

DEVELOPER'S PACKET

Produced By:

Clark County Geographic Information System (GIS)



For:

Olson Engineering Inc

Subject Property Account Number(s):

209738000

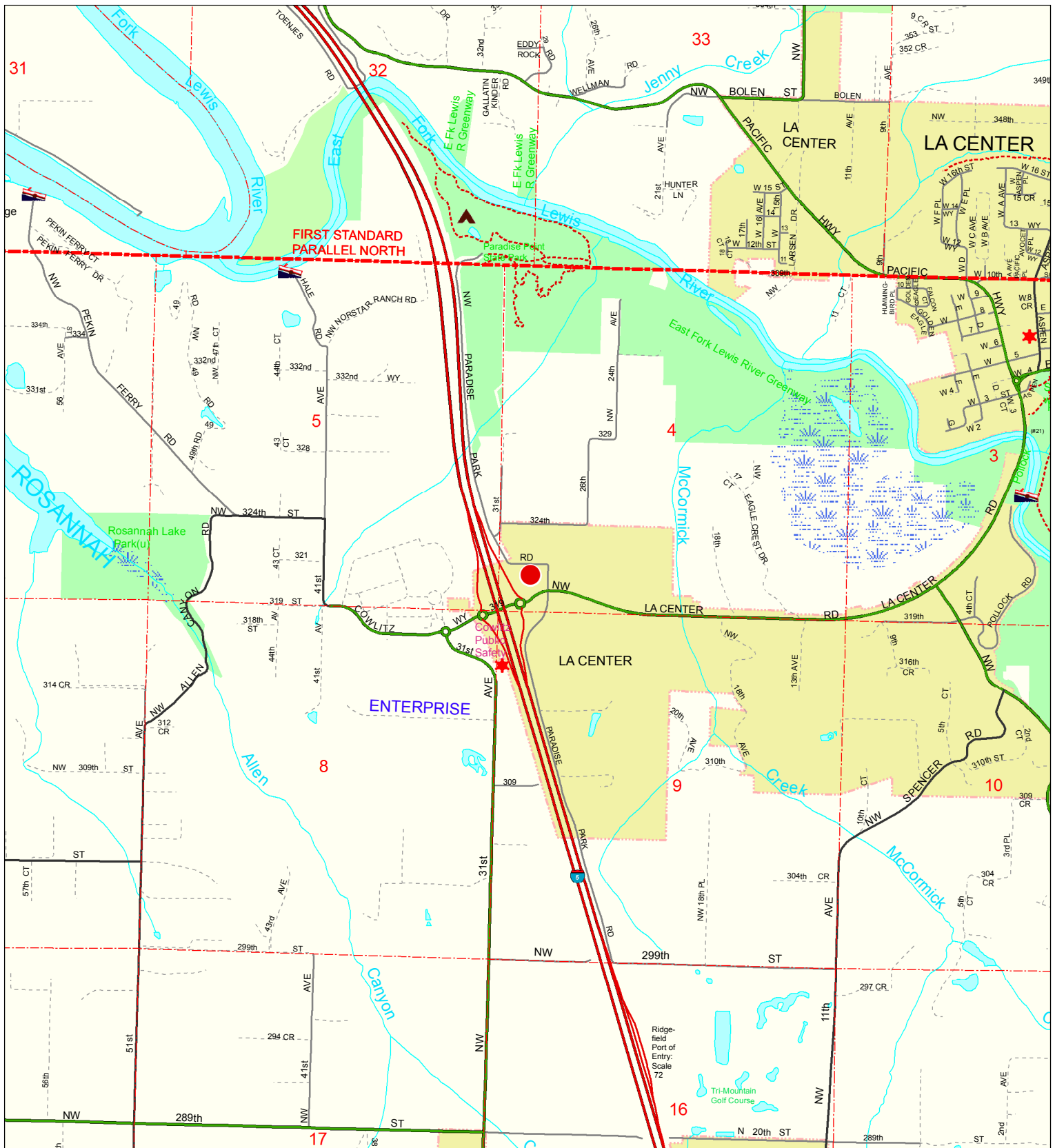
PDF # 241853

Printed: February 11, 2020

Expires: February 10, 2021

Table of Contents

General Location	1
Property Information Fact Sheet	2
Elevation Contours	3
2018 Aerial Photography	4
2018 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



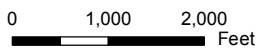
General Location


Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

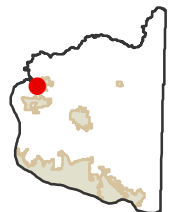
Printed on: February 11, 2020



Geographic Information System



 Location of 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.

Property Information Fact Sheet

Mailing Information:

Account No.: 209738000
Owner: MINIT MANAGEMENT LLC
Address: PO BOX 5889
C/S/Z: VANCOUVER, WA 98668

Assessed Parcel Size: 3.97 Ac

Property Type: CONVENIENCE STORE - W/ PUMPS & TANKS

PARCEL LOCATION FINDINGS:

Quarter Section(s): SW 1/4,S04,T4N,R1E

Municipal Jurisdiction: La Center

Urban Growth Area: LaCenter

Zoning: JP

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

Comprehensive Plan Designation: JP

Columbia River Gorge NSA: No Mapping Indicators

Late-Comer Area: No Mapping Indicators

Trans. Impact Fee Area: La Center: Current,

LaCenter UGA: End Date Dec. 31, 2016

Park Impact Fee District: No Mapping Indicators

Neighborhood Association: No Mapping Indicators

School District: La Center, Ridgefield

Elementary School: Union Ridge, La Center

Junior High School: La Center, View Ridge

Senior High School: La Center, Ridgefield

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): GeB, 90.0% of parcel

OdB, 10.0%

Hydric Soils: Hydric, 10.0% of parcel

Non-Hydric, 90.0%

Flood Zone Designation: Outside Flood Area

CARA: Category 1 Recharge Areas, Category 2 Recharge Areas

Forest Moratorium Area: No Mapping Indicators

Liquefaction Susceptibility: Very Low to Low

NEHRP: C

Slope: 0 - 5 percent, 76.7% of parcel

5 - 10 percent, 23.3%

Landslide Hazards: No Mapping Indicators

Slope Stability: No Mapping Indicators

Habitat and Species Resources:

Habitat and Species Impacts: No Mapping Indicators

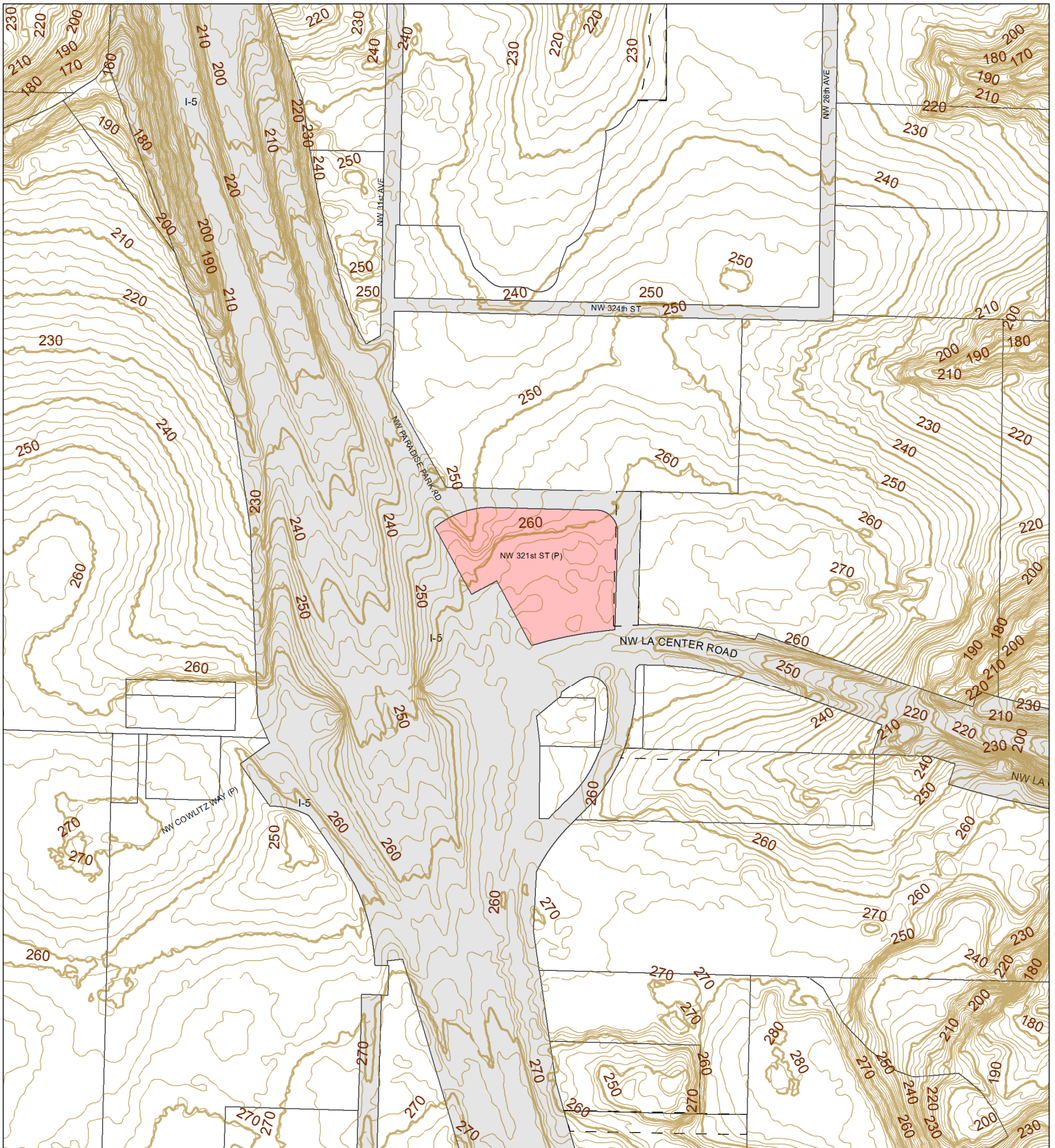
Cultural Resources:

Archeological Predictive: High, 99.0% of parcel

Moderate-High, 1.0%

Archeological Site Buffers: No Mapping Indicators

Historic Sites: No Mapping Indicators



CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

Elevation Contours

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

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

Printed on: February 11, 2020

51132	51133
41105	41103
41108	41110

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: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

Printed on: February 11, 2020



Geographic Information System

0 200 400 Feet

 Subject Property(s)

51132	51133	
41105	41104	41103
41108	41109	41110

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



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.

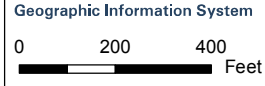
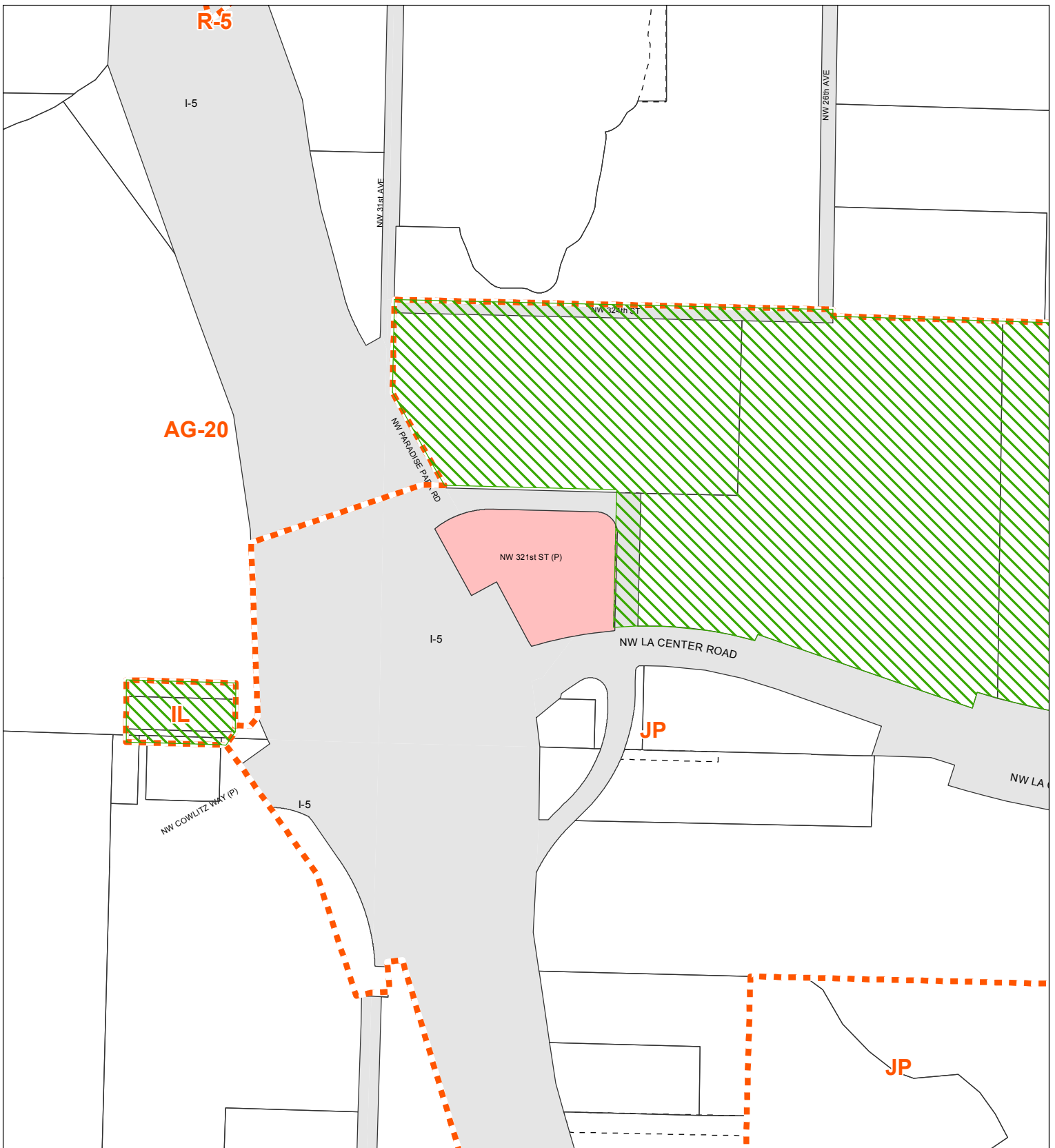
2018 Aerial Photography with Elevation Contours

