

SEPA ENVIRONMENTAL CHECKLIST

WAC 197-11-960

PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

For nonproject proposals complete this checklist and the supplemental sheet for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal.

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable:

APL Properties

2. Name of applicant:

American Pride Lending, LLC

3. Address and phone number of applicant and contact person:

Applicant: Sikander Sekhon
American Pride Lending, LLC
PO Box 1226
Kent, WA 98035
(206) 412-9926

Contact Person: Sam Salo, PE
Encompass Engineering & Surveying
165 NE Juniper St. Suite 201
Issaquah, WA 98027
(425) 961-2170

4. Date checklist prepared:

September 15th, 2022

5. Agency requesting checklist:

City of Puyallup

6. Proposed timing or schedule (including phasing, if applicable):

The existing gravel will be removed from the perimeter of the project site and wetland before being re-planted.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

There are no future additions, expansion, or further activity related to or connected with this proposal anticipated at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

- **Geotechnical Report – Earth Solutions NW**
- **Wetland Delineation – Altmann Oliver Associates**

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

There are no known applications pending for governmental approvals of other proposals directly affecting the property covered by this proposal at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.

Clearing and Grading Permit, Site Plan Review, Administrative Design Review, Civil & Building permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The APL Properties Office and Storage Yard project at 212 Todd Road NE in Puyallup, WA, 98371 includes addressing the previously completed grading work with a retro clear, grade and fill permit. The Applicant completed clean up to the site immediately after it was acquired to resolve garbage and transient problems. There is a single-family home at the front (north) end of the property that will be converted to office space with a change of use building permit. The Applicant is proposing a 12-foot landscape/screening buffer along the north, eastern and southern property lines along with a 6-foot landscape buffer on the western property line. A stream buffer mitigation plan is being prepared for the southeastern corner where the off-site Wapato Creek's 100-foot buffer encroaches onto the back (southern) portion of the subject site. The rest of the property will be used as a graveled storage yard.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

- **Address: 212 Todd Road NE, Puyallup, WA 98371**
- **Tax Parcel #: 042022-2008**
- **Section, Township, Range: 22-20-4**

***Site Plan, Vicinity Map and Topographic Map with legal description found in Attachment A.**

B. ENVIRONMENTAL ELEMENTS

1. EARTH

- a. General description of the site (circle one): **(Flat)** rolling, hilly, steep slopes, mountainous, other.....
- b. What is the steepest slope on the site (approximate percent slope)?
Approximately less than 5%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long term commercial significance and whether the proposal results in removing any of these soils.

The project site consists of loose to medium dense silty sand and sandy silt, per the site assessment completed by Earth Solutions NW.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no known surface indications or history of unstable soils in the immediate vicinity.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Approximately 5 Cubic Yards of cut and fill. No net cut or fill.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Minor erosion is always possible with construction such as sedimentation and channelization. Erosion control measures will be put in place with construction to reduce these risks.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

After construction approximately 63% of the site will be covered with gravel and 4% will be covered with buildings.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The project proposes silt fence around the perimeter of the site.

2. AIR

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Air emissions from vehicles are anticipated to be consistent with the machinery typically used in a commercial zoned area and are regulated by the Puget Sound Clean Air Agency.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

There are no known off-site sources of emissions or odor that may affect this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

There are no measures to reduce or control emissions or other impacts to air at this time.

3. WATER

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

Wapato Creek is a Type II stream per the City of Puyallup and runs to the southeast of the subject site. The creek requires a 100-foot buffer, which extends onto the southeastern corner of the property. The on-site stream buffer area is approximately 1,400 square feet.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

A Stream Buffer Restoration Plan, prepared by Altmann Oliver Associates, is proposed in the southeastern corner of the property to address the gravel work that was previously completed in the off-site Wapato Creek's 100-foot stream buffer.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

Does not apply as no work is proposed within the offsite stream.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions are proposed at this time.

5) Does the proposal lie within a 100-year flood plain? If so, note location on the site plan.

The project site does not lie within a FEMA 100-year floodplain according the FEMA Flood Map Service Center (reference map number 53053C0333E, effective 03/07/2017).

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharges of waste materials to surface waters are proposed at this time.

b. Ground:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well? Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn from a well for drinking water or other purposes as the property is connected to the public water system. No discharge to groundwater is proposed at this time.

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No discharge of waste materials into the ground is proposed as the project site is already connected to the public sewer system.

c. Water Runoff (including stormwater):

1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Source control is not proposed at this time. Silt fence should be adequate for this restoration work.

2) Could waste materials enter ground or surface waters? If so, generally describe.

There is a very low chance of waste materials entering ground or surface waters. The site does not infiltrate and only restoration with minimal earthwork is proposed at this time.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposed stormwater drainage plan follows the natural drainage patterns of the property and the vicinity. The proposal is unlikely to affect or alter drainage patterns in the vicinity of the site.

4) Proposed measures to reduce or control surface, ground, runoff water, and drainage pattern impacts, if any:

No flow control measures are proposed at this time.

4. PLANTS

a. Check the types of vegetation found on the site:

Deciduous tree: Alder, maple, aspen, other

Evergreen tree: Fir, cedar, pine, other

Shrubs

Grass

Pasture

Crop or grain

Orchards, vineyards or other permanent crops.

