



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

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www.cityofpuyallup.org

July 15, 2025

Jacob Miller
18215 72nd Ave South
Kent, WA 98032

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	2
PERMIT #	PLPMP20240053
PROJECT NAME	Normandy Heights
PERMIT TYPE	Preliminary Major Plat
PROJECT DESCRIPTION	Please see the attached submittal materials for the Normandy Heights Preliminary Plat and Planned Residential Development.
SITE ADDRESS	2007 SHAW RD, PUYALLUP, WA 98372;
PARCEL #	0420354039;
ASSOCIATED LAND USE PERMIT(S)	P-14-0094 P-21-0135 P-20-0034 PLPMP20220090
APPLICATION DATE	May 04, 2024
APPLICATION COMPLETE DATE	June 11, 2024
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	Rachael N. Brown	(253)770-3363	RNBrown@PuyallupWA.gov
<ul style="list-style-type: none">- Previous Planning Comments regarding retaining walls do not apply to these walls proposed along the plat boundaries. Planning incorrectly understood the proposed walls along the plat boundary to be positioned several feet above the road rather than several feet below the road. Disregard all comments referencing PMC 20.50.005. [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 4]- Amenity Area, additional plat language needed to specify ownership and maintenance responsibilities of the 'amenity areas'. [Comment Correction; ; pg. N/A]- Remove reference to retaining wall setback and offset requirement. [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 3]			
Engineering Review	Jamie Carter	(253)435-3616	JCarter@puyallupwa.gov
<ul style="list-style-type: none">- GENERAL - Significant changes to the layout and design elements require a larger effort to review than resubmittals that retain much of the same design. Major changes to the walls, lot layouts, details (using custom instead of city standard) and utility systems delay the PMP from being approved. Review the corrections here thoroughly and, if in disagreement, reach out to the city for better understanding prior to resubmittal. This will reduce the amount of time			

spent reviewing and subsequent submittals. [Comment Correction; ; pg. N/A]

- WATER - It is almost certain that the PRV located on the corner of Shaw and Crystal Ridge will need to be relocated. See Sheet 4 of 12 for city mark ups to the proposed water system and suggested PRV location. Moving the PRV and looping the water main through the development will benefit the city and the residents of the plat by getting the access to the infrastructure away from the intersection and building a better water system. [Comment Correction; ; pg. N/A]

- Wall design has changed significantly. Previous design aligned more with city preferences and preparation for future build out. Pre-application notes specify that walls are built to city's satisfaction in lieu of installing frontage. See traffic department comments. [Comment Correction; ; pg. N/A]

- Clearly specify that all tracts will be private tracts owned and maintained by the HOA, unless they are proposed to be something else. Show proposed 40 foot easement for all public utilities within private tracts where applicable. Road profile details provided are not found in City of Puyallup standards. Review city standards for roads and tracts and see traffic and planning comments. [Comment Correction; ; pg. N/A]

- For civil submittal show trees to be removed and restoration of the frontage in the context of building the access and sight distance requirements on Crystal Ridge Dr. SE. Provide details of demolition and restoration. See traffic comments. [Comment Correction; ; pg. N/A]

- The Alternative Methods/Materials Request is a separate permit. Apply through the City View portal under civil permits. [Comment Correction; ; pg. N/A]

- GENERAL NOTES. For the most part these are, "at the time of civil submittal" and only require acknowledgement. Some of these requirements are incorporated already and some are not:

a. This project triggers frontage improvements. There is an agreement between the city and developer to provide dedication, grading, and city approved retaining walls in the place of installing or paying fee-in-lieu on Shaw Rd. For Crystal Ridge Dr., improvements already exist, but the applicant shall replace any substandard or damaged curbs, gutters, sidewalks, storm drainage, and half-street paving. Street lights will be required in accordance with the City's standards and specifications. See also traffic comments – UPDATED APPROVAL CONDITIONS.

b. Any wells or septic drain fields on the site must be decommissioned in accordance with Washington State requirements. Documentation of the decommissioning must be provided with civil engineering drawings.

c. 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.

d. The applicant shall provide and install the water meters required to service the site.

e. Utility extensions shall be completed prior to building permit issuance.

f. 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.

g. 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.

h. At the time of Final Plat Application, the following dedication language shall be provided on the plat document:

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND 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.

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.

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.

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.

i. The asphalt within the subdivision shall be placed in two 2-inch lifts. The first lift shall be placed prior to final plat approval. The second lift shall be delayed until 90% of the homes are built or 18 months pass from time of final plat, which ever occurs first. The developer shall be required to post an assignment of funds to guarantee the second lift. [PMC 19.08.160]

j. Existing private utilities (gas, telcom, cable, etc...) that are in conflict with City maintained facilities and utilities shall be relocated outside of the travelled road section, i.e., behind the curb under the sidewalk area or outside of the right-of-way limits.

k. 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.

l. Stormwater vaults require separate building permits for cast in place.

m. The current storm design proposal meets the feasibility requirements for Preliminary Plat Approval. Details, sizing, and exact alignments shall be reviewed during the civil phase and are subject to correction or improvement as regulated by the PMC and the SWMMWW.

n. 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]

o. 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]

p. Prior to permit approval, the applicant shall provide documentation that the United States Post Office has been contacted to coordinate mail box locations for this project.

