

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Realty ONE Group

Subject Property Account Number(s):

156815000

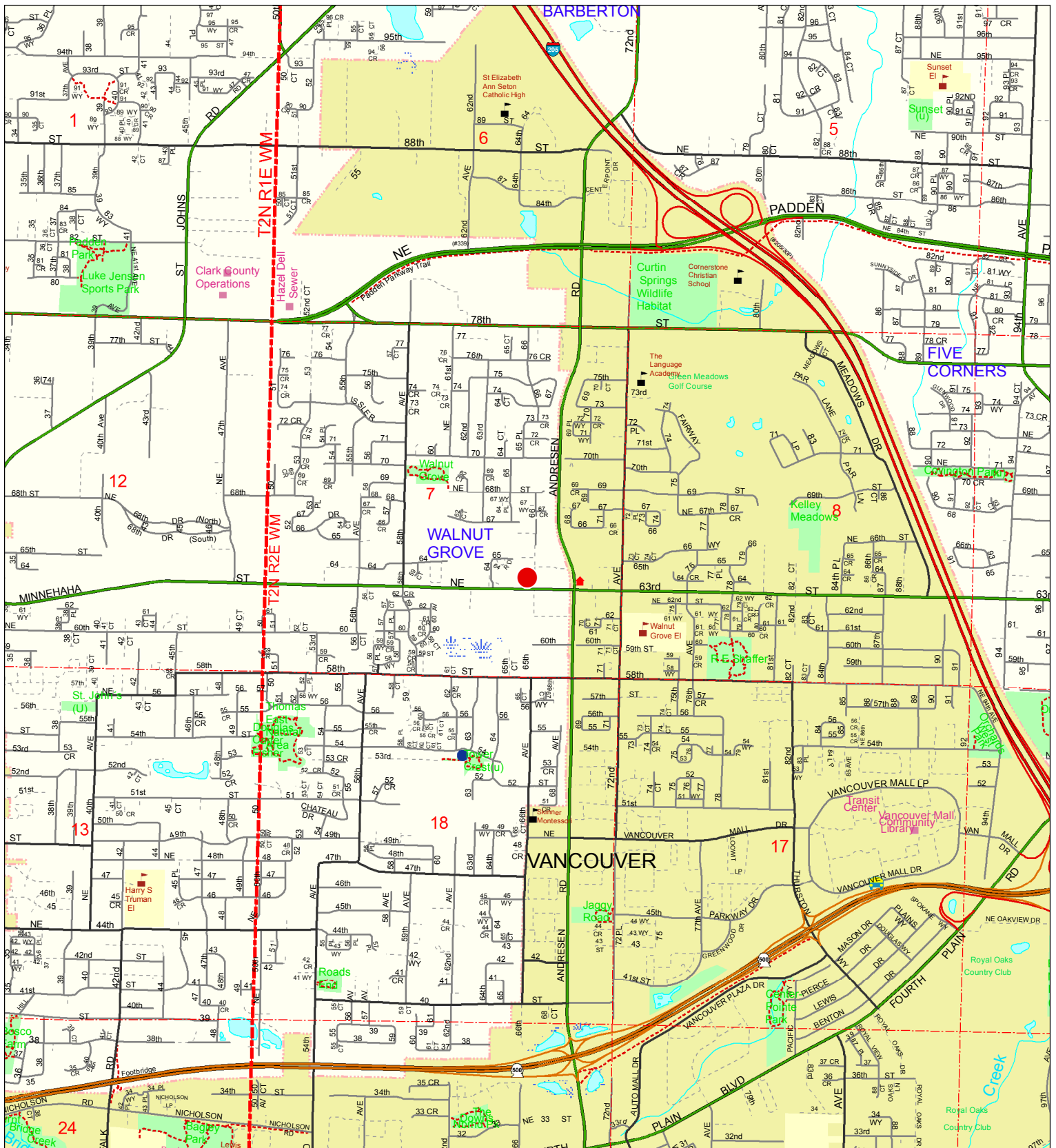
PDF # 230963

Printed: August 18, 2019

Expires: August 17, 2020

Table of Contents

General Location	1
Property Information Fact Sheet	2
Elevation Contours	3
2016 Aerial Photography	4
2016 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: 156815000
 Owner: HAMMOND THOMAS ETAL
 Address: 622 W 31ST ST
 C/S/Z: VANCOUVER, WA 98660

Printed on: August 18, 2019

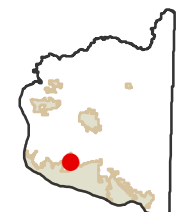


Geographic Information System

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.

