City of Puyallup
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DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLPMP20220090
PROJECT NAME	Normandy Heights
PERMIT TYPE	Preliminary Major Plat
PROJECT DESCRIPTION	Preliminary plat proposing 20 lots in approximately 7.35 acres
SITE ADDRESS	2007 SHAW RD, PUYALLUP, WA 98372;
PARCEL #	0420354039;
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	June 06, 2022
APPLICATION COMPLETE DATE	June 23, 2022
PROJECT STATUS	**Active Development Review Team (DRT) review case – resubmittal required.** Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed.
APPROVAL EXPIRATION	**N/A –** Active permit application, not approved
CONDITIONS	**Active permit application, not approved;** Pursuant to PMC 20.11.022 regarding inactive applications, any and all pending land use applications or plat applications shall be deemed null and void unless a timely re-submittal is made to the City within 1 year of issuance of this Development Review Team (DRT) comment letter. DRT review letters typically identify requested corrections, studies or other additional required pieces of information necessary to demonstrate conformance with the City's adopted development standards and codes. Subsequent applicant re-submittals shall make a good faith effort to respond to each request from this letter in order for the application to remain active. The failure to provide timely responses or lack of providing the requested material(s) within the 1-year window following DRT comment letter issuance shall be grounds for expiration, thus deeming the pending application null and void with or without a full or partial refund of application fees.

HOW TO USE THIS LETTER

This review letter includes two sections: **"Action Items"** and **"Conditions".**

The **"Action Items"** section includes all items that the applicant must address to comply with the Puyallup Municipal Code (PMC) and city standards. Items listed in under **Action Items** require a resubmittal under this permit for further review by the Development Review Team (DRT); your application is not approved. Please make those updates to the proposed plans and resubmit for review. Please include a response letter outlining how you have revised your proposal to meet these items for ease of plan check by DRT members.

The "**Conditions"** are items that will govern the final permit submittal(s) for the project. Please be aware that these conditions will become conditions of the final permits and/or recommendations to the Hearing Examiner, if applicable.

If you have questions regarding the action items or conditions outlined in this letter, please contact the appropriate staff member directly using the phone number and/or email provided.

ACTION ITEMS

Planning Review - Chris Beale; (253) 841-5418; CBeale@PuyallupWA.gov

- Deer Creek 100 foot buffer line apprx location - additional buffer area may apply to wetlands [plat markup, sheet 2]
- Retaining walls facing the exterior of plats must meet setback and landscaping the standards of PMC 20.58.005 (2)(A) [plat markup, sheet 3]
- Provide public ROW dedication to align with existing public ROW (apprx. 30 ft dedication). Improvements may be required as per Traffic Engineering. Pedestrian improvements required regardless of ROW improvements required. [plat markup sheet 3]
- Retaining wall must be moved interior to property line, setback and maximum heights stipulated by PMC 20.58.005 (2) - 8 ft setback from P/L, 3.5 ft max height [plat markup sheet 3]
- Install city standard barricade and signs stating street to be extended in the future [plat markup sheet 3]
- Tract B exceeds maximum length for private road (200 ft) [plat markup, sheet 3]
- 15 ft landscape requirement on Crystal Ridge frontage. Show call out [plat markup, sheet 3]
- Has the applicant considered applying for a planned development (PMC 20.40)? The project could receive flexibility on lot sizes and dimensions. The project appears to contain steep slope areas that contain desirable native vegetation that should be retained under LID standards and larger wetland and stream buffers that will impact the total quantity of lots.
- The section on critical area review in the May 3, 2022 geotechnical report is incomplete. Please provide revisions and analysis of slopes and critical areas. Please note that areas of sites that exceed 40% slope are critical areas that cannot be modified if those areas are consistent with PMC 21.06.1210 (3). Also see PMC 21.06.1230 (1) regarding prohibition of 40% slope modifications. GIS and topo lines appear to show 40% slopes on site.
- Please review Confluence (the city's third party critical area consultant) peer review report. Deer Creek is classified by code as a 100' buffer stream. Additional modifications to the wetland report may also require revisions to the wetland buffer area. These changes will impact the plat layout and may impact the feasibility of lots 7 and 8.
- Tract B exceeds length allowed for private tract roadway. This will need to be a public street. Pedestrian access shall be stubbed to P/L. See Traffic Engineering notes for further detail [plat markup, sheet 2]
- Large areas of steeply graded and wooded portions of the siteare proposed to be fully cleared and graded. PMC 19.12.020requires principles of Low Impact Development be incorporatedinto the development: Low Impact Development Principles.General principles of low impact development to be reflected inany subdivision layout include:(a) Emphasizing natural resource conservation;(b) Minimizing impervious surfaces, loss of existing vegetation,and storm water runoff;(c) Incorporating any natural drainage features.Mass grading of the large, native wooded topographical featureof the site may not be consistent with this standard. Pleaseconsider a design that incorporates the retention of more of thenatural grade and native trees on site; areas meeting the 40%slope critical area definition may need to be set aside by virtue ofcritical area designation. [plat markup, sheet 3]

- • In response to the Barghausen 20th Ave Ct SE access analysis request letter, Planning staff offers the following:
  - o Code (PMC 19.12.060 (1)(b) states blocks on arterials should be no less than 1,000 ft 'whenever practical'. Due to the topography and grades and critical areas to the north, the next possible location for a future block length would exceed 1,000 ft. It appears more practical to provide a block length in this location, where a street intersection exists to the west
  - o The water easement area to be provided must be 40 ft wide, per engineering standards, and is proposed to be graded flat, thus facilitating a potential road and street intersection at this location
  - o Lot 11 far exceeds the minimum lot area (over 14,000 square feet proposed) and would be eliminated or rendered encumbered or less developable if a new ROW was provided to the north. Adjustments to grading and locations of walls and application of street side yard setbacks still appears to provide a comparable building area as other lots.
  - o Not all street and ROW improvements are meant to mitigate negative vehicular traffic impacts. The city's block standards are put in place to create a desired urban form and development pattern, as well as interconnected street grid, when possible.

