City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

February 17, 2022

ABBEY ROAD GROUP
PO BOX 1224
PUYALLUP, WA 98371

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	2
PERMIT #	P-21-0025
PROJECT NAME	EAST TOWN CROSSING
PERMIT TYPE	Short Plat
PROJECT DESCRIPTION	SHORT PLAT ~ EAST TOWN CROSSING DEVELOPMENT LETTER SENT 2021
SITE ADDRESS	2902 E PIONEER ;
PARCEL #	0420264021;
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	March 17, 2021
APPLICATION COMPLETE DATE	
PROJECT STATUS	**Active Development Review Team (DRT) review case – resubmittal required.** Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed.
APPROVAL EXPIRATION	**N/A –** Active permit application, not approved
CONDITIONS	**Active permit application, not approved;** Pursuant to PMC 20.11.022 regarding inactive applications, any and all pending land use applications or plat applications shall be deemed null and void unless a timely re-submittal is made to the City within 1 year of issuance of this Development Review Team (DRT) comment letter. DRT review letters typically identify requested corrections, studies or other additional required pieces of information necessary to demonstrate conformance with the City's adopted development standards and codes. Subsequent applicant re-submittals shall make a good faith effort to respond to each request from this letter in order for the application to remain active. The failure to provide timely responses or lack of providing the requested material(s) within the 1-year window following DRT comment letter issuance shall be grounds for expiration, thus deeming the pending

	application null and void with or without a full or partial refund of application fees.

HOW TO USE THIS LETTER

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

The **"Action Items"** section includes all items that the applicant must address to comply with the Puyallup Municipal Code (PMC) and city standards. Items listed in under **Action Items** require a resubmittal under this permit for further review by the Development Review Team (DRT); your application is not approved. Please make those updates to the proposed plans and resubmit for review. Please include a response letter outlining how you have revised your proposal to meet these items for ease of plan check by DRT members.

The "**Conditions"** are items that will govern the final permit submittal(s) for the project. Please be aware that these conditions will become conditions of the final permits and/or recommendations to the Hearing Examiner, if applicable.

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

ACTION ITEMS

Planning Review - Chris Beale; (253) 841-5418; CBeale@PuyallupWA.gov

- The habitat assessment dated revised 12/14/21 does not meet the planning conditions issued to the applicant on 12/06/21 (related to E-21-0435 and -0426), which stated: The Selected Development Action on page 9 of the October 23, 2021 Habitat Tech report states the report covers the entire property development of 11 acres. The response letter (related to E-21-0435 and -0426) of 11/30/21 from Abbey Road states the submitted habitat assessment report only applies to the selected development action under E-21-0426 and E-21-0425. The response from Abbey Road may be acceptable to the smaller scope of work if the project biologist provides a corrected habitat assessment report and analysis that supports the conclusions that no impacts to flood storage and no impacts to storm water run off will occur based on the scope of work being permitted. The selected development proposal on page 9 still states the habitat assessment covers the entire development proposal. The letter Abbey Road provided to the city on 12/03/21 stated the habitat assessment covered only the area of work and scope of work covered under E-21-0426 and -0435. The habitat assessment is not approved for the entire site development proposal at this time and will be subject to further review under the underlying parent SEPA and land use permits for the East Town Crossing site. This includes the short plat application (P-21-0025). Nothing shall be construed under the approval of E-21-0426 or -0435 as an approval of a habitat assessment for the entire site development application as comments from the city's consultant (Confluence) are still unresolved (see Confluence letter dated 11/22/21). If the applicant provided a letter of map amendment approval from FEMA, these comments will change accordingly.
- Please add citation for zoning match line on sheet 8 of 12. Is this taken from an official zoning map / GIS data? The match line for RM-20 and CG appear off along Pioneer when comparing to GIS zoning layer.
- The stream buffer areas must be placed into critical area tracts per PMC 21.06.830. Confluence previous review (October 28, 2021) agrees with a type III category (50' buffer) for road side creek on south side of East Pioneer and a type IV category (35' buffer) for the eastern creek. Given the review status of the buffer area and tract issues with the short plat, the tract area cannot be determined until review is reconciled with preliminary site plan application P-21-0034.

  https://www.codepublishing.com/WA/Puyallup/#!/Puyallup21/Puyallup2106.html#21.06.830

- The following critical area notes are required on sheet #2:
  - All lots in this short plat contain critical aquifer recharge areas. A critical aquifer recharge area note for each affected lot shall indicate: "The site is within a high susceptibility/critical aquifer recharge area. Uses and activities on this site shall comply with the city's critical area ordinance (Puyallup Municipal Code 21.06, Article XI). 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."

