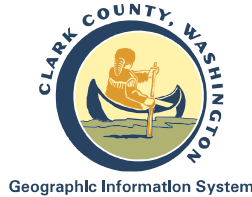


# DEVELOPER'S PACKET

## Produced By:

Clark County Geographic Information System (GIS)



## For:

Riverside Estates Phase 4 Park

## Subject Property Account Number(s):

986028825

PDF # 255444

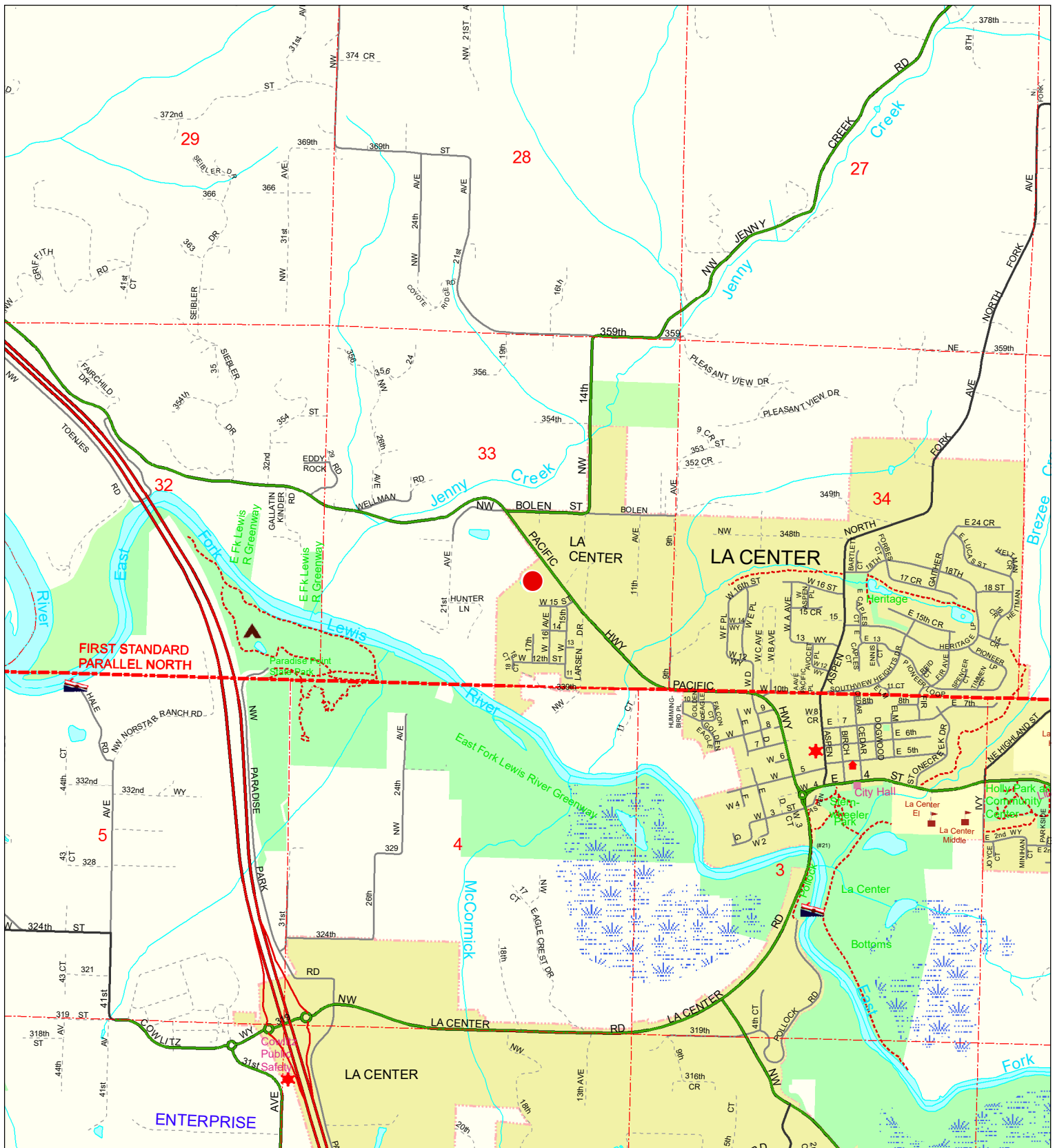
Printed: October 15, 2020

Expires: October 15, 2021

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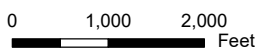
### General Location

Account: 986028825  
 Owner: ECM RIVERSIDE LLC  
 Address: 1514 NW 339TH ST  
 C/S/Z: LA CENTER, WA 98629

Printed on: October 15, 2020

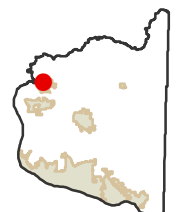


Geographic Information System



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.: 986028825  
Owner: ECM RIVERSIDE LLC  
Address: 1514 NW 339TH ST  
C/S/Z: LA CENTER, WA 98629

