



City of Puyallup

Development Services Center

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(253) 864-4165 Fax (253) 840-6678

www.cityofpuyallup.org

DATE: September 28, 2020

TO: Gil Hulsmann & Project File

FROM: Nabila Comstock - Planning Technician

PROJECT: P-20-0086 – CASCADE SHAW DEVELOPMENT

SITE ADDRESS: 808 Shaw Road

PROJECT DESCRIPTION (as provided by applicant): SITE DEVELOPMENT FOR 9.11 ACRE; INCLUDE GENERAL COMMERCIAL & HIGH DENSITY MULTIPLE FAMILY RESIDENTIAL

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) 770-3361.

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

GENERAL SITE PLAN COMMENTS SUMMARY

- These notes are provided in advance of the owner's comp plan amendment and rezone. The project is not permitted as shown in the pre-app submittal docs due to present zoning as of the date of this letter. This review is a courtesy review of future development scenarios and shall not constitute review of an application nor provide any vesting to any standards at this time.
- The site plan will need to comply with one of the design options in PMC 20.26.200 (traditional street design, courtyards). Please review and prepare a design review narrative

upon submittal. It's not clear if the project is in compliance with any of these design requirements and major amount of redesign may be needed.

- It's not clear how dwelling unit density is calculated. Only 25% of the critical area and buffer areas can be transferred to the buildable land area. RM-20 is the proposed future land use and zoning and allows for a base of 16 units/acre without bonuses applied. Please review PMC 20.25.022 and 20.25.0235.
- Wetlands will need to be verified as type IV not regulated, as shown on the plans. Field verification by the city's consultant is needed to verify. If the wetlands are regulated, a buffer(s) may lead to less developable area. The applicant should be aware that the wetland exemptions in PMC 21.06.910 (4) are slated to change with the update to the city's code in the coming months and the wetlands shown as not regulated may be regulated under new codes in effect at a later date.
- The parking lot is not complying with parking lot landscaping islands code (type IV) and will result in a loss of off-street parking. Please review standards below.
- It's not clear what the commercial pad land uses are that would be proposed. I have tried to provide information on commercial retail and restaurants assuming those uses.
- All lots must have frontage on a private or public street. The second commercial lot must have frontage on a private tract. The roadabout entrance will need to be shown as a tract on the short plat drawing.
- Drive thrus are regulated by PMC 20.30.045 (15). Please review all standards. Drive-through lanes shall only be placed parallel to a road if separated by a distance of 30 feet, **or if fully screened by a 15-foot type IIb landscape setback** with a designed landscape berm (six feet high at center of berm in 15-foot landscape setback) or three-and-one-half-foot decorative masonry wall.
- A habitat assessment is required for the project due to proposed impacts to the discharge of natural flow pattern of storm water to Deer Creek and as it relates to development in the 100 year floodplain. Deer Creek supports ESA listed salmonids. Refer to FEMA Region X habitat assessment guidance documents and PMC 21.07.050 (1)c.
- The existing pathway and culvert providing access to the site over Deer Creek shall be maintained and enhanced as a pedestrian walkway. Other pedestrian walkways include a need for walking paths between Pioneer Crossing and this site.
- Project needs to provide open space calculations consistent with RM-20 zones:

MINIMUM LANDSCAPED AREA BY PERCENTAGE OF NET LOT AREA FOR ATTACHED UNITS	20%
Common open space for attached units	30%
Private open space per ground floor dwelling unit in square feet	100
Private open space per upper story dwelling unit dimensions (on east, west and south elevations)	10 X 6'
Active common open space required	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.
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LAND USE PERMIT REQUIREMENTS

The following land use permits are required for your proposal:

- Preliminary site plan,
- SEPA environmental checklist
- Multiple family and nonresidential design guidelines review applications (See below for more information regarding architectural design review)
- Preapplication vicinity meeting required for proposals of a new multiple-family project that containing 20 or more dwelling units or for commercial and/or any nonresidential projects on sites that are within 300 feet of residential development and which either: (a) are greater than 10,000 square feet in floor area; (b) include more than 20,000 square feet of impervious coverage; or (c) involve outdoor sales, fueling, services or repair. Prior to submittal of an application for a land use permit, an informal preapplication vicinity meeting shall be held in accordance with the terms and requirements outlined in PMC 20.26.009. Contact the case planner for assistance with noticing address list and material requirements.
- 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 Sharepoint, Onedrive, or other cloud storage accessible link (excluding Dropbox), 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.

