



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

SEPA ENVIRONMENTAL CHECKLIST (2015 UPDATED VERSION)

Purpose of Checklist:

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

Instructions for Applicants:

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

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

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

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

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

A. BACKGROUND

1. Name of proposed project:

03-143-6 ,Cascade Shaw Development

2. Name of Applicant:

Gil Hulsmann
PO Box 1224, Puyallup, WA 98371
253-435-3699
Gil.Hulsmann@abbeyroadgroup.com

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

Gil Hulsmann
PO Box 1224, Puyallup, WA 98371
253-435-3699
Gil.Hulsmann@abbeyroadgroup.com

4. Date checklist prepared:

November 2021

5. Agency requesting checklist:

City of Puyallup

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

Spring/Summer of 2022

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

Yes, 3,442 sq ft of commercial space.

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

Prior SEPA (#04-31-027)
Clear, Grade, and Fill Permit (#E-09-0156)
Wetlands Report by Habitat Technologies; 1 June 2020.
Geotechnical Report by Krazan & Associates; 26 May 2020.
FEMA LOMR; Case No.: 18-10-0841P; 4 April 2019
NPDES; #WAR306133; 19 December, 2019

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

Short Plat, City of Puyallup, Permit #P-21-0142

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

Short Plat - City of Puyallup; SEPA - City of Puyallup;
Preliminary Site Plan Review - City of Puyallup; Site Development - City of Puyallup;
Building Permit - City of Puyallup;
NPDES - Department of Ecology;

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

Development of the 9.7-acre parcel #420351003, located at 808 Shaw Rd. Proposed 391,515 sq ft of 'RM-20 - High Density Multiple-Family Residential' use in the rear/western portion of the parcel and 31,104.37 sq ft of 'CB - Community Business' in the front/eastern portion.

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

808 Shaw Rd, Puyallup, WA 98372

Section 35 Township 20 Range 04 Quarter 12 : N 1/2 OF N 1/2 OF NW OF NE EXC E 30 FT FOR SHAW RD R/W ALSO EXC N 30 FT CYD TO CY OF PUYALLUP FOR ADDL R/W PER ETN 4153619 DC06/07/07CL

B. ENVIRONMENTAL ELEMENTS

1. Earth

- a. General description of the site (circle one): Flat, rolling, hilly, steep, slopes, mountains, other Flat
- b. What is the steepest slope on the site (approximate percent slope)? ~1%
- c. What general types of soils are found on the site (for example: clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Native alluvial deposits consisting primarily of alternating layers of loose silty sand (Unified Soil Classification System:SM), silt (USCS:ML), and poorly graded sands (USCS:SP). - Geotechnical Engineering Report provided by Krazan & Associates, Inc. dated 26 May 2020.

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

Moderate susceptibility to liquefaction due to loose to medium dense silty fine sand and clean sand, silt and gravel, along with a seasonal high groundwater level. - Geotechnical Engineering Report provided by Krazan & Associates, Inc. dated 26 May 2020.

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

The site has been previously filled. Some additional fill will be required at an estimate of 20,000 cubic yards.

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

No. Temporary erosion, sedimentation and construction dust control BMPs will be applied in accordance with the City of Puyallup city standard section 500 - Grading, Erosion and Sedimentation Control. TESC is already installed. The site will be construction and will follow the approved NPDES Permit and Department of Ecology rules and regulations.

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

Site will be covered by approximately 101,033.4 SF (23%) of impervious surface for buildings, carports, trash & recycle area, and the covered mail area. Other areas will be pervious asphalt roads, pervious concrete sidewalks, landscape, and open space will be approx. 321,586 SF.

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

Erosion, sedimentation and construction dust control BMPs will be applied in accordance with the City of Puyallup city standard section 500 - Grading, Erosion and Sedimentation Control. TESC is already installed and construction will follow the requirements of the NPDES and Department of Ecology rules and regulations.

2. Air

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

During Construction: Normal construction equipment emissions will be produced.
Post Construction: Normal emissions from single-family residences and normal single-family activities, including owners vehicles, delivery vehicles, and other normal residential uses.
Dust control measures (TESC) will be implemented as needed per the approved NPDES Permit and Department of Ecology rules and regulations.

