

*CITY OF PUYALLUP*

*ENVIRONMENTAL CHECKLIST*

Action: \_\_\_\_\_

Receipt: \_\_\_\_\_

Received By: \_\_\_\_\_

Date: \_\_\_\_\_

I. INTRODUCTION INFORMATION

Name of Proposal (if applicable):

**Sunset Pointe**

Applicant: **Peter Y Chen and Beth Liu**

Address: **4709 Memory Lane West  
University Place, WA 98466**

Phone:

Agent: **Craig Deaver, Principal with CES NW Inc.**

Address: **429-29<sup>th</sup> Street NE, Suite D  
Puyallup, WA 98371**

Phone: **(253) 848-4282**

Location of Project: **City of Puyallup, Pierce County, Washington**

Address: **2301 23<sup>rd</sup> Street SE, Puyallup WA 98372  
See Appendix for Vicinity Map.**

Section: **35** Quarter: **SW** Township: **20 N** Range: **04 E**

Tax Parcel Numbers: **0420353027 and 0420357011**

Date Checklist Prepared: **March 12, 2018**

**Revised June 17, 2019**

## A. BACKGROUND

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

**Gain preliminary plat approval in Fall 2019, construction permit issuance in Spring 2020, complete site construction and record final plat by Fall 2020 and begin home construction upon final plat recording.**

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

**No, not at this time.**

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

**The project is a single-family lot subdivision located within RS-10 zoning classification. A Critical Areas Assessment was completed by Habitat Technologies dated September 21, 2018.**

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

**No, no other applications are pending for governmental approval that we know of.**

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

**SEPA Determination, Engineer/Construction Permit, Forest Practices and building permits.**

6. Give a 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.

**The 9.19-acre site will be developed into 18 residential lots with internal public roads and utilities. The plat is designed to blend in with the surrounding neighborhoods. City of Puyallup Utilities will serve the plat.**

7. Location of 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.

**From I-5 (heading north) – take the East 28<sup>th</sup> Street. Continue on East 28<sup>th</sup> Street. Continue onto WA-167N/River Road East. Turn right onto 11<sup>th</sup> Street NW. Turn left onto West Stewart Avenue. Turn right onto 5<sup>th</sup> Street NW. Turn left onto 9<sup>th</sup> Avenue SW. Turn right onto South Meridian. Turn left onto 23<sup>rd</sup> Avenue SE. Turn left onto 17<sup>th</sup> Street SE. 17<sup>th</sup> Street SE turns right and becomes 19<sup>th</sup> Avenue SE. The destination will be on your right.**

Section: **35** Quarter: **SW** Township: **20 N** Range: **04 E**

## **B. ENVIRONMENTAL IMPACTS**

### **1. EARTH**

- a. General description of the site (circle one): flat, rolling, hilly, steep slopes, mountainous, other\_\_\_\_\_:

**Generally, the site is moderately sloped from its southern boundary line to the existing ponds. The northern portion of the site slopes from the existing ridge to 19<sup>th</sup> Avenue SE (extended).**

- b. What is the steepest slope on the site (approximate percent slope)?

**The steepest slope on the site is approximately 30 percent and is located in the center portion of the site near Pond 'B.**

- 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 soils at the site are identified by the USDA Natural Resource Conservation Service (NRCS) maps of Pierce County, Washington as Everett very gravelly sandy loam, 0 to 8 percent slopes, Everett very gravelly sandy loam, 8 to 15 percent slopes, Indianola loamy sand, 5 to 15 percent slopes, Kitsap silt loam, 2 to 8 percent slopes, Kitsap silt**

**loam, 8 to 15 percent slopes and Kitsap silt loam, 15 to 30 percent slopes.**

**See Appendix for the Soils Map and Soils Description**

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

**Yes. There is small area with unstable soils in the immediate vicinity of Lot 6 and 7 per the geotechnical report.**

- 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.

**The site will be designed to balance cut and fill quantities to the greatest extent possible. Grading plans prepared by a licensed professional engineer will be submitted to City of Puyallup for review and approval. It is estimated that approximately 7,000 cubic yards of total cut and 28,000 cubic yards of total fill will be required during construction of the proposed project.**

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

**Yes, if vegetation is cleared during wet weather, there is a potential for erosion to occur. The construction is planned to occur during dry weather and erosion control best management practices will be implemented.**

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

**Approximately 20 percent of the site will be covered with impervious surfaces. This area includes the proposed internal road, driveways and building surfaces within the site boundary.**

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

**As part of the grading plan, a temporary erosion and sedimentation control plan will be prepared for approval by City of Puyallup. Erosion control features will be installed prior to construction and maintained until the threat of erosion ceases to exist.**

## 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.

**The grading activities proposed at the site will cause dust particulate to be emitted to the air. Vehicles and equipment used during the construction can be a potential source of emissions. When the project is complete, the site may be the source of vehicle emissions from vehicles using the site. However, quantities are unknown.**

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

**Vehicles using the surrounding street system can be a source of emissions or odor. However, it is not anticipated that these off-site vehicle sources of emissions will affect this proposal. There are no other known sources of odor or emissions in the vicinity.**

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

**Unwanted dust particulate can be controlled, to a certain extent, by the application of water before and during construction activities. It is assumed the construction vehicles used will be equipped with factory-installed mufflers and spark arresters that would control excessive emissions. There are no measures proposed to control emissions as a result of vehicles using the site after construction.**

## 3. WATER

- a. Surface Water:

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.

**Yes, there is seasonal stream with wetlands located in the center of the site. The ponds appear to have been created through the excavation of material within the ravine and through placement of material to establish**

**the ponds. The control of the flow of the ponds is via culverts that have been installed. A Critical Areas Assessment was completed by Habitat Technologies. Their report is dated September 21,2018. No impacts to the wetlands are being proposed.**

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 for this work.

**Yes, the project will require work within 200 feet of wetlands. The work will include clearing and grading and the installation of a proposed stormwater facility. This work will be outside the proposed fifty-foot buffers of the wetlands.**

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.

**No amount of fill or dredge will be placed or removed from surface waters or wetlands on the site.**

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

**No, the project does not include any surface water withdrawals or diversions.**

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

**Yes, a zone X floodplain is located within the wetlands. The wetlands will not be disturbed during site development.**

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, the proposal does not include discharges of waste materials to any existing surface water.**

b. Ground Water:

1. Will ground water 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.

**There will be no groundwater withdrawals.**

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) is/are expected to serve.

**The project proposes to connect to the City of Puyallup sewer system. No discharge of waste material is proposed.**

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.

**The primary source of runoff will be from stormwater. Minimal water runoff is anticipated to occur due to landscape watering and other maintenance activities. The proposed stormwater conveyance system will be designed to collect and convey stormwater runoff from within the project to a detention vaults and ultimately to the City of Puyallup storm water system.**

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

**Generally, a project of this type and size would provide areas of landscaping. If chemicals or fertilizers that are used to maintain these areas are not handled properly, it is possible they could enter ground or surface waters. To our knowledge, there are no other known sources of contaminants associated with this proposal.**

3. Does the proposal alter or otherwise affect drainage patterns

in the vicinity of the site? If so, describe.

**The proposed plat stormwater design will maintain natural drainage patterns per City of Puyallup design standards.**

- d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

**The proposed project site will collect its storm water runoff and direct it towards on-site detention vaults. The vaults meter the project's runoff and directs it downstream to the existing pond 'A' which is conveyed to the plat of Kodiak Estates. The northern basin will collect it's stormwater runoff and direct it to the proposed vault, which ultimately discharges to the storm drainage system in Horizon Highlands.**

#### **4. PLANTS**

- a. Check the type(s) of vegetation found on the site:

☒ Deciduous tree:

☒ Evergreen tree:

☒ Shrubs

☒ Grass

☐ Pasture

☐ Crop or grain

☐ Orchards, vineyards or other permanent crops

☒ Wet soil plants:

☒ Water plants:

☐ Other types of vegetation:

- b. What kind and amount of vegetation will be removed or altered?

**The developer will clear the site within the clearing limits during development. Most of the trees are located within the wetlands tracts, or open space. The rest of the development is covered in grass and shrubs. The wetland will not be altered for this development. The development proposes a small amount of buffer mitigation.**

- c. List threatened or endangered species known to be on or near the site.

**To our knowledge, there are no threatened or endangered plant species on or near the site. No threaten or endangered species are noted on the Washington State Fish and Wildlife (WDFW) Priority Species and Habitat**



**interactive map.**

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**Landscaping will incorporate native plant species in accordance with City of Puyallup Code.**

- e. List all noxious weeds and invasive species known to be on or near the site.

**Blackberry bushes and ivy are located on-site.**

## **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: **songbirds, crows**

Mammals: **field mice, squirrels**

Fish: **None**

- b. List any threatened or endangered species known to be on or near the site.

**To our knowledge, there are no threatened or endangered animal species on or near the site. No threaten or endangered species are noted on the Washington State Fish and Wildlife (WDFW) Priority Species and Habitat interactive map.**

- c. Is the site part of a migration route? If so, explain.

**To our knowledge, the site is not part of a migration route.**

- d. Proposed measures to preserve or enhance wildlife, if any:

**The project is a single-family residential subdivision. No measures are proposed.**

- e. List any invasive animal species known to be on or near the site.

**None known.**

## **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.

**The primary energy source required to meet the energy needs of the proposed project is electricity. Sufficient amounts of which would be used to maintain a comfortable lifestyle and environment. The electricity would be used to for heating and lighting purposes.**

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

**No, the existing adjacent properties are single-family lots. The largest impact to placing solar panels is the existing home locations on the adjacent parcels.**

- 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:

**The homebuilder will build the proposed homes using energy efficient materials based on current industry standards for home building.**

## **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 because of this proposal? If so, describe.

**Typically, a residential development is not a source of environmental health hazards. During construction of the proposed project, it is possible that a spill related to construction activity or equipment may occur. Once the plat has been constructed, the risk of fire is always present within a residential development.**

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

**A possible contamination of the site was from existing old car battery casings being utilized as a dam for one of the wetlands. The old car battery casings have since been removed and the earth berm was installed with structural fill.**

- 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 hazardous chemicals/conditions that might affect the project development and design.**

- 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.