**Assessed Parcel Size:** 5.19 Ac

**Property Type:** UNUSED PLATTED LAND.

---

## PARCEL LOCATION FINDINGS:

**Quarter Section(s):** SE 1/4,S33,T5N,R1E

**Municipal Jurisdiction:** La Center

**Urban Growth Area:** LaCenter

**Zoning:** MDR-16

**Zoning Overlay:** Urban Holding District (UH-10) - LAC

**Comprehensive Plan Designation:** UM

**Columbia River Gorge NSA:** No Mapping Indicators

**Late-Comer Area:** No Mapping Indicators

**Trans. Impact Fee Area:** La Center: End Date Dec. 31, 9999

**Park Impact Fee District:** No Mapping Indicators

**Neighborhood Association:** No Mapping Indicators

**School District:** La Center

**Elementary School:** La Center

**Junior High School:** La Center

**Senior High School:** La Center

**Fire District:** Clark Co Fire

**Sewer District:** Rural/Resource

**Water District:** Clark Public Utilities

**Wildfire Danger Area:** No Mapping Indicators

---

## ENVIRONMENTAL CONSTRAINTS:

**Soil Type(s):** GeD, 57.1% of parcel  
OdB, 42.9%

**Hydric Soils:** Hydric, 42.9% of parcel  
Non-Hydric, 57.1%

**Flood Zone Designation:** Outside Flood Area

**CARA:** Category 2 Recharge Areas

**Forest Moratorium Area:** No Mapping Indicators

**Liquefaction Susceptibility:** Very Low

**NEHRP:** C

**Slope:** 0 - 5 percent, 35.5% of parcel  
10 - 15 percent, 15.9%  
15 - 25 percent, 11.2%  
5 - 10 percent, 37.4%

**Landslide Hazards:** Areas of Potential Instability,  
Slopes > 15%

**Slope Stability:** No Mapping Indicators

**Habitat and Species Resources:**

**Habitat and Species Impacts:** Mapping Indicators Found

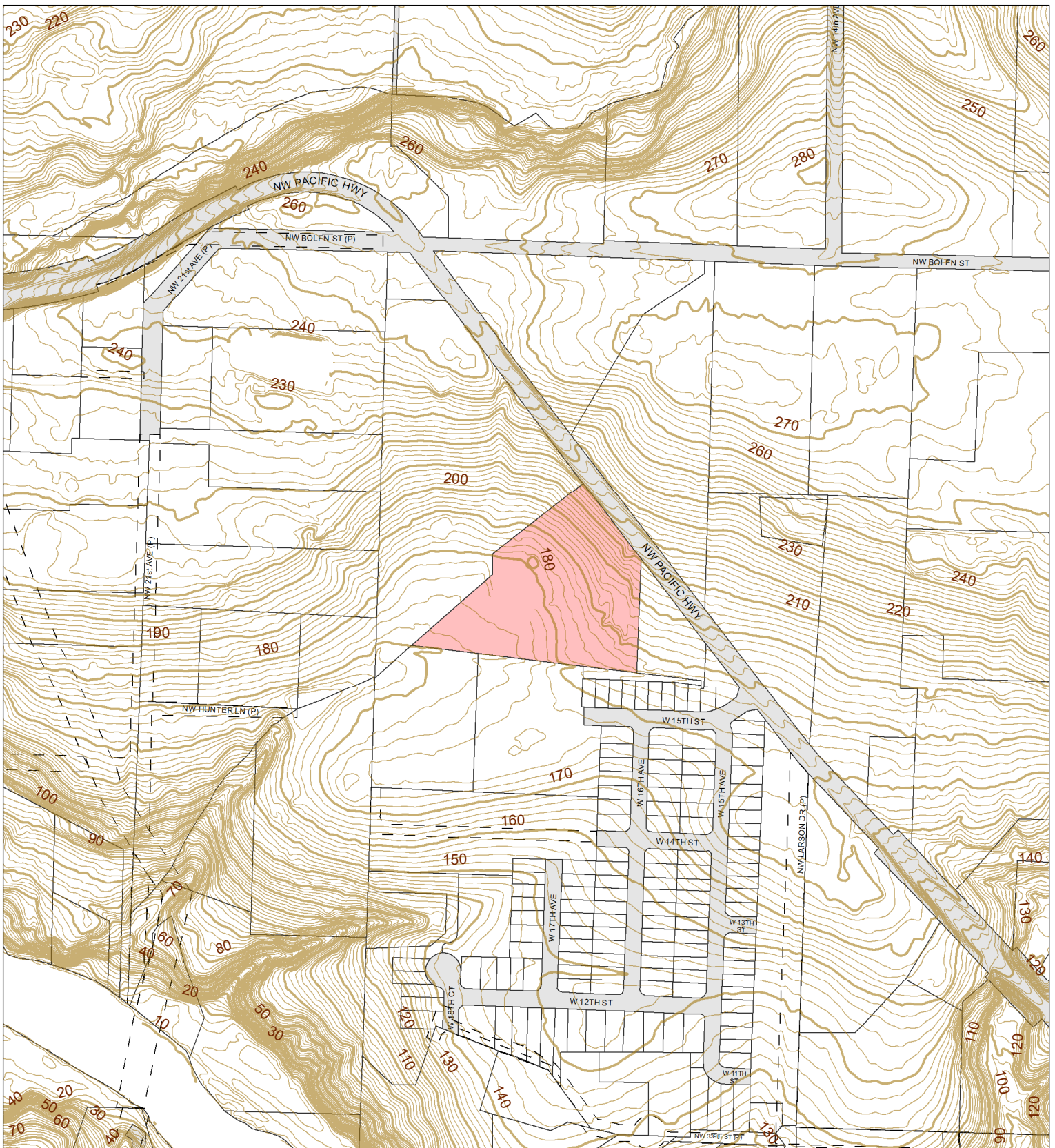
**Riparian Habitat Area:** Perennial Stream  
Seasonal Stream

**Cultural Resources:**

**Archeological Predictive:** High, 16.0% of parcel  
Moderate, 53.8%  
Moderate-High, 30.2%

**Archeological Site Buffers:** Mapping Indicators Found

**Historic Sites:** No Mapping Indicators



## Elevation Contours

Account: 986028825  
 Owner: ECM RIVERSIDE LLC  
 Address: 1514 NW 339TH ST  
 C/S/Z: LA CENTER, WA 98629

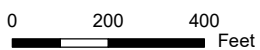
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- 10' Elevation Contours
- 2' Elevation Contours

Printed on: October 15, 2020

51129	51128	51127
51132	51133	51134
	41104	41103



Geographic Information System



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: 986028825  
 Owner: ECM RIVERSIDE LLC  
 Address: 1514 NW 339TH ST  
 C/S/Z: LA CENTER, WA 98629

Printed on: October 15, 2020



Geographic Information System

0 200 400 Feet

 Subject Property(s)

51129	51128	51127
51132	51133	51134
	41104	41103

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**CLARK COUNTY, WASHINGTON**

