

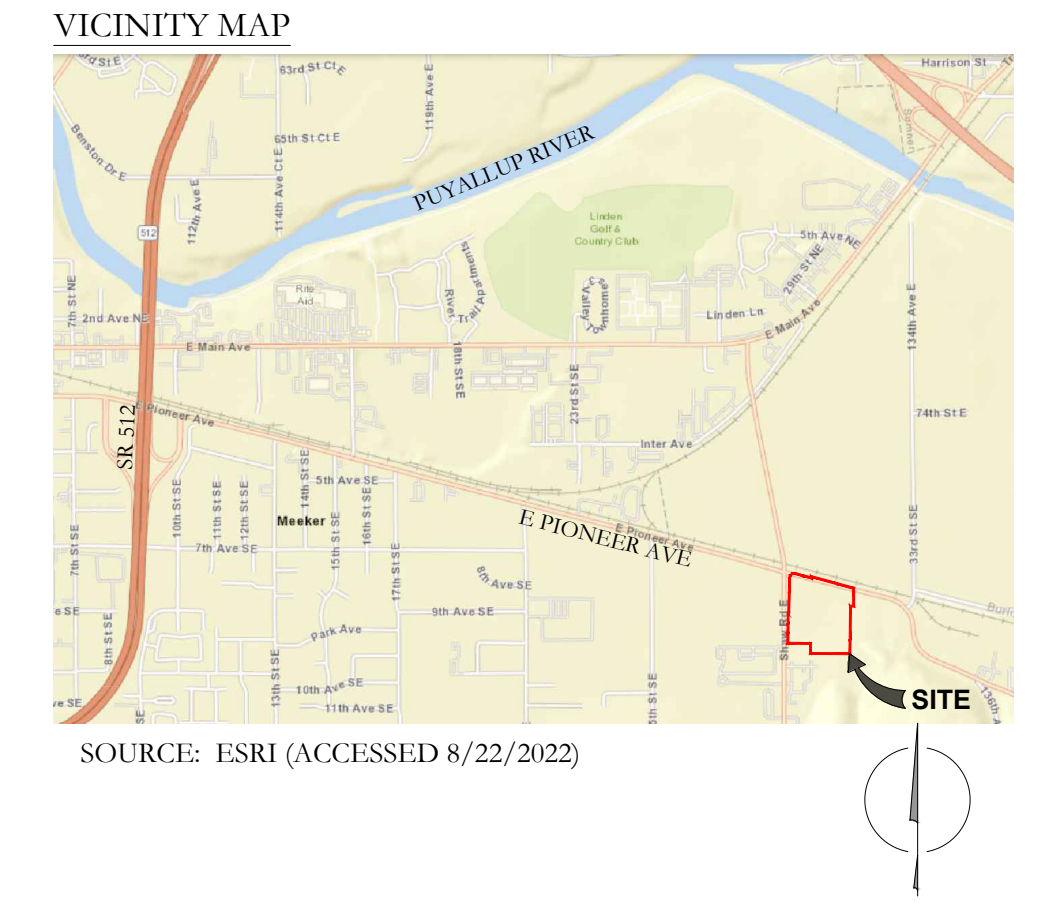
**PLAN LEGEND**

- DP-# PROPERTY LINE
- SP-# DATA PLOT LOCATION (SOUNDVIEW CONSULTANTS)
- TP-# DATA PLOT LOCATION (HABITAT TECHNOLOGIES 10/14/2021)
- TP-# DATA PLOT LOCATION (JOHN COMIS ASSOCIATES, LLC 3/24/2020)
- EXISTING STREAM CENTERLINE
- APPROXIMATE STREAM ORDINARY HIGH WATER LINE (SURVEYED TOE OF BANK)
- EXISTING STREAM BUFFER
- 10-FT BUILDING SETBACK
- EXISTING CULVERT
- HISTORIC STREAM ORDINARY HIGH WATER LINE (OHW)
- HISTORIC STREAM BUFFER
- DITCH CENTERLINE
- EXISTING 2-FT CONTOURS

**STREAM LEGEND**

	EXISTING
STREAM Y OPEN CHANNEL	110 LF (724 SF)
STREAM Y IN CULVERT	471 LF
STREAM Z OPEN CHANNEL	465 LF (3,009 SF)
STREAM Z IN CULVERT	127 LF

- NOTE**
- OFFSITE WETLAND 1 DELINEATION COMPLETED BY JOHN COMIS ASSOCIATES, LLC IN REPORT DATED MARCH 24, 2020.
  - CITY STREAM TYPING COMPLETED BY HABITAT TECHNOLOGIES IN REPORT DATED OCTOBER 14, 2021.
  - WDFW STREAM TYPING DETERMINED BY WDFW DURING JOINT SITE INVESTIGATION.