Wet soil plants: Cattail, buttercup, bullrush, skunk cabbage, other

Water plants: Water lily, eelgrass, milfoil, other

Other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?
No vegetation is proposed to be removed at this time. This project proposes to remove a portion of the existing gravel and replant and restore the wetland buffer.
- c. List threatened and endangered species known to be on or near the site.
There are no known threatened or endangered species on or near the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
The Applicant proposes to plant a 6 to 12-foot perimeter landscape/screening buffer as required by code for the ML zone.
- e. List all noxious weeds and invasive species known to be on or near the site.
Himalayan blackberry and other common invasives associated with the area are suspected.

5. ANIMALS

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:
 - Birds: Hawk, heron, eagle, **songbirds**, other:
 - Mammals: **Deer**, bear, elk, beaver, other:
 - Fish: Bass, **salmon**, trout, herring, shellfish, other:

Common animals known to be in this area include songbirds and deer. Salmonids are known to be supported in the offsite, but nearby, Wapato Creek.
- b. List any threatened and endangered species known to be on or near the site.
There are no threatened or endangered species known to be on or near the site. Per the Information for Planning and Consultation US Fish and Wildlife Service website, there are potentially threatened species (Marbled Murrelet, Streaked Horned Lark, Yellow-billed Cuckoo, Bull Trout) and endangered species (Taylor's (whulge) Checkerspot). However, none of these species are known to exist on the site.
- c. Is the site part of a migration route? If so, explain.
There are no known migration routes on the site. Generally, Western Washington is part of the Pacific Flyaway.
- d. Proposed measures to preserve or enhance wildlife, if any:
There are no measures to preserve or enhance wildlife proposed at this time.
- e. List any invasive animal species known to be on or near the site.
There are no known invasive animal species on or near the site.

6. ENERGY AND NATURAL RESOURCES

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Energy use will be consistent with typical commercial area.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

It is not anticipated that this project would affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

There are no energy conservation features included in the plans of this proposal at this time.

7. ENVIRONMENTAL HEALTH

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

There are no known environmental health hazards that could occur as a result of this proposal.

- 1) Describe any known or possible contamination at the site from present or past uses.

There is no known contamination at the site from present or past uses, per the Department of Ecology's (DOE) mapping services.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There are no known existing hazardous chemicals/conditions that might affect project development and design, per the DOE mapping services.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

There are no known toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction at any time during the life of the project.

- 4) Describe special emergency services that might be required.

There are no special emergency services anticipated to be required at this time beyond what is consistent with those typical of the area.

- 5) Proposed measures to reduce or control environmental health hazards, if any:
There are no proposed measures to reduce or control environmental health hazards at this time.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Primary noise on site is from traffic on area roadways and is typical to a commercial and high-density multi-family residential area.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Typical noise from a property that is on the border of a commercial/high density multi-family residential zone is anticipated. On a short-term basis, construction vehicles are expected with the site restoration work. Minor noise from traffic or parking construction equipment is anticipated in the long-term, which is typical of commercial/multi-family zoning.

- 3) Proposed measures to reduce or control noise impacts, if any:

There are no measures to reduce or control noise impacts proposed at this time aside from working within City approved construction hours.

8. LAND AND SHORELINE USE

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The project site currently contains a single-family residence. The project is bounded to the east by a single-family residence/business office in the same zone (High Density Multi-Family Residential – RM-20). To the west of the subject site is a Warehouse Storage Unit; the parcel is split-zoned RM-20 and General Commercial (CG). The property to the south is also a Warehouse Storage Unit and is zoned CG. The proposal will not affect the land use on adjacent properties and is consistent with their existing uses.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

There is no record of the project site being used as a working farmland or working forest land. A review of the aerial imagery available on the Pierce County Public GIS mapping website, the site appears to be mainly unchanged since the oldest aerial image available (1970).

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The project will not affect or be affected by surrounding working farm or forest land business operations as the surrounding area is public or residential. The proposed project is not replacing any existing agricultural activities as the site is currently not used for commercial livestock husbandry.

c. Describe any structures on the site.

There is an existing single-family residence on the property.

d. Will any structures be demolished? If so, what?

No, the house is not proposed to be removed.

e. What is the current zoning classification of the site?

High Density Multiple-Family Residential (RM-20)

f. What is the current comprehensive plan designation of the site?

High Density Residential.

g. If applicable, what is the current shoreline master program designation of the site?

There is not a shoreline master program designation of the site.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The offsite Wapato Creek runs to the southeast of the property and the 100-foot stream buffer encroaches onto the southeastern corner of the property, per Altmann Oliver Associates (2022).

i. Approximately how many people would reside or work in the completed project?

The existing single family has 2 tenants at this time. The single family will be converted to a business office. No people will live on-site once the building permit is completed.

j. Approximately how many people would the completed project displace?

This project would displace two people that live in the existing single-family residence for the creation of office space in the house.

k. Proposed measures to avoid or reduce displacement impacts, if any:

There are no proposed measures to avoid or reduce displacement impacts proposed at this time.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The proposal is similar and compatible with existing surrounding land uses. This project proposes the single-family residence be converted into office space and the majority of the lot be used as a storage yard.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

There are no known agricultural and/or forest lands of long-term commercial significance nearby. Therefore, no impact measures are proposed at this time.

9. HOUSING

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No additional dwelling units are proposed to be constructed.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

The one dwelling unit will be converted to a business office. The existing house is a middle-income home.

- c. Proposed measures to reduce or control housing impacts, if any:

There are no measures to reduce or control housing impacts proposed at this time.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The tallest height of any structure will be limited to the Puyallup Development Standards.

