

City of Puyallup Traffic Scoping Worksheet

PROJECT INFORMATION

Project Title: 2401 Inter Ave Truck Storage Date: 11/10/2025

Applicant Name: Mike Phair Telephone Number: (253) 219-9734

Project Description: .93-acre of truck storage + .92-acre shared parking Year of Occupancy: 2026

Project Location: PN: 2105200150 Parcel Size: 1.85-acres

Proposed Number of Access Point(s): 2 Existing Number of Access Point(s): 1

Land Use	Quantity (dwelling units/size)	ITE Land Use Code	Average Daily Trips	AM Peak Hour Trips*	PM Peak Hour Trips*
Existing Use(s): LUC 210 – Single-Family Detached Housing					
LUC - 210	1	210	-9.1	-0.7	-0.9
Proposed Use(s): Truck Storage Yard					
Truck Storage Yard	0.93-acres	N/A	N/A	N/A	2.5
Net New Trips			--	--	4.1
Traffic Impact Fees: Net New PM Peak Hour Trips x \$4,500 = \$7,200.00					

- * The project trips shall be rounded to the nearest tenth.
- * The project trips shall be estimated using the ITE's *Trip Generation*, 11th Edition.
- * Trip generation regression equations shall be used when the R² value is 0.70 or greater.
- * For land uses that do not exist within the ITE's *Trip Generation*, actual field data shall be collected from three local facilities that have similar characteristics to the proposal.
- * For single-family units and offices and specialty retail smaller than 30,000 SF, use ITE's *Trip Generation*, 11th Edition, average rate.

Identify all intersections that will be affected by 25 new project peak hour trips or more:

1. None 4. _____
2. _____ 5. _____

Prepared by: Traffic Engineer: Aaron Van Aken Telephone Number: 253-770-1401

Address: 1011 E Main Suite 453, Puyallup, WA 98371 avanaken@heathtraffic.com

Office Use Only

TIS ☐ TAS ☐ TAIS ☐ No Further Work Required ☐

Checklist (Please make sure you have included the following information):

- ☒ Completed Worksheet ☒ Attach Site Plan ☒ Attach Trip Assignment ☒ Attach Trip Distribution
- ☒ Mail or hand deliver to 333 South Meridian, Puyallup, WA 98371 or e-mail to standle@ci.puyallup.wa.us



Date: November 10, 2025
To: City of Puyallup
From: Aaron Van Aken, P.E. PTOE
Heath & Associates
Subject: Inter Ave Truck Storage – Scoping Update

INTRODUCTION

This scoping memorandum provides an update to the previous July 10, 2023, scoping submittal to reflect the proposed changes to the on-site uses. A project description is provided below.

PROJECT DESCRIPTION

The subject site, 2401 Inter Avenue (Tax Parcel No: 2105200150) is a 1.85-acre site currently occupied with single-family residence and a long-haul truck storage yard. The project would remove the single-family dwelling unit and divide the property into two distinct uses.

South Half (0.93 acres): The south half of the property would remain a storage yard for truck and trailers as previously proposed. Access would be from Inter Avenue. A gate would be installed to between the north and south portions of the property.

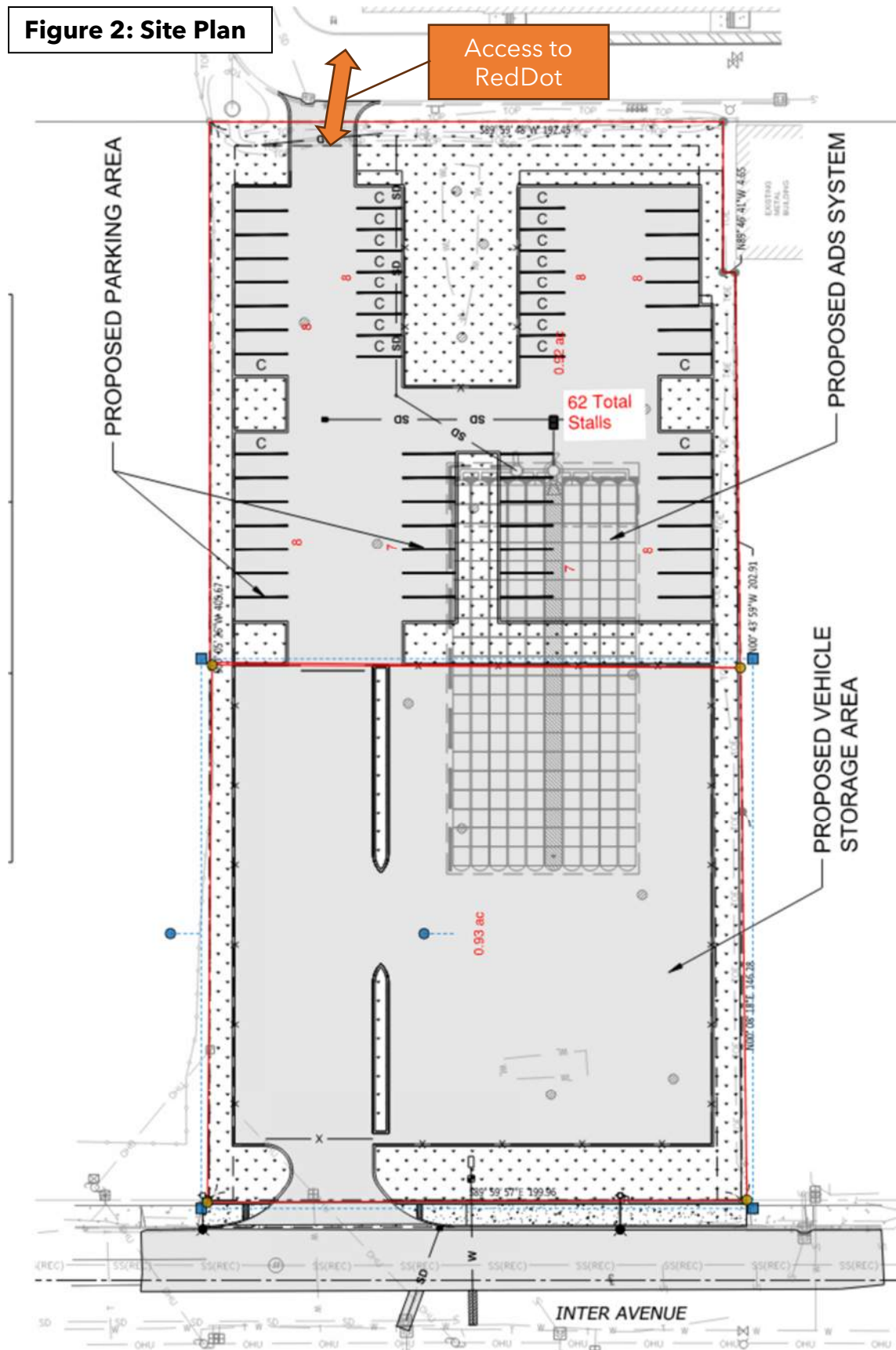
North Half (0.92 acres): The north half of the property is proposed to be a 62-stall paved parking lot intended to serve as overflow parking for RedDot Corporation at 2504 E Main (Tax Parcel No: 0420264065). RedDot employees would access the subject site from a new approach connecting to the south side of their property.

A vicinity map is illustrated in Figure 1 on the following page with the subject parcel outlined in blue. A conceptual site plan is presented in Figure 2.





Figure 2: Site Plan



SITE CHARACTERISTICS

South Half: Approximately 5-10 trailers (53 foot) will be located on-site at any given time. The trailers will then remain on-site for 3-7 days where they would be swapped out for another trailer. Trucks are expected to use the property for overnight parking for their 34-hour log reset. The estimated number of trucks is 2-5 per day based on average activity from the site.

