

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

SGA Engineering / Summer Dowell

Subject Property Account Number(s):

258945000
258944000

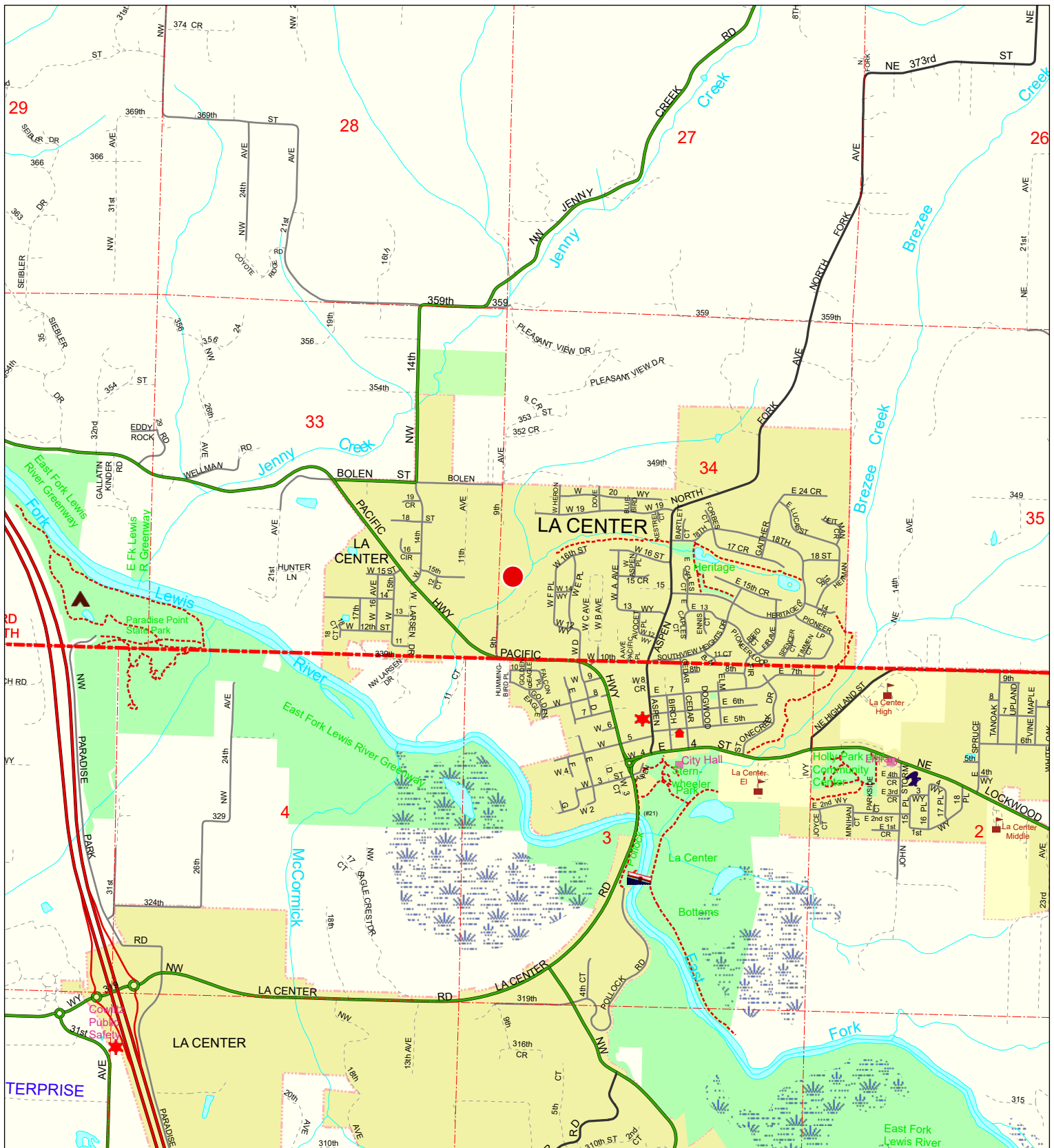
PDF # 310815

Printed: February 07, 2024

Expires: February 06, 2025

Table of Contents


General Location	1
Property Information Fact Sheet	2
Elevation Contours	3
2021 Aerial Photography	4
2021 Aerial Photography with Elevation Contours	5
Zoning Designations	6
Comprehensive Plan Designations	7
Arterials, C-Tran Bus Routes, Parks & Trails	8
Water, Sewer, and Storm Systems	9
Water Systems	10
Hydrant Fire Flow Details	11
Soil Types	12
Environmental Constraints I	13
Environmental Constraints II	14
Adjacent Development	15
Quarter Section Parcels	16

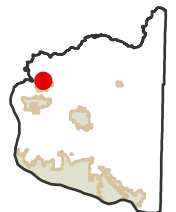


General Location

Account: 258945000, 258944000
 Owner: RITOLA MARY E
 Address: 34011 NW 9TH AVE
 C/S/Z: LA CENTER, WA 98629

Printed on: February 07, 2024

 Location of Subject Property(s)



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.

Property Information Fact Sheet

Mailing Information:

Account No.: 258945000, 258944000
Owner: RITOLA MARY E
Address: 34011 NW 9TH AVE
C/S/Z: LA CENTER, WA 98629

Assessed Parcel Size: 24.68 Ac

Property Type: PRIME DEVELOPABLE GROUND

PARCEL LOCATION FINDINGS:

Quarter Section(s): SW 1/4,S34,T5N,R1E

Municipal Jurisdiction: La Center

Urban Growth Area: LaCenter

Zoning: LDR-7.5

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: Rural/Resource

Water District: Clark Public Utilities

Wildfire Danger Area: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): HgB, 3.7% of parcel