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

Yes, normal traffic and commercial operation from the surrounding Shaw Road / Pioneer Way intersection, to include Pioneer Crossing.

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

Watering of exposed soils during construction to suppress dust will ensure that no impacts of ambient air quality will result from the parcel development.
Construction equipment must be maintained and emit only approved Washington State regulated emissions. Contractor will ensure these regulations are adhered to. Dust control measures (TESC) will be implemented as needed. Also as required by the approved NPDES and Department of Ecology regulations.

3. Water

- a. Surface Water:

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

Deer Creek, western boundary of the parcel, which flows into the Puyallup River. There is also an off-site wetlands to the southeast of the project, but it is separated by Shaw Road.
Please see the Wetlands report prepared by Habitat Technologies dated 6.1.2020.

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

No, all construction will occur more than 200 feet away from Deer Creek. Please see the Site Plan and the Wetlands report prepared by Habitat Technologies dated 6.1.2020.

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

N/A

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

Yes, for subsurface utilities. Please see Exhibit J, Water Monitoring Report for water levels.

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

A Letter of Map Revision (LOMR) has been approved by FEMA effective April 4, 2019 (Case No.: 18-10-0841P). Deer Creek - Flooding Zone AE. Please refer to Exhibit P for the FEMA LOMR Map.

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

No

b. Ground:

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

No groundwater will be withdrawn for drinking.
Only dewatering for public utilities construction, if required, will be drained, per Department of Ecology dewatering plan and the approved NPDES Permit.
Any dewatering of water for the above purposes will be put back in to the groundwater by perking on the same site. No dewater will be drawn or diverted offsite.

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

None, waste material will be discharged to the City of Puyallup sanitary sewer system.

c. **Water Runoff (including storm water):**

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

Runoff from this project will be handled by perking the water back in the ground. Stormwater is planned to be discharged off site. Runoff will be handled with a sub-surface treatment and water quality system.

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

No. All stormwater that is percolated will have a treatment lay for water quality.

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

No. Runoff from this project will be handled by perking the water back in the ground. No stormwater is planned to be discharged off site.

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

Runoff from this project will be handled by perking the water back in the ground. No stormwater is planned to be discharged off site.

4. Plants

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

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

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

The site was Graded and Filled under a separate Grading Permit in 2005 and 2015. Only the vegetation that has grown since then that is now being called current vegetation will be removed. Vegetation/landscaping will be placed to meet the City of Puyallup Municipal Code standards once construction is complete. A landscape plan is proposed as part of the new construction. Please see the attached Critical Areas Assessment provided by Habitat Technologies, dated 6.1.2020.

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

To our knowledge, there are no threatened or endangered species known to be on or near the site. Please see the attached Critical Areas Assessment provided by Habitat Technologies, dated 6.1.2020.

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

Landscaping will conform to the City of Puyallup landscaping standards. Please refer to the SEPA Table of Contents, Gil Hulsmann. A full landscape plan will be provided with the Preliminary Site Plan Approval submittal.

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

There are no known noxious weeds and invasive species known to be on or near the site.

5. **Animals**

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

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

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

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

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

To our knowledge, there are no threatened or endangered species known to be on or near the site. Please see the attached Critical Areas Assessment provided by Habitat Technologies, dated 6.1.2020.

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

Not to our knowledge. Please see the attached Critical Areas Assessment provided by Habitat Technologies, dated 6.1.2020.

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

No development will happen within 200ft of Deer Creek.
Please see the Site Plan and the Wetlands report prepared by Habitat Technologies dated 6.1.2020.

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

To our knowledge, there are no known invasive animal species known to be on or near the site. Please see the attached Critical Areas Assessment provided by Habitat Technologies, dated 6.1.2020.

6. Energy and Natural Resources

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

The project will be compliant with the Washington State Energy Code (2018) and all applicable regulations in the latest edition of the International Building Code (IBC)(2018).
Solar power will be incorporated into this project with solar panels on the carports (the design will be the same as the neighboring East Town Crossing project).

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

Solar power will be incorporated into this project with solar panels on the carports (the design will be the same as the neighboring East Town Crossing project).

