City of Puyallup
Development Services
333 S. Meridian
Puyallup, WA 98371
Tel. (253) 864-4165 Fax. (253) 840-6670

SEPA ENVIRONMENTAL CHECKLIST (2015 UPDATED VERSION)

Purpose of Checklist:

The State Environmental Policy Act (SEPA), Chapter 43.21 RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

If you are not already submitting an 8-1/2" x 11" reduction of your project site plan to the city as part of a companion case submittal, please submit a copy as a part of this SEPA application.

Please submit eight (8) copies of the completed SEPA checklist application packet.

A. BACKGROUND

1. Name of proposed project:

04-173-1, 10th Street Development

2. Name of Applicant:

Phil Becker - Abbey Road Group Land Development Services

3. Mailing address, phone number of applicant and contact person:

Abbey Road Group Land Development Services Company LLC
PO Box 1224
Puyallup, WA 98371
253.435.3699
phil.becker@abbeyroadgroup.com

4. Date checklist prepared:

10 August 2021

5. Agency requesting checklist:

City of Puyallup

6. Proposed timing or schedule (including phasing, if applicable):

No phasing is proposed as part of this project. The project is anticipated to be completed upon permit approvals and also as specific tenants are determined.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

Geotechnical Engineering Investigation (Krazan & Associates, Inc) - December, 2020

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any governmental approvals or permits that will be needed for your proposal, if known.

Demoliton Permit - City of Puyallup
Preliminary Site Plan Application - City of Puyallup
SEPA Environmental Checklist - City of Puyallup
Site Development Permit - City of Puyallup
Building Pemit - City of Puyallup
Multi-family Supplemental Design Review Applicaiton

11. Give brief, complete description of your proposal, including uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information or project description).

The proposed development is for a BLA to make exisiting 3 lots into 1 lot for a multi-family residential project. The existing home and garage on parcel 7845000591 will be demolished and two 4-unit single story townhomes will be constructed.

12. Location of proposal. Give sufficient information for a person to understand the precise location of your proposed project, including street address, if any, and section, township, and range, if known. If the proposal would occur over a range of area, provide the range of boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Location: 619-1/2 10th Street, Puyallup, WA, 98372
Parcels: 7845000622, 7845000591, 7845000600, 7845000571
Section 27, Township 20, Range 04
See Appendix A for attached plans, legal description

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site
(circle one): Flat, rolling, hilly, steep, slopes, mountains, other _____

b. What is the steepest slope on the site (approximate percent slope)? <1%

c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Soil map and soil description will be included in Appendix B of this applicaiton.
Soil Types: Puyallup Fine Sandy Loam (31A)
Please see the NRSC Soils Description for Soil Layer Profiles.
Please see the Geotechnical Engineering Investigation (Krazan & Associates, Inc) - December, 2020

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no indications of unstable soils in the immediate vicinity.
Please see the Geotechnical Engineering Investigation (Krazan & Associates) - December, 2020

e. Describe the purpose, type and approximately quantities of any filling or grading proposed. Indicate source of fill.

There is no proposed fill for this project. Proposed grading is for site development for the proposed project.

f. Could erosion occur as a result of clearing, construction or use? If so, generally describe.

Erosion and Sediment Control is always a concern of any construction project. Erosion and Sediment Control will be addressed in accordance with 2012 Stormwater Management Manual for Western Washington (Amended 2014) for both construction and for Stormwater Management of a new construction facility. TESC measures and plans have been drafted for construction and site development permitting.

g. About what percent of the site will be covered with impervious surface after project construction (for example: asphalt or buildings)?

Impervious: 22,068 SF
Roofs: 9,304 SF
Sidewalks: 1,503 SF
Exist, driveway: 1,419 SF
Driveway, parking: 9,842 SF
Pervious (lawn, shrubs): 10,411 SF
Total Area: 32, 479 SF
New Plus Replaced Hard Surface Area: 20,649 SF, 63.57%
Please refer to the Technical Information Report.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Erosion and Sediment Control is always a concern of any construction project. Erosion and Sediment Control will be addressed in accordance with 2012 Stormwater Management Manual for Western Washington (Amended 2014) for both construction and for Stormwater Management of a new construction facility. TESC measures and plans have been drafted for construction and site development permitting.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

During Construction: Normal construction equipment emissions will be produced.
Post Construction: Normal emissions from multiple-family residences and normal multiple-family activities.
Dust control measures (TESC) will be implemented as needed.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

Construction equipment must be maintained and emit only approved Washington State regulated emissions. Contractor to ensure these regulations are adhered to.

3. Water

a. Surface Water:

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream and river it flows into.

There are no surface water bodies on or in the immediate vicinity.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No, the project will not require work over, in or adjacent to (within 200 feet) surface waters.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No fill will be placed in or removed from surface waters or wetlands.

4. Will the proposal requires surface water withdrawals or diversions? Give general description, purpose, and approximate quantities, if known.

No the proposal will not require surface water withdrawals or diversions.

5. Does the proposal lie within a 100-year floodplain. If so, note location on the site plan.

No.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground:

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No, the proposed project will connect to City of Puyallup water.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: domestic sewage; industrial, containing the following chemicals.....; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharged into the ground. Stormwater runoff from any impervious sources may infiltrate soils. Please refer to the the Technical Information Report and plan set for more information, in Appendix A.

c. Water Runoff (including storm water):

1. Describe the source of runoff (including storm water) the method of collection and disposal, if any (including quantities, if known). Where will this water flow? Will this flow into other waters? If so, describe.

Preliminary designs of stormwater runoff will be collected and treated onsite with the intent of infiltration of dispersion in accordance with the Stormwater Design Manual. A final design has not been developed at this time.
Runoff from the site that does not infiltrate would be expected to sheet flow to the NW to 10th St SE and convey into the public storm drain system.

2. Could waste materials enter ground or surface waters? If so, generally describe.

No

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No drainage patterns in the vicinity of the site will be altered or affected.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Preliminary designs of Stormwater runoff will be collected and treated onsite with the intent of infiltration of dispersion in accordance with the Stormwater Design Manual. A final design has not been developed at this time.
Runoff from the site that does not infiltrate would be expected to sheet flow to the NW to 10th St SE and convey into the public storm drain system.

4. Plants

a. Check or circle types of vegetation found on the site:

- [x] deciduous tree: alder, maple, aspen, other
- [ ] evergreen tree: fir, cedar, pine, other
- [ ] shrubs
- [x] pasture
- [x] crop or grain
- [ ] orchards, vineyards or other permanent crops.
- [ ] wet solid plants: cattail, buttercup, bullrush, skunk cabbage, other
- [ ] water plants: water lily, eelgrass, milfoil, other
- [x] other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

Four trees will be removed and an old pumpkin patch will be removed. Please see landscape and site plan in Appendix A.

c. List threatened or endangered species known to be on or near the site.