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

- Subject Property(s)
- 2' Elevation Contours

Printed on: February 11, 2020

51132	51133
41105	41104
41108	41109
41103	41110



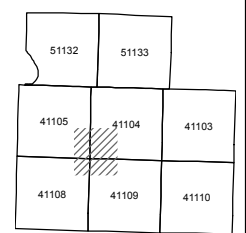
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

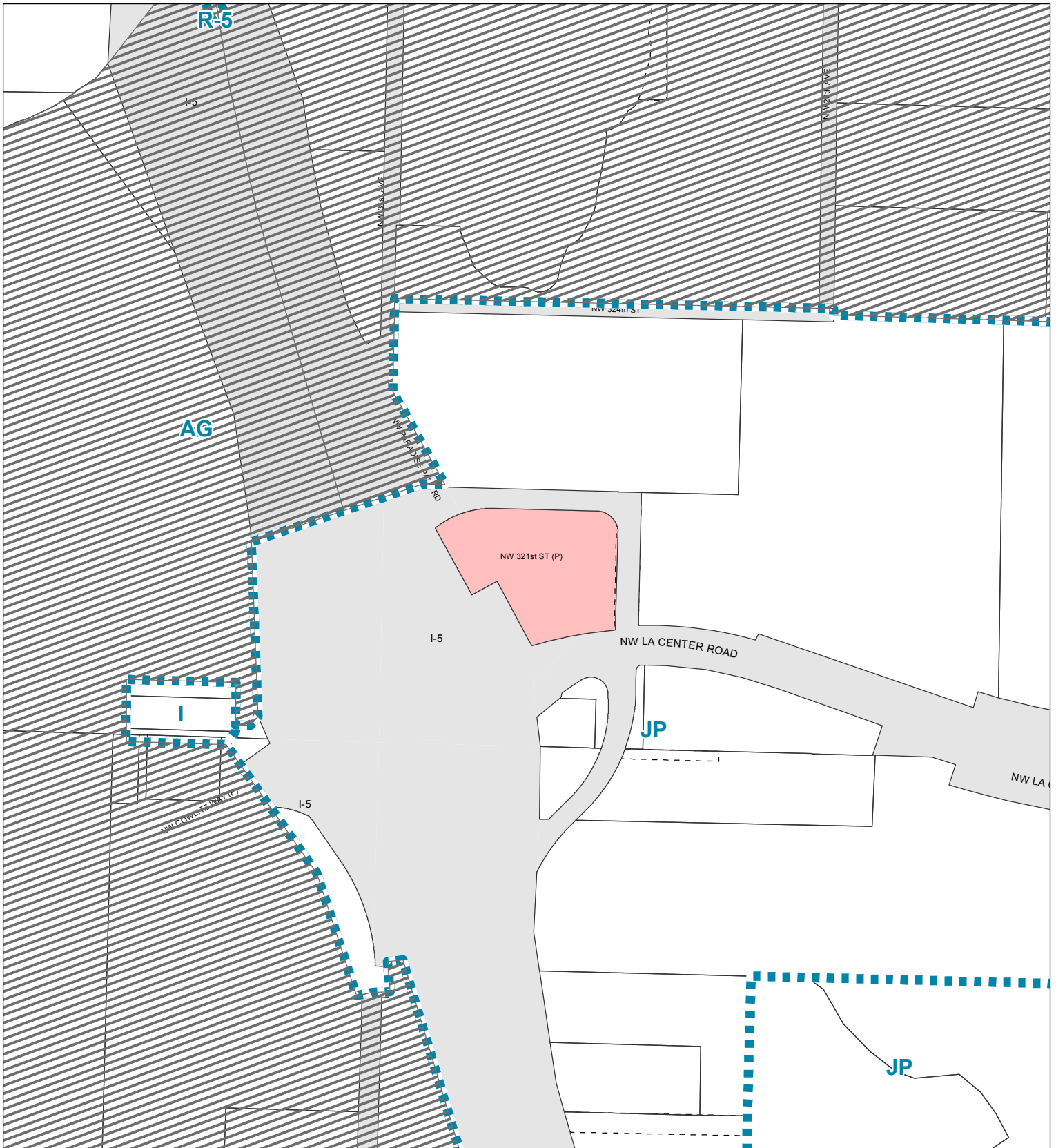
Zoning Designations

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

- 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

Printed on: February 11, 2020





Geographic Information System
 0 200 400 Feet

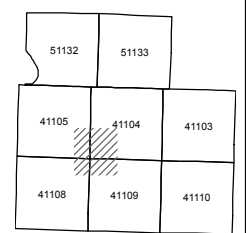
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

