

CITY OF PUYALLUP
ENVIRONMENTAL CHECKLIST

for

1200 7th Avenue SE Townhomes

June 7, 2024

Prepared For:
Vitaly Kravachisin

Prepared By:
Daniel Smith
Dawn Sinagra
19078

CITY OF PUYALLUP

ENVIRONMENTAL CHECKLIST

Action: _____

Receipt: _____

Received By: _____

Date: _____

I. INTRODUCTION INFORMATION

Name of Proposal (if applicable): **7th Ave SE Townhomes**

Applicant: **SeaTac Enterprise LLC**

Address: **10019 SE 226th PI Kent, WA 98031**

Phone:

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

Address: **429-29th Street NE, Suite D
Puyallup, WA 98371**

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

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

Address: **1200 7th Avenue SE, Puyallup, WA 98372
See Appendix for Vicinity Map.**

Section: **03** Quarter: **19** Township: **20** Range: **4E**

Tax Parcel Numbers: **7845001330**

Date Checklist Prepared: **June 7, 2024**

A. BACKGROUND

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

Site Development and building construction will begin spring of 2025. Completed site develop construction by Summer/Fall of 2025. Buildings will be completed by the end of 2025.

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 further plans for expansion.

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

The project is a single parcel located within RM-10 zoning classification. No environmental reports have been completed. No wetlands, streams or buffers are onsite.

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, we are not aware of other applications that are pending for governmental approval.

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

Site Plan Review Determination, Design Review Determination, SEPA Determination, Site Development 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 .46-acre site will be developed into 6 townhomes with connection to public utilities. The developer and engineer designed the townhomes to blend in with the surrounding neighborhoods. City of Puyallup will serve the site.

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 512– take the WA-161 N/WA-512 to 13th St SE. Turn right onto 13th Ave SE. Turn right onto 7th Ave SE. Destination on your left.

Section: **03** Quarter:43 Township: **19** Range: **4E**

B. ENVIRONMENTAL IMPACTS

1. EARTH

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

The site is fairly flat.

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

The steepest slope on site is approximately 2 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 Puyallup 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.

As described in the geotechnical engineer's report the site is located within a seismic hazard area due to the insitu soils being susceptible to liquefaction. The geotechnical engineer's report provides recommendations to address these soils.

- 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 800 cubic yards of total fill will be required during construction of the proposed project.

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

Yes, if vegetation is cleared during wet weather, there is a potential for erosion to occur. During construction, the developer will utilize Best Management Practices (BMPs) for wet weather.

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

Approximately 50 percent of the site will be covered with impervious surfaces. This area includes the proposed parking spaces, driveways and building surfaces within the site boundary.

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

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

No.

- 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.

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

No, the proposal does not lie within a 100-year floodplain.

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 an onsite detention tank. The tank will discharge to a public storm system in 7th Avenue SE.

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. The project does not exceed runoff treatment thresholds. 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 development stormwater design will maintain natural drainage patterns in accordance with DOE and City of Puyallup design standards.

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

The project will detain stormwater runoff to the maximum extent possible. Runoff will be collected by a closed conveyance system and directed to a detention tank located under the proposed parking lot. The detention tank meter's runoff to match that of a forested site condition towards its historic discharge location in 7th Avenue SE's right-of-way.

4. PLANTS

- a. Check the type(s) of vegetation found on the site:
 x 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 during development removing most of the shrubs and grass.

- 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.

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

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

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

No, noxious weeds or invasive species are known to be on or near the 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 species known to exist on or near the site to our knowledge.

- 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 and 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 townhomes 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 development 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 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, 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:

North: 7th Ave SE with Single Family residences beyond the roadway

West: Single Family Residences

East: Multi Family Duplexes

South: Multi Family Residences

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

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

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling and harvesting? If so, how:

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

- c. Describe any structures on the site.

The site has an unoccupied home on the parcel.

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

Yes, there is a vacant home on the site.

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

City of Puyallup – RM – 10

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

Multi-Family

- 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.

No.

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

The proposed development will provide 6 homes and housing for approximately 18 residents.

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

No people will be displaced as the existing structure is vacant.

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

Not applicable.

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

The proposed residential development is adjacent to other multi-family residential uses. The site is currently zoned RM-10.

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

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 6 new housing units in the proposed residential development. 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.

A single vacant home. The existing home provides middle income housing.

- 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 28 feet.

- 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 multi-family housing development.

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

The proposed development will include architecturally compatible homes. After home construction, the development 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: Washington State Fairgrounds, Kalles Jr High, Sparks Stadium, Pioneer Park, and Kiwanis Kids Spray 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 are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site?

No, not that we are aware of.

- 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 Department 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 7th Avenue SE.

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. Public transit services 3rd St SE & 7th Ave SE, approximately 0.60 miles.