- b. What views in the immediate vicinity would be altered or obstructed?

No known territorial views will be obstructed.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

There are no measures to reduce or control aesthetic impacts proposed at this time.

11. LIGHT AND GLARE

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

There is a potential of glare from windows, which will be consistent with that of multi-family homes and the surrounding commercial area.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?
It is not anticipated that the finished project could be a safety hazard or interfere with views.
- c. What existing offsite sources of light or glare may affect your proposal?
It is not anticipated that existing offsite sources of light or glare may affect this proposal.
- d. Proposed measures to reduce or control light and glare impacts, if any:
There are no measures to reduce or control light and glare impacts proposed at this time.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?
There are not many parks in the immediate proximity of the subject site. Puyallup City-218 West Park (0.8 miles away), Veteran's Park (1.4 miles away), Grayland Park (1.8 miles away), Sam Peach Park (2.4 miles away), and Levee Pond Park (2.7 miles away) are the nearest park recreational opportunities. The Puyallup Recreation Center is located 0.8 miles away and Mike N Terry's Outdoor Fun Park is 2 miles away.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No existing recreational uses will be displaced with the proposed project.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
There are no measures to reduce or control impacts on recreation proposed at this time.

13. HISTORIC AND CULTURAL PRESERVATION

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
There are no known buildings, structures or sites located on or near the site that are listed in or eligible for listing in national, state, or local preservation registers per the Department of Archaeology and Historical Preservation's WISAARD mapping tool.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
There are no known landmarks, features, evidence of Indian/historic use/occupation, material evidence, artifacts, or areas of cultural importance on or near the site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

No additional investigation regarding impacts to cultural and historical resources was undertaken as there's been no significant land use change since 1970 as evidenced by photographic records available via Pierce County GIS Maps. The Department of Archeology and Historical Preservation's WISAARD mapping tool does not have the project site mapped as including landmarks, features or other evidence of Indian or historic use or occupation. If any indications are discovered during construction, work will stop immediately, and the appropriate authorities will be notified.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

There are no measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources proposed at this time as no historical properties have been identified onsite or within the immediate vicinity of the project site.

14. TRANSPORTATION

- a. Identify public streets and highways serving the site or affected geographic area, and describe proposed access to the existing street system. Show on site plans, if any.

The project site is located on Todd Road NE. State Highway 161 runs to the west of the property.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The nearest transit stop, Meridian N and Spencer, is located approximately 0.3 miles to the southwest of the subject site.

- c. How many additional parking spaces would the completed project or nonproject proposal have? How many would the project or proposal eliminate?

The project proposes 5 parking spots. No spots will be eliminated.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Frontage improvements along Todd Road NE will include a 8-foot sidewalk and 17-foot roadway width from the centerline.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

The project will not use (or occur in the immediate vicinity of) water, rail, or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Not known at this time.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

The proposal will not interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area.

- h. Proposed measures to reduce or control transportation impacts, if any:

There are no measures to reduce or control transportation impacts proposed at this time. Transportation impact fees may apply and will be paid accordingly.

15. PUBLIC SERVICES

- a. Would the project result in an increased need for public services (for example: Fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

This project will not result in an increased need for public services due to no new additional building construction and converting the dwelling unit to office space. The appropriate impact fees will be paid, if required.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

There are no measures to reduce or control direct impacts on public services proposed at this time. Impact fees may be applicable and will be paid accordingly.

16. UTILITIES

- a. Circle utilities currently available at the site: **Electricity, natural gas, water, refuse service, telephone, sanitary sewer**, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Water and sewer utilities will continue to be provided by City of Puyallup. Electric power and natural gas will be supplied by Puget Sound Energy.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

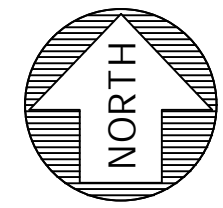
Signature:  SAMUEL SALO, PE

Date Submitted: 2/7/2023

[Statutory Authority: RCW 43.21C.110. WSR 16-13-012 (Order 15-09), § 197-11-960, filed 6/2/16, effective 7/3/16. Statutory Authority: RCW 43.21C.110 and 43.21C.100 [43.21C.170]. WSR 14-09-026 (Order 13-01), § 197-11-960, filed 4/9/14, effective 5/10/14. Statutory Authority: RCW 43.21C.110. WSR 13-02-065 (Order 12-01), § 197-11-960, filed 12/28/12, effective 1/28/13; WSR 84-05-020 (Order DE 83-39), § 197-11-960, filed 2/10/84, effective 4/4/84.]

