



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

September 18, 2024

JMJ TEAM

905 MAIN STREET , SUITE 200

SUMNER, WA 98390

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLPSP20240052
PROJECT NAME	Washington State Fair 125th Anniversary Improvements
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Preliminary Site Plan for redevelopment within the fairgrounds. Improvements include the demolition and replacement of the International Village Building with a new 24,300 SF restaurant. The proposal also includes the demolition of existing Barn M (66,660 SF), with exception of the dairy bar. Improvements of the area of the Barn M demolition include a new 11,250 SF tent structure, some areas of hydroseeding, and a 22,000SF field of synthetic turf with infiltration.
SITE ADDRESS	902 S MERIDIAN PUYALLUP, WA 98371
PARCEL #	0420331121
ASSOCIATED LAND USE PERMIT(S)	PLPRE20230120 PRCNC20241090 PRCCP20241189 PRDE20241420
APPLICATION DATE	May 13, 2024
APPLICATION COMPLETE DATE	May 13, 2024
PROJECT STATUS	Final Development Review Team (DRT) letter – application approved. The latest revised copy of submitted materials has fulfilled the city’s requirements related to the land use permit in accordance with the following conditions and notes. The SEPA Determination of Nonsignificance was issued on September 11, 2024 and the associated appeal period ends on September 23, 2024.
APPROVAL EXPIRATION	09/18/2026 PMC 20.89.020 Expiration: A preliminary site plan granted by the director or designee shall become null and void if not exercised within two years of the date of this approval of such preliminary site plan. A preliminary site plan shall be deemed exercised and remain in full force and effect when a

	complete building permit, or complete civil engineering permit when no building permit is required, has been submitted in reliance upon said permit.
CONDITIONS	See notes and conditions below. The project shall conform to all conditions outlined herein and shall comply with all applicable provisions of the Municipal Code and any SEPA conditions.

HOW TO USE THIS LETTER

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.

CONDITIONS

The following are conditions of approval. All future civil and/or building permit submittals shall comply with the following conditions, if any. Each condition has been added by a specific City of Puyallup Department, please contact the specific reviewer associated with that condition for any specific questions regarding that condition:

Department	Reviewer	Phone	Email
Planning	Nabila Comstock	2537703361	NComstock@PuyallupWA.gov
Engineering	Lance Hollingsworth	2537703337	LHollingsworth@PuyallupWA.gov
Traffic	Mieco Hutchens	2539930179	mhutchens@puyallupwa.gov
Building	Ray Cockerham	2538415585	RayC@PuyallupWA.gov
Fire	David Drake	2538644171	DDrake@PuyallupWA.gov

Condition Category	Condition	Department	Condition Status
Public Noticing	Public notice sign must be posted on site in a publicly visible location.	Planning Division	Resolved
Public Noticing	Signed Affidavit must be provided.	Planning Division	Resolved
Submit With Building Permit	Include building heights on elevations as part of future associated building permit application for both the new International Village structure and	Planning Division	Resolved

