



City of Puyallup

Planning Division

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January 16, 2025

CES NW Inc.

429 29th St. NE, suite D

Puyallup, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	4
PERMIT #	P-18-0040
PROJECT NAME	SUNSET POINTE
PERMIT TYPE	Preliminary Major Plat
PROJECT DESCRIPTION	** SUNSET POINTE MAJOR PLAT ** AMR E-18-0166
SITE ADDRESS	2301 23RD ST SE ;
PARCEL #	0420353027;
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	March 15, 2018
APPLICATION COMPLETE DATE	
PROJECT STATUS	Active Development Review Team (DRT) review case – resubmittal required. Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed.
APPROVAL EXPIRATION	N/A – Active permit application, not approved
CONDITIONS	Active permit application, not approved; Pursuant to PMC 20.11.022 regarding inactive applications, any and all pending land use applications or plat applications shall be deemed null and void unless a timely re-submittal is made to the City within 1 year of issuance of this Development Review Team (DRT) comment letter. DRT review letters typically identify requested corrections, studies or other additional required pieces of information necessary to demonstrate conformance with the City's adopted development standards and codes.

	Subsequent applicant re-submittals shall make a good faith effort to respond to each request from this letter in order for the application to remain active. The failure to provide timely responses or lack of providing the requested material(s) within the 1-year window following DRT comment letter issuance shall be grounds for expiration, thus deeming the pending application null and void with or without a full or partial refund of application fees.
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The City has completed the review of the above-mentioned permit submittal. All of your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

Re-submittal Instructions

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

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

How to use this letter

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

The **“Corrections”** section includes all items that the applicant must address to comply with the Puyallup Municipal Code (PMC) and city standards. Items listed in under **Action Items** require a resubmittal under this permit for further review by the Development Review Team (DRT); your application is not approved. Please make those updates to the proposed plans and resubmit for review. Please include a response letter outlining how you have revised your proposal to meet these items for ease of plan check by DRT members.

The **“Conditions”** are items that will govern the final permit submittal(s) for the project. Please be aware that these conditions will become conditions of the final permits and/or recommendations to the Hearing Examiner, if applicable.

If you have questions regarding the action items or conditions outlined in this letter, please contact the appropriate staff member directly using the phone number and/or email provided.

Corrections

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

- The site appears to be marked as PENDING CLEAN UP for site contamination with the Tacoma Pierce County Health Department (TPCHD); previous SEPA comments from Ecology also indicate environmental clean up issues (see Ecology letter dated April, 2018). SEPA mitigation conditions are forthcoming regarding site environmental assessment, and possible site clean up at the direction of Ecology, to be addressed at the time of civil review. Applicant must coordinate with Ecology and/or TPCHD to resolve. February, 2022 staff follow up comment to this correct: The Ecology clean up report data was obtained in 2020 (Ecology clean up ID 11739). Also see the Ecology SEPA comment letter with requirements (dated April 27, 2018) under the Toxic Clean ups section. The response report (Environmental associates phase 1 report, dated January 14, 2005) provided does not resolve this comment. Please contact the Toxic Clean ups coordinator and Ecology and obtain updated guidance on needed remediation steps to resolve site contamination issues and provide upon resubmittal.

UPDATED COMMENT: (July 28, 2023) Staff has reviewed the Phase I Environmental Site Assessment of the site by Earth Solutions NW and transmitted the report to Ecology for review under SEPA. Ecology provided a response on July 26, 2023 - see file in documents and images. We will require pollution in the environment be cleaned up in compliance with WAC 173-340 before allowing any grading, filling, or other construction activities at the site. or an independent cleanup conducted under WAC 173-340-515, the cleanup would be complete when a no further action opinion (NFA) letter is issued under WAC 173-340-515(5)(b). Please follow up with a response to the Ecology email with a plan of action on the part of the owner/applicant to address the recommendations from the Toxic Cleanup program staff.