ATTACHMENT A

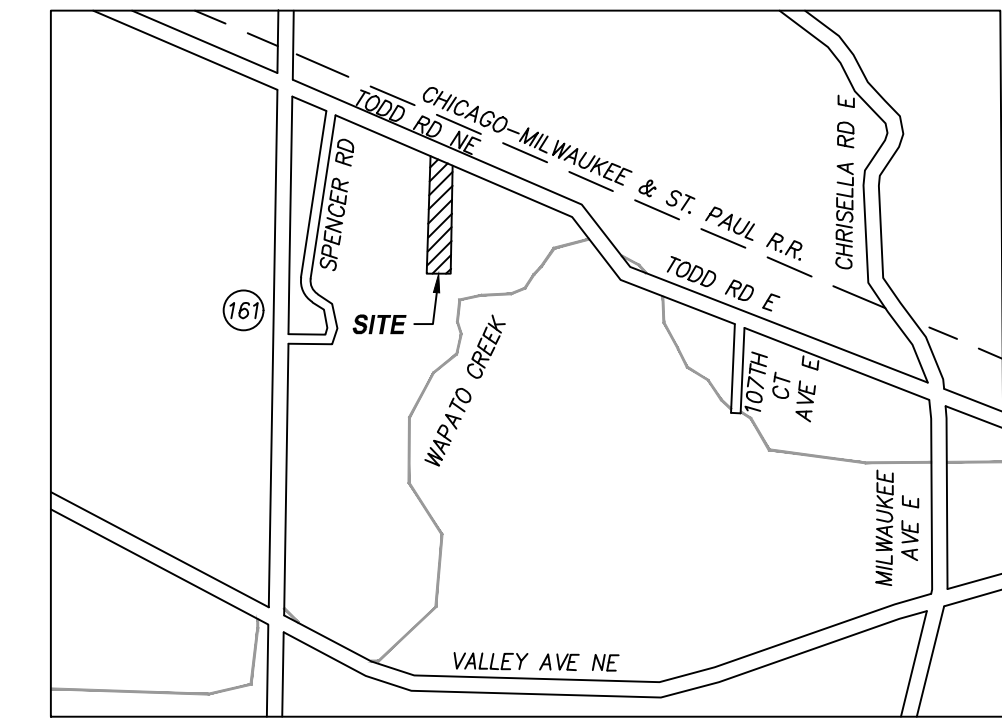
SITE PLAN, VICINITY MAP, AND TOPOGRAPHIC MAP



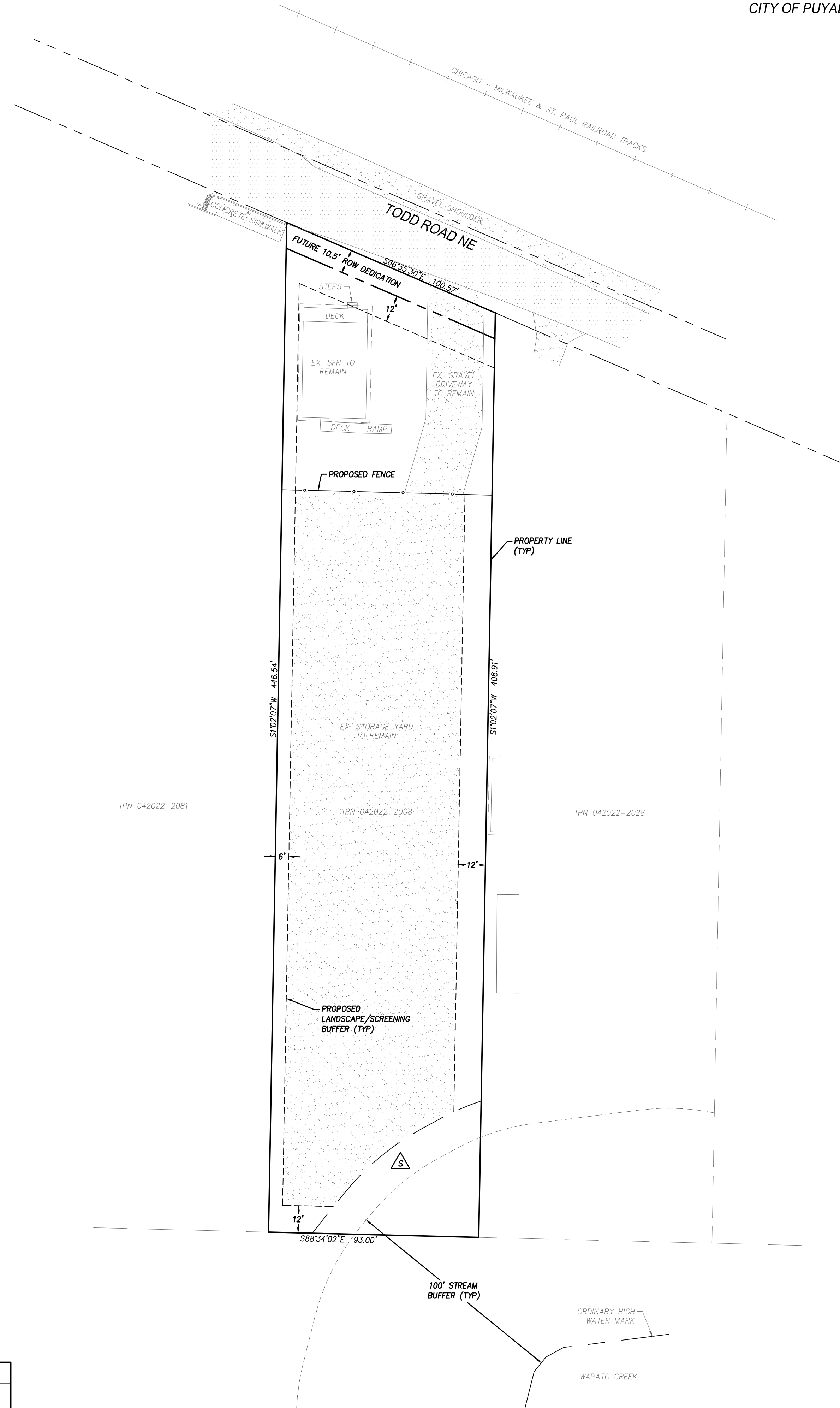
0 5 10 20 30
SCALE 1" = 30'

