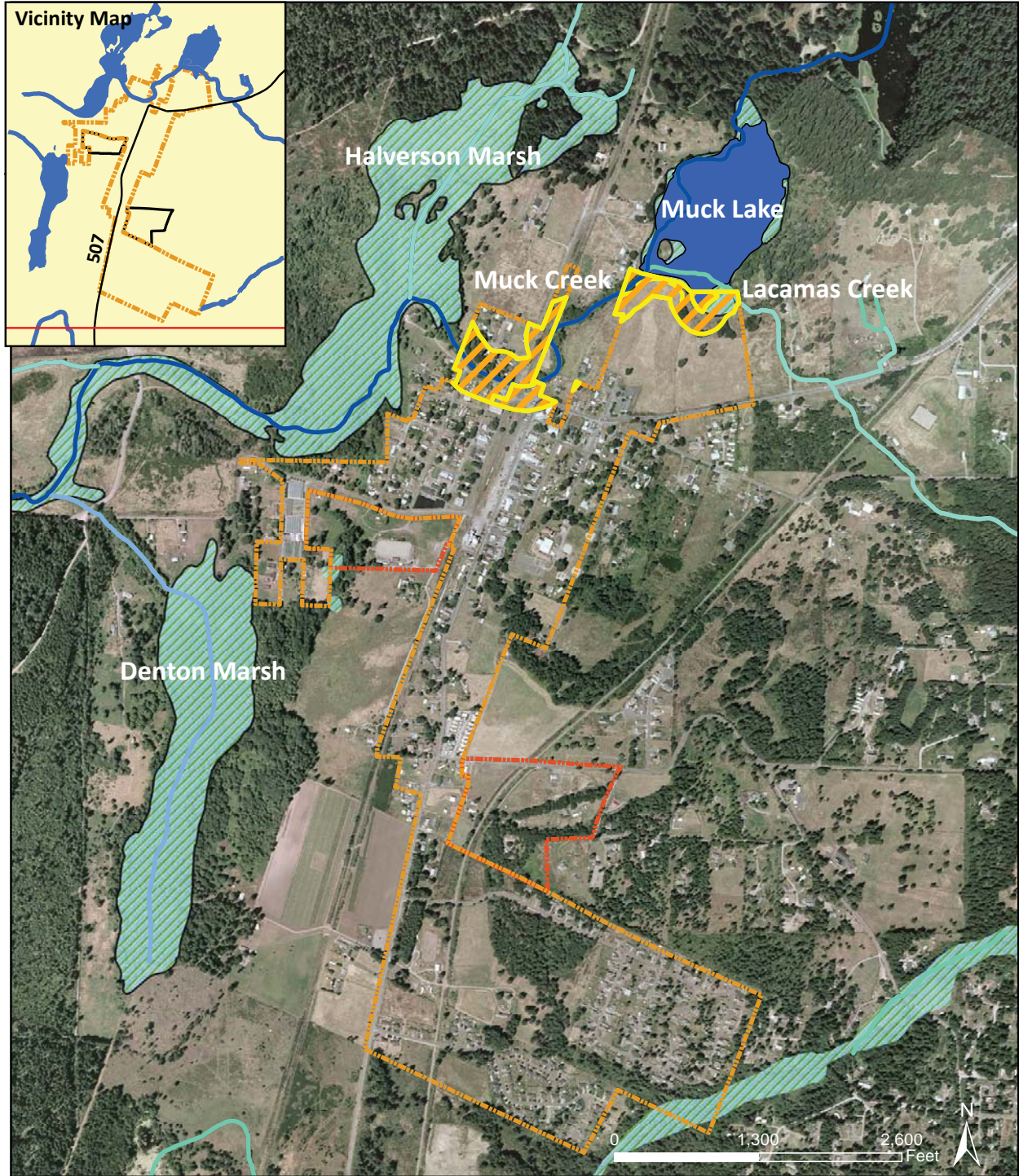











Roy Shoreline Master Program

Muck Lake and Muck Creek

Figure 1a
Proposed SMP Boundary
Minimum Jurisdiction



Legend

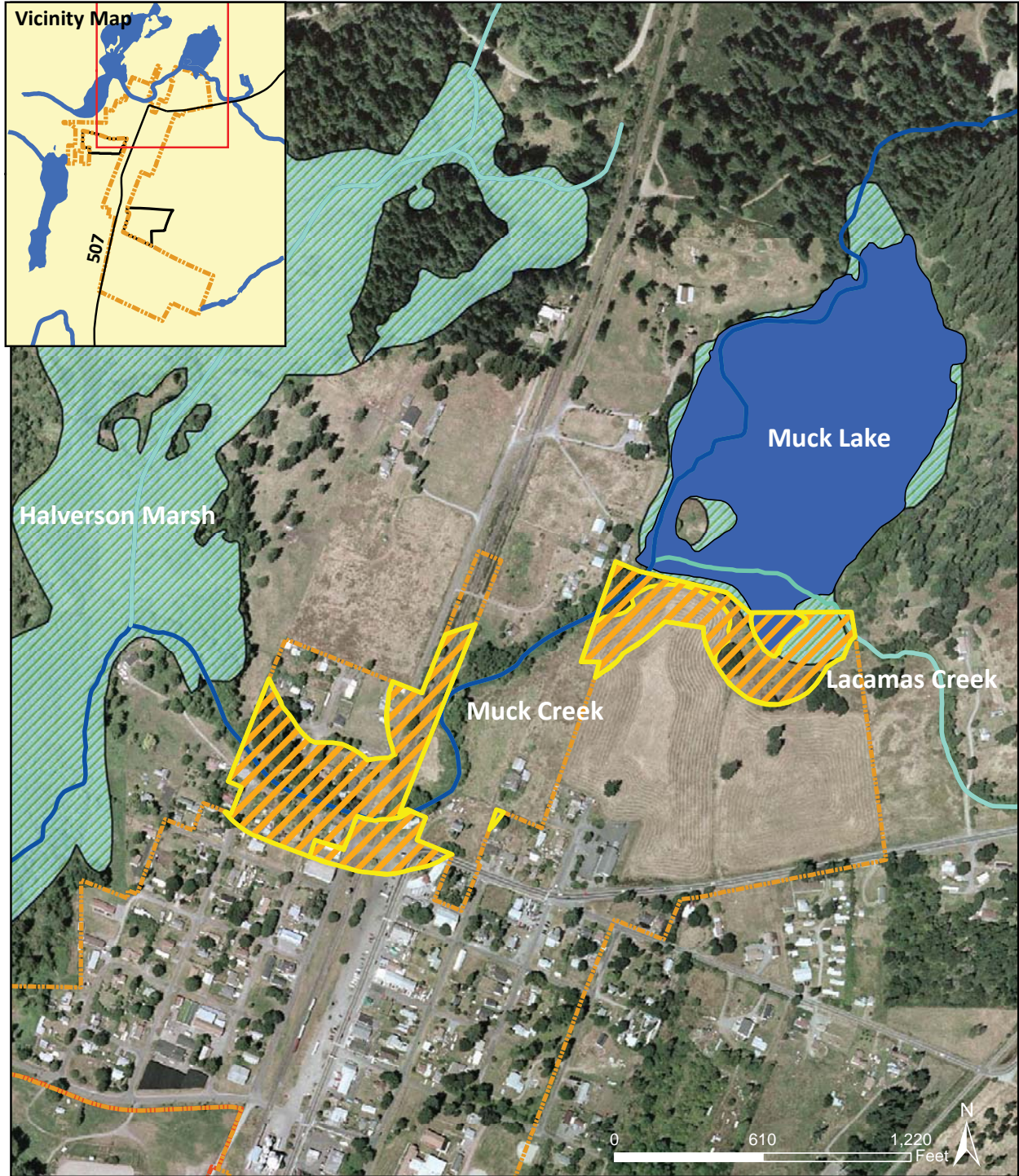
-  Proposed SMP Boundary
-  City Limits
-  Urban Growth Area
-  Creeks
-  Shoreline (Creek) in SMP Jurisdiction
-  Hydraulic Connection
-  Water in SMP Jurisdiction
-  Wetland in SMP Jurisdiction
-  Wetland Not in SMP Jurisdiction

Aerial Photo: 2005 Aerials Express
 Data Sources: Pierce County GIS & SMA Boundary derived by AHBL from existing data sources.
 Disclaimer:
 Shoreline Jurisdiction Boundaries on this map are approximate. They have not been formally delineated or surveyed and are intended for planning purposes only. Additional site-specific evaluation may be needed to confirm/verify information shown. No warranties of any sort accompany this product.










Roy Shoreline Master Program

Muck Lake and Muck Creek

Figure 1b
Proposed SMP Boundary
Minimum Jurisdiction (Detail)



