City of Puyallup

Development Services Center

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

DATE: March 22, 2021

TO: Max Cordell, Tyler Litzenberger & Project File

FROM: Nabila Comstock - Planning Technician

PROJECT: P-21-0011

SITE ADDRESS: 4723 FREEMAN RD E

PROJECT DESCRIPTION (as provided by applicant): PROPOSING NEW INDUSTRIAL BUILDINGS ~ FREEMAN ROAD LOGISTICS

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@PuyallupWA.gov

- Project requires SEPA, preliminary site plan land use permit applications; these are *required prior to and cannot be concurrent with* civil (site development, utility) or building permits.
- Staff suspects wetlands and associated drainage east of the project site that will have impacts on the project development area. Wetland, stream and habitat assessments are required consistent with PMC 21.06, 21.07. It is anticipated that the project site plan will be impacted by off site and/or on site critical areas. The project is also located in a aquifer recharge area for a local domestic water well and analysis may be triggered by specific land uses and development features.
- The city may make a Determination of Significance pursuant to an EIS on this project. These notes do not constitute project review or a pre-determination on significance of impacts under SEPA – more study and data is required.
- Cultural resource site survey by a qualified professional archeologist is required at the time of preliminary site plan and SEPA application. The site specific report needs to be consistent

with DAHP and Puyallup Tribe standards. Coordination by the applicant is required with all agencies affected to determine the scope and methodology of the site survey work. Do not conduct site survey archeological work without first conferring with affected tribes and governments.

- Traffic impact analysis is required consistent with previous SEPA associated with comp plan and annexation process, the (soon to be adopted) Freeman Road Overlay zone district, City of Fife and city of Puyallup standards. Off site roadway improvements are likely to be required and should be expected by the applicant. Scope of the TIA must be jointly defined by affected agencies, including defining use categories (ITE trip gen), level of service/capacity analysis, pavement condition/life cycle analysis, etc. More coordination is needed by your engineering team with the City of Fife, railroad company (union pacific), Puyallup Tribe, affected land owners / residents and the city.
- Please define specific land uses you are proposing consistent with the ML zone district.
- Site specific landscape buffer areas will impact proposed site plan; these requirements will come from both the Freeman Road overlay, previous 2020 Comp Plan SEPA and existing PMC, including 30' buffers where the project abuts residential land uses, 35' from residential zones on the south side, 12' on Freeman road street frontage, and 10' foundation line landscape screening along buildings. Other setbacks and landscaping notes apply; height to setback rules from abutting ROW will also affect site design. See further notes later in this report.
- At the pre-app meeting, the applicant asked about vacating 49th St E, which will still serve TPN 0420201032. Public right of way vacations require City Council approval. Private properties must maintain 20' of street frontage on a private road tract or public roadway (in relation to the questions that came up at the pre-app meeting for TPN 0420201032). Private road tracts cannot exceed 200' in length; Tracts that exceed 200' must be public right of way. If the ROW is relocated, the width and improvements of said location of ROW shall be dictated by the city. If 49th remains in place, additional ROW width dedication and improvements will be required to meet city standards.

LAND USE PERMIT REQUIREMENTS

The following land use permits are required for your proposal:

- Preliminary site plan,
- SEPA environmental checklist
- PMC 20.26.400 design guidelines review applications (See below for more information regarding architectural design review)
- **Preapplication neighborhood vicinity meeting required** for this project. 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.
    - Contact a permit technician for permit submittal instructions or if you have questions about the minimum submittal checklist requirements (PermitsCenter@ci.puyallup.wa.us).
    - 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
  - Wetlands report
  - Stream and fish and wildlife habitat assessment
  - Flood impact analysis if in regulated floodplain or seclusion area, where required
  - Cultural resources / archeology report(s)
  - Critical Aquifer Recharge Area (CARA) report
  - Floodplain habitat assessment
- Preliminary landscape plan
- Geotechnical report
- 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 – 0420174075
(Staff only providing for the parent parcel listed on the pre-application form)

General Information	
Puyallup City Limit	No
City Owned Property	No
Concomitant Agreements	No
Regulated Floodplain 1980	No
Regulated Floodplain 2017	AE
Regulated Seclusion Area	Yes
Future Land Use	LM/W
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, 42A
Urban Growth Boundary Area	Yes
Volcanic Hazard Areas	Yes
Water System Name	CITY OF PUYALLUP
Wetlands Inventory Puyallup	Yes
Zoning	N/A
Zoning Overlay	N/A

LAND USE ANALYSIS

- The site is in the ML zone district and the LM/W Comprehensive Plan designated area. Consult PMC 20.35 (M Zones) for zone specific standards.
- In the ML zone district, proposal for distribution warehousing is a permitted use.

