CITY OF PUYALLUP
ENVIRONMENTAL CHECKLIST

for

Olson Brothers Storage

April 15, 2022
Revised August 1, 2022

Prepared For:
BPLC Properties LLC
2412 Inter Avenue
Puyallup, WA 98372

Prepared By:
Daniel Smith
Anna Holt
20083

CITY OF PUYALLUP

ENVIRONMENTAL CHECKLIST

Action:_____

Receipt: _____

Received By:_____

Date: _____

I. INTRODUCTION INFORMATION

Name of Proposal (if applicable):
Olson Brothers Storage

Applicant: BPLC Properties LLC

Address: 2412 Inter Avenue
Puyallup, WA 98372

Phone: 1.800.310.7406

Agent: **Craig Deaver – CES NW, Inc.**

Address: **429 – 29th Street NE, Suite D**
Puyallup, WA 98372

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

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

Address: 2511 Inter Avenue, Puyallup, WA 98372
See Appendix for Vicinity Map.

Section: **26** Quarter: **SE** Township: **20N** Range: **04E**

Tax Parcel Number(s): **2105200180, 2105200191 & 2105200192**

A. BACKGROUND

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

   Obtain construction permit issuance in Spring/Summer 2022, complete site construction in Summer/Fall 2022.

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

   No, there are no future additions being proposed.

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

   A Geotechnical Report by GeoResouces dated February 14, 2022 has been prepared and submitted to City of Puyallup for review.

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:

   Yes, Civil and Building Permit reviews are in progress.

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

   SEPA threshold determination, traffic approval, site development permit, water permits, 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 proposal is for construction and remodel of office and storage facilities, paving existing gravel to provide parking, and landscaping on an existing 1.86-acre developed commercial property.

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 SR161, turn east onto East Pioneer, turn left onto Shaw Road, turn left onto East Main, turn left onto 23rd St SE, turn left onto Inter Avenue. Site is located on left side at 2511 Inter Ave, Puyallup, WA 98372.

Section: **26** Quarter: **SE** Township: **20N** Range: **04E**

B. ENVIRONMENTAL IMPACTS

1. EARTH

a. General description of the site (circle one): **flat**, rolling, hilly, steep slopes, mountainous, other_____:

The site is generally flat and slopes to the north.

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

The steepest on the site is approximately 1%.

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 soil at the site is identified by the USDA Natural Resource Conservation Service (NRCS) map of Pierce County, Washington as 6A, Briscot Loam.

See Appendix for the Soils Map and Description.

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

No. There are no known unstable soils or a history of unstable soils in the immediate vicinity.

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 the City of Puyallup for review and approval. It is estimated that approximately 1,000 cubic yards of total cut and 3,400 cubic yards of total fill will be required during construction of the proposed project. Fill will consist of permeable ballast from an approved supplier.

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. During construction, the developer will utilize Best Management Practices (BMPs) for wet weather.

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

Approximately 79% of the site will be covered with impervious surfaces. This area includes the proposed driveway, parking and roof area within the site boundary. Approximately half of the pavement is being proposed as porous.

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. The developer will obtain a National Pollutant Discharge Elimination System Permit (NPDES) and perform routine site monitoring and reporting to the Department of Ecology under the NPDES permit.

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 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 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 grading 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 because 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.

The project is located approximately ¼ mile to the east of Upper Dear Creek which flows north and discharges into the Puyallup River.

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.

   No.

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.

   None anticipated.

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

   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.

   The project is not within a 100-year floodplain based on the FIRMette map of Panel 53053C0334E.

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 surface waters.

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.

   There will be no waste material discharged to the ground.

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 because of landscape watering, filling vactor trucks, and other maintenance activities. The project site proposes to use pervious pavement to mitigate runoff from the proposed paved surfaces.

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

   Generally, if chemicals or fertilizers that are used to maintain the landscaping 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 stormwater design will maintain natural drainage patterns per Department of Ecology and City of Puyallup design standards.

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

The primary source of runoff will be from stormwater. Minimal water runoff is anticipated to occur because of landscape watering, filling vactor trucks, and other maintenance activities. The native soils provide runoff treatment underneath the permeable pavement.

4. PLANTS

a. Check the type(s) of vegetation found on the site:
__X__Deciduous tree:
__X__Evergreen tree:
_____Shrubs
__X__ 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?

