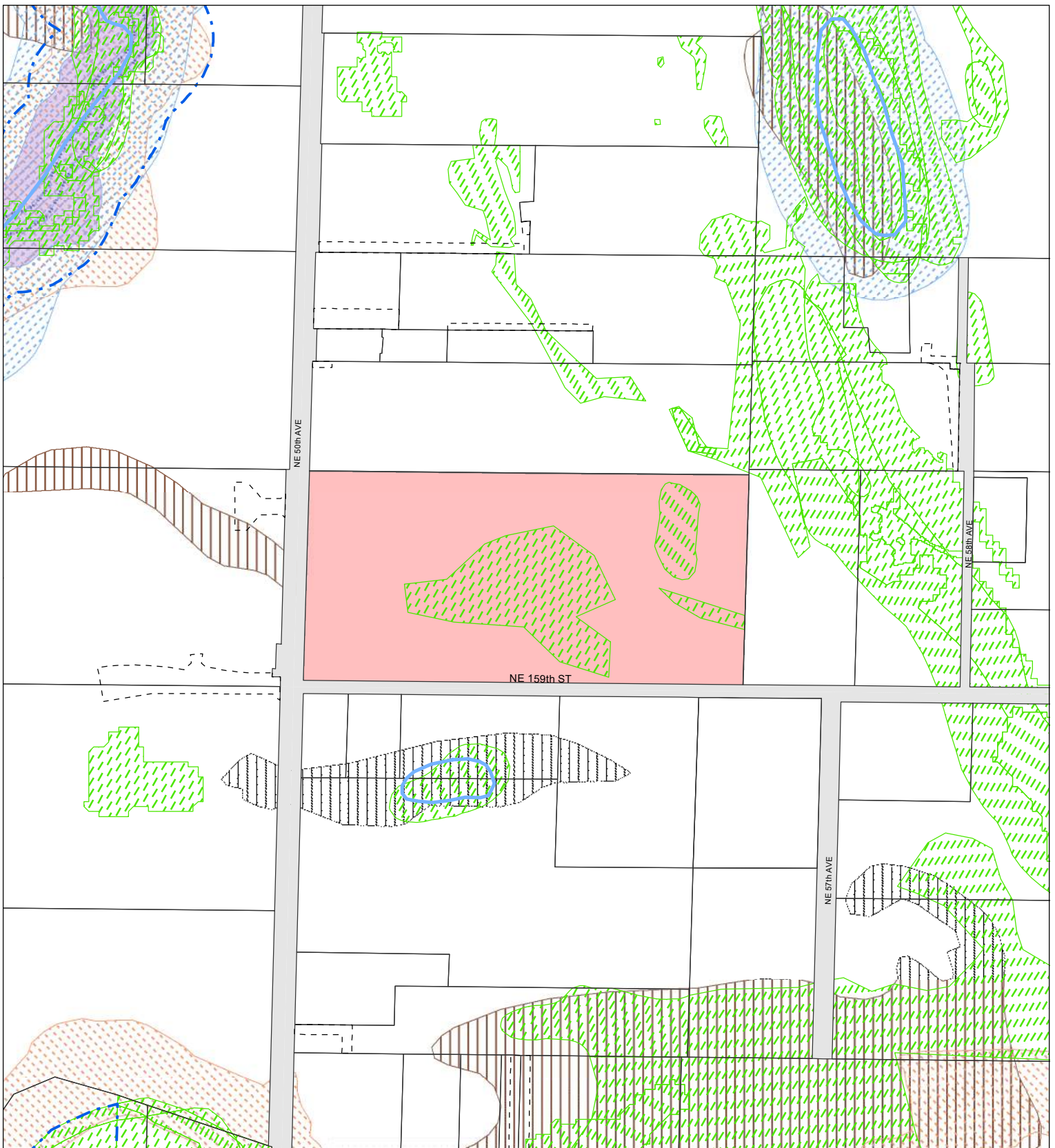
Geographic Information System



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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

31112	32107	32108
31113	32118 	32117
31124	32119	32120



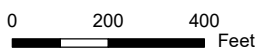
Environmental Constraints I

Account: 195925000
 Owner: BROCKMANN ROBERT E ETAL
 Address: 6223 NUGGET CT SW
 C/S/Z: TUMWATER, WA 98512