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

The project will create approximately 12 parking spaces in driveways and garages. No parking will be eliminated.

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

Yes, the project proposes to provide frontage improvements.

- 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 60 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 Central Pierce Fire service 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 development are electricity, water, sewer, 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 project anticipates using the following utilities:

Electricity, water, sanitary sewer, refuse service, telephone/cable/internet, gas, and stormwater.

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: _____

Position and Agency/Organization: _____

Date Submitted: _____

APPENDIX
































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CITY OF PUYALLUP ZONING MAP

MAP LEGEND

-  City Limits
- Zoning Overlay**
-  Agriculture
-  Fair Parking
-  Freeman Road
-  Mixed Use Design Review
-  Shaw-East Pioneer
- Zoning**
-  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 Residential
-  RS-08 - Medium Density Single-Family Residential
-  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: 43,040 (2021)
 Area: 14.50 Square Miles (15 May, 2021)

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.

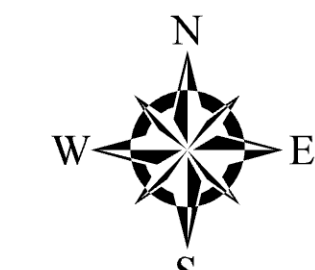
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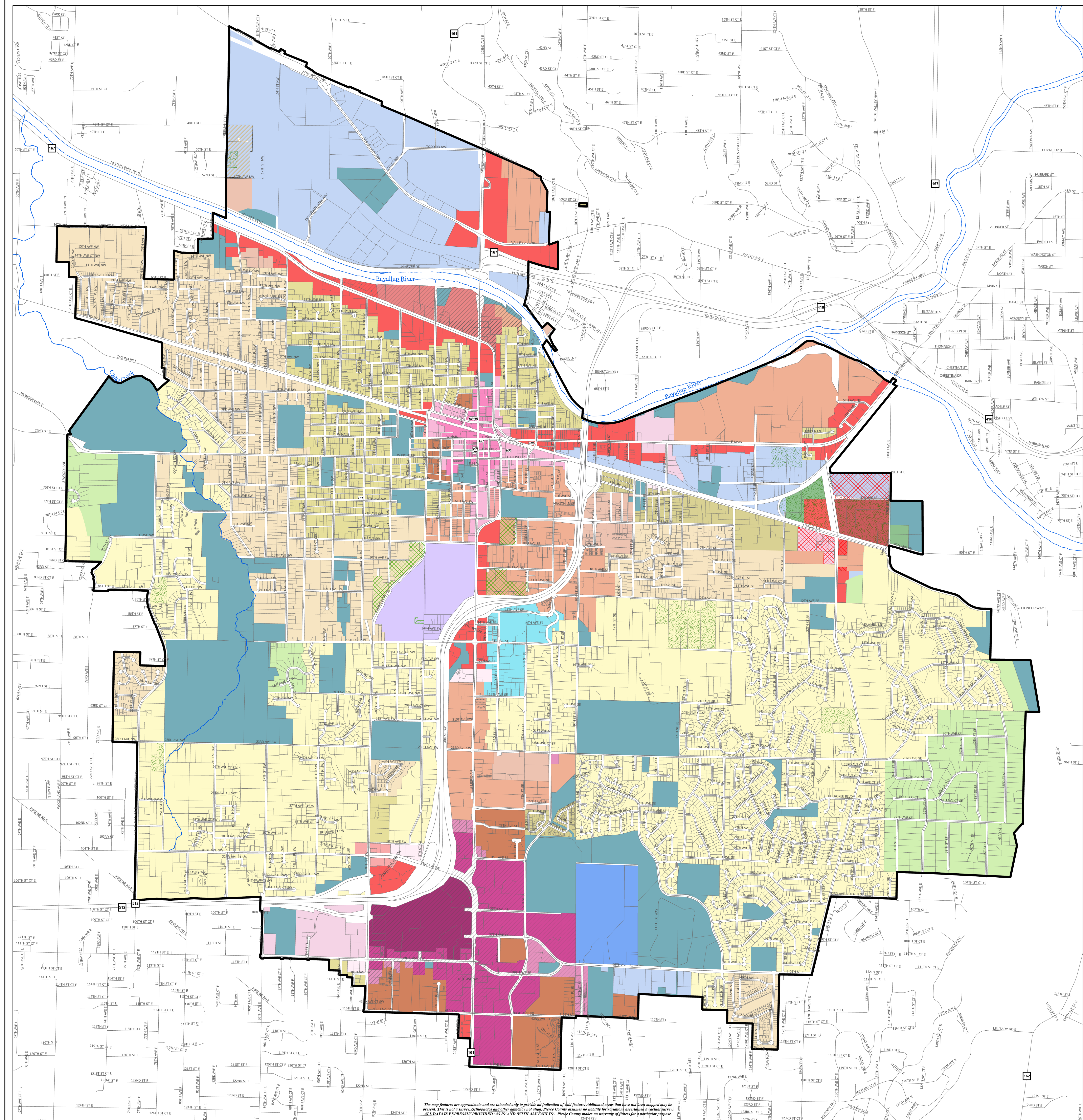


