

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Minister-Glaeser Surveying

Subject Property Account Number(s):

986044822

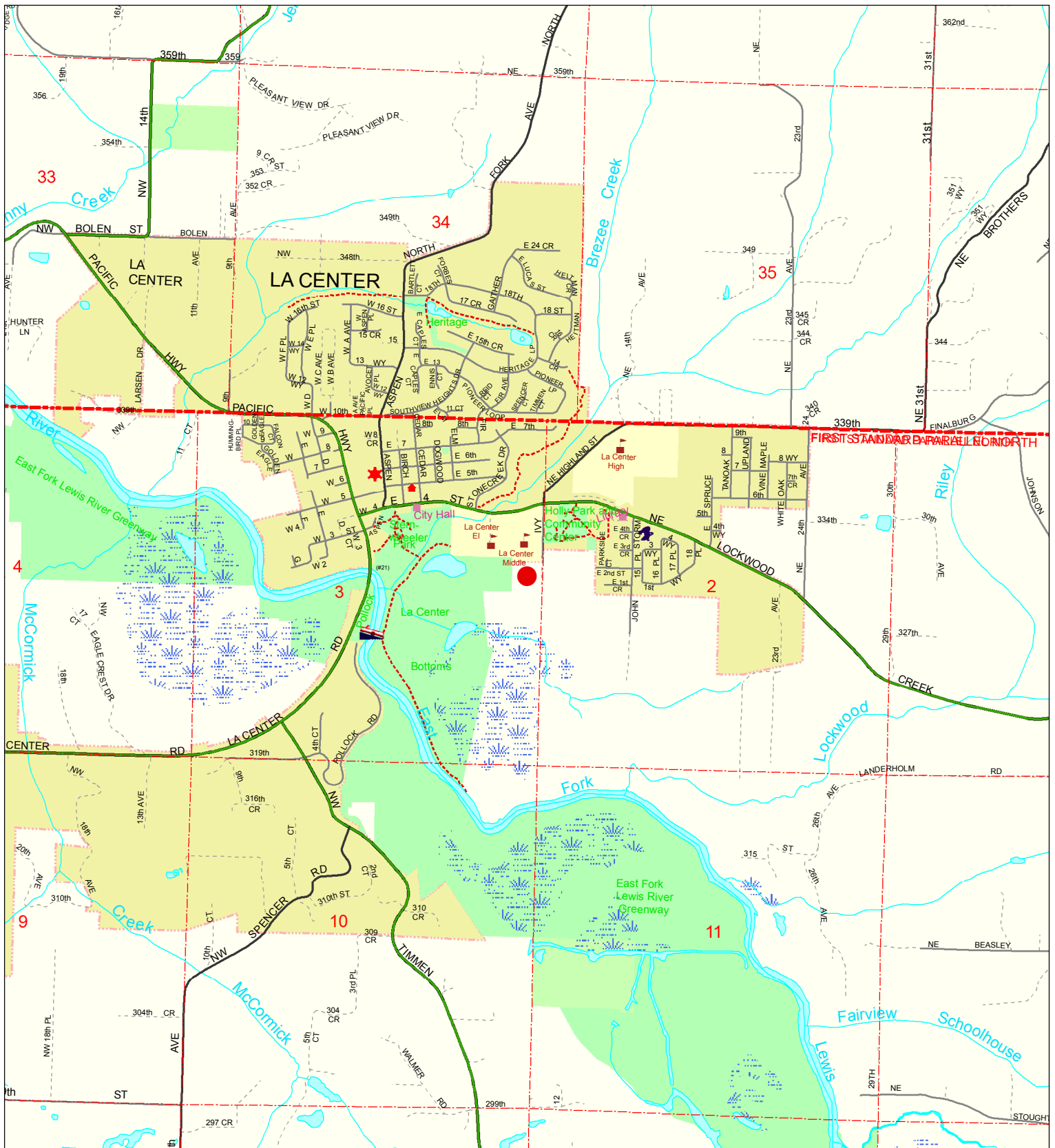
PDF # 216836

Printed: February 08, 2019

Expires: February 08, 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 |

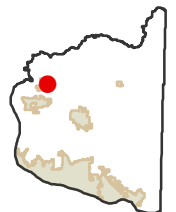


General Location

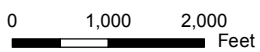
Account: 986044822
 Owner: SCHLENTZ PETER ROBERT
 Address: 7350 S UNION RIDGE PKWY STE
 C/S/Z: RIDGEFIELD, WA 98642

 Location of Subject Property(s)

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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.: 986044822
Owner: SCHLENTZ PETER ROBERT
Address: 7350 S UNION RIDGE PKWY STE
C/S/Z: RIDGEFIELD, WA 98642

Assessed Parcel Size: 5.0 Ac

Property Type: UNUSED OR VACANT LAND - NO IMPROVEMENTS

PARCEL LOCATION FINDINGS:

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

Municipal Jurisdiction: Clark County

Urban Growth Area: County, LaCenter

Zoning: P/WL, R1-7.5

Zoning Overlay: Urban Holding - 10 (UH-10)

Comprehensive Plan Designation: UL,
P/OS

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: Rural: Current,
Rural 2: End Date Dec. 31, 2016,
LaCenter UGA: End Date Dec. 31, 2016

Park Impact Fee District: No Mapping Indicators

Neighborhood Association: East Fork Frontier

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

Wildland: No Mapping Indicators

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): GeB, 82.6% of parcel
GeF, 5.5%
HoB, 7.7%
OdB, 4.1%

Hydric Soils: Hydric, 4.1% of parcel
Non-Hydric, 95.9%

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, 84.9% of parcel
10 - 15 percent, 1.2%
15 - 25 percent, 5.7%
25 - 40 percent, 5.3%
5 - 10 percent, 3.0%

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

Slope Stability: Severe Erosion Hazard Area

Habitat and Species Resources:

Habitat and Species Impacts: Mapping Indicators Found

Adjacent to Habitat Area: Biodiversity Areas And Corridor
Oak Woodland

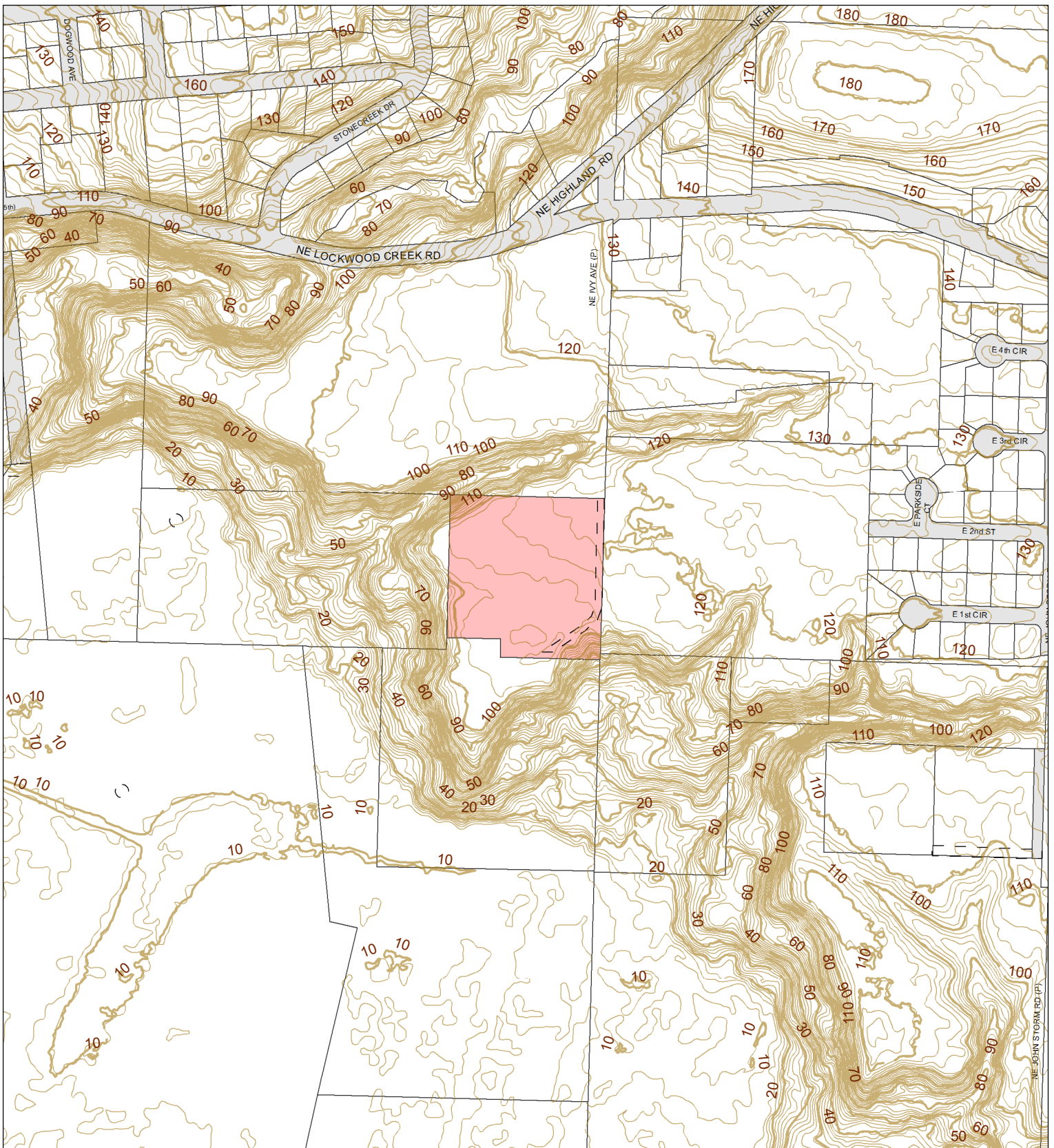
Riparian Habitat Area: Fish Habitat Stream

Cultural Resources:

Archeological Predictive: High, 90.1% of parcel
Moderate-High, 9.9%

Archeological Site Buffers: No Mapping Indicators

Historic Sites: No Mapping Indicators



Geographic Information System
 0 200 400 Feet

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Elevation Contours

Account: 986044822
 Owner: SCHLENTZ PETER ROBERT
 Address: 7350 S UNION RIDGE PKWY STE
 C/S/Z: RIDGEFIELD, WA 98642

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

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| 41109 | 41110 | 41111 |



2016 Aerial Photography

Account: 986044822
 Owner: SCHLENTZ PETER ROBERT
 Address: 7350 S UNION RIDGE PKWY STE
 C/S/Z: RIDGEFIELD, WA 98642

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 Subject Property(s)

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CLARK COUNTY, WASHINGTON

Geographic Information System

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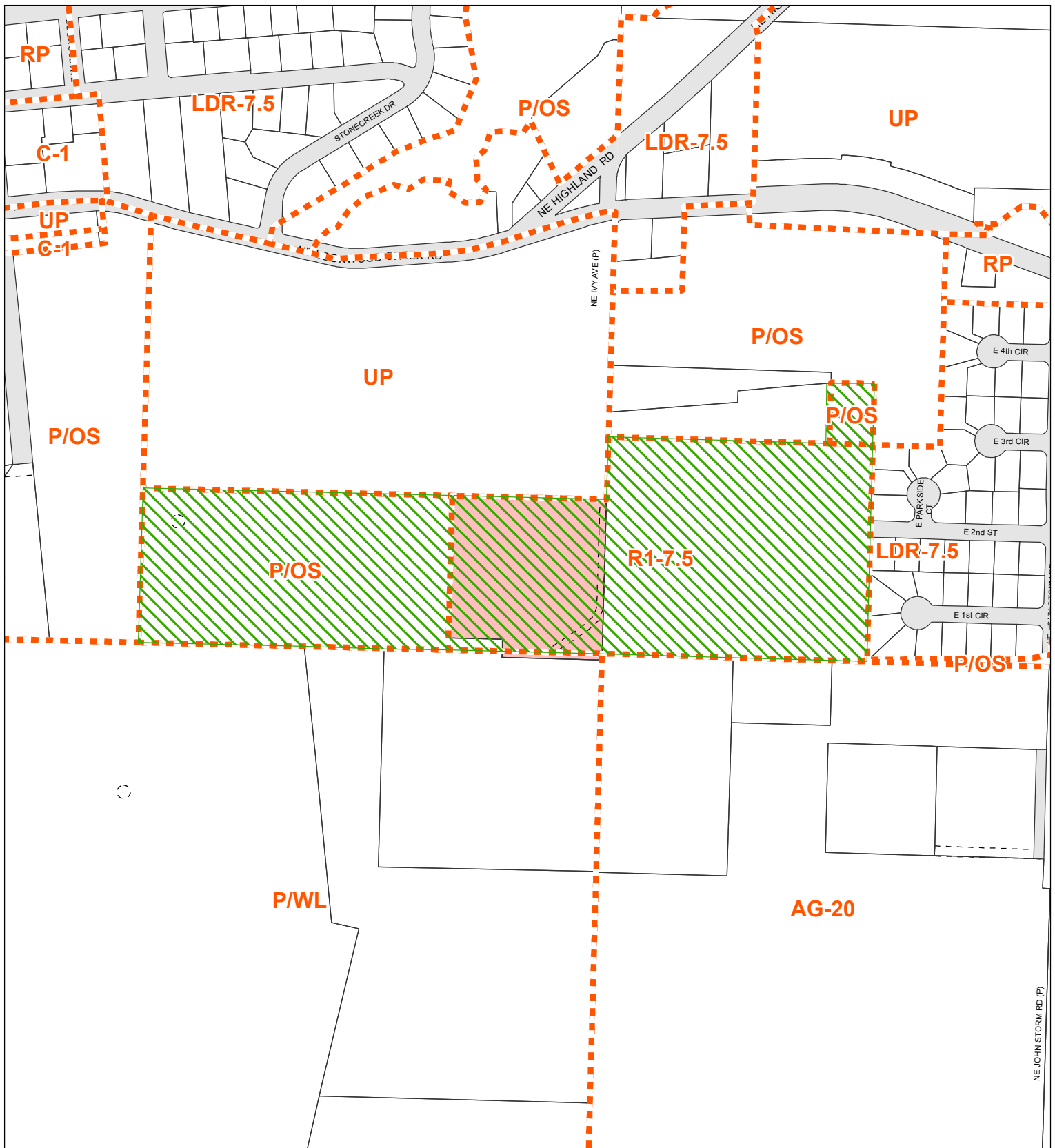
2016 Aerial Photography with Elevation Contours

