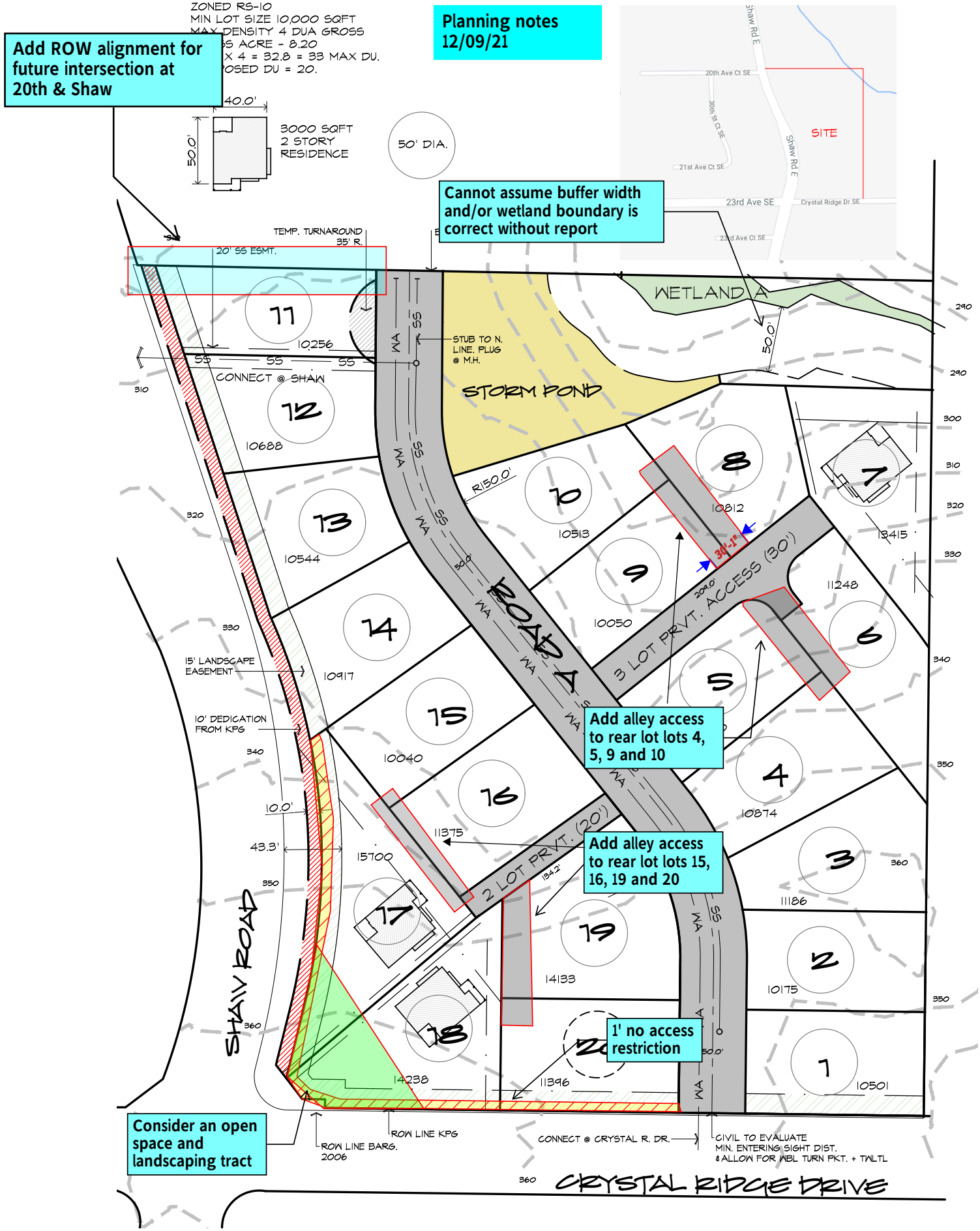
**From:** Nabila Comstock <NComstock@PuyallupWA.gov>
**Sent:** Monday, January 3, 2022 11:55 AM
**To:** James Kerby <james@rmhomes.com>; ryan@rmhomes.com; Cara Visintainer <cvisintainer@barghausen.com>
**Subject:** Pre-App Notes | P-21-0135 Normandy Heights

Hello,

Thank you for meeting with the City's Development Services staff to discuss your proposed project.
For your use, attached to this letter is a memo to the file for this project, which highlights the issues discussed at our meeting. Please note that this is a list of specific issues discussed, and is not intended to replace the final condition letter that will be provided to you when a formal application is submitted and reviewed.
We hope that you find this information helpful and informative as your proceed through the permitting process. If you have any questions or concerns regarding these notes, please do not hesitate to contact the appropriate staff members or me directly at (253) 770-3361.
We look forward to working with you on the completion of this project.

Thank you,
Nabila Comstock
Planning Technician | City of Puyallup
(253) 770-3361
ncomstock@puyallupwa.gov

*Did you know that you can easily submit for a permit online? Introducing CityView, our new online permitting system. Permit applications will now be accepted through the CityView Portal. For more information on the permit system, go to the City's website page here. Or, scan this QR code with your phone to learn more.*




**NORMANDY**

ADDRESS: 2007 SHAW ROAD, PUYALLUP 98372
PARCEL 0420354039

# CONCEPT SITE PLAN II

1:60

NORTH

2913 5th Ave NE | Suite 201
Puyallup, WA 98372
O 253.444.4088

# City of Puyallup

**Development Services Center**

333 S Meridian, Puyallup, WA 98371
(253) 864-4165 Fax (253) 840-6678
www.cityofpuyallup.org


**DATE:** **January 3, 2022**

**TO:** **James Kerby, Ryan McGowan, Cara Visintainer & Project File**

**FROM:** **Nabila Comstock - Planning Technician**

**PROJECT:** **P-21-0135/NORMANDY HOMES**

**SITE ADDRESS:** **2007 SHAW RD**

**PROJECT DESCRIPTION (as provided by applicant): Second pre-app (original P-20-0034). Confirm sewer capacity at Shaw Rd, verify ROW dedication accuracy, verify frontage requirements along Shaw Rd, revised layout review.**

Thank you for meeting with the city's Development Services staff to discuss your proposed project.
For your use here is a memo to the file for this project, which highlights the issues discussed at our meeting. Please note that this is a list of specific issues discussed and is not intended to replace the final condition letter that will be provided to you when a formal application is submitted and reviewed.
We hope that you find this information helpful and informative as you proceed through the permitting process. If you have any questions or concerns regarding these notes, please do not hesitate to contact the appropriate staff member or me directly at (253) 770-3361.

We look forward to working with you on the completion of this project.