City of Puyallup
 Information Technology
 Department



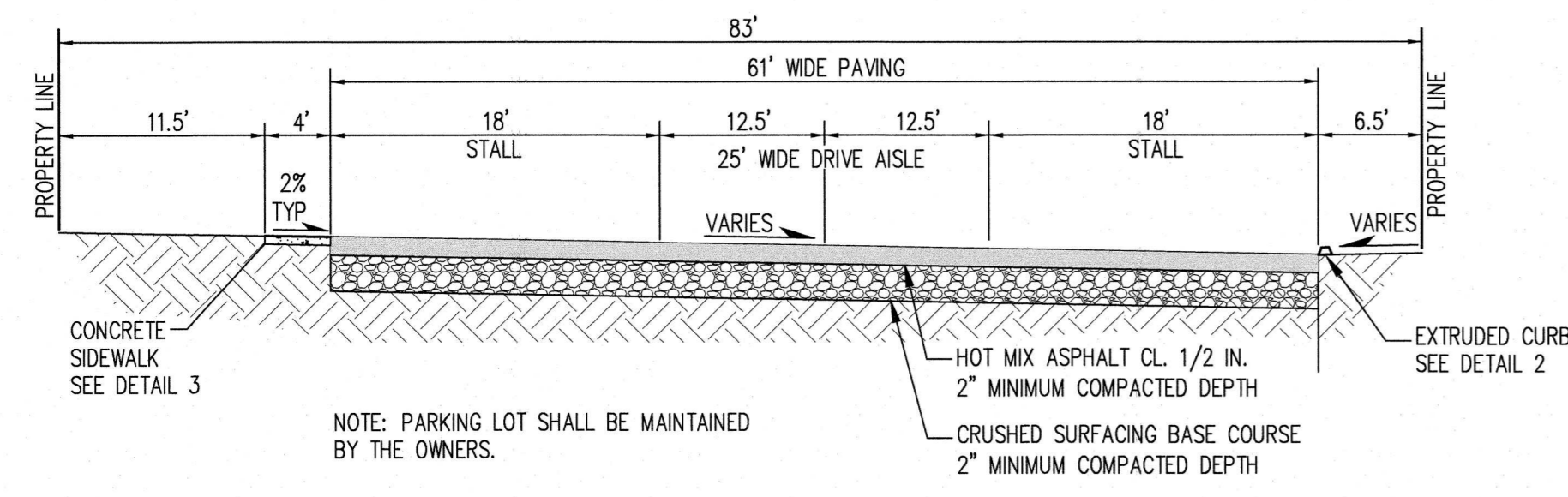
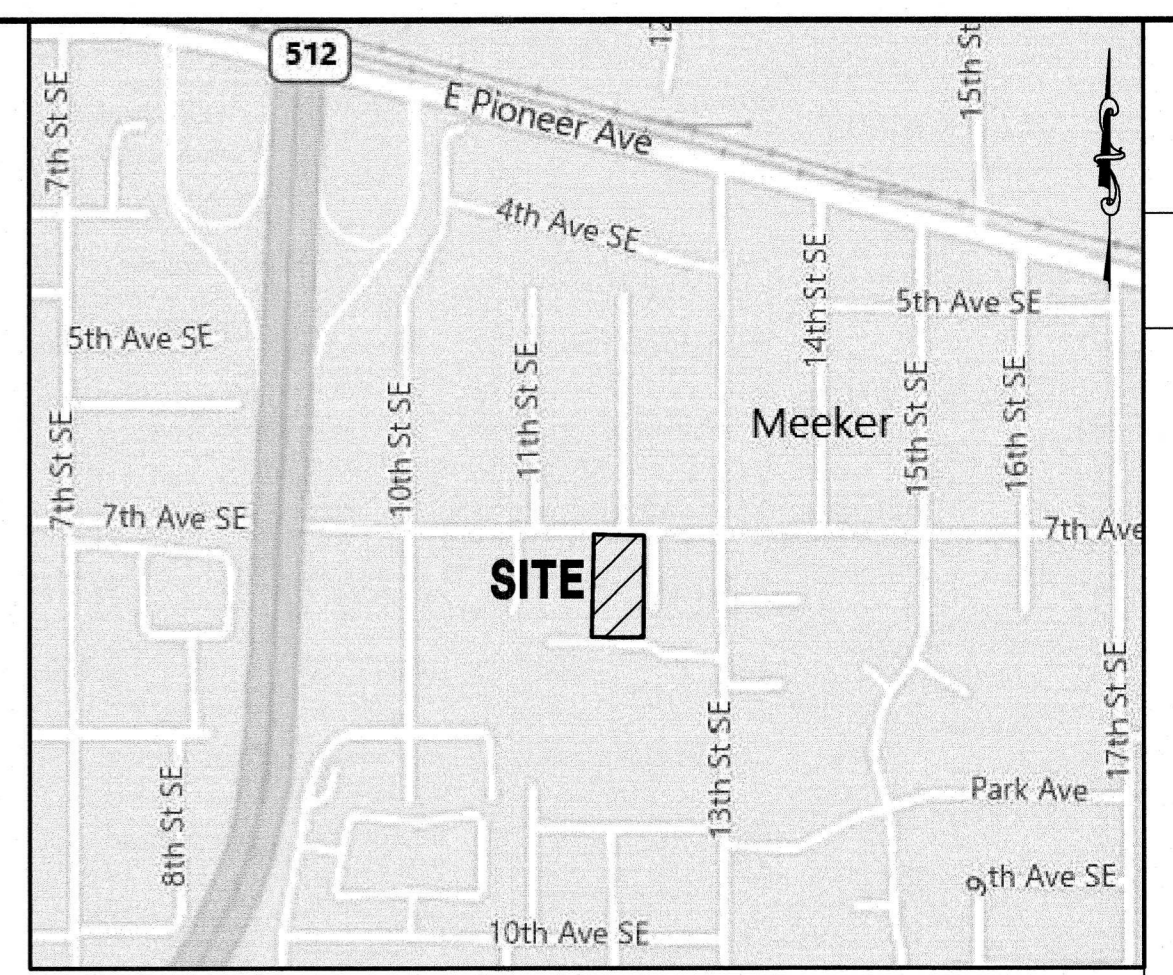
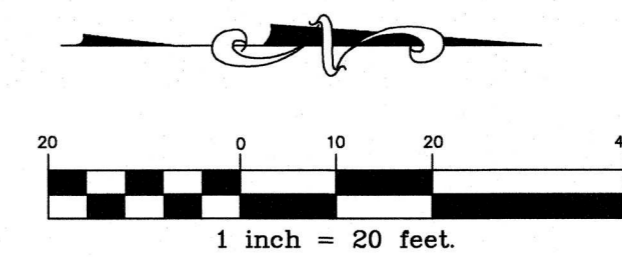
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1200 7TH AVENUE TOWNHOMES