Fire Review - Ray Cockerham; (253) 841-5585; RayC@PuyallupWA.gov

- Codes
  - • http://www.cityofpuyallup.org/325/Permit-Support-Services
  - • IFC 2018 Edition and the referenced standards shall be utilized.

  Access
  - • Per IFC 2018 Edition Appendix "D" a fire access road turnaround shall be required
  - • Per IFC 2018 Edition Appendix "D" a fire access road greater than 26' but less than 32' requires Fire lane-No Parking signs on one side. Less than 26' requires signage on both sides of the street
  - • The fire access road shall be asphalt or concrete
  - • Maximum road grade shell be 10%

  Fire Flow/Hydrant
  - • Install Storz fitting on hydrant
  - • Verify fire flow a City of Puyallup Water Availability/ Fire Flow report shall be required. This can be achieved by applying for a Hydraulic Modeling/ Water Availability/ Fire Flow letter, at a fee of $400.00. Application can be made at the City Hall 2nd floor permit counter. Fire Flow letter shall be required at the time of building permit application.
  - • City of Puyallup Municipal Code requires a minimum 1,000 GPM of fire flow. If this amount is less than the requirement, a fire sprinkler system shall be required in the new structures built in the short plat.
  - • If the new structure has a fire area greater than 3600 sq. ft. than a fire flow of 1750 GPM shall be required.
  - • Per City of Puyallup Municipal Code 16.08.070 (14), Installation of fire hydrants. Any portion of new single-family dwellings shall be within 600' from a public hydrant that is located on a fire apparatus access road.
  - • Hydrant spacing of 450-500 within the right-away.
  - • Maximum road grade shell be 10%
  - • Driveways or Tracts greater than 150' will require a Fire Truck turn-around.

Engineering Review - Mark Higginson; (253) 841-5559; MHigginson@PuyallupWA.gov

- • The proposed project discharges to an adjacent wetland; the applicant shall provide a hydrologic analysis prior to landuse approval which ensures the wetland's hydrologic conditions, hydrophytic vegetation, and substrate characteristics are maintained. See Ecology Manual Volume I, Minimum Requirement 8.
  - Clarify how the wetland hydrology is being maintained. Provide hydroperiod analysis for the adjacent wetland in accordance with the DOE Manual, MR8 and Appendix I-D.

- If an easement is allowed by the City in lieu of ROW dedication, City Standards require a minimum 40-ft wide public easement. An Alternative Methods Request must be submitted and approved to allow any easement reduction. If an AMR is submitted, engineering staff cannot support the reduction request since the existing property is undeveloped and the proposed lot layout can be adjusted to accommodate the standard. [Plans; Sht 2 of 3]
- Callout existing Shaw Rd ROW widths. [Plans; Sht 2 of 3]
- At time of civil application, provide signage and Type III barricade per CS 101.6 and 101.12. Plans; Sht 2 of 3]
- 1-ft No Access Easement along Lot 1, 18, and 20 [Plans; Sht 2 of 3]
- Provide Distance and Bearing. [Plans; Sht 2 of 3]
- 35-ft curb radius per Table 2 (residential to collector). [Plans; Sht 2 of 3]
- Per comments in the Preliminary Storm Report, additional clarification/justification is needed regarding the feasibility of permeable pavements. [Plans; Sht 2 of 3]
- Extension line should be back of curb. [Plans; Sht 2 of 3]
- Verify-Section 36? [Plans; Sht 2 of 3]
- Provide public easement for wall maintenance. [Plans; Sht 3 of 3]
- There needs to be some accomodation to collect runoff from the regraded portion of Shaw Road to prevent erosion and undermining the existing roadway. [Plans; Sht 3 of 3]
- At time of civil, wall height must be coordinated with City CIP project with top of wall a minimum of 1-ft above proposed Shaw Road finished grade. Pedestrian handrail/guardrail required. [Plans; Sht 3 of 3]
- At time of civil, maintenance road shall be mitigated for flow control and water quality. [Plans; Sht 3 of 3]
- At time of civil, a turning exhibit shall be provided using the City's vactor truck dimensions. [Plans; Sht 3 of 3]
- At time of civil, provide turnaround for City's maintenance vehicle(s). [Plans; Sht 3 of 3]
- At time of civil, control structure and water quality structure must be accessible to the City's vactor truck (8-ft front reach; 20-ft side reach). [Plans; Sht 3 of 3]
- At time of civil, maintenance access road shall comply with CS 205.2. As shown, it appears that the maximum slope is exceeded.[Plans; Sht 3 of 3]
- Watermain shall be setback a minimum of 10-ft from wall foundation. Maintain 10-ft (min) separation to sewer main.[Plans; Sht 3 of 3]
- Please be aware that Ecology, Vol. V, Section 4.5.3 restricts the use of flow dispersal trenches to less than 0.5cfs 100yr peak flow rates . [Plans; Sht 3 of 3]
- Lots shall drain towards the ROW where feasible. The applicant shall provide drainage conveyance(s) to capture surface water for any lot that drains onto an adjacent lot. Captured surface water shall be discharged at a location and in such a manner as to prevent erosion. [Plans; Sht 3 of 3]
- Walls to be HOA responsibility [Plans; Sht 3 of 3]
- Walls over 4ft require separate building permit. [Plans; Sht 3 of 3]
- At time of civil, concentrated runoff collected at the bottom of the wall (as well as wall footing drains) shall be properly dispersed. (typ) [Plans; Sht 3 of 3]

