



Service Disabled Veteran Owned Small Business

24 August 2021

City of Puyallup
Development & Permitting Services
333 South Meridian
Puyallup, WA 98371

Re: 04-173-1 | 10th Street Development, Preliminary Site Plan Review and SEPA Environmental Checklist submittal for parcels 7845000571, 7845000591, 7845000600, 7845000622 located at 619 ½ 10th Street Puyallup, WA 98372 within the jurisdiction of the City of Puyallup.

To Whom It May Concern:

On behalf of The Family Farm LLC, the Abbey Road Group Land Development Services Company, LLC is submitting a Preliminary Site Plan Review Application and SEPA Environmental Checklist for the proposed development project know as 04-173-1, 10th Street Development.

The proposed development is to make the modify the four lots into one lot for a multi-family residential project. The single-family residence on parcel 7845000571 will remain but the boundary line will be adjusted. The existing home and garage on Parcel 7845000591 will be demolished and two (2) four-unit single-story townhomes will be constructed. Each unit will be approximately 1,185 square feet. Open space, both private and shared, storm drainage and parking per one single-family (existing lot) will be provided.

Proposed Site Information:

Proposed Multi Family Lot 1:

- Site Area: 32,479 sf
- Building: 2 multi-family buildings (1 story),
- Unit Count: 8 (2-bedroom units)
- Parking Count: 21 stalls

Proposed Lot 4:

- Site Area: 6,868 sf
- Building: existing single-family (to remain)

Existing Lot 5:

- Site Area: 6,799 sf (no change)
- Building: existing single-family building (to remain)

Access:

- Proposed new access from 10th street. To utilize existing pan-handle of parcel 7845000622.

Phasing Plan:

- There is no planned phasing for this project.

The following documents are enclosed with this submittal:

Enclosures:

- Cover Letter
- Preliminary Site Plan Review Application
- SEPA, Environmental Checklist
 - o Vicinity Map
 - o Aerial Map
 - o Zoning Map
 - o Proposed ~~Short Plat~~ *BZA Plan*
 - o Proposed Site Plan
 - o Soils Map
- Traffic Scoping Worksheet by Heath & Associates 4/19/21
- Critical Area ID Form
- Geotechnical Report by Krazan & Associates; dated 1/13/21
- Preliminary Landscape Plan
- Preliminary Stormwater Report
- Pre-Application Notes (P-18-0160)

If you have questions or would like to request additional information, please do not hesitate to contact me by phone at (253) 435-3699 or via e-mail at phil.becker@abbeyroadgroup.com.

Sincerely,



Phil Becker

Director of Land Development Operations & Construction Support Services Manager

Abbey Road Group Land Development Services Company, LLC

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PB/rj

Job # 04-173-1

Project file - T:\PROJECTS FILES (ACTIVE)\04-173, 10th St Dev\Permitting\Preliminary Site Plan Review Application

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