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
X	10-year wellhead protection area
X	5-year wellhead protection area
X	1-year wellhead protection area
X	Geologic hazard area – Volcanic hazard area
	Geologic hazard area – Landslide hazard area
X	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 (seclusion area for this site)
	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.
    - **Landslide and/or erosion hazard areas:**
        - A report from a professional engineer or geologist, licensed in the state of Washington, meeting all of the requirements of PMC 21.06 Article XII must be submitted for any site with any portion of land with slopes 15% or steeper.

- All areas with slopes 40% or steeper and with a vertical relief of 10 or more feet are designated as landslide hazard critical areas by ordinance.
- All areas with slopes 15% or steeper with soils mapped by the U.S. Department of Agriculture's Natural Resources Conservation Service, or identified by a special study, as having a "moderate to severe," "severe," or "very severe" erosion potential are designated erosion hazard critical areas by ordinance.
- ***All other sloped areas over 15% up to 39.9%*** must be studied by a professional engineer or geologist, licensed in the state of Washington, to determine if they meet the requirements of PMC 21.06.1210 (3) for designation as a geologic landslide hazard or erosion hazard critical area.
- Land that is located wholly within an erosion or landslide hazard area or its buffer may not be subdivided. Land that is located partially within an erosion or landslide hazard area or its buffer may be divided; provided, that each resulting lot has sufficient buildable area outside of, and will not affect, the erosion or landslide hazard or its buffer;
- Access roads and utilities may be permitted within the erosion or landslide hazard area and associated buffers if the director determines based on an approved critical area report that the road will not increase the risk to adjacent sites and that no other feasible alternative exists.
- Septic systems are prohibited in landslide hazard areas or buffers PMC 21.06.1230 (10)

- **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.

ARCHITECTURAL DESIGN REVIEW ANALYSIS

- The project is subject to the Manufacturing zone district design standards (PMC 20.26.400).
- 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.

20.26.400 Industrial (ML) design standards.

The following design standards shall be applied to all development located in the ML zone:

(1) Trees along Building Facades. A minimum 15-foot-wide landscape strip shall be provided along the entire length of blank wall facades of buildings in the ML zone district. A mixture of medium to large evergreen conifer and deciduous trees and shrubs (evergreen and/or deciduous shrub mix) shall be planted for all buildings along the entire length of all visible facades on buildings with footprints of more than 10,000 square feet, which have walls reaching 20 feet or more above ground level and which are visible from a public road or located within 100 feet of a residential zone. The stand of trees may include either existing trees or planted trees. The design of the landscaping treatment shall be consistent with the "SLD-01" standard contained in the city's vegetation management standards (VMS) manual.

(2) Siding Materials. Acceptable siding materials include brick, stone, marble, split-face cement block, shingles and horizontal lap siding. Other materials may also be used if:

(a) They are used as accent materials in conjunction with acceptable siding materials; or

(b) Singular materials are characterized by details or variations in the finish that create a regular pattern of shapes, indentations, or spaces that are accented or highlighted with contrasting shades of color.

(3) Loading and Storage Areas. Loading docks and outdoor product or equipment storage areas shall be screened from public roads by means of a vegetative screen or six-foot masonry wall or wood opaque fence. If a vegetative screen is used, the screen shall conform to the landscape buffering standards described in PMC 20.26.500(1). If a wall is used, it shall include a 10-foot landscaping strip on the side facing the public which is planted with shrubs at least three-gallon container size (spaced no more than five feet on center) and a continuous row of trees (at least eight feet tall at planting) spaced no more than 30 feet on center

OFF-STREET PARKING ANALYSIS

- 20.55.010 Number of parking spaces required:
  - Manufacturing and industrial uses: one space for each 500 square feet of employee work area, plus open space for each 1,000 square feet of floor area devoted exclusively to storage and/or housing of accessory mechanical equipment
  - Warehouse and storage facilities: one space for each 2,000 square feet of gross floor area.