  - All lots in this short plat contain a volcanic hazard area. A volcanic hazard area note for each lot affected shall indicate: "The site is within a volcanic hazard area (Lahar). In the event of an eruption of Mt. Rainier, the site is expected to be inundated by mud and debris flows of a catastrophic nature. 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."

  - Lots XX and XX have a Native Growth Protection Area easement placed over them (OR Tract XX) contain wetland areas and protective wetland buffers which is set aside as a Native Growth Protection Area (NGPA) pursuant to PMC 21.06. A note shall be included on the face of the plat for each affected lot indicating: "This lot contains a [insert type, class or category of critical area] wetland and/or wetland buffer that is protected by federal, state and local regulations. A wetland is a permanently, semi-permanently, or seasonally flooded area of land with a distinct ecosystem based on hydrology, hydric soils, and vegetation adapted for life in water saturated soils. Wetlands provide numerous benefits to the natural environment including water quality, flood control, wildlife habitat, shoreline stability, and aesthetic values. Since the 1780s, Washington has lost 31 percent of its wetland areas, from 1.35 million acres to 938,000 acres, contributing to loss of flood storage and habitat areas. Wetlands are critical to the overall health of watersheds and property owners are key for protecting, restoring, and managing our state's remaining wetland resources. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval."

  - Lots XX and XX contain a fish and wildlife conservation area. A note shall be included on the face of the plat for each affected lot indicating: "This lot contains a fish and wildlife habitat area that is protected by federal, state and local regulations. These areas serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may cause species to become extinct. Property owners are key for protecting, restoring, and managing our state's remaining habitat areas. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval.

  - All lots in this short plat contain 100-year floodplain areas. A note shall be included on the face of the plat for each affected lot indicating: "This lot is located within the regulated 100-year floodplain; this area has a 1% chance every year of flooding/inundation that could affect life, property, structures and improvements. All development and land modifications of floodplain areas requires city approval and consistency with the National Flood Insurance Program (NFIP), the Endangered Species Act (ESA), critical areas ordinance (PMC 21.06) and flood protection ordinance (PMC 21.07), as well as any other applicable state, federal and local laws. Modification of land or vegetation, especially land filling that could reduce flood storage capacity, and/or encroachment/conversion of these areas is strictly prohibited without prior government approval.

- • All lots in this short plat with frontage on a public road contain a Vegetation Buffer area; these areas are designated to promote the visual quality of the streetscapes and provide additional buffering from transportation corridors. Please add the following note to the face of the plat stating that landscaping in these areas shall follow the city's standard specifications. Final building / civil permit approval shall be conditioned to include landscaping in these areas.
  "A XX-foot "Native Vegetation Protection Easement (NVPE)" area is required along the frontage of Lot X (insert lot #s). The NVPE is meant to promote the visual quality of the streetscapes and provide additional buffering from major street corridors. A landscape plan meeting city standards shall be provided by the applicant and the following shall be required:
  • The NVPE shall be preserved in accordance with a final landscape plan and shall not be modified, disturbed or otherwise displaced without prior approval from the city's Planning Division; and,
  • It is the right of the city to enforce the terms of the restriction in the easement area."

- Please provide AFN 201210305003 as noted on sheet 5, reference note 8.
- Note #1 sheet 5 notes the survey is for future development. The survey is related to the subdivision of the lots. The application is not a binding site plan.
- Please clean up the lots shown as part of the short plat. Sheet 7 shows a mix of existing plat lines and parcels that are not part of the three lot short plat. There needs to be one sheet that does not intermix the easements and existing lot lines outside of the short plat for clarity of what the city is and is not approving.
- SEPA will need to be complete (under P-21-0034) prior to approval of the short plat (per PMC 19.07.070).