HoB, 8.7%

HoC, 20.5%

HoD, 10.9%

HoG, 55.8%

WaA, 0.4%

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, D

Slope: 0 - 5 percent, 2.7% of parcel

10 - 15 percent, 23.9%

15 - 25 percent, 33.3%

25 - 40 percent, 25.6%

40 - 80 percent, 1.2%

5 - 10 percent, 13.3%

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

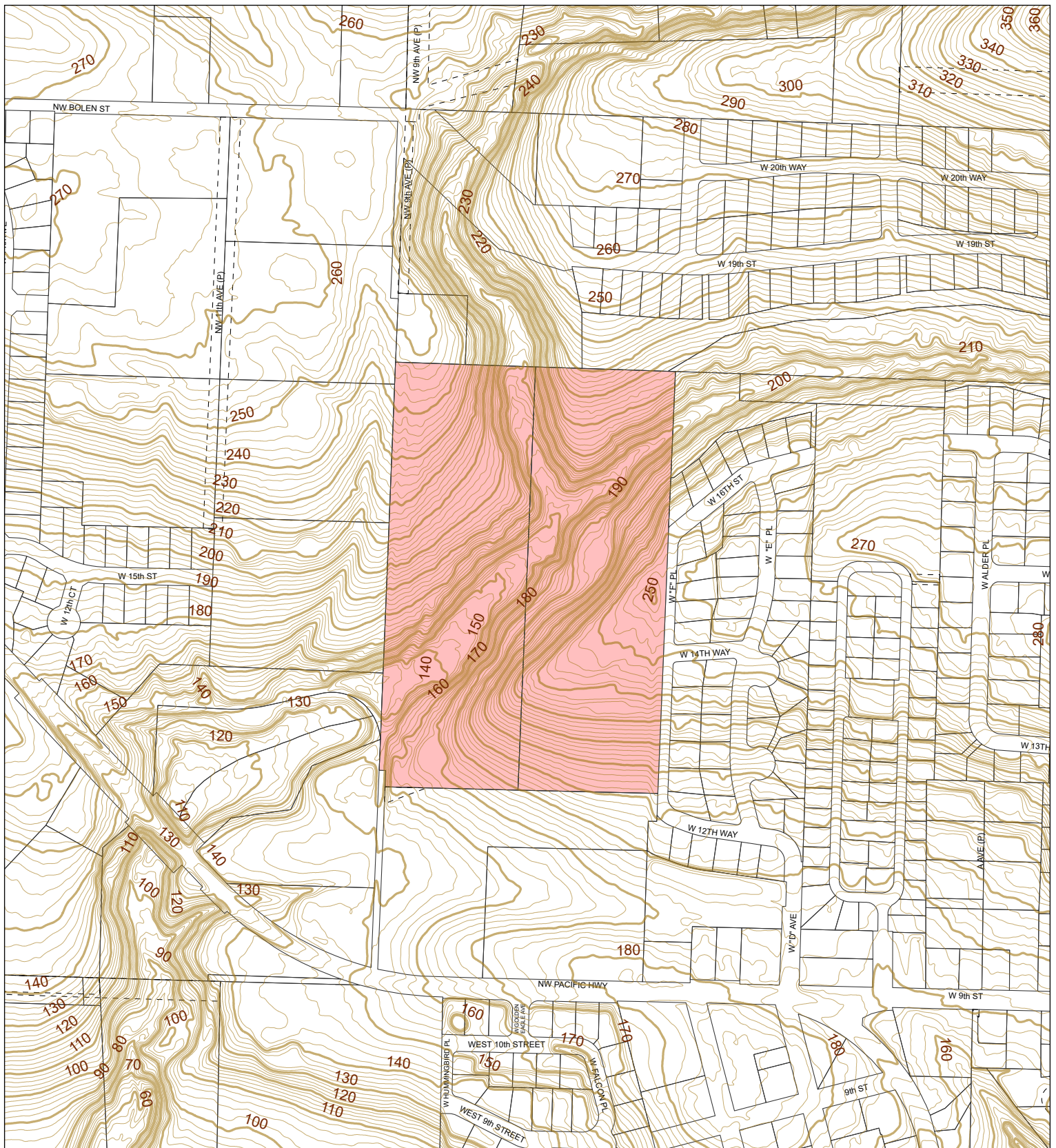
Slope Stability: Severe Erosion Hazard Area

Cultural Resources:

Archeological Predictive: High, 10.4% of parcel
Moderate-High, 89.6%

Archeological Site Buffers: Mapping Indicators Found

Historic Sites: No Mapping Indicators



Elevation Contours

Printed on: February 07, 2024

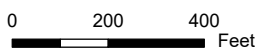
Account: 258945000, 258944000
 Owner: RITOLA MARY E
 Address: 34011 NW 9TH AVE
 C/S/Z: LA CENTER, WA 98629

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

51129	51128	51127	51126
51132	51133	51134	51135
41104	41103	41102	



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.



2021 Aerial Photography

Account: 258945000, 258944000
 Owner: RITOLA MARY E
 Address: 34011 NW 9TH AVE
 C/S/Z: LA CENTER, WA 98629

Printed on: February 07, 2024



Geographic Information System

0 200 400 Feet

 Subject Property(s)

51129	51128	51127	51126
51132	51133	51134	51135
	41104	41103	41102

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

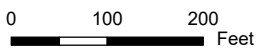


2021 Aerial Photography with Elevation Contours

Printed on: February 07, 2024

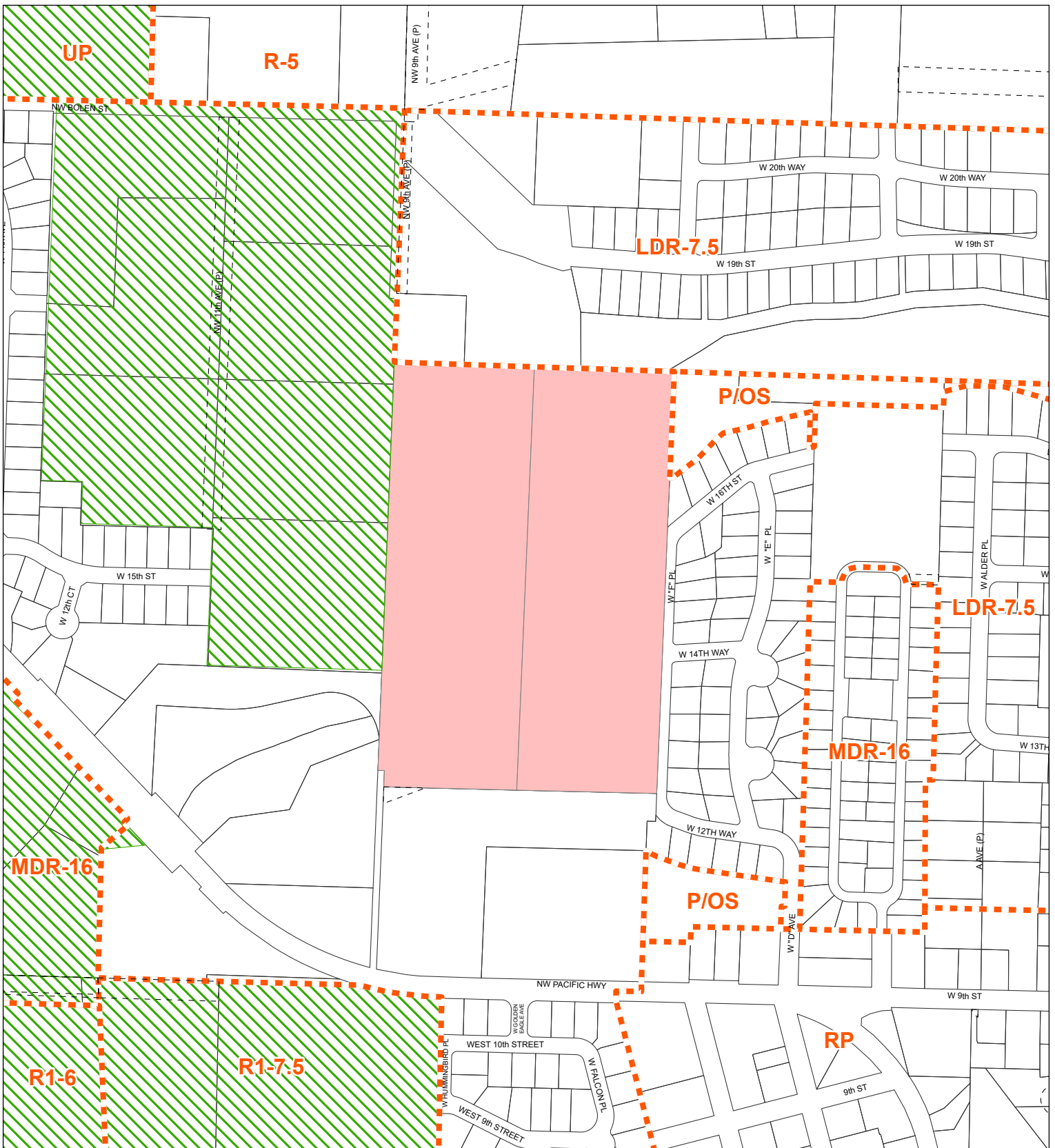
Account: 258945000, 258944000
 Owner: RITOLA MARY E
 Address: 34011 NW 9TH AVE
 C/S/Z: LA CENTER, WA 98629

