



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

Permit No:
PRCCP20260145

CIVIL CONSTRUCTION PERMIT

Puyallup, WA

Job Address	Address: 2007 SHAW RD, PUYALLUP, WA 98372 Parcel # 0420354039	ISSUED September 09, 2026
Owner RM HOMES LLC 2913 5TH AVE NE STE 201 PUYALLUP, WA 98372-6748		
Applicant Cara Visintainer 18215 72nd Ave S KENT, WA 98032 (206) 931-9128 cvisintainer@barghausen.com		
Contractor RIVERTON CONTRACTORS, INC. PO BOX 205 SOUTH PRAIRIE, WA 98385 joel@rivertoncontractors.com WA L&I #:		
Description of Work Site development and construction of plat infrastructure to support 25 single family residential homes. -		
Permit Types	Civil Construction Permit	
Expiration Date: March 08, 2027		
Total ESU's		
REQUESTING REQUIRED INSPECTIONS A list of required inspections can be found on the permitting portal. Log in to your portal account, click on my items, and expand My Building Permit application, My Engineering Permit application, or My Fire Permit application depending on your permit type. Then locate your permit number and click on "request inspection". This will pull up a list of inspection types associated with your permit. Click on the desired inspection type and then click Next Step to begin the inspection request process.		

Building Components:

Quantity	Units	Description
1	EA	Civil Construction Permit
1	EA	Right-of-Way

Total Value of Work:	\$0.00
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Standard Conditions:

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

2. 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.
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 an 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. 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.
6. 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.
7. 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.
8. All work associated with the Site Development Permit must be completed and approved by the City prior to receiving final approval of building permits.
9. 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.

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.

6. Traffic Division Standard Civil Conditions:

Call communications center at 253-287-4456 on day of closure. Request a job start inspection through the CityView portal. Public notification shall comply with PMC Chapter 11.05.110. The City-issued permit packet shall be posted at the job site and available to inspectors at all times.

Portable changeable message signs shall be posted at least 72 hours in advance of work start date notifying travelers of impending road work and traffic impacts.

Arrow boards are required for lane closure/shift on arterials and major collectors.

Facilities located in a pedestrian access route, shall have a slip resistant surface, no vertical discontinuities exceeding ¼" maximum unless beveled between ¼" and ½", or any horizontal surface openings more than ½".

Applicant/Contractor Responsibility:

1. The issued permit and traffic control plan(s) are always required to be available at the job site and readily available to all City inspectors. The applicant shall be subject to a triple permit fee for failing to have a valid permit on site.
2. The applicant/contractor shall notify the City 48 business hours prior to starting work.
3. Public notification shall comply with PMC Chapter 11.05.110. The applicant/contractor shall notify property owners of blocked driveways at least 24 hours in advance. Additionally, the applicant/contractor shall notify public transportation agencies whose routes or stops are affected by the traffic control plan 24 hours in advance of job start (Pierce County Transit Construction Coordinator: 253-581-8000).

General Conditions:

1. Comply with all permit conditions and the Traffic Control Plans (TCP) issued by the City.
2. Follow the allowed work hours as listed on the issued permit or on each page of the TCP.
3. If a travel lane will be closed, the applicant/contractor shall call the Communications Center at 253-287-4456 prior to starting work on day of closure and again once the lane is reopened.
4. Spotter must be available to assist with pedestrians if needed.
5. Request all inspections through the CityView portal on the City website. Prior to scheduling weekend and night work, coordinate with a City Inspector by calling 253-435-3650 at least 48 business hours in advance of work.
6. All work in the public right-of-way shall comply with Puyallup Municipal Code Chapter 11. Furthermore, all traffic control shall comply with MUTCD standards. In addition to the conditions stamped on the issued traffic control plan, right-of-way administrators, permit holders, and contractors shall abide by the following principles:
 - Traffic control devices shall be 28-inch retro-reflective cones. Distance between cones equals speed limit in unit-feet.
 - Advanced warning sign spacing shall be 100 feet when speed limit is 30 mph or less and 350 feet when speed limit is greater than 30 mph. Distance between signs is mandatory unless field conditions determine otherwise, at the discretion of the City Inspector.
 - Taper length shall be calculated using MUTCD Section 6C.08.
 - Travel lane widths must be always a minimum of 11 feet in all directions.
 - Any and all flaggers and spotters shall always remain in radio contact.
 - All aerial crossings at an intersection shall be a maximum of 3 minutes.

- When shifting traffic into a turn lane, use of double cones is required. Traffic device spacing shall be half distance for opposing traffic devices.

7. Open cut is not permitted without prior approval from the City. STEEL PLATE AHEAD and MOTORCYCLISTS USE EXTREME CAUTION advanced warning signs are required for steel plates installed in the public right-of-way.