(UPDATED COMMENT 08/22/24: Thank you for the transmittal letter from the Environmental Consultant to ECY staff. Please provide further documentation of a no further action opinion (NFA) letter is issued under WAC 173-340-515(5)(b). From ECY staff: "Aerotech Environmental submitted the referenced documents below to Ecology, which we logged in on July 2, I believe. On August 9, I met with the property owner's representative and Aerotech Environmental to discuss applying to the standard Voluntary Cleanup Program. Subsequently, the property owner decided to consider expedited VCP. I emailed information to them about that process. No application to apply to either Voluntary Cleanup Program has been received by Ecology to date. Once an application is received and accepted, then Ecology would review the documents related to the CSID 11739: [former] Pioneer Museum cleanup site and issue an opinion letter.

Thank you,
Tim Mullin, LHG
Acting VCP/II-SHA/LUST Unit Manager
Toxics Cleanup Program – Southwest Region Office

Washington State Department of Ecology

(UPDATED COMMENT 01/16/25: The City is in receipt of the 01/10/25 Further Action letter from Department of Ecology. Based on the letter, ECY is requiring additional site testing, study and remediation prior to issuing a No Further Action letter. Consistent with previous comments, please continue to coordinate with ECY staff, supplying all required site clean up documentation and take actions to close out the site contamination; these actions must be taken prior to SEPA issuance on the project.

- Other conditions outlined in the December, 2020 DRT letter remain in effect and will be carried forward to the Hearing Examiner once all issues related to the plat are resolved.
- The intent of the NGPA behind lots 8-13 is to retain the land without modification due to neighboring property owner concerns. NGPA behind lots 8-13 should not be cleared or graded due to concerns from neighboring property owners regarding impacts to drainage and proximity to retaining wall below the subject property. Please confirm retention of NGPA in as-is condition without grading or clearing and modify plan exhibits. [R6-02 Prelim plat sheet P2, planning comment]
- Add a short purpose description of each tract to the cover sheet. [R6-02 Prelim plat sheet 1, planning comment]

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

Conditions

Condition Category	Condition	Department	Condition Status
Standard Conditions	<p>SPECIFIC ENGINEERING CONDITIONS OF PLAT APPROVAL:</p> <p>*The project proposed to provide a protective easement of the entire Parcel 0420353009. This easement shall be in place prior to the approval of the final plat.</p> <p>*The project shall extend frontage improvements to the West along 19th Ave SE to tie into the existing curb line. The frontage improvements shall include curb/gutter, sidewalk, storm and half street paving. The storm improvements shall include removal of any existing facilities that don't meet current city standards and installation of required facilities for proper drainage.</p> <p>*Due to the onsite Wetlands the Project is required to meet minimum requirement # 8 of the</p>	Development & Permitting Services	Open

Condition Category	Condition	Department	Condition Status
	<p>2014 ECY SWMMWW. As part of the requirement seasonal high groundwater will need to be determined to have a complete picture of the hydraulics of the Wetlands. Based on this requirement the project shall provide continuous groundwater monitoring through a minimum of one wet season as outlined in the 2014 ECY SWMMWW.</p> <p>*If changes to existing culvert and control structure within the wetlands are proposed as part of the project the applicant shall obtain all required Army Corp of Engineers and WDFW permits for the alterations and work with the wetlands.</p>		
Standard Conditions	<p>GENERAL ENGINEERING CONDITIONS OF PROJECT (PLAT) APPROVAL:</p> <p>The following engineering conditions are references to requirements and standards that apply to the development proposal regardless of any specific conditions noted above. This list is 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 Municipal Code, design standards, or the Ecology stormwater manual.</p> <p>GENERAL:</p> <p>*The individual lot designations shall be identified by numerals, starting with numeral one. [PMC 19.02.100]</p> <p>*Indicate a 10-foot private utility easement adjacent to the right-of-way line of the proposed lots. [PMC 17.42]</p> <p>*The following Dedication language shall be provided on the final plat document: FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND</p>	Development & Permitting Services	Open