Account: 986044822
 Owner: SCHLENTZ PETER ROBERT
 Address: 7350 S UNION RIDGE PKWY STE
 C/S/Z: RIDGEFIELD, WA 98642

- Subject Property(s)
- 2' Elevation Contours

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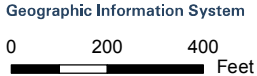
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Zoning Designations

Account: 986044822
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 Address: 7350 S UNION RIDGE PKWY STE
 C/S/Z: RIDGEFIELD, WA 98642

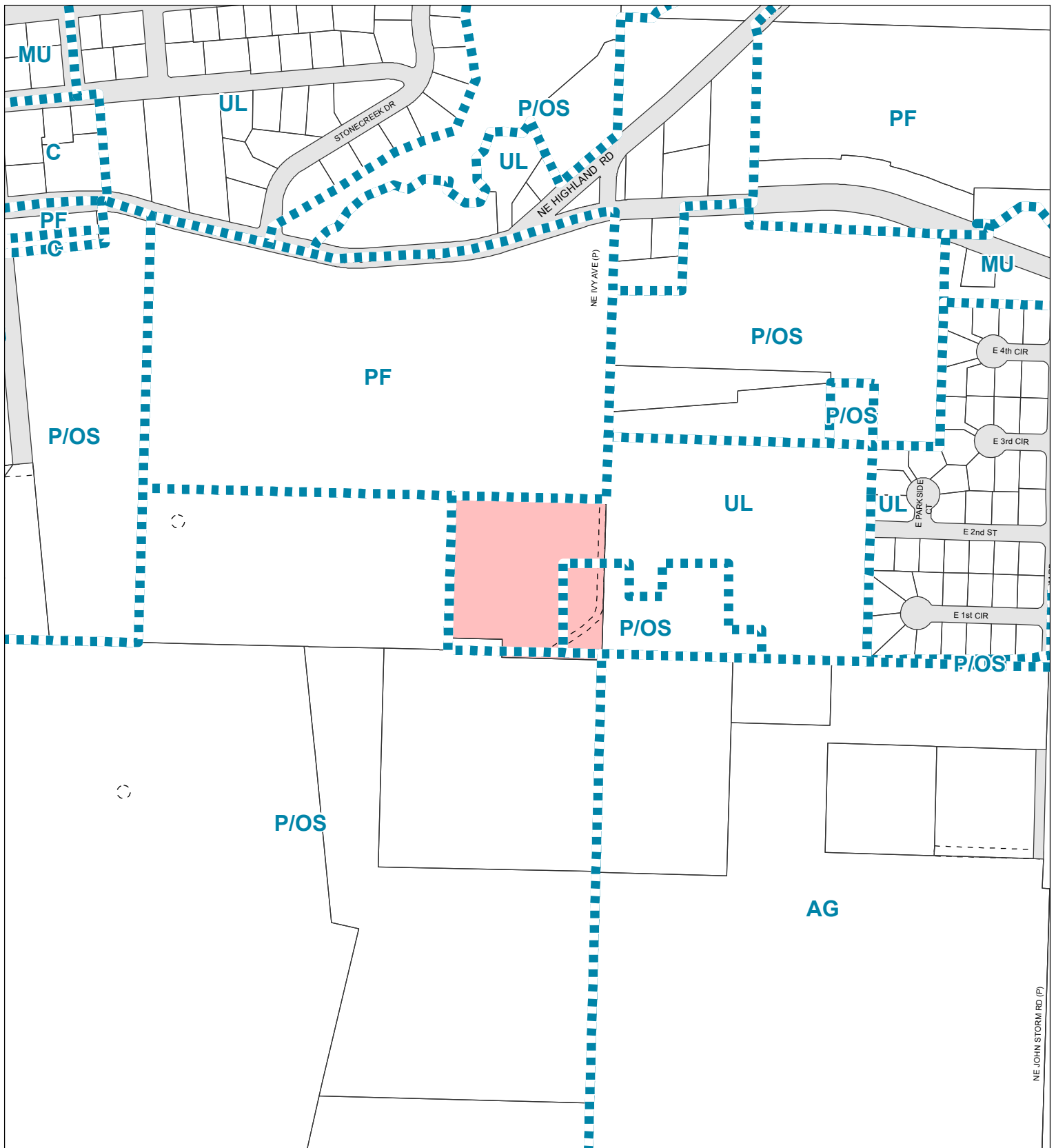
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Zoning Boundary
- Urban Holding - 10 (UH-10)
- Urban Holding - 20 (UH-20)
- Urban Holding - 40 (UH-40)
- Surface Mining Overlay District