There is minimal existing vegetation. The clearing limits will be shown on the engineering plan and submitted to City of Puyallup for review. Vegetation will be added to the frontage, perimeter and interior parking area per the proposed landscape plan.

c. List threatened and 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. See Appendix for the WDFW 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 Puyallup Code.

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

None observed.

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:

_X_Birds: **songbirds, crows**
____Mammals: **None**
____Fish: **None**

b. List any threatened and 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 threatened or endangered species are noted on the Washington State Fish and Wildlife (WDFW) Priority Species and Habitat interactive map. See Appendix for the WDFW map.

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

No, not to our knowledge.

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

The project is improvements to an existing commercial site. 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 improvements is electricity. Sufficient amounts of which would be used to maintain a comfortable work environment.

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

No, this is a remodel of an existing developed commercial property, and the proposed improvements will not affect adjacent properties.

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 builder will utilize energy efficient materials based on current industry standards and City Codes.

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.

During construction of the proposed project, it is possible that a spill related to construction activity or equipment may occur. Once the improvements have been constructed, the risk of fire is always present.

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

No known possible contamination at the site from present or past uses.

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, equipment, operation, other)?

Noise exists from the neighboring commercial 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 operation, 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 the existing commercial use.

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.

North: This parcel is currently being developed as commercial property.
West: Commercial property.
East: Commercial property.
South: Commercial property

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

No, the site is an existing developed commercial property.

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.

Parcel 2105200191 is developed with an existing home which will remain and be redeveloped as an office. Parcel 2105200192 is developed with an existing warehouse which will remain. Parcel 2105200180 is currently utilized as a gravel parking area and does not contain any structures.

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

No, the permanent structures will remain. The existing job trailer will be removed or relocated.

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

The site is currently zoned ML – Limited Manufacturing.

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

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

The current comprehensive plan designation is ML – Limited Manufacturing.

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

Project is not in an area designate 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.

Not to our knowledge.

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

The proposed project will employ approximately 24 workers (number of required parking stalls).

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

The completed project will not displace residents or workers as this project proposes to improve an existing developed commercial property.

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

None at this time.

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

None at this time.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forestlands of long-term commercial significance, if any:

The adjacent parcel to the north, 0420264065, has traditionally been used for agricultural use; however, based on City of Puyallup permit records, this parcel is currently being developed as commercial property under several permits including B-21-0386. To our knowledge, the remaining adjacent parcels are not used for agricultural or

forest lands. No measures are proposed.

9. HOUSING

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

None.

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

One home will be converted to an office building; therefore, one middle-income housing unit will be eliminated.

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 will comply with City of Puyallup M Zone codes.

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

No views in the immediate vicinity would be altered or obstructed. The view of the site, of course, will be altered to that of a paved, landscaped parking lot and remodeled structures.

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

The proposed project remodel will be designed by an architect and reviewed by City of Puyallup. A landscaping will be installed according to the approved landscape plan.

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.

d. 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 surrounding properties. 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 purposes.

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 project. Some of these opportunities within approximately 4 miles include: Pioneer Park, Wildwood Park, Daffodil Bowl, and Linden Golf and Country Club.

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:

None at this time.

13. HISTORIC AND CULTURAL PRESERVATION

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

No, there are no known sites in the vicinity eligible for or listed in the Washington Information System for Architectural and Archaeological Records Data (WISAARD).

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 the north side of Inter Avenue and will access via that street.

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?

The site is served by public transit. A Pierce Transit bus stop currently exists approximately 0.4 miles to the northwest near the intersection of East Main and 23rd St SE.

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

The project is required to provide 24 stalls; however, the project will create 36 defined personal vehicle parking spaces and 17 commercial vehicle parking spaces. No parking will be eliminated with this proposal.

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).

Frontage improvements to Inter Ave east of the commercial approach consisting of sidewalk, curb and gutter, and pavement grind and overlay are proposed.

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

The BNSF railroad is located south of the project across Inter Avenue and beyond the neighboring parcel. The project is not adjacent to the railway, nor will it utilize rail transportation.

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?

Based on the traffic scoping report prepared by Heath & Associates dated June 15, 2022, a total of 37.4 net new trips are estimated.

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 are proposed outside the required frontage improvements.

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.

No. This is an existing developed commercial site. The need for public services is not anticipated to increase.

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

None.