---

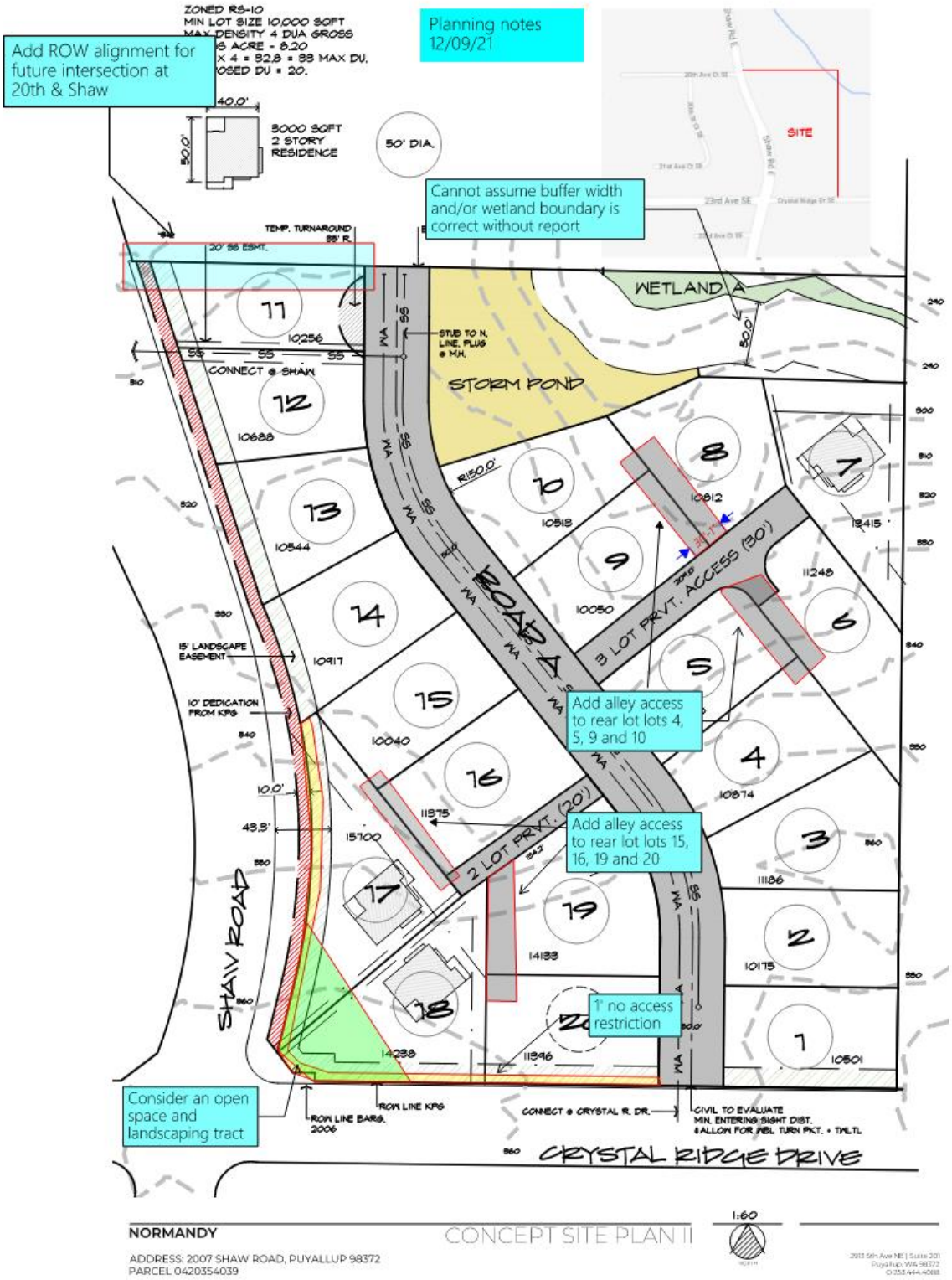
**PLANNING – Chris Beale, 253-841-5418** cbeale@puyallupwa.gov

*This letter is intended to outline specific code sections and other standards that may be applicable to the project. This is not an exhaustive list and other requirements may be triggered by the actual development proposal. The applicant is advised and encouraged to consult the Puyallup Municipal Code (PMC) when finalizing their application proposal and contact the planner listed above with questions*

**GENERAL PLAT COMMENTS SUMMARY**

- The project will need to consider private or public alleys to serve lots 8-10, 4-6, 18-20, 15-17.
- Project will need to consider a ROW alignment at the north side of lot 11 to align a new intersection on Shaw Road.
- The City Comprehensive Plan calls for an extension of the east shared use pathway along the plat's Shaw Road frontage.

- A 15’ vegetated landscaping area shall shown all lot frontages along Shaw Road and Crystal Ridge Dr.
- Street trees on Crystal Ridge shall be retained to the extent possible and feasible.
- A new critical area report is needed for the wetlands and stream corridor. Staff cannot assess the buffer requirements until a new delineation and assessment is completed. Codes have changed since 2006. General habitat areas may be present as the lot contains vegetation and canopy connected to areas of undisturbed wetlands and native vegetation. Tree retention will be assessed.
- Low Impact Development Principles. General principles of low impact development to be reflected in any subdivision layout include:
    - (a) Emphasizing natural resource conservation;
    - (b) Minimizing impervious surfaces, loss of existing vegetation, and storm water runoff;
    - (c) Incorporating any natural drainage features.
- Any retaining walls proposed along any and all areas of the exterior of the plat boundaries will be height limited, setback and landscaped in accordance with PMC 20.58.005 (2).




**Notes from the Puyallup School District:**

*The project site is located within the Shaw Road Elementary, Kalles Junior High, and Puyallup High School. School bus transportation is planned to serve students from this project at all three*

*schools. The district will likely request a bus stop waiting area along the frontage of Crystal Ridge Dr, south of proposed Lot 1. The bus stop waiting area should include 90 sq ft hard surface waiting area adjacent to the proposed sidewalk, fencing between Lot 1 and the waiting area, and nearby lighting to illuminate the waiting area during dark morning hours.*

*For questions or comments regarding these items, please contact Brian Devereux, Director of Facilities Planning, Puyallup School District by phone 253-841-8772 or email deverebj@puyallup.k12.wa.us*

**GIS PROPERTY DETAILS**
*QV Puyallup Detailed List - 0420354039*

| **General Information** | |
|---|---|
| Puyallup City Limit | Yes |
| City Owned Property | No |
| Concomitant Agreements | No |
| Regulated Floodplain 1980 | No |
| Regulated Floodplain 2017 | No |
| Regulated Seclusion Area | No |
| Future Land Use | LDR |
| General Habitat Areas | No |
| Plats | N/A |
| Potential Land Slide Hazard | Yes |
| Regional Growth Center | No |
| Revenue Development Area Boundary | No |
| Short Plat Number | N/A |
| Soils | 18C, 20C |
| Urban Growth Boundary Area | Yes |
| Volcanic Hazard Areas | No |
| Water System Name | CITY OF PUYALLUP |

| | |
|---|---|
| Wetlands Inventory Puyallup | No |
| Zoning | RS-10 |
| Zoning Overlay | N/A |

**PRELIMINARY MAJOR PLAT APPLICATION FORM**
http://cityofpuyallup.org/DocumentCenter/View/9783/Major-Plat-Preliminary-FILLABLE

**LAND USE ANALYSIS**
- All proposed major plats are subject to Puyallup Municipal Code (PMC) Title 19, specifically PMC 19.02, 19.04, 19.08 and PMC 19.12.

**APPROVAL CRITERIA**
19.08.120 Preliminary plat – Hearing examiner review and approval.
- The hearing examiner shall review and either approve, approve with conditions, or deny all preliminary plats for subdivisions and dedications to assure conformance to the provisions of this title, the city comprehensive plan, and other planning standards and specifications as adopted by the city.
- Approval of a preliminary plat shall not be construed as approval of a final plat.