- Any necessary grading on parcels outside of the subdivision limits will require a Temporary Construction Easement from the underlying property owner. A copy of the TCE shall be provided to the City upon request. [Plans; Sht 3 of 3]
- WQ facilities located downstream of detention shall be sized based on the full 2-yr release rate per Ecology. [Plans; Sht 3 of 3]
- Watermain to be located on the south side of centerline per CS.[Plans; Sht 3 of 3]
- Sewer main to be located on the north side of centerline per CS.[Plans; Sht 3 of 3]
- Based on the contours, it appears that surface water is being concentrated along the back of sidewalk. Provide drainage swale (or other conveyance) to capture runoff prior to crossing subdivision line and discharge at an approved location; or redesign to maintain sheet flow in the post-developed condition. [Plans; Sht 3 of 3]
- Verify-Section 36? [Plans; Sht 3 of 3]
- Verify-8.2 acres per GIS and the project limits must include the converted areas of Shaw Road. [Storm Report; Pg 5 of 211]
- Verify-Min. Reqts 1-9? [Storm Report; Pg 12 of 211]
- This section should include similar commentary to that contained in Section 5.1 regarding the site containing two subbasins and a single TDA. [Storm Report; Pg 13 of 211]
- Further clarification is needed here. It appears that the geotechnical engineer only investigated the existing native soils. The existing site is being substantially regraded and filled, up to 32ft deep. Is it not possible to construct permeable pavement(s) on the imported fill considering the Ecology Manual allows a minimum feasiblility infiltration rate of 0.3 in/hr? However, there may be other BMP infeasibility criteria outlined in the Ecology Manual that would prevent the use of permeable pavement. For example, downstream impacts associated with lateral flow, or potential erosion hazards, and/ or slope stability concerns due to infiltrated stormwater, but the current application materials do not appear sufficient to support a definitive project-wide infeasibility determination for the use of permeable pavement on the imported fill. [Storm Report; Pg 14 of 211]
- The discharge location is the upper reach of Deer Creek, a stream known to have aquatic life, so Enhanced Treatment required. [Storm Report; Pg 15 of 211]
- Provide preliminary MR8 analysis to ensure the project will not negatively affect the existing wetland. [Storm Report; Pg 15 of 211]
- Verify-8.2 acres per GIS and the project limits must include the converted areas of Shaw Road. [Storm Report; Pg 17 of 211]
- At time of civil application, clarify this section. The first sentence states that the project essentially does not receive offsite surface runoff, but the second sentence states that Shaw Road drains onto the property. Also, in the post-devloped condition, Shaw Road will no longer discharge to the property, raising concerns about maintaining the wetland hydroperiod (MR8). [Storm Report; Pg 19 of 211]
- The road widening of Shaw Road (converted surface) must be included in the thresholds and accounted for in the sizing of the stormwater facilities. [Storm Report; Pg 24 of 211]
- Should be identified on the predeveloped and post-developed basin maps. Note: the road widening should be modeled as Forest (converted surface area) in the predeveloped condition. In the post-developed condition, only a portion of the public ROW is tributary to the project site due to installation of the retaining wall.[Storm Report; Pg 24 of 211]
- Based on the Basin Map, it does not appear that this area includes the Shaw Road tributary area.[Storm Report; Pg 24 of 211]
- Clarification needed. [Storm Report; Pg 25 of 211]
- At time of civil application, it is likely that the Shaw Road converted surfaces will be bypassed. Also, large areas of Lots 7, 8, and 10 as well as Tract C are not captured by the onsite conveyance system and bypass the detention facility. [Storm Report; Pg 26 of 211]
- At time of civil application, clarify how the planter strips associated with the road sections is being accounted for. [Storm Report; Pg 26 of 211]

- See comments, Section 4.1. [Storm Report; Pg 26 of 211]
- The discharge location is the upper reach of Deer Creek, a stream known to have aquatic life, so Enhanced Treatment required. [Storm Report; Pg 27 of 211]
- Section 5.2 references a "combined detention" facility and the Treatment Facility Selection Flow Chart (pg. 68) indicates a wetvault, but the preliminary grading plan calls out a downstream stormfilter structure. Revise accordingly.[Storm Report; Pg 27 of 211]
- The road widening of Shaw Road (converted surface) must be included in the project thresholds and accounted for in the sizing of the stormwater facilities. [Storm Report; Pg 30 of 211]
- The road widening of Shaw Road (converted surface) must be included in the project thresholds and accounted for in the sizing of the stormwater facilities (bypass?). [Storm Report; Pg 32 of 211]
- Based on the preliminary grading plan, there are large areas of Lots 7, 8, and 10 as well as Tract C which are not captured by the onsite conveyance system and bypass the detention facility. At time of civil application, these areas shall be appropriately modeled in WWHM.[Storm Report; Pg 32 of 211]
- Provide preliminary MR8 analysis to ensure the project will not negatively affect the existing wetland. [Storm Report; Pg 34 of 211]
- Based on the Basin Map, it does not appear that this area includes the Shaw Road tributary area.[Storm Report; Pg 36 of 211]
- Verify-there are a number of areas on the preliminary grading plan that exceed the "flat" slope criteria (0-5%). These areas should be accounted for in the preliminary modeling. See Road A planter strips, perimeter slopes, as well as the slope areas associated with Lots 7, 8, and 10 as well as Tract C. At time of civil application, these areas shall be appropriately modeled in WWHM.[Storm Report; Pg 37 of 211]
- See commens on the Post-developed basin exhibit.[Storm Report; Pg 37 of 211]
- Verify-this makes no sense.[Storm Report; Pg 51 of 211]
- See comments on the Post-developed basin exhibit.[Storm Report; Pg 54 of 211]
- Clarify-Section 5.2 references a "combined detention" facility, but the preliminary grading plan calls out a downstream stormfilter structure.[Storm Report; Pg 68 of 211]
- Further clarification is needed here. It appears that ESNW was simply informed that detention will be used rather than a geotechnical recommendation addressing the feasibility of Onsite BMPs per the Ecology Manual, Minimum Requirement 5. This sentence seems to only address the existing native soils. The existing site is being substantially regraded and filled, up to 32ft deep. Is it not possible to construct permeable pavement(s) on the imported fill considering the Ecology Manual allows a minimum feasiblility infiltration rate of 0.3 in/hr? However, there may be other BMP infeasibility criteria outlined in the Ecology Manual that would prevent the use of permeable pavement. For example, downstream impacts associated with lateral flow, or potential erosion hazards, and/ or slope stability concerns due to infiltrated stormwater, but the current application materials do not appear sufficient to support a definitive project-wide infeasibility determination for the use of permeable pavement on the imported fill. [Storm Report; Pg 78 of 211]
- No reference to Ecology Manual? [Storm Report; Pg 81 of 211]
- There are proposed fills up to 32ft deep. Provide geotechnical confirmation that the proposed fills meet the intent of this report. [Storm Report; Pg 82 of 211]
- Verify-northeast? [Storm Report; Pg 82 of 211]
- At time of civil application, provide geotech confirmation of slope stability at the location of the proposed stormwater facility. [Storm Report; Pg 90 of 211]