Condition Category	Condition	Department	Condition Status
Application	the proposed 11,250SF tent. Please note that the height may not exceed 50' in the FAIR zone per PMC 20.37.020 (3).		
Submit With Civil Permit Application	<p>In response to the Notice of Application, the Puyallup Tribe of Indians has requested the following, which can be found under Documents & Images as well:</p> <p>"The proposed project should include an IDP please. This area has high potential for cultural resource impacts but we also recognize that there has been a high level of previous ground disturbance. Please let us know if there are any questions."</p> <p>An IDP will be required to be submitted with your civil permit application.</p>	Planning Division	Open
Submit With Building Permit Application	<p>Construction is subject to applicable State and local building codes at time of complete building permit application.</p> <p>The State energy code applies to the construction of new buildings; please address key code impacts like energy sources and EV charging, as well as other applicable code provision with the building permit submittals.</p>	Development & Permitting Services	Open
Critical Area		Planning Division	Resolved
Standard Conditions	Projects are subject to permits and applicable codes at the time of application. Building permits are required for tent construction if maintained for over 180 days, according to fire and building code requirements.	Building Division	Open
Submit With Civil Permit Application	<p>GENERAL:</p> <ul style="list-style-type: none"> The submitted preliminary design documents have been reviewed and may 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 [] (located at the end of the comment) 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>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.</p> <ul style="list-style-type: none"> • See markups on the preliminary civil plans which must be thoroughly addressed at time of civil permit application. • See markups on the preliminary storm report which must be thoroughly addressed at time of 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 stormwater manual at the time of civil permit application [PMC 21.10.040]. • The comments provided below are intended to assist the applicant with incorporating City requirements into the project design documents, but should not be considered an exhaustive list of all necessary provisions from the PMC, design standards, or the Ecology stormwater manual. • Comments regarding design and construction of new utilities and road improvements are provided for the applicant's information and use. Unless specifically noted, construction of these infrastructure improvements is not a condition of landuse approval. However, infrastructure improvements must be approved and permitted prior to issuance of the first building permit associated with the project. [RCW 58.17.120 and 19.07.080] 		
Submit With Civil Permit Application	<p>WATER:</p> <ul style="list-style-type: none"> • Refer to City Standards, Section 300 for Water System Requirements. [PMC 14.02.120] 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<ul style="list-style-type: none"> • The domestic service line and fire system service line shall have separate, independent connections to the supply main. [PMC 14.02 & CS 302.3(4)] • The applicant shall be responsible for the operation and maintenance of the proposed water system located on private property. • 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)] • The applicant shall be responsible to provide and install any water meters required to service the site. [PMC 14.02.120(f) & CS 301.3] • Water pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines. • The applicant shall provide backflow protection on the domestic line with the installation of a reduced pressure backflow assembly (RPBA) on the domestic connection. The unit should be located outside the building. If an irrigation system is also proposed, a DCVA is required on that line as well. [PMC 14.02.220(3) & CS 302.2] • Available fire flow for the project site must be determined by hydraulic modeling conducted by the City's consultant. The cost of this analysis, \$600 as of this writing, shall be paid by the applicant. • 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 		

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	<p>301.2, 302.3]</p> <ul style="list-style-type: none"> • 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. 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. [CS 302.3, CS 303] • The Fire Department Connection (FDC) shall be located no closer than 10-feet and no further than 15-feet from a fire hydrant. (NOTE: If the project is utilizing a fire booster pump, the FDC must connect to the sprinkler system on the discharge side of the pump in accordance with NFPA regulations.) A post indicator valve (PIV) shall be provided for the fire sprinkler system in advance of the DDCVA. [CS 302.3] • For new watermain installations, the engineer-of-record shall complete the State Department of Health’s “Construction Completion Report for Distribution Main Projects”, seal, and provide a copy to the City prior to completion of the project. [WAC 246-290-120] • A water system development charge (SDC) will be assessed based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. Current SDC’s as of this writing are \$5,311.92 for the first 15 fixture units and an additional charge of \$355.90 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.02.040] 		

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	<ul style="list-style-type: none"> • Water connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.02.040, 14.10.030] • To obtain credit towards System Development Fees for any existing fixture units, the applicant shall provide the City evidence of the existing plumbing fixtures prior to demolition or removal. A written breakdown of the removed fixture types, quantities, and associated fixture units shall accompany the building permit application and be subject to review and approval by the City. [PMC 14.02.040] 		
Submit With Civil Permit Application	<p>SANITARY SEWER:</p> <ul style="list-style-type: none"> • Refer to City Standards, Section 400 for Sewer System Requirements. [PMC 17.42] • Any portion of a City maintained sewer extension located outside City right-of-way must be centered in a 40-foot wide easement granted to the City for maintenance purposes. The easement shall be clearly indicated on the construction drawings. [PMC 17.42 & CS 401(14)] • Sewer main pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines. • Grease Interceptors are required for all commercial facilities involved in food preparation. Due to the proposed use within the building, the applicant shall install an external grease interceptor in accordance with the current edition of the Uniform Plumbing Code adopted by the City of Puyallup, Puyallup Municipal Code, and City standard details. [PMC 14.06.031(3) & CS 401(5), 402.3] • The construction of a trash enclosure will 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>require the enclosure pad to be elevated to prevent stormwater run-on and the entire enclosure covered to prevent stormwater inflow into the sewer area drain. See City Standards Section 208 for additional criteria. [CS 208.1]</p> <ul style="list-style-type: none"> - Enclosures (with roof) shall be required for all new commercial and redevelopment projects where Minimum Requirement #1 through #5 or Minimum Requirement #1 through #9 are required, as outlined in the Ecology Manual. Enclosures shall be covered (roof) and fully enclosed to prevent precipitation from entering containers, compactors, grease traps and the enclosure floor. This does not exempt the requirement for watertight containers. - Enclosures shall be large enough for a garbage service vehicle to pick up and dump the waste without the container being rolled outside the enclosure. Total height of the enclosure shall be a minimum of 15 feet. The gate opening shall be a minimum of 12 feet wide and swing open a minimum of 90 degrees from the closed position. Each gate shall also include a drop rod and receiving posts. - Enclosures should be strategically placed for accessibility and designed to accommodate the turning radius of a SU-30 single unit truck. - A grade break shall be provided around the enclosure to prevent runoff from entering the enclosure. - No stormwater catch basins or manholes should be located near the enclosure, if unavoidable the lid should be solid and locking. - The interior floor of the enclosure area shall slope towards a Type I catch basin, or equivalent, and be plumbed to sanitary sewer. - Roof downspouts for enclosures shall be connected to an existing or new stormwater collection system and accounted for during 		