Engineering Review - Mark Higginson; (253) 841-5559; MHigginson@PuyallupWA.gov

- Add Phone Number [Short Plat; Sht 1]
- Revise to 2022 [Short Plat; Sht 1]
- The recording reference is problematic unless it can be assured that the storm agreement is recorded prior to recording of the short plat. Can Note 4, Sheet 2 (or similar language) replace the paragraph here?[Short Plat; Sht 1]
- This language may not be necessary pending outcome of Development Agreement [Short Plat; Sht 2]
- "and/or" [Short Plat; Sht 2]
- Delete recording reference unless it can be assured that the storm agreement is recorded prior to recording of the short plat. [Short Plat; Sht 2]
- Legal Description does not agree with updated Title Report {Short Plat; Sht 3]
- FYI...described bearings are slightly off w/ those shown on Sheet 5 {Short Plat; Sht 3]
- This bearing is way off w/ Sheet 5 (1d7'47") [Short Plat; Sht 3]
- Does not agree w/ updated Title Report [Short Plat; Sht 3]
- Should reflect updated Title Report provided w/ this submittal. [Short Plat; Sht 3]
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- FYI...described bearings are slightly off w/ those shown on Sheet 5 {Short Plat; Sht 3]
- Error in Title Report...should read "Pierce County". Please notify Title Company of Error. [Short Plat; Sht 4]
- Bearing does not agree w/ Revised Title Report Legal Desc. [Short Plat; Sht 5]

- Could not locate the well record online...please clarify well type and whether the well will remain.... [Short Plat; Sht 6]
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- Watermain w/in the limits of this short plat (private property) shall remain private (typ) [Short Plat; Sht 7]
- See comments on Sht 10 [Short Plat; Sht 7]
- If a sewer stub is provided to the adjacent Nix property per the DA, there may be a need to add language for a future Covenant and/or delineate on the short plat. [Short Plat; Sht 2]
- Private Storm Drain Esmt? [Short Plat; Sht 7]
- **...Verify ROW Dedication (34' CL to curb + 0.5' curb + 10' LS + 8' SW= 52.5' [Short Plat; Sht 7]
- Verify per comments, Sht 7 [Short Plat; Sht 8]
- Verify per comments, Sht 7 [Short Plat; Sht 9]
- Verify per comments, Sht 7 [Short Plat; Sht 10]
- -Left voicemail for Gil 2/3/22 to verify this is to serve outside properties to the east.-If East Town will be utilizing the sewer main, then the line must remain private until such time that a party outside of the Short Plat connects unless a prior agreement is negotiated with the City. [Short Plat; Sht 10]
- there must be adequate depth to provide for future connection from the East. [Short Plat; Sht 10]
- Easement width must be agreed to by the City. Current standards require 40-ft min. [Short Plat; Sht 10]
- Need discussion with City management for future sewer line serving parcels east of the site. Depending on the outcome of those discussions, it is likely a Covenant must be recorded which will dedicate an easement to the City upon future connection of the adjacent parcels.[Short Plat; Sht 10]
- Watermain outside of ROW on private property shall remain private...revise callouts accordingly. [Short Plat; Sht 11]
- Verify per comments, Sht 7 [Short Plat; Sht 11]
- Verify per comments, Sht 7 [Short Plat; Sht 12]
- -The proposed engineered fill below the permeable pavement section must comply with the Soil Suitability Criteria for treatment...otherwise, permeable pavement is infeasible. Provide acknowlegement from a licensed geotechnical engineer that the proposed import fill can/will meet the treatment criteria as well as the assumed infiltration rate. [Storm Report; Cover]
- Per MR5 concrete area should be permeable if feasible. [Storm Report; Pg 4]
- The City's recommendation would be to connect the existing grass-lined ditch east of the project site with the proposed stream to avoid mixing "clean" ditch runoff and "clean" stream water with the polluted road runoff...see add'l review comments on Pioneer Basin Map, Appendix D. [Storm Report; Pg 5]
- Clarify...is the intent to strip the site to these lower elevations? Considering the results of the PIT testing, its obvious that any existing soil above the "restrictive layer" elevation is also non-infiltrative. [Storm Report; Pg 6]
- -This design approach appears to be recirculating stormwater between the splitter and the biocell...see add'l comments Pioneer Basin Map, Appendix D. [Storm Report; Pg 6]
- Since flow control (MR7) is triggered, is the biocell large enough to treat (MR6) the entire frontage basin? This would eliminate the need for the "splitter" structure. Also, see add'l review comments on Pioneer Basin Map, Appendix D. [Storm Report; Pg 6]
- Hard surfaces must be permeable to the extent feasible per MR5...essentially no run-on allowed. [Storm Report; Pg 7]
- NOTE: The engineered fill must also meet the WQ Soil Suitability Criteria per Ecology, Sect. 3.3.7, SSC-6. This will require geotechnical confirmation prior to short approval to ensure that permeable pavement is feasible. [Storm Report; Pg 7]

