



City of Puyallup

Planning Division

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DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	P-18-0040
PROJECT NAME	SUNSET POINTE
PERMIT TYPE	Preliminary Major Plat
PROJECT DESCRIPTION	** SUNSET POINTE MAJOR PLAT ** AMR E-18-0166
SITE ADDRESS	2301 23RD ST SE ;
PARCEL #	0420353027;
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	March 15, 2018
APPLICATION COMPLETE DATE	
PROJECT STATUS	<u>Active Development Review Team (DRT) review case – resubmittal required.</u> 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 site appears to be marked as PENDING CLEAN UP for site contamination with the Tacoma Pierce County Health Department (TPCHD); previous SEPA comments from Ecology also indicate environmental clean up issues (see Ecology letter dated April, 2018). SEPA mitigation conditions are forthcoming regarding site environmental assessment, and possible site clean up at the direction of Ecology, to be addressed at the time of civil review. Applicant must coordinate with Ecology and/or TPCHD to resolve. February, 2022 staff follow up comment to this correct: The Ecology clean up report data was obtained in 2020 (Ecology clean up ID 11739). Also see the Ecology SEPA comment letter with requirements (dated April 27, 2018) under the Toxic Clean ups section. The response report (Environmental associates phase 1 report, dated January 14, 2005) provided does not resolve this comment. Please contact the Toxic Clean ups coordinator and Ecology and obtain updated guidance on needed remediation steps to resolve site contamination issues and provide upon resubmittal.

- At the time of civil permit application, the applicant shall provide an access and grading plan for proposed lots 7 and 8 that demonstrates access drive will not exceed 10% slope, that storm water design will direct water to the proposed dispersion area to the west and that retaining walls needed to support access to lots 7 and 8 meet the retaining wall codes (PMC 19.12.070 (3) and PMC 20.58.005 (2)). The access tract may need to shift south to avoid conflicts and meet code which may impact final plat layout. See corresponding comments from Fire Prevention and Engineering.
- All pedestrian walkways shall be dedicated as use by the public at the time of final plat; the walk way between lots 14/15, site wetlands, lots 3/5 will be a public right of way dedication at the time of final plat. These walkways shall be 15' wide right of way, and fully improved with blacktop asphalt or other approved surfacing by Public Works, 10' wide improved surface, with 24" gravel shoulders, access restrictions (bollards or other method as approved by Public Works) and landscaping, at the time of civil permitting
- A 25' Native Growth Protection Area shall be provided on the rear of lots 13 due to slopes and protective buffer areas for 40%+ slopes and wetlands, per the Geotech report. These areas shall be landscaped and a landscape plan shall be provided for these lots during final landscape plan approval. February, 2022 staff follow up comment: Please revise the lot layout with this protection area shown on the plat sheet(s) as 40%+ area (using the same call out as on tract A) and show buffer setback.
- Other conditions outlined in the December, 2020 DRT letter remain in effect and will be carried forward to the Hearing Examiner once all issues related to the plat are resolved.

Engineering Review - Jamie Carter; (253) 435-3616; JCarter@puyallupwa.gov

- Documents reviewed: Although comments were addressed in the December 30, 2021 letter, very few actual updates were presented to reviewers. The following list summarizes documents reviewed. If there are any newer versions of these documents, they were not included in the most recent submittal and were not reviewed.

12/15/2020	–	Updated	grading	plan	(sheet	P2)
10/23/2020	–	Site	Plans	Sheets	1-5	
10/23/2020	–		Geotechnical		Addendum	
10/1/2020	-	Revised	Storm	Report		
6/25/2019	-	Geo	report	updated		
6/25/2019	-	Storm	report	updated		
9/21/2018	–	Critical	Areas	Report	updated	

- First and foremost, there will be no further review of the civil portion of the Major Plat due to the non-response to repeated requests for detailed long term ground water monitoring. In addition, 2 test pits are not adequate for a site this size. Infiltration must be shown as infeasible in order for the project to claim that it is infeasible and not use it. Provide detailed accounts of testing and tabulated results.