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	<p>design. Downspouts discharging over sidewalks and parking lots are prohibited.</p> <ul style="list-style-type: none"> - When designing garbage enclosures, developers are encouraged to contact the garbage service provider to verify the location and access. • A sanitary 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 \$6,458.19 for the first 15 plumbing fixture units and an additional charge of \$432.70 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.10.010, 14.10.030] • Sewer connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.10.010, 14.10.030] • To obtain credit towards System Development Fees for any existing fixture units, the applicant shall provide the City evidence of the existing plumbing fixtures prior to demolition or removal. A written breakdown of the removed fixture types, quantities, and associated fixture units shall accompany the building permit application and be subject to review and approval by the City. [PMC 14.10.010] 		
Submit With Civil Permit Application	<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 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>Department of Ecology (Ecology) Stormwater Management Manual for Western Washington (aka "Ecology Manual").</p> <ul style="list-style-type: none"> • 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. • The applicant is responsible for submitting a preliminary stormwater management site plan which meets the design requirements provided by PMC Section 21.10 and Ecology Manual. The preliminary stormwater site plan (PSSP) shall be submitted with the landuse application to ensure that adequate stormwater facilities are anticipated prior to development of the property. The preliminary stormwater site plan shall reasonably estimate the quantity of stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development. • The written technical report shall clearly delineate any offsite basins tributary to the project site and include the following information: [PMC 21.10.060] <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 		

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	<p>Ecology Manual, Vol III, Sec III-2.4 (2014 Manual, Vol. III, Appendix III-B, Section 6) for the Offsite Basin inflow.</p> <ul style="list-style-type: none"> • Development and redevelopment projects are required to employ, wherever feasible, Low Impact Development (LID) Best Management Practices (BMPs) to meet the design criteria set forth in PMC 21.10.190, the Ecology Manual Volume I, Minimum Requirement 5; 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. • 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 		

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	<p>size analyses may be substituted for the Small Scale PIT test at the discretion of the review engineer.</p> <ul style="list-style-type: none"> - Testing to determine the hydraulic restriction layer. - Mounding analysis may be required in accordance with Ecology Volume 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. • The proposed project is part of a larger, common plan of development, and may include the use of existing stormwater facilities. The Technical Information Report (TIR) or Stormwater Site Plan (SSP), shall provide supporting documentation and engineering calculations which substantiate any affect the proposed project may have on the original design assumptions of the existing stormwater facilities. [PMC 21.10.060] • At the time of civil permit application, the applicant is responsible for submitting a permanent storm water management plan which meets the design requirements provided by PMC Section 21.10. [PMC 21.10.190, 21.10.060] - When using WWHM for analysis, provide the following WWHM project files with the civil permit application: <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) • Due to the depth of the groundwater 		

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	<p>table at this site, the applicant shall provide detailed design criteria associated with the vault construction to prevent groundwater intrusion into the detention facility.</p> <ul style="list-style-type: none"> • Overflow facilities shall be provided for any proposed detention/retention (R/D) facilities in accordance with the City Standards. This includes a downstream analysis a minimum of ¼ mile downstream from the site. • Any above-ground stormwater facility shall be screened from public right-of-way and adjacent property per the underlying zoning perimeter buffer requirements in the PMC. • Stormwater R/D facilities shall be a minimum of 20-feet from any public right-of-way, tract, vegetative buffer, and/or property line measured from the toe of the exterior slope/embankment 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 2-yr, 10-yr, and 100-yr water surface elevation (WSE) shall be shown on the R/D facility cross-section(s). • Water quality treatment of stormwater shall be in accordance with the Ecology Manual, Volume 1, Minimum Requirement 6; and Volume 5, Runoff Treatment. • If the applicant proposes to use bioretention cells for water quality treatment, the following notes shall be added to the civil design plans: <ul style="list-style-type: none"> - "At the completion of the bioretention cells construction, the engineer-of-record shall provide a written statement to the City of Puyallup that the bioretention cells were built per the approved design." 		

