CONFLUENCE
ENVIRONMENTAL COMPANY

January 28, 2022

Mr. Chris Beale, AICP
Senior Planner
City of Puyallup Planning Services
333 South Meridian
Puyallup, WA 98371

Re: Cascade Shaw Development LLC: Third-Party Review of Critical Areas Assessment Report

Dear Mr. Beale:

This letter includes the results from the third-party review of the June 2020 Critical Areas Assessment (CAA) created for the Abbey Road Group Land Development Services Company, LLC property at 808 Shaw Road, Puyallup, WA 98372 (tax parcel number 0420351003) by Habitat Technologies. Confluence Environmental Company (Confluence) biologists reviewed this CAA (Habitat Technologies 2020) and conducted a site visit to the project property on January 7, 2022. Site photos from this visit are included in Attachment A. The following sections include our findings and recommendations based on the site visit and our review of the 2020 CAA.

METHODS

In order to verify the findings of the CAA (Habitat Technologies 2022), Confluence conducted a brief wetland reconnaissance on the property. This section describes the methods used to identify the presence or absence of wetlands.

Desktop Analysis

Confluence evaluated the parcel for the presence of critical areas by reviewing the following available GIS databases:

- City of Puyallup Critical Areas Map (City of Puyallup 2022),
- Pierce County Public GIS (Pierce County 2022),
- U.S. Fish and Wildlife Service (USFWS) National Wetlands Inventory (USFWS 2022),
- Natural Resources Conservation Service (NRCS) Soil Survey (NRCS 2022), and
- Washington Department of Natural Resources (WDNR) Water Type GIS (WDNR 2022).

Results of the GIS database searches are in Attachment B.

Wetland Identification and Verification

During this brief wetland reconnaissance, Confluence verified the data collected and presented in the 2020 CAA by Habitat Technologies by using a modified version of the methods described by the U.S. Army Corps of Engineers (Corps) in the Corps of Engineers Wetland Delineation Manual (Delineation Manual; Corps 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Regional Supplement; Corps 2010).

Because Habitat Technologies completed a thorough groundwater monitoring study and wetland survey in the western portion of the parcel as recorded in the CAA (Habitat Technologies 2020), and because the central and eastern portions of the parcel were developed and "pad-ready," Confluence decided it was only necessary to verify the wetland delineations on the western portion of the property through several soil probes. This soil probe method includes assessing vegetation before digging a soil pit to assess hydrology and color the soils. Soil pits allow for rapid determination of wetland conditions. No formal test plots or wetland delineation data forms were completed during the site visit. The soil probes taken during this site visit correlated to a subset of the test plots identified in the CAA (Habitat Technologies 2020). See Attachment C for a map of test plot locations as identified in the CAA.

RESULTS

This section discusses the results of the site visit and CAA review and presents the conclusions of the third-party review.

Site Visit

During the site visit, Confluence biologists observed the soil, hydrology, and vegetation condition at 3 soil probes across the project site (westernmost portion of the parcel). The results of the site visit confirm the findings of the CAA (Habitat Technologies 2020) despite the extraordinarily wet climatic conditions of December 2021/January 2022 and taking into account the long history of agricultural disturbance on the site.

During the site visit, Deer Creek was observed to be flowing along 25th Street SE to the north. The water stage in this feature was significant, and Deer Creek is classified as a Type II stream as specifically noted in Puyallup Municipal Code (PMC) 21.06.1010(3)(a)(ii). It therefore has a 100-foot buffer per PMC 21.06.1050(2)(b).

CAA Methods Review

As part of the 2020 CAA, both a wetland delineation and a groundwater survey were conducted at 15 test plots across the western portion of the project area. The groundwater survey specifically involved collecting groundwater data regarding depth to saturation and water table at these 15 test plots from February 28, 2020. Through April 16, 2020. Climatic data obtained

from the Tacoma No. 1 Station in the 3 months prior to the survey (November 2019, December 2019, and January 2020), as well as the 3 months that the study took place showed no significant deviation from the actual monthly average temperature and mean precipitation as compared to the historical mean (U.S. Department of Agriculture [USDA] 2022). Although the mean precipitation in November of 2019 was drier than the historic mean and the precipitation in January of 2020 was wetter than the historic mean, these months average out to be in line with the historic means. See Attachment B for the USDA Agricultural Applied Climate Information System Climatic Data (2022).

Based on the climatic data and the methods of the groundwater survey, the survey results are found to be reasonable and acceptable as evidence of the presence or absence of wetland hydrology within this agriculturally-disturbed property.

Per the CAA, the wetland delineation that took place on the property on April 16, 2020, followed the methods outlined in the Delineation Manual (Corps 1987) and the Regional Supplement (Corps 2020) as is required for wetland delineations.