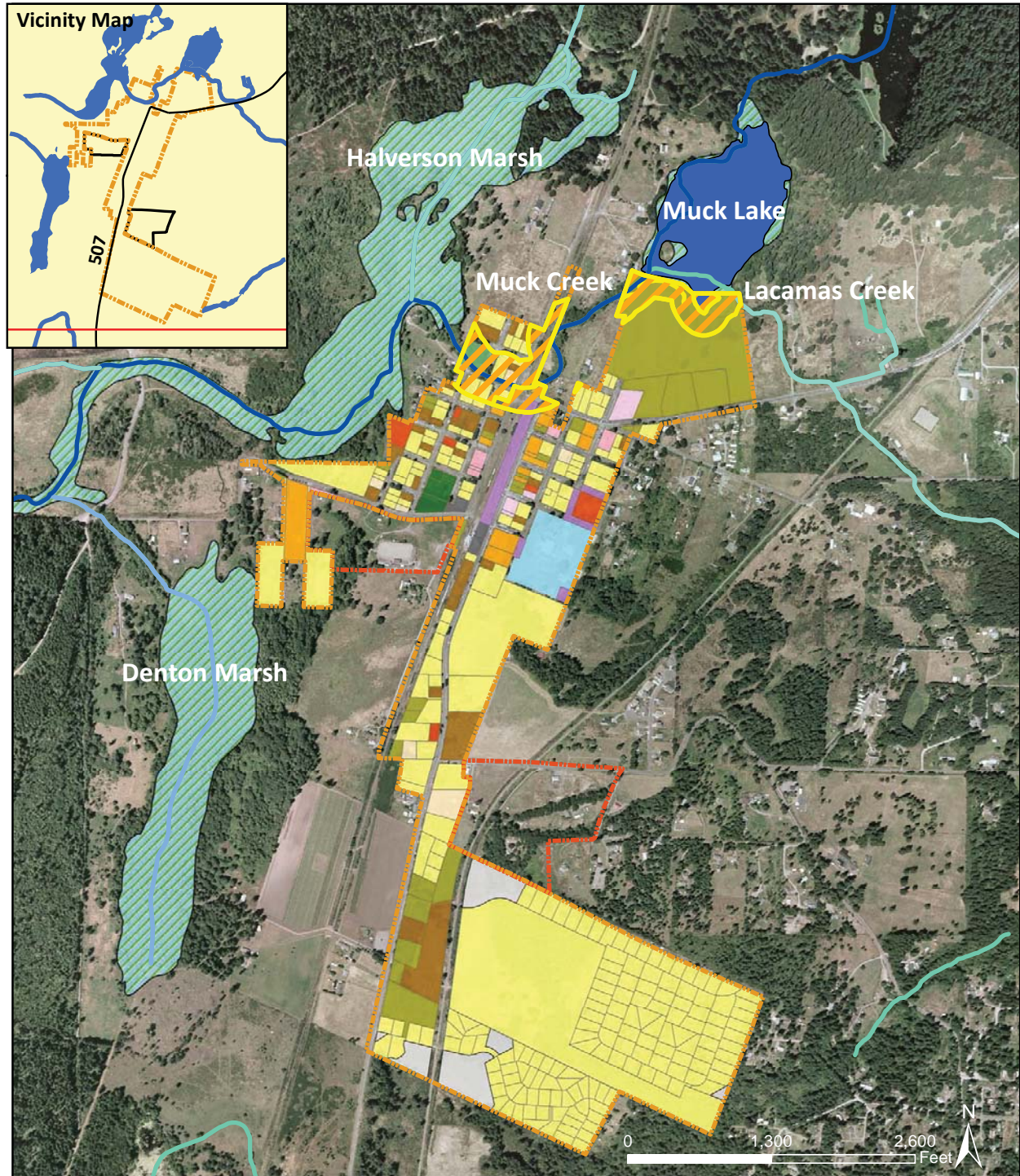
Legend

-  Proposed SMP Boundary
-  City Limits
-  Urban Growth Area
-  Creeks
-  Shoreline (Creek) in SMP Jurisdiction
-  Hydraulic Connection
-  Water in SMP Jurisdiction
-  Wetland in SMP Jurisdiction
-  Wetland Not in SMP Jurisdiction

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Roy Shoreline Master Program Muck Lake and Muck Creek

