

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Engineering Northwest PLLC

Subject Property Account Number(s):

63620000

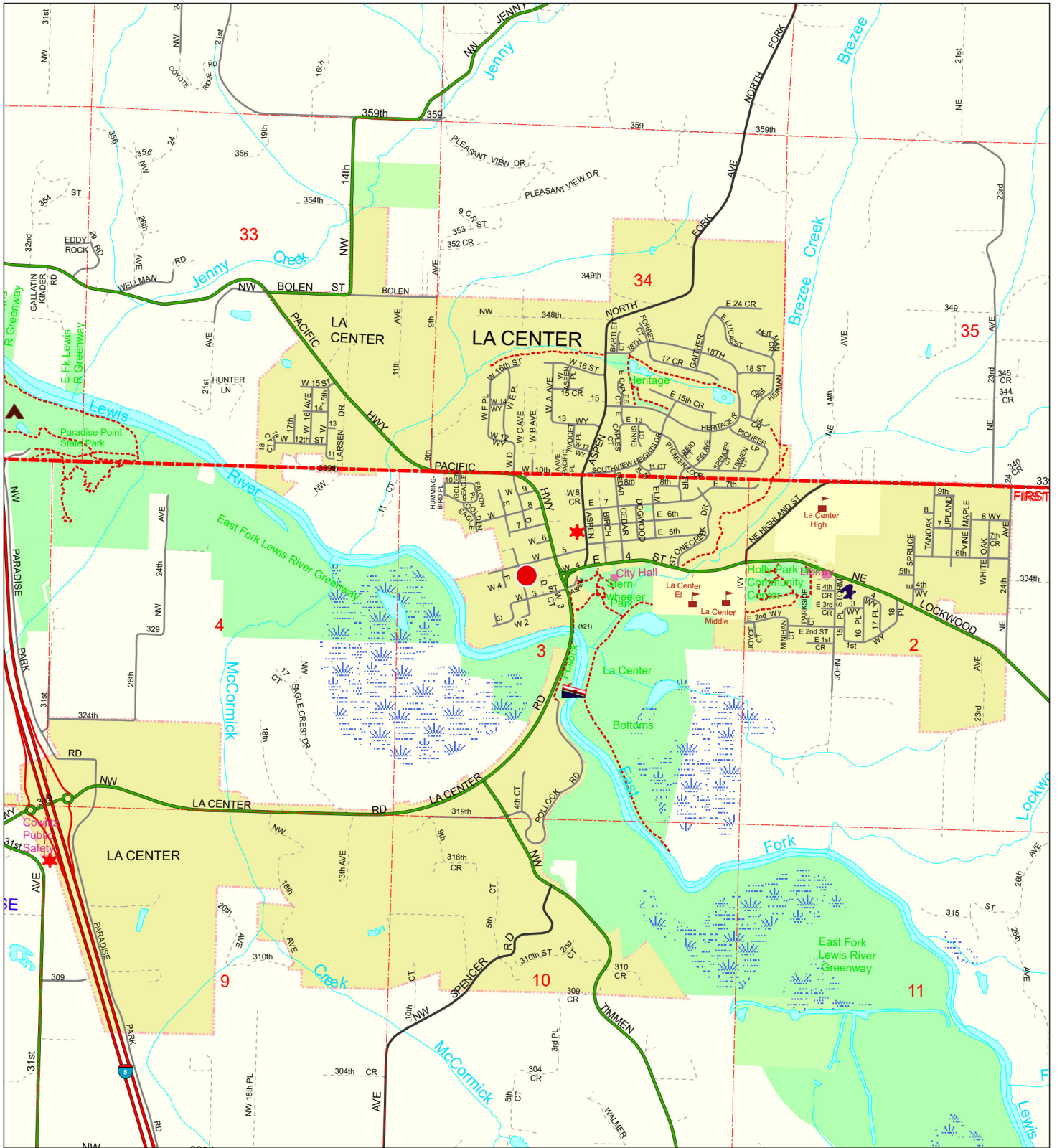
PDF # 281072

Printed: February 14, 2022

Expires: February 14, 2023

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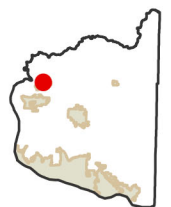



General Location

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Account: 63620000
 Owner: CORDOVA BRITTANY
 Address: 303 NE TOMAHAWK ISLAND DR STE 3
 C/S/Z: PORTLAND, OR 97217

 Location of Subject Property(s)

Geographic Information System

0 1,000 2,000 Feet

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.: 63620000
Owner: CORDOVA BRITTANY
Address: 303 NE TOMAHAWK ISLAND DR STE 3
C/S/Z: PORTLAND, OR 97217

Assessed Parcel Size: 0.23 Ac

Property Type: UNUSED PLATTED LAND.

PARCEL LOCATION FINDINGS:

Quarter Section(s): NW 1/4,S03,T4N,R1E

Municipal Jurisdiction: La Center

Urban Growth Area: LaCenter

Zoning: RP

Zoning Overlay: No Mapping Indicators

Comprehensive Plan Designation: UL

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: La Center

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-Cowlitz Fire Rescue

Sewer District: LaCenter

Water District: Clark Public Utilities

Wildfire Danger Area: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): HoC, 93.8% of parcel
HoE, 6.2%