Compliance with Reporting Requirements

The CAA was reviewed for completeness according to the regulations outlined in PMC Chapter 21.06.530 for Critical Areas Regulations specific to general critical area report requirements. The CAA is missing a few of these requirements, as detailed below:

1. Per PMC 21.06.530(1)(a), a detailed description of the critical areas and buffers on or adjacent to the project site is required. The CAA report addresses the City of Puyallup–mapped wetlands on the central and eastern portion of the property, but it does not address the mapped wetlands located both north and south of the property on the adjoining parcels. These off-site wetlands both occur within 300 feet of the project property. Update the CAA by including a brief discussion of these off-site features and whether or not their standard buffers would encroach onto the property.

2. Per PMC 21.06.530(1)(c), a description of the proposed stormwater management plan for the development and a consideration of impacts to drainage alterations is required. No stormwater management plan was included in the plan set drawings, nor was a discussion of the impacts to on-site drainage included in the CAA. This may be due to the fact that the CAA was prepared in June of 2020, whereas the shortplat sheets and technical site plan set were prepared in November of 2021, and therefore the CAA predated any conceptual development. Update the CAA to include the applicable stormwater management plan drawings and a discussion of impacts to drainage alterations as caused by the proposed development.

3. Per PMC 21.06.530(1)(e), a detailed assessment of the potential impacts to critical areas and buffers from the proposed development is required. Per comment #2, the CAA was

submitted in June of 2020 and a site plan was created in November of 2021. Now that a technical site plan has been developed, update the CAA to include an overview of the proposed development and a detailed critical areas impact assessment.

4. Per PMC 21.06.530(1)(f), an analysis of site development alternatives and measures taken to avoid and minimize critical area impacts is required. Since the technical site plan was developed in November 2021, update the CAA to include an alternatives analysis and avoidance/minimization measures.

In summary, there are some instances of missing information in the 2020 CAA, but we agree with the findings stated therein based on our January 2022 site visit. We recommend that Habitat Technologies update the CAA to include the missing information as detailed in this letter.

Respectfully yours,

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REFERENCES

City of Puyallup. 2022. City of Puyallup critical areas map [online database]. City of Puyallup, Puyallup, Washington. Available at: https://puyallup.maps.arcgis.com/apps/webappviewer/index.html?id=a8a96ff059b34bb4a8a298897f5bb1a9 (accessed January 21, 2022).

Corps (U.S. Army Corps of Engineers). 1987. Corps of Engineers wetlands delineation manual. Corps Environmental Laboratory, Waterways Experiment Station, Vicksburg, Mississippi. Technical Report Y-87-1.

Corps. 2010. Regional supplement to the Corps of Engineers wetland delineation manual: western mountains, valleys, and coast region (Version 2.0). U.S. army Engineer Research and Development Center Environmental Laboratory, Vicksburg, Mississippi. ERDC/EL TR-08-13.

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Pierce County. 2022. Pierce County public GIS [online database]. Pierce County, Tacoma, Washington. Available at: https://matterhornwab.co.pierce.wa.us/publicgis/ (accessed January 21, 2022).

USDA (United States Department of Agriculture). 2022. Agricultural applied climate information system (AgACIS) for Pierce County (online database). National Water and Climate Center, Natural Resources Conservation Service, USDA. Resource produced in association with the NOAA Regional Climate Centers. Available at: http://agacis.rcc-acis.org/ (accessed January 25, 2022).

USFWS (U.S. Fish and Wildlife Service). 2022. National wetlands inventory wetlands mapper [online database]. U.S. Department of the Interior, Fish and Wildlife Service, Washington, D.C. Available at: https://www.fws.gov/wetlands/Data/Mapper.html (accessed on January 21, 2022).

WDNR (Washington Department of Natural Resources). 2022. Forest practices application mapping tool. Olympia, Washington. Available at: https://fpamt.dnr.wa.gov/default.aspx# (accessed January 21, 2022).

Attachment A: Site Photos

Attachment B: Desktop Analysis

Attachment C: Test Plot Location Map (Habitat Technologies 2020)

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Attachment A
Site Photos

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Photo 1—"Pad ready" portion of the project parcel (central and eastern areas), looking southwest.

Photo 2—Eastern "pad ready" portion of the project parcel looking northeast toward the roundabout.

Photo 3—Undeveloped western portion of the project parcel, looking west from the top of fill.

Photo 4—Recently created stormwater pond feature along northern property boundary.

Photo 5—Soil color, surface hydrology, and herbaceous FAC vegetation observed near SP-10.

Photo 6—View of the upland area of the western portion of the project parcel, looking south.

Photo 7—Soil color and surface hydrology observed near SP- 12 in Wetland A.

Photo 8—Significant ponding in Wetland A at the southwestern portion of the project parcel, looking southwest.

Photo 9—The Deer Creek drainage along 25th St SE, looking northwest.

Photo 10—Wetland B, looking west-northwest.

Photo 11—Extraordinarily wet site conditions during site visit resulted in significant surface hydrology outside of the delineated wetlands in the western portion of the project parcel. Relic agricultural plow-rows are evident in this photo. View to the north east towards the Safeway building.

