

August 27, 2025

Rachael Brown Associate Planner City of Puyallup 333 S Meridian Puyallup, WA 98371

Re: Normandy Heights Plat Revised Wetland and Fish and Wildlife Habitat Assessment Report Third Party Review

Dear Rachael:

Confluence Environmental Company (Confluence) has reviewed the revised wetland and fish and wildlife habitat assessment report submitted by Soundview Consultants, LLC (SVC) for the Normandy Heights Plat project PLPMP20240053 located at 2007 Shaw Road, Puyallup, Washington (Parcels 0420354039) (SVC 2025).

### **COMPLETENESS REVIEW**

Confluence reviewed the revised site plan dated May 13, 2025, alongside the updated critical areas study. The report appears to document existing conditions only and does not address the proposed plat. While the plat drawings show a 60-foot reduced buffer, the critical areas report lacks any discussion of this reduction or how it meets the criteria outlined in PMC Chapter 21.06.

Additionally, the revised site plan relies on outdated wetland boundaries and stream centerlines, resulting in buffers drawn from incorrect features (see attached site plan with mark ups). Before Confluence can determine report completeness, the site plan must be updated to reflect accurate delineations and clarify whether buffer reductions are proposed.

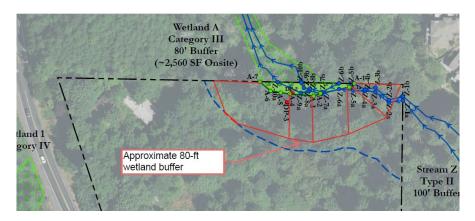
- If reduced buffers are proposed, the report is incomplete under PMC Chapter 21.06 and must be revised to include justification, performance criteria compliance, and mitigation measures.
- If no buffer reductions are proposed, the report may be considered complete per PMC Chapter 21.06.

### **TECHNICAL REVIEW**

Confluence reviewed the report for technical accuracy. During our review we identified the following inconsistencies in the report:



- The executive summary table and Table 3 state the onsite size of Wetland A is 2,560 square feet, whereas Tables 2 states the onsite size of Wetland A as 2,020 square feet. Table 2 needs to be updated to be consistent with the other tables in the report.
- The executive summary text states Stream Z is a Type III stream, with a standard buffer of 50 feet, whereas Section 5.2 and Table 4 identify Stream Z as a Type II stream. The executive summary needs to be updated to be consistent with the stream type identified in Section 5.2.
- Table 4 states the standard buffer for Stream Z is 50 feet; however, according to PMC 21.06.1050(2)(b), the standard buffer for Type II streams is 100 feet.
- On Figure 1 in Appendix C, the wetland buffer does not appear to be mapped. The wetland buffer is only 80 feet and should be seen within the 100-foot stream buffer in several areas where it is not shown. See snip below for very rough estimate of the 80-foot wetland buffer:



### SUMMARY

In summary, we found several instances of conflicting information in the 2025 revised report. We recommend that SVC revise the report as follows to address the issues detailed in this letter:

- Correct the area of Wetland A in Table 2 to be consistent with the other tables in the report.
- Correct the stream type information in the executive summary to be consistent with Section 5.2
- Correct the standard buffer for Stream Z in the executive summary and Table 4 from 50 feet to 100 feet.
- Depict the 80-foot stream buffer on Appendix C, Figure 1.
- Once the site plan has been revised with the correct buffers determine if the report needs
  to be to include any proposed buffer reduction and how the project would meet the
  criteria for the reduced buffer.

www.confenv.com page 2 of 3



Respectfully yours,

KERRIE McARTHUR, PWS, CERP, FP-C

Mesthen

Managing Senior Biologist 206.999.6201

kerrie.mcarthur@confenv.com

### **ATTACHMENTS**

Site plan with mark ups

### **REFERENCES**

SVC (Soundview Consultants, LLC). 2025. Wetland and fish and wildlife habitat assessment report, Deer Creek, revised March 2025. Prepared for RM Homes, Puyallup, Washington by Soundview Consultants, Gig Harbor, Washington.

www.confenv.com page 3 of 3

## BASIS OF BEARINGS BEING N45°56'37"E, 7553.66' BETWEEN PIERCE COUNTY MONUMENTS PCWGS-463 (SW COR. S35, T20N,

NAVD88 ESTABLISHED BY GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) USING NGS GEOID 2012B.

TAX PARCEL NUMBER - ADDRESS - LOT AREA: 0420354039 - 2007 SHAW RD - 320,127.14± S.F. (7.35± AC)

## DATES OF SURVEY:

THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON 2/8/2022. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN JANUARY AND FEBRUARY OF 2022.

