STAFF USE ONLY	
	CA REPORT REQUIRED
	EXEMPT FROM CAO

PLANNING DIVISION
CRITICAL AREA IDENTIFICATION FORM

Revised 9/06

This identification form is to be submitted in advance or concurrently with a project application if the proposed project is subject to the requirements found in the City's critical area code PMC 21.06. The purpose of this form is to determine if a critical area report is required due to the development site being on or near any critical areas. Please fill out this form completely where applicable.

APPLICATION INFORMATION

OWNER INFORMATION		
NAME: **Step By Step, Krista Linden, Founder and CEO**		
STREET ADDRESS: **3303 #A 8th Ave SE, Puyallup, WA 98371]**		
CITY: **Puyallup**	STATE: **WA**	ZIP CODE: **98372**
PHONE: **(253) 896-0903**	EMAIL: kristalinden@stepbystepfamily.org	
CONTACT INFORMATION (IF DIFFERENT FROM ABOVE)		
NAME: **Jeff Brown**		
STREET ADDRESS: **12181 C Street S**		
CITY: **Tacoma**	STATE: **WA**	ZIP CODE: **98444**
PHONE: **253-606-8324** Mobile: **253-606-8324**	EMAIL: jeff@jeffbrownarchitecture.com	

Project Name: SBS Boundary Line Adjustment	
PARCEL NUMBER(S): **0420264019, 0420264007 (+/- eastern 1/3)**	
ADDRESS: **XXX (506 & 602) 33rd Street SE, Puyallup, WA 98372**	
APPLICANT INFORMATION: **Kenneth W. Shipley, PLS**	
ADDRESS: **12100 NE 195th Street, Suite 300, Bothell, WA 98011**	
EMAIL: kws@coredesign.com	PHONE: **425-885-7877**
Briefly describe the proposed development project:	
Nothing proposed at this time.	

Based on the proponent's knowledge and research of the project site, please select any of the critical areas listed below that are located on or within 300 feet of the property boundaries?

☒ **Wetlands [900+ ft. offsite]**	☐ **Lakes/Ponds**	☐ **Streams/Creeks**
☒ **Slopes 0% - 15% [offsite]**	☐ **Slopes 16% – 39% [offsite]**	☐ **Slopes 40% or Greater**
☐ **Puyallup River Shoreline**	☐ **Clarks Creek Shoreline**	☐ **Volcanic Hazard Areas**
☐ **Shoreline Classification**	☐ **Wellhead Protection Area**	☐ **Habitat Conservation Area**
☐ **Conservancy**	☐ **Flood Zones**	☐ **Habitat Corridor**
☐ **Rural**	☐ **Flood Classification:**	☐ **Aquifer Recharge Area**
	☐ **Urban**	

Please describe the critical areas checked above and their location in relation to the proposed development: Please show their location on any plans to be submitted

No offsite wetlands appear to be located within 300 feet of this project site. The nearest known offsite wetland appears to be southwest of the project site and separated by more than 900 feet from the site. This offsite wetland was studied by John Comis Associates, LLC (JCA) in 2020 (revised 2021) for the Abbey Road Group, report titled "Verification Report for the Wetland & Stream Delineations at "*EAST TOWN CROSSING",* Project #06-171" (Parcel Nos. 0420264021, 0420264053, 0420264054, 0420351066, 0420351026, 0420351029, 0420351030). The offsite wetland and downstream drainage ditches are separated from the Step-By-Step project site by uplands, a city street and a main-line railroad grade. The offsite buffer width was 50 feet, which does not extend to the Step-By-Step project site. Please refer to the offsite wetland rating completed by JCA in 2020 for offsite wetland information. There are no onsite wetlands found within this project site (see Field Data Forms by JCA, attached, dated 9/15/2022.

Do you know of any present or past critical area studies that have been conducted for critical areas on-site or adjacent to the site? (Please describe below)

Yes, see comment above:

- Wetland Verification Report for the Wetland & Stream Delineations at "*EAST TOWN CROSSING",* by John Comis Associates (JCA), dtd 3/24/2020
- Wetland Verification Report for parcel #0420264021 by John Comis Associates, dtd 11/9/2004
- Wetland Analysis Report for parcel #0420264021, by John Comis Associates, dtd June 25, 2002
- Piezometer Monitoring Study for the "Shaw Road Extension Project", by JCA, dtd August 15, 2001

Do you know if any critical areas have been placed inside a tract or a protection easement that is recorded on the title or plat for this site or any adjacent site? Please describe below, including name of tract or easement, location, and Puyallup permit number or recording number

NONE KNOWN.

AUTHORIZATION:

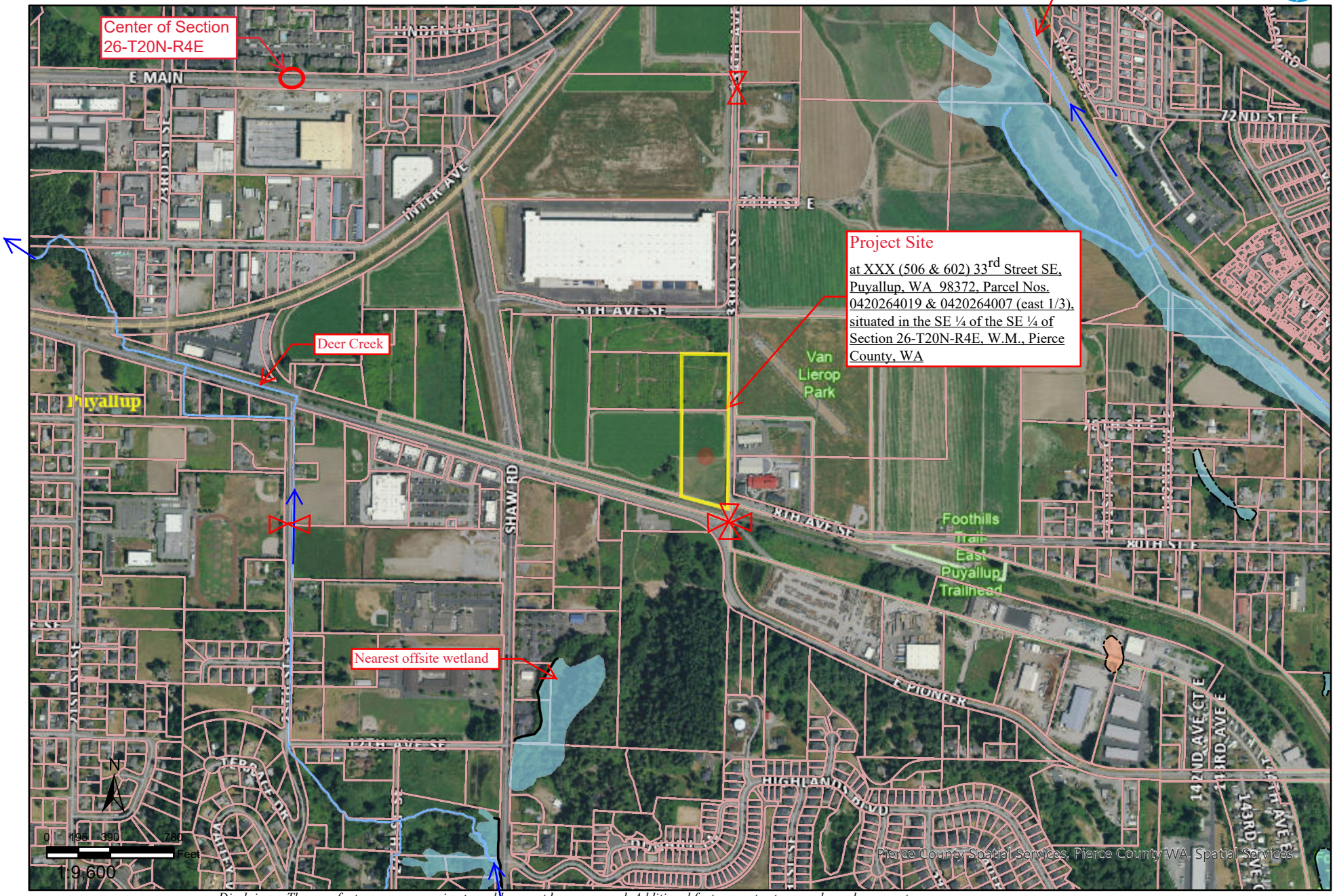
I, the undersigned hereby certify that this application has been made with the consent of the lawful property owner(s) and that all information submitted on or with this application is complete and correct. I understand that false statements, errors, and/or omissions may be sufficient cause for denial of any related applications. I acknowledge that if the City needs to obtain the services of an expert third party to review any technical information regarding my proposal, that I shall be responsible for any financial costs of said third party review.