16. UTILITIES

a. Circle utilities currently available at the site: **Adjacent to the proposed plat are electricity**, **water, refuse service**, **telephone and 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 plat anticipates using the following utilities:

Electricity: .....Puget Sound Energy
Water:.....City of Puyallup
Sanitary sewer:.....City of Puyallup
Refuse service: ..... Pierce County Refuse
Telephone/cable/internet: ..... Comcast
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: Craig Deaver

Position and Agency/Organization: Principal, CES NW Inc.

Date Submitted: August 1, 2022

APPENDIX

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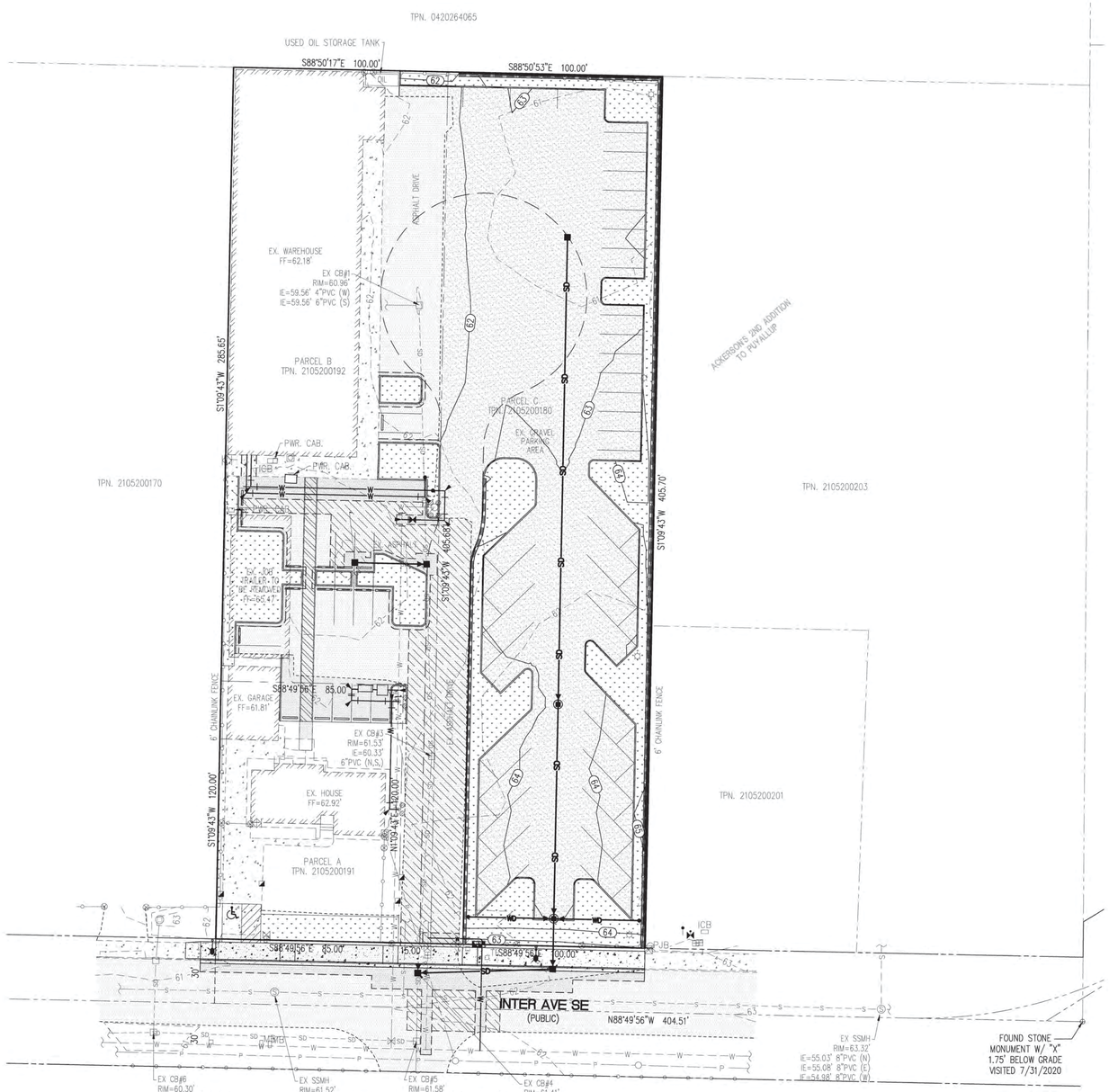
OLSON BROTHERS STORAGE

