Request for Clean Water Act
Section 401 Water Quality Certification
WA State Department of Ecology
Phone: (360) 407-6076 or E-mail: ecyrefedpermits@ecy.wa.gov

AGENCY USE ONLY
Date Received: 9/10/2021
Aquatics ID#: 140412
Team: SWWRO
Valid Request: 9/10/2021

A. Identify the applicable federal license or permit:

Permit or License Number (if known): _____

Federal Agency triggering the Water Quality Certification (WQC):

- ☑ U.S. Army Corps of Engineers
- ☐ U.S. Coast Guard
- ☐ U.S. Environmental Protection Agency
- ☐ Federal Energy Regulatory Commission
- ☐ Other: _____

B. Project Information:

Name: Jenna Acres County: Pierce

C. Documentation showing that the pre-filing meeting request was submitted at least 30 days prior to submitting this Section 401 WQC Request: ☑ Attached

D. Applicable Additional Information (Attached):

- ☑ Completed, signed, and dated Joint Aquatic Resources Permit Application (JARPA)
- ☐ Water Quality Monitoring Plan or WQ Monitoring and Protection Plan
- ☑ Mitigation Plan
- ☑ Wetland Delineation Report and ratings
- ☐ Copy of the federal permit or license application, including all accompanying information
- ☐ Suitability Determination for dredging projects with in-water disposal
- ☐ Dewatering Plan
- ☐ Revegetation/Restoration Plan
- ☑ Erosion and Sediment Control Plan
- ☑ SEPA and/or NEPA decision

E. Certification Statements:

The project proponent hereby certifies that all information contained herein is true, accurate, and complete, to the best of my knowledge and belief.

Initial DG

The project proponent hereby requests that the certifying authority review and take action on this CWA 401 certification request within the applicable reasonable period of time.

Initial DG

Signature: _____ Date: 9/10/2021

Print Name: David Gashler

Submit this CWA §401 Certification Request form along with a JARPA and supporting information to ecyrefedpermits@ecy.wa.gov and cc the federal permitting agency.

WASHINGTON STATE
Joint Aquatic Resources Permit Application (JARPA) Form[1,2] [help]

US Army Corps of Engineers ®
Seattle District

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.

AGENCY USE ONLY

Date received: 9/10/2021 edoc
Rec'd 401 Request Form

Agency reference #: _____

Tax Parcel #(s): _____

Part 1–Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [help]
Jenna Acres

Part 2–Applicant

The person and/or organization responsible for the project. [help]

2a. Name (Last, First, Middle)			
Gashler, David			
2b. Organization (If applicable)			
2c. Mailing Address (Street or PO Box)			
PO BOX 432			
2d. City, State, Zip			
Springville, UT 84663			
2e. Phone (1)	**2f.** Phone (2)	**2g.** Fax	**2h.** E-mail
206-973-6102			dgashler@gmail.com

[1]Additional forms may be required for the following permits:
- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

[2]To access an online JARPA form with [help] screens, go to http://www.epermitting.wa.gov/site/alias__resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

I

Part 3–Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [help]

3a. Name (Last, First, Middle)			
Callender Alex			
3b. Organization (If applicable)			
LSNW - Inc			
3c. Mailing Address (Street or PO Box)			
120 State Avenue NE PMB 190			
3d. City, State, Zip			
Olympia, WA 98501			
3e. Phone (1)	**3f.** Phone (2)	**3g.** Fax	**3h.** E-mail
360-481-4208			Landservicesnw@gmail.com

Part 4–Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [help]

☒ Same as applicant. (Skip to Part 5.)

☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)

☐ There are multiple upland property owners. Complete the section below and fill out JARPA Attachment A for each additional property owner.

☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete JARPA Attachment E to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
Same as applicant			
4b. Organization (If applicable)			
4c. Mailing Address (Street or PO Box)			
4d. City, State, Zip			
4e. Phone (1)	**4f.** Phone (2)	**4g.** Fax	**4h.** E-mail

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [help]

☐ There are multiple project locations (e.g. linear projects). Complete the section below and use JARPA Attachment B for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]

☒ Private
☐ Federal
☐ Publicly owned (state, county, city, special districts like schools, ports, etc.)
☐ Tribal
☐ Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)

5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]

1419 114TH AV E

5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]

Edgewood, WA

5d. County [help]

Pierce County

5e. Provide the section, township, and range for the project location. [help]

¼ Section	Section	Township	Range
44	03	20	04

5f. Provide the latitude and longitude of the project location. [help]

- Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)

+47.244085N -122.275554W

5g. List the tax parcel number(s) for the project location. [help]

- The local county assessor's office can provide this information.

0420034061

5h. Contact information for all adjoining property owners. (If you need more space, use JARPA Attachment C.) [help]

Name	Mailing Address	Tax Parcel # (if known)
Jordan Gustafson	1416 114TH AVE E EDGEWOOD, WA 98372	0420034113, 0420034148
Parthenon Pacific Inc	1702 DIAMOND ST STE B MILTON, WA 98354	0420034063
Richard Schorr	2050 E LEE ST TUCSON, AZ 85719-4339	0420034702

5i. List all wetlands on or adjacent to the project location. [help]

Wetland A, B and C.

5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]

Wetland Across 15th Avenue

5k. Is any part of the project area within a 100-year floodplain? [help]

☐ Yes ☒ No ☐ Don't know

5l. Briefly describe the vegetation and habitat conditions on the property. [help]

The property has been a mowed grassy field with ornamental trees and shrubs.

5m. Describe how the property is currently used. [help]

Currently, the parcel is large mowed grassy field with a single-family home.

5n. Describe how the adjacent properties are currently used. [help]

The adjacent properties are vacant fields. 15th Avenue to the south, 114th to the west.

5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]

Parcel structures include a single-family home and outbuilding. Driveway for ingress and egress

There is a septic and well onsite.

5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]

I-5 N to WA 18 W, Left of WA 161S, Left on 8th St E, Right on 114th Ave E to address

Part 6–Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [help]

The project proposes a four-parcel subdivision with associated driveways, single-family residences and on-site septics, which will require fill of Wetlands.

6b. Describe the purpose of the project and why you want or need to perform it. [help]

The purpose of the project is to create a four lot subdivision.

