



## CITY OF PUYALLUP

### Development & Permitting Services

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[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

December 31, 2020

C.E.S NW, Inc.  
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Puyallup, Washington 98372

EMAIL: [cdeaver@cesnwinc.com](mailto:cdeaver@cesnwinc.com)

| DEVELOPMENT REVIEW TEAM (DRT) LETTER |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| PERMIT #                             | P-18-0040                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| PROJECT NAME                         | "SUNSET POINTE" 18-lot preliminary major plat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PERMIT TYPE                          | Preliminary Major Plat & SEPA                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PROJECT DESCRIPTION                  | Proposed preliminary major plat subdivision of 9.18a into 18 single family lots in the RS-10 zone. The proposed preliminary plat includes public roadway extensions, two (2) private road tracts, one (1) open space/critical areas tract, one (1) storm water tract, extension of utilities, dedication of public right of way, walking pathways, street improvements and landscaping.                                                                                                                                                                              |
| SITE ADDRESS AND PARCEL #            | 2301 23 <sup>RD</sup> ST SE ; TPN 0420353027, 0420357011                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| ASSOCIATED LAND USE PERMIT(S)        | AMR E-18-0166                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| APPLICATION DATE                     | March 15, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| APPLICATION COMPLETE DATE            | April 5, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| PROJECT STATUS                       | <b>Active Development Review Team (DRT) review case – resubmittal required.</b> Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed. <b>To resubmit, please contact</b> <a href="mailto:permitcenter@puyallupwa.gov">permitcenter@puyallupwa.gov</a>                                                                                                                                                                                                            |
| APPROVAL EXPIRATION                  | N/A – Active permit application, not approved                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| CONDITIONS                           | <b>Active permit application, not approved;</b><br>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.<br>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. |

|  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
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|  | <p>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.</p> <p>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.</p> |
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## HOW TO USE THIS LETTER

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

The **“Action Items”** 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.

## ACTION ITEMS

PLANNING - Chris Beale (253) 841-5418 [cbeale@puyallupWA.gov](mailto:cbeale@puyallupWA.gov)

1. 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.
2. Address and resolve Engineering comments and notes related to storm water design, storm water report/modeling and pond location. See below notes for further information.
3. Address and resolve Engineering, Planning and Fire comments and notes related to the development of lots 6, 7 and 8, and Tract C, particularly grading, off site easements, finished access tract slopes, drainage, retaining wall setbacks, etc.
4. Review draft set of conditions below. These are subject to change or be supplemented prior to Hearing Examiner and SEPA issuance.

ENGINEERING - Joseph Berkey (253) 435-3616 [jberkey@puyallupWA.gov](mailto:jberkey@puyallupWA.gov)

Action items - please address the following items, revise the proposal and resubmit permit materials.

5. The State highway basin does not meet the criteria for full dispersion. The total impervious area exceeds the 10 percent threshold. The overall site is 13.319 acres (2.579 acre onsite plus 10.74 acre native easement). The total impervious is 1.62 acres (.59 acres within the roadway and tracts as measure of drawing plus .844 acres for roof plus .184 acres for driveways). The impervious percentage equals 12.2%.

Also the eastern most flow path slope exceeds 15% based on existing contours. Please revise stormwater report to address this issue.

