

*CITY OF PUYALLUP*  
*ENVIRONMENTAL CHECKLIST*

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

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

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

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

I. INTRODUCTION INFORMATION

Name of Proposal (if applicable): **Puyallup Duplexes**

Applicant: **HC Homes, Inc.**

Address: **PO Box 7707  
Bonney Lake, WA 98391**

Phone: **253-332-8498**

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

Address: **429 - 29<sup>th</sup> Street NE, Suite D  
Puyallup, WA 98372**

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

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

Address: **409, 427, & 433 43<sup>rd</sup> Ave SW Puyallup  
See Appendix for Vicinity Map.**

Section: **9** Quarter: **NE** Township: **19 N** Range: **04 E**

Tax Parcel Numbers: **0419095003, 0419095004, & 0419095022**

Date Checklist Prepared: **July 2022**

## A. BACKGROUND

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

**Gain Short Plat Amendment approval Fall 2022, Boundary Line Adjustment approval Fall 2022, Site Development Permit approval Winter 2022, and complete site construction Spring/Summer 2023. Begin home construction upon completion of site construction.**

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

**No.**

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

**The project proposes two duplex lots and a wetland/wetland buffer lot located within RM-Core zoning classification. A Critical Areas Assessment was completed by Habitat Technologies revised October 7, 2020.**

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 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, Short Plat Amendment, Boundary Line Adjustment, Engineer/Construction Permit, 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 Short Plat Amendment process will reconfigure the layout of the 3 existing parcels. Once completed, the total 5.02 acre site will be developed into 2 duplex lots (Lot 1 – 14,775 sf and Lot 2 –**

**26,987 sf) with a shared access easement and a wetland/wetland buffer lot (Lot 3 – 176,987 sf). The lots will be designed to blend in with the surrounding neighborhoods. City of Puyallup Utilities will serve the lots.**

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 WA 512 W towards Parkland, Take WA-161 S exit toward Eatonville. Turn left onto WA 161 S /31<sup>st</sup> Ave SW. Continue on WA 161 S, turn right on 116<sup>th</sup> St E/43<sup>rd</sup> Ave SW. Destination will be on the right.**

Section: **9** Quarter: **NE** Township: **19 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 descends from south to north, with an estimated 10 to 12 feet of elevation across the parcels. A wetland and buffer encompass most of the site with the southern area located outside the wetland and buffer.**

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

**There are limited areas containing steep slopes. The steepest slope on the site is approximately 50 percent.**

- 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, and Norma fine sandy loam.**

**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.

**Not to our knowledge.**

- 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 unencumbered area of the site will be cleared and graded for the homesites avoiding the wetlands and buffers. It is estimated that the project will produce approximately 750 cy cut and 750 cy fill during site and building construction. Any imported fill material will be for structural purposes and will come from one of the sand and gravel pits in the region.**

- 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 5-7 percent of the total 5.02 acre site will be covered with impervious surfaces.**

- 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 wetlands located across the majority of the site. A Critical Areas Assessment was completed by Habitat Technologies. Their report is dated October 7, 2020. 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 dispersal trenches. This work will be outside the proposed sixty-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 infiltration trenches 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 project proposes dispersion and infiltration BMPs to control runoff. Water quality impacts will be mitigated with onsite dispersion BMPs.**

#### **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 wetland's tracts, or open space. The wetland will not be altered for this development.**

- 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:

**No perimeter landscape buffer is not required for this development.**

- 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 multi-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 or multi 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.

**No known contamination has been identified. There was a one time a small homeless presence camping onsite.**

- 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: Vacant land**

**South, West, East: Single-Family parcels and vacant land.**

- 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.