8. Do not park vehicles on City sidewalk. Any public curb, gutter, or sidewalk broken now or during construction shall be removed and replaced per City Standards.

9. All vehicles, equipment, and personnel are prohibited at all times from occupying any portion of a railroad crossing. Railroad crossing signs and striping shall be visible at all times. Vehicle and pedestrian traffic shall not be queued on any railroad crossing. Furthermore, the City does not review, approve, authorize, or permit work in the BNSF Railway right-of-way. The applicant and permit holder are responsible to obtain the necessary permits from the jurisdictional agencies to complete this work. A BNSF Railway Company Pipeline or Wire Line permit may be required. The applicant or permit holder shall present a copy of the BNSF permit upon request of the City Inspector.

10. No disruption of signal timing allowed at signalized intersection unless the traffic control plan depicts a uniformed police officer at the intersection. For approved Traffic Control Plans that necessitate the use of police officer assistance, Puyallup police officers will be utilized. If a uniformed police officer is depicted, the applicant/contractor shall contact Jacquie Rutherford, Puyallup Police Department Project Coordinator, at 253-841-5436 or jrutherford@puyallupwa.gov to coordinate traffic support with a Puyallup uniformed police officer at least 24 hours of job start.

11. If the work zone is located within a quarter mile of MultiCare Good Samaritan Hospital, the permit holder shall notify MultiCare Good Samaritan Hospital by contacting Aaron Piche, Manager of Engineering Services, at aaron.piche@multicare.org and Heidi Rock at heidi.rock@multicare.org with the proposed impacts and closure hours at least 48 hours in advance of job start. No emergency service vehicle travel routes shall be blocked or rerouted. In a safe manner, flaggers shall prioritize travel for emergency service vehicles.

12. Work within WSDOT's jurisdiction requires a traffic control plan stamped with WSDOT's approval. If you have not received WSDOT approval, please email your plans to olympicregionutilities@wsdot.wa.gov prior to applying with the City of Puyallup. On or before the Wednesday prior to work commencement or traffic control, the applicant shall notify the WSDOT Area 1 Maintenance office of work on a state route (SR) at (360) 357-2600 or at orfeedback@wsdot.wa.gov. The applicant shall abide by the Traffic Management Center (TMC) requirements.

13. Puyallup construction restriction zones and routes shall be in effect during special events in downtown Puyallup or at the Washington State Fair. During these events, no work is allowed in the public right-of-way as defined by the Puyallup "Construction Restriction Zone & Routes Map."

14. Work and traffic control at each permitted location shall be asynchronous with other issued permits held by this permit holder, even if the work is related. Advanced inspection scheduling with the City Inspector is required for multiple permits and locations to ensure adequate inspections. Inspection scheduling shall be at the discretion of the City Inspector. Working without advanced notice to the City is strictly prohibited and may result in penalties or stop work orders.

15. Storm Development Charges for each individual home site shall be paid under the individual building permits.

16. City is not responsible for vegetation, fence or wall maintenance in the amenity/vault area. Easement for storm facility ownership only.

17. Sight distance easements must be finalized and submitted with final plat for further review. Additionally, an easement shall be recorded for the school bus stop at the south side of lot 25 (prior to final plat approval). This easement shall all for pedestrian access to the bus stop, allows for maintenance by the City of Puyallup, and prohibits the property owner of lot 25 from removing the bus stop.

18. Tree #35 was originally proposed to be protected as part of the required steep slope buffer. Due to required retaining wall re-alignment for road/sidewalk of Road A, tree #35 is authorized to be removed if it is replaced with two native trees of the same or similar species within the steeply sloped area.

19. The sewer design will most likely change after approval at the city’s request due to difficult existing conditions. The suggested realignment and connection shall be documented through a PCR. Any other changes to the civil design (vault size or configuration, sewer depth) shall also be memorialized in Plan Change Requests sent to the reviewing engineer in a timely manner. [Jamie Carter @ 09/08/2026 12:21 PM]

20. Guardrail extension shall be installed per WSDOT standards for 45mph or less. This includes applicable end treatment and and reflectorized object markings.

21. To accommodate the required 3ft concrete pad surrounding the signal cabinet, additional ROW must be dedicated to the City prior to final plat.

22. As discussed with the design engineer on 9/8/26, some pedestrian facilities will require adjustment/re-grading to meet the City's requirements. City will require modification to the roadway design to accommodate improved ADA ramp design/location. Modifications will require additional coordination with City engineering staff to resolve. Approved design shall be submitted with a plan change request during the early stages of construction.

