



RUSSELL & ASSOCIATES  
LAND USE CONSULTING

March 4, 2020

Mr. Vladimir Tkach  
AVT Services, LLC  
1633 South Geiger Street  
Tacoma, Washington 98465

RE: Critical area review of 43<sup>rd</sup> Avenue Southwest Multifamily Development Project, Pierce County Parcel #4320000360

Dear Mr. Tkach:

This letter report discusses the critical area review completed for the proposed 43<sup>rd</sup> Avenue Southwest Multifamily Development project, a 1.67 acre project site located along 43<sup>rd</sup> Avenue Southwest (116<sup>th</sup> Street East) in the southwestern portion of the City of Puyallup, in north-central Pierce County, Washington. The field review was completed during one site visit in late February of 2020.

The purpose of this critical area review was to determine if any regulated wetlands or streams are present on or within 300 feet of the project site which would may regulated by the City of Puyallup. This review has been completed in accordance with the City of Puyallup's Critical Areas Ordinance, Chapter 21.06. The project (see attached map) proposes to develop a multi-family apartment complex on the site. Access to the finished project will be developed from 7<sup>th</sup> Street Southwest along the east side of the parcel.

Wetland determinations were made using observable vegetation, hydrology, and soils in accordance with the *Corps of Engineers 1987 Wetland Delineation Manual*, and the 1997 *Washington State Wetlands Delineation Manual*.

The project area is located in the northeast quarter of Section 9, Township 19 North, Range 4 East, W.M. The project area consists of one tax parcel, Pierce County parcel #4320000360. The project site is a rectangular shaped area that is bordered by 7<sup>th</sup> Street Southwest along the east side and by single family residential development to the west. Multi family residential development is located to the north, and 43<sup>rd</sup> Avenue Southwest forms the southern site boundary. There is no existing development present on the site at this time.

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Prelimina  
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Topography of the site is highly varied. The site appears to have been historically used as a borrow pit site, and then materials placed back within the excavated area. Based on the relative age of the existing trees on site, soil disturbance last took place 60-80 years ago or possibly longer. A low ridge forms a perimeter around a depressional area located in the central portion of the site. Within the depressional area the topography is very diverse, indicative of materials being randomly placed within this area historically. Offsite to the north, the area slopes downward somewhat steeply to a lower plateau offsite.

Soils on the project site are mapped in the Natural Resource Conservation Service (NRCS) Soil Survey of Pierce County Area, Washington as Everett gravelly sandy loam, 0-6 percent slopes. The Everett series is described as somewhat excessively drained. It formed in gravelly glacial outwash under conifers. In a typical profile, the surface layer is very dark brown gravelly sandy loam about 2 inches thick. The subsoil, between depths of 2 and 19 inches, is dark yellowish brown gravelly sandy loam. The substratum, between depths of 19 and more than 60 inches, is clean loose very gravelly sand. The Everett series is not classified as a hydric soil by the NRCS.

Soils across the site appear to be mostly consistent with the NRCS description, at least in the upper 18 inches of the soil profile. No redoximorphic features including iron soft masses or oxidized root zones were generally observed in the upper 16 inches of soils in any portion of the project area. Soils observed across the project site are 10YR 3/4 or 10YR 4/4 gravelly sand or gravelly sandy loam from 0-12 inches in depth. From 12-18 inches, soils are generally 10YR 4/4 or 10YR 5/3 gravelly sandy loam.

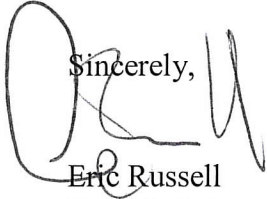
Vegetation across the site consists of a mature second growth forested canopy, with a shrub understory. The tree canopy consists of an even aged stand of Douglas fir, with scattered cottonwood and bigleaf maple. Shrub species include: Oregon grape, Himalayan blackberry, Western hazelnut, sword fern, osoberry, bracken fern, English ivy, and trailing blackberry.

Seasonal hydrology or indicators of hydrology within 16 inches of the soil surface was not observed at any location on the project site or offsite within 300 feet of the parcel. Soils across the site are somewhat excessively drained, and no indicators of soil saturation or inundation were observed.

As a result of this assessment, no wetlands or streams were observed on or near the project site which would be regulated by the City of Puyallup's critical areas ordinance. Please keep in mind that the City of Puyallup has final authority regarding critical areas, their classification, or their buffers on this site. Should you have any questions, please feel free to call me at (360) 789-3607 or email at [eric@russellandassociates.net](mailto:eric@russellandassociates.net).

Mr. Tkach  
March 4, 2020  
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Sincerely,

A handwritten signature in black ink, appearing to read "Eric Russell". The signature is fluid and cursive, with a large initial "E" and "R".