Figure 2a
Existing Land Use



Legend

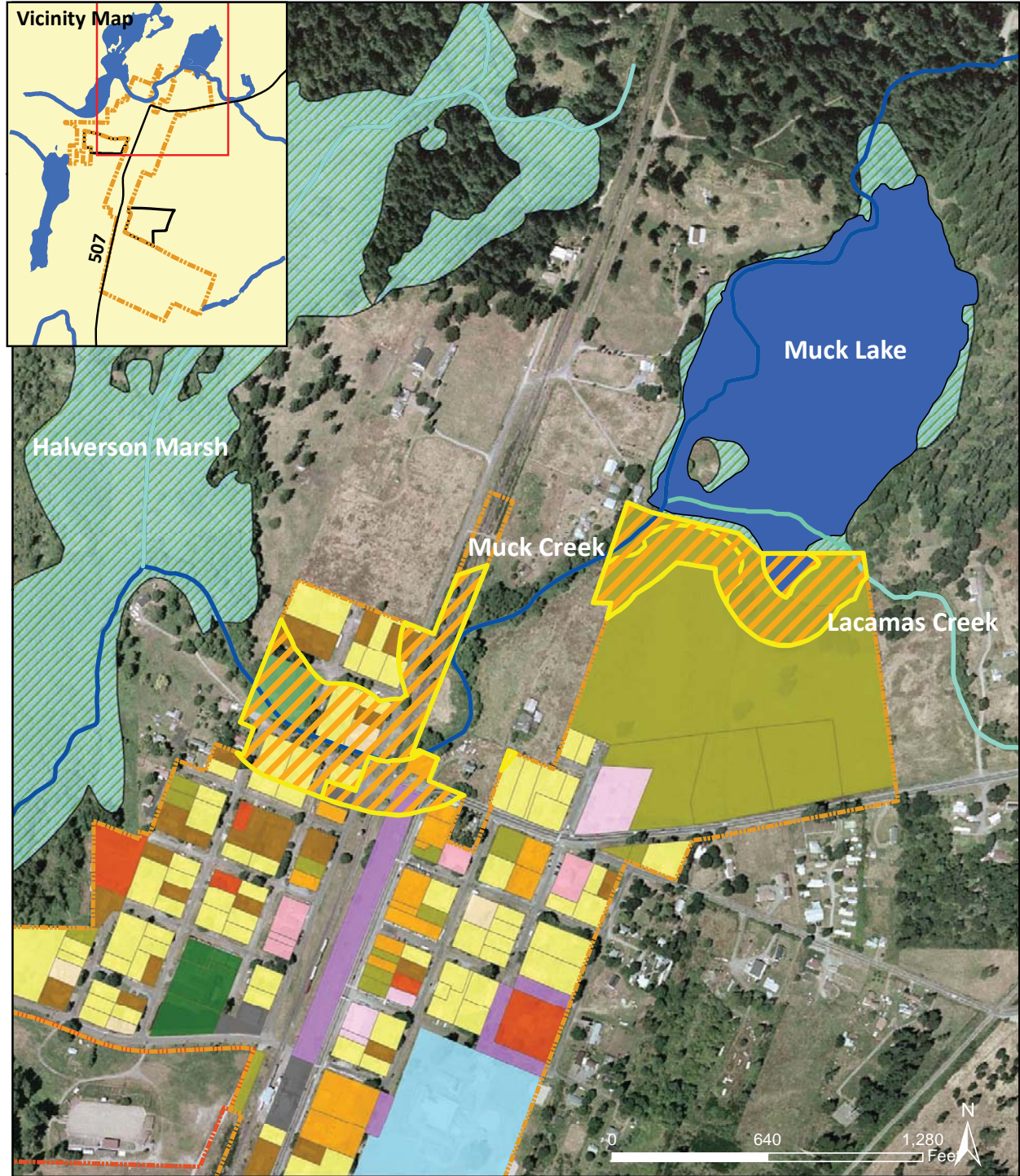
- | | |
|--|---------------------------------------|
| Single-Family Residential | Proposed SMP Boundary |
| Multi-Family Residential | City Limits |
| Mobile Homes | Urban Growth Area |
| Commercial/Service | Creeks |
| Industrial | Shoreline (Creek) in SMP Jurisdiction |
| Education | Hydraulic Connection |
| Open Space/Recreation | Water in SMP Jurisdiction |
| Public Facilities | Wetland in SMP Jurisdiction |
| Quasi-Public Facilities | |
| Residential Outbuildings | |
| Resource Land | |
| Transportation, Communication, Utilities | |
| Vacant | |
| Unknown | |

Aerial Photo: 2005 Aerials Express
Data Sources: Pierce County GIS & SMA Boundary derived by AHBL from existing data sources.

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Roy Shoreline Master Program Muck Lake and Muck Creek

Figure 2b
Existing Land Use (Detail)