**During construction, typical materials for construction oil, petroleum or grease may be used and stored on-site and properly disposed of in accordance with the required stormwater pollution prevention plan. No chemicals will be produced.**

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

**While not anticipated to occur, the services of the local emergency service providers may be required at some time.**

- 5) Proposed measures to reduce or control environmental health hazards, if any:

**None are proposed.**

b. Noise

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

**Noise exists from the neighboring single-family parcels and adjacent street system. However, it is not anticipated that the noise will adversely affect the proposed project.**

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

**During the short-term, construction activity at the project site will vary considerably as the construction progresses. In addition, because the noise produced on the site depends on the equipment being used, the noise would vary from day to day. Maximum construction noise levels can be expected to range**

from 65 to 89 dBA with an average value of approximately 85 dBA. Minimum noise levels can be expected to have a wider range of 57 to 88 dBA with an average value of 78 dBA (based on a construction activity noise model, described in *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*). Noise associated with construction operations on the site will occur roughly between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. Long-term noise impacts will result from vehicles using the site and noises typical to a single-family development.

3. Proposed measure to reduce or control noise impacts, if any:

Noise impacts associated with the construction phases of the project will be limited in duration. To mitigate general noise impacts during the grading phase, measures such as using and regularly maintaining efficient mufflers and quieting devices on all construction equipment and vehicles can be anticipated. No measures to mitigate noise impacts during the building phase are proposed. Construction hours will be limited to the normal workday, 7:00 a.m. to 6:00 p.m.

## **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.

**Current use is vacant land.**

**North: Large lot vacant land**

**South, West, East: Single-Family parcels**

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

**To our knowledge, the project site has not been used as working farmlands or working forestlands.**

- 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:

**To our knowledge, the adjacent parcels are not used for agriculture or forestry.**

- c. Describe any structures on the site.

**The on-site structures are a barn and materials storage building.**

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

**Yes, the on-site structures (a barn and materials storage building).**

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

**City of Puyallup – RS-10**

**Please see the zoning map in the appendix for clarification of zoning.**

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

**Low Density Residential (LDR)**

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

**Project is not in an area designated as a shoreline, does not apply.**

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

**There are wetlands in the central portion of the site. The wetlands have a 50-foot buffer. See the Critical Areas Assessment by Habitat Technologies, dated September 21, 2018 for more information.**

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

**The proposed plat will provide 18 homes and housing for approximately 54 residents.**

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

**None, the only structures on-site are a barn and materials storage building.**

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

**None, the only structures on-site are a barn and materials storage building.**

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

**The proposed residential plat is adjacent to other single-family residential uses. The site is currently zoned RS-10.**

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

**No measures proposed. To our knowledge, the adjacent parcels are not used for agricultural or forest lands.**

## **9. HOUSING**

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

**The development anticipates creating 18 new housing units in the proposed residential plat. It is assumed the housing units will be in the middle-income range.**

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

**None, the only structures on-site are a barn and materials storage building.**

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

**None are proposed.**

## **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?

**Maximum building height is 36 feet.**

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

**The vicinity of 19<sup>th</sup> Ave SE and 21<sup>st</sup> Street SE is not considered a prime view corridor, and therefore, should not compromise the views from adjacent properties. The view of the site, of course, will be altered to that of a single-family housing development.**

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

**The proposed plat will include architecturally compatible homes. After home construction, the parcels will have landscaping. The interior public road will be built to City of Puyallup road standards**

## **11. LIGHT AND GLARE**

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

**Light and glare will result from reflective surfaces, exterior building lights, and streetlights. Interior lighting may be noticeable. The occurrence of light impacts are anticipated from dusk to dawn.**

- b. Could light or glare from the finished project be a safety hazard, interfere with views, or affect wildlife?

**It is highly unlikely that glare or light from the project site will interfere with views or affect wildlife. Streetlights and other outdoor lighting are intended to promote safety rather than create a safety hazard.**

- c. What existing off-site sources of light or glare may affect your proposal?

**Off-site sources of light or glare that may be noticeable would be the result from reflective surfaces, exterior building lights, streetlights and interior lighting from the surrounding neighborhoods. The occurrence of light impacts are anticipated from dusk to dawn and are not anticipated to affect the project.**

- d. Proposed measures to reduce or control light and glare impacts, if any:

**The exterior building lights and streetlights will be of low**

**intensity, typically used for safety and security purpose.**

## **12. RECREATION**

- a. What designated and informal recreational opportunities are in the immediate vicinity?

**There are several designated and informal recreational opportunities that are in the immediate vicinity of the proposed site. Some of these opportunities include: Wildwood Park, Washington State Fairgrounds, Bradley Lake Park, Pioneer Park, Linden Golf and Country Club and Paintball Sports Park.**

- b. Would the proposed project displace any existing recreational uses? If so, describe.

**No, the project will not displace any recreational opportunities.**

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or application, if any:

**No measures are proposed.**

## **13. HISTORIC AND CULTURAL PRESERVATION**

- a. Are there any buildings, structures, or sites, located on or near the site that area over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

**There are two structures on-site a barn and materials storage building. Both structures were built in 1950. Neither of these buildings are listed on the Department of Archaeology and Historic Preservation's WISSARD listing.**

- 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.

**To our knowledge, there are none.**

- 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 formal studies have been conducted to assess cultural or historic resources associated with the site.**

- 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 proposed to reduce or control impacts. However, if objects are unearthed during site work that may be culturally significant, the Washington State Office of Archaeology and Historic Preservation will be notified.**

#### **14. TRANSPORTATION**

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

**The project site is located on 19<sup>th</sup> Avenue SE, which connects to Highway 161 via 17<sup>th</sup> Street SE, 23<sup>rd</sup> Avenue SE and South Meridian.**

**See Appendix for Vicinity Map.**

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

**No. A review of the Pierce Transit regional bus schedule indicates that transit service is provided at by The Washington State Fairgrounds (approximately 2.3 miles to the northwest).**

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

**The project will create 36 parking spaces in driveways and 36 parking spaces within garages.**

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

**Yes, the project proposes approximately 310 linear feet of frontage improvements along 23<sup>rd</sup> Street SE. The improvements include 9 feet of additional paving, curb, gutter, and sidewalk. The existing cul-de-sac in 23<sup>rd</sup> Street Place SE is proposed to be removed. A shared access tract will be constructed east of 19<sup>th</sup> Avenue East as part of this development.**

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

**No.**

- 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

**It is estimated the project will generate approximately 142 trips per day.**

- 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.

**No.**

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

**None.**

## **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.

**Yes. Whenever a residential development is constructed, the need for public services, such as police and fire protection, increases. Puyallup School District, Puyallup Police and Fire District serve the site.**

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

**Impacts will be controlled by the increase in tax base and tax assessments paid to the public services as well as impact fees.**

**16. UTILITIES**

- a. Circle utilities currently available at the site: **Adjacent to the proposed plat are electricity, water, sewer refuse service, telephone, cable.**
- 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.

**The proposed project anticipates using the following utilities:**

**Electricity: .....Puget Sound Energy**  
**Water: .....City of Puyallup**  
**Sewer: .....City of Puyallup**  
**Refuse service: .....Murray's Disposal**  
**Telephone/cable/internet:..... CenturyLink/Comcast**  
**Gas: .....Puget Sound Energy**  
**Stormwater: .....City of Puyallup**

## SIGNATURES

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: 