APL PROPERTIES

A PORTION OF THE NW 1/4 OF NW 1/4 OF SECTION 22, T. 20 N., R. 04 E., W.M.
CITY OF PUYALLUP, PIERCE COUNTY, STATE OF WASHINGTON



VICINITY MAP
NTS



PROJECT TEAM:

APPLICANT: AMERICAN PRIDE LENDING, LLC
PO BOX 1226
KENT, WA 98035
(206) 817-9839
CONTACT SIKANDER SEKHON

ENGINEER/SURVEYOR/PLANNER: SAM SALO, PE / STEVE MCCASKEY, PLS / AMY DONLAN
ENCOMPASS ENGINEERING & SURVEYING
165 NE JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

GEO TECH: HENRY WRIGHT, PE
EARTH SOLUTIONS NW LLC
15365 NE 90TH STREET, SUITE 100
REDMOND, WA 98052
(425) 449-4704

WETLAND ECOLOGIST: JOHN ALTMANN
ALTMANN OLIVER ASSOCIATES, LLC
PO BOX 578
CARNATION, WA 98014
(425) 335-4535

SITE DATA:

SITE ADDRESS: 212 TODD RD NE
PUYALLUP, WA 98371

SITE AREA: 39,779 SF (0.91 AC) - AS SURVEYED

TAX PARCEL: 042022-2008

ZONING: RM-20 HIGH DENSITY
MF RESIDENTIAL

MAX. NET DENSITY: 14 DU/ACRE

MAX. ALLOWABLE DENSITY: 16 DU/ACRE

PROPOSED USE: LIGHT MANUFACTURING - ML
CONTRACTOR SHOP & STORAGE YARD

TOTAL PROPOSED LOTS: 1

SETBACKS:

	RM-20	ML
FRONT SETBACK:	20'	20'
INTERIOR SETBACK:	20'	0'
REAR SETBACK:	15'	0'
STREAM BUFFER SETBACK:	15'	

UTILITY DISTRICT INFORMATION:

SANITARY SEWER: CITY OF PUYALLUP (253) 841-5505

WATER: CITY OF PUYALLUP (253) 841-5505

FIRE: CENTRAL PIERCE FIRE & RESCUE (253) 538-6400

PHONE/CABLE: CENTURY LINK (866) 642-0444

ELECTRIC/NATURAL GAS: PUGET SOUND ENERGY (888) 225-5773

IMPERVIOUS SURFACES:

EXISTING RESIDENCE (ROOF):	1,653 SF
EXISTING UNCOVERED STEPS/RAMP/DECK:	140 SF
EXISTING STORAGE YARD GRAVEL:	22,395 SF
TOTAL:	24,188 (60.80%)

GRADING VOLUMES

CUT:	5 CY ±
FILL:	5 CY ±
NET:	0 CY ±

*TO BE VERIFIED BY CONTRACTOR

SITE AREAS SUMMARY:

BUILDING FOOT PRINT: 1,804 SF
ENTIRE SITE
GRAVELED AREA:

SITE WORK: THE SITE AND HOUSE ON-SITE WERE IN SERIOUS DISREPAIR WHEN THE OWNER TOOK POSSESSION OF THE PROPERTY. THE HOUSE WAS CLEANED UP, PAINTED AND REPAIRED TO BE HABITABLE. THE SITE WAS CLEARED OF ALL ACCESSORY STRUCTURES/CONTAINERS, A LARGE AMOUNT OF GARBAGE AND TRANSCIENTS THAT WERE SQUATTING ON-SITE. AFTER THE DEBRIS WAS REMOVED, THE SITE WAS LEVELED AND GRAVELED TO PROPERTY LINES. THE OWNER WOULD LIKE TO ADDRESS CORRECTIVE ACTION REQUIRED BY THE CITY.

LEGAL DESCRIPTION:

BEGINNING AT A POINT 683 FEET EAST OF THE SOUTHWEST CORNER OF LOT 5 IN SECTION 22, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN; THENCE NORTH PARALLEL WITH THE WEST BOUNDARY OF SAID LOT, 442 FEET MORE OR LESS TO THE RIGHT OF WAY OF CHICAGO, MILWAUKEE & ST PAUL RAILWAY COMPANY; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY 100 FEET; THENCE SOUTH PARALLEL WITH AND 93 FEET DISTANCE FROM EAST BOUNDARY OF TRACT 478 FEET MORE OR LESS TO A POINT 93 FEET WEST OF THE POINT OF BEGINNING; THENCE EAST 93 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 15 FEET FOR TODD ROAD NORTHEAST.

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

VERTICAL DATUM:

NAVD 88

HORIZONTAL DATUM:

NAD 83/(2011) WASHINGTON SOUTH ZONE PER THE WASHINGTON STATE REFERENCE NETWORK - CHECKED TO PIERCE COUNTY REFERENCE NETWORK VIA TIES TO FOUND MONUMENTS SM 3572 AND SM 3662

BENCHMARK:

HELD CITY OF PUYALLUP BENCHMARK NW-TODD 7
CONVERTED NVD 29 ELEVATION OF 39.68' TO NAVD 88 ELEVATION OF 43.17 BY ADDING THE 3.49' PER CORPSCON DATA CONVERSION SOFTWARE

BASIS OF BEARINGS:

HELD CITY OF PUYALLUP BENCHMARK NW-TODD 7
CONVERTED NVD 29 ELEVATION OF 39.68' TO NAVD 88 ELEVATION OF 43.17 BY ADDING THE 3.49' PER CORPSCON DATA CONVERSION SOFTWARE

INSTRUMENTATION:

INSTRUMENT USED: 5 SECOND TOTAL STATION.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

EXISTING UTILITY NOTE:

ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL UTILITY LOCATIONS SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.

CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

DISCREPANCIES:

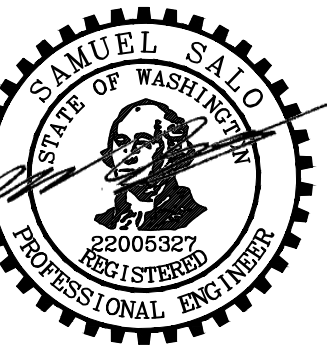
IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN DRAWINGS AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRADES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

CONTRACTOR NOTES:

- THE CONTRACTOR SHALL HAVE APPROVED PLANS, STANDARD NOTES, STANDARD DETAILS AND SPECIFICATIONS AVAILABLE ON JOBSITE.
- CONTRACTOR TO COORDINATE CONNECTIONS TO DRY UTILITIES. CALL 811 FOR UTILITY LOCATES.

SHEET INDEX

TITLE	NO.
COVER SHEET	1 of 5
BOUNDARY TOPOGRAPHIC SURVEY	2 of 5
TESC PLAN & DETAILS	3 of 5
GRADING & DRAINAGE PLAN	4 of 5
CONSTRUCTION DETAILS	5 of 5



1/10/2023

APL PROPERTIES
AMERICAN PRIDE LENDING, LLC
COVER SHEET



Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201, Issaquah, WA 98027 Phone: (425) 392-0250
Eastern Washington Division
407 Stillwater Blvd., Cle Elum, WA 98922 Phone: (509) 674-7433



Know what's below.
Call before you dig.

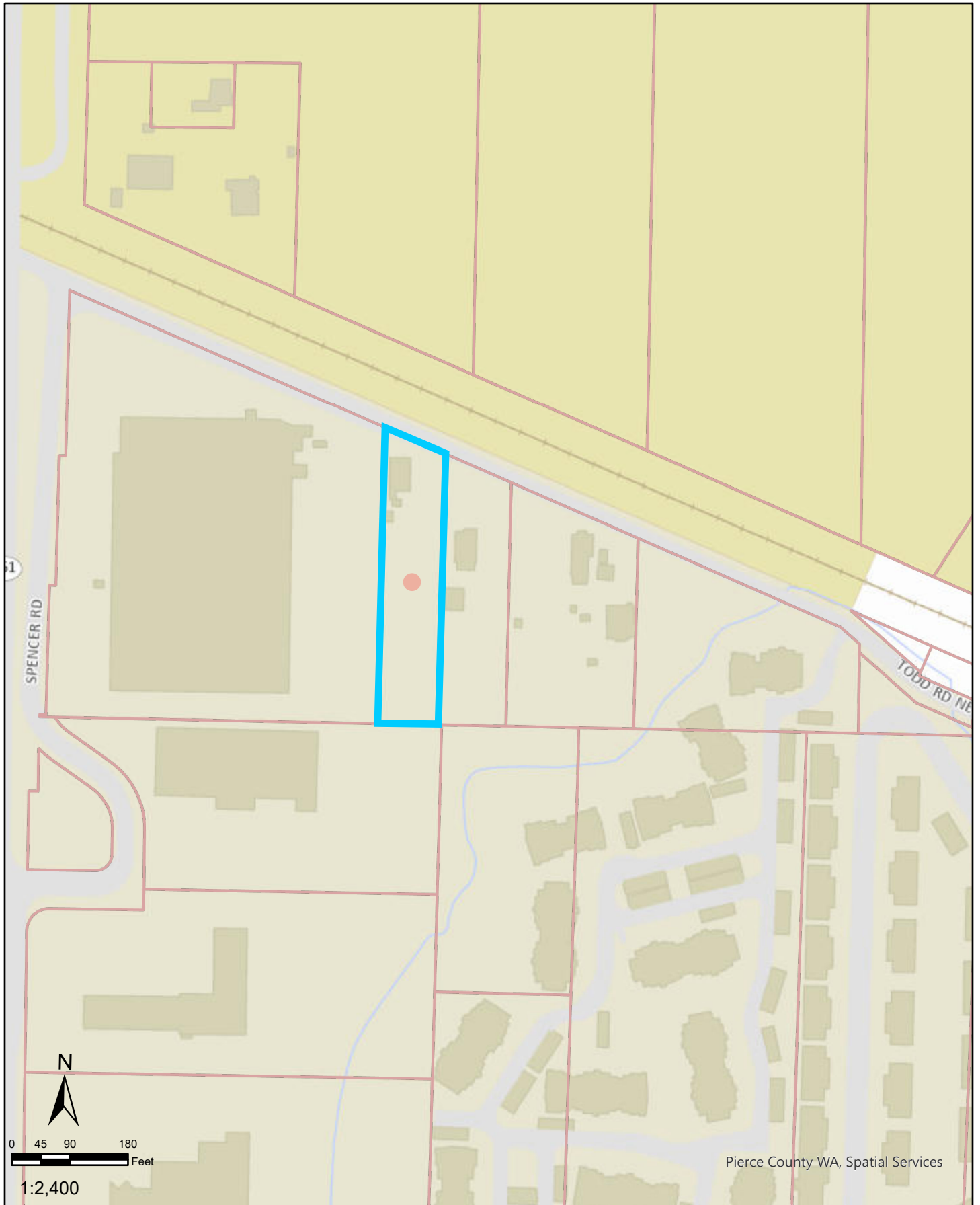
JOB NO.	21715
DATE	1/10/2023
SCALE	1"=10'
DESIGNED	SRS
DRAWN	PMS
CHECKED	CJA
APPROVED	CJA

SHEET 1 of 5

THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.