**No structures are on site.**

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

**N/A**

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

**City of Puyallup – RM-Core**

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

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

**High Density Residential (HDR)**

- 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 encompassing the northern portion of the site. The southern parcels have wetlands crossing the northern and central portions of the parcels. The wetlands have a 60-foot buffer. See the Critical Areas Assessment by Habitat Technologies, dated October 7, 2020 for more information.**

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

**The proposed lots will provide 4 homes and housing for approximately 12 residents.**

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

**None.**

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

**None. The land is vacant.**

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

**The proposed duplex lots are adjacent to other single and multi-family residential uses. The site is currently zoned RM-Core.**

- 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 4 new housing units in the proposed duplex lots. 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.**

- 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 50 feet.**

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

**The vicinity of the site 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 multi-family duplex development.**

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

**The proposed lots will include architecturally compatible homes. After home construction, the parcels will have landscaping.**

## 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: Mel Korum YMCA, 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 no structures on-site.**

- 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 43<sup>rd</sup> Avenue SW, which connects to S. 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?

**Yes. A review of the Pierce Transit regional bus schedule indicates that transit service is provided at 43<sup>rd</sup> Ave SW & Meridian Ave (approximately 826 feet).**

- 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 8 parking spaces in driveways and 8 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).

**Initial comments from Pre-application meeting indicated this would be required. However, it is our intention to submit a deviation request to eliminate the requirement for the following reasons. South of 116th St. East and specifically down 98th Ave. East are within Pierce County's jurisdiction. There doesn't appear to be development opportunities along 98th Ave. East to support the construction of additional half street improvements. Therefore, if frontage improvements were constructed for the Puyallup Duplex project they would not likely connect to any other improvements to the west or east in the future. That would leave half street improvements disconnected from any other improvements without an adequate way of addressing**

**stormwater collection.**

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 40 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: \_\_\_\_\_

A handwritten signature in black ink, appearing to read 'Dawn Markakis', written over a horizontal line.

Name of Signee: Dawn Markakis

Position and Agency/Organization: CES-NW, Inc

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

7-15-2022

**APPENDIX**

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**EXHIBIT**

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# 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'