A PORTION OF THE SW 1/4 OF THE SE 1/4 OF SEC. 27, T. 20N, R. 4E,
WILLAMETTE MERIDIAN, CITY OF PUYALLUP, PIERCE COUNTY, WASHINGTON



PROJECT STATISTICS
 SITE = 20,798 SF (0.48 AC)
 ZONING = RM10 (RESIDENTIAL MULTI-FAMILY)
 BASE DENSITY = 8 DU PER ACRE MIN, 10 DU PER ACRE MAX
 BONUS DENSITY (PNC 20.25.0235) = 10% ADA UNIT W/STALL
 UNITS PROPOSED = 6 (10*0.48AC*1.10 = 5.28 DU/AC, USE 6)
 BUILDING COVERAGE MAX. = 60% (12,479 SF)
 PROPOSED BUILDING COVERAGE = 23% (4,691 SF)
 ROOF AREA = 4,691 SF
 IMPERVIOUS AREA = 10,770 SF
 PRIVATE OPEN SPACE PROVIDED = 200 SF/UNIT (PATIO)
 COMMON OPEN SPACE PROVIDED = 4,212 SF
 PARKING SPACES PROVIDED = 12

OWNER
 VITALY KRAVCHISHIN
 SETACL@CLOUD.COM

ADDRESS
 1200 7TH AVE SE
 PUYALLUP, WA 98374

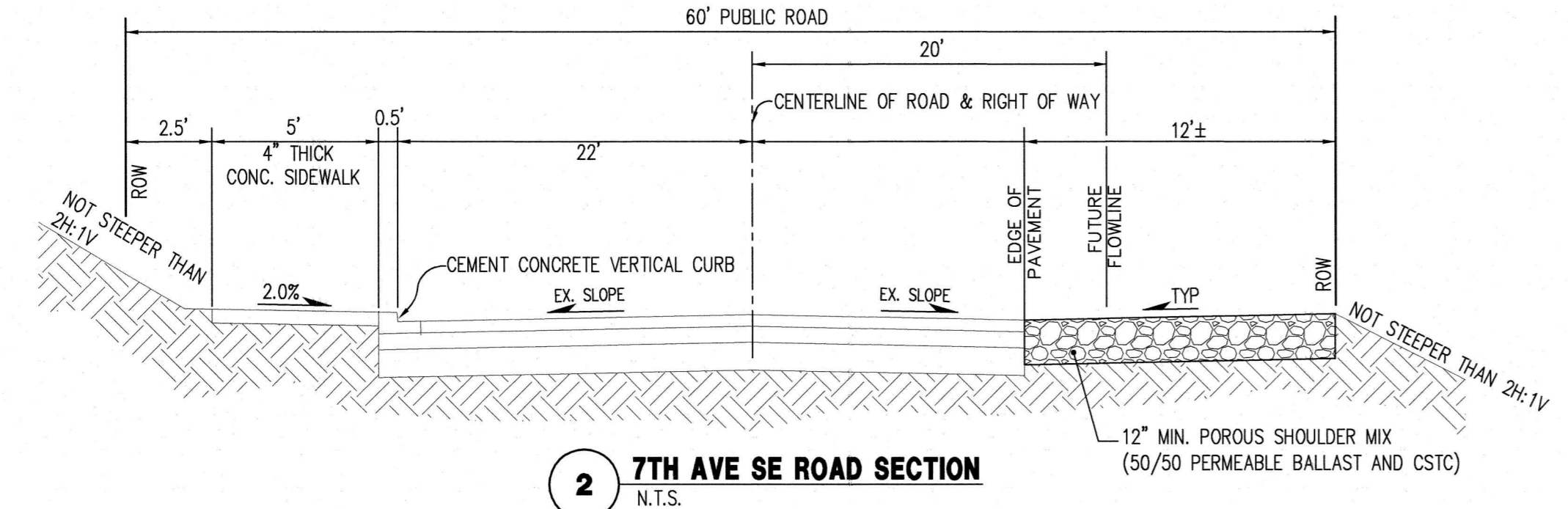
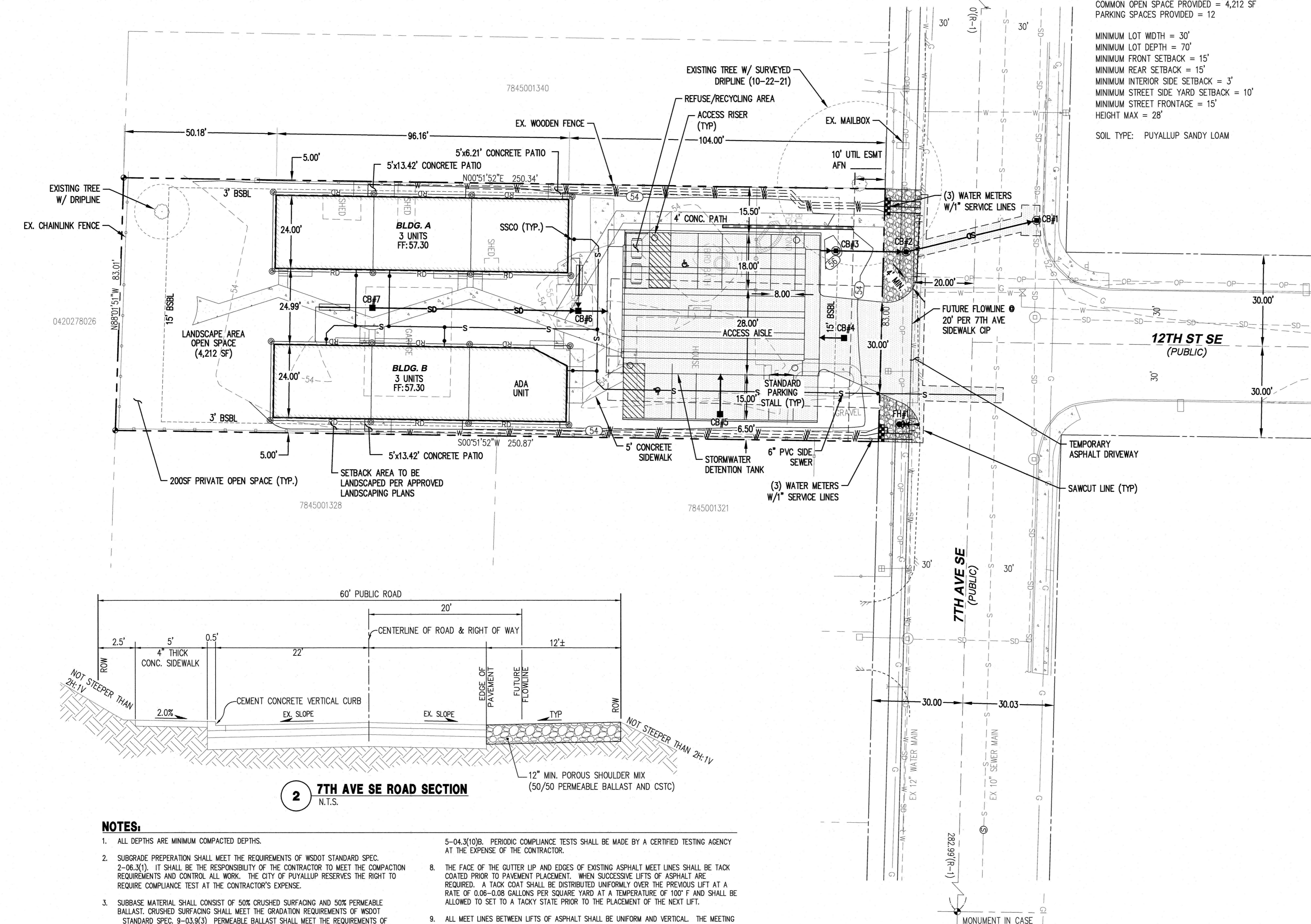
PARCEL NUMBER
 7845001330