GIS PROPERTY DETAILS

QV Puyallup Detailed List - 0420351003

General Information

Puyallup City Limit Yes

City Owned Property	No
Concomitant Agreements	No
Regulated Floodplain 1980	Yes
Regulated Floodplain 2017	AE
Regulated Seclusion Area	No
Future Land Use	LDR
General Habitat Areas	No
Plats	N/A
Potential Land Slide Hazard	Yes
Regional Growth Center	No
Revenue Development Area Boundary	No
Short Plat Number	N/A
Soils	31A, 6A
Urban Growth Boundary Area	Yes
Volcanic Hazard Areas	Yes
Water System Name	CITY OF PUYALLUP
Wetlands Inventory Puyallup	Yes
Zoning	RS-08
Zoning Overlay	N/A

LAND USE ANALYSIS

- The site is not zoned to allow commercial or multi-family development at this time. Completion of the proposed Comp Plan and rezone applications are required prior to application. The land uses and development proposals at this time are not permitted on the property as the entire site, as of the date of this letter, are zoned RS-08.

CRITICAL AREAS ANALYSIS

The following critical areas are known or suspected on or within the vicinity of the subject site:

	CRITICAL AREA
X	Critical aquifer recharge area
	10-year wellhead protection area
	5-year wellhead protection area
	1-year wellhead protection 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
X	Wetland and wetland buffer
X	Fish and Wildlife Conservation Area - Stream and/or stream buffer
X	Fish and Wildlife Conservation Area – General habitat area
X	Flood prone area – 100-year floodplain
	Shoreline of the State

- The following critical area report requirements may be 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, *including on-site septic systems, 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.
- **General habitat 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 general habitat areas.
- **100-year floodplain areas:**
 - Applicants for development permits in the 100-year floodplain shall submit a habitat assessment prepared by a qualified biologist evaluating the effects and/or indirect effects of the proposed development (during both construction and operation) on the floodplain functions and documenting that the proposed development will not result in "take" of any species listed as threatened or endangered under the ESA. See PMC 21.07.050 (c) for more details.
- PMC 21.06.1120 Performance standards – Alteration of critical aquifer recharge areas.
- PMC 21.06.1260 Performance standards – Volcanic hazard areas
- **Subdivisions/plats - 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).
 - Critical area report(s) may be reviewed by the city's third-party critical area review consultant. Please be aware that applicants are responsible for the cost of review by the city's third-party consultant; there's an initial fee of \$160, followed by the consultant's review fee which is dependent on the amount of time spent on review (varies on the project).

ARCHITECTURAL DESIGN REVIEW ANALYSIS

- The project is subject to PMC 20.26.200 and .300. Your project design review will be reviewed by staff.
- 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.

20.26.200 Multifamily design standards.

- (1) Multifamily Menu Options for Organizing the Site Design. (Review for options in (2) and (3))
- (4) Multifamily Menu Options to Achieve Variety in Architectural Massing
- (5) Multifamily Menu Options for Treatment of Building Articulation
- (6) Achieving Building Design Variety in Multifamily Development
- (7) Multifamily Menu Options for Treatment of Building Entrances.
- (8) Multifamily Menu Options for Treatment of Multiple-Family Projects Abutting RS Single-Family Zone Districts.
- (9) Setback and Stepback of Multiple-Family Projects Abutting RS Single-Family Zone Districts
- (10) Multifamily Minimum Width of Exterior Stairway for Buildings Three or More Stories.
- (11) Parking Lot Standards for Multiple-Family Projects.
- (12) Multifamily Accessory Buildings and Trash and Recycling Receptacles.

20.26.300 Nonresidential design review standards

- (1) Building Wall and Roof Modulation.
- (2) Building Wall and Facade Articulation
- (3) Site Plan Design Principles

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.;
 - Restaurants, bars, taverns and other similar establishments whose primary business is the on-site sale and consumption of food and beverages: one space for each 100 square feet of gross floor area;
 - Retail commercial, general sales, personal service, shopping centers, malls and other similar establishments shall provide one space for each 300 square feet of gross floor area

- 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

PMC 20.58 outlines landscaping requirements. The city has a companion design manual – the Vegetation Management Standards (VMS) manual – found here:

- (cityofpuyallup.org → Planning Services → Current Planning (tab) → Vegetation Management Standards (PDF link)
- <https://www.cityofpuyallup.org/DocumentCenter/View/1133/Vegetation-Management-Standards-?bidId=>

Perimeter landscaping requirements:

- 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
 - 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.
 - In no event shall a perimeter landscaping buffer be smaller than six (6) feet. In zone districts where the underlying building setback allows less than 6’, a building footprint may project into a landscape yard. However, in no case shall paving areas project into landscape yards.
- Site Specific analysis:

Yard	N/S/E/W or street	Width	Landscape type
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	frontage		
Front	East	15'	Type II
Rear	West	12'	Type III
Side	North	12' (RM), 6' (C zone to C zone)	Type III
Side	South	25' (RM) / 30' (CB zone to RS zone)	Type I
Street side	N/A	-	-

Significant trees

- Existing tree(s) on the site which is larger than 15" in Diameter at Breast Height (DBH) is considered to be a 'significant tree' and must be retained, where possible.
 - If your site includes any significant trees, then you must include a tree risk assessment completed by a certified arborist and provided with your land use application.