6c. Indicate the project category. (Check all that apply) [help]

☐ Commercial ☒ Residential ☐ Institutional ☐ Transportation ☐ Recreational
☐ Maintenance ☐ Environmental Enhancement

6d. Indicate the major elements of your project. (Check all that apply) [help]

☐ Aquaculture	☐ Culvert	☐ Float	☐ Retaining Wall (upland)
☐ Bank Stabilization	☐ Dam / Weir	☐ Floating Home	☐ Road
☐ Boat House	☐ Dike / Levee / Jetty	☐ Geotechnical Survey	☐ Scientific Measurement Device
☐ Boat Launch	☐ Ditch	☐ Land Clearing	☐ Stairs
☐ Boat Lift	☐ Dock / Pier	☐ Marina / Moorage	☐ Stormwater facility
☐ Bridge	☐ Dredging	☐ Mining	☐ Swimming Pool
☐ Bulkhead	☐ Fence	☐ Outfall Structure	☐ Utility Line
☐ Buoy	☐ Ferry Terminal	☐ Piling/Dolphin	
☐ Channel Modification	☐ Fishway	☐ Raft	

☒ Other: Subdivision

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [help]

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

We will be using excavator and grader to create a level area for the foundations. Foundations will be poured and single family homes will be constructed in typical fashion. Driveways will be poured graded or rolled. Septic design will require excavator.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [help]

- If the project will be constructed in phases or stages, use JARPA Attachment D to list the start and end dates of each phase or stage.

Start Date: 6/2021 End Date: _____ ☐ See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [help]

6h. Will any portion of the project receive federal funding? [help]

- **If yes**, list each agency providing funds.

☐ Yes ☒ No ☐ Don't know

Part 7–Wetlands: Impacts and Mitigation

☐ Check here if there are wetlands or wetland buffers on or adjacent to the project area. (If there are none, skip to Part 8.) [help]

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [help]

☐ Not applicable

No impacts are proposed to Wetland C and mitigation for impacts to Wetland A and B will result in no net loss of wetland functions, values and acreage. Buffers will be planted to reestablish better buffres as the impacted wetlands are mowed field.

7b. Will the project impact wetlands? [help]

☒ Yes ☒ No ☐ Don't know

7c. Will the project impact wetland buffers? [help]

☒ Yes ☐ No ☐ Don't know

7d. Has a wetland delineation report been prepared? [help]

- **If Yes**, submit the report, including data sheets, with the JARPA package.

☒ Yes ☐ No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [help]

- **If Yes**, submit the wetland rating forms and figures with the JARPA package.

☒ Yes ☐ No ☐ Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [help]

- **If Yes**, submit the plan with the JARPA package and answer 7g.
- **If No, or Not applicable**, explain below why a mitigation plan should not be required.

☒ Yes ☐ No ☐ Don't know

See Wetland Report Land Services Northwest

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [help]

Wetland C is currently grass. After grading to achieve the elevation to sustain hydrology, native plants will be planted in the existing and created wetland and buffer. Native plants will be planted in the wetland and the wetland buffers to provide:

- Screening
- Nutrient uptake
- Surface Roughness
- Wildlife Habitat
- Water Quality

The area is frequented by deer and the choice of plants were chosen to avoid herbivory issues, but exclusion fencing may be necessary until the plants reach maturity. This is not expected to be needed to be a permanent fixture if required. Any contingencies will be developed in conjunction with landscapers, nursery staff, and other experts.

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [help]

Activity (fill, drain, excavate, flood, etc.)	Wetland Name[1]	Wetland type and rating category[2]	Impact area (sq. ft. or Acres)	Duration of impact[3]	Proposed mitigation type[4]	Wetland mitigation area (sq. ft. or acres)
Fill	Wetland A	IV	932 sq. ft	Permanent	E	1,398 sq ft
Fill	Wetland B	IV	459 sq. ft	Permanent	E	1,458 sq ft
Excavate	Wetland C	IV	~4000 sq ft	Permanent	C	2856 sq ft

[1] If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.
[2] Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System.
[3] Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.
[4] Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [help]

Fill will be 932 sq feet of fill for Wetland A and 439 square feet of fill for Wetland B. Fill will be clean and from approved soil retailer.

7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [help]

Small excavator will be used and spread out on site.

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, "waterbodies" refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [help]

☐ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [help]

☒ Not applicable

8b. Will your project impact a waterbody or the area around a waterbody? [help]

☐ Yes ☒ No

8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [help]

- **If Yes**, submit the plan with the JARPA package and answer 8d.
- **If No, or Not applicable,** explain below why a mitigation plan should not be required.

☐ Yes ☒ No ☐ Don't know

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [help]

8e. Summarize impact(s) to each waterbody in the table below. [help]

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name[1]	Impact location[2]	Duration of impact[3]	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected

[1] If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.
[2] Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.
[3] Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [help]

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [help]

Part 9–Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [help]

Agency Name	Contact Name	Phone	Most Recent Date of Contact
USACE	Jenae Churchill	206-	2/17/2021

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [help]

- **If Yes,** list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d.

☐ Yes ☒ No

No listing of wetland in 303d list. It is in the basin of the Puyallup White which is listed for fecal coliform, dissoved oxygen and temparature

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [help]

- Go to http://cfpub.epa.gov/surf/locate/index.cfm to help identify the HUC.

17110014

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [help]

- Go to https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up to find the WRIA #.

Puyallup White watershed - Water Resource Inventory Area (WRIA) 10.

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help]

- Go to https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria for the standards.

☒ Yes ☐ No ☐ Not applicable

9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help]

- If you don't know, contact the local planning department.
- For more information, go to: https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases.

☐ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☐ Other: _____

9g. What is the Washington Department of Natural Resources Water Type? [help]

- Go to http://www.dnr.wa.gov/forest-practices-water-typing for the Forest Practices Water Typing System.

☐ Shoreline ☐ Fish ☐ Non-Fish Perennial ☐ Non-Fish Seasonal

9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help]

- **If No**, provide the name of the manual your project is designed to meet.

☒ Yes ☐ No

Name of manual: _____

9i. Does the project site have known contaminated sediment? [help]

- **If Yes**, please describe below.

☐ Yes ☒ No

9j. If you know what the property was used for in the past, describe below. [help]

Historically, the property has had agricultural activities and a single-family residence with a driveway and outbuildings. Before that, it was probably forested. The area has undergone disturbance due to various activities over the years, and it is probable that the soils have been tilled in the past as an agricultural practice.

9k. Has a cultural resource (archaeological) survey been performed on the project area? [help]

- **If Yes**, attach it to your JARPA package.

☐ Yes ☒ No

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [help]
There are no federally listed species in the vicinity of the proposed work.
9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [help]
This database does not show any priority habitats and species within 315 feet of the subject property.

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at http://apps.oria.wa.gov/opas/.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on agency addresses for completed JARPA.