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

VERTICAL DATUM
 NAVD88 (PER THE WASHINGTON STATE REFERENCE NETWORK, WGS)

BASIS OF BEARINGS
 NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK, WGS)

LEGAL DESCRIPTION
 (PER STATUTORY WARRANTY DEED FILED UNDER RECORDING NUMBER 201910110806).
 THE WEST 33 FEET OF BLOCK 77, AND THE EAST 50 FEET OF BLOCK 78, FRANK R. SPINNING'S FIRST ADDITION TO THE TOWN OF PUYALLUP, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 4 OF PLATS, PAGE 86, IN PIERCE COUNTY, WASHINGTON.
 SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.



- NOTES:**
- ALL DEPTHS ARE MINIMUM COMPACTED DEPTHS.
 - SUBGRADE PREPARATION SHALL MEET THE REQUIREMENTS OF WSDOT STANDARD SPEC. 2-06.3(1). IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO MEET THE COMPACTION REQUIREMENTS AND CONTROL ALL WORK. THE CITY OF PUYALLUP RESERVES THE RIGHT TO REQUIRE COMPLIANCE TEST AT THE CONTRACTOR'S EXPENSE.
 - SUBBASE MATERIAL SHALL CONSIST OF 50% CRUSHED SURFACING AND 50% PERMEABLE BALLAST. CRUSHED SURFACING SHALL MEET THE GRADATION REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.9(3). PERMEABLE BALLAST SHALL MEET THE REQUIREMENTS OF WSDOT STANDARD SPEC. 9-03.9(2).
 - SOIL STABILIZATION FABRIC MAY BE REQUIRED BY THE DEVELOPMENT REVIEW ENGINEER TO BE INSTALLED PRIOR TO THE INSTALLATION OF THE BASE MATERIAL WHEN REQUIRED, THE CONTRACTOR SHALL PLACE A GEOTEXTILE FABRIC OVER THE PREPARED SUBGRADE WITH A 2 FOOT MINIMUM OVERLAP. THE FABRIC SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
 - ASPHALT CONCRETE PAVEMENT SHALL BE INSTALLED IN ACCORDANCE WITH WSDOT STANDARD SPEC. 5-04. DESIGN ENGINEER SHALL SUBMIT A STATE APPROVED HMA MIX FOR APPROVAL.
 - TEMPERATURE SHALL NOT EXCEED 325° F AT DISCHARGE OF THE PLANT NOR BE LESS THAN 185° F LEAVING THE SPREADER BOX.
 - THE MAXIMUM COMPACTED THICKNESS OF ANY SINGLE LIFT SHALL MEET WSDOT STANDARD SPEC. 5-04.3(9) TO A MINIMUM AVERAGE COMPACTED DRY DENSITY OF 91 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY WSDOT TEST METHOD SPECIFIED IN STANDARD SPEC.
 - 5-04.3(10)B. PERIODIC COMPLIANCE TESTS SHALL BE MADE BY A CERTIFIED TESTING AGENCY AT THE EXPENSE OF THE CONTRACTOR.
 - THE FACE OF THE GUTTER LIP AND EDGES OF EXISTING ASPHALT MEET LINES SHALL BE TACK COATED PRIOR TO PAVEMENT PLACEMENT. WHEN SUCCESSIVE LIFTS OF ASPHALT ARE REQUIRED, A TACK COAT SHALL BE DISTRIBUTED UNIFORMLY OVER THE PREVIOUS LIFT AT A RATE OF 0.06-0.08 GALLONS PER SQUARE YARD AT A TEMPERATURE OF 100° F AND SHALL BE ALLOWED TO SET TO A TACKY STATE PRIOR TO THE PLACEMENT OF THE NEXT LIFT.
 - ALL MEET LINES BETWEEN LIFTS OF ASPHALT SHALL BE UNIFORM AND VERTICAL. THE MEETING LINES SHALL BE CLEANED AND TACK COATED.
 - ANY CHANGED TO THE STANDARD PAVEMENT SECTION SHALL REQUIRE APPROVAL BY THE DEVELOPMENT REVIEW ENGINEER. A STRUCTURAL PAVEMENT CROSS SECTION DESIGN WITH CALCULATIONS SHALL BE REQUIRED.
 - ALL MANHOLE FRAMES, VALVE FRAMES AND MONUMENT COVERS SHALL BE INSTALLED AFTER PLACEMENT OF ASPHALT. IF MORE THAN ONE LIFT IS NECESSARY, FRAMES AND LIDS WILL BE ADJUSTED TO FINISHED GRADE AT FIRST LIFT AS DIRECTED BY CITY.
 - ADDITIONAL BIKE LANES AND/OR ON-STREET PARKING MAY BE REQUIRED PER TRAFFIC ENGINEER.
 - A UTILITY EASEMENT OF 10' SHALL BE PROVIDED ON BOTH SIDES OF THE ROADWAY.
 - PLANTING STRIP SHALL BE PLANTED AS DIRECTED BY CITY PLANNING DEPARTMENT.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
⊕	MONUMENT	⊕
---	MONUMENT LINE	---
---	PROPERTY LINE	---
---	RIGHT OF WAY LINE	---
---	BUILDING SETBACK LINE	---
---	CHAIN LINK FENCE	---
---	WOOD FENCE	---
---	CURB & GUTTER	---
---	EDGE OF PAVEMENT	---
---	CONTOURS	---
---	STREET SIGN	---
---	STORM DRAIN CATCH BASIN	---
---	STORM DRAIN MANHOLE	---
---	ROOF DOWNSPOUT	---
---	STORM DRAIN LINE	---
---	SANITARY SEWER MANHOLE	---
---	SANITARY SEWER CLEANOUT	---
---	SANITARY SEWER LINE	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	WATER METER	---
---	THRUST BLOCKING	---
---	WATER MAIN	---
---	POWER/UTILITY POLE	---
---	GUY WIRE	---
---	ASPHALT CONCRETE	---
---	CEMENT CONCRETE	---
---	LANDSCAPE WALL	---
---	SAWCUT LINE	---
---	GRIND AND INLAY	---
---	CLEARING LIMITS	---
---	SILT FENCE	---