Engineering Traffic Review - Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov

- General Comments

Per previous comments, sight distance analysis not provided for the Crystal Ridge Driveway. 30mph (40mph design) collector requires 350ft of ESD, 325ft of SSD
-Setback 14.5ft from face of curb to evaluate ESD sight lines.
-Identify street tree placement, monument signage, fences, berms, etc. that could obstruct sight distance.
-Identify sight obstructions for off-site private property. Development may be required to pursue private easement to ensure clear sight lines on private property are maintained

Tract B exceeds 200ft maximum length per Engineering standards

Road "A" does not meet minimum CL tangent length (250ft)

Site plan needs to show driveway locations
-Lot 1 & Lot 20 must have their driveways at least 35ft from Crystal Ridge intersection (measured from radius PT & closest edge of driveway)
-Lot 11 must be at least 35ft away from future 20th Ave SE intersection

Driveway depth/length must allow at least 22ft from the garage to the internal access. This will ensure vehicles parking in driveways will not interfere walking path & driveway access

Show preliminary streetlight placement locations per City standards. During civil review a separate street lighting plan and channelization plan is required for the City's review. Internal roadway and Crystal Ridge Dr will require streetlights.

Provide preliminary channelization on site plan
-Main access off Crystal Ridge Dr must be positioned to allow for a WBL turn pocket (at signal) + TWLTL across proposed access

City will require 25ft ROW dedication on the north side of lot 11 to accommodate possible future connection aligned with 20th Ave.
-The length of this ROW dedication will be approximately 170ft.
-On the north side of lot 11, remove retaining wall from ROW.
-For Arterials, intersections and driveways are required to be aligned across the street for safety reasons. When the northern parcel develops, the 25ft dedication will allow this parcel to construct a City standard roadway (50ft ROW) that will align with 20th Ave. This would also allow the north parcel to meet the City's minimum driveway spacing requirement (300ft). This spacing requirement also applies to driveways across the street.
-For the 20th Ave SE connection, dedication needs to account for future 25ft radii + curb/gutter/sidewalk/planter strip at Road A and Shaw Rd.

Shaw Rd wall design will need to provide guardrail. Show on site plan

Show all locations where handrail is necessary

Type III barricade for future extended roadways (01.01.21) will be required

Ensure the existing signal cabinet has at least 3ft of paved pad round the base to provide adequate room for maintenance staff.

Final horizonal alignment and elevations are not known at this time. North of 23rd, the future roadway

section will have spiral transitions and will likely be superelevated. The continuous 10ft ROW dedication along Shaw Rd frontage likely won't capture the correct ROW alignment

Along the Shaw Rd frontage (adjacent to lot 13) there is an angle point between curve C23 & C24. This shift in ROW/wall alignment is not acceptable.

Conditions:

Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10. Impact fees are subject to change and are adopted by ordinance. The applicant shall pay the proportionate impact fees adopted at the time of building permit application

Park impact fees shall be charged per new dwelling unit based on its size. Fees are assessed in accordance with fees adopted by ordinance, per PMC 21.10

School impact fees shall be paid directly to the school district in accordance with adopted fee at the time of collection by the district.

Per Puyallup Municipal Code Section 11.08.135, the applicant/owner would be expected to construct half-street improvements including curb, gutter, planter strip, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.
-All internal streets shall consist of a 28' street face of curb to face of curb with curb, gutter, 5ft sidewalks, 5.5ft planter strip and streetlights. The maximum grade for City streets is 10%. On-street parking shall be restricted to one side of the street.
-Crystal Ridge Dr SE is classified as a minor collector and shall consist of a 34' street face of curb to face of curb with curb, gutter, 5ft sidewalk, 7.5ft planter strip and streetlights. City will require streetlights along Crystal Ridge frontage.

Shaw Road –Required improvements & ROW dedication per Hans Hunger's 12/15/21 email: "The city is in agreement that obligations for Normandy's frontage improvements along Shaw Road will be met with ROW dedication, rough grading of shoulder area from existing pavement to the proposed retaining walls, and the construction of the retaining walls based on a wall design agreeable to the city. It will be Normandy's responsibility to design, permit, and construct the walls as well as implementing any mitigation if any is identified during the permitting process (I'm thinking if the wall design encroached on a wetland). With the fulfillment of these obligations, no further payment of fee in lieu will be necessary."

CONDITIONS

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- General: GENERAL:
  - Engineered plans must follow the latest regulations and standards set forth in the Puyallup Municipal Code (PMC), the City Standards for Public Works Engineering and Construction (design standards), and the current City adopted stormwater manual at the time of civil permit application [PMC 21.10.040].
  - The comments provided below are intended to assist the applicant with incorporating City requirements into the project design documents, but should not be considered an exhaustive list of all necessary provisions from the PMC, design standards, or the Ecology stormwater manual.