AUTHORIZED SIGNATURE **DATE**

THIS BOX FOR STAFF USE ONLY		
CRITICAL AREA REPORT REQUIRED:	☐ **YES**	☐ **NO**
EXEMPT FROM CRITICAL AREA ORDINANCE:	☐ **YES**	☐ **NO**
EXCEPTION FOR MINOR NEW DEVELOPMENT IN BUFFER:	☐ **YES**	☐ **NO**

STAFF VERIFICATION	**COMMENTS**
☐ **WETLAND** ☐ **GEOLOGICAL HAZARD AREA** ☐ **VOLCANIC HAZARD AREA** ☐ **FLOOD ZONE** ☐ **FISH AND WILDLIFE HABITAT** ☐ **AQUIFER RECHARGE/WELLHEAD** ☐ **STREAM/SHORELINE**	

PublicGIS



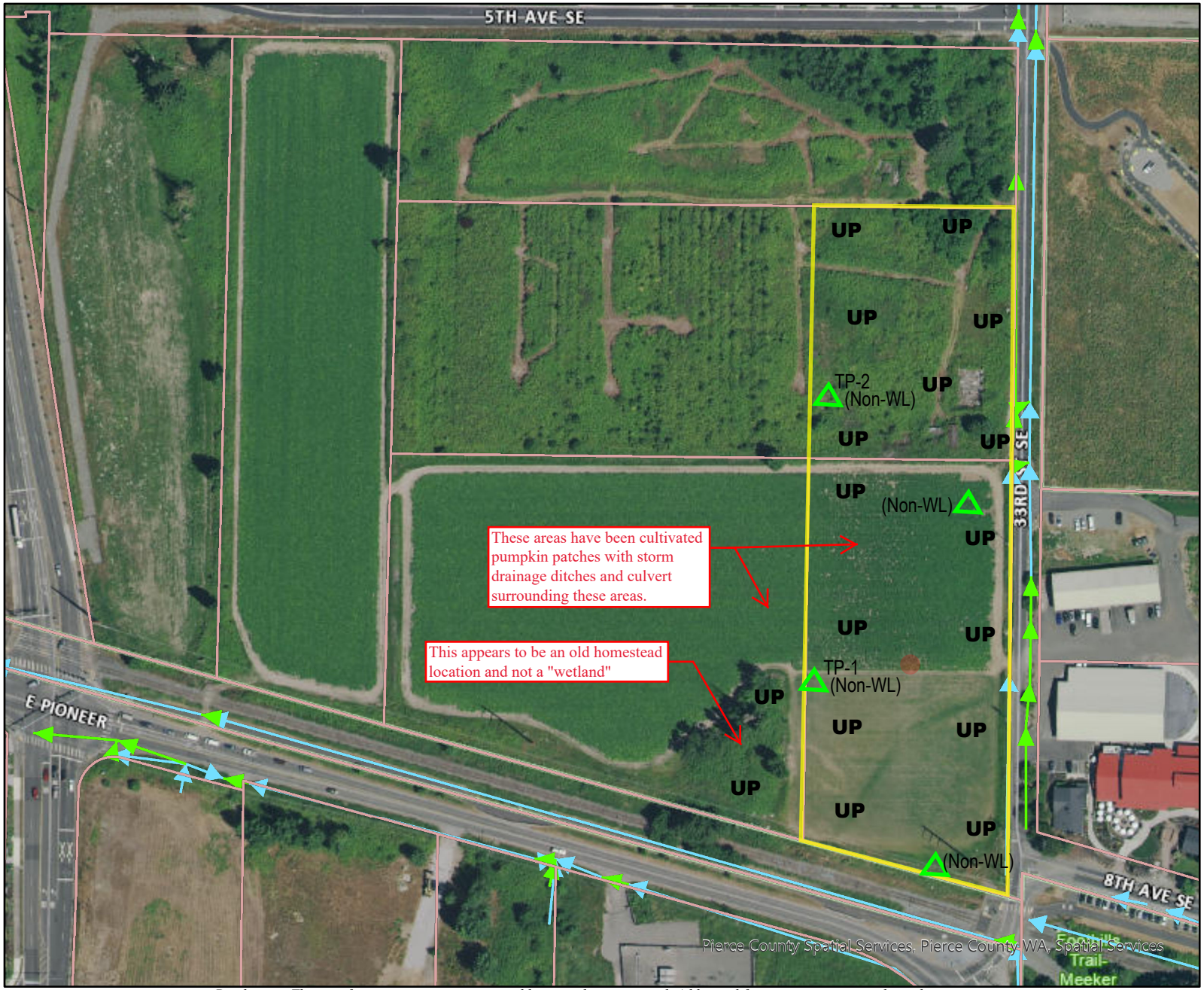
Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

Date: 9/14/2022 06:45 PM

Vicinity Map of County GIS Wetland & Stream Features

Figure 1

PublicGIS



Legend

Hydro - Centerlines

- Hydro Centerline
- Pipe
- Tax Parcels
- Storm Drainage Open Channels

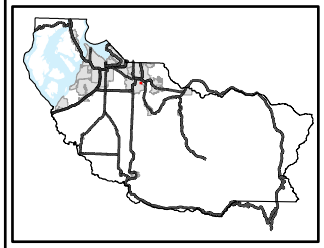
Storm Drainage Main Lines

- Perforated
- Solid

Findings by John Comis Associates, LLC, 9/15/2022

UP = Upland (non-wetland)

