A PORTION OF THE SE 1/4 OF THE SE 1/4 OF, SEC 12, AND NE 1/4 OF THE NE 1/4 OF SEC, 13, TWN. 20 N., RGE. 04 E. W.M.
CITY OF SUMNER, PIERCE COUNTY, WASHINGTON.

SUMNER 32

SEPA

APPLICANT

TROUT LAKE PARTNERS
C/O JMJ TEAM
905 MAIN STREET
SUITE 200
SUMNER, WA 98390
(206) 596-2020
CONTACT: JUSTIN JONES, PE

CIVIL ENGINEER

JMJ TEAM
905 MAIN STREET
SUITE 200
SUMNER, WA 98390
(206) 596-2020
CONTACT: JUSTIN JONES, PE

SITE INFORMATION:

SITE ADDRESS	14600 32ND ST E SUMNER, WA 98390
TAX PARCEL NUMBER(S):	0420131043
ZONING:	M1-INDUSTRIAL
SITE AREA:	3.76 ACRES

BASIS OF BEARING:

NAD 83/91
WASHINGTON STATE PLANE SOUTH ZONE PER BARGAUSEN CONSULTING ENGINEERS SURVEY SITE CONTROL.

HORIZONTAL DATUM

NAD 83/91 WASHINGTON STATE PLANE SOUTH ZONE

VERTICAL DATUM

NGVD29

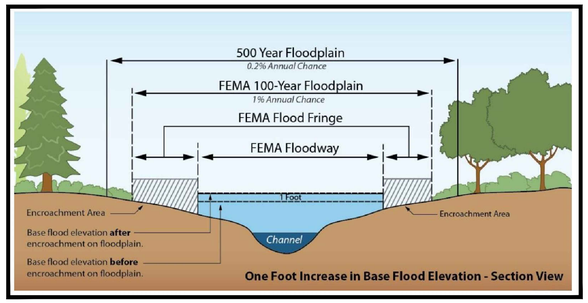
LEGAL DESCRIPTION:

PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 0092582-TC DATED MARCH 6, 2017

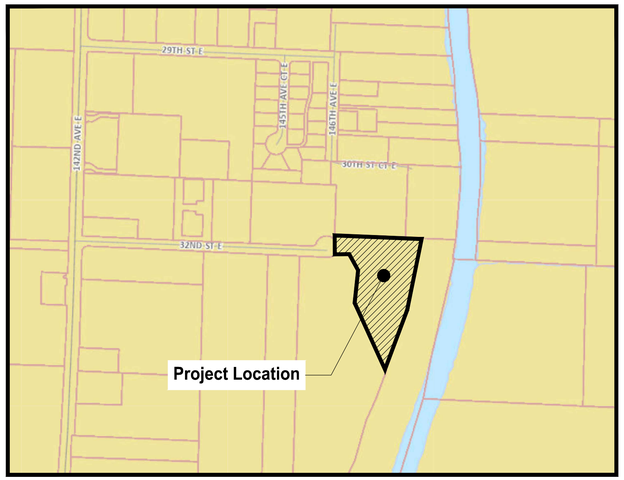
PARCEL A OF CITY OF SUMNER BOUNDARY LINE ADJUSTMENT NO. PLN2007-00003 RECORD UNDER RECORDING NO. 200802225007, RECORDS OF PIERCE COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO THE CITY OF SUMNER FOR ROAD BY DEED RECORDED UNDER RECORDING NO. 201111100533.

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF SUMNER FOR 32ND STREET EAST, BY DEED RECORDED UNDER RECORDING NO. 201511130249.