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

NEHRP: C

Slope: 10 - 15 percent, 86.9% of parcel
15 - 25 percent, 13.1%

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

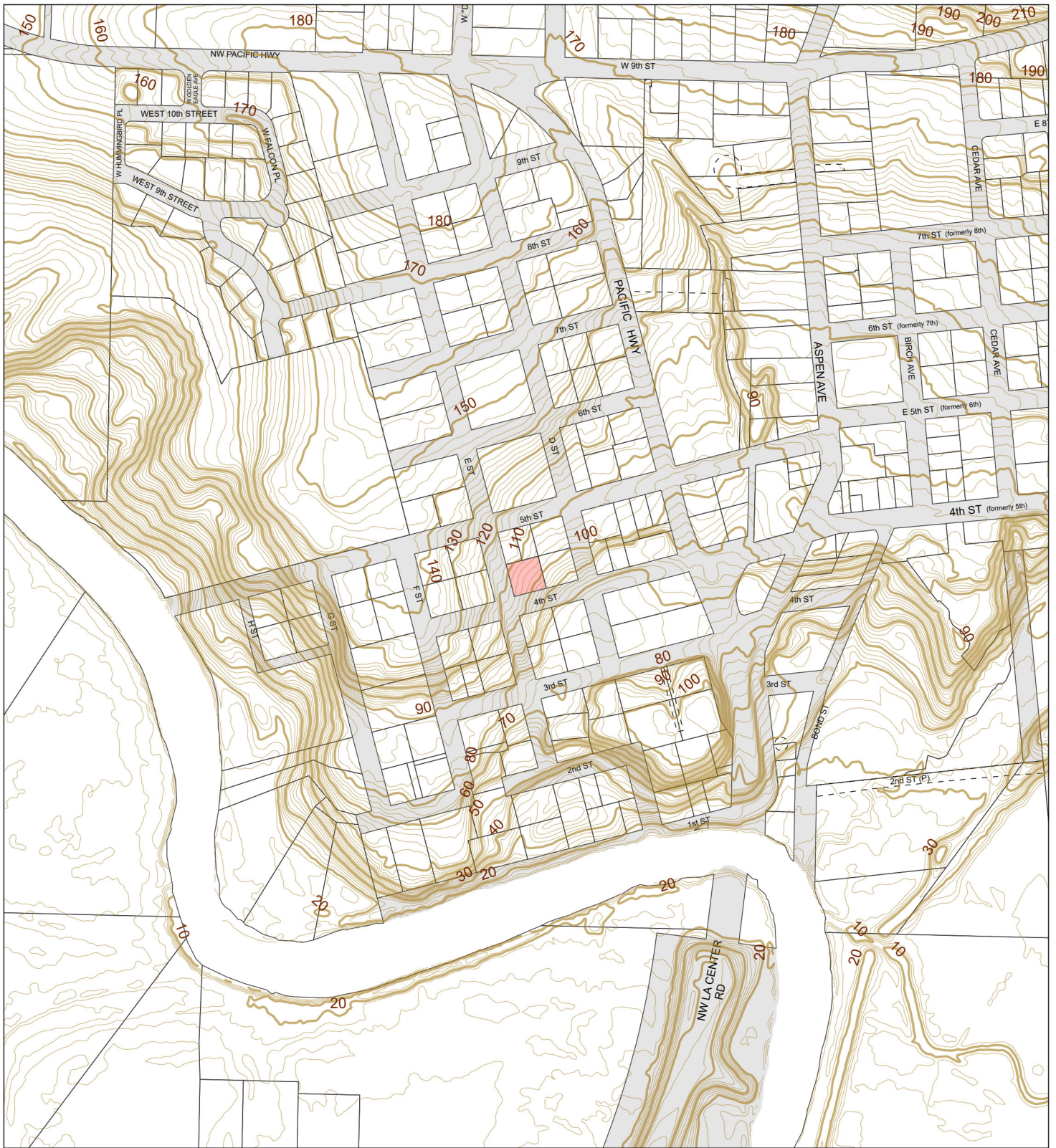
Slope Stability: No Mapping Indicators

Cultural Resources:

Archeological Predictive: High, 100.0% of parcel

Archeological Site Buffers: Mapping Indicators Found

Historic Sites: No Mapping Indicators



Elevation Contours

Account: 63620000
 Owner: CORDOVA BRITTANY
 Address: 303 NE TOMAHAWK ISLAND DR STE 3
 C/S/Z: PORTLAND, OR 97217