- (a) Establishments having not more than 20,000 square feet of gross floor area, on a single parcel of land and/or within a single development, shall provide one space for each 2,000 square feet of gross floor area.
- (b) Establishments having more than 20,000 square feet but not more than 100,000 square feet of gross floor area shall provide one space for each 2,500 square feet of gross floor area.
- (c) Establishments having more than 100,000 square feet of gross floor area shall provide one space for each 3,000 square feet of gross floor area.
- (d) Mini-warehouse or commercial storage locker establishments shall provide off-street parking to the extent required for office space or other uses accessory to the primary use

- 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.
  - PMC 20.56 Electrical vehicle infrastructure- requirement
  - PMC 20.55.045 Use of common parking facilities
  - PMC 20.55.050 Joint use of parking facilities

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 35' landscape buffer applies in ML zones where abutting a residential zone.
- 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 frontage	Width	Landscape type
Front	West (Freeman Road	12′	Type I – graded berm and 6′

	frontage)		fencing required
Rear	East	6′ (30′ when abutting residential land uses)	Type I
Side	South	35′	See PMC 20.35.035 (2)
Side	North	6′ (30′ when abutting residential land uses)	Type I
Street side	Street frontage of 49th , all	10′	Type I

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

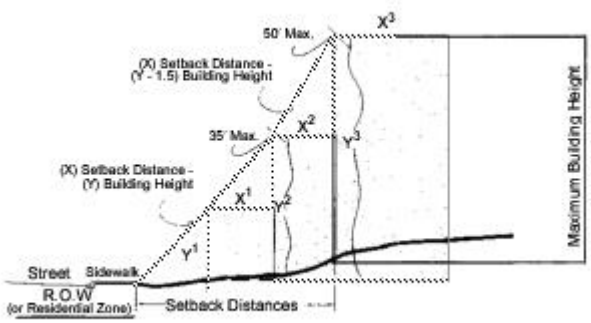
- Storm water facilities shall be landscaped in accordance with SLD-02, contained in the VMS.
- The perimeter of all parking areas and associated access drives which abut public rights-of-way shall be screened with on-site landscaping, earth berms, fencing, or a combination thereof.
- All trash containers 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

20.35.023 Maximum building height in M zones.

Structures in MP and ML zones shall be subject to the following building height requirements:

(1) The maximum building height shall be equal to the proposed building setback within the first 35 feet of setback from an adjoining public street or residential zone. The maximum building height may be increased by one and one-half feet for each additional one foot of setback in excess of 35 feet up to the maximum permitted building height set forth in Table



20.35.020.

Example of Building Height

(2) Building heights within required setbacks shall be measured from the grade of the public sidewalk or centerline of the public street adjoining the site, or from the grade of a property line adjoining a residential zone.

(3) In order to achieve a building height greater than the maximum permitted building height, those buildings located 500 feet or further from any residentially zoned property shall be eligible for one or more of the height bonuses described by this section, subject to the maximum bonus provisions of this subsection.

Where parking is provided incidentally within a building, and where such parking area is equal to or exceeds 60 percent of the area of the building's footprint, a building height bonus of 10 feet shall be permitted. The sum of building height bonuses provided under subsections (1), (2) and (3) of this section shall not exceed 25 feet.

20.35.035 Performance standards – M zones.Share
The following special requirements and performance standards shall apply to properties located in the M zones:

(1) Exterior Mechanical Devices. Large mechanical equipment shall be screened from surrounding residentially zoned properties and public rights-of-way. Minor utility equipment, such as small generators, utility meters, air conditioners, or junction boxes, which are less than three and one-half feet in height, shall be exempt from screening and setback requirements. Alternative methods for screening may include the use of building or parapet walls, sight-obscuring fencing and/or landscaping, equipment enclosures, consolidation and orientation of devices towards the center of the rooftop, and/or the use of neutral color surfaces.

(2) Required Landscaping.