There are no known threatend or endangered species on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Please see the site plan and lanscaping plan in Appendix A.

e. List all noxious weeds and invasive species known to be on or near the site.

None known on or near the site.

5. Animals

a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: hawk, heron, eagle, songbirds, other _____

Mammals: deer, bear, elk, beaver, other _____

Fish: bass, salmon, trout, herring, shellfish, other: _____

b. List any threatened or endangered species known to be on or near the site.

There are no known threatend or endangered species on or near the site.

c. Is the site part of a migration route? If so, explain.

No the site is not part of a migration route.

d. Proposed measures to preserve or enhance wildlife, if any.

No measures are proposed.

e. List any invasive animal species known to be on or near the site.

There are no known invasive species on or near the site.

6. Energy and Natural Resources

a. What kind of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electricity and natural gas will be used to meet the completed projects energy needs. This will be used for heating and power multi-family residences.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

c. What kind of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Energy efficient lightbulbs and appliances are to be used.

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

No.

1. Describe any known or possible contamination at the site from present or past uses.

None known at this time.

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known at this time.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None at this time.

4. Describe special emergency services that might be required.

None.

5. Proposed measures to reduce or control environmental health hazards, if any:

No measures are proposed.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Typical construction equipment that will be regulated betweeen the hours of 7am to 7pm.

2. What types and levels of noise would be created by or associated with the project on a short-term or long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short term construction equipment with dBL of less than 80 in short bursts only possible during construction.

3. Proposed measures to reduce or control noise impacts, if any.

No measures are needed at this time. If a situation arises where noise becomes a nusanince, measues will be taken at that time to muffle noise.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

Current use of site: Vacant Land / Single-Family
Adjacent properties: Single-Family
The proposal will not affect current uses on adjacent or nearby properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to non-farm or non-forest use?

No

1. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No, the proposed development is not surrounded by working farm or forest land.

c. Describe any structures on the site.

There is an existing single-family home and deteached garage on parcel 7845000591.

d. Will any structures be demolished? If so, what?

The existing single-family home and detached garage on parcel 7845000591 will be demolished.

e. What is the current zoning classification of the site?

RM-10, Medium Density Multiple-Family Residential.

f. What is the current comprehensive plan designation of the site?

MDR - Moderate Density Residential.

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Yes, the City of Puyallup identifted the site as Critical Aquifer Recharge Area, Geologic Hazard Area (Volcanic and Seismic) per Pre-App, P-18-0160.

i. Approximately how many people would reside or work in the completed project?

Eight (8) single-families in eight (8) total units in two 4-unit buildings.

j. Approximately how many people would the completed project displace?

Zero, the current single-family residence that is to be demolished is vacant.

k. Proposed measures to avoid or reduce displacement impacts, if any?

No measures are proposed.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The proposed use of multi-family residences is within the land use scope of the current City of Puyallup Comprehensive Plan.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

No measures are proposed.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Eight units of midde-low income housing are proposed.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle or low-income housing.

One middle-income single-family residence will be demiloshed.

c. Proposed measures to reduce or control housing impacts, if any.

No measures are proposed.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principle exterior building material(s) proposed?

The proposed height is to eb determined but will no exceed 28' per the Puyallup Municipal Code.

b. What views in the immediate vicinity would be altered or obstructed?

No

c. Proposed measures to reduce or control aesthetic impacts, if any.

No measures are proposed.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Typical light and glare produced from multi-family residences.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

No light or glare from the finished project is anticpated to be a safety hazard or interfere with views.

c. What existing off-site sources of light or glare may affect your proposal?

None

d. Proposed measures to reduce or control light and glare impacts, if any?

Please refer to the site lighting plan.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

None

b. Would the proposed project displace any existing recreational uses? If so, describe.

No

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

None

13. Historic and Cultural Preservation

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None known at this time.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

City of Puyallup Register of Historic Places, Pierce County Register of Historic Places, WA Dept. of Archaeology and Historic Preservation, National Register of Historic Places, Pierce County Public GIS historic maps, City of Puyallup historic preservation map.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

In the event that archeological artifacts are found during any phase of construction, the contractor shall report and coordinate with the local and appropriate jurisdictions for care of any items found.

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

Access to the site is served off of 10th St SE via atwo driveways. Access to Highway 512 is located nearby.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

No the site or affected goegraphic area is not currenlty served by public transit. The nearest transit stop (#3588) is approximately 1/2-mile west on 3rd Street SE, servng bus routes #402 and #425. Another stop (#1296) is located along E main approx. an 0.8-mile serving route #409.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

New: 21 total parking spaces. 15 standard, 6 compact, and 1 ADA.
Zero spaces will be elimintated.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

Frontage improvements will be required slong 10th street to as part of the new proposed access way.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Please refer to the the Taffic Scoping Worksheet prepared by Heath and Associates.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

No measures are proposed.

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Yes, the proposed project is for multi-family homes which will require an increased need for public services such as fire and police protection, public transit, health care, and school access.

b. Proposed measures to reduce or control direct impacts on public services, if any.

No measures are proposed.

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Electricity, water, refuse, sanitary sewer, telephone, communications.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Proposed new structures will connect to sanitary sewer, water, and electricity.

C. SIGNATURE

I hereby state that I am the owner or authorized agent listed above, and certify that all information contained above and in exhibits attached hereto are true and correct to the best of my knowledge and belief. I understand that the processing of this application may require additional supporting material upon request to City staff.

RIGHT OF ENTRY: By signing this application the applicant grants unto the City and it's agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes, and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Property Owner: See Agents Signature.