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

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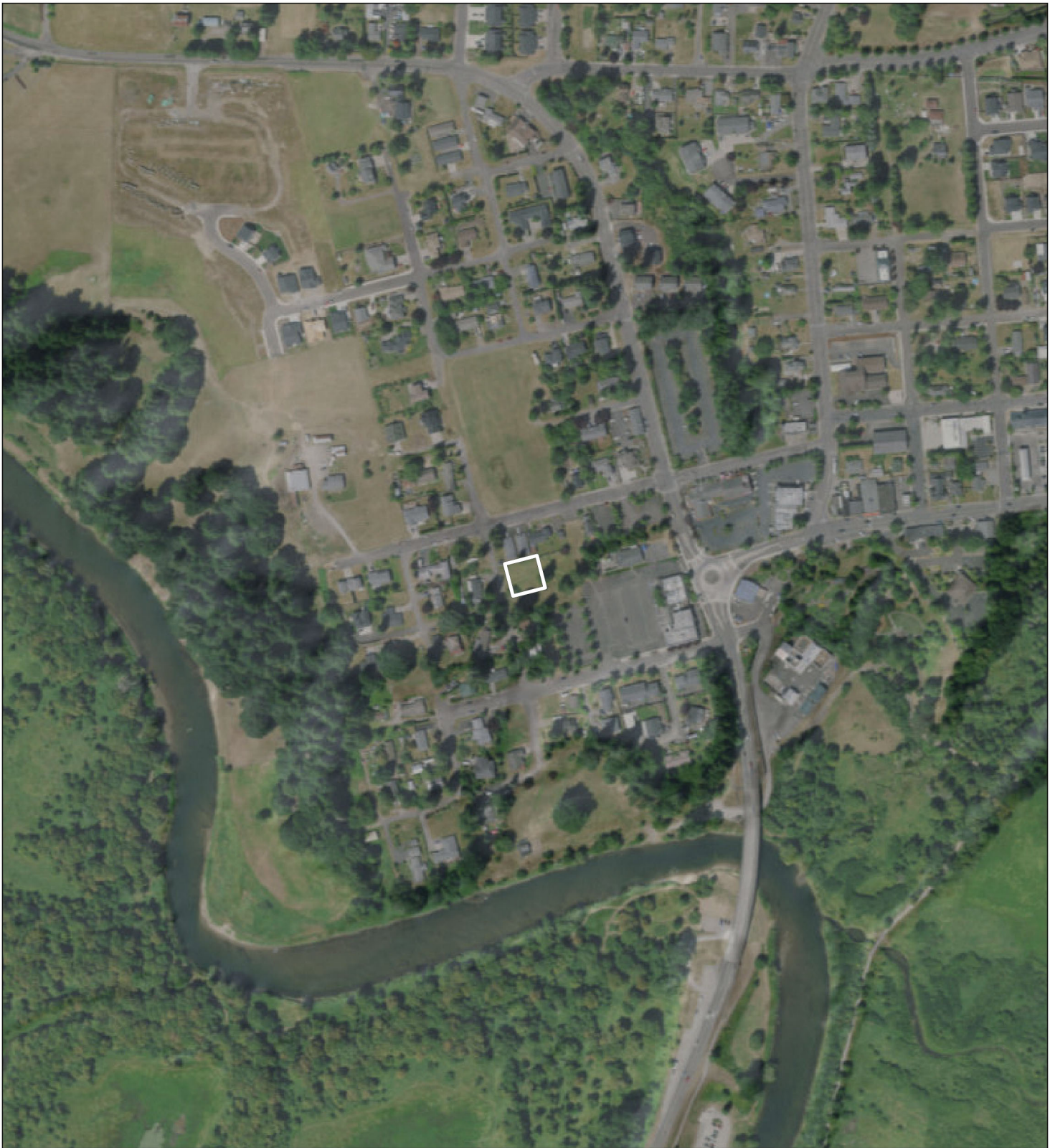
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| 51133 | 51134 |
| 41104 | 41102 |
| 41109 | 41111 |



Geographic Information System

0 200 400 Feet

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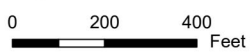
2020 Aerial Photography

Account: 63620000
 Owner: CORDOVA BRITTANY
 Address: 303 NE TOMAHAWK ISLAND DR STE 3
 C/S/Z: PORTLAND, OR 97217

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Subject Property(s)

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| 41109 | 41110 | 41111 |



CLARK COUNTY, WASHINGTON
Geographic Information System

0 100 200 Feet

2020 Aerial Photography with Elevation Contours

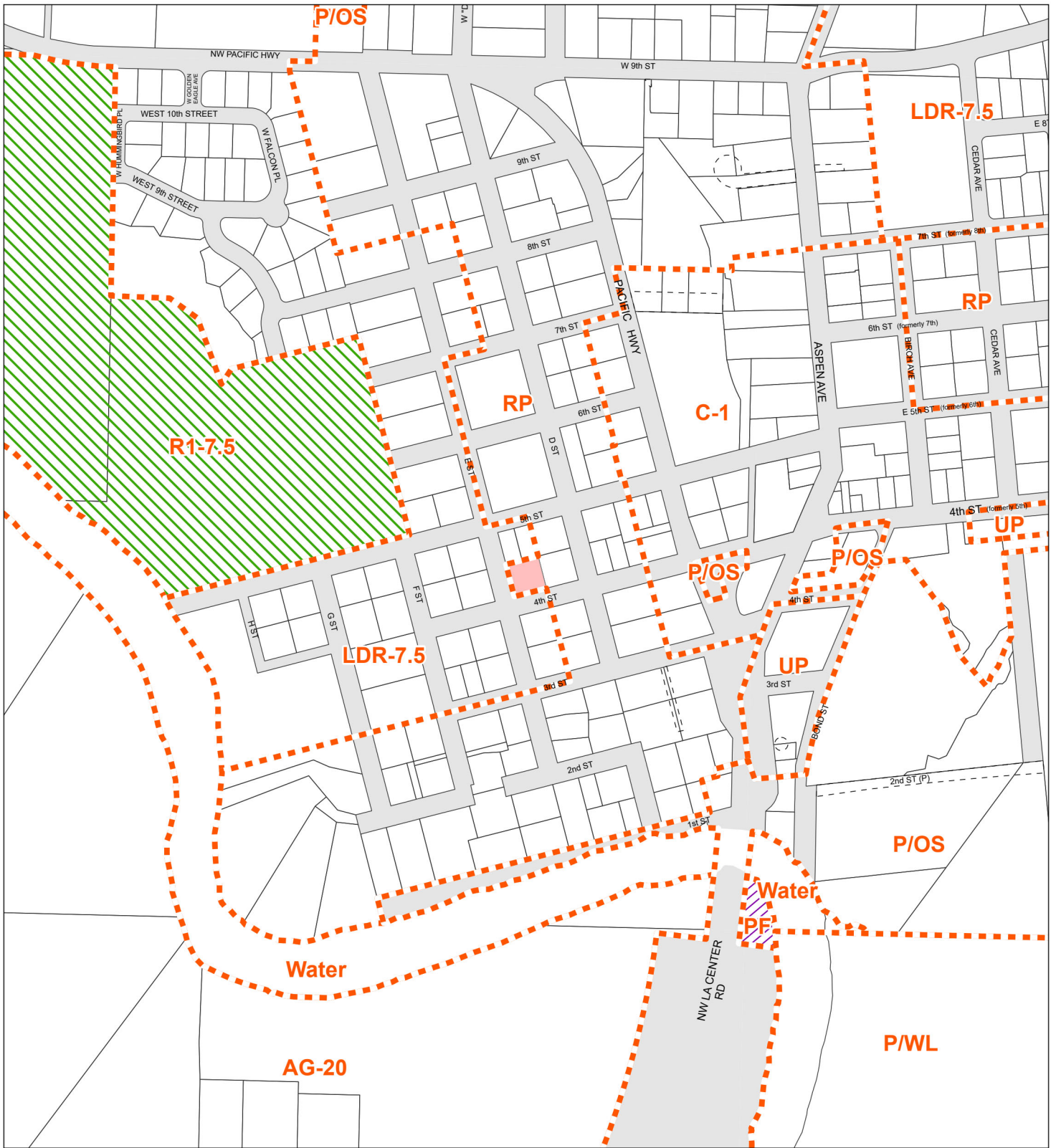
Account: 63620000
 Owner: CORDOVA BRITTANY
 Address: 303 NE TOMAHAWK ISLAND DR STE 3
 C/S/Z: PORTLAND, OR 97217