**LOCATION**

THE SE & NE ¼ OF SECTIONS 26 & 35,  
TOWNSHIP 20N, RANGE 04E, WM

LAT: 47.184068° N      LON: -122.254753° W  
IN: PUYALLUP      NEAR: ---

**APPLICANT/OWNER**

NAME: ASH DEVELOPMENT  
ADDRESS: 1001 SHAW ROAD  
PUYALLUP, WA 98371  
CONTACT: GREG HELLE  
PHONE: (253) 606-6799  
E-MAIL: GREG.HELLE@ABSSHERCO.COM

**ENVIRONMENTAL CONSULTANT**

SOUNDVIEW CONSULTANTS LLC  
2907 HARBORVIEW DRIVE  
GIG HARBOR, WA 98355  
(253) 514-8952

**SHEET INDEX**

SHEET	SHEET TITLE
1.0	EXISTING CONDITIONS
2.0	PROPOSED SITE PLAN (PHASE I)

SOURCE:

TACOMA • SEATTLE • SPOKANE • TRI-CITIES  
2215 North 30th Street, Suite 300 Tacoma, WA 98403  
253.383.2422 TEL. 253.383.2572 FAX www.abbl.com WEB

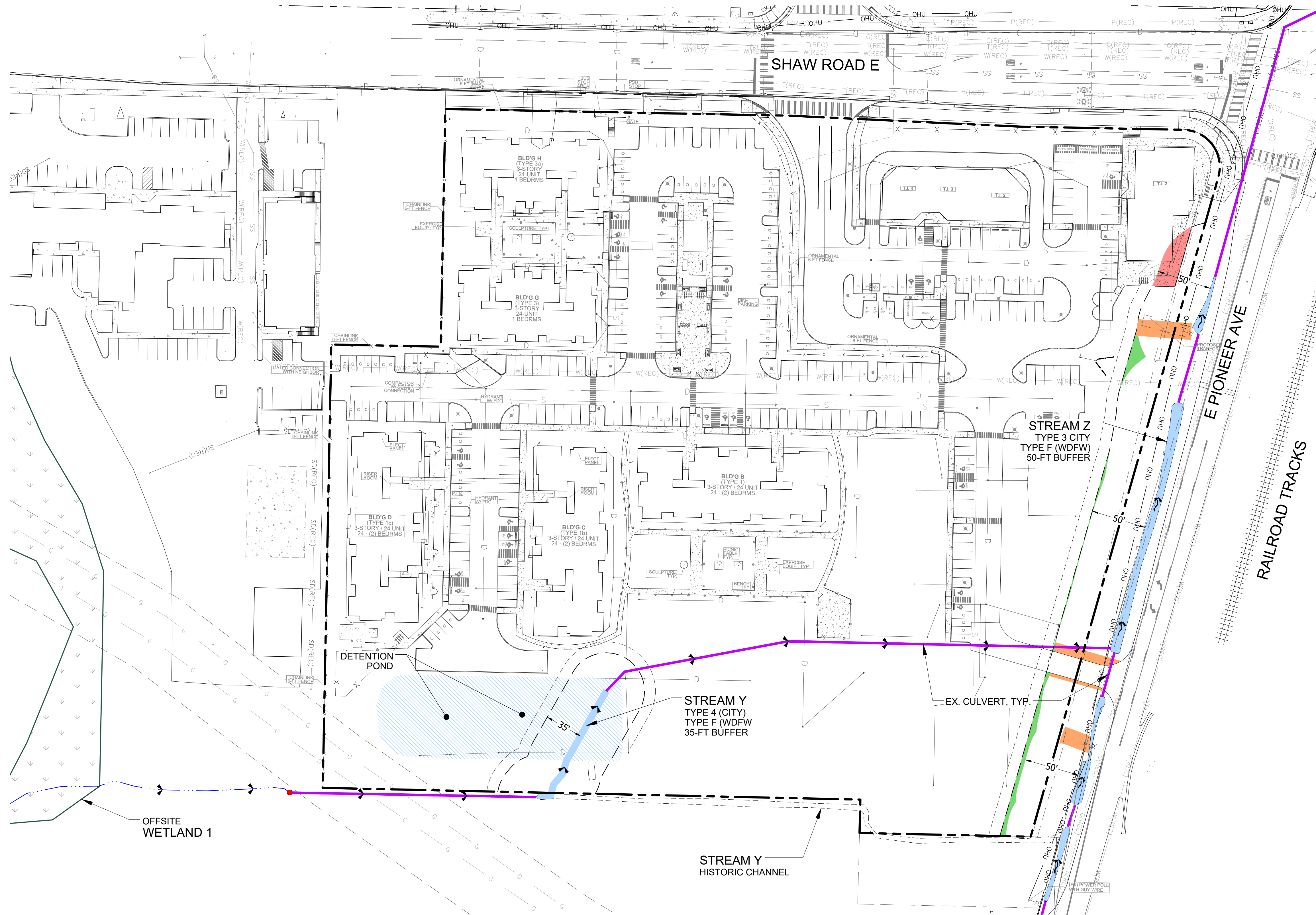
**Soundview Consultants**  
Environmental Assessment • Planning • Land Use Solutions  
P. 253.514.8952  
F. 253.514.8954  
WWW.SOUNDVIEWCONSULTANTS.COM