Date: _____

Signature of Agent: _____

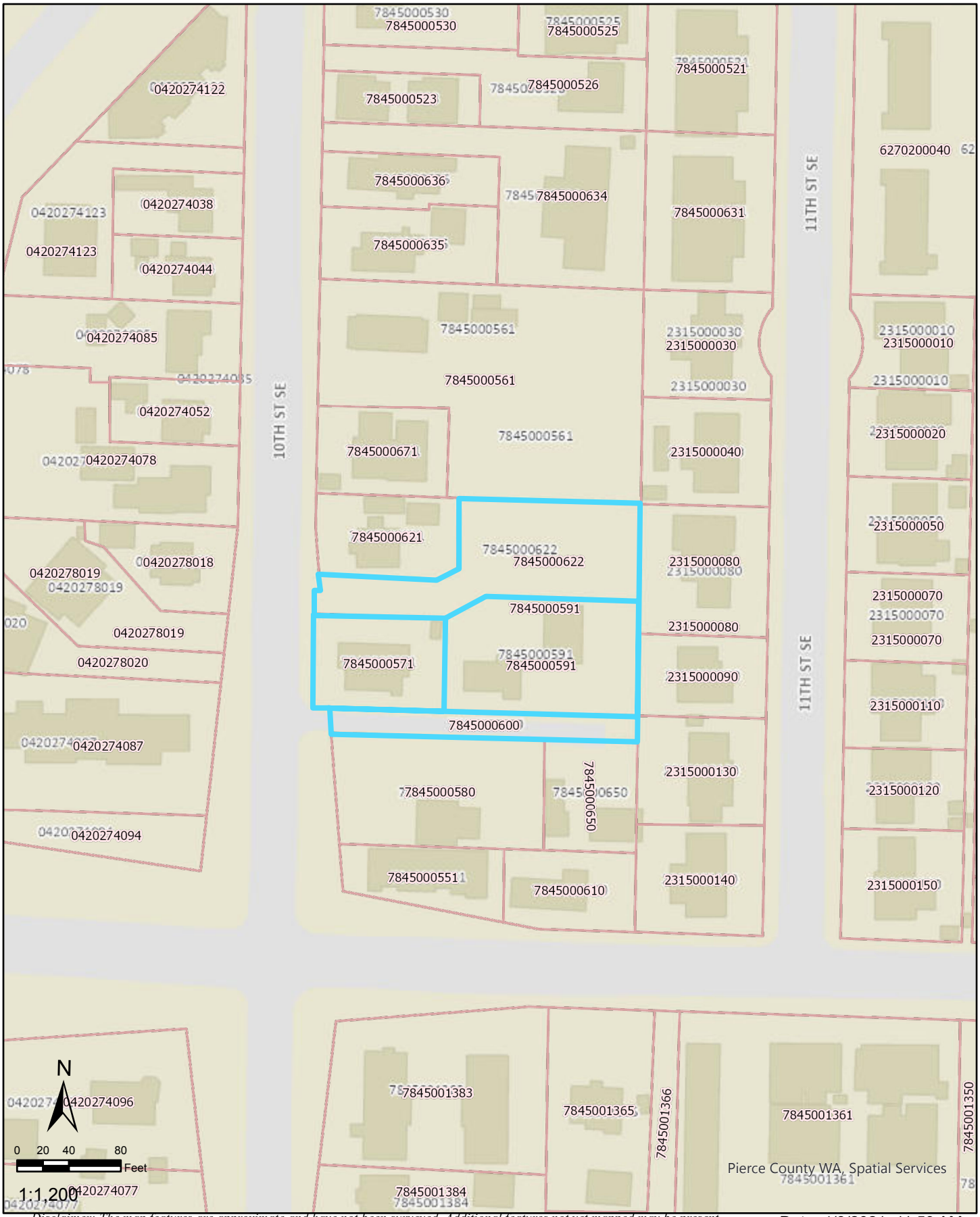
Date: 8/25/2021

I declare under penalty of perjury of the laws of the State of Washington that the foregoing is true and correct.

Dated: 8/25/2021 in Puyallup, Washington.