- The following City comment is to address the Engineers response to a previous City comment: PREVIOUS CITY COMMENT (12/31/2020): The State highway basin does not meet the criteria for full dispersion. The total impervious area exceeds the 10 percent threshold. The overall site is 13.319 acres (2.579 acre onsite plus 10.74-acre native easement). The total impervious is 1.62 acres (.59 acres within the roadway and tracts as measure of drawing plus .844 acres for roof plus .184 acres for driveways). The impervious percentage equals 12.2%. Also, the eastern most flow path slope exceeds 15% based on existing contours. Please revise stormwater report to address this issue.

RESPONSE FROM CLIENT'S ENGINEER (12/30/2021): The storm drainage report will reduce the amount of roof area to 3,600 square feet per lot for a total of 0.66 acres, 0.184 acres driveway (average of 1,000 sf per lot) and 0.474 acres of roadway. The basin will have a total of 1.318 acres which meets the ten (10) percent threshold.

CITY COMMENT ON RESPONSE: It is unclear to reviewers how the roadway will be reduced from 0.59 acres to 0.474. Although a Storm Report and Plans were submitted with this response, the documents either had not been updated since October 2020, or it was not made clear which portions of the documents had been updated. They are both still showing a date of October 2020 which is before the 4th correction notice; from which these comments came, was issued. The client will need to clearly demonstrate on the Civil Plans that the roadway impervious has been reduced and that the total basin meets the 10% requirement. Also, eastern most flow path slope comment not addressed. Revise stormwater report to address these issues.
- The following City comment is to address the Engineers response to a previous City comment: PREVIOUS CITY COMMENT (12/31/2020): A portion of lot 6 and 7 and all of lot 8, tract C and the proposed 5' walkway is graded towards the north east. The storm report shows a portion of this as a bypass basin that is included in the Shaw Road basin. The bypass basin does not match the grading. Show how the increase in runoff for the northeast corner of the plat will be mitigated? Please revise stormwater report and provide a qualitative description/analysis to address this issue.

RESPONSE FROM CLIENT'S ENGINEER (12/30/2021): The proposed drainage for these lots is being directed to the dispersion area to the north. The post developed basin shows a small bypass area which has been accounted for in the drainage model.

CITY COMMENT ON RESPONSE: It will need to be clearly demonstrated on the civil plans how the water is being conveyed from the lots to the dispersion system. Also clearly demonstrated and described will be the bypass scheme for this basin. The current submittal does not provide enough detail to completely review the drainage in relation to the basins.

- The following City comment is to address the engineers response to a previous City comment: PREVIOUS CITY COMMENT (12/31/2020): The access tract shown the storm pond is 20'; City Engineering standards requires a 40' easement. Previous response noted that an AMR will be submitted to reduce the width at the time of Civil Permit. If the AMR is not approved the buildable area of lot 16 will be impacted. Either the easement shall be widened as part of the preliminary Plat or the AMR shall be submitted and approved prior to Preliminary Plat approval; please address this upon resubmittal. RESPONSE FROM CLIENT'S ENGINEER (12/31/2021): Attached is the AMR requesting the reduction of the easement width. CITY COMMENT ON RESPONSE: After further review and discussion the City has determined that an easement is not required because it is in a dedicated tract. City Standard 206(2) discusses the requirements:

Publicly maintained water quality and R/D facilities shall be located in tracts dedicated to the City. The size of the tract shall be based on the size of the stormwater facility. At a minimum, the tract shall include the entire facility, site access area, and at least 5-feet of clearance around the facility. All publicly owned and maintained stormwater tracts/parcels shall be fenced at the property line. Fencing shall meet the minimum requirements of City Standard Detail 06.01.08 – Type 1, Chain Link Fence.

Section 205.2 of the City Standards requires the access road in a tract to be a minimum of 15 feet wide. Employing the minimum 5-foot buffer to each side of the access road would result in a 25-foot access road within Tract B with the pipe centered in the access road.