**ON-SITE IDENTIFICATION POSTING**
- Identification Marker Posting. The subdivider shall, for identification purposes only, cause markers of a type approved by the city to be placed upon each of the road frontage corners of the subject land and maintain them thereon during the period extending from the time of application to the time of final action for the purpose of permitting field checks of the proposed major plat.
- Posting of Other Data and Markers. Where other data or where identification markers are found necessary by any relevant agency to assist it in making its determination, such data and markers shall be placed upon the land and maintained thereon during the period extending from the time of application to the time of final action for the purpose of permitting field checks by the applicable agencies.
- Consent to Access. The subdivider shall permit free access to the land being subdivided to all agencies considering the major subdivision for the period of time extending from the time of application to the time of final action.

**LAND USE PERMITTING REQUIREMENTS**
The following land use permits are required for your proposal:
- Preliminary major plat application
http://cityofpuyallup.org/DocumentCenter/View/9783/Major-Plat-Preliminary-FILLABLE
- SEPA Environmental checklist
http://cityofpuyallup.org/DocumentCenter/View/9788/SEPA-Checklist-FILLABLE
- All supporting critical area, traffic, storm water, preliminary utility/grading and any other reports needed to process the subject request.

**SUBDIVISION PERMIT REQUIREMENTS**
- To facilitate a complete application submittal, provide the following documents:

- Complete application form, with required # of copies and supporting documents, as outlined on the application form checklist. Consult with a permit technician if you have questions about the minimum submittal checklist requirements (PermitsCenter@ci.puyallup.wa.us ).
- Complete Survey of the Plat. A complete survey, completed by a licensed land surveyor is required to be compiled on an 18-inch by 24-inch sheet containing the following information:
- The names and addresses of the owners of said tract;
- The legal description of the original tract proposed for subdivision;
- County assessor parcel numbers for all affected tracts;
- North arrow, scale and date of the drawing. The scale shall be one inch equals 50 feet for sites two acres in size or less, and one inch equals 100 feet for sites greater than two acres in size;
- Vicinity map, containing the outline of the affected tract(s), the nearest public streets to the north, south, east and west, and the quarter/quarter section in which the site is located;
- Boundary lines of the tract(s) to be subdivided, and corresponding bearings and dimensions;
- Existing and proposed lot lines. The existing lot lines shall be shown using a heavy dashed line, and the proposed lot lines shown using a heavy solid line;
- Square footage of all proposed lots and tracts;
- Location, material and size of all monuments. Monuments shall meet the specifications of the public works director or designee;
- Registered land surveyor certification that the drawing is a true and correct representation of the land surveyed, and that all monumentation location, size and materials are correctly shown;
- Lot size and numbering. The square feet in each lot shall be shown, and all lots shall be numbered consecutively from one to the total number of lots. All tracts shall be assigned a consecutive letter designation beginning with the letter A;
- Accurate location and dimensions of all existing structures, septic systems and utility services, and the distance between structures, improvements and utilities to the adjoining proposed lot lines;
- Topography showing existing and proposed contours at five-foot contour intervals except for any portion of the site containing slopes of 15 percent or greater which shall be shown at two-foot contour intervals. The contour intervals shall extend at least 100 feet beyond the boundaries of the site;
- The layout, names, location, purpose, width and other dimensions of proposed streets, alleys, easements, parks and other open space, property reservations, lot lines, yard requirements and utilities;
- Boundaries and associated buffers, development envelopes, or other information for any critical areas as defined or required by Chapter 21.06 PMC;
- Notarized acknowledgments and signatures of the property owner(s);
- Current Title Report. Title report confirming ownership and any easements or other encumbrances of record affecting the subject parcel. The title Report shall have been prepared within two weeks of the date of application
- Please provide the case planner a link to Dropbox, or other cloud storage accessible link, to all documents submitted under the application process.
- SEPA checklist with an 8.5”X11” or 11”X17” copy of the site plan

- Required preliminary storm water report, consistent with Engineering's requirements and notes contained in this letter or as otherwise directed by the case Engineer.
- Any required critical areas report, as noted herein by the case planner
- Geotechnical report, where required.
- Preliminary utility plan, or preliminary Technical Information Report (TIR), consistent with Engineering's requirements and notes contained in this letter or as otherwise directed by the case Engineer, where required.

**CITY DEPARTMENT SIGNATURE BOXES**

- Please ensure the following signature boxes are correctly shown on the face of the plat, using the city's template layout design:

| Department | Signatory |
|---|---|
| "Office of the City Engineer" | "City Engineer" |
| "Development Services Department" | "Development Services Director" |
| "Fire Prevention Division" | "Fire Code Official" |

**LOT DESIGN ANALYSIS**

- Blocks shall be arranged in accordance with the following requirements:
  - Blocks shall have sufficient width to provide for two tiers of lots of appropriate depth. Exceptions to this prescribed block width shall be permitted in blocks adjacent to critical areas, major transportation facilities, industrial and commercial areas;
  - Whenever practical, blocks along arterials and major collector streets shall not be less than 1,000 feet in length. Blocks in other residential areas shall not be more than 1,000 or less than 300 feet in length;
  - Easements may be required to be established through blocks exceeding 600 feet in length, to accommodate utilities, drainage courses/facilities, or pedestrian walkways;
  - Where blocks are developed along arterial streets and/or highways that are proposed to contain alleys, said alleys shall run parallel to said arterial, and not perpendicular or radial so as to create an intersection between the arterial and alley; and
  - Wherever feasible, blocks shall be arranged consistent with low impact development principles.

- Lot Arrangements. Lots shall be oriented and improved in accordance with the following requirements:
  - Panhandle access will only be allowed when separated by at least one lot width, and shall serve no more than one lot.
  - Panhandle access shall have a minimum width of 20 feet and a maximum length of 200 feet;
  - Consult the Fire Prevention Division notes included here for information regarding fire department access and turn around requirements, where applicable.

- Lot dimensions shall comply with the minimum standards of the zoning ordinance, ***with corner lots to be platted a minimum of 10 feet wider than the minimum required lot width***;
- The lot arrangements shall be such that there will be no foreseeable difficulties, for reasons of topography or other site conditions, in securing building permits to build on all lots in compliance with the zoning ordinance and other regulations and in providing safe driveway access to buildings on such lots from an approved street. In the case that a proposed lot would establish an irregular building envelope due to critical areas, critical area buffers, easements, landscape buffers, or any other encumbrances or site conditions, it shall be the burden of the applicant to demonstrate that such building envelope is buildable without relief from requirements of this title;
- Lots shall not generally derive access exclusively from an arterial or major collector street. Where driveway access from an arterial or major collector street may be necessary for several adjoining lots, said lots may be required to be served by a common and combined driveway in order to limit possible traffic hazards on such streets;
- Each individually owned lot or unit shall obtain direct access from a dedicated public street by a panhandle access, approved private access road or approved alley with direct nonmotorized access;
- All newly created and/or modified lots shall be uniformly square or rectangular in shape (four-sided polygon) to the fullest extent possible per the administrative authority of the development services designee, unless the land use case requires purview of the hearing examiner or binding site plan committee. Side lot lines shall be perpendicular to street lines or radial to curved street lines. Jogging or meandering lot lines shall be avoided unless associated with code-required critical area preservation, significant natural feature(s), established configuration of an abutting legal lot(s) of record, previously recorded easements, or testamentary provisions;
- Where a subdivision of a residentially zoned property would result in a lot that could be further subdivided in the future, a utility and access easement area, in a width suitable to provide such access and utilities, may be required to serve future subdivision of the property; and
- Wherever feasible, lot layout shall be developed consistent with low impact development principles.