- 2' Elevation Contours
- ▭ Subject Property(s)

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CLARK COUNTY, WASHINGTON
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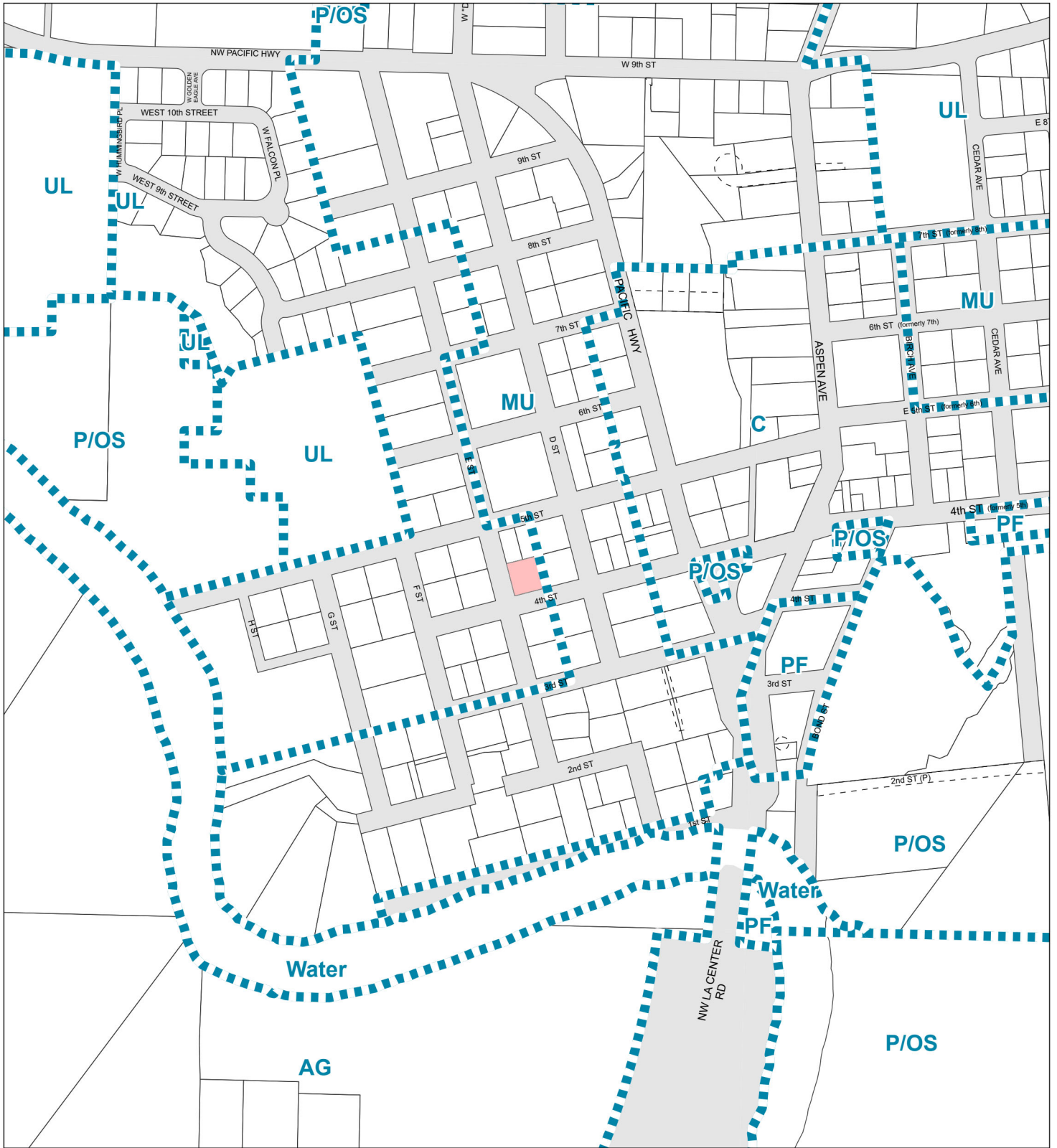
Zoning Designations

Account: 63620000
 Owner: CORDOVA BRITTANY
 Address: 303 NE TOMAHAWK ISLAND DR STE 3
 C/S/Z: PORTLAND, OR 97217