(a) Landscaping required by this title and/or by conditions of approval of discretionary applications shall be designed, installed and maintained in accordance with Chapter 20.58 PMC. In no event shall such landscaped areas be used for storage of materials, placement of temporary signs or parking of vehicles.

(b) In the MP zone, a landscaped area at least 30 feet in width shall be provided along all public street frontages; in the MP and ML zones, a landscaped area at least 35 feet in width shall be provided along common property lines with all RS-, RM- and/or PDR-zoned properties. When an alley separates a residential zone from an M zone, there shall also be a 35-foot landscaped yard setback between the two zones.

(c) In the MR zone, ancillary uses established in connection with the permitted public services uses shall maintain a 10-foot, Type I landscape buffer whenever the subject use abuts any RS, RM or PDR zone. When an alley or street separates a residential zone from ancillary public service uses, a 10-foot, Type II landscape buffer shall be required.

(3) Outdoor Storage. Outdoor storage as defined in PMC 20.15.005, including merchandise display, equipment and materials storage, and junk and scrap storage, when permitted in the ML and MP zones shall comply with the following requirements:

(a) Fencing and Screening Required. Sight-obscuring fencing or screening is required around all portions of a lot utilized for outdoor storage of component merchandise, equipment and materials, and junk and scrap as defined in PMC 20.15.005, except for component merchandise which is stored and displayed only during business hours. All fencing and screening shall be installed in accordance with the following requirements:

(i) Building Setbacks. All fencing and screening shall comply with the building setback requirements for the zone in which it is located unless specified otherwise,

(ii) Minimum Screening Requirements. When required, all outdoor storage areas shall be screened from adjoining properties and public rights-of-way by a wall, fence, landscaping and/or structure. Such screening shall serve the purpose of concealing and obscuring the storage area from view. Landscape screening shall consist of plantings designed and installed in such a manner to provide year-round screening in terms of vegetation density and height within three years of planting, and shall be maintained in a healthy, growing condition. Landscape plantings installed to screen outdoor storage from public rights-of-way shall be installed on the right-of-way side of any wall, fence or structure,

(iii) Maximum Fence Height. Fencing and walls surrounding outdoor storage areas which are not part of a building wall shall not exceed a maximum height of eight feet,

(iv) Maintenance Required. Fences, walls and landscaping surrounding outdoor storage areas shall be maintained and kept free of litter, posters, signs, trash or stored items,

(v) Outdoor Storage Height Limitations. Outdoor storage shall not exceed the height of required screening;

(b) Exemption from Fencing and Screening Requirements. Fencing and screening is not required around those portions of a lot utilized for complete merchandise display, or the display of component merchandise when said merchandise is stored within a structure or fenced and screened area during the hours the business is closed;

(c) Improvement and Maintenance of Outdoor Storage Areas. All outdoor storage areas and access to them shall be paved. All outdoor storage areas shall be graded and storm drainage facilities installed to collect and dispose of all surface runoff in accordance with city requirements and the most recently adopted version of the storm water manual;

(d) Outdoor Storage of Materials Prohibited. No outdoor storage of materials such as fertilizers, pesticides, etc., which potentially pose a threat to water quality shall be permitted; and

(e) Outdoor Storage Prohibited in Required Parking Areas and Walkways. No outdoor storage shall be permitted to occur in required parking areas, access drives or walkways.

(4) Outdoor Lighting. Building-mounted lighting and aerial-mounted floodlighting shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source.

(5) Properties Adjacent to Residential Properties.

(a) ML Zone. Whenever ML-zoned property abuts any RS, RM and/or PDR zone, a six-foot masonry wall or wood fence shall be established and maintained along or parallel to the property

line that abuts said residential zones, except that such required wall or fence within the front yard setback area for said ML-zoned property shall comply with the prorated fence height requirements set forth for walls or fences located in the front yard setback areas for RS and RM zones. Additionally, required landscaping adjacent to this wall or fence shall include trees or other vegetation that will, within three years of planting, exceed the height of the fence or wall.

(b) MR Zone. Whenever MR-zoned property abuts any or is separated by a street or alley from any residential development, a six-foot visually obscuring fence shall be established and maintained along or parallel to the property line that abuts said residential zones. Required landscaping adjacent to this wall or fence shall be a Type I vegetative screen as defined in the Vegetative Management Standards Manual.