Name of Signee: Dawn Markatis

Position and Agency/Organization: \_\_\_\_\_

Planner CES

Date Submitted: 6-26-19

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# CITY OF PUYALLUP ENVIRONMENTAL CHECKLIST

for

Sunset Pointe

March 12, 2018

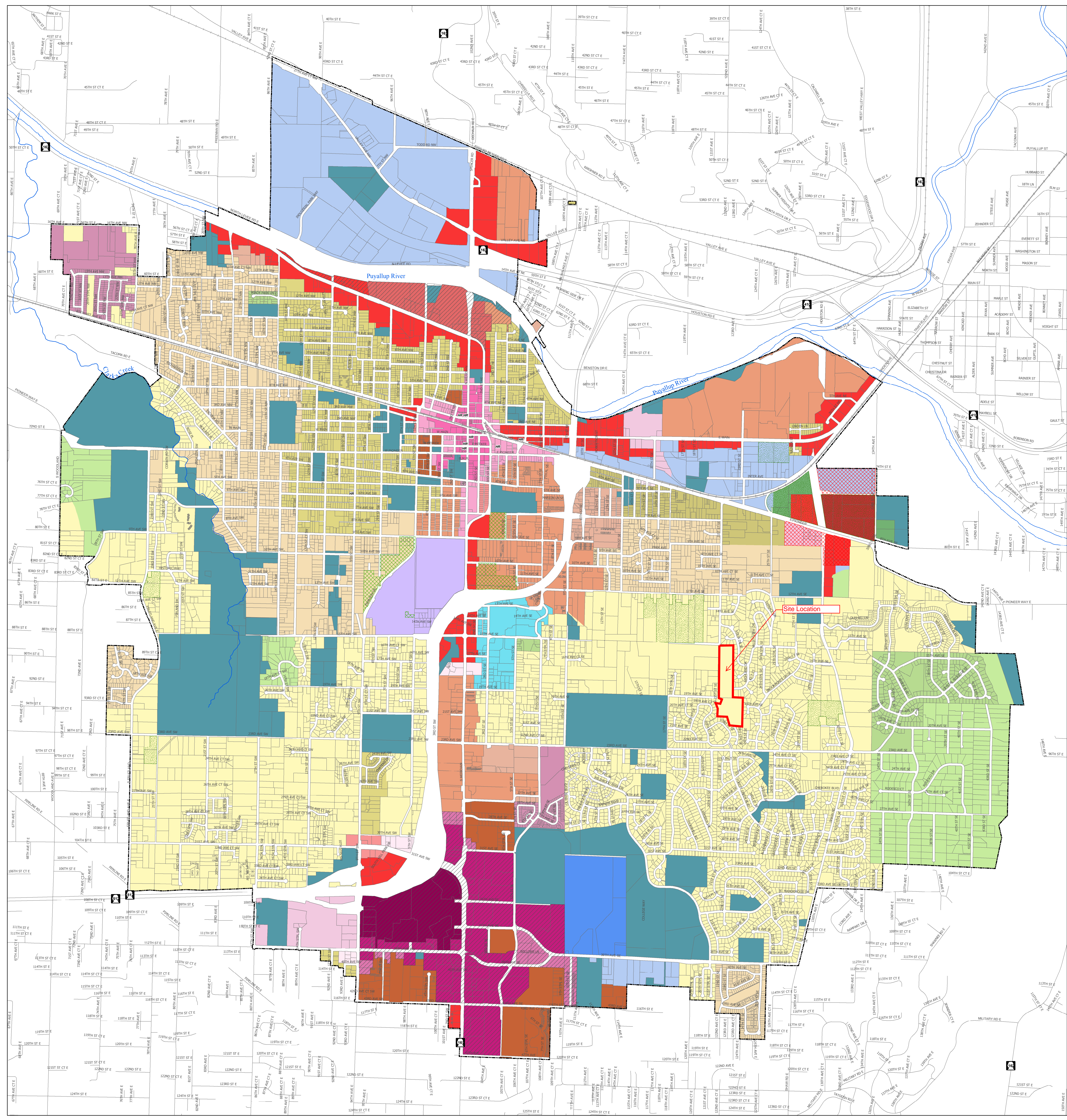
Revised June 17, 2019

Prepared For:  
**Peter Y Chen and Beth Liu**  
**4709 Memory Lane West**  
**University Place, WA 98466**

Prepared By:  
Jennifer Caldwell  
Dawn Markakis  
Fred Brown, P.E.  
04148.7



CITY OF PUYALLUP ZONING MAP



MAP LEGEND

- City Limits
- Agriculture Overlay
- Fair Parking Overlay
- Mixed Use Design Review Overlay
- Shaw-East Pioneer Overlay
- OP - Professional Office
- CB - Community Business
- CBD - Central Business District
- CBD-CORE - Central Business District Core
- CG - General Commercial
- CL - Limited Commercial
- CCX - Community Commercial Mixed Use
- CMX - Shaw-Pioneer Community Mixed Use
- LMX - Limited Mixed Use
- RMX - River Road Mixed Use
- UCX - Urban Center Mixed Use
- ML - Limited Manufacturing
- MP - Business Park
- PDC - Planned Community Development
- PDR - Planned Residential Development
- RM-10 - Medium Density Multiple-Family Residential
- RM-20 - High Density Multiple-Family Residential
- RM-CORE - Regional Growth Center Oriented Multi-family Residential
- RS-04 - High Urban Density Single-Family Residential
- RS-06 - Urban Density Single-Family
- RS-08 - Medium Density Single-Family
- RS-10 - Low Urban Density Single-Family Residential
- RS-35 - Very Low Density Single-Family Residential
- PF - Public Facilities
- MED - Medical
- FAIR - Fair
- ARO - Agriculture, Recreation and Open Space

HR Properties on City of Puyallup's Historical Register

THIS IS AN OFFICIAL MAP

Please contact the Planning Division for site specific information.

MUNICIPAL FACTS  
Population: 40,500 (April 1, 2017)  
Area: 14.27 Square Miles (July 26, 2017)

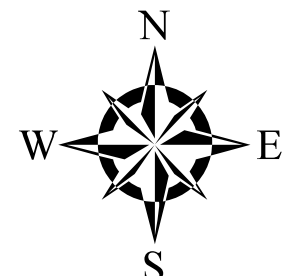
Disclaimer:  
The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County and the City of Puyallup assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED "AS IS" AND "WITH ALL FAULTS". The County and City of Puyallup makes no warranty of fitness for a particular purpose.

0 1,000 2,000 4,000  
Feet  
1" = 1,000'

January 1, 2018



City of Puyallup  
Information Technology  
Department



File Name: jray\planning\zoning\zoning\_e.mxd



## LEGAL DESCRIPTION

PARCEL C:  
THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1974.60 FEET; THENCE NORTH 01°06'54" EAST 615.92 FEET TO THE NORTHEAST CORNER OF LOT 10, STONEGATE, AS SHOWN ON THE PLAT THEREOF RECORDED UNDER AUDITOR'S NO. 9507200366 AND TO THE TRUE POINT OF BEGINNING; THENCE NORTH 87°01'41" WEST 292.30 FEET; THENCE NORTH 61°33'32" WEST 44.88 FEET; THENCE NORTH 15°12'37" WEST 219.64 FEET; THENCE NORTH 88°57'28" WEST 243.13 FEET; THENCE NORTH 00°48'44" WEST 226.43 FEET; THENCE NORTH 27°29'55" WEST 143.38 FEET; THENCE SOUTH 88°56'26" EAST 145.92 FEET; THENCE NORTH 28°41'48" EAST 80.82 FEET; THENCE NORTH 51°21'11" WEST 132.18 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 89°22'06" EAST ALONG SAID LINE A DISTANCE OF 605.46 FEET TO THE NORTHWEST CORNER OF LOT 2, SHORT PLAT NO. 8105200168; THENCE SOUTH ALONG THE WEST LINE OF SAID SHORT PLAT 750.69 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

(ALSO KNOWN AS REVISED PARCEL D OF BOUNDARY LINE ADJUSTMENT NO. 9507170491.)

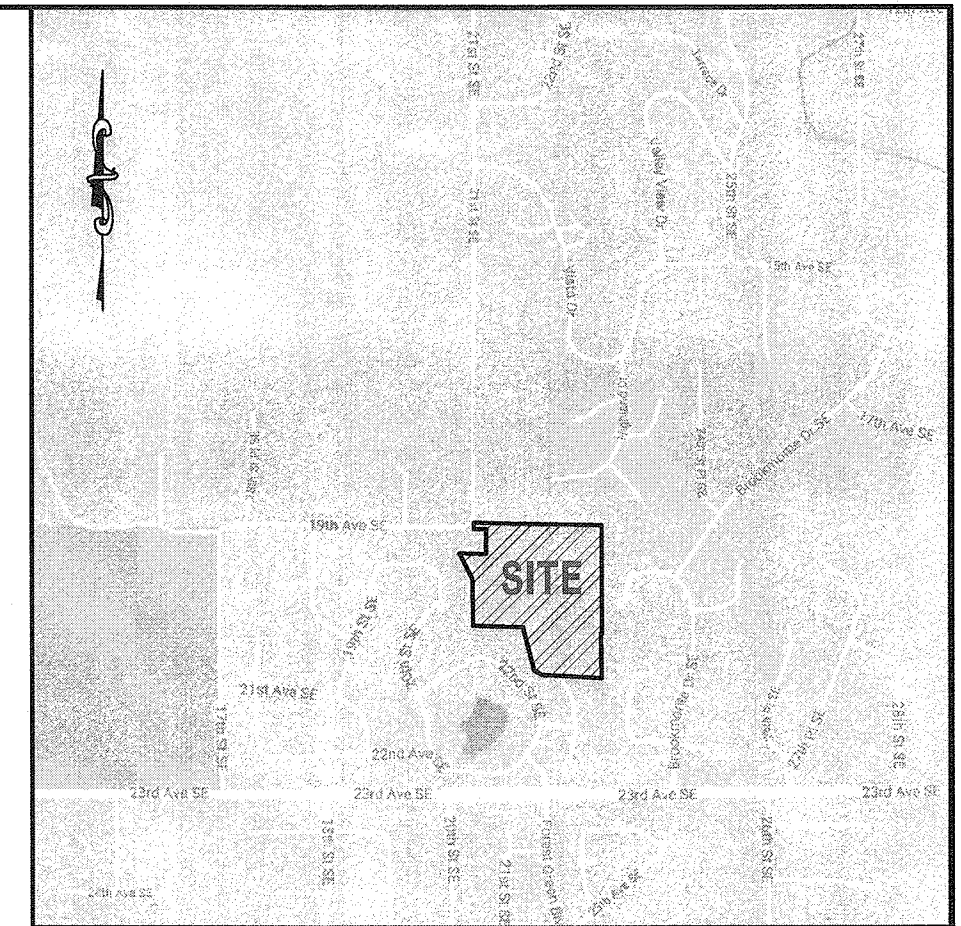
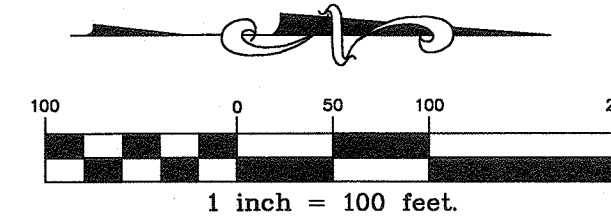
PARCEL D:  
THAT PORTION OF LOT 2, AS SHOWN ON SHORT PLAT NO. 8105200168, IN PUYALLUP, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE THEREOF SOUTH 01°17'47" EAST 532.40 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT; THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 89°49'07" EAST 4.70 FEET; THENCE NORTH 00°22'05" WEST 78 FEET; THENCE 00°49'54" WEST 128.70 FEET; THENCE NORTH 00°32'11" WEST 325.48 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE ALONG THE SAID NORTH LINE THEREOF NORTH 89°29'52" WEST 11.33 FEET TO THE POINT OF BEGINNING.