51129	51128	51127	51126
51132	51133	51134	51135
	41104	41103	41102



- 2' Elevation Contours
- 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.



Zoning Designations

Account: 258945000, 258944000
 Owner: RITOLA MARY E
 Address: 34011 NW 9TH AVE
 C/S/Z: LA CENTER, WA 98629

Printed on: February 07, 2024

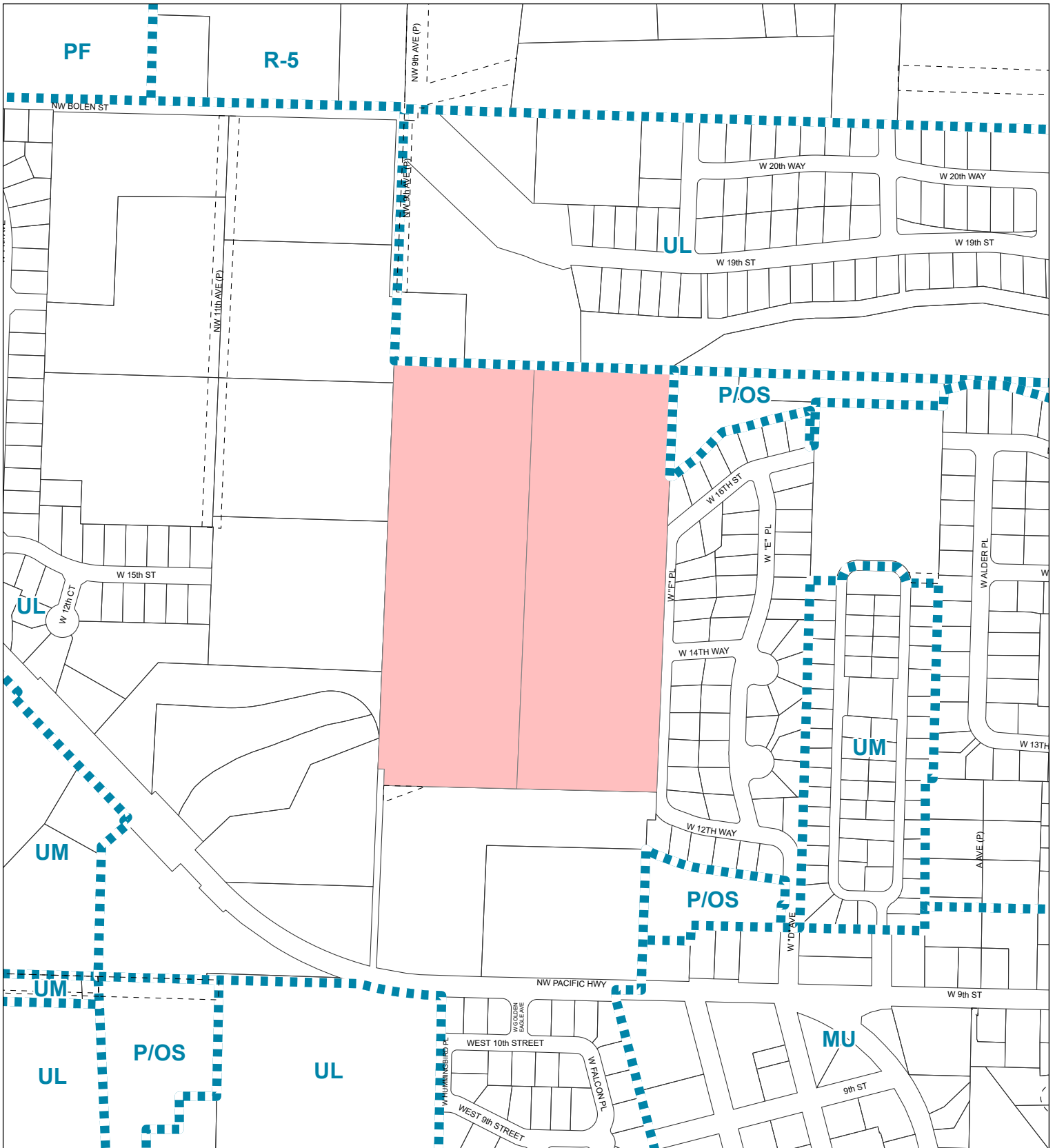
Geographic Information System

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	51126
51132	51133	51134	51135
	41104	41103	41102