(6) Trash and Recycling Receptacles. In the MP and ML zones, trash and recycling receptacles shall be screened from adjacent properties and public rights-of-way by an opaque visual barrier no lower than the highest point of the receptacles.

(7) Electrical Disturbance – Heat and Cold – Glare. No use except a temporary construction operation shall be permitted which creates changes in temperature or direct glare, detectable by the human senses without the aid of instruments, beyond the lot line. No use shall be permitted which creates electrical disturbances that affect the operation of any equipment beyond the lot line.

(8) Odor. No use shall be permitted which creates annoying odor in such quantities as to be perceptible, without instruments, at the boundaries of the lot in which the use is located.

(9) Radioactivity. The use of radioactive materials shall be limited to measuring, gauging and calibration devices.

(10) Vibration. No use except a temporary construction operation shall be permitted which generates inherent and recurrent ground vibration perceptible, without instruments, at the boundary of the lot in which the use is located.

(11) Hazardous Materials. All users of hazardous materials shall notify the city fire chief and public works director of the type and quantities of such materials generally on the premises. No emission which would be demonstrably injurious to human health, animal or plant life in the vicinity, on the ground or beyond any lot line on which the use is located shall be permitted. Where such an emission could be produced as a result of accident or equipment malfunction, adequate safeguards consistent with industry standards and applicable regulations shall be implemented. This provision shall not be interpreted to prohibit the use of herbicides or pesticides. All hazardous waste materials shall be transported to the site of disposal certified by appropriate state and federal agencies for disposal of hazardous waste.

(12) Solid Waste Processing, Storage and Disposal. Processing, storage and disposal of solid waste shall be subject to all applicable provisions of this chapter, and shall comply with all local, state and federal requirements. All solid waste materials shall be disposed of at an official landfill waste disposal site or recycling center. No such material shall be disposed of on the premises.

(13) Liquid Waste Processing, Storage and Disposal. No liquid waste materials except pure water may be permanently disposed of on site; however, where such materials are temporarily stored on the property, they shall be contained in a manner so as to prevent their entry into the surface water drainage system and/or any groundwater aquifer.

(14) Dog Kennel/Veterinary Clinic. Dog kennels, whether operated as accessory to another use (e.g., veterinary clinic) or as a stand-alone operation, shall meet the following performance standards:

(a) Any exterior areas where dogs are impounded shall be completely surrounded by masonry or equivalent wall of at least six feet in height and shall be set back at least 25 feet from the nearest adjacent property containing a residential zone.

(b) All kennels shall be designed and operated in a manner so as to produce no offensive odor or noise detectable on off-site properties.

(15) Truck Parking and Loading/Unloading Areas. Truck parking and loading/unloading areas shall be considered a form of outdoor storage, and shall be screened from adjoining properties and public right-of-way in accordance with the fencing and screening requirements for outdoor storage set forth in subsection (3)(a) of this section.

(16) Pedestrian Access and Circulation. Pedestrian walkways shall be constructed to provide safe, convenient and direct access between building entrances, transit facilities, passenger loading areas, public sidewalks, adjacent properties and pedestrian plazas. All employee/customer parking lots which contain more than 90,000 square feet of paved area in ML zones or 30,000 square feet in MP zones including driveways and traffic aisles shall include clearly defined pedestrian routes from parking areas to main building entrances. All required walkways shall meet the following minimum requirements:

(a) All walkways shall be a minimum of five feet wide with no encroachments permitted;

(b) All walkways shall be handicapped accessible and comply with the Washington State Barrier Free Design Standards;

(c) All walkways shall be delineated by painted markings, distinctive pavement, or by being raised a minimum of six inches above the parking lot pavement;

(d) Walkways within employee/customer parking lots shall be located along major access corridors, and located away from truck parking and loading/unloading areas whenever possible; and

(e) Walkways within employee/customer parking lots shall be integrated into interior landscape areas, whenever possible, to separate pedestrian access and vehicular travel routes

ENGINEERING – MARK HIGGINSON, 253-841-5559 MHigginson@PuyallupWA.gov

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.