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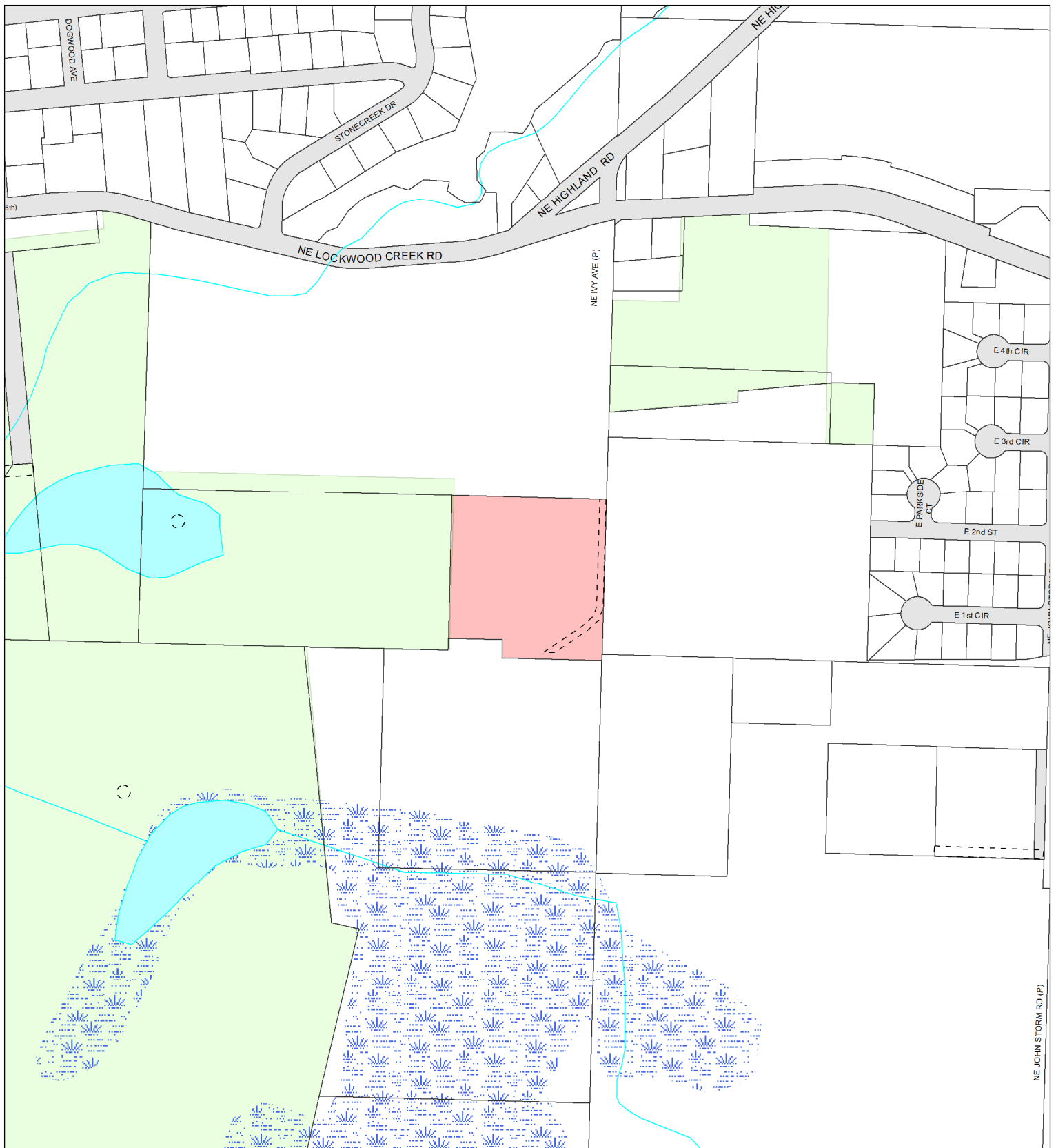
Comprehensive Plan Designations

Account: 986044822
 Owner: SCHLENTZ PETER ROBERT
 Address: 7350 S UNION RIDGE PKWY STE
 C/S/Z: RIDGEFIELD, WA 98642

- 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

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Arterials, C-Tran Bus Routes, Parks & Trails

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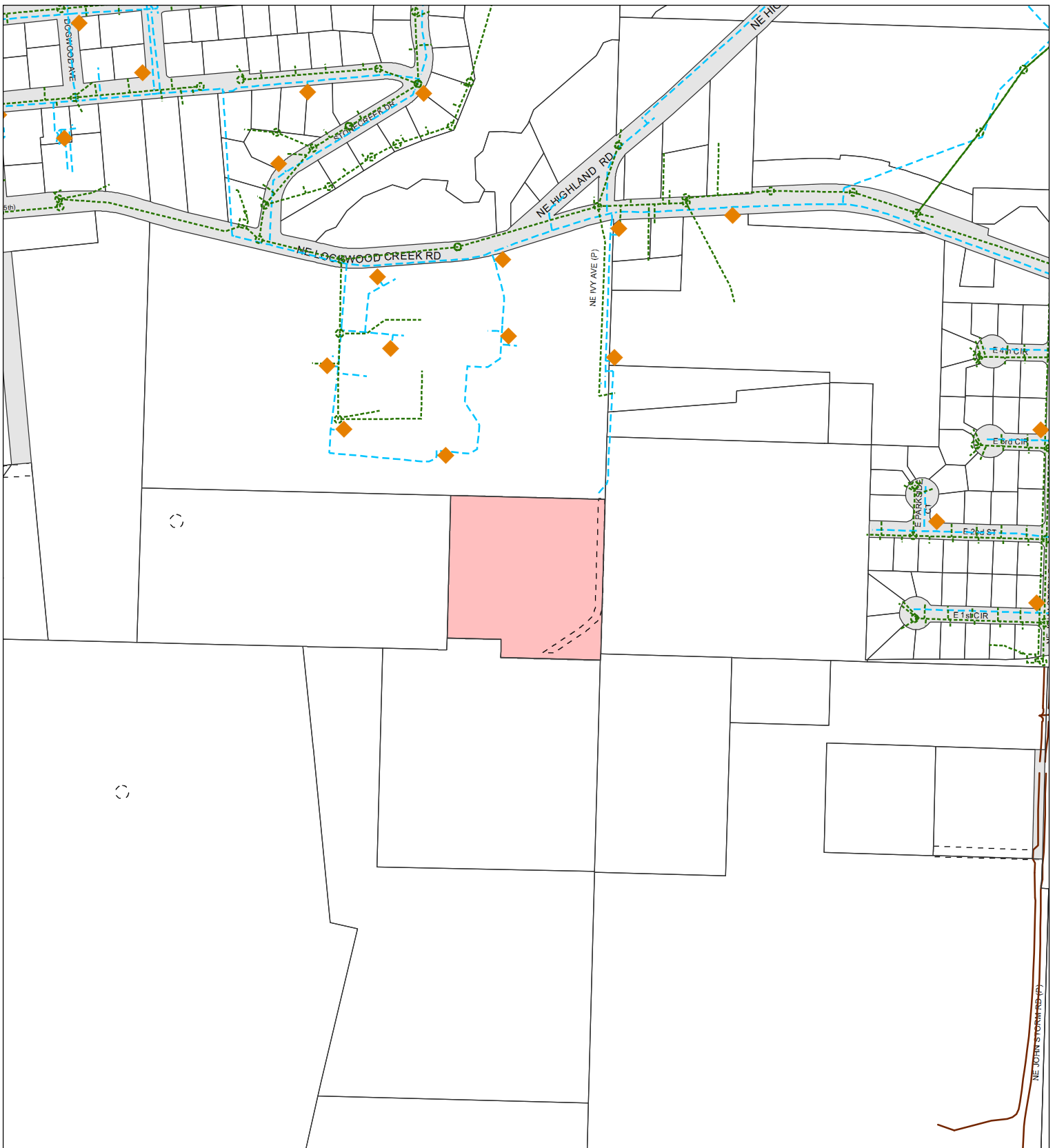
Geographic Information System