# SUNSET POINTE PRELIMINARY PLAT

A PORTION OF SW 1/4, SEC. 35, TWP 20N, RNG 4E  
WILLAMETTE MERIDIAN, PUYALLUP, WASHINGTON

## SHEET INDEX

- 1 PRELIMINARY PLAT
- 2 UTILITY PLAN
- 3 ROAD PROFILES
- 4 BOUNDARY & TOPOGRAPHIC SURVEY



## VICINITY MAP

NTS

## SITE ADDRESS

2301 23RD AVE SE  
PUYALLUP, WA 98372

## PARCEL NUMBERS

0420353027, 0420357011

## OWNERS

PETER Y CHEN AND BETH LIU  
4709 MEMORY LANE WEST  
UNIVERSITY PLACE, WA. 98466

## DEVELOPER

PETER Y CHEN AND BETH LIU  
4709 MEMORY LANE WEST  
UNIVERSITY PLACE, WA. 98466

## UTILITIES:

SEWER:	CITY OF PUYALLUP
WATER:	CITY OF PUYALLUP
CABLE:	COMCAST - CENTURY LINK
TELEPHONE:	COMCAST - CENTURY LINK
REFUSE:	MURREY'S DISPOSAL
GAS:	PUGET SOUND ENERGY
SCHOOL:	PUYALLUP SCHOOL DISTRICT #3
POWER:	PUGET SOUND ENERGY
FIRE:	CENTRAL PIERCE FIRE & RESCUE

## BASIS OF BEARINGS

BASIS OF BEARINGS AND COORDINATE SYSTEM IS ASSUMED.

## VERTICAL DATUM

PIERCE COUNTY BENCHMARK NO. 55-181 - BRASS MONUMENT  
AT THE INTERSECTION OF 23RD AVENUE SE AND 22ND ST SE  
(FOREST GREEN BOULEVARD). ELEVATION=413.87.

## SITE STATISTICAL BREAK DOWN

TOTAL SITE AREA:	399,711 SF (9.18 ACRES)
SITE AREA PER PARCEL:	
0420353027:	395,476 SF (9.08 ACRE)
0420357011:	4,235 SF (0.10 ACRE)

EXISTING ZONING:	RS-10 (LOW URBAN DENSITY SFR)
LOTS PROPOSED:	15
MAX. DENSITY:	4 DU/AC

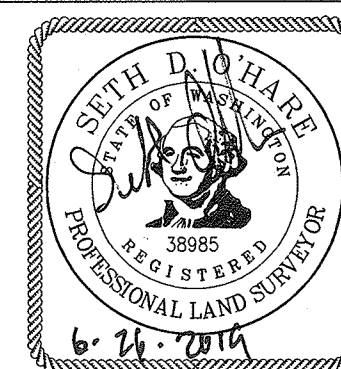
SETBACKS:	
MIN. LOT AREA:	10,000 SF
MIN. LOT WIDTH:	75'
MIN. LOT DEPTH:	100'
MAX. BUILDING HEIGHT:	36'
MIN. FRONT YARD SETBACK:	25'
MIN. REAR YARD SETBACK:	25'
MIN. SIDE YARD SETBACK:	SUM OF 16' BUT NOT LESS THAN 5'
MIN. SIDE STREET SETBACK:	15'
MAX. FLOOR AREA RATIO:	.45:1
MAX. LOT COVERAGE:	40%

SHEET 1 OF 4

## SURVEYOR'S NOTE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF:

SETH O'HARE  
THIS 26<sup>th</sup> DAY OF JUN 2019  
*Seth O'Hare*  
REGISTERED LAND SURVEYOR  
CERTIFICATE NUMBER 38985



## SURVEY FOR:

SUNSET POINTE  
4709 MEMORY LANE WEST  
UNIVERSITY PLACE, WA. 98466

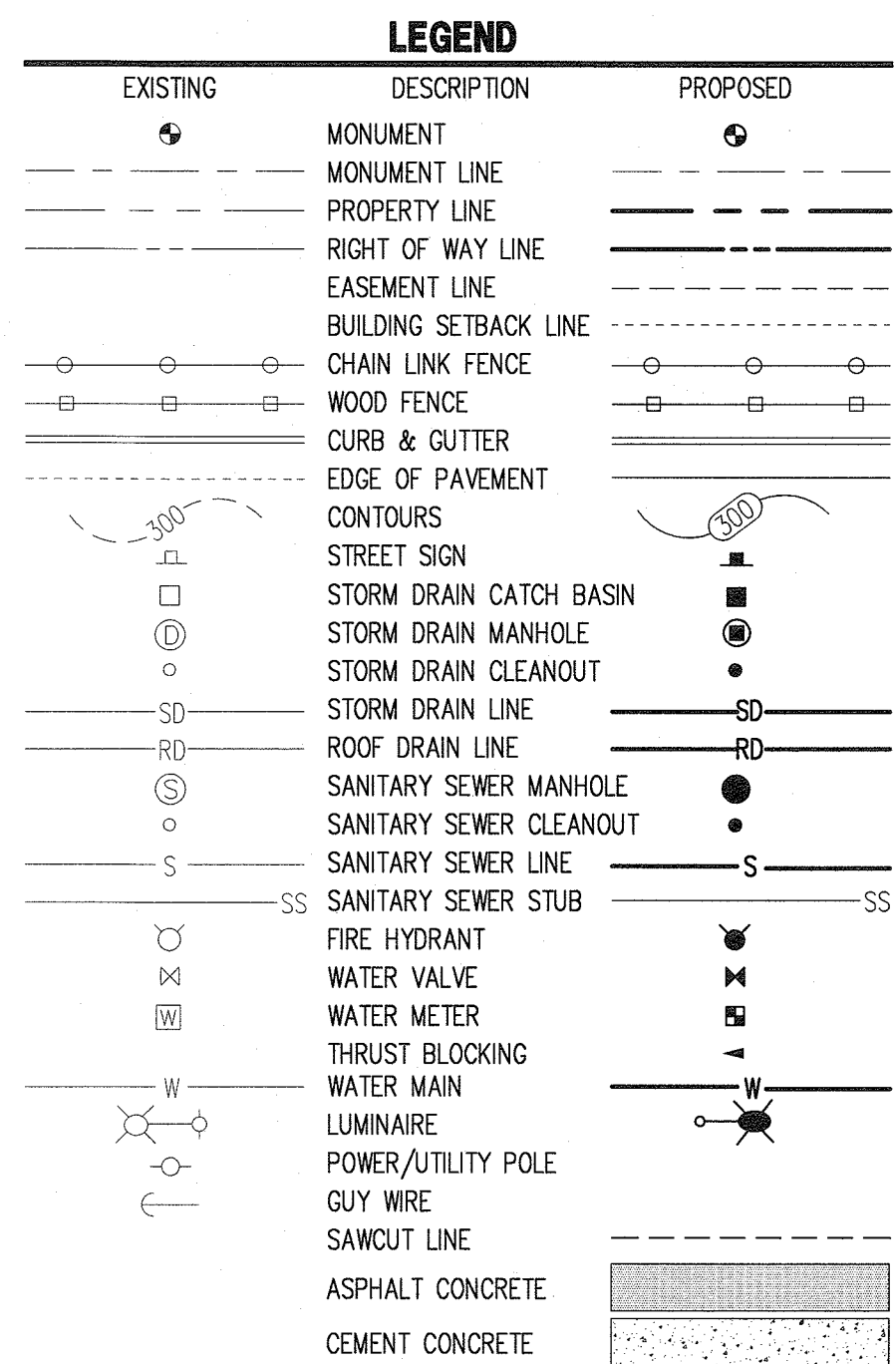
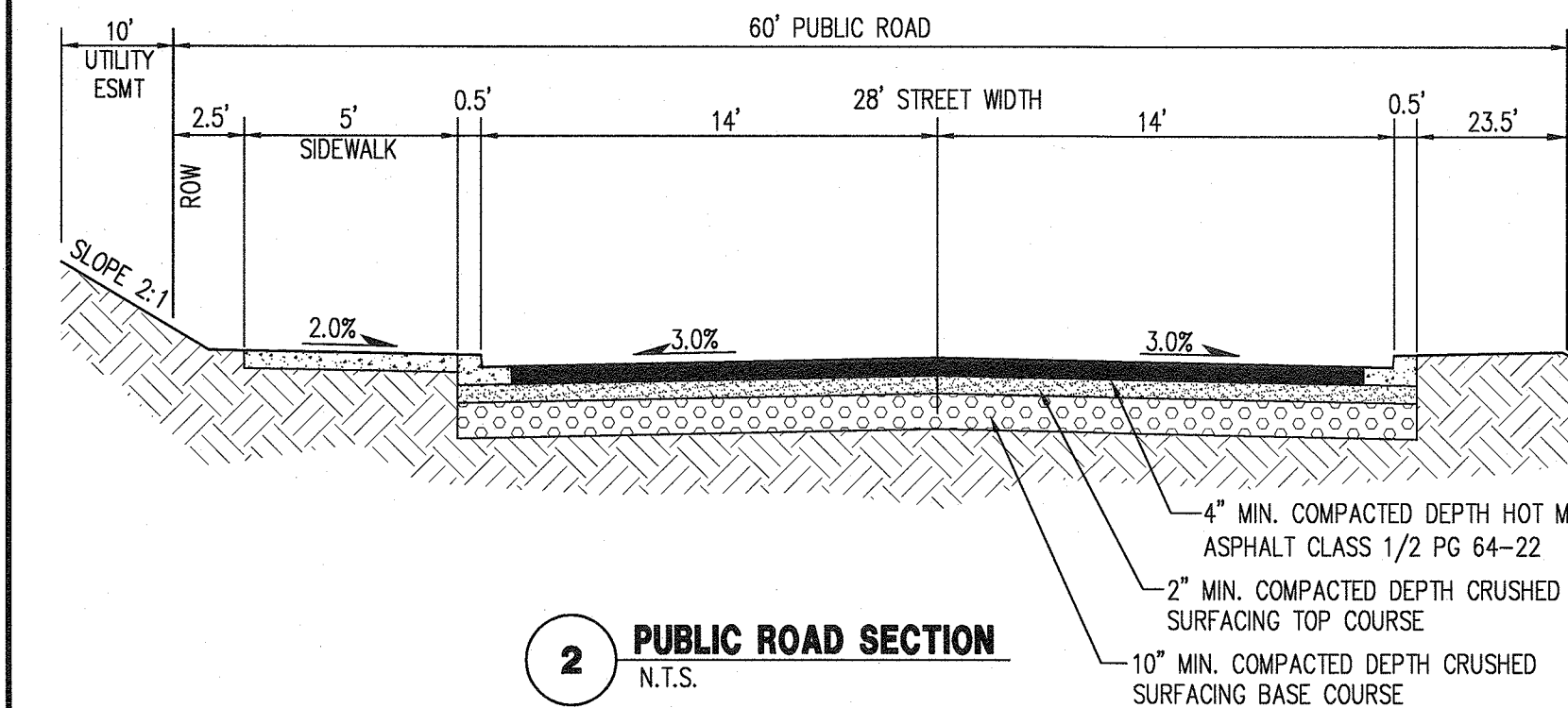
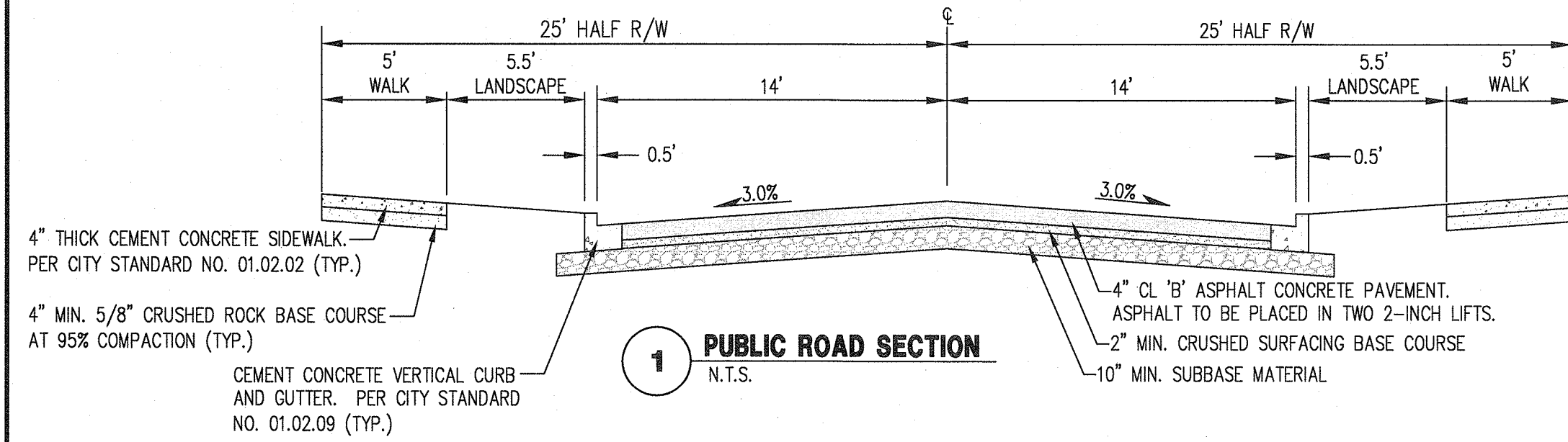
DATE:	JOB NO:
06/19/19	04148.7
DRAWN BY:	DRAWING NAME:
JEH	04148.7-P1.DWG