- Any work that is proposed within limits of WSDOT property shall be approved and permitted by WSDOT. The applicant shall provide confirmation of WSDOT's approval at the City's request.
- Any work that is proposed within City of Fife right-of-way shall be approved and permitted by the City of Fife. The applicant shall provide confirmation of Fife's approval at the City's request.
- Any portion of a publicly-owned utility mainline extension located outside City right-of-way must be centered in a minimum 40-foot wide easement granted to the City for maintenance purposes. The easement area shall be provided with a maintenance access road complying with the requirements of City Standard 205.2. The easement shall be clearly indicated on the construction drawings. [PMC 14.02.120(f) & CS 301.1(11)]
- Any portion of a publicly-owned utility mainline extension located within City of Fife right-of-way shall be in accordance with City of Fife standards for alignment only. All other aspects of the utility system (depth, trenching, backfill, materials, connections, testing, etc) shall be in accordance with City of Puyallup Standards. NOTE: If the proposed utility extension is located within City of Fife right-of-way, a Franchise Agreement must be executed between the City of Puyallup and the City of Fife. Any costs incurred by the City associated with development and recordation of the agreement shall be the responsibility of the applicant.
- The applicant shall be responsible for any and all costs associated with obtaining the right to construct on private property and the associated acquisition of easement rights.

WATER:

- A new 12-inch (minimum) water main shall be extended from either the existing City watermain located at the intersection of Levee Road and Industrial Parkway, or the existing City watermain located at the northwest corner of Parcel 0420212073 (O'Reilly Auto Enterprises, LLC).
- The City of Fife has requested an intertie connection at, or near, the intersection of 48th St E and Freeman Road. The applicant shall coordinate the location and installation of the intertie with the City of Fife.
- A 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 be responsible for the operation and maintenance of the proposed water system located on private property.
- The onsite water system shall be sized 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]
    - The applicant shall request a hydraulic modeling analysis by the City's consultant. The cost of this analysis is $400 and is to be paid by the applicant.

- 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.

- The domestic service line and fire system service line shall have separate, independent connections to the supply main. [PMC 14.02 & CS 302.3(4)]
- 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 for landscape purposes, 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. Domestic service water meters shall be located within the public ROW. [PMC 14.02.120(f) & CS 301.3]
- All water pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.
- The applicant is required to provide backflow protection on the domestic line(s) in accordance with City Standards. The minimum level of protection would be a double check valve assembly (DCVA). However, the City requires a reduced pressure backflow assembly (RPBA) for any use considered to be a high-hazard as outlined in WAC 246-290-490 Table 9. Depending on the end-user of the individual tenant spaces, the applicant may want to install an RPBA at this time, in lieu of a DCVA, to avoid the potential expense of upgrading the backflow device in the future. [PMC 14.02.220(3) & CS 302.2]
- 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]
- Utility extensions shall be approved and permitted prior to any building permit issuance. [PMC 14.02.130]

- 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]

- 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 $4,020.00 for the first 15 fixture units and an additional charge of $269.34 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:

- The property is currently over 300' from the city's sanitary sewer system. While the site is located within the city's sanitary sewer service area, septic use is an acceptable option under current city regulations. **Permit/design approval must be obtained from the Tacoma Pierce County Health Department and city Planning Department (Critical area review required in aquifer recharge areas for septic).** If septic is chosen as the preferred method of sewage disposal, the City may require SEPA evaluation and/or a No Protest Local Improvement District agreement.
- The City's sanitary sewer comprehensive plan indicates the need for new sewer infrastructure, including a publicly owned sewer pump station, to serve the project site and the surrounding basin. Prior to granting sewer availability for the project, the City must conduct an analysis of the basin to refine the sewer needs and improvements necessary to support the project and surrounding area. The basin analysis will be conducted by a consultant selected by the City and any costs incurred shall be the responsibility of the applicant.
    - It is anticipated that the rough order of magnitude of the study could be approximately $25,000 to $35,000. Final cost to be determined based on the scope and fee of the selected consultant.
    - The applicant should anticipate a minimum of 6 months duration to complete the study.
    - Prior to conducting the study, the applicant shall notify the City to proceed with the study and deposit funds with the City Finance Department to pay consultant invoices.

