



City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

PRELIMINARY*

DETERMINATION OF NON-SIGNIFICANCE (DNS)

**This determination will become final if no formal appeals are filed and/or reconsideration requests are duly received*

for
27th Avenue Townhomes
Preliminary Site Plan, SEPA Checklist
Project # PLPSP20250051
[Online Permit File](#)

Date of Issuance:	April 1, 2026
Description of Proposal:	12-unit townhome development with associated access drive, utilities, and landscaping improvements.
Location of Proposal:	113 27TH AVE SE, PUYALLUP, WA 98374;
Proponent:	Lloyd Enterprises Inc. 34667 Pacific Hwy South Federal Way, WA 98003
Lead Agency Responsible Official:	Katie Baker, AICP Planning Manager City of Puyallup Planning Division 333 S. Meridian Puyallup, WA 98371 (253) 435-3604 www.cityofpuyallup.org
City of Puyallup Permits:	Preliminary Site Plan, Civil Construction Permit, Building Permits
Zoning:	Urban Center Mixed Use (UCX)
Comprehensive Plan:	Mixed Use Commercial (MUC)
Shoreline Environment:	N/A

A. PROJECT SPECIFIC MATERIALS (INCORPORATION BY REFERENCE – WAC 197-11-635):

The subject Threshold Determination herein and associated environmental findings are based upon review of the following documents submitted by the applicant and official responses from the city in regard to the underlying permit(s). These documents are incorporated by reference, in accordance with WAC 197-11-635, and are available for public review on [the City's online permit portal](#).

- Development Review Team (DRT) letter, dated August 11, 2025
- Development Review Team (DRT) letter, dated February 9, 2026
- Final Development Review Team (DRT) letter, dated March 19, 2026

- Application Form, received June 11, 2025
- Revised Site Plan, received February 23, 2026
- Vicinity Map, received June 13, 2025
- Revised Preliminary Storm Report, received February 23, 2026
- SEPA Project Checklist, received June 13, 2025
- Traffic Scoping Worksheet, received June 11, 2025
- Revised Architectural Elevations, received February 23, 2026
- Landscape Plans, received June 11, 2025
- Narrative From Project Architect, received June 11, 2025
- Geotechnical Report, received June 11, 2025
- Tree Risk Assessment, received June 11, 2025
- Correction Response Letter, received February 23, 2026
- Correction Response Letter, received December 19, 2025

- I. Notice of Application (NOA) date, consistent with WAC 197-11-355 (Optional DNS Process)
 - i. Optional DNS notice sent on July 23, 2025 Comment period expired August 6, 2025
 - ii. List of recipients, comments received, and copy of NOA materials available on [the City's online permit portal](#).

B. RESPONSIBLE OFFICIAL FINDINGS OF CONSISTENCY

The SEPA Responsible Official for the City of Puyallup hereby makes the following findings of consistency based upon a review of the environmental checklist and attachments, other information and studies on file for the project, and the policies, plans, and regulations designated by the City of Puyallup as a basis for the exercise of substantive authority (see PMC 21.04), and under the State Environmental Policy Act (SEPA) pursuant to the Revised Code of Washington (RCW) 43.21C. The following findings of consistency apply to the project and may be referenced in future (final) permit review notes and/or conditions:

I. EARTH

- i. Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must be effective to prevent storm water runoff from carrying soil and other pollutants into surface water or storm drains that lead to waters of the state. Sand, silt, clay particles, and soil will damage aquatic habitat and are considered to be pollutants that must be controlled with temporary erosion control measures, consistent with Puyallup Municipal Code (PMC) 21.14, Clearing, Filling and Grading, in addition to any and all permits required by other agencies. Any discharge of sediment-laden runoff or other pollutants to waters of the state is in violation of Chapter 90.48 RCW, Water Pollution Control, and WAC 173-201A, Water Quality Standards for Surface Waters of the State of Washington, and is subject to enforcement action.
- ii. Based on the project geotechnical report, where available, and a review of available topography, LIDAR, mapped soils (NRCS) and geohazard area data (GIS), impacts to geologic hazard areas have not been identified.
- iii. Temporary erosion, sedimentation and construction dust control BMPs will be applied in accordance with City of Puyallup city standard section 500 – Grading, Erosion and Sedimentation Control and all engineering Best Management Practices (BMPs), in accordance with City Engineer approval.

2. AIR

- i. Watering of exposed soils during construction to suppress dust will limit impacts to ambient air quality resulting from the project improvements.

- ii. Building exhaust systems will be equipped with appropriate emission controls, where required by the Puget Sound Clean Air Agency and/or required by the Building Code Official.
- iii. Construction activities and vehicles being driven to and from the city can be anticipated to cause impacts on air quality and produce greenhouse gas emissions; no single point source of emissions that requires specific analysis on air quality and known to be present as a result of the project.
- iv. No known sources of foul or offensive odors are anticipated as a result of the project.

3. WATER

- i. Storm water runoff will be managed and treated in accordance with the currently city-adopted version of the Department of Ecology Stormwater Design Manual (See PMC 21.10.040), all applicable city storm water standards, all applicable NPDES permit requirements, and BMPs/standard engineering practices in accordance with City Engineer approval.
- ii. The applicant shall demonstrate, to the satisfaction of the City Engineer and/or designee, that infiltration of on-site storm water is not feasible before being permitted to use alternative design(s). Where permitted, alternative designs (e.g. collection into a storm water pond and/or vault, retention/detention systems and treatment), shall adhere to all applicable city storm water requirements in city standards, shall conform to all standard engineering practices, and the applicable storm water manual design requirements as administered and approved by the City Engineer and/or designee.
- iii. The project location was not found to contain any hydrophytic vegetation, no field indications of hydric soil conditions, and no location on the project site-maintained hydrology indicative of wetlands. No areas of the project site are shown on the city's critical area maps as identified or suspected wetlands.
- iv. Where projects are shown on the city's critical area maps as being within a critical aquifer recharge area or wellhead protection zone, additional review of impacts to ground water may be triggered, in accordance with standards in the city's critical areas ordinance.
- v. Activities that do not cause degradation of groundwater or significantly impact the recharge of ground water aquifer may be permitted in a critical aquifer recharge area; provided, that the project complies with the city storm water management regulations and other applicable local, state, and federal regulations.
- vi. All developments in the 100-year floodplain are required to meet the standards of PMC 21.07, flood control ordinance, and any other required state and/or federal standards. Applicants are encouraged to consult with FEMA region X regarding their project if located in the regulated (100-year) floodplain.
- vii. Groundwater diversions, dewatering activities and/or construction-related ground water withdrawals may occur as a part of this project due to presence of high/perched ground water table/levels at the time of construction. However, any ground water diversions, withdrawals, dewatering, or other forms of ground water management that occur during site construction will be mitigated using engineering BMPs, as stipulated by the city standards manual, NPDES permits, current Department of Ecology storm water manual (in effect at the time of permitting), and standard engineering practices.

4. PLANTS

- i. The project will meet PMC 20.58 Landscaping Requirements, PMC 11.28 Street Trees, and will be consistent with the city's Vegetation Management Standards manual (PCD-5-11).
- ii. Any significant or heritage designated trees are required to be retained on site, where applicable. Trees and vegetation associated with critical areas, such as wetlands, steep slopes, streams/rivers,

or other aquatic resources, and trees important to the overall function of adjacent or on site bird, fish and other terrestrial animals may be required to be retained, where applicable.

- iii. All trees shall be maintained in a manner consistent with accepted pruning and care standards as outlined in applicable ANSI A300 standards.

5. ANIMALS

- i. No federally listed endangered species, state threatened species or habitat, or state sensitive species are known to inhabit within the project boundaries.

6. ENERGY AND NATURAL RESOURCES

- i. The project will be compliant with the Washington State Energy code and all applicable regulations in the latest edition of the applicable version of the Building Code, as adopted by the city applicable to the project construction type.
- ii. The project is not anticipated to impact solar access for the subject property or adjacent properties.
- iii. The project is anticipated to use various forms of energy, such as local electric power, natural gas, solar, and is not anticipated or known to generate a need for power or energy that would necessitate mitigation or specific service provisions not normally anticipated by service providers.

7. ENVIRONMENTAL HEALTH

- i. If soil contamination is suspected, discovered, or occurs during the proposed construction, testing of the potentially contaminated media must be conducted. If contamination of soil or groundwater is readily apparent, or is revealed by testing, the Washington State Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 407-6300.
- ii. If greater than 250 cubic yards of inert waste is used as fill material, a Solid Waste Handling permit may be required (WAC 173-350-700). It is the responsibility of the applicant to check with the Tacoma Pierce County Health Department for any permitting requirements that may be required.
- iii. The project is not anticipated to contain increased or unusual risks related to fire hazards, explosive materials, toxic chemical storage or manufacture, hazard waste spill risk, nor is the project anticipated or known to increase the risk of health hazards to the environment.
- iv. In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury are removed prior to demolition. PCBs are increasingly being found in caulking and paint. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials. Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," on Ecology's website at: www.ecy.wa.gov/programs/hwtr/dangermat/demo_debris_constr_materials.html.

8. NOISE

- i. No significant adverse environmental impacts related to noise are anticipated or known to result due to the project.
- ii. Project construction noise shall be compliant with PMC 6.16 – Noise, including time limitations on construction activities starting and stopping work activities for both weekdays and weekends. Special conditions may apply to the project and additional noise mitigation may be applied by the City Engineer or Code Compliance Department during construction.

9. LAND USE, COMPREHENSIVE PLAN AND SHORELINE USE

- i. The project is located in the Urban Center Mixed Use (UCX) zone and the Mixed Use Commercial (MUC) comprehensive plan designated area and is generally consistent with the policies adopted in the Comprehensive Plan, Shoreline Master Program, and all other plans, where applicable to the development proposal, and shall be consistent with the zoning code regulations applicable to the project.
- ii. The site development construction plans (civil, building, etc.) shall follow all applicable codes in effect at the time of final construction permit submittal and shall conform to all applicable conditions outlined in the “Final Development Review Team (DRT) letter” available in the project case file.
- iii. The site is not presently being utilized for working forest or farmland and, as such, is not converting forest farm, agricultural or other resource lands urban land uses not otherwise contemplated in the city’s Comprehensive Plan.
- iv. All demolition work will be compliant with the city’s requirements for demolition approval and will be required to notify the Puget Sound Clean Air Agency prior to demolition work commencing. Asbestos surveys and any required abatement will be required during demolition permitting/actions.
- v. The project contains the critical areas noted below. The project has been reviewed for consistency with the city’s critical areas ordinance (PMC 21.06).

CRITICAL AREA	
X	Critical aquifer recharge area
X	10-year wellhead protection area
	5-year wellhead protection area
	1-year wellhead protection area
	Geologic hazard area – Volcanic hazard area
X	Geologic hazard area – Landslide hazard area
X	Geologic hazard area – Erosion hazard area
X	Geologic hazard area – Seismic hazard areas
	Wetland and wetland buffer
	Fish and Wildlife Conservation Area - Stream and/or stream buffer
	Fish and Wildlife Conservation Area – General habitat area
	Flood prone area – 100-year floodplain
	Shoreline of the State

10. HOUSING

- i. The project, once completed, will result in the construction of a residential project which is consistent with the city’s Housing Element and Land Use policies in the Comprehensive Plan and applicable zoning code standards intended to implement the Comprehensive Plan.
- ii. The project will not adversely impact existing housing units or affect the development of housing units in the general vicinity of the project area.

11. AESTHETICS

- i. The project will be consistent with the height limitation outlined in the applicable zone district, as stipulated by the Puyallup Municipal Code (Title 20, Zoning). No view corridors were identified to be impacted as a result of the project.
- ii. The project shall comply with all applicable design review requirements, site plan design requirements, and all design review overlay district standards/guidelines, as applicable to the project, at the time of final permit submittal, or submittal to the Design Review and Historic Preservation Board for approval.

12. LIGHT AND GLARE

- i. Exterior lighting fixtures shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Said lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise.
- ii. Street lighting, in accordance with city standards, will be provided as a part of the project.

13. RECREATION

- i. The project shall pay the adopted park impact fee (in the amount required by ordinance at the time of adoption) for each residential unit upon issuance of a building permit for each subject unit, per PMC 21.20.120.
- ii. The project shall provide required open spaces, as stipulated by the city's municipal code, where applicable, to provide appropriate levels of recreational and leisure space for users of the proposed project.
- iii. The project will not disrupt, displace or otherwise adversely impact any existing recreational opportunities in the area.