- Due to the minimal depth to the restrictive layer on this site, any infiltration facility other than permeable pavement will require a mounding analysis in accordance with Ecology 3.3.4. [Storm Report; Pg 8]
- Per Ecology, roof runoff must be evaluated per MR5 BMPs. BMP T5.10A is not applicable (high density multi-family) then bioretention must be considered. If bioretention infeasible, then roof infiltration would require a minimum separation of 5ft to the restrictive layer...which is not possible based on the geotech analysis. (A separation down to 3ft would be allowed if supported by a mounding analysis). [Storm Report; Pg 8]
- Provide confirming CEC testing of engineered soil at time of civil. Provide geotechnical confirmation prior to short plat approval that the proposed engineered fill can meet Ecology SSC-6. (Note: if engineered soil cannot meet the WQ suitability criteria outlined in Ecology SSC-6, then permeable pavement is not feasible) [Storm Report; Pg 9]
- clarify...offsite area east of the site? South of the site? [Storm Report; Pg 9]
- Revise per comments in Section 1 and on the individual basin maps. [Storm Report; Pg 9]
- Per Fig. F5, the biocell will remain saturated and not provide treatment. Revise accordingly. [Storm Report; Pg 9]
- also the 1/2-2yr release rate [Storm Report; Pond Conv]
- Datum conversion factor at Puyallup should be 3.5' [Storm Report; Pond Conv]
- Clarify...how are the new improvements over the top of the converted pond being accounted for flow control and water quality? If permeable pavement how is the infiltrated water prevented from entering the gravel/glass bed? [Storm Report; Pond Conv]
- This may be due to the pond filling with sediment as a result of the sidewall failure and lack of maintenance over the decades. [Storm Report; Pond Conv]
- Please note that the converted pond must provide the same volumes and stages for both WQ an FC (not appropriate to match the existing pond condition for water quality). [Storm Report; Pond Conv]
- Also need to account for wetpool storage for WQ (23,454cf below live storage per CES Design Report) [Storm Report; Pond Conv]
- and 1/2-2yr event (ref. CES Para 3.4) [Storm Report; Pond Conv]
- This is ok for the control riser, but facility volumes must be "equivalent" to those in the CES Design Report. [Storm Report; Pond Conv]
- In order to meet WQ, the dead storage must match the CES design, not the blown out pond condition. CES WQ Storage = 23,454cf. [Storm Report; Pond Conv]
- If this is the footprint, then only 8,192cf of WQ volume is provided. Need to match the CES Design WQ Volume of 23,454cf. [Storm Report; Pond Conv]
- Once WQ wetpool volume (23454cf) is accounted for, will the same flow frequency results be obtained? [Storm Report; Pond Conv]
- These WQ values have no meaning (hypothetical pond). Need to match the original CES design WQ volume to provide the same level of treatment at the time of pond approval. [Storm Report; Pond Conv]
- Gravel Bed Footprint = 20,480sfGravel Bed Porosity = 0.40Wetpool depth (dead storage) = 1ftWQ Volume provided = 20480*0.4*1= 8,192cfWQ Volume required = 23, 454cf No Good.
- Revise per review comments. [Storm Report; Pond Conv]
- Please label as "Dead Storage" (wetpool for WQ) [Storm Report; Pond Conv; Fig 3]
- Per CES design report, total dead storage below El 66.55 (70.05) for WQ should be 23,454cf. [Storm Report; Pond Conv; Fig 3]
- Adjust elevations for 3.5ft conversion factor from NGVD29 to NAVD88. [Storm Report; Pond Conv; Fig 3]
- Shouldn't this be zero (bottom of live storage)? [Storm Report; Fig 5}
- Shouldn't this be zero (bottom of live storage)? [Storm Report; Pond Conv; Fig 5]