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [help] • For more information about SEPA, go to https://ecology.wa.gov/regulations-permits/SEPA-environmental-review.
☒ A copy of the SEPA determination or letter of exemption is included with this application.
☐ A SEPA determination is pending with _____ (lead agency). The expected decision date is _____.
☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [help]
☐ This project is exempt (choose type of exemption below). ☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt? _____ ☐ Other: _____
☐ SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [help]

LOCAL GOVERNMENT

Local Government Shoreline permits:

☐ Substantial Development ☐ Conditional Use ☐ Variance

☐ Shoreline Exemption Type (explain): _____

Other City/County permits:

☐ Floodplain Development Permit ☐ Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

☒ Hydraulic Project Approval (HPA) ☐ Fish Habitat Enhancement Exemption – Attach Exemption Form

Washington Department of Natural Resources:

☐ Aquatic Use Authorization

Complete JARPA Attachment E and submit a check for $25 payable to the Washington Department of Natural Resources. **Do not send cash.**

Washington Department of Ecology:

☒ Section 401 Water Quality Certification ☐ Non-Federally Regulated Waters

FEDERAL AND TRIBAL GOVERNMENT

United States Department of the Army (U.S. Army Corps of Engineers):

☐ Section 404 (discharges into waters of the U.S.) ☐ Section 10 (work in navigable waters)

United States Coast Guard:

For projects or bridges over waters of the United States, contact the U.S. Coast Guard at: d13-pf-d13bridges@uscg.mil

☐ Bridge Permit ☐ Private Aids to Navigation (or other non-bridge permits)

United States Environmental Protection Agency:

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)

Tribal Permits: (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS).

Part 11–Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [help]

11a. Applicant Signature (required) [help]

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. _____ (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. _____ (initial)

Dave Gashler		2/19/2021
Applicant Printed Name	Applicant Signature	Date

11b. Authorized Agent Signature [help]

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

Alexander Callender	2/18/2021	
Authorized Agent Printed Name	Date	

11c. Property Owner Signature (if not applicant) [help]

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

Dave Gashler		2/19/2021
Property Owner Printed Name	Property Owner Signature	Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or

representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than $10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 09/2018

19-140

JENNA ACRES SITE IMPROVEMENTS

S.E. 1/4, SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.

PARCEL No.
0420034061

SITE ADDRESS
1419 114th AVE., EDGEWOOD, WA 98372

SITE PLAN
SCALE: NTS

TABLE OF CONTENTS

ALEXANDER S. POBLETE — STATE OF WASHINGTON — 26352 — REGISTERED PROFESSIONAL ENGINEER
STAMP NOT VALID UNLESS SIGNED & DATED

DALEY-MORROW-POBLETE, INC.
726 AUBURN WAY NORTH
AUBURN, WASHINGTON 98002
PHONE: 253-333-2200, FAX: 253-333-2206
dmp incorporated
ENGINEERING - SURVEYING
LAND PLANNING

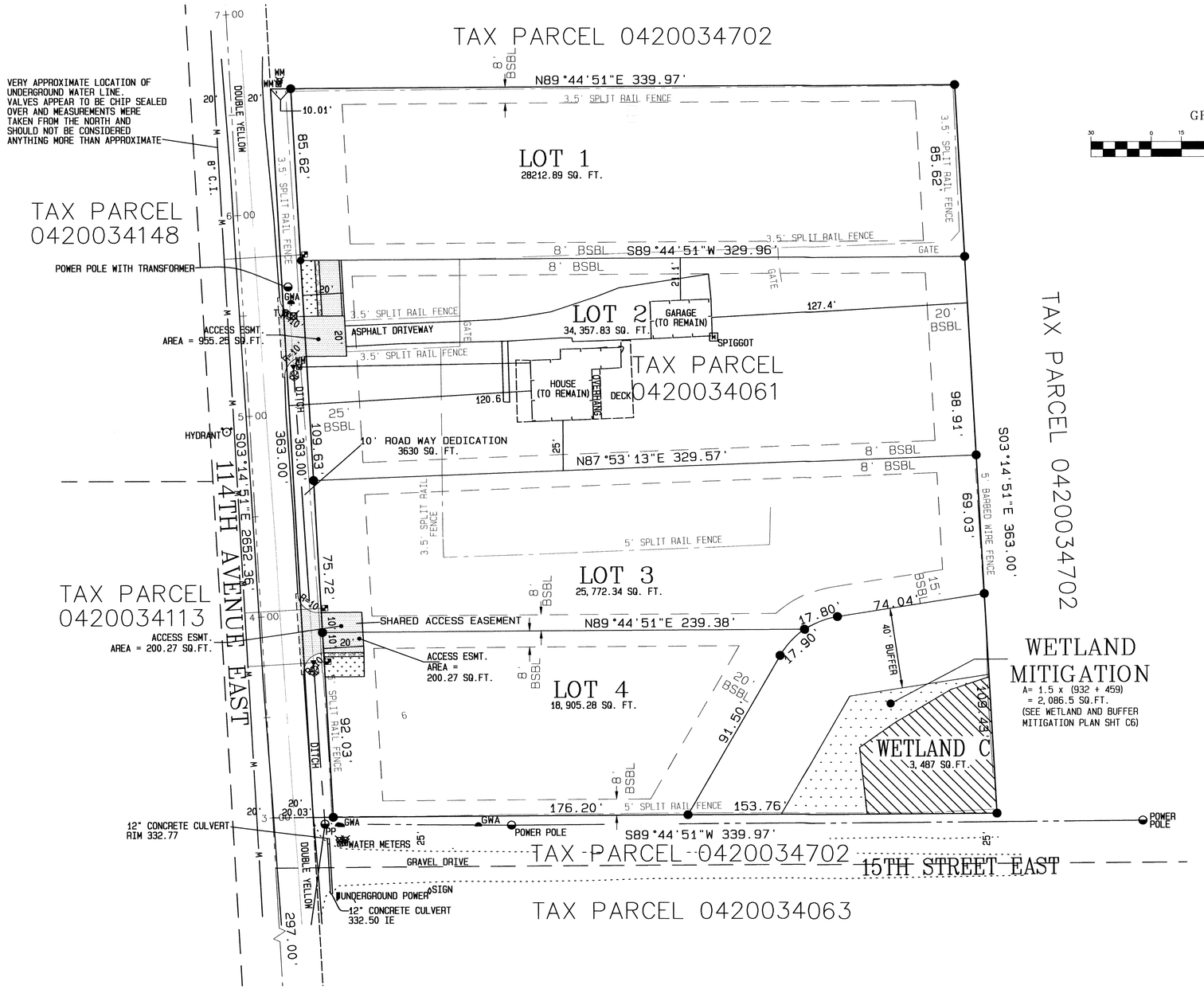
REV. NO.	DATE	DESCRIPTION	APPROVED

CLIENT
DAVE GASHLER
2960 OLIE ANN PLACE, ENUMCLAW, WA 98022
PHONE No. (206) 973-6102

PROJECT
JENNA ACRES SITE IMPROVEMENTS
COVER SHEET

DRAWN BY ASP	SCALE AS NOTED	DRAWING 19140ENG	SHEET C1
APPROVED ASP	DATE JAN. 12, 2021	JOB# 19-140	OF 6

19-140



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REV. NO.	DATE	DESCRIPTION	APPROVED