14. HISTORIC AND CULTURAL RESOURCES

- i. In the event that suspected historic artifacts, cultural artifacts, or objects of suspected archaeological value are discovered during site excavation, grading or other forms of site development/construction, all work on site shall stop immediately. This applies to all development activities that involve excavation regardless of exemption from permit requirements outlined in PMC 21.14.190.
- ii. The property owner/developer shall notify the City, the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Indian Tribe and any other Tribal government expressing interest during SEPA review of any such findings. In these cases, the property owner/developer shall be required to provide for a site inspection and evaluation by a professional archaeologist or historic preservation professional, as applicable, in coordination with the state and/or affected tribes.
- iii. The project applicant and/or contractor will be required to complete an Inadvertent Discovery Plan (IDP), to the approval of the city, WA State Department of Archaeology and Historic Preservation and affected Tribal governments. The IDP shall be completed in a form supplied by the Department and shall be completed prior to issuance of the civil permit for the site.

15. TRANSPORTATION

- i. Staff has reviewed and approved the traffic impact analysis or traffic scoping worksheet and adequacy of sight distance in relation to the project. The project case file contains applicable reports; all reports submitted shall be reviewed by the Traffic Engineer and City Engineer, for consistency with the municipal code and city standards. In accordance with city policy, Traffic review staff shall analyze vehicular impacts to surrounding intersections which will receive more than 25 PM peak hour vehicle trips for changes to the level of service standards and/or operational impacts; special mitigation, proportionate with the project impacts, may apply to the proposal.
- ii. Per PMC 21.20.130, the applicant is required to pay a traffic impact fee (in the amount required by ordinance at the time of adoption) at the time of building permit issuance for the subject project.
- iii. The project shall be compliant with all standards contained in PMC Title 11, Streets and Sidewalks, including roadway improvements, street trees and street lighting.

- iv. The project shall be compliant with the Comprehensive Plan Transportation Element and implementing Active Transportation Plan, including dedication of, right-of-way width to accommodate the future addition of pedestrian and bicycle facilities.
- v. The project shall comply with PMC 20.55 – Parking Regulations.

16. PUBLIC SERVICES

- i. A resulting need for additional public services, such as police protection, fire protection, library, various other municipal services, etc. can be anticipated from the project. However, this determination does not anticipate that the project will impact city services and utilities in a manner that would reduce the Level of Service (LOS) for the applicable utilities as adopted in the city's Capital Facilities Element.
- ii. The project shall comply with the applicable school impact fee, consistent with the currently adopted fee amount at the time of building permit issuance, per PMC 21.20.140.
- iii. The project shall comply with the applicable parks impact fee, consistent with the currently adopted fee amount at the time of building permit issuance, per PMC 21.20.140.

17. UTILITIES

- i. Domestic water will be provided by the water purveyor serving the site. The applicant shall provide a water availability letter/documentation to ensure adequate water and fire flow can be supplied to the project.
- ii. Sanitary sewer service shall be provided to the development in accordance with city standards.
- iii. Electricity, natural gas, refuse/recycling collection, internet and landline telephone service is provided by private utilities; property owner and/or applicant to determine availability of those private utilities to be provided on site.

Issuance of this threshold determination does not constitute approval of the permit. This proposal will be reviewed for compliance with all applicable City codes that regulate the applicable development activities, including, but not limited to, the International Fire/Building/Residential Codes, City of Puyallup Engineering Standards, Zoning Code, Surface Water Design Manual, Impact Fees, and the Critical Areas Ordinance.

DETERMINATION OF NON-SIGNIFICANCE (DNS)

Upon review of applicable documentation, the responsible official of the lead agency hereby finds that this proposed permit action would not result in a probable significant adverse impact on the environment. The lead agency has determined that the requirements for environmental analysis, protection, and mitigation measures have been adequately addressed in the development regulations and comprehensive plan adopted under chapter 36.70A RCW, and in other applicable local, state, or federal laws or rules, as provided by RCW 43.21C.240 and WAC 197-11-158. Our agency will not require any additional mitigation measures under SEPA.

An Environmental Impact Statement (EIS) is not required, under RCW 43.21C.030 (2) (c). This finding is made pursuant to RCW 43.21C, PMC 21.04.120 and WAC 197-11 after reviewing a completed environmental checklist and other information on file with the lead agency. The responsible official finds this information reasonably sufficient to evaluate the environmental impact of this proposal. This information is available to the public upon request.

COMMENTS

Consistent with WAC 197-11-355, the Lead Agency issued a Notice of Application on July 23, 2025 with a single integrated comment period to obtain comments on the notice of application and the likely threshold

determination for the proposal. Therefore, consistent with the optional DNS process outlined in WAC 197-11-355, there is no further comment period for the subject Determination.

APPEALS

Consistent with WAC 197-11-545 regarding commenting parties and agencies, an appeal the subject DNS may be filed via a written request with the SEPA Responsible Official by applicable parties and agencies within 10 days of the issuance of this DNS, or by **5:00 pm** on April 10, 2026.

Appeals will only be accepted via the City’s online permits portal. Please call the case planner listed above prior to submission of an appeal to make arrangements for submittal of the appeal documents.

Prior to submittal and payment of the \$650.00 appeal fee, consult PMC 21.04.205 regarding SEPA Appeals or contact the SEPA Responsible Official at Planning@PuyallupWA.gov or (253) 864-4165 to ask about the appeal procedures. Be prepared to make specific factual reasons, rationale, and/or the basis for the appeal. This determination will become final if no formal appeals are filed and/or reconsideration requests are made by the expiration date listed above.

Publication Date: April 1, 2026

Notice Published in: Tacoma Weekly



Rachael N. Brown
Associate Planner

March 26, 2026

Date



Katie Baker, AICP
City of Puyallup SEPA Responsible Official

March 30, 2026

Date

Attachments:

- A. Site Plan
- B. Environmental Checklist

Attachment B

CITY OF PUYALLUP ENVIRONMENTAL CHECKLIST

for

27th Avenue Townhomes

June 9, 2025

Prepared For:
Lloyd Enterprises Inc
34667 Pacific Highway South
Federal Way, WA 98003

Prepared By:
Jennifer Caldwell
Daniel Smith, P.E.
Craig Deaver
24208

CITY OF PUYALLUP
ENVIRONMENTAL CHECKLIST

Action: _____

Receipt: _____

Received By: _____

Date: _____

I. INTRODUCTION INFORMATION

Name of Proposed Project (if applicable):

27th Ave SE Townhomes

Applicant: **Lloyd Enterprises Inc.**

Address: **234667 Pacific Highway South
Federal Way, WA 98003**

Phone: **(xxx) xxx-xxxx**

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

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

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

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

Address: **113 27th Avenue SE, Puyallup, WA
See Appendix for Vicinity Map.**

Section: **03** Quarter: **NW** Township: **19N** Range: **04E**

Tax Parcel Number(s): **0419032099**

Date Checklist Prepared: **June 9, 2025**

A. BACKGROUND

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

Site Plan Approval Summer/Fall of 2025 with Construction Plan Approval in Winter/Spring 2026 followed by home building in the Summer/Fall of 2026.

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

No, there are no future additions being proposed.

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

A Geotechnical Report by Earth Solutions NW, dated January 28, 2025, is included in the Preliminary Site Plan Approval. The report includes the information on the steep slopes in the northwest corner.

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, not at this time.

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

SEPA threshold determination, Site Plan Approval, Site Development (Civil Construction), Water and Sanitary Sewer approvals, 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. (Lead agencies may modify this form to include additional specific information on project description.)

The proposal is a condo development with 12 townhomes, associated drive aisle roadways, parking, and utilities. Fruitland Water serves the site with water service and the City of Puyallup

serves the site with sanitary sewer service.

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 I-5, take exit 512E to WA-161 South/31st Avenue SW. Use any lane to turn left onto WA-512 East. Exit onto WA-161 South/31st Avenue SW S toward Eatonville. Use the 2nd from the left land to turn left onto South Meridian. Turn right onto 27th Avenue SE. The destination will be on your left.

Section: 03 Quarter: NW Township: 19N Range: 04E

B. ENVIRONMENTAL IMPACTS

1. EARTH

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

The site has rolling slopes with a centrally located high point that slopes to each of its property lines.

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

The steepest on the site is approximately 50%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The soil at the site is identified by the USDA Natural Resource Conservation Service (NRCS) map of Pierce County, Washington as Everett gravelly sandy loam, 8 to 15 percent slopes and Kitsap Silt Loam, 2 to 8 percent slopes.

See appendix for the Soils Map and Description.

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

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

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The site will be designed to balance cut and fill quantities to the greatest extent possible. Grading plans will be prepared by a licensed professional engineer and submitted to the City of Puyallup for review and approval. It is estimated approximately 2,000 cubic yards of total fill and 500 cubic yard of fill with a net of 2,500 cubic yards of fill imported 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 potential for erosion to occur. During construction, the developer will utilize Best Management Practices (BMPs) for wet weather.

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

Approximately 43% of the site will be covered with impervious surfaces. This area includes the proposed drive aisles, driveways, and roof area 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 a National

Pollutant Discharge Elimination System Permit (NPDES) and perform routine site monitoring and reporting to the Department of Ecology under the NPDES permit.

2. AIR

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The grading activities proposed at the site will cause dust particulate to be emitted to the air. Vehicles and equipment used during construction can be a potential source of emissions. When the project is complete, the site may be the source of vehicle emissions from vehicles using the site. However, quantities are unknown.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Vehicles using the surrounding street system can be a source of emissions or odor. However, it is not anticipated these off-site vehicle sources of emissions will affect this proposal.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Unwanted dust particulate can be controlled to a certain extent by the application of water before and during grading activities. It is assumed the construction vehicles used will be equipped with factory-installed mufflers and spark arresters which would control excessive emissions. There are no measures proposed to control emissions because of vehicles using the site after construction.

3. WATER

- a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and

provide names. If appropriate, state what stream or river it flows into.

No, there are no surface water bodies on or in the immediate vicinity.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans for this work.

No.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None applicable.

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

The project does not include any surface water withdrawals or diversions.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No, the site does not lie within the 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.

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 development proposes to connect to the City of Puyallup sanitary sewer system. No waste material will be discharged into the ground.

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including stormwater) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The primary source of runoff will be from stormwater. Minimal water runoff is anticipated to occur due to landscape watering and other maintenance activities. The proposed project site will utilize permeable pavement and a roof downspout infiltration trench to mitigate stormwater from the site.

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 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 primary source of runoff will be from stormwater. Minimal water runoff is anticipated to occur because of landscape watering and other maintenance activities. The proposed project site will utilize permeable pavement and a roof downspout infiltration trench to mitigate stormwater from the site.

4. PLANTS

- a. Check the type(s) of vegetation found on the site:

- Deciduous tree: examples alder, maple, aspen, other
- Evergreen tree: examples fir, cedar, pine, other
- Shrubs
- Grass
- Pasture
- Crop or grain
- Orchards, vineyards or other permanent crops
- Wet soil plants: examples cattail, buttercup, bullrush, skunk cabbage, other
- Water plants: examples water lily, eelgrass, milfoil, other
- Other types of vegetation:

- b. What kind and amount of vegetation will be removed or altered?

The developer will remove the vegetation during site development. The clearing limits will be shown on the engineering plans submitted to City of Puyallup for review.

- c. List threatened and endangered species known to be on or near the site.

To our knowledge, there are no threatened or endangered plant species on or near the site. No threaten or endangered species are noted on the Washington State Fish and Wildlife (WDFW) Priority Species and Habitat interactive map. See Appendix VI for the WDFW map.

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

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

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

No noxious weeds 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:

 X Birds: hawk, heron, eagle, songbirds, other
 X Mammals: deer, bear, elk, beaver, other
 Fish: bass, salmon, trout, herring, shellfish, other

- b. List any threatened and endangered species known to be on or near the site.

To our knowledge, there are no threatened or endangered animal species on or near the site. No threaten or endangered species are noted on the Washington State Fish and Wildlife (WDFW) Priority Species and Habitat interactive map. See Appendix VI for the WDFW map.

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

No, not to our knowledge. Migrating bird populations have not been known to visit the site.

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

The project is a single-family residential condominium development. 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 development is electricity. Sufficient amounts of which would be used to maintain a comfortable lifestyle and environment. 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 commercial properties or apartments. The largest impact to placing solar panels is the existing structures 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 a spill related to construction activity or equipment may occur. Once the condominium 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.