- Comments regarding design and construction of new utilities and road improvements are provided for the applicant's information and use. Unless specifically noted, construction of these infrastructure improvements is not a condition of landuse approval. However, infrastructure improvements must be approved and permitted prior to issuance of the first building permit associated with the project. [RCW 58.17.120 and 19.07.080]
- The individual lot designations shall be identified by numerals, starting with numeral one. [PMC 19.02.100]
- The following Dedication language shall be provided on the Final Plat document:

- FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF PUYALLUP, ITS SUCCESSORS AND ASSIGNS, WHICH MAY BE OCCASIONED TO ADJACENT LAND BY THE CONSTRUCTION, DRAINAGE OR MAINTENANCE OF DEDICATED ROADS WITHIN THIS SUBDIVISION, OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF PUYALLUP.

- FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, TO INDEMNIFY AND HOLD THE CITY OF PUYALLUP, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY LOSSES, INCLUDING ANY REASONABLE COSTS OF DEFENSE, SUFFERED BY THE CITY OF PUYALLUP, ITS SUCCESSORS AND ASSIGNS, RESULTING FROM CLAIMS FOR DAMAGES BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION FINALLY ADJUDICATED TO HAVE BEEN CAUSED BY THE NEGLIGENCE OR WRONGFUL ACTS OR OMISSIONS OF THE UNDERSIGNED OWNERS, THEIR EMPLOYEES, AGENTS OR CONTRACTORS, IN ALTERING THE GROUND SURFACE, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, OR IN ESTABLISHING OR CONSTRUCTING THE ROADS WITHIN THIS SUBDIVISION.

- PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT APPLY TO THE EXTENT THAT ANY LIABILITY OR DAMAGES RESULT IN WHOLE OR IN PART FROM THE NEGLIGENCE OR WRONGFUL ACTS OR OMISSIONS OF THE CITY OF PUYALLUP, OR ITS EMPLOYEES, AGENTS, CONTRACTORS, SUCCESSORS OR ASSIGNS.

- SUBJECT TO THE TERMS AND CONDITIONS CONTAINED HEREIN, THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- General: WATER:
  - Refer to City Standards, Section 300 for Water System Requirements. [PMC 14.02.120]
  - A new water main shall be extended to, and through, the site sufficient to provide the necessary flows for both the domestic system and fire system. The minimum water pipe size shall be 8-inch diameter. (Exception: A 4-inch water main may be installed beyond the last fire hydrant if the proposed main is a dead-end line with no possibility of being extended in the future.) [PMC 14.02.190, 14.20.010 & CS 301.1(1)]
  - Public water mains shall be located generally 10 or 12-feet west or south of roadway centerlines per city standard drawings. Any portion of a public mainline extension located outside City right-of-way must be centered in a minimum 40-foot wide easement granted to the City for maintenance purposes. The easement shall be clearly indicated on the plat document. [PMC 14.02.120(f) & CS 301.1(11)]
  - A 2-inch blow-off assembly is required on dead-end water mains except where fire hydrants are installed at the dead-end. [PMC 14.02.120(f) & CS 301.1(7)]

- The minimum distance between water lines and sewer lines shall be 10-feet horizontally and 18-inches vertically. If this criterion cannot be met, the applicant shall isolate the sewer and water lines by encasement, shielding, or other approved methods. [PMC 14.02.120(f) & CS 301.1(8)]
- Water pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.
- A 1-inch poly line water service shall be provided for each building lot and shall be extended 10-feet into each of the proposed lots. The City will provide meters at the time of individual lot development. NOTE: Tract meters, including transmitters, shall be installed by the applicant. [PMC 14.02.220(2) & CS 301.3]
- Maximum hydrant run is 20-feet. Hydrant runs that exceed this distance shall be served by a mainline with the hydrant feed line set at right angles to the supply main.
- Utility extensions shall be approved and permitted prior to any building permit issuance. [PMC 14.02.130]
- Prior to completion of the project, the engineer-of-record shall complete the State Department of Health's "Construction Completion Report for Distribution Main Projects", seal, and provide a copy to the City. [WAC 246-290-120]
- A water system development charge (SDC) will be assessed for each new single family residence and is due at the time of building permit issuance for the individual lot(s). The current amount of the SDC as of this writing is $4,260.00. [PMC 14.02.040, 14.10.030]

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- General: SANITARY SEWER:
  - Refer to City Standards, Section 400 for Sewer System Requirements. [PMC 17.42]
  - The applicant shall connect into the existing public system located within Shaw Road. As of this writing, there are no known sewer constrictions in this system within ¼-mile of the proposed project. If a proposed connection is to occur elsewhere, the applicant shall confirm that the system is located within an easement to the City of Puyallup. [PMC 14.08.070]
  - A new 8-inch sanitary sewer mainline shall be extended into and through the development per City Standards. 6-inch side sewers shall be extended 15-feet into the proposed lots. [PMC 14.20.010 & CS 401(6)]
  - Sanitary sewer mains shall be located 5-feet east or north of roadway centerlines per City Standards. [PMC 14.20.010 & CS 401(6)]
  - Any portion of a City maintained sewer extension located outside City right-of-way must be centered in a 40-foot wide easement granted to the City for maintenance purposes. The easement shall be clearly indicated on the plat document. [PMC 17.42 & CS 401(14)]
  - A separate and independent side sewer will be required from the public main to all building sites for each proposed lot. Side sewers shall be extended from the main 15-feet beyond the property line at the building site and shall be 6-inch minimum diameter with a 0.02 foot per foot slope. [PMC 14.08.110 & CS 401(6)]
  - Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.120 & CS 401(7)]
  - Sewer main pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.
  - Utility extensions shall be approved and permitted prior to any building permit issuance. [PMC 14.02.130]
  - A sanitary sewer system development charge (SDC) will be assessed for each new single family residence and is due at the time of building permit issuance for the individual lot(s). The current amount of the SDC as of this writing is $5,890.00 [PMC 14.10.010, 14.10.030]