- At the conclusion of the sewer basin analysis and the applicant elects to use the City's wastewater collection system, the applicant shall be responsible for the infrastructure upgrades to support the project including any oversizing necessary to support the tributary basin area. This may include the need for a public pump station. If a new lift station is required, the applicant shall be responsible to design and construct the facility to requirements of the basin analysis and City Standards. Any pump station design must be reviewed by the City's consultant and any costs incurred shall be the responsibility of the applicant.
    - The applicant may request a Latecomer's Agreement to seek reimbursement of infrastructure costs in accordance with PMC 14.20 and RCW 35.91.20.

- A separate and independent side sewer will be required from the public main to the project site. Side sewers shall be 6-inch minimum diameter with a 0.02 foot per foot slope. Side

sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.110 & CS 401(6)]

- If the proposed side sewer is greater than 6-inches, a sanitary sewer manhole shall be provided at the property/easement line.

- 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 there is potential for a future tenant to serve or process food at this site, the applicant might consider installing an external grease interceptor at this time. Grease Interceptors are designed in accordance with the current edition of the Uniform Plumbing Code adopted by the City of Puyallup, Puyallup Municipal Code, and City standard details. Minimum size is 750 gallons. [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.
- Utility extensions shall be approved and permitted prior to any building permit issuance. [PMC 14.02.130]
- 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 $5,560.00 for the first 15 plumbing fixture units and an additional charge of $372.52 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 storm drainage system shall be designed and constructed in accordance with current City Standards. [PMC 17.42]
- 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:

Ecology UIC Program Link

- **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 and the City of Fife. [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 infiltration facilities/BMPs are anticipated, 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.

- 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)

- 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.
- Due to the area being located in the City's UGA, there is limited historical information for this site. The applicant shall provide a downstream analysis in accordance with City Standards Section 201.2(2), and the Ecology Manual Volume I, Section 2.6.2, Tasks 1, Task 2, Task 3, and particularly the bulleted points contained in Task 4.
- 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]
- A minimum of 5-feet clearance shall be provided from the toe of the exterior pond slope/embankment to any tract, property line, fence, or any required vegetative buffer. [PMC 21.10 & CS 206]
- 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.
- If the applicant proposes to use bioretention cells for water quality treatment, the following notes shall be added to the civil design plans:
    - "At the completion of the bioretention cells construction, the engineer-of-record shall provide a written statement to the City of Puyallup that the bioretention cells were built per the approved design."
    - "The bioretention soil media (BSM) supplier shall certify in writing that the bioretention soil media meets the guidelines for Ecology-approved BSM including mineral aggregate gradation, compost guidelines, and mix standards as specified in the 2012 Low Impact Development Technical Guidance Manual for Puget Sound. And, if so verified, no laboratory infiltration testing, cation exchange, or organic content testing is required."

- Construction of frontage improvements shall be in accordance with the City of Fife's requirements including any extension of the City of Fife stormwater system.

- Any proposed stormwater release to the adjacent properties will require documented easement rights, adequate conveyance capacity to the proposed offsite discharge locations, and a downstream analysis to ensure there is no detrimental impact to existing property and/or existing storm facilities.
- 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)

- All storm drains shall be signed as follows:
    a) Publicly maintained stormwater catch basins shall be signed using glue-down markers supplied by the City and installed by the project proponent.

    b) Privately maintained stormwater catch basins shall be signed with pre-cut 90ml torch down heavy-duty, intersection-grade preformed thermoplastic pavement marking material. It shall read either "Only Rain Down the Drain" or "No Dumping, Drains to Stream". Alternatively, the glue-down markers may be purchased from the City for a nominal fee.

- 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.
- The City has historical evidence of flooding at the project site, and as a result, any structures built onsite shall be flood protected to ensure the facilities are "reasonably safe from flooding" (RSFE) in accordance with PMC 21.07 flood plain regulations. The regulatory flood elevation governing protection shall be the Base Flood Elevation designated on the floodplain maps adopted by Pierce County.
- If fill is proposed for the property and less than 1:1 compensatory storage is proposed, additional requirements of PMC 21.07 will apply, including but not limited to:
    - a written assessment shall include a hydrologic and hydraulic analysis to determine any effects on floodplain storage capacity, increased flood heights, or increased velocities.
    - 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 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.