- 20.20.020 Property development standards – RS zones.

  The following table (Table 20.20.020) sets forth the required development standards applicable to properties located in the RS zones, unless otherwise established by approval of a planned development. Unless otherwise indicated, the standards listed in this section represent number of feet:

| Property Development Standards – RS Zones | |
|---|---|
| | **RS-10** |
| **Minimum lot area per building site in square feet** | 10,000 |

| | |
|---|---|
| **Minimum/Maximum development density in dwelling units per gross acre** | No min-4.0 |
| **Minimum lot width*** | 50’ |
| **Corner lots shall be 10 feet wider than the minimum required lot widths shown herein* | |
| **Minimum lot depth** | 0 |
| **Minimum front yard setback** | 25’ |
| **Minimum rear yard setback*** | 25’ |
| **For rear yard setbacks for accessory structures, see PMC 20.20.040* | |
| **Minimum interior side yard setback** | Refer to 20.20.025 |
| **Minimum street side yard setback** | 15’ |
| **Maximum building height single-family houses** | 36’ |
| **Maximum building height all structures other than single-family houses** | 28’ |
| **Maximum lot coverage** | 40% |
| **Minimum street frontage** | 20’ |
| **Maximum floor area ratio** *(Refer to 20.20.028)* | 0.45:1 |

**LOT ACCESS AND SITE DEVELOPMENT**

- **The proposed street layout shall conform to the general design criteria set forth below and specific development standards referenced in PMC 19.12.020:**
  - All streets shall be arranged in proper relation to topography and other site characteristics in a manner which results in usable lots, safe streets and acceptable gradients without unnecessary destruction of drainage courses, trees and other natural site features;
  - The arrangement of streets in new development should be such that said streets extend to the boundary lines of the tract to make provision for future extension to adjacent tracts, except when determined to be impractical by the public works director or designee due to critical areas, site constraints, or existing street alignments;
  - The street layout shall reflect the use of local streets to provide access to abutting properties, and the use of collector streets to channel traffic through the development to abutting collectors and arterials. The layout should discourage the use of local streets by through traffic;
  - When lot(s) within a residential development are proposed adjacent to an arterial street, primary access to said lots shall be provided from a local street or collector street and a “no access” restriction established along the lot boundary bordering the arterial;

- All street intersections shall be perpendicular, unless a modified intersection is approved by the city's public works director or designee;
- Frontage improvements shall be required except when existing street improvements are determined to meet minimum city standards and specifications by the public works director or designee, or where assurance for dedication and improvement of the remaining part of the street is provided to the satisfaction of the public works director or designee. Whenever a tract to be subdivided borders on an existing half or partial street, the other part of the street shall be dedicated within such tract;
- Whenever a proposed subdivision borders an existing street, reconstruction or widening of such street may be required as a condition of subdivision approval. Additional dedication of right-of-way may also be required;
- Restriction of public access to publicly-owned and maintained roadways through the establishment of gated communities shall not be permitted; and
- Roadway connections to abutting, stubbed out rights-of-way shall be required as a condition of approval if said connection furthers the city goal of promoting a system of interconnected grid of roadways. New streets shall not be connected or traffic from a proposed development discharged to a substandard roadway without minimum improvement to said roadway as determined to be needed by the city public works director or designee. Improvements to said substandard rights-of-way may be required if they are proportional to the size/scale of the development and the impacts to said roadway, as determined by the city engineer or designee.

- **The proposed sidewalk and walkway layout shall conform to the following:**
  - Sidewalks shall be required depending upon road classification and intensity of development in accordance with the requirements set forth in the city's engineering standards;
  - Where sidewalks are optional, they may be required if close to pedestrian generators, to continue a walk on an existing street, to link areas, or to provide pedestrian access to future development as indicated in applicable master plans;
  - In conventional developments, sidewalks shall be placed in the right-of-way, unless an exception is permitted by the public works director or designee, to preserve topographical or natural features, or unless the applicant shows an alternative pedestrian system provides safe and convenient circulation;
  - Pedestrian easements shall be required through the center of blocks more than 600 feet in length to provide circulation and access to schools, parks, open space, shopping or other community facilities;
  - Dedication of easements for public access or public right-of-way may be required for sidewalks or walkways considered to be an integral link in the pedestrian circulation system or proposed to be provided in lieu of standard sidewalk improvements required to be constructed within public street right-of-way, as determined by the city's public works director or designee; and
  - Off-site sidewalk and/or walkway connections shall be required as a condition of approval if said off-site sidewalk/walkway furthers implementation of the city's nonmotorized plan and if such off-site sidewalk connections are proportional to the size/scale of the development and would further the goals of the nonmotorized plan, as determined by the city engineer or designee. Special consideration will be made to sidewalk connections that would promote safe and dedicated public walking routes to schools.

**CRITICAL AREAS ANALYSIS**

- The following critical areas are known or suspected on the land proposed for subdivision or within 300':

| | CRITICAL AREA | CRITICAL AREA REPORT REQUIRED FOR PROJECT? |
|---|---|---|
| **X** | Critical aquifer recharge area | No |
| | Geologic hazard area – Volcanic hazard area | No |
| **X** | Geologic hazard area – Landslide hazard area | Yes |
| **X** | Geologic hazard area – Erosion hazard area | Yes |
| **X** | Geologic hazard area – Seismic hazard areas | Should be analyzed by Geotech |
| **X** | Wetland and/or wetland buffer | Yes |
| **X** | Fish and Wildlife Conservation Area - Stream and/or stream buffer | Yes |
| **X** | Fish and Wildlife Conservation Area – General habitat area | Yes |
| | Flood prone area – 100-year floodplain | N/A |
| | Shoreline of the State | N/A |

- **Critical area tracts required:**
  - Critical area tracts shall be used in development proposals for subdivisions to delineate and protect the following contiguous critical areas and buffers comprising 5,000 square feet or more of area:
    - All landslide and erosion hazard areas and buffers;
    - All wetlands and buffers;
    - All fish and wildlife habitat areas and buffers; and
    - All other lands to be protected from alterations as conditioned by project approval.
  - Critical area tracts shall be designated as native growth protection areas and shall be recorded on all documents of title of record for all affected lots.
  - Critical area tracts shall be designated on the face of the plat or recorded drawing in a format approved by the city attorney. The designation shall include the following restrictions:
    - An assurance that native vegetation within the growth protection area will be preserved;
    - The right of the city to enforce the terms of the restriction; and
    - The city may require that any required critical area tract be dedicated to the city, held in an undivided interest by each owner of a building lot within the development with the ownership interest passing with the ownership of the lot, or held by an incorporated homeowner's association or other legal entity (such as a land trust), which assures the ownership, maintenance, and protection of the tract in accordance with PMC 19.12.070(4).
- **The following critical area report requirements are triggered by known or suspected critical areas:**
  - **Critical aquifer recharge areas:**

