

VICINITY MAP SEC. 28 T2N R3E W.M. NTS

**EXISTING CONDITIONS NOTES**

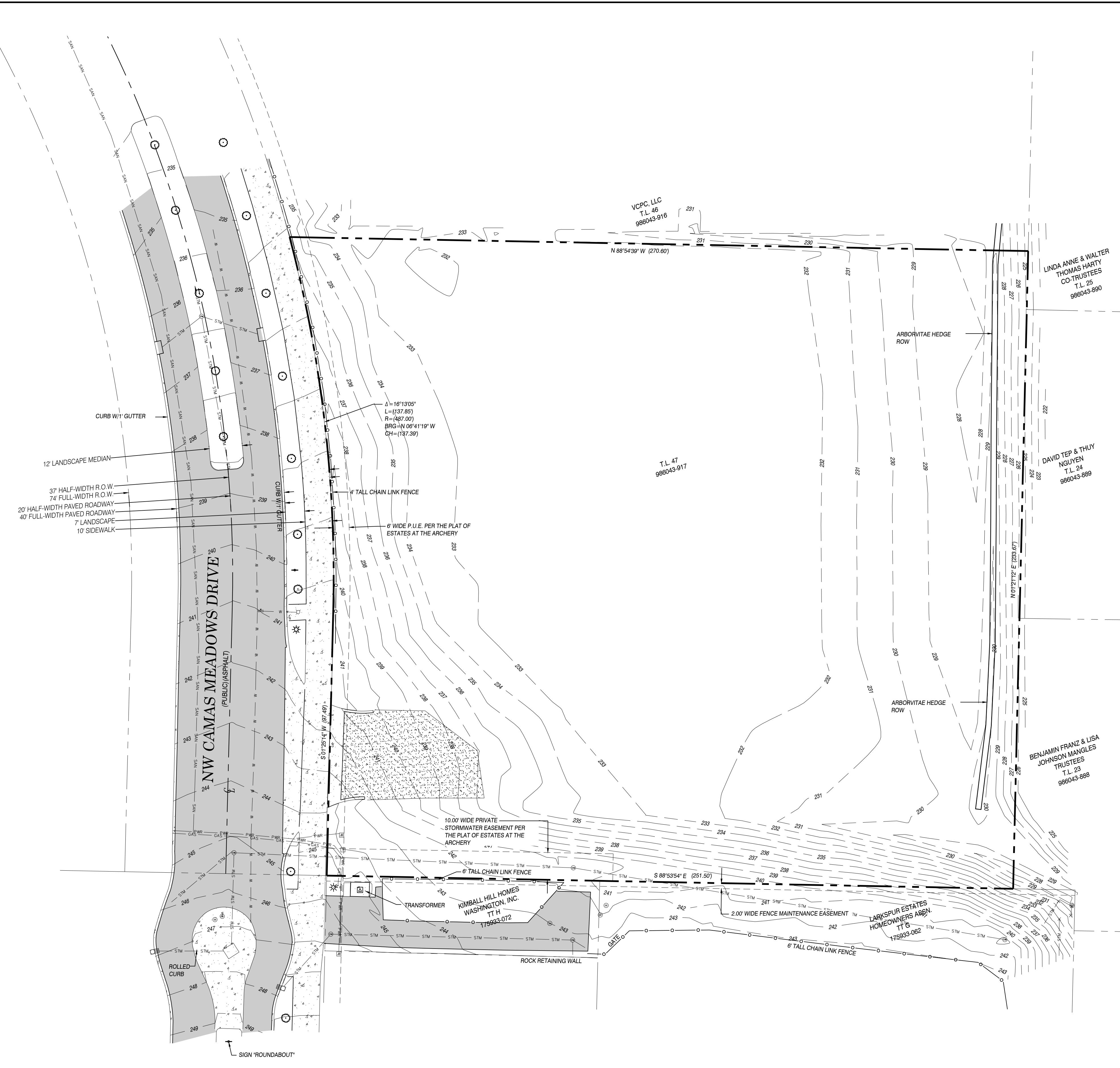
- EXISTING SITE DATA:**  
 PRESENT USE: VACANT AND UNUSED  
 EXISTING ZONING: BUSINESS PARK (BP)  
 GROSS SITE AREA: PARCEL 986043-917 IS 1.38 ACRES (60,150 SF) ACCORDING TO CLARK COUNTY GIS, 1.37 ACRES (59,600 SF) ACCORDING TO SURVEY BY OLSON ENGINEERING, INC.
- TRANSIT ROUTES & STOPS:** NONE IN THE VICINITY
- EXISTING IMPROVEMENTS NOTES:**
- |   |            |
|---|------------|
| EXISTING STRUCTURES:  | NONE       |
| EXISTING DRIVEWAYS:   | AS SHOWN   |
| EXISTING PARKING:   | NONE       |
| EXISTING LOADING:   | NONE       |
| EXISTING PEDESTRIAN AND BICYCLE PATHS:                            | AS SHOWN   |
| EXISTING PASSIVE OR ACTIVE RECREATIONAL FACILITIES OR OPEN SPACE: | NONE       |
| EXISTING UTILITIES:   | AS SHOWN   |
| EXISTING EASEMENTS:   | AS SHOWN   |
| EXISTING WELLS:   | NONE KNOWN |
| EXISTING SEPTIC SYSTEMS:  | NONE KNOWN |
- ENVIRONMENTAL & SIGNIFICANT NATURAL CONDITIONS NOTES:**