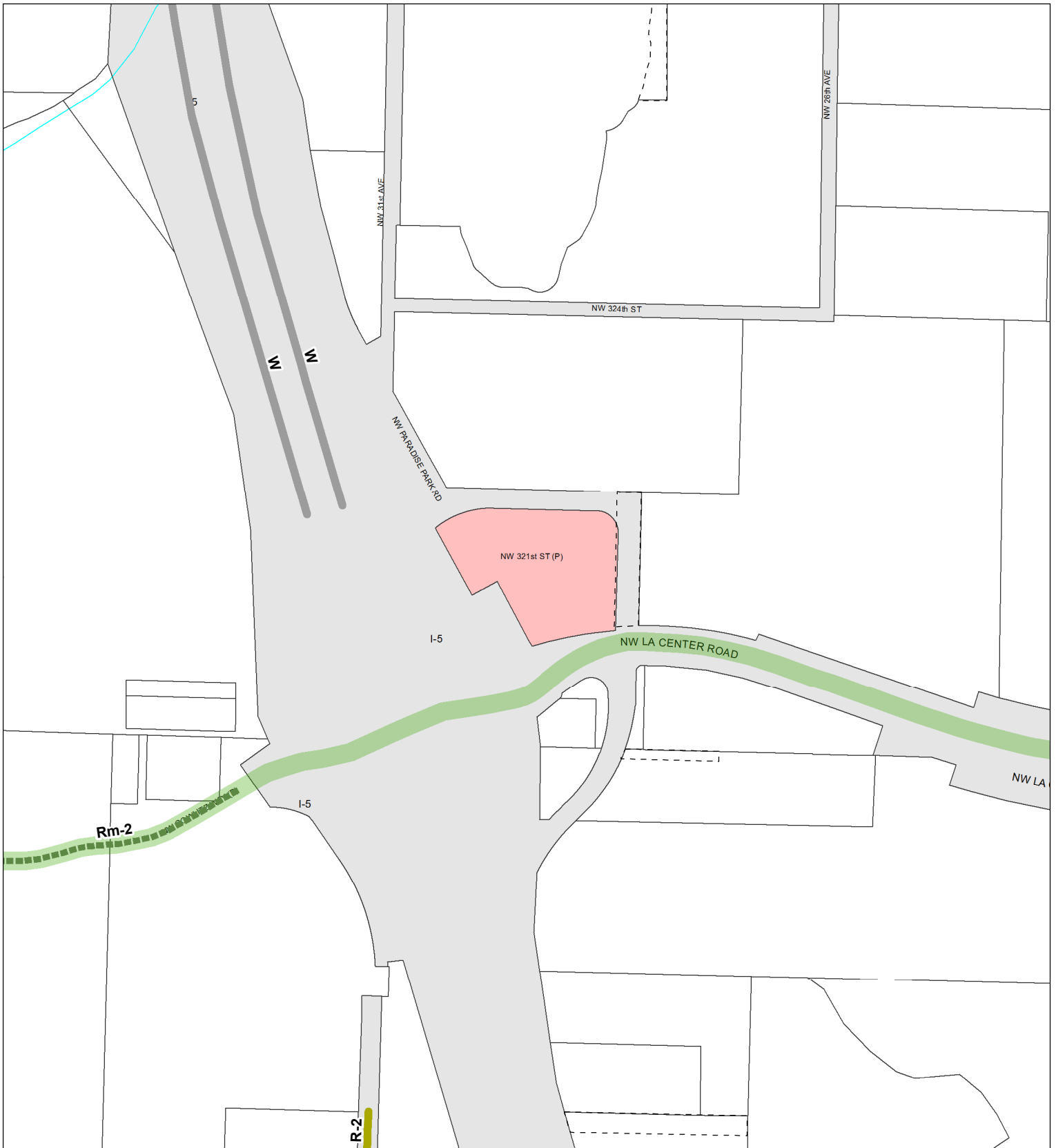
Comprehensive Plan Designations

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

- 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: February 11, 2020





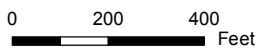
Arterials, C-Tran Bus Routes, Parks & Trails

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

Printed on: February 11, 2020



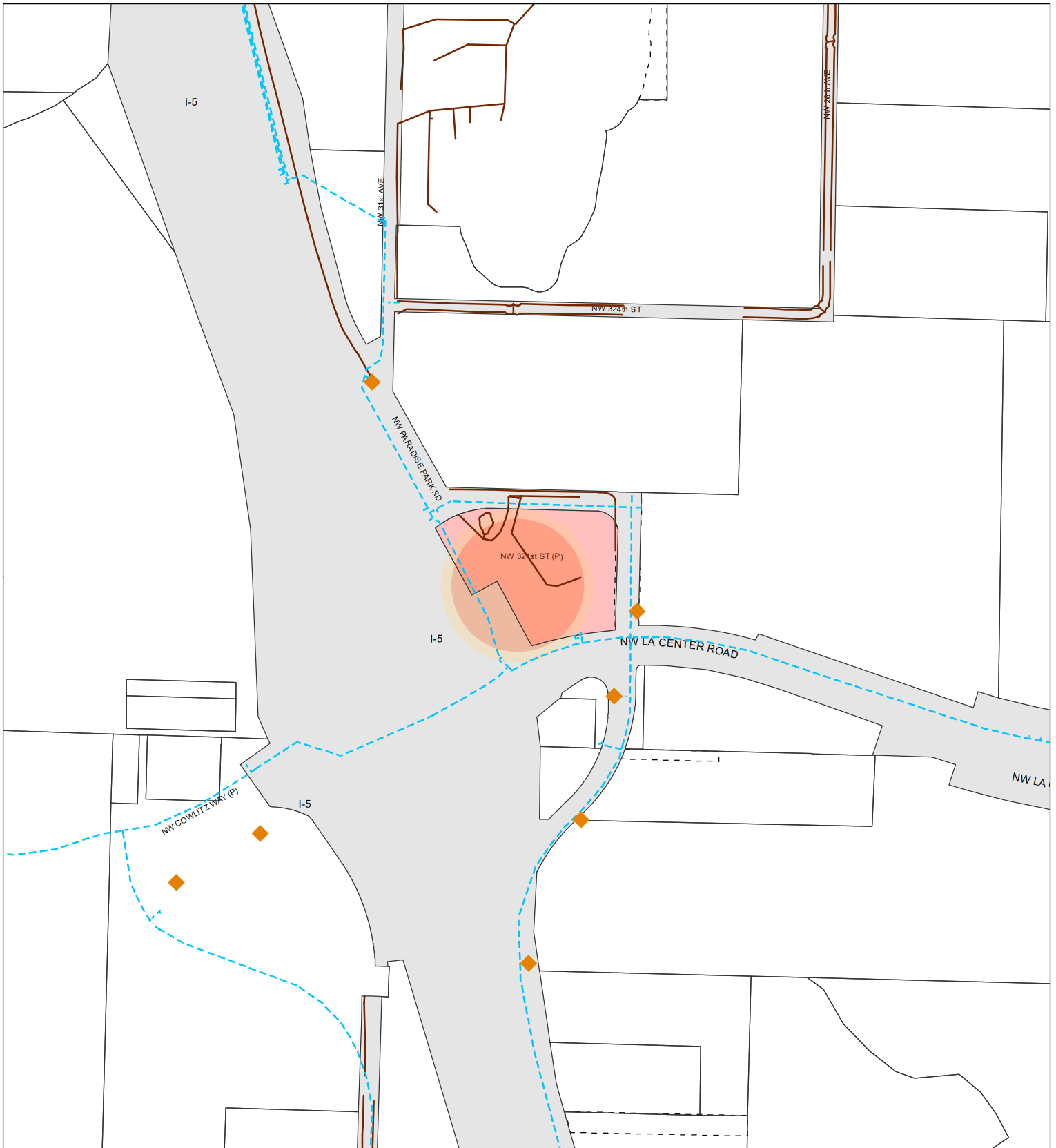
Geographic Information System



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
- Parks
- Trail
- C-Tran Route
- Principal Arterial
- Minor Arterial
- Collector
- Rural Major Collector
- Rural Minor Collector
- State Route
- Other
- Proposed Arterial
- Scenic Highway





CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

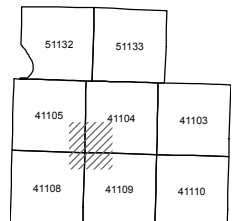
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

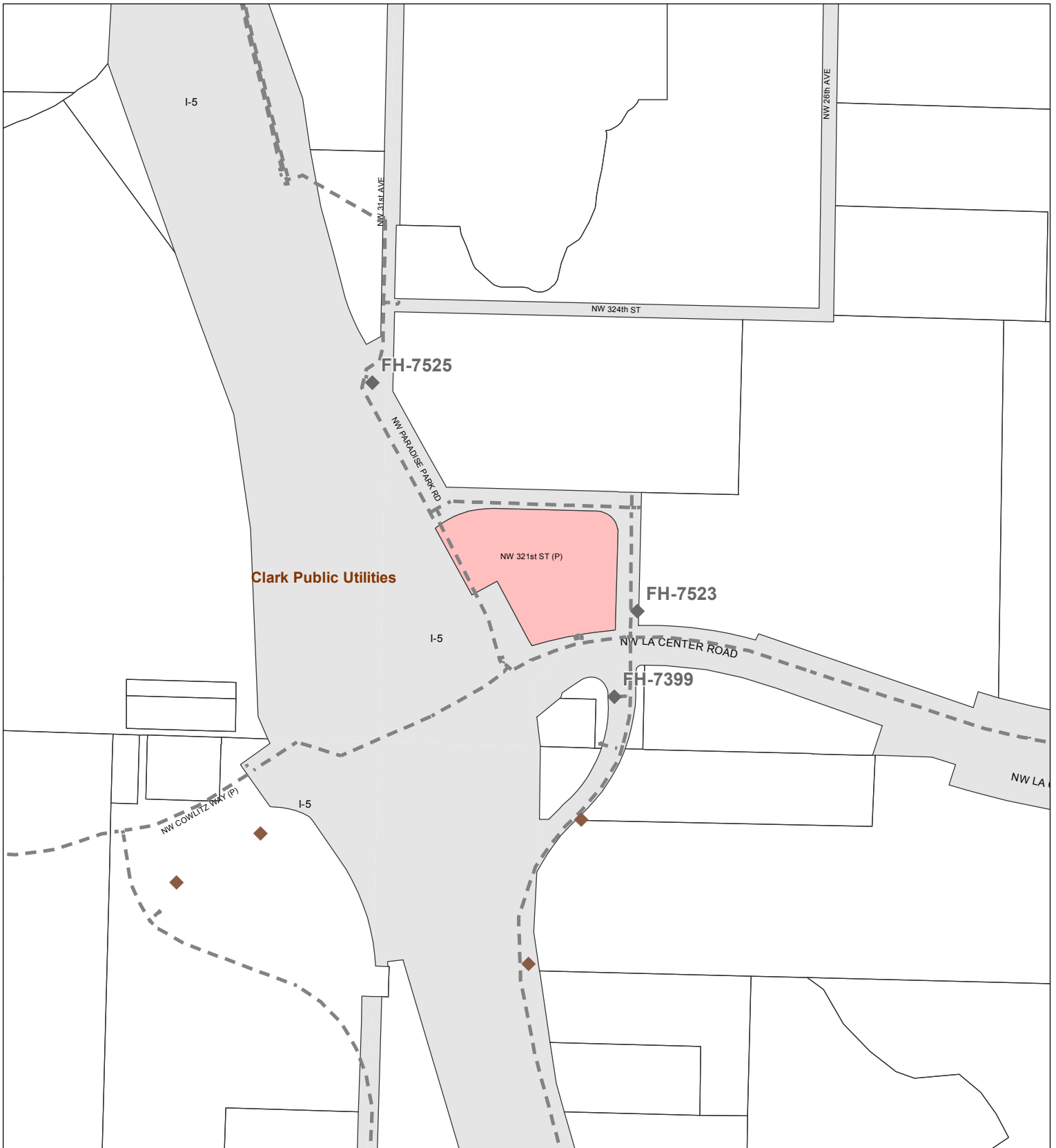
Water, Sewer, and Storm Systems

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

- 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

Printed on: February 11, 2020





CLARK COUNTY, WASHINGTON

Geographic Information System

0 200 400 Feet

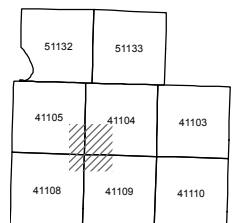
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Water Systems

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

- 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)

