



City of Puyallup

**Planning Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

May 18, 2023

Jorden Møllergaard  
614 614 Boylston Ave E  
Seattle, WA 98371

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	3
PERMIT #	PLPSP20220049
PROJECT NAME	Bradley Heights
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Requesting a Preliminary Site Plan Review of 233-unit Multi-Family project. Consisting of:a) 10-apartment buildings varying from a 3-story and 3-4story type. b) One-story Recreation buildingc) One-story Trash Compactor/Recycle enclosure d) (7) stand-alone Recycle enclosures e) (33) one-story Carports (2 to 8-car types)
SITE ADDRESS	202 27TH AVE SE, Unit: 1, PUYALLUP, WA 98374;
PARCEL #	0419036006;
ASSOCIATED LAND USE PERMIT(S)	P-21-0098 PLDDG20220021
APPLICATION DATE	April 08, 2022
APPLICATION COMPLETE DATE	April 19, 2022
PROJECT STATUS	<b>Active Development Review Team (DRT) review case – resubmittal required.</b> 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	<b>N/A</b> – Active permit application, not approved

CONDITIONS	<p><b>Active permit application, not approved;</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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**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** - Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

**Fire Review** - David Drake; (253) 864-4171; DDrake@PuyallupWA.gov

- Notes are not on site plan under submittal 2. Notes are based on emailed site plan sent on 5/10 by applicant.
  1. Email sent on 5/10 rearranged all of the fire hydrants, fdc's, piv's and water lines per email dated 5/5/23 at 11:29am.
  2. Resubmit plan that was emailed to fire, planning, and traffic. Engineering was not on the email and will need to review the new water layout.
  3. Clarify if the middle of the project is still an entry, exit? It is unclear with the new emailed plan.
  4. The East entry, exit looks to be less than 26', please clarify. All lanes throughout project are required to be 26' wide.

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

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

- With such a significant change to the site layout, the previous AutoTurn needs to be updated to reflect the current layout. Also, please see updated conditions

## CONDITIONS

**Development & Permitting Services** - Ray Cockerham; 2538415585; RayC@PuyallupWA.gov

- General: Building permits require submittals to include building, mechanical, and plumbing plans in a single application.  
Complete applications must be submitted in compliance with the Washington State Building Code as amended by the City of Puyallup.

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

- Standard Conditions: 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]

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

- Standard Conditions: WATER:
  - Refer to City Standards, Section 300 for Water System Requirements. [PMC 14.02.120]
  - Water to this site is to be provided by Fruitland Mutual Water Company. The applicant shall provide a water availability letter prior to preliminary site plan approval. [RCW 19.27.097 & PMC 14.02.130]
  - The proposed water system shall be designed and constructed to current City (Fire) and Fruitland Mutual Water Company (Domestic/Irrigation) standards. [PMC 14.02.120]

- The domestic service line and fire system service line shall have separate, independent connections to the supply main. [PMC 14.02 & CS 302.3(4)]
- A new water main shall be extended to, and through, the site sufficient to provide the necessary flows for the proposed fire system. The minimum water pipe size shall be 8-inch diameter for dead-end mains and 6-inch diameter for circulating mains. [PMC 16.08.040, 14.20.010 & CS 301.2]
- 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.
- The applicant shall verify the level of backflow protection required for the domestic water supply with Fruitland Mutual Water Company. However, if any of the proposed building uses are included under WAC 246-290-490 Table 9 facilities, then backflow protection shall be provided using a reduced pressure backflow assembly (RPBA). [PMC 14.02.220(3) & CS 302.2] [PMC 14.02.220(3) & CS 302.2]
- Fire hydrants and other appurtenances such as DDCVA and PIV shall be placed as directed by the Puyallup Fire Code Official. Fire hydrants shall be placed so that there is a minimum of 50-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3]
- Maximum hydrant run is 20-feet.
- The fire sprinkler double detector check valve assembly (DDCVA) may be located either inside, or outside, of the building(s). At the time of Civil permit application, the fire sprinkler supply line shall be designed, and shown on the plan, into the building to the point of connection to the interior building riser. Provide plan and elevation detail(s) where the riser enters the building with dimensions, clearances, and joint restraint in accordance with NFPA 24. [CS 302.3, CS 303]
- The Fire Department Connection (FDC) shall be located no closer than 10-feet and no further than 15-feet from a fire hydrant. (NOTE: If the project is utilizing a fire booster pump, the FDC must connect to the sprinkler system on the discharge side of the pump in accordance with NFPA regulations.) A post indicator valve (PIV) shall be provided for the fire sprinkler system in advance of the DDCVA. [CS 302.3]
- Water connection fees and systems development charges shall be in accordance with Fruitland Mutual Water Company requirements.