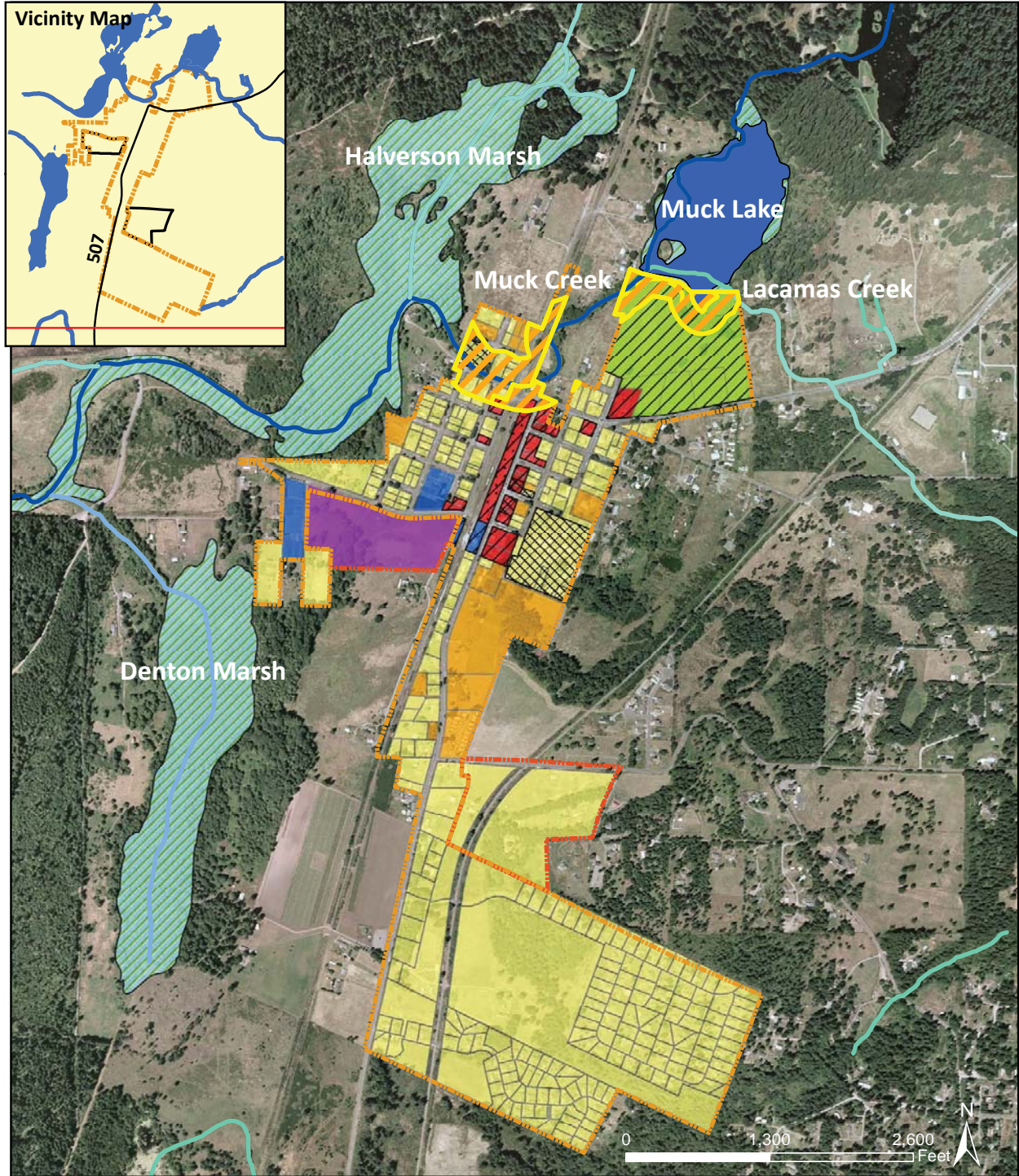
Legend

- | | |
|--|---------------------------------------|
| Single-Family Residential | Proposed SMP Boundary |
| Multi-Family Residential | City Limits |
| Mobile Homes | Urban Growth Area |
| Commercial/Service | Creeks |
| Industrial | Shoreline (Creek) in SMP Jurisdiction |
| Education | Hydraulic Connection |
| Open Space/Recreation | Water in SMP Jurisdiction |
| Public Facilities | Wetland in SMP Jurisdiction |
| Quasi-Public Facilities | |
| Residential Outbuildings | |
| Resource Land | |
| Transportation, Communication, Utilities | |
| Vacant | |
| Unknown | |

Aerial Photo: 2005 Aerials Express
 Data Sources: Pierce County GIS & SMA Boundary derived by AHBL from existing data sources.
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Roy Shoreline Master Program Muck Lake and Muck Creek