A PORTION OF NW1/4 OF THE SE1/4 OF SEC. 26, T20N, R04E
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



NOTES:

1. THESE PLANS ARE PRELIMINARY UNLESS THE JURISDICTIONAL APPROVAL BOX HAS BEEN SIGNED.
2. CAD FILE WILL BE PROVIDED BY ENGINEER TO AID IN ESTABLISHING HORIZONTAL CONTROL.
3. SEE SEPARATE LANDSCAPE PLANS FOR LANDSCAPING REQUIREMENTS

CALL 48 HOURS BEFORE YOU DIG DIAL 811

30 0 15 30 60
1 inch = 30 feet.

APPROVED

BY _____
CITY OF PUYALLUP
DEVELOPMENT ENGINEERING

DATE _____

NOTE: THIS APPROVAL IS VOID AFTER 180 DAYS FROM APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE DEVELOPMENT ENGINEERING MANAGER.

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ADDRESS

2511 INTER AVE.
PUYALLUP, WA 98372

PARCEL NUMBERS

2105200180, 2105200191, 2105200192

OWNER/DEVELOPER

BPLC PROPERTIES LLC
2412 INTER AVE.
PUYALLUP, WA 98372

ENGINEER

C.E.S NW INC.
429 29TH ST NE SUITE D
PUYALLUP, WA 98372

SITE DATA

PARCEL 2105200180:
AREA: 40,569 SF (0.93 AC)

PARCEL 2105200191:
AREA: 10,200 SF (0.23 AC)

PARCEL 2105200192:
AREA: 30,366 SF (0.70 AC)

TOTAL SITE AREA: 81,135 SF (1.86 AC)
ZONING: ML (LIMITED MANUFACTURING)
SOIL TYPE: PUYALLUP SANDY LOAM

UTILITIES

WATER:	CITY OF PUYALLUP
SEWER:	CITY OF PUYALLUP
POWER:	PUGET SOUND ENERGY
GAS:	PUGET SOUND ENERGY
TELEPHONE:	COMCAST/CENTURY LINK

SURVEY BY

CES NW, INC.
429 – 29TH STREET NE, SUITE D
PUYALLUP, WA 98372
PHONE: 253-848-4282

BASIS OF BEARING

NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK). THE MONUMENTED CENTERLINE OF INTER AVENUE SOUTHEAST, BEARS N88°49'56"W.

LEGAL DESCRIPTION

PARCEL A, TPN. 2105200191

THE WEST 85 FEET OF THE SOUTH 120 FEET OF THE WEST HALF OF TRACT 10 OF ACKERSON'S SECOND ADDITION TO PUYALLUP, ACCORDING TO THE MAP THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON.

PARCEL B, TPN. 2105200192

THE WEST HALF OF BLOCK 10 OF ACKERSON'S SECOND ADDITION TO PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON.

EXCEPT THE SOUTH 120 FEET OF THE WEST 85 FEET THEREOF.

PARCEL C, TPN. 2105200180

THE EAST ONE-HALF OF BLOCK 10 OF ACKERSON'S SECOND ADDITION TO PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON.

ALL SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

FILL SPECIFICATION

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD. ONLY EARTH MATERIAL SHALL BE PLACED IN FILLS.

TRENCH NOTE

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND CES NW INC. ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

EARTHWORK QUANTITIES

1,015 CY CUT
3,418 CY FILL
2,403 CY NET
QUANTITIES ARE FOR PERMIT PURPOSES ONLY.
CONTRACTOR SHALL VERIFY EARTHWORK QUANTITIES FOR BID PURPOSES.

PROPERTY DEVELOPMENT STANDARDS

MIN. LOT AREA PER BUILDING SITE:	10,000 SF
MIN. LOT WIDTH:	75'
MIN. LOT DEPTH:	100'
MIN. FRONT YARD SETBACK:	20'
MIN. REAR YARD SETBACK:	0'
MIN. INTERIOR SIDE YARD SETBACK:	0'
MIN. STREET SIDE YARD SETBACK:	10
MIN. STREET FRONTAGE:	25'
MAX. LOT COVERAGE:	65%
MAX. BUILDING HEIGHT:	50'
MIN. LANDSCAPED AREA:	10%