- These WQ values have no meaning. WQ volume should be based on CES's original wetpond design (23,454cf) [Storm Report, Pond Conv; Fig 6]
- This appears to be the pond volumes based on the as-surveyed condition. The conversion design must match the FC volumes (and release rates) as well as the original WQ volume of 23,454cf. [Storm Report; Pond Conv; Fig 6]
- Match original WQ volume of 23, 454cf and account for the backfill void space. [Storm Report; Pond Conv; Fig 6]
- Review comments associated with the preliminary storm report may be addressed through the Preliminary Site Plan Application, P-21-0034 so that the Short Plat Application, P-21-0025, may continue through landuse process independently. [Storm Report; Cover]
- Although it is acceptable to record an independent Right of Way Deed, it is preferable to callout the dedication on the Short Plat document. However, there are still discrepancies associated with the needed ROW widths. See Engineering and Traffic's ROW comments on the short plat document, 2nd Submittal, dated December 22, 2021. [ROW Deed]
- Provide Property Owner Acknowledgment per City Standard Short Plat template. [Short Plat; Sht 1]
- Per the Storm Report, there is a bioretention cell proposed to serve the Pioneer Way frontage. Any stormwater facility serving public infrastructure must be wholly located in ROW or a separate tract dedicated to the City. Show on plat document. [Short Plat; Sht 7]
- See review comments on the short plat document and respond accordingly.
- At the time of Short Plat application, the site is located within a Special Flood Hazard Area Unnumbered A-Zone as determined by the National Flood Insurance Program Community Panel Number 53053C0342E, dated March 7, 2017. However, the applicant has recently submitted a Letter of Map Revision (LOMR) to FEMA requesting approval of a revised floodplain delineation. Please be aware that landuse approval cannot be granted until the flood study is approved by FEMA, or prior to executing a separate written agreement between the applicant and City.
- If any portion of the project site remains in a regulated floodplain after FEMA's LOMR determination, 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 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.
  - Provide compensatory storage, if necessary, in accordance with PMC 21.07.060(1)f.
  - The lowest floor of the structure, including any basement, shall be elevated 1-foot above the BFE and/or floodproofed to 1-foot above the BFE. Please be aware that providing additional freeboard above the BFE can reduce insurance premiums.
  - No occupancy permit shall be issued until such time as a Federal Emergency Management Agency Elevation Certificate is completed based on "Finished Construction" and submitted to the Engineering Services Manager.
  - Plats shall indicate the regulated floodplain boundary, the BFE, and the minimum finished floor elevation(s) on the face of the plat document(s).

- During a recent site visit it was indicated that a regulated stream runs along the east property line discharging to the Pioneer Way ditch. The proposed stream conveyance design shall be reviewed and approved by the Washington State Department of Fish and Wildlife (WDFW) prior to short plat approval to ensure adequate ROW is dedicated on the short plat document.

- Review comments associated with the preliminary storm report may be addressed through the Preliminary Site Plan Application, P-21-0034 so that this Short Plat Application, P-21-0025, may continue through landuse process independently.

Traffic Review - Bryan Roberts; (253) 841-5542; broberts@PuyallupWA.gov

- Per previous comments, please verify 56ft dimension. City estimates only 52.5ft is necessary from centerline
- Per previous comments, please verify 56ft dimension. City estimates only 52.5ft is necessary from centerline
- Provide an exhibit that shows proposed ETC frontage design with proposed ROW location
- Provide AutoTurn analysis for this radius (NBR movement from outside Shaw Rd lane) to ensure design vehicles can safely maneuver without impacting WBL turn pocket
- Provide an exhibit that shows proposed ETC frontage design & traffic signal pole location in relation to proposed ROW/easement line

Building Review - Ray Cockerham; (253) 841-5585; RayC@PuyallupWA.gov

- Comply with all applicable building codes at time of application(s).

CONDITIONS

Development & Permitting Services - David Drake; 2538644171; DDrake@PuyallupWA.gov

- General: Comply with 2018 IFC
  Comply with C.O.P. Engineering Codes and Standards
  Current Site Plan may effect short platt. Make changes as needed.

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- General: GENERAL
  1. 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.