6. A portion of lot 6 and 7 and all of lot 8, tract C and the proposed 5' walkway is graded towards the north east. The storm report shows a portion of this as a bypass basin that is included in the Shaw Road basin. The bypass basin does not match the grading. Show how the increase in runoff for the northeast corner of the plat will be mitigated? Please revise stormwater report and provide a qualitative description/analysis to address this issue.
7. The access tract shown the storm pond is 20'; City Engineering standards requires a 40' easement. Previous response noted that an AMR will be submitted to reduce the width at the time of Civil Permit. If the AMR is not approved the buildable area of lot 16 will be impacted. Either the easement shall be widened as part of the preliminary Plat or the AMR shall be submitted and approved prior to Preliminary Plat approval; please address this upon resubmittal.
8. The storm pond does not meet City Stormwater Standards; revise the design upon resubmittal addressing the following issues.
  - a. The Storm pond shall setback 20' from any property line.
  - b. The storm pond is located within a steep slope buffer. Per the DOE stormwater manual, the facility shall not be located above a slope that exceeds 15%.
  - c. The Drainage Report models to have a bottom that is 79.1' by 79.1'. The bottom of the pond shown on the preliminary plat is approximately half that size.
  - d. The storm pond will be City owned infrastructure. The city does not accept its current location above a steep slope that leads to a wetland. This configuration will likely case additional maintenance and has a potential for failure over time. The pond shall be relocated to a more suitable location outside of any critical areas or buffers.
9. The storm design does not adequately show that the project meets MR #8 of the 2014 DOE Stormwater Manual. Please revise stormwater report to address this issue.
  - a. The Hydroperiod needs to match the guidance included in Appendix I-D. Provide a revised analysis/design that shows the project meets MR #8. The hydraulic analysis shall also be evaluated by the project wetland Biologist to verify that there is no new loss.
  - b. The three consecutive wetlands have been modeled as one wetland. The conveyance between wetland A and B appears undersized. Provide an analysis that show the three are hydraulically connected to function as one.
10. The storm report does not provide enough information to determine how the wetlands and storm system will function. Once the storm pond is constructed the wetland will function as part of the onsite storm system.
  - a. The existing culvert between Wetland A&B appears undersize for the volume of water that is being contributed to wetland A from the adjacent neighborhood.
  - b. Provide a complete hydraulic analysis of the wetlands, ex culvert/control structure, inlet to the wetlands and outlet.
  - c. As part of the analysis show how the downstream storm system will be affected by any changes to the existing wetlands hydraulics.
11. Tract C is proposed adjacent to the north property line. It appears that either retaining walls or a grading easement will be required to achieve the require grades. Provide updated grading that show how it will be graded to meet EV / Fire access.

TRAFFIC – Bryan Roberts (253) 841-5542 [broberts@puyallupWA.gov](mailto:broberts@puyallupWA.gov)

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

FIRE PREVENTION – David Drake (253) 864-4171 [ddrake@puyallupWA.gov](mailto:ddrake@puyallupWA.gov)

12. Tract C is proposed adjacent to the north property line. It appears that either retaining walls or a grading easement will be required to achieve the require grades. Provide updated grading that show how it will be graded to meet EV / Fire access. Please address Planning's concerns and comments about location of retaining walls associated with this access and improvements; the tract location may need to shift.

BUILDING – David Leahy (253) 435-3618 DLeahy@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

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## CONDITIONS

The following are conditions that will be recommended to the Hearing Examiner:

PLANNING - Chris Beale (253) 841-5418 cbeale@puyallupWA.gov

### SEPA Conditions:

1. The project shall comply with all findings and conclusions of the final SEPA Determination; SEPA will be issued once remaining action items above are addressed – the following are draft conditions for a future MDNS, and are subject to change, added to or be amended. All environmental findings, conclusions and mitigation conditions in that Determination shall be adhered to throughout all future phases of development.
  - a. At the time of civil permit, plans shall be provided to implement off site roadway improvement mitigation measures related to 19<sup>th</sup> Avenue SE west of the project boundaries, including extension sidewalks, roadway and utilities work. 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 at that don't meet current city standards and installation of required facilities for proper drainage.
  - b. The geotechnical report shall be supplemented at the time of civil improvements to include specific details to manage perched ground water seepage on lots 9-13 during construction, design recommendations, where appropriate, for on site dispersion devices for seeps uncovered during site construction, and a monitoring plan post civil construction to ensure down slope properties are not negatively impacted.
  - c. At the time of civil permit submittal, the applicant shall submit a site environmental assessment, at the direction of the state Department of Ecology and Tacoma Pierce County Health Department. The applicant shall follow all recommended steps of site assessment and identification of possible site contamination and clean up, as outlined in the April 27, 2018 comment letter from Department of Ecology, Toxic Cleanup Program.