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- General: STORMWATER/ EROSION CONTROL:
  - Stormwater design shall be in accordance with the 2012 Stormwater Management Manual for Western Washington as amended in the December, 2014 (The 2014 SWMMWW aka "Ecology Manual").
  - Refer to City Standards, Section 200 for Stormwater System Requirements. [PMC 17.42]
  - The applicant shall complete the stormwater flowchart, Figure 3.1, contained in Ecology's Phase II Municipal Stormwater Permit, Appendix I. The completed flowchart shall be submitted with the preliminary stormwater site plan and highlight the Minimum Requirements (MR) triggered by the project thresholds. The link below may be used to obtain the flowchart:
    Western Washington PH II Stormwater Permit

  - NOTE: Areas of disturbance within the public ROW must be included in the project area as part of the stormwater thresholds and calculations.
  - The applicant is responsible for submitting a preliminary stormwater management site plan which meets the design requirements provided by PMC Section 21.10 and Ecology Manual. The preliminary stormwater site plan (PSSP) shall be submitted with the landuse application to ensure that adequate stormwater facilities are anticipated prior to development of the property. The preliminary stormwater site plan shall reasonably estimate the quantity of stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development.
  - The written technical report shall clearly delineate any offsite basins tributary to the project site and include the following information: [PMC 21.10.060]
    - the quantity of the offsite runoff;
    - the location(s) where the offsite runoff enters the project site;
    - how the offsite runoff will be routed through the project site.
    - the location of proposed retention/detention facilities
    - and, the location of proposed treatment facilities
  - Each section of the TIR/SSP shall be individually indexed and tabbed with each permit application and every re-submittal prior to review by the City. [PMC 21.10.060]
  - Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by enlarging the private facilities to account for bypass runoff; providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; or, other methods as approved by the City Engineer. [PMC 21.10.190(3)]
  - Development and redevelopment projects are required to employ, wherever feasible, Low Impact Development (LID) Best Management Practices (BMPs) to meet the design criteria set forth in PMC 21.10.190, the Ecology Manual Volume I, Minimum Requirement 5; Volume III, Chapter 3; and Volume V, Chapter 5.
  - If infiltration facilities/BMPs are anticipated, the number of infiltration tests shall be based on the area contributing to the proposed facility/BMP, e.g., one test for every 5,000 sq. ft of permeable pavement, or one test for each bioretention cell.
  - Preliminary feasibility/infeasibility testing for infiltration facilities/BMPs shall be in accordance with the site analysis requirements of the Ecology Manual, Volume I, Chapter 3, specifically:
    - Groundwater evaluation, either instantaneous (MR1-5), or continuous monitoring (MR1-9), during the wet weather months (December 21 through April 1).
    - Hydraulic conductivity testing:

    i. If the development meets the threshold to require implementation of Minimum Requirement #7 (flow control); or, if the site soils are consolidated; or, if the property is encumbered by a critical area, then Small Scale Pilot Infiltration Testing (PIT) during the wet weather months (December 21 through April 1) is required.

    ii. If the development does not meet the threshold to require implementation of Minimum Requirement #7; or, is not encumbered by a critical area; and is located on soils unconsolidated by glacial advance, grain size analyses may be substituted for the Small Scale PIT test at the discretion of

the review engineer.

- Testing to determine the hydraulic restriction layer.
- Mounding analysis may be required in accordance with Ecology Volume III Section 3.3.8.

• Upon submission of any geotechnical infiltration testing, appropriate long-term correction factors shall be noted for any areas utilizing infiltration into the underlying native soils in accordance with the Ecology Manual, Volume III, Chapter 3. Provide the long-term infiltration rate calculation in the stormwater report.

• At the time of civil permit application, the applicant is responsible for submitting a permanent storm water management plan which meets the design requirements provided by PMC Section 21.10. [PMC 21.10.190, 21.10.060]

- When using WWHM for analysis, provide the following WWHM project files with the civil permit application:
- Binary project file (WHM file extension)
- ASCII project file (WH2 file extension)
- WDM file (WDM file extension)
- WWHM report text (Word file)

• The applicant has proposed a stormwater detention facility to serve the plat which is a conservative assumption in terms of the viability of the overall project. However, the City still has reservations that the feasibility/infeasibility criteria for implementing Minimum Requirement 5 (MR5) BMPs has been thoroughly contemplated per the Ecology Manual requirements. Specifically:

- The preliminary storm report dated May 25, 2022 and the associated geotechnical report dated May 3rd, 2022 only investigated the existing native soils under in situ conditions. Based on the geotechnical report, groundwater was not encountered under existing site conditions.
- However, the existing site is proposed to be substantially regraded and filled, up to 32ft deep. Considering that the Ecology Manual only requires 1-foot of separation to any restrictive layer for permeable pavements, it is conceivable that permeable pavements may be a feasible BMP.
- In addition, the Ecology Manual allows a minimum feasiblility infiltration rate of 0.3 in/hr. The preliminary storm report does not provide any substantiating documentation that the proposed imported fill cannot meet this minimum infiltration rate.
- At the time of civil application, the applicant shall further investigate the feasibility/infeasibility of implementing Minimum Requirement #5 permeable pavement based on the final grading plan (cut/fill areas) for the project. If permeable pavement is deemed feasible, the project shall conduct confirmation infiltration testing of the imported fill at the time of construction.
- There may be other BMP infeasibility criteria available to the applicant outlined in the Ecology Manual that would prevent the use of permeable pavement. For example, downstream impacts associated with lateral flow, potential erosion hazards, and/or slope stability concerns due to infiltrated stormwater, but the current application materials do not provide sufficient information to support a definitive infeasibility determination for the use of permeable pavement on the imported fill.

• In the event that during civil design, there is insufficient room for proposed stormwater facilities in the area(s) shown on the major plat, the stormwater area(s) shall be increased as necessary so the final design will be in compliance with current City Standards. This may result in the number of lots being reduced, or a reduction in other site amenities. [PMC 21.10.060(4), 21.10.150]

• Overflow facilities shall be provided for any proposed detention/retention (R/D) facilities in accordance with the City Standards. This includes a downstream analysis a minimum of ¼ mile downstream from the site.