PARCEL A PARKING REQUIREMENTS:
EX HOUSE – 1 SPACE PER 300 SF OF GROSS FLOOR AREA
1,680/300 = 6 SPACES

PARCEL B & C PARKING REQUIREMENTS:
WAREHOUSE – 1 SPACE PER 2,000 SF OF GROSS FLOOR AREA
8,860/2000 = 5 SPACES

OFFICE – 1 SPACE PER 300 SF OF GROSS FLOOR AREA
3,867/300 = 13 SPACES

TOTAL PARKING SPACES REQUIRED = 24
TOTAL PARKING SPACES PROVIDED = 32

PARKING BREAKDOWN:
ADA STALL = 1
STANDARD STALLS = 36
TRUCK STALLS = 17

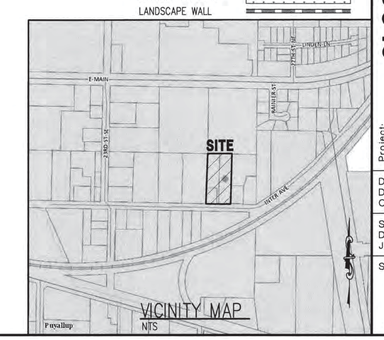
ASPHALT/CONCRETE AREA:
NEW CONCRETE SIDEWALK = 2,193 SF
NEW ASPHALT PAVEMENT = 4,662 SF
NEW PERMEABLE PAVEMENT = 28,625 SF
TOTAL ASPHALT/CONCRETE = 35,480 SF

LANDSCAPE AREA:
LANDSCAPE AREA INTERIOR = 6,750 SF
LANDSCAPE AREA PERIMETER = 4,722 SF
LANDSCAPE AREA PROVIDED = 11,472 SF

CLEARED AREA = 48,615 SF

LEGEND

EXISTING	DESCRIPTION	PROPOSED
⊕	MONUMENT	
	MONUMENT LINE	
	PROPERTY LINE	
	RIGHT OF WAY LINE	
	EASEMENT LINE	
	CHAIN LINK FENCE	
	CURB & GUTTER	
	EDGE OF PAVEMENT	
500	CONTOURS	500
	STREET SIGN	
	STORM DRAIN CATCH BASIN	
	STORM DRAIN MANHOLE	
	STORM DRAIN CLEANOUT	
SD	STORM DRAIN LINE	SD
	WALL DRAIN LINE	WD
	SANITARY SEWER MANHOLE	
	SANITARY SEWER CLEANOUT	
S	SANITARY SEWER LINE	S
SS	SANITARY SEWER STUB	SS
	FIRE HYDRANT	
	WATER VALVE	
	WATER METER	
	THRUST BLOCKING	
W	WATER MAIN	W
	LUMINAIRE	
	POWER/UTILITY POLE	
	SAWCUT LINE	
	ASPHALT CONCRETE	
	CEMENT CONCRETE	
	PERMEABLE ASPHALT	
	GRIND/OVERLAY	
	LANDSCAPE AREAS	
	LANDSCAPE WALL	



VICINITY MAP
NTS

No.	Revision:	Int.	Date:

DANIEL PAUL SMITH
STATE OF WASHINGTON
47023
REGISTERED PROFESSIONAL ENGINEER
7-20-22

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

Project: **OLSON BROTHERS STORAGE**
COVER SHEET

Client: **MIKE GRIMIT**
GMIT ARCHITECTURE@CENTURYLINK.NET

Designed: DPS
Drawn: JEH
Checked: CAD

Scale: 1"=30'
Date: 7/20/22
Job No.: 20083

Sheet No.: **C1**

1 of 20 Sheets

LEGAL DESCRIPTION

TPN 2105200192

THE WEST HALF OF BLOCK 10 OF ACKERSON'S SECOND ADDITION TO PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON. EXCEPT THE SOUTH 120 FEET OF THE WEST 85 FEET THEREOF.