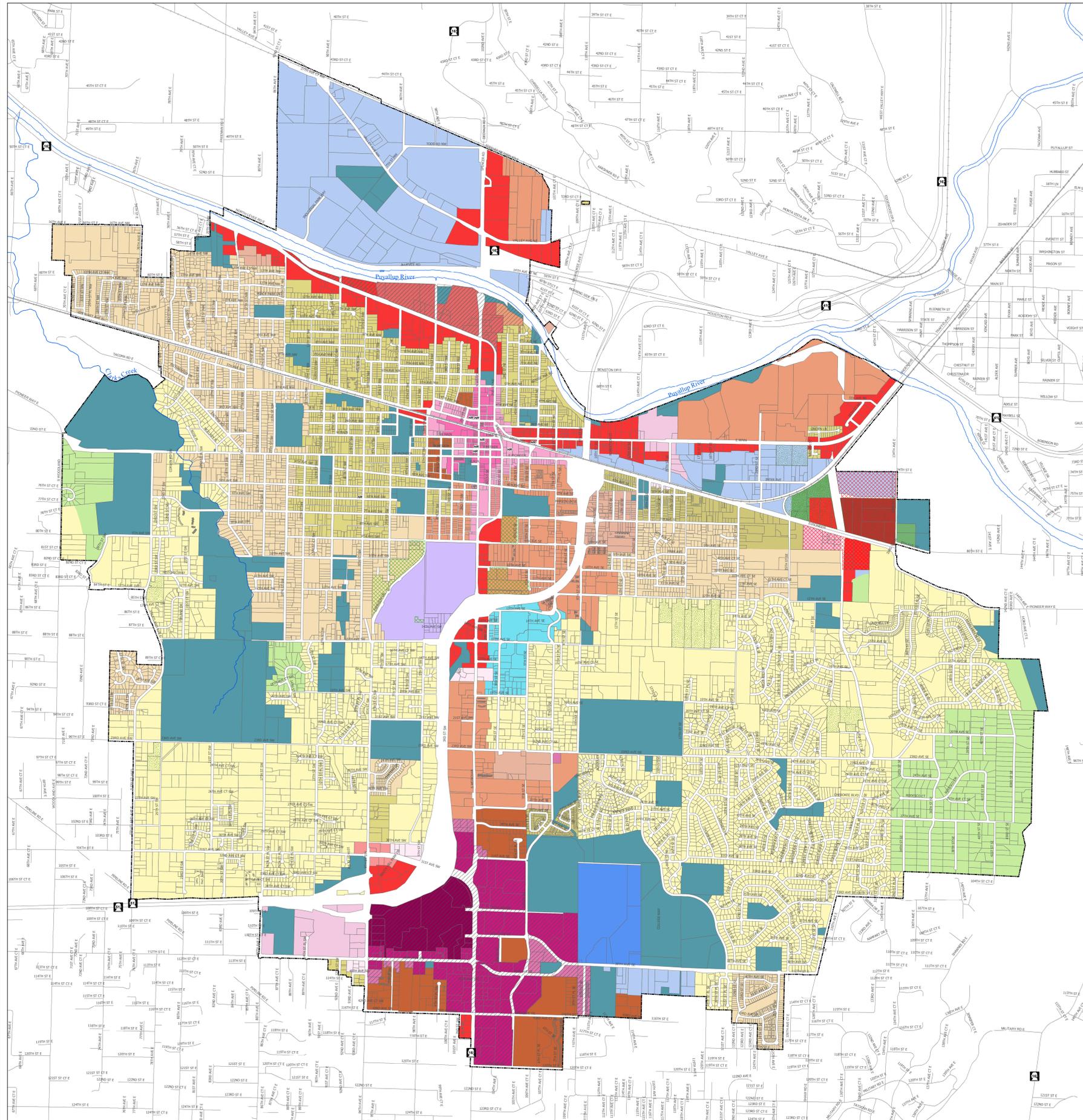
January 1, 2019



City of Puyallup  
Information Technology  
Department



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



**DECLARATION**

WE THE UNDERSIGNED, ATTEST THAT WE ARE THE CONTRACT PURCHASER(S) OR OWNER(S) IN FEE SIMPLE OF THE LAND REPRESENTED ON THIS SHORT PLAT AND HAVE NO RIGHT, TITLE, OR INTEREST OF ANY KIND IN ANY UNPLATTED LAND CONTIGUOUS TO ANY PART OF THE LAND INCLUDED IN THIS SHORT PLAT. THIS SHORT PLAT IS MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

ROGER HEBERT H.C HOMES INC.

**ACKNOWLEDGEMENT**

STATE OF WASHINGTON )  
  )ss  
COUNTY OF PIERCE,      )

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME PERSONALLY APPEARED ROGER HEBERT, TO ME KNOWN TO BE THE AUTHORIZED SIGNATORY ON BEHALF OF H.C. HOMES INC., THAT EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION FOR THE USES AND PURPOSES THEREIN MENTIONED AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST WRITTEN ABOVE.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

RESIDING AT: \_\_\_\_\_

MY APPOINTMENT EXPIRES: \_\_\_\_\_

**ORIGINAL LEGAL DESCRIPTIONS**

(PER CHICAGO TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 0242021-TR, DATED JUNE 27, 2022)

LOTS 1,2,3, AND 4, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 35, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

**NEW LEGAL DESCRIPTIONS**

A PORTION OF PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 35, IN PIERCE COUNTY WASHINGTON MORE PARTICULARLY DESCRIBED BELOW;