None to our knowledge.

- 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 which 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, services of local emergency service providers may be required at some time.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None are proposed.

b. Noise

1. What types of noise exist in the area, which may affect your project (for example: traffic, equipment, operation, other)?

Noise exists from the neighboring commercial or apartment properties and adjacent street system. However, it is not anticipated the noise will adversely affect the proposed project.

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction operation, other)? Indicate what hours noise would come from the site.

During the short-term, construction activity at the project site will vary considerably as the construction progresses. In addition, because the noise produced on the site depends on the equipment being used, the noise would vary from day to day. Maximum construction noise levels can be expected to range from 65 to 89 dBA with an average value of approximately 85 dBA. Minimum noise levels can be expected to have a wider range of 57 to 88 dBA with an average value of 78 dBA (based on a construction activity noise model, described in *Noise from Construction Equipment and Operations, Building Equipment, and Home Appliances*). Noise associated with construction operations on the site will occur roughly between the hours of 7:00 a.m. to 6:00 p.m., Monday through Friday. Long-term noise impacts will result from vehicles using the site and noises typical to a condominium development.

3. Proposed measure to reduce or control noise impacts, if any:

Noise impacts associated with 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 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.

The current use of the property is vacant land.

North: Avana Hamptons Apartments

West: Commercial Building

East: Shag Sunset Garden Apartments

South: 27th Avenue SE with a commercial building and vacant land

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

No, not to our knowledge.

- 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.

Not applicable – the site is vacant.

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

No, there are no structures on-site.

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

The site is currently zoned Multi-family Residential (RM-20).

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

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

The current comprehensive plan designation is High Density Residential.

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

Project is not in an area designate as a shoreline by the City of Puyallup, does not apply.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

A Geotechnical Report by Earth Solutions NW, dated January 28, 2025, is included in the Preliminary Site Plan Approval. The report includes the information on the steep slopes in the northwest corner.

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

The proposed development includes 12 units as townhomes with housing for approximately 36 residents.

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

None is the site is vacant.

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

None the site is vacant.

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

The proposed residential use is adjacent to apartment units and commercial properties.

- m. Proposed measures to reduce or control impacts to 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.

This development anticipates creating 12 new units within a condo development. It is assumed the homes 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 the site is vacant.

- 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 36 feet.

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

No views in the immediate vicinity would be obstructed. The view of the site, of course, will be altered to a condominium development.

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

The proposed condominium will include architecturally compatible homes.

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 and exterior building light. 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?

It is highly unlikely glare or light from the project site will interfere with views or affect wildlife. 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 which may be noticeable would be the result from reflective surfaces, exterior building lights, and interior lighting from surrounding parcels. 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 will be of low intensity, typically used for safety and security purposes.

12. RECREATION

- a. What designated and informal recreational opportunities are in the immediate vicinity?

There are several designated and informal recreational opportunities in the immediate vicinity of the proposed site. Some of these opportunities within approximately 5 miles include: Wildwood Park, Bradley Lake Park, Rainier Woods Park, Woodland Avenue Regional Park, Clark's Creek Park

South Pioneer Park and DeCoursey 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 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? If so, specifically describe.

None, the site is vacant.

- 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 cultural studies have been conducted. A review of the DAHP WISSARD does not depict any historical information for this 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 which 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 or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any:

The project site is located adjacent to 27th Avenue SE. Access to the site is from 27th 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, the site is served by public transit. Pierce County Transit has a route along Meridian (west of the site), which is approximately 200 feet to the west along 27th Avenue SE.

- c. 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 walkways connecting the homes to off-site sidewalks. No frontage improvements are proposed.

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

No.

- e. 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 120 trips per day.

- f. 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.

- g. Proposed measures to reduce or control transportation impacts, if any:

None are proposed.

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, City of Puyallup Fire, and City of Puyallup Police Department.

- 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" electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Adjacent and/or near to the proposed condominium units are electricity, water, sanitary 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 plat anticipates using the following utilities:

Electricity: **Puget Sound Energy**
Water:..... **Fruitland Water**
Sanitary sewer:..... **City of Puyallup**
Refuse service: **D.M. Disposal**
Telephone/cable/internet:**Xfinity/CenturyLink**
Gas: **Not available to the site**
Stormwater:..... **City of Puyallup**

SIGNATURES

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of Signee: Jennifer Caldwell

Position and Agency/Organization: _____

CES NW INC

Date Submitted: June 9, 2025

APPENDIX
































Table of Contents

EXHIBIT

City of Puyallup Zoning Map	I
Site Plan with Vicinity Map	II
Soil Conservation Service Soil Map	III
Aerial Photo	IV
Legal Description	V
WDFW Priority Habitats and Species Report	VI

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.

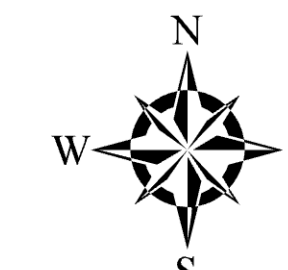
0 500 1,000 2,000
 Feet

1:12,000

1 July, 2021

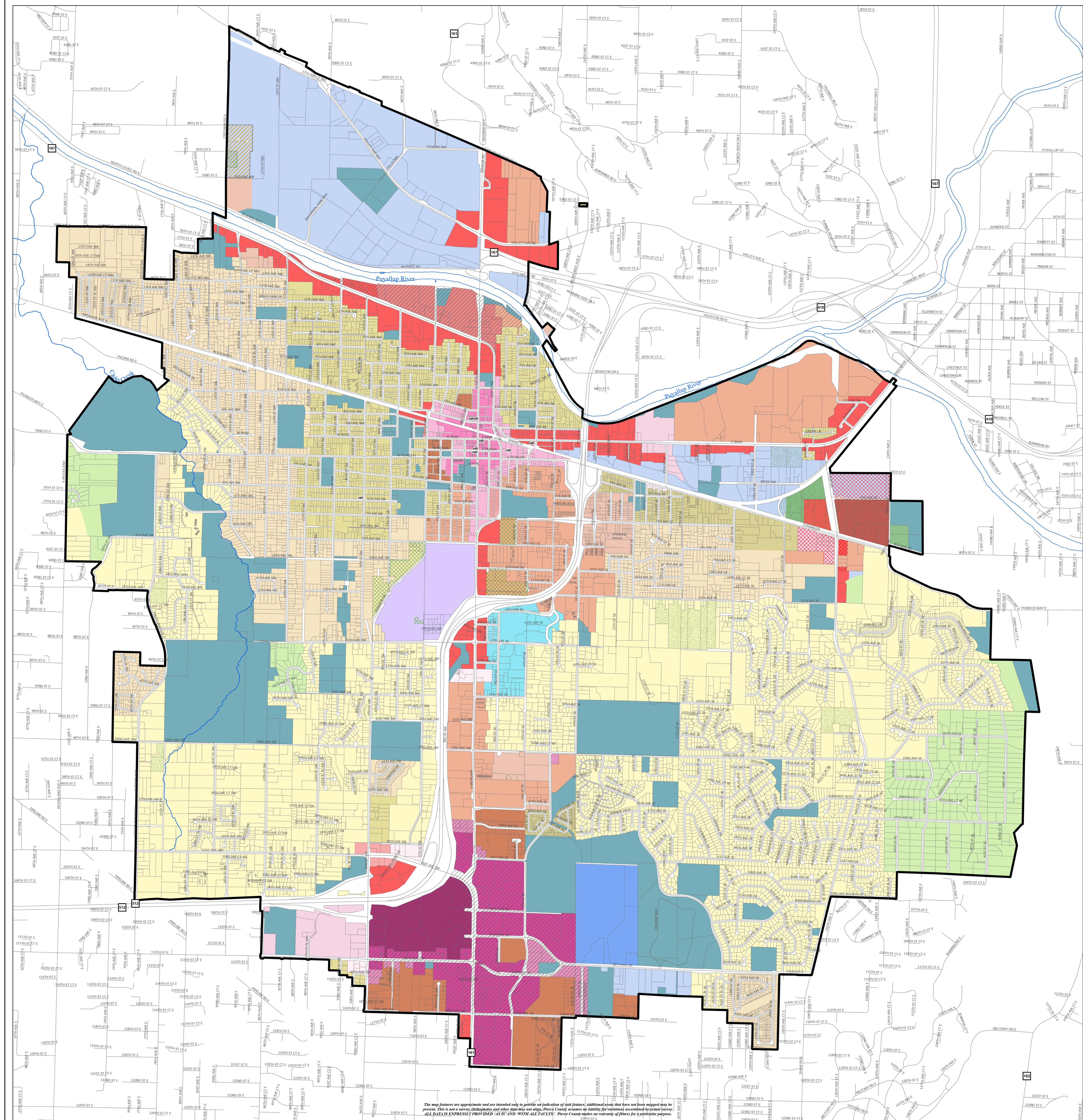


City of Puyallup
 Information Technology
 Department



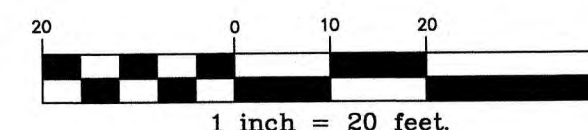
File Name: Y:\GIS\GIS Projects\Planning\Zoning\Zoning.aprx

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". Puyallup County makes no warranty of fitness for a particular purpose.