City Planning staff will be proposing the following recommendations and conditions for the Hearing Examiner's consideration:

### Project specific conditions:

2. Public right of way dedication of 80' for future roadway connection from the extended 19<sup>th</sup> Ave to Highlands Drive shall be provided at the time of final plat on parcel A; roadway improvement will not be required at this time (but may be required at the time of platting of that subject parcel). A shared use pedestrian walkway shall be constructed with bollards within this dedicated right of way as a condition of civil improvements for the plat to preserve and enhance neighborhoods accessibility/walkability. "Future roadway connection" signage, in accordance with city standards, shall be installed.
3. At the time of civil permit application, the applicant shall provide an access and grading plan for proposed lots 7 and 8 that demonstrates access drive will not exceed 10% slope, that storm water design will direct water to the proposed dispersion area to the west and that retaining walls needed to support access to lots 7 and 8 meet the retaining wall codes (PMC 19.12.070 (3) and PMC 20.58.005 (2)). The access tract may need to shift south to avoid conflicts and meet code. See corresponding comments from Fire Prevention and Engineering.

4. All pedestrian walkways shall be dedicated as use by the public at the time of final plat; this may be a public access easement or public right of way dedication at the time of final plat. These walkways shall be 15' wide, and fully improved with blacktop asphalt, 10' wide paved, with 24" gravel shoulders, access restrictions (bollards or other method as approved by Public Works) and landscaping, at the time of civil permitting.
5. A 25' Native Growth Protection Area shall be provided on the rear of lots 13 due to slopes and protective buffer areas for 40%+ slopes and wetlands, per the Geotech report. These areas shall be landscaped and a landscape plan shall be provided for these lots during final landscape plan approval.

Landscaping conditions:

6. Native Growth Protection Areas may be required to be landscaped using native trees and shrubs at the time of lot development. Landscape plans for each lot, including BMPs for preventing erosion and down slope impacts, shall be provided at the time of civil permit.
7. The following note shall be provided for all Native Growth Protection Areas – "No grading, removal of native vegetation, retaining walls or other land disturbing activity shall occur in any Native Growth Protection Area (NGPA) on site. Native landscaping, maintenance activities, removal of invasive plant species, and other landscaping may occur in the NGPA. The NGPA may not be modified or removed from protective status on each affected lot without a plat amendment. Protective signage shall be placed on the edge of the NGPA interior to the lot side of the development area and shall be maintained in place in perpetuity."
8. All significant trees shall be assessed by a certified tree risk assessor arborist and appropriate protection measures provided for all trees deemed worthy and viable for retention. An arborist report and tree protection plan shall be provided at the time of civil permit submittal. Tree protection fencing shall be installed per the direction of the project arborist and approved plan set.
9. Areas of lots whose boundaries abut exterior development shall comply with PMC 20.58.005 (2). A final grading plan shall be provided with the civil plans demonstrating compliance with these standards.
  - a. For the purposes of defining retaining walls under this code, these regulations apply to walls extending vertically above the exterior finished grade beyond the plat. Walls interior to the project which are lower than exterior grades beyond are considered 'cut walls' and are not subject to the regulations in this section. On the final plat, a note shall be included on each lot affected by these rules that retaining walls in the first 30' of land area are limited to:
    - i. All retaining walls shall be set back from any rear or side yard property line by a minimum of six feet.
    - ii. The maximum height of any singular retaining wall within 30 feet of a rear or side property line shall be six feet above finished grade.
    - iii. A minimum of six feet of step-back shall be provided between any terraced retaining walls proposed within 30 feet of a rear or side property line.
    - iv. No more than a total of three stepped retaining walls (complying with the maximum six-foot height limit above finished grade) shall be placed within 30 feet of a rear or side property line.
    - v. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city's landscaping code and standards.
10. Storm water facilities shall include vegetation around the outer perimeter of the fence sufficient to provide full screening of fencing materials (except access gates) within three years of installation. The area within the fence shall not be located in, or be considered part of, required landscaped areas. Landscaping shall be provided in all storm water areas to meet the code.
11. All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped in a manner consistent with the requirements of the PMC.
12. A note on the final plat shall indicate:
  - a. Street trees are required, in accordance with city standards, including root barriers and adherence to spacing from civil utilities. A final street tree plan shall be provided at the time of civil improvements and shall be implemented either during civil improvements for the project or at the time of building permit and associated frontage improvements for each lot.