Condition Category	Condition	Department	Condition Status
	<p>ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF PUYALLUP, ITS SUCCESSORS AND ASSIGNS, WHICH MAY BE OCCASIONED TO ADJACENT LAND BY THE CONSTRUCTION, DRAINAGE OR MAINTENANCE OF DEDICATED ROADS WITHIN THIS SUBDIVISION, OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF PUYALLUP.</p> <p>FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, TO INDEMNIFY AND HOLD THE CITY OF PUYALLUP, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY LOSSES, INCLUDING ANY REASONABLE COSTS OF DEFENSE, SUFFERED BY THE CITY OF PUYALLUP, ITS SUCCESSORS AND ASSIGNS, RESULTING FROM CLAIMS FOR DAMAGES BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION FINALLY ADJUDICATED TO HAVE BEEN CAUSED BY THE NEGLIGENCE OR WRONGFUL ACTS OR OMISSIONS OF THE UNDERSIGNED OWNERS, THEIR EMPLOYEES, AGENTS OR CONTRACTORS, IN ALTERING THE GROUND SURFACE, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, OR IN ESTABLISHING OR CONSTRUCTING THE ROADS WITHIN THIS SUBDIVISION.</p> <p>PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT APPLY TO THE EXTENT THAT ANY LIABILITY OR DAMAGES RESULT IN WHOLE OR IN PART FROM THE NEGLIGENCE OR WRONGFUL ACTS OR OMISSIONS OF THE CITY OF PUYALLUP, OR ITS EMPLOYEES, AGENTS, CONTRACTORS, SUCCESSORS OR ASSIGNS.</p>		

Condition Category	Condition	Department	Condition Status
	SUBJECT TO THE TERMS AND CONDITIONS CONTAINED HEREIN, THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.		
Standard Conditions	<p>WATER:</p> <p>*The proposed water system shall be designed and constructed to current City (Fire/ Domestic) standards. [PMC 14.02.120]</p> <p>*The water main shall be located generally 10 or 12-feet west or south of roadway centerlines per city standard drawings. [PMC 14.02.120(f) & CS 301.1(11)]</p> <p>*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. [PMC 14.02.190, 14.20.010 & CS 301.1(1)]</p> <p>*A 1-inch poly line water service including setter and box shall be provided for each building lot and shall be extended 10-feet into each of the proposed lots. The City will install meters at the time of individual lot development. NOTE: Tract meters, including transmitters, shall be installed by the applicant. [PMC 14.02.220(2) & CS 301.3]</p> <p>*The minimum distance between water lines and sewer lines shall be 10-feet horizontally and 18-inches vertically. If this criterion cannot be met, the applicant shall isolate the sewer and water lines by encasement, shielding, or other approved methods. [PMC 14.02.120(f) & CS 301.1(8)]</p> <p>*Fire hydrants and other appurtenances 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 &</p>	Development & Permitting Services	Open

Condition Category	Condition	Department	Condition Status
	<p>CS 301.2, 302.3]</p> <p>*Prior to completion of the project, the engineer-of-record shall complete the State Department of Health's "Construction Completion Report for Distribution Main Projects", seal, and provide to the City. [WAC 246-290-120]</p> <p>*For new plats, 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]</p>		
Standard Conditions	<p>SANITARY SEWER:</p> <p>*The proposed sanitary sewer system shall be designed and constructed to current City Standards. [PMC 14.08.040, 14.08.120]</p> <p>*6-inch side sewers shall be extended 15-feet into the proposed lots. [PMC 14.20.010 & CS 401(6)]</p> <p>*The sanitary sewer main shall be located 5-feet east or north of roadway centerlines. [PMC 17.42]</p> <p>*Any portion of a mainline 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, if necessary, shall be clearly indicated on the plat document. [PMC 17.42 & CS 401(14)]</p> <p>*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(6)]</p> <p>*Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.120 & CS 401(7)]</p> <p>*Individual grinder pump systems shall comply with City Standard 401 (17) and provide a minimum storage capacity of 220 gallons in accordance with City's Sanitary Sewer</p>	Development & Permitting Services	Open

