



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

Permit No:
 PRCCP20240215

CIVIL CONSTRUCTION PERMIT

Puyallup, WA

Job Address	Address: 325 TODD RD NW, PUYALLUP, WA 98371 Parcel # 0420211030	ISSUED July 22, 2024
Owner	PUGET SOUND ENERGY/GAS PO BOX 97034 BELLEVUE, WA 98009-9734	
Applicant	Matt Reeves 209 Prospect Street Bellingham, WA 98225 (360) 734-4744 matt@zervasgroup.com	
Contractor	PENNON CONSTRUCTION CO. INC. 9750 3RD AVE NE SEATTLE, WA 98115 WA L&I #:Sean Ewing 9750 3rd Ave NE, Ste 250, Pennon Construction Seattle, WA 98115 (206) 430-2537 seane@pennonconstruction.com WA L&I #:	
Description of Work	THE PROPOSED PROJECT IS FOR A NEW OPERATIONAL TRAINING CENTER. The project is composed of the main OTC building, and Outdoor Training area. It will be used as a vocational school for UTILITY FIRST RESPONDERS AND construction trades.	
Permit Types	Civil Construction Permit	
Expiration Date:	January 18, 2025	
Total ESU's	63	

Building Components:

Quantity	Units	Description
1	EA	Civil Construction Permit
125757	SQ FT	SDC - Commercial/Industrial Plumbing Fixtures (storm)
Total Value of Work:		\$0.00

Standard Conditions:

- Development Engineering standard civil construction conditions:
 - 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.
 - Construction permitted as per approved civil plans.
 - 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.

12. Planning Conditions of Approval:

1. Prior to starting earth work (ground disturbance) the Cultural Resource Consultants (CRC) shall notify Mike Shong, Puyallup Tribe of Indians Archaeologist, of the MIDP active monitoring schedule to ensure that there is opportunity for a site visit when cultural resource monitoring is occurring. Contact Mike Shong at Mike.Shong@puyalluptribe-nsn.gov or (253) 573-7897 or (253) 339-1967. CRC shall continue to coordinate with the Puyallup Tribe of Indians Archaeologist throughout the project and provide a Monitoring Report when completed.
2. All Irrigation facilities shall be located outside of the wetland boundary limits.
3. Landscape professional is required to inspect any on-site soil used as topsoil as well as soil delivery for compost, topsoil, and mulches. Copies will be provided to the City Planner to include delivery location, total quantities, description, and source. The final compost, topsoil, and mulch depth will be review by staff for compliance with VMS during final inspection.

Contact Rachael Brown, Associate Planner with questions about these conditions, RNBrown@puyallupwa.gov, 253-770-3363.

13. Demolition or clearing area is located in proximity a known or suspected critical area. Demolition or clearing must be limited to within 5 ft of all structures and a high visibility fence shall be erected along this perimeter. Please refer to the high visibility fencing detail available for download at: www.cityofpuyallup.org/DocumentCenter/View/13730/Tree-Protection-Detail?bidId=

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:
Matt Reeves