TP = Test Plot, blue&green flags on wood stakes



N

0 45 90 180 Feet

1:2,400

Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

Date: 9/8/2022 09:53 AM

Aerial Map of County GIS Storm Drains & Hydro Features

Figure 2

PublicGIS

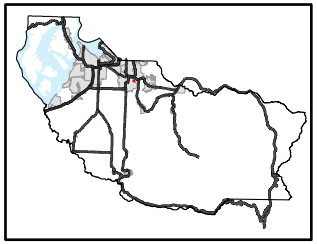
Legend

Hydro - Centerlines

- Hydro Centerline
- Pipe
- Tax Parcels
- Storm Drainage Open Channels

Storm Drainage Main Lines

- Perforated
- Solid



N

0 45 90 180 Feet

1:2,400

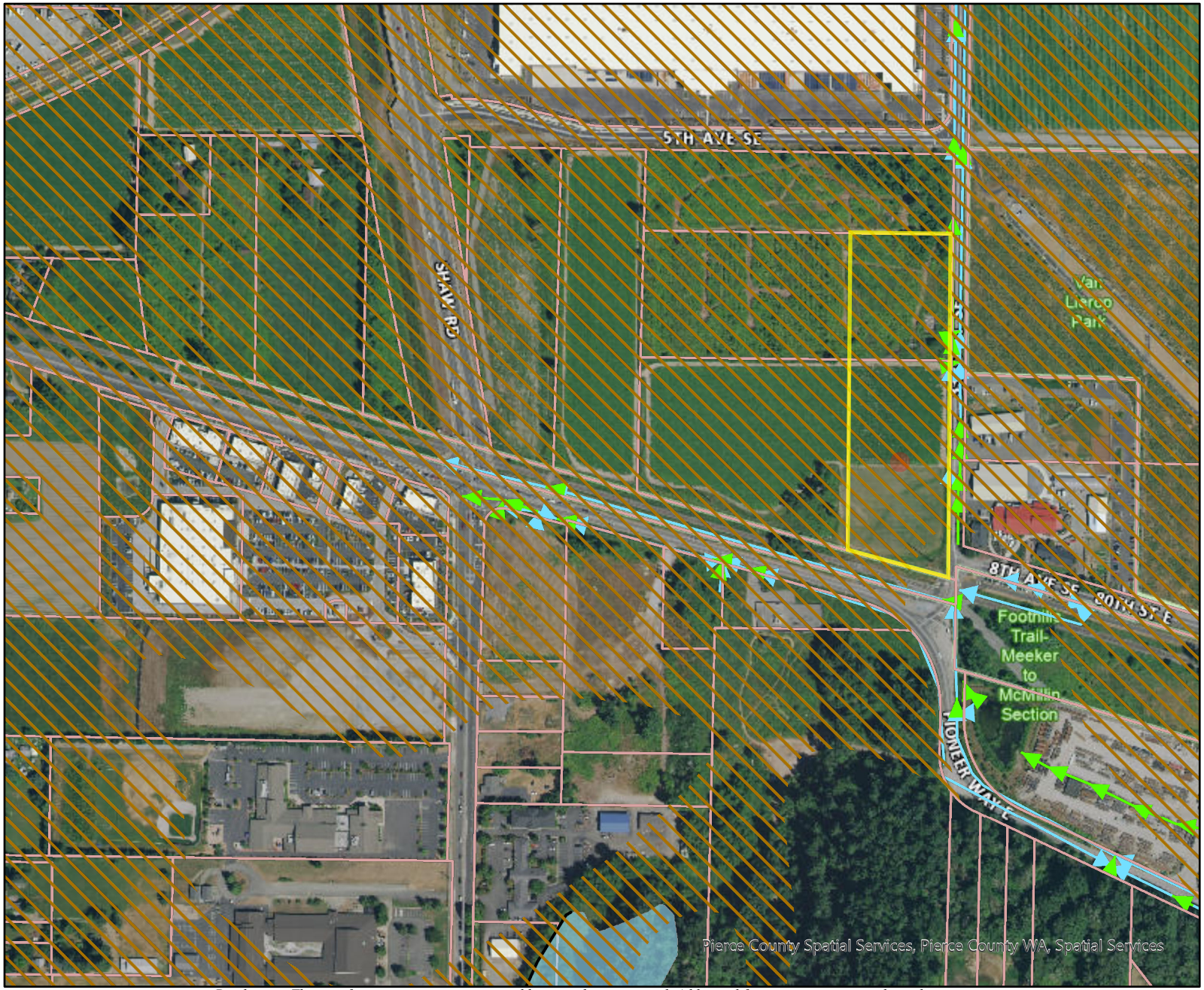
Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

Terrain Map of County GIS Storm Drains & Hydro Features

Date: 9/8/2022 09:50 AM

Figure 3

PublicGIS



Legend

Hydric Soils

Hydro - Centerlines

Hydro Centerline

Pipe

Hydro Water Bodies

Wetlands

Unconfirmed

Yes

No

Wetlands Delineation

Delineated

Verified

Unverified

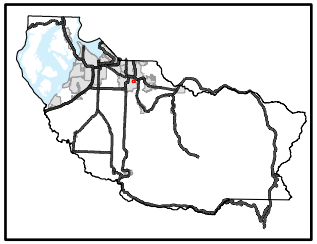
Tax Parcels

Storm Drainage Open Channels

Storm Drainage Main Lines

Perforated

Solid



N

0 95 190 380

Feet

1:4,800

Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present.
Pierce County assumes no liability for variations ascertained by formal survey.

Date: 9/14/2022 06:40 PM

County GIS Map of Hydric Soils, Storm Drainage, & Wetland Features

Figure 4

National Flood Hazard Layer FIRMette

FEMA

122°15'22"W 47°11'24"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

122°14'45"W 47°11'N

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/15/2022 at 11:24 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Figure 5

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetlands

September 15, 2022

Wetlands

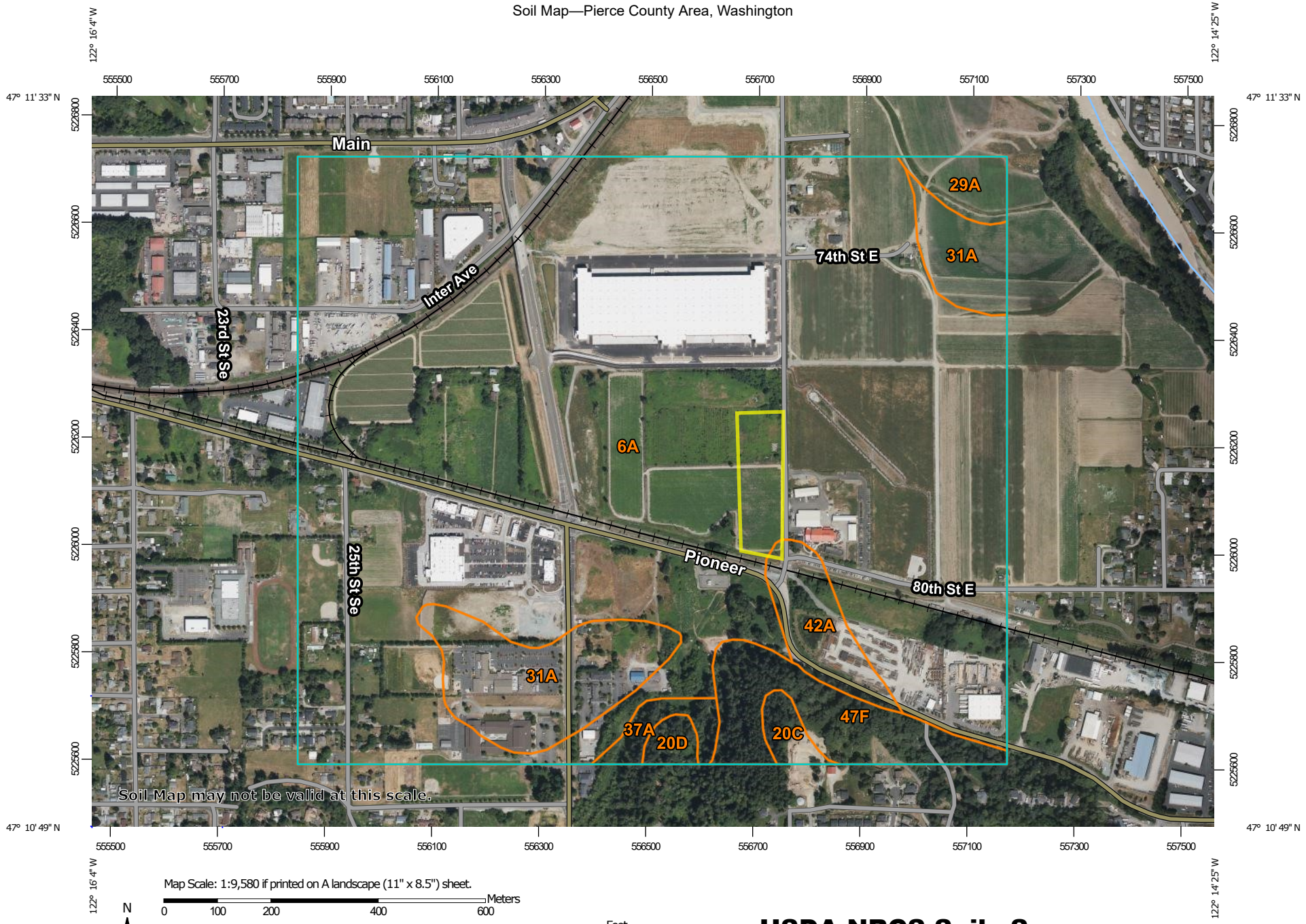
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Figure 6