Printed on: February 11, 2020



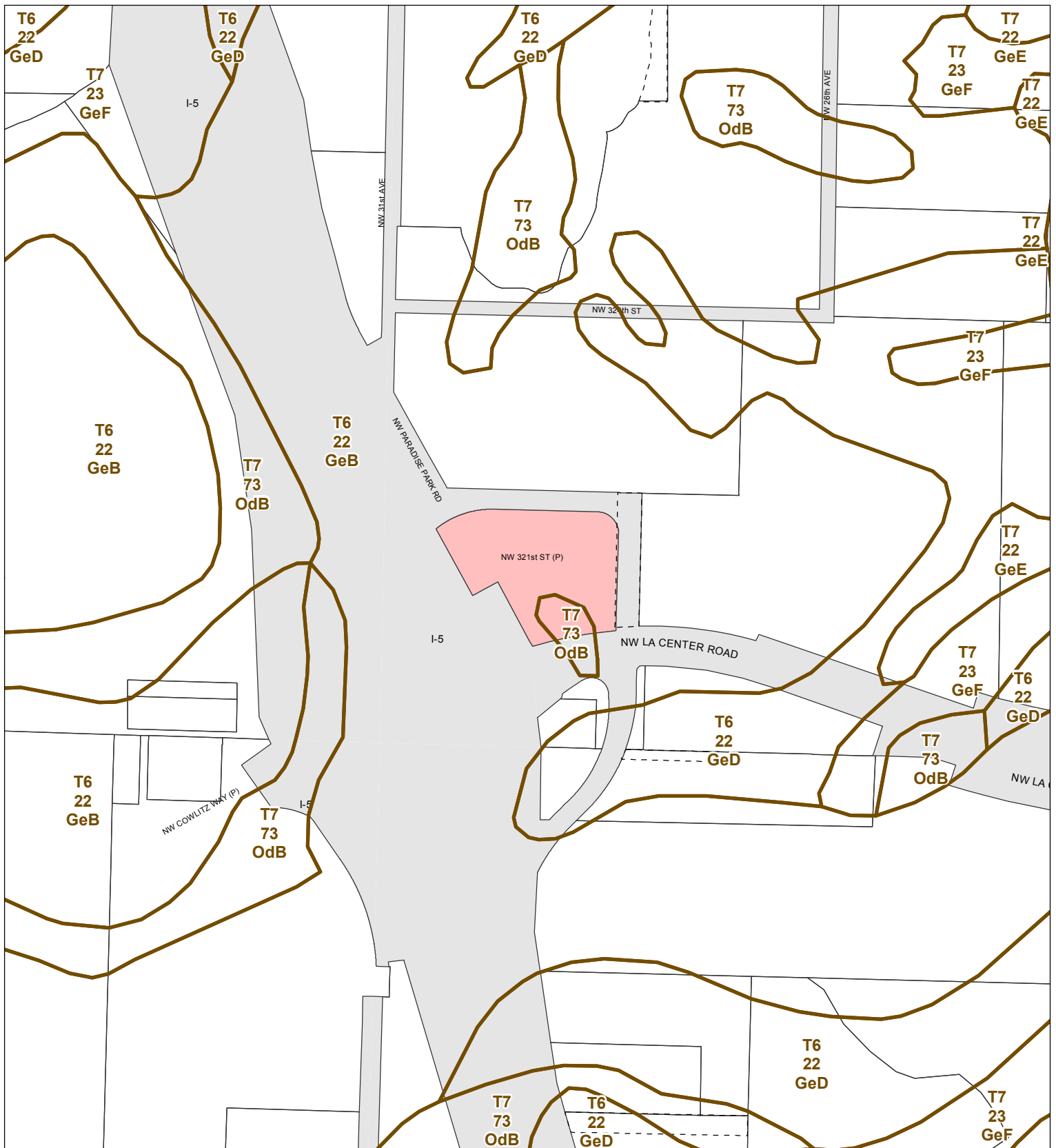
Hydrant Fire Flow Details

Account No.: 209738000
Owner: MINIT MANAGEMENT LLC
Address: PO BOX 5889
C/S/Z: VANCOUVER, WA 98668

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-7523	Clark Public Utilities	0.0"	No Data	None	65 ft
FH-7399	Clark Public Utilities	0.0"	No Data	None	199 ft
FH-7525	Clark Public Utilities	0.0"	No Data	None	471 ft



Soil Types

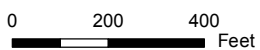
Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

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

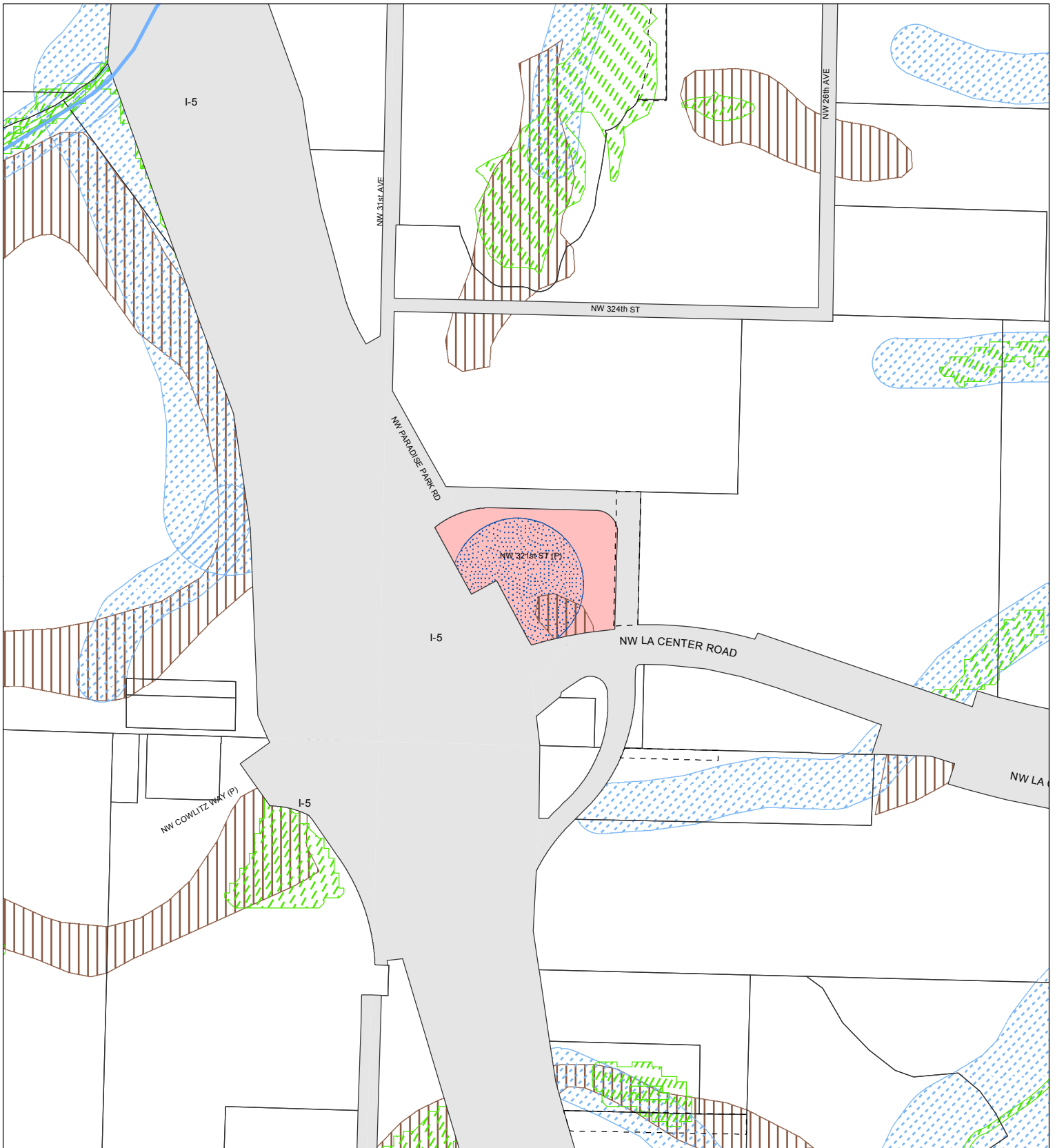
Printed on: February 11, 2020



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.



