



CITY OF PUYALLUP
Development & Permitting Services
 333 S. Meridian, Puyallup, WA 98371
 (253) 864-4165
www.cityofpuyallup.org

Permit No:
 PRCCP20231180

CIVIL CONSTRUCTION PERMIT

Puyallup, WA

Job Address	Address: 1036 VALLEY AVE NW, PUYALLUP, WA 983711042 VALLEY AVE NW, PUYALLUP, WA 98371 Parcel # 04201630420420163077	ISSUED February 01, 2024
Owner	1124 VALLEY AVE LLC - C/O KERMIT JORGENSEN 550 S MICHIGAN ST SEATTLE, WA 98108 (206) 787-1475 kjorgensen@neilwalter.com TROLSON NORMAN K 550 S MICHIGAN ST SEATTLE, WA 98354-0567	
Applicant	Contour Engineering LLC PO Box 949 GIG HARBOR, WA 98335 (253) 236-3151 patrick.hopper@contourengineeringllc.com	
Contractor	REANO CONSTRUCTION PO BOX 1035 BLACK DIAMOND, WA 98010 heidireano@gmail.com WA L&I #:	
Description of Work	Site development activity for the Valley Avenue Yard Project. PLPSP20220137. Outdoor storage yard with existing contractors office (to remain).	
Permit Types	Civil Construction Permit	
Expiration Date:	July 28, 2024	
Total ESU's	23	

Building Components:

Quantity	Units	Description
1	EA	Civil Construction Permit
49099	SQ FT	SDC - Commercial/Industrial Plumbing Fixtures (storm)
		Total Value of Work:
		\$0.00

Standard Conditions:

1. Development Engineering standard civil construction conditions:
 1. Preconstruction Inspection (Preconstruction Meeting) IS REQUIRED prior to the commencement of any work under this permit. Please contact the engineering support specialist, Robyn Buck, at rbuck@puyallupwa.gov to request a pre-construction meeting prior to starting site work.
 2. Construction permitted as per approved civil plans.
 3. Construction permit shall expire by limitation and be declared void if:

- a. Work is not started within 180 days of obtaining the permit.
- b. Work is abandoned for 180 days or more after beginning work.
- c. After two years from the date of permit issuance, regardless of whether work is finished.
4. Any changes to the scope of work approved on the civil plans shall be submitted on a Plan Change Request to the Engineering Services Staff for review.
5. Any changes that require a request to vary from the design standards approved on the civil plans shall be submitted on an Alternative Methods or Construction Materials Request along with an application fee to the Engineering Services Staff for review.
6. The applicant is responsible to call the Utility Notification Center at 1-800-424-5555 before beginning any excavation. Call before you dig, it's the law. NOTE: Effective January 1, 2013, RCW 19.122 - Before conducting any construction or excavation within 100 feet of a right-of-way or utility easement containing a transmission pipeline, a person must notify the pipeline companies of the scheduled excavation through the one-number locator service 811. Notification must occur in a window of not less than 2 business days, but not more than 10 business days before beginning the excavation. If a transmission pipeline company is notified that excavation work will occur near a pipeline, a representative of the company must consult with the excavator on-site prior to excavation.
7. It is the responsibility of the applicant/property owner to obtain all necessary approvals/permits from state, federal, and other agencies that have regulatory authority.
8. Should the City become aware of conditions that invalidate the original design data used to obtain the permit or determine that the applicant is not complying with the conditions of the permit or approved plans, the City may revoke the original permit and/or order work stopped on the project. The City may require the owner to submit a new application for review and approval.
9. All work associated with the Site Development Permit must be completed and approved by the City prior to receiving final approval of building permits.
10. I hereby acknowledge that I have read and understand the contents of this permit and I hereby state that the information I have supplied is true and correct.

Indemnification / Hold Harmless

The Permittee shall defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with activities or operations performed by the Permittee or on the Permittee's behalf out of issuance of this Permit, except for injuries and damages caused by the sole negligence of the Public Entity.

However, should a court of competent jurisdiction determine that RCW 4.24.115 applies to this Permit, then the Permittee agrees to defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless to the maximum extent permitted thereunder. It is further specifically and expressly understood that the indemnification provided herein constitutes the Permittee's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

2. Please contact the engineering support specialist, Robyn Buck, at rbuck@puyallupwa.gov to request a pre-construction meeting prior to starting site work.

8. Development Engineering standard commercial conditions:

- Prior to starting site work request an inspection for erosion and sediment.
- Occupancy will not be granted until all civil work associated with prccp20231180 has been completed and approval has been provided.
- Sediment control and erosion procedures shall be practice to eliminate and prevent off site damage. Stormwater runoff originating upgrade of exposed areas shall be controlled to reduce erosion and sediment loss during the period of exposure. Attached to the site plan is the city of puyallup's stormwater fact sheet. or See approved civil plan PRCCP20231180 for approved method of control.

- All commercial development, multi-family, mixed use facility, or irrigation systems water service connections must have installed an approved backflow prevention assembly installed as directed by the Puyallup Municipal Code 14.02.220(3) and conforming to city standard section 03.04 - backflow installation. A double detector check valve assembly (DDCVA) is required or A reduced pressure backflow assembly (RPBA) is required as directed by the City of Puyallup, Fruitland Mutual Water Company, Tacoma City Water or Valley Water District.
 - A commercial development must have a side sewer sampling tee installed in conformance to city standard section 04.03 – side sewer.
 - The applicant is responsible to schedule all utility inspections prior to backfilling
 - Curb, gutter, sidewalk and approach must be poured per city standards.
 - Driveway approach must be a minimum of 30' wide.
 - The builder/owner shall be responsible for keeping the existing right-of-way free of debris and dirt. Any violation of PMC chapter 21.14 pertaining to clearing, filling and grading, erosion and sediment control, and storm water discharges shall be prosecuted to the fullest extent of the law.- Any addition/expansion to the footprint of the building including decks and porches not originally shown on the approved set of plans must obtain proper permits prior to construction.
 - The applicant is responsible to call the utility notification center at 1-800-424-5555 before beginning any excavation. Call before you dig, it's the law.
 - No work shall be done in or on the public right of way without a licensed and bonded contractor first obtaining a right of way permit.
 - Water meter box grade may have to be adjusted, at owners expense, due to the grade of the proposed driveway.
 - Any code requirement that may have been overlooked in this plan review does not imply that the requirements have been waived.
- Steps shall be taken to prevent drainage onto adjacent lots.

Permit is valid 180 days from date of issuance. Permit validity is subject to all adhering to all applicable codes, ordinances and standards, and conditions of this permit.

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I certify that I am the owner of this property or the owner's authorized agent, including an appropriately licensed contractor. I have read and examined this application and furnished true and correct information. I will comply with all provisions of law and ordinances governing this type of construction work, whether specific herein or not. By submitting this application, I give the jurisdiction permission to enter the property to perform inspections. The granting of this permit does not presume or give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. I understand that failure to comply with the above may result in revocation of the permit.

Applicant:
Contour Engineering LLC