USF&W National Wetland Inventory (NWI) Map for Study Area

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

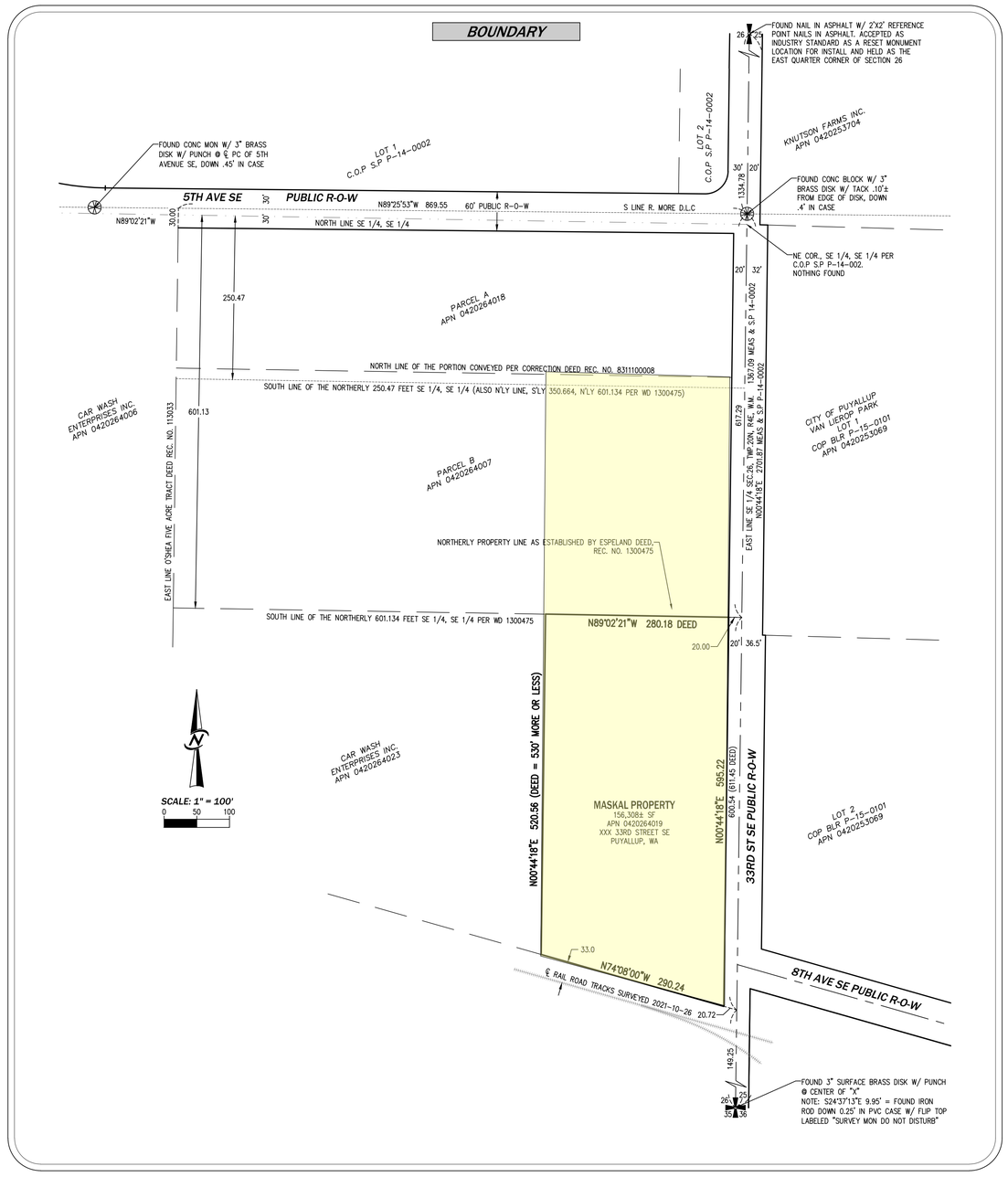


USDA-NRCS Soils Survey Map for Study Area

Figure 7

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
6A	Briscot loam	309.7	83.2%
20C	Kitsap silt loam, 8 to 15 percent slopes	2.5	0.7%
20D	Kitsap silt loam, 15 to 30 percent slopes	1.9	0.5%
29A	Pilchuck fine sand	4.5	1.2%
31A	Puyallup fine sandy loam	26.5	7.1%
37A	Semiahmoo muck	3.4	0.9%
42A	Sultan silt loam	8.6	2.3%
47F	Xerochrepts, 45 to 70 percent slopes	14.9	4.0%
Totals for Area of Interest		**372.1**	**100.0%**



DATUM

HORIZONTAL: NAD 83(1991) PER REF. 1

VERTICAL: NAVD 88

BENCHMARK

WSDOT MONUMENT ID NO. 3851
EL = 79.419 (NAVD 88)