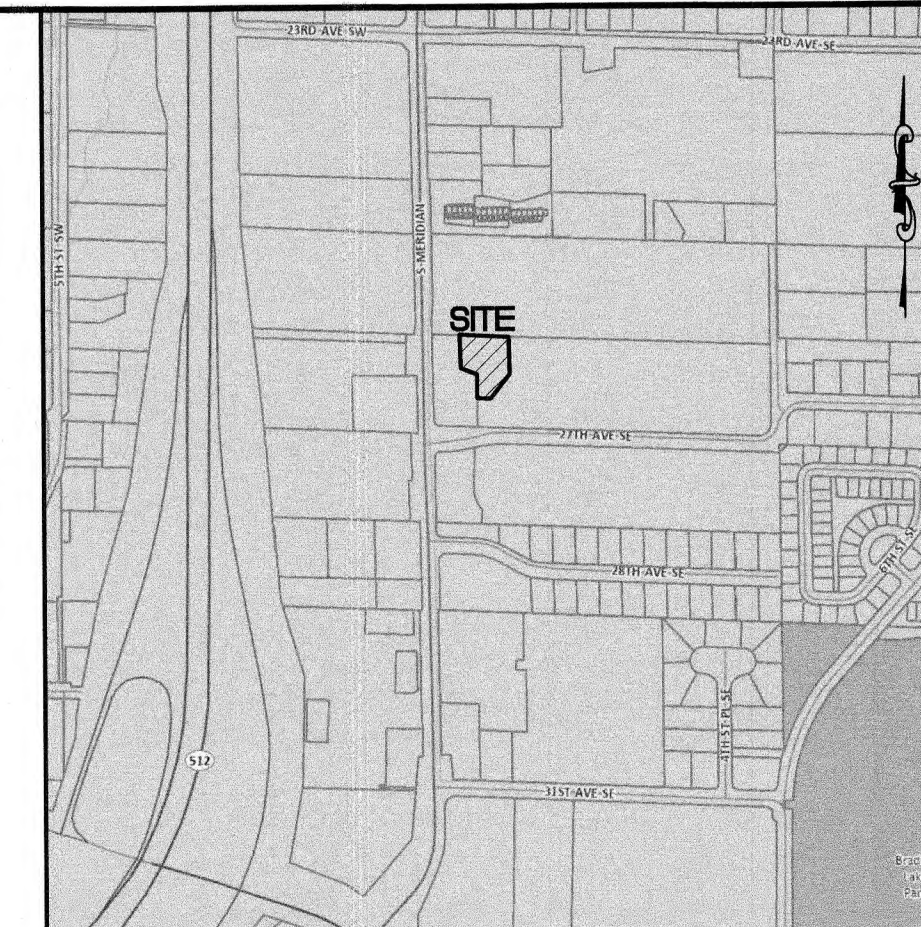


27TH AVE SE TOWNHOMES

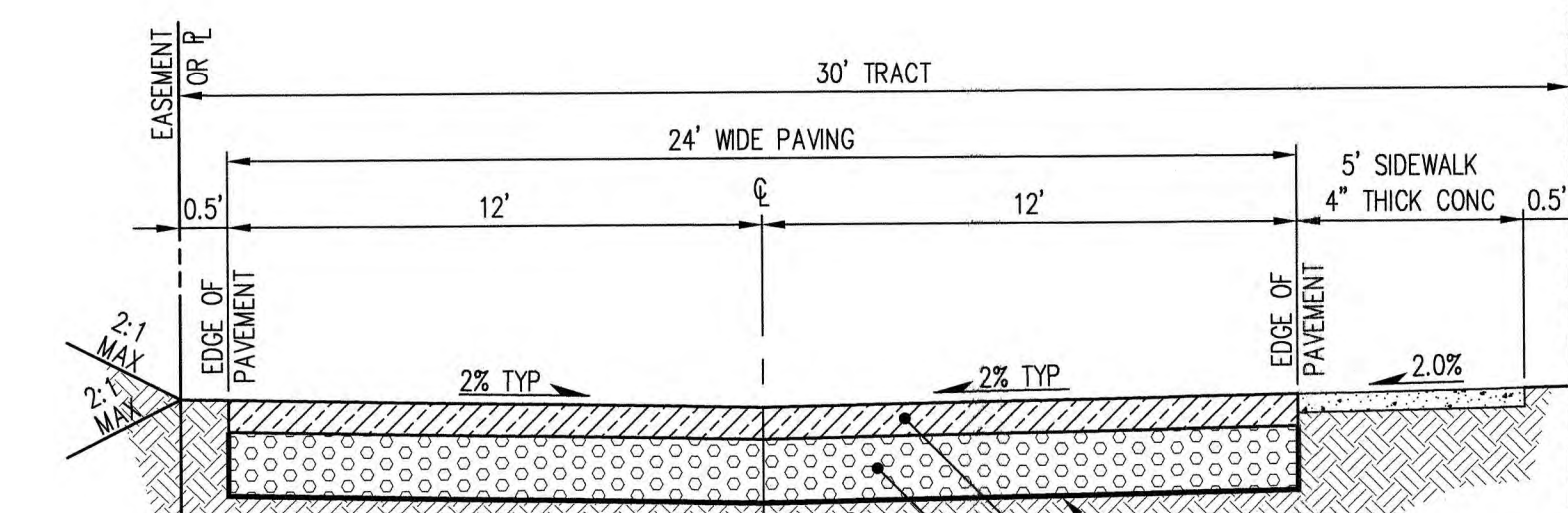
A PORTION OF NE 1/4 SEC. 3, T19N, R4E
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



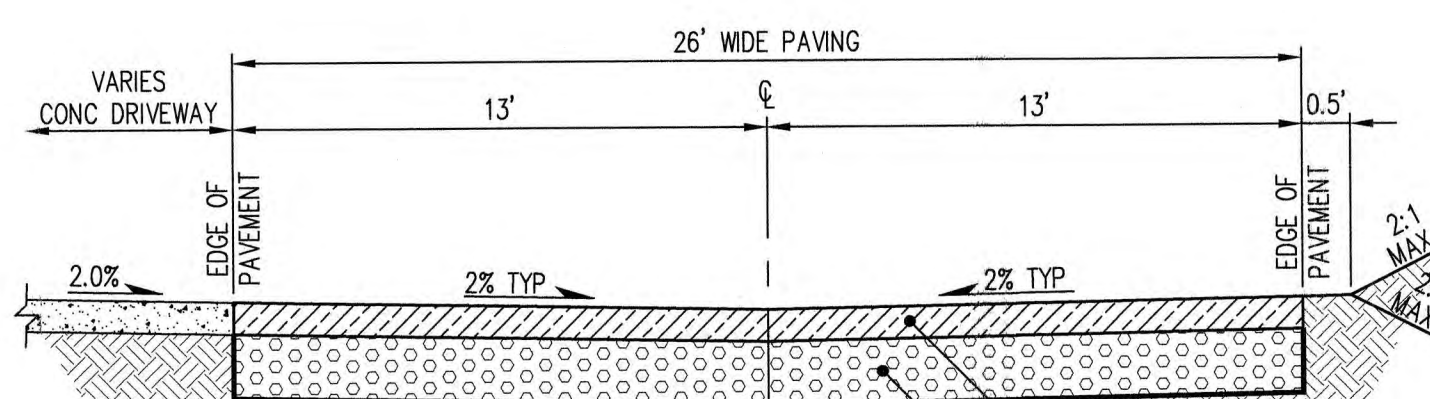
- SHEET INDEX**
- SP1 PRELIMINARY SITE PLAN
 - LS1 PRELIMINARY LANDSCAPING PLAN
 - TR1 TREE RISK ASSESSMENT
 - 1 TOPOGRAPHY & BOUNDARY MAP



VICINITY MAP
NTS



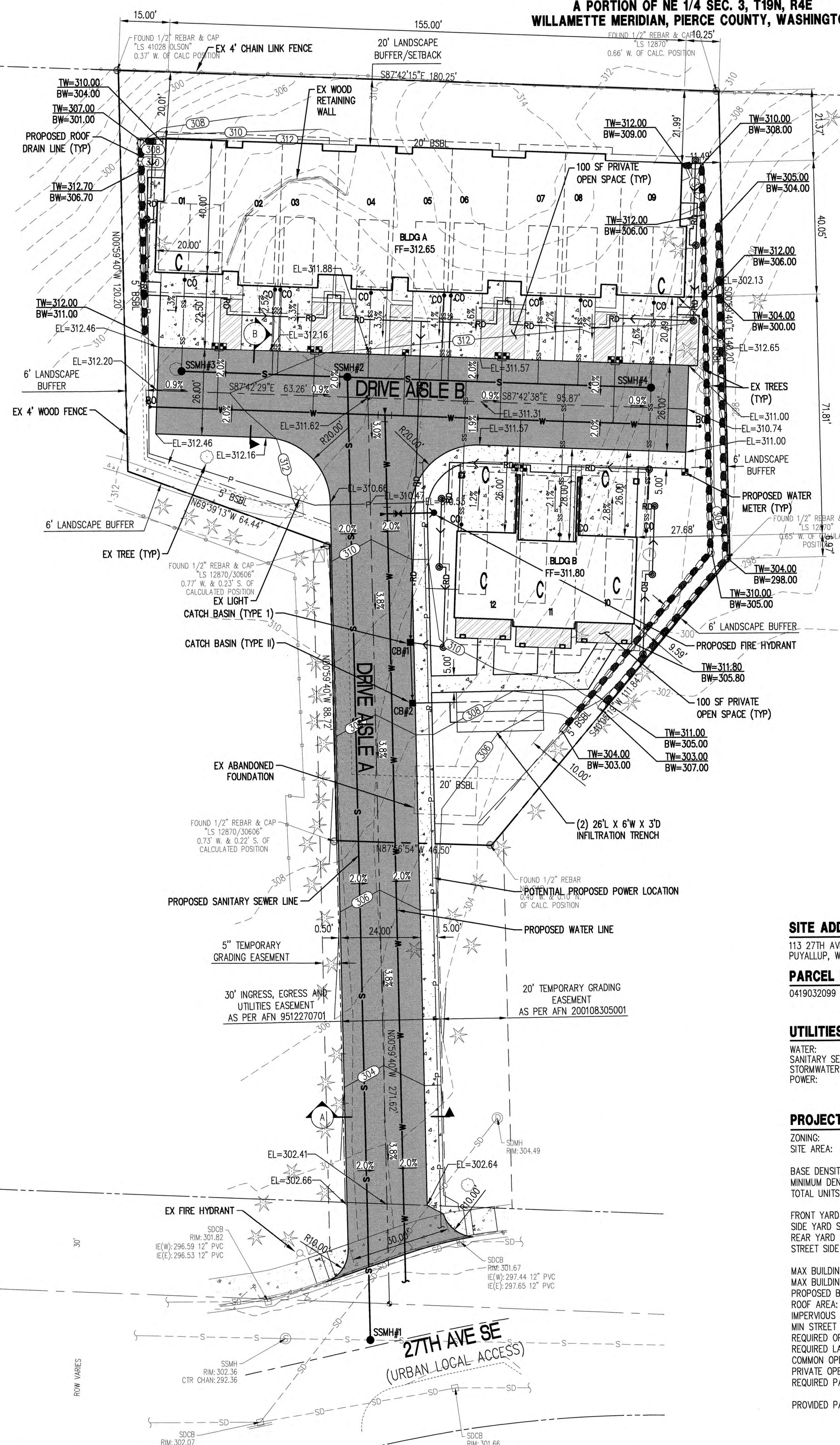
A DRIVE AISLE A PERMEABLE PAVING SECTION
N.T.S.



B DRIVE AISLE B PERMEABLE PAVING SECTION
N.T.S.

- NON-WOVEN MODERATE SURVIVABILITY CLASS B GEOTEXTILE FABRIC PER WSDOT STANDARD SPECIFICATION 9-33.2(1)
- 4" PERVIOUS ASPHALT PAVEMENT PG 70-22 W/ 20 IN/HR INFILTRATION RATE (MIN)
- 8" MIN RESERVOIR ROCK PER WSDOT STANDARD SPECIFICATION 9-03.9(2)
- SUBGRADE COMPACTED TO 92% DRY DENSITY

- NON-WOVEN MODERATE SURVIVABILITY CLASS B GEOTEXTILE FABRIC PER WSDOT STANDARD SPECIFICATION 9-33.2(1)
- 4" PERVIOUS ASPHALT PAVEMENT PG 70-22 W/ 20 IN/HR INFILTRATION RATE (MIN)
- 8" MIN RESERVOIR ROCK PER WSDOT STANDARD SPECIFICATION 9-03.9(2)
- SUBGRADE COMPACTED TO 92% DRY DENSITY



SITE ADDRESS	OWNER
113 27TH AVE SE PUYALLUP, WA 98374	LLOYD ENTERPRISES INC 34667 PACIFIC HIGHWAY S FEDERAL WAY, WA 98003
PARCEL NUMBER	
0419032099	
UTILITIES	
WATER: FRUITLAND WATER	
SANITARY SEWER: CITY OF PUYALLUP	
STORMWATER: CITY OF PUYALLUP	
POWER: PUGET SOUND ENERGY	
PROJECT STATISTICS	
ZONING: MULTIPLE FAMILY RESIDENTIAL (RM-20)	
SITE AREA: 31,998 SF (0.73 ACRES)	
BASE DENSITY: 16 UNITS PER ACRE = 10 DU MIN	
MINIMUM DENSITY: 14 UNITS PER ACRE = 12 DU MAX	
TOTAL UNITS PROPOSED: 12 UNITS	
FRONT YARD SETBACK: 20 FEET	
SIDE YARD SETBACK: 5 FEET	
REAR YARD SETBACK: 20 FEET	
STREET SIDE SETBACK: 15 FEET	
MAX BUILDING HEIGHT: 36 FEET	
MAX BUILDING COVERAGE: 55%	
PROPOSED BUILDING COVERAGE: 7,759 SF (24%)	
ROOF AREA: 11,409 SF	
IMPERVIOUS AREA: 13,714 SF (44%)	
MIN STREET FRONTAGE: 10 FEET	
REQUIRED OPEN SPACE: 30% (0.30 X 31,998 = 9,599 SF)	
REQUIRED LANDSCAPED AREA: 20% (0.20 X 31,998 = 6,400 SF)	
COMMON OPEN SPACE: 100 SQUARE FEET (GROUND FLOOR)	
PRIVATE OPEN SPACE: 10'x6' (UPPER STORY E.L.W.S. ELEVATIONS)	
REQUIRED PARKING: 2 PER UNIT = 24 STALLS	
PROVIDED PARKING: 24 STALLS (17 STANDARD/7 COMPACT)	

SOILS
EVERETT VERY GRAVELLY SANDY LOAM, 8 TO 15 PERCENT SLOPES, 69.5%
KITSAP SILT LOAM, 2 TO 8 PERCENT SLOPES, 30.5%

LEGAL DESCRIPTION
(PER DEED OF TRUST, AFN. 200510040977, DATED OCTOBER 04, 2005)
THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF GOVERNMENT LOT 4 IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3;
THENCE SOUTH 02°17'12" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1099.89 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF;
THENCE SOUTH 88°59'47" EAST ALONG SAID NORTH LINE 135.21 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 88°59'47" EAST 180.25 FEET;
THENCE SOUTH 02°17'12" EAST 140.20 FEET;
THENCE SOUTH 38°47'47" WEST 111.84 FEET;
THENCE NORTH 89°14'28" WEST 46.50 FEET;
THENCE NORTH 02°17'12" WEST 88.73 FEET;
THENCE NORTH 70°56'45" WEST 64.44 FEET;
THENCE NORTH 02°17'12" WEST 120.20 FEET TO THE TRUE POINT OF BEGINNING.