LOT 1

COMMENCING AT THE NORTHWEST CORNER OF LOT 4; THENCE SOUTH 1°31'56" WEST ALONG THE EAST LINE OF LOT 4 A DISTANCE OF 556.06 FEET TO THE POINT OF BEGINNING; THENCE NORTH 70°37'29" WEST A DISTANCE OF 15.05 FEET; THENCE NORTH 71°13'24" WEST A DISTANCE OF 34.97 FEET TO A TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 10°40'27" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 61.68 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 58°54'07"; THENCE NORTH 49°52'29" EAST A DISTANCE OF 19.72 FEET TO A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 56°01'33" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 33.30 FEET WITH A RADIUS OF 60.89 FEET THROUGH A CENTRAL ANGLE OF 31°20'03"; THENCE NORTH 65°18'51" EAST A DISTANCE OF 21.03 FEET; THENCE SOUTH 59°44'44" EAST A DISTANCE OF 7.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 26°07'53" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 8.64 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 8°14'45"; THENCE SOUTH 1°32'22" WEST A DISTANCE OF 122.52 FEET TO THE NORTH MARGIN OF 116TH STREET EAST; THENCE ALONG SAID NORTH MARGIN NORTH 88°26'14" WEST A DISTANCE OF 171.20 FEET; THENCE NORTH 1°31'56" EAST A DISTANCE OF 82.07 FEET TO THE POINT OF BEGINNING.

SITUATE IN PIERCE COUNTY WASHINGTON

LOT 2

COMMENCING AT THE NORTHWEST CORNER OF LOT 4; THENCE SOUTH 88°33'38" EAST A DISTANCE OF 342.57 FEET; THENCE SOUTH 1°32'48" WEST A DISTANCE OF 319.43 TO THE BEING THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 1°32'48" WEST A DISTANCE OF 319.43 FEET TO THE NORTH MARGIN OF 116TH STREET EAST; THENCE ALONG SAID MARGIN NORTH 88°26'14" WEST A DISTANCE OF 171.20 FEET; THENCE NORTH 1°32'22" EAST A DISTANCE OF 122.52 FEET; THENCE SOUTH 68°19'55" EAST A DISTANCE 10.44 FEET; THENCE SOUTH 46°23'50" EAST A DISTANCE OF 21.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 37°37'56" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 12.50 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 11°56'28"; THENCE SOUTH 58°20'18" EAST A DISTANCE OF 19.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 9°17'14" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 46.86 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 44°44'56"; THENCE NORTH 76°54'46" EAST FOR A DISTANCE OF 10.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 61°03'34" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 100.47 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 95°56'41"; THENCE NORTH 19°01'54" WEST A DISTANCE OF 17.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 48°12'29" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 47.67 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 45°31'13"; THENCE NORTH 0°11'44" EAST A DISTANCE OF 27.98 FEET; THENCE NORTH 3°43'41" WEST A DISTANCE OF 8.21 FEET; THENCE NORTH 7°39'05" A DISTANCE OF 37.74 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 71°52'24" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 21.94 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 20°56'59"; THENCE NORTH 28°36'05" WEST A DISTANCE OF 10.25 FEET; THENCE SOUTH 88°29'56" EAST A DISTANCE OF 87.65 FEET TO THE POINT OF BEGINNING.

SITUATE IN PIERCE COUNTY WASHINGTON

**CITY OF PUYALLUP SHORT PLAT AMENDMENT**

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

ASSESSOR'S PARCEL NO. 0419095003, 0419095004, 0419095022

**NOTICE:**

APPLICATIONS FOR FURTHER SUBDIVISION, IN ANY MANNER, OF AN EXISTING SHORT PLAT SUBDIVISION SHALL NOT BE ACCEPTED FOR A PERIOD OF FIVE YEARS FROM THE DATE SAID APPROVED SHORT PLAT LOT IS RECORDED WITH THE AUDITOR WITHOUT THE FILING OF A FINAL PLAT ON THE LAND WHICH IS PROPOSED TO BE FURTHER DIVIDED.

**FUTURE PERMITS:**

THE APPROVAL OF THIS SHORT PLAT SHALL NOT BE A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED FOR ANY STRUCTURES OR DEVELOPMENTS.