- 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

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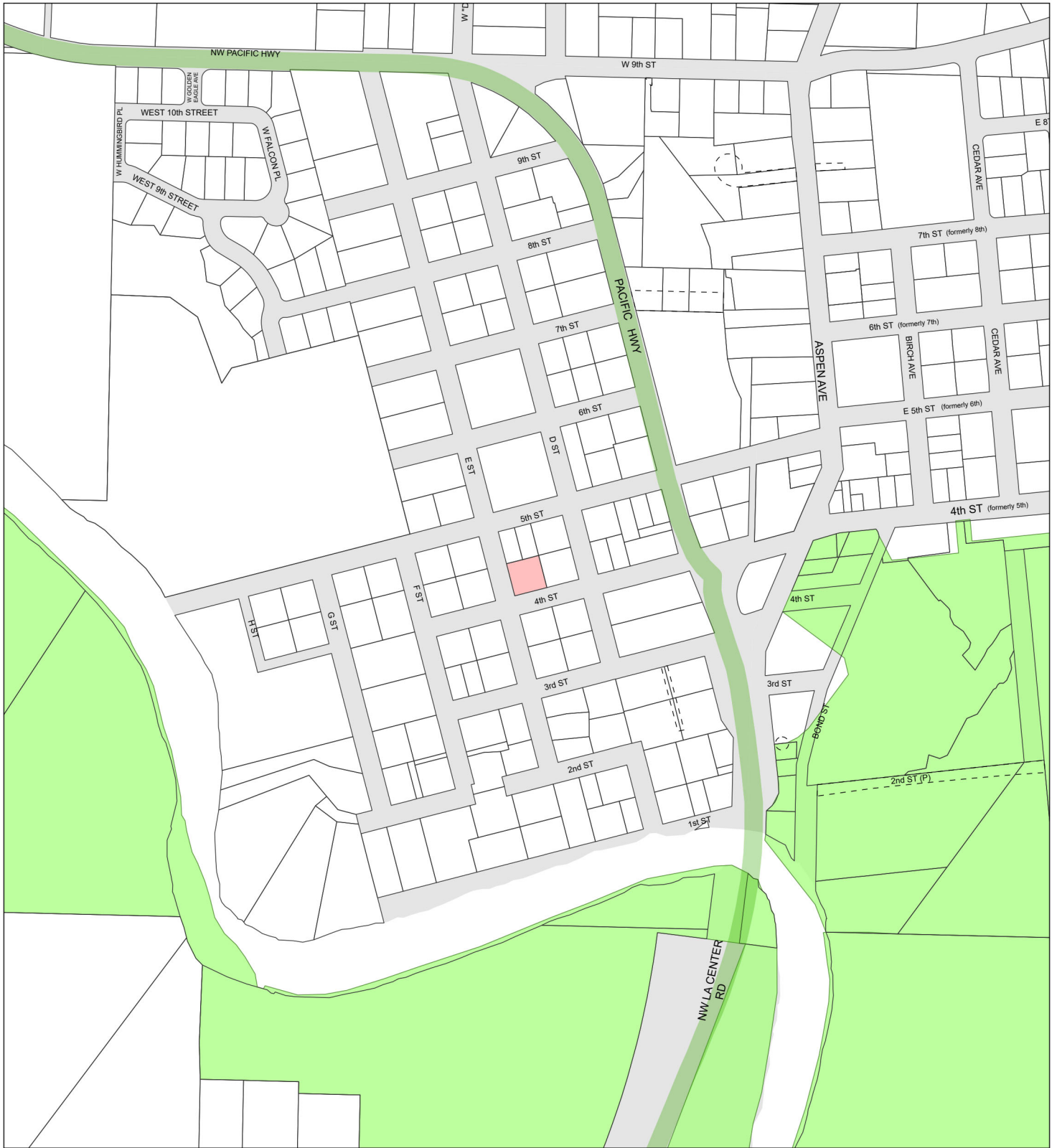
Comprehensive Plan Designations

Account: 63620000
 Owner: CORDOVA BRITTANY
 Address: 303 NE TOMAHAWK ISLAND DR STE 3
 C/S/Z: PORTLAND, OR 97217

- Subject Property(s)
- Industrial Reserve
- Public Road
- Railroad Industrial Reserve
- Transportation or Major Utility Easement
- Mining
- Comprehensive Plan Boundary
- Rural Center Mixed Use
- Urban Reserve
- Columbia River Gorge Scenic Area

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Arterials, C-Tran Bus Routes, Parks & Trails

Account: 63620000
 Owner: CORDOVA BRITTANY
 Address: 303 NE TOMAHAWK ISLAND DR STE 3
 C/S/Z: PORTLAND, OR 97217