• Any above-ground stormwater facility shall be screened from public right-of-way and adjacent property per the underlying zoning perimeter buffer requirements in the PMC.

• Stormwater R/D facilities shall be a minimum of 20-feet from any public right-of-way, tract, vegetative buffer, and/or property line. [PMC 21.10 & DOE Manual, Vol. V, Pg 10-39 and Pg 10-9]

• The 2-yr, 10-yr, and 100-yr water surface elevation (WSE) shall be shown on the R/D facility

cross-section(s).

• The proposed project discharges to an adjacent wetland; the applicant shall provide a hydrologic analysis prior to landuse approval which ensures the wetland's hydrologic conditions, hydrophytic vegetation, and substrate characteristics are maintained. See Ecology Manual Volume I, Minimum Requirement 8.

- Clarify how the wetland hydrology is being maintained. Provide hydroperiod analysis for the adjacent wetland in accordance with the DOE Manual, MR8 and Appendix I-D.

• Water quality treatment of stormwater shall be in accordance with the Ecology Manual, Volume 1, Minimum Requirement 6; and Volume 5, Runoff Treatment.

• If permeable pavement is proposed, overflow facilities shall be provided at the low points of the proposed permeable pavement areas to allow safe discharge to the downstream public storm system.

• Trench dams shall be provided at the property line for utilities located below infiltrative facilities including, but not limited to, permeable pavements and bioretention facilities. Reference City Standard Detail 06.01.10.

• At the time of civil permit application, all pipe reaches shall be summarized in a Conveyance Table containing the following minimum information and included in the TIR:

Pipe Reach Name Design Flow (cfs)
Structure Tributary Area Pipe-Full Flow (cfs)
Pipe Diameter (in) Water Depth at Design Flow (in)
Pipe Length (ft) Critical Depth (in)
Pipe Slope (%) Velocity at Design Flow (fps)
Manning's Coefficient (n) Velocity at Pipe-Full Flow (fps)
Percent full at Design Flow (%)
HGL for each Pipe Reach (elev)

• All storm drains shall be signed as follows:

a) Publicly maintained stormwater catch basins shall be signed using glue-down markers supplied by the City and installed by the project proponent.

b) Privately maintained stormwater catch basins shall be signed with pre-cut 90ml torch down heavy-duty, intersection-grade preformed thermoplastic pavement marking material. It shall read either "Only Rain Down the Drain" or "No Dumping, Drains to Stream". Alternatively, the glue-down markers may be purchased from the City for a nominal fee.

• All private storm drainage facilities shall be covered by a maintenance agreement provided by the City and recorded with Pierce County. Under this agreement, if the owner fails to properly maintain the facilities, the City, after giving the owner notice, may perform necessary maintenance at the owner's expense.

• Erosion control measures for this site will be critical. A comprehensive erosion control plan will be required as part of the civil permit application.

• Prior to the final plat being accepted by the City, all disturbed areas within the site shall be stabilized to the satisfaction of the City Engineer.

• Applicant will be required to delineate, dimension, field stake, and flag all limits of clearing, wetland buffers, and other sensitive areas PRIOR to work commencing.

• A Stormwater Systems Development Charge (SDC) will be assessed for each new single family residence. The current SDC as of this writing is $3,560.00 per unit.

• A Construction Stormwater General Permit shall be obtained from the Department of Ecology if any land disturbing activities such as clearing, grading, excavating and/or demolition will disturb one or more acres of land, or are part of larger common plan of development or sale that will ultimately disturb one or more acres of land. The link below may be used to obtain information to apply for this permit:

Construction Stormwater General Permit

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- General: STREET:
  - Shaw Road improvements shall include road widening along the entire property frontage consisting of regrading, drainage, and stabilization, to prevent erosion and undermining of existing improvements. Retaining wall(s) adjacent to Shaw Road shall be constructed wholly within the limits of the ROW and the final height shall be coordinated with the City and the future Shaw Road 12th to 23rd capital project. The applicant should anticipate the retaining wall extending a minimum of 3-ft above proposed finished grade with a pedestrian guardrail on the top of the wall. [PMC 11.08.120, 11.08.130, 19.12.050(1)]
  - Additional right-of-way dedication is required of this plat along the Shaw Road frontage in order to accommodate the final design. See traffic engineering comments for minimum criteria. [PMC 11.08.120, 11.08.130, 19.12.050(1)]
  - Existing public utilities that are in conflict with proposed improvements shall be relocated as necessary to meet all applicable City, State, and Federal requirements.
  - Existing private utilities (gas, telcom, cable, etc…) that are in conflict with City maintained right-of-way and utilities shall be relocated outside of the travelled road section, i.e., behind the curb under the sidewalk area.
  - Proposed private roads shall be in a designated tract and shall be constructed in accordance with current City Standards. Specifically, private roads serving more than two lots shall be a minimum of 30-feet wide, and private roads serving one to two lots shall be a minimum of 20-feet in width. Streets serving more than four lots shall be constructed within dedicated public right-of-way. [PMC 19.12.050(1) & CS 101.16.5]
  - A 1-foot "no access/egress" easement shall be established along the south property line of Lot 1, Lot 18, and Lot 20 adjacent to the Crystal Ridge Drive right-of-way. [PMC 19.12.050(1) & CS 101.10(1)]
  - Upon civil permit application, the following items shall be provided:
    - Road plans shall include a plan and profile view of the roadway indicating both the centerline and flow line elevations. [PMC 17.42 & CS 2.2]
    - A separate street lighting and channelization plan shall be provided in accordance with City Standards.
    - Root barriers in accordance with City Standard Detail 01.02.03 shall be installed for all street trees within ten (10) feet of the public ROW.
    - Wheel chair ramps, accessible routes, etc. shall be constructed in accordance with City Standards and current ADA regulations. If there is a conflict between the City Standards and ADA regulations, the ADA regulations shall take precedence over the City's requirements. [PMC 17.42]
    - Any surface area proposed for parking, drive aisle, or outdoor storage shall be paved with asphalt or concrete. [PMC 20.30.045(3), 20.35.035(3), 20.44.045(2)]