- The following City comment is to address the engineers response to a previous City comment: PREVIOUS CITY COMMENT (12/31/2020): The storm pond does not meet City Stormwater Standards; revise the design upon resubmittal addressing the following issues.
 - a. The Storm pond shall setback 20' from any property line.
 - b. The storm pond is located within a steep slope buffer. Per the DOE stormwater manual, the facility shall not be located above a slope that exceeds 15%.
 - c. The Drainage Report models to have a bottom that is 79.1' by 79.1'. The bottom of the pond shown on the preliminary plat is approximately half that size.
 - d. The storm pond will be City owned infrastructure. The city does not accept its current location above a steep slope that leads to a wetland. This configuration will likely case additional maintenance and has a potential for failure over time. The pond shall be relocated to a more suitable location outside of any critical areas or buffers.

RESPONSE FROM CLIENT'S ENGINEER (12/30/2021):

 - a. Please provide specific location where the pond does not meet the 20-foot
 - b. The geotechnic engineer addressed this in their previous memo
 - c. The pond bottom is 60 x 120 feet which is approximately the same area
 - d. The previous Geotechnical Engineering memo addressed the location of the proposed pond in relation to the steep slope

CITY COMMENT ON RESPONSE:

 - a. Ensure that the pond is a minimum of 20-feet from any structure, property line, or vegetative buffer and 50-feet from steep slopes per Volume V, Chapter 10.3 of the SWMMWW.
 - b. Cannot locate information in "previous memo". Specify document version and page number where this is addressed. Reviewers read the 6/24/2019 updated Geotech report, the 10/23/2020 addendum to the Geotechnical Report and the updated October 2020 Storm Report and cannot find any mention of how the design will conform to the Ecology Manual's provisions for ponds near steep slopes and, in fact, these documents still refer sporadically to a stormwater vault.
 - c. Model the pond as it is proposed to be constructed.
 - d. See Comment on Response 8.b.

- The following City comment is to address the engineers response to a previous City comment: PREVIOUS CITY COMMENT (12/31/2020): The storm design does not adequately show that the project meets MR #8 of the 2014 DOE Stormwater Manual. Please revise stormwater report to address this issue.
 - a. The Hydroperiod needs to match the guidance included in Appendix I-D. Provide a revised analysis/design that shows the project meets MR #8. The hydraulic analysis shall also be evaluated by the project wetland Biologist to verify that there is no new loss.
 - b. The three consecutive wetlands have been modeled as one wetland. The conveyance between wetland A and B appears undersized. Provide an analysis that show the three are hydraulically connected to function as one.
 RESPONSE FROM CLIENT'S ENGINEER (12/30/2021):
 - a. The wetland biologist reviewed the analysis and the calculations to verify there is no new loss b. Please provide direction on what the city would consider the critical path with regards to the wetland and drainage. The intent was to preserve the wetland removing and replacing culverts will impact the wetland and require mitigation.
 CITY COMMENT ON RESPONSE:
 - a. The direction from the City was to revise the stormwater report and analysis to demonstrate to reviewers that the project meets Minimum Requirement #8.
 - b. The critical path is conforming with applicable City and State design standards. Provide an analysis that demonstrates proper culvert capacity and that the wetlands are hydraulically connected.