- Subject Property(s)
- - - 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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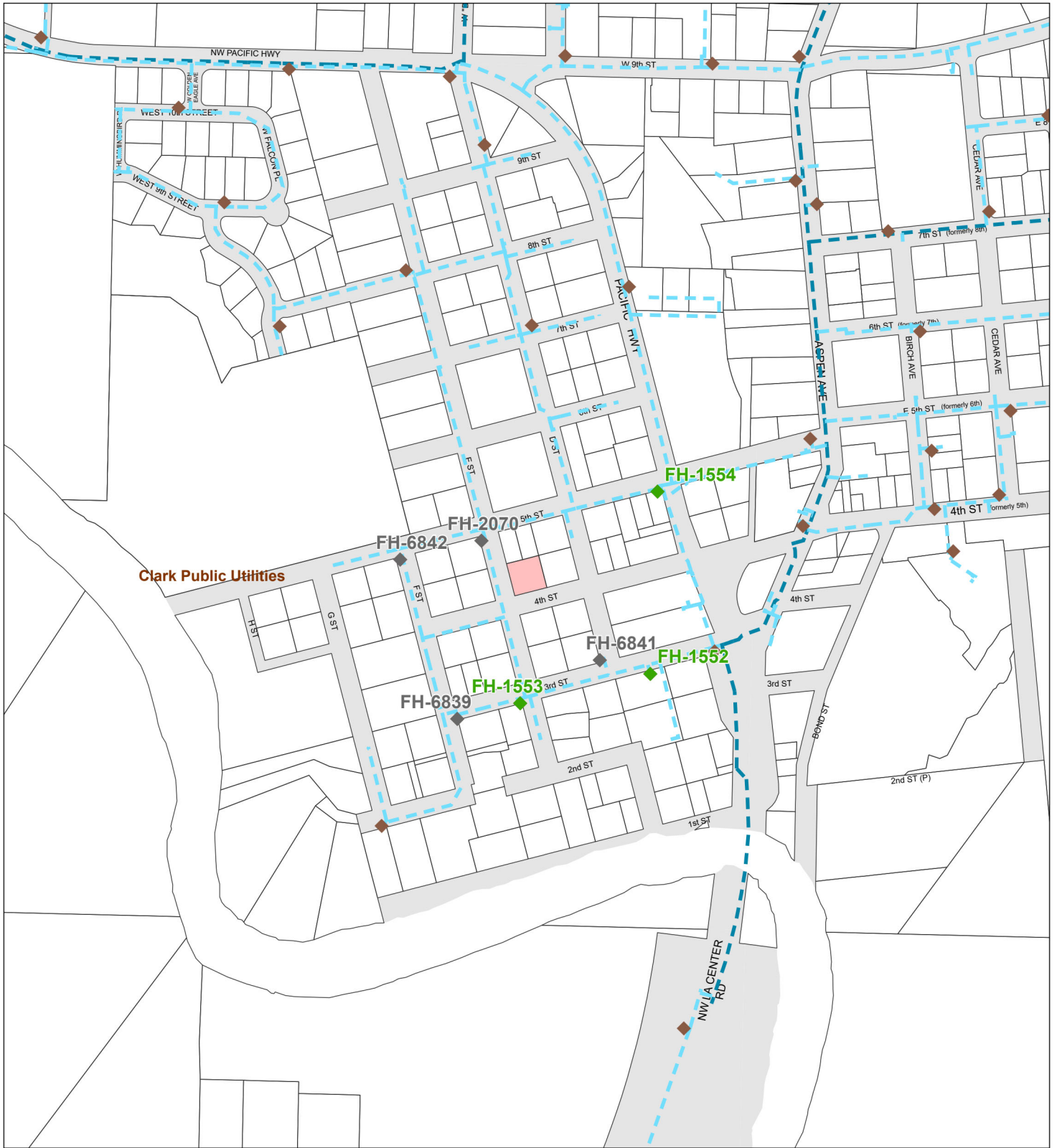
Water, Sewer, and Storm Systems

Account: 63620000
 Owner: CORDOVA BRITTANY
 Address: 303 NE TOMAHAWK ISLAND DR STE 3
 C/S/Z: PORTLAND, OR 97217

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

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CLARK COUNTY, WASHINGTON

Geographic Information System

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Water Systems

Account: 63620000
 Owner: CORDOVA BRITTANY
 Address: 303 NE TOMAHAWK ISLAND DR STE 3
 C/S/Z: PORTLAND, OR 97217

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- Subject Parcel
- 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)

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Hydrant Fire Flow Details

Account No.: 63620000
Owner: CORDOVA BRITTANY
Address: 303 NE TOMAHAWK ISLAND DR STE 3
C/S/Z: PORTLAND, OR 97217

| Water District(s) | Hydrant Data Update | Project Site Provider |
|------------------------|---------------------|-----------------------|
| Clark Public Utilities | June 30, 2021 | Service Provider |

HYDRANT INFORMATION:

| Hydrant ID | Hydrant Owner | Main Diameter | Flow at 20 PSI | Test Date | Distance to site |
|------------|------------------------|---------------|----------------|----------------|------------------|
| FH-2070 | Clark Public Utilities | 6.0" | No Data | | 102 ft |
| FH-6841 | Clark Public Utilities | 6.0" | No Data | | 271 ft |
| FH-6842 | Clark Public Utilities | 6.0" | No Data | | 321 ft |
| FH-1553 | Clark Public Utilities | 6.0" | 1646 GPM | March 28, 1996 | 325 ft |
| FH-1552 | Clark Public Utilities | 6.0" | 1079 GPM | March 28, 1996 | 407 ft |
| FH-1554 | Clark Public Utilities | 6.0" | 1079 GPM | March 28, 1996 | 407 ft |
| FH-6839 | Clark Public Utilities | 6.0" | No Data | | 410 ft |



Soil Types

Account: 63620000
 Owner: CORDOVA BRITTANY
 Address: 303 NE TOMAHAWK ISLAND DR STE 3
 C/S/Z: PORTLAND, OR 97217

