



# Site Assessment Review Report

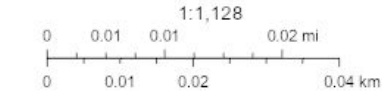
## Area of Interest (AOI) Information

Area : 2.81 acres

Dec 4 2020 11:06:02 Pacific Standard Time



- Landuse: Kitsap County Parcels
- Storm Sewer: Catch Basins
- Storm Sewer: Channels
- Storm Sewer: Pipes
- Base Layer: COBI Streets



Washington State GIS and Washington State DNR, GeoEye, Maxar, Microsoft, County of Kitsap, Esri, HERE, Garmin, IPC

## Summary

| Name                            | Count | Area(acres) | Length(mi) |
|---------------------------------|-------|-------------|------------|
| FEMA Flood Zones                | 1     | 2.81        | N/A        |
| Streams                         | 0     | N/A         | 0          |
| Stream Buffers                  | 0     | 0           | N/A        |
| Wetlands                        | 0     | 0           | N/A        |
| Wetlands Buffers                | 1     | < 0.01      | N/A        |
| Steep Slopes                    | 11    | 0.40        | N/A        |
| Liquefaction Areas              | 0     | 0           | N/A        |
| Erosion Hazard Areas            | 0     | 0           | N/A        |
| Priority Habitat Nesting Sites  | 0     | N/A         | N/A        |
| Soils General                   | 1     | 2.81        | N/A        |
| Fault Zones                     | 0     | N/A         | 0          |
| Contaminated Sites              | 0     | N/A         | N/A        |
| Contaminated Sites 100ft buffer | 0     | 0           | N/A        |
| Kitsap County Parcels           | 7     | 2.81        | N/A        |
| Landuse Zoning Designations     | 3     | 2.81        | N/A        |
| City Sewer Service Areas        | 1     | 2.81        | N/A        |
| Sewer District 7 Service Area   | 0     | 0           | N/A        |
| Group A Water System Areas      | 1     | 2.81        | N/A        |
| Easements                       | 8     | N/A         | 0.18       |
| Private Wells (DOE)             | 0     | N/A         | N/A        |
| Private Wells 30ft buffer       | 0     | 0           | N/A        |
| Private Wells 50ft buffer       | 0     | 0           | N/A        |
| Shoreline Designations          | 0     | 0           | N/A        |

## FEMA Flood Zones

| # | FLD_ZONE | Area(acres) |
|---|----------|-------------|
| 1 | X        | 2.81        |

## Wetlands Buffers

| # | Id | Area(acres) |
|---|----|-------------|
| 1 | 0  | < 0.01      |

## Steep Slopes

| #  | SlopeClass             | Shape__Area | Area(acres) |
|----|------------------------|-------------|-------------|
| 1  | 15% - 40% Slope        | 7,919.98    | 0.18        |
| 2  | 15% - 40% Slope        | 7,020.00    | 0.09        |
| 3  | Greater than 40% Slope | 1,944.01    | 0.04        |
| 4  | Greater than 40% Slope | 1,179.00    | 0.03        |
| 5  | Greater than 40% Slope | 1,467.01    | 0.03        |
| 6  | Greater than 40% Slope | 747.00      | 0.02        |
| 7  | 15% - 40% Slope        | 5,012.98    | < 0.01      |
| 8  | 15% - 40% Slope        | 99.00       | < 0.01      |
| 9  | 15% - 40% Slope        | 45.00       | < 0.01      |
| 10 | 15% - 40% Slope        | 27.00       | < 0.01      |
| 11 | 15% - 40% Slope        | 23,273.96   | < 0.01      |

### Soils General

| # | Soil_Name                                           | Gen_Type           | Area(acres) |
|---|-----------------------------------------------------|--------------------|-------------|
| 1 | Kapowsin gravelly sandy loam, 0 to 6 percent slopes | Glacial Till Soils | 2.81        |

### Kitsap County Parcels

| # | Parcel Account Number | Mailing Address            | City         | State   | Zip Code |
|---|-----------------------|----------------------------|--------------|---------|----------|
| 1 | 232502-3-094-2009     | 30050 CHAGRIN BLVD STE 360 | CLEVELAND    | OH      | 44124    |
| 2 | 232502-3-092-2001     | 30050 CHAGRIN BLVD STE 360 | CLEVELAND    | OH      | 44124    |
| 3 | 232502-3-028-2000     | PO BOX 9                   | PORT ORCHARD | WA      | 98366    |
| 4 | No Data               | No Data                    | No Data      | No Data | 0        |
| 5 | 232502-3-087-2008     | PO BOX 1159                | DEERFIELD    | IL      | 60015    |
| 6 | 232502-3-093-2000     | 30050 CHAGRIN BLVD STE 360 | PEPPER PIKE  | OH      | 44124    |
| 7 | 232502-3-089-2006     | PO BOX 1159                | DEERFIELD    | IL      | 60015    |

| # | Street Address          | Acres | Zoning     | Parcel Account Number no dash | Area(acres) |
|---|-------------------------|-------|------------|-------------------------------|-------------|
| 1 | 1332 WINTERGREEN LN NE  | 1.62  | HS-2       | 23250230942009                | 1.49        |
| 2 | 1329 WINTERGREEN LN NE  | 1.32  | HS-2       | 23250230922001                | 1.30        |
| 3 | 10140 NE HIGH SCHOOL RD | 1.24  | HS-2       | 23250230282000                | < 0.01      |
| 4 | No Data                 | 0.00  | No Data    | No Data                       | < 0.01      |
| 5 | 1315 WINTERGREEN LN NE  | 1.57  | HS-2 / HS* | 23250230872008                | < 0.01      |
| 6 | 1344 WINTERGREEN LN NE  | 2.74  | HS-2       | 23250230932000                | < 0.01      |
| 7 | 1301 WINTERGREEN LN NE  | 0.89  | HS-1       | 23250230892006                | < 0.01      |

### Landuse Zoning Designations

| # | LAYER | DESCRIPTIO                           | Area(acres) |
|---|-------|--------------------------------------|-------------|
| 1 | HS-2  | High School Rd 2                     | 2.80        |
| 2 | HS-1  | High School Rd 1                     | 0.02        |
| 3 | R-8   | 8 Units per Acre Zone (5,400 sq.ft.) | < 0.01      |

### City Sewer Service Areas

| # | Service_Area | Area(acres) |
|---|--------------|-------------|
| 1 | No Data      | 2.81        |

### Group A Water System Areas

| # | Area_Acres | AREA | SYSTEM_NAM | MANAGER | MAIL_ADDRE    |
|---|------------|------|------------|---------|---------------|
| 1 | 2,842.74   | 0.00 | COBI RWSA  | COBI    | Madison Ave S |

| # | MAIL_CITY         | MAIL_STATE | MAIL_ZIP | TYPE    | CLASS   | Area(acres) |
|---|-------------------|------------|----------|---------|---------|-------------|
| 1 | Bainbridge Island | WA         | 98110    | No Data | No Data | 2.81        |

### Easements

| # | LAYER    | Length(mi) |
|---|----------|------------|
| 1 | EASEMENT | 0.18       |

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