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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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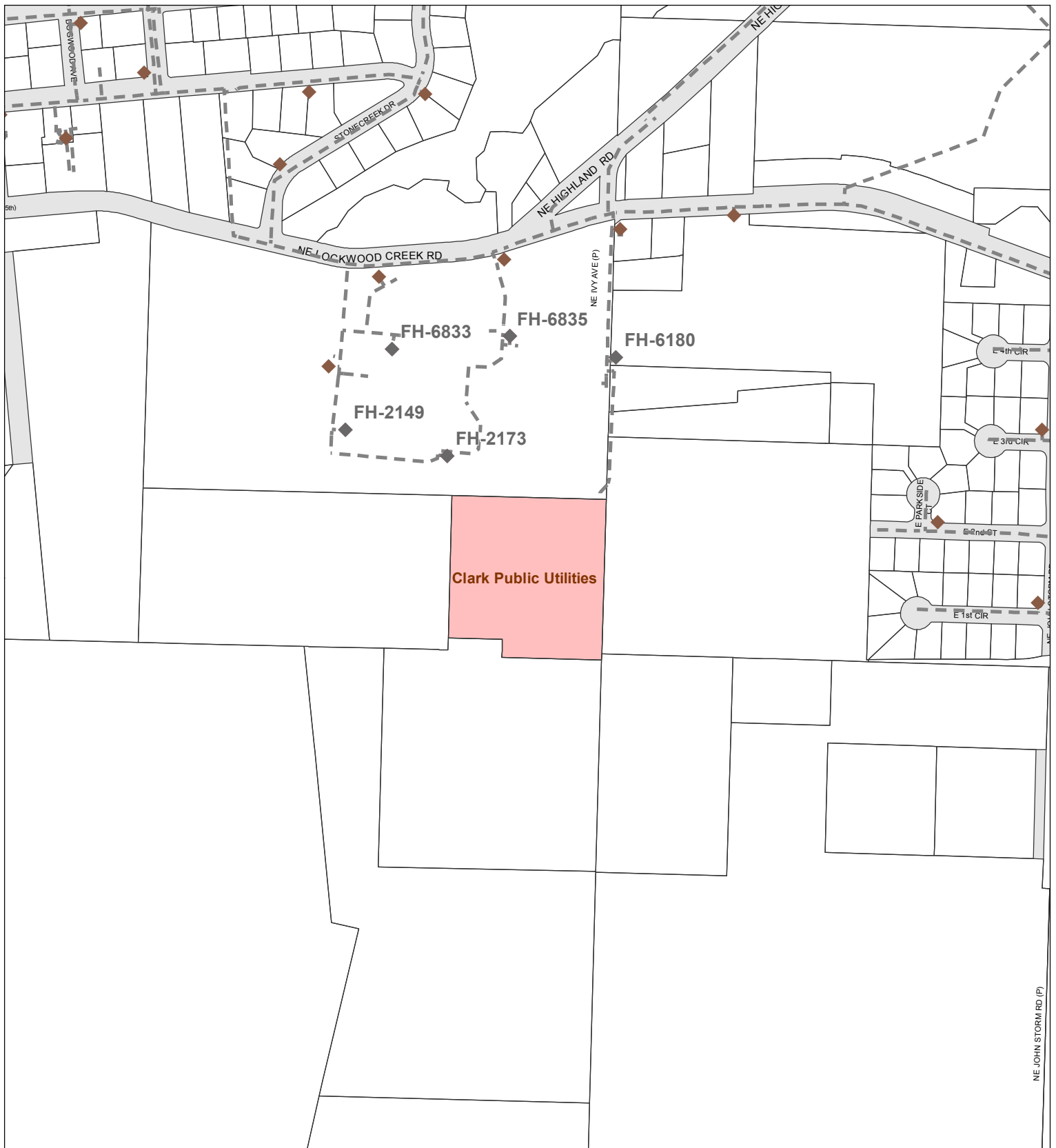
Water, Sewer, and Storm Systems

Account: 986044822
 Owner: SCHLENTZ PETER ROBERT
 Address: 7350 S UNION RIDGE PKWY STE
 C/S/Z: RIDGEFIELD, WA 98642

- 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

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CLARK COUNTY, WASHINGTON

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Water Systems

Account: 986044822
 Owner: SCHLENTZ PETER ROBERT
 Address: 7350 S UNION RIDGE PKWY STE
 C/S/Z: RIDGEFIELD, WA 98642

- 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)