Geographic Information System

0 100 200 Feet

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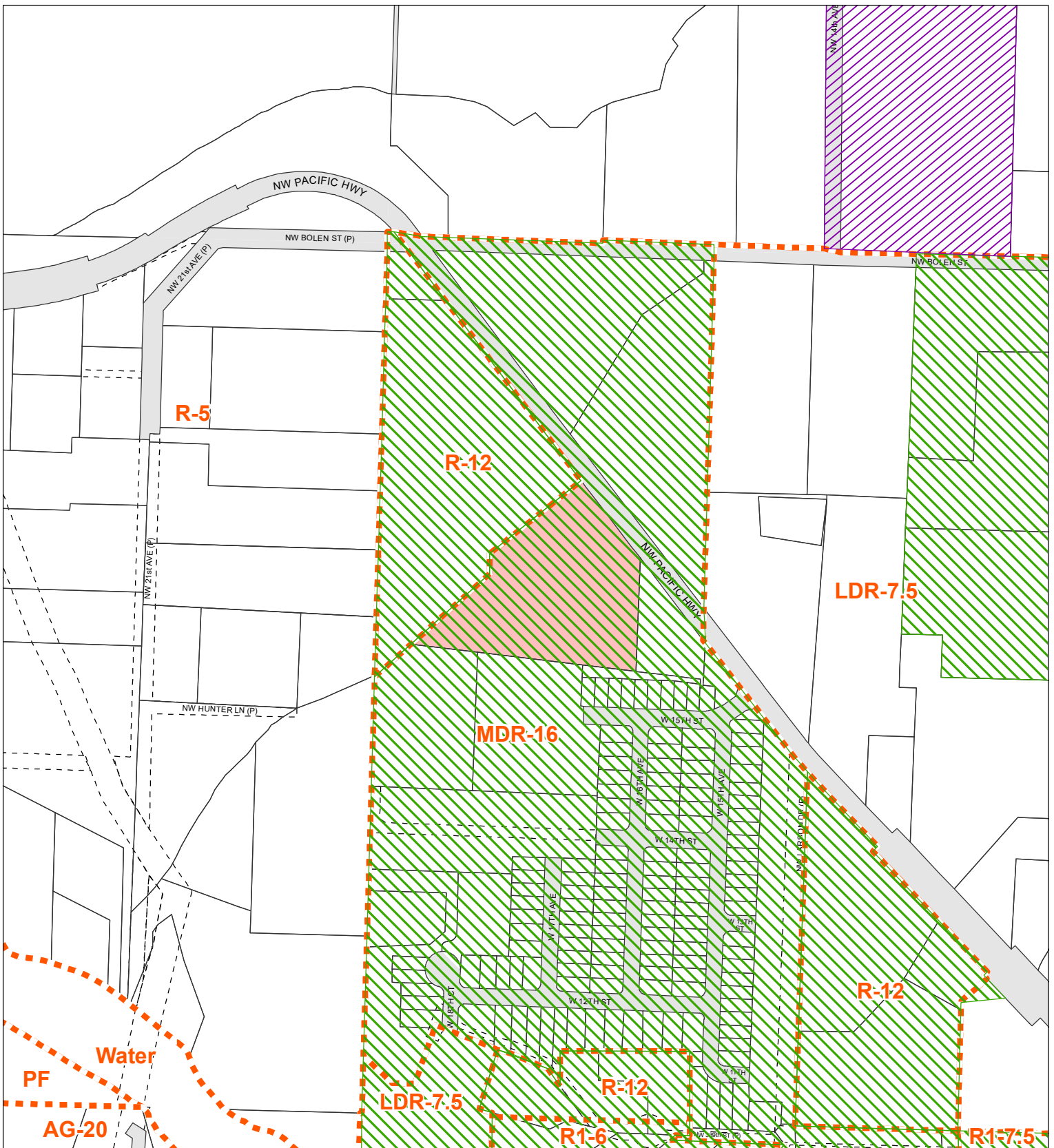
## 2018 Aerial Photography with Elevation Contours

Account: 986028825  
 Owner: ECM RIVERSIDE LLC  
 Address: 1514 NW 339TH ST  
 C/S/Z: LA CENTER, WA 98629

- Subject Property(s)
- 2' Elevation Contours

Printed on: October 15, 2020

51129	51128	51127
51132	51133	51134
	41104	41103



### Zoning Designations

Account: 986028825  
 Owner: ECM RIVERSIDE LLC  
 Address: 1514 NW 339TH ST  
 C/S/Z: LA CENTER, WA 98629

Printed on: October 15, 2020

Geographic Information System

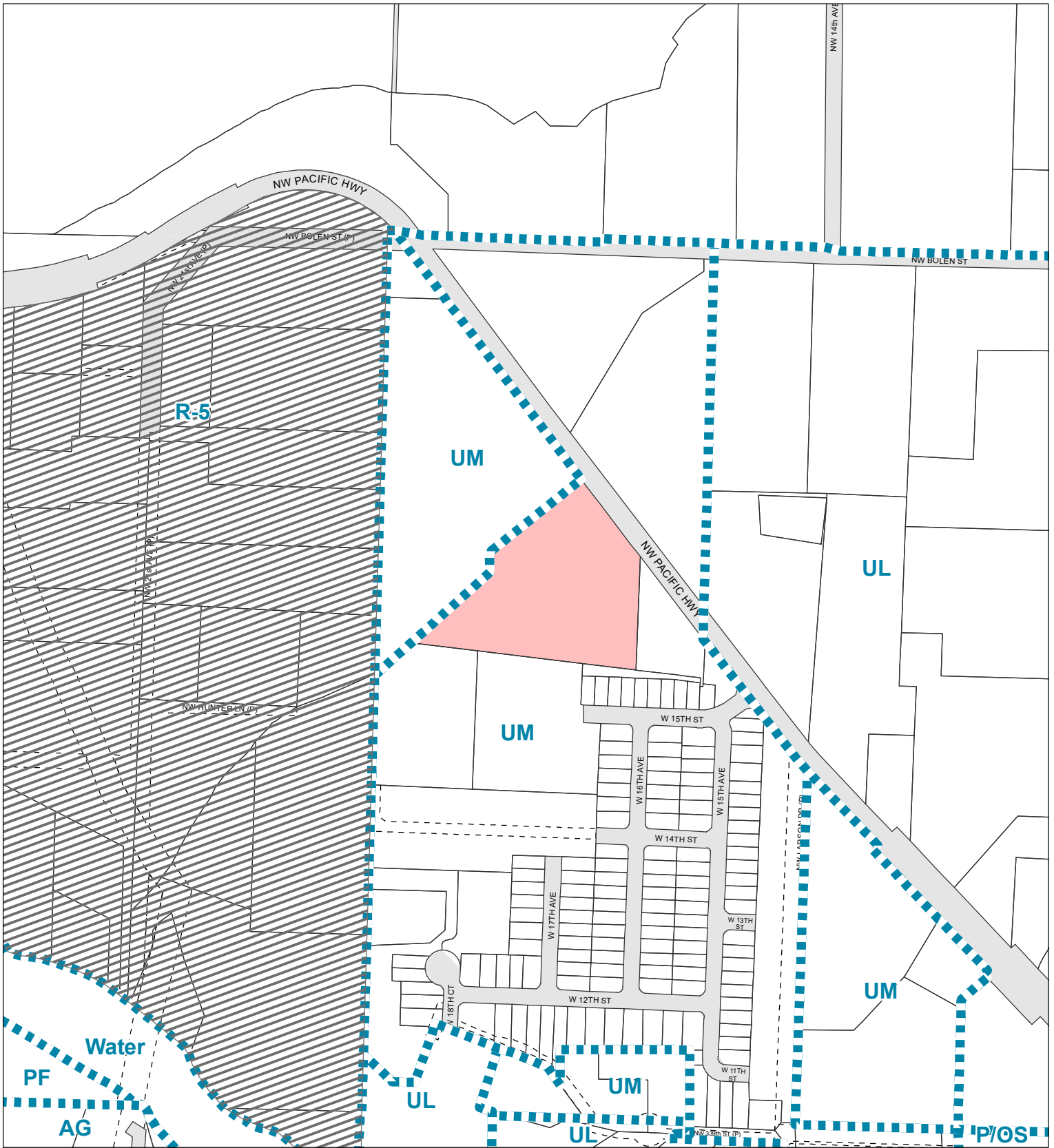
0 200 400 Feet

- 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

51129	51128	51127
51132		51134
	41104	41103

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Geographic Information System  
 0 200 400 Feet