[Comment Correction; ; pg. N/A]

- In order to bypass areas that merge within a quarter mile (not separate TDAs) the detention must be enlarged so the merged discharge meets the flow standard. [PRELIM STORM REPORT - RESUB; 2025\04-12663-R-PRLM SSP-2025-04-16.pdf; pg. 33]

- For civil submittal provide detailed analysis of runoff treatment and details of treatment methods and devices. [PRELIM STORM REPORT - RESUB; 2025\04-12663-R-PRLM SSP-2025-04-16.pdf; pg. 53]

**Engineering Traffic
Review**

Bryan Roberts

**(253)841-
5542**

broberts@PuyallupWA.gov

- UPDATED APPROVAL CONDITIONS:

During Civil review, it may be necessary to modify the preliminary ROW alignment along Shaw Rd. Final horizontal alignment and elevations are not known at this time. North of 23rd, the future roadway section will have spiral transitions with superelevation. The preliminary KPG alignment did not include this level of design. The continuous 10ft ROW dedication along Shaw Rd frontage likely won't capture the correct ROW alignment. We need to know the future geometry of this Shaw Rd segment to verify wall alignment, wall height, ROW dedication, parcel layout, handrail placement, guardrail alignment, etc.

At time of civil, wall height must be coordinated with City CIP project with top of wall a minimum of 1-ft above proposed Shaw Road finished grade.

Length of proposed cul-de-sac exceeds 500ft maximum length. The City will require an AMR to document this deviation. Submit prior to next submittal.

At time of civil, Provide channelization design for Crystal Ridge Dr. Main access off Crystal Ridge Dr must be channelized to allow for a WBL turn pocket (at signal) + TWLTL across proposed access

During civil review, the City may required "end of road" and "end of sidewalk" treatments per City standards

At the time of civil permit review provide a separate street lighting plan and pavement striping plan (channelization) sheet for the City to review.

Streetlight design shall provide the following:

Provide details on how streetlights will be powered

Location of conduit runs

Wiring Schedule

-Conduit size and type for each raceway

-Conductors details

Pole schedule

-STA & offset for each luminaire

Show location of junction boxes

At time of civil, designer will evaluate the need for guardrail along Shaw Rd frontage

At time of civil, designer will evaluate locations where handrail is necessary along frontage.

Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10. Impact fees are subject to change and are adopted by ordinance. The applicant shall pay the proportionate impact fees adopted at the time of building permit application. 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.

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

School impact fees shall be paid directly to the school district in accordance with adopted fee at the time of collection by the district.

Type III barricade for future extended roadways (01.01.21) will be required

Ensure the existing signal cabinet has at least 3ft of paved pad round the base to provide adequate room for maintenance staff.

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.

-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."

[Comment Correction; ; pg. N/A]

- Where did this standard detail come from?

Preliminary Plat Sheet 2 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 2]

- No pedestrian access provided. More conversations necessary to resolve the design of this primary access.

Preliminary Plat Sheet 3 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 3]

- Move ADA ramp to radius

Preliminary Plat Sheet 3 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 3]

- On-street parking will be will not be allowed on the west side of "ROAD A"

Preliminary Plat Sheet 3 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 3]

- Missing receiving ramps on east side of "ROAD A"

Preliminary Plat Sheet 3 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 3]

- Temporary easement required per 101.6

Preliminary Plat Sheet 3 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 3]

- Similar to the previous submittal, walls must be located on private property. Per previous coordination with the City, grading must be provided along the Shaw Rd frontage. Top of wall must be a minimum 1-ft above proposed Shaw Road finished grade.

From the City Engineer (Hans Hunger):

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.

Preliminary Plat Sheet 4 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 4]

- Along the Road A alignment, verify all segments (both directions) meet the City's SSD requirements.

Preliminary Plat Sheet 5 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 5]

- Offset centered on EB lane

Preliminary Plat Sheet 7 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 7]

- Sight distance easement will be required in this area.

Preliminary Plat Sheet 7 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 7]

- With next submittal, provide easement documentation that will ensure sight distance triangle (off-site private property) will remain clear of obstructions.

Preliminary Plat Sheet 7 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 7]

- Sight distance easement will be required in this area.

Preliminary Plat Sheet 8 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 8]

- There will be no driveways, parking, trees, fences, landscaping, etc. along lot 10 & 11 "Road A" frontage due to sight distance conflicts. Adjust site plan accordingly. Sight distance easement will be required in this area.

Preliminary Plat Sheet 8 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 8]

- Sight distance easement will be required in this area.

Preliminary Plat Sheet 9 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 9]

- Future shared use path will be constructed in this area.