**NEW LEGAL DESCRIPTIONS CONTINUED**

TRACT A

BEGINNING AT THE NORTHWEST CORNER OF LOT 4; THENCE SOUTH 1°31'56" WEST ALONG THE EAST LINE OF LOT 4 A DISTANCE OF 556.06 FEET; THENCE NORTH 70°37'29" WEST A DISTANCE OF 15.05 FEET; THENCE NORTH 71°13'24" WEST A DISTANCE OF 34.97 FEET TO A TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 10°40'27" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 61.68 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 58°54'07"; THENCE NORTH 49°52'29" EAST A DISTANCE OF 19.72 FEET TO A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 56°01'33" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 33.30 FEET WITH A RADIUS OF 60.89 FEET THROUGH A CENTRAL ANGLE OF 31°20'03"; THENCE NORTH 65°18'51" EAST A DISTANCE OF 21.03 FEET; THENCE SOUTH 59°44'44" EAST A DISTANCE OF 7.61 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 26°07'53" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 8.64 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 8°14'45"; THENCE SOUTH 68°19'55" EAST A DISTANCE 10.44 FEET; THENCE SOUTH 46°23'50" EAST A DISTANCE OF 21.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 37°37'56" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 12.50 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 11°56'28"; THENCE SOUTH 58°20'18" EAST A DISTANCE OF 19.65 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 9°17'14" EAST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 46.86 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 44°44'56"; THENCE NORTH 76°54'46" EAST FOR A DISTANCE OF 10.31 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS NORTH 61°03'34" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 100.47 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 95°56'41"; THENCE NORTH 19°01'54" WEST A DISTANCE OF 17.43 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WHOSE CENTER BEARS SOUTH 48°12'29" WEST; THENCE ALONG SAID CURVE AN ARC DISTANCE OF 47.67 FEET WITH A RADIUS OF 60.00 FEET THROUGH A CENTRAL ANGLE OF 45°31'13"; THENCE NORTH 0°11'44" EAST A DISTANCE OF 27.98 FEET; THENCE NORTH 3°43'41" WEST A DISTANCE OF 8.21 FEET; THENCE NORTH 7°39'05" A DISTANCE OF 37.74 FEET; THENCE NORTH 1°32'48" EAST A DISTANCE OF 319.43 FEET; THENCE NORTH 88°33'38" WEST A DISTANCE OF 342.57 FEET TO THE POINT OF BEGINNING.

SITUATE IN PIERCE COUNTY WASHINGTON

**ENGINEERING NOTES**

- 1. FUTURE DEDICATION OF THE PRIVATE SHARED ACCESS TRACTS TO PIERCE COUNTY MAY REQUIRE THE DEDICATION OF ADDITIONAL RIGHT-OF-WAY.
- 2. ACCESS TO LOTS 1 AND 2 SHALL BE BY WAY OF 116TH STREET EAST.

**PLANNING DEPARTMENT**

- 3. DEVELOPMENT WITHIN THIS PLAT SHALL BE SUBJECT TO ALL CONDITIONS OF SHORT PLAT APPROVAL.

**TRACT NOTES**

- 4. TRACT "A" IS DESIGNATED AS A WETLAND/BUFFER TRACT. ALL LOTS IN THE SHORT PLAT AMENDMENT WILL HAVE AN EQUAL AND UNDIVIDED INTEREST IN SAID TRACT.

**SURVEY NOTES**

**BASIS OF BEARINGS**  
NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, NORTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK) THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M., WHICH BEARS NORTH 1°35'25" EAST.

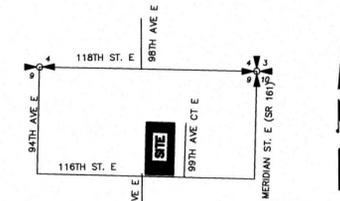
**VERTICAL DATUM**  
NAVD88 (PER THE WASHINGTON STATE REFERENCE NETWORK).

**METHODS & EQUIPMENT**  
THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332.130 WAC.

**METHOD:** FIELD TRAVERSE AND GPS OBSERVATIONS IN OCTOBER, 2020.

**EQUIPMENT USED:** GEOMAX ZOOM 90 TOTAL STATION AND CARLSON BRX6+ GPS. ALL INSTRUMENTS UTILIZED DURING THE COURSE OF THIS SURVEY ARE MAINTAINED IN CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS.