Condition Category	Condition	Department	Condition Status
	<p>Comprehensive Plan.</p> <p>*Any forcemains serving the individual lots shall be privately maintained and located outside the limits of the ROW. Provide a gravity sewer connection between the private forcemain discharge on private property and the public sewer main. Clearly indicate private sewer easement(s) across the individual lots.</p> <p>*Utility extensions shall be completed prior to building permit issuance.</p> <p>*A sanitary sewer system development charge (SDC) will be assessed for each new single family residence and is due at the time of building permit issuance for the individual lot(s). [PMC 14.10.010, 14.10.030]</p> <p>*Sewer connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.10.010, 14.10.030]</p>		
Standard Conditions	<p>STORMWATER/ EROSION CONTROL:</p> <p>*Stormwater design shall be in accordance with the 2019 Stormwater Management Manual for Western Washington (The 2019 SWMMWW aka "Ecology Manual").</p> <p>*The applicant shall complete the stormwater flowchart, Figure 3.1, contained in Ecology's Phase II Municipal Stormwater Permit, Appendix I. The completed flowchart shall be submitted with the preliminary stormwater site plan.</p> <p>*The proposed plat shall employ, wherever feasible, low impact development practices to meet the design criteria set forth in PMC 21.10.190, the Ecology Manual Volume III, Chapter 3, and Volume V, Chapter 5.</p> <p>*For civil submittal the applicant shall submit a Permanent Stormwater Control Plan which shall comprehensively describe the proposed stormwater controls for the project.</p>	Development & Permitting Services	Open

Condition Category	Condition	Department	Condition Status
	<p>*The storm drainage system shall be designed and constructed in accordance with current City Standards. [PMC 17.42]</p> <p>*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:</p> <ul style="list-style-type: none"> -Groundwater evaluation, either instantaneous (MR1-5); or continuous monitoring (MR1-9), during the wet weather months (December 21 through April 1). -Hydraulic conductivity testing using the Small Scale Pilot Infiltration Tests (PIT) during the wet weather months (December 21 through April 1) unless the site is located on unconsolidated outwash soils. If the site is located on unconsolidated outwash soils, grain size analyses may be substituted for the Small Scale PIT test. -Testing to determine the hydraulic restriction layer. <p>*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)]</p> <p>*Water quality treatment of stormwater shall be in accordance with the Ecology Manual, Volume V.</p> <p>*A maintenance access road and approach will be required to maintain the public storm facilities in Tract B.</p> <p>*A Construction Stormwater General Permit shall be obtained from the Department of Ecology prior to any land disturbing activities such as clearing, grading, excavating and/or demolition.</p> <p>*At the time of civil permit application, the</p>		

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	<p>applicant is responsible for submitting a permanent storm water management plan (2 sets) 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 (TIR or SSP). [PMC 21.10.190, 21.10.060]</p> <p>*The written technical report shall clearly delineate any offsite basins tributary to the project site and include the following information: [PMC 21.10.060]</p> <ul style="list-style-type: none"> -the quantity of the offsite runoff; -the location(s) where the offsite runoff enters the project site; -how the offsite runoff will be routed through the project site. -the location of proposed retention/detention facilities -and, the location of proposed treatment facilities <p>*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]</p> <p>*Overflow facilities shall be provided for any proposed detention/retention facilities in accordance with the City Standards. This includes</p>		

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	<p>a downstream analysis a minimum of ¼ mile downstream from the site.</p> <p>*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.</p> <p>*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 10-39 and Pg 10-9]</p> <p>*The proposed project discharges to an adjacent wetland. The applicant shall provide a hydrologic analysis with civil submittal which ensures the wetland’s hydrologic conditions, hydrophytic vegetation, and substrate characteristics are maintained.</p> <p>*The number of infiltration tests shall be based on the area contributing to the proposed BMP, e.g., one test for every 5,000 sq. ft of permeable pavement, or one test for each bioretention cell. 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.</p> <p>*Construction of frontage improvements associated with this project will likely require extension of the stormwater main to accommodate road runoff.</p> <p>*At the time of civil permit application, all pipe reaches shall be summarized in a Conveyance Table containing the following minimum information and included in the TIR:</p> <table><tr><td>Pipe Reach Name</td><td>Design Flow (cfs)</td></tr><tr><td>Structure Tributary Area (cfs)</td><td>Pipe-Full Flow</td></tr><tr><td>Pipe Diameter (in)</td><td>Water Depth at Design</td></tr></table>	Pipe Reach Name	Design Flow (cfs)	Structure Tributary Area (cfs)	Pipe-Full Flow	Pipe Diameter (in)	Water Depth at Design		
Pipe Reach Name	Design Flow (cfs)								
Structure Tributary Area (cfs)	Pipe-Full Flow								
Pipe Diameter (in)	Water Depth at Design								