● Location of Subject Property(s)



Property Information Fact Sheet

Mailing Information:

Account No.: 156815000
Owner: HAMMOND THOMAS ETAL
Address: 622 W 31ST ST
C/S/Z: VANCOUVER, WA 98660

Assessed Parcel Size: 0.85 Ac

Property Type: SINGLE FAMILY RESIDENCE ON COMMERCIAL LAND

PARCEL LOCATION FINDINGS:

Quarter Section(s): SE 1/4,S07,T2N,R2E

Municipal Jurisdiction: Clark County

Urban Growth Area: Vancouver

Zoning: R1-6

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: Orchards: Current,
South Orchards: End Date Dec. 31, 2016

Park Impact Fee District: 7

Neighborhood Association: Andresen/St.Johns

School District: Vancouver

Elementary School: Walnut Grove

Junior High School: Gaiser

Senior High School: Fort Vancouver

Fire District: FD 5

Sewer District: Vancouver

Water District: Vancouver

Wildland: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): HIB, 82.0% of parcel
HIC, 18.0%

Hydric Soils: Non-Hydric, 100.0% of parcel

Flood Zone Designation: Outside Flood Area,
Floodway Fringe

CARA: Category 2 Recharge Areas

Forest Moratorium Area: No Mapping Indicators

Liquefaction Susceptibility: Low to Moderate, Peat

NEHRP: D

Slope: 0 - 5 percent, 80.0% of parcel
5 - 10 percent, 20.0%

Landslide Hazards: No Mapping Indicators

Slope Stability: No Mapping Indicators

Habitat and Species Resources:

Habitat and Species Impacts: Mapping Indicators Found

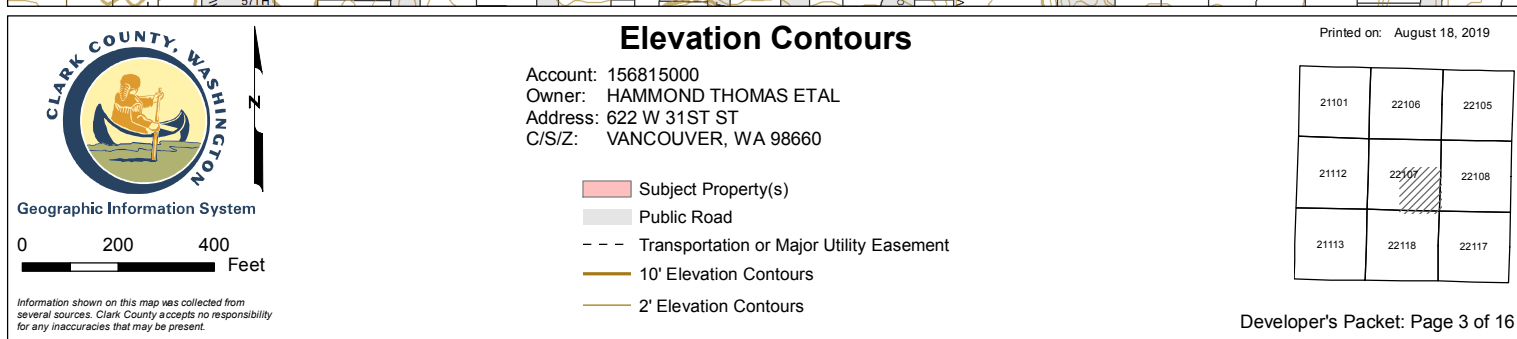
Riparian Habitat Area: Floodway fringe

Cultural Resources:

Archeological Predictive: Moderate, 40.8% of parcel
Moderate-High, 59.2%

Archeological Site Buffers: No Mapping Indicators

Historic Sites: No Mapping Indicators





2016 Aerial Photography

Account: 156815000
 Owner: HAMMOND THOMAS ETAL
 Address: 622 W 31ST ST
 C/S/Z: VANCOUVER, WA 98660

Printed on: August 18, 2019



Geographic Information System

0 200 400 Feet

 Subject Property(s)