- b. Landscaping installed as a part of an approved final landscape plan shall be maintained as to achieve the intended purpose of the landscaping, shall be free of all weeds and invasive plant materials and shall be free of litter/trash.
- c. No landscaping approved and installed under a final landscape plan may be modified, removed or otherwise substantially altered without prior approval from the director or designee through a revised final landscape plan. This shall not be construed to apply to normal maintenance activities, in accordance with ANSI A300 – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices.
- d. Vegetative buffering – all areas of vegetative buffering shall conform to the requirements of PMC 19.12.070 (1).
- e. Any required landscaping and street trees associated with plat improvements which are not installed as a part of the plat improvements at the time of final plat shall be secured using a city of Puyallup assignment of funds form only, as supplied by the Development Services Center.
- f. The final site development civil plan set shall include a final landscape plan relating to all street trees, buffer areas and storm water areas, in accordance with PMC and the Vegetation Management Standards (VMS) manual.
- g. Individual lots shall have landscaping plans with each permit to develop each home site.

Critical areas conditions:

- 13. Wetlands shall be shown on Parcel A on the final plat as delineated by the project biologist.
- 14. Appropriate protection language, in accordance with storm water standards, shall be provided for the flow path for Parcel A on the final plat.
- 15. Wetland / stream / critical area GIS shapefile(s) shall be provided by the applicant's consultant in format acceptable to the city's GIS Department at the time of final civil permit.
- 16. Where applicable, a wetland / stream buffer and/or landslide hazards buffer impacts mitigation plan shall be provided at the time of civil permit submittal, consistent with applicable sections of PMC 21.06, Critical Areas, for unavoidable impacts. Final review of possible impacts shall occur at the time of final civil permit submittal and review.
- 17. Final wetland hydroperiod analysis shall be provided consistent with the applicable regulations in the 2014 Western Washington storm water manual regarding discharge of storm water to regulated wetlands.

Project construction conditions:

- 18. The project shall comply with all requirements of the City's noise ordinance during construction. Noise related to construction, machinery and vehicles shall be limited to between the hours of 7:00 AM and 10:00 PM on weekdays and 9:00 AM and 10:00 PM on weekends, in accordance with City ordinance.
- 19. The Applicant shall complete an Inadvertent Discovery Plan (IDP), to the approval of the City, WA State Department of Archeology and Historic Preservation, and affected Tribal governments. The IDP shall be completed in a form supplied by the Department and shall be completed prior to issuance of the civil permit for the site.
- 20. A minimum of 14 days prior to starting site construction, the Applicant shall mail, in a format approved by the City, a post card or other informational letter, to the owners and residents of surrounding properties (those within a 300-foot radius of the site) a notice of construction schedule, protective measures that the contractor shall undertake to protect surrounding residents, contact information of the owner and site general contractor and information/processes on how the owner and site contractor shall respond to and resolve issues of concern related to site development.
- 21. A demolition permit is required for all accessory structures to be demolished; asbestos abatement and Puget Sound Clean Air Agency (PSCAA) notification is required.
- 22. Dust suppression methods in accordance with Best Management Practices, such as application of water to dry soils, shall be implemented to minimize dust and air quality impacts during construction.
- 23. On site management of ground water during construction shall be implemented per the direction of the project geotechnical engineer, project review engineer, site engineering inspector, and project engineer of record using all Best Management Practices to avoid and limit impacts to surrounding properties.

General conditions:

24. Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage cannot impact adjacent or abutting properties during or after site construction.
25. Topsoil shall be placed on each lot to a minimum depth as specified in the city's codes and standards (8" of top soil, amended to meet city standards).
26. Wherever feasible, lot layout shall be developed consistent with low impact development principles.
27. Fences shall not encroach into any street right-of-way, and shall be set back a minimum of one foot from the edges of any sidewalk. Maximum height of all fences on the residential lots at the time of each lot being built out shall comply with PMC 20.20.040 and 19.12.070 (3)..
28. Standards and specifications regarding the type, placement, treatment, ownership, maintenance and modification, of fencing, walls or landscaping associated with perimeter treatment of the project boundaries, common areas, native vegetation easements, critical areas and associated buffer, shall be specified at the time of final plat approval
29. No cut trees, timber, organic debris, earth, rocks or stones 12 inches in diameter or greater, contaminated or nonstructural surplus soil, junk, rubbish, or other waste materials of any kind, including construction debris, shall be buried in any land without prior approval of the public works director or designee. No cut trees, timber, organic debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind, excluding landscape materials, shall be left deposited on any lot or street at the time the buildings are ready for occupancy
30. Signage – all signs shall conform to the applicable requirements of PMC 20.60. If a plat entry sign is desired, an appropriate area shall be identified and shown on the final plat document.
31. Best Management Practices, in accordance with City Engineer or designee direction and approval, shall be administered to reduce and suppress fugitive dust emissions during construction.
32. All fencing shall conform to the requirements of PMC 19.12.070 (3).

ENGINEERING - Joseph Berkey (253) 435-3616 [jberkey@puyallupWA.gov](mailto:jberkey@puyallupWA.gov)

ENGINEERING CONDITIONS:

SPECIFIC CONDITIONS OF PROJECT APPROVAL:

1. 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.
2. The project shall extend frontage improvements to the West along 19<sup>th</sup> 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 at that don't meet current city standards and installation of required facilities for proper drainage.
3. Due to the onsite Wetlands the Project is required to meet minimum requirement # 8 of the 2014 DOE 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 DOE SWMMWW.
4. 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.

GENERAL CONDITIONS OF PROJECT APPROVAL:

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.



GENERAL:

5. The individual lot designations shall be identified by numerals, starting with numeral one. [PMC 19.02.100]
6. Indicate a 10-foot private utility easement adjacent to the right-of-way line of the proposed lots. [PMC 17.42]
7. The following Dedication language shall be provided on the final plat document:
  - A. 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.

WATER:

8. The proposed water system shall be designed and constructed to current City (Fire/ Domestic) standards. [PMC 14.02.120]
9. 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)]
10. 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)]
11. 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]
12. 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)]
13. 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 & CS 301.2, 302.3]
14. 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 a copy to the Fruitland Mutual Water Company. [WAC 246-290-120]



15. For new plats, water connection fees and systems development charges will be assessed at the time of building permit issuance for the individual lots. The current amount of the SDC as of this writing is \$3965.00 [PMC 14.02.040, 14.10.030]

#### SANITARY SEWER:

16. The proposed sanitary sewer system shall be designed and constructed to current City Standards. [PMC 14.08.040, 14.08.120]
17. 6-inch side sewers shall be extended 15-feet into the proposed lots. [PMC 14.20.010 & CS 401 (6)]
18. The sanitary sewer main shall be located 5-feet east or north of roadway centerlines. [PMC 17.42]
19. 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)]
20. 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)]
21. 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)]
22. 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 Comprehensive Plan.
23. 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.
24. Utility extensions shall be completed prior to building permit issuance.
25. 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). The current amount of the SDC as of this writing is \$5,383.00. [PMC 14.10.010, 14.10.030]
26. 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]

#### STORMWATER/ EROSION CONTROL:

27. Stormwater design shall be in accordance with the 2012 Stormwater Management Manual for Western Washington as amended in December, 2014 (The 2014 SWMMWW aka "Ecology Manual").
28. 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.
29. 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.
30. The applicant is responsible for submitting a preliminary stormwater management site plan (2 sets) which meets the design requirements provided by PMC Section 21.10 and Ecology Manual Volume I, Section 2.5.1. The preliminary stormwater site plan (PSSP) shall be submitted prior to Preliminary Plat approval to ensure that adequate stormwater facilities are anticipated prior to development of the individual lot(s). The preliminary stormwater site plan shall reasonably estimate the quantity of roof and driveway stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development.
31. The storm drainage system shall be designed and constructed in accordance with current City Standards. [PMC 17.42]
32. 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:
  - a. Groundwater evaluation, either instantaneous (MR1-5); or continuous monitoring (MR1-9), during the wet weather months (December 21 through April 1).
  - b. 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.

c. Testing to determine the hydraulic restriction layer.