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

0 200 400 Feet

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

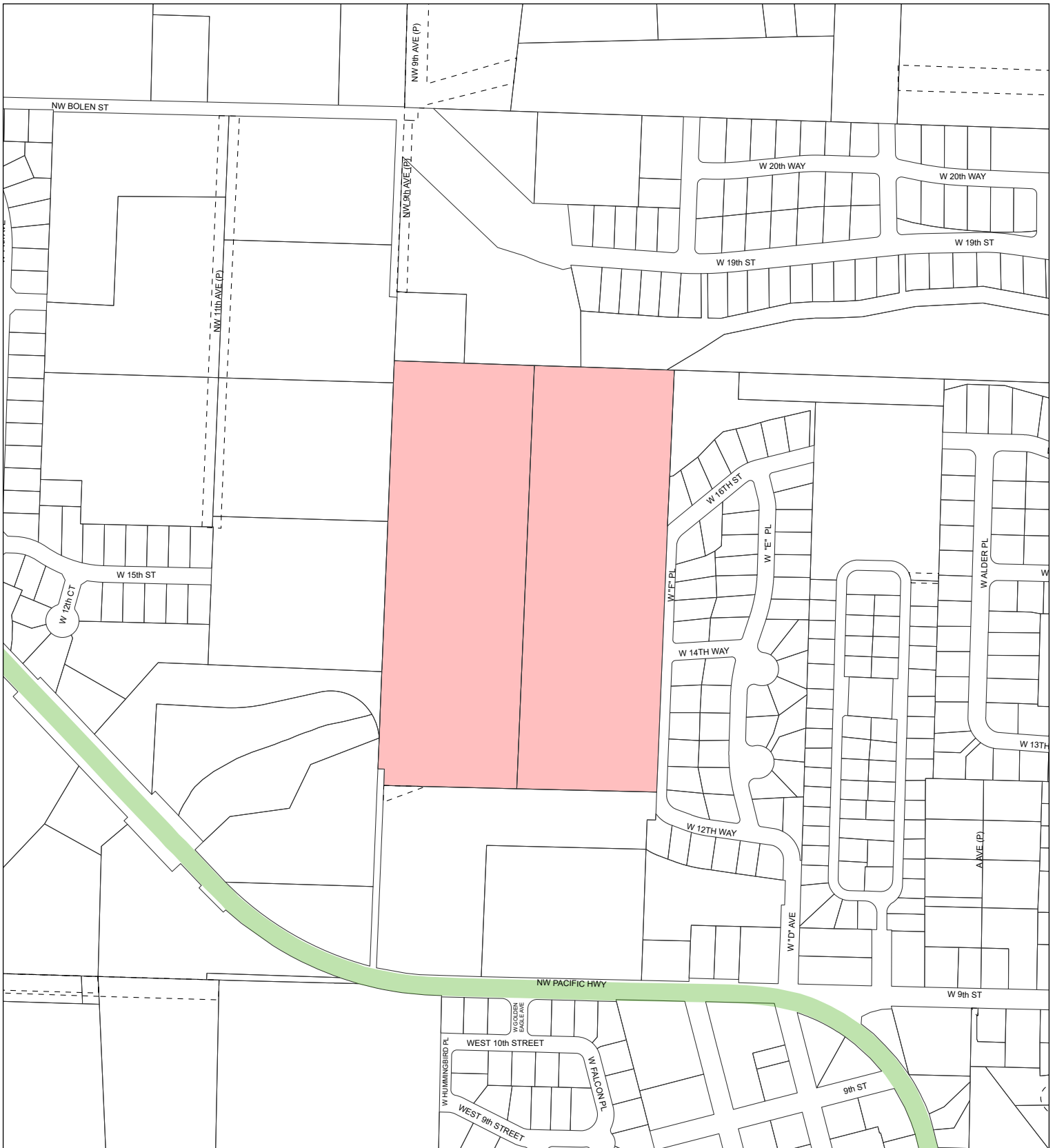
Comprehensive Plan Designations

Account: 258945000, 258944000
 Owner: RITOLA MARY E
 Address: 34011 NW 9TH AVE
 C/S/Z: LA CENTER, WA 98629

Printed on: February 07, 2024

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

51129	51128	51127	51126
51132	51133	51134	51135
	41104	41103	41102



Arterials, C-Tran Bus Routes, Parks & Trails

Printed on: February 07, 2024

Account: 258945000, 258944000
 Owner: RITOLA MARY E
 Address: 34011 NW 9TH AVE
 C/S/Z: LA CENTER, WA 98629

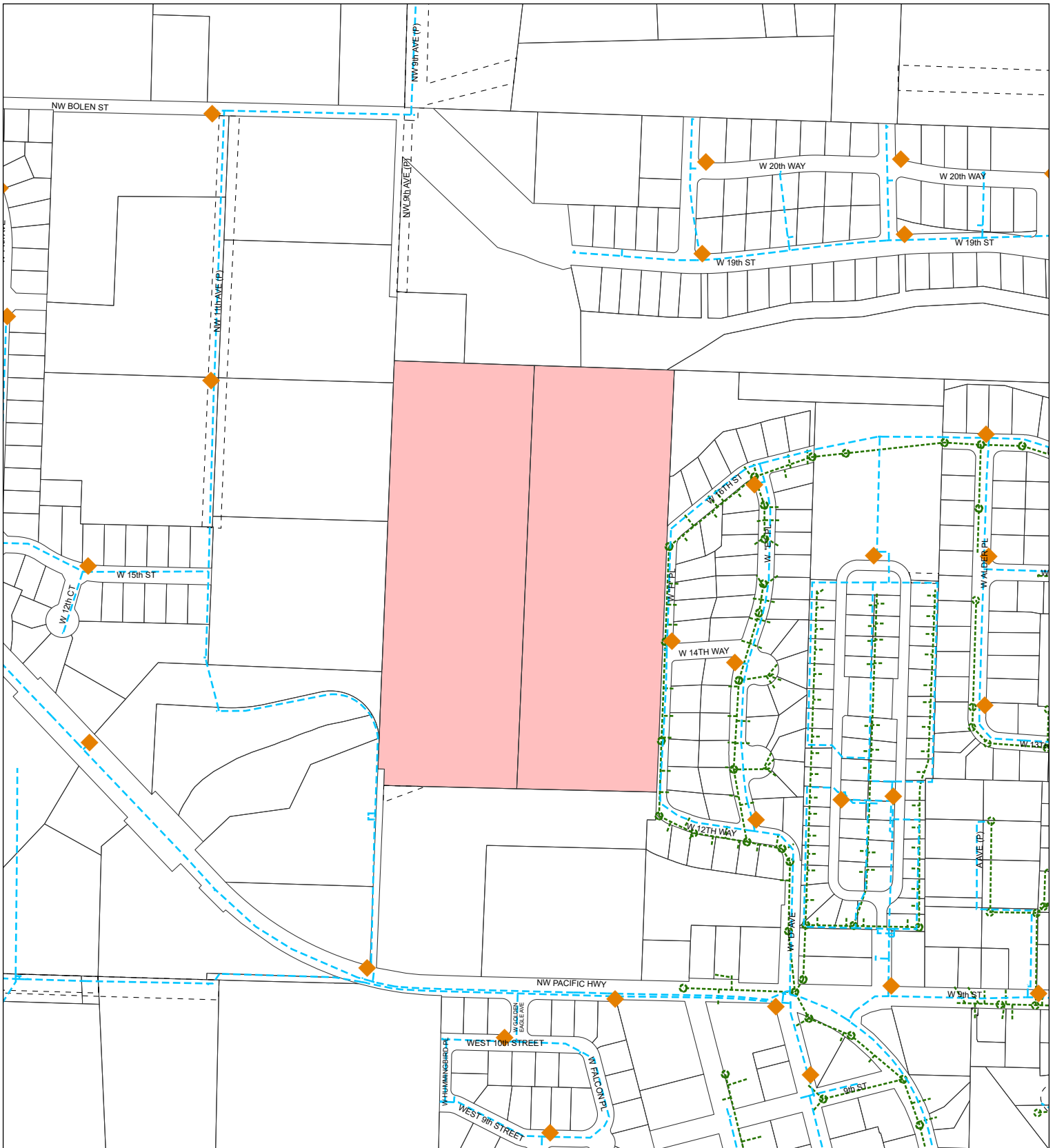
51129	51128	51127	51126
51132	51133	51134	51135
41104	41103	41102	