North Half: The north side will only be accessible from the RedDot Corporation site and would serve as overflow parking. The lot is proposed to have approximately 62 parking stalls.

TRIP GENERATION

Trip generation estimates for the proposed project were derived from the Institute of Transportation Engineers (ITE) publication, *Trip Generation*, 12th Edition (for the single-family residence) and local trip generation data that we've conducted at other truck storage yards and used in similar past analyses (no comparable ITE data for truck storage). Note that no trip generation was calculated for the north half as this area would not change trip patterns in the vicinity. All access to the north half of the site would be through the existing RedDot Corporation property.

Data from the local trip generation assessment was conducted in April 2019 on three similar truck storage yards in Pierce/King County. An updated site, 1221 Alexander Ave, Tacoma, WA was surveyed in November of 2021. The four subject sites for the trip generation study are listed below, as well as the PM peak hour trip activity.

Table 1: PM Peak Hour Trip Generation Rates:

Sample Site	Date	PM Peak Hour			Size acres	Rate (trips per acre)		
		In	Out	Total		In	Out	Total
263 Roy Rd SW	4/23/2019	2	2	4	1.90	1.05	1.06	2.11
893 Valentine Ave	4/24/2019	9	15	24	5.88	1.53	2.55	4.08
1075 Valentine Ave	4/24/2019	4	4	8	3.37	1.19	1.19	2.38
1221 Alexander Ave	11/17/2021	5	5	10	4.90	1.02	1.02	2.04
Average Rates						1.20	1.45	2.65

The rates above will be applied to forecast the estimated trips to and from the south half of the site. See Table 2 for net new PM peak hour project trips.



Table 2: Project PM Peak Hour Trip Generation

Land Use	Size	PM Peak-Hour Trips		
		Inbound (Rate 1.20)	Outbound (Rate 1.45)	Total (Rate 2.65)
<u>Existing:</u> Single Family Dwelling	1 unit	-1	0	-1
<u>Proposed:</u> Truck Storage Yard	0.93-acres	1	2	3
Net New Trips		0	2	2

Based on ITE and local trip generation data, the project is estimated to generate 2 net new PM peak hour trips. Figure 3 on the following page illustrates the net new PM peak hour trip distribution and assignment.

CONCLUSION

This scoping report provides an update to the previous July 2023 submittal. The project now includes a 62-stall parking lot to provide additional parking for the RedDot Corporation. The south half (0.93-acres) would continue to be used for truck and trailer storage.

After accounting for the reduced truck storage area, and credit for the single family residence removal, the project is estimated to generate 2 net new PM peak hour trips.

Please feel free to contact me should you require further information.

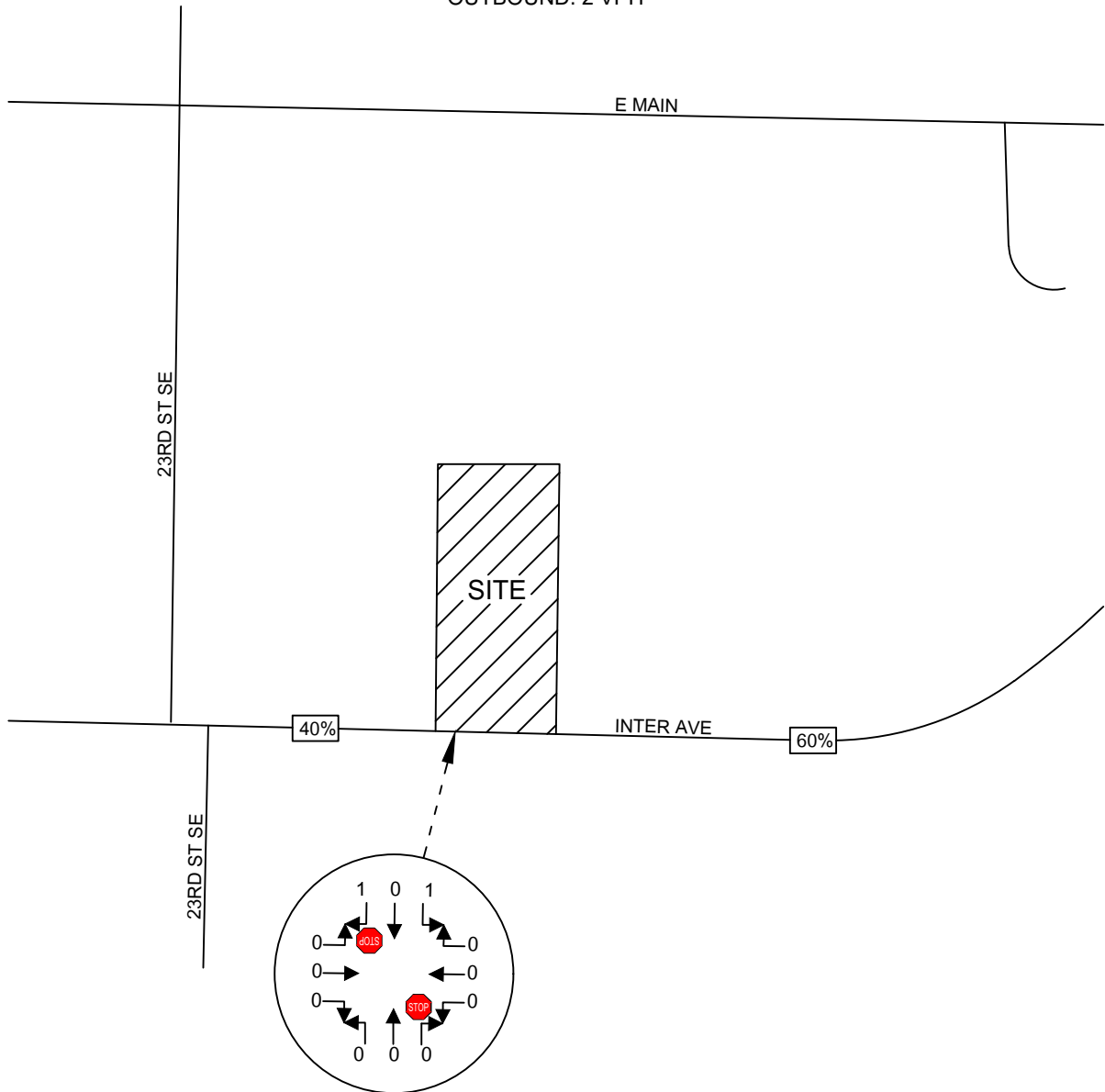
Aaron Van Aken, P.E. PTOE





NET NEW PM PEAK HOUR TRIPS

INBOUND: 0 VPH
OUTBOUND: 2 VPH



Single-Family Detached Housing (210)