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

All buildings will be designed to meet current building energy codes per city, state and national building energy codes.
Full architect plans for will be provided for the Preliminary Site Plan application submittal and will include additional engineering code information,
Solar power will be incorporated into this project with solar panels on the carports (the design will be the same as the neighboring East Town Crossing project).

7. Environmental Health

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

To the best of our knowledge, there are no known environmental health hazards at the site.

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

None to our knowledge.

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

Any and all will meet state and federal guidelines and only as required for the following:
Multi-family residences standard products
Commercial use has not been determined

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

Any and all will meet state and federal guidelines and only as required for the following:
Multi-family residences standard products
Commercial use has not been determined

4. Describe special emergency services that might be required.

Only standard services as Police, Fire, and Ambulance supporting the following will be required and proposed at this time to support the following uses.
Multi-family residences standard requirements
Commercial use has not been determined

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

The project is not anticipated to contain increased or unusual risks related to toxic chemicals outside of those normally ancillary to commercial land uses, unusually high risk of fire hazard, nor is the project anticipated to increase the risk toward environmental health hazards.

b. Noise

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

Normal traffic and commercial noise from Pioneer Crossing and the Shaw Road / Pioneer Way intersection.

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

Normal construction noise, the project construction noise shall be compliant with PMC 6.16 - Noise, including time limitations on construction activities starting and stopping for both weekdays and weekends.
Also standard noise loads for the following uses long-term:
Multi-family/Residential Homes
Commercial/Fast Food Restaurant

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

Project construction noise shall be compliant with PMC 6.16 - Noise, including time limitations on construction activities starting and stopping for both weekdays and weekends.
The following uses will all meet the City of Puyallup Noise Ordinance / code;
Multi-family/Residential Homes
Commercial/Fast Food Restaurant

8. **Land and Shoreline Use**

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

North: CB - Community Business & RS-04 - High Urban Density Single-Family Residential
South: RS-08 - Medium Density Single-Family Residential
East: RS-08 - Medium Density Single-Family Residential
West: RM-20 - High Density Multiple Family Residential & CG - General Commercial
The project will not affect nearby or adjacent properties.

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

The parcel has been historically used as farmland. Currently, the parcel is not zoned for agricultural use, but as residential and commercial business.

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

The proposal will not affect working farmland located on parcel 0420268010, to the north of the development site.
The proposed development will not utilize pesticides, tilling, or harvesting during or following development of the project site.

c. Describe any structures on the site.

There are no existing structures on the project site.

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

There are no existing structures on the project site.

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

City of Puyallup:
RM-20 - High Density Multiple-Family Residential
CB - Community Business

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

City of Puyallup: LDR - Low Density Residential

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

N/A

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

Please see the Wetlands Report prepared by Habitat Technologies dated 6.1.2020.

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

400+

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

0

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

N/A

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

The development will follow all City of Puyallup Codes and Regulations.

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

N/A

9. **Housing**

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

169 total units.
168 unit of middle-income housing + 1 managers unit.

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

0

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

N/A

10. **Aesthetics**

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

3-stories with wood exterior.
Please see full architect plans for additional information.

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

None

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

The project will conform to the City of Puyallup's building plans, codes, and comprehensive plan.

11. Light and Glare

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

Exterior lighting fixtures shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Said lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise.
Please see full Architect Plans and Lighting for additional information.

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

No.
Architect and Lighting plans will be provided for the Preliminary Site Plan review application submittal.

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

Street lights located on Shaw Road, are already in place.
Architect and Lighting plans will be provided for the Preliminary Site Plan review application submittal.

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

All parking lot lights will be designed and installed to focus downward, onto the property, thus not allowing light to leave the property.
Architect and Lighting plans will be provided for the Preliminary Site Plan review application submittal.

12. Recreation

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

Puyallup Riverwalk Trail, Pioneer Trail to Orting. Located north and east of the site.

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

No

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

Recreation spaces will be provided in the form of tot lots, green/open spaces, small sport areas. Active and passive recreation opportunities will be installed as required by Puyallup city code.

13. Historic and Cultural Preservation

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

Not to our knowledge.

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

None to our knowledge.

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

As outlined in PMC 21.14.190, in the event that suspected historic or cultural artifacts, or objects are discovered, construction will immediately stop and the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Indian Tribe will be notified.

