



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

Permit No:
 E-21-0435

CLEAR FILL AND GRADING

Puyallup, WA

Job Address	Address: 2902 E PIONEER Parcel # 0420264021	ISSUED December 28, 2021
Owner	APA DEVELOPMENT LLC PO BOX 280 PUYALLUP, WA 98371-0152	
Applicant	ABBEY ROAD GROUP PHIL BECKER PO BOX 1224 PUYALLUP, WA 98371 (253) 435-3699 phil.becker@abbeyroadgroup.com	
Contractor	MCKEE ENTERPRISES, LLC PO BOX 5 ENUMCLAW, WA 98022 CHRISR@MCKEEENTERPRISES.COM WA L&I #:	
Description of Work	CF & G ~ EAST TOWN CROSSING	
Permit Types	Clear Fill and Grading	
Expiration Date:	June 26, 2022	

Building Components:

Quantity	Units	Description	Unit Cost	Subtotal Cost
40	CU YD	Clear, Fill & Grade	\$0.00	\$0.00
Total Value of Work:				\$0.00

Standard Conditions:

2. 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.

1. 1. Construction permitted as per approved civil plans.
2. Construction permit shall expire by limitation and be declared void if:
 - * Work is not started within 180 days of obtaining the permit
 - * Work is abandoned for 180 days or more after beginning work
 - * After two years from the date of permit issuance, regardless of whether work is finished
3. 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.

4. 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 a \$250 application fee to the Engineering Services Staff for review.
5. 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.
6. 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.

Planning Conditions of approval:

- " The Selected Development Action on page 9 of the October 23, 2021 Habitat Tech report states the report covers the entire property development of 11 acres. The response letter of 11/30/21 from Abbey Road states the submitted habitat assessment report only applies to the selected development action under E-21-0426 and E-21-0425. The response from Abbey Road may be acceptable to the smaller scope of work if the project biologist provides a corrected habitat assessment report and analysis that supports the conclusions that no impacts to flood storage and no impacts to storm water run off will occur based on the scope of work being permitted.
- " A corrected habitat assessment report reflecting an updated scope of work is required as a condition of Planning Division approval for E-21-0426 and -0435. Prior to issuance of the civil permit, the applicant shall provide a corrected habitat assessment report, with associated corrected scope of work that reviewed report is associated with and analysis based on the exact scope of site work permitted under E-21-0426 and -0435 only.
- " If at the time of resubmittal under the preliminary site plan/SEPA application (P-21-0034) or short plat application (P-21-0025) a FEMA letter of map revision is not yet approved and provided, a new or updated habitat assessment is still required, unless a FEMA LOMR is provided with these permit resubmittals. Please reference the 11/22/21 Confluence notes for required corrections to the full site development plan habitat assessment.
- " The previous fill of the site is irrelevant in relation to the continued presence of mapped, regulated 100 year floodplain on site and the requirements for habitat assessment reports consistent with PMC 20.07.050 (2)(C).

7. 1. Preconstruction Inspection (Preconstruction Meeting) IS REQUIRED prior to the commencement of any work under this permit.
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3. Construction permit shall expire by limitation and be declared void if:
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 - * Work is abandoned for 180 days or more after beginning work
 - * 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 a \$250 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

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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.

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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:
ABBEY ROAD GROUP PHIL BECKER