_____
(Signature of Applicant)

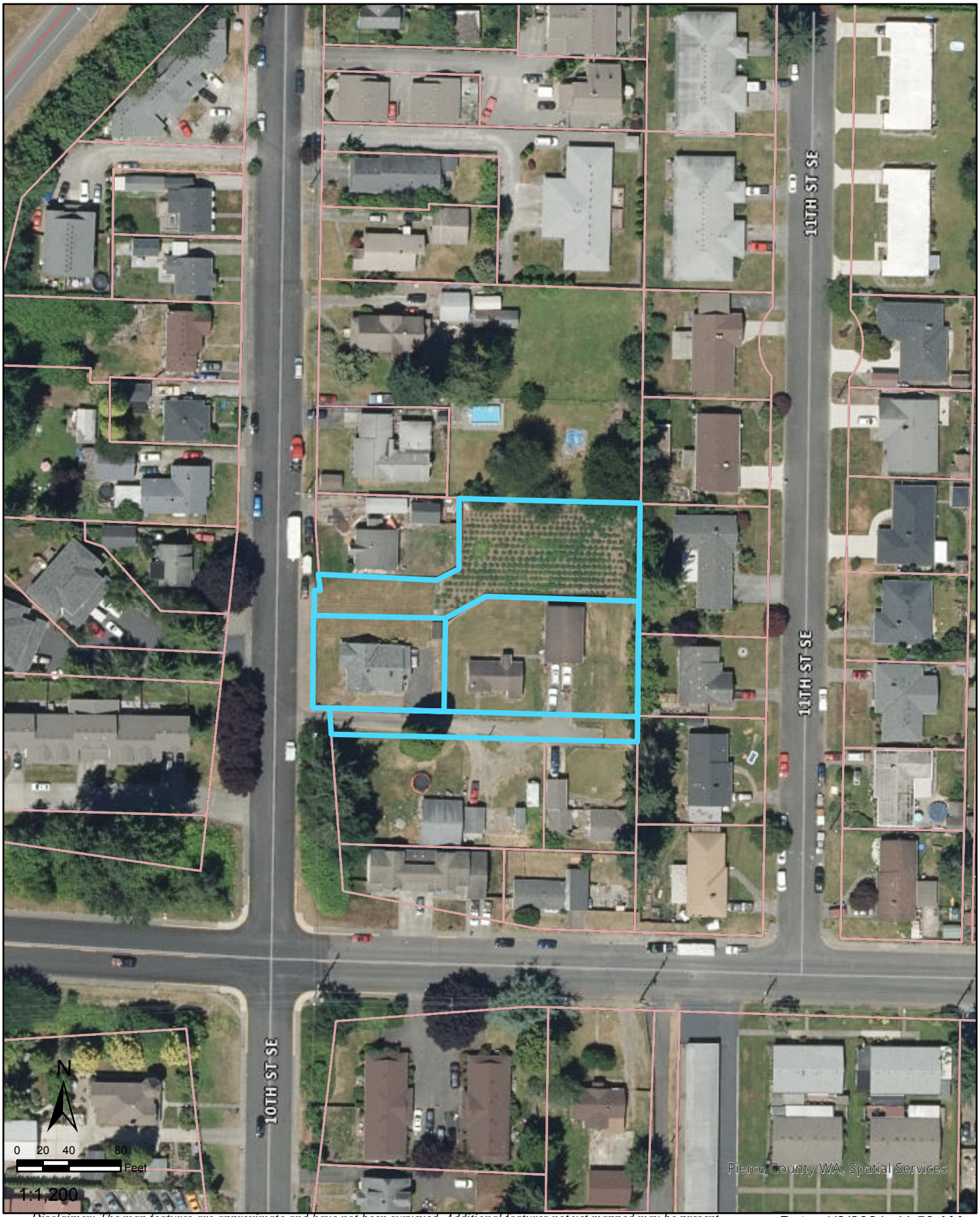
04-173-1, Vicinity Map



Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

Date: 4/8/2021 11:59 AM

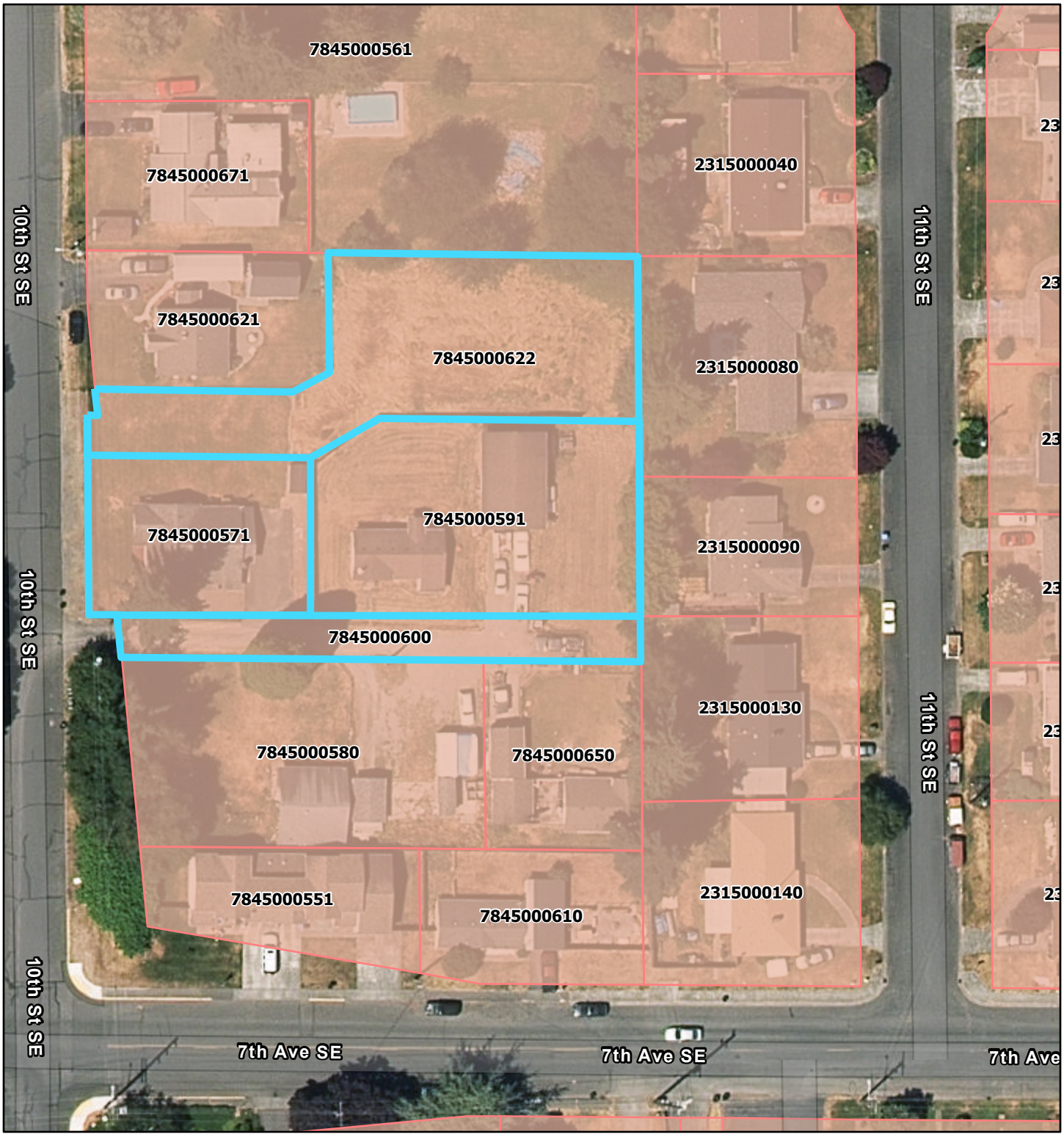
04-173-1, Aerial Map



Disclaimer: The map features are approximate and have not been surveyed. Additional features not yet mapped may be present. Pierce County assumes no liability for variations ascertained by formal survey.