21101	22106	22105
21112	22107	22108
21113	22118	22117

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



0 100 200 Feet

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

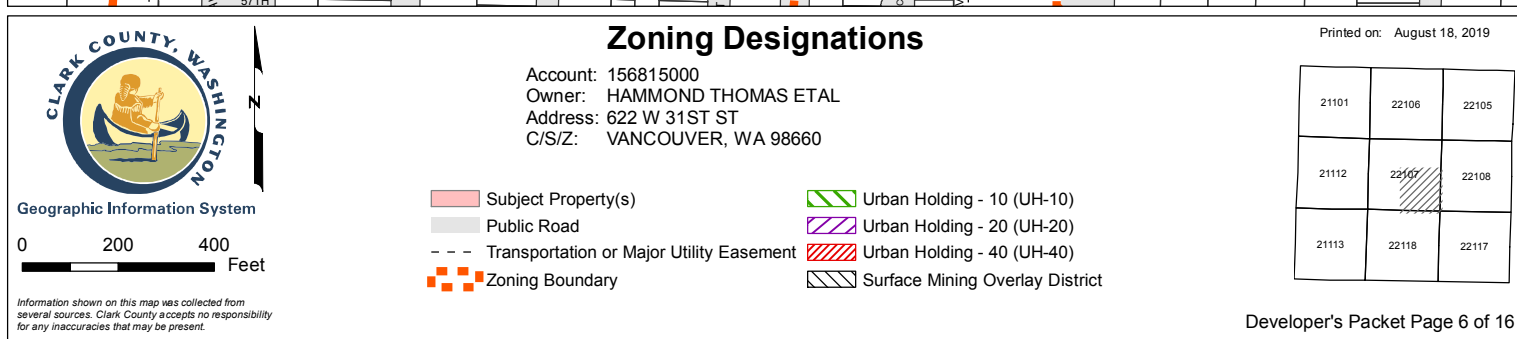
2016 Aerial Photography with Elevation Contours

Account: 156815000
 Owner: HAMMOND THOMAS ETAL
 Address: 622 W 31ST ST
 C/S/Z: VANCOUVER, WA 98660

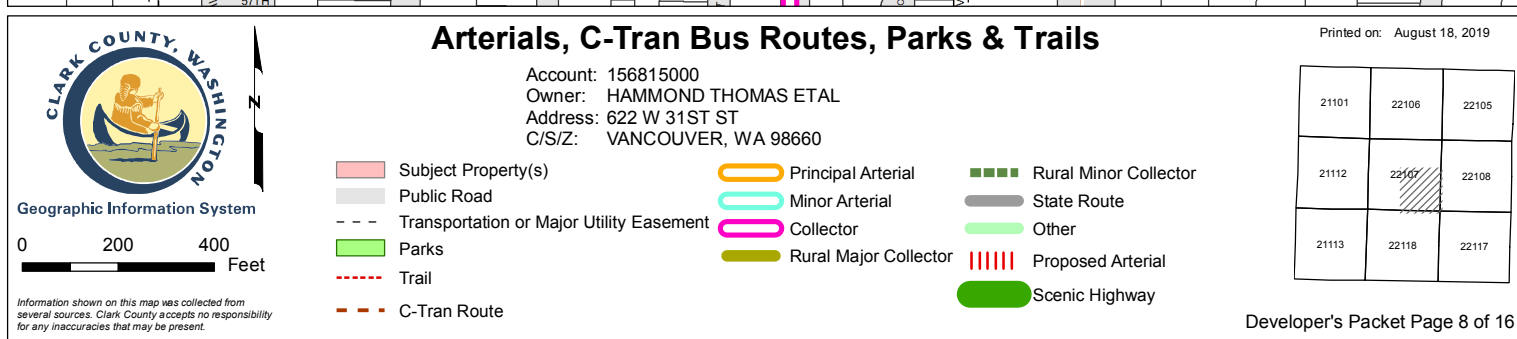
 Subject Property(s)
 2' Elevation Contours