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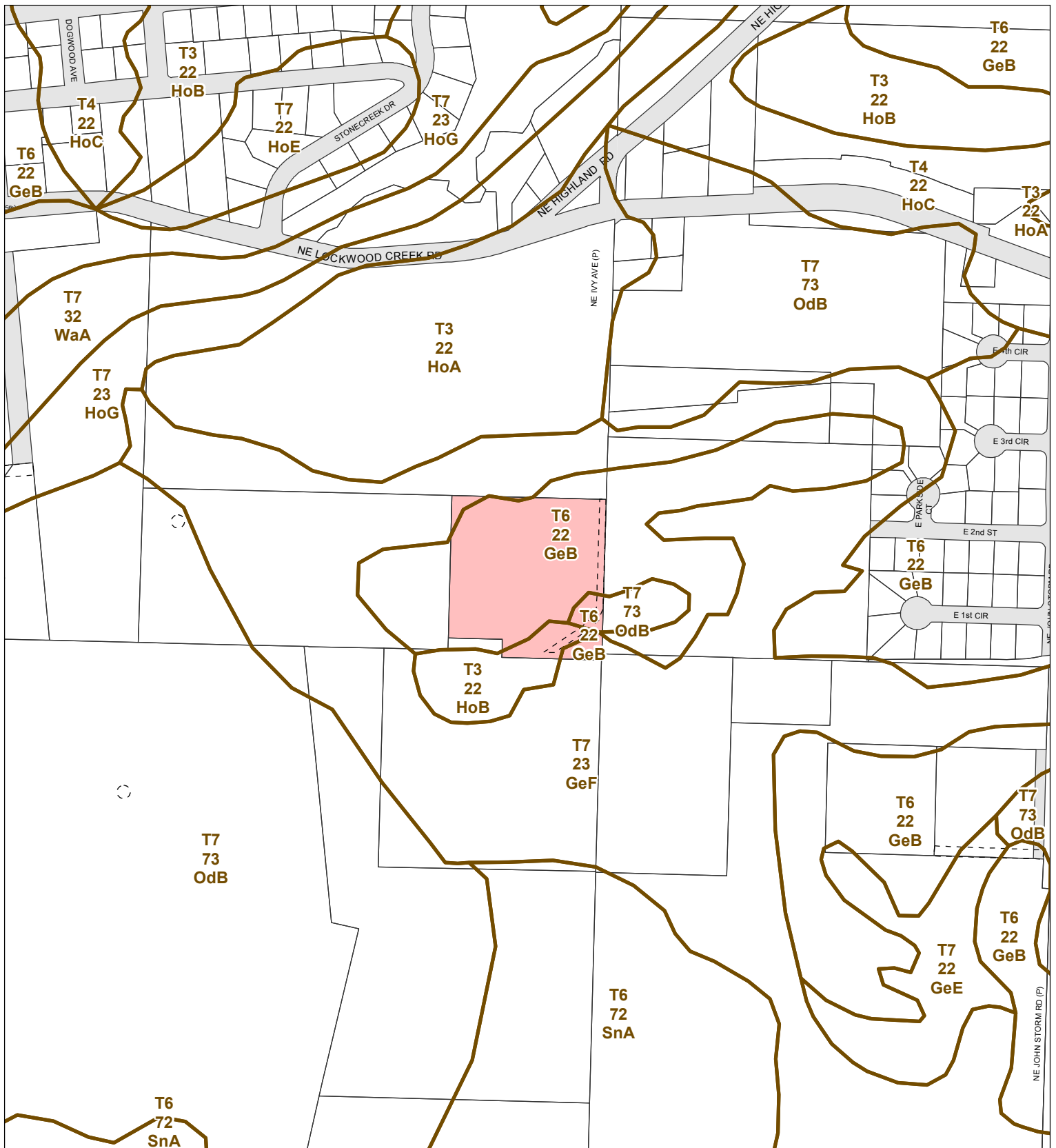
Hydrant Fire Flow Details

Account No.: 986044822
Owner: SCHLENTZ PETER ROBERT
Address: 7350 S UNION RIDGE PKWY STE
C/S/Z: RIDGEFIELD, WA 98642

| 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-2173 | Clark Public Utilities | 8.0" | No Data | None | 121 ft |
| FH-2149 | Clark Public Utilities | 8.0" | No Data | None | 378 ft |
| FH-6180 | Clark Public Utilities | 8.0" | No Data | None | 429 ft |
| FH-6833 | Clark Public Utilities | 8.0" | No Data | None | 478 ft |
| FH-6835 | Clark Public Utilities | 6.0" | No Data | None | 485 ft |



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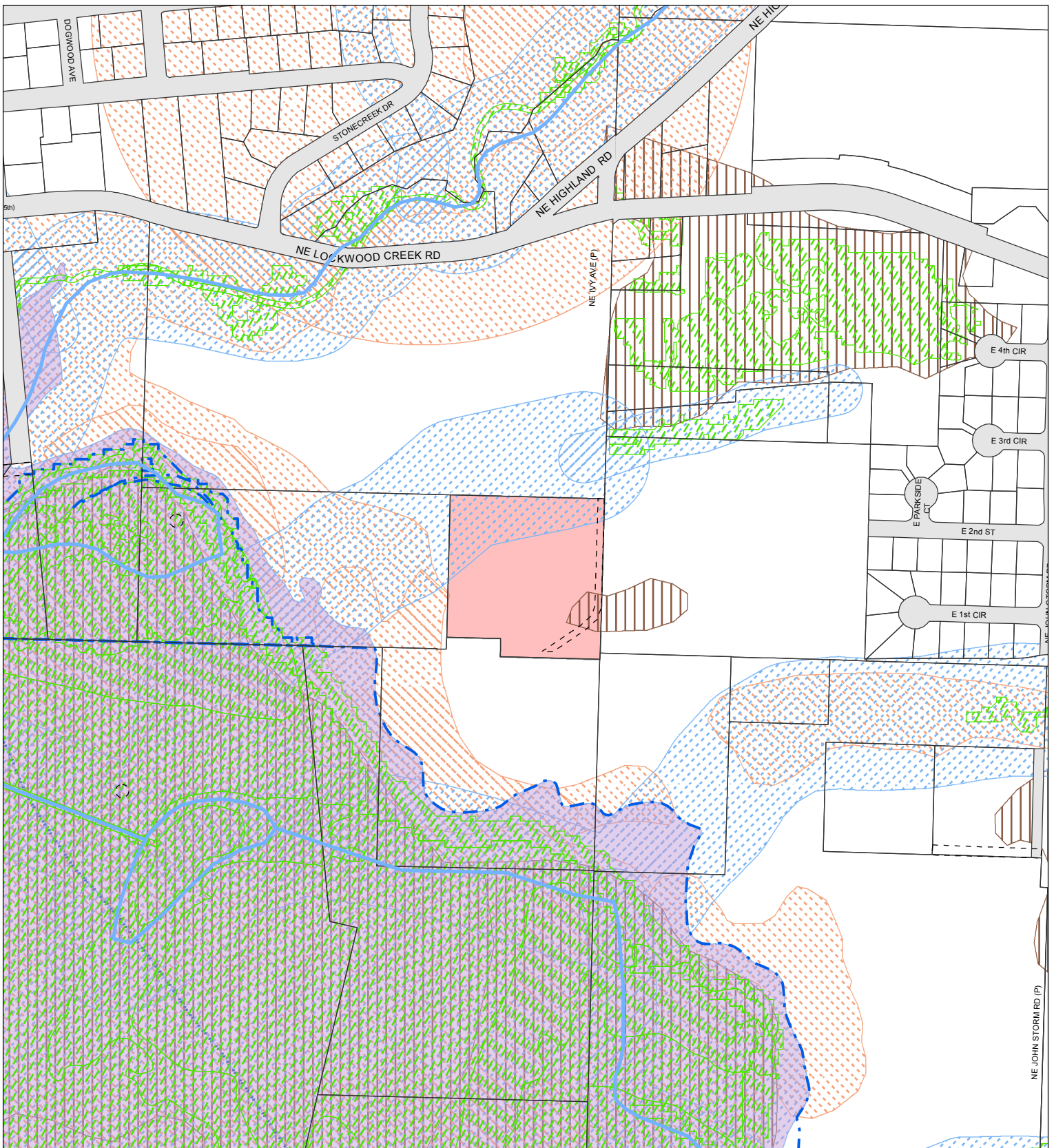
Soil Types