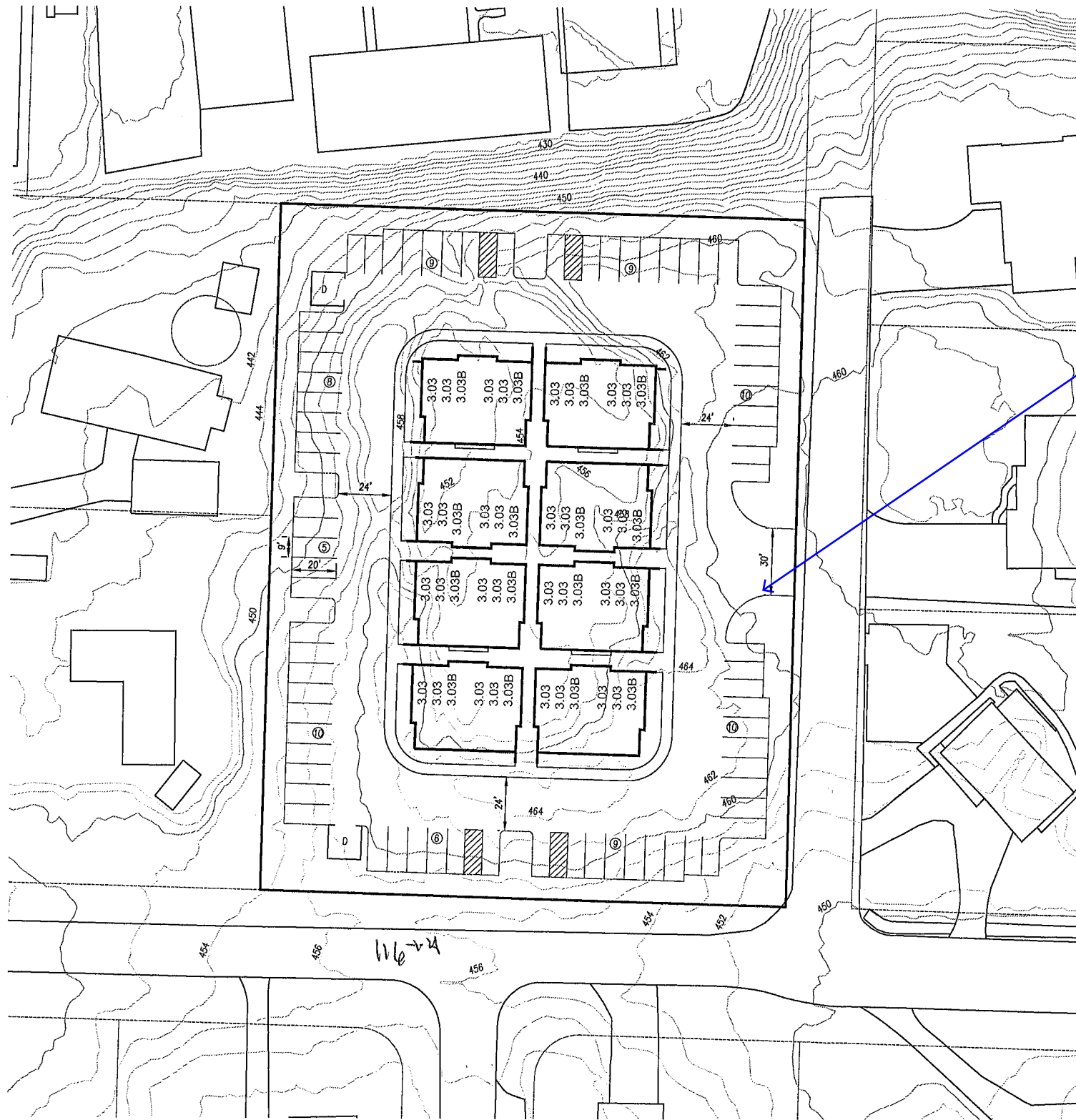
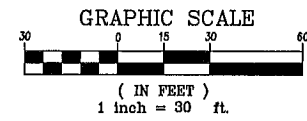
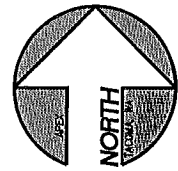
Eric Russell  
Russell & Associates, LLC

attachments:  
project site plan

# 43RD AVENUE MULTI-FAMILY

## SITE PLAN

A PORTION OF THE NW 1/4 OF THE NE 1/4 OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 04 EAST, W.M.  
CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



Layout provided does not match submitted layout.,  
Wetland Preliminary Assessment, Pg. 4

### SITE DATA

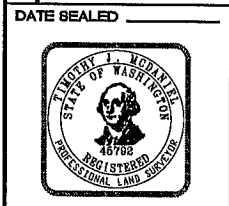
SITE AREA : 1.67+/- ACRES  
PARCEL NUMBERS : 432000-016-0  
EXISTING ZONING : RM-CORE  
PROPOSED USE : APARTMENTS  
NUMBER OF BUILDINGS : 1  
NUMBER OF UNITS : 48  
NUMBER OF PARKING REQUIRED : 72 ( 1.5 SPACES PER UNIT )  
NUMBER OF PARKING PROVIDED : 76  
63 OPEN STANDARD SPACE  
9 COMPACT SPACE  
4 OPEN ACCESSIBLE SPACE  
BOUNDARY & TOPOGRAPHY : PIERCE COUNTY GIS

94th

116th

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DESIGN	KRS
DRAWN	KRS
CHECKED	
SEC	09
T	19 N R 04 E
DISC NO	
DATE	01-30-20
SCALE	1" = 30'



TITLE 43RD AVENUE MULTI-FAMILY  
SITE PLAN  
CLIENT/OWNER MR DICK IRWIN