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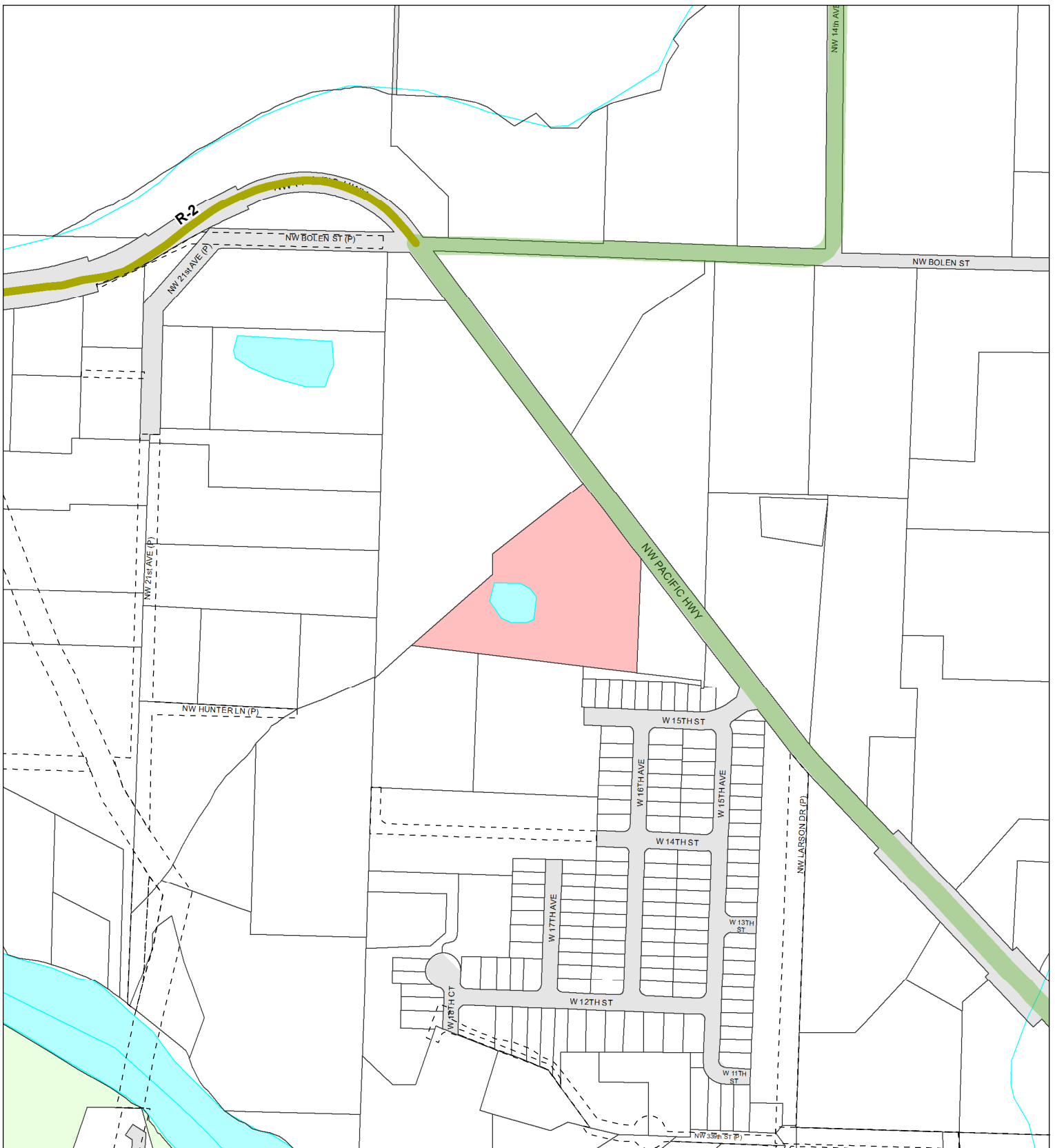
### Comprehensive Plan Designations

Account: 986028825  
 Owner: ECM RIVERSIDE LLC  
 Address: 1514 NW 339TH ST  
 C/S/Z: LA CENTER, WA 98629

- 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: October 15, 2020

51129	51128	51127
51132	51135	51134
	41104	41103



### Arterials, C-Tran Bus Routes, Parks & Trails

Account: 986028825  
 Owner: ECM RIVERSIDE LLC  
 Address: 1514 NW 339TH ST  
 C/S/Z: LA CENTER, WA 98629