REVISIONS
DESCRIPTION
BY
DATE

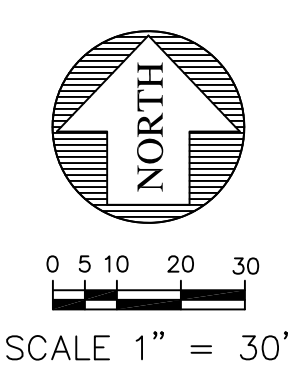
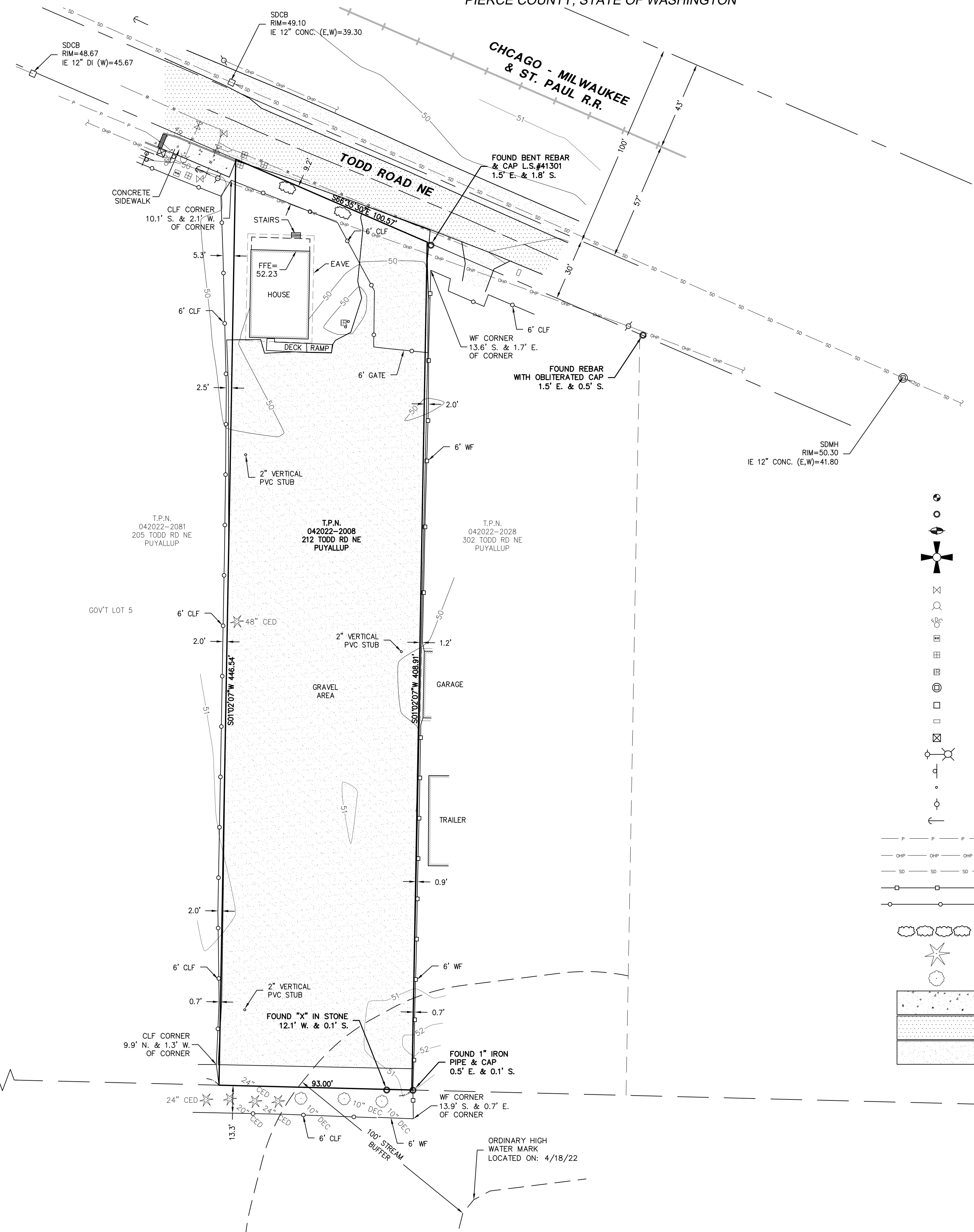
FILENAME: J:\21715 - NW PUYALLUP\ENCOMPASS\PLAN SHEETS\PRELIM\21715 - COVER.DWG



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: 11/3/2021 11:07 AM

AMERICAN PRIDE LENDING, LLC
 A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 22, T 20 N., R 04 E., W.M.
 PIERCE COUNTY, STATE OF WASHINGTON