HORIZONTAL DATUM
NAD83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, NORTH ZONE (4801), (PER THE WASHINGTON STATE REFERENCE NETWORK). ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.

LEGEND

⊕	MONUMENT	⊕
---	MONUMENT LINE	---
---	PROPERTY LINE	---
---	RIGHT OF WAY LINE	---
---	EASEMENT LINE	---
---	BUILDING SETBACK LINE	---
---	CHAIN LINK FENCE	---
---	WOOD FENCE	---
---	WIRE FENCE	---
---	CURB & GUTTER	---
---	EDGE OF PAVEMENT	---
---	CONTOURS	---
---	STREET SIGN	---
---	STORM DRAIN CATCH BASIN	---
---	STORM DRAIN MANHOLE	---
---	STORM DRAIN CLEANOUT	---
---	STORM DRAIN LINE	---
---	ROOF DRAIN LINE	---
---	SANITARY SEWER MANHOLE	---
---	SANITARY SEWER CLEANOUT	---
---	SANITARY SEWER LINE	---
---	SANITARY SEWER STUB	---
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	WATER METER	---
---	THRUST BLOCKING	---
---	WATER MAIN	---
---	PERMEABLE ASPHALT	---
---	CEMENT CONCRETE	---
---	ROCK WALL	---

LEGEND

⊕	MONUMENT
---	MONUMENT LINE
---	PROPERTY LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE
---	BUILDING SETBACK LINE
---	CHAIN LINK FENCE
---	WOOD FENCE
---	WIRE FENCE
---	CURB & GUTTER
---	EDGE OF PAVEMENT
---	CONTOURS
---	STREET SIGN
---	STORM DRAIN CATCH BASIN
---	STORM DRAIN MANHOLE
---	STORM DRAIN CLEANOUT
---	STORM DRAIN LINE
---	ROOF DRAIN LINE
---	SANITARY SEWER MANHOLE
---	SANITARY SEWER CLEANOUT
---	SANITARY SEWER LINE
---	SANITARY SEWER STUB
---	FIRE HYDRANT
---	WATER VALVE
---	WATER METER
---	THRUST BLOCKING
---	WATER MAIN
---	PERMEABLE ASPHALT
---	CEMENT CONCRETE
---	ROCK WALL

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

SITE BENCHMARK
SCORDED IN THE NORTHWEST CORNER OF CONCRETE PAD FOR POWER TRANSFORMER
ELEVATION: 311.70

CONTOUR INTERVAL: 2 FOOT.

CALL 48 HOURS BEFORE YOU DIG DIAL 811

Project: 27TH AVE SE TOWNHOMES PRELIMINARY SITE PLAN

Client: LLOYD ENTERPRISES

Designed: DPS

Drawn: LSJ

Checked: DPS

Scale: 1"=20'

Date: 06/06/25

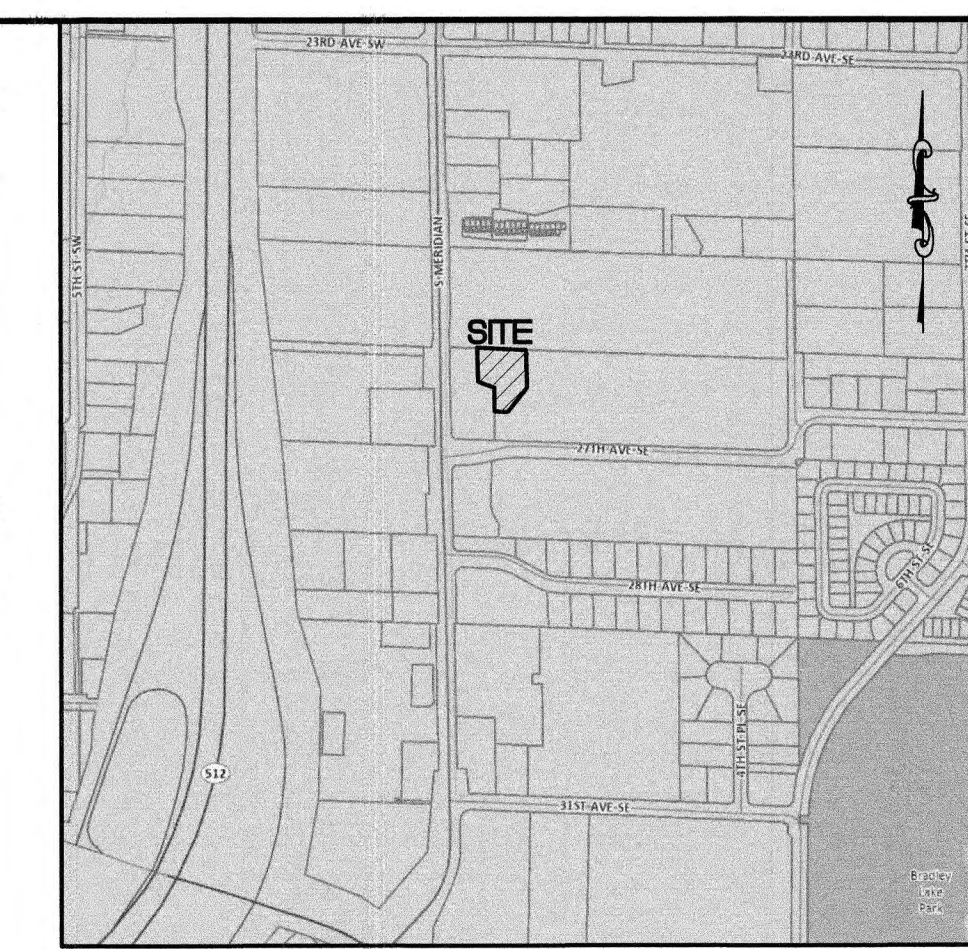
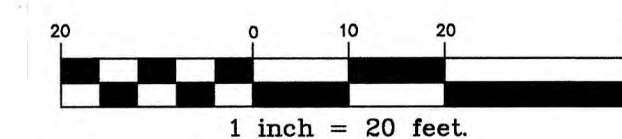
Job No.: 24208

Sheet No.: SP1

1 of 4 Sheets

27TH AVE SE TOWNHOMES

A PORTION OF NE 1/4 SEC. 3, T19N, R4E
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



VICINITY MAP
NTS

SITE ADDRESS

113 27TH AVE SE
PUYALLUP, WA 98374

PARCEL NUMBER

0419032099

UTILITIES

WATER:	FRUITLAND WATER
SANITARY SEWER:	CITY OF PUYALLUP
STORMWATER:	CITY OF PUYALLUP
POWER:	PUGET SOUND ENERGY

PROJECT STATISTICS

ZONING:	MULTIPLE FAMILY RESIDENTIAL (RM-20)
SITE AREA:	31,998 SF (0.73 ACRES)
BASE DENSITY:	16 UNITS PER ACRE = 10 DU MIN
MINIMUM DENSITY:	14 UNITS PER ACRE = 12 DU MAX
TOTAL UNITS PROPOSED:	12 UNITS
FRONT YARD SETBACK:	20 FEET
SIDE YARD SETBACK:	5 FEET
REAR YARD SETBACK:	20 FEET
STREET SIDE SETBACK:	15 FEET
MAX BUILDING HEIGHT:	36 FEET
MAX BUILDING COVERAGE:	55%
PROPOSED BUILDING COVERAGE:	7,759 SF (24%)
ROOF AREA:	11,409 SF
IMPERVIOUS AREA:	14,192 SF (44%)
MIN STREET FRONTAGE:	10 FEET
REQUIRED OPEN SPACE:	30% (0.30 X 31,998 = 9,599 SF)
REQUIRED LANDSCAPED AREA:	20% (0.20 X 31,998 = 6,400 SF)
COMMON OPEN SPACE:	100 SQUARE FEET (GROUND FLOOR)
PRIVATE OPEN SPACE:	10'x6' (UPPER STORY E,W,S ELEVATIONS)
REQUIRED PARKING:	2 PER UNIT = 24 STALLS (50% ALLOWED TO BE COMPACT)
PROVIDED PARKING:	24 STALLS (17 STANDARD/7 COMPACT)

PRIVATE OPEN SPACE

LOCATION:	AREA (SF)
AREA #1	100 SF
AREA #2	100 SF
AREA #3	100 SF
AREA #4	100 SF
AREA #5	100 SF
AREA #6	100 SF
AREA #7	100 SF
AREA #8	100 SF
AREA #9	100 SF
AREA #10	100 SF
AREA #11	100 SF
TOTAL:	1,100 SF

COMMON OPEN SPACE

LOCATION:	AREA (SF)
AREA #13	9,820 SF
AREA #14	568 SF
AREA #15	129 SF
AREA #16	92 SF
TOTAL:	10,609 SF
TOTAL OPEN SPACE:	11,709 SF
REQUIRED OPEN SPACE:	9,599 SF

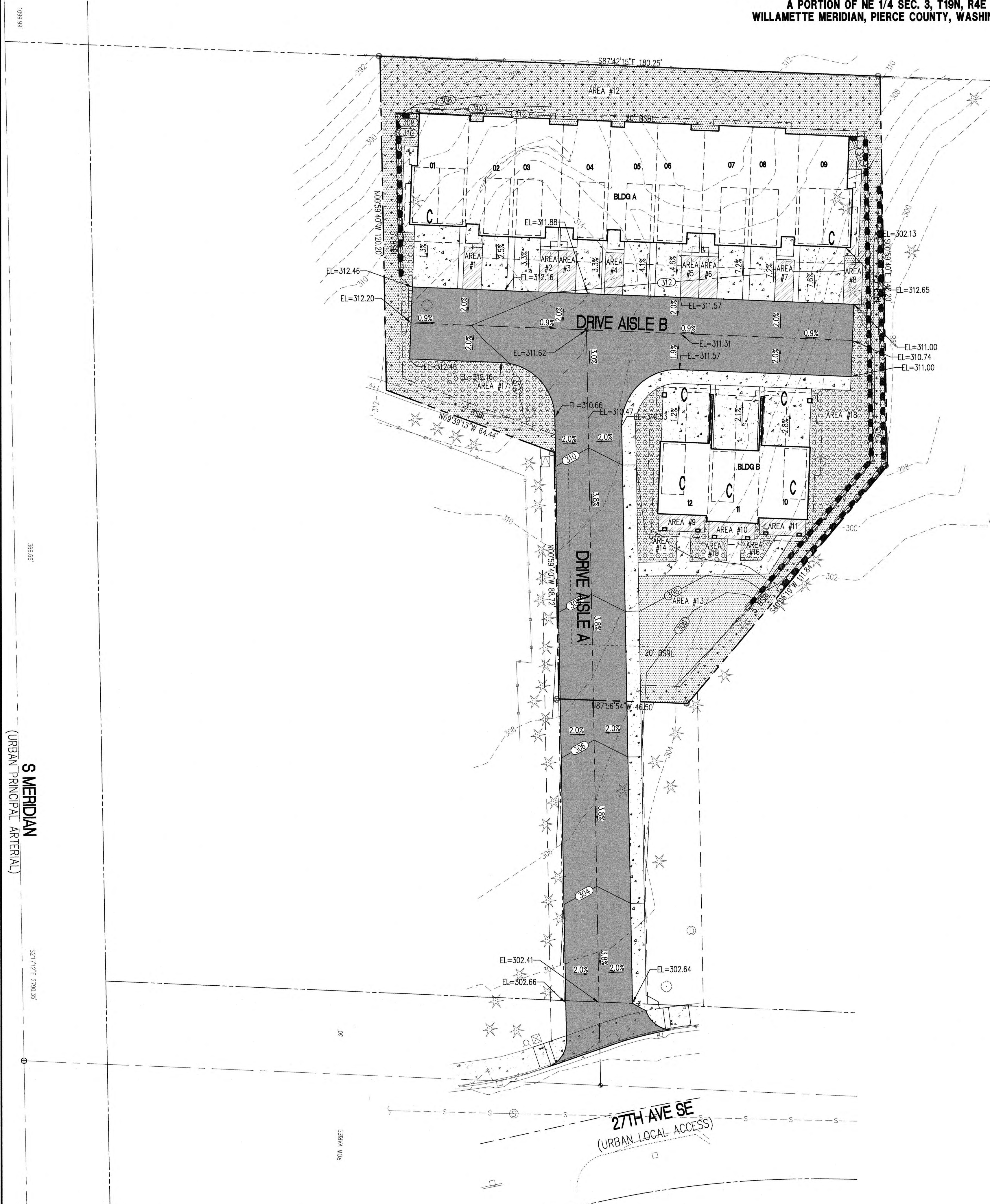
PERIMETER LANDSCAPING (GRASS, SHRUBS & GROUNDCOVER)