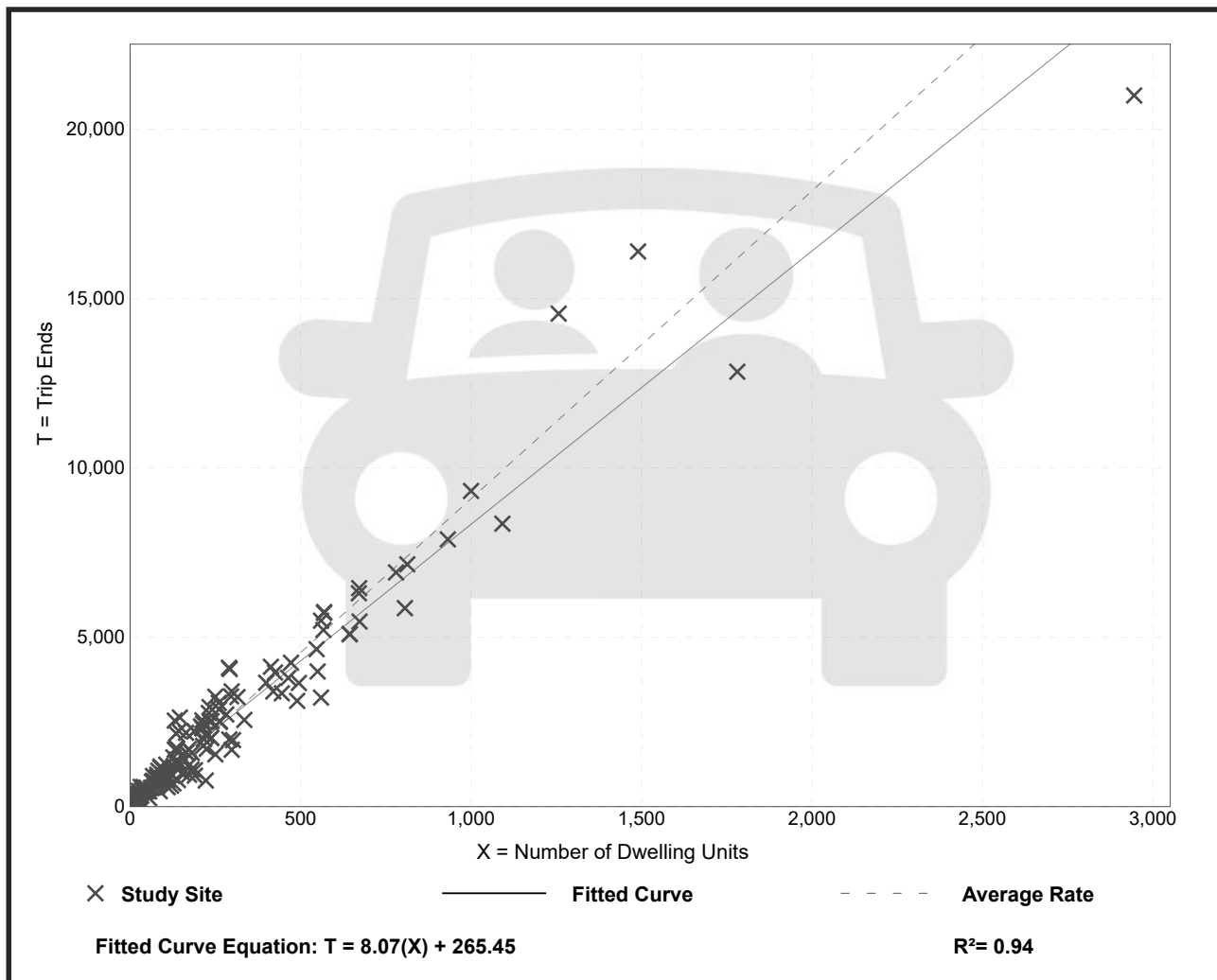
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 155
Avg. Num. of Dwelling Units: 261
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.09	3.47 - 23.80	2.29

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 153

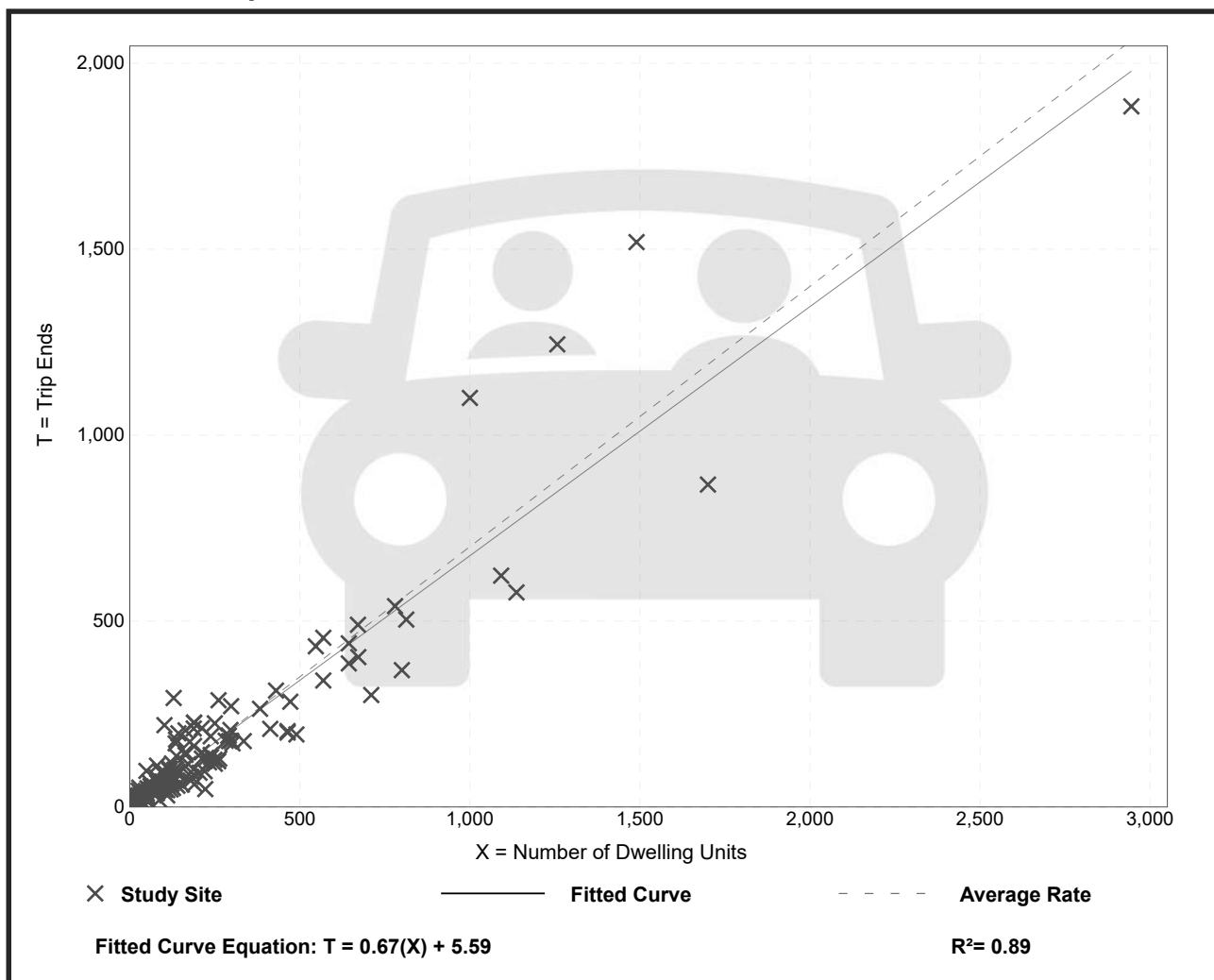
Avg. Num. of Dwelling Units: 239

Directional Distribution: 27% entering, 73% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.22 - 2.27	0.26