- The following City comment is to address the engineers response to a previous City comment:
 PREVIOUS CITY COMMENT (12/31/2020): The storm report does not provide enough information to determine how the wetlands and storm system will function. Once the storm pond is constructed the wetland will function as part of the onsite storm system.
 - a. The existing culvert between Wetland A&B appears undersize for the volume of water that is being contributed to wetland A from the adjacent neighborhood.
 - b. Provide a complete hydraulic analysis of the wetlands, ex culvert/control structure, inlet to the wetlands and outlet.
 - c. As part of the analysis show how the downstream storm system will be affected by any changes to the existing wetlands hydraulics.
 RESPONSE FROM CLIENT'S ENGINEER (12/30/2021):
 - a. The wetland has functioned for several years in the existing condition. The intent of the storm design was to maintain the wetland hydrology while meeting the flow control requirements. Adjusting or changing the wetland culverts will impact the wetland function. Is the city suggestion we replace the 3 existing culverts so the drainage can flowthrough the wetlands? A note can be placed on the plans indicating the culvert replacement.
 - b. An analysis was provided in the preliminary storm report.
 - c. It was not our intention to change the downstream hydraulics.
 CITY COMMENT ON RESPONSE:
 - a. The existing condition is being changed by the development. Sine it is the applicant that wants to discharge to the wetlands, thereby altering the historical function, it shall be the applicant that demonstrates compliance with local regulations.
 - b. The analysis shall be enhanced prior to civil submittal to include details about the proposed control structure, inlet and outlet to and from wetlands, and capacity of the system on-site and downstream.
 - c. All new development impacts the downstream areas and hydraulics.

- **ADDITIONAL** **COMMENTS:**
 - Geotech Report and other documentation still refer to a detention vault and older lot configurations. Ensure that all documents including reports, plans and model outputs on subsequent submittals represent the most current design. Any reference to design elements that are not part of the project will result in the review being halted. This will help lower the amount of subsequent reviews and re-submittals.
 - The modeling and the design discount groundwater. Wet weather modeling to determine the peak groundwater level to inform pond and general site design is required. See #3 under Engineering Conditions from DRT Letter #4. Display results of wet weather monitoring in detail including groundwater levels on particular wet weather dates showing a peak over a specific period of time.
 - The Stormwater Report claims that the State Highway Basin is dispersed over a full ¼ mile, but the easement is only for 100 feet. If the full quarter mile is to be used for stormwater dispersion, then the size of the easement (unbuildable area) must be commensurate. In addition:
 - Dispersion area is located in right of way. Unless it was previously discussed by past reviewers, CBs #14, #16, and #18 should be relocated to the future curblin within the newly dedicated ROW on 19th Ave SE and the dispersion infrastructure moved outside of the ROW not only for 19th Ave SE, but for the future dedication of 21st St E.
 - The area proposed for the dispersion paths needs to be a part of the project. Either an easement or a dedicated tract (City Standard 206(2)).
 - According to documents submitted by the applicant there are wetlands and slopes that may exceed regulations for dispersion on parcel number 0420353009. There are also wetlands on the west side of 21st St E. Dispersion is not allowed in critical area buffers or on slopes exceeding 20%. Provide rationale or revise, clearly indicating all wetlands and buffers.

CONDITIONS

Development & Permitting Services - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- **General: GENERAL ENGINEERING CONDITIONS OF PROJECT APPROVAL:**
 The following engineering conditions are references to requirements and standards that apply to the development proposal regardless of any specific conditions noted above. This list is intended to assist the applicant with incorporating City requirements into the project design documents but should not be considered an exhaustive list of all necessary provisions from the Municipal Code, design standards, or the Ecology stormwater manual.
GENERAL:
 - *The individual lot designations shall be identified by numerals, starting with numeral one. [PMC 19.02.100]
 - *Indicate a 10-foot private utility easement adjacent to the right-of-way line of the proposed lots. [PMC 17.42]
 - *The following Dedication language shall be provided on the final plat document:
 FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF

PUYALLUP, ITS SUCCESSORS AND ASSIGNS, WHICH MAY BE OCCASIONED TO ADJACENT LAND BY THE CONSTRUCTION, DRAINAGE OR MAINTENANCE OF DEDICATED ROADS WITHIN THIS SUBDIVISION, OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF PUYALLUP.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, AGREE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, TO INDEMNIFY AND HOLD THE CITY OF PUYALLUP, ITS SUCCESSORS AND ASSIGNS, HARMLESS FROM ANY LOSSES, INCLUDING ANY REASONABLE COSTS OF DEFENSE, SUFFERED BY THE CITY OF PUYALLUP, ITS SUCCESSORS AND ASSIGNS, RESULTING FROM CLAIMS FOR DAMAGES BY PERSONS WITHIN OR WITHOUT THIS SUBDIVISION FINALLY ADJUDICATED TO HAVE BEEN CAUSED BY THE NEGLIGENCE OR WRONGFUL ACTS OR OMISSIONS OF THE UNDERSIGNED OWNERS, THEIR EMPLOYEES, AGENTS OR CONTRACTORS, IN ALTERING THE GROUND SURFACE, DRAINAGE OR SURFACE OR SUB-SURFACE WATER FLOWS WITHIN THIS SUBDIVISION, OR IN ESTABLISHING OR CONSTRUCTING THE ROADS WITHIN THIS SUBDIVISION.