SURVEYOR'S NOTES

1. THIS "ALTA/NSPS LAND TITLE SURVEY" HAS BEEN PERFORMED IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS" AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS IN 2021.
2. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT NO. 4266-3650066, DATED MAY 26, 2021. IN PREPARING THIS MAP, CORE DESIGN, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN TITLE INSURANCE COMPANY ALTA COMMITMENT. CORE DESIGN, INC. HAS RELIED WHOLLY ON FIRST AMERICAN TITLE INSURANCE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
3. THE LEGAL DESCRIPTION SHOWN HEREON IS THE SAME AS THAT SHOWN PER SAID TITLE COMMITMENT. GAPS, GORES OR OVERLAPS WITH PARCELS INCLUDED IN SAID REPORT OR ADJACENT TO IT/THEM AND ARE DESCRIBED HEREON.
4. THIS PROPERTY HAS LEGAL ACCESS TO 33RD STREET SE SHOWN HEREON AS PUBLIC RIGHT-OF-WAY. PHYSICAL ACCESS MAY BE LIMITED BY IMPROVEMENTS, OR LACK THEREOF, AS SHOWN ON THE SURVEY.
5. NO BUILDINGS OR FOUNDATIONS WERE OBSERVED ON THIS PROPERTY AT THE TIME OF THIS SURVEY.
6. CORE DESIGN INC. DID NOT LOCATE THE EXTENTS OF ANY UNDERGROUND FOUNDATIONS OR SLABS FOR THIS SURVEY.
7. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. CORE DESIGN, INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN FROM PAINT MARKINGS AS EVIDENCE OF POSSIBLE OR PROBABLE UNDERGROUND UTILITIES PER A CONTRACTED UTILITY LOCATE SERVICE SPECIFICALLY ENGAGED FOR THIS PROJECT. THE USER OF THIS SURVEY SHOULD RELY UPON SUCH MARKINGS AT THEIR OWN RISK.
8. CORE DESIGN, INC. SURVEY CREWS DETECTED NO OBSERVABLE EVIDENCE OF ANY CEMETERIES, GRAVE SITES, BURIAL GROUNDS, RUBBISH FILLS, SLOUGHS, SPRINGS, FILLED-IN WELLS, CISTERNS, OR SEEP HOLES ON THE PROPERTY.
9. THIS PROPERTY HAS RAILROAD TRACKS RIGHT OF WAY CONTIGUOUS TO THE SOUTHERLY BOUNDARY.
10. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON OCTOBER 26, 2021. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN AUGUST OF 2021.
11. ALL DISTANCES ARE IN U.S SURVEY FEET AT GROUND LEVEL.
12. THIS IS A FIELD TRAVERSE AND GPS/GNSS SURVEY. A THREE SECOND COMBINED ELECTRONIC TOTAL STATION AND GPS/GNSS UNIT WITH OPUS/WSRN CORRECTIONS WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
13. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THOSE PARTIES LISTED IN THE SURVEYOR'S CERTIFICATE. RIGHTS TO RELY ON OR USE THIS SURVEY DO NOT EXTEND TO ANY UNNAMED PARTY WITHOUT EXPRESS RECERTIFICATION BY CORE DESIGN, INC. AND/OR THE PROFESSIONAL LAND SURVEYOR WHOSE SEAL APPEARS HEREON.
14. ELEVATION AND/OR CONTOUR INFORMATION SHOWN HEREON IS GENERATED FROM DIRECT FIELD OBSERVATION. SAID INFORMATION MEETS US NATIONAL MAPPING STANDARDS AND IS ACCURATE TO WITHIN ONE-HALF THE CONTOUR INTERVAL. CONTOUR INTERVAL= 2-FEET

TABLE A OPTIONS

1. MONUMENTS HAVE BEEN PLACED AT ALL MAJOR CORNERS OF THE PROPERTY AS SHOWN HEREON.
2. ADDRESSES OF THE SURVEYED PROPERTY ARE SHOWN HEREON.
3. FLOOD ZONE DESIGNATION = X, AREA DETERMINED TO BE OUTSIDE OF 500-YEAR FLOOD PLAIN, ACCORDING TO FLOOD INSURANCE RATE MAP, ("FIRM") NOS. 53053C0361E, 53053C0342E. COMMUNITY NOS. 530144, (CITY OF PUYALLUP) PANEL NOS. 361, 342, SUFFIXES E, BOTH EFFECTIVE 03/07/2017, PIERCE COUNTY, WASHINGTON, AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ("FEMA").
4. PROPERTY AREA = 156,308± SQUARE FEET (3.5883± ACRES)
5. VERTICAL RELIEF IS SHOWN HEREON. SOURCE INFORMATION IS FROM A GROUND SURVEY. THE CONTOUR INTERVAL, VERTICAL DATUM AND ORIGINATING BENCHMARK ARE NOTED HEREON.

6(A) N/A

6(B) N/A

7(A) N/A

7(B)1 N/A

7(B)2 N/A

7(C) N/A

8. SUBSTANTIAL FEATURES AS OBSERVED IN THE FIELD ARE SHOWN HEREON.
9. N/A

10(A) N/A

11. THE LOCATION OF THE UTILITIES UPON OR SERVING THE SURVEYED PROPERTY ARE SHOWN HEREON AS DETERMINED BY:
(A) N/A
(B) MARKINGS COORDINATED BY THE SURVEYOR OR PURSUANT TO A PRIVATE UTILITY LOCATE REQUEST

12. N/A
13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN HEREON.
14. THE DISTANCE TO THE NEAREST INTERSECTING STREET IS SHOWN HEREON.
15. N/A
16. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE NOT OBSERVED WHILE CONDUCTING THE FIELDWORK.
17. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES SHOWN HEREON PER THE CITY OF PUYALLUP. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE NOT OBSERVED WHILE CONDUCTING THE FIELDWORK.
18. NO OFFSITE EASEMENTS OR SERVITUDES WERE DISCLOSED IN ANY DOCUMENTS PROVIDED TO THE SURVEYOR.
19. PROFESSIONAL LIABILITY INSURANCE HAS BEEN OBTAINED IN ACCORDANCE WITH THE REQUIREMENTS OF THE CLIENT THROUGHOUT THE TERM OF THE CONTRACT.

SCHEDULE B ITEMS

PER PROVIDED TITLE REPORT, SEE SURVEYORS NOTE 2

16. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "RIGHT OF WAY CONTRACT" RECORDED SEPTEMBER 04, 1956, UNDER RECORDING NUMBER 1766024. THE EASEMENT PLOTTED HEREON IS BASED ON THE DESCRIPTION CONTAINED IN THE REFERENCED INSTRUMENT AND MAY BE REVISED PURSUANT TO PIPELINE RECORDS (REQUEST SUBMITTED / RECEIPT PENDING)
17. THIS SITE IS SUBJECT TO CITY OF PUYALLUP, ORDINANCE NO. 2283, AN ORDINANCE ORDERING THE REPLACEMENT OF AN EXISTING WATER SUPPLY SYSTEM AND THE INSTALLATION OF WATER MAINS RECORDED DECEMBER 19, 1991, UNDER RECORDING NUMBER 9112190243. NOTHING PLOTTED.
18. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF EASEMENT" RECORDED SEPTEMBER 22, 2005 UNDER RECORDING NUMBER 200509220219. THE PORTION DESCRIBED THAT IS WITHIN SUBJECT SUBDIVISION LIES "ALONG THE EASTERLY SIDE" OF THE RIGHT-OF-WAY, NOTHING PLOTTED.
19. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN AN EASEMENT FOR PUGET SOUND ENERGY, INC., AS RECORDED UNDER RECORDING NUMBER 201410100124. SHOWN HEREON.
20. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN AN EASEMENT FOR PUGET SOUND ENERGY, INC., AS RECORDED UNDER RECORDING NUMBER 201708030608. SHOWN HEREON.
*TITLE REPORT NOTES: IN THIS CONNECTION WE NOTE THAT THE LEGAL DESCRIPTION FOR SAID EASEMENT IN SAID DOCUMENT APPEARS TO BE INCORRECT IN THAT THE 64.85-FOOT CALL RUNS TO THE EAST AND SHOULD RATHER RUN TO THE WEST. SAID DOCUMENT MUST BE CORRECTED AND RE-RECORDED. EASEMENT PLOTTED HEREON BASED ON ASSUMPTION COURSE RUNS TO WEST AS NOTED.

LEGAL DESCRIPTION

THOMAS P. MASKAL AND GLENNA A. MASKAL, HUSBAND AND WIFE

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PIERCE, STATE OF WA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON, AND THE NORTH LINE OF THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT OF WAY;
THENCE NORTH 611.45 FEET, MORE OR LESS, TO THE SOUTH LINE OF THAT CERTAIN TRACT CONVEYED TO WILLIAM ESPELAND BY DEED RECORDED IN VOLUME 693 OF DEEDS AT PAGE 355, UNDER RECORDING NO. 1300475;
THENCE ON SAID SOUTH LINE WEST 300.18 FEET;
THENCE SOUTH 530 FEET, MORE OR LESS, TO THE NORTHERN PACIFIC RAILWAY COMPANY'S RIGHT OF WAY;
THENCE EASTERLY ALONG SAID RAILWAY RIGHT OF WAY TO THE POINT OF BEGINNING.