Data Plot and Equation



Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units

On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 166

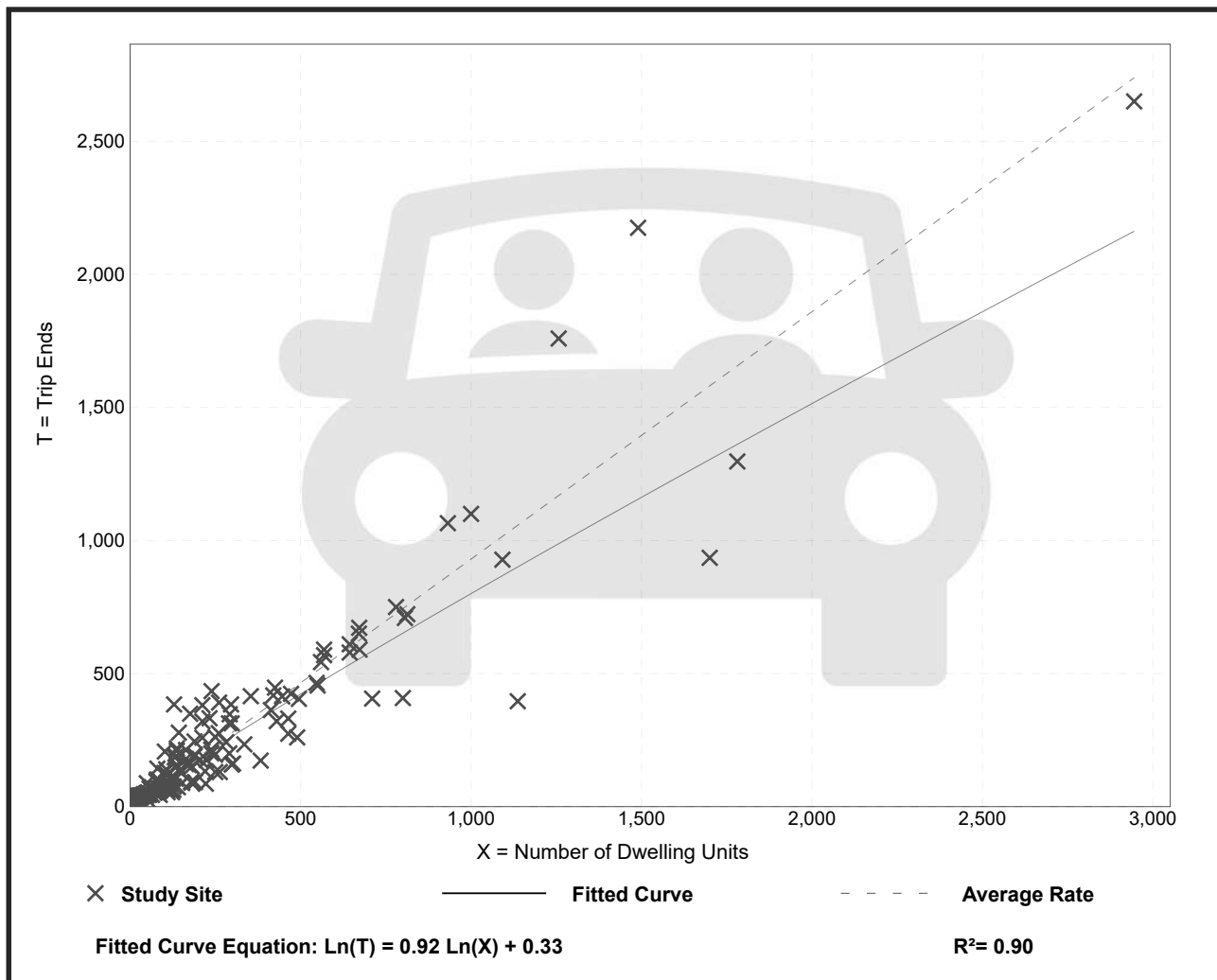
Avg. Num. of Dwelling Units: 266

Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.93	0.35 - 2.98	0.33

Data Plot and Equation





Heath & Associates

PO Box 397
Puyallup, WA 98371

File Name : 4771b
Site Code : 00004771
Start Date : 11/17/2021
Page No : 1

Groups Printed- Passenger + - Heavy

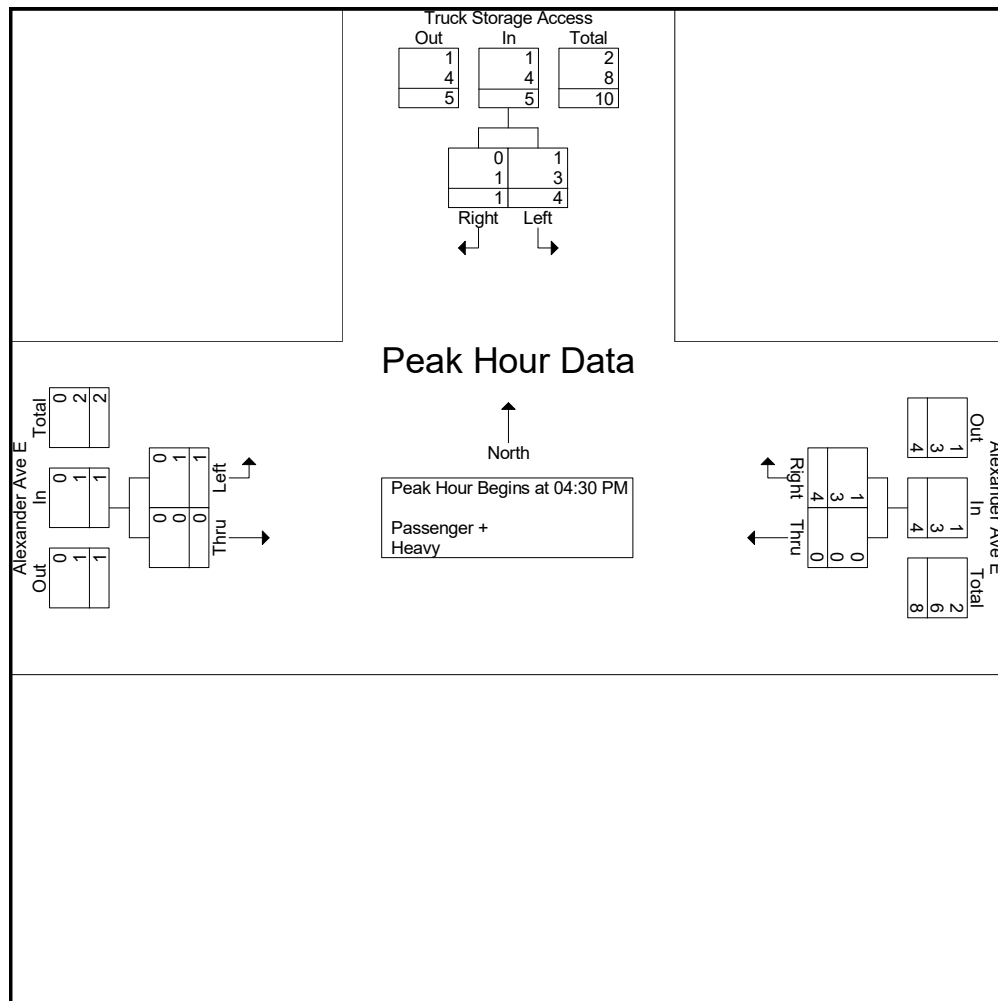
	Truck Storage Access Southbound			Alexander Ave E Westbound			Alexander Ave E Eastbound			
Start Time	Right	Left	App. Total	Right	Thru	App. Total	Thru	Left	App. Total	Int. Total
04:00 PM	0	0	0	1	0	1	0	0	0	1
04:15 PM	0	1	1	0	0	0	0	0	0	1
04:30 PM	0	0	0	0	0	0	0	1	1	1
04:45 PM	1	0	1	2	0	2	0	0	0	3
Total	1	1	2	3	0	3	0	1	1	6
05:00 PM	0	2	2	2	0	2	0	0	0	4
05:15 PM	0	2	2	0	0	0	0	0	0	2
05:30 PM	0	0	0	0	0	0	0	1	1	1
05:45 PM	0	0	0	1	0	1	0	0	0	1
Total	0	4	4	3	0	3	0	1	1	8
Grand Total	1	5	6	6	0	6	0	2	2	14
Apprch %	16.7	83.3		100	0		0	100		
Total %	7.1	35.7	42.9	42.9	0	42.9	0	14.3	14.3	
Passenger +	0	1	1	1	0	1	0	0	0	2
% Passenger +	0	20	16.7	16.7	0	16.7	0	0	0	14.3
Heavy	1	4	5	5	0	5	0	2	2	12
% Heavy	100	80	83.3	83.3	0	83.3	0	100	100	85.7