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

- Standard Conditions: SANITARY SEWER:
  - Refer to City Standards, Section 400 for Sewer System Requirements. [PMC 17.42]
  - The applicant shall connect into the existing public sewer main located within 27th Ave SE. As of this writing, there are no known sewer constrictions in this system within ¼-mile of the proposed project. However, based on the size of the proposed project and the existing apartment complex to the north, at the time of civil application the applicant will be responsible to confirm available sewer capacity of the existing main based on the tributary sewer basin and make any upgrades necessary to support the proposed project, if any. [PMC

14.08.070]

- A separate and independent side sewer will be required from the public main to the project site. Side sewers shall be 6-inch minimum diameter with a 0.02 foot per foot slope. Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.110 & CS 401(6)]
- If the proposed side sewer is greater than 6-inches, a sanitary sewer manhole shall be provided at the property line.
- Prior to reuse of any existing side sewer, the City Collections Division must conduct a visual inspection of the side sewer to determine whether it can be used again. Existing laterals must meet current standard to be used again. The applicant shall be responsible to expose the line as necessary for the City inspection. The City reserves the right to request video inspection of the side sewer to assist in this determination.
- Sewer main pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.
- The construction of a trash enclosure will require the enclosure pad to be elevated to prevent stormwater run-on. If a sewer area drain is proposed for any trash enclosure, then the entire enclosure shall be covered to prevent stormwater run-on and inflow into the sewer system.
- If any buildings on site are connected to septic tanks, the applicant shall abandon the existing septic systems per Pierce County Health Department regulations. A Septic/Pump Tank Decommissioning Certification form must be completed and submitted to the Source Protection Program Department at (253) 798-6470. Verification of certification must be provided PRIOR to final city approvals. [PMC 14.08.070]
- For each building, a sanitary sewer system development charge (SDC) will be assessed based on the number of "residential" units in the facility. Current SDC's as of this writing are \$5,890.00 for the first residential unit and \$4,417.50 for each additional unit. [PMC 14.10.010, 14.10.030]
- For any commercial building, including common/administrative facilities associated with a residential use (office, clubhouse, hallways, pool areas, etc.), a sewer system development charge (SDC) will be assessed based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. Current SDC's as of this writing are \$5,890.00 for the first 15 fixture units and an additional charge of \$394.63 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.02.040]
- Sewer connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.10.010, 14.10.030]
- To obtain credit towards System Development Fees for any existing fixture units, the applicant shall provide the City evidence of the existing plumbing fixtures prior to demolition or removal. A written breakdown of the removed fixture types, quantities, and associated fixture units shall accompany the building permit application and be subject to review and approval by the City. [PMC 14.10.010]

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

- Standard Conditions: STORMWATER/ EROSION CONTROL:
- Stormwater design shall be in accordance with PMC Chapter 21.10 and the Department

of Ecology (Ecology) Stormwater Management Manual for Western Washington (aka "Ecology Manual") as adopted by the City Council at the time of project application. The City will be adopting the 2019 Ecology Manual July 1, 2022. Since a Preliminary Site Plan application is not a vesting tool, the proposed stormwater design shall be in accordance with the 2019 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.