Attachment B
Desktop Analysis

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ArcGIS Web Map

1/21/2022, 4:39:08 PM

Streams
City Limits
Field-verified
Pierce County Tax Parcels
Wetlands
Unverified
Base Parcel
Field-verified Delineated
Buffer

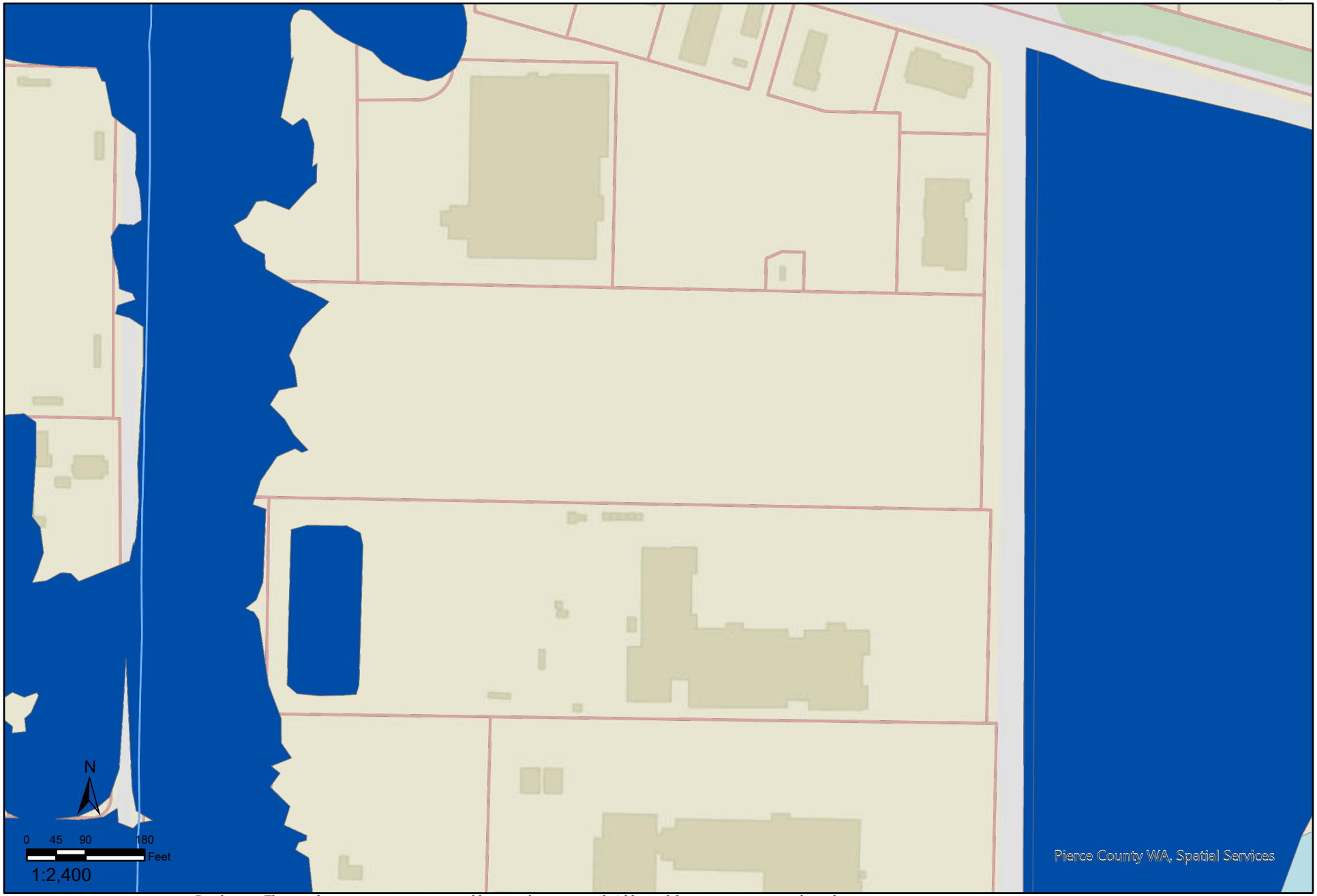
1:2,257

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

Web AppBuilder for ArcGIS
Maxar, Microsoft | Jennifer Recco, GIS Coordinator, City of Puyallup;

Pierce Co PublicGIS



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.