STAMP NOT VALID UNLESS SIGNED & DATED

DALEY-MORROW-POBLETE, INC.
726 AUBURN WAY NORTH
AUBURN, WASHINGTON 98002
PHONE: 253-333-2200, FAX: 253-333-2206

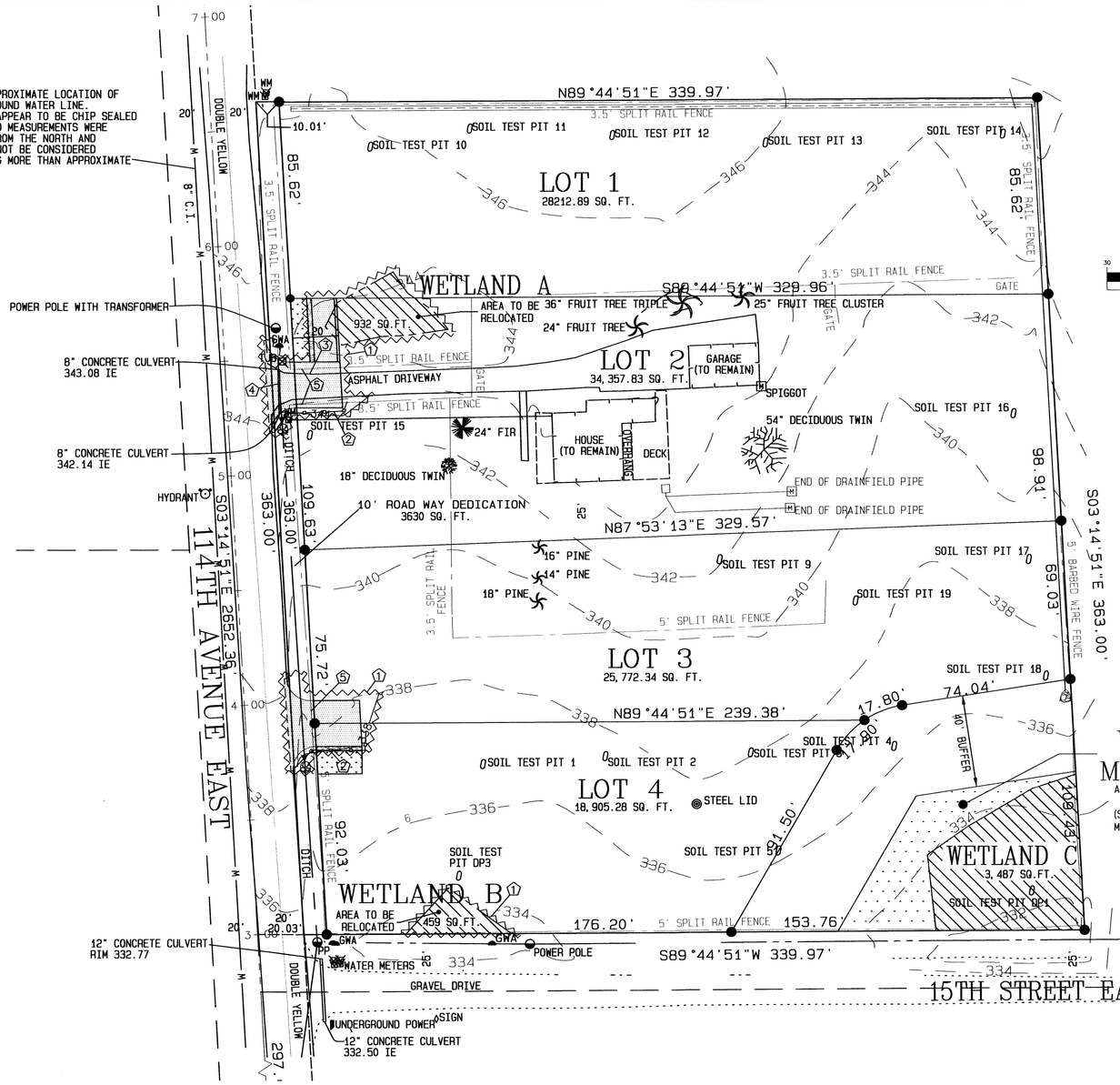
ENGINEERING - SURVEYING
LAND PLANNING

CLIENT
DAVE GASHLER
2960 OLIE ANN PLACE, ENUMCLAW, WA 98022
PHONE No. (206) 973-6102

PROJECT
JENNA ACRES SITE IMPROVEMENTS
GENERAL SITE LAYOUT

DRAWN BY	SCALE	DRAWING	SHEET
ASP	1" = 30'	19140ENG	C2
APPROVED ASP	DATE JAN. 12, 2021	JOB# 19-140	OF 6

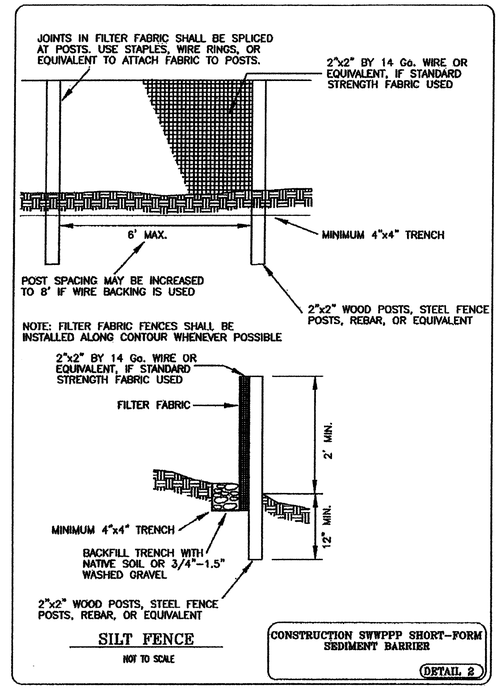
19-140



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.