**C.E.S. NW INC.**  
CIVIL ENGINEERING & SURVEYING

429 29th St. N.E. Suite D BUS: (253) 848-4282  
PUYALLUP, WA 98372 FAX: (253) 848-4278

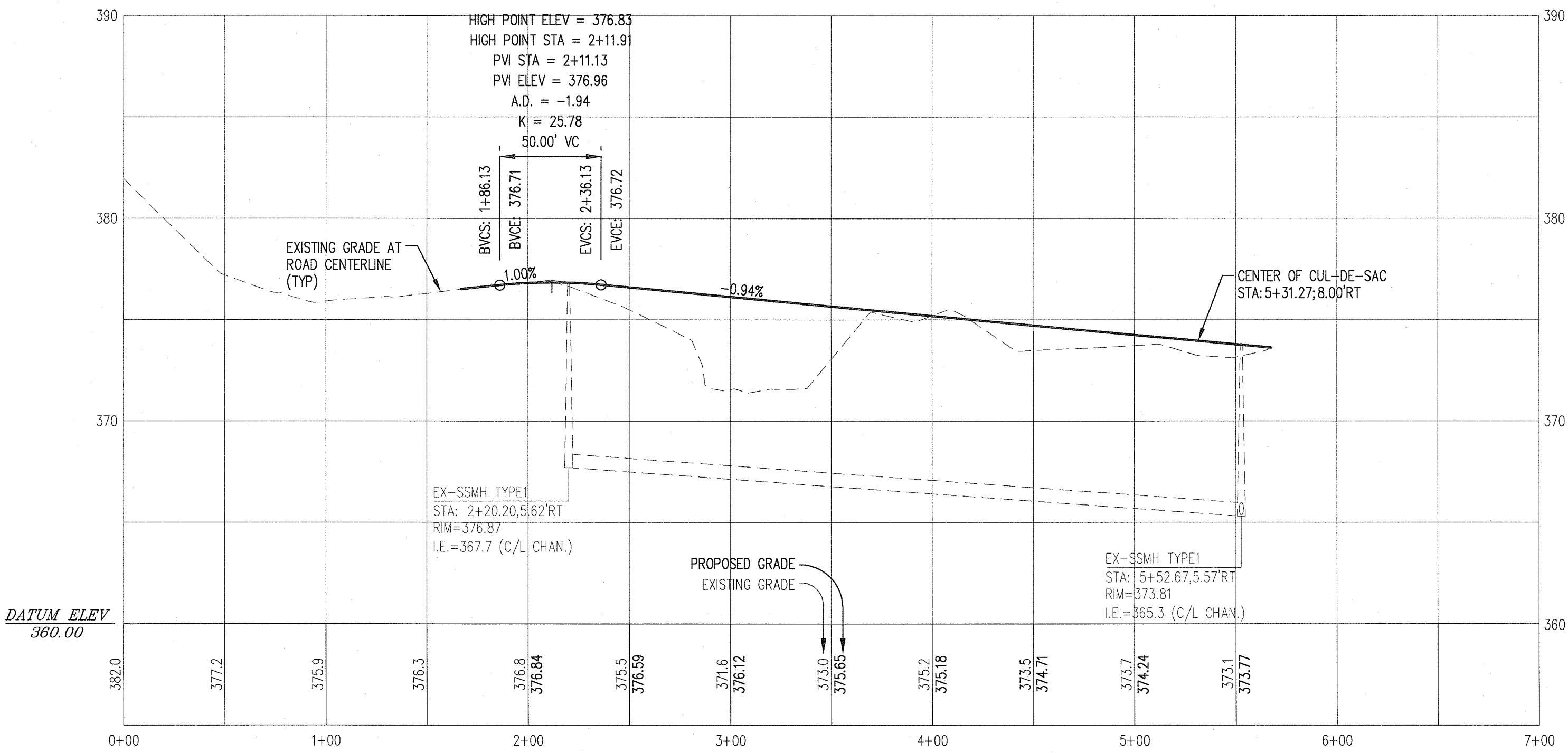


**A PORTION OF SW 1/4, SEC. 35, TWP 20N, RNG 4E  
WILLAMETTE MERIDIAN, PUYALLUP, WASHINGTON**

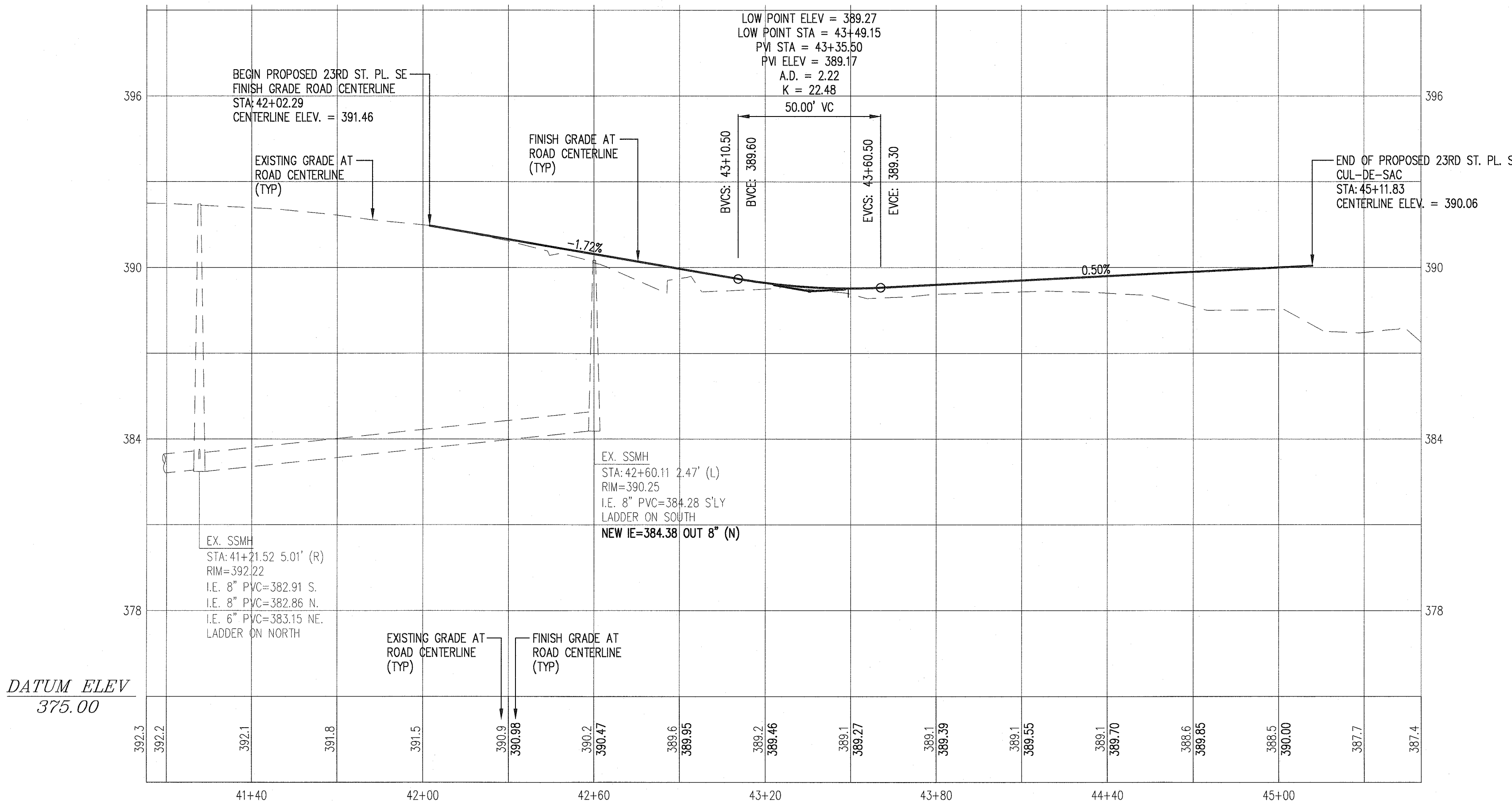


THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING 1-800-424-5555 AND THEN POT HOLING ALL OF THE EXISTING UTILITY LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES THAT MAY OCCUR DUE TO THE FAILURE TO LOCATE UTILITIES EXACTLY AND PRESERVE ANY AND ALL UTILITIES. IF CONFLICT SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT CES NW INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION. CES NW INC. ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

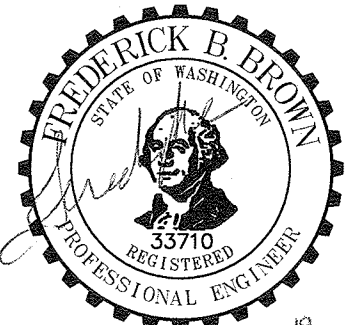
SUNSET POINTE PRELIMINARY PLAT  
A PORTION OF SW 1/4, SEC. 35, TWP 20N, RNG 4E  
WILLAMETTE MERIDIAN, PUYALLUP, WASHINGTON



19TH AVE SE/TRACT C  
HORIZONTAL: 1"=50'  
VERTICAL: 1"=5'



23RD ST PL SE  
HORIZONTAL: 1"=30'  
VERTICAL: 1"=3'



C.E.S. NW INC.  
CIVIL ENGINEERING & SURVEYING  
Box: (253) 848-4282  
Fax: (253) 848-4278  
ceservices@cesanwinc.com  
429 - 29TH ST. NE, SUITE D  
PUYALLUP, WA 98372

SUNSET POINTE  
PRELIMINARY PLAT  
ROAD PROFILES  
PETER Y CHEN AND BETH LIU  
4709 MEMORY LANE WEST, UNIVERSITY PLACE, WA. 98466

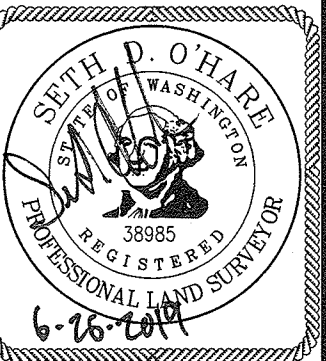
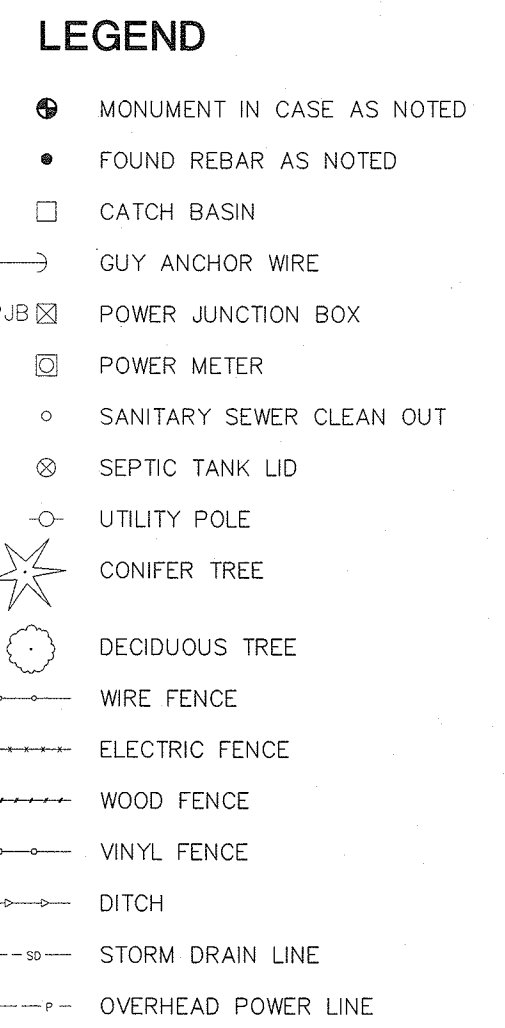
Project:  
Designed: FBB  
Drawn: JEH  
Checked: CAD  
Scale: AS SHOWN  
Date: 06/19/19  
Job No.: 04148.7

Sheet No.:  
**P3**  
3 of 4 Sheets



1. BASIS OF BEARINGS AND COORDINATE SYSTEM ARE ASSUMED.