- 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. Please see additional comments at the end of this section associated with the submitted preliminary storm report.

- 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 the 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)
- 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]
- 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 measured from the toe of the exterior slope/embankment/exterior face of the facility. [PMC 21.10 & DOE Manual, Vol. V, Pg 10-39 and Pg 10-9]
- A minimum of 5-feet clearance shall be provided from the toe of any exterior slope/embankment to any tract, property line, fence, or any required vegetative buffer. [PMC 21.10 & CS 206]
- The 2-yr, 10-yr, and 100-yr water surface elevation (WSE) shall be shown on the R/D facility cross-section(s).
- Water quality treatment of stormwater shall be in accordance with the Ecology Manual, Volume 1, Minimum Requirement 6; and Volume 5, Runoff Treatment.
- If the applicant proposes to use bioretention cells for water quality treatment, the following notes shall be added to the civil design plans:
  - "At the completion of the bioretention cells construction, the engineer-of-record shall provide a written statement to the City of Puyallup that the bioretention cells were built per the approved design."
  - "The bioretention soil media (BSM) supplier shall certify in writing that the bioretention soil media meets the guidelines for Ecology-approved BSM including mineral aggregate gradation, compost guidelines, and mix standards as specified in the 2012 Low Impact Development Technical Guidance Manual for Puget Sound. And, if so verified, no laboratory infiltration testing, cation exchange, or organic content testing is required."
- 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.
- Overflow facilities shall be provided at the low points of any proposed permeable pavement areas to allow safe discharge to the downstream public storm system.
- Construction of frontage improvements associated with this project will require either

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)

- At the time of civil permit application, the applicant shall provide a conveyance capacity analysis of the existing 27th Ave SE storm system between the project site and Meridian to ensure adequate capacity assuming existing conditions for any contributing offsite areas, and developed conditions for the project site.
- 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.
- A Stormwater Systems Development fee will be assessed for each new equivalent service unit (ESU) in accordance with PMC Chapter 14.26. Each ESU is equal to 2,800 square feet of 'hard' surface. The current SDC as of this writing is \$3,560.00 per ESU.
- Stormwater Systems Development fees are due at the time of site development permit or in the case where no site development permit is required, at the time of building permit issuance for the individual lot(s); and the fees do not vest until the time of site development permit issuance, or at the time of building permit issuance in the case where a site development permit is not required.
- 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
- The following comments are associated with the March 29, 2022 preliminary stormwater report. The applicant is not required to respond to these comments at this time



and Engineering is satisfied that appropriate documentation has been provided to allow the project to move forward to the public hearing. However, these comments must be thoroughly addressed at time of civil permit application:

- The applicant has proposed a stormwater detention facility to serve the project 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 adequately addressed.
- Specifically, the geotechnical report dated February 10, 2022 indicates that the site consists of both recessional outwash and recessional glaciolacustrine soils with the majority of the site consisting of the outwash soils, yet only one small-scale PIT test was conducted in an area of the site where 97% of the soil particles pass the #200 sieve. Additional infiltration testing or additional clarification is needed to justify a determination of BMP infeasibility for the central and eastern portions of the project site.
- There may be other BMP infeasibility criteria available to the applicant outlined in the Ecology Manual. For example, downstream impacts associated with lateral flow or potential erosion hazards due to infiltrated stormwater, but the current application materials do not appear sufficient to support a definitive project-wide infeasibility determination for the BMPs listed in Minimum Requirement 5.
- For offsite basin inflow and onsite unconverted vegetation areas: document compliance with 2019 Ecology Manual, Vol III, Sec III-2.4 (2014 Manual, Vol. III, Appendix III-B, Section 6).