CALL 48 HOURS BEFORE YOU DIG DIAL 811

Date: _____
Int: _____
Revision: _____
No. _____

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
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429 - 29TH ST. NE, SUITE D
PUYALLUP, WA 98372
ceservices@cesnwinc.com

1200 7TH AVENUE TOWNHOMES
SITE PLAN

VITALY KRAVCHISHIN

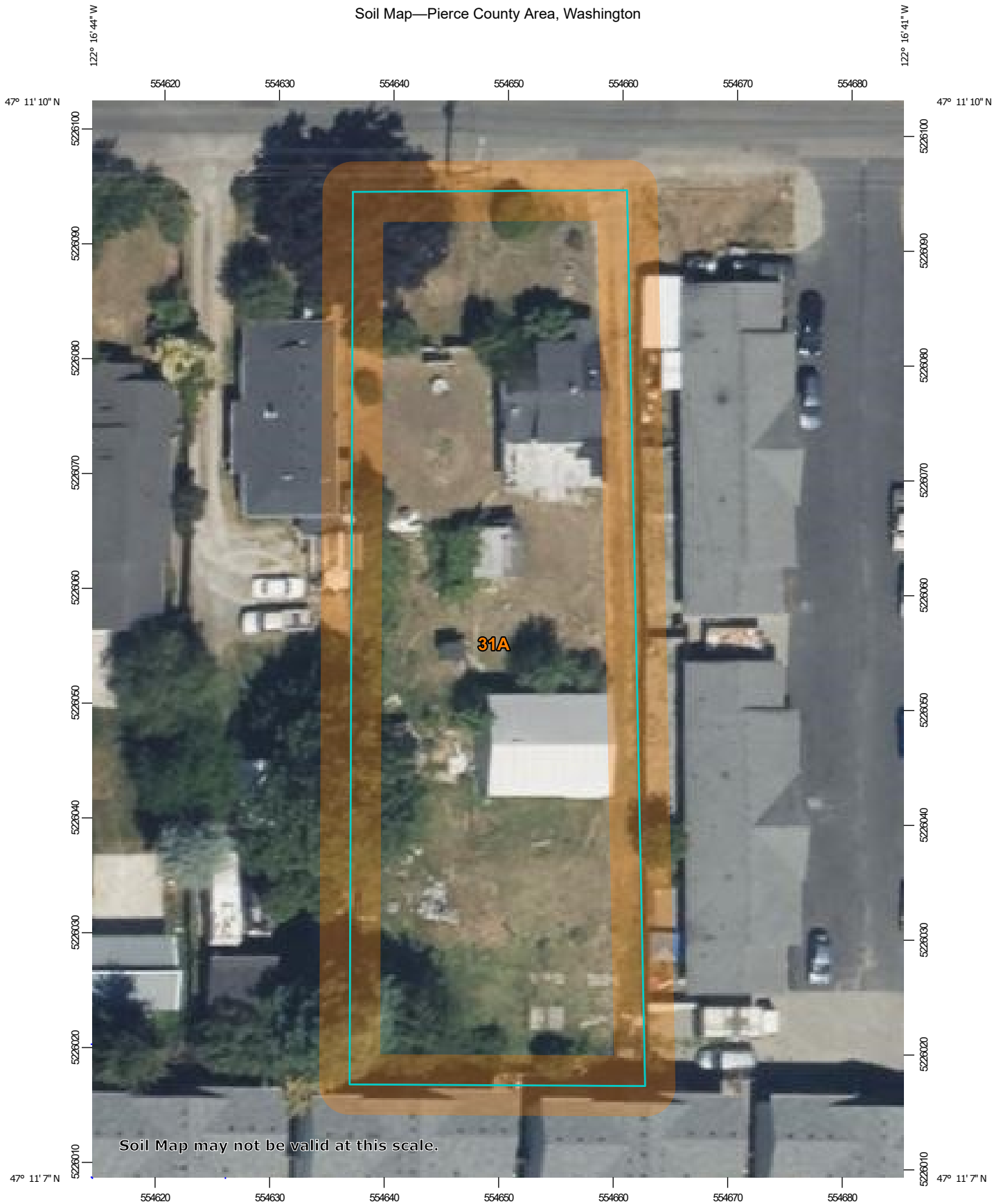
Project: _____
Client: SETACL@CLOUD.COM

Designed: DPS
Drawn: NDA
Checked: DPS

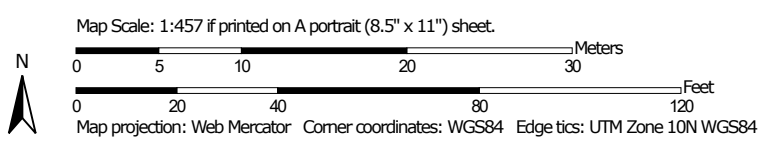
Scale: 1"=20'
Date: 06/13/24
Job No.: 19078

Sheet No.: **SP1**
1 of 1 Sheets

Soil Map—Pierce County Area, Washington




Soil Map may not be valid at this scale.



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 19, Aug 29, 2023

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

Date(s) aerial images were photographed: Jul 31, 2022—Aug 8, 2022

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
31A	Puyallup fine sandy loam	0.5	100.0%
Totals for Area of Interest		0.5	100.0%

Pierce County Area, Washington

31A—Puyallup fine sandy loam

Map Unit Setting

National map unit symbol: 2hq9

Elevation: 0 to 390 feet

Mean annual precipitation: 35 to 60 inches

Mean annual air temperature: 50 degrees F

Frost-free period: 170 to 200 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Puyallup and similar soils: 85 percent

Minor components: 2 percent

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

Description of Puyallup

Setting

Landform: Terraces, flood plains

Parent material: Alluvium

Typical profile

H1 - 0 to 13 inches: ashy fine sandy loam

H2 - 13 to 29 inches: loamy fine sand