LEGEND

- FOUND MONUMENT IN CASE
- FOUND REBAR & CAP
- BENCHMARK
- SECTION CORNER
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- WATER VALVE BOX
- WATER METER
- IRRIGATION CONTROL VALVE
- STORM MANHOLE
- CATCH BASIN
- MAILBOX
- JUNCTION BOX
- LIGHT POLE
- SIGN POST
- POST
- UTILITY POLE
- GUY ANCHOR
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- STORM LINE
- WOOD FENCE (WF)
- CHAIN LINK FENCE (CLF)
- HEDGE LINE
- EVERGREEN TREE
- DECIDUOUS TREE
- CONCRETE
- ASPHALT
- GRAVEL

TAX PARCEL

042022-2008

VERTICAL DATUM

NAVD 88

BENCHMARK

HELD CITY OF PUYALLUP BENCHMARK NW-TODD 7
 CONVERTED NGVD 29 ELEVATION OF 39.68' TO NAVD 88
 ELEVATION OF 43.17 BY ADDING THE 3.49' PER CORPSCON
 DATA CONVERSION SOFTWARE

HORIZONTAL DATUM

NAD 83/(2011) WASHINGTON SOUTH ZONE PER THE
 WASHINGTON STATE REFERENCE NETWORK - CHECKED TO
 PIERCE COUNTY REFERENCE NETWORK VIA TIES TO FOUND
 MONUMENTS SM 3572 AND SM 3662

BASIS OF BEARINGS

HELD A BEARING OF S 01°02'07" W ALONG THE WEST LINE
 OF GOV'T LOT 5 FROM THE FOUND MONUMENT AT THE NW
 CORNER THEREOF TO A MONUMENT LOCATED ALONG THE
 EXTENSION OF SAID WEST LINE LOCATED AT THE CENTER OF
 INTERSECTION OF MERIDIAN AVE AND SPENCER RD E

INSTRUMENTATION

INSTRUMENT USED: 5 SECOND TOTAL STATION.
 FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM
 CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH
 WAC 332-130-090.

LEGAL DESCRIPTION

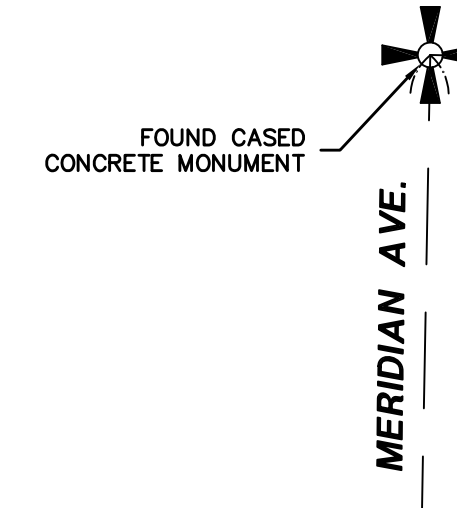
BEGINNING AT A POINT 683 FEET EAST OF THE SOUTHWEST
 CORNER OF LOT 5 IN SECTION 22, TOWNSHIP 20 NORTH,
 RANGE 4 EAST OF THE WILLAMETTE MERIDIAN;
 THENCE NORTH PARALLEL WITH THE WEST BOUNDARY OF
 SAID LOT, 442 FEET MORE OR LESS TO THE RIGHT OF WAY
 OF CHICAGO, MILWAUKEE & ST PAUL RAILWAY COMPANY;
 THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY 100
 FEET;
 THENCE SOUTH PARALLEL WITH AND 93 FEET DISTANCE
 FROM EAST BOUNDARY OF TRACT 478 FEET MORE OR LESS
 TO A POINT 93 FEET WEST OF THE POINT OF BEGINNING;
 THENCE EAST 93 FEET TO THE POINT OF BEGINNING.

EXCEPT THE NORTHERLY 15 FEET FOR TODD ROAD
 NORTHEAST.

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

REFERENCES

- ROS 201604295004 (R1)
- ROS 202012225005
- ROS 9005230358
- CHICAGO, MILWAUKEE AND ST PAUL RR NORTH PUYALLUP
 TRACK MAPS



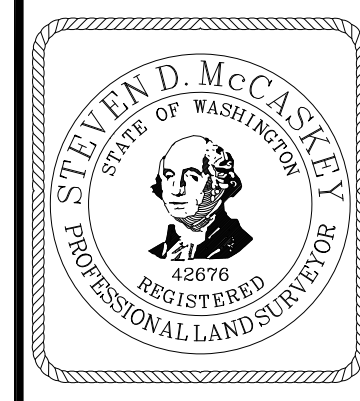
FOUND CASED
 CONCRETE MONUMENT

101°02'07"E 1553.22' (MEASURED) (BASIS OF BEARING)
 N10°02'07"E 1287.97' HELD PER RT

590.00'
 S88°34'02"E 683.00' HELD PER DEED

FOUND CASED
 CONCRETE MONUMENT
SPENCER ROAD

REVISIONS	DESCRIPTION	BY	DATE



BOUNDARY TOPOGRAPHIC SURVEY
 FOR
AMERICAN PRIDE LENDING, LLC

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 200
 Eastern Washington Division
 407 Southwater Blvd. • Clk. Elm, WA 98922 • Phone: (509) 674-7433

JOB NO.	21715
DATE	07/07/22
SCALE	1" = 30'
DESIGNED	N/A
DRAWN	LFM
CHECKED	SDM
APPROVED	SDM