Street trees:

- Street trees are required, consistent with PMC 11.28 and the VMS.
- Please provide a landscape plan indicating street trees consistent with the city's requirements as outlined in the Municipal Code (PMC 20.58), the Vegetation Management Standards (VMS) manual and city Public Works standards, found here: <https://www.cityofpuyallup.org/1445/100---Roadway>
 - Standards 01.02.02, 01.02.03, 01.02.04, 01.02.08A

Parking lot landscaping:

- ***Applicability:*** If the proposed paved areas on site exceed 10,000 square feet, the project landscape architect shall design to 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, including:
 - No more than eight (8) parking spaces shall be placed consecutively without a landscaping island.
 - All perimeter landscape islands (defined as islands which project into parking lots from an area connected to a perimeter landscape yard) shall be a minimum of 12' wide with a minimum area of 200 sq ft of area.
 - All internal landscape islands (landscape islands entirely surrounded by paving) shall be a minimum of 15' in width with a minimum area of 500 sq ft.
 - 'Head-to-head' parking stalls and internal landscape islands shall be separated by a 'connector landscaping strip' a minimum of 6' in width
 - All internal landscape islands and connector strips shall include a single row of structural soil cells (EX. Silva cells, or equivalent) along the perimeter of all internal parking lot landscape islands where parking spaces are proposed (under the pavement directly abutting the outer edge of the landscape island, except in drive lanes)
 - All 'head-to-head' parking stalls internal to a parking lot shall have internal island 'end caps' to separate the parking stalls from abutting drive aisles. These 'end cap' islands shall follow the requirements for internal islands (size, dimensions, required landscaping, etc.).

- 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 may reduce the overall off-street parking stall count.

Other landscaping standards

- Storm water facilities shall be landscaped in accordance with SLD-02, contained in 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

- Please review PMC 20.30.045 Performance standards – C zones for relevant commercial zoning performance standards.
- Review all of PMC 20.26.500 for zone transition standards between the RS zone to the south and this site.

ENGINEERING – MARK HIGGINSON, 253-841-5559 MHigginson@ci.puyallup.wa.us

GENERAL:

- **Engineered plans must follow the latest regulations and standards set forth in the Puyallup Municipal Code (PMC), the City Standards for Public Works Engineering and Construction (design standards), and the current City adopted stormwater manual at the time of civil permit application [PMC 21.10.040].**

The comments provided below are intended to assist the applicant with incorporating City requirements into the project design documents, but should not be considered an exhaustive list of all necessary provisions from the PMC, design standards, or the Ecology stormwater manual.

- Comments regarding design and construction of new utilities and road improvements are provided for the applicant's information and use. Unless specifically noted, construction of these infrastructure improvements is not a condition of Short Plat approval. However, infrastructure improvements must be permitted, constructed, and approved prior to issuance of the first building permit within the property being subdivided. **[RCW 58.17.120 and 19.07.080]**

WATER:

- The domestic service line and fire system service line shall have a separate, independent connections to the supply main. [\[PMC 14.02 & CS 302.3\(4\)\]](#)
- A new water main shall be extended to, and through, the site sufficient to provide the necessary flows for the proposed fire system. The minimum water pipe size shall be 8-inch

diameter for dead-end mains and 6-inch diameter for circulating mains. [PMC 16.08.040, 14.20.010 & CS 301.2]

