



City of Puyallup

Planning Division

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www.cityofpuyallup.org

December 19, 2023

Betsy Dyer
 18215 72nd Ave. S.
 Kent, WA 98032

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	4
PERMIT #	PLPSP20220108
PROJECT NAME	Wesley Homes Bradley Park Phase 2
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Expansion includes 36-unit Care Center and 44-unit Brownstone with associated storm water facility improvements, water and sewer connections, parking area, landscaping and franchise utilities
SITE ADDRESS	707 39TH AVE SE, Unit: A101, PUYALLUP, WA 98374;
PARCEL #	0419037014;
ASSOCIATED LAND USE PERMIT(S)	P-21-0134 PLZV20220069 PLDR20230034 PL20230049 PRMU20230881 PRCCP20231028
APPLICATION DATE	July 11, 2022
APPLICATION COMPLETE DATE	August 15, 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.

The City has completed the review of the above-mentioned permit submittal. All of your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

Re-submittal Instructions

To resubmit, you must respond to all comments in a written response letter and submit a letter of transmittal. Letter of transmittal and response letter must be submitted to the 'Correction Response Letter' item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. If you have any questions about how to resubmit, please contact the permit center at permitcenter@puyallupwa.gov.

- 1 Log in to your permits portal and navigate to the [status page](#) for this permit. Under the 'Upload Documents' section, select 'click here to upload document'.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document.
- 3 Click 'Upload Documents' at bottom of the page.

How to use this letter

This review letter includes two sections: **“Corrections”** and **“Conditions”**.

The **“Corrections”** 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.

Corrections

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

- **CRITICAL AREAS:** Please analyze in the updated critical area report the proposed paving the pathway behind the lodge (is this trail in a wetland buffer area?).

APRIL, 2023 UPDATED COMMENT: Comment outstanding pending submittal of updated critical areas (wetland) report.

AUGUST, 2023 UPDATED COMMENT: Comment still remains outstanding pending submittal of updated critical areas (wetland) report.

DECEMBER, 2023 UPDATED COMMENT: The November 02, 2023 Grette wetland report indicates the wetland area has increased as a result of storm water discharge. Per the Ecology storm water manual and PMC 21.06.940 (1)(C), wetland area and hydroperiod cannot be impacted by new storm water discharge. The report does not address qualitatively or quantitatively the issue of the new storm water discharge from the new care center roof area. Will the wetland be further impacted or inadvertently expanded again? New modeling and a qualitative assessment of possible impacts to wetland C need to be provided by the civil engineer and Grette. Also, if the wetland has extended 10 feet further to the south, the adjusted buffer will therefore be modified to match the new wetland edge. Does this impact the building footprint of the care center? The expansion of wetland area was not an intentionally created wetland, its an unintentional expansion of the wetland area due to storm water impacts (which shouldn't have occurred per the ECY storm manual). Please show the expanded wetland buffer area and provide analysis of impacts from the proposed care center building footprint, placement of new and replaced storm discharge trenches and other improvements. Additional mitigation sequencing analysis would need to be provided as well. Also, the 2014 ECY rating forms were not located (the Corps forms were attached); please provide.

- CRITICAL AREAS: Update the geotechnical report and analysis, focusing on critical areas analysis for the steeply sloped area below the 36 bed care center building (to the west, steep embankment stream channel on the Lowes site). Areas adjacent exceed 40 percent slope as shown in GIS and may have a buffer which the CC building is proposed to be located within, see PMC 21.06.1210. Please submit a geotech report addressing PMC 21.06.530 and PMC 21.06.1210, .1220, .1230, .1240, and .1250 (seismic).

April, 2023 UPDATED COMMENT: Please supplement the geotech report to specifically address PMC 21.06.1230 (2)(A - F), addressing each item in detail. Also address .1230 (11), monitoring plan for during and post construction. Address pier design foundations in more detail and presence of seeps on the site.

AUGUST, 2023 UPDATED COMMENT: Comment outstanding. The submitted geotech addendum did not address the cited code sections in detail as required by our past comments. The July 11, 2023 Terra Associates letter only addresses boring locations, results of the boring testing and a plot map. Please provide the additional analysis required as noted above.