Account: 986044822
 Owner: SCHLENTZ PETER ROBERT
 Address: 7350 S UNION RIDGE PKWY STE
 C/S/Z: RIDGEFIELD, WA 98642

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

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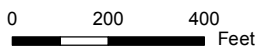
Environmental Constraints I

Account: 986044822
 Owner: SCHLENTZ PETER ROBERT
 Address: 7350 S UNION RIDGE PKWY STE
 C/S/Z: RIDGEFIELD, WA 98642

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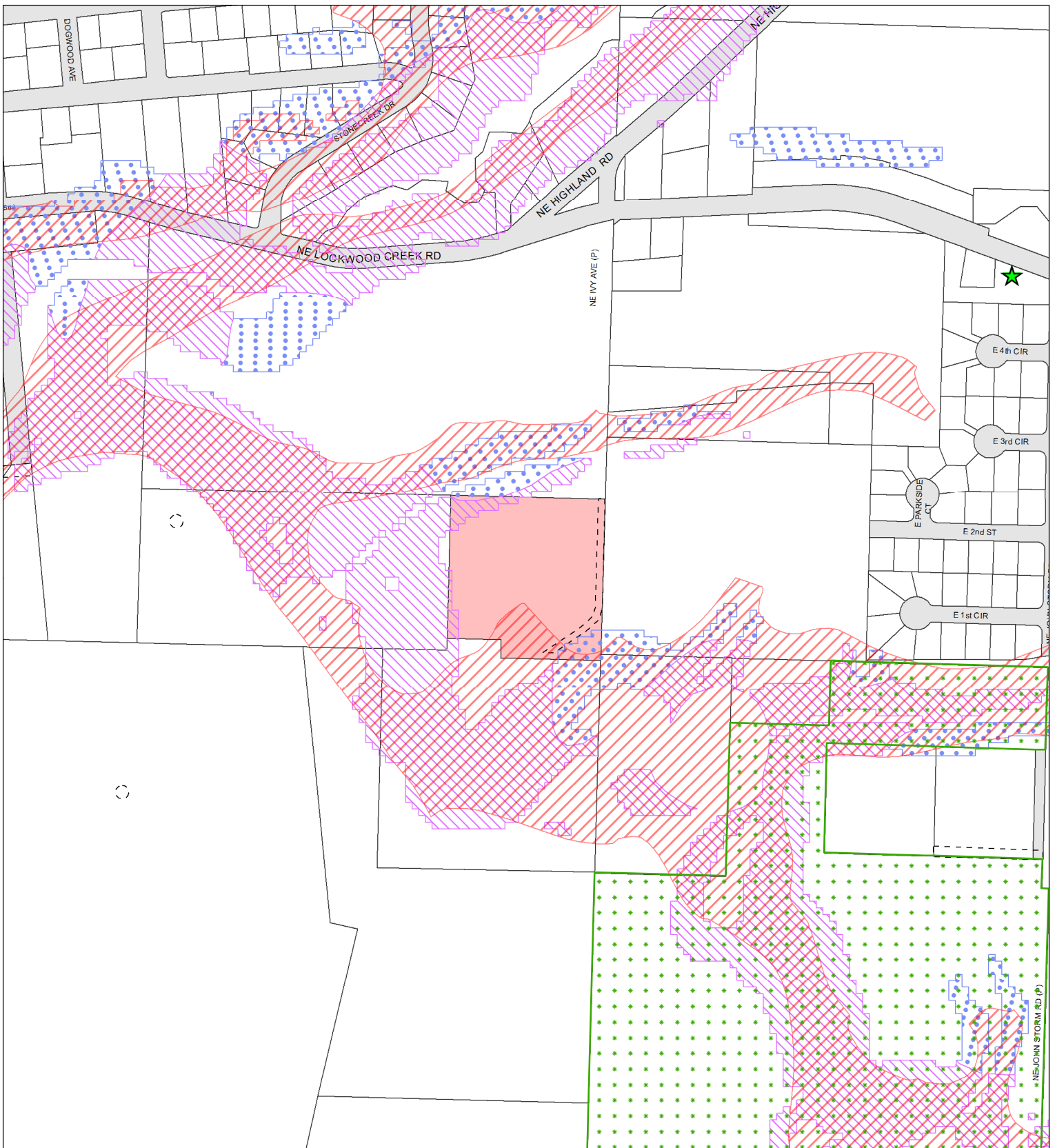
Geographic Information System



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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

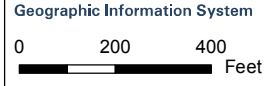
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Environmental Constraints II

Account: 986044822
 Owner: SCHLENTZ PETER ROBERT
 Address: 7350 S UNION RIDGE PKWY STE
 C/S/Z: RIDGEFIELD, WA 98642