- A 2-inch blow-off assembly is required on dead-end water lines except where fire hydrants are installed at the dead-end. [PMC 14.02.120(f) & CS 301.1(7)]
- 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)]
- Any wells on the site must be decommissioned in accordance with Washington State requirements. Documentation of the decommissioning must be provided along with submittal of engineering drawings. If an existing well is to remain, the well protection zone shall be clearly delineated and appropriate backflow protection (Reduced Pressure Backflow Assemblies) shall be installed at all points of connection to the public water system. [PMC 14.02.220(3)(b)]
- 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)]
- The applicant shall be responsible to provide and install the water meters required to service the site. [PMC 14.02.120(f) & CS 301.3]
 - There is an existing 2-inch service tap and 3-inch stub on this parcel which was installed as part of the Pioneer Crossing project.
 - The 2-inch service could be used for site irrigation and the 3-inch (on 4x3 reducer off the existing supply main) could be used to serve the buildings.
 - Domestic service water meters shall be located within the public ROW per City Standards.
- Water main pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.
- Applicant shall provide backflow protection on the domestic service line(s) with the installation of a double check valve assembly (DCVA) on the domestic connection. The unit should be located outside the building, immediately downstream of the water meter. If an irrigation system is also proposed, a DCVA is required on that line as well. [PMC 14.02.220(3) & CS 302.2]
- If any of the proposed building uses are included under WAC 246-290-490 Table 9 facilities, then backflow protection shall be provided using a reduced pressure backflow assembly (RPBA).
- Available fire flow at the site is 1,700gpm @ 20psi for 2 hours. If additional fire flow is required, the applicant shall request a fire flow analysis by the City's consultant. The cost of this analysis is \$400 and is to be paid by the applicant.
 - Based on the preliminary design, the private supply mains are shown to be dead-end mains. Please be aware that the highest available fire flow from a dead-end 8-inch main is 1,560 gpm due to the City's maximum flow velocity requirement of 10 fps. Depending on distance and water pressure, the available flow could be lower.
 - Static water pressure at this location is approximately 47 psi.
- 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]
- The fire sprinkler double detector check valve assembly (DDCVA) may be located either inside, or outside, of the building. [CS 302.3, CS 303]

- At the time of Civil permit application, the fire sprinkler supply line shall be designed, and shown on the plan, **into the building** to the point of connection to the interior building riser. Provide plan and elevation detail(s) where the riser enters the building with dimensions, clearances, and joint restraint in accordance with NFPA 24. [CS 302.3, CS 303]
- The Fire Department Connection (FDC) shall be located no closer than 10-feet and no further than 15-feet from a fire hydrant. (**Note: If the project is utilizing a fire booster pump, the FDC must connect to the sprinkler system on the discharge side of the pump in accordance with NFPA regulations.**) A post indicator valve (PIV) shall be provided for the fire sprinkler system in advance of the DDCVA. [CS 302.3]
- 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 City. [WAC 246-290-120]
- For each apartment 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 \$3,965.00 for the first residential unit and \$2,973.75 for each additional unit per building. [PMC 14.02.040, 14.10.030]
- For each commercial building, including common/administrative facilities associated with a residential use (clubhouse), a water system development charge (SDC) will be assessed based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. Current SDC's as of this writing are \$3,965.00 for the first 15 fixture units and an additional charge of \$265.66 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.02.040]
- 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:

- There are two existing 6-inch sanitary sewer stubs provided by the Pioneer Crossing Project which are available for the applicant's use. As previously discussed with the applicant, there is a slight sag in the downstream sewer conveyance system near the public pump station which may require a greater frequency of maintenance than what is considered normal. [PMC 14.08.070]
- At the time of civil application, the applicant shall provide sizing calculations for the proposed sanitary sewer mainline serving the property. [PMC 14.20.010 & CS 401(6)]
- 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)]
- Sewer main pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.
- Grease Interceptors are required for all commercial facilities involved in food preparation. If food preparation facilities are proposed now, or in the future, the applicant shall install an external grease interceptor in accordance with the current edition of the Uniform Plumbing Code adopted by the City of Puyallup, Puyallup Municipal Code, and City standard details. [PMC 14.06.031(3) & CS 401(5), 402.3]
- The construction of a trash enclosure will require the enclosure pad to be elevated to prevent stormwater run-on. If a sewer area drain is proposed for any trash enclosure, then the entire enclosure shall be covered to prevent stormwater run-on and inflow into the sewer system.

- The property will be subject to a Latecomers Agreement which is currently being finalized associated with the construction of the Pioneer Crossing Lift Station. Latecomer's charges are due at the time of building permit issuance. [PMC 14.20.030, 14.20.040]
- For each apartment 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 \$5,480.00 for the first residential unit and \$4,110.00 for each additional unit. [PMC 14.10.010, 14.10.030]
- For each commercial building, including common/administrative facilities associated with a residential use (clubhouse), a sanitary sewer system development charge (SDC) will be assessed based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. Current SDC's as of this writing are \$5,480.00 for the first 15 plumbing fixture units and an additional charge of \$367.16 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.10.010, 14.10.030]
- Sewer connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.10.010, 14.10.030]

STORMWATER/ EROSION CONTROL:

- Stormwater design shall be in accordance with the 2012 Stormwater Management Manual for Western Washington as amended in the December, 2014 (The 2014 SWMMWW aka "Ecology Manual").
- 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 and highlight the Minimum Requirements (MR) triggered by the project thresholds. 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>