EXCEPT THE EAST 20 FEET FOR RIGHT OF WAY FOR R.S. MORE ROAD (TURNER RD.), AS CONVEYED AND DEDICATED TO PIERCE COUNTY BY INSTRUMENT RECORDED NOVEMBER 4, 1920 UNDER RECORDING NO. 578370.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON

TPN 0420264019

XXXX 33RD ST SE
PUYALLUP, WASHINGTON 98372

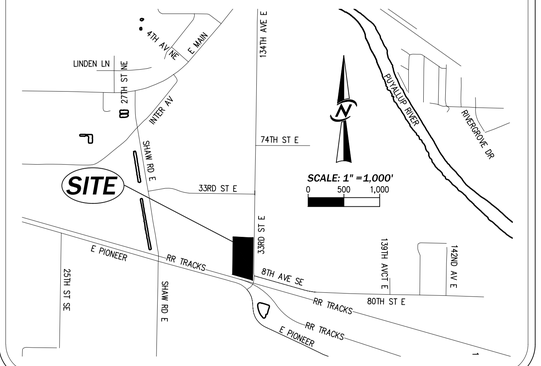
BASIS OF BEARINGS

N00°44'18"E ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST BETWEEN THE FOUND MONUMENTS AT THE EAST QUARTER CORNER AND THE SOUTHEAST SECTION CORNER PER S.P P-14-0002.

REFERENCES

1. CITY OF PUYALLUP SHORT PLAT P-14-0002 RECORDED UNDER RECORDING NUMBER 201612125002 RECORDS OF PIERCE COUNTY, WASHINGTON.
2. CITY OF PUYALLUP BOUNDARY LINE REVISION NO. P-15-0101 RECORDED UNDER RECORDING NUMBER 201512245001 RECORDS OF PIERCE COUNTY, WASHINGTON.

VICINITY MAP



ALTA/NSPS LAND TITLE SURVEY

MASKAL SOUTH - PUYALLUP STEP BY STEP

3303 #A 8TH AVE SE
PUYALLUP, WA 98372

SURVEYOR'S CERTIFICATION

TO THOMAS P. AND GLENNA A. MASKAL, STEP BY STEP, FIRST AMERICAN TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(B), AND 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 2021-10-26.

01/31/22
DATE OF PLAT OR MAP: 2022-01-18

KENNETH WILLIAM SHIPLEY — STATE OF WASHINGTON — 38488 — REGISTERED PROFESSIONAL LAND SURVEYOR

KENNETH W. SHIPLEY, PLS
CERTIFICATE NO. 38488
KWS@COREDESIGNINC.COM

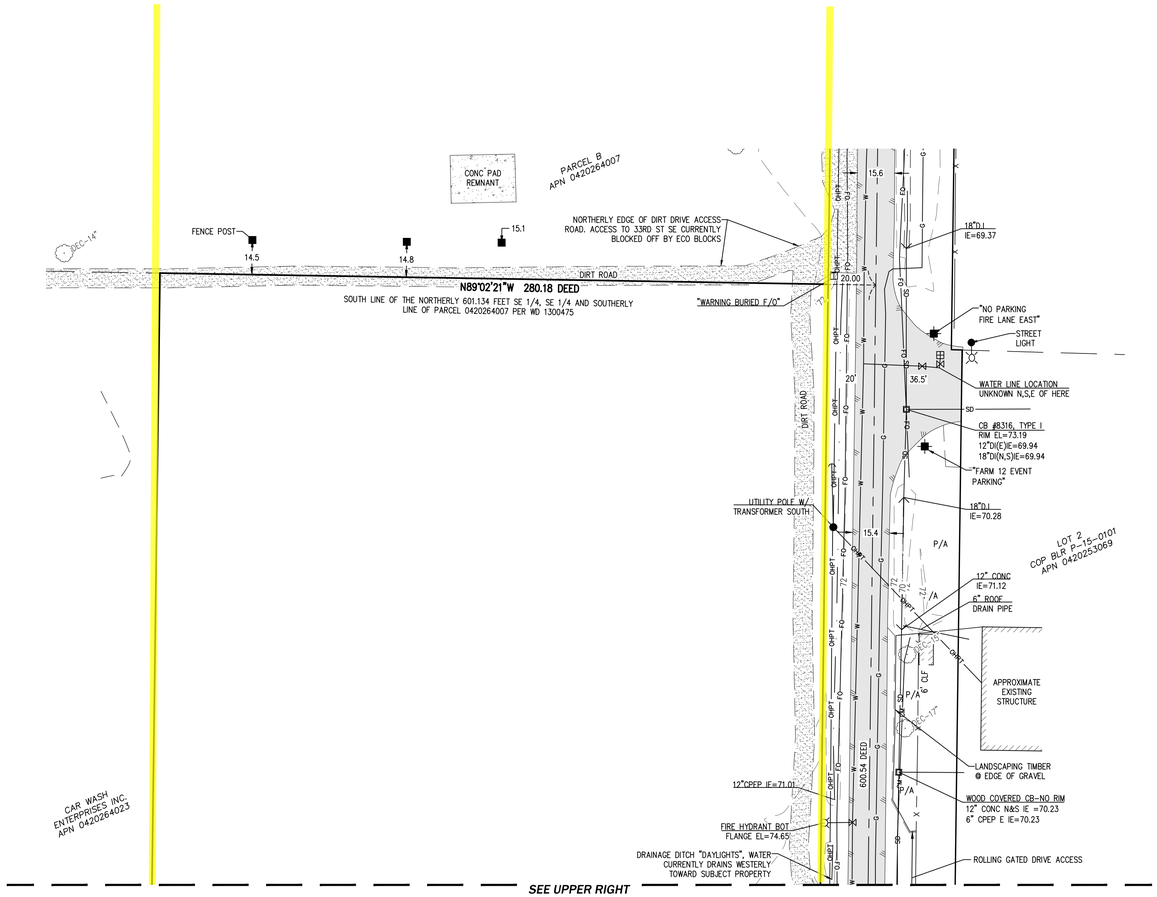
DATE OF SURVEY	2021-11-05	SHEET	OF
DRAWN	NATHAN R. RUSTAD	1	2
PROJECT MANAGER	HOLLI H. HEAVRIN, PE	PROJECT NO.	
REVISIONS	BOUNDARY PER TITLE DISCUSSION 1/18/22	21374	
	PIPE ESMT PER WILLIAMS 1/18/22		

CORE DESIGN
12100 NE 195TH STREET, SUITE 300
Bothell, Washington 98011
425.885.7877