Condition Category	Condition	Department	Condition Status
	<p>Flow (in)</p> <p>Pipe Length (ft) Critical Depth (in)</p> <p>Pipe Slope (%) Velocity at Design Flow (fps)</p> <p>Manning's Coefficient (n) Velocity at Pipe-Full Flow (fps)</p> <p>Percent full at Design Flow (%)</p> <p>HGL for each Pipe Reach (elev)</p> <p>*At the time of preliminary plat construction, all storm drains shall be signed as follows:</p> <p>-Publicly maintained stormwater catch basins shall be signed using glue-down markers supplied by the City and installed by the project proponent.</p> <p>-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.</p> <p>*All private storm drainage facilities shall be covered by a maintenance agreement provided by the City and recorded with Pierce County. Under this agreement, if the owner fails to properly maintain the facilities, the City, after giving the owner notice, may perform necessary maintenance at the owner's expense.</p> <p>*Erosion control measures for this site will be critical. A comprehensive erosion control plan will be required as part of the civil permit application.</p> <p>*Prior to the final plat being accepted by the City, all disturbed areas within the site shall be stabilized to the satisfaction of the City Engineer.</p> <p>*A Stormwater Systems Development Charge (SDC) will be assessed for each new single family residence.</p>		

Condition Category	Condition	Department	Condition Status
	<p>*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.</p>		
Standard Conditions	<p>STREET: Half-street improvements shall be completed along the entire property frontage and include curb, gutter, sidewalk, roadway base, pavement, street lighting, and drainage. Dedication of right-of-way may be required to provide for adequate roadway section. [PMC 11.08.120, 11.08.130, 19.12.050(1)]</p> <p>*Upon civil permit application, the following items shall be provided:</p> <ul style="list-style-type: none"> -Road plans shall include a plan and profile view of the roadway indicating both the centerline and flow line elevations. [PMC 17.42 & CS 2.2] -A separate street lighting and channelization plan shall be provided in accordance with City Standards. -Root barriers in accordance with City Standard Detail 01.02.03 shall be installed for all street trees within ten (10) feet of the public ROW. -Wheel chair ramps, accessible routes, etc. shall be constructed in accordance with City Standards and current ADA regulations. If there is a conflict between the City Standards and ADA regulations, the ADA regulations shall take precedence over the City's requirements. [PMC 17.42] <p>*Street numbering and addressing shall be provided by Engineering Services and reflected on the final plat document. [CS 103.1] Coordinate</p>	Development & Permitting Services	Open

Condition Category	Condition	Department	Condition Status
	<p>with the Post Office for mailbox location and dimensions.</p> <p>*Existing private utilities (gas, telcom, cable, etc...) that are in conflict with City maintained right-of-way and utilities shall be relocated outside of the travelled road section, i.e., behind the curb under the sidewalk area at the developers expense.</p>		
Standard Conditions	<p>GRADING:</p> <p>*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]</p> <p>*A geotechnical report conforming to all requirements PMC Sections 21.14.150 and 21.14.160 will be required prior to issuance of the first building permit. The Report shall be prepared by a Civil Engineer or Engineering Geologist licensed in the State of Washington. Prior to final acceptance of this project, the author of the Report shall provide certification to the City of the following:</p> <ul style="list-style-type: none"> -The project was constructed in accordance with the recommendations contained in the report. -Any building lot within the site is suitable for building up to a maximum safe bearing load expressed in pounds per square foot (psf). A note indicating the certified safe bearing load for the building lots shall be provided on the face of the plat. Alternatively, a note shall be provided on the face of the plat indicating that a geotechnical report will be required for each building lot prior to issuance of a building permit on that lot. <p>*Cross sections will be required at various points along the property lines extending 30-feet onto adjacent properties to assure no impact from</p>	Development & Permitting Services	Open