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

- Standard Conditions: STREET:
  - Half-street improvements shall be completed along the entire property frontage and include curb, gutter, sidewalk, roadway base, pavement, street lighting, and drainage. Dedication of right-of-way may be required to provide for adequate roadway section. [PMC 11.08.120, 11.08.130, 19.12.050(1)]
  - Existing public utilities that are in conflict with proposed frontage 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.
  - 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.
    - Commercial and Multi-family projects shall provide an autoturn analysis for the largest anticipated vehicle that would access the site. Curb radii and entrance dimensions shall be increased as necessary to allow vehicles to access the site without encroaching into adjacent lanes of traffic.
    - 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]

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

- Standard Conditions: 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 for this project. 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 the project was constructed in accordance with the recommendations contained in the report.
  - 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

- Standard Conditions: 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 \$300.00 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** - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- SEPA Condition: Project shall include a school bus stop waiting area along 27th Ave SE . The waiting area shall include a minimum of 300 sq ft hardscape, excluding adjacent sidewalk areas, and demonstrate appropriate level of street and/or pedestrian level lighting for the waiting area.

**Planning Division** - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- Standard Conditions: **Swimming Pools.** All swimming pools having a depth of 12 or more inches shall maintain a protective fence, wall or enclosure not less than six feet in height, with no opening greater than four inches wide and equipped with self-closing gate surrounding said pool. Hot tubs or other manmade bodies of water shall maintain a similar enclosure or shall be covered when not in use so as to prevent access to the water.

**Planning Division** - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- Standard Conditions: **Trash and Recycling Receptacles.** Except on trash pick-up days, all trash receptacles shall be screened from neighboring properties and public rights-of-way by an opaque visual barrier no lower than the maximum height of the receptacles. Trash receptacles shall be permanently maintained within such opaque visual barrier. Proposed multifamily residential projects shall provide at least one on-site recycling area for each 25 dwelling units. Each recycling area shall be located not more than 200 feet from the intended user units and, at a minimum, shall include separate receptacles for glass, newspaper, aluminum and cardboard. All recycling areas shall be screened in the same manner.

**Planning Division** - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- **Submit With Civil Permit Application:** At time of final landscape review, utility plan will need to be revised to locate all underground water, sewer, stormwater, electrical, and other utility lines away from required landscape beds to avoid conflicts with tree roots. See Puyallup Vegetation Management Manual (VMS) pg. 25 for required distances from trees to underground or overhead utilities.

**Planning Division** - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- **Submit With Civil Permit Application: Outdoor Lighting – RM Zones:** Building-mounted lighting shall be directed away from other residential structures and/or windows as to not create direct illumination, shall be shielded as to avoid glare from exposed bulbs off site and shall use necessary means to avoid excessive light throw. Light illumination shall not be cast beyond the premises and shall be limited to illumination of surfaces intended for pedestrians or vehicles. Light fixtures shall include all necessary refractors within the housing to direct lighting to areas intended to be illuminated. The director shall retain the right to require a photometric plan to ensure compliance with these standards.

**Planning Division** - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- **Submit With Civil Permit Application:** Tree #668 shall be retained. Final landscape plan shall demonstrate that landscape area surrounding tree is adequate to fully encompass the critical root protection zone (CRPZ) of tree to ensure survival post construction. Tree shall be protected during site clearing in accordance with VMS and all City standards.

**Planning Division** - Rachael N. Brown; 2537703363; RNBrown@PuyallupWA.gov

- **Submit With Civil Permit Application:** Existing trees to be retained must be clearly marked on the final clearing and grading plan, and final landscape plan. Tree protection fencing and signage shall follow the city standard detail, see appendix 20.5. Standard detail shall be included on all plan sets with vegetation which is scheduled for retention and protection. All critical root protection zones (CRPZ) shall be shown on plan sets in diameter from the center of the tree. In determining tree CRPZ, the following standards shall be used. In establishing the extent of the Critical Root Protection Zone (CRPZ) for individual significant trees, groupings of significant trees, a stand of significant trees, or a heritage tree the following formula shall be used: Individual tree diameter (in inches) X 2, converted into feet = CRPZ, in diameter (Example: 20" tree X 2 = 40' CRPZ diameter). The following minimum performance standards