2. METHOD AND DATE OF MONUMENT LOCATION: FIELD TRAVERSE IN SEPTEMBER AND OCTOBER, 2004.
3. EQUIPMENT USED: TRIMBLE 5600
4. THIS SURVEY COMPLIES WITH THE STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND OF THE WAC 332-130.
5. THE SUBDIVISION GUARANTEE PROVIDED WAS PREPARED BY TITOR TITLE COMPANY, GUARANTEE NO. 3113489, DATED OCTOBER 8, 2007.
6. THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, EXCEPT AS SHOWN.
7. VERTICAL DATUM: PIERCE COUNTY BENCHMARK NO. 55-181 - BRASS MONUMENT AT THE INTERSECTION OF 23RD AVENUE SE AND 22ND STREET SE (FOREST GREEN BOULEVARD). ELEVATION=413.87.
8. NO STRUCTURES WERE FOUND TO SUBSTANTIATE THAT AN EASEMENT UNDER AFN 1071540 HAS ANY EFFECT ON ANY PARCELS CONTAINED IN THE TITLE REPORT.
9. AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE UNDER AFN 1549950 IS ALONG ANY POWER LINE LOCATED ON THIS SITE.
10. PER THE PLAN OF STONEGATE, PORTIONS OF THE TEMPORARY CUL-DE-SAC AND TRACT "I" WILL REVERT BACK TO LOTS 10, 12 AND 13 UPON FURTHER EXTENSION OF 23RD STREET PLACE SE.
11. THE DESCRIPTION FOR PARCEL A HAS BEEN CORRECTED FROM THAT PROVIDED IN THE SUBDIVISION GUARANTEE TO EXCEPT THE NORTH 30 FEET OF SAID PARCEL FOR PUBLIC RIGHT-OF-WAY PER WARRANTY DEED DATED MARCH 30, 1911.
12. THE POWER EASEMENT AS DESCRIBED IN EASEMENT UNDER AFN 8010020310 HAS NO EFFECT ON THIS SITE SINCE SAID EASEMENT ONLY LIES WITHIN THE PUBLIC AND PRIVATE RIGHT-OF-WAYS FOR STREETS AND ROADS AND THE 10' WIDE STRIP ADJOINING SAID RIGHT-OF-WAYS IN WHAT IS NOW KNOWN AS KODIAK ESTATES DIVISION III UNDER AFN 9101300460.
13. NO EASEMENT WAS LISTED IN THE SUBDIVISION GUARANTEE FOR A COMMUNICATION TOWER FOUND ON-SITE.