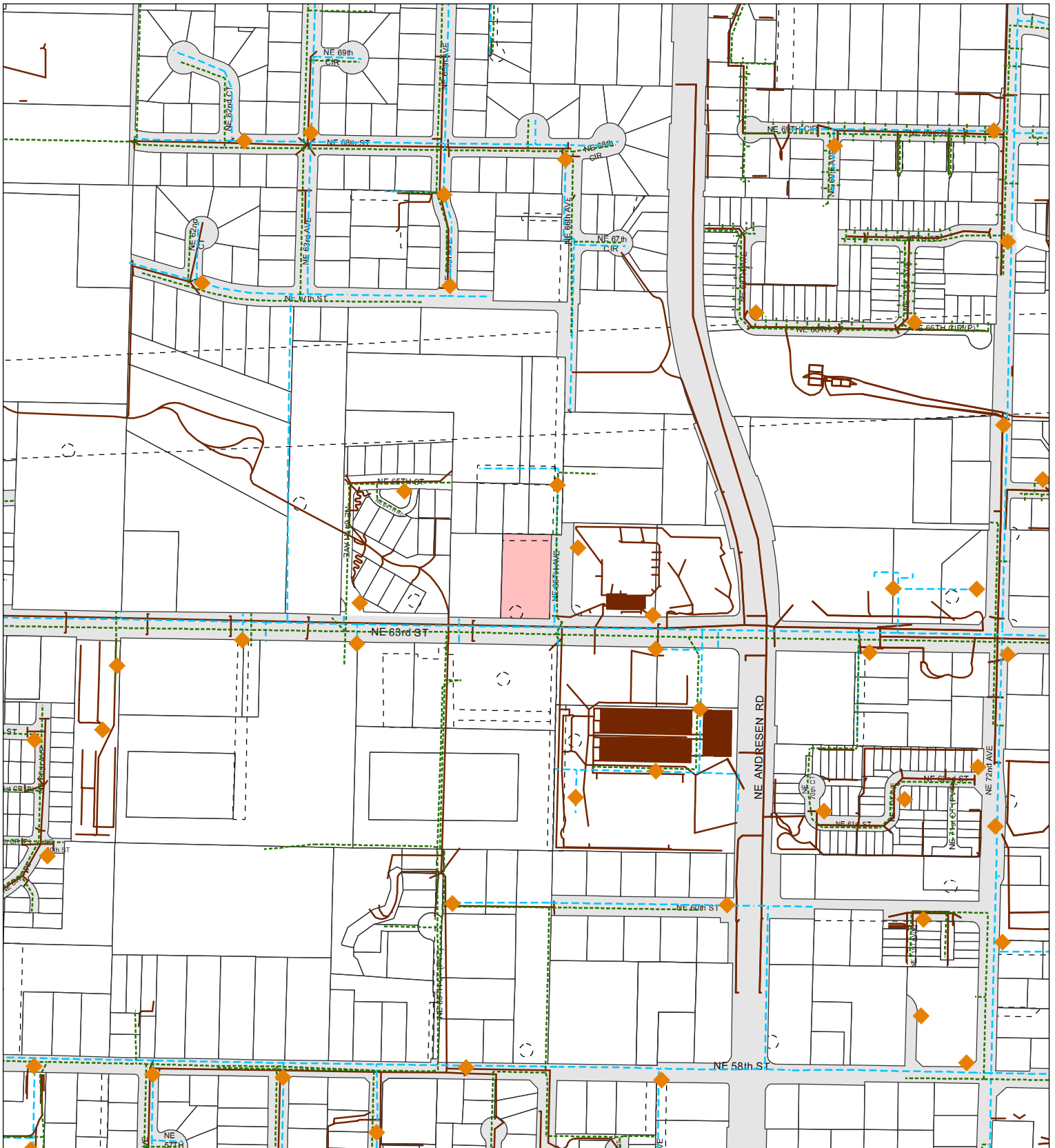
Printed on: August 18, 2019

21101	22106	22105
21112	22107	22108
21113	22118	22117











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

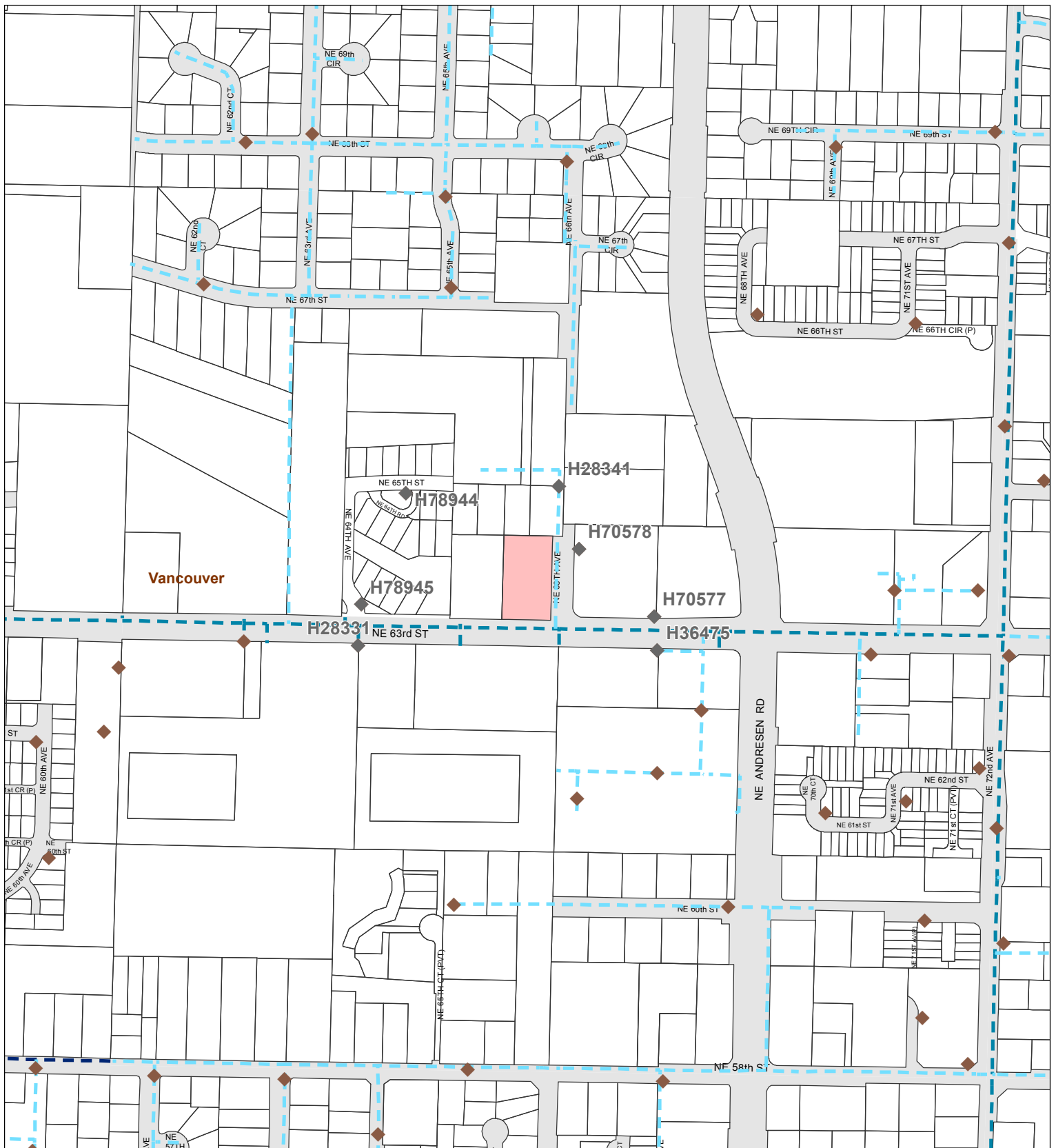
Account: 156815000
 Owner: HAMMOND THOMAS ETAL
 Address: 622 W 31ST ST
 C/S/Z: VANCOUVER, WA 98660

Printed on: August 18, 2019

21101	22106	22105
21112	22107	22108
21113	22118	22117

- 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





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 Systems

Account: 156815000
 Owner: HAMMOND THOMAS ETAL
 Address: 622 W 31ST ST
 C/S/Z: VANCOUVER, WA 98660