- **NOTE: Areas of disturbance within the public ROW must be included in the project area as part of the stormwater thresholds and calculations.**
- 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. The preliminary stormwater site plan (PSSP) shall be submitted with the Preliminary Site Plan application to ensure that adequate stormwater facilities are anticipated prior to development of the property. The preliminary stormwater site plan shall reasonably estimate the quantity of stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development.
- The written technical report shall clearly delineate any offsite basins tributary to the project site and include the following information: [PMC 21.10.060]
 - 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
- 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]

- **Public right-of-way runoff** shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by enlarging the private facilities to account for bypass runoff; providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; or, other methods as approved by the City Engineer. [PMC 21.10.190(3)]
- Development and redevelopment projects are required to employ, wherever feasible, Low Impact Development (LID) Best Management Practices (BMPs) to meet the design criteria set forth in PMC 21.10.190, the Ecology Manual Volume I, Minimum Requirement 5; Volume III, Chapter 3; and Volume V, Chapter 5.
- **Preliminary feasibility/infeasibility testing for infiltration facilities/BMPs** shall be in accordance with the site analysis requirements of the Ecology Manual, Volume I, Chapter 3, specifically:
 - **Groundwater evaluation**, either instantaneous (MR1-5), or continuous monitoring (MR1-9), during the wet weather months (December 21 through April 1).
 - **Hydraulic conductivity testing**:
 - i. If the development meets the threshold to require implementation of Minimum Requirement #7 (flow control); or, if the site soils are consolidated; or, if the property is encumbered by a critical area, then Small Scale Pilot Infiltration Testing (PIT) during the wet weather months (December 21 through April 1) is required.
 - ii. If the development does not meet the threshold to require implementation of Minimum Requirement #7; or, is not encumbered by a critical area; and is located on soils unconsolidated by glacial advance, grain size analyses may be substituted for the Small Scale PIT test at the discretion of the review engineer.
 - Testing to determine the **hydraulic restriction layer**.
 - **Mounding analysis** may be required in accordance with Ecology Volume III Section 3.3.8.
- If any infiltration facilities/BMPs are anticipated in the final design, the number of infiltration tests shall be based on the area contributing to the proposed facility/BMP, e.g., one test for every 5,000 sq. ft of permeable pavement, or one test for each bioretention cell.
- 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.
- At the time of civil permit application, the applicant is responsible for submitting a **permanent** storm water management plan which meets the design requirements provided by PMC Section 21.10. [PMC 21.10.190, 21.10.060]
 - When using WWHM for analysis, provide the following WWHM project files with the civil permit application:
 - Binary project file (WHM file extension)
 - ASCII project file (WH2 file extension)
 - WDM file (WDM file extension)
 - WWHM report text (Word file)

- Overflow facilities shall be provided for any proposed detention/retention (R/D) facilities in accordance with the City Standards. This includes a downstream analysis a minimum of ¼ mile downstream from the site.
- Any above-ground stormwater facility shall be screened from public right-of-way and adjacent property per the underlying zoning perimeter buffer requirements in the PMC.
- Stormwater R/D facilities shall be a minimum of 20-feet from any public right-of-way, tract, vegetative buffer, and/or property line measured from the toe of the exterior slope/embankment of the facility. [PMC 21.10 & DOE Manual, Vol. V, Pg 10-39 and Pg 10-9]
- If 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. See Ecology Manual Volume I, Minimum Requirement 8.
- Water quality treatment of stormwater shall be in accordance with the Ecology Manual, Volume 1, Minimum Requirement 6; and Volume 5, Runoff Treatment.
- 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)

- The site discharges to a roadside ditch (Deer Creek) on the east side of 25th St SE. This ditch is known to overtop in medium to large storm events. As required by City Standards Section 201.2(2), please provide a downstream analysis which incorporates the specific items described in the Ecology Manual Volume I, Section 2.6.2, Tasks 1, Task 2, Task 3, and particularly the bulleted points contained in Task 4.