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

As outlined in PMC 21.14.190, in the event that suspected historic or cultural artifacts, or objects are discovered, construction will immediately stop and the State Department of Archaeology and Historic Preservation (DAHP), the Puyallup Tribe of Indians, and the Muckleshoot Indian Tribe will be notified.

14. Transportation

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

Shaw Road, the project will use the existing entrance servicing the Pioneer Crossing development. Please see the attached Traffic Scoping Worksheet prepared by Heath Traffic dated 8.26.2021.

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

The proposal is not currently served by public transit. There is a proposed bus stop along the egress of the property north of the commercial lot. The closest public transit stop is located on east main, approximately 2,900 linear feet from the site.

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

Total, 395 parking stalls.

No parking stalls are proposed to be eliminated.

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

None proposed at this time.

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

No

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

Per the Traffic Scoping Worksheet by Heath & Associates dated 8.26.21:
Avg Daily Trips, 936.1; AM Peak, 58.6; PM Peak, 77.3

Please see the attached Traffic Scoping Worksheet prepared by Heath Traffic dated 8.26.2021.

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

No

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

Please see the attached Traffic Scoping Worksheet prepared by Heath Traffic dated 8.26.2021.

15. Public Services

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

The project could result in the increased need for public services including fire and police protection. The increase in these services would be normally associated with the proposed uses.
The project will pay required City fees and pay required City taxes to pay for these additional needed services only associated with the proposed uses.

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

Buildings will be equipped with security alarms, fire alarms and fire sprinklers, and installation of new fire hydrants.

16. Utilities

- a. Circle utilities currently available at the site:

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

Utilities currently serving the site include:
Electricity, water, refuse service, telephone, sanitary sewer, and cable/internet will be available.

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

Proposed utilities and the service provider:
PSE: Electricity, Natural Gas
City of Puyallup: Water, Sanitary Sewer
Comcast: Telephone, Cable, Internet
Waste connections: Refuse Service
Please refer to the SEPA Table of Contents, Exhibit I. Civil Narrative