SILT FENCE
NOT TO SCALE

CONSTRUCTION SWPPP SHORT-FORM SEDIMENT BARRIER
DETAIL 2

LOW-GROWING TURF SEED MIX

	%WEIGHT	%PURITY	%GERMINATION
PERENNIAL RYE BLEND LOLIUM PERENNE	45	98	90
DWARF PERENNIAL RYE (BARCLAY) LOLIUM PERENNE VAR. BARCLAY	30	98	90
RED FESCUE FESTUCA RUBRA	20	98	90
COLONIAL BENTGRASS AGROSTIS TENUIS	5	98	90

NOTES:

1. SEED AND MULCH ALL DISTURBED AREAS NOT PAVED AT FINAL SITE STABILIZATION.
2. SEED MIX SHALL BE APPLIED AT A RATE OF 120 POUNDS PER ACRE.

CONSTRUCTION SEQUENCE

1. MARK CLEARING AND GRADING LIMITS.
2. CALL BUILDING INSPECTOR TO INSPECT CLEARING/GRADING LIMITS.
3. INSTALL SILT FENCE.
4. CLEAR, GRADE AND FILL SITE AS OUTLINED IN THE SITE PLAN AND PER APPROVED WETLAND MITIGATION PLAN WHILE IMPLEMENTING AND MAINTAINING TEMPORARY EROSION AND SEDIMENT CONTROL PRACTICES AT THE SAME TIME.
5. INSTALL CULVERTS. INSTALL WATER METERS TO LOTS 1, 3 AND 4.
6. INSTALL PERMANENT EROSION PROTECTION (IMPERVIOUS SURFACE, LANDSCAPING, ETC.)
7. CONTACT BUILDING INSPECTOR FOR APPROVAL OF PERMANETN EROSION PROTECTION AND SITE GRADES.
8. REMOVE EROSION CONTROL METHOSD AS PERMITTED BY THE BUILDING INSPECTOR AND REPAIR PERMANENT EROSION PROTECTION AS NECESSARY.
9. MONITOR AND MAINTAIN PERMANENT EROSION PROTECTION UNTIL SITE IS FULLY ESTABLISH.

1. CLEARING LIMITS
2. SILT FENCE
3. REMOVE EXISTING PAVEMENT THAT WILL BE UNDER THE NEW PAVEMENT
4. REMOVE FENCE SECTION THAT WILL BE WITHIN THE NEW PAVEMENT
5. REMOVE EXISTING CULVERT

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSIONS, AND DEPTH OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BY POT HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION, THIS INCLUDES CALLING UTILITY LOCATE AT 811 AND THEN POT HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSCALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT DMP, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING TO CONSTRUCTION.

CONTRACTOR LIABILITY NOTE:

THE CONTRACTOR AGREES THAT HE/SHE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD DMP, INC. HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DMP, INC.

BURIED UTILITIES IN AREA
CALL BEFORE YOU DIG
811
EXISTING UTILITIES SHOWN ARE FROM THE BEST AVAILABLE INFORMATION AND NO GUARANTEE IS MADE AS TO THE EXACT SIZE, TYPE, LOCATION OR DEPTH.

REV. NO.	DATE	DESCRIPTION	APPROVED
REV. NO.1	1/12/2021	REVISED PER DEC. 8, 2020 CITY COMMENT	ASP

ALEXANDER S. POBLETE — STATE OF WASHINGTON — 26352 — REGISTERED PROFESSIONAL ENGINEER
STAMP NOT VALID UNLESS SIGNED & DATED

DALEY-MORROW-POBLETE, INC.
726 AUBURN WAY NORTH
AUBURN, WASHINGTON 98002
PHONE: 253-333-2200, FAX: 253-333-2206
dmp incorporated
ENGINEERING - SURVEYING
LAND PLANNING

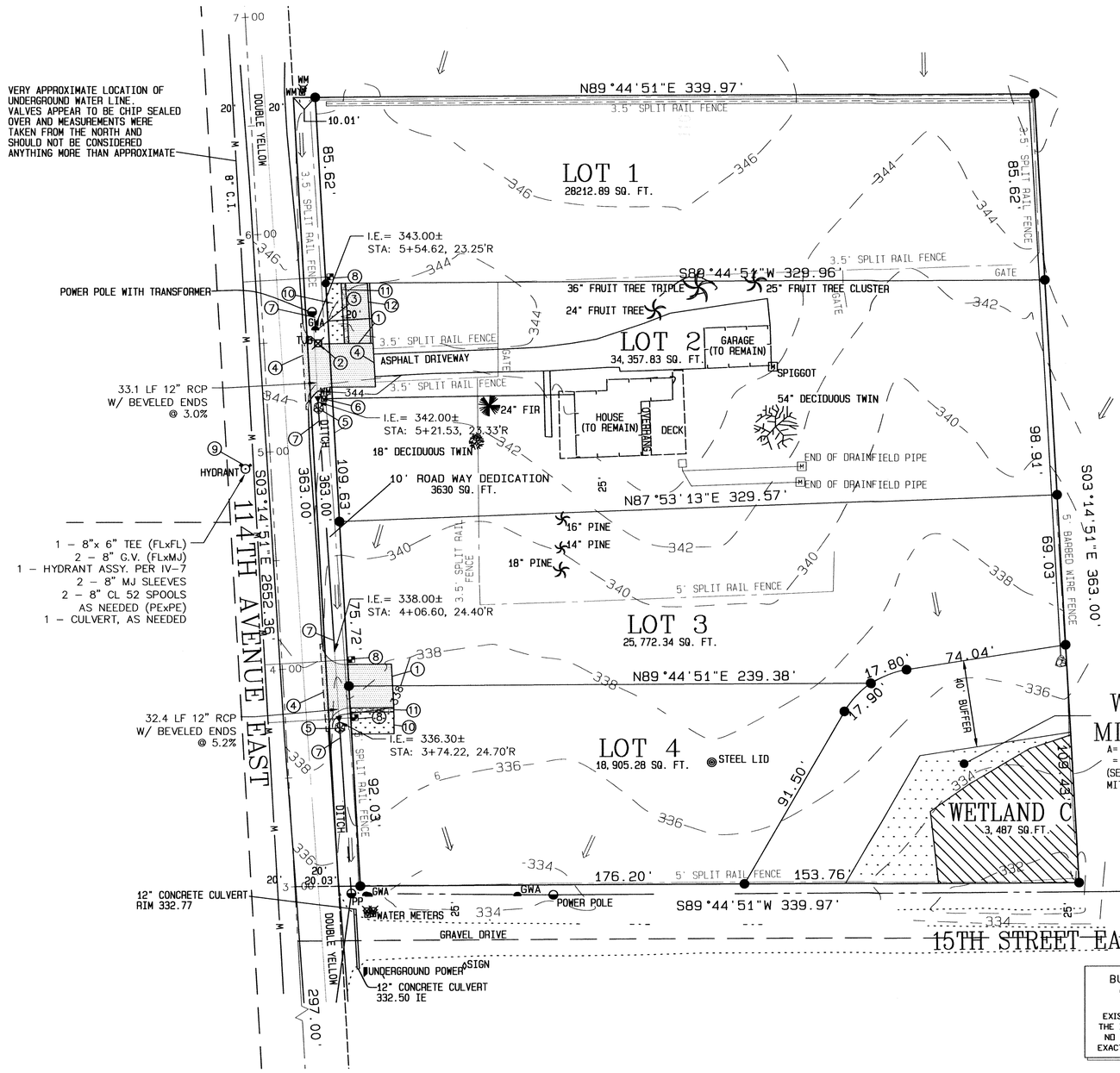
CLIENT
DAVE GASHLER
2960 OLIE ANN PLACE, ENUMCLAW, WA 98022
PHONE No. (206) 973-6102