At a minimum, the Offsite Analysis should include the following information:

- Existing conveyance pipes along the stream corridor; size, slope, inverts, etc....
 - Potential constrictions, both upstream and downstream;
 - Flooding; ensure there is no new, or increased, areas of flood inundation as a result of the proposed development. (Reference City Standards 204.2(4);
 - Erosion concerns or problems;
 - Ditch conveyance capacity and silting-in of the ditch.
- 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.
 - This site is within a **Special Flood Hazard Area** as indicated on the Letter of Map Revision No. 18-10-0841P, dated April 9, 2019. Development of the property shall adhere to the regulations contained in PMC Chapter 21.07. Specifically:

- The applicant shall submit a habitat assessment prepared by a qualified professional evaluating the effects and/or indirect effects of the proposed development (during both construction and post-construction) on floodplain functions and documenting that the proposed development will not result in “take” of any species listed as threatened or endangered under the Endangered Species Act (ESA).
 - If less than 1:1 compensatory storage is proposed, the written assessment shall include a hydrologic and hydraulic analysis to determine any effects on floodplain storage capacity, increased flood heights, or increased velocities.
 - If it is determined that the proposed project will impact any listed species or their habitat, the applicant shall provide a mitigation plan to achieve equivalent or greater biologic functions as those lost prior to development of the site.
 - New construction and substantial improvement of any structure will require that the lowest floor, including the basement, shall be elevated 1-foot above the base flood elevation (BFE) of the site.
- 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 \$3,312.00 per ESU.
 - Stormwater Systems Development fees are due at the time of site development permit or in the case where no site development permit is required, at the time of building permit issuance for the individual lot(s); and the fees do not vest until the time of site development permit issuance, or at the time of building permit issuance in the case where a site development permit is not required.
 - A Construction Stormwater General Permit shall be obtained from the Department of Ecology if any land disturbing activities such as clearing, grading, excavating and/or demolition will disturb one or more acres of land, or are part of larger common plan of development or sale that will ultimately disturb one or more acres of land. The link below may be used to obtain information to apply for this permit:

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

COMMENTS SPECIFIC TO THE SUBMITTED STORMWATER REPORT and EXHIBITS

- The storm report indicates that a large portion of the site surface runoff is being redirected to discharge eastward into Shaw Road. However, Minimum Requirement 4 (MR4) requires the developed site to maintain existing drainage patterns and discharge at the natural location of the site. Based on the existing topographic contours, the natural discharge location for the parcel is at the NW corner of the project (not Shaw Road) which is also the Deer Creek stream corridor (a fish bearing water body).
 - Revise the preliminary stormwater design to comply with conditions described in MR4 or provide justification for releasing to Shaw Road.
 - Any documentation in support of changing the natural discharge location shall include appropriate environmental studies to ensure there are no adverse impacts to the stream corridor.
- There are two Category IV wetlands on the existing parcel which do not appear to be addressed in the introductory storm report. At time of Preliminary Site Plan application, the

applicant shall provide a preliminary analysis indicating that the proposed project will comply with Minimum Requirement 8 (MR8), Wetlands Protection.

- The introductory storm report does not provide any information on how the project intends to comply with Minimum Requirement 7 (MR7), Flow Control. At the time of Preliminary Site Plan application, the applicant shall clarify the stormwater design approach and provide preliminary sizing calculations for any retention/detention facility(ies).

STREET:

- Half-street improvements shall be completed along the entire property frontage and include curb, gutter, sidewalk, roadway base, pavement, street lighting, and drainage. Dedication of right-of-way may be required to provide for adequate roadway section. [PMC 11.08.120, 11.08.130, 19.12.050(1)]
- 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.
- Upon civil permit application, the following items shall be provided:
 - Road plans shall include a plan and profile view of the roadway indicating both the centerline and flow line elevations. [PMC 17.42 & CS 2.2]
 - A separate street lighting and channelization plan shall be provided in accordance with City Standards.
 - Commercial and Multi-family projects shall provide an autoturn analysis for the largest anticipated vehicle that would access the site. Curb radii and entrance dimensions shall be increased as necessary to allow vehicles to access the site without encroaching into adjacent lanes of traffic.
 - Root barriers in accordance with City Standard Detail 01.02.03 shall be installed for all street trees within ten (10) feet of the public ROW.
 - Wheel chair ramps, accessible routes, etc. shall be constructed in accordance with City Standards and current ADA regulations. If there is a conflict between the City Standards and ADA regulations, the ADA regulations shall take precedence over the City's requirements. [PMC 17.42]
 - Any surface area proposed for parking, drive aisle, or outdoor storage shall be paved with asphalt or concrete. [PMC 20.30.045(3), 20.35.035(3), 20.44.045(2)]
- Any curb, gutter, sidewalk, or other existing improvements which currently do not meet City Standards, or are damaged during construction, shall be replaced. [PMC 11.08.020]
- Upon review of the required, submitted traffic report, additional off-site improvements may be required as directed by the Traffic Engineering Department. [PMC 17.42]

GRADING:

- A Grading Plan conforming to all requirements of PMC Section 21.14.120 will be required for this project. The Plan shall be prepared by a Civil Engineer licensed in the State of Washington. [PMC 21.14.070]
- A geotechnical report conforming to all requirements PMC Sections 21.14.150 and 21.14.160 will be required for this project. The Report shall be prepared by a Civil Engineer or Engineering Geologist licensed in the State of Washington. Prior to final acceptance of

this project, the author of the Report shall provide certification to the City the project was constructed in accordance with the recommendations contained in the report.