C. SIGNATURE

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

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

Signature of Property Owner: _____

Date: _____

Signature of Agent: Steve S. H. III _____

Date: 8 Dec 2021 _____

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

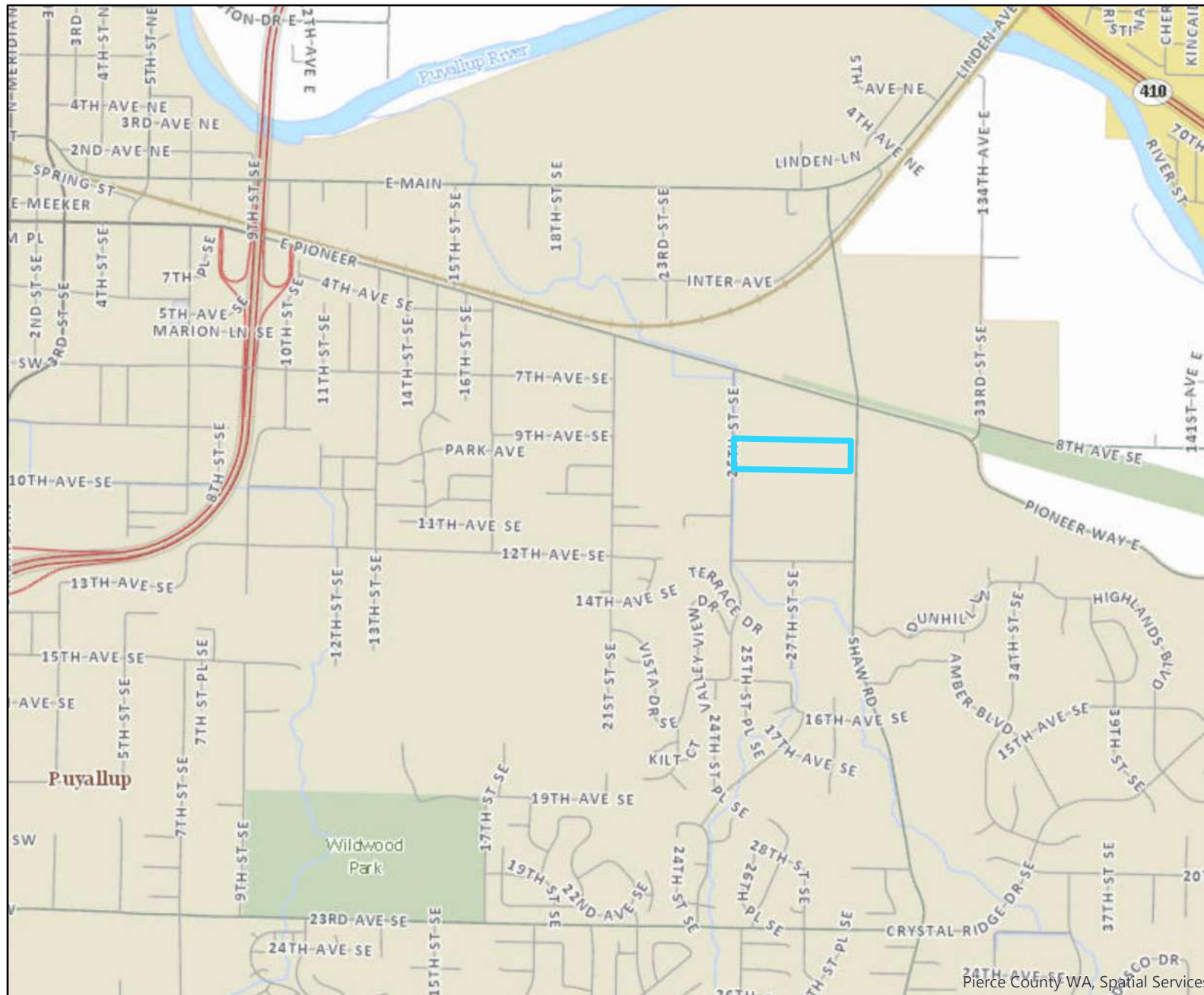
Dated: 8 Dec 2021 in Pierce County, Washington.

[Signature]
(Signature of Applicant)

03-143-06, Cascade Shaw
SEPA Environmental Checklist
Table of Contents

- A.** Vicinity Map
- B.** Aerial Map
- C.** Zoning Map
- D.** Proposed Short Plat Map, P-21-0142
- E.** Architect Site Plan
- F.** Civil Engineers Narrative
- G.** Ground Water Monitoring Report
- H.** Area Bus Stop Plan / Information
- I.** NPDES Approval Document
- J.** Approved Grading Permit, E-21-0156
- K.** Vicinity Meeting Packet; dated 06.02.21
- L.** Pre-Application Notes, P-20-0086
- M.** Approved FEMA LOMR Case No: 18-10-084P; dated 04.04.2019

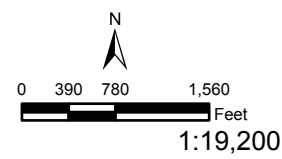
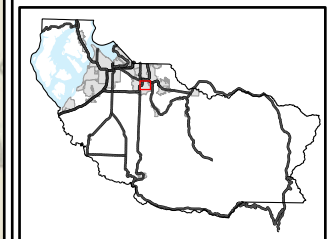
03-143-06 Cascade Shaw, Vicinity Map



Legend

Roads

- Interstate Highway
- Highway Ramp
- Limited Access State Highway
- Other State Highway
- Major Road
- Arterial
- Residential
- Unknown