Survey of Linden-Maskal Property @ 33rd St SE, 9-7-22

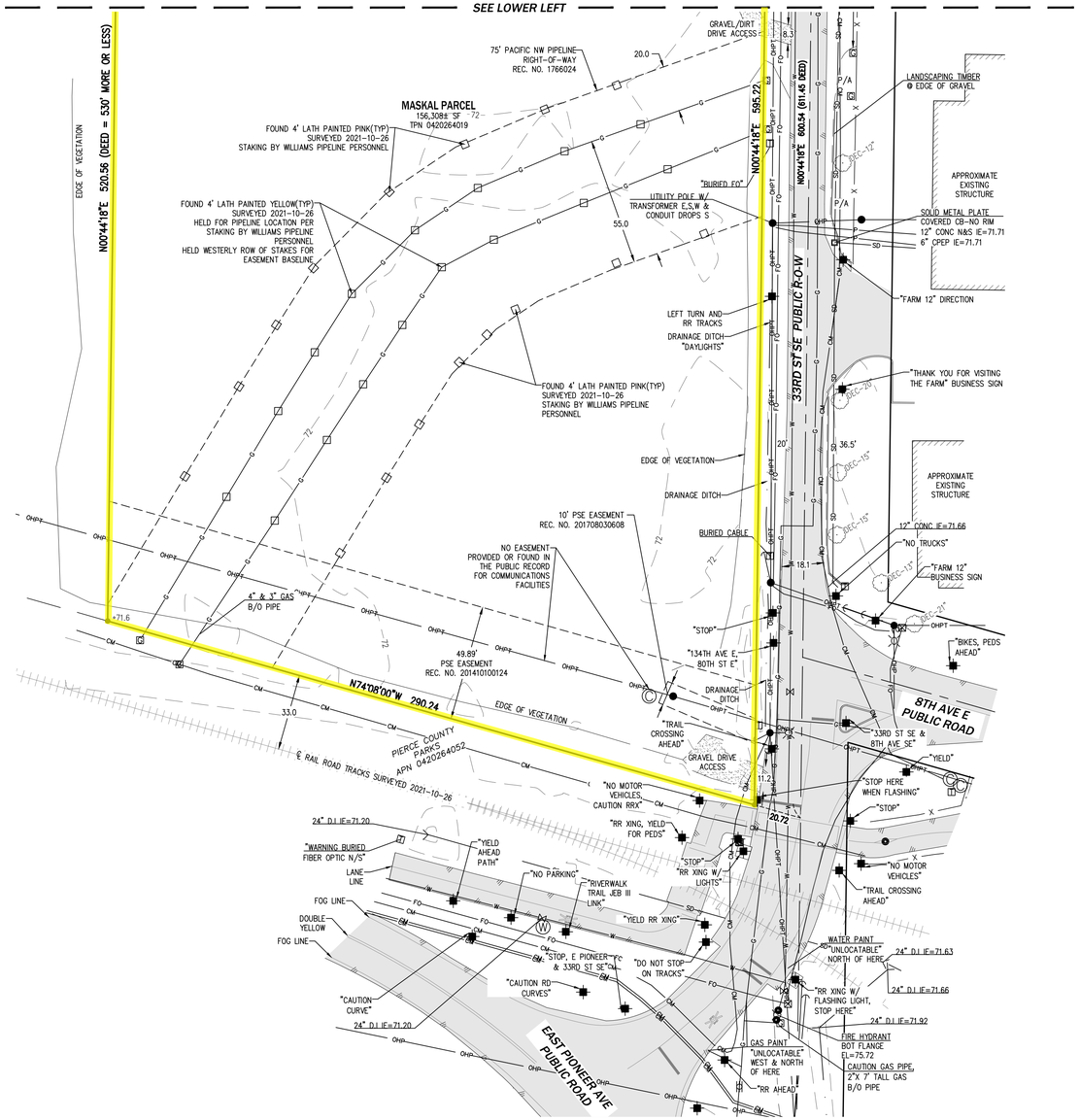
Figure 8

SE1/4 OF THE SE1/4, SEC. 26, TWP. 20 N., RGE. 4 E., W.M.



SEE UPPER RIGHT

SEE LOWER LEFT



SEE LOWER LEFT

LEGEND

FOUND SECTION CORNER, AS NOTED	POWER CONDUIT	x	FENCE LINE
FOUND QUARTER CORNER, AS NOTED	POWER VAULT		EDGE OF ASPHALT
FOUND SURVEY MONUMENT, AS NOTED	POWER JUNCTION BOX		CONCRETE
SET SURVEY MARKER, AS NOTED	COMMUNICATIONS MANHOLE		GRAVEL
SEWER MANHOLE	TELEPHONE PEDESTAL		
SEWER MARKER	TV PEDESTAL		
CATCH BASIN TYPE I	TRAFFIC SIGN, AS NOTED		
CATCH BASIN TYPE II	CONIFEROUS TREE		
STORM DRAIN MANHOLE	DECIDUOUS TREE		
STORM DRAIN MARKER	FVC FLOWLINE VERTICAL CURB		
CULVERT END	CLF CHAIN LINK FENCE		
FIRE HYDRANT	BWF BARB WIRE FENCE		
WATER VALVE	SEWER LINE		
WATER METER	STORM DRAINAGE LINE		
EXCAVATED TEST PIT LOCATIONS	WATER LINE		
GAS VALVE	GAS LINE		
UTILITY POLE	OVERHEAD POWER LINE		
LIGHT POLE	OVERHEAD COMMUNICATIONS LINE		
GUY ANCHOR	UNDERGROUND POWER LINE		
	UNDERGROUND COMMUNICATIONS LINE		

SCALE: 1" = 30'

0 15 30 60

01/31/22

KENNETH WILLIAM GILLESPIE — STATE OF WASHINGTON — 38486 — REGISTERED PROFESSIONAL LAND SURVEYOR

DATE OF SURVEY	2021-11-05	SHEET	OF
DRAWN	NATHAN R. RUSTAD	2	2
PROJECT MANAGER	HOLLI H. HEAVRIN, PE	PROJECT NO.	
REVISIONS	BOUNDARY PER TITLE DISCUSSION 1/18/22	21374	
	PIPE ESMT PER WILLIAMS 1/18/22		

CORE DESIGN
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Bothell, Washington 98011
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Survey of Linden-Maskal Property @ 33rd St SE, 9-7-22

Figure 8

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: 506 & 602 3rd st. SE City/County: Puyallup / Pierce Sampling Date: 9/15/2022

Applicant/Owner: Step by Step / Krista Linden State: WA Sampling Point: **TP-1**

Investigator(s): John G. Comis, John Comis Associates LLC Section, Township, Range: SE ¼ of the SE ¼ of Section 26-T20N-R4E

Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): Flat Valley Land Slope (%): 0-2

Subregion (LRR): Northwest Forests & Coasts, LRRA Lat: Long: Datum: NGVD-88

Soil Map Unit Name: Briscot Loam NWI classification: LRR A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology , significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No

Are Vegetation , Soil , or Hydrology , naturally problematic?

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No	☒	**Is the Sampled Area within a Wetland?**	**Yes**	**No** ☒
Hydric Soil Present?	Yes	No	☒			
Wetland Hydrology Present?	Yes	No	☒			

Remarks: Due to the time of year, hydrology was not present in this location and the decision was primarily based on soil which was non-hydric. The soil has been tilled in the past and not recently tilled at this time. Most of the existing vegetation is herb stratum and consists of non native and weedy species and remnent pumpkins from previous growing seasons.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
50% = _____, 20% =		**= Total Cover**	
Sapling/Shrub Stratum (Plot size: _____)			
1.			
2.			
3.			
4.			
5.			
50% = _____, 20% =		**= Total Cover**	
Herb Stratum (Plot size: _____)			
1. *Chenopodium album*	15		FACU
2. *Cyperus rotundus*	35	Y	FAC
3. *Trifolium pratense*	10		FACU
4. *Epilobium ciliatum*	20	Y	FACW
5. *Erigeron canadensis*	5		FACU
6. *Taraxacum officinale*	5		FACU
7.			
8.			
9.			
10.			
11.			
50% = 45, 20% = 18	**90**	**= Total Cover**	
Woody Vine Stratum (Plot size: _____)			
1. Rubus armeniacus	10	Y	FAC
2.			
50% = 5, 20% = 2	**10**	**= Total Cover**	
% Bare Ground in Herb Stratum			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	3	(A)
Total Number of Dominant Species Across All Strata:	3	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	100	(A/B)

Prevalence Index worksheet:

	Total % Cover of:	Multiply by:	
OBL species	0	x1 =	0
FACW species	20	x2 =	40
FAC species	45	x3 =	135
FACU species	35	x4 =	140
UPL species	0	x5 =	0
Column Totals:	100 (A)		315 (B)

Prevalence Index = B/A = 3.15

Hydrophytic Vegetation Indicators:

- 1 – Rapid Test for Hydrophytic Vegetation
- 2 - Dominance Test is >50%
- ☒ 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- 5 - Wetland Non-Vascular Plants[1]
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **No** ☒

Remarks: Based on the Prevalence Index, the vegetation in this location is considered non hydrophytic.