## FLOOD INFORMATION:

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INFORMATION: FLOOD INSURANCE RATE MAP (FIRM) NO. 53053C0342E PANEL 342 OF 1375. DATED 3/7/2017. THE SUBJECT PROPERTY IS IN ZONE X (UNSHADED), AN AREA OF MINIMAL FLOOD HAZARD.

### SURVEYOR'S NOTES:

• ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.

- THE BOUNDARY CORNERS AND LINES DEPICTED ON THIS MAP REPRESENT DEED LINES ONLY, AND DON'T PURPORT TO SHOW OWNERSHIP LINES THAT MAY OTHERWISE BE DETERMINED BY A COURT OF LAW. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. UNDERGROUND UTILITIES AND FEATURES DEPICTED HEREON ARE BASED ON FIELD OBSERVATION, MARKINGS, DEVELOPMENT PLANS, AND/OR AVAILABLE RECORDED DOCUMENTS ONLY. THE TRUE LOCATION, NATURE AND/OR EXISTENCE OF BELOW GROUND FEATURES, DETECTED OR
- THE LEGAL DESCRIPTION AND SPECIAL EXCEPTIONS SHOWN HEREON ARE PER THE TITLE REPORT REFERENCED HEREON UNLESS
- OTHERWISE NOTED. THIS SURVEY HAS DEPICTED ALL VISIBLE OCCUPATIONAL INDICATORS (IE. FENCE LINES, BUILDINGS, WALLS, ETC. —SEE MAP FOR PARTICULARS) PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS OF POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF BARGHAUSEN CONSULTING ENGINEERS INC.
- THIS IS A FIELD TRAVERSE SURVEY. A TRIMBLE R12i GPS AND A TRIMBLE S-7 ROBOTIC TOTAL STATION (TRIMBLE TSC7 DATA COLLECTOR) WERE USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RÁTIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN W.A.C. 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATION AND USED BY APPROPRIATELY TRAINED
- THE RECORD DESCRIPTION FOR THE SUBJECT PROPERTY MATHEMATICALLY CLOSES. ELEMENTS AND FEATURES DEPICTED HEREON SATISFY THE REQUIREMENTS STATED WITHIN W.A.C. 332-130-145 FOR TOPOGRAPHIC MAPS. INCLUDING THE FOLLOWING: THE SOURCE OF THE CONTOURS SHOWN HEREON ARE BASED UPON DIRECT FIELD OBSERVATIONS. THE CONTOUR ACCURACY IS PER NATIONAL MAPPING STANDARDS, BEING ONE HALF OF THE TWO FOOT CONTOUR INTERVAL. THE PURPOSE OF THIS SURVEY IS TO MAP THE CURRENT CONDITIONS FOR ENGINEERING DESIGN.

### TITLE INFORMATION:

ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM CHICAGO TITLE COMPANY OF WASHINGTON COMMITMENT NO. 0223369-16 (REVISION 3RD COMMITMENT), DATED FEBRUARY 24, 2022 AT 08:00 AM. INCLUDED ARE APPURTENANT EASEMENTS AND ADJOINING DEEDS FOR UNPLATTED LOTS, IF ANY. IN PREPARING THIS MAP, BARGHAUSEN CONSULTING ENGINEERS, INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS BARGHAUSEN CONSULTING ENGINEERS, INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY SAID COMMITMENT. BARGHAUSEN CONSULTING ENGINEERS, INC. HAS RELIED WHOLLY ON SAID TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE BARGHAUSEN CONSULTING ENGINEERS, INC. QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT

LEGAL DESCRIPTION: (AS PER ABOVE REFERENCED TITLE REPORT)

FOR APN/PARCEL ID(S): 042035-4039: THE SOUTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST

QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY,

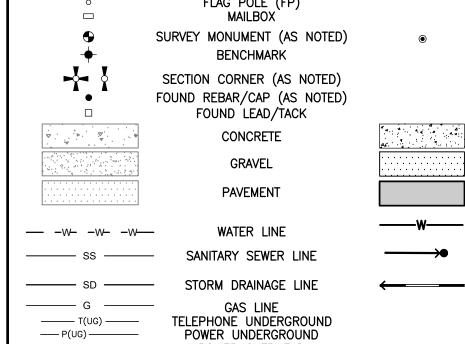
WASHINGTON. LYING EASTERLY OF SHAW ROAD:

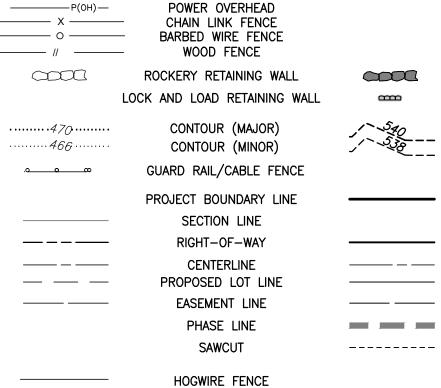
EXCEPT THAT PORTION CONVEYED TO THE CITY OF PUYALLUP BY INSTRUMENT RECORDED OCTOBER 2, 1991 UNDER RECORDING NO. 9110020348, RECORDS OF PIERCE COUNTY, WASHINGTON;

AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF PUYALLUP BY INSTRUMENT

RECORDED OCTOBER 22, 2009 UNDER RECORDING NO. 200910220021, RECORDS OF PIERCE COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

### LEGEND: **EXISTING:** PROPOSED: POWER VAULT $\phi = \chi$ LUMINAIRE (LUM.) POWER METER POWER POLE JUNCTION BOX (AS NOTED) CATCH BASIN (CB) STORM MANHOLE (SDMH) SANITARY SEWER MANHOLE (SSMH) GAS VALVE WATER VALVE (WV) FIRE HYDRANT (FH) WATER METER WELL GUARD POST (GP) FLAG POLE (FP) SURVEY MONUMENT (AS NOTED) BENCHMARK SECTION CORNER (AS NOTED)





## CRITICAL AREA NOTES

1. TRACT A

THIS LOT CONTAINS A STEEP SLOPE/LANDSLIDE HAZARD AND/OR EROSION HAZARD AREA. THESE AREAS ARE PRONE TO MASS LAND

THIS LOT(S) CONTAINS A WETLAND AND/OR WETLAND BUFFER THAT IS PROTECTED BY FEDERAL, STATE AND LOCAL REGULATIONS. A WETLAND IS A PERMANENTLY. SEMI-PERMANENTLY. OR SEASONALLY FLOODED AREA OF LAND WITH A DISTINCT ECOSYSTEM BASED ON HYDROLOGY, HYDRIC SOILS, AND VEGETATION ADAPTED FOR LIFE IN WATER SATURATED SOILS. WETLANDS PROVIDE NUMEROUS BENEFITS TO THE NATURAL ENVIRONMENT INCLUDING WATER QUALITY, FLOOD CONTROL, WILDLIFE HABITAT, SHORELINE STABILITY, AND AESTHETIC VALUES. SINCE THE 1780S, WASHINGTON HAS LOST 31 PERCENT OF ITS WETLAND AREAS, FROM 1.35 MILLION ACRES TO 938,000 ACRES, CONTRIBUTING TO LOSS OF FLOOD STORAGE AND HABITAT AREAS. WETLANDS ARE CRITICAL TO THE OVERALL HEALTH OF WATERSHEDS AND PROPERTY OWNERS ARE KEY FOR PROTECTING, RESTORING, AND MANAGING OUR STATE'S REMAINING WETLAND RESOURCES. MODIFICATION OF LAND OR VEGETATION AND/OR ENCROACHMENT/CONVERSION OF THESE AREAS IS STRICTLY PROHIBITED WITHOUT PRIOR GOVERNMENT APPROVAL.

THIS LOT CONTAINS A FISH AND WILDLIFE HABITAT AREA THAT IS PROTECTED BY FEDERAL, STATE AND LOCAL REGULATIONS. THESE AREAS SERVE A CRITICAL ROLE IN SUSTAINING NEEDED HABITATS AND SPECIES FOR THE FUNCTIONAL INTEGRITY OF THE ECOSYSTEM, AND WHICH, IF ALTERED, MAY REDUCE THE LIKELIHOOD THAT THE SPECIES WILL PERSIST OVER THE LONG TERM. PROPERTY OWNERS ARE KEY FOR PROTECTING, RESTORING, AND MANAGING OUR STATE'S REMAINING HABITAT AREAS. MODIFICATION OF LAND OR VEGETATION AND/OR

# PRELIMINARY COVER SHEET

Improve legend by

providing separate

include them in the

legend. Also identify

legend and label and

steep slope areas.

