



City of Puyallup

Planning Division

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April 18, 2024

Contour Engineering LLC

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GIG HARBOR, WA 98335

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	2
PERMIT #	PLPSP20230080
PROJECT NAME	Bradbury Place Townhomes
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Bradbury Place townhomes development project. 43 new residential townhome units in five (5) total buildings are proposed for construction, along with typical residential development amenities, including landscaping, roads, sidewalks, stormwater facilities and open space areas.
SITE ADDRESS	2525 5TH ST SE, PUYALLUP, WA 98374;
PARCEL #	0419036002; 0419036003;
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	July 21, 2023
APPLICATION COMPLETE DATE	July 28, 2023
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

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

- • 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 for the site.
- Depth of burial exceeds City Standards. Submit Alternative Methods Request (AMR) through the permit portal for City Engineer Review and approval.
[Plans; Sht C4]
- Per prior comment, Ecology Manual and City Policy requires 20-ft setback from storm facility to property lines. Revise accordingly or submit Alternative Methods Request (AMR) for City Engineer review and approval.
[Plans; Sht C4]
- Per prior comment, surface runoff generated on site must be mitigated onsite. This includes the "offsite" basin flows created by the grade break along the frontage. Verify that the onsite flow control facility is sized to account for this area either by modeling the area between the grade break and the ROW as a bypass basin or using the equivalent area methodology for the offsite-inflow areas outside of the project limits. If the equivalent area method does not account for the entirety of the 'grade break' basin, then the balance should be considered bypass for modeling purposes.
[Storm Report; Pg 6 of 177]
- See comments in Section 3.0 and on the Developed Basin Map regarding the area between the ROW and grade break. Revise the preliminary stormwater calculations accordingly.
[Storm Report; Pg 7 of 177]
- See comments in Section 3.0 and on the Developed Basin Map regarding the area between the ROW and grade break. Revise the preliminary stormwater calculations and commentary accordingly.
[Storm Report; Pg 8 of 177]
- The developed basin should be delineated to provide clarity and ensure compliance. At a minimum, three subbasins are necessary based on the Developed Basin Map, i.e., 1) ROW Basin; 2) area between the ROW and the grade break (either bypass, equivalent area, or equivalent area plus bypass); and 3) Pond Basin. Also, see comment under Section 3.0.
[Storm Report; Pg 24 of 177]
- See comments in Section 3.0 and on the Developed Basin Map regarding the area between the ROW and grade break. Revise the preliminary stormwater calculations and commentary accordingly.
[Storm Report; Pg 74 of 177]
- Per prior comment, revise using forested condition.
[Storm Report; Pg 76 of 177]
- Clarify-These elevations do not agree with the elevations contained in the Mounding Analysis.
[Soils Report; Pg 4 of 22]

- Additional clarification is needed here. Per the 2019 geo-evaluation, glacial till was encountered 5ft below the surface in MP1 which was nearest to the storm facility at the time. This addendum indicates the glacial till layer was not observed in TP102. Additional information is needed to ensure the glacial till layer does not extend into the footprint of the infiltration basin inhibiting the facility from functioning as intended, and adequate separation is provided as well.
[Mounding Analysis; Pg 3 of 19]

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

- Off-site mitigation required at the intersection of 27th Ave SE and 5th St SE. Per City of Puyallup sight distance standards, this intersection does not have adequate entering sight distance to allow southbound left turns. Per City standards, entering sight distance requirements apply to all intersections and driveways, commercial or residential. The final design of this access restriction can be determined during civil review.

Conditions

Condition Category	Condition	Department	Condition Status
Public Noticing	Public notice sign must be posted on site in a publically visible location.	Planning Division	Open
Public Noticing	Signed Affidavit must be provided.	Planning Division	Open
Standard Conditions	<p>GENERAL:</p> <ul style="list-style-type: none"> • The submitted preliminary design documents have been reviewed and contain both markups that must be addressed prior to landuse approval and markups that can be addressed at time of civil application. Markups that contain a document reference inside of brackets [] will be noted in the Action Items of this DRT Letter and must be resolved prior to landuse approval. Markups that do not contain the bracketed reference may be addressed with the civil permit application. • 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 	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
	<p>stormwater manual at the time of civil permit application [PMC 21.10.040].</p> <ul style="list-style-type: none"> • 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 applicant shall construct and/or replace any substandard curbs, gutters, sidewalks, storm drainage, half-street paving, and street lights in accordance with the City's standards and specifications along all street frontage adjoining the property. [PMC 11.08.030] 		
Standard Conditions	<p>WATER:</p> <ul style="list-style-type: none"> • Refer to City Standards, Section 300 for Water (FIRE) System Requirements. [PMC 14.02.120] • The proposed water system shall be designed and constructed to current City (Fire) / 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 	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
	<p>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 for dead-end mains and 6-inch diameter for circulating mains. [PMC 14.02.190, 14.20.010, 14.20.020 & CS 301.1(1)]</p> <ul style="list-style-type: none"> • Public water mains shall be located generally 10 or 12-feet west or south of roadway centerlines per city standard drawings. [PMC 14.02.120(f) & CS 301.1(11)] • 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 sewer and water lines shall be isolated 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. [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. 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. • The fire sprinkler double detector check valve assembly (DDCVA) may be located either inside, or outside, of the building(s). The 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 		