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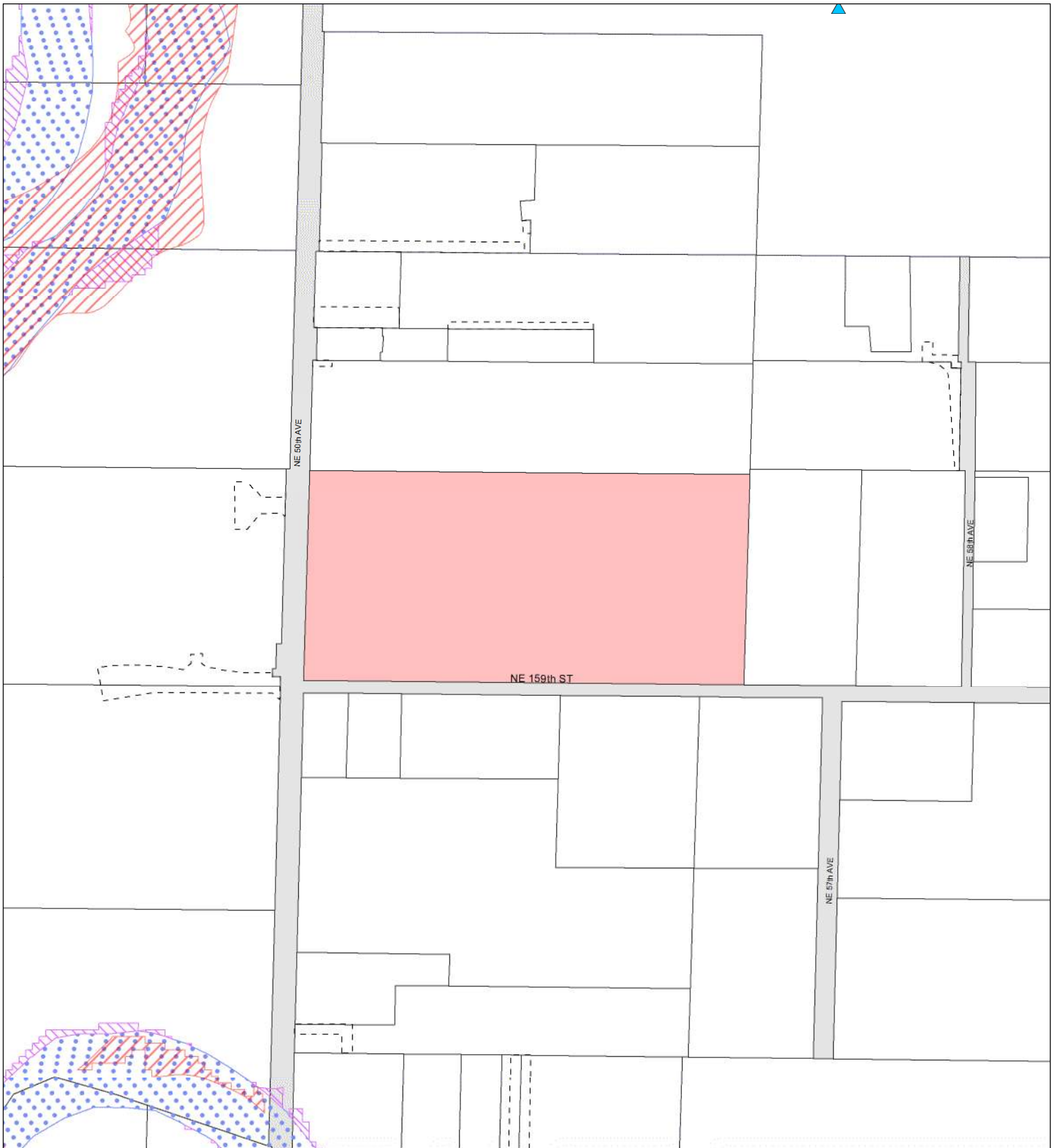
Geographic Information System



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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Hydric Soils
- Wetland Inventory
- CARA Category 1
- Riparian Habitat or Species Area
- Non-Riparian Habitat or Species Area
- 100 year Floodplains
- Floodway
- Shorelines
- Stream

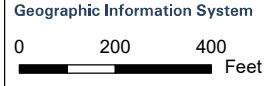
31112	32107	32108
31113	/	32117
31124	32119	32120



Environmental Constraints II

Account: 195925000
 Owner: BROCKMANN ROBERT E ETAL
 Address: 6223 NUGGET CT SW
 C/S/Z: TUMWATER, WA 98512