PROVIDED, THIS WAIVER AND INDEMNIFICATION SHALL NOT APPLY TO THE EXTENT THAT ANY LIABILITY OR DAMAGES RESULT IN WHOLE OR IN PART FROM THE NEGLIGENCE OR WRONGFUL ACTS OR OMISSIONS OF THE CITY OF PUYALLUP, OR ITS EMPLOYEES, AGENTS, CONTRACTORS, SUCCESSORS OR ASSIGNS.

SUBJECT TO THE TERMS AND CONDITIONS CONTAINED HEREIN, THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

Development & Permitting Services - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- General: WATER:
 - *The proposed water system shall be designed and constructed to current City (Fire/ Domestic) standards. [PMC 14.02.120]
 - *The water main shall be located generally 10 or 12-feet west or south of roadway centerlines per city standard drawings. [PMC 14.02.120(f) & CS 301.1(11)]
 - *A new water main line shall be extended to, and through, the site sufficient to provide the necessary flows for both the domestic system and fire system. The minimum water pipe size shall be 8-inch diameter. [PMC 14.02.190, 14.20.010 & CS 301.1(1)]
 - *A 1-inch poly line water service including setter and box shall be provided for each building lot and shall be extended 10-feet into each of the proposed lots. The City will install meters at the time of individual lot development. NOTE: Tract meters, including transmitters, shall be installed by the applicant. [PMC 14.02.220(2) & CS 301.3]
 - *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)]
 - *Fire hydrants and other appurtenances shall be placed as directed by the Puyallup Fire Code Official. Fire hydrants shall be placed so that there is a minimum of 50-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3]

*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 to the City. [WAC 246-290-120]

*For new plats, water connection fees and systems development charges will be assessed at the time of building permit issuance for the individual lots. [PMC 14.02.040, 14.10.030]

Development & Permitting Services - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- General: SANITARY SEWER:
 - *The proposed sanitary sewer system shall be designed and constructed to current City Standards. [PMC 14.08.040, 14.08.120]
 - *6-inch side sewers shall be extended 15-feet into the proposed lots. [PMC 14.20.010 & CS 401(6)]
 - *The sanitary sewer main shall be located 5-feet east or north of roadway centerlines. [PMC 17.42]
 - *Any portion of a mainline extension located outside City right-of-way must be centered in a 40-foot wide easement granted to the City for maintenance purposes. The easement, if necessary, shall be clearly indicated on the plat document. [PMC 17.42 & CS 401(14)]
 - *A separate and independent side sewer will be required from the public main to all building sites for each proposed lot. Side sewers shall be extended from the main 15-feet beyond the property line at the building site and shall be 6-inch minimum diameter with a 0.02 foot per foot slope. [PMC 14.08.110 & CS 401(6)]
 - *Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.120 & CS 401(7)]
 - *Individual grinder pump systems shall comply with City Standard 401 (17) and provide a minimum storage capacity of 220 gallons in accordance with City's Sanitary Sewer Comprehensive Plan.
 - *Any forcemains serving the individual lots shall be privately maintained and located outside the limits of the ROW. Provide a gravity sewer connection between the private forcemain discharge on private property and the public sewer main. Clearly indicate private sewer easement(s) across the individual lots.
 - *Utility extensions shall be completed prior to building permit issuance.
 - *A sanitary sewer system development charge (SDC) will be assessed for each new single family residence and is due at the time of building permit issuance for the individual lot(s). [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]

Development & Permitting Services - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- General: STORMWATER/ EROSION CONTROL:
 - *Stormwater design shall be in accordance with the 2012 Stormwater Management Manual for Western Washington as amended in December, 2014 (The 2014 SWMMWW aka "Ecology Manual").
 - *The applicant shall complete the stormwater flowchart, Figure 3.1, contained in Ecology's Phase II Municipal Stormwater Permit, Appendix I. The completed flowchart shall be submitted

with the preliminary stormwater site plan.