Heath & Associates

PO Box 397
Puyallup, WA 98371

File Name : 4771b
Site Code : 00004771
Start Date : 11/17/2021
Page No : 2

	Truck Storage Access Southbound			Alexander Ave E Westbound			Alexander Ave E Eastbound			
Start Time	Right	Left	App. Total	Right	Thru	App. Total	Thru	Left	App. Total	Int. Total
Peak Hour Analysis From 04:00 PM to 05:45 PM - Peak 1 of 1										
Peak Hour for Entire Intersection Begins at 04:30 PM										
04:30 PM	0	0	0	0	0	0	0	1	1	1
04:45 PM	1	0	1	2	0	2	0	0	0	3
05:00 PM	0	2	2	2	0	2	0	0	0	4
05:15 PM	0	2	2	0	0	0	0	0	0	2
Total Volume	1	4	5	4	0	4	0	1	1	10
% App. Total	20	80		100	0		0	100		
PHF	.250	.500	.625	.500	.000	.500	.000	.250	.250	.625
Passenger +	0	1	1	1	0	1	0	0	0	2
% Passenger +	0	25.0	20.0	25.0	0	25.0	0	0	0	20.0
Heavy	1	3	4	3	0	3	0	1	1	8
% Heavy	100	75.0	80.0	75.0	0	75.0	0	100	100	80.0





Heath & Associates, Inc.
2214 Tacoma Road
Puyallup, WA 98371

Project Name: Milton Truck Storage

Intersection: 263 Roy Ave

Jurisdiction: City of Pacific

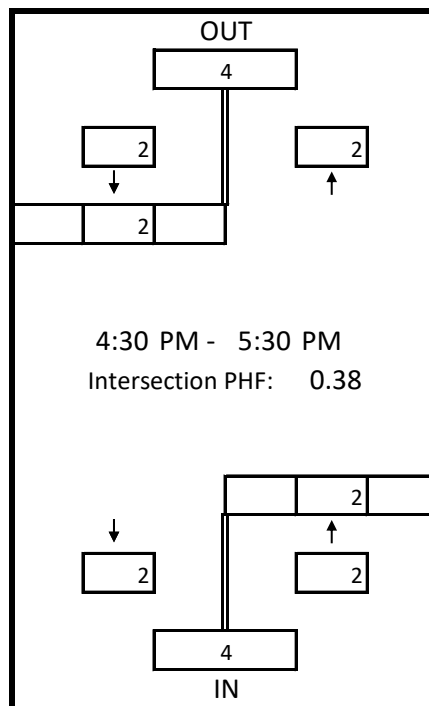
Date of Count: 4/23/2019

Project Number: 4273

Time Period	Southbound OUT				Westbound				Northbound IN				Eastbound				Total
	HV	R	T	L	HV	R	T	L	HV	R	T	L	HV	R	T	L	
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
4:30 PM	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	0
4:45 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	2
5:30 PM	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total	1	0	3	0	0	0	0	0	1	0	2	0	0	0	0	0	5
-------	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---	---

Peak Hour	4:30 PM to 5:30 PM																Total
Peak Total	0	0	2	0	0	0	0	0	1	0	2	0	0	0	0	0	4
Heavy Veh.	33.3%				0.0%				50.0%				0.0%				
PHF	0.50				0.00				0.50				0.00				



Heath & Associates, Inc.
2214 Tacoma Road
Puyallup, WA 98371

Project Name: Milton Truck Storage

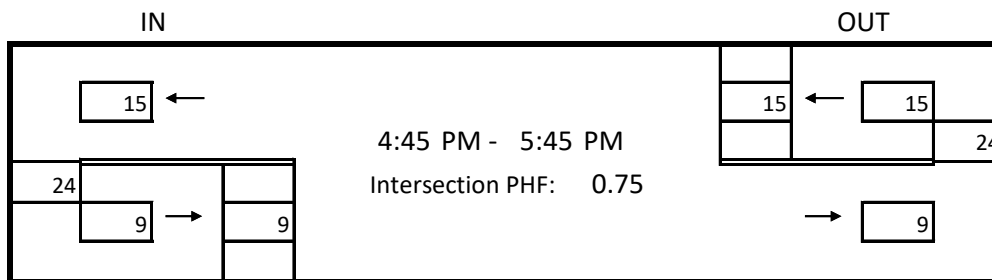
Intersection: 893 Valentine Ave

Jurisdiction: City of Pacific

Date of Count: 4/24/2019

Project Number: 4273

Time Period	Southbound				Westbound OUT				Northbound				Eastbound IN				Total	
	HV	R	T	L	HV	R	T	L	HV	R	T	L	HV	R	T	L		
4:00 PM	0	0	0	0	1	0	1	0	0	0	0	0	0	0	1	0	2	
4:15 PM	0	0	0	0	2	0	4	0	0	0	0	0	2	0	2	0	6	
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	2	
4:45 PM	0	0	0	0	0	0	1	0	0	0	0	0	1	0	4	0	5	
5:00 PM	0	0	0	0	0	0	2	0	0	0	0	0	1	0	2	0	4	
5:15 PM	0	0	0	0	3	0	7	0	0	0	0	0	0	0	1	0	8	
5:30 PM	0	0	0	0	0	0	5	0	0	0	0	0	2	0	2	0	7	
5:45 PM	1	0	0	0	1	0	3	0	0	0	0	0	0	0	2	0	5	
Total	1	0	0	0	7	0	23	0	0	0	0	0	7	0	16	0	39	
Peak Hour	4:45 PM to 5:45 PM																	Total
Peak Total	0	0	0	0	3	0	15	0	0	0	0	0	4	0	9	0	24	
Heavy Veh.	0.0%				30.4%				0.0%				43.8%					
PHF	0.00				0.54				0.00				0.56					