LOCATION:	AREA (SF)
AREA #12	6,072 SF
TOTAL:	6,072 SF

LANDSCAPING (TREES, SHRUBS, GRASS & GROUNDCOVER)

LOCATION:	AREA (SF)
AREA #14	568 SF
AREA #15	129 SF
AREA #16	92 SF
AREA #17	985 SF
AREA #18	1,023 SF
TOTAL:	2,797 SF
TOTAL LANDSCAPED AREA:	8,869 SF
REQUIRED LANDSCAPED AREA:	6,400 SF

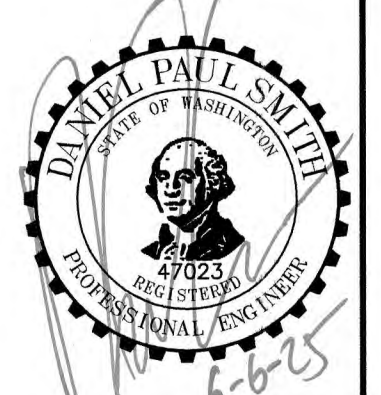
LEGEND		
EXISTING	DESCRIPTION	PROPOSED
⊕	MONUMENT	⊙
---	MONUMENT LINE	---
---	PROPERTY LINE	---
---	RIGHT OF WAY LINE	---
---	EASEMENT LINE	---
---	BUILDING SETBACK LINE	---
---	CHAIN LINK FENCE	---
---	WOOD FENCE	---
---	WIRE FENCE	---
---	CURB & GUTTER	---
---	EDGE OF PAVEMENT	---
---	CONTOURS	---
---	STREET SIGN	---
---	STORM DRAIN CATCH BASIN	SD
---	STORM DRAIN MANHOLE	RD
---	STORM DRAIN CLEANOUT	SS
---	STORM DRAIN LINE	SS
---	ROOF DRAIN LINE	RD
---	SANITARY SEWER MANHOLE	SS
---	SANITARY SEWER CLEANOUT	SS
---	SANITARY SEWER LINE	SS
---	SANITARY SEWER STUB	SS
---	FIRE HYDRANT	---
---	WATER VALVE	---
---	WATER METER	---
---	THRUST BLOCKING	---
---	WATER MAIN	---
---	PERMEABLE ASPHALT	---
---	CEMENT CONCRETE	---



S MERIDIAN
(URBAN PRINCIPAL ARTERIAL)

27TH AVE SE
(URBAN LOCAL ACCESS)

No.	Revision:	Int.	Date:



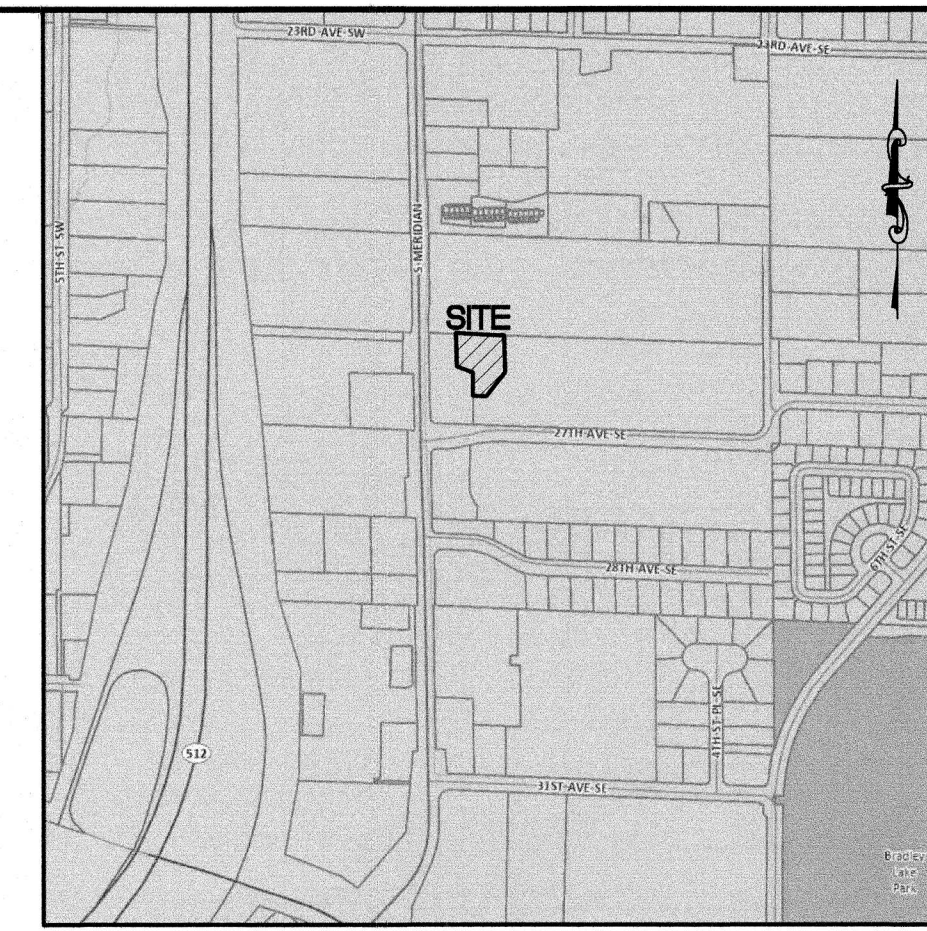
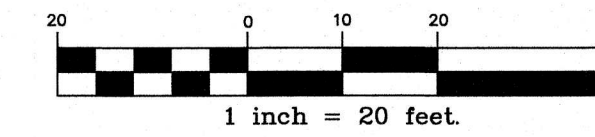
C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
PH: (253) 848-4282
Puyallup, WA 98372
ces@cesnw.com

Project: 27TH AVE SE TOWNHOMES
Client: LLOYD ENTERPRISES
Designed: DPS
Drawn: LBJ
Checked: DPS
Scale: 1"=20'
Date: 06/06/25
Job No.: 24208
Sheet No.: LS1
2 of 4 Sheets

CALL 48 HOURS
BEFORE YOU DIG
DIAL 811

27TH AVE SE TOWNHOMES

A PORTION OF NE 1/4 SEC. 3, T19N, R4E
WILLAMETTE MERIDIAN, PIERCE COUNTY, WASHINGTON



VICINITY MAP
NTS

No.	Revision:	Date:

TREE ASSESSMENT
PREPARE BY:
Donald Babineau
6/9/25
DONALD BABINEAU
PROFESSIONAL
FORESTER

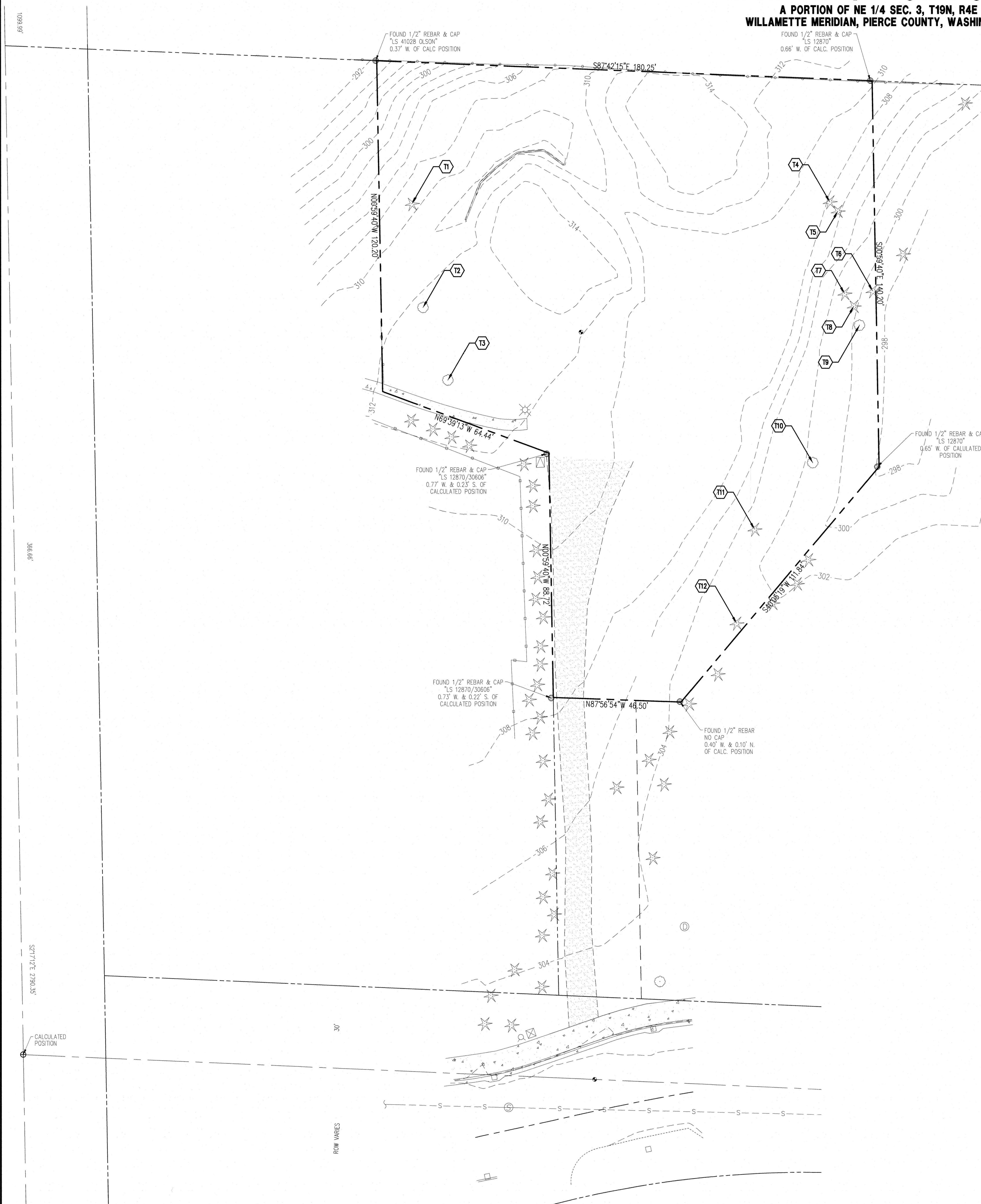
EXISTING TREES

TREE #	DBH	SPECIES	REMOVE/RETAIN
T1	32"	PINE	REMOVE
T2	42"	MAPLE	REMOVE
T3	8",8"	2-TRUNK LINDEN	REMOVE
T4	34"	FIR	REMOVE
T5	26"	FIR	REMOVE
T6	30"	FIR	REMOVE
T7	38"	FIR	REMOVE
T8	28"	FIR	REMOVE
T9	38"	MAPLE	REMOVE
T10	36",24"	2-TRUNK MAPLE	REMOVE
T11	10",10"	2-TRUNK CEDAR	REMOVE
T12	14"	FIR	REMOVE

NOTE: ALL TREES ONSITE TO BE REMOVED TO PREPARE THE SITE FOR CONSTRUCTION.