*The proposed plat shall employ, wherever feasible, low impact development practices to meet the design criteria set forth in PMC 21.10.190, the Ecology Manual Volume III, Chapter 3, and Volume V, Chapter 5.

*The applicant is responsible for submitting a preliminary stormwater management site plan (2 sets) which meets the design requirements provided by PMC Section 21.10 and Ecology Manual Volume I, Section 2.5.1. The preliminary stormwater site plan (PSSP) shall be submitted prior to Preliminary Plat approval to ensure that adequate stormwater facilities are anticipated prior to development of the individual lot(s). The preliminary stormwater site plan shall reasonably estimate the quantity of roof and driveway stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development.

*The storm drainage system shall be designed and constructed in accordance with current City Standards. [PMC 17.42]

*Preliminary feasibility/infeasibility testing for infiltration facilities shall be in accordance with the site analysis requirements of the Ecology Manual, Volume I, Chapter 3, specifically:

- Groundwater evaluation, either instantaneous (MR1-5); or continuous monitoring (MR1-9), during the wet weather months (December 21 through April 1).

- Hydraulic conductivity testing using the Small Scale Pilot Infiltration Tests (PIT) during the wet weather months (December 21 through April 1) unless the site is located on unconsolidated outwash soils. If the site is located on unconsolidated outwash soils, grain size analyses may be

 - substituted for the Small Scale PIT test.

- Testing to determine the hydraulic restriction layer.

*Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; enlarging the private facilities to account for bypass runoff; or other methods as approved by the City Engineer. [PMC 21.10.190(3)]

*Water quality treatment of stormwater shall be in accordance with the Ecology Manual, Volume V.

*A maintenance access road and approach will be required to maintain the public storm facilities in Tract B.

*A Construction Stormwater General Permit shall be obtained from the Department of Ecology prior to any land disturbing activities such as clearing, grading, excavating and/or demolition.

*At the time of civil permit application, the applicant is responsible for submitting a permanent storm water management plan (2 sets) which meets the design requirements provided by PMC Section 21.10. The plan and accompanying information shall provide sufficient information to evaluate the environmental characteristics of the affected areas, the potential impacts of the proposed development on surface water resources, and the effectiveness and acceptability of measures proposed for managing storm water runoff. The findings, existing and proposed impervious area, facility sizing, and overflow control shall be summarized in a written report (TIR or SSP). [PMC 21.10.190, 21.10.060]

*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

*In the event that during civil design, there is insufficient room for proposed stormwater facilities in the area(s) shown on the major plat, the stormwater area(s) shall be increased as necessary so the final design will be in compliance with current City Standards. This may result in the number of lots being reduced, or a reduction in other site amenities. [PMC 21.10.060(4), 21.10.150]

*Overflow facilities shall be provided for any proposed detention/retention facilities in accordance with the City Standards. This includes a downstream analysis a minimum of ¼ mile downstream from the site.

*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]

*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.

*The number of infiltration tests shall be based on the area contributing to the proposed BMP, e.g., one test for every 5,000 sq. ft of permeable pavement, or one test for each bioretention cell. Upon submission of the geotechnical infiltration testing, appropriate long-term correction factors shall be noted for any areas utilizing infiltration into the underlying native soils in accordance with the Ecology Manual, Volume III, Chapter 3.

*Construction of frontage improvements associated with this project will likely require extension of the stormwater main to accommodate road runoff.