DECEMBER, 2023 UPDATE COMMENT: See review letter from City geotech peer review consultant (Landau, December 5, 2023 review letter). Please also review Planning's notes on civil permit relative to planned walls along the western property line as they relate back to the land use submittal. The early submittal waiver was not approved to allow the Care Center building design to proceed to civil permitting because the geotechnical issues here are not resolved.

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

- The storm report submitted with the Early Waiver civil application differs substantially from the preliminary storm report provided under the Preliminary Site Plan landuse application. Specifically, the landuse application states that the Phase 2 buildout will utilize the existing stormwater facilities constructed during Phase 1. These existing facilities were originally sized to account for the overall buildout of the site.

However, upon review of the stormwater report submitted under the Early Waiver civil application, a large portion of the Phase 2 Care Center roof area is bypassing the existing storm facilities and direct discharging to Wetland C. If indeed this is the desired design intent, revise the landuse application preliminary storm report to include an analysis justifying that Wetland C’s hydroperiod would not be negatively affected...essentially an MR8 analysis. Also, as noted in the initial civil application review comments, the applicant shall ensure that discharging additional undetained roof runoff to Wetland C is compliant with Minimum Requirement 7, Flow Control. Both of these conditions are necessary prior to landuse approval to ensure that the proposed Phase 2 stormwater design is feasible.

Conditions

Condition Category	Condition	Department	Condition Status
	Sign Posted On Site must be provided.	Planning Division	Resolved
	Signed Affidavit must be provided.	Planning Division	Resolved
	<p>GENERAL:</p> <ul style="list-style-type: none"> • 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]. <p>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.</p>	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
	<ul style="list-style-type: none"> • 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] • In accordance with recent revisions to RCW 19.27 and RCW 19.122, any project within 100-ft of a major utility transmission line (hazardous liquid or gas) shall provide notice to the utility operator. Prior to permit issuance, provide written documentation from the operator/owner of the Northwest Pipeline LLC (Williams Gas Main) that the proposed development is acceptable as designed. 		
	<p>WATER:</p> <ul style="list-style-type: none"> • There is an existing 12-in ductile iron water main serving the project site. The applicant shall confirm that the existing system is sufficient to provide the domestic and fire flows necessary to serve both the existing and proposed facilities located on the site. [PMC 16.08.040, 14.20.010 & CS 301.2] • 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)] • The applicant shall be responsible for the operation and maintenance of the proposed water system located on private property. • Any existing services that are to be abandoned at this site shall be disconnected at the main, the corp. stop removed, and the service plugged to city standards. [PMC 14.02.120(f)] 	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
	<ul style="list-style-type: none"> • The applicant shall be responsible to provide and install the water meters required to service the new facilities. Domestic service water meters shall be located within the public ROW unless prior approval is granted by the City. (Water service stub for the Phase 2 Brownstone installed during Phase 1). [PMC 14.02.120(f) & CS 301.3] • Water pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines. • The applicant is required to provide backflow protection on any new domestic line(s) in accordance with City Standards. The minimum level of protection would be a double check valve assembly (DCVA). However, the City requires a reduced pressure backflow assembly (RPBA) for any use considered to be a high-hazard as outlined in WAC 246-290-490 Table 9. -The backflow device shall be located outside the building, immediately downstream of the water meter. [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] • The fire sprinkler double detector check valve assembly (DDCVA) may be located either inside, or outside, of the building. 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 		

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	<p>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]</p> <ul style="list-style-type: none"> • For each "residential" building, a water 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 \$4,260.00 for the first residential unit and \$3,195.00 for each additional unit per building. [PMC 14.02.040, 14.10.030] • If the buildings will contain congregate care living units without cooking facilities located in each living unit, then such congregate care residence areas of the building will be assessed at the rate of \$4,260.00 per every six beds or portion thereof. [PMC 14.02.040, 14.10.030] • For each commercial building, including common/administrative facilities associated with a residential use (office, clubhouse, hallways, pool areas, etc.), a water 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 \$4,260.00 for the first 15 fixture units and an additional charge of \$285.42 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.02.040] • Water 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 14.02.040, 14.10.030] • To obtain credit towards System Development Fees for any existing fixture units, 		