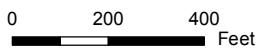
Environmental Constraints I

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

Printed on: February 11, 2020

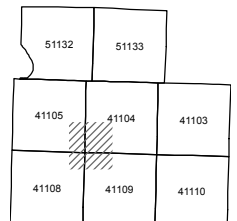


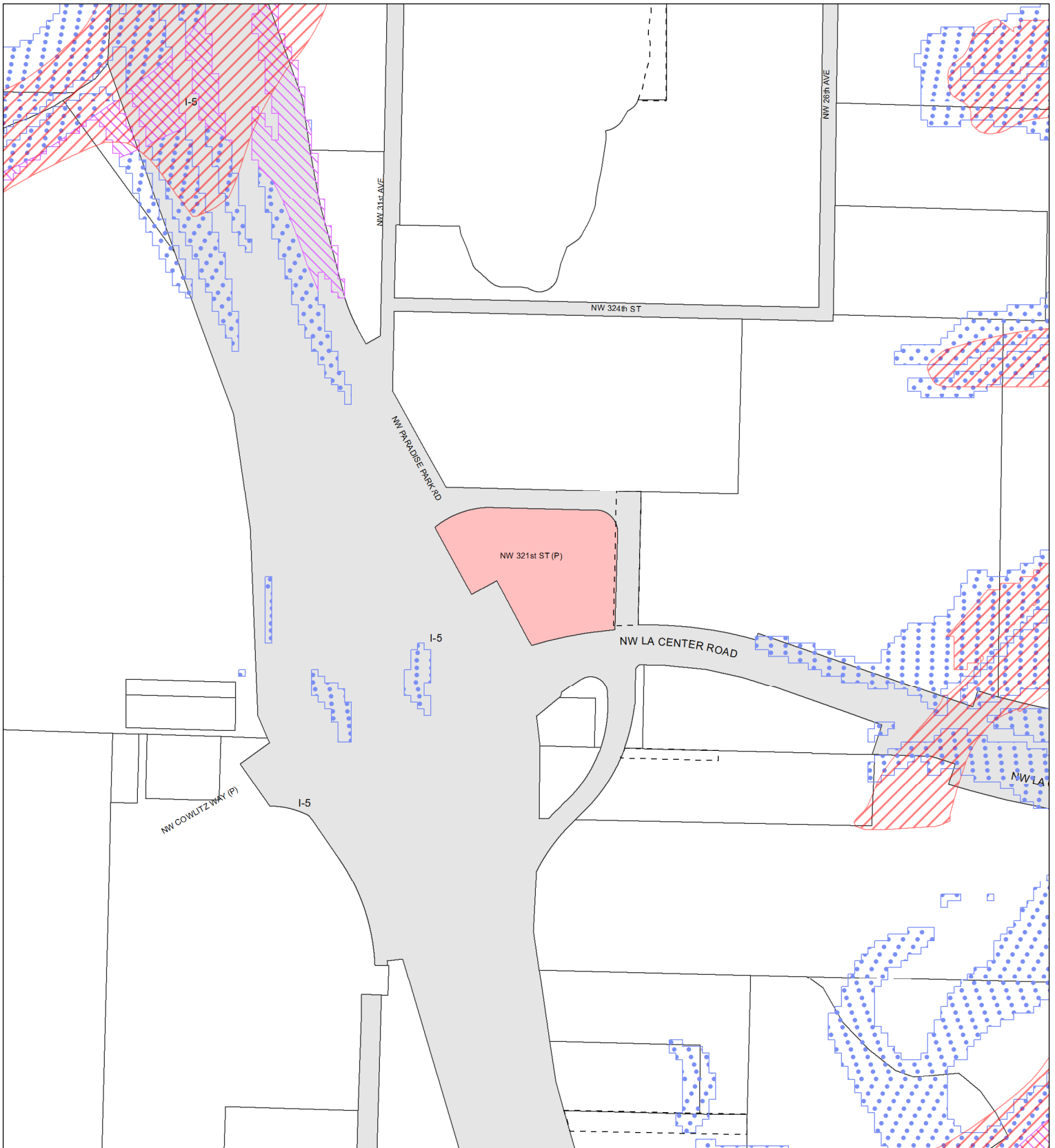
Geographic Information System



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

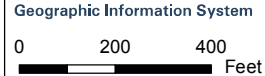




Environmental Constraints II

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

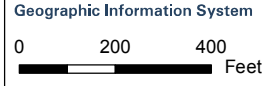
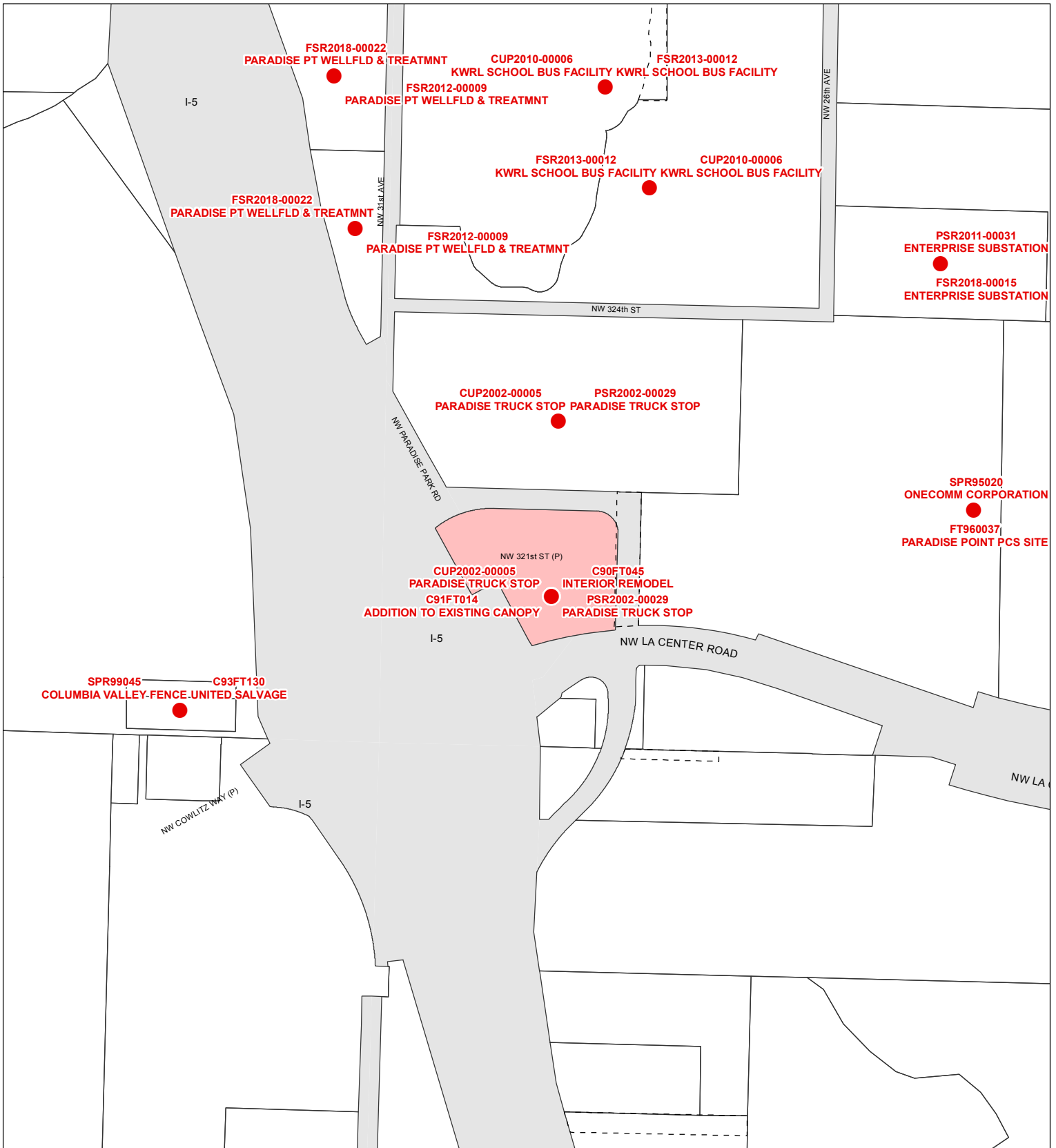
Printed on: February 11, 2020



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