- Reporting requirements vary based on the proposed use of the property. Most land subdivisions will not trigger these report requirements for the purposes of subdividing the land, but may be triggered by future planned use of the land:
- Activities that do not cause degradation of ground water quality and will not adversely affect the recharging of the aquifer may be permitted in a critical aquifer recharge area and do not require preparation of a critical area report; provided, that they comply with the city storm water management regulations and other applicable local, state and federal regulations. These activities typically include commercial and industrial development that does not include storage, processing, or handling of any hazardous substance, or other development that does not substantially divert, alter, or reduce the flow of surface or ground waters.
- Activities that have the potential to cause degradation of ground water quality or adversely affect the recharging of an aquifer may be permitted in critical aquifer recharge areas pursuant to an approved critical area report in accordance with PMC 21.06.530 and 21.06.1150. These activities include:
  - Activities that substantially divert, alter, or reduce the flow of surface or ground waters, or otherwise adversely affect aquifer recharge;
  - The use, processing, storage or handling of hazardous substances, other than household chemicals used according to the directions specified on the packaging for domestic applications;
  - The use of injection wells, including on-site septic systems, *except those domestic septic systems releasing less than 14,500 gallons of effluent per day* and that are limited to *a maximum density of one system per one acre*;
  - Infiltration of storm water from pollution-generating surfaces; or
  - Any other activity determined by the director likely to have an adverse impact on ground water quality or on a recharge of the aquifer.

- **Landslide and/or erosion hazard areas:**
  - A report from a professional engineer or geologist, licensed in the state of Washington, meeting all of the requirements of PMC 21.06 Article XII must be submitted for any site with any portion of land with slopes 15% or steeper.
  - All areas with slopes 40% or steeper and with a vertical relief of 10 or more feet are designated as landslide hazard critical areas by ordinance.
  - All areas with slopes 15% or steeper with soils mapped by the U.S. Department of Agriculture's Natural Resources Conservation Service, or identified by a special study, as having a "moderate to severe," "severe," or "very severe" erosion potential are designated erosion hazard critical areas by ordinance.
  - ***All other sloped areas over 15% up to 39.9%*** must be studied by a professional engineer or geologist, licensed in the state of Washington, to determine if they meet the requirements of PMC 21.06.1210 (3) for designation as a geologic landslide hazard or erosion hazard critical area.

- Land that is located wholly within an erosion or landslide hazard area or its buffer may not be subdivided. Land that is located partially within an erosion or landslide hazard area or its buffer may be divided; provided, that each resulting lot has sufficient buildable area outside of, and will not affect, the erosion or landslide hazard or its buffer;
- Access roads and utilities may be permitted within the erosion or landslide hazard area and associated buffers if the director determines based on an approved critical area report that the road will not increase the risk to adjacent sites and that no other feasible alternative exists.

- **Seismic hazard areas:**
  - The site may or may not be within a seismic hazard area, which is dependent upon site soil conditions. Please consult the building department and your geotechnical engineer for more information.
- **Wetland and/or wetland buffer areas:**
  - A report from a qualified wetland biologist, meeting the requirements of PMC 21.06.950 and 21.06.530 is required for any lands suspected (mapped or unmapped) or known on a site or a site within 300' of suspected or known wetlands.
- **Stream and/or stream buffer areas:**
  - A report from a qualified biologist, meeting the requirements of PMC 21.06.1070 and 21.06.530 is required for any lands suspected (mapped or unmapped) or known on a site or a site within 300' of suspected or known streams.
- **General habitat areas:**
  - A report from a qualified biologist, meeting the requirements of PMC 21.06.1070 and 21.06.530 is required for any lands suspected (mapped or unmapped) or known on a site or a site within 300' of suspected or known general habitat areas.

- Critical area report(s) may be reviewed by the city's third-party critical area review consultant. Please be aware that applicants are responsible for the cost of review by the city's third-party consultant; there's an initial fee of $160, followed by the consultant's review fee which is dependent on the amount of time spent on review (varies on the project).
- **The following critical area notes need to be included on the face of the plat document:**
  - "Critical Area" notes section to denote the presence of a "Critical aquifer recharge area" "volcanic hazard area (Lahar)" "Geologic Hazard Area" "Wetlands" "Fish and Wildlife Habitat Conservation Areas".
    - Lots XX and XX contain critical aquifer recharge areas. A critical aquifer recharge area note for each affected lot shall indicate: *"The site is within a high susceptibility/critical aquifer recharge area. Uses and activities on this site shall comply with the city's critical area ordinance (Puyallup Municipal Code 21.06, Article XI). Activities that do not cause degradation of ground water quality and will not adversely affect the recharging of the aquifer may be permitted in a critical aquifer recharge area and do not require preparation of a critical area report; provided, that they comply with the city storm water management regulations and other applicable local, state and federal regulations."*

- Lots XX and XX contain wetland areas and protective wetland buffers. A note shall be included on the face of the plat for each affected lot indicating: *"This lot contains a wetland and/or wetland buffer that is protected by federal, state and local regulations. A wetland is a permanently, semi-permanently, or seasonally flooded area of land with a distinct ecosystem based on hydrology, hydric soils, and vegetation adapted for life in water saturated soils. Wetlands provide numerous benefits to the natural environment including water quality, flood control, wildlife habitat, shoreline stability, and aesthetic values. Since the 1780s, Washington has lost 31 percent of its wetland areas, from 1.35 million acres to 938,000 acres, contributing to loss of flood storage and habitat areas. Wetlands are critical to the overall health of watersheds and property owners are key for protecting, restoring, and managing our state's remaining wetland resources. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval."*
- Lots XX and XX contain a fish and wildlife conservation area. A note shall be included on the face of the plat for each affected lot indicating: *"This lot contains a fish and wildlife habitat area that is protected by federal, state and local regulations. These areas serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. Property owners are key for protecting, restoring, and managing our state's remaining habitat areas. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval."*
- Lots XX and XX contain steep slope/landslide hazard areas and/or erosion areas. A note shall be included on the face of the plat for each affected lot indicating: *"This lot contains a steep slope/landslide hazard and/or erosion hazard area. These areas are prone to mass land movement and/or soil erosion. Retention of vegetation and land covered by vegetation is key to preventing impacts to life, structures and improvements in these areas. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval."*

- No other critical areas are known or suspected by the city based on a review of available GIS data and site observations. Future site investigations may be required.
- Please submit and sign a critical area ID form and submit with the application.

**LANDSCAPING REQUIREMENTS ANALYSIS**

- **Vegetation Buffers**. In order to promote the visual quality of the streetscapes and provide additional buffering from transportation corridors consistent with the city's comprehensive plan, all activities regulated under this title shall comply with the following requirements:
  - Vegetation buffers of not less than a type II, 15-foot vegetative buffer shall apply to all arterial and collector roadways as designated in the comprehensive plan. Buffers along controlled access highways shall be designed using native vegetation, with substantial use of native conifer species (e.g., Douglas fir, western red cedar, madrone, western hemlock, etc.) and native understory plants. Buffers along city

roadways shall include clumps of evergreen and deciduous trees intermixed with shrubs and no more than 25 percent turf grass;

- When suitable natural vegetation is present, it shall be retained, and if necessary, enhanced with native plant material. Any proposed enhancement shall be set forth in a landscape plan, approved by the development services director or designee, and the landscaping installed prior to final plat approval; and
- When suitable natural vegetation is not present, a landscape plan shall be prepared reflecting the use of native plant material, approved by the development services director or designee, and the landscaping installed prior to final plat approval. All native vegetation buffers shall be placed into either a native vegetation protection easement (NVPE) or dedicated NVPE tract with appropriate protection language, as approved by the director or designee, shown on the face of the plat.