**CONTOUR INTERVAL:** 2 FOOT.



INDEX: NE 1/4 OF THE NE 1/4, SEC 9, TWP 19 N., R. 4 E., W.M.

**VICINITY MAP**  
SCALE: 1" = 1,500'

**AREAS**

- TOTAL = 218,680 SQ FT (5.02 ACRE)
- LOT 1 = 14,775 SQ FT (0.34 ACRE)
- LOT 2 = 26,987 SQ FT (0.62 ACRE)
- TRACT A = 176,918 SQ FT (4.06 ACRE)

**REFERENCE**

(R-1) SHORT PLAT NO. 79-557 AS RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 35, PIERCE COUNTY RECORDS.

(R-2) LANES END, A CONDOMINIUM AS RECORDED AFN: 9410210075

**PLAT AMENDMENT NOTE:**

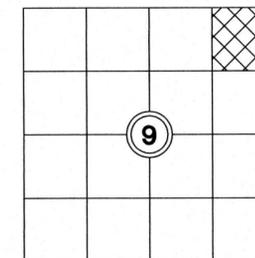
THIS PLAT AMENDMENT IS A REVISION OF AND SUPERCEDES PIERCE COUNTY SHORT PLAT 79-557 FOUND IN VOLUME 37 OF PLATS PAGE 35. THE FOLLOWING REVISIONS HAVE BEEN MADE:  
1. REMOVAL OF 60 FOOT PRIVATE ROAD EASEMENT  
2. REMOVAL OF LOT 4  
3. ADDITION OF WETLAND TRACT  
4. REDESIGN OF LOTS 1, 2 AND 3

**PARCEL INFORMATION**

TPN. 0419095022  
409 43RD AVE. SW.  
PUYALLUP, WA. 98373

TPN. 0419095003  
433 43RD AVE. SW.  
PUYALLUP, WA. 98373

TPN. 0419095004  
427 43RD AVE. SW.  
PUYALLUP, WA. 98373



INDEX: NE 1/4 OF THE NE 1/4, SEC 9, TWP 19 N., R. 4 E., W.M.

**CITY ENGINEERS OFFICE**

ENGINEERING MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING DIVISION**

PLANNING MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**FIRE PREVENTION DIVISION**

FIRE CODE OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

**COUNTY ASSESSOR-TREASURER**

I HEREBY CERTIFY THAT ALL ASSESSMENTS HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED.

ASSESSOR-TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

BY \_\_\_\_\_ DATE \_\_\_\_\_

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2022, AT THE REQUEST OF CHARLES E. PODZALINE

AUDITOR'S FILE NO. \_\_\_\_\_

DEPUTY \_\_\_\_\_ COUNTY AUDITOR \_\_\_\_\_

**ORIGINAL TRACT OWNER FULL NAME ADDRESS & ZIP**

ROGER HEBERT PHONE \_\_\_\_\_

20921 SNAG ISLAND DR,  
LAKE TAPPS, WA. 98391

EXISTING ZONING \_\_\_\_\_ RMC \_\_\_\_\_

SOURCE OF WATER  
TACOMA WATER

TYPE OF ACCESS \_\_\_\_\_ 28' SHARED ACCESS \_\_\_\_\_

SEWER SYSTEM \_\_\_\_\_ SEPTIC \_\_\_\_\_  
(NO RECORDS NOTED, CONFIRMATION REQUIRED)

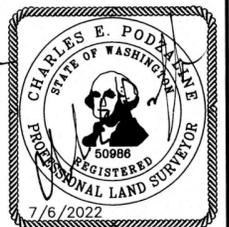
SCALE 1" = 60' NO. OF LOTS 2

DRAWN BY JC CHECKED BY CEP JOB NO.20069

**SURVEYOR'S CERTIFICATE**

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 CHARLES E. PODZALINE IN MAY, 2022.