Condition Category	Condition	Department	Condition Status
	<p>storm water damming or runoff. [PMC 17.42 & CS 502.1]</p> <p>*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 of the utility. Notification must occur in a window of not less than 2 business days but not more than 10 business days before beginning the excavation. If a transmission pipeline company is notified that excavation work will occur near a pipeline, a representative of the company must consult with the excavator on-site prior to excavation.</p>		
Standard Conditions	<p>*Engineering plans submitted for review and approval shall comply with City Standards 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 Office of the City Engineer, Engineering Services. <p>*Prior to Acceptance/Occupancy, Record Drawings shall be provided for review and approval by the City. Record Drawings shall be provided as follows:</p> <ul style="list-style-type: none"> a. Electronic version of the record drawings in the following formats: 	Development & Permitting Services	Open

Condition Category	Condition	Department	Condition Status
	<ul style="list-style-type: none"> i. AutoCAD Map 2007 or newer in State Plane South Projection ii. PDF 		
Standard Conditions	<ul style="list-style-type: none"> 1. Comply with 2018 IFC, IBC and C.O.P engineering codes and standards. 2. Fire Hydrants will be addressed at Civils and required to be constructed to C.O.P standards. 3. Fire Hydrants to reach all points of each structure within 600'. 4. 10% Maximum for road grade and driveways. 	Fire Prevention	Open
Standard Conditions	<p>TRAFFIC CONDITIONS OF APPROVAL:</p> <p>Traffic Impact fees (TIF) will be assessed for each new single family residence in accordance with fees adopted by ordinance, per PMC 21.10.</p> <p>Park impact fees shall be charged per new dwelling unit based on its size. Fees are assessed in accordance with fees adopted by ordinance, per PMC 21.10</p> <p>School impact fees shall be paid directly to the school district in accordance with adopted fee at the time of collection by the District.</p> <p>Per Puyallup Municipal Code Section 11.08.130, the applicant/owner would be expected to construct half-street improvements including curb, gutter, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during the course of 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 (along the property frontage) on the following streets:</p>	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	<p>a) 23rd St PI SE shall consist of 28' streets with curb, gutter, 5' sidewalks, 5.5' planter strips, and streetlights within a 50' right-of-way. "NO PARKING" signs on one side of the street will be required.</p> <p>b) 19th Ave SE shall match the existing curb alignment on the south side of the street. The roadway shall consist of a 28' street with curb, gutter, 5' sidewalks, and streetlights in a 60' right-of-way. "NO PARKING" signs on one side of the street will be required.</p> <p>A separate street lighting plan is required for the City's civil review. Streetlights will be required on 19th Ave SE & 23rd St PI SE.</p> <p>The maximum grade for City streets is 10%.</p> <p>Offsite striping plan required to safely transition vehicles to/from widened sections on 19th Ave SE.</p> <p>At the intersection of 21st St SE & 19th Ave SE, the NE corner must be completely clear of sight obstructions. The City's Approach Sight Distance Standards 01.01.11 (85ft sight triangle) must be shown on civil plans.</p> <p>The Cul-de-sac on 19th Ave SE must meet minimum radius requirement per Fire requirements.</p> <p>The future road connection stubs (Highland Dr & north side of the 19th Ave SE Cul-de-sac) shall be installed with "Roadway to be extended in future" signage (per standard 01.01.21). Right of way dedication shall be provided at the time of final plat.</p>		
Submit With	Permit submittals and construction plans must adhere to the conditions and recommendations of	Building Division	Open

Condition Category	Condition	Department	Condition Status
Building Permit Application	the geotechnical report(s).		

Sincerely,
Chris Beale
Senior Planner
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