- **Street Trees.** In order to further implementation of the city's street tree program, street trees are required to be installed in all plats in accordance with Chapter 11.28 PMC, Street Trees. Proposed subdivisions shall dedicate suitable area for street trees in accordance with city standards for the applicable roadway.
- Street trees shall be provided along the frontage of any public street abutting a new development project. For purpose of this section, a new development project includes any new commercial/industrial/institutional facility or significant upgrades to said facility and/or any new residential project greater than one dwelling unit. Residential projects between two and five dwelling units will be encouraged but not required to install street trees unless determined by the director or director's designee any one of the following apply:

  (1) The development is located on a street listed on the arterial street tree plan; or
  (2) There is an established street tree planting adjacent to the project; or
  (3) As part of a mitigation plan.

  Significant upgrade of facilities shall be defined as in administrative procedures. Street trees shall be located in the public right-of-way or assigned easements and adhere to the design intent, objectives, spacing, location and requirements as detailed herein and the Vegetation Management Standards Manual. Species selection shall be from the official street tree species list or if applicable, the arterial street tree plan.
- Please provide a landscape plan indicating street trees consistent with the city's requirements as outlined in the Municipal Code (PMC 20.58) and the Vegetation Management Standards (VMS) manual; the VMS contains many of the specific design requirements for permitting and design. The VMS and appendices may be found here: https://www.cityofpuyallup.org/429/Planning-Services
- Consult PMC 20.26.500 if the subject site is nonresidential in a residential zone area, or abuts a residentially zoned site. A 30' landscape buffer may apply.
- Storm water facilities shall be landscaped in accordance with SLD-02, contained in the VMS.
- All trash containers shall be screened from abutting properties and public rights-of-way by substantial sight-obscuring landscaping. Sight-obscuring fences and walls can be substituted for plant materials
- All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped.

**ENGINEERING – JAMIE CARTER, 253-435-3616** jcarter@puyallupwa.gov**/ANTHONY HULSE, 253-841-5553** AHulse@puyallupwa.gov

GENERAL

- Civil engineering drawings will be required for this project prior to issuance of the first building permit (The city has transitioned to electronic review. Please reach out to the city permit technicians at PermitCenter@PuyallupWA.gov and they will guide you how to submit). Included within the civil design package will be a utility plan overlaid with the landscape architects landscaping design to ensure that potential conflicts between the two designs have been addressed. Engineering plans 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 plan review fee is $670.00 (plus an additional $130.00 per hour for reviews in excess of five 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 Estimating Form. [City of Puyallup Resolution No.2098]

Civil Engineering drawings shall conform to the following City standards Sections 1.0 and 2.0:

- Engineering plans submitted for review and approval shall be on 24 x 36-inch sheets.
- Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project/plat.
- 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 Office of the City Engineer, Engineering Services.

FRONTAGE IMPROVEMENTS

MAJOR PLATS

- Any subdivision of land as part of a short plat or formal platting process shall require curb, gutters, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) in accordance with the city's Public Works Engineering and Construction Standards and Specifications. The frontage improvements shall be required along all street frontage adjoining the properties created by the land division process. Frontage improvements shall also be required where any reasonable access to the property connects to the public right-of-way, although the primary access is located on another parcel.

WATER WITHIN CITY SERVICE AREA

- The proposed water system shall be designed and constructed to current City standards. [PMC 14.02.120]
- Any wells on the site must be decommissioned in accordance with Washington State requirements. Documentation of the decommissioning must be provided along with submittal of engineering drawings. If an existing well is to remain, the well protection zone shall be clearly delineated, and appropriate backflow protection (Reduced Pressure Backflow Assemblies) shall be installed at all points of connection to the public water system. [PMC 14.02.220(3)(b)]

- A new water main line shall be extended to, and through, the site sufficient to provide the necessary flows for both the domestic system and fire system. The minimum water pipe size shall be 8-inch diameter. (Exception: A 4-inch water main may be installed if either, 1) the proposed main is a dead-end line with no possibility of being expanded in the future, or 2) that portion of the proposed main beyond the last fire hydrant for the project.) [PMC 14.02.190, 14.20.010 & CS 301.1(1)]
- The water main shall be located generally 10 or 12-feet west or south of roadway centerlines per city standard drawings. Any portion of the mainline extension located outside City right-of-way must be centered in a minimum 40-foot-wide easement granted to the City for maintenance purposes. [PMC 14.02.120(f) & CS 301.1(11)]
- The applicant shall be responsible for the operation and maintenance of the proposed water main 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)]
- 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 design shall isolate the sewer and water lines by encasement, shielding or other approved methods.

Backflow Protection

- The applicant shall provide backflow protection with the installation of a double check valve assembly (DCVA) on the domestic connection to the public water main, if one does not currently exist. A plumbing permit is required for this work to be completed; and the unit should be located outside the building, immediately downstream of the existing water meter if possible. If an irrigation system is also proposed, a DCVA is required on that line as well. [PMC 14.02.220(3) & CS 302.2]

FIRE REQUIREMENTS (also see fire review) –

- Single family homes can utilize a larger water meter to provide domestic fire flow up to 1-inch.
- The domestic service line and fire system service line (if required) shall have a separate, independent connection to the supply main. A Double Check Valve Assembly (DCVA) will be required near the property line at the point of connection to the public main. The fire sprinkler Double Detector Check Valve Assembly (DDCVA) may be located either inside, or outside, of the building.
- 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 elevation detail(s) where the riser enters the building with dimensions, clearances, and joint restraint in accordance with NFPA 24. A post indicator valve (PIV) shall be provided for the fire sprinkler system in advance of the DDCVA. [PMC 14.02, CS 302.3, & CS 303]
- Fire hydrants shall be placed so that there is a minimum of 50-feet and a maximum 150-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3]
- The Fire Department Connection (FDC) shall be located no closer than 10-feet and no further than 15-feet from a fire hydrant. [CS 302.3]

SEWER

- The proposed sewer system shall be designed and constructed to current City standards. [PMC 14.08.070}
- Residential construction requires a 6-inch line until 15-feet past the property line and then it can be reduced to 4-inches.
- The applicant shall connect into the existing public system located within Crystal Ridge Dr. SE. If a proposed connection is to occur elsewhere, the applicant shall confirm that the system is located within a 40-foot easement dedicated to the City for maintenance purposes [PMC 14.08.070, PMC17.42 & CS 401(14)]
- The sanitary sewer main shall be located 5-feet east or north of roadway centerlines. [PMC 17.42]
- 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]
- A structure is needed to be placed at the property line to distinguish ownership/maintenance responsibility.
- A separate and independent side sewer will be required from the public main to all building sites for each proposed lot. Side sewers shall be extended from the main 15-feet beyond the property line at the building site and shall be 6-inch minimum diameter with a 0.02 foot per foot slope. [PMC 14.08.110 & CS 401(7)]
- 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(6)]
- Initial analysis indicates there is capacity in the Shaw Rd system to accommodate the buildout of the site.