PROJECT
JENNA ACRES SITE IMPROVEMENTS
T.E.S.C. AND GRADING PLAN

DRAWN BY	SCALE	DRAWING	SHEET
ASP	1" = 30'	19140ENG	C3
APPROVED	DATE	JOB#	OF
ASP	JAN. 12, 2021	19-140	6

G:\PROJECTS\19-140 JENNA ACRES\CAD\19140ENG.DWG

19-140



GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

1. NEW 20' WIDE ASPHALT DRIVEWAY. SEE ASPHALT PAVEMENT SECTION AND DETAIL PC.F1.1 ON SHEET C5.
2. RELOCATE TELEPHONE RISER OUTSIDE NEW PAVEMENT. CONTACT PHONE COMPANY PRIOR TO CONSTRUCTION.
3. RELOCATE/RESET GUY WIRE ANCHOR. CONTACT POWER COMPANY PRIOR TO CONSTRUCTION.
4. SAWCUT LINE. SEAL JOINT.
5. RIP-RAP PROTECTION.
6. RESTORE WATER METER AND SERVICE IF TO BE DISTURBED DURING CONSTRUCTION. CONTACT MTVE PRIOR TO CONSTRUCTION. RELOCATE METER IF IT FALLS IN SIDEWALK, DRIVE, DITCH, ETC. PER STD. DTL. IV-4 AND IV-17.
7. REGRADE DITCH TO PROVIDE SMOOTH TRANSITION. STABILIZE DISTURBED AREA.
8. NEW WATER METER TO BE INSTALLED UNDER SEPARATE PERMIT.
9. REPLACE THE EXISTING HYDRANT AND VALVE CLUSTER PER MTVE APPROVED PLANS.
10. VEGETATED FLOW PATH. WIDTH EQUALS 1/2 OF PAVEMENT WIDTH.
11. 2' WIDE CRUSHED ROCK STRIP.
12. NEW 10' WIDE ASPHALT DRIVEWAY. SEE ASPHALT PAVEMENT SECTION ON SHEET C5.

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSIONS, AND DEPTH OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THESE PLANS OR NOT, BY POT HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS INCLUDES CALLING UTILITY LOCATE AT 811 AND THEN POT HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSCALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT DMP, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING TO CONSTRUCTION.

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REV. NO.	DATE	DESCRIPTION	APPROVED

ALEXANDER S. POBLETE — STATE OF WASHINGTON — 28112 — REGISTERED PROFESSIONAL ENGINEER

STAMP NOT VALID UNLESS SIGNED & DATED

DALEY-MORROW-POBLETE, INC.
726 AUBURN WAY NORTH
AUBURN, WASHINGTON 98002
PHONE: 253-333-2200, FAX: 253-333-2206

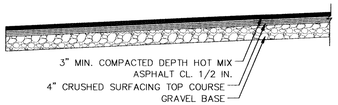
dmp incorporated — ENGINEERING - SURVEYING LAND PLANNING

CLIENT
DAVE GASHLER
2960 OLIE ANN PLACE, ENUMCLAW, WA 98022
PHONE No. (206) 973-6102

PROJECT
JENNA ACRES SITE IMPROVEMENTS
CONSTRUCTION PLAN

DRAWN BY	SCALE	DRAWING	SHEET
ASP	1" = 30'	19140ENG	C4
APPROVED ASP	DATE JAN. 12, 2021	JOB# 19-140	OF 6

19-140

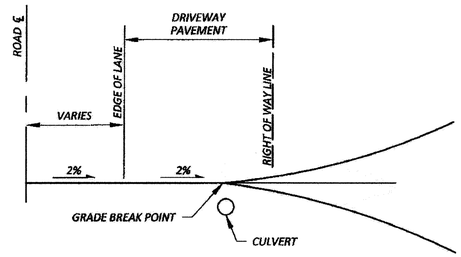


NOTES:

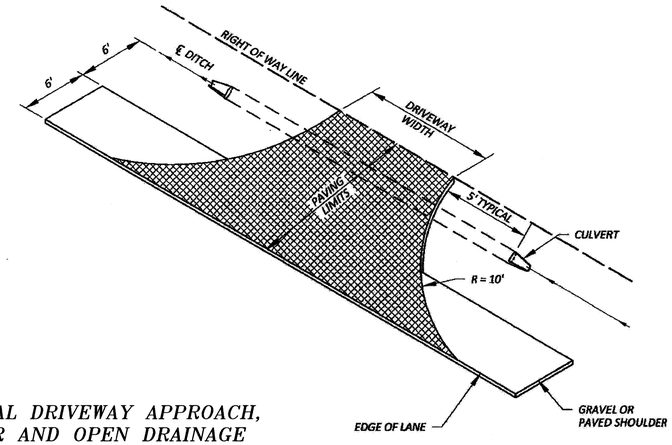
1. SUBGRADE BELOW PAVEMENT SHALL BE COMPACTED TO 95% MINIMUM (STANDARD PROCTOR) AND BE FIRM AND UNYEILDING.
2. GRAVEL BASE SHALL BE CLEAN TYPE 22 GRAVEL.

ASPHALT PAVEMENT SECTION

N.T.S.



CROSS SECTION



NOTES:

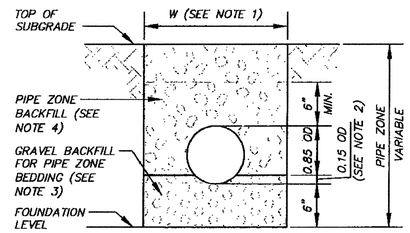
1. DRIVEWAY WIDTH SHALL BE 20 FEET.

RESIDENTIAL DRIVEWAY APPROACH, SHOULDER AND OPEN DRAINAGE PC.F1.1

N.T.S.