23. Site specific traffic control plans required to be submitted and approved prior to working in ROW. TCPs submitted with Civil submittal have not been reviewed or approved by City staff. Lane closures on Shaw Rd will likely require night work. Construction access will not be allowed on Shaw Rd.

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.

Conditions

The items listed in the table below are outstanding conditions that need to be resolved prior to occupancy and/or final inspection.

Condition Category	Condition	Department	Condition Status
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Standard Conditions	Traffic Division Standard Civil Conditions: Call communications center at 253-287-4456 on day of closure. Request a job start inspection through the CityView portal. Public notification shall comply with PMC Chapter 11.05.110. The City-issued permit packet shall be posted at the job site and available to inspectors at all times. Portable changeable message signs shall be posted at least 72 hours in advance of work start date notifying travelers of impending road work and traffic impacts. Arrow boards are required for lane closure/shift on arterials and major collectors. Facilities located in a pedestrian access route, shall have a slip resistant surface, no vertical discontinuities exceeding ¼" maximum unless beveled between ¼" and ½", or any horizontal surface openings more than ½". Applicant/Contractor Responsibility: 1. The issued permit and traffic control plan(s) are always required to be available at the job site and readily available to all City inspectors. The applicant shall be subject to a triple permit fee for failing to have a valid permit on site. 2. The applicant/contractor shall notify the City 48 business hours prior to starting work. 3. Public notification shall comply with PMC Chapter 11.05.110. The applicant/contractor shall notify property owners of blocked driveways at least 24 hours in advance. Additionally, the applicant/contractor shall notify public transportation agencies whose routes or stops are affected by the traffic control plan 24 hours in advance of job start	Traffic Division	Open
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Standard Conditions	Sight distance easements must be finalized and submitted with final plat for further review. Additionally, an easement shall be recorded for the school bus stop at the south side of lot 25 (prior to final plat approval). This easement shall all for pedestrian access to the bus stop, allows for maintenance by the City of Puyallup, and prohibits the property owner of lot 25 from removing the bus stop.	Traffic Division	Open
Standard Conditions	Guardrail extension shall be installed per WSDOT standards for 45mph or less. This includes applicable end treatment and and reflectorized object markings.	Traffic Division	Open
Standard Conditions	To accommodate the required 3ft concrete pad surrounding the signal cabinet, additional ROW must be dedicated to the City prior to final plat.	Traffic Division	Open
Standard Conditions	As discussed with the design engineer on 9/8/26, some pedestrian facilities will require adjustment/re-grading to meet the City's requirements. City will require modification to the roadway design to accommodate improved ADA ramp design/location. Modifications will require additional coordination with City engineering staff to resolve. Approved design shall be submitted with a plan change request during the early stages of construction.	Traffic Division	Open
Standard Conditions	Site specific traffic control plans required to be submitted and approved prior to working in ROW. TCPs submitted with Civil submittal have not been reviewed or approved by City staff. Lane closures on Shaw Rd will likely require night work. Construction access will not be allowed on Shaw Rd.	Traffic Division	Open
Prior to Completion	Existing street trees along Crystal Ridge Dr. that are within the new sight distance triangle of the new driveway shall be pruned such that the overreaching branches of trees adjacent to rights-of way shall have a maintained minimum clearance above the finished grade of public streets of fourteen (14') feet and a minimum seven (7') feet of clearance above finished grade of the sidewalk abutting the planting area	Planning Division	Open

Standard Conditions	Tree #35 was originally proposed to be protected as part of the required steep slope buffer. Due to required retaining wall re-alignment for road/sidewalk of Road A, tree #35 is authorized to be removed if it is replaced with two native trees of the same or similar species within the steeply sloped area.	Planning Division	Open
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Standard Conditions	Development Engineering standard civil construction conditions: 1. Construction permitted as per approved civil plans. 2. 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. 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 an 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. 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.	Engineering Division	Open
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Prior to Completion	Building Permit number for vault shall be included on as built drawings per CoP Design Standards 204.8.	Development & Permitting Services	Open
Standard Conditions	Storm Development Charges for each individual home site shall be paid under the individual building permits.	Development & Permitting Services	Open
Standard Conditions	City is not responsible for vegetation, fence or wall maintenance in the amenity/vault area. Easement for storm facility ownership only.	Development & Permitting Services	Open
Standard Conditions	The sewer design will most likely change after approval at the city's request due to difficult existing conditions. The suggested realignment and connection shall be documented through a PCR. Any other changes to the civil design (vault size or configuration, sewer depth) shall also be memorialized in Plan Change Requests sent to the reviewing engineer in a timely manner. [Jamie Carter @ 09/08/2026 12:21 PM]	Development & Permitting Services	Open

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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:
Cara Visintainer