Heath & Associates, Inc.
2214 Tacoma Road
Puyallup, WA 98371

Project Name: Milton Truck Storage

Intersection: 1075 Valentine Ave

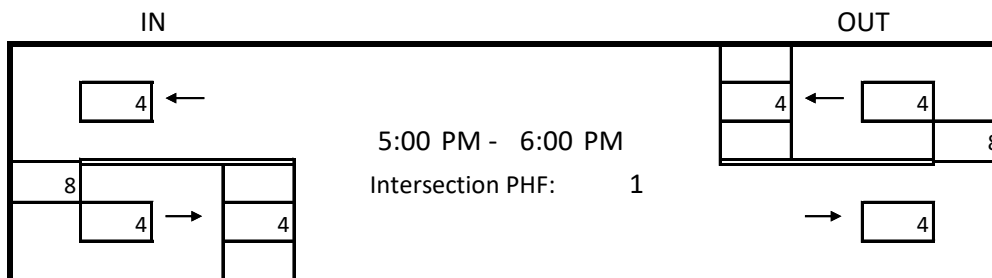
Jurisdiction: City of Pacific

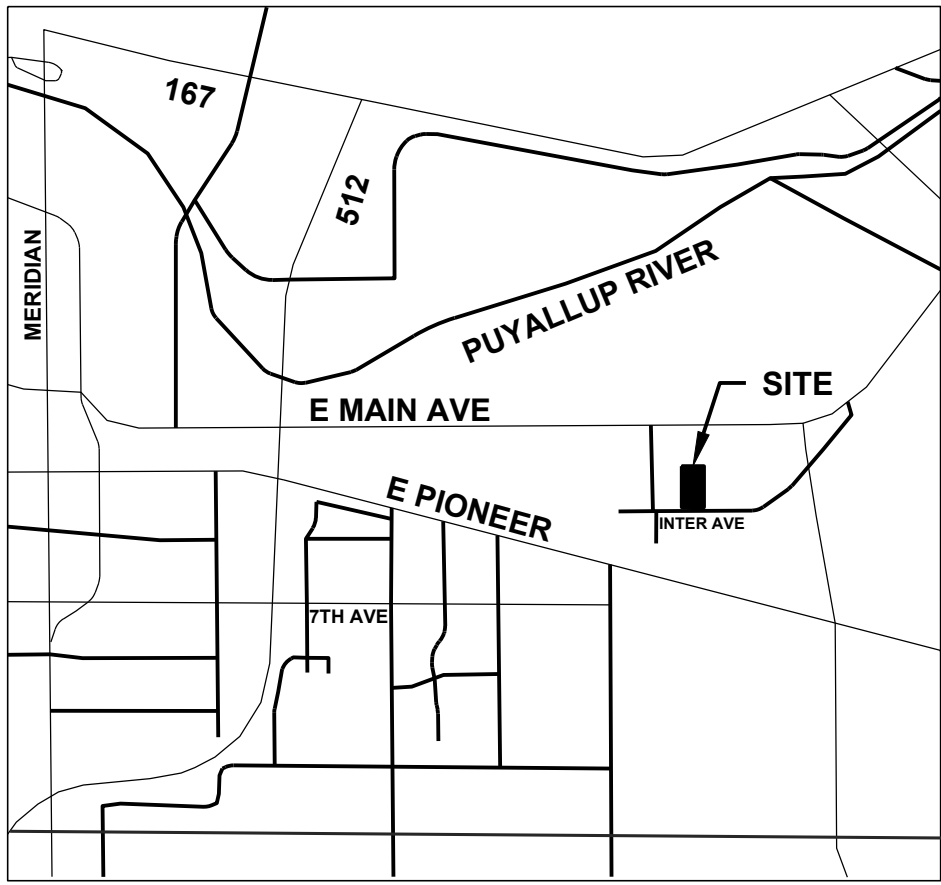
Date of Count: 4/24/2019

Project Number: 4273

Time Period	Southbound				Westbound OUT				Northbound				Eastbound IN				Total
	HV	R	T	L	HV	R	T	L	HV	R	T	L	HV	R	T	L	
4:00 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	1
4:15 PM	0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
4:30 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	2
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	2	0	2
5:15 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	2
5:30 PM	0	0	0	0	0	0	1	0	0	0	0	0	0	0	1	0	2
5:45 PM	1	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	2
Total	1	0	0	0	0	0	8	0	0	0	0	0	1	0	5	0	13

Peak Hour	5:00 PM to 6:00 PM																Total
Peak Total	1	0	0	0	0	0	4	0	0	0	0	0	1	0	4	0	8
Heavy Veh.	0.0%				0.0%				0.0%				20.0%				
PHF	0.00				0.50				0.00				0.50				





VICINITY MAP
SCALE: NTS

SITE SPECIFICATIONS

SITE DATA:
ASSESSORS/TAX PARCEL NUMBER(S): 2105200150
PARCEL/SITE SIZE: 80,436 SF / 1.85 ACRES
SECTION/TOWNSHIP/RANGE: 26/20/04
DEVELOPMENT JURISDICTION: CITY OF PUYALLUP
SITE ADDRESS: 2401 INTER AVE SE
PUYALLUP, WA 98372
ZONING: LIMITED MANUFACTURING
DENSITY: X
PRESENT USE: LIMITED MANUFACTURING
SENSITIVE AREAS: NO
WETLANDS: UNDER CURRENT REVIEW
FLOOD PLAIN HAZARD AREAS: NO
EROSION HAZARD AREAS: NO
LANDSLIDE HAZARD AREAS: NO
COAL MINE HAZARD AREAS: NO
SEISMIC HAZARD AREAS: NO
CREEKS/STREAMS: NO
LAKES: NO
STEEP SLOPES(10% OR GREATER): NO
VOLCANIC: NO
WILDLIFE HABITAT: NO
SHORELINE CLASSIFICATION: NO

NORTH: LIMITED MANUFACTURING
SOUTH: LIMITED MANUFACTURING
EAST: LIMITED MANUFACTURING
WEST: LIMITED MANUFACTURING

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES, CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

FIRE SPRINKLER NOTE

FIRE LINE SHALL BE SIZED BY A LICENSED FIRE PROTECTION ENGINEER. A SEPARATE, DETAILED PLAN SHALL BE APPROVED BY THE FIRE MARSHALL AND INSTALLED BY A WASHINGTON CERTIFIED LEVEL "U" CONTRACTOR IN ACCORDANCE WITH WAC 212-80-010. A POST INDICATOR VALVE SHALL BE INSTALLED ON THE SPRINKLER LINE TO ISOLATE THE FIRE SYSTEM FROM THE WATER SYSTEM WHEN REQUIRED.

FILL SPECIFICATIONS

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD.

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHICAL DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, MCINNIS ENGINEERING CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION, OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

PROJECT BENCHMARK

ELEVATION: 60.21 FEET
DESCRIPTION:
SOUTHWEST DEED CORNER BEING A REBAR WITH PLASTIC CAP STAMPED
"APEX LS 41278/45792" AT SURFACE

SECONDARY PROJECT BENCHMARK

ELEVATION: 61.41 FEET
DESCRIPTION:
SOUTHEAST DEED CORNER BEING A REBAR WITH PLASTIC CAP STAMPED
"APEX LS 41278/45792" AT SURFACE

METHODOLOGY:

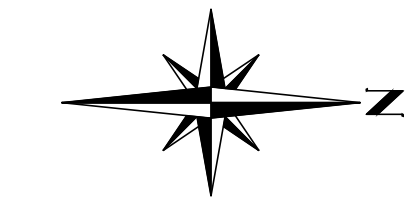
THIS SURVEY WAS PERFORMED VIA CONVENTIONAL AND RADIAL TRAVERSE METHODS WITH A TOPCON PS103 3" SECOND TOTAL STATION AND A GEOMAX ZOOM 95 3" SECOND TOTAL STATION TOGETHER WITH RTK NETWORK/ROVER TECHNIQUES UTILIZING TOPCON GR-3 RECEIVER AND CARLSON GRX7 RECEIVER AND MEET OR EXCEED ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090