NOTES:

1) *TRENCH WIDTH SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS SECTION 2-09.4.*
2) *FOR SANITARY SEWER INSTALLATION, CONCRETE PIPE SHALL BE BEDDED TO SPRING LINE.*
3) *GRAVEL BACKFILL FOR PIPE ZONE BEDDING SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS SECTION 9-03.12(3).*
4) *PIPE ZONE BACKFILL SHALL BE IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS SECTION 7.08.3(3).*



CONCRETE AND DUCTILE IRON PIPE

(NOT TO SCALE)

PIPE ZONE BEDDING AND BACKFILL PC.B9

N.T.S.

REV. NO.	DATE	DESCRIPTION	APPROVED

DALEY-MORROW-POBLETE, INC.
726 AUBURN WAY NORTH
AUBURN, WASHINGTON 98002
PHONE: 253-333-2200, FAX: 253-333-2206
dmp incorporated
ENGINEERING - SURVEYING
LAND PLANNING

ALEXANDER S. POBLETE — STATE OF WASHINGTON — 28182 — REGISTERED PROFESSIONAL ENGINEER

STAMP NOT VALID UNLESS SIGNED & DATED

CLIENT
DAVE GASHLER
2960 OLIE ANN PLACE, ENUMCLAW, WA 98022
PHONE No. (206) 973-6102

PROJECT
JENNA ACRES SITE IMPROVEMENTS
DETAILS

DRAWN BY	SCALE	DRAWING	SHEET
ASP	1" = 30'	19140ENG	C5
APPROVED	DATE	JOB#	OF
ASP	JAN. 12, 2021	19-140	6

19-140

Table 14.40.030.2

Wetland Impact Minimization Measures

Disturbance	Required Measures to Minimize Impacts
Lights	• Direct lights away from any wetland
Noise	• Locate activity that generates noise away from any wetland • For activities that generate relatively continuous, potentially disruptive noise, such as certain heavy industry or mining, establish an additional 10-foot heavily vegetated buffer strip immediately adjacent to the outer buffer
Toxic runoff	• Route all new, untreated runoff away from any wetland while ensuring the wetland is not dewatered • Establish covenants limiting use of pesticides within 150 feet of wetlands • Apply integrated pest management
Stormwater runoff	• Retrofit stormwater detention and treatment for roads and existing adjacent development • Prevent channelized flow from lawns that directly enters the buffer • Use low impact development techniques
Change in water regime	• Infiltrate or treat, detain, and disperse into buffer new runoff from impervious surfaces and new lawns
Pets and human disturbance	• Use privacy fencing or plant dense vegetation to delineate buffer edge and to discourage disturbance using vegetation appropriate for the ecoregion • Place wetland and its buffer in a separate tract or protect with a conservation easement

Buffer Plants and Costs (5,573.5)square feet)

Common Name	Zone	Scientific Name	Spacing	Quantity	Cost	Total
Prunus emarginata	4	Rosa nutkana	10 ft oc	10	$5.00	$50.00
Oceanspray	4	Holodiscus discolor	10 ft oc	10	$5.00	$50.00
Osoberry	4	*Oemleria serasiformis*	10 ft oc	10	$7.50	$75.00
Red flowering currant	4	*Ribes sangenium*	8 ft oc	10	$5.00	$50.00
Nooka rose	4	*Rosa nutkana*	5 ft oc	50	$3.00	$150.00
Total				**90**		**$375.00**

Table 5 – Wetland Trees and Shrubs (5,573.5 square feet)

Common Name	Zone	Scientific Name	Spacing	Quantity	Cost	Total
Quaking aspen	3	Rosa nutkana	10 ft oc	10	$5.00	$50.00
Pacific willow	2	Holodiscus discolor	10 ft oc	10	$5.00	$50.00
Red osier dogwood	*1*	*Cornus alba*	10 ft oc	10	$7.50	$75.00
Pacific ninebark	*3, 4*	*Physocarpa capitatus*	5 ft oc	10	$5.00	$50.00
Total				**40**		**$225.00**

Trees and shrubs will be planted at grade in holes 2-3 times the width of the container or root ball. Mulch will be applied around each tree 2-4 inches deep in a three-foot diameter around the tree with an edge to retain water. Containerized rootbound trees will be cut with sharp shears on the bottom in an x pattern to promote root growth. Four cuts will be made vertically to allow roots to spread. Trees and shrubs will be thoroughly watered in after installation. The whole area will be sheet mulched to prevent weeds from taking hold and to retain water.

9.4 Monitoring Plan

The planting plan will be monitored for five years following the As – built (Year 0). Monitoring of the performance standards will be provided each spring, shortly after leaf out, to aid in plant identification. A report that communicates the findings will be provided to the County staff a month following the monitoring. The report will contain pictures to allow the County personnel to evaluate site conditions and performance standards. The photos in the report will be taken in four cardinal directions, unless there is a direction that provides a better view. Four photo points that will be established during the as-built (Year 0). Management of performance deficiencies or maintenance will occur during the spring or fall season following monitoring and a summary of management actions will be included in the following year's monitoring report to track effectiveness and adaptively manage the site.

9.5 Performance Standards

The performance standards are as follows:

Year 0 an inventory of plants and photo points will be established for monitoring during the monitoring period within 1 month of the installation.

Year 1 will have 100% survival of installed plants. Noxious weeds will be less than 10% aerial coverage.

Volunteers trees or shrubs may account for up to 10 percent of the overall count of surviving plants. Dead plants will be replaced in kind unless a volunteer is a replacement.

Year 2 -5 will have a survival rate of 80 percent of the original count. Volunteers can account for 10 percent of the total if present. Noxious weeds such as Himalayan blackberry, Reed canary grass, and other invasives will not have more than 10 percent aerial coverage of the planting area. Japanese knotweed yellow flag iris or hogweed will have a zero percent tolerance and be removed or sprayed using an appropriate herbicide approved for aquatic use by a licensed applicator.