LEGEND

- FOUND MON AS NOTED
- FOUND REBAR/CAP AS NOTED
- SITE BENCHMARK
- DECIDUOUS TREE
- EVERGREEN TREE
- TELEPHONE JUNCTION BOX
- STORM CATCH BASIN
- LIGHT POLE
- TRANSFORMER
- WATER VALVE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- CHAINLINK FENCE AS NOTED
- WOOD FENCE AS NOTED
- CONCRETE
- DIRT



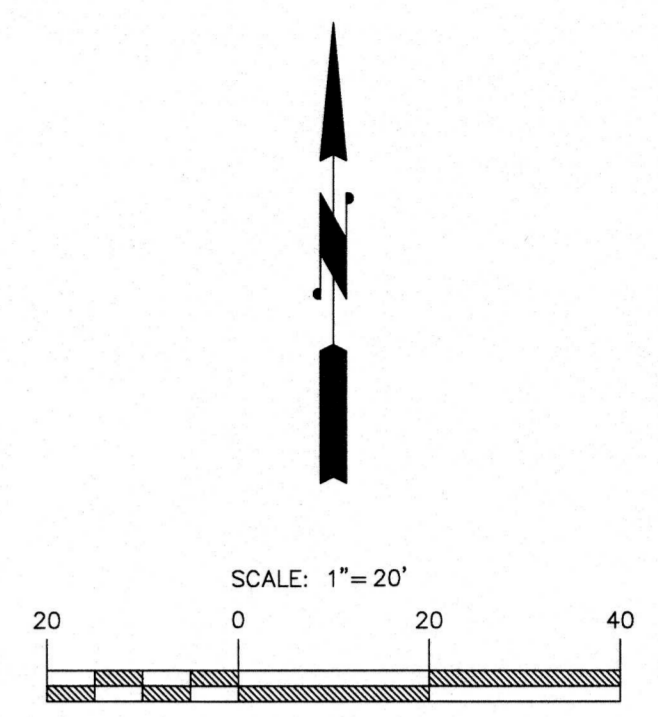
C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
429 - 29TH ST. NE, SUITE D
FOULDAIR, WA 98572
PH: (253) 848-4282
ceservices@cesnwinc.com

27TH AVE SE TOWNHOMES
TREE RISK ASSESSMENT

Client: LLOYD ENTERPRISES
Project: 27TH AVE SE TOWNHOMES TREE RISK ASSESSMENT
Designed: DPS
Drawn: LBU
Checked: DAB
Scale: 1"=20'
Date: 06/08/25
Job No.: 24208
Sheet No.: TR1
3 of 4 Sheets

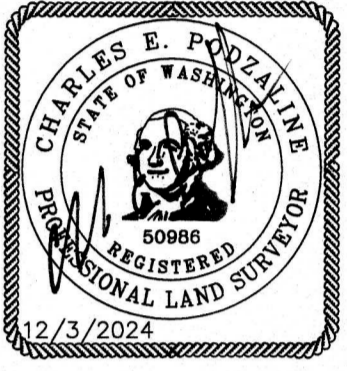
**CALL 48 HOURS
BEFORE YOU DIG
DIAL 811**

27TH AVE TOPO
NORTHWEST QUARTER OF THE NORTHWEST QUARTER
SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M.
CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON



- LEGEND**
- FOUND MON AS NOTED
 - FOUND REBAR/CAP AS NOTED
 - ⊕ SITE BENCHMARK
 - ⊗ DECIDUOUS TREE
 - ⊙ EVERGREEN TREE
 - ⊞ TELEPHONE JUNCTION BOX
 - ⊠ STORM CATCH BASIN
 - ⊡ LIGHT POLE
 - ⊞ TRANSFORMER
 - ⊞ WATER VALVE
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ FIRE HYDRANT
 - ⊞ STORM DRAIN MANHOLE
 - STORM DRAIN LINE
 - SANITARY SEWER LINE
 - - - MINOR CONTOUR
 - - - MAJOR CONTOUR
 - ⊞ CHAINLINK FENCE AS NOTED
 - ⊞ WOOD FENCE AS NOTED
 - ▭ CONCRETE
 - ░ DIRT

No.	Int.	Date:

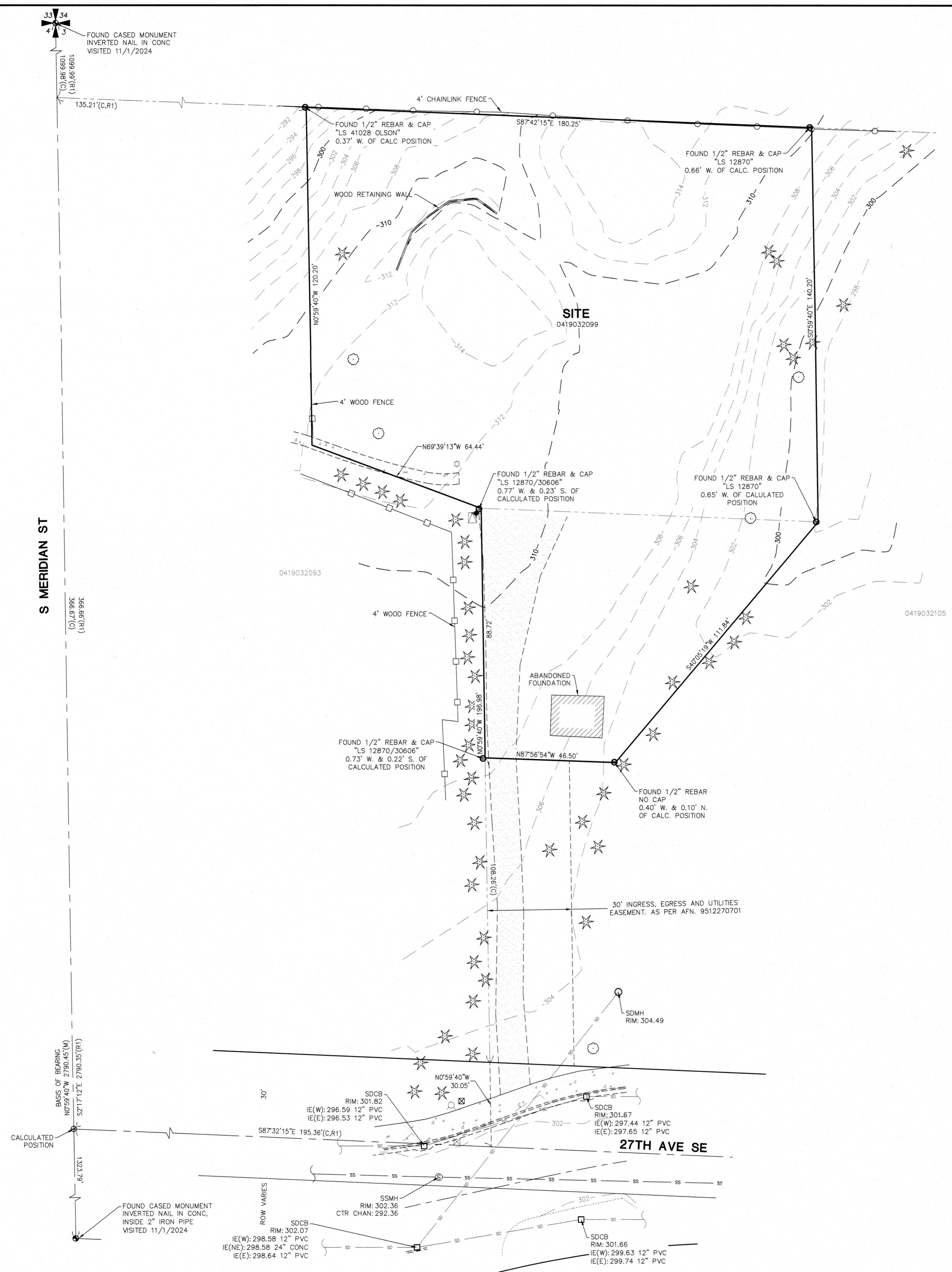


C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
 Bus: (253) 848-4882
 PUYALLUP, WA 98372
 ceservices@cesnwinc.com

Project: 27TH AVENUE TOPOGRAPHIC SURVEY
 Drawn: N/A
 Checked: SPW
 CEP

Scale: 1"=20'
 Date: 12/3/2024
 Job No.: 24208

Sheet No.: 1
 1 of 1 Sheets



LEGAL DESCRIPTION
 (PER DEED OF TRUST, AFN. 200510040977, DATED OCTOBER 04, 2005)

THAT PORTION OF THE SOUTH HALF OF THE SOUTH HALF OF GOVERNMENT LOT 4 IN THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 3;
 THENCE SOUTH 02°17'12" EAST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER 1099.99 FEET TO THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF;
 THENCE SOUTH 88°59'47" EAST ALONG SAID NORTH LINE 135.21 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING SOUTH 88°59'47" EAST 180.25 FEET;
 THENCE SOUTH 02°17'12" EAST 140.20 FEET;
 THENCE SOUTH 38°47'47" WEST 111.84 FEET;
 THENCE NORTH 89°14'26" WEST 46.50 FEET;
 THENCE NORTH 02°17'12" WEST 88.73 FEET;
 THENCE NORTH 70°56'45" WEST 64.44 FEET;
 THENCE NORTH 02°17'12" WEST 120.20 FEET TO THE TRUE POINT OF BEGINNING.

SURVEY NOTES

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 NOVEMBER 2024.

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.

CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS.

SURFACE UTILITIES DEPICTED ON THIS SURVEY WERE DERIVED FROM DIRECT FIELD MEASUREMENTS.

LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON FIELD MEASUREMENTS OF UTILITY LOCATES (SURFACE MARKINGS).

HORIZONTAL DATUM
 NAD83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, NORTH ZONE (4601), (PER THE WASHINGTON STATE REFERENCE NETWORK). ALL DISTANCES SHOWN HEREON ARE GROUND MEASUREMENTS IN U.S. SURVEY FEET.

BASIS OF BEARINGS
 THE MONUMENTED WEST SECTION LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 19 NORTH, RANGE 4 EAST, W.M., FROM THE NORTHWEST SECTION CORNER TO THE WEST QUARTER CORNER WHICH BEARS S00°59'40"E.

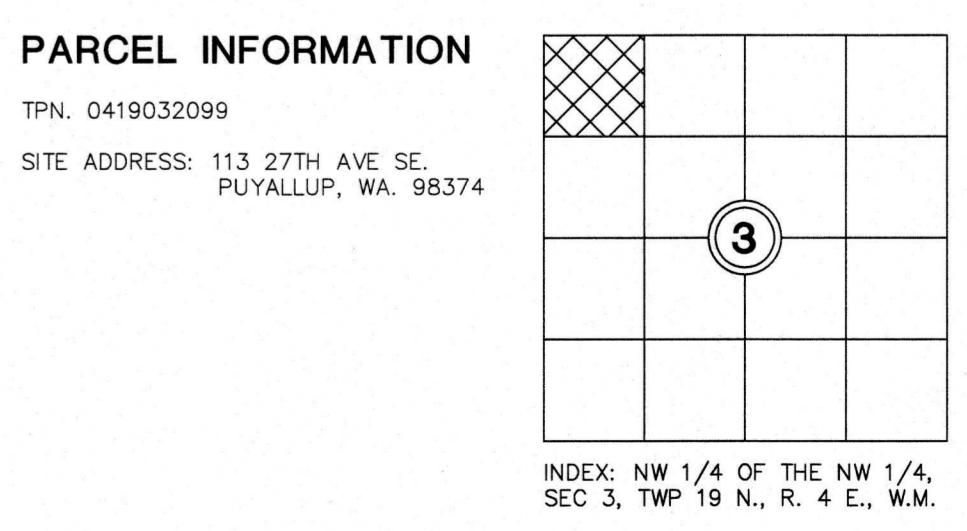
VERTICAL DATUM
 NAVD83 (PER THE WASHINGTON STATE REFERENCE NETWORK).

SITE BENCHMARK
 SCRIBED 'X' IN NORTHEAST CORNER OF CONCRETE PAD FOR POWER TRANSFORMER
 ELEVATION: 311.70

CONTOUR INTERVAL: 2 FOOT.

REFERENCES

(R1) BOUNDARY LINE ADJUSTMENT, AFN. 9512270702.
 (R2) PIERCE COUNTY SHORT PLAT, AFN. 9402280378.
 (R3) PLAT OF PUYALLUP DOWNS DIV. 3, AFN. 200011225006.



LAND SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN NOVEMBER, 2024.