*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)

*At the time of preliminary plat construction, all storm drains shall be signed as follows:

-Publicly maintained stormwater catch basins shall be signed using glue-down markers supplied by the City and installed by the project proponent.

-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.

*Erosion control measures for this site will be critical. A comprehensive erosion control plan will be required as part of the civil permit application.

*Prior to the final plat being accepted by the City, all disturbed areas within the site shall be stabilized to the satisfaction of the City Engineer.

*A Stormwater Systems Development Charge (SDC) will be assessed for each new single family residence.

*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.

Development & Permitting Services - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- General: STREET:

56. Half-street improvements shall be completed along the entire property frontage and include curb, gutter, sidewalk, roadway base, pavement, street lighting, and drainage. Dedication of right-of-way may be required to provide for adequate roadway section. [PMC 11.08.120, 11.08.130, 19.12.050(1)]

*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.

- 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]

- Indicate the ROW limits for 13th St SW and Road A.

- Indicate the Sight Distance Triangle limit at the Road A intersection.

*Street numbering and addressing shall be provided by Engineering Services and reflected on the final plat document. [CS 103.1]

*Existing private utilities (gas, telcom, cable, etc...) that are in conflict with City maintained right-of-way and utilities shall be relocated outside of the travelled road section, i.e., behind

the curb under the sidewalk area.

Development & Permitting Services - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- General: 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 prior to issuance of the first building permit. The Report shall be prepared by a Civil Engineer or Engineering Geologist licensed in the State of Washington. Prior to final acceptance of this project, the author of the Report shall provide certification to the City of the following:
 - The project was constructed in accordance with the recommendations contained in the report.
 - Any building lot within the site is suitable for building up to a maximum safe bearing load expressed in pounds per square foot (psf). A note indicating the certified safe bearing load for the building lots shall be provided on the face of the plat. Alternatively, a note shall be provided on the face of the plat indicating that a geotechnical report will be required for each building lot prior to issuance of a building permit on that lot.
 - *Cross sections will be required at various points along the property lines extending 30-feet onto adjacent properties to assure no impact from storm water damming or runoff. [PMC 17.42 & CS 502.1]
 - *At the time of civil permit application, the following notes shall be added to the first sheet of the TЕСP:
 - a. "At any time during construction it is determined by the City that mud and debris are being tracked onto public streets with insufficient cleanup, all work shall cease on the project until this condition is corrected. The contractor and/or the owner shall immediately take all steps necessary to prevent future tracking of mud and debris into the public ROW, which may include the installation of a wheel wash facility on-site."
 - b. "Contractor shall designate a Washington Department of Ecology certified erosion and sediment control leadperson, and shall comply with the Stormwater Pollution Prevention Plan (SWPPP) prepared for this project."
 - c. "Sediment-laden runoff shall not be allowed to discharge beyond the construction limits in accordance with the Project's NPDES General Stormwater Permit."
 - d. "The closed depression is the permanent stormwater infiltration system for the project and shall not be utilized for TЕСP runoff. Connect to the closed depression 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 of the utility. Notification must occur in a window of not less than 2 business days but not more than 10 business days before beginning the excavation. If a transmission pipeline company is notified that excavation work will occur near a pipeline, a representative of

the company must consult with the excavator on-site prior to excavation.

Development & Permitting Services - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- General: *Engineering plans submitted for review and approval shall be comply with City Standards
Section 1.0 and Section 2.0, particularly:
 - Engineering plans submitted for review and approval shall be based on 24 x 36-inch sheets.
 - The scale for design plans shall be indicated directly below the north arrow and shall be only 1"=20' or 1"=30'. The north arrow shall point up or to the right on the plans.
 - Engineering plan sheets shall be numbered sequentially in this manner: Sheet 1 of 20, Sheet 2 of 20, etc. ending in Sheet 20 of 20.
 - All applicable City Standard Notes and Standard Details shall be included on the construction plans for this project. A copy of the City Standards can be found on the City's web site under Office of the City Engineer, Engineering Services.
- *Prior to Acceptance/Occupancy, Record Drawings shall be provided for review and approval by the City. Record Drawings shall be provided as follows:
 - a. Electronic version of the record drawings in the following formats:
 - i. AutoCAD Map 2007 or newer in State Plane South Projection
 - ii. PDF

Development & Permitting Services - Bryan Roberts; 2538415542; broberts@PuyallupWA.gov

- General: TRAFFIC CONDITIONS OF APPROVAL:

Traffic Impact fees (TIF) will be assessed for each new single family residence in accordance with fees adopted by ordinance, per PMC 21.10.