Date: 4/8/2021 11:59 AM

04-173-1, Zoning Map



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0 0.01 0.01 0.02 mi

0 0.01 0.02 0.04 km

Pierce County Tax Parcels

Base Parcel

City Limits

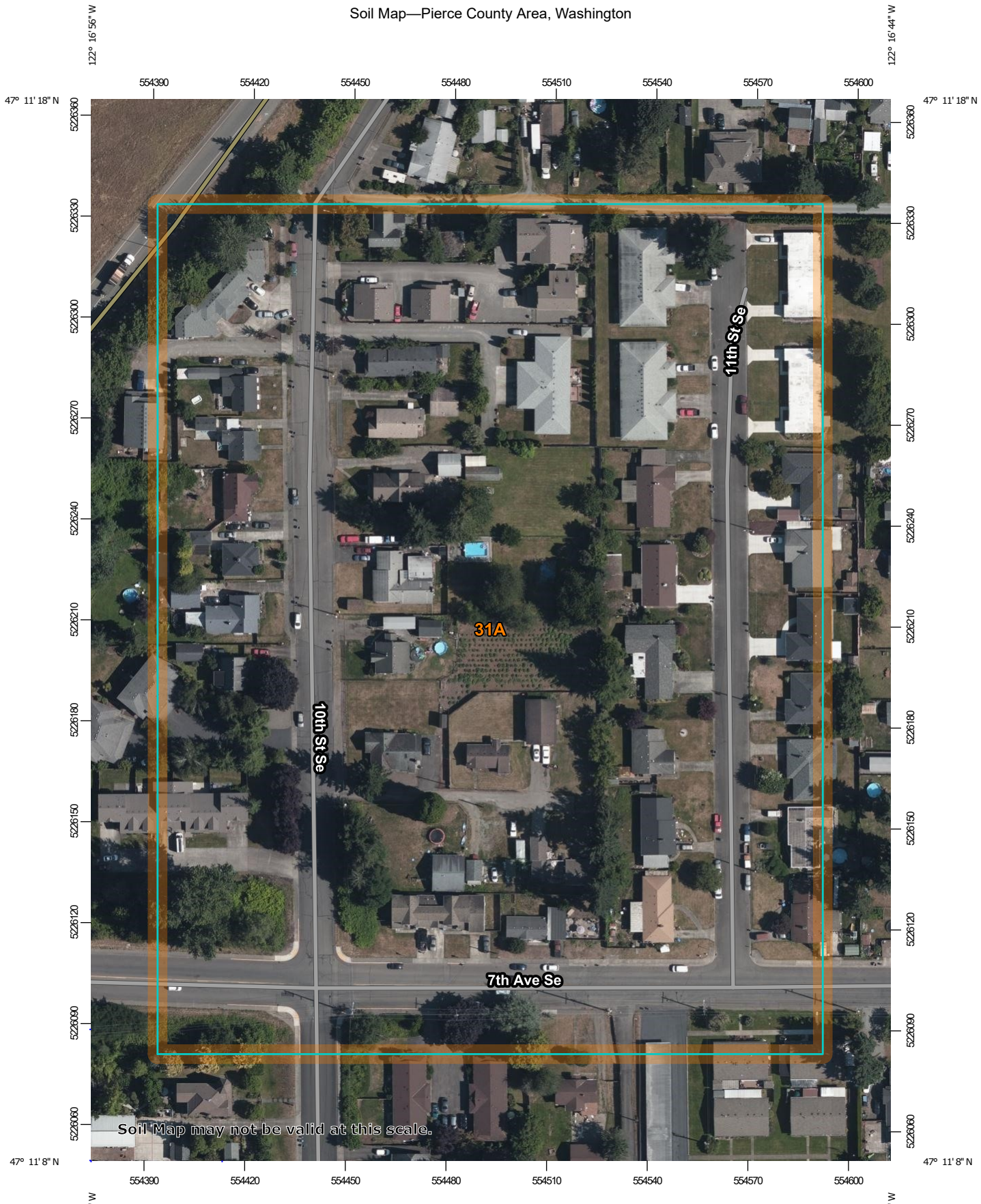
Zoning

RM-10 - Medium Density Multiple-Family Residential

GeoEye, Maxar, Microsoft, Esri Community Maps Contributors, King County, WA State Parks GIS, BuildingFootprintUSA, Esri Canada, Esri, HERE, Garmin, SafeGraph, INCREMENT P, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Web AppBuilder for ArcGIS

Maxar, Microsoft | William Keller, GIS Coordinator | Jennifer Recco, GIS Coordinator | Esri Community Maps Contributors, King County, WA State Parks GIS, BuildingFootprintUSA, Esri Canada, Esri,



Map Scale: 1:1,540 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 20 40 80 120

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pierce County Area, Washington
Survey Area Data: Version 16, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 29, 2018—Jul 22, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
31A	Puyallup fine sandy loam	12.4	100.0%
Totals for Area of Interest		**12.4**	**100.0%**

Pierce County Area, Washington

31A—Puyallup fine sandy loam

Map Unit Setting

National map unit symbol: 2hq9
Elevation: 0 to 390 feet
Mean annual precipitation: 35 to 60 inches
Mean annual air temperature: 50 degrees F
Frost-free period: 170 to 200 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Puyallup and similar soils: 85 percent
Minor components: 2 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Puyallup

Setting

Landform: Flood plains, terraces
Parent material: Alluvium

Typical profile

H1 - 0 to 13 inches: ashy fine sandy loam
H2 - 13 to 29 inches: loamy fine sand
H3 - 29 to 60 inches: fine sand

Properties and qualities

Slope: 0 to 3 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: About 48 to 72 inches
Frequency of flooding: OccasionalNone
Frequency of ponding: None
Available water capacity: Moderate (about 6.6 inches)

Interpretive groups

Land capability classification (irrigated): 3w
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: A
Forage suitability group: Droughty Soils (G002XN402WA)
Other vegetative classification: Droughty Soils (G002XN402WA)
Hydric soil rating: No

Minor Components

Briscot

Percent of map unit: 2 percent
Landform: Depressions

Hydric soil rating: Yes

Data Source Information

Soil Survey Area: Pierce County Area, Washington
Survey Area Data: Version 16, Jun 4, 2020

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

DATE: **January 10, 2019**

TO: **Gil Hulsmann, Greg Hellie & Project File**

FROM: **Jeannesha Frazier, Permit Technician**

PROJECT: **P-18-0160 ~ 10th STREET DEVELOPMENT**
SITE ADDRESS: **615 10th STREET SE**
PROJECT DESCRIPTION (as provided by applicant): Propose feasibility study for project

Thank you for meeting with the city's Development Services staff to discuss your proposed project. For your use here is a memo to the file for this project, which highlights the issues discussed at our meeting. Please note that this is a list of specific issues discussed and is not intended to replace the final condition letter that will be provided to you when a formal application is submitted and reviewed.
We hope that you find this information helpful and informative as you proceed through the permitting process. If you have any questions or concerns regarding these notes, please do not hesitate to contact the appropriate staff member or me directly at (253) 841-5481.
We look forward to working with you on the completion of this project.

PLANNING – CHRIS BEALE (253) 841-5418 cbeale@ci.puyallup.wa.us

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

'Red Flag' issues – issues identified by staff that need to be addressed prior to submittal of a permit:

- **PMC 20.25.028 - Property development standards – Single-family uses**
  - *The rear yard setback to the home on 619 10th Street is 15' minimum. Please keep this in mind when proposing the BLA.*
-

Land use permit requirements:

- Preliminary site plan, Boundary Line Adjustment, SEPA environmental checklist and Multiple family design guidelines review applications are required. See below for more information regarding architectural design review.

Preliminary Site Plan submittal:

- To facilitate a complete submittal, provide the following documents:
    - Complete application form, with required # of copies and supporting documents, as outlined on the application form checklist. Consult with a permit technician if you have questions about the minimum submittal checklist requirements (PermitsCenter@ci.puyallup.wa.us).
    - Please provide the case planner a link to Dropbox, or other cloud storage accessible link, to all documents submitted under the application process.
    - SEPA checklist with an 8.5"X11" or 11"X17" copy of the site plan
    - Proposed building elevations, along with any applicable design review application.
    - Required preliminary storm water report, consistent with Engineering's requirements and notes contained in this letter or as otherwise directed by the case Engineer.
    - Required Traffic Scoping Worksheet and Traffic Impact Analysis, consistent with Traffic Engineering's requirements and notes contained in this letter or as otherwise directed by the city Traffic Engineer.
    - Any required critical areas report, as noted herein by the case planner
    - Preliminary landscape plan
    - Geotechnical report, where required.
    - Preliminary utility plan, or preliminary Technical Information Report (TIR), consistent with Engineering's requirements and notes contained in this letter or as otherwise directed by the case Engineer.