TRACT B

steep slope hatching in

dimension buffers around

19

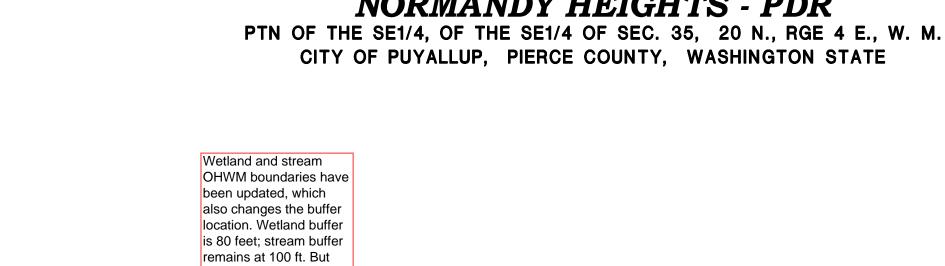
20

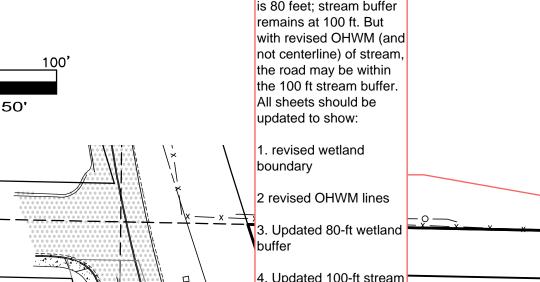
21

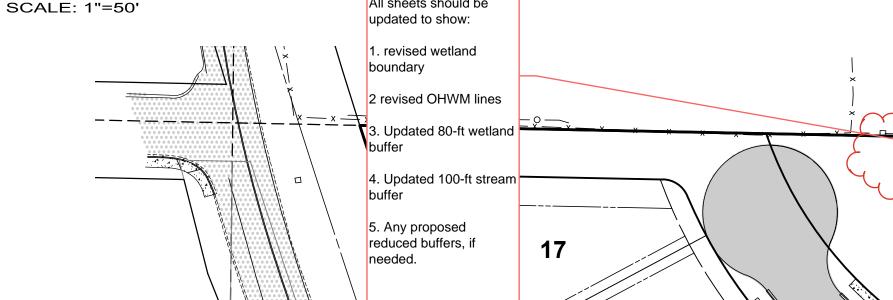
CRYSTAL RIDGE DR SE

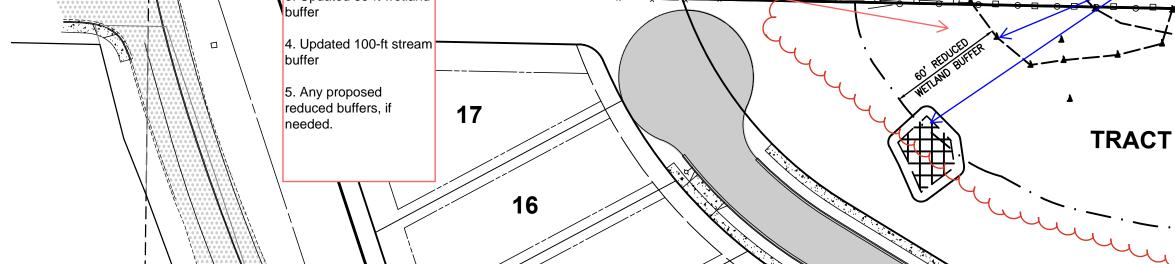
symbols for the creek and the wetland border and

# NORMANDY HEIGHTS - PDR









TRACT C

Ш

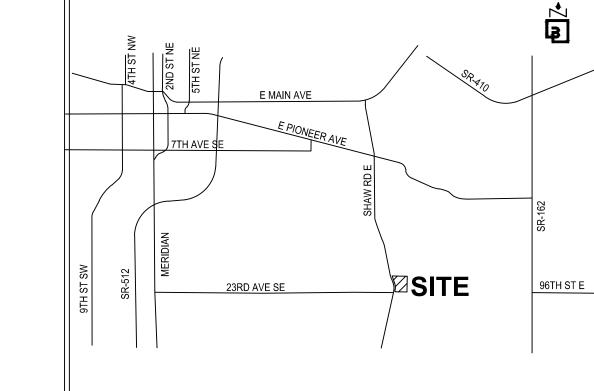
 ${f Q}$ 

SHA

MOVEMENT AND/OR SOIL EROSION. RETENTION OF VEGETATION AND LAND COVERED BY VEGETATION IS KEY TO PREVENTING IMPACTS TO LIFE, STRUCTURES AND IMPROVEMENTS IN THESE AREAS. MODIFICATION OF LAND OR VEGETATION AND/OR ENCROACHMENT/CONVERSION OF THESE AREAS IS STRICTLY PROHIBITED WITHOUT PRIOR GOVERNMENT APPROVAL. 2. TRACT C & D

## 3. TRACT D

ENCROACHMENT/CONVERSION OF THESE AREAS IS STRICTLY PROHIBITED WITHOUT PRIOR GOVERNMENT APPROVAL.