**Figure 3a
Existing Zoning**



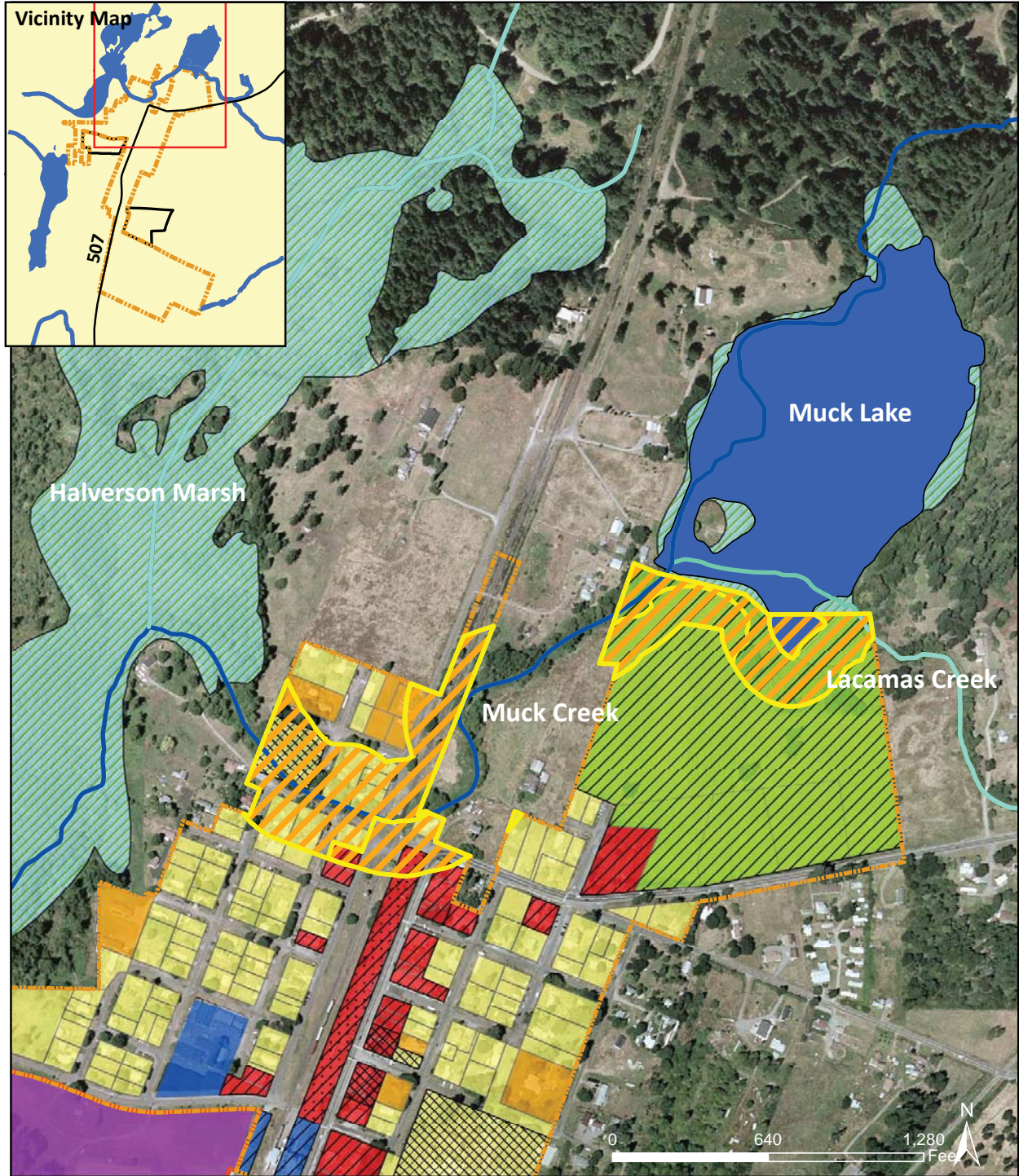
Legend

- | | | |
|---------------------------------------|--------------------------------------|---------------------------|
| Proposed SMP Boundary | Traditional Residential Design (TRD) | Western Design Overlay |
| City Limits | Single-Family Residential (SFR) | Railroad Overlay |
| Urban Growth Area | Multi-Family Residential (MFR) | Public Facilities Overlay |
| Creeks | Commercial (C) | |
| Shoreline (Creek) in SMP Jurisdiction | Light Industrial (LI) | |
| Hydraulic Connection | Mixed Use (MU) | |
| Water in SMP Jurisdiction | Rodeo (R) | |
| Wetland in SMP Jurisdiction | | |

Aerial Photo: 2005 Aerials Express
 Data Sources: Pierce County GIS, City of Sumner & SMA Boundary derived by AHBL from existing data sources.
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Roy Shoreline Master Program Muck Lake and Muck Creek