TPN 2105200180

THE EAST ONE-HALF OF BLOCK 10 OF ACKERSON'S SECOND ADDITION TO PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 25, RECORDS OF PIERCE COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Map Scale: 1:826 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 10 20 40 60

Feet: 0 40 80 160 240

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 16, Jun 4, 2020

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

Date(s) aerial images were photographed: Jul 29, 2018—Jul 22, 2019

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	2.4	100.0%
Totals for Area of Interest		**2.4**	**100.0%**

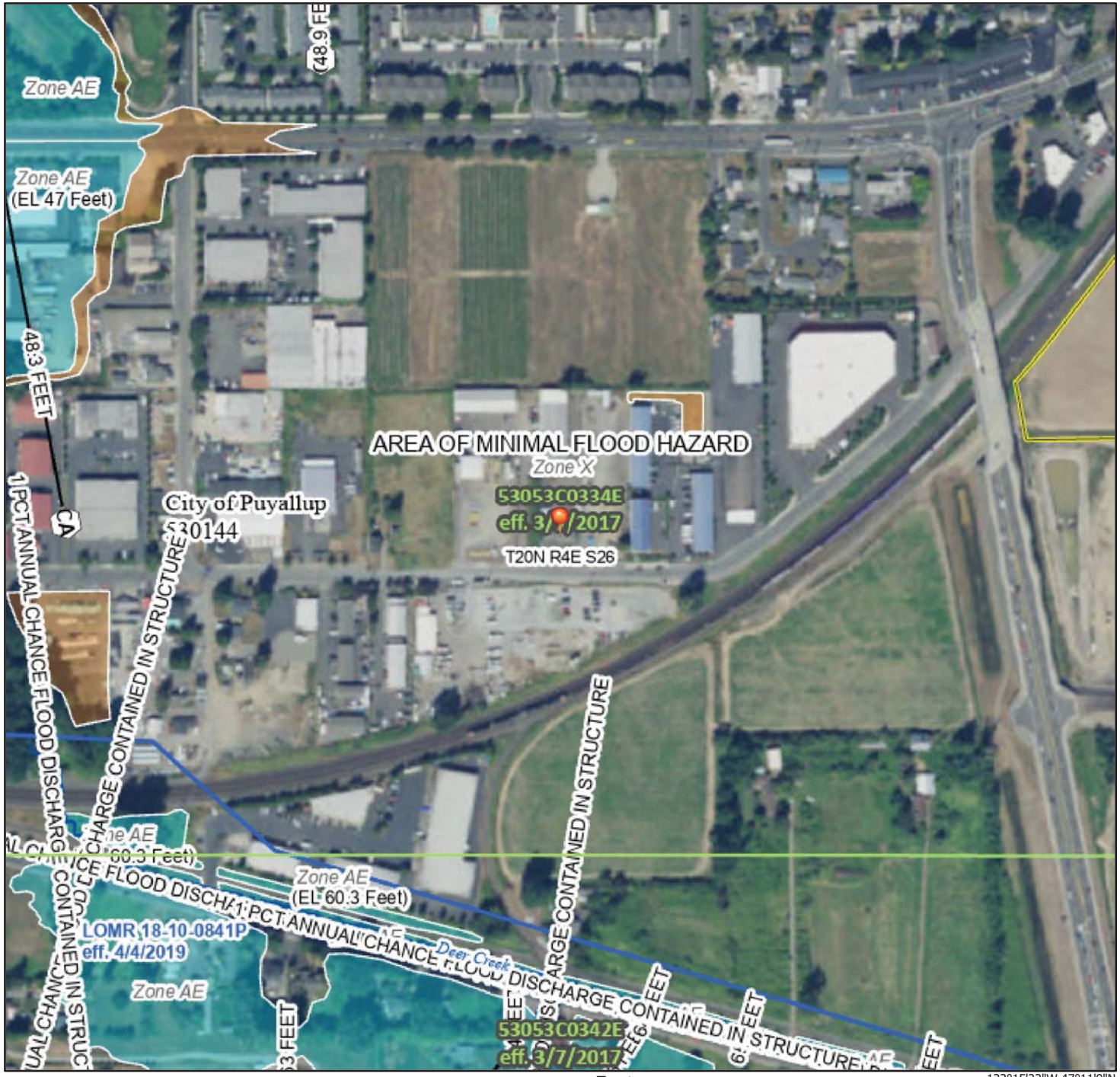
OLSON BROTHERS

AERIAL PHOTO

National Flood Hazard Layer FIRMette

FEMA

122°16'W 47°11'34"N



122°15'22"W 47°11'9"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- B 20.2 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- 8 Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/1/2021 at 1:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