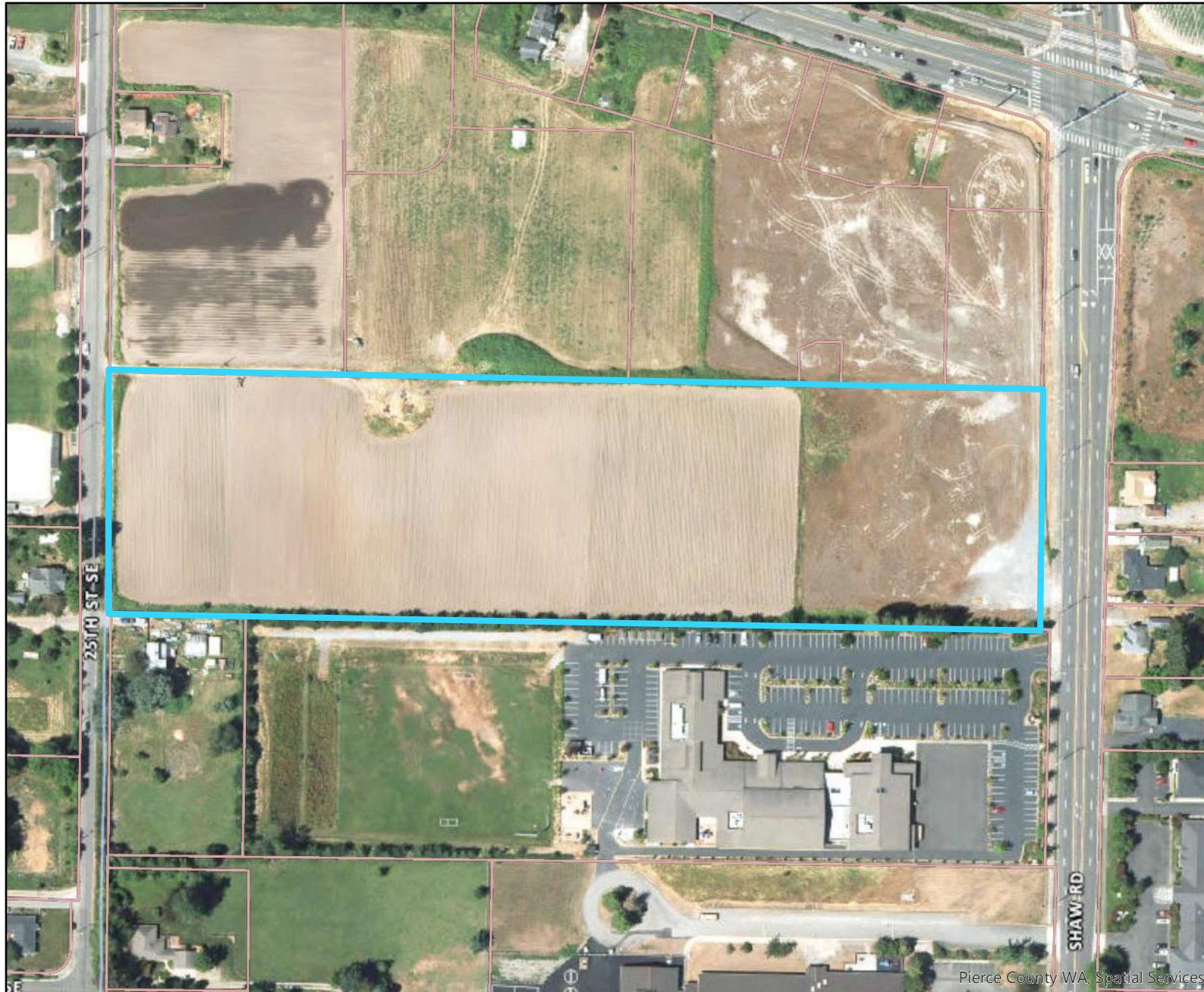


Pierce County WA, Spatial Services


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

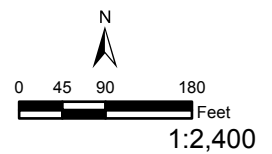
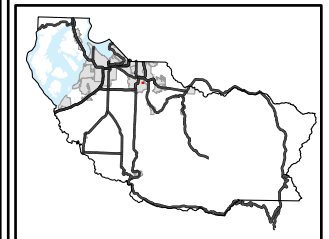
Date: 8/20/2020 12:09 PM