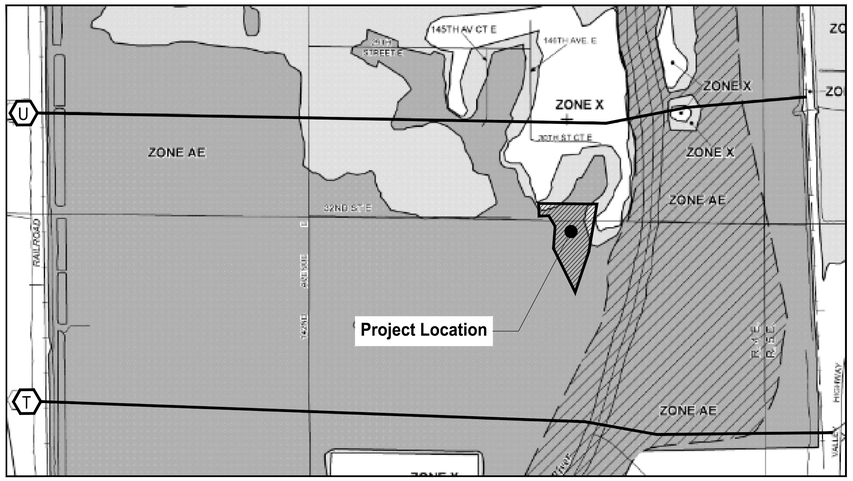


VICINITY MAP



14600 32nd St E Sumner, WA 98390

FLOOD PLAIN MAP



FLOODING SOURCE		FLOODWAY			1-PERCENT-ANNUAL-CHANCE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE[1]	WIDTH (FEET)	SECTION AREA (SQ.FEET)	MEAN VELOCITY (FEET/SEC.)	REGULATORY (FEET NAVD)	WITHOUT FLOODWAY[2] (FEET NAVD)	WITH FLOODWAY (FEET NAVD)	INCREASE (FEET)
WHITE RIVER								
A	668	210	3,569	4.3	51.0	51.0	51.0	0.0
B	1,151	183	3,410	4.5	51.1	51.1	51.1	0.0
C	1,285	183	3,418	4.5	51.1	51.1	51.2	0.1
D	1,835	196	3,313	4.7	51.3	51.3	51.4	0.1
E	3,326	126	2,576	6.0	51.9	51.9	52.0	0.1
F	3,589	167	3,633	4.3	52.3	52.3	52.5	0.2
G	3,675	167	3,630	4.3	52.3	52.3	52.5	0.2
H	3,898	242	3,836	4.0	52.4	52.4	52.6	0.2
I	5,281	186	3,206	4.8	52.8	52.8	53.0	0.2
J	5,732	187	2,864	5.4	53.0	53.0	53.2	0.2
K	5,764	187	2,875	5.4	53.0	53.0	53.2	0.2
L	6,835	324	3,418	5.5	53.7	53.7	53.8	0.1
M	7,250	217	3,102	5.0	53.9	53.9	54.1	0.2
N	7,356	217	3,122	5.0	53.9	53.9	54.2	0.2
O	8,555	320	3,545	4.9	54.3	54.3	54.7	0.4
P	9,335	249	3,005	5.2	54.7	54.7	55.0	0.3
Q	10,825	227	3,016	5.4	55.3	55.3	55.6	0.3
R	11,890	553	3,882	4.9	55.6	55.6	56.2	0.6
S	13,135	582	3,785	5.3	56.0	56.0	56.7	0.7
T	13,860	1,207	6,900	4.0	56.4	56.4*	57.2	0.8
U	15,586	702	3,625	4.3	56.4	56.4*	57.4	1.0
V	16,939	1,070	4,224	3.7	57.4	57.4	58.4	1.0
W	18,058	1,520	5,617	2.8	58.3	58.3	59.3	1.0
X	18,598	1,420	6,034	2.6	58.7	58.7	59.6	0.9
Y	19,327	600	4,400	3.5	58.9	58.9	59.8	0.9
Z	20,277	590	3,003	5.2	59.4	59.4	60.3	0.9

[1]Stream Distance in Feet From Confluence with Puyallup River
[2]Elevations Computed Assuming Puyallup River Elevation of 50.74 ft NAVD

TABLE 7

FEDERAL EMERGENCY MANAGEMENT AGENCY
PIERCE COUNTY, WA
AND INCORPORATED AREAS

FLOODWAY DATA
WHITE RIVER

223

*FEMA VERTICAL DATUM: NAVD88. SURVEY VERTICAL DATUM: NGVD29. CONVERSION: NAVD88 - 3.9 = NGVD29.
SURVEY 100 YEAR FLOODWAY ELEVATION IS CALCULATED TO BE EL = 52.5'

SHEET INDEX

Page #	Sheet #	Sheet Name
1	C-01	Cover Sheet
2	C-02	Existing Site Plan
3	C-03	Proposed Site Plan

REVIEW #2
SEPA-2023-0011

Owner/Developer:
Trout Lake Partners

Architect:

Engineer:
JMJ Team
905 Main Street
Suite 200
Sumner, WA 98390
(206) 596-2020

Project:
Sumner 32

14600 32nd Street E
Sumner, WA 98390

ONE INCH AT FULL SCALE.
IF NOT, SCALE ACCORDINGLY

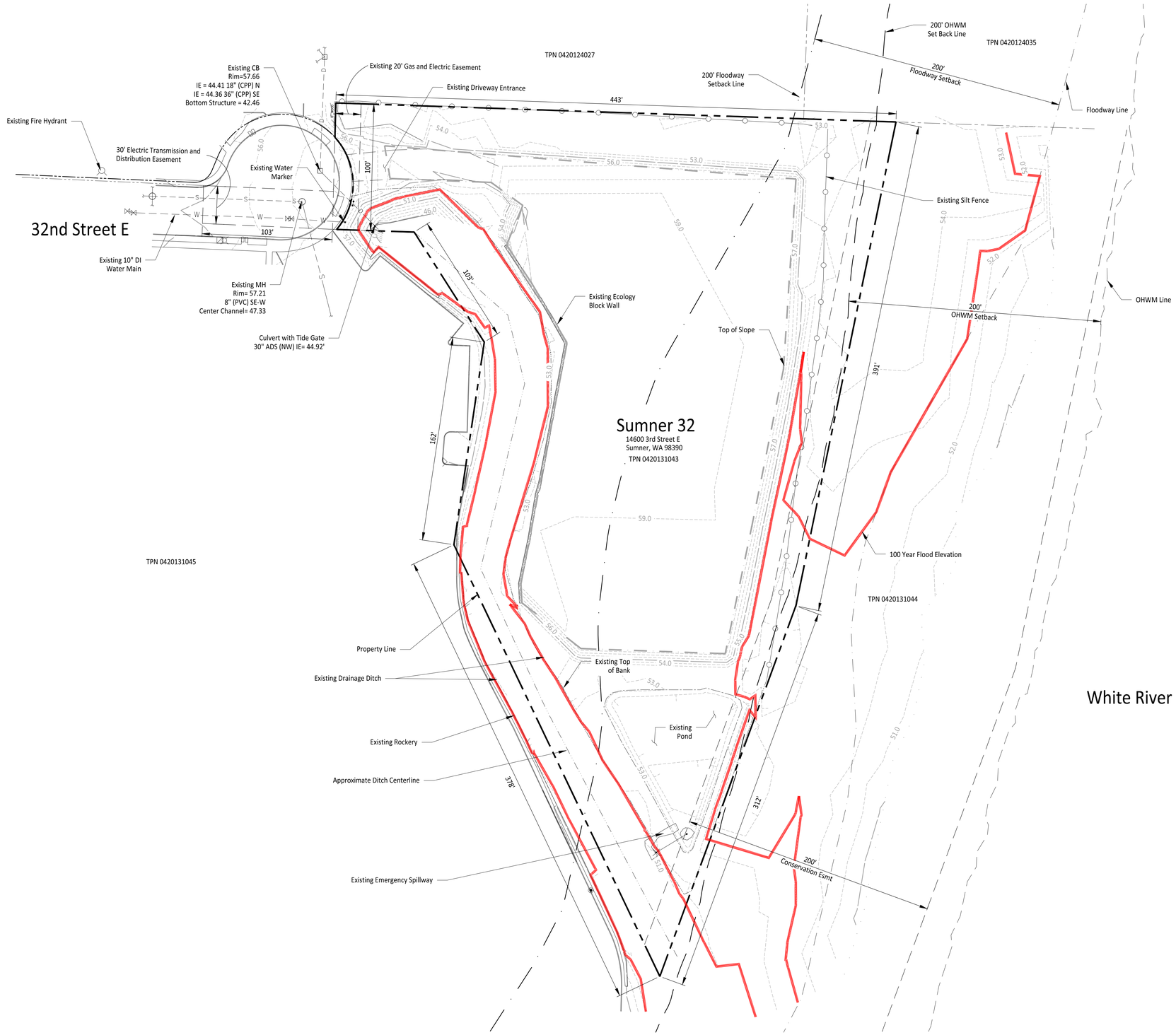
SEPA

JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED PROFESSIONAL ENGINEER
11/29/23

REV	DATE	DESCRIPTION

DRAWN BY: MO
DESIGN BY: JJ
PROJ. NO: 1610-001
DATE: November 29, 2023
SHEET NAME: Cover Sheet
DWG. C-01
1 OF 3

File: 1610001C-CV.dwg Path: J:\1610 - Trout Lake Partners\001- Sumner 32\CAD\ Plotted by: Pawarisa Date: 01-Dec-23 2:58:26pm



LEGEND

- Set Rebar and Cap
- Sanitary Sewer Manhole
- Storm Catch Basin
- Junction Box
- Luminaire
- Water Valve
- Sewer Line
- Storm Line
- Property Line
- 200' OHWM Setback
- 100 Year Flood Elevation = 52.5'
- Edge Of Preload
- 200' Floodway Setback

HORIZONTAL DATUM

NAD 83/91 Washington State Plane South Zone

VERTICAL DATUM

NGVD29

SITE DATA

Site Area: 163,393 SF (3.76 AC)

Zoning: M-1 Light Industrial

Tax Parcel Number: 0420131043

LEGAL DESCRIPTION

Per Chicago Title Insurance Company order No. 0092582-TC dated March 6, 2017

Parcel A of City of Sumner boundary line adjustment No. PLN2007-00003 recorded under recording No. 200802225007, records of Pierce County, Washington.

Except that portion conveyed to the City of Sumner for road by deed recrded under recording No. 201111100533.