**Figure 3b
Existing Zoning (Detail)**



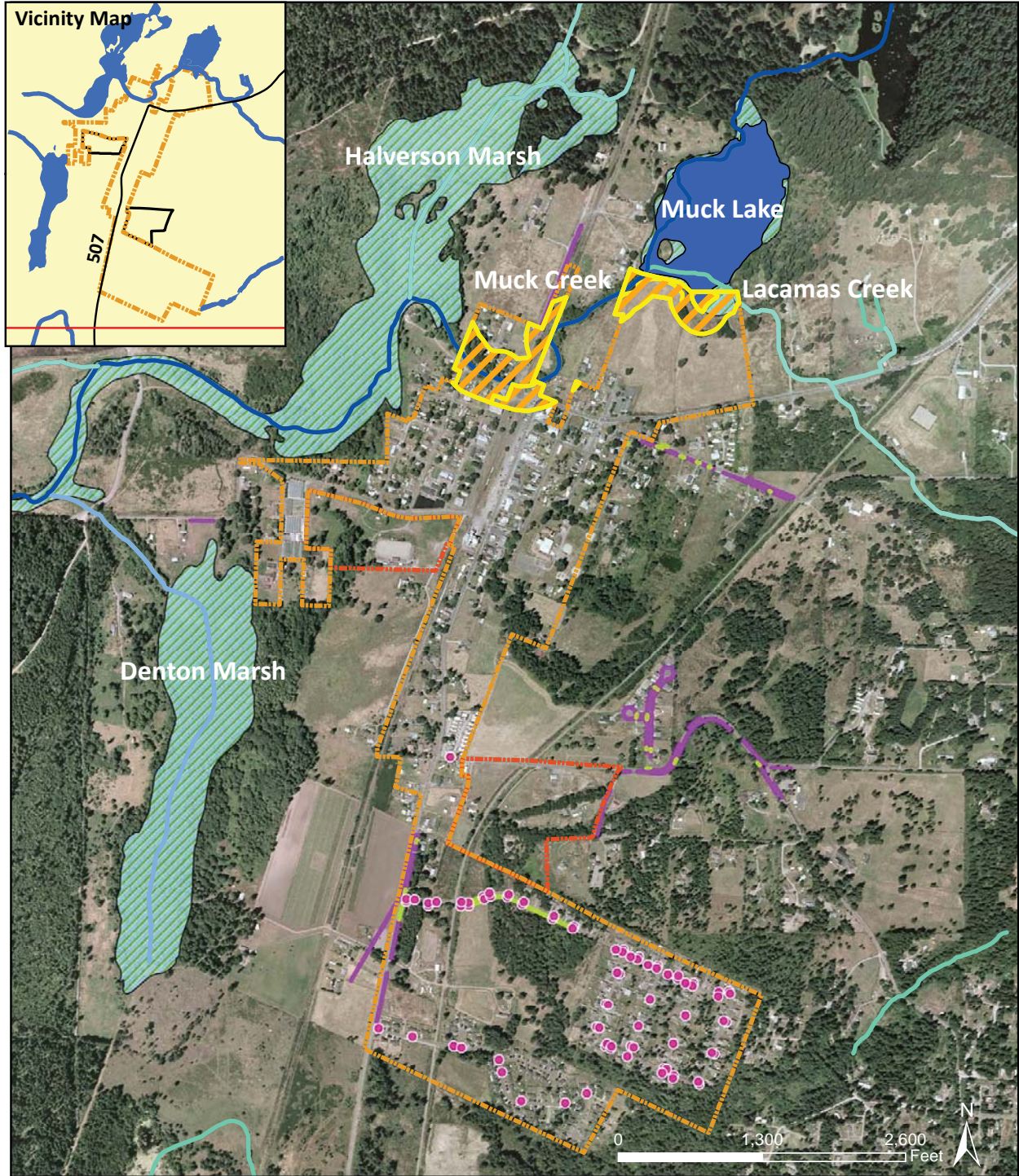
Legend

- | | | |
|---------------------------------------|--------------------------------------|---------------------------|
| Proposed SMP Boundary | Traditional Residential Design (TRD) | Western Design Overlay |
| City Limits | Single-Family Residential (SFR) | Railroad Overlay |
| Urban Growth Area | Multi-Family Residential (MFR) | Public Facilities Overlay |
| Creeks | Commercial (C) | |
| Shoreline (Creek) in SMP Jurisdiction | Light Industrial (LI) | |
| Hydraulic Connection | Mixed Use (MU) | |
| Water in SMP Jurisdiction | Rodeo (R) | |
| Wetland in SMP Jurisdiction | | |












Aerial Photo: 2005 Aerials Express
 Data Sources: Pierce County GIS, City of Sumner & SMA Boundary derived by AHBL from existing data sources.
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Roy Shoreline Master Program Muck Lake and Muck Creek

**Figure 4
Stormwater Infrastructure**



Legend

-  Proposed SMP Boundary
-  City Limits
-  Urban Growth Area
-  Creeks
-  Shoreline (Creek) in SMP Jurisdiction
-  Hydraulic Connection
-  Water in SMP Jurisdiction
-  Wetland in SMP Jurisdiction
-  Catch Basin
-  Drainage Pipes
-  Drainage Channel