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U.S. Fish and Wildlife Service

National Wetlands Inventory

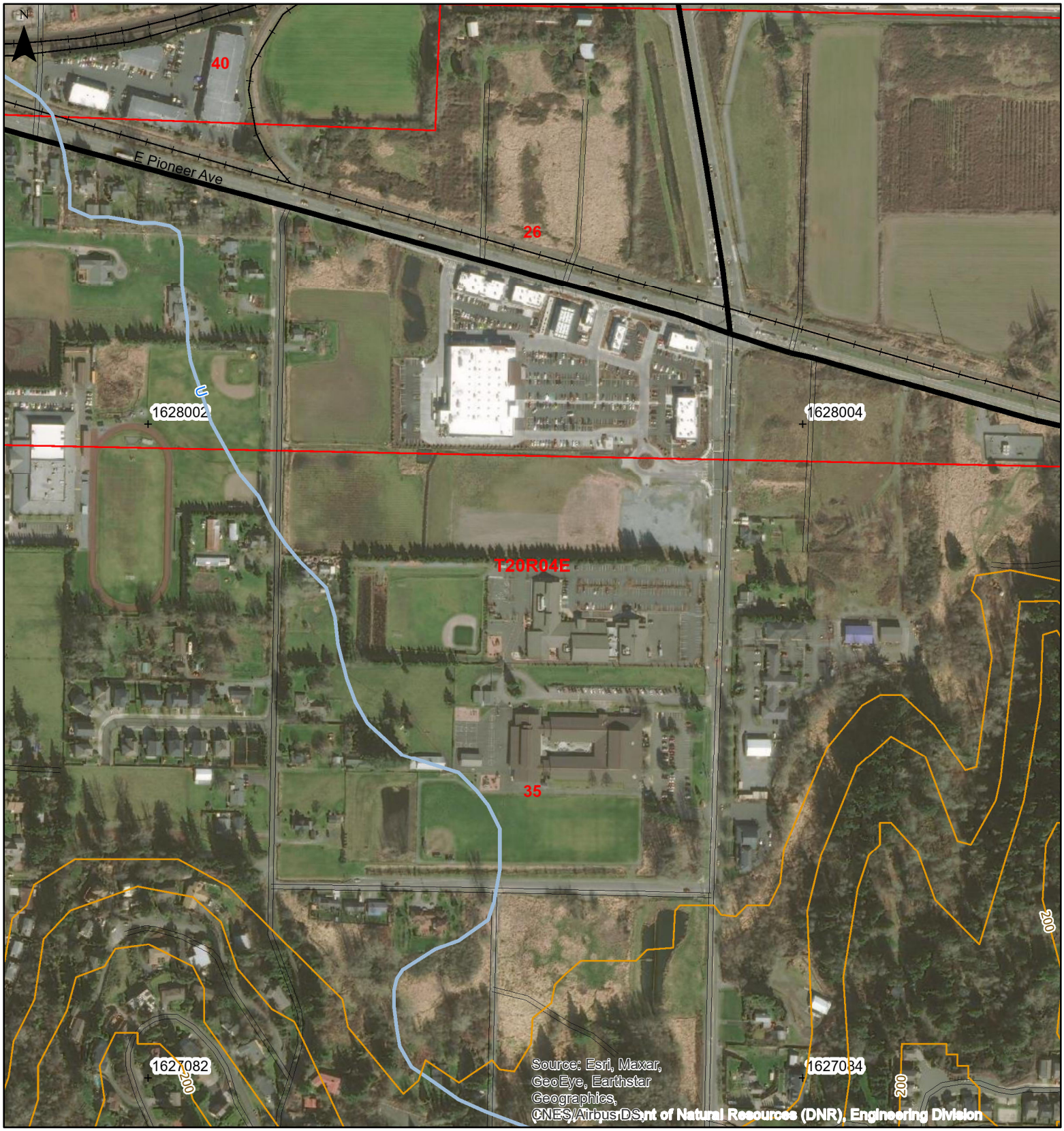
Cascade Shaw

January 21, 2022

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

Forest Practices Activity Map - Application #_____



Map Symbols

- Harvest Boundary
- Road Construction
- Stream
- RMZ / WMZ Buffers
- Rock Pit
- Landing
- Waste Area
- Clumped WRTS/GRTS
- Existing Structure

Additional Information

Legal Description

S35 T20.0N R04.0E, S40 T20.0N R04.0E
S26 T20.0N R04.0E

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES

Extreme care was used during the compilation of this map to ensure its accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties that accompany this material.

0 0.1 Miles

Date: 1/21/2022 Time: 3:42:26 PM

Custom Soil Resource Report
Soil Map

Map Scale: 1:2,790 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 40 80 160 240

Feet: 0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

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 17, Aug 31, 2021

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

Date(s) aerial images were photographed: Jul 18, 2020—Aug 2, 2020

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
6A	Briscot loam	24.4	78.3%
31A	Puyallup fine sandy loam	6.7	21.7%
Totals for Area of Interest		**31.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