- |  |                       |
|--|-----------------------|
| TOPOGRAPHY:  | AS SHOWN              |
| WATERCOURSES AND DRAINAGE PATTERNS:  | NO MAPPING INDICATORS |
| 100 YEAR FLOODPLAIN:   | NO MAPPING INDICATORS |
| DESIGNATED SHORELINE AREAS:  | NO MAPPING INDICATORS |
| HIGH SEASONABLE WATER TABLE OR IMPERMEABLE SOILS:                                | NO MAPPING INDICATORS |
| WATER BODIES AND KNOWN WETLANDS:   | NO MAPPING INDICATORS |
| WETLAND DELINEATION:   | NO MAPPING INDICATORS |
| UNSTABLE GROUND, LANDSLIDE HAZARD AREAS & AREAS HAVING SEVERE EROSION POTENTIAL: | NO MAPPING INDICATORS |
| AREAS HAVING WEAK FOUNDATIONAL SOILS:  | NO MAPPING INDICATORS |
| SLOPES EXCEEDING 15%:  | AS SHOWN              |
| SIGNIFICANT VEGETATION OR WILDLIFE HABITAT:                                      | NO MAPPING INDICATORS |
| SIGNIFICANT HISTORIC, CULTURAL OR ARCHAEOLOGICAL RESOURCES:                      | NONE KNOWN            |
| ROCK OUTCROPPINGS:   | NONE KNOWN            |