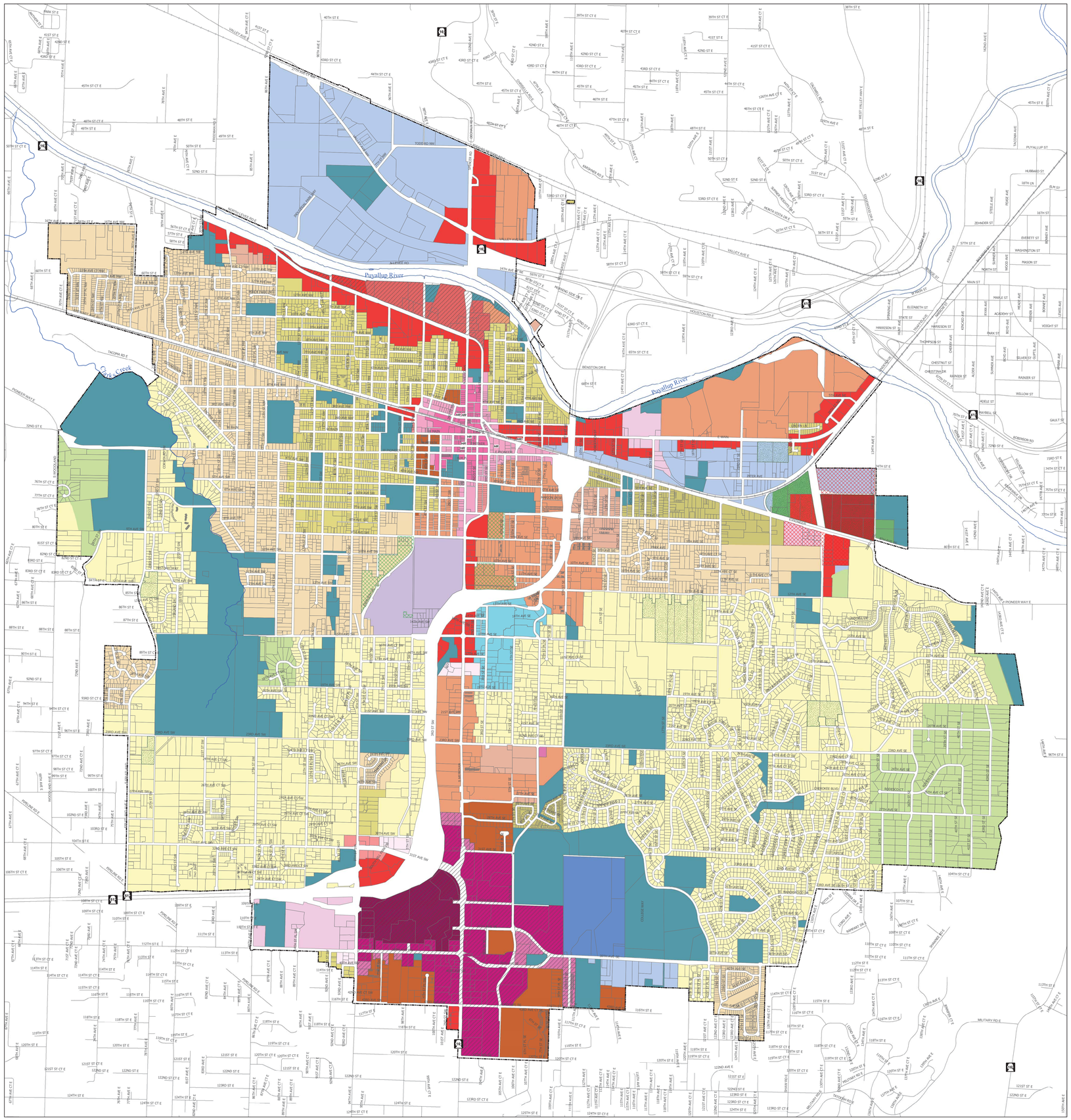
Priority Habitats and Species on the Web

Report Date: 04/14/2022

The Priority Habitats and Species (PHS) datasets do not contain information for your project area. This does not mean that species and habitats do not occur in your project area. PHS data, points, lines and polygons are mapped only when occurrences of these species or habitats have been observed in the field. Unfortunately, we have not been able to comprehensively survey all sections in the state and therefore, it is important to note that priority species and habitats may occur in areas not currently known to the Department.

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 necesssary 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.