STORM

- Design shall occur pursuant to the 2012 Stormwater Management Manual for Western Washington as amended in December 2014 (The 2014 SWMMWW) and current City Standards. [PMC 21.10.040]
- Preliminary feasibility/infeasibility testing for infiltration facilities 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 well (MR1-9) during the wet weather months (December 21 through April 1).

  -Hydraulic conductivity testing:

  - If the development triggers Minimum Requirement #7 (flow control), if the site soils are consolidated, or is encumbered by a critical area a Small-Scale Pilot Infiltration Tests (PIT) during the wet weather months (December 21 through April 1) is required.

  - If the development does not trigger Minimum Requirement #7, 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.

- If infiltration facilities/BMPs are feasible, the number of tests shall be based on the area contributing to the proposed facility/BMP, e.g., one test for every 5,000 square feet of permeable pavement or one test for each bio-retention cell.
- The applicant is responsible for submitting a preliminary stormwater management site plan (2 sets) which meets the design requirements provided by PMC 21.10 and Ecology Manual Volume I, Section 2.5.1. The preliminary stormwater site plan (PSSP) shall be submitted prior to Preliminary Site Plan approval to ensure that adequate stormwater facilities are anticipated prior to development of the individual lot(s). The preliminary stormwater site plan shall reasonably estimate the quantity of roof and driveway stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development.
- The applicant shall include a completed stormwater flowchart, Figure 3.1, contained in Ecology's Phase II Municipal Stormwater Permit, Appendix I with the stormwater site plan. The link below may be used to obtain the flowchart:
  https://ecology.wa.gov/DOE/files/7a/7a6940d4-db41-4e00-85fe-7d0497102dfd.pdf

- Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; enlarging the private facilities to account for bypass runoff; or other methods as approved by the City Engineer. [PMC 21.10.190(3)]

Stormwater Retention/Detention (R/D) Facilities:

- Overflow facilities shall be provided for any proposed R/D facilities in accordance with City standards. This may include a downstream analysis of up to a quarter mile.
- Any above-ground stormwater facility shall be screened in accordance with planning requirements.
- 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. [PMC 21.10 & DOE Manual, Vol. V, Pg. 10-9]
- A minimum of 5-feet clearance shall be provided for access around any required vegetative buffer. [PMC 21.10 & CS 206]

The following items shall be included at the time of Civil permit submittal:

- A permanent storm water management plan which meets the design requirements provided by PMC Section 21.10. The plan and accompanying information shall provide sufficient information to evaluate the environmental characteristics of the affected areas, the potential impacts of the proposed development on surface water resources, and the effectiveness and acceptability of measures proposed for managing storm water runoff. The findings, existing and proposed impervious area, facility sizing, and overflow control shall be summarized in a written report. [PMC 21.10.190, 21.10.060]
- A written technical report that clearly delineates any offsite basins tributary to the project site and includes the following information: [PMC 21.10.060]
  - the quantity of the offsite runoff;
  - the location(s) where the offsite runoff enters the project site;
  - how the offsite runoff will be routed through the project site.

  - the location of proposed retention/detention facilities
  - and, the location of proposed treatment facilities

- All pipe reaches shall be summarized in a Conveyance Table containing the following minimum information and included in the report:

| | |
|---|---|
| - 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) |
| - HGL for each Pipe Reach | Percent full at Design Flow (%) |

- In the event that during civil design, there is insufficient room for proposed stormwater facilities in the area(s) shown on the major plat, the stormwater area(s) shall be increased as necessary so the final design will be in compliance with current City Standards. This may result in the number of lots being reduced, or a reduction in other site amenities. [PMC 21.10.060(4), 21.10.150]
- 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 application must be made 60 days prior to the discharge of any stormwater from the site. The link below may be used to obtain information to apply for this permit:
  http://www.ecy.wa.gov/programs/wq/stormwater/construction/
- The City will require an analysis from a wetland biologist and/or hydrogeologist to address Minimum Requirement #8 in accordance with Ecology manual Appendix I-D. This analysis will review your proposed discharge rate/duration/quality to the wetland and determine if there are any potential changes to the hydroperiod or impacts to the wetland ecosystem. The analysis will have to include a review of your offsite analysis and WWHM model as part of their determination. The stormwater report will need to be altered to include the analysis and any of the wetland Biologists/hydrogeologists recommendations to address any potential impact. This analysis will also have to be reviewed by planning to ensure that the analysis addresses their critical area code requirements. Also see Critical Areas notes from Planning.
- All private storm drainage facilities shall be covered by a Stormwater Management & BMP Facilities 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 proper notice, may perform necessary maintenance at the owner's expense.

MORE GENERAL NOTES FOR MAJOR PLATS –

- A ¾-inch water service shall be provided for each building lot and shall be extended 10-feet into each of the proposed lots. The City will provide meters at the time of individual lot development. [PMC 14.02.220(2) & CS 301.3]
- A new 8-inch sanitary sewer mainline shall be extended into and through the development per City Standards. 6-inch side sewers shall be extended 15-feet into the proposed lots. [PMC 14.20.010 & CS 401(6)]
- Utility extensions shall be completed prior to building permit issuance. [PMC 14.02.130]

- Water connection fees and systems development charges will be assessed at the time of building permit issuance for the individual lots. [PMC 14.02.040, 14.10.030]
- For new plats, sewer connection fees and systems development charges will be assessed at the time of building permit issuance for the individual lots unless the developer/builder chooses to take advantage of the fee deferral option available by City Ordinance 2965. [PMC 14.10.010, 14.10.030]
- Stormwater Plans shall be comprehensive for the entire site and consider the full build out.

**TRAFFIC –BRYAN ROBERTS (253) 841-5542** broberts@ci.puyallup.wa.us

- Traffic scoping worksheet will be required. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) *Trip Generation*, 11th Edition. In general, trip generation regression equations shall be used when the $R^2$ value is 0.70 or greater. For single-family units and offices smaller than 30,000 SF, use ITE's *Trip Generation*, average rate. The project trips shall be rounded to the nearest tenth. Trip credits would be allowed for any existing development.
- The city has adopted a City-Wide Traffic Impact Fee of $4,500 per PM peak hour trip. Final fees will be calculated and assessed by the City at the time of building permit issuance.
- Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged per new dwelling unit based on its size:

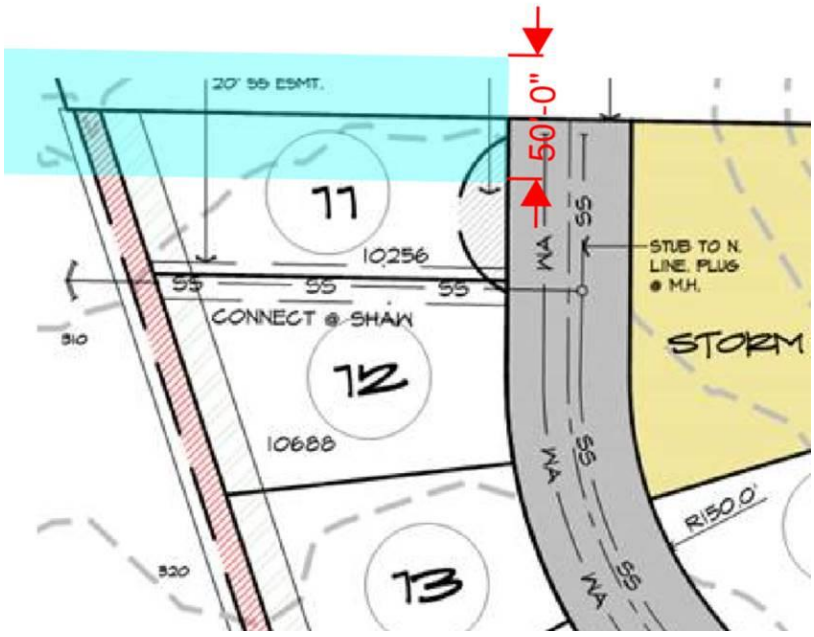
| Size of Residential Dwelling | Park Impact Fee (Per residential dwelling Unit) |
|---|---|
| Less than 500 sqft | $1,560.05 |
| 500 - 999 sqft | $2,313.53 |
| 1,000 – 1,999 sqft | $3,291.31 |
| 2,000 sqft or more | $4,017.30 |