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	<p>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 14.02.040]</p>		
	<p>SANITARY SEWER:</p> <ul style="list-style-type: none"> • The proposed sanitary sewer system shall be designed and constructed to current City Standards. [PMC 14.08.040, 14.08.120] • A separate and independent side sewer will be required from the public/private main to each building site. Side sewers shall be 6-inch minimum diameter with a 0.02 foot per foot slope. (Sewer service stub for the Phase 2 Brownstone and Phase 2 Wellness Center installed during Phase 1). [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. • Grease Interceptors are required for all commercial facilities involved in food preparation. If food preparation facilities are proposed now, or in the future, the applicant shall install an external grease interceptor in accordance with the current edition of the Uniform Plumbing Code adopted by the City of Puyallup, Puyallup Municipal Code, and City standard details. [PMC 14.06.031(3) & CS 401(5), 402.3] • 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 	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
	<p>entire enclosure shall be covered to prevent stormwater run-on and inflow into the sewer system.</p> <ul style="list-style-type: none"> • Drainage for the underground parking shall be connected to the sanitary sewer system through an oil-water separator. [PMC 14.06.031 & CS 402.2] • All private oil-water facilities shall be maintained in accordance with Puyallup Municipal Code 14.06.031. Under this Title, records and certification of maintenance shall be made readily available to the City for review and inspection, and must be maintained for a minimum of three years. If the owner fails to properly maintain the facility, the City, after giving the owner notice, may perform necessary maintenance at the owner's expense. [PMC 14.06.031 & CS 402.2] • For each "residential" 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] • If the buildings will contain congregate care living units without cooking facilities located in each living unit, then such congregate care residence areas of the building will be assessed at the rate of \$5,890.00 per every six beds or portion thereof. [PMC 14.02.040, 14.10.030] • For each 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 		

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	<p>in excess of the base 15 plumbing fixture units. [PMC 14.02.040]</p> <ul style="list-style-type: none"> 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] 		
	<p>STORMWATER/ EROSION CONTROL:</p> <ul style="list-style-type: none"> Stormwater design shall be in accordance with PMC Chapter 21.10 and the Department of Ecology Stormwater Management Manual for Western Washington ("Ecology Manual") as adopted by the City Council at the time of project application. The City has currently adopted the 2019 Ecology Manual. The original Phase 1 project was designed using the 2005 Ecology Manual. At that time, the Phase 2 NPDES permit "encouraged", but did not mandate the use of OnSite Stormwater BMPs (MR5). However, the current Ecology Manual requires the implementation of MR5 BMPs to the Maximum Extent Feasible. At the time of civil application, the applicant shall provide an OnSite Stormwater BMP feasibility analysis in accordance with the requirements of the Ecology Manual. This may require additional wet-season infiltration testing to justify a finding of infeasibility depending on the location of any proposed BMP. In addition to the comment above, at time of civil application the applicant will need to justify the feasibility of hardscape permeable pavement considering the depth to groundwater and the Ecology Manual criteria of 0.3in/hr infiltration rate. At the time of civil application, incorporate review comments noted in the Preliminary Storm Report dated June 14, 2022 into the permanent stormwater site plan. The Phase 1 project incorporated specific 	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
	<p>stormwater constraints to ensure protection of downstream wetlands. The proposed Phase 2 project shall incorporate/retain the Phase 1 improvements designed to protect the wetlands or provide an updated hydrologic analysis which ensures the wetland's hydrologic conditions, hydrophytic vegetation, and substrate characteristics are maintained. See Ecology Manual Volume I, Minimum Requirement 8.</p> <ul style="list-style-type: none"> • 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. • 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: <ul style="list-style-type: none"> - Groundwater evaluation, either instantaneous (MR1-5), or continuous monitoring (MR1-9), during the wet weather months (December 21 through April 1). - Hydraulic conductivity testing: <ul style="list-style-type: none"> 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 		

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	<p>discretion of the review engineer.</p> <ul style="list-style-type: none"> - Testing to determine the hydraulic restriction layer. - Mounding analysis may be required in accordance with Ecology Volume III Section 3.3.8. <ul style="list-style-type: none"> • 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. • 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] <ul style="list-style-type: none"> - When using WWHM for analysis, provide the following WWHM project files with the civil permit application: <ul style="list-style-type: none"> - Binary project file (WHM file extension) - ASCII project file (WH2 file extension) - WDM file (WDM file extension) - WWHM report text (Word file) • 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. <ul style="list-style-type: none"> • Water quality treatment of stormwater shall be in accordance with the Ecology Manual, Volume 1, Minimum Requirement 6; and Volume 5, Runoff Treatment. • 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. 		