2907 HARBORVIEW DRIVE  
GIG HARBOR, WASHINGTON 98335  
(253) 514-8952

**EAST TOWN CROSSING**  
2902 E. PIONEER AVE.  
PUYALLUP, WA 98374

PIERCE COUNTY PARCEL NUMBERS:  
0420264021, 0420264053, 0420264054, 0420351030,  
0420351029, 0420351026, & 0420351066

DATE: 2/20/2024  
JOB: 2544.0001  
BY: MW  
SCALE: AS SHOWN  
SHEET: 1.0



**PLAN LEGEND**

- PROPERTY LINE
- EXISTING STREAM CENTERLINE
- EXISTING STREAM ORDINARY HIGH WATER LINE (OHW)
- EXISTING CULVERT
- STREAM BUFFER
- 10-FT BUILDING SETBACK

**IMPACTS & MITIGATION LEGEND**

**TEMPORARY BUFFER AVERAGING**

Red	STREAM BUFFER DECREASE	866 SF
Green	STREAM BUFFER INCREASE	1,043 SF
<b>NET BUFFER GAIN</b>		<b>177 SF</b>

**TEMPORARY GRADING IMPACTS**

Orange	STREAM BUFFER IMPACTS FOR DRIVEWAY & UTILITY INSTALLATION (TO BE RESTORED WITH NATIVE UPLAND GRASS SEED MIX)	1,763 SF
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**PLANT SCHEDULE**

SEED MIXES (www.riverrefugeseed.com)		Area (sf)	1,763
		WL Status	Buffer Plantings
Native Upland Grass Mix #9	20 lbs/acre		(Qty)
<i>Elymus glaucus</i>	Blue wildrye	30%	
<i>Bromus carinatus</i>	California brome	25%	
<i>Hordeum brachyantherum</i>	Meadow barley	10%	
<i>Festuca roemerii</i>	Roemer's fescue	10%	
<i>Deschampsia elongata</i>	Slender hairgrass	10%	
<i>Agrostis exarata</i>	Spike bentgrass	5%	
<i>Deschampsia cespitosa</i>	Tufted hairgrass	5%	
<i>Festuca rubra var. rubra</i>	Red fescue	5%	
<b>Total (lbs):</b>			<b>1</b>

1 - Scientific names and species identification taken from *Flora of the Pacific Northwest, 2nd Edition* (Hitchcock and Cronquist, Ed. by Giblin, Lodge, Zika, and Olmstead, 2018).

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