Printed on: August 18, 2019

21101	22106	22105
21112	22107	22108
21113	22118	22117

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)
---	--

Developer's Packet: Page 10 of 16

Hydrant Fire Flow Details

Account No.: 156815000

Owner: HAMMOND THOMAS ETAL

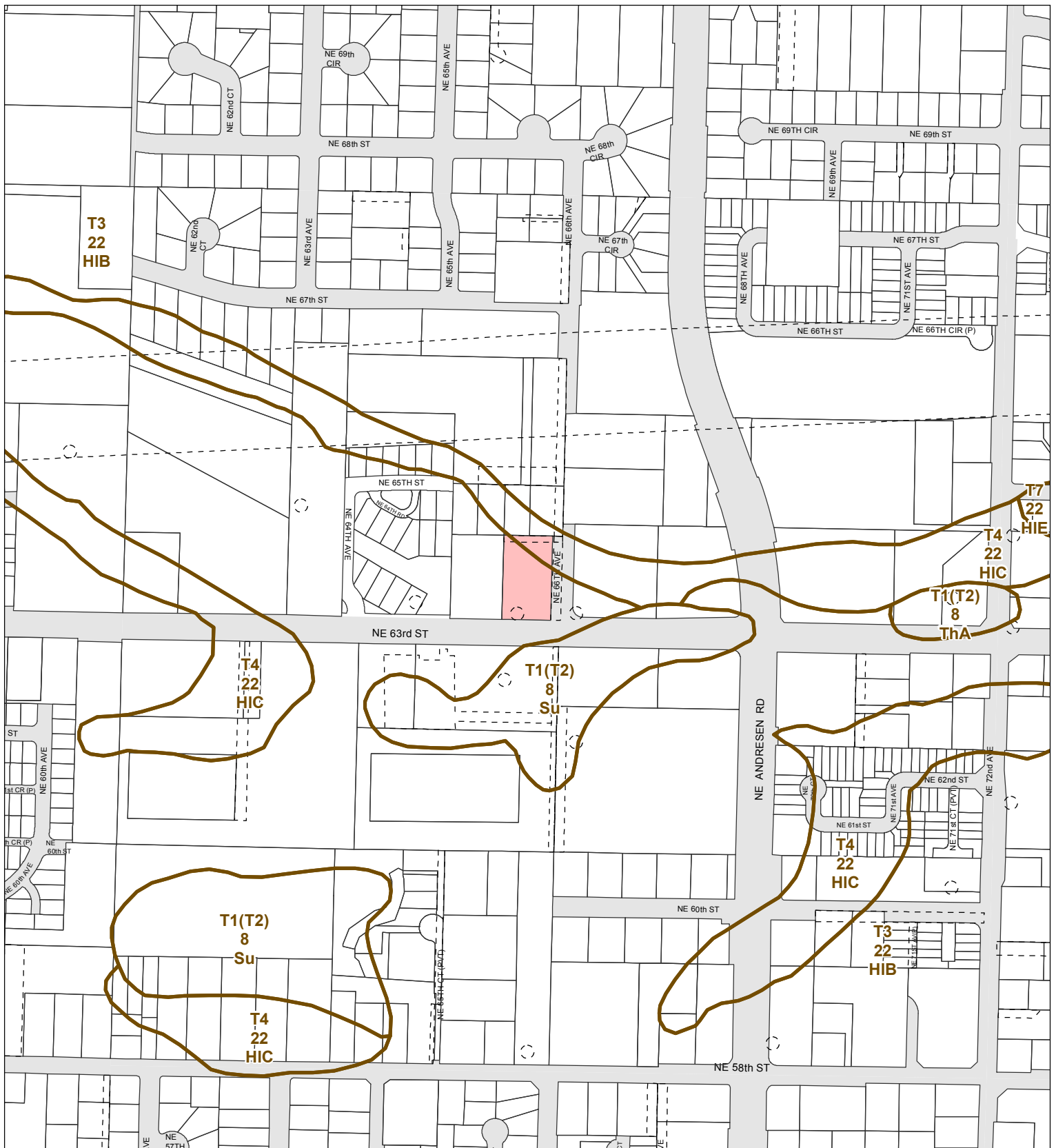
Address: 622 W 31ST ST

C/S/Z: VANCOUVER, WA 98660

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

HYDRANT INFORMATION:

Hydrant ID	Hydrant Owner	Main Diameter	Flow at 20 PSI	Test Date	Distance to site
H70578	Vancouver	No Data	No Data	None	81 ft
H28341	Vancouver	No Data	No Data	None	151 ft
H70577	Vancouver	No Data	No Data	None	312 ft
H78944	Vancouver	No Data	No Data	None	321 ft
H36475	Vancouver	No Data	No Data	None	335 ft
H78945	Vancouver	No Data	No Data	None	425 ft
H28331	Vancouver	No Data	No Data	None	441 ft





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.

Soil Types

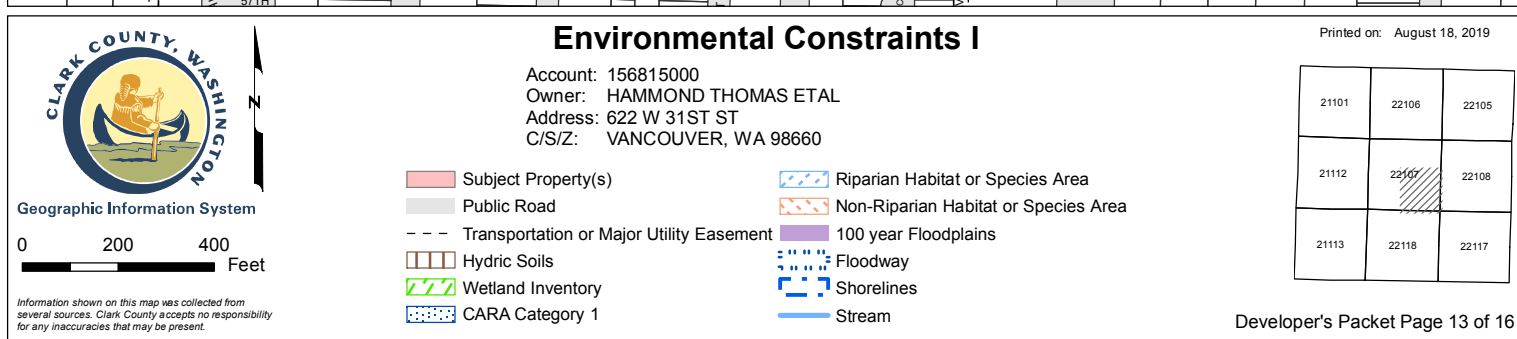
Account: 156815000
 Owner: HAMMOND THOMAS ETAL
 Address: 622 W 31ST ST
 C/S/Z: VANCOUVER, WA 98660