- Cross sections will be required at various points along the property lines extending 30-feet beyond the project limits to assure no impact from storm water damming or runoff. [\[PMC 17.42 & CS 502.1\]](#)
- At the time of civil permit application, the following notes shall be added to the first sheet of the TESCP:
 - “At any time during construction it is determined by the City that mud and debris are being tracked onto public streets with insufficient cleanup, all work shall cease on the project until this condition is corrected. The contractor and/or the owner shall immediately take all steps necessary to prevent future tracking of mud and debris into the public ROW, which may include the installation of a wheel wash facility on-site.”
 - “Contractor shall designate a Washington Department of Ecology certified erosion and sediment control leadperson, and shall comply with the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project.”
 - “Sediment-laden runoff shall not be allowed to discharge beyond the construction limits in accordance with the Project’s NPDES General Stormwater Permit.”
- **RCW 19.122 requires all owners of underground facilities to notify pipeline companies of scheduled excavations through the one-number locator service if proposed excavation is within 100 feet. Notification must occur in a window of not less than 2 business days but not more than 10 business days before beginning the excavation. If a transmission 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:

- All proposed improvements shall be designed and constructed to current City Standards. [\[PMC 14.08.040, 14.08.120, 17.42\]](#)
- 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.
- Civil engineering drawings will be required for this project prior to issuance of the first building permit. **Included within the civil design package will be a utility plan overlaid with the proposed landscaping design to ensure that potential conflicts between the two designs have been addressed.**
 - At the time of civil application, submit electronic files in PDF format, through the City’s Permit Portal. Contact the Permit staff via email at PermitCenter@ci.puyallup.wa.us for the initial project submittal.
- Benchmark and monumentation to City of Puyallup datum (**NAVD 88**) will be required as a part of this project / plat.
- Engineering plans submitted for review and approval shall be comply with City Standards Section 1.0 and Section 2.0, particularly:
 - Engineering plans submitted for review and approval shall be based on 24 x 36-inch sheets.

- The scale for design plans shall be indicated directly below the north arrow and shall be only 1"=20' or 1"=30'. The north arrow shall point up or to the right on the plans.
- Engineering plan sheets shall be numbered sequentially in this manner: Sheet 1 of 20, Sheet 2 of 20, etc. ending in Sheet 20 of 20.

- All applicable City Standard Notes and Standard Details shall be included on the construction plans for this project. A copy of the City Standards can be found on the City's web site under City Engineering, Development Engineering.
- In all new construction or development, where the parking of a vehicle would reduce the width of required fire department access roadways to less than twenty feet, the requirements of Puyallup Municipal Code, Chapter 16.04, Section 16.04.015, EMERGENCY VEHICLE PARKING, shall be complied with. Plans showing the "Emergency Vehicle Parking Only" areas to be established shall be submitted for review and approval by the Fire Chief.
- 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:
 - Reproducible mylars and two sets of bluelines, per City of Puyallup Standards Manual Section 2.3.
 - Electronic version of the record drawings in the following formats:
 1. AutoCAD Map 2007 or newer in State Plane South Projection
 2. PDF

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

- Traffic scoping worksheet will be required for this project. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) *Trip Generation*, 10th 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.
- Once the traffic scoping worksheet is reviewed, a written response would be sent to the applicant's traffic engineer outlining the scope of the project's Traffic Impact Study (TIS).
- The traffic analysis for this project will need to account for significant pipeline projects to evaluate future conditions. The City will provide the applicant's Traffic Engineer with this information.
- Coordination with your traffic engineer needed on how to adjust volume based on COVID-19 impacts.
- Traffic analysis must conduct a right turn pocket warrant analysis on Shaw Rd.
- Traffic analysis will need to analyze your on-site roundabout to ensure it has adequate capacity.
 - The proposed roundabout design would need to meet current design standards & best practices (see "The Landing" in Renton for a good example of an urban/retail roundabout).
 - Roundabout design must accommodate safe pedestrian access to Pioneer Crossing.