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	<p>- "The bioretention soil media (BSM) supplier shall certify in writing that the bioretention soil media meets the guidelines for Ecology-approved BSM including mineral aggregate gradation, compost guidelines, and mix standards as specified in the 2012 Low Impact Development Technical Guidance Manual for Puget Sound. And, if so verified, no laboratory infiltration testing, cation exchange, or organic content testing is required."</p> <ul style="list-style-type: none"> • Overflow facilities shall be provided at the low points of the proposed permeable pavement areas to allow safe discharge to the downstream public storm system. • 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. • Prior to permit issuance, the applicant 		

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	<p>shall post a financial guarantee in accordance with PMC 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 \$4,085.23 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. 		
Submit With Civil Permit Application	<p>GRADING:</p> <ul style="list-style-type: none"> • A Grading Plan conforming to all requirements of PMC Section 21.14.120 will be required for this project. The Plan shall be prepared by a Civil Engineer licensed in the State of Washington. [PMC 21.14.070] • A geotechnical report conforming to all requirements PMC Sections 21.14.150 and 21.14.160 will be required for this project. The Report shall be prepared by a Civil Engineer or Engineering Geologist licensed in the State of Washington. Prior to final acceptance of this 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>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.</p> <ul style="list-style-type: none"> • At the time of civil permit application, the following notes shall be added to the first sheet of the TESCP: <ul style="list-style-type: none"> -“At any time during construction it is determined by the City that mud and debris are being tracked onto public streets with insufficient cleanup, all work shall cease on the project until this condition is corrected. The contractor and/or the owner shall immediately take all steps necessary to prevent future tracking of mud and debris into the public ROW, which may include the installation of a wheel wash facility on-site.” -“Contractor shall designate a Washington Department of Ecology certified erosion and sediment control leadperson, and shall comply with the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project.” -“Sediment-laden runoff shall not be allowed to discharge beyond the construction limits in accordance with the Project’s NPDES General Stormwater Permit.” -“Any permanent infiltration system shall not be utilized for TESC runoff. Connect infiltration system to the upstream stormwater conveyance only after construction is complete and site is stabilized and paved.” • 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 		

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	<p>pipeline company is notified that excavation work will occur near a pipeline, a representative of the company must consult with the excavator on-site prior to excavation.</p>		
<p>Submit With Civil Permit Application</p>	<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. <p>- 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.</p> <ul style="list-style-type: none"> • Civil engineering plan review fee is \$470.00 (plus an additional per hour rate of \$130.00 in excess of 5 hours). The Civil permit shall be \$300.00 and the inspection fee shall be 3% of the total cost of the project as calculated on the Engineering Division Cost Estimate form. [City of Puyallup Resolution No. 2098] • Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project. • Engineering plans submitted for review and approval shall comply with City Standards 	<p>Engineering Division</p>	<p>Open</p>

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	<p>Section 1.0 and Section 2.0, particularly:</p> <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 City Engineering, Development Engineering. • Prior to Acceptance/Occupancy, Record Drawings shall be provided for review and approval by the City. The fee for this review is \$200.00. Record Drawings shall be provided as follows: <ul style="list-style-type: none"> - In accordance with City Standards Manual Section 2.3. - Electronic version of the record drawings in the following formats: <ol style="list-style-type: none"> 1. AutoCAD Map 2007 or newer in State Plane South Projection 2. PDF 		
Submit With Civil Permit Application	<p>This was checklist item was added 9/6/2024 after the Civil review received fire review of this permit application. RC See PLPSP20240052 - Items have been deferred to this CIVIL permit. See 2024-08-27 REV1 Comment Response from JMJ 1. Provide emergency egress / operational layout for the fair grounds including all exits.</p>	Fire Prevention	Open

Condition Category	Condition	Department	Condition Status
	2. Provide auto-turn to work areas. I would highly suggest to run all access points at this time. 3. Provide all fire hydrant, PIV, and FDC locations. 4. Dimensions of all fire lanes required. Minimum 20', 26' in front of fire hydrants. Refer to 2021 IFC Appendix D.		

Sincerely,

Nabila Comstock
 Associate Planner
 (253) 770-3361
 NComstock@PuyallupWA.gov