Charles E. Podzalne, PLS  
7-6-2022  
CHARLES E. PODZALINE, PLS  
CERTIFICATE NO. 50986



SHEET 1 OF 2

**C.E.S. NW INC.**

**CIVIL ENGINEERING & SURVEYING**

429 - 29TH ST. NE, SUITE D BUS: (253) 848-4282  
PUYALLUP, WA 98372 ceservices@cesnwinc.com

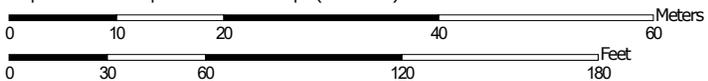
**JOB: 20069 APPLICATION NO.**



Soil Map—Pierce County Area, Washington



Map Scale: 1:700 if printed on A landscape (11" x 8.5") sheet.



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 15, Sep 16, 2019

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
13B	Everett very gravelly sandy loam, 0 to 8 percent slopes	2.4	97.9%
26A	Norma fine sandy loam	0.1	2.1%
<b>Totals for Area of Interest</b>		<b>2.4</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:* Eskers, moraines, kames

*Landform position (two-dimensional):* Summit, shoulder

*Landform position (three-dimensional):* Crest, interfluvium

*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

*Forage suitability group:* Droughty Soils (G002XN402WA),  
Droughty Soils (G002XF403WA), Droughty Soils  
(G002XS401WA)  
*Hydric soil rating:* No

### **Minor Components**

#### **Alderwood**

*Percent of map unit:* 10 percent  
*Landform:* Ridges, hills  
*Landform position (two-dimensional):* Summit  
*Landform position (three-dimensional):* Crest, 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):* 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 15, Sep 16, 2019

## Pierce County Area, Washington

### 26A—Norma fine sandy loam

#### Map Unit Setting

*National map unit symbol:* 2hq3

*Elevation:* 0 to 1,000 feet

*Mean annual precipitation:* 35 to 60 inches

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

*Frost-free period:* 150 to 200 days

*Farmland classification:* Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season

#### Map Unit Composition

*Norma and similar soils:* 85 percent

*Minor components:* 4 percent

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

#### Description of Norma

##### Setting

*Landform:* Till plains

*Parent material:* Alluvium

##### Typical profile

*H1 - 0 to 9 inches:* ashy fine sandy loam

*H2 - 9 to 30 inches:* fine sandy loam

*H3 - 30 to 60 inches:* sandy loam

##### Properties and qualities

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Poorly drained

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

*Depth to water table:* About 0 inches

*Frequency of flooding:* Frequent

*Frequency of ponding:* Frequent

*Available water storage in profile:* Moderate (about 8.4 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 5w

*Hydrologic Soil Group:* A/D

*Forage suitability group:* Wet Soils (G002XS101WA)

*Hydric soil rating:* Yes

#### Minor Components

##### Dupont

*Percent of map unit:* 1 percent

*Landform:* Depressions  
*Hydric soil rating:* Yes

**Mckenna**

*Percent of map unit:* 1 percent  
*Landform:* Depressions  
*Hydric soil rating:* Yes

**Tisch**

*Percent of map unit:* 1 percent  
*Landform:* Depressions  
*Hydric soil rating:* Yes