**A PORTION OF SW 1/4, SEC. 35, TWP 20N, RNG 4E  
WILLAMETTE MERIDIAN, PUYALLUP, WASHINGTON**



**C.E.S. NW INC.**  
**CIVIL ENGINEERING & SURVEYING**

429 - 29TH ST. NE SUITE D  
FOYALLUP, WA 98322

Dus: (253) 848-4292  
Fax: (253) 648-4278  
ceservices@cesnwiinc.com

**SUNSET POINTE  
BOUNDARY & TOPOGRAPHIC SURVEY**

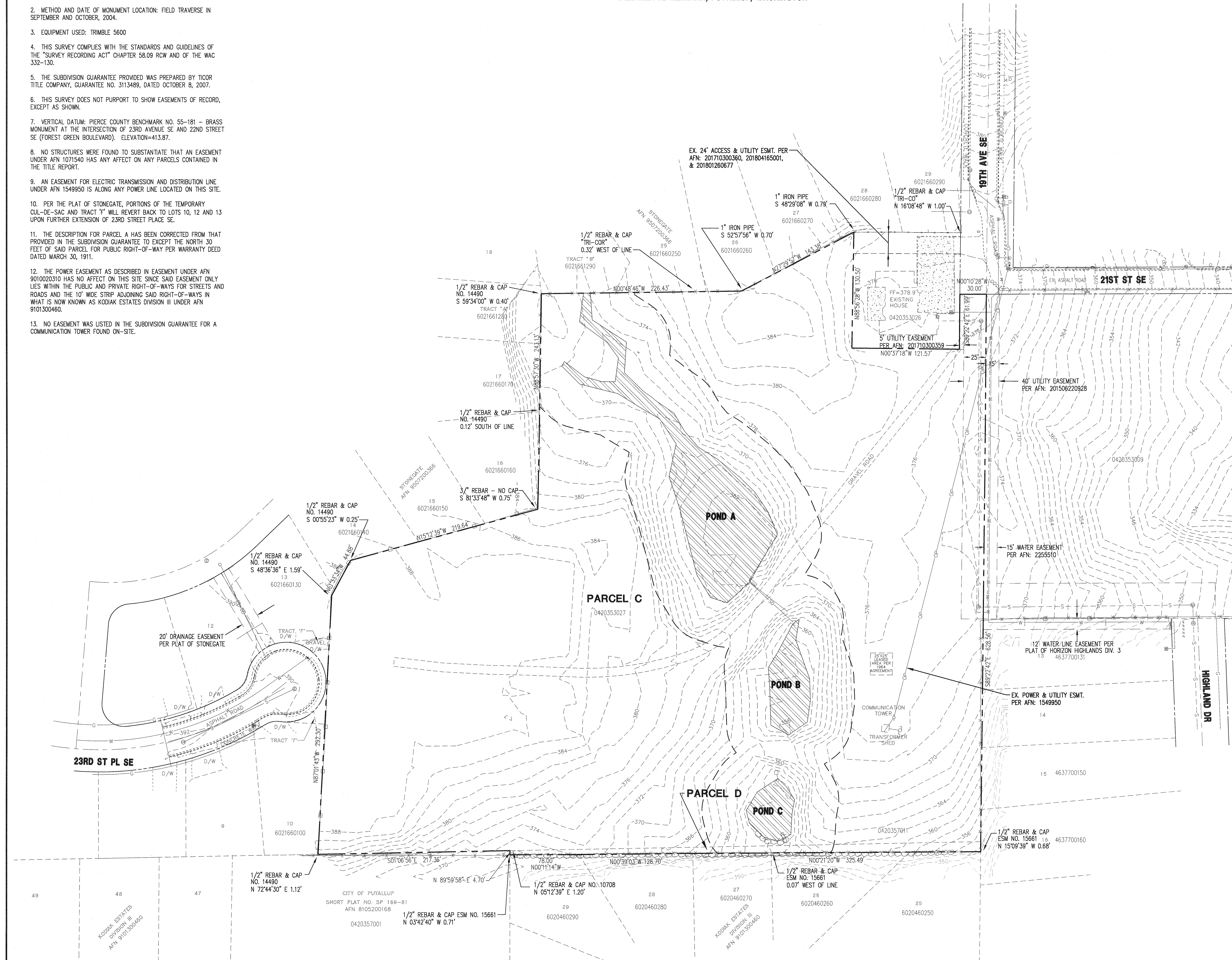
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**PETER Y CHEN AND BETH LIU**  
ST. UNIVERSITY PLACE, WA. 98466

Project:	Client:	4709 ME
Designed:	FBB	
Drawn:	JEH	
Checked:	CAD	
Scale:	1"=50'	
Date:	06/19/19	
Job No.:	04148.7	
Sheet No.:		


**P4**

4 of 4 Sheets



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pierce County Area, Washington

Survey Area Data: Version 12, Sep 7, 2017

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 8, 2014—Jul 15, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
13B	Everett very gravelly sandy loam, 0 to 8 percent slopes	5.1	25.4%
13C	Everett very gravelly sandy loam, 8 to 15 percent slopes	2.1	10.3%
18C	Indianola loamy sand, 5 to 15 percent slopes	1.0	5.0%
20B	Kitsap silt loam, 2 to 8 percent slopes	3.6	17.8%
20C	Kitsap silt loam, 8 to 15 percent slopes	5.5	27.0%
20D	Kitsap silt loam, 15 to 30 percent slopes	3.0	14.6%
<b>Totals for Area of Interest</b>		<b>20.2</b>	<b>100.0%</b>

## Pierce County Area, Washington

### 13B—Everett very gravelly sandy loam, 0 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2t629

*Elevation:* 30 to 900 feet

*Mean annual precipitation:* 35 to 91 inches

*Mean annual air temperature:* 48 to 52 degrees F

*Frost-free period:* 180 to 240 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Everett and similar soils:* 80 percent

*Minor components:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Everett

##### Setting

*Landform:* Moraines, eskers, kames

*Landform position (two-dimensional):* Shoulder, summit

*Landform position (three-dimensional):* Interfluvium, crest

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Sandy and gravelly glacial outwash

##### Typical profile

*O<sub>i</sub> - 0 to 1 inches:* slightly decomposed plant material

*A - 1 to 3 inches:* very gravelly sandy loam

*B<sub>w</sub> - 3 to 24 inches:* very gravelly sandy loam

*C<sub>1</sub> - 24 to 35 inches:* very gravelly loamy sand

*C<sub>2</sub> - 35 to 60 inches:* extremely cobbly coarse sand

##### Properties and qualities

*Slope:* 0 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Somewhat excessively drained

*Capacity of the most limiting layer to transmit water (K<sub>sat</sub>):* High  
(1.98 to 5.95 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Low (about 3.2 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4s

*Hydrologic Soil Group:* A

*Other vegetative classification:* Droughty Soils (G002XN402WA),  
Droughty Soils (G002XF403WA), Droughty Soils  
(G002XS401WA)  
*Hydric soil rating:* No

### **Minor Components**

#### **Alderwood**

*Percent of map unit:* 10 percent  
*Landform:* Hills, ridges  
*Landform position (two-dimensional):* Summit  
*Landform position (three-dimensional):* Crest, tal  
*Down-slope shape:* Convex, linear  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

#### **Indianola**

*Percent of map unit:* 10 percent  
*Landform:* Eskers, kames, terraces  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

## **Data Source Information**

Soil Survey Area: Pierce County Area, Washington  
Survey Area Data: Version 12, Sep 7, 2017



## Pierce County Area, Washington

### 13C—Everett very gravelly sandy loam, 8 to 15 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2t62b

*Elevation:* 30 to 900 feet

*Mean annual precipitation:* 35 to 91 inches

*Mean annual air temperature:* 48 to 52 degrees F

*Frost-free period:* 180 to 240 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Everett and similar soils:* 80 percent

*Minor components:* 20 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Everett

##### Setting

*Landform:* Eskers, kames, moraines

*Landform position (two-dimensional):* Shoulder, footslope

*Landform position (three-dimensional):* Crest, base slope

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Sandy and gravelly glacial outwash

##### Typical profile

*Oi - 0 to 1 inches:* slightly decomposed plant material

*A - 1 to 3 inches:* very gravelly sandy loam

*Bw - 3 to 24 inches:* very gravelly sandy loam

*C1 - 24 to 35 inches:* very gravelly loamy sand

*C2 - 35 to 60 inches:* extremely cobbly coarse sand

##### Properties and qualities

*Slope:* 8 to 15 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Somewhat excessively drained

*Capacity of the most limiting layer to transmit water (Ksat):* High  
(1.98 to 5.95 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Low (about 3.2 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4s

*Hydrologic Soil Group:* A



*Other vegetative classification:* Droughty Soils (G002XN402WA),  
Droughty Soils (G002XS401WA), Droughty Soils  
(G002XF403WA)  
*Hydric soil rating:* No

### **Minor Components**

#### **Alderwood**

*Percent of map unit:* 10 percent  
*Landform:* Ridges, hills  
*Landform position (two-dimensional):* Shoulder  
*Landform position (three-dimensional):* Nose slope, talf  
*Down-slope shape:* Linear, convex  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

#### **Indianola**

*Percent of map unit:* 10 percent  
*Landform:* Eskers, kames, terraces  
*Landform position (three-dimensional):* Riser  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

## **Data Source Information**

Soil Survey Area: Pierce County Area, Washington  
Survey Area Data: Version 12, Sep 7, 2017

## Pierce County Area, Washington

### 18C—Indianola loamy sand, 5 to 15 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2t635

*Elevation:* 0 to 980 feet

*Mean annual precipitation:* 30 to 81 inches

*Mean annual air temperature:* 48 to 50 degrees F

*Frost-free period:* 170 to 210 days

*Farmland classification:* Prime farmland if irrigated

#### Map Unit Composition

*Indianola and similar soils:* 85 percent

*Minor components:* 15 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Indianola

##### Setting

*Landform:* Eskers, kames, terraces

*Landform position (three-dimensional):* Riser

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Sandy glacial outwash

##### Typical profile

*Oi - 0 to 1 inches:* slightly decomposed plant material

*A - 1 to 6 inches:* loamy sand

*Bw1 - 6 to 17 inches:* loamy sand

*Bw2 - 17 to 27 inches:* sand

*BC - 27 to 37 inches:* sand

*C - 37 to 60 inches:* sand

##### Properties and qualities

*Slope:* 5 to 15 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Somewhat excessively drained