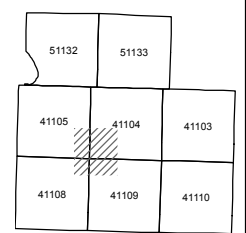
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

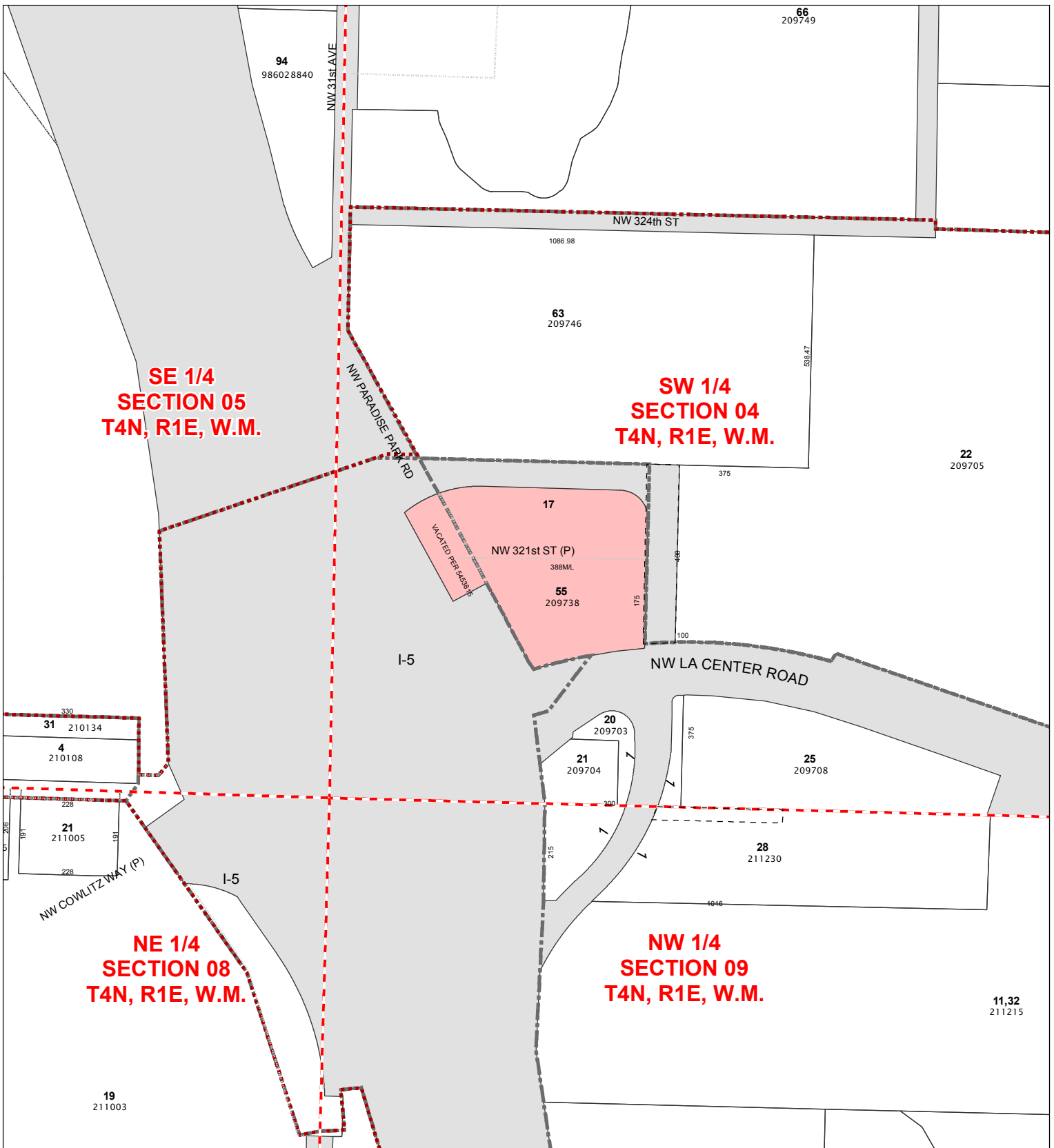
Adjacent Development

Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

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

Printed on: February 11, 2020





Quarter Section Parcels

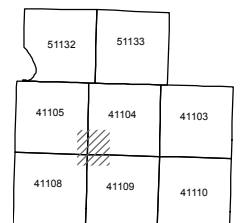
Account: 209738000
 Owner: MINIT MANAGEMENT LLC
 Address: PO BOX 5889
 C/S/Z: VANCOUVER, WA 98668

Printed on: February 11, 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



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