H3 - 29 to 60 inches: fine sand

Properties and qualities

Slope: 0 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

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

Depth to water table: About 48 to 79 inches

Frequency of flooding: Occasional

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): 3w

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: A

Ecological site: F002XA008WA - Puget Lowlands Riparian Forest

Forage suitability group: Droughty Soils (G002XN402WA)

Other vegetative classification: Droughty Soils (G002XN402WA)

Hydric soil rating: No

Minor Components

Briscot, undrained

Percent of map unit: 2 percent

Landform: Depressions

Other vegetative classification: Seasonally Wet Soils
(G002XN202WA)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Pierce County Area, Washington

Survey Area Data: Version 19, Aug 29, 2023

Appendix V

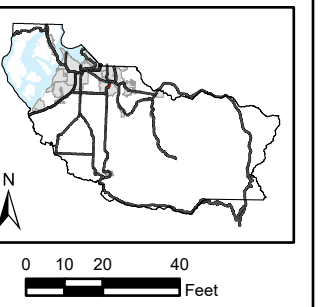
Section 27 Township 20 Range 04 Quarter 43 SPINNINGS FRANK R 1ST: SPINNINGS FRANK R 1ST W 33 FT
OF B 77 & E 50 FT OF 78

Aerial Map



Legend

- Override 1
- Tax Parcels
 - Base Parcel
 - Condominium



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INCORPORATED
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PH: 253.848.4282
www.cesnwinc.com

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 assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.



Priority Habitats and Species on the Web



Report Date: 05/17/2024

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 necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.