**NOTES:**  
 THE LOCATION OF EXISTING UTILITY FACILITIES HAS NOT BEEN RESEARCHED. UNDERGROUND UTILITIES SHOWN HEREON ARE FROM TIES TO UTILITY PAINT MARKS MADE IN RESPONSE TO 'ONE-CALL CONCEPTS' UTILITY NOTIFICATION TICKET NO. 22018171. THE SURVEYOR ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES BY THE RESPECTIVE UTILITY OWNERS, NOR THE EXISTENCE OF BURIED OBJECTS WHICH ARE NOT SHOWN ON THIS PLAN.

FIELD WORK FOR THIS SURVEY WAS PERFORMED JANUARY, 2022.  
 A TITLE REPORT FOR THIS SITE WAS NOT PROVIDED. EASEMENTS HAVE BEEN SHOWN, BASED ON A 2018 ALTA SURVEY BY H. A. MCCOY ENGINEERING & SURVEYING, LLC

**LEGEND**

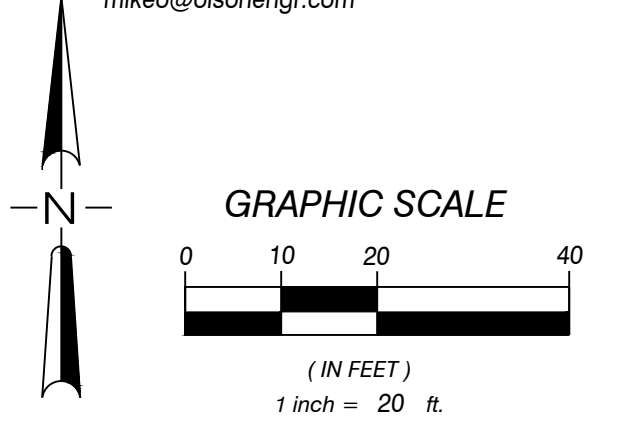
- \* STREET LIGHT
- SIGN POST AS NOTED
- 2" DECIDUOUS STREET TREE
- ⊕ WATER VALVE
- ⊠ FIRE HYDRANT
- ⊠ GAS LINE MARKER
- ⊠ TELEPHONE RISER
- ⊠ (C.I.) CURB INLET
- ⊕ STORM MANHOLE
- ⊕ AREA DRAIN
- ⊕ SANITARY SEWER CLEANOUT
- ⊕ ELECTRICAL JUNCTION BOX
- ⊕ TRANSFORMER
- PROPERTY LINE
- ADJACENT TAXLOTS
- CENTERLINE OF RIGHT OF WAY
- EASEMENT AS NOTED
- UNDERGROUND WATER LINE
- UNDERGROUND SANITARY SEWER LINE
- UNDERGROUND GAS LINE
- UNDERGROUND POWER LINE
- UNDERGROUND STORM LINE
- CHAIN LINK FENCE
- CONTOUR
- CONCRETE PAVING
- ASPHALT PAVING
- GRAVEL SURFACE
- P.U.E. PUBLIC UTILITY EASEMENT



**APPLICANT:**  
 CAMAS RENAL CONSTRUCTION, LLC  
 12655 N. CENTRAL EXPRESSWAY, SUITE 200  
 DALLAS, TX 75248  
 (214) 535-2930  
 FAX UNAVAILABLE  
 arodriiguez@healthdev.com

**OWNER:**  
 VESTCAPITAL FUND II, LLC  
 315 GRAND BLVD, SUITE 200  
 VANCOUVER, WA 98661

**CONTACT:**  
 OLSON ENGINEERING, INC.  
 ATTN: MIKE ODREN  
 222 E. EVERGREEN BLVD.  
 VANCOUVER, WA 98660  
 (360) 695-1385  
 FAX (360) 695-8117  
 mikeo@olsonengr.com



PLOT: consultant3.ctb  
 FILE: J:\data\A10000\A10300\A10320\A10326\Planning\A10326.p.etg.conc.dwg

EXISTING CONDITIONS PLAN FOR:

**FRESENIUS KIDNEY CARE CAMAS**

**OLSON** LAND SURVEYORS  
 ENGINEERS  
 ENGINEERING INC. 222 E. EVERGREEN BLVD., VANCOUVER, WA 98660  
 360.695.1385  
 360.695.8117



CHANGES / REVISIONS	
DESCRIPTION:	DATE:

DESIGNED:
DRAWN: JKT/MRO
CHECKED: KFS
DATE: OCTOBER 2022
SCALE: H: 1" = 20' V:
COPYRIGHT 2022, OLSON ENGINEERING, INC.
FRESENIUS KIDNEY CARE
JOB NO. A10326.01.01
<b>SHEET</b>
<b>EX1.0</b>