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	<p>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]</p> <ul style="list-style-type: none"> • 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] • Utility extensions shall be approved and permitted prior to any building permit issuance. [PMC 14.02.130] • Water connection fees and systems development charges shall be in accordance with Fruitland Mutual Water Company requirements. 		
Standard Conditions	<p>SANITARY SEWER:</p> <ul style="list-style-type: none"> • Refer to City Standards, Section 400 for Sewer System Requirements. [PMC 17.42] • The applicant has proposed a new sewer main extension from the project site to the existing 8-in sewer located at the intersection of 27th Ave SE and 5th St SE. The new sanitary sewer main shall be 8-inch minimum and located 5-feet east of roadway centerline in accordance with City Standards. [PMC 14.08.070] • As of this writing, there are no known sewer constrictions in this system within ¼-mile of the proposed project. • 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 	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
	<p>two points. [PMC 14.08.110 & CS 401(6)]</p> <ul style="list-style-type: none"> • If the proposed side sewer is greater than 6-inches, a sanitary sewer manhole shall be provided at the property line. • Sewer main pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines. • Per applicant’s Design Review Worksheet, trash enclosures are not proposed for the project. NOTE: The construction of a trash enclosure will require the enclosure pad to be elevated to prevent stormwater run-on and the entire enclosure covered to prevent stormwater inflow into the sanitary sewer area drain. See City Standards Section 208 for additional criteria. [CS 208.1] • Utility extensions shall be approved and permitted prior to any building permit issuance. [PMC 14.02.130] • 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 \$6,344.00 for the first residential unit and \$4,758.00 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 \$6,344.00 for the first 15 plumbing fixture units and an additional charge of \$425.05 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 		

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	time of permit issuance. [PMC 14.10.010, 14.10.030]		
Standard Conditions	<p>STORMWATER/ EROSION CONTROL:</p> <ul style="list-style-type: none"> • Refer to City Standards, Section 200 for Stormwater System Requirements. [PMC 17.42] • Stormwater design shall be in accordance with PMC Chapter 21.10 and the current stormwater management manual as adopted by the City Council at the time of project application. The City is currently using the 2019 Department of Ecology (Ecology) Stormwater Management Manual for Western Washington (aka "Ecology Manual"). • The applicant shall complete the stormwater flowchart, Figure 1-3.1 and Figure 1-3.2, contained in the Ecology Manual. The completed flowchart shall be submitted with the preliminary stormwater site plan and highlight the Minimum Requirements (MR) triggered by the project thresholds. • 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 	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
	<p>delineate any offsite basins tributary to the project site and include the following information: [PMC 21.10.060]</p> <ul style="list-style-type: none"> - 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 - For offsite basin inflow: At time of civil application, document compliance with 2019 Ecology Manual, Vol III, Sec III-2.4 (2014 Manual, Vol. III, Appendix III-B, Section 6) for the Offsite Basin inflow. <ul style="list-style-type: none"> • 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; and Volume V. • 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. 		

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	<ul style="list-style-type: none"> • Preliminary feasibility/infeasibility testing for infiltration facilities/BMPs shall be in accordance with the site analysis requirements of the Ecology Manual, Volume III, 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 1 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 1 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 V Section V-5.4. • 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 		

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	<p>Section 21.10. [PMC 21.10.190, 21.10.060]</p> <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) • Overflow facilities shall be provided for any proposed stormwater 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 of the facility. The setback area shall not exceed 5% maximum cross-slope. Facilities with retaining walls, the setback area shall be measured from the facility's emergency overflow elevation to the face of the wall. [PMC 21.10 & DOE Manual, Vol. V] • The proposed infiltration trench as shown on the preliminary civil drawings meets the criteria as an Underground Injection Control (UIC) Well. This type of design must be registered with the Department of Ecology and designed in accordance with the Stormwater Management Manual for Western Washington. <ul style="list-style-type: none"> - The applicant shall register the UIC with the Dept. of Ecology on the City's behalf prior to Occupancy. See City Standards 203 for additional information. - Please refer to the Department of Ecology's 		