Monthly Mean Avg Temperature for TACOMA NO. 1, WA

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2000	41.2	43.9	M	52.1	56.4	62.4	65.2	M	60.8	M	M	M	M
2001	43.1	41.7	47.9	50.8	57.6	60.3	65.4	66.4	61.3	52.8	48.2	42.5	53.2
2002	M	43.4	44.4	50.6	55.8	63.5	66.6	66.4	61.4	52.2	48.0	44.3	M
2003	46.0	43.5	49.5	51.6	57.3	64.2	68.0	68.2	64.3	57.6	43.3	42.9	M
2004	41.5	46.8	51.2	56.6	60.9	65.2	70.7	69.6	61.8	56.3	48.1	46.0	M
2005	45.6	44.1	51.4	53.7	61.4	63.2	67.9	M	M	57.5	46.0	42.0	M
2006	47.0	43.3	48.6	53.1	M	M	M	M	M	M	M	44.2	M
2007	41.4	46.9	50.8	53.3	58.4	62.9	68.6	M	61.5	53.1	46.0	42.5	M
2008	41.1	45.2	45.7	49.3	58.6	59.8	66.0	66.3	61.1	53.7	50.3	39.9	M
2009	41.3	42.5	44.5	51.6	57.8	64.4	M	66.6	63.9	54.5	49.2	M	M
2010	48.3	48.0	49.6	M	54.8	59.9	65.7	65.8	61.4	53.8	44.3	43.3	M
2011	42.5	40.6	45.8	47.3	53.7	60.6	64.8	65.9	M	53.4	43.5	40.1	M
2012	40.8	44.5	44.9	52.4	56.3	59.7	65.7	67.7	61.6	53.6	47.8	42.5	53.1
2013	39.3	44.9	47.9	51.7	58.5	64.2	67.5	68.6	62.7	50.4	45.6	39.4	53.4
2014	42.7	41.0	48.9	52.5	60.1	62.7	69.1	68.5	63.9	58.2	45.6	44.1	54.8
2015	45.1	48.8	50.9	52.1	59.5	67.5	70.9	68.3	60.4	56.9	44.2	43.2	55.7
2016	42.5	47.3	49.1	56.4	60.3	63.9	67.5	68.2	61.1	54.7	51.0	39.2	55.1
2017	38.1	42.1	47.4	51.4	58.7	63.4	67.5	68.8	63.5	52.5	47.5	39.3	53.4
2018	45.4	42.5	46.6	51.9	61.1	62.8	69.8	67.9	61.5	52.4	47.8	43.4	54.5
2019	43.3	37.1	46.6	52.6	60.3	63.5	67.5	68.4	62.8	50.4	45.2	44.0	53.7
2020	M	43.7	44.8	52.4	59.1	62.3	66.7	67.3	64.6	55.0	46.6	43.3	M
2021	43.6	42.0	45.6	53.4	57.2	66.7	68.4	68.0	62.4	53.0	48.2	39.6	54.1
2022	M	M	M	M	M	M	M	M	M	M	M	M	M
Mean	43.0	43.8	47.7	52.2	58.3	63.0	67.5	67.6	62.2	54.1	46.8	42.3	54.1

Monthly Mean Precipitation for TACOMA NO. 1, WA

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual
2000	0.13	0.20	M	0.05	0.08	0.04	0.02	M	0.03	M	0.12	M	M
2001	0.09	0.08	0.10	0.12	0.06	0.12	0.01	0.07	0.02	0.11	0.34	0.22	0.11
2002	M	0.13	0.13	0.12	0.04	0.05	0.01	0.00	0.01	0.01	0.10	0.21	M
2003	0.27	0.06	0.16	0.11	0.02	0.01	0.00	0.01	0.02	0.29	0.21	0.15	0.11
2004	0.22	0.09	0.07	0.03	0.08	0.02	T	0.09	0.11	0.12	0.09	0.13	0.09
2005	0.15	M	0.10	0.16	0.11	0.02	0.04	0.00	0.03	M	0.21	0.20	M
2006	0.38	0.09	M	0.08	0.05	0.08	0.00	0.00	M	0.04	M	0.26	M
2007	0.22	0.15	0.20	0.04	M	0.05	0.04	M	0.07	0.12	0.09	0.27	M
2008	M	0.10	0.13	M	0.03	0.04	0.00	0.07	0.01	0.08	0.25	0.13	M
2009	0.23	0.06	M	0.11	0.10	0.01	0.00	M	M	0.14	0.26	M	M
2010	0.25	0.14	0.16	M	0.13	0.10	0.03	0.01	M	0.15	0.21	0.22	M
2011	0.17	0.13	0.21	0.17	0.12	0.05	0.02	0.01	M	0.11	0.30	0.21	M
2012	0.23	0.11	0.25	0.13	0.08	0.08	0.03	0.00	0.00	0.19	0.24	0.27	0.13
2013	0.11	0.06	0.08	0.15	0.09	0.06	0.00	0.03	0.28	0.05	0.12	0.06	0.09
2014	0.14	0.27	0.28	0.14	0.10	0.03	0.01	0.06	M	0.20	0.22	0.16	M
2015	0.13	0.16	0.13	0.05	0.02	0.01	0.02	0.07	0.04	0.20	0.27	0.39	0.12
2016	0.23	0.19	0.19	0.05	0.02	0.04	0.02	0.00	0.04	0.34	0.26	0.12	0.12
2017	0.09	0.33	0.27	0.16	0.07	0.05	T	0.00	0.04	0.18	0.35	0.19	0.14
2018	0.25	0.10	0.07	0.19	0.00	0.02	0.00	0.00	0.05	0.13	0.14	0.22	0.10
2019	0.12	0.18	0.06	0.09	0.01	0.02	0.02	0.04	0.09	0.12	0.06	0.24	0.09
2020	0.32	0.14	0.11	0.06	0.10	0.06	0.01	0.01	0.08	0.10	0.19	0.18	0.11
2021	0.28	0.14	0.07	0.03	0.04	0.06	0.00	0.00	0.11	0.16	0.36	0.19	0.12
2022	M	M	M	M	M	M	M	M	M	M	M	M	M
Mean	0.20	0.14	0.15	0.10	0.06	0.05	0.01	0.02	0.06	0.14	0.21	0.20	0.11