2401 INTER COVER SHEET

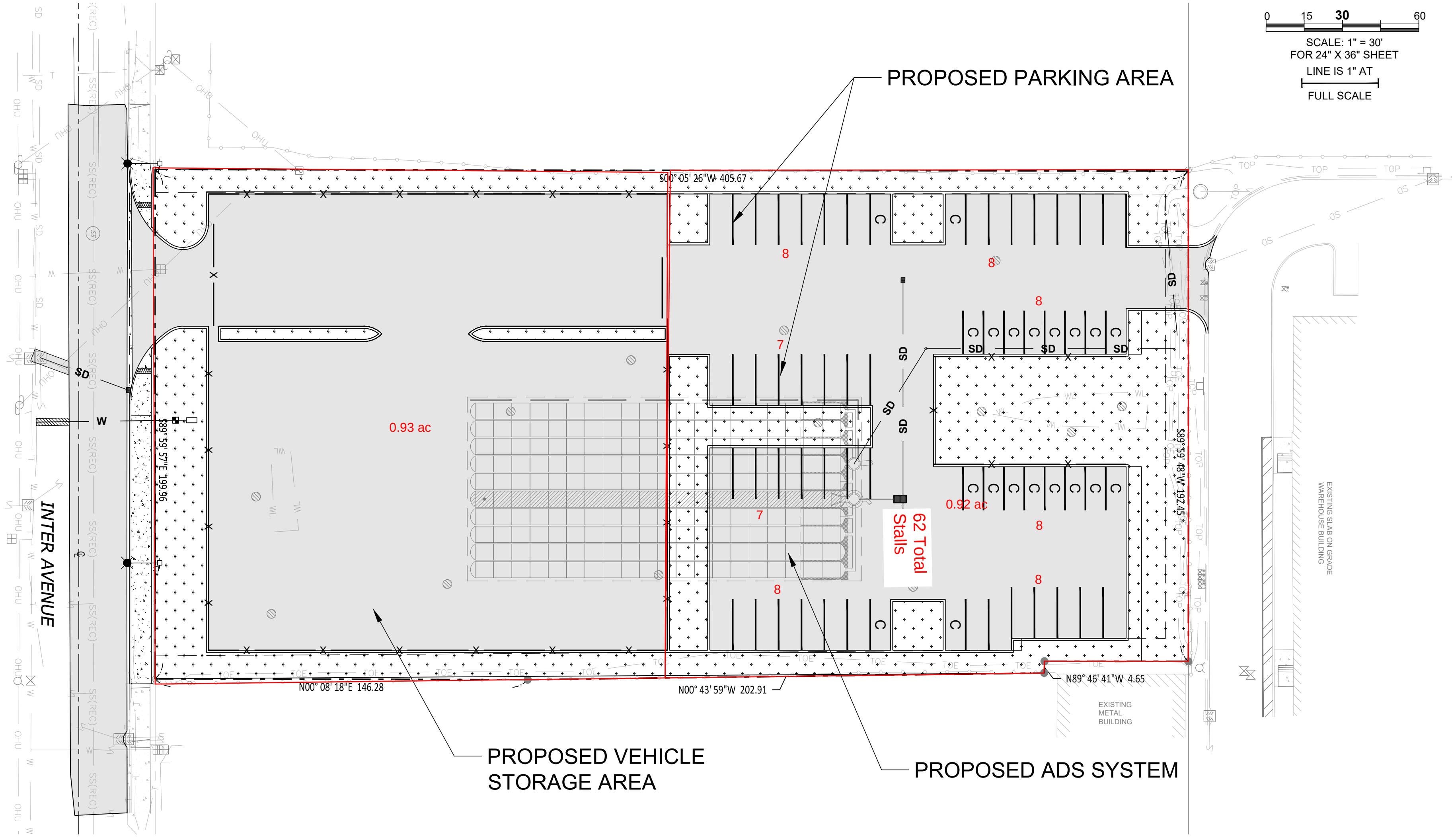
A PORTION OF THE SW 1/4 OF SECTION 26, TOWNSHIP 20 N, RANGE 4 E, W.M. PIERCE COUNTY, WA

SHEET INDEX

SHEET NUMBER	SHEET NAME	DESCRIPTION
1	C-1	COVER SHEET
2	C-2	SITE PLAN
3	C-3	TESC PLAN
4	C-4	TESC NOTES AND DETAILS
5	C-5	GRADING PLAN
6	C-6	FRONTAGE IMPROVEMENT PLAN
7	C-7	STREET LIGHTING PLAN
8-14	C8-C14	NOTES AND DETAILS



0 15 30 60
SCALE: 1" = 30'
FOR 24" X 36" SHEET
LINE IS 1" AT
FULL SCALE



PROPOSED VEHICLE
STORAGE AREA

PROPOSED ADS SYSTEM

LEGEND

---	PROPERTY LINE
---	SETBACK
---	PROPOSED CONCRETE
---	PROPOSED ASPHALT
---	PROPOSED LANDSCAPE
---	PROPOSED ADS SYSTEM
---	TRENCH BACKFILL
---	PAVING PATCH
SD	STORM DRAIN
W	WATER LINE
X	PROPOSED FENCE
---	CATCH BASIN
---	CLEAN OUT
---	WATER METER
---	DOUBLE CHECK VALVE ASSEMBLY
---	PROPOSED CONTOUR LINES

LEGAL DESCRIPTION

PER BOUNDARY LINE RESOLUTION PURSUANT TO RCW 58.04.007 AND QUIT CLAIM RECORDED UNDER PIERCE COUNTY AFN 201705310130

LOT 8, ACKERSON'S 2ND ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN BOOK 80F PLATS, AT PAGE 25, PIERCE COUNTY, WASHINGTON; SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

EXCEPT THAT OF LOT 8, ACKERSON'S 2ND ADDITION TO PUYALLUP, ACCORDING TO PLAT RECORDED IN BOOK 80F PLATS, AT PAGE 25, PIERCE COUNTY, WASHINGTON LAYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8 THENCE NORTH 0° 18' 18" EAST ALONG THE EAST LINE OF LOT 8 A DISTANCE OF 146.28 FEET TO THE INTERSECTION OF THE CYCLONE FENCE AS IT EXISTS AS OF FEBRUARY 17, 2017;

THENCE NORTH 0° 43' 59" WEST ALONG THE EXISTING CYCLONE FENCE A DISTANCE OF 202.91 FEET TO A POINT 5.00 FEET SOUTHERLY OF THE SOUTH FACE OF THE METAL BUILDING AS IT EXISTS AS OF FEBRUARY 17, 2017;
THENCE NORTH 89° 46' 41" WEST PARALLEL WITH THE EXISTING METAL BUILDING A DISTANCE OF 4.65 FEET TO A POINT 5 FEET FROM THE WESTERLY FACE OF THE EXISTING METAL BUILDING;
THENCE NORTH 0° 01' 42" EAST PARALLEL WITH THE WESTERLY FACE OF THE EXISTING METAL BUILDING A DISTANCE OF 56.50 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LOT 8, SAID POINT LAYS SOUTH 89° 59' 48" WEST AND 7.85 FEET DISTANT FROM THE NORTHEAST CORNER OF SAID LOT 8;
AREA OF EXCEPTION BEING 763 SQUARE FEET MORE OR LESS.
CONTAINING 80436 SQUARE FEET (1.85 ACRES) MORE OR LESS.

EXISTING LEGEND

---	EXISTING SURFACE SPOT ELEVATION	---	BUILDING
---	EXISTING STORM DRAIN CATCH BASIN	---	FLOW LINE CURB
---	SANITARY SEWER MANHOLE	---	EXTRUDED CURB
---	EXISTING WATER METER	---	STANDARD CURB
---	EXISTING WATER VALVE	---	EDGE OF CONCRETE
---	EXISTING FIRE HYDRANT	---	EDGE OF GRAVEL
---	EXISTING IRRIGATION CONTROL VALVE	SS(REC)	EXISTING SANITARY SEWER LINE RECORD POSITION
---	EXISTING POWER METER	SD	EXISTING STORMDRAIN LINE
---	EXISTING UTILITY POLE	W	EXISTING WATER LINE
---	EXISTING UTILITY JUNCTION BOX	T	EXISTING SUBTERRANEAN TELECOMMUNICATIONS LINE
---	EXISTING SIGN AS NOTED	OHU	EXISTING OVERHEAD UTILITY LINE
---	EXISTING GROUND SPOT ELEVATION	---	EXISTING CHAINLINK FENCE AS NOTED
---	POWER JUNCTION BOX	WL	WETLAND MARGIN
---	PROPERTY LINE MARKER	---	EDGE EXISTING ASPHALT PAVING
---	CENTERLINE	---	EXISTING CONCRETE SURFACE
---	RIGHT OF WAY	---	EXISTING ASPHALT SURFACE
---	MAJOR CONTOUR	---	EXISTING GRAVEL SURFACE
---	MINOR CONTOUR	---	BUILDING HATCH
---	EXISTING TOP OF SLOPE	---	
---	EXISTING TOE OF SLOPE	---	

CIVIL ENGINEER

MCINNIS ENGINEERING
202 E 34TH ST
TACOMA, WA 98404
CONTACT: WILL MCINNIS
OFFICE: 253-414-1992

OWNER/CLIENT:

2401 INTER INC
BOX P.O. 252
PUYALLUP, WA 98371
(253) 841-1388
MIKE@EJPOLTRY.COM

SURVEYOR

MCINNIS ENGINEERING
202 E 34TH ST
TACOMA, WA 98404
CONTACT: LARRY WALKER
OFFICE: 253-414-1992

PROJECT SPECIFICATIONS

PARCEL NO: 2105200150
ADDRESS: 2401 INTER AVE SE PUYALLUP, WA 98372
ZONING: LIMITED MANUFACTURING
PARCEL SIZE: 1.85 AC
PROPOSED LOT USE: LM
NO. OF DWELLING UNITS: 0
DOMESTIC WATER SOURCE: PUBLIC
SEWAGE DISPOSAL SYSTEM: PUBLIC
EXISTING PARKING TOTAL: 0
PROPOSED PARKING TOTAL: 3

BASIS OF BEARINGS

HELD BEARING OF: SOUTH 89° 59' 57" EAST ALONG THE CENTER LINE OF INTER AVENUE AS SHOWN ON RECORD OF SURVEY FOR BOUNDARY LINE RESOLUTION UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 201705315001

VERTICAL DATUM

NAVD 88.

THE BENCHMARKS SHOWN HEREON WERE DERIVED BY GPS 15 MINUTE OBSERVATIONS CONSTRAINING TO THE WSRN (WASHINGTON STATE REFERENCE NETWORK) AND EMPLOYING THE 2012a GEOID MODEL.

HORIZONTAL DATUM

ASSUMED

SURVEYORS NOTES:

- NO DEED CORNERS WERE SET THIS SURVEY
- THIS SURVEY DOES NOT PURPORT TO SHOW ALL OR ANY EASEMENTS OF RECORD. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE REPORT.
- THE PURPOSE OF THIS SURVEY IS TO SHOW CURRENT CONDITIONS OF SITE FOR DESIGN PURPOSES
- THIS SURVEY SHOWN HEREON IS A CONGLOMERATION OF DATA OBSERVED BY THIS SURVEYOR FROM TWO DIFFERENT COMPANIES. ALL WORK SHOWN HEREON WAS PERFORMED BY THIS SURVEYOR. DATA SHOWN HEREON NORTH OF THE SOUTHERLY BANK OF THE NORTHERLY DEPICED EAST/WEST DRAINAGE SWALE WAS OBSERVED IN 2024 UNDER MCINNIS ENGINEERING. ALL DATA SOUTHERLY OF SAID SOUTHERLY DRAINAGE SWALE BANK WAS OBSERVED IN 2019 UNDER ABBEY ROAD GROUP. SAID ABBEY ROAD GROUP DATA MAY NOT REFLECT CURRENT CONDITIONS.
- DATES OF SURVEY: MAY 07, 2019 AND DECEMBER 13TH AND 20TH, 2024.
- CONTOUR INTERVAL SHOWN HEREON IS AT A 1' INTERVAL.
- THE SUBSURFACE UTILITIES OF POWER, NATURAL GAS, AND TELECOMMUNICATIONS WERE DEMARCATED BY 811 ONE CALL SERVICE IN APRIL OF 2019 AND FIELD LOCATED BY ABBEY ROAD GROUP IN MAY OF 2019. ABBEY ROAD GROUP DOES NOT WARRANT NOR CERTIFY THE ACCURACY OR COMPLETENESS OF SAID UTILITIES. NO UTILITY LOCATES WERE REQUESTED FOR THE 2024 TOPOGRAPHIC SURVEY AREA. THERE MAY EXIST UTILITIES NOT SHOWN HEREON.
- THIS SURVEY DOES NOT RESOLVE ANY POSSIBLE UNWRITTEN RIGHTS DUE TO ADVERSE POSSESSION OR OTHER OCCUPATIONAL INDICATORS SUCH AS FENCES.
- INVESTIGATION OF SUBSURFACE UTILITIES AS CONTRACTED BETWEEN ABBEY ROAD GROUP AND CLIENT WAS LIMITED TO 811 ONE CALL LOCATES. THERE MAY BE OTHER UTILITIES NOT DEPICTED. IF CONSTRUCTION IS TAKE PLACE WITHIN THE DEPICTED TOPOGRAPHY, ONE MUST BE CAUTIOUS AND MAY HAVE TO PERFORM ADDITIONAL RESEARCH FOR RECORD LOCATIONS OF UTILITIES IN THE AREA.
- SEWER LATERALS AS DEPICTED WERE DERIVED THROUGH 811 UTILITY MARKING AND ABBEY ROAD GROUP DOES NOT WARRANT NOR CERTIFY THE ACCURACY OR COMPLETENESS OF SAID UTILITIES.
- FOR A COMPLETE BOUNDARY BREAKDOWN, PLEASE REFERENCE RECORD OF SURVEY FOR BOUNDARY LINE RESOLUTION UNDER PIERCE COUNTY AUDITOR'S FILE NUMBER 201705315001

CUT AND FILL

FILL: 0 CY
CUT: 10,857CY

PLEASE NOTE THAT CUT AND FILL NUMBERS ARE ESTIMATES AND MAY NOT REFLECT THE FINAL IMPORT/EXPORT.

CALL BEFORE YOU DIG
1-800-424-5555 OR 811

mcinnisengineering.com
253.414.1992

McInnis
ENGINEERING

2401 INTER
COVER SHEET

2401 INTER AVE SE
PUYALLUP, WA 98372



DESCRIPTION	DATE	NUM	SCALE
INITIAL RELEASE	01/24/25	V1	1"=30'
SECOND RELEASE	06/23/25	V2	
DESIGNED			
W. MCINNIS			
DRAWN			
W. MCINNIS			
DATE			
8/22/2025			
JOB NO.			
24-166			
SHEET			
C1 OF C14			
C1			

A PORTION OF THE SW 1/4 OF SECTION 26, TOWNSHIP 20 N, RANGE 4 E, W.M. PIERCE COUNTY, WA

DATE _____

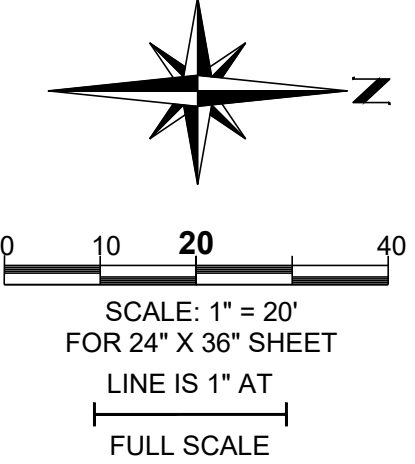
NOTE: THIS APPROVAL IS VOID
AFTER 180 DAYS FROM APPROVAL
DATE.
THE CITY WILL NOT BE
RESPONSIBLE FOR ERRORS
AND/OR OMISSIONS ON THESE
PLANS.
FIELD CONDITIONS MAY DICTATE
CHANGES TO THESE PLANS AS
DETERMINED BY THE
DEVELOPMENT ENGINEERING
MANAGER.

McInnis
ENGINEERING

**2401 INTER AVE SE
PUYALLUP, WA 98372**



DESCRIPTION	INITIAL RELEASE	SECOND RELEASE							
DATE	01/24/25	06/23/25							
NUM	V1	V2							
DESIGNED V. MCINNIS			SCALE 1"=20'						
RAWN V. MCINNIS			CHECKED J. MCINNIS						
DATE /22/2025			APPROVED J. MCINNIS						
JOB NO. 24-166									
SHEET C2 OF C14									
C2									



CALL BEFORE YOU DIG
1-800-424-5555 OR 811