Project Site:

SOIL Sampling Point: **TP-1**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10 yr 3/3	100	none	0			Sandy Silt Loam	Little to no redox
18-20	10 yr 4/2	98		2		M	Sandy Silt Loam	Faint redox, <2%

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
- Histic Epipedon (A2)
- Black Histic (A3)
- Hydrogen Sulfide (A4)
- Depleted Below Dark Surface (A11)
- Thick Dark Surface (A12)
- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
- Sandy Redox (S5)
- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) **(except MLRA 1)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soils Present? **Yes** **No** ☒

Remarks: Metal debris found @ 6-8" deep. Less than 2% of redox features were found in the soil. Bottom of TP-1 was located at 20". Due to the soil color matrix, hydric soil is not present in this location.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Stunted or Stresses Plants (D1) **(LRR A)**
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) **(LRR A)**
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	No	☒	Depth (inches):
Water Table Present?	Yes	No	☒	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes	No	☒	Depth (inches):

Wetland Hydrology Present? **Yes** **No** ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Hydrology was not present this time of year but no saturation was found at the bottom of the test hole at 20" deep.

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project Site: 506 & 602 3rd st. SE City/County: Puyallup / Pierce Sampling Date: 9/15/2022

Applicant/Owner: Step by Step / Krista Linden State: WA Sampling Point: **TP-2**

Investigator(s): John G. Comis, John Comis Associates LLC Section, Township, Range: SE ¼ of the SE ¼ of Section 26-T20N-R4E

Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): Flat Valley Land Slope (%): 0-2

Subregion (LRR): Northwest Forests & Coasts, LRRA Lat: Long: Datum: NGVD-88

Soil Map Unit Name: Briscot Loam NWI classification: LRR A

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology , significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No

Are Vegetation , Soil , or Hydrology , naturally problematic?

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No	☒	**Is the Sampled Area within a Wetland?**	**Yes**	**No** ☒
Hydric Soil Present?	Yes	No	☒			
Wetland Hydrology Present?	Yes	No	☒			

Remarks: Due to the time of year, hydrology was not present in this location and the decision was primarily based on soil which was non-hydric. The soil has been tilled in the past and not recently tilled at this time. Most of the existing vegetation is herb stratum and consists of non native and weedy species and remnent pumpkins from previous growing seasons.

VEGETATION – Use scientific names of plants

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
50% = _____, 20% =		**= Total Cover**	
Sapling/Shrub Stratum (Plot size: _____)			
1. Vaccinium corymbosum	20	Y	FACW
2.			
3.			
4.			
5.			
50% = 10, 20% = 4	**20**	**= Total Cover**	
Herb Stratum (Plot size: _____)			
1. Cirsium arvense	15		FAC
2. Festuca arundinacea	25	Y	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
50% = 20, 20% = 8	**40**	**= Total Cover**	
Woody Vine Stratum (Plot size: _____)			
1. Rubus armeniacus	40	Y	FAC
2.			
50% = 20, 20% = 8	**40**	**= Total Cover**	
% Bare Ground in Herb Stratum			

Dominance Test Worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC:	3	(A)
Total Number of Dominant Species Across All Strata:	3	(B)
Percent of Dominant Species That Are OBL, FACW, or FAC:	100	(A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x1 =	0
FACW species	20	x2 =	40
FAC species	55	x3 =	165
FACU species	25	x4 =	100
UPL species	0	x5 =	0
Column Totals:	100 (A)		305 (B)

Prevalence Index = B/A = 3.05

Hydrophytic Vegetation Indicators:

1 – Rapid Test for Hydrophytic Vegetation

2 - Dominance Test is >50%

☒ 3 - Prevalence Index is ≤3.0[1]

4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)

5 - Wetland Non-Vascular Plants[1]

Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **No** ☒

Remarks: Based on the Prevalence Index, the vegetation in this location is considered non hydrophytic.

Project Site:

SOIL Sampling Point: **TP-2**

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20"	10 yr 3/3	100	none	0			Sandy Silt Loam	Faint to no redox

[1]Type: C= Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. [2]Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

- Histosol (A1)
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- Sandy Mucky Mineral (S1)
- Sandy Gleyed Matrix (S4)
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- Stripped Matrix (S6)
- Loamy Mucky Mineral (F1) **(except MLRA 1)**
- Loamy Gleyed Matrix (F2)
- Depleted Matrix (F3)
- Redox Dark Surface (F6)
- Depleted Dark Surface (F7)
- Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- 2 cm Muck (A10)
- Red Parent Material (TF2)
- Very Shallow Dark Surface (TF12)
- Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if present):

Type:

Depth (inches):

Hydric Soils Present? **Yes** **No** ☒

Remarks: TP-2 contained deep roots all the way to the bottom of the hole at 20". No mottles or redoxic features were present in this location. Based on soil color matrix, this location is non hydric.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one required; check all that apply)

- Surface Water (A1)
- High Water Table (A2)
- Saturation (A3)
- Water Marks (B1)
- Sediment Deposits (B2)
- Drift Deposits (B3)
- Algal Mat or Crust (B4)
- Iron Deposits (B5)
- Surface Soil Cracks (B6)
- Inundation Visible on Aerial Imagery (B7)
- Sparsely Vegetated Concave Surface (B8)
- Water-Stained Leaves (B9) **(except MLRA 1, 2, 4A, and 4B)**
- Salt Crust (B11)
- Aquatic Invertebrates (B13)
- Hydrogen Sulfide Odor (C1)
- Oxidized Rhizospheres along Living Roots (C3)
- Presence of Reduced Iron (C4)
- Recent Iron Reduction in Tilled Soils (C6)
- Stunted or Stresses Plants (D1) **(LRR A)**
- Other (Explain in Remarks)

Secondary Indicators (2 or more required)

- Water-Stained Leaves (B9) **(MLRA 1, 2, 4A, and 4B)**
- Drainage Patterns (B10)
- Dry-Season Water Table (C2)
- Saturation Visible on Aerial Imagery (C9)
- Geomorphic Position (D2)
- Shallow Aquitard (D3)
- FAC-Neutral Test (D5)
- Raised Ant Mounds (D6) **(LRR A)**
- Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes	No	☒	Depth (inches):
Water Table Present?	Yes	No	☒	Depth (inches):
Saturation Present? (includes capillary fringe)	Yes	No	☒	Depth (inches):

Wetland Hydrology Present? **Yes** **No** ☒

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks: Hydrology was not present at this time of year but no saturation was found at the bottom of the test hole at 20" deep.