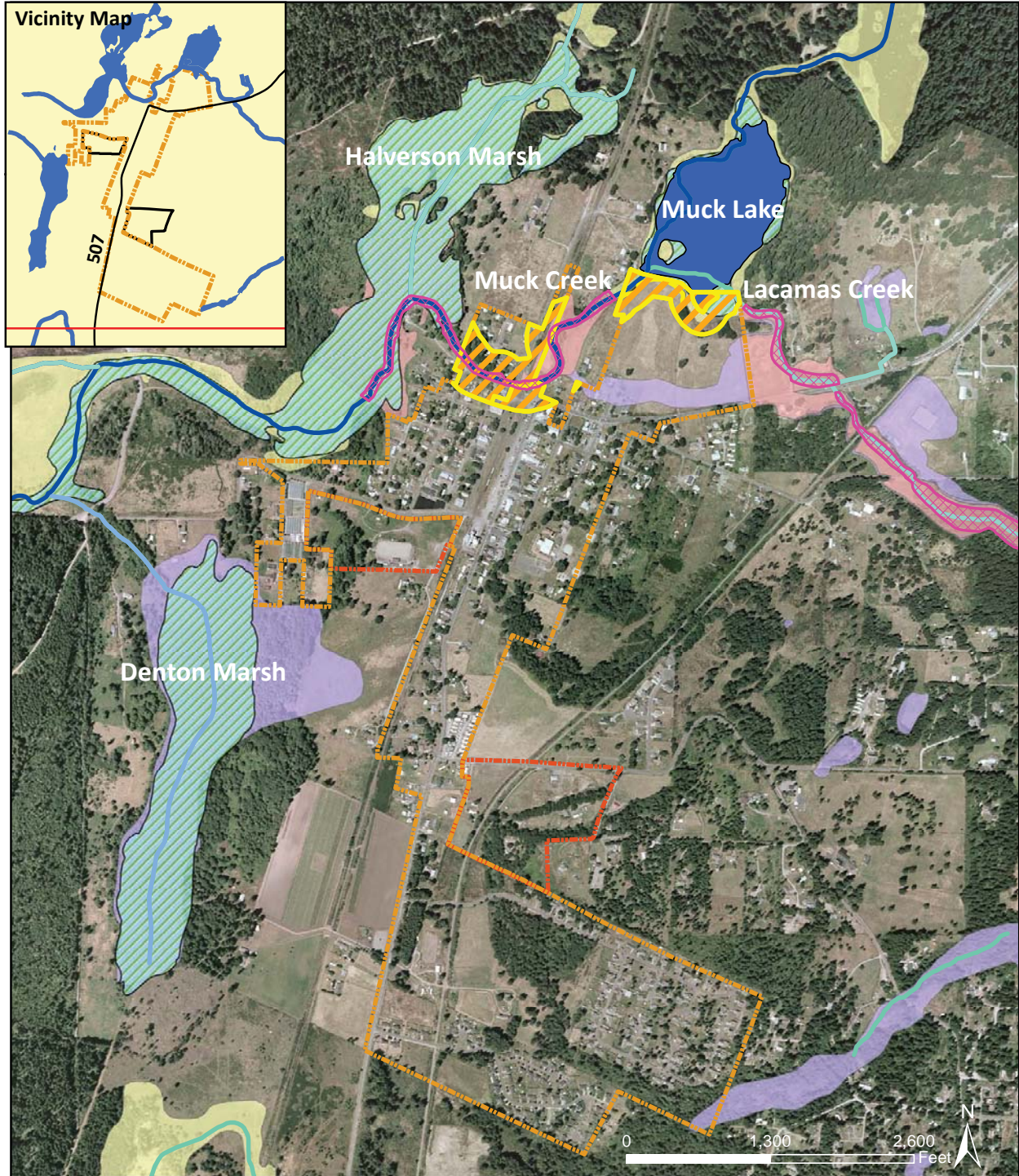
Aerial Photo: 2005 Aerials Express
 Data Sources: Pierce County GIS & SMA Boundary derived by AHBL from existing data sources.

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




Roy Shoreline Master Program

Muck Lake and Muck Creek

Figure 5a
Floodway & Flood Hazard Zones



Legend

- | | |
|---|--|
|  Proposed SMP Boundary |  Floodway |
|  City Limits |  0.2% Annual Chance Flood Hazard |
|  Urban Growth Area |  Zone AE (Areas where base flood elevations have been determined) |
|  Creeks |  Zone A - 1% Annual Chance Flood Hazard (Areas where base floodplain elevations have not been determined) |
|  Shoreline (Creek) in SMP Jurisdiction | |
|  Hydraulic Connection | |
|  Water in SMP Jurisdiction | |
|  Wetland in SMP Jurisdiction | |

Aerial Photo: 2005 Aerials Express
 Data Sources: Pierce County GIS & SMA Boundary derived by AHBL from existing data sources.

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