03-143-06 Cascade Shaw, Aerial Map



Legend

 Tax Parcels

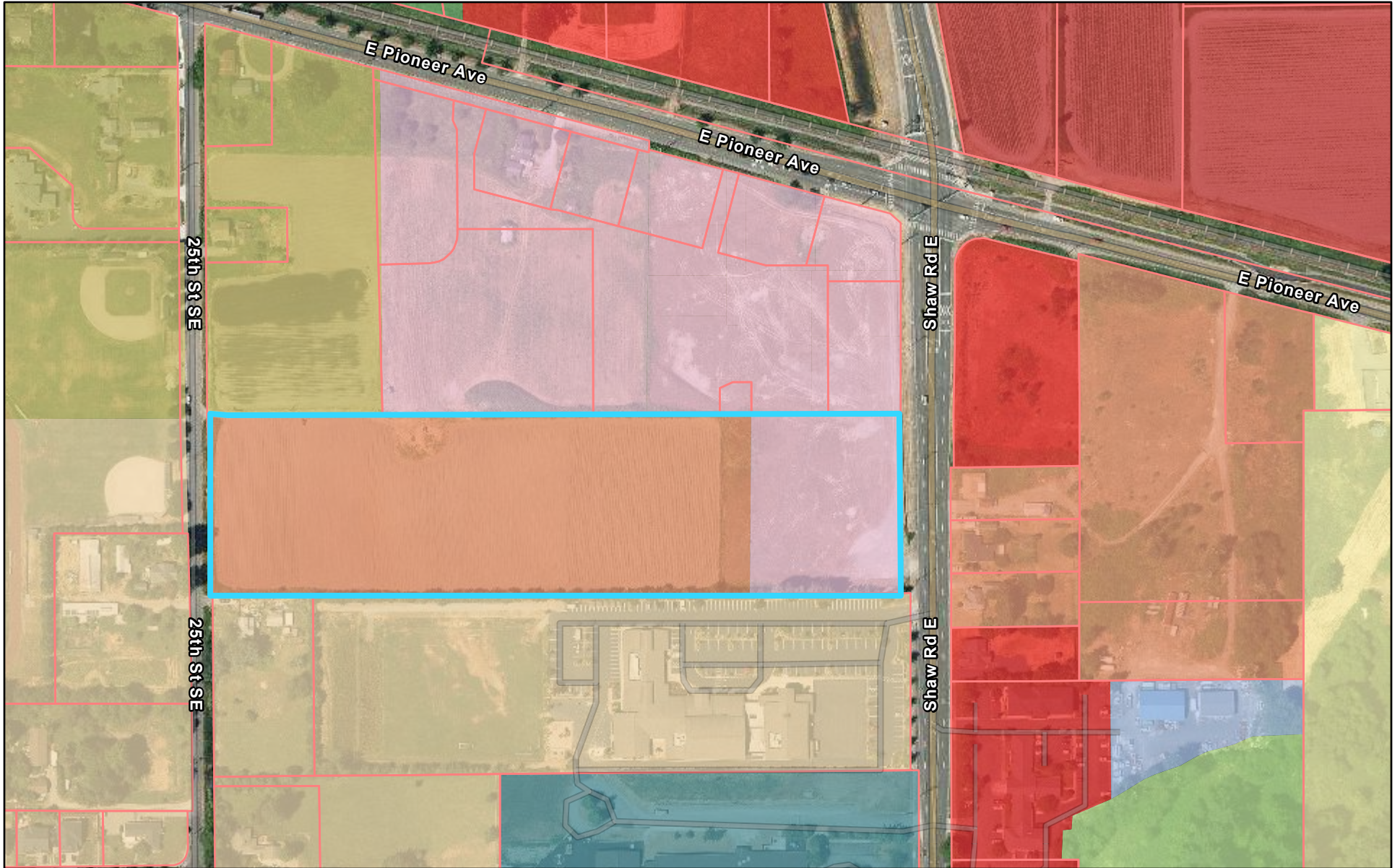


Pierce County WA, Spatial Services

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

Date: 8/20/2020 12:14 PM

03-143-6, Zoning Map

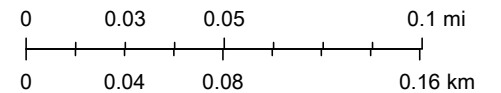


4/14/2021, 1:30:05 PM

Pierce County Tax Parcels Zoning

- Base Parcel
- City Limits
- CB - Community Business
- CG - General Commercial
- CMX - Shaw-Pioneer Community Mixed Use
- ML - Limited Manufacturing
- RM-20 - High Density Multiple-Family Residential

1:4,514



Maxar, Esri Community Maps Contributors, King County, WA State Parks

Web AppBuilder for ArcGIS