**Alderwood**

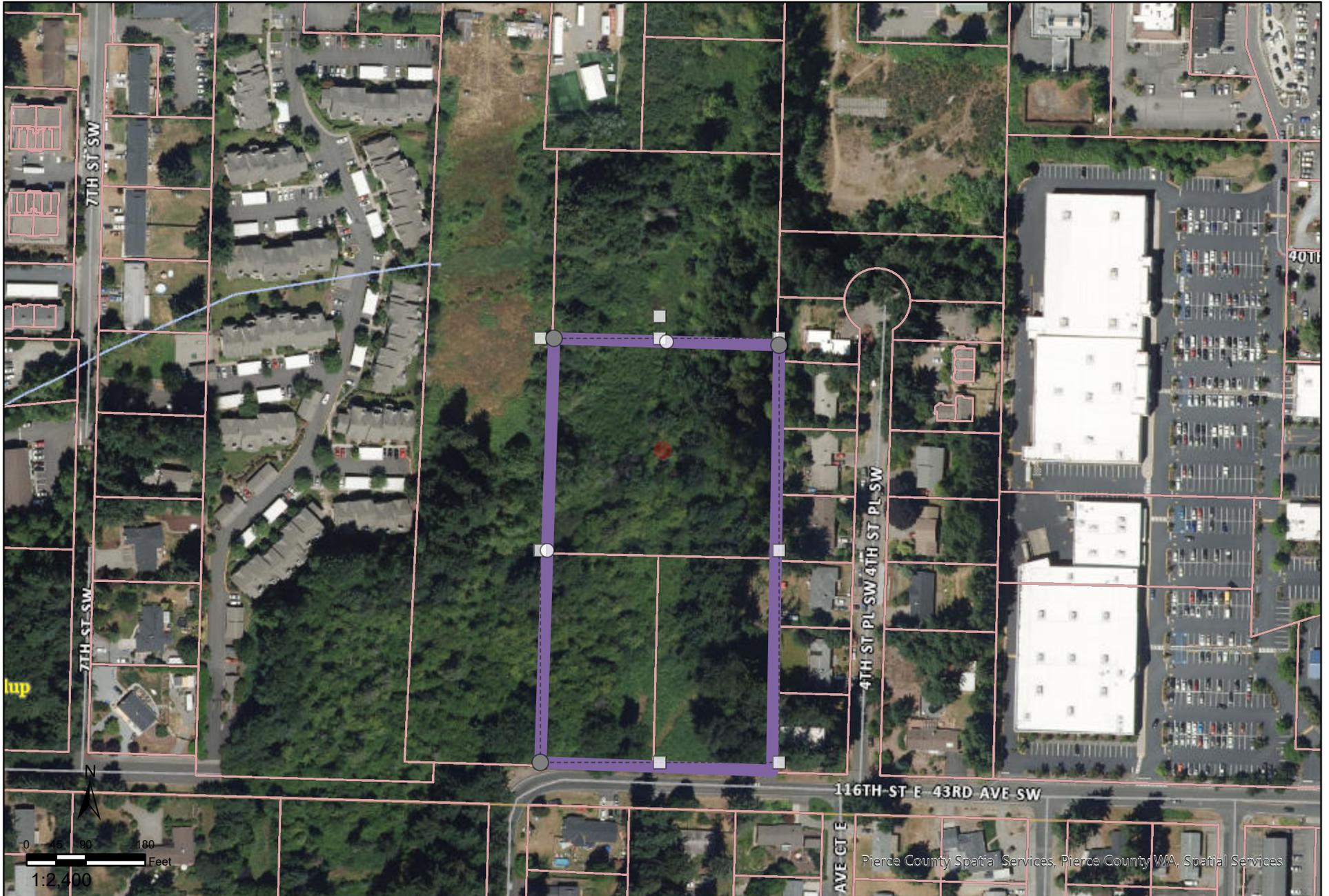
*Percent of map unit:* 1 percent  
*Hydric soil rating:* No

## Data Source Information

Soil Survey Area: Pierce County Area, Washington

Survey Area Data: Version 15, Sep 16, 2019

# Aerial



*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.*

Date: 6/20/2022 12:04 PM

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 041909-5022, 041909-5004 and 041909-5003**

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LOTS 1, 2, 3 AND 4, PIERCE COUNTY SHORT PLAT NO. 79-557, ACCORDING TO MAP RECORDED IN VOLUME 37 OF SHORT PLATS, PAGE 35, IN PIERCE COUNTY, WASHINGTON;

TOGETHER WITH A PRIVATE ROAD AND UTILITIES EASEMENT 30 FEET IN WIDTH, AS DELINEATED ON SAID SHORT PLAT.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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# National Flood Hazard Layer FIRMette



122°18'10"W 47°9'21"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000  
 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		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study

OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

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 4/27/2022 at 5:51 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.



CITY OF PUYALLUP  
ENVIRONMENTAL CHECKLIST

for

Puyallup Duplex Lots

July 2022

Prepared For:  
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