# SHEET INDEX

1 OF 12 PRELIMINARY COVER SHEET 2 OF 12 PRELIMINARY PLAT MAP 3 OF 12 MASTER SITE PLAN 4 OF 12 PRELIMINARY GRADING AND UTILITY LAYOUT 5 OF 12 ROAD A PLAN AND PROFILE 6 OF 12 ROAD B AND TRACT B ALLEY PLAN AND PROFILE 7 OF 12 ENTERING SIGHT DISTANCE EXHIBIT 8 OF 12 ENTERING SIGHT DISTANCE EXHIBIT 9 OF 12 ENTERING SIGHT DISTANCE EXHIBIT 10 OF 12 STOPPING SIGHT DISTANCE EXHIBIT 11 OF 12 STOPPING SIGHT DISTANCE EXHIBIT 12 OF 12 STOPPING SIGHT DISTANCE EXHIBIT

## LANDSCAPE SHEET INDEX

L1 OF 2 LANDSCAPE PLAN L2 OF 2 LANDSCAPE PLAN

# OWNER:

KOLOWINSKI, CARRIE A ADDRESS: C/O SHERRIE KLEINHUIZEN 1401 18TH ST NW PUYALLUP, WA 98371-3821

## **ENGINEER:**

BARGHAUSEN CONSULTING ENGINEERS CONTACT: CARA VISINTAINER, PE ADDRESS: 18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222

## **SURVEYOR:**

BARGHAUSEN CONSULTING ENGINEERS CONTACT: MARK DUFFNER, P.L.S. ADDRESS: 18215 72ND AVENUE SOUTH KENT, WA 98032 (425) 251-6222

## **GEOTECHNICAL ENGINEER:**

EARTH SOLUTIONS NW LLC CONTACT: SCOTT RIEGEL, L.G. ADDRESS: 2881 152ND AVE NE REDMOND, WA, 98052 (425) 284-3300

## UTILITY CONTACT LIST

WATER / SEWER:

CITY OF PUYALLUP 333 S MERIDIAN FLOOR 3 PUYALLUP, WA 98371 (253) 841-5550

POWER/GAS: PUGET SOUND ENERGY CUSTOMER CONSTRUCTION SERVICES 14616 SE 192ND ST RENTON, WA 98058 (253) 630-9900

CABLE/TEL: COMCAST CABLE COMMUNICATIONS 4020 AUBURN WAY NORTH PUYALLUP, WA 98371

(253) 288-7538 CENTRAL PIERCE FIRE AND RESCUE 17520 22ND AVE E SPANAWAY, WA 98387 (253) 538-6400

## **GENERAL SITE DATA:**

\*SEE SHEET 3 FOR LIST OF MASTER SITE PLAN DEVELOPMENT STANDARDS.

ADDRESS: TAX PARCEL ID: **EXISTING ZONING:** GROSS SITE AREA: WETLAND AREA PUBLIC ROAD R.O.W.

GROSS PARCEL AREA:

0420354039 RS-10 LOW URBAN DENSITY SINGLE FAMILY 320,127± SF (7.35± AC) 4,367 SF (0.10 AC)

55,940 SF (1.28 AC) 264,187 S.F. (6.06 AC)

2007 SHAW RD

MINIMUM DENSITY: NO MINIMUM 4 DU/AC (29 LOTS MAX) MAXIMUM DENSITY: SITE DENSITY: 25 DU / 6.44 NET ACRES = 3.9 DU/AC

SMALLEST PROPOSED LOT: 5,165 SF (LOT 22) 11,338 SF (LOT 6)

LARGEST PROPOSED LOT: PROPOSED BUILDING SETBACKS: FRONT:

10 FT GARAGE: 20 FT INTERIOR SIDE YARD: 5 FT STREET SIDE YARD: 15 FT REAR YARD: 10 FT

**VICINITY MAP (N.T.S.)** 

ELIMINAR

田口

3 98 OME AVI E 20

RM 3 5T

ADDRESS: 2913 5TH AVE. NE

SUITE 201 PUYALLUP, WA 98372 CONTACT: JAMES KERBY

**BIOLOGIST:** 

CONTACT: JON PICKETT

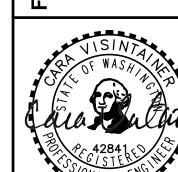
**APPLICANT:** 

SOUNDVIEW CONSULTANTS LLC

SUITE D

ADDRESS: 2907 HARBORVIEW DRIVE,

GIG HARBOR, WA 98335





ngin





9 2