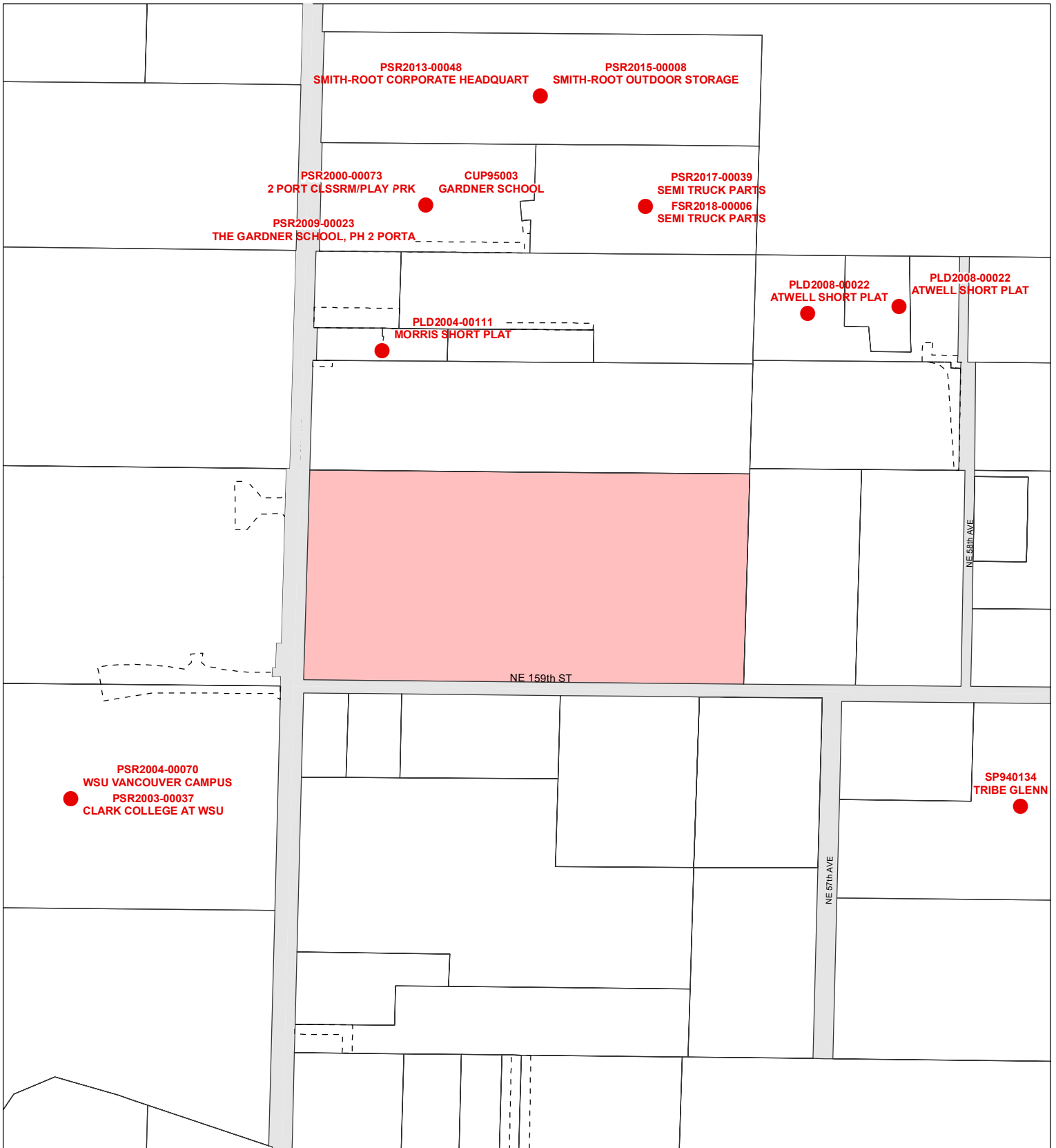
Printed on: November 12, 2020



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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 Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site
- INV Historic Site

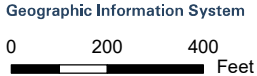
31112	32107	32108
31113	/	32117
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Adjacent Development

Account: 195925000
 Owner: BROCKMANN ROBERT E ETAL
 Address: 6223 NUGGET CT SW
 C/S/Z: TUMWATER, WA 98512