- The city has adopted a City-Wide Traffic Impact Fee of \$4,500 per PM peak hour trip. Final fees will be calculated and assessed by the City at the time of 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, planter strip, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced. Based on the materials submitted, the applicant would be expected to construct half-street improvements on the following streets:
 - 25th St SE is designated as a minor collector roadway, consisting of a 34ft roadway, curb/gutter, 7.5' planter strips, 5' sidewalks, and streetlights. Paved off-site tapers/transitions may be required for safety reasons. Additional internal discussions are needed on how to address frontage requirements along 25th St SE.
 - Shaw Rd is designated as a major arterial. The existing frontage is built out with curb, gutter, 8ft sidewalk, & streetlights.
 - As part of these improvements, additional right-of-way (ROW) may need to be dedicated to the City.
- This commercial development shall provide an autoturn analysis for the largest anticipated vehicle that would access the site. Curb radii and entrance dimensions shall be increased as necessary to allow vehicles to access the site without encroaching into adjacent lanes of traffic. This analysis will be required during civil permit review.
- At the time of civil permit review provide a separate street lighting plan and pavement striping plan (channelization) sheet for the city to review.
- On-site monument signage must be located outside sight distance triangle.
- For the proposed drive-thru locations, provide at least 200' storage length between the drive thru window and proposed access drive isles.
- Provide on-site pedestrian access to Pioneer Crossing.
- Pedestrian access shall be provided to 25th St SE.
- Elementary students will be expected to walk to Shaw Rd Elementary. Internal pedestrian paths will need to accommodate safe routing to Shaw Rd Elementary.

FIRE PREVENTION – DAVID DRAKE, 253-864-4171 ddrake@ci.puyallup.wa.us RAY COCKERHAM, 253-841-5585 RayC@ci.puyallup.wa.us

Notes

- Verify available fire flow for accordance with IFC Appendix B and loop water main in accordance with Puyallup Municipal Code 16.08.
- The entrances shall meet ladder truck fire apparatus truck turning radiuses and approval of the angle of inclination.
- Provide F.D.C, and P.I.V locations to determine code compliance. F.D.C's may require a separate fire hydrant depending on locations.
- F.D.C, P.I.V, and all fire hydrants cannot be blocked by a parking stall or enclosure. Place all within parking islands or direct access from fire lane.
- Fire Hydrants shall be at least 50' from the structure and the FDC supporting the fire sprinkler system shall be no closer than 10' and no greater than 15' from the hydrant.
- Provide Fire Hydrant locations, Fire Hydrants are required to reach all points of the building within 400'.
- Fire sprinkler system per NFPA 13 is required.
- Provide riser room locations for all structures on plan.
- Fire Alarm system required per NFPA 72 to include "Total Coverage" and U.L. Certification.
- Fire access road shall be no greater than 150' from the furthest point of the structure per PMC 16.04.025 (4) 503.1.1.
- Fire Truck turn-around required after 150' between buildings.
- Fire lane striping and No Parking signs will be addressed at Civils.
- Auto-turn or equivalent program required to demonstrate code compliance.
- IFC 2015 Edition Section D107.1 requires at least 2 separate fire apparatus access roads.
- The second access can be an electronic fire only gate that shall be emergency vehicle preemption actuated. Found under Puyallup Municipal code.
- Maximum road grade shall be 10%
- Per IFC 2015 Edition, Section D105 an aerial fire apparatus access road shall be required. Follow the requirements under this section. 26' fire access road required. 24' fire lane will not be allowed between buildings.
- A second review of the above listed items may trigger additional comments not listed on this review.

BUILDING – DAVID LEAHY, 253-435-3618 DLeahy@ci.puyallup.wa.us RAY COCKERHAM, 253-841-5585 RayC@ci.puyallup.wa.us

- Plans for each building will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that may apply on the plans.
- The truss specs for each building will also be required with the truss engineers' stamps and a layout that matches the submitted plans at the time of submittal.

- The R-2 apartments and "B" occupancies are required to have the infrastructure in place for charging stations per IBC section 427 Washington State amendments and will need to be shown on the plans.
- Apartments will be required to have Type A & B units for accessibility, and this will need to be clearly depicted on the plans.
- Plans will need to be per the applicable codes at the time of a complete submittal for the Building permits. At this time, we are currently using the 2015 codes, but the 2018 Codes are currently proposed to be adopted in February of 2021.
- For the space between buildings see IBC table 602 and section 705.3 for additional information.
- We prefer to have separate plans for each building, as each building would require a separate permit but, if you have some absolutely identical buildings in every aspect and detail we could review them together but would still require separate plans to be printed out for each building at time of issuance for the site.
- If you decide to add carports by separate permit, keep in mind that a portion of them would need to meet accessibility requirements for size and locations and also not affect the setup of the fire department of aerial access and be clear of the fire access requirements for the trucks.
- Will need a Geo-tech report submitted at time of building permit submittals for this site.