Geographic Information System

0 200 400 Feet

- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Parks
- Trail
- C-Tran Route
- Principal Arterial
- Minor Arterial
- Collector
- Rural Major Collector
- C-Tran Route
- Rural Minor Collector
- State Route
- Other
- Proposed Arterial
- Scenic Highway

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

0 200 400 Feet

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

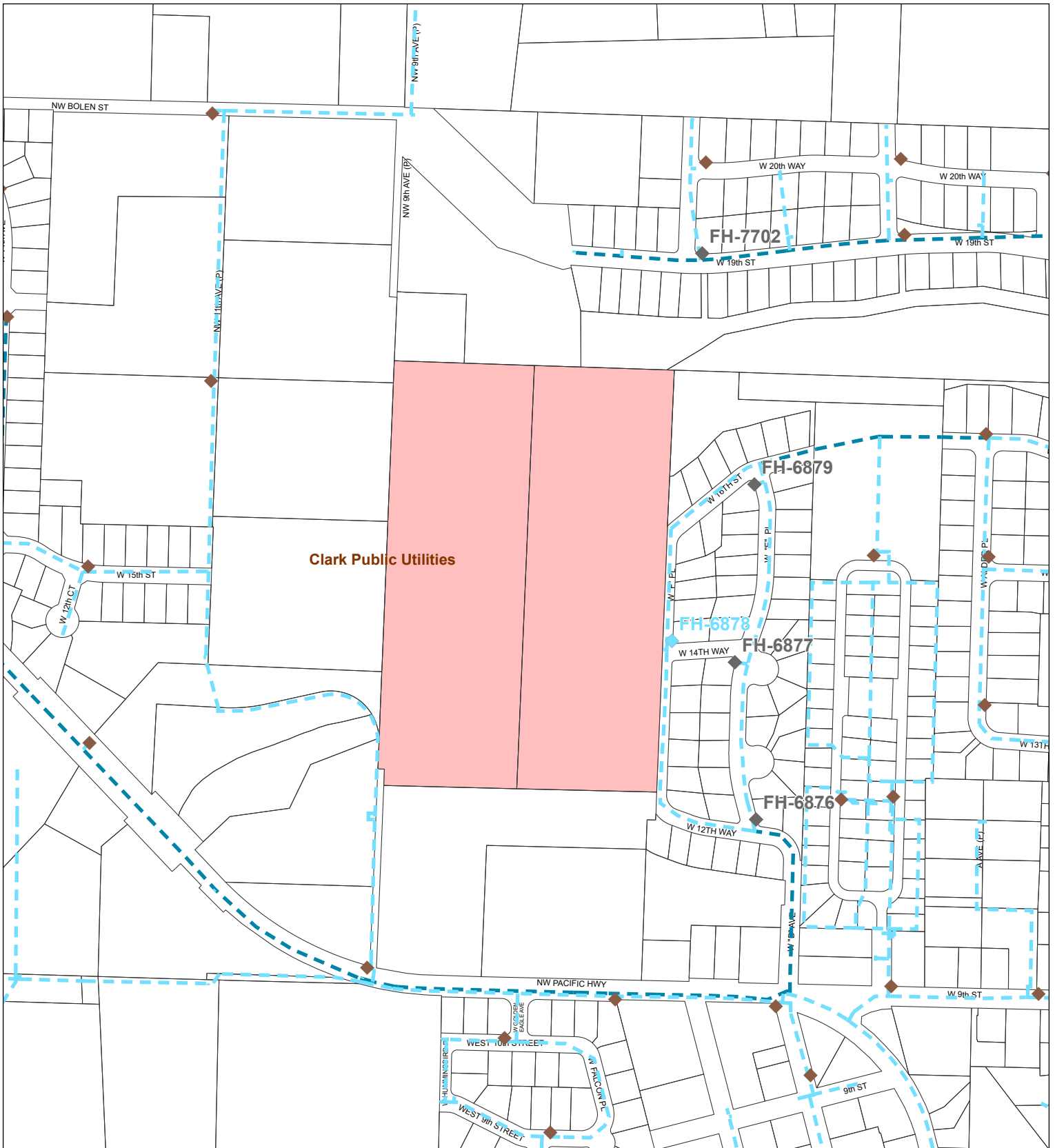
Water, Sewer, and Storm Systems

Account: 258945000, 258944000
 Owner: RITOLA MARY E
 Address: 34011 NW 9TH AVE
 C/S/Z: LA CENTER, WA 98629

- 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

Printed on: February 07, 2024

51129	51128	51127	51126
51132	51133	51134	51135
41104	41103	41102	



Clark Public Utilities

FH-7702

FH-6879

FH-6878

FH-6877

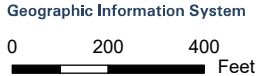
FH-6876

Water Systems

Printed on: February 07, 2024

Account: 258945000, 258944000
 Owner: RITOLA MARY E
 Address: 34011 NW 9TH AVE
 C/S/Z: LA CENTER, WA 98629

51129	51128	51127	51126
51132	51133	51134	51135
41104	41103	41102	



- 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)