Printed on: October 15, 2020

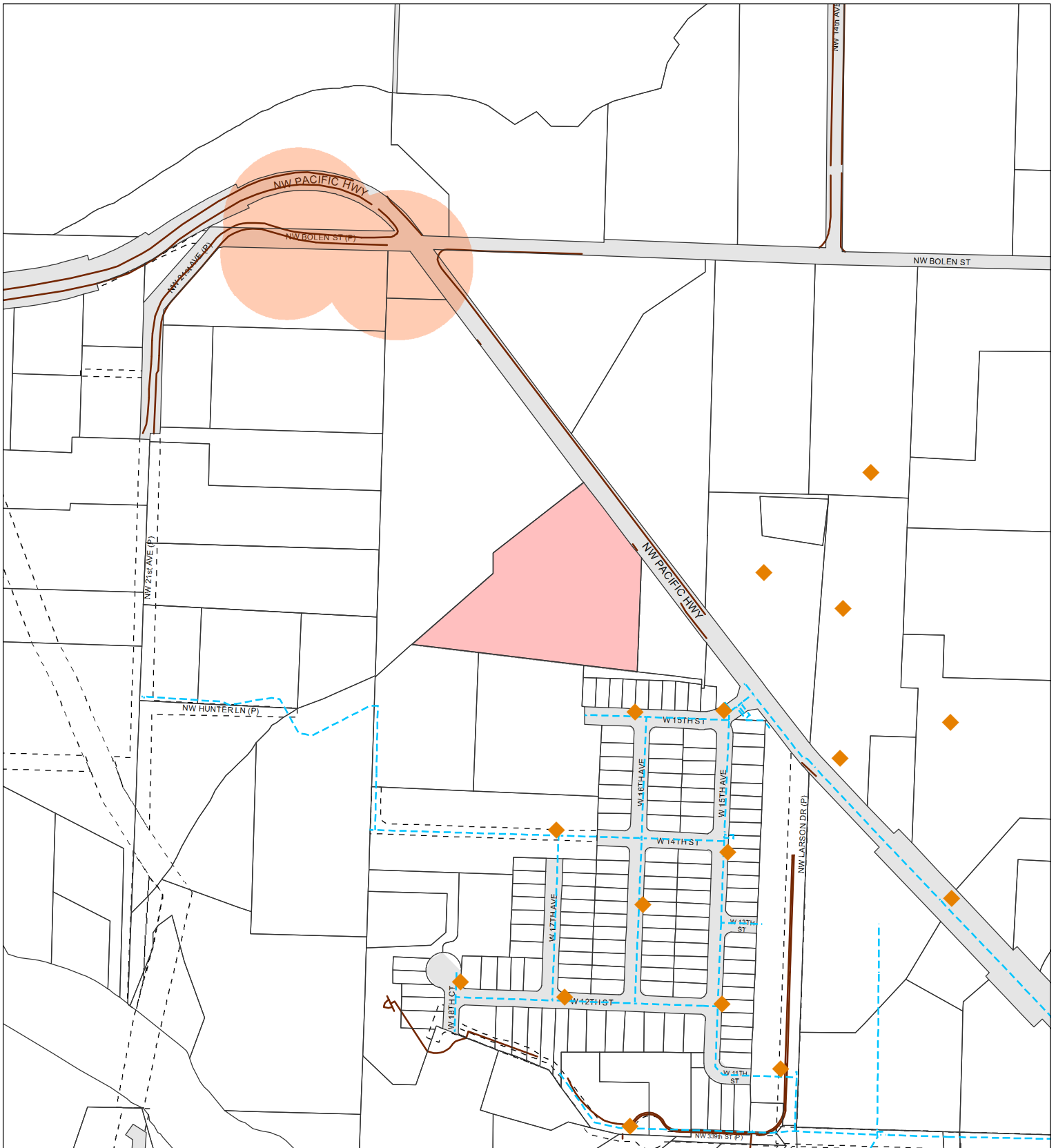


Geographic Information System  
 0 200 400 Feet

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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

51129	51128	51127
51132	51135	51134
41104	41103	



## Water, Sewer, and Storm Systems

Account: 986028825  
 Owner: ECM RIVERSIDE LLC  
 Address: 1514 NW 339TH ST  
 C/S/Z: LA CENTER, WA 98629

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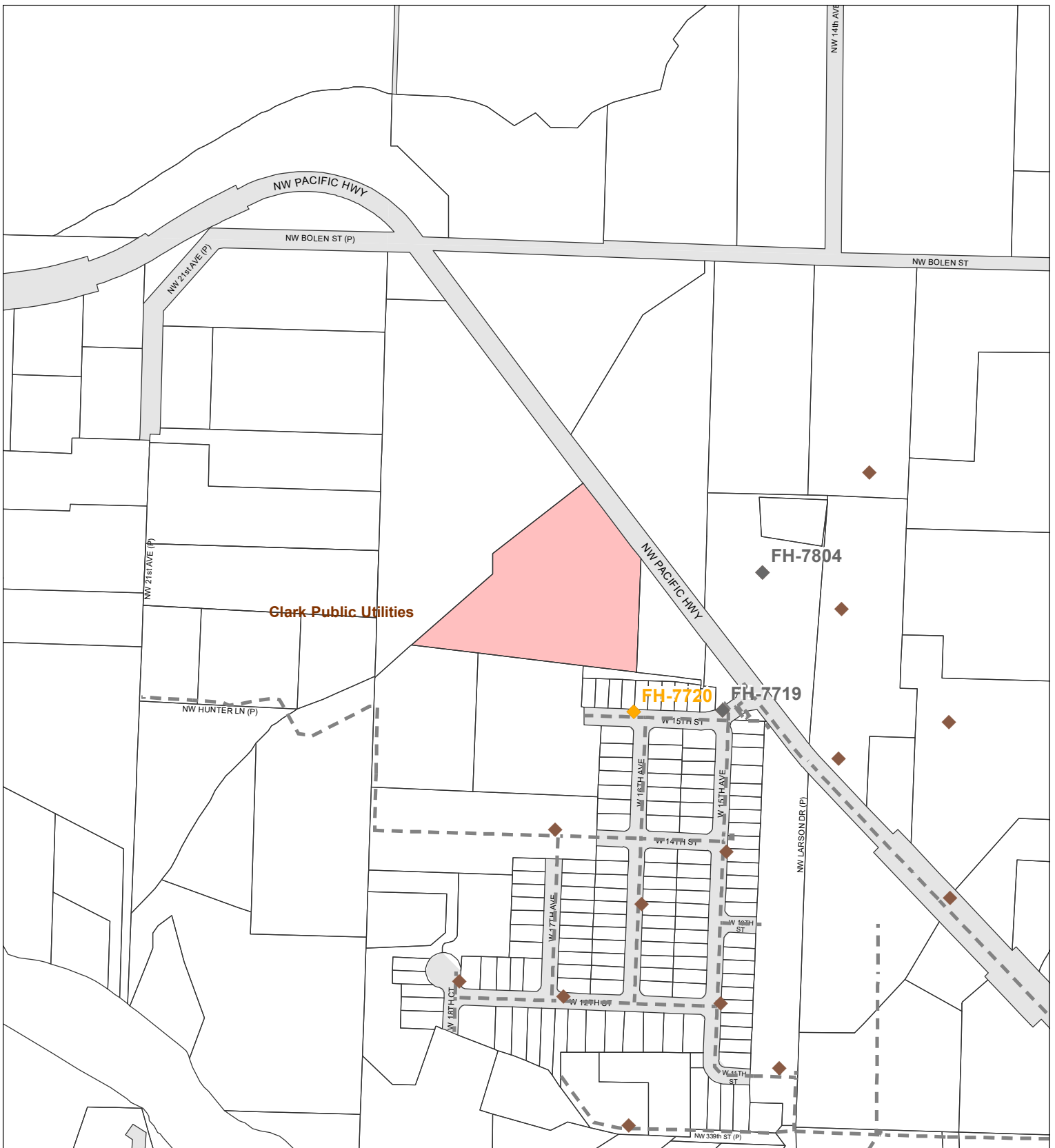


Geographic Information System  
 0 200 400 Feet

- 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

51129	51128	51127
51132	51135	51134
41104	41103	

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### Water Systems

Account: 986028825  
 Owner: ECM RIVERSIDE LLC  
 Address: 1514 NW 339TH ST  
 C/S/Z: LA CENTER, WA 98629

Printed on: October 15, 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)