What was said previously:

At time of civil, wall height must be coordinated with City CIP project with top of wall a minimum of 1-ft above proposed Shaw Road finished grade.

Preliminary Plat Sheet 4 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 4]

- During Civil design, coordinate with planing department on the extent of tree removal. may be possible to limb trees to minimize sight obstruction. Also possible to replace existing trees with alternate species that will not impact sight distance.

Preliminary Plat Sheet 7 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 7]

- SSD exhibit should not use ESD setback location to establish sight lines. SSD should evaluate horz/vert sight line conflicts within the upcoming vehicle path to ensure available sight distance. See example in upper right of this sheet. Update other SSD exhibits in this submittal.

Preliminary Plat Sheet 10 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 10]

- Line of sight.

Show exsting grade along this line in profile view below

Preliminary Plat Sheet 10 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 10]

- Per City standards, 0.5ft object height for SSD

Preliminary Plat Sheet 10 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 10]

- Line of sight.

Show grade along this line in profile view below

Preliminary Plat Sheet 11 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 11]

- Per City standards, 0.5ft object height for SSD

Preliminary Plat Sheet 11 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 11]

- Line of sight.

Show grade along this line in profile view below

Preliminary Plat Sheet 12 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 12]

- Per City standards, 0.5ft object height for SSD

Preliminary Plat Sheet 12 [SURVEY MAP -CIVIL PLANS - RSUB; 2025\01-12663-PRLM CIVL-2024-05-13.pdf; pg. 12]

**External Agency
Review**

Rachael N. Brown

**(253)770-
3363**

RNBrown@PuyallupWA.gov

- Wetland report review forthcoming under separate cover. [Comment Correction; ; pg. N/A]

Conditions

Condition Category	Condition	Department	Condition Status
Public Noticing	Public notice sign must be posted on site in a publically visible location.	Planning Division	Resolved
Public Noticing	Signed Affidavit must be provided.	Planning Division	Resolved
Standard Conditions	<p>During Civil review, it may be necessary to modify the preliminary ROW alignment along Shaw Rd. Final horizontal alignment and elevations are not known at this time. North of 23rd, the future roadway section will have spiral transitions with superelevation. The preliminary KPG alignment did not include this level of design. The continuous 10ft ROW dedication along Shaw Rd frontage likely won't capture the correct ROW alignment. We need to know the future geometry of this Shaw Rd segment to verify wall alignment, wall height, ROW dedication, parcel layout, handrail placement, guardrail alignment, etc.</p> <p>At time of civil, wall height must be coordinated with City CIP project with top of wall a minimum of 1-ft above proposed Shaw Road finished grade.</p> <p>Length of proposed cul-de-sac exceeds 500ft maximum length. The City will require an AMR to document this deviation. Submit prior to next submittal.</p> <p>At time of civil, Provide channelization design for Crystal Ridge Dr. Main access off Crystal Ridge Dr must be channelized to allow for a WBL turn pocket (at signal) + TWLTL across proposed access</p> <p>During civil review, the City may required "end of road" and "end of sidewalk" treatments per City standards</p> <p>At the time of civil permit review provide a</p>	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	<p>separate street lighting plan and pavement striping plan (channelization) sheet for the City to review.</p> <p>Streetlight design shall provide the following:</p> <p>Provide details on how streetlights will be powered</p> <p>Location of conduit runs</p> <p>Wiring Schedule</p> <ul style="list-style-type: none"> -Conduit size and type for each raceway -Conductors details <p>Pole schedule</p> <ul style="list-style-type: none"> -STA & offset for each luminaire <p>Show location of junction boxes</p> <p>At time of civil, designer will evaluate the need for guardrail along Shaw Rd frontage</p> <p>At time of civil, designer will evaluate locations where handrail is necessary along frontage.</p> <p>Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10. Impact fees are subject to change and are adopted by ordinance. The applicant shall pay the proportionate impact fees adopted at the time of building permit application. 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".</p> <p>Coordinate with the City's Engineering Dept regarding the extent and scope of reimbursement.</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>		

Condition Category	Condition	Department	Condition Status
	<p>Type III barricade for future extended roadways (01.01.21) will be required</p> <p>Ensure the existing signal cabinet has at least 3ft of paved pad round the base to provide adequate room for maintenance staff.</p> <p>Per Puyallup Municipal Code Section 11.08.135, the applicant/owner would be expected to construct half-street improvements including curb, gutter, planter strip, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.</p> <p>-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.</p> <p>-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.</p> <p>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</p>		

Condition Category	Condition	Department	Condition Status
	on a wetland). With the fulfillment of these obligations, no further payment of fee in lieu will be necessary."		
Standard Conditions	Utility extensions shall be completed prior to building permit issuance.	Development & Permitting Services	Open
		Development & Permitting Services	Open
Submit With Building Permit Application	Separate building permits are required for construction. Soils and geotechnical reports will be needed for the building pads.	Development & Permitting Services	Open

Sincerely,
Rachael N. Brown
Associate Planner
(253) 770-3363
RNBrown@PuyallupWA.gov