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Attachment C

Test Plot Location Map (Habitat Technologies 2020)

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CASCADE SHAW DEVELOPMENT, LLC

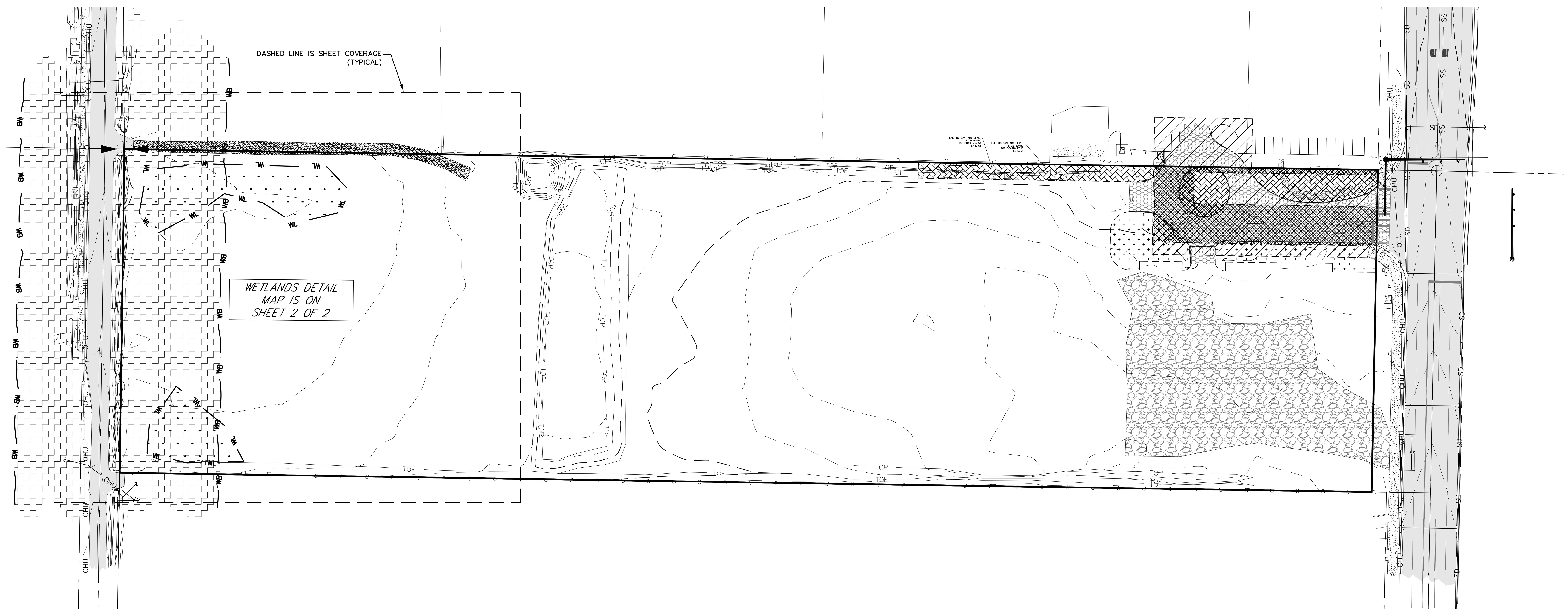
SHAW ROAD PARCEL
WETLANDS EXHIBIT

A PORTION OF THE NW 1/4 OF THE NE 1/4,
SECTION 35,TOWNSHIP 20 N, RANGE 04 E, W.M.
CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON

OVERALL EXISTING CONDITIONS
DIAGRAM

N

0 30 60 120
SCALE: 1" = 60'
FOR 24" X 36" SHEET
LINE IS 1" AT
FULL SCALE



LEGAL DESCRIPTION

PER CHICAGO TITLE OF WASHINGTON COMMITMENT FOR TITLE INSURANCE ALTA OWNER'S POLICY 2006- STANDARD RESIDENTIAL ORDER NUMBER: 194340-TC UPDATE SECOND COMMITMENT, WITH A COMMITMENT DATE OF OCTOBER 30, 2019 AT 8:00 A.M.