Also except that portion conveyed to the City of Sumner for 32nd Street east, by deed recorded under recording No. 201511130249.

0 40 80 FEET
1" = 40'

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555
UTILITIES UNDERGROUND LOCATION CENTER

Owner/Developer:
Trout Lake Partners

Architect:

Engineer:
JMJ Team
905 Main Street
Suite 200
Sumner, WA 98390
(206) 596-2020

Project:
Sumner 32

14600 32nd Street E
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11/29/23

REV	DATE	DESCRIPTION

DRAWN BY: MO
DESIGN BY: JJ
PROJ. NO: 1610-001
DATE: November 29, 2023

SHEET NAME:
Existing Site Plan

DWG.
C-02

2 OF 3

File: 1610001C-EX.dwg Path: J:\1610 - Trout Lake Partners\001- Sumner 32\CAD\ Plotted by: Powerisa Date: 01-Dec-23 3:03:26pm

LEGEND

- Proposed Asphalt
- Proposed Landscape
- Property Line
- 200' OHWM Setback
- 100 Year Flood Elevation = 52.5'
- Edge Of Preload

SITE DATA

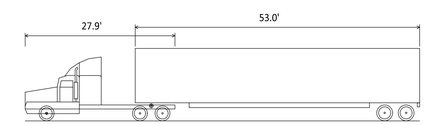
- Project Area: 163,393 SF (3.76 AC)
- Tax Parcel Number: 0420131043
- Zoning: M-1 Light Industrial
- Proposed Lot Coverage:
  - New Impervious: 85,530 SF (52.4%)
    - New Asphalt: 85,530 SF
  - New Pervious: 25,200 SF (15.4%)
    - New Landscape: 25,200 SF
  - Existing Pervious To Remain: 52,663 SF (32.2%)

PARKING COUNT

- Proposed WB-67 Trailer Parking Stalls: 70 Stalls

VEHICLE DIAGRAM

WB-67 - Interstate Semi-Trailer



- Overall Length 73.50 '
- Overall Width 8.50'
- Overall Body Height 13.50'
- Min Body Ground Clearance 1.33'
- Max Track Width 8.50'
- Lock-to-lock Time 6.00s
- Max Steering Angle (Virtual) 28.40°

0 40 80 FEET
1" = 40'

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Engineer:
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Sumner 32

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Sumner, WA 98390

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SEPA

JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED PROFESSIONAL ENGINEER
01/29/24

REV	DATE	DESCRIPTION

DRAWN BY: MO
DESIGN BY: JJ
PROJ. NO. 1610-001
DATE: January 29, 2024
SHEET NAME: Site Plan
DWG. C-03
3 OF 3

File: 1610001C-SP.dwg Path: J:\1610 - Trout Lake Partners\001- Sumner 32\CAD\ Plotted by: Pawarisa Date: 29-Jan-24 1:47:23pm

LEGEND

- Proposed Loading Area
- Proposed Asphalt
- Proposed Landscape
- Proposed Building
- Property Line
- 200' OHWM Setback
- 100 Year Flood Elevation = 52.5'
- Edge Of Preload

SITE DATA

- Project Area: 163,393 SF (3.76 AC)
- Tax Parcel Number: 0420131043
- Zoning: M-1 Light Industrial
- Proposed Lot Coverage:
  - New Impervious: 88,992 SF (54.5%)
    - New Asphalt: 44,659 SF
    - New Building: 44,333 SF
  - New Pervious: 25,166 SF (15.4%)
    - Landscape: 25,166 SF
  - Existing Pervious To Remain: 49,235 SF (30.1%)

PARKING COUNT

- Required Parking Stalls: 33 Stalls
  - Warehouse Buildings (1 / 2000 SF): 19.6 = 20 Stalls
  - Office Buildings (2.5 / 2000 SF): 12.5 = 13 Stalls
- Provided Parking Stalls: 38 Stalls
  - ADA Stalls: 2 Stalls
  - Standard Stalls: 36 Stalls

0 40 80 FEET
1" = 40'

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UTILITIES UNDERGROUND LOCATION CENTER

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905 Main Street
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14600 32nd Street E
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SEPA

JUSTIN M. JONES
STATE OF WASHINGTON
41829
REGISTERED PROFESSIONAL ENGINEER
11/29/23

REV	DATE	DESCRIPTION

DRAWN BY: MO
DESIGN BY: JJ
PROJ. NO: 1610-001
DATE: November 29, 2023
SHEET NAME: Site Plan
DWG. C-03
3 OF 3

File: 1610001C-SP.dwg Path: J:\1610 - Trout Lake Partners\001- Sumner 32\CAD\ Plotted by: Pawarisa Date: 01-Dec-23 3:17:00pm