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- General: WATER:
  2. The Water Dept. has raised concerns that there may be an existing 4-inch water pipe buried onsite associated with Ackerman springs. If the pipe location is known, the pipe shall be plugged and abandoned and/or removed. If the pipe location is not known, a note shall be added to the civil drawings to abandon the line if discovered during construction operations.
  3. 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)]
  4. The applicant shall be responsible for the operation and maintenance of the proposed water system located on private property.
  5. There is an existing 8-inch private watermain that extends from Pioneer Way southward through the site and connects to the watermain located in Shaw Road. The applicant shall verify that the existing onsite private watermain is adequately sized to provide the necessary flows for both the domestic system and fire protection system. [PMC 14.02.190, 14.20.010 & CS 301.1(1)]
  6. 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)]

7. 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)]
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]
9. 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)]
10. Water pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.
11. 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]
12. If any of the proposed building uses are included under WAC 246-290-490 Table 9 facilities, then the DCVA shall be upgraded to a reduced pressure backflow assembly (RPBA).
13. 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]
14. The fire sprinkler double detector check valve assemblies (DDCVA) may be located either inside, or outside, of the building.
15. 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]
16. 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]
17. For each residential building, a water system development charge (SDC) will be assessed based on the number of "residential" units in the facility. [PMC 14.02.040, 14.10.030]
18. For each commercial building, including common/administrative facilities associated 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. [PMC 14.02.040]
19. 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]
20. To obtain credit towards System Development Fees for any existing fixture units, the applicant shall provide the City evidence of the existing plumbing fixtures prior to demolition or removal. A written breakdown of the removed fixture types, quantities, and associated fixture units shall accompany the building permit application and be subject to review and approval by the City. [PMC 14.02.040]

Engineering Division - Mark Higginson; 2538415559; MHigginson@PuyallupWA.gov

- General: SANITARY SEWER:

21. The onsite sewer main recently constructed under Permit E-21-0426 shall be tested, TV'd, and mandrelled along with the proposed sewer system for the overall project. Any deficiencies shall be repaired to current standards.
22. A separate and independent side sewer will be required from the onsite sewer main to all building sites for each proposed lot. Side sewers shall be 6-inch minimum diameter with a 0.02 foot per foot slope. [PMC 14.08.110 & CS 401(6)]

23. Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. Sampling stations shall be provided in accordance with City Standard Detail 04.03.04. [PMC 14.08.120 & CS 401(7)]
24. If the proposed side sewer is greater than 6-inches, a sanitary sewer manhole shall be provided at the property line.
25. Sewer main pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.
26. 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]
27. The construction of a trash enclosure will require the enclosure pad to be elevated to prevent stormwater run-on. If an area drain is proposed for the trash enclosure, then the drain shall be connected to the sewer system and the trash enclosure covered to prevent stormwater run-on and inflow into the area drain.
28. If underground parking is anticipated, or proposed at a later date, drainage for the underground parking shall be connected to the sanitary sewer system through an oil-water separator. [PMC 14.06.031 & CS 402.2]
29. All private oil-water facilities shall be maintained in accordance with Puyallup Municipal Code 14.06.031. Under this Title, records and certification of maintenance shall be made readily available to the City for review and inspection, and must be maintained for a minimum of three years. If the owner fails to properly maintain the facility, the City, after giving the owner notice, may perform necessary maintenance at the owner's expense. [PMC 14.06.031 & CS 402.2]
30. For each residential building, a sanitary sewer system development charge (SDC) will be assessed based on the number of "residential" units in the facility. [PMC 14.10.010, 14.10.030]
31. For each commercial building, including common/administrative facilities associated a residential use (office, clubhouse, hallways, pool areas, etc.), sanitary sewer system development charge (SDC) will be assessed based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. [PMC 14.10.010, 14.10.030]
32. 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]

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- General: STORMWATER/ EROSION CONTROL:

33. 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").
34. 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.
35. NOTE: Areas of disturbance within the public ROW must be included in the project area as part of the stormwater thresholds and calculations.
36. 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]
37. 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)]
38. 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.

39. 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.

40. 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.

41. 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.

42. 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.

43. The proposed project is part of a larger, common plan of development, and includes the use of existing stormwater facilities. The Technical Information Report (TIR) or Stormwater Site Plan (SSP), shall provide supporting documentation and engineering calculations which substantiate the affect of the proposed project in regards to the design assumptions of the existing stormwater facilities. [PMC 21.10.060]

44. 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)

45. The submitted project documentation indicates that the existing combined detention-wetpool facility serving adjacent properties to the South will be filled in as part of this proposed development. This facility was designed and constructed to past stormwater regulations using a single event model, Santa Barbara Urban Hydrograph (SBUH) for flow control, and a wetpool sized using ½ of the 2-yr release rate for water quality compliance.