33. 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)]
34. Water quality treatment of stormwater shall be in accordance with the Ecology Manual, Volume V.
35. A maintenance access road and approach will be required to maintain the public storm facilities in Tract B.
36. 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.
37. At the time of civil permit application, the 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]
38. The TIR/SSP shall be bound (3-ring binder, spiral binding, etc.) and each section of the TIR/SSP shall be individually indexed and tabbed with each permit application and every re-submittal prior to review by the City. [PMC 21.10.060]
39. The written technical report shall clearly delineate any offsite basins tributary to the project site and include the following information: [PMC 21.10.060]
  - a. the quantity of the offsite runoff;
  - b. the location(s) where the offsite runoff enters the project site;
  - c. how the offsite runoff will be routed through the project site.
  - d. the location of proposed retention/detention facilities
  - e. and, the location of proposed treatment facilities
40. When using WWHM for analysis, provide the following WWHM project files with the civil permit application:
  - a. Binary project file (WHM file extension)
  - b. ASCII project file (WH2 file extension)
  - c. WDM file (WDM file extension)
  - d. WWHM report text (Word file)
41. 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]
42. Overflow facilities shall be provided for any proposed detention/retention facilities in accordance with the City Standards. This includes a downstream analysis a minimum of ¼ mile downstream from the site.
43. 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.
44. 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]
45. The proposed project discharges to an adjacent wetland. The applicant shall provide a hydrologic analysis which ensures the wetland's hydrologic conditions, hydrophytic vegetation, and substrate characteristics are maintained.
46. For residential lot development, the applicant shall evaluate the feasibility of downspout dispersion and/or infiltration on each lot in accordance with Section 3.1.1, Volume III of the stormwater manual. As noted in Section 3.1.1, the following information shall be provided by a licensed geotechnical engineer if using downspout infiltration:
  - a. A determination of suitable soils for infiltration and the limits of any outwash type soils on each proposed lot.
  - b. Site specific soil log(s) at the location of infiltration facility on each proposed lot.

- c. Verification of 3-feet of permeable soil between proposed finish grade and seasonal high groundwater table.
  - d. Verification of 1-foot of separation between bottom of the infiltration facility and the seasonal high groundwater table or restrictive layer.
47. 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.
48. Construction of frontage improvements associated with this project will likely require extension of the stormwater main to accommodate road runoff.
49. 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:

|                           |                                  |
|---------------------------|----------------------------------|
| Pipe Reach Name           | Design Flow (cfs)                |
| Structure Tributary Area  | Pipe-Full Flow (cfs)             |
| Pipe Diameter (in)        | Water Depth at Design Flow (in)  |
| Pipe Length (ft)          | Critical Depth (in)              |
| Pipe Slope (%)            | Velocity at Design Flow (fps)    |
| Manning's Coefficient (n) | Velocity at Pipe-Full Flow (fps) |
|                           | Percent full at Design Flow (%)  |
|                           | HGL for each Pipe Reach (elev)   |

50. At the time of preliminary plat construction, all storm drains shall be signed as follows:
- 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.
51. 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.
52. Erosion control measures for this site will be critical. A comprehensive erosion control plan will be required as part of the civil permit application.
53. 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.
54. A Stormwater Systems Development Charge (SDC) will be assessed for each new single family residence. The current SDC as of this writing is \$3,253.00 per unit.
55. 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.

#### STREET:

56. 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)]
57. Upon civil permit application, the following items shall be provided:
- a. 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]
  - b. A separate street lighting and channelization plan shall be provided in accordance with City Standards.
  - c. 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.

- d. 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]
  - e. Indicate the ROW limits for 13th St SW and Road A.
  - f. Indicate the Sight Distance Triangle limit at the Road A intersection.
58. Street numbering and addressing shall be provided by Engineering Services and reflected on the final plat document. [CS 103.1]
59. 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.