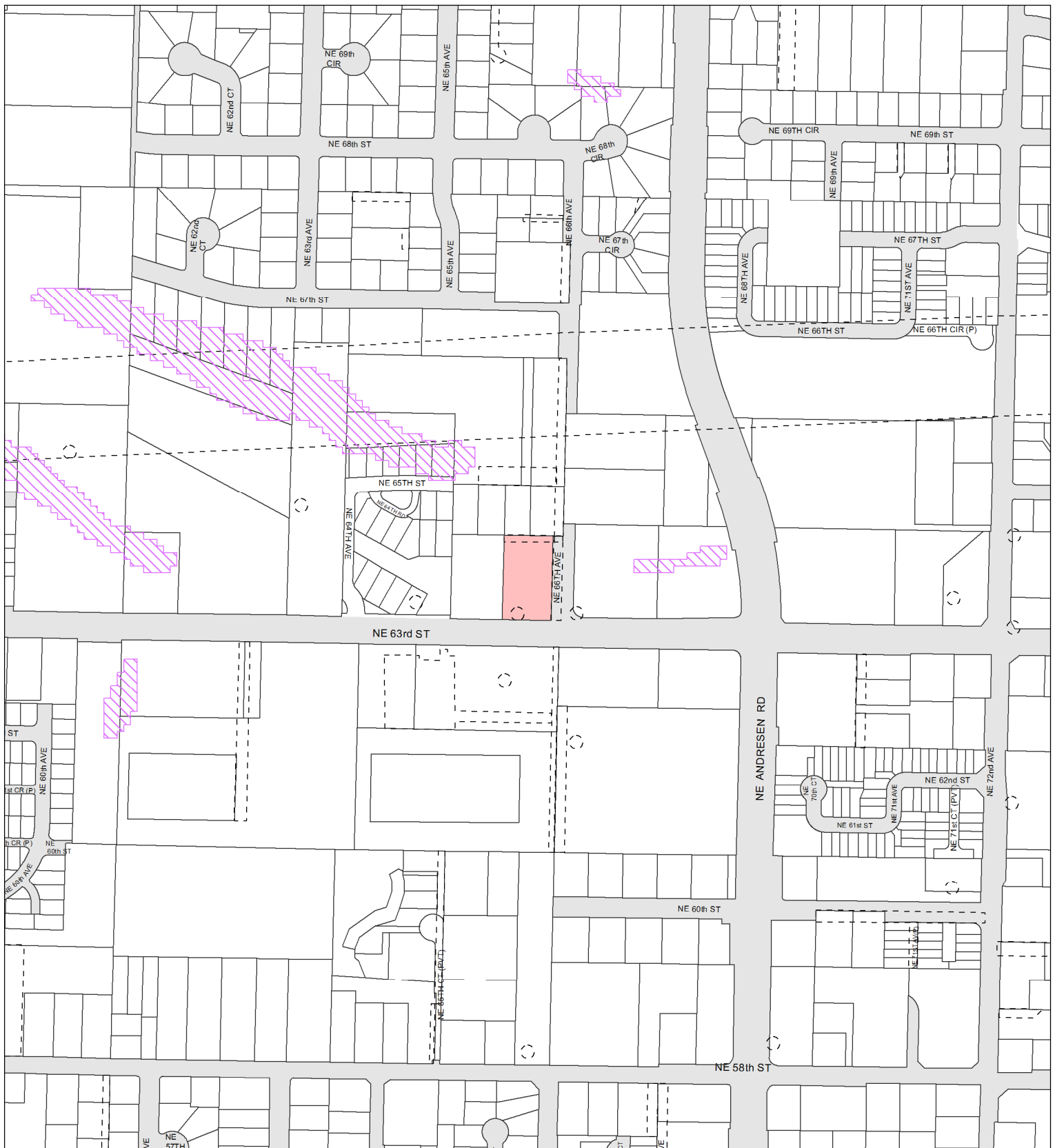
Subject Property(s)
 Public Road
 Transportation or Major Utility Easement
 Soil Type Boundary

Printed on: August 18, 2019

21101	22106	22105
21112	22107	22108
21113	22118	22117

Developer's Packet Page 12 of 16

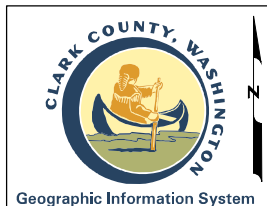




Environmental Constraints II

Account: 156815000
 Owner: HAMMOND THOMAS ETAL
 Address: 622 W 31ST ST
 C/S/Z: VANCOUVER, WA 98660