Boundary Line Adjustment permit requirements:

- To facilitate a complete Boundary Line Adjustment application submittal, provide the following documents:

    - Complete application form, with required # of copies and supporting documents, as outlined on the application form checklist. Consult with a permit technician if you have questions about the minimum submittal checklist requirements (PermitsCenter@ci.puyallup.wa.us).
    - Complete Survey of the Plat. A complete survey, completed by a licensed land surveyor is required to be compiled on an 18-inch by 24-inch sheet containing the following information:
    - The names and addresses of the owners of said tract;
    - The legal description of the original tract proposed for subdivision;
    - County assessor parcel numbers for all affected tracts;
    - North arrow, scale and date of the drawing. The scale shall be one inch equals 50 feet for sites two acres in size or less, and one inch equals 100 feet for sites greater than two acres in size;
    - Vicinity map, containing the outline of the affected tract(s), the nearest public streets to the north, south, east and west, and the quarter/quarter section in which the site is located;
    - Boundary lines of the tract(s) to be subdivided, and corresponding bearings and dimensions;

- Existing and proposed lot lines. The existing lot lines shall be shown using a heavy dashed line, and the proposed lot lines shown using a heavy solid line;
- Square footage of all proposed lots and tracts;
- Location, material and size of all monuments. Monuments shall meet the specifications of the public works director or designee;
- Registered land surveyor certification that the drawing is a true and correct representation of the land surveyed, and that all monumentation location, size and materials are correctly shown;
- Lot size and numbering. The square feet in each lot shall be shown, and all lots shall be numbered consecutively from one to the total number of lots. All tracts shall be assigned a consecutive letter designation beginning with the letter A;
- Accurate location and dimensions of all existing structures, septic systems and utility services, and the distance between structures, improvements and utilities to the adjoining proposed lot lines;
- Topography showing existing and proposed contours at five-foot contour intervals except for any portion of the site containing slopes of 15 percent or greater which shall be shown at two-foot contour intervals. The contour intervals shall extend at least 100 feet beyond the boundaries of the site;
- The layout, names, location, purpose, width and other dimensions of proposed streets, alleys, easements, parks and other open space, property reservations, lot lines, yard requirements and utilities;
- Boundaries and associated buffers, development envelopes, or other information for any critical areas as defined or required by Chapter 21.06 PMC;
- Notarized acknowledgments and signatures of the property owner(s);
- Current Title Report. Title report confirming ownership and any easements or other encumbrances of record affecting the subject parcel. <u>The title Report shall have been prepared within two weeks of the date of application</u>
- Please provide the case planner a link to Dropbox, or other cloud storage accessible link, to all documents submitted under the application process.
- SEPA checklist with an 8.5”X11” or 11”X17” copy of the site plan, where required:
    - All actions by the city in approving a short plat shall be exempt from any environmental analysis or environmental impact statement, unless the responsible SEPA official determines that said short plat is located wholly or partially within “critical areas” authorized by WAC 197-11-908. “Critical areas” is defined by PMC 21.06.210(24) as any area which:
    - Contains wetlands, fish and wildlife habitat areas, critical aquifer recharge areas, geologically hazardous areas, and frequently flooded areas as defined by PMC 21.06.210; or
    - Contains elements having significant aesthetic, recreational or historical value; or
    - Is within “shorelines of the state” as defined in the Shoreline Management Act of 1971.
- Required preliminary storm water report, consistent with Engineering’s requirements and notes contained in this letter or as otherwise directed by the case Engineer.
- Any required critical areas report, as noted herein by the case planner
- Geotechnical report, where required.

- Preliminary utility plan, or preliminary Technical Information Report (TIR), consistent with Engineering's requirements and notes contained in this letter or as otherwise directed by the case Engineer, where required.

Land use analysis:

- The site is in the RM-10 zone district and the MDR Comprehensive Plan designated area. Consult PMC 20.25 (RM zones) for zone specific standards.
- In the RM-10 zone district, proposal for two four-plexes is a permitted use; in the RM-10 zone district, four-plexes are permitted under PMC 20.25.010 (5).
- In the RM-10 zone district, the base density shall be 10 dwelling units per acre* without utilization of density bonus allowed through PMC 20.25.0235. With utilization of density bonus, the maximum density shall be 14 units per acre.

  ** Where the calculation of allowable density results in a fraction 0.50 or above, the allowed dwelling unit count shall be rounded up. For density calculations resulting in 0.49 or less, the allowed dwelling unit count shall be rounded down:*

  - The site proposed area is:
    - Total of 39,347 square feet (or, .90 acres)
    - At 10 dwelling units per acre, a total of nine (9) dwelling units could be permitted on site. The proposal of eight (8) units is therefore allowable.

Critical areas analysis:

- **The following critical areas are known or suspected on the land**

	CRITICAL AREA
X	Critical aquifer recharge area
X	Geologic hazard area – Volcanic hazard area
	Geologic hazard area – Landslide hazard area
	Geologic hazard area – Erosion hazard area
X	Geologic hazard area – Seismic hazard areas
	Wetland and/or wetland buffer
	Fish and Wildlife Conservation Area - Stream and/or stream buffer
	Fish and Wildlife Conservation Area – General habitat area
	Flood prone area – 100-year floodplain
	Shoreline of the State

- **Critical area tracts required:**

  - Critical area tracts shall be used in development proposals for subdivisions to delineate and protect the following contiguous critical areas and buffers comprising 5,000 square feet or more of area:

    - All landslide and erosion hazard areas and buffers;
    - All wetlands and buffers;
    - All fish and wildlife habitat areas and buffers; and
    - All other lands to be protected from alterations as conditioned by project approval.

- Critical area tracts shall be designated as native growth protection areas and shall be recorded on all documents of title of record for all affected lots.
- Critical area tracts shall be designated on the face of the plat or recorded drawing in a format approved by the city attorney. The designation shall include the following restrictions:
    - An assurance that native vegetation within the growth protection area will be preserved;
    - The right of the city to enforce the terms of the restriction; and
    - The city may require that any required critical area tract be dedicated to the city, held in an undivided interest by each owner of a building lot within the development with the ownership interest passing with the ownership of the lot, or held by an incorporated homeowner's association or other legal entity (such as a land trust), which assures the ownership, maintenance, and protection of the tract in accordance with PMC 19.12.070(4).