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	<ul style="list-style-type: none"> • All storm drains shall be signed as follows: <ul style="list-style-type: none"> 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. (Phase 1 Stormwater Agreement, AFN 201903120138, may be acceptable for Phase 2 pending the outcome of MR5 feasibility analysis.) • 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 		

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	<p>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.</p>		
	<p>STREET:</p> <ul style="list-style-type: none"> • Existing public utilities that are in conflict with any 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. • 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] 	Engineering Division	Resolved
	<p>GRADING:</p> <ul style="list-style-type: none"> • 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 may be required at various points along the property lines extending 30-feet 	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
	<p>beyond the project limits to assure no impact from storm water damming or runoff. [PMC 17.42 & CS 502.1]</p> <ul style="list-style-type: none"> • At the time of civil permit application, the following notes shall be added to the first sheet of the TESCP: <ul style="list-style-type: none"> -“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. 		
	<p>MISC:</p> <ul style="list-style-type: none"> • All proposed improvements shall be 	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
	<p>designed and constructed to current City Standards. [PMC 14.08.040, 14.08.120, 17.42]</p> <ul style="list-style-type: none"> • 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. • Engineering plans submitted for review and approval shall comply with City Standards Section 1.0 and Section 2.0, particularly: <ul style="list-style-type: none"> - 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 		

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	<p>sequentially in this manner: Sheet 1 of 20, Sheet 2 of 20, etc. ending in Sheet 20 of 20.</p> <ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> - In accordance with City Standards Manual Section 2.3. - Electronic version of the record drawings in the following formats: <ol style="list-style-type: none"> 1. AutoCAD Map 2007 or newer in State Plane South Projection 2. PDF 		
	<p>TRAFFIC ENGINEERING GENERAL CONDITIONS:</p> <p>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</p> <p>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</p> <p>School impact fees shall be paid directly to the school district in accordance with adopted fee at the time of collection by the district.</p> <p>For multifamily developments, impact fees are</p>	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>charged for all dwelling units (not separated) prior to building permit issuance.</p> <p>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.</p>		
Submit With Civil Permit Application	<p>GENERAL:</p> <ul style="list-style-type: none"> -At time of civil application, incorporate markups noted on the Preliminary Storm Report dated January 23, 2023. -At time of civil application, incorporate markups noted on the Preliminary Civil Plans stamped January 27, 2023. -At time of civil application, incorporate the "Conditions" noted in DRT Letter 1, dated November 23, 2022. -At time of civil application, ensure 10-ft min clearance between any woody landscaping and wet utilities. 	Engineering Division	Open
Submit With Building Permit Application	<p>Building Department:</p> <p>Plans will need to be per the applicable adopted codes 2018/2021 for all permits.</p> <p>Building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that may apply on the plans with all Washington State Amendments.</p> <p>Additional Submittal Item: Provide a Geo-Tech report for soils with the building permit applications.</p> <p>The R-2 apartments at Brownstone are required to have the infrastructure in place for charging stations per IBC section 429 Washington State</p>	Development & Permitting Services	Open

Condition Category	Condition	Department	Condition Status
	<p>amendments and will need to be shown on the plans. Did not locate EV parking on site plan. Accessible parking and access to the public way would be required as well as the accessibility requirements for inside the parking garage. For all accessible requirements we use the 2018/2021 IBC / WAC 51-50 and the ICC A117.1-2009 standard not the ADA.</p> <p>Provide all exit discharge points and opening protection.</p> <p>Phase 2 proposed Care Center, I-2 occupancy requires approval from Health Department. The City recommends to request preliminary plan review from the Department of Health provides prior to submitting building plans to assure meets all Health department requirements to avoid delays. The City of Puyallup will not release building permit without Health departments approval.</p>		
	<p>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</p> <p>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</p> <p>School impact fees (if applicable) shall be paid directly to the school district in accordance with adopted fee at the time of collection by the district.</p> <p>For multifamily developments, impact fees are charged for all dwelling units (not separated) prior to building permit issuance.</p>	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	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.		
Submit With Civil Permit Application	Design team will be required to submit a detailed sight distance analysis with civil permit submittal. For the 39th Ave SE access, sight distance analysis must show current standards are being met (ESD, SSD, object/eye height etc). Analysis will include a profile view that identifies future improvements, any sight obstructions, and berm removal.	Traffic Division	Open

Sincerely,
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