*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (5.95 to 99.90 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Low (about 3.9 inches)

##### Interpretive groups

*Land capability classification (irrigated):* 4e

*Land capability classification (nonirrigated):* 4s

*Hydrologic Soil Group:* A

*Other vegetative classification:* Droughty Soils (G002XN402WA),  
Droughty Soils (G002XS401WA)

*Hydric soil rating:* No

### **Minor Components**

#### **Alderwood**

*Percent of map unit:* 8 percent

*Landform:* Ridges, hills

*Landform position (two-dimensional):* Shoulder

*Landform position (three-dimensional):* Nose slope, talf

*Down-slope shape:* Linear, convex

*Across-slope shape:* Convex

*Hydric soil rating:* No

#### **Everett**

*Percent of map unit:* 5 percent

*Landform:* Eskers, kames, moraines

*Landform position (two-dimensional):* Shoulder, footslope

*Landform position (three-dimensional):* Crest, base slope

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Hydric soil rating:* No

#### **Norma**

*Percent of map unit:* 2 percent

*Landform:* Drainageways, depressions

*Landform position (three-dimensional):* Dip

*Down-slope shape:* Linear, concave

*Across-slope shape:* Concave

*Hydric soil rating:* Yes

## **Data Source Information**

Soil Survey Area: Pierce County Area, Washington

Survey Area Data: Version 12, Sep 7, 2017

## Pierce County Area, Washington

### 20B—Kitsap silt loam, 2 to 8 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2hpt

*Elevation:* 0 to 590 feet

*Mean annual precipitation:* 37 inches

*Mean annual air temperature:* 50 degrees F

*Frost-free period:* 160 to 200 days

*Farmland classification:* All areas are prime farmland

#### Map Unit Composition

*Kitsap and similar soils:* 85 percent

*Minor components:* 3 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Kitsap

##### Setting

*Landform:* Terraces

*Parent material:* Glaciolacustrine deposits

##### Typical profile

*H1 - 0 to 10 inches:* ashy silt loam

*H2 - 10 to 32 inches:* silty clay loam

*H3 - 32 to 60 inches:* stratified silt to silty clay loam

##### Properties and qualities

*Slope:* 2 to 8 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Moderately well drained

*Capacity of the most limiting layer to transmit water (Ksat):*  
Moderately low to moderately high (0.06 to 0.20 in/hr)

*Depth to water table:* About 16 to 23 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* High (about 11.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3w

*Hydrologic Soil Group:* C/D

*Other vegetative classification:* Soils with Few Limitations  
(G002XS501WA)

*Hydric soil rating:* No

#### Minor Components

##### Bellingham

*Percent of map unit:* 3 percent

*Landform:* Depressions

*Hydric soil rating:* Yes

## **Data Source Information**

Soil Survey Area: Pierce County Area, Washington

Survey Area Data: Version 12, Sep 7, 2017

## Pierce County Area, Washington

### 20C—Kitsap silt loam, 8 to 15 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2hvp

*Elevation:* 0 to 590 feet

*Mean annual precipitation:* 37 inches

*Mean annual air temperature:* 50 degrees F

*Frost-free period:* 160 to 200 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Kitsap and similar soils:* 85 percent

*Minor components:* 2 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Kitsap

##### Setting

*Landform:* Terraces

*Parent material:* Glaciolacustrine deposits

##### Typical profile

*H1 - 0 to 10 inches:* ashy silt loam

*H2 - 10 to 32 inches:* silty clay loam

*H3 - 32 to 60 inches:* stratified silt to silty clay loam

##### Properties and qualities

*Slope:* 8 to 15 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Moderately well drained

*Capacity of the most limiting layer to transmit water (Ksat):*  
Moderately low to moderately high (0.06 to 0.20 in/hr)

*Depth to water table:* About 16 to 23 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* High (about 11.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3e

*Hydrologic Soil Group:* C/D

*Other vegetative classification:* Soils with Moderate Limitations  
(G002XS601WA)

*Hydric soil rating:* No

#### Minor Components

##### Bellingham

*Percent of map unit:* 2 percent

*Landform:* Depressions

*Hydric soil rating:* Yes

## **Data Source Information**

Soil Survey Area: Pierce County Area, Washington  
Survey Area Data: Version 12, Sep 7, 2017

## Pierce County Area, Washington

### 20D—Kitsap silt loam, 15 to 30 percent slopes

#### Map Unit Setting

*National map unit symbol:* 2hpw

*Elevation:* 0 to 660 feet

*Mean annual precipitation:* 37 inches

*Mean annual air temperature:* 50 degrees F

*Frost-free period:* 160 to 200 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Kitsap and similar soils:* 85 percent

*Minor components:* 2 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Kitsap

##### Setting

*Landform:* Terraces

*Parent material:* Glaciolacustrine deposits

##### Typical profile

*H1 - 0 to 10 inches:* ashy silt loam

*H2 - 10 to 32 inches:* silty clay loam

*H3 - 32 to 60 inches:* stratified silt to silty clay loam

##### Properties and qualities

*Slope:* 15 to 30 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Moderately well drained

*Capacity of the most limiting layer to transmit water (Ksat):*  
Moderately low to moderately high (0.06 to 0.20 in/hr)

*Depth to water table:* About 16 to 23 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* High (about 11.5 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 4e

*Hydrologic Soil Group:* C/D

*Other vegetative classification:* Sloping to Steep Soils  
(G002XN702WA)

*Hydric soil rating:* No

#### Minor Components

##### Bow variant

*Percent of map unit:* 2 percent

*Landform:* Depressions



*Hydric soil rating:* Yes

## **Data Source Information**

Soil Survey Area: Pierce County Area, Washington  
Survey Area Data: Version 12, Sep 7, 2017

# Aerial



Disclaimer: 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. 3/5/2018



**LEGAL DESCRIPTION OF THE PARCELS FOR  
SUNSET POINTE  
PRELIMINARY PLAT/SEPA APPLICATION.**

**Parcel 0420353009**

THE WEST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., CONTAINING 10 ACRES, MORE OR LESS, LESS 30 FEET RESERVED ACROSS THE NORTH END OF SAID TRACT FOR STREET PURPOSES; ALSO, THE WEST 33 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON.

**Parcel 0420353027**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35;  
THENCE EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 1974.60 FEET;  
THENCE NORTH 01°06'54" WEST 615.92 FEET TO THE TRUE POINT OF BEGINNING;  
THENCE NORTH 87°01'41" WEST 292.30 FEET;  
THENCE NORTH 61°33'32" WEST 44.88 FEET;  
THENCE NORTH 15°12'37" WEST 219.64 FEET;  
THENCE NORTH 88°57'28" WEST 243.13 FEET;  
THENCE NORTH 00°48'44" WEST 226.43 FEET;  
THENCE NORTH 27°95'55" WEST 143.38 FEET;  
THENCE SOUTH 88°56'26" EAST 145.92 FEET;  
THENCE NORTH 28°41'48" EAST 80.82 FEET;  
THENCE NORTH 51°21'11" WEST 132.18 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35;  
THENCE SOUTH 89°22'06" EAST ALONG SAID LINE A DISTANCE OF 605.46 FEET;  
THENCE SOUTH 01°06'54" EAST 750.69 FEET TO THE TRUE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON.  
(ALSO KNOWN AS REVISED PARCEL "D" OF CITY OF PUYALLUP BOUNDARY LINE ADJUSTMENT NO. 95-84-008 RECORDED JULY 17, 1995 UNDER RECORDING NO. 9507170491)

**Parcel 0420357011**

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 2 OF PIERCE COUNTY SHORT PLAT NO. 8105200168, BEING CITY OF PUYALLUP SHORT PLAT NO. SP169-81, ACCORDING TO PLAT RECORDED MAY 20, 1981;

THENCE ALONG THE WEST LINE OF SAID LOT 2, SOUTH 01°17'47" EAST, 532.40 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT;

THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 89°49'07" EAST 4.70 FEET;

THENCE NORTH 00°22'05" WEST, 78.00 FEET;

THENCE NORTH 00°49'54" WEST, 128.70 FEET;

THENCE NORTH 00°32'11" WEST, 325.48 FEET TO THE NORTH LINE OF SAID LOT 2;

THENCE ALONG THE SAID NORTH LINE, NORTH 89°29'52" WEST, 11.33 FEET TO THE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON.



# WASHINGTON DEPARTMENT OF FISH AND WILDLIFE

## PRIORITY HABITATS AND SPECIES REPORT

SOURCE DATASET: PHSPublic  
REPORT DATE: 03/12/2018 11.10

Query ID: P180312111032








Common Name	Site Name	Priority Area	Accuracy	Federal Status	Sensitive Data	Source Entity
Scientific Name	Source Dataset	Occurrence Type		State Status	Resolution	Geometry Type
Notes	Source Record	More Information (URL)		PHS Listing Status		
	Source Date	Mgmt Recommendations				

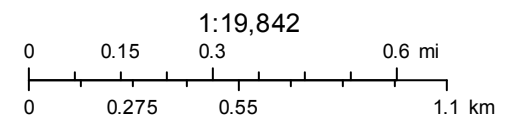
DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

# WDFW Test Map



March 12, 2018

- |                                                                                     |                      |                                                                                     |                                                                                     |                                                                                     |          |
|-------------------------------------------------------------------------------------|----------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|----------|
|  | PHS Report Clip Area | <b>POLY</b>                                                                         |  | QTR-TWP                                                                             |          |
|  | PT                   |  | AS MAPPED                                                                           |  | TOWNSHIP |
|  | LN                   |  | SECTION                                                                             |                                                                                     |          |



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community