Printed on: August 18, 2019

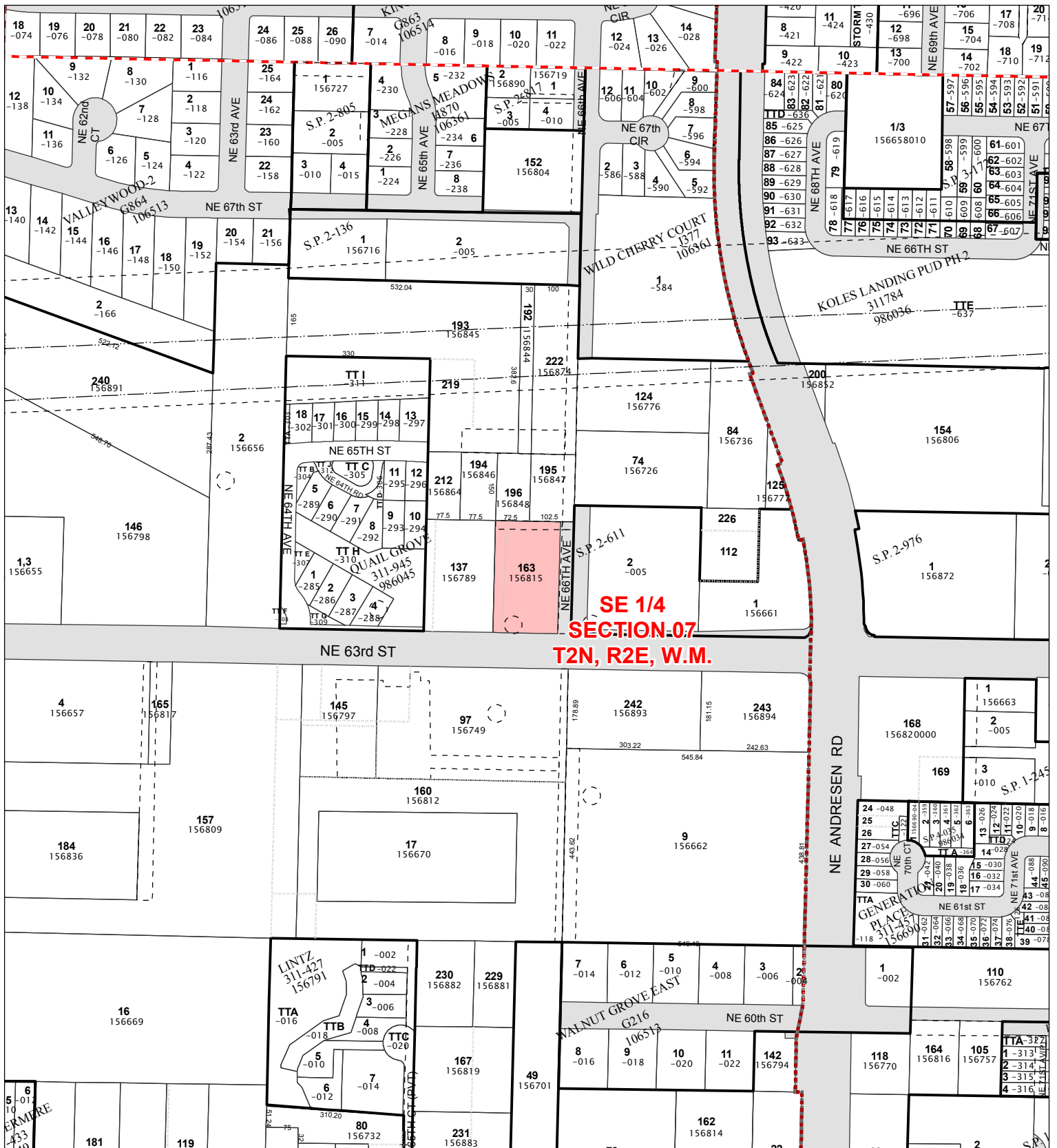


0 200 400 Feet

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

- 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

21101	22106	22105
21112	22107	22108
21113	22118	22117

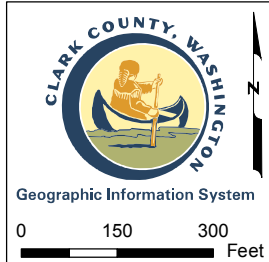


**SE 1/4
SECTION-07
T2N, R2E, W.M.**

Quarter Section Parcels

Account: 156815000
Owner: HAMMOND THOMAS ETAL
Address: 622 W 31ST ST
C/S/Z: VANCOUVER, WA 98660

Printed on: August 18, 2019



- 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

21101	22106	22105
21112	22107	22108
21113	22118	22117

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