51129	51128	51127
51132	51134	51134
41104	41103	

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# Hydrant Fire Flow Details

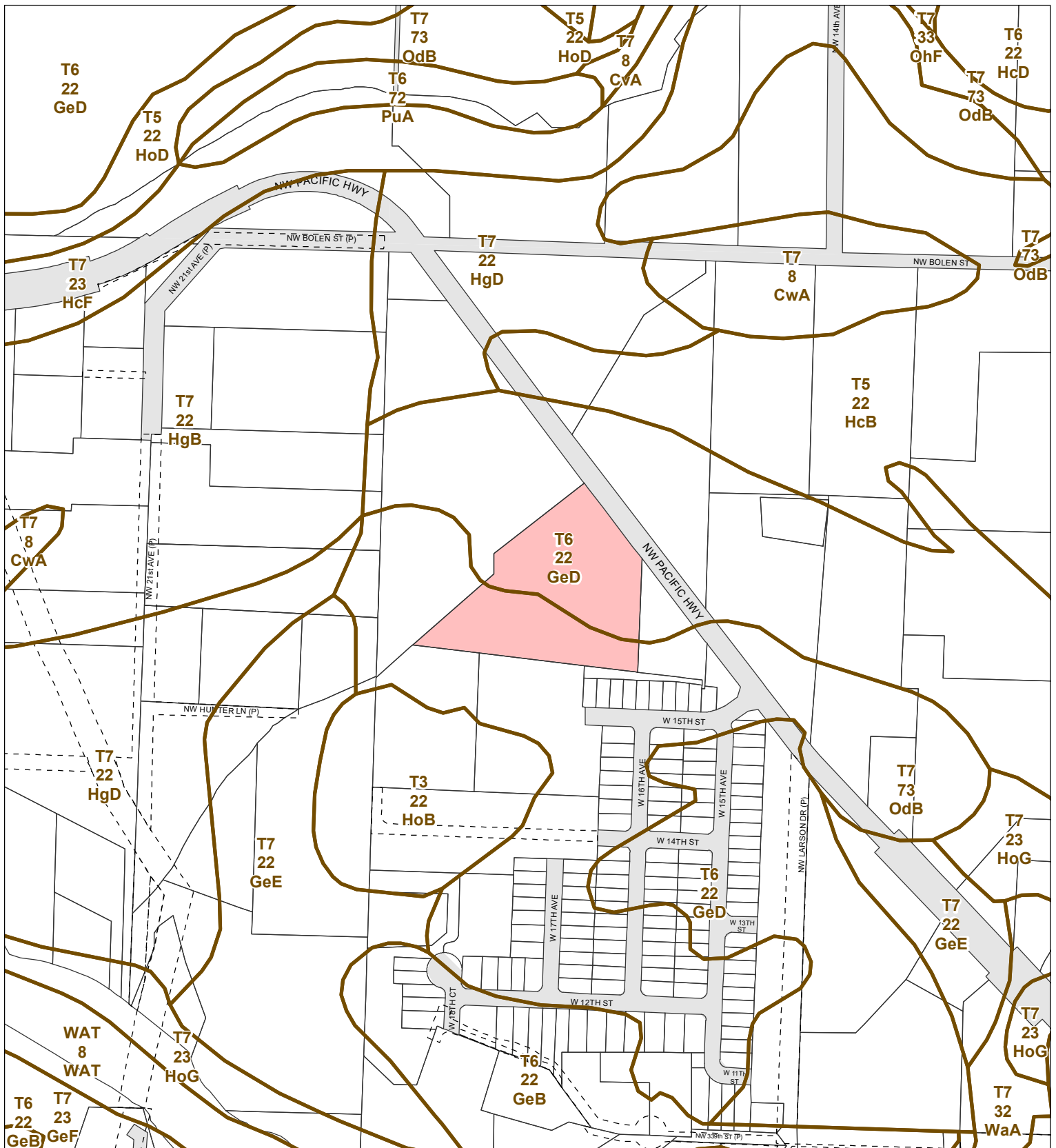
Account No.: 986028825  
Owner: ECM RIVERSIDE LLC  
Address: 1514 NW 339TH ST  
C/S/Z: LA CENTER, WA 98629

---

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-7720	Clark Public Utilities	0.0"	946 GPM	October 16, 2019	121 ft
FH-7719	Clark Public Utilities	0.0"	No Data	None	284 ft
FH-7804	Clark Public Utilities	0.0"	No Data	None	369 ft



### Soil Types

Account: 986028825  
 Owner: ECM RIVERSIDE LLC  
 Address: 1514 NW 339TH ST  
 C/S/Z: LA CENTER, WA 98629

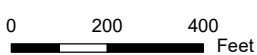
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

Printed on: October 15, 2020

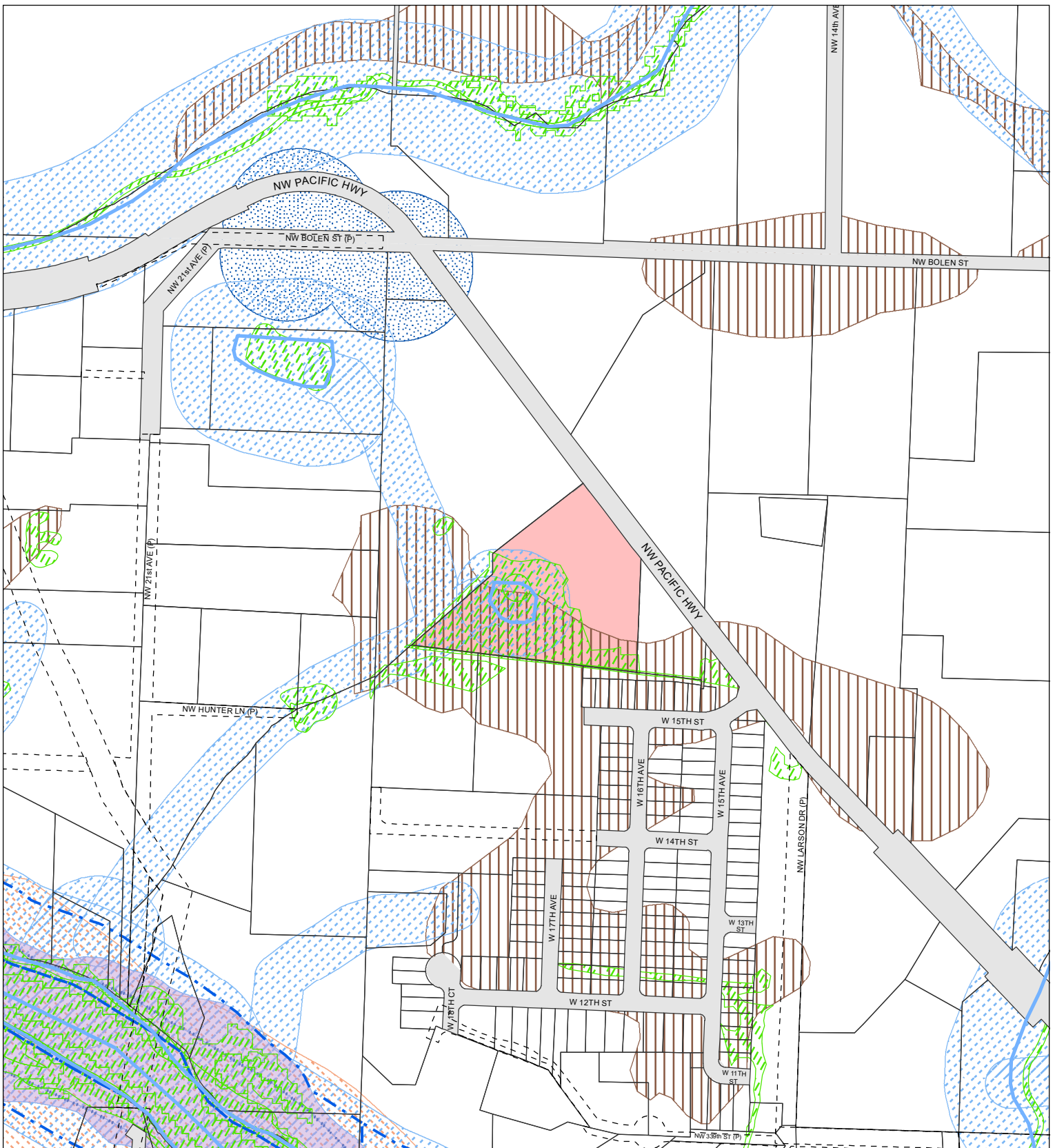
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Geographic Information System