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	<p>website for more information:</p> <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. • 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. The BMP descriptions and maintenance criteria shall be obtained from the "City of Puyallup Site Management Plan for Stormwater Operations and Maintenance." 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. • Applicant will be required to delineate, dimension, field stake, and flag all limits of clearing and sensitive areas PRIOR to work commencing. • Prior to permit issuance, the applicant shall post a financial guarantee in accordance with PMC 		

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	<p>21.10.160 in the amount of 125% of the cost of the stormwater system.</p> <ul style="list-style-type: none"> • 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 \$4,013.00 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. 		
Standard Conditions	<p>STREET:</p> <ul style="list-style-type: none"> • 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 will 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 	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
	<p>right-of-way and utilities shall be relocated outside of the travelled road section, i.e., behind the curb under the sidewalk area.</p> <ul style="list-style-type: none"> • Upon civil permit application, the following items shall be provided: <ul style="list-style-type: none"> - 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)] 		
Standard Conditions	<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] 	Engineering Division	Resolved

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	<ul style="list-style-type: none"> • 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: <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.” -“Any permanent infiltration system shall not be utilized for TESC runoff. Connect infiltration system to the upstream stormwater conveyance 		

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	<p>only after construction is complete and site is stabilized and paved.”</p> <ul style="list-style-type: none"> 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. 		
Standard Conditions	<p>MISC:</p> <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> 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 	Engineering Division	Resolved

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	<p>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]</p> <ul style="list-style-type: none"> • 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: <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 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 Development Engineering. • In all new construction or development, where the parking of a vehicle would reduce the width of required fire department access roadways to less than twenty feet, the requirements of Puyallup Municipal Code, Chapter 16.04, Section 16.04.015, EMERGENCY VEHICLE PARKING, shall be complied with. Plans showing the "Emergency Vehicle Parking Only" areas to be established shall be submitted for review and approval by the Fire Chief. • 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 		

Condition Category	Condition	Department	Condition Status
	<p>follows:</p> <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 		
Standard Conditions	<p>Off-site mitigation required at the intersection of 27th Ave SE and 5th St SE. Per City of Puyallup sight distance standards, this intersection does not have adequate entering sight distance to allow southbound left turns. Per City standards, entering sight distance requirements apply to all intersections and driveways, commercial or residential. The final design of this access restriction can be determined during civil review.</p> <p>Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10.</p> <p>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>Per Puyallup Municipal Code Section 11.08.130, the applicant/owner would be expected to construct half-street improvements including curb,</p>	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	<p>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> <p>During civil review, City staff shall review street tree placement, monument signage, fences, etc. to ensure required sight distance requirements are met.</p> <p>Site access driveways shall meet our minimum commercial driveway requirements (30ft width).</p> <p>During civil review, design must provide "end of road" and "end of sidewalk" treatments per City standards</p> <p>(2) Streetlights will be required along the 5th Street SE frontage. 1st light will be located at south property light, the second light will be located approximately 300ft north of this location.</p> <p>At the time of civil permit review provide a separate street lighting plan and pavement striping plan (channelization) sheet for the City to review.</p> <p>Streetlight design shall provide the following: Provide details on how streetlights will be powered Location of conduit runs Wiring Schedule -Conduit size and type for each raceway -Conductors details Pole schedule -STA & offset for each luminaire Show location of junction boxes</p>		

Condition Category	Condition	Department	Condition Status
Submit With Civil Permit Application	ROW Dedication shall occur prior to civil permit issuance.	Engineering Division	Resolved
Submit With Civil Permit Application	Prior to civil permit issuance, the private access easement shall be released ("vacated" per Short Plat AFN 8101070262). This shall be accomplished either by plat amendment or an easement release form approved by the City Attorney. The release document shall be executed by the ownership of Lots 1 thru 4, and approved by the City prior to issuance of any Building or Engineering permits. Upon buildout and acceptance of 5th St SE, and prior to Occupancy, the executed release document shall be recorded with the Pierce County Auditor.	Engineering Division	Resolved
Standard Conditions	The proposed infiltration trench meets the criteria as an Underground Injection Control (UIC) Well. The applicant shall register the UIC with the Dept. of Ecology on the City's behalf prior to Occupancy. See City Standards 203 for additional information.	Engineering Division	Resolved

Sincerely,
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