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

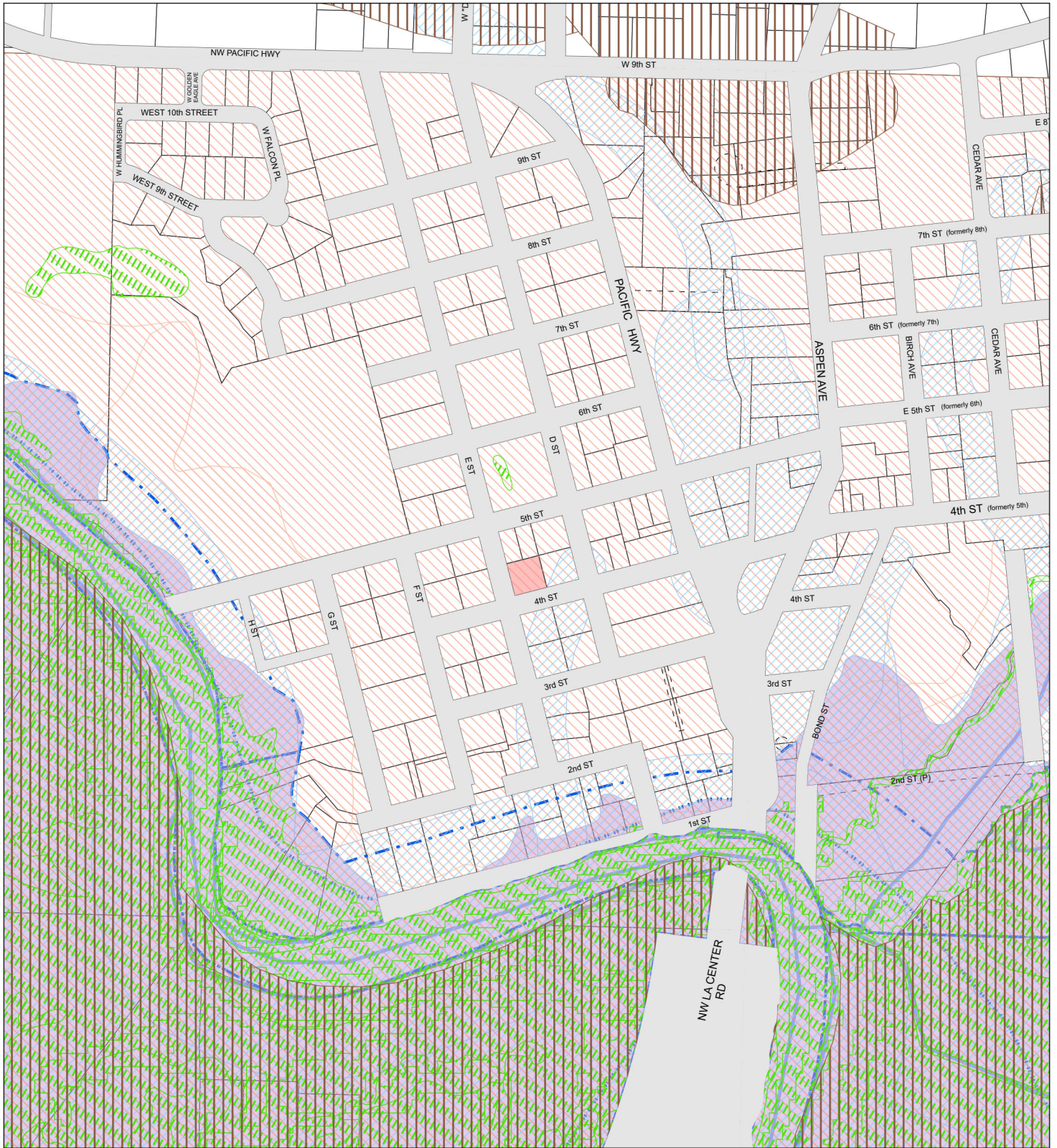
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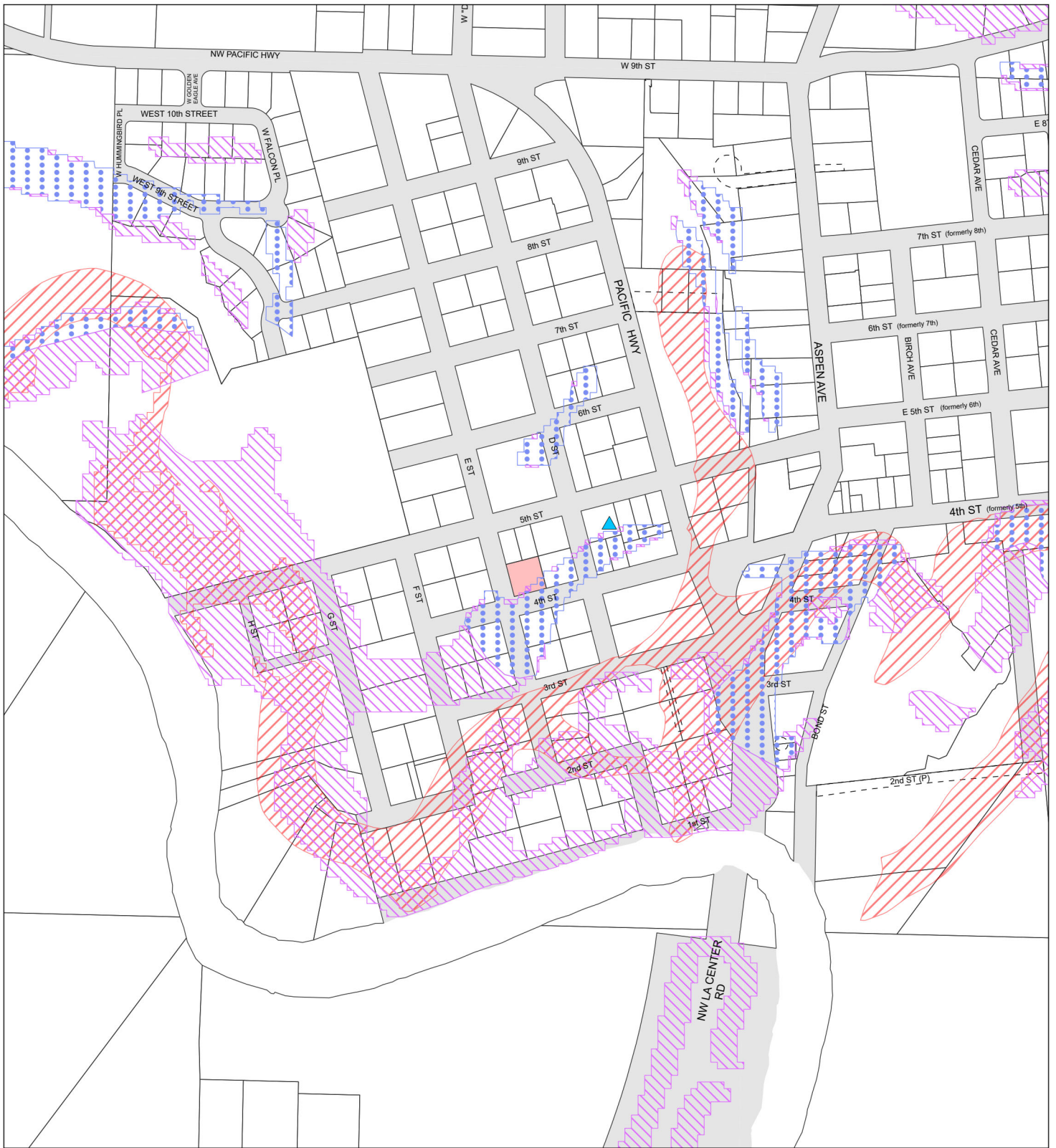
Environmental Constraints I