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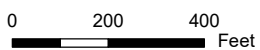
## Environmental Constraints I

Account: 986028825  
 Owner: ECM RIVERSIDE LLC  
 Address: 1514 NW 339TH ST  
 C/S/Z: LA CENTER, WA 98629

Printed on: October 15, 2020



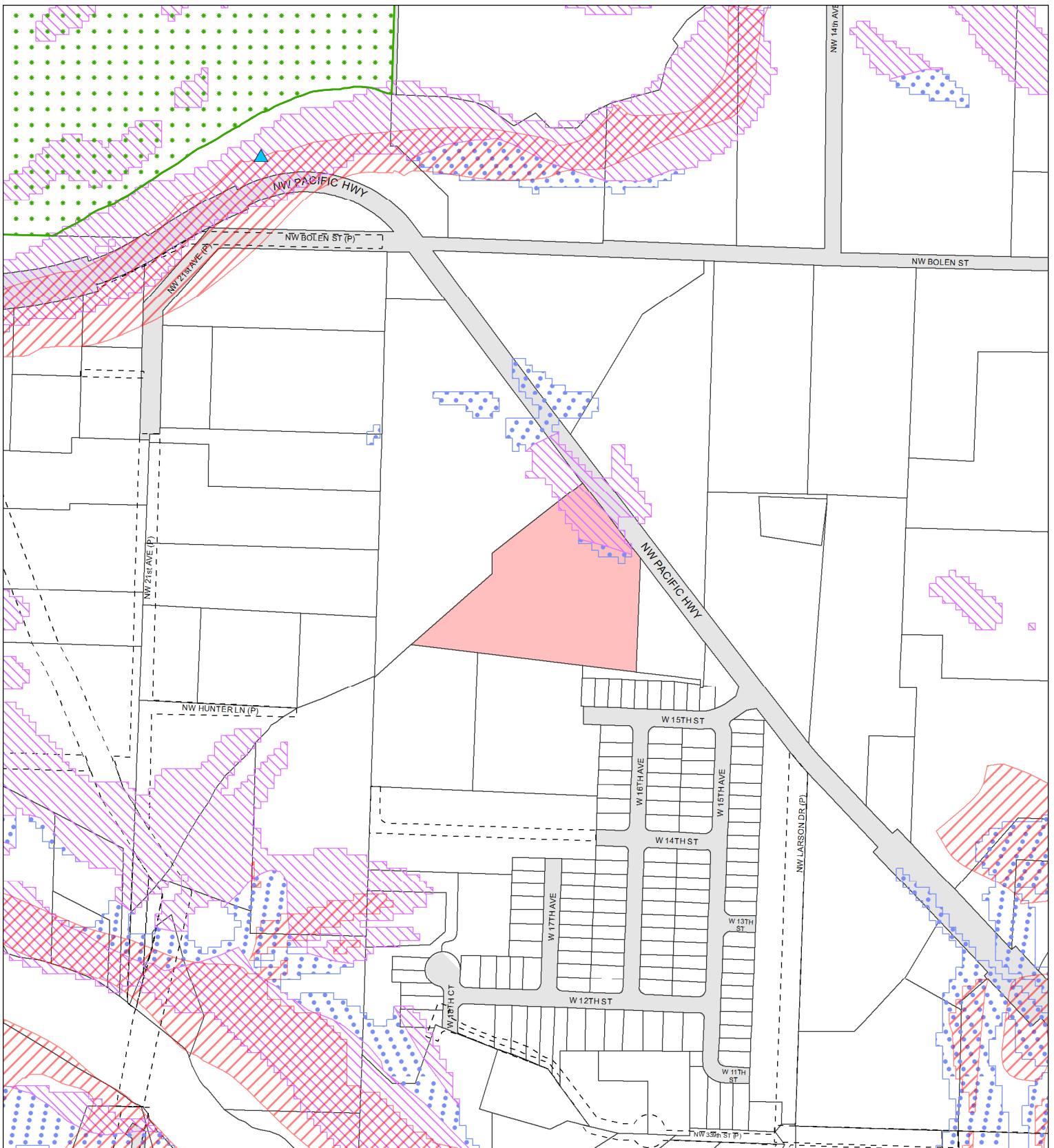
Geographic Information System



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

- 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

51129	51128	51127
51132	51131	51134
	41104	41103



## Environmental Constraints II

Printed on: October 15, 2020

Account: 986028825  
 Owner: ECM RIVERSIDE LLC  
 Address: 1514 NW 339TH ST  
 C/S/Z: LA CENTER, WA 98629