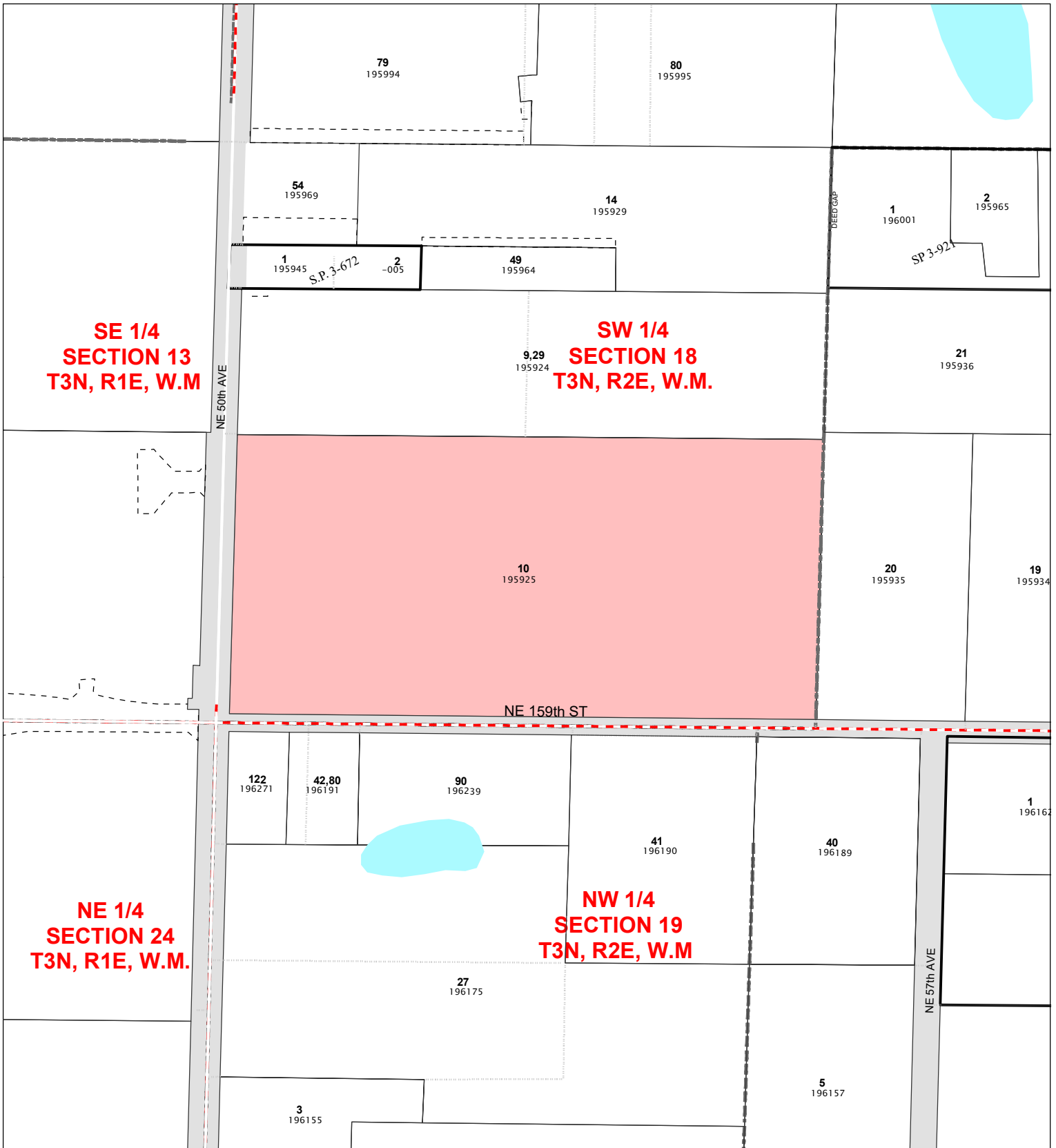
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

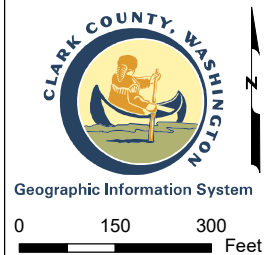
31112	32107	32108
31113	32118	32117
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Quarter Section Parcels

Account: 195925000
 Owner: BROCKMANN ROBERT E ETAL
 Address: 6223 NUGGET CT SW
 C/S/Z: TUMWATER, WA 98512

Printed on: November 12, 2020



- Subdivision Lines
- Donation Land Claim
- Section Quarters
- City Boundaries
- Subject Property(s)
- Road Right of Way - Actual Road May not Exist
- Transportation or Major Utility Easement

31112	32107	32108
31113	32118	32117
31124	32119	32120

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