Park impact fees shall be charged per new dwelling unit based on its size. Fees are assessed in accordance with fees adopted by ordinance, per PMC 21.10

School impact fees shall be paid directly to the school district in accordance with adopted fee at the time of collection by the District.

Per Puyallup Municipal Code Section 11.08.130, the applicant/owner would be expected to construct half-street improvements including curb, gutter, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during the course of construction, or which do not meet current City Standards, shall be replaced. Based on the materials submitted, the applicant would be expected to construct half-street improvements (along the property frontage) on the following streets:

- a) 23rd St PI SE shall consist of 28' streets with curb, gutter, 5' sidewalks, 5.5' planter strips, and streetlights within a 50' right-of-way. "NO PARKING" signs on one side of the street will be required.
- b) 19th Ave SE shall match the existing curb alignment on the south side of the street. The roadway shall consist of a 28' street with curb, gutter, 5' sidewalks, and streetlights in a 60'

right-of-way. "NO PARKING" signs on one side of the street will be required.

A separate street lighting plan is required for the City's civil review. Streetlights will be required on 19th Ave SE & 23rd St PI SE.

The maximum grade for City streets is 10%.

Offsite striping plan required to safely transition vehicles to/from widened sections on 19th Ave SE.

At the intersection of 21st St SE & 19th Ave SE, the NE corner must be completely clear of sight obstructions. The City's Approach Sight Distance Standards 01.01.11 (85ft sight triangle) must be shown on civil plans.

The Cul-de-sac on 19th Ave SE must meet minimum radius requirement per Fire requirements.

The future road connection stubs (Highland Dr & north side of the 19th Ave SE Cul-de-sac) shall be installed with "Roadway to be extended in future" signage (per standard 01.01.21). Right of way dedication shall be provided at the time of final plat.

Engineering Division - Jamie Carter; 2534353616; JCarter@puyallupwa.gov

- General: SPECIFIC ENGINEERING CONDITIONS OF PROJECT APPROVAL:
 - *The project proposed to provide a protective easement of the entire Parcel 0420353009. This easement shall be in place prior to the approval of the final plat.
 - *The project shall extend frontage improvements to the West along 19th Ave SE to tie into the existing curb line. The frontage improvements shall include curb/gutter, sidewalk, storm and half street paving. The storm improvements shall include removal of any existing facilities that don't meet current city standards and installation of required facilities for proper drainage.
 - *Due to the onsite Wetlands the Project is required to meet minimum requirement # 8 of the 2014 ECY SWMMWW. As part of the requirement seasonal high groundwater will need to be determined to have a complete picture of the hydraulics of the Wetlands. Based on this requirement the project shall provide continuous groundwater monitoring through a minimum of one wet season as outlined in the 2014 ECY SWMMWW.
 - *If changes to existing culvert and control structure within the wetlands are proposed as part of the project the applicant shall obtain all required Army Corp of Engineers and WDFW permits for the alterations and work with the wetlands.

Fire Prevention - David Drake; 2538644171; DDrake@PuyallupWA.gov

- General: 1. Comply with 2018 IFC, IBC and C.O.P engineering codes and standards.
 - 2. Fire Hydrants will be addressed at Civils and required to be constructed to C.O.P standards.
 - 3. Fire Hydrants to reach all points of each structure within 600'.
 - 4. 10% Maximum for road grade and driveways.

Sincerely,
Chris Beale
Senior Planner
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CBeale@PuyallupWA.gov