- Prior to final building inspection and approval, the applicant shall provide either a FEMA Elevation Certificate or a FEMA Floodproofing Certificate as appropriate, verifying that any structure built has been constructed and protected in accordance with the City's floodplain regulations. If using the Elevation Certificate, the certificate shall be completed by a licensed surveyor. If using the Floodproofing Certificate, the certificate shall be completed by a registered professional engineer or architect. Either certificate shall be completed based on "Finished Construction" and submitted to the Engineering Services Manager.
- Erosion control measures for this site will be critical. A comprehensive erosion control plan will be required as part of the civil permit application.
- 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 $3,360.00 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:

Construction Stormwater General Permit

STREET:

- Road and frontage improvements, including required right-of-way dedication, shall be in accordance with the City of Fife's requirements and regulations.
- 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]
  - 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)]

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]

- Any existing drainage ditches traversing the project site must remain in service to drain properties located beyond the project limits. These ditches should not be altered without review by the affected property owners. If these ditches are maintained by Drainage District 21 then District review of any proposed ditch modification may also be necessary.

- 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."
  - "The permanent infiltration system shall not be utilized for TESC runoff. Connect infiltration trench to road system only after construction is complete and site is stabilized and paved."

- **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 shall 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.

- 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 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]
- 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 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.
- 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:
  - In accordance with City 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@PuyallupWA.gov

- A 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, 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.
- 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.
- Traffic Impact Analysis (TIA) shall be required to evaluate the impacts to the surrounding area.
  - The TIA must evaluate the roadway improvements/mitigation to accommodate the proposed use (e.g. roadway width, pavement conditions, rail crossing design, public safety improvements and any other design challenges, etc.).
  - The City of Fife, City of Puyallup, the Puyallup Tribe of Indians and Union Pacific Railroad shall be consulted on the scope of the traffic analysis.
- Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged $0.87 per sqft of building space.
- Autoturn analysis will be required. Driveways and site circulation must be designed to accommodate the largest anticipated design vehicle.

- Per Puyallup Municipal Code Section 11.08.130, the applicant/owner would be expected to construct frontage improvements on 49th St E if this roadway section remains public ROW.
    - Improvements including curb, gutter, planter strip, sidewalk, roadway base, pavement, and street lighting (within a 60ft ROW).
    - Driveways accessing 49th St E must be spaced at least 35ft from Freeman Rd intersection (measured form the closest edge of the driveway. (public ROW street).
    - Alternatively, if the applicant decides to provide a private tract (aligned with 50th St E), the tract length would have a maximum length of 200ft per City Standards. Tracts that exceed 200' must be public right of way.
- Frontage improvements, driveway spacing, driveway alignment along Freeman Rd will be constructed per the City of Fife standards
    - Curb/gutter/planter/streetlights & 36ft wide 3-lane section within a 70ft ROW (**to be confirmed with Fife**).
- Frontage improvements for this project will likely require ROW dedication to construct widened roadway section.
- Union Pacific will likely require significant improvements to the at-grade rail crossing located approximately 1,800ft north of the proposed development.
    - intersection improvements (advanced pre-emption, queue detection, pre-signal, increased queue storage, health circuit, supervision circuit, etc) may be required.
    - Truck traffic associated with this development will be significant.
    - Majority of vehicle trips will be accessing site from Valley/Freeman Rd signal

FIRE PREVENTION – DAVID DRAKE, 253-864-4171 ddrake@PuyallupWA.gov RAY COCKERHAM, 253-841-5585 RayC@PuyallupWA.gov

- Design required to meet all City municipal code requirements, 2018 IFC, 2018 IBC, and NFPA requirements.
- Not enough information for a review.

BUILDING – DAVID LEAHY, 253-435-3618 DLeahy@PuyallupWA.gov RAY COCKERHAM, 253-841-5585 RayC@PuyallupWA.gov

- Plans would need to be complete with all Building, plumbing, mechanical, accessibility and energy code requirements shown at time of a complete submittal.
- May require the infrastructure for electric charging stations per 2018 IBC section 429 depending on amount of required parking spaces for the office areas.
- Codes currently adopted are the 2018 versions of all above codes along with the Washington State Amendments.
- Provide a Geo-tech report with complete submittals for the building permits.