Because of the shade, aerial coverage will be at least 50% by year 5

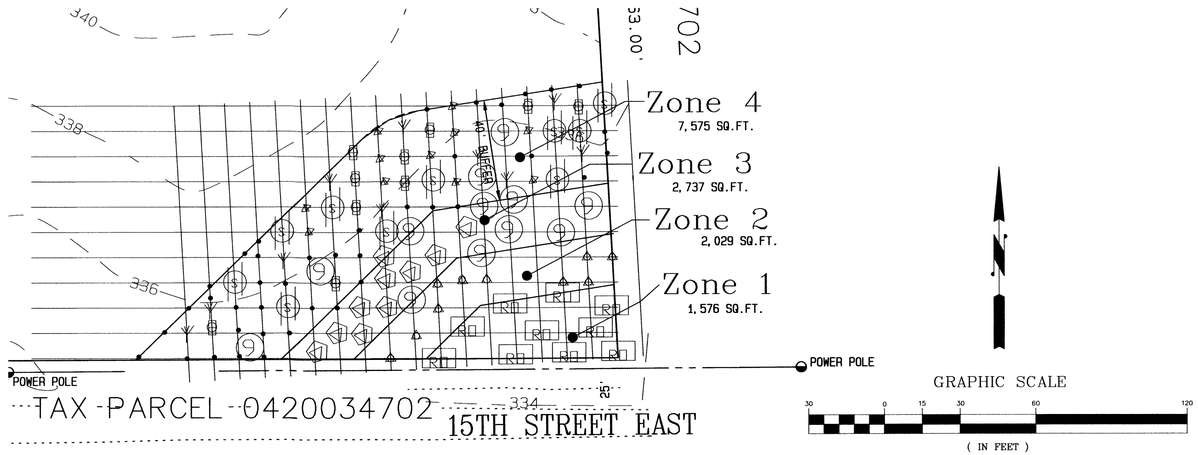
Failure to meet standards by year 5 will require an additional year of monitoring.

9.6 Contingency plans

If the site does not meet performance standards. Contingencies may be developed to adapt to the site-specific conditions. Contingencies may include:

- Increased watering
- Mulching
- Integrated Pest Management
- Microtopography changes
- Species substitution
- Herbivory protection
- Bark wrap

The area is frequented by deer and the choice of plants were chosen to avoid herbivory issues, but exclusion fencing may be necessary until the plants reach maturity. This is not expected to be needed to be a permanent fixture if required. Any contingencies will be developed in conjunction with landscapers, nursery staff, and other experts. The county would be notified in advance of the contingency plans. No contingencies will be applied without county consent.



LAND SERVICES NORTHWEST
120 STATE AVE NE #190
OLYMPIA, WA 98501
360-481-4208

REV. NO.	DATE	DESCRIPTION	APPROVED

CLIENT
DAVE GASHLER
2960 OLIE ANN PLACE, ENUMCLAW, WA 98022
PHONE No. (206) 973-6102

PROJECT
JENNA ACRES SITE IMPROVEMENTS
WETLAND AND BUFFER MITIGATION PLAN

DRAWN BY	SCALE	DRAWING	SHEET
ASP	1" = 30'	19140ENG	C6
APPROVED ASP	DATE JAN. 12, 2021	JOB# 19-140	OF 6

JENNA ACRES PRELIMINARY SHORT PLAT EXISTING CONDITIONS

A PORTION OF THE SE 1/4 OF THE SE 1/4 OF SEC. 3, TWP. 20 N., RNG. 4 E. W.M.
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

TAX PARCEL 0420034702

N89°44'51"E 339.97'

3.5' SPLIT RAIL FENCE

WATER METER
WATER METER

SOIL TEST PIT 11
SOIL TEST PIT 12
SOIL TEST PIT 13
SOIL TEST PIT 14
SOIL TEST PIT 10

DOUBLE YELLOW

POWER POLE WITH TRANSFORMER
GWA
8" CONCRETE CULVERT
343.08 IE
8.5' SPLIT RAIL FENCE
ASPHALT DRIVEWAY
GATE
3.5' SPLIT RAIL FENCE
WATER METER
SOIL TEST PIT 15
8" CONCRETE CULVERT
342.14 IE
18" DECIDUOUS TWIN
24" FIR
HYDRANT

25" FRUIT TREE CLUSTER
36" FRUIT TREE TRIPLE
24" FRUIT TREE
GARAGE
SPIGGOT
SHED
GATE
SHED
SOIL TEST PIT 16
54" DECIDUOUS TWIN
HOUSE
OVERHANG
DECK

114TH AVENUE EAST

N03°14'51"W 363.00'

16" PINE
14" PINE
18" PINE
5' SPLIT RAIL FENCE
SOIL TEST PIT 9
SOIL TEST PIT 19
SOIL TEST PIT 17
5' BARBED WIRE FENCE

TAX PARCEL 0420034061

SOIL TEST PIT 1
SOIL TEST PIT 2
SOIL TEST PIT 3
SOIL TEST PIT 4
SOIL TEST PIT 18
STEEL LID
SOIL TEST PIT 5
SOIL TEST PIT DP3
SOIL TEST PIT DP1
WETLAND FLAG A3
WETLAND FLAG A4
WETLAND FLAG A2
WETLAND FLAG A1

12" CONCRETE CULVERT
RIM 332.27
5' SPLIT RAIL FENCE
DITCH
POWER POLE
GWA
POWER POLE
TOE

S89°44'51"W 339.97'

TAX PARCEL 0420034702

15TH STREET EAST

S03°14'51"E 363.00'

TAX PARCEL 0420034702

BASIS OF BEARING:

TRUE NORTH. BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES. A CONVERGENCE ANGLE OF 01°17'11.93" COUNTERCLOCKWISE WAS APPLIED AT A "X" IN BRASS DISC.
THE MONUMENT IS THE EAST QUARTER CORNER OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN. THE NORTH AMERICAN DATUM OF 1983/1991 (NAD 93/91) GRID COORDINATES WERE FOUND TO BE 703916.636 / 1200546.359 AT THAT POINT. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.999986194 AND THE GRID SCALE FACTOR OF 0.999982006 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

VERTICAL DATUM:

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88)

BENCHMARKS:

BASE:
KING COUNTY CONTROL POINT #SMOOTH
FOUND TACK IN LEAD IN 1.5" IRON PIPE, INCASED, LOCATED AT THE STREET INTERSECTION OF 26TH AVENUE SOUTH AND SOUTH 272ND STREET.
ELEVATION: 350.252 FEET

0 20 40

SCALE:
1" = 20'

LEGEND:

- = MONUMENT FOUND AS NOTED.
- = GUY WIRE ANCHOR (GWA)
-OP- = OVERHEAD POWER

NORMAN E. LARSON
STATE OF WASHINGTON
22338
REGISTERED
PROFESSIONAL LAND SURVEYOR

CENTRE POINTE Consultants, Inc., P.S.
14209 29th Street East, #105 – Sumner, WA 98390
253-987-5924 main 253-987-7859 fax

DRAWN BY: D WOODS	CHECKED BY: N LARSON
DATE: SEPT. 22, 2020	JOB NAME: TOPO
SCALE: 1" = 20'	JOB NO.: 3798

INDEX DATA:
SE-SE 3, T20N., R4E., W.M.

SURVEY FOR:
DAVID GASHLER
10715 194TH STREET EAST
GRAHAM, WA. 98338

PIERCE COUNTY, WASHINGTON

SHEET 1 OF 1