THE NORTH HALF OF THE NORTH HALF OF NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

EXCEPT THE EAST 30 FEET FOR SHAW ROAD.

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF PUYALLUP BY STATUTORY WARRANTY DEED RECORDED FEBRUARY 12, 2007 UNDER RECORDING NUMBER 200702120863.

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

BASIS OF BEARINGS

HELD PUBLISHED NAD 83/91 STATE PLANE SOUTH ZONE GRID BEARING OF N 88° 57' 20" W AS OBSERVED BETWEEN THE NORTHEAST SECTION CORNER OF SECTION 35 TO THE NORTHWEST SECTION CORNER OF SECTION 35. THE NORTHEAST SECTION CORNER BEING PUBLISHED PIERCE COUNTY HORIZONTAL CONTROL DESIGNATION 86 AS HELD BY THE WASHINGTON COUNCIL OF COUNTY SURVEYORS (W.C.C.S.) SURVEY CONTROL DATA SHEET. SAID PUBLISHED GRID COORDINATES WERE HELD. THE NORTHWEST SECTION CORNER BEING PUBLISHED PIERCE COUNTY HORIZONTAL CONTROL DESIGNATION 461 AS HELD BY THE WASHINGTON COUNCIL OF COUNTY SURVEYORS SURVEY CONTROL DATA SHEET. SAID PUBLISHED GRID COORDINATES WERE HELD FOR ROTATION ONTO THE AFOREMENTIONED PUBLISHED GRID BEARING.

HORIZONTAL DATUM

NAD 83/91 STATE PLANE, SOUTH ZONE AS COMPUTED FROM DATA SHEETS AS HELD BY THE WASHINGTON STATE COUNCIL OF COUNTY SURVEYORS (W.C.CS.). ALL DISTANCES SHOWN HEREIN ARE GROUND. UNIT OF MEASUREMENT IS U.S. SURVEY FEET.

VERTICAL DATUM

NAVD 88

AS DEFINED BY THE NATIONAL GEODETIC SURVEY (NGS)
PROJECT BENCHMARK
DESIGNATION: 21 010
PID: DL2774
PUBLISHED ELEVATION: 75.70 FEET (NAVD 88)
DESCRIPTION:
ENCASED STEEL ROD LOCATED IN EASTERLY GRAVEL SHOULDER AT THE INTERSECTION OF PIONEER WAY AND 134TH AVE E

METHODOLOGY AND EQUIPMENT

THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH A TOPCON PS 103A 3"" TOTAL STATION AND TOPCON GR-3 GPS RECIEVER AND WSRN (WASHINGTON STATE REFERENCE NETWORK) UTILIZING ROVER/NETWORK RTK TECHNIQUES AND TOGETHER WITH TOPCON AT-B2 AUTOLEVEL WITH CLOSED LOOP LEVELING THAT MEETS OR EXCEEDS THOSE STANDARDS IDENTIFIED BY WAC 332-130-090.

SURVEYORS NOTES

1. THE PURPOSE OF THIS SURVEY IS FOR CONTEMPLATED FUTURE PLANNING AND DEVELOPMENT OF THE SUBJECT PARCEL.
2. DATE OF SURVEY: JANUARY AND FEBRUARY OF 2015, JUNE OF 2016 ,MARCH AND JULY OF 2019, JANUARY AND FEBRUARY OF 2020..
3. DEED CORNERS WERE SET ON FEBRUARY 14, 2020. A RECORD OF SURVEY WAS FILED WITH THE PIERCE COUNTY AUDITORS OFFICE. REFERENCE AUDITOR'S FILE NUMBER 202003025002.
4. THIS SURVEY DOES NOT PURPORT TO SHOW ANY EASEMENTS OF RECORD. THERE MAY EXIST MATTERS OF TITLE OR EASEMENTS NOT SHOWN HEREON. FULL RELIANCE WAS PLACED UPON THE SUPPLIED TITLE REPORT STATED HEREIN.
5. IN ACCORDANCE WITH REVISED CODE OF WASHINGTON (R.C.W.) 58.09 AND THE WASHINGTON ADMINISTRATIVE CODE (W.A.C.) 332-130, THIS SURVEY MAY DEPICT OCCUPATIONAL INDICATORS THAT DIFFER FROM THE DEEDED LOT LINES (SUCH AS FENCES, ETC.). THESE INDICATORS, IF AT ALL PRESENT, MAY REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT PURPORT TO RESOLVE SUCH MATTERS.
6. THE CONTOUR INTERVAL SHOWN IS 1 FOOT AND WAS GENERATED THROUGH DIRECT FIELD OBSERVATIONS.
7. THE UTILITIES SHOWN HEREON ARE BASED UPON SURFACE EVIDENCE FIELD OBSERVATIONS OF THE STORM AND SEWER STRUCTURES. UTILITIES MAY EXIST THAT ARE NOT SHOWN HEREON.
8. THE LIMITS AS AGREED UPON BETWEEN ABBEY ROAD GROUP AND THE CLIENT WERE LIMITED THE SUBJECT PARCEL AND FULL RIGHT OF WAY WIDTHS OF ABUTTING ROADS 50 FEET NORTH/SOUTH +/- OF THE SUBJECT PARCEL.
9. THIS SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF CASCADE SHAW DEVELOPMENT, LLC AND DOES EXTEND TO ANY UNNAMED PERSON OR PERSONS WITHOUT EXPRESS CERTIFICATION BY SURVEYOR NAMING SAID PARTY.
10. THE WETLANDS AS SHOWN ON SHEET 2 OF 5 WERE DELINEATED BY HABITAT TECHNOLOGIES ON APRIL 16, 2020. AND FIELD LOCATED BY ABBEY ROAD GROUP, LLC ON APRIL 28, 2020.