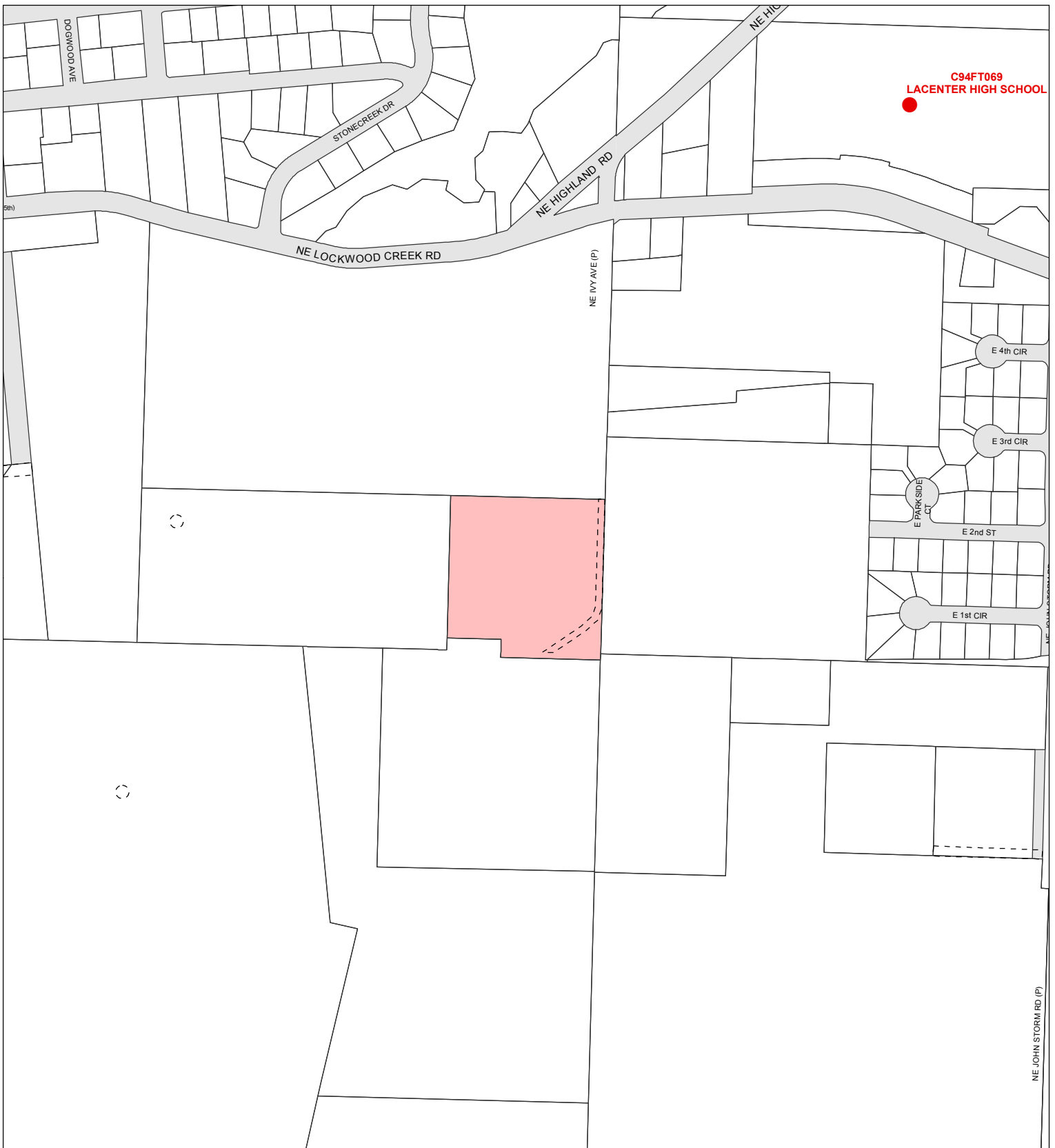
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Slopes > 15%
- Potentially Unstable Slope
- Historic or Active Landslide
- Severe Erosion Hazard Area
- Forest Moratorium Area
- CCHR Historic Site
- NRHP Historic Site
- INV Historic Site

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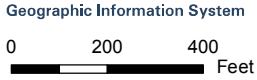


C94FT069
LACENTER HIGH SCHOOL

Adjacent Development

Account: 986044822
 Owner: SCHLENTZ PETER ROBERT
 Address: 7350 S UNION RIDGE PKWY STE
 C/S/Z: RIDGEFIELD, WA 98642

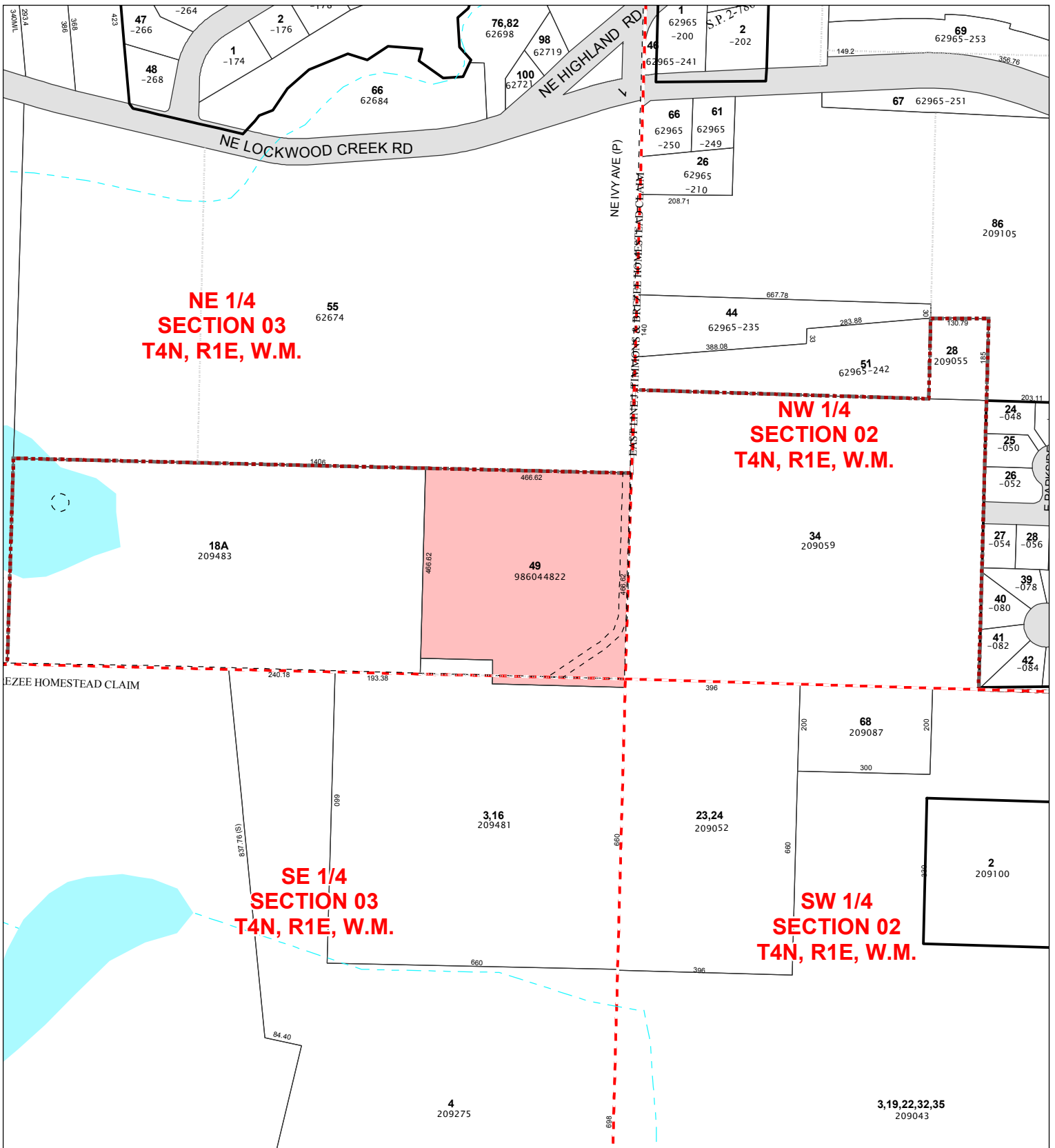
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- Subject Property(s)
- Public Road
- Transportation or Major Utility Easement
- Adjacent Development

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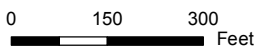
Quarter Section Parcels

Account: 986044822
 Owner: SCHLENTZ PETER ROBERT
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 C/S/Z: RIDGEFIELD, WA 98642

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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