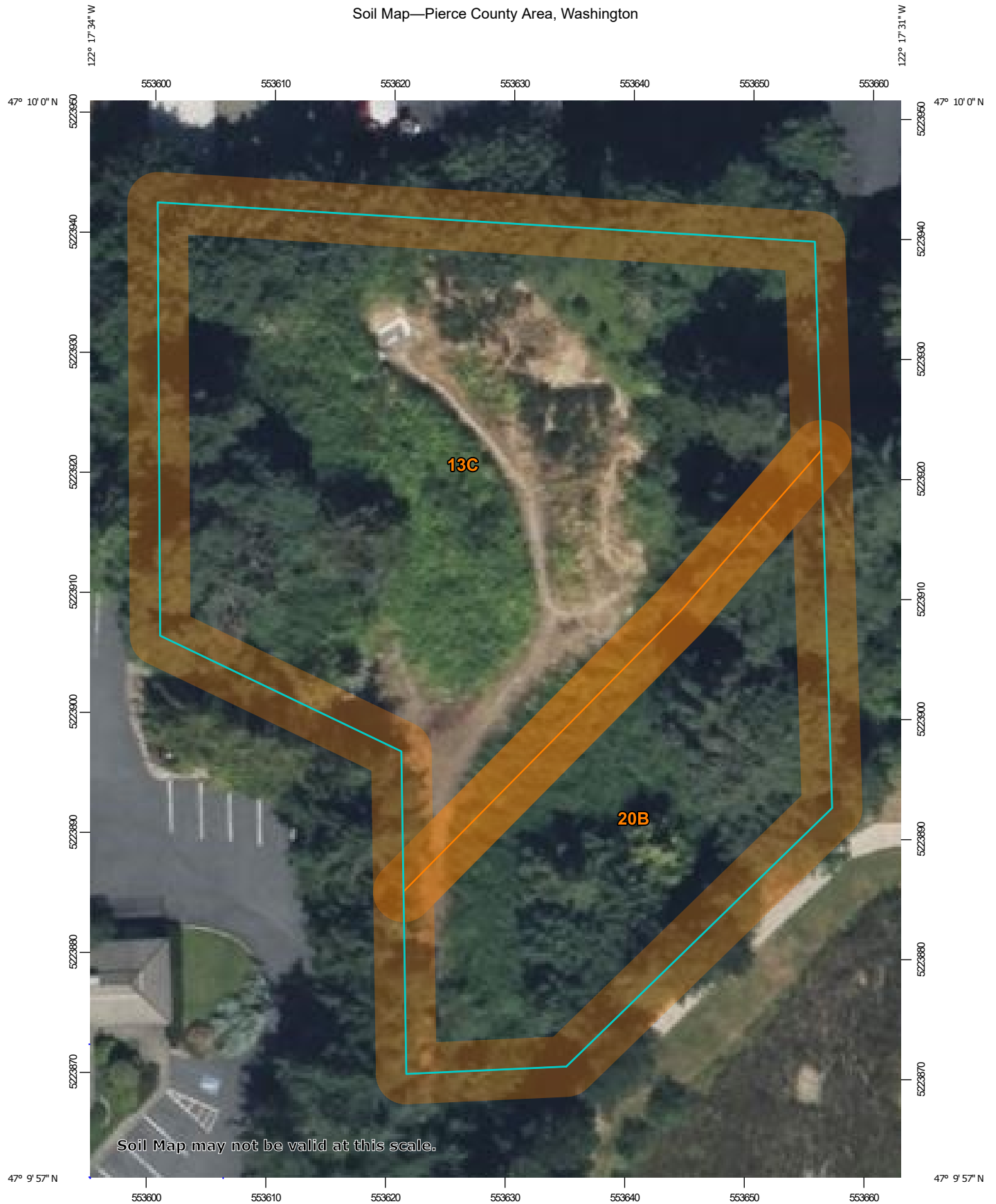
Charles E. Podzalne 12-3-2024
 CHARLES E. PODZALNE,
 PLS CERTIFICATE NO. 50986

Project: 27TH AVENUE TOPOGRAPHIC SURVEY
 Drawn: N/A
 Checked: SPW
 CEP

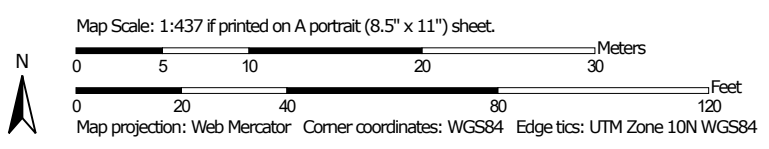
Scale: 1"=20'
 Date: 12/3/2024
 Job No.: 24208

Sheet No.: 1
 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
13C	Everett very gravelly sandy loam, 8 to 15 percent slopes	0.5	69.5%
20B	Kitsap silt loam, 2 to 8 percent slopes	0.2	30.5%
Totals for Area of Interest		0.8	100.0%

Pierce County Area, Washington

13C—Everett very gravelly sandy loam, 8 to 15 percent slopes

Map Unit Setting

National map unit symbol: 2t62b

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: Moraines, eskers, kames

Landform position (two-dimensional): Shoulder, footslope

Landform position (three-dimensional): Base slope, crest

Down-slope shape: Convex

Across-slope shape: Convex

Parent material: Sandy and gravelly glacial outwash

Typical profile

Oi - 0 to 1 inches: slightly decomposed plant material

A - 1 to 3 inches: very gravelly sandy loam

Bw - 3 to 24 inches: very gravelly sandy loam

C1 - 24 to 35 inches: very gravelly loamy sand

C2 - 35 to 60 inches: extremely cobbly coarse sand

Properties and qualities

Slope: 8 to 15 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): 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 supply, 0 to 60 inches: Low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4s

Hydrologic Soil Group: A

Ecological site: F002XA004WA - Puget Lowlands Forest

Forage suitability group: Droughty Soils (G002XN402WA),
Droughty Soils (G002XS401WA), Droughty Soils
(G002XF403WA)

Other vegetative classification: Droughty Soils (G002XN402WA),
Droughty Soils (G002XS401WA), Droughty Soils
(G002XF403WA)

Hydric soil rating: No

Minor Components

Alderwood

Percent of map unit: 10 percent

Landform: Hills, ridges

Landform position (two-dimensional): Shoulder

Landform position (three-dimensional): Nose slope, talf

Down-slope shape: Convex, linear

Across-slope shape: Convex

Hydric soil rating: No

Indianola

Percent of map unit: 10 percent

Landform: Terraces, kames, eskers

Landform position (three-dimensional): Riser

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 19, Aug 29, 2023

Pierce County Area, Washington

20B—Kitsap silt loam, 2 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2hpt

Elevation: 0 to 590 feet

Mean annual precipitation: 37 inches

Mean annual air temperature: 50 degrees F

Frost-free period: 160 to 200 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Kitsap and similar soils: 85 percent

Minor components: 3 percent

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

Description of Kitsap

Setting

Landform: Terraces

Parent material: Glaciolacustrine deposits

Typical profile

H1 - 0 to 10 inches: ashy silt loam

H2 - 10 to 32 inches: silty clay loam

H3 - 32 to 60 inches: stratified silt to silty clay loam

Properties and qualities

Slope: 2 to 8 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Moderately well drained

Capacity of the most limiting layer to transmit water

(Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)

Depth to water table: About 16 to 23 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: High (about 11.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 4w

Hydrologic Soil Group: C/D

Ecological site: F002XA004WA - Puget Lowlands Forest

Forage suitability group: Soils with Few Limitations

(G002XS501WA)

Other vegetative classification: Soils with Few Limitations

(G002XS501WA)

Hydric soil rating: No

Minor Components

Bellingham

Percent of map unit: 3 percent

Landform: Depressions

Other vegetative classification: Wet Soils (G002XN102WA)

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Pierce County Area, Washington

Survey Area Data: Version 19, Aug 29, 2023

Avana Hamptons

El monte carpet cleaner Puyallup

113

Washington Cosmetic Surgeon

Puyallup dermatology Clinic

S Meridian

S Meridian

27th Ave SE

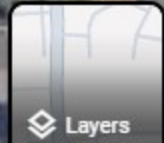
S Meridi

27th Ave SE

27th Ave SE

27th Ave SE

Google



Layers

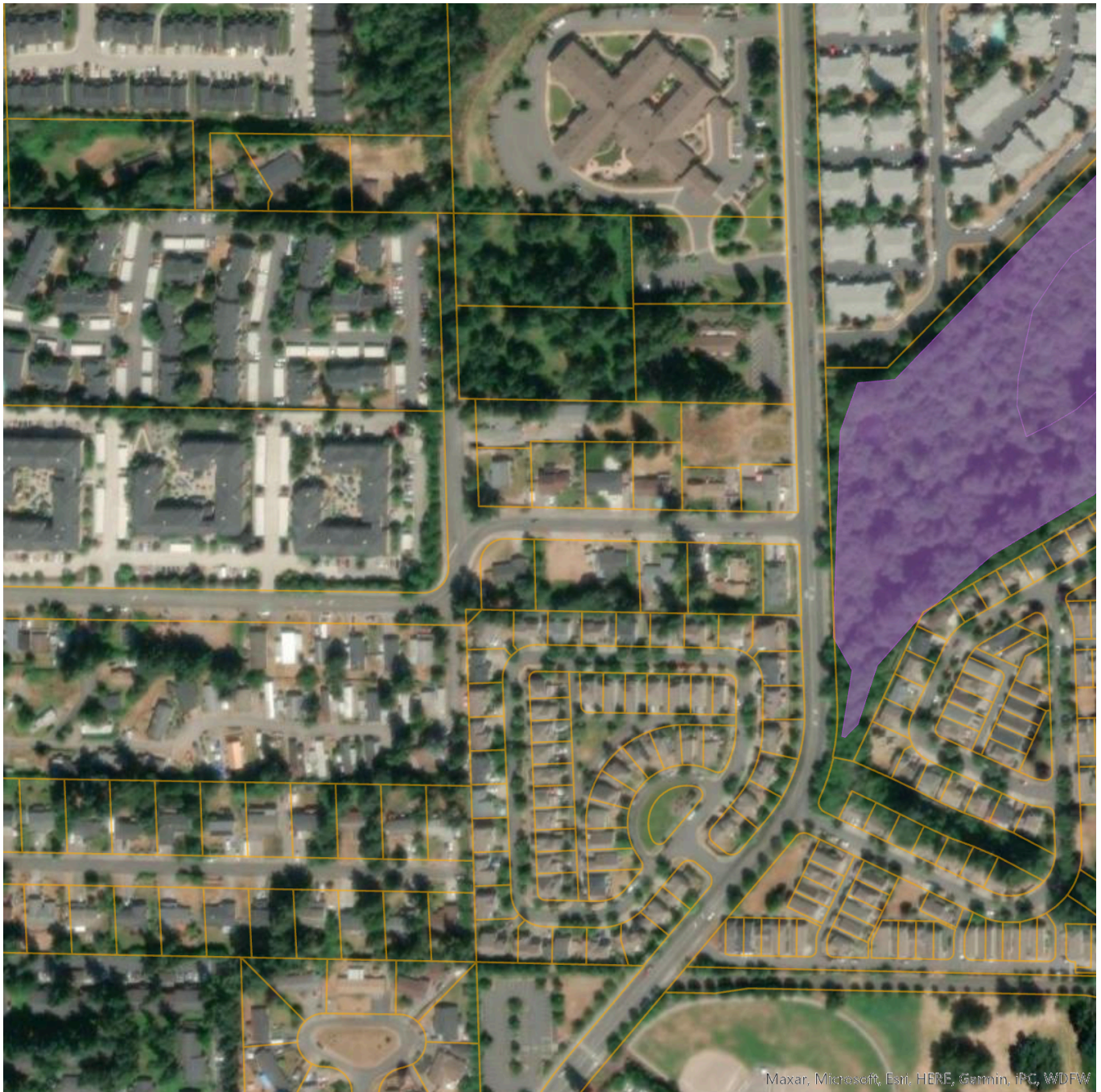
LEGAL DESCRIPTION
FOR
27th Avenue Townhomes

PARCEL 0419032099

PARCEL "B" OF DBLR 95-12-27-0702 DESC AS THAT POR OF S 1/2 OF S 1/2 OF LOT 4 DESC AS FOLL
COM AT NW COR OF SEC TH S ALG W LI OF NW 1099.99 FT TO N LI OF SD S 1/2 OF S 1/2 TH E ALG
SD N LI 135.21 FT TO POB TH CONT S 88 DEG 59 MIN 47 SEC E 180.25 FT TH S 2 DEG 17 MIN MIN
12 SEC E 140.2 FT TH S 38 DEG 47 MIN 47 SEC W 111.84 FT TH N 89 DEG 14 MIN 26 SEC W 46.5
FT TH N 2 DEG 17 MIN 12 SEC W 88.73 FT TH N 70 DEG 56 MIN 45 SEC W 64.44 FT TH N 2 DEG 17
MIN 12 SEC W 120.2 FT TO POB TOG/ EASE OF RECORD OUT OF 2-094 & 2-089.



Priority Habitats and Species on the Web



Report Date: 06/09/2025, Parcel ID: [0419032099](#)

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.