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

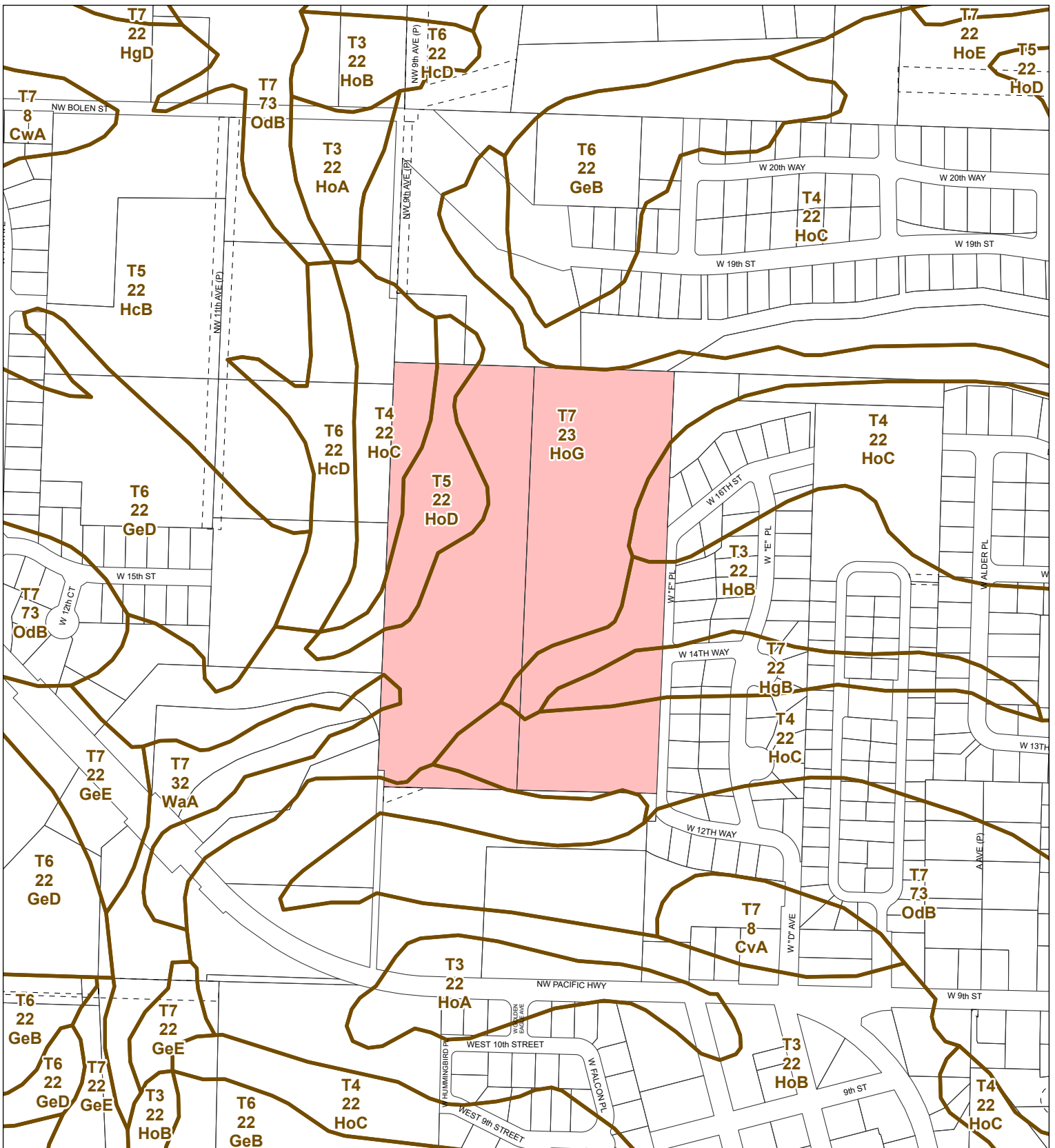
Hydrant Fire Flow Details

Account No.: 258945000, 258944000
Owner: RITOLA MARY E
Address: 34011 NW 9TH AVE
C/S/Z: LA CENTER, WA 98629

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-6878	Clark Public Utilities	8.0"	5757 GPM	April 3, 2007	27 ft
FH-6877	Clark Public Utilities	8.0"	No Data		220 ft
FH-6879	Clark Public Utilities	8.0"	No Data		257 ft
FH-6876	Clark Public Utilities	8.0"	No Data	April 3, 2007	311 ft
FH-7702	Clark Public Utilities	0.0"	No Data		361 ft



Soil Types

Account: 258945000, 258944000
 Owner: RITOLA MARY E
 Address: 34011 NW 9TH AVE
 C/S/Z: LA CENTER, WA 98629

Printed on: February 07, 2024

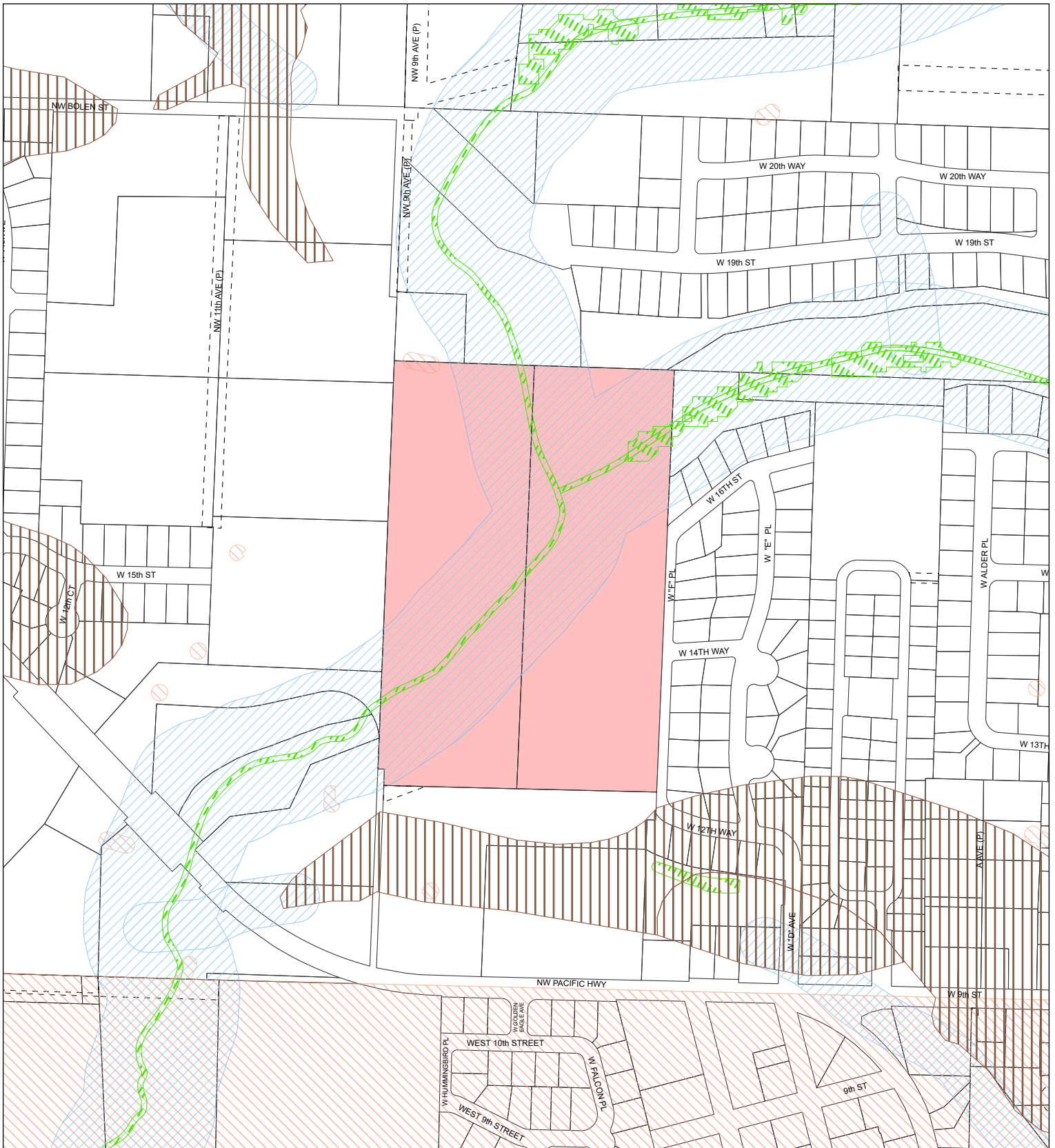
- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary

51129	51128	51127	51126
51132	51133	51134	51135
41104	41103	41102	

Geographic Information System

0 200 400 Feet

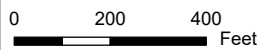
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Environmental Constraints I

Printed on: February 07, 2024

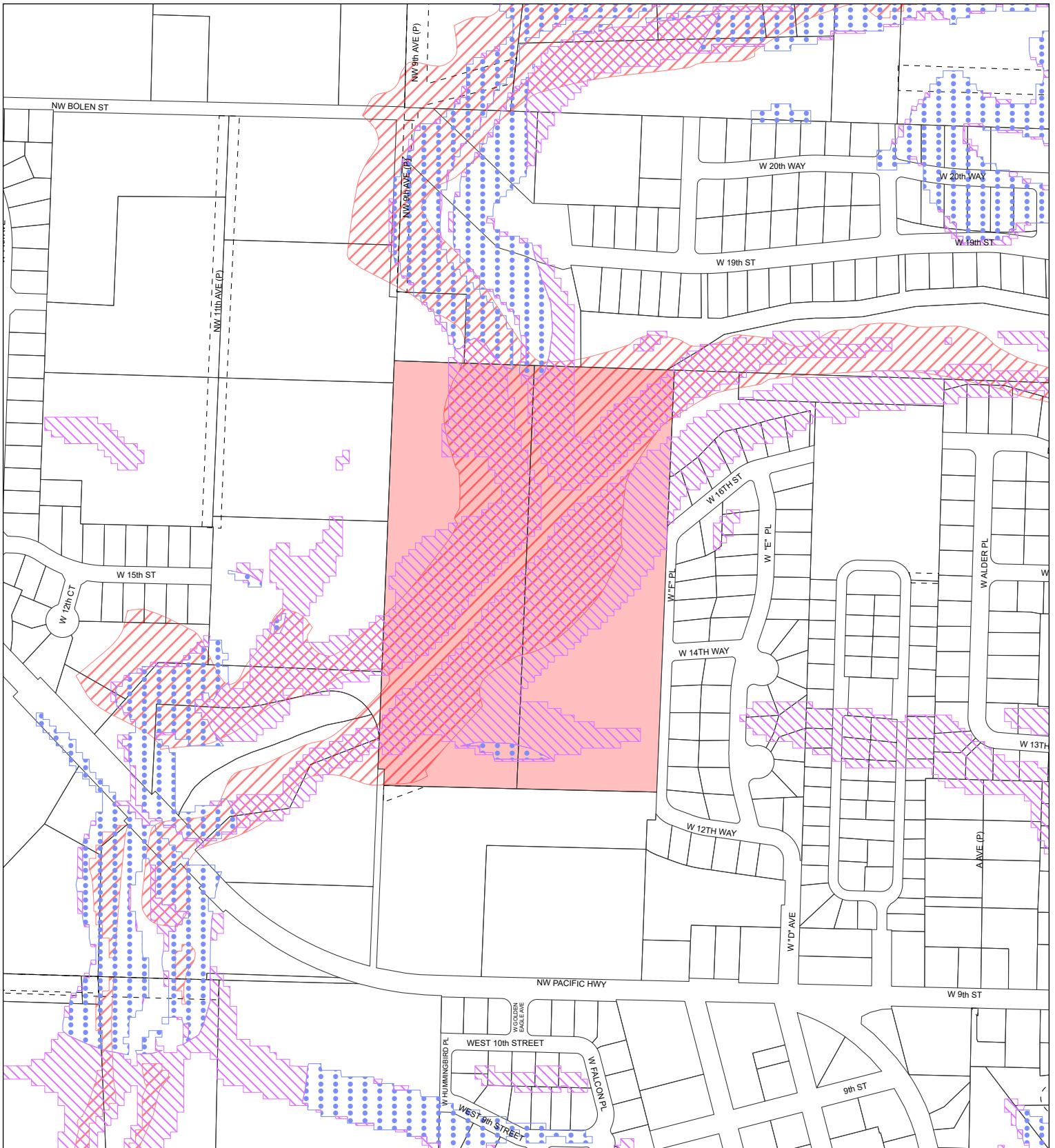
Account: 258945000, 258944000
 Owner: RITOLA MARY E
 Address: 34011 NW 9TH AVE
 C/S/Z: LA CENTER, WA 98629



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

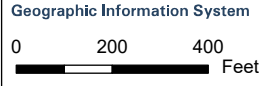
51129	51128	51127	51126
51132	51133	51134	51135
41104	41103	41102	