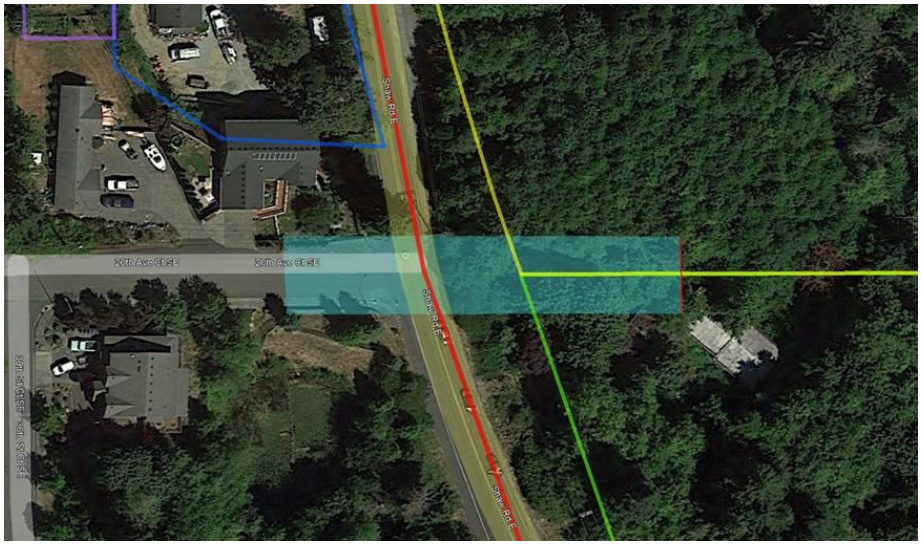
- Per Puyallup Municipal Code Section 11.08.135, the applicant/owner would be expected to construct half-street improvements including curb, gutter, planter strip, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced. Based on the materials submitted, the applicant would be expected to construct half-street improvements on the following streets:
    - All internal streets shall consist of a 28' street face of curb to face of curb with curb, gutter, 5ft sidewalks, 5.5ft planter strip and streetlights. The maximum grade for City streets is 10%. On-street parking shall be restricted to one side of the street.
    - Crystal Ridge Dr SE is classified as a minor collector and shall consist of a 34' street face of curb to face of curb with curb, gutter, 5ft sidewalk, 7.5ft planter strip and streetlights.
        - City will require streetlights along Crystal Ridge frontage.
    - Shaw Road –Required improvements & ROW dedication per Hans Hunger's 12/15/21 email:

      *"The city is in agreement that obligations for Normandy's frontage improvements along Shaw Road will be met with ROW dedication, rough grading of shoulder area from existing pavement to the proposed retaining walls, and the construction of the retaining walls based on a wall design*

*agreeable to the city. It will be Normandy's responsibility to design, permit, and construct the walls as well as implementing any mitigation if any is identified during the permitting process (I'm thinking if the wall design encroached on a wetland). With the fulfillment of these obligations, no further payment of fee in lieu will be necessary."*

- City is still working on the final alignment & elevations for the future Shaw Rd section. North of 23rd, the future roadway section will have spiral transitions and will likely be superelevated.
- Shaw Rd frontage improvements and ROW dedication will qualify for traffic impact fee reimbursement per the City's "Rate Study for Impact Fees for Roads". Coordinate with the City's Engineering Dept regarding the extent and scope of reimbursement.
- Crystal Ridge Dr Access:
    - During the Preliminary Site Plan review, a sight distance analysis will be required along Crystal Ridge Dr SE to ensure minimum requirements are met. This analysis will require speed data to be collected on Crystal Ridge Dr SE.
    - Main access off Crystal Ridge Dr SE must be positioned to allow for a WBL turn pocket (at signal) + TWLTL across proposed access
- Future internal connection point shall be required (see planning comments for more detail).
- City will require 25ft side ROW dedication at lot 11 to accommodate possible future connection aligned with 20th Ave:





- Internal roadway geometry must meet City's geometric standards
- A separate street lighting plan and channelization plan is required for the City's review.
- Driveway serving a single family dwelling unit abutting two streets should be at least 35' from the beginning of the street radius.

**FIRE PREVENTION – DAVID DRAKE, 253-864-4171** ddrake@puyallupwa.gov **RAY COCKERHAM, 253-841-5585** RayC@puyalupwa.gov

- Per IFC 2018 Edition Appendix "D" a fire access road greater than 26' but less than 32' requires Fire lane-No Parking signs on one side. Less than 26' requires signage on both sides of the street.
- Maximum road grade shell be 10% for all fire lanes.
- Driveways or Tracts greater than 150' will require a Fire Truck turn-around. Comply with 2018 IFC Appendix D minimum specifications for options. 2 Lot PRVT access does not meet this requirement. Please provide design alternative.
- Dimensions required for temp fire apparatus turn-around
- Per City of Puyallup Municipal Code 16.08.070 (14), Installation of fire hydrants. Any portion of new single-family dwellings shall be within 600' from a public hydrant that is located on a fire apparatus access road. Comply with Engineering Standards.
- Fire Sprinklers are based off nearest fire hydrant flow and house SQFT for all houses.

**BUILDING – DAVID LEAHY, 253-435-3618** DLeahy@puyallupwa.gov **RAY COCKERHAM, 253-841-5585** RayC@puyallupwa.gov

- Will need to provide a Geo-Tech report for this plat with the application of permit for building the houses.
- Building permits will need to be complete with building/plumbing/mechanical and all truss specs and layouts sealed with the engineer's stamp at time of submittal for permits per the Codes in effect at the time of complete submittals.

**Puyallup School District - Brian Devereux, (253) 841-8772 deverebj@puyallup.k12.wa.us**

- The project site is located within the Shaw Road Elementary, Kalles Junior High, and Puyallup High School. School bus transportation is planned to serve students from this project at all three schools. The district will likely request a bus stop waiting area along the frontage of Crystal Ridge Dr, south of proposed Lot 1. The bus stop waiting area should include 90 sq ft hard surface waiting area adjacent to the proposed sidewalk, fencing between Lot 1 and the waiting area, and nearby lighting to illuminate the waiting area during dark morning hours.

- For questions or comments regarding these items, please contact Brian Devereux, Director of Facilities Planning, Puyallup School District by phone 253-841-8772 or email deverebj@puyallup.k12.wa.us