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
- 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: 41,100 (April 1, 2018)
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 '

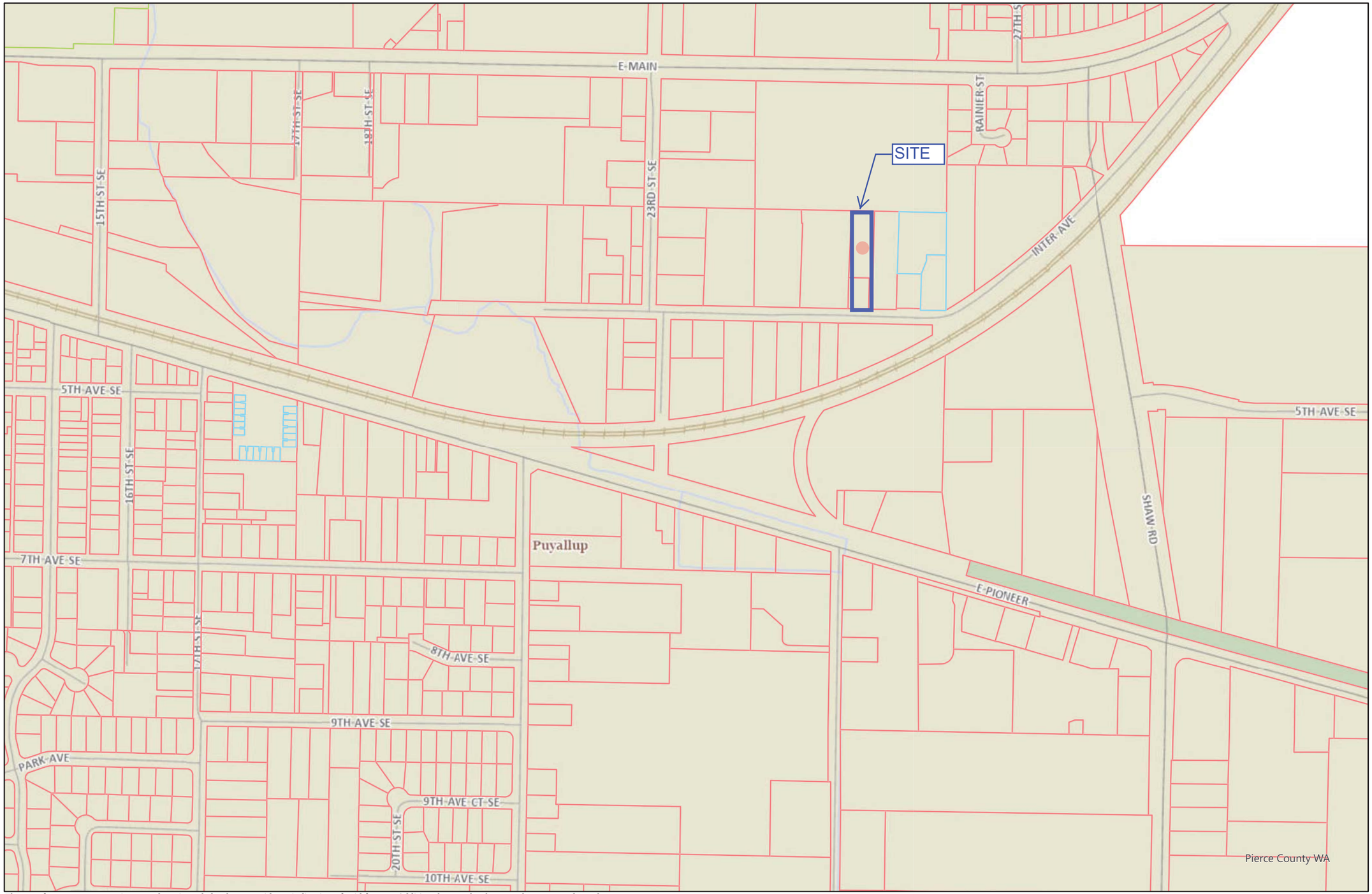
January 1, 2019

City of Puyallup
Information Technology
Department

N
W E
S

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

Vicinity Map



Legend

Tax Parcels

- Base Parcel
- Condominium
- Other

0 95 190 380 Feet

CES • NW
INCORPORATED
CIVIL ENGINEERING & SURVEYING
429 29th St NE, Suite D · Puyallup, WA 98372
PH: 253.848.4282
www.cesnwinc.com

Date: 4/14/2022 11:43 AM

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