shall be used to determine the extent of allowable impacts to the CRPZ of significant trees: For significant trees, a minimum of 50 percent of the critical root zone must be preserved at natural grade, with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. For heritage trees, a minimum of 75 percent of the critical root zone must be preserved at natural grade with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. No cut or fill greater than four (4) inches in depth may be located closer to the tree trunk than  $\frac{1}{2}$  the CRPZ radius distance. (Example, 20-inch DBH tree has a 40' CRPZ area (in diameter) - meaning no cut or fill greater than 4" in depth is allowed within 20' of the tree trunk). No cut or fill within the distance from the tree which is three (3) times the trunk DBH is allowed. (Example, 20-inch DBH tree X 3 = 60", meaning no cut is allowed within 60-inches of a tree which has a 20-inch diameter trunk). These criteria represent minimum standards for determining whether or not a tree may be required to be retained. Greater impacts may be allowed, provided that all design alternatives have been proven unfeasible and that a pre-conditioning and after care mitigation program is established. See section 10.1 of the VMS, and referenced appendices for more information.

**Traffic Division** - Bryan Roberts; 2538415542; broberts@PuyallupWA.gov

- Submit With Civil Permit Application: TRAFFIC ENGINEERING CIVIL DESIGN CONDITIONS:

During civil review provide sight distance analysis required at proposed 27th Ave SE driveway  
–City standards require 300ft of ESD, 250 of SSD (0.5ft object height).

–Setback 14.5ft from face of curb to evaluate sight lines.

-Identify street tree placement, monument signage, fences, etc. that could obstruct sight distance.

-Coordinate with Rachael Brown to specify tree species that will not impact sight distance.

During civil review, use 30ft wide commercial drop approach instead of radius design.

During civil review, the (2) gated EV access driveways shall be a drop approach design and must be 26ft in width.

During civil review provide details on how a garbage truck will access collection area based on AutoTurn analysis. Must coordinate with service provider on preferred location and design.

During civil review the curb alignment on the western frontage needs to be modified to meet City geometric standards. It is acceptable to remove the planter strip within this transition area as needed. See site plan redline to show necessary alignment. Provide channelization design that matches the updated geometry/curvature. See site plan markups for estimated alignment. Current proposal will require additional re-alignment. Civil plans to show channelization (TWLTL) without reverse curvature. This will require the curve section to be more gradual and set farther from the roadway.

Half-street improvements shall consist of curb, gutter, 34ft roadway, 8ft sidewalks, 7.5ft planter strip (0.5 curb), and streetlights.

During civil review move PSD bus stop pad to west side of the driveway (behind sidewalk). There's an accessible route on both sides of the driveway. Sizing per PSD requirements (300 sq ft minimum). Provide analysis that shows existing lighting across the street will be adequate. Photometric analysis needs to meet the RP-8 requirements

27th Ave SE streetlight required on the eastern edge of frontage.

To prevent confusion for motorists traveling WB on 27th Ave SE, the gate should be fully reflectorized with vertical stripes alternately red and white at 16-inch intervals measured horizontally. This guidance comes directly from the MUTCD (Section 2B.68). Based on the latest site plan, this treatment may not be necessary because the eastern driveway has been moved and no longer in alignment with 27th Ave SE. Will evaluate further during Civil review

ADA ramp must be removed on the northeast side of 27th Ave SE.

**Traffic Division** - Bryan Roberts; 2538415542; broberts@PuyallupWA.gov

- Standard Conditions: TRAFFIC ENGINEERING GENERAL 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.

For multifamily developments, impact fees are charged for all dwelling units (not separated) prior to building permit issuance.

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.

Sincerely,  
Rachael N. Brown  
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