#### GRADING:

60. 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]
61. 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:
- a. The project was constructed in accordance with the recommendations contained in the report.
  - b. 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.
62. Cross sections will be required at various points along the property lines extending 30-feet onto adjacent properties to assure no impact from storm water damming or runoff. [PMC 17.42 & CS 502.1]
63. At the time of civil permit application, the following notes shall be added to the first sheet of the TЕСP:
- a. "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."
  - b. "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."
  - c. "Sediment-laden runoff shall not be allowed to discharge beyond the construction limits in accordance with the Project's NPDES General Stormwater Permit."
  - d. "The closed depression is the permanent stormwater infiltration system for the project and shall not be utilized for TЕС runoff. Connect to the closed depression only after construction is complete and site is stabilized and paved."
64. 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.

#### MISC:

65. 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.
66. Civil engineering drawings will be required for this project prior to issuance of the first building permit (8 sets stapled and bound, and a PDF of the full submittal). Included within the civil design package will be a utility plan overlaid with the landscape architects landscaping design to ensure that potential conflicts between the two designs have been addressed.
67. 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 \$1,370.00 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]

68. Engineering plans submitted for review and approval shall be comply with City Standards Section 1.0 and Section 2.0, particularly:
- a. Engineering plans submitted for review and approval shall be based on 24 x 36-inch sheets.
  - b. 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.
  - c. 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.
69. 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.
70. 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:
- a. Reproducible mylars and two sets of bluelines, per City of Puyallup Standards Manual Section 2.3.
  - b. Electronic version of the record drawings in the following formats:
    - i. AutoCAD Map 2007 or newer in State Plane South Projection
    - ii. PDF

TRAFFIC – Bryan Roberts (253) 841-5542 [broberts@puyallupWA.gov](mailto:broberts@puyallupWA.gov)

Traffic Engineering Conditions:

71. Traffic Impact fees (TIF) will be assessed for each new single family residence in accordance with fees adopted by ordinance, per PMC 21.10.
72. 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
73. School impact fees shall be paid directly to the school district in accordance with adopted fee at the time of collection by the District.
74. 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:
- 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.
  - 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.
75. 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.
76. The maximum grade for City streets is 10%.
77. Offsite striping plan required to safely transition vehicles to/from widened sections on 19th Ave SE.
78. 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.
79. The Cul-de-sac on 19th Ave SE must meet minimum radius requirement per Fire requirements.
80. 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.

FIRE PREVENTION – David Drake (253) 864-4171 [ddrake@puyallupWA.gov](mailto:ddrake@puyallupWA.gov)  
BUILDING – David Leahy (253) 435-3618 [dleahy@puyallupWA.gov](mailto:dleahy@puyallupWA.gov)

Building and Fire Conditions:

81. A Geo-Tech report may be required for each home site at building permit submittal.
82. All structures shall comply with the IFC and IBC Codes and city Municipal codes in affect at the time of permit application.
83. At the time of final permitting, water availability and fire flow report(s) shall be required, where applicable, from the water purveyor serving the site.
84. The applicant shall verify appropriate fire flow. If this amount is less than the adopted requirement, a fire sprinkler system shall be required in the new structure(s) built in the plat.
85. The applicant shall comply with City of Puyallup Municipal Code 16.08.070 (14), installation of fire hydrants. Any portion of new single-family dwellings shall be within 600' from a public hydrant that is located on a fire apparatus access road. To be verified at the time of permitting for each residential lot.
86. Fire hydrants will be required per code and the applicant shall show location of all hydrants on final civil permit set in accordance with standards.
87. Maximum roadway and driveway grade shall not exceed 10%.
88. Driveways 150' or longer will require a fire truck turn around.
89. Auto-turn may be required for fire apparatus turning radiuses.

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## RESUBMITTAL INSTRUCTIONS

Please submit electronic copies of the requested information at your earliest convenience to continue the review process of your application. All permit resubmittals must come in through the City's SharePoint upload folder system; please use link provided in page 1 of this letter. The electronic submittal must contain the entire permit resubmittal package including all attachments and a response letter fully responding to all the "Action Items", as outlined above. For questions or if you experience issues with file upload, contact: [PermitCenter@puyallupWA.gov](mailto:PermitCenter@puyallupWA.gov).

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

Sincerely,



**Chris Beale, AICP**  
Senior Planner  
(253) 841-5418  
[cbeale@puyallupWA.gov](mailto:cbeale@puyallupWA.gov)