Environmental Constraints II

Printed on: February 07, 2024

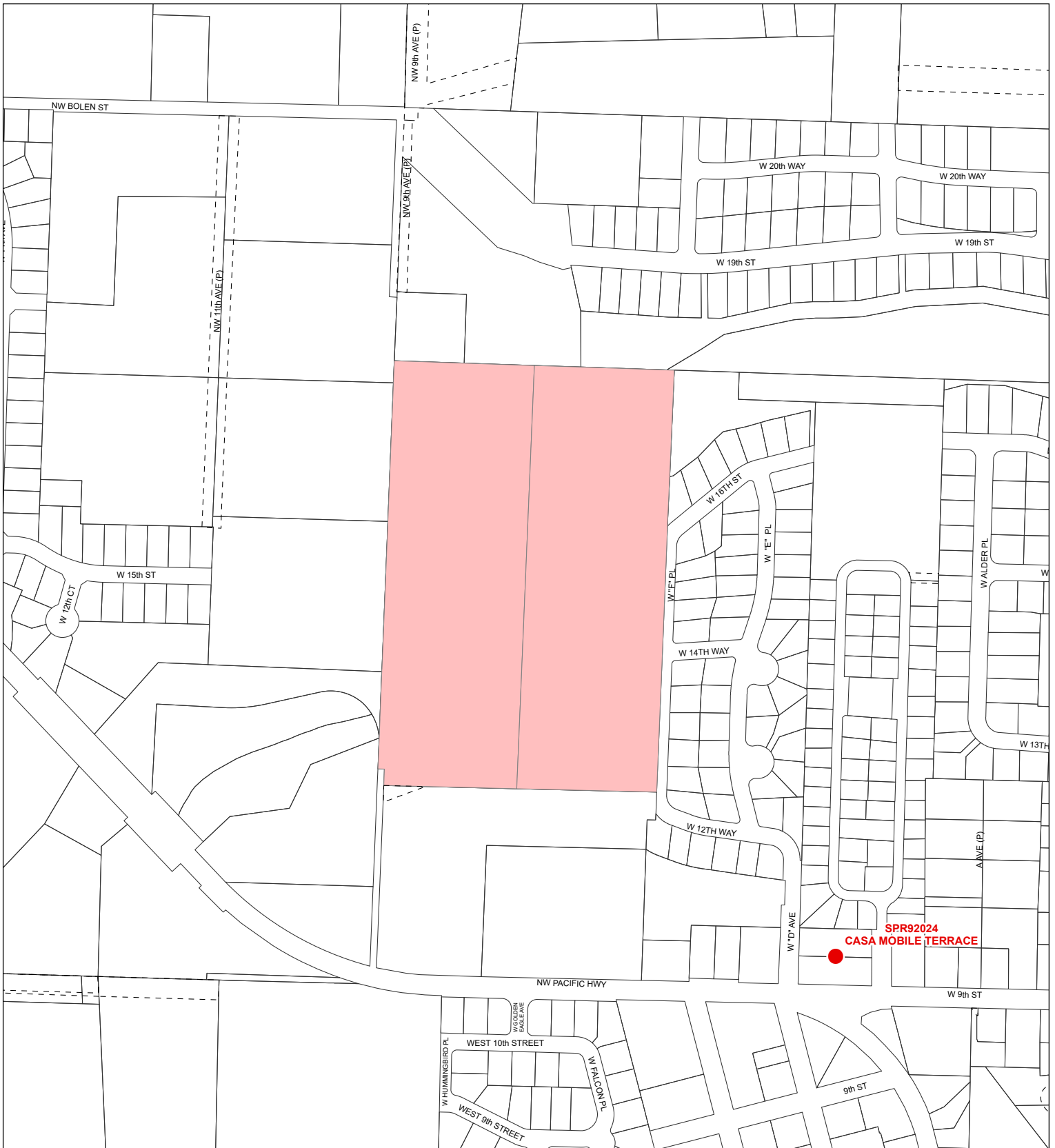
Account: 258945000, 258944000
 Owner: RITOLA MARY E
 Address: 34011 NW 9TH AVE
 C/S/Z: LA CENTER, WA 98629



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
- 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

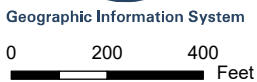
51129	51128	51127	51126
51132	51133	51134	51135
41104	41103	41102	



Adjacent Development

Account: 258945000, 258944000
 Owner: RITOLA MARY E
 Address: 34011 NW 9TH AVE
 C/S/Z: LA CENTER, WA 98629

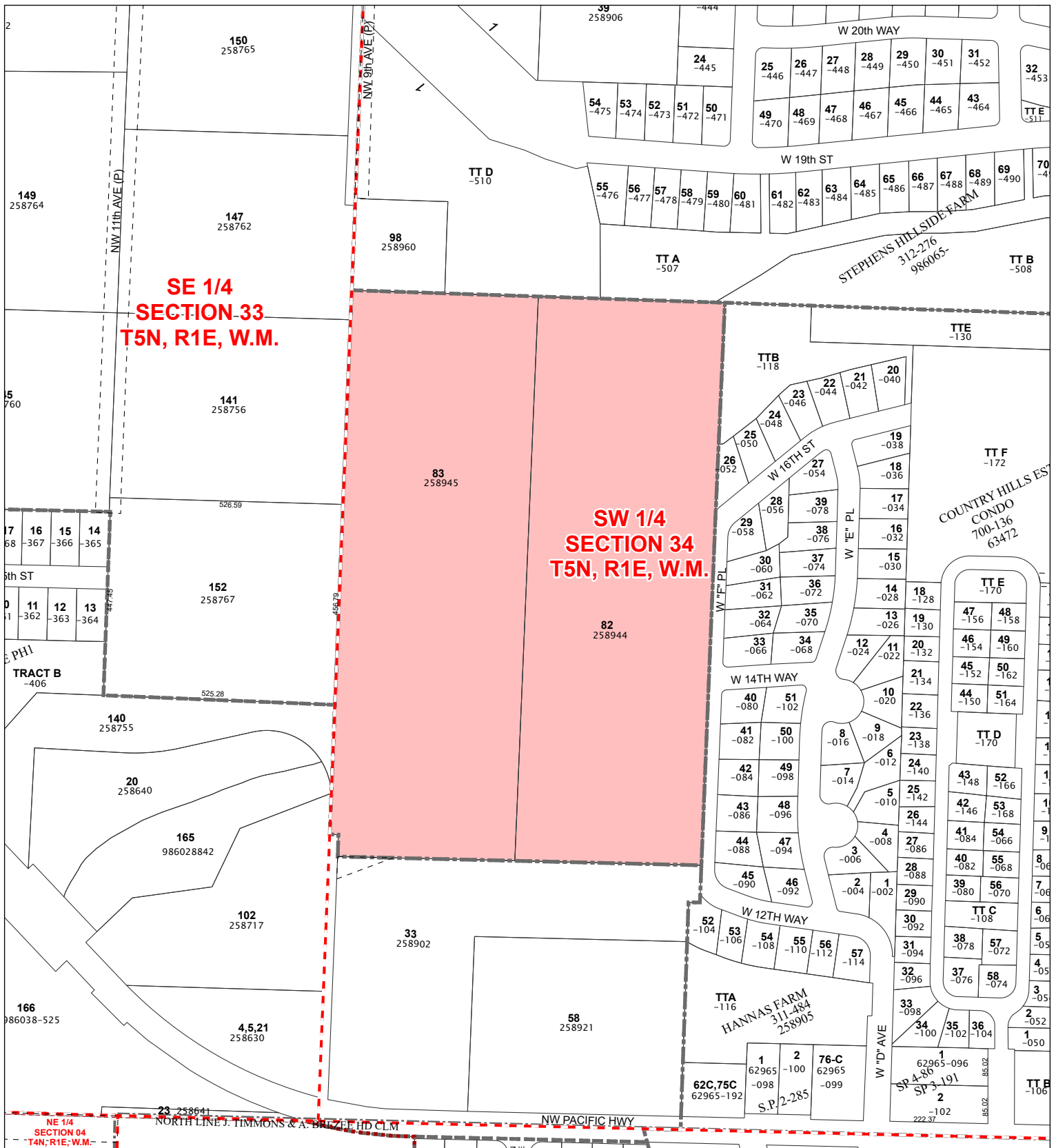
Printed on: February 07, 2024



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
- Adjacent Development

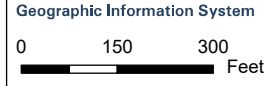
51129	51128	51127	51126
51132	51133	51134	51135
	41104	41103	41102



Quarter Section Parcels

Account: 258945000, 258944000
 Owner: RITOLA MARY E
 Address: 34011 NW 9TH AVE
 C/S/Z: LA CENTER, WA 98629

Printed on: February 07, 2024



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

- 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

51129	51128	51127	51126
51132	51133	51134	51135
41104	41103	41102	