- The applicant shall provide supporting documentation substantiating the 2-yr, 10-yr, and 100-yr release rates of the existing detention facility.
- The upstream basins tributary to the existing detention facility shall be incorporated into the current project's stormwater model in such a way as to ensure no increase in flow (release rate) to the downstream stormwater system post-project while complying with the requirements of the

Ecology Manual for the proposed project.

- The applicant shall provide water quality facilities for the existing upstream basins equal to, or better, than the existing wetpool facility to ensure no degradation of stormwater from the properties to the South.
- Provide a detailed explanation of the analysis in the written technical report, including, but not limited to, assumptions; calculations; discharge rates; stage-storage relationships; recommendations, and any proposed modifications to the existing system.

46. Overflow facilities shall be provided at the low points of the proposed permeable pavement areas to allow safe discharge to the downstream public storm system.

47. The use of permeable pavement(s) will require trench dams where utility pipes cross property lines.

48. 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.

49. 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]

50. The 2-yr, 10-yr, and 100-yr water surface elevation (WSE) shall be shown on the R/D facility cross-section(s).

51. A Stage-Storage Table for the 2-yr, 10-yr, and 100-yr water surface elevations shall be provided on the same civil sheet as the R/D facility cross-section(s).

52. Water quality treatment of stormwater shall be in accordance with the Ecology Manual, Volume 1, Minimum Requirement 6; and Volume 5, Runoff Treatment.

53. 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."

54. Construction of frontage improvements associated with this project will require installation/extension of the stormwater main to accommodate road runoff. The new stormwater main shall be adequately sized to accommodate any upstream basins tributary to main.

55. 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
Structure Tributary Area
Pipe Diameter (in)
Pipe Length (ft)
Pipe Slope (%)
Manning's Coefficient (n)
Design Flow (cfs)
Pipe-Full Flow (cfs)
Water Depth at Design Flow (in)
Critical Depth (in)
Velocity at Design Flow (fps)
Velocity at Pipe-Full Flow (fps)
Percent full at Design Flow (%)
HGL for each Pipe Reach (elev)

56. Due to the widening of Pioneer Avenue and associated flows generated by the project, provide a backwater analysis of the Pioneer Avenue conveyance system considering the tailwater elevation of the Pioneer Avenue ditch as outlined in City Standards Section 204.3. The analysis shall include any upstream basin flows tributary to the pipe outfall.
57. Flows tributary to the existing Pioneer Way ditch shall be evaluated to determine pipe capacity to convey flows through the future frontage improvements.
58. 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.
59. 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.
60. Erosion control measures for this site will be critical. A comprehensive erosion control plan will be required as part of the civil permit application.
61. 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.
62. 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.
63. 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.

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- General: STREET:

64. Additional right-of-way dedication is required of this plat along both the Pioneer Way and Shaw Road frontages in order to accommodate the final design. See traffic engineering comments for minimum criteria. [PMC 11.08.120, 11.08.130, 19.12.050(1)]
65. Half-street improvements shall be completed along the entire property frontage and include curb, gutter, sidewalk, roadway base, pavement, street lighting, and drainage. [PMC 11.08.120, 11.08.130, 19.12.050(1)]
66. 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.
67. 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)]

68. 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]

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- General: GRADING:

69. 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]

70. 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.

71. 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]

72. It should be noted there are existing drainage ditches along the east boundary of the site. Section 502.5 of the City Standards requires a minimum setback of 5-feet between the top of any fill placement and the top of any bank of any defined drainage channel. The perimeter drainage ditche(s) must remain in service to drain the properties outside of the project site. The ditch should not be altered without review by the affected property owners. If the ditch is a regulated stream, then additional review by the City Planning Dept., COE, and/or WDFW may be necessary.

73. 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."

74. 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.

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- General: MISC:

75. All proposed improvements shall be designed and constructed to current City Standards. [PMC 14.08.040, 14.08.120, 17.42]

76. 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.

77. 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.

78. Civil engineering plan review fee is $470.00 (plus an additional per hour rate of $130.00 in excess of 5 hours). The Civil permit shall be $300.00 and the inspection fee shall be 3% of the total cost of the project as calculated on the Engineering Division Cost Estimate form. [City of Puyallup Resolution No. 2098]

79. Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project / plat.

80. 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.

81. 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.

82. 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

Sincerely,
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