  - Any curb, gutter, sidewalk, or other existing improvements which currently do not meet City Standards, or are damaged during construction, shall be replaced. [PMC 11.08.020]
  - Upon review of the required, submitted traffic report, additional off-site improvements may be required as directed by the Traffic Engineering Department. [PMC 17.42]
  - The sidewalks fronting home sites within the plat shall be poured at the time the homes are built. All other sidewalks are to be poured at time of plat development. The developer shall be responsible to post an assignment of funds to guarantee all sidewalks are poured within 18 months of final plat approval. [PMC 19.08.160 & CS 104]
  - The asphalt within the subdivision shall be placed in two 2-inch lifts. The first lift shall be placed prior to final plat approval. The second lift shall be delayed until 90% of the homes are built or

18 months pass from time of final plat, whichever occurs first. The developer shall be required to post an assignment of funds to guarantee the second lift. [PMC 19.08.160]

- Street numbering and addressing shall be provided by Engineering Services and reflected on the final plat document. [CS 103.1]
- Prior to final plat approval, the developer shall post a maintenance bond with the city in an amount set by the city to guarantee all workmanship for a one year period from the time of plat completion. [PMC 19.08.170]

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- General: GRADING:
  - A Grading Plan conforming to all requirements of PMC Section 21.14.120 will be required for this project. The Plan shall be prepared by a Civil Engineer licensed in the State of Washington. [PMC 21.14.070]
  - A geotechnical report conforming to all requirements PMC Sections 21.14.150 and 21.14.160 will be required prior to issuance of the first building permit. The Report shall be prepared by a Civil Engineer or Engineering Geologist licensed in the State of Washington. Prior to final acceptance of this project, the author of the Report shall provide certification to the City of the following:
  - The project was constructed in accordance with the recommendations contained in the report.
  - Any building lot within the site is suitable for building up to a maximum safe bearing load expressed in pounds per square foot (psf). A note indicating the certified safe bearing load for the building lots shall be provided on the face of the plat. Alternatively, a note shall be provided on the face of the plat indicating that a geotechnical report will be required for each building lot prior to issuance of a building permit on that lot.
  - Cross sections will be required at various points along the property lines in accordance with City Standards Section 502 and 503 to ensure no impact from storm water damming or runoff. [PMC 17.42 & CS 502.1]
  - At the time of civil permit application, the following notes shall be added to the first sheet of the TESCP:

  -"At any time during construction it is determined by the City that mud and debris are being tracked onto public streets with insufficient cleanup, all work shall cease on the project until this condition is corrected. The contractor and/or the owner shall immediately take all steps necessary to prevent future tracking of mud and debris into the public ROW, which may include the installation of a wheel wash facility on-site."

  -"Contractor shall designate a Washington Department of Ecology certified erosion and sediment control leadperson, and shall comply with the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project."

  -"Sediment-laden runoff shall not be allowed to discharge beyond the construction limits in accordance with the Project's NPDES General Stormwater Permit."
  - RCW 19.122 requires all owners of underground facilities to notify pipeline companies of scheduled excavations through the one-number locator service if proposed excavation is within 100 feet. 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 - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- General: MISC:
  - All proposed improvements shall be designed and constructed to current City Standards. [PMC 14.08.040, 14.08.120, 17.42]
  - Civil engineering drawings cannot be accepted until Planning Department requirements have

been satisfied, including but not limited to, SEPA, Preliminary Site Plan approval, CUP, and/or Hearing Examiner conditions.

• Civil engineering drawings will be required for this project prior to issuance of the first building permit. Included within the civil design package shall be a utility plan overlaid with the proposed landscaping design to ensure that potential conflicts between the two designs have been addressed.

- At the time of civil application, submit electronic files in PDF format, through the City's Permit Portal. Contact the Permit staff via email at PermitCenter@ci.puyallup.wa.us for the initial project submittal.

• Civil engineering plan review fee is $470.00 (plus an additional per hour rate of $130.00 in excess of 5 hours). The Civil permit shall be $1,370.00 and the inspection fee shall be 3% of the total cost of the project as calculated on the Engineering Division Cost Estimate form. [City of Puyallup Resolution No. 2098]

• Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project / plat.

• Engineering plans submitted for review and approval shall comply with City Standards Section 1.0 and Section 2.0, particularly:

- Engineering plans submitted for review and approval shall be based on 24 x 36-inch sheets.

- The scale for design plans shall be indicated directly below the north arrow and shall be only 1"=20' or 1"=30'. The north arrow shall point up or to the right on the plans.

- Engineering plan sheets shall be numbered sequentially in this manner: Sheet 1 of 20, Sheet 2 of 20, etc. ending in Sheet 20 of 20.

• All applicable City Standard Notes and Standard Details shall be included on the construction plans for this project. A copy of the City Standards can be found on the City's web site under City Engineering, Development Engineering.

• Prior to Acceptance/Occupancy, Record Drawings shall be provided for review and approval by the City. The fee for this review is $200.00. Record Drawings shall be provided as follows:

- In accordance with City Standards Manual Section 2.3.

- Electronic version of the record drawings in the following formats:

1. AutoCAD Map 2007 or newer in State Plane South Projection
2. PDF

• Prior to permit approval for this project, the applicant shall provide documentation that the United States Post Office has been contacted to coordinate mail box locations for this project.

Planning Division - Gabriel Clark; 2537703330; GClark@puyallupwa.gov

- General: Sign Posted On Site must be provided.

Planning Division - Gabriel Clark; 2537703330; GClark@puyallupwa.gov

- General: Signed Affidavit must be provided.

Sincerely,
Chris Beale
Senior Planner
(253) 841-5418
CBeale@PuyallupWA.gov