Account: 63620000
 Owner: CORDOVA BRITTANY
 Address: 303 NE TOMAHAWK ISLAND DR STE 3
 C/S/Z: PORTLAND, OR 97217

- 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

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Geographic Information System

0 200 400 Feet

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Environmental Constraints II

Account: 63620000
 Owner: CORDOVA BRITTANY
 Address: 303 NE TOMAHAWK ISLAND DR STE 3
 C/S/Z: PORTLAND, OR 97217

- 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
- WSHR Historic Site
- WSHR Historic Barn
- INV Historic Site

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SPR92024
 CASA MOBILE TERRACE

Adjacent Development

Account: 63620000
 Owner: CORDOVA BRITTANY
 Address: 303 NE TOMAHAWK ISLAND DR STE 3
 C/S/Z: PORTLAND, OR 97217

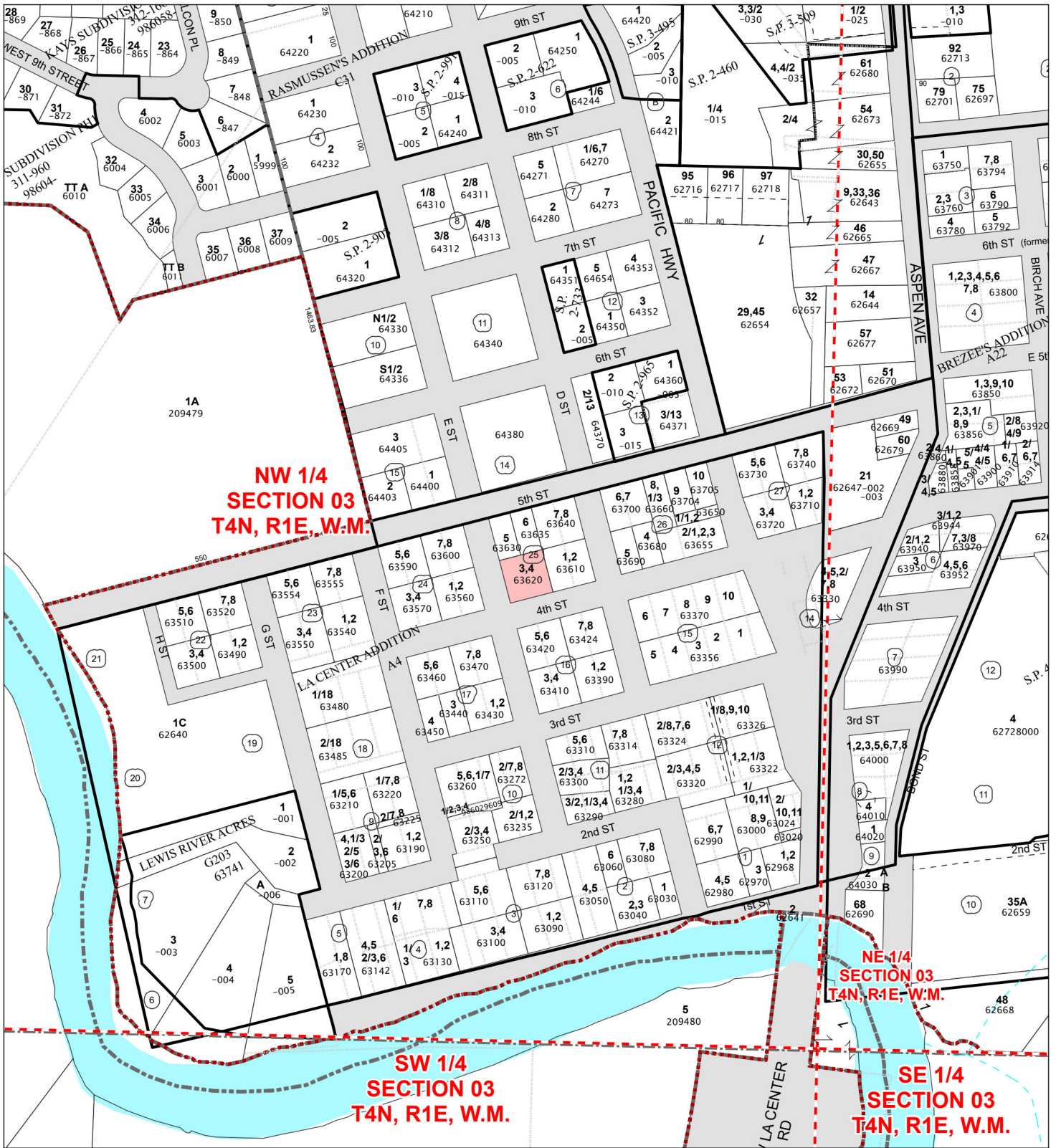
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

0 200 400 Feet

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Geographic Information System

0 150 300 Feet

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Quarter Section Parcels

Account: 63620000
 Owner: CORDOVA BRITTANY
 Address: 303 NE TOMAHAWK ISLAND DR STE 3
 C/S/Z: PORTLAND, OR 97217

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- 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