TOPOGRAHPIC SURVEY MASTER LEGEND:

SD EXISTING STORMDRAIN MANHOLE
EXISTING STORMDRAIN CATCHBASIN
EXISTING STORMDRAIN CULVERT END
SS EXISTING SANITARY SEWER MANHOLE
SS EXISTING SANITARY SEWER VAULT
EXISTING SANITARY SEWER VENT STAND PIPE
SS EXISTING SANITARY SEWER LINE VALVE
W EXISTING WATER VAULT
EXISTING WATER METER
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING UTILITY JUNCTION BOX
EXISTING TRAFFIC SIGNAL CONTROL CABINET
EXISTING UTILITY POLE
EXISTING LUMINAIRE
GP EXISTING FENCE GATE POST
EXISTING BOLLARD
EXISTING SIGN
MW EXISTING MONITORING WELL
HABITAT TECHNOLOGIES SOIL PLOT
XX.X EXISTING SURFACE SPOT GRADE

SECTIONAL SUBDIVISIONAL LINE
RIGHT OF WAY CENTERLINE
RIGHT OF WAY MARGIN
SUBJECT PARCEL DEED LINE
EASEMENT LINE
EXISTING WOOD FENCE
EXISTING CHAINLINK FENCE
XX EXISTING 1 FOOT MAJOR CONTOUR INTERVAL
XX EASEMENT 1 FOOT MINOR CONTOUR INTERVAL
SD SD EXISTING STORMDRAIN LINE
SS SS EXISTING SANITARY SEWER LINE
WL WL HABITAT TECHNOLOGIES DELINEATED WETLAND BOUNDARY LINE
WB WB CITY OF PUYALLUP TYPE II STREAM BUFFER

EXISTING CONCRETE SURFACE
EXISTING POROUS CONCRETE SURFACE
EXISTING ASPHALT SURFACE
EXISTING RIP RAP SURFACE
EXISTING DIRT ACCESS ROAD
EXISTING WETLAND AREA
"DEER CREEK" CITY OF PUYALLUP TYPE II STREAM BUFFER AREA

TITLE: Cascade Shaw Development, LLC Wetlands Exhibit

FOR: Cascade Shaw Development, LLC

01/12/2022

Abbey Road Group Land Development Services Company, LLC
2102 E Main Ave, Suite 109
PUYALLUP, WA 98372
P.O. Box 1224, Puyallup, WA 98371
(253) 435-3699, Fax (253) 446-3159

Abbey Road GROUP

REVISIONS:				
BY:	CHK:	APR:	DATE:	PER:
L. WALKER	LOW	LOW	5/12/20	ADDED WETLAND DATA

JOB #: 03-143-6
DESIGNED BY:
DEVELOPMENT REVIEW: N/A
APPROVED BY: L. WALKER
DRAFTED BY: L. WALKER
DATE: 01/12/2022
SHEET: 1 OF 2

File: T:\PROJECTS FILES (ACTIVE)\03-143-6, Cascade Christian Shaw Road Property Future Development Planning\SURVEY\Exhibits\20220112-Site Plan Wetland Composite Exhibit\03-143-6 Survey Base.dwg
Plotted: 1/12/2022 1:25 PM Plotted By: Larry Walker

CASCADE SHAW DEVELOPMENT, LLC

SHAW ROAD PARCEL WETLANDS EXHIBIT

A PORTION OF THE NW 1/4 OF THE NE 1/4,
SECTION 35, TOWNSHIP 20 N, RANGE 04 E, W.M.
CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON

N

0 10 20 40
SCALE: 1" = 20'
FOR 24" X 36" SHEET
LINE IS 1" AT FULL SCALE

TITLE: Cascade Shaw Development, LLC Wetlands Exhibit

FOR: Cascade Shaw Development, LLC

01/12/2022

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SHEET: SHEET 2 OF 2