- **The following critical area report requirements are triggered by known or suspected critical areas:**

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

        - Any other activity determined by the director likely to have an adverse impact on ground water quality or on a recharge of the aquifer.
    - **Volcanic hazard areas:**
        - The site is within a volcanic hazard area. In the event of an eruption of Mt. Rainier, the site is expected to be inundated by pyroclastic flows, lava flows, debris avalanche, inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activities. Uses and activities on this site shall comply with the city's critical area ordinance (Puyallup Municipal Code 21.06, Article XII, section 21.06.1260, or succeeding section, regarding volcanic hazard areas.
    - **Seismic hazard areas:**
        - The site may or may not be within a seismic hazard area, which is dependent upon site soil conditions. Please consult the building department and your geotechnical engineer for more information.
    - **Wetland and/or wetland buffer areas:**
        - A report from a qualified wetland biologist, meeting the requirements of PMC 21.06.950 and 21.06.530 is required for any lands suspected (mapped or unmapped) or known on a site or a site within 300' of suspected or known wetlands.
    - **Stream and/or stream buffer areas:**
        - A report from a qualified biologist, meeting the requirements of PMC 21.06.1070 and 21.06.530 is required for any lands suspected (mapped or unmapped) or known on a site or a site within 300' of suspected or known streams.

Relevant code sections:

- **PMC 21.06.1120 Performance standards – Alteration of critical aquifer recharge areas.**
- **PMC 21.06.1260 Performance standards – Volcanic hazard areas**

Architectural design review analysis:

- The project is subject to the Multi-family design review – PMC 20.26.200. The Director will review and approve, approve with conditions or deny your application (not the Design Review Board).
- The following is a short summary of areas flagged for attention as you finalize the design. This is not an exhaustive review of the design review submittal and is advisory only:

<u>Please consult the following code sections:</u>

- **PMC 20.26.200 (4) - Multifamily Menu Options to Achieve Variety in Architectural Massing**
- **PMC 20.26.200 (5) - Multifamily Menu Options for Treatment of Building Articulation**
- **PMC 20.26.200 (6)(b) - Achieving Building Design Variety in Multifamily Development.**
- **PMC 20.26.200 (7) - Multifamily Menu Options for Treatment of Building Entrances**

- **PMC 20.26.200 (11) - Parking Lot Standards for Multiple-Family Projects.**
- **PMC 20.26.200 (12) - Multifamily Accessory Buildings and Trash and Recycling Receptacles.**

Off-street parking analysis:

- **20.55.010 Number of parking spaces required.**
  - **Dwellings, multiple-family, including apartments, condominiums, duplexes and townhouses: two spaces per unit.**

Other relevant parking code sections to consult:

- **PMC 20.55.016 Motorcycle/bicycle parking requirements.**
- **PMC 20.55.018 Reduced parking requirements for low impact development**
- **PMC 20.55.025 Compact parking spaces.**
- **PMC 20.55.035 Aisle and driveway dimensions.**
- **PMC 20.55.040 Conflict with use of street or alley**
- **PMC 20.55.042 Parallel parking maneuverability in off-street parking lots**
- **PMC 20.55.055 Improvement and maintenance of parking areas.**

Landscaping requirements analysis:

- Please provide a landscape plan indicating street trees consistent with the city's requirements as outlined in the Municipal Code (PMC 20.58) and the Vegetation Management Standards (VMS) manual; the VMS contains many of the specific design requirements for permitting and design. The VMS and appendices may be found here: https://www.cityofpuyallup.org/429/Planning-Services
- If the proposed paved areas on site exceed 10,000 square feet, the project landscape architect will need to integrate the city's parking lot landscaping standards (Type IV standards). The site designer and landscape architect will need to review and integrate all the other design requirements of the type IV landscaping standards. We strongly suggest reviewing these requirements as early as possible to assess and determine costs, parking field layout and configuration of civil utilities as to minimize impacts for consistency with the Type IV standards. The Type IV standards have specific dimensional, location and square footage requirements that can have an effect on overall parking supply for the any proposed development.
- Perimeter Landscaping Required:
  - The perimeter of all sites shall be landscaped the full depth of the required setbacks for the subject site, or 12 feet, whichever is less
  - In no event shall a perimeter landscaping buffer be smaller than six (6) feet.
- Consult PMC 20.26.500 if the subject site is nonresidential in a residential zone area, or abuts a residentially zoned site. A 30' landscape buffer may apply.
- Storm water facilities shall be landscaped in accordance with SLD-02, contained in the VMS.
- Street trees are required, consistent with PMC 11.28 and the VMS.

- The perimeter of all parking areas and associated access drives which abut public rights-of-way shall be screened with on-site landscaping, earth berms, fencing, or a combination thereof.
- All trash containers shall be screened from abutting properties and public rights-of-way by substantial sight-obscuring landscaping. Sight-obscuring fences and walls can be substituted for plant materials
- All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped in a manner consistent with the requirements of this chapter.

Other relevant code sections to consult:

- **PMC 20.25.028 - Property development standards – Single-family uses**
  - *The rear yard setback to the home on 619 10th Street is 15' minimum. Please keep this in mind when proposing the BLA.*
- **PMC 20.25.020 – Property Development Standards**
- **PMC 20.25.020 (13-16), & 20.25.040 (2)(a-b) – Open Space requirements**
  - *Private open space per ground floor dwelling unit in square feet – 200*
  - *Minimum landscaped area by percentage of net lot area – 25%*
  - *Private open space per upper story dwelling unit dimensions (on east, west and south elevations – 10' X 8'*
  - *Common open space – 20% of net lot area*
  - *(a) In all RM zones there shall be landscaping of an area equivalent to or greater than the percentage of the net lot area as set forth in Table 20.25.020(13). In residential projects, at least 10 percent of the net lot area shall be devoted to amenity areas for active use by residents of site units and shall be centrally located, and/or configured in an accessible and functional manner depending on topography, except that projects devoting at least 500 square feet of private open space per unit shall be exempt from this requirement. Specific site amenities (e.g., picnic areas, recreational areas, etc.) are encouraged within said areas. All required landscaping shall be maintained in a neat condition.*
  - *(b) All residential developments that front on a public street shall provide a minimum 15-foot-wide landscaped buffer area along collectors and arterials and 10-foot-wide buffer along residential streets and local roads. The buffer shall be a significant mix of trees, shrubs, and earth berms to reduce views of moving and parked vehicles.*
- **PMC 20.25.020 (8) – Maximum height (28')**
- **PMC 20.25.040 (4) - Yard Projections.**
- **PMC 20.25.040 (5) - Fences and Walls.**
- **PMC 20.25.040 (8) - Trash and Recycling Receptacles.**
- **PMC 20.25.040 (10) - Sight Distance Requirements.**
- **PMC 20.25.040 (11) - Exterior Mechanical Equipment.**

ENGINEERING - JOEY BERKEY (253) 435-3616 jberkey@cipuyallup.wa.us
GENERAL:

- If the valuation of the proposed building improvements exceeds $150,000, the applicant shall construct and/or replace any substandard curbs, gutters, sidewalks, storm drainage,

half-street paving, and street lights in accordance with the City's standards and specifications along all street frontage adjoining the property. [PMC 11.08.030]

WATER:

- The proposed water system shall be designed and constructed to current City standards. [PMC 14.02.120]
- 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)]
- A 2-inch blow-off assembly is required on dead-end water mains except where fire hydrants are installed at the dead-end. [PMC 14.02.120(f) & CS 301.1(7)]
- The applicant shall provide and install the water meters required to service the site. [PMC 14.02.120(f) & CS 301.3]
- Applicant shall provide backflow protection on the domestic line with the installation of a double check valve assembly (DCVA) on the domestic connection to the public water main. A plumbing permit is required for this work to be completed; and the unit should be located outside the building, immediately downstream of the existing water meter if possible. [PMC 14.02.220(3) & CS 302.2]
- The domestic service line and fire system service line shall have a separate, independent connection to the supply main. [PMC 14.02 & CS 302.3(4)]
- Any existing services that are to be abandoned at this site shall be disconnected at the main, the corp. stop removed, and the service plugged to city standards. [PMC 14.02.120(f)]
- Fire hydrants and other appurtenances such as DDCVA and PIV shall be placed as directed by the Puyallup Fire Code Official. Fire hydrants shall be placed so that there is a minimum of 50-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3]
- For each building, a water system development charge (SDC) will be assessed based on the number of "residential" units in the facility. Current SDC's as of this writing are $3,767.00 for the first residential unit and $2,825.25 for each additional unit per building. [PMC 14.02.040, 14.10.030]
- Water connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.02.040, 14.10.030]

SANITARY SEWER:

- The proposed sanitary sewer system shall be designed and constructed to current City Standards. [PMC 14.08.040, 14.08.120]
- 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)]
- For each building, a sanitary sewer system development charge (SDC) will be assessed based on the number of "residential" units in the facility. Current SDC's as of this writing are $5,206.00 for the first residential unit and $3,904.50 for each additional unit. [PMC 14.10.010, 14.10.030]
- Sewer connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.10.010, 14.10.030]

STORMWATER/EROSION:

- 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").
- The storm drainage system shall be designed and constructed in accordance with current City Standards. [PMC 17.42]
- 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 Site Plan** approval to ensure that adequate stormwater facilities are anticipated prior to development of the individual lot(s). The preliminary stormwater site plan shall reasonably estimate the quantity of roof and driveway stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development.
- The applicant shall 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. The link below may be used to obtain the flowchart:

  https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Municipal-stormwater-general-permits/Western-Washington-Phase-II-Municipal-Stormwater

- 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. NOTE: The area of disturbance within the public ROW must be included in the project area as part of the stormwater calculations. [PMC 21.10.190(3)]
- Development and redevelopment projects are required to 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.
- Preliminary feasibility/infeasibility testing for infiltration facilities shall be in accordance with the site analysis requirements of the Ecology Manual, Volume I, Chapter 3, specifically:

  - Groundwater monitoring 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.

- 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

raingarden/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.

- **The following items shall be included at the time of Civil permit submittal:**
  - 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. [PMC 21.10.190, 21.10.060]
  - A written technical report that clearly delineates any offsite basins tributary to the project site and includes the following information: [PMC 21.10.060]
    the quantity of the offsite runoff;
    the location(s) where the offsite runoff enters the project site;
    how the offsite runoff will be routed through the project site.
    the location of proposed retention/detention facilities
    and, the location of proposed treatment facilities
  - When using WWHM for analysis, provide the following WWHM project files with the civil permit application:

Binary project file	(WHM file extension)
ASCII project file	(WH2 file extension)
WDM file	(WDM file extension)
WWHM report text	(Word file)

- A Stormwater Systems Development fee will be assessed for each new equivalent service unit (ESU) in accordance with PMC Chapter 14.26. Each ESU is equal to 2,800 square feet of 'hard' surface. The current SDC as of this writing is $3,146.00 per ESU.
- A Construction Stormwater General Permit shall be obtained from the Department of Ecology if any land disturbing activities such as clearing, grading, excavating and/or demolition will disturb one or more acres of land, or are part of larger common plan of development or sale that will ultimately disturb one or more acres of land. The link below may be used to obtain information to apply for this permit:

http://www.ecy.wa.gov/programs/wq/stormwater/construction/

MISC:

- 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.**
- Civil engineering plan review fee is $470.00 (plus an additional per hour rate of $130.00 in excess of 5 hours). The Civil permit shall be $300.00 and the inspection fee shall be 3% of the total cost of the project as calculated on the Engineering Division Cost Estimate form. [City of Puyallup Resolution No. 2098]
- **Civil Engineering drawings shall conform to the following City standards:**
  - Engineering plans submitted for review and approval shall be on 24 x 36-inch sheets.

- Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project / plat.
- The scale for design plans shall be indicated directly below the north arrow and shall be only 1"=20' or 1"=30'. The north arrow shall point up or to the right on the plans.
- Engineering plan sheets shall be numbered sequentially in this manner: Sheet 1 of 20, Sheet 2 of 20, etc. ending in Sheet 20 of 20.
- All applicable City Standard Notes and Standard Details shall be included on the construction plans for this project. A copy of the City Standards can be found on the City's web site under Office of the City Engineer, Engineering Services.

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

- Traffic scoping worksheet will be required. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 9th Edition. In general, trip generation regression equations shall be used when the R2 value is 0.70 or greater. For single-family units and offices smaller than 30,000 SF, use ITE's Trip Generation, average rate. The project trips shall be rounded to the nearest tenth. Trip credits would be allowed for any existing development.
- The city has adopted a City-Wide Traffic Impact Fee. The project's proportionate share to this fee program would be determined when the traffic scoping worksheet has been submitted. The $4,500 traffic impact fee per PM peak hour trip shall be paid prior to building permit issuance.
- Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged per new dwelling unit based on its size:

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

- Per Puyallup Municipal Code Section 11.08.130, 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. 10th St SE frontage improvements shall extend along all parcels associated with this project.
- A City Standard street light will be required near the entrance of the proposed driveway. Submit a separate street lighting plan for the city to review.
- Proposed driveway shall meet current city standards for 30ft commercial driveway.

FIRE PREVENTION - RAY COCKERHAM (253) 841-5585 rayc@ci.puyallup.wa.us
DAVID DRAKE (253) 841- 4174 ddrake@ci.puyallup.wa.us

- Comply with 2015 IFC and IBC
- Fire sprinklers may be required based on building type and construction.
- Provide Auto-turn or equivalent program analysis for fire apparatus turning radius.
- Proposed fire hydrant shall reach all points of each structure within 400'.
- Fire lane striping and No Parking signs will be addressed at Civils.

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- Demolition permits will be required for removal of existing structures and must include Puget Sound Clean Air Agency notification/permit.
- Boundary line changes may not make Non-conforming Building Code structures.