51129	51128	51127
51132	51131	51134
	41104	41103

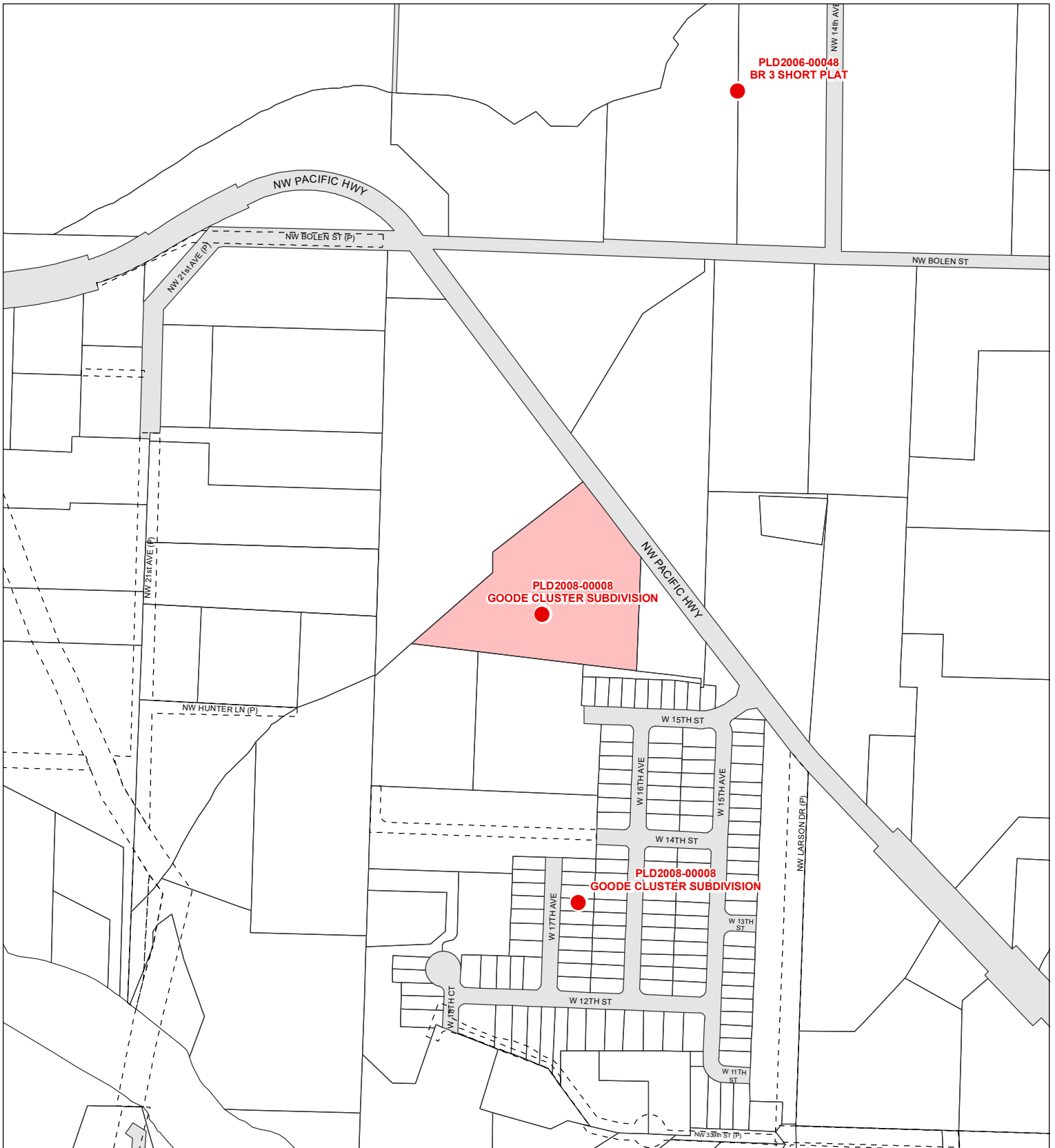
Geographic Information System

0 200 400 Feet

- 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

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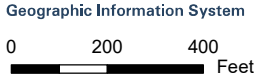




### Adjacent Development

Account: 986028825  
 Owner: ECM RIVERSIDE LLC  
 Address: 1514 NW 339TH ST  
 C/S/Z: LA CENTER, WA 98629

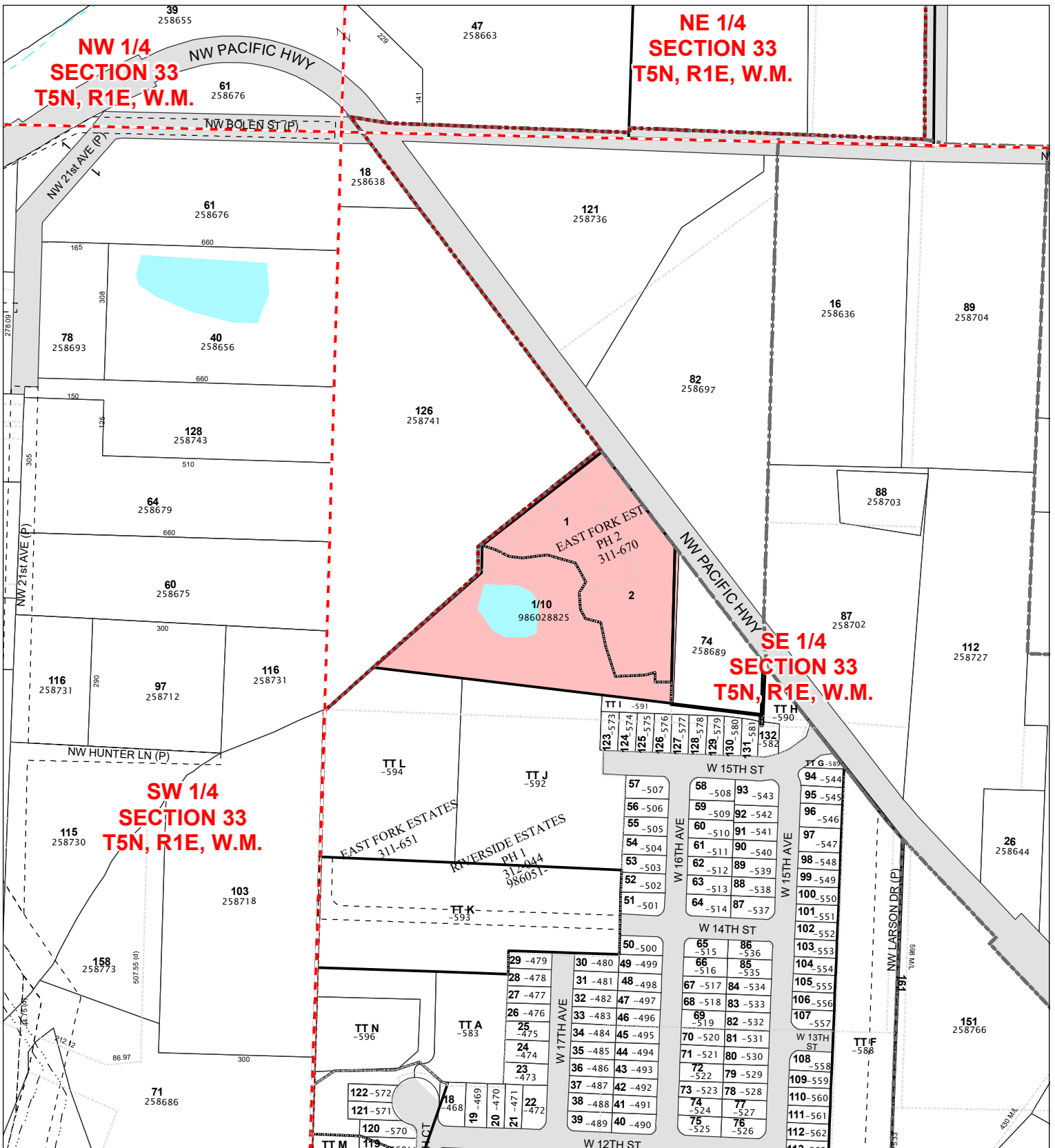
Printed on: October 15, 2020



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

51129	51128	51127
51132	51134	51134
	41104	41103



### Quarter Section Parcels

Account: 986028825  
 Owner: ECM RIVERSIDE LLC  
 Address: 1514 NW 339TH ST  
 C/S/Z: LA CENTER, WA 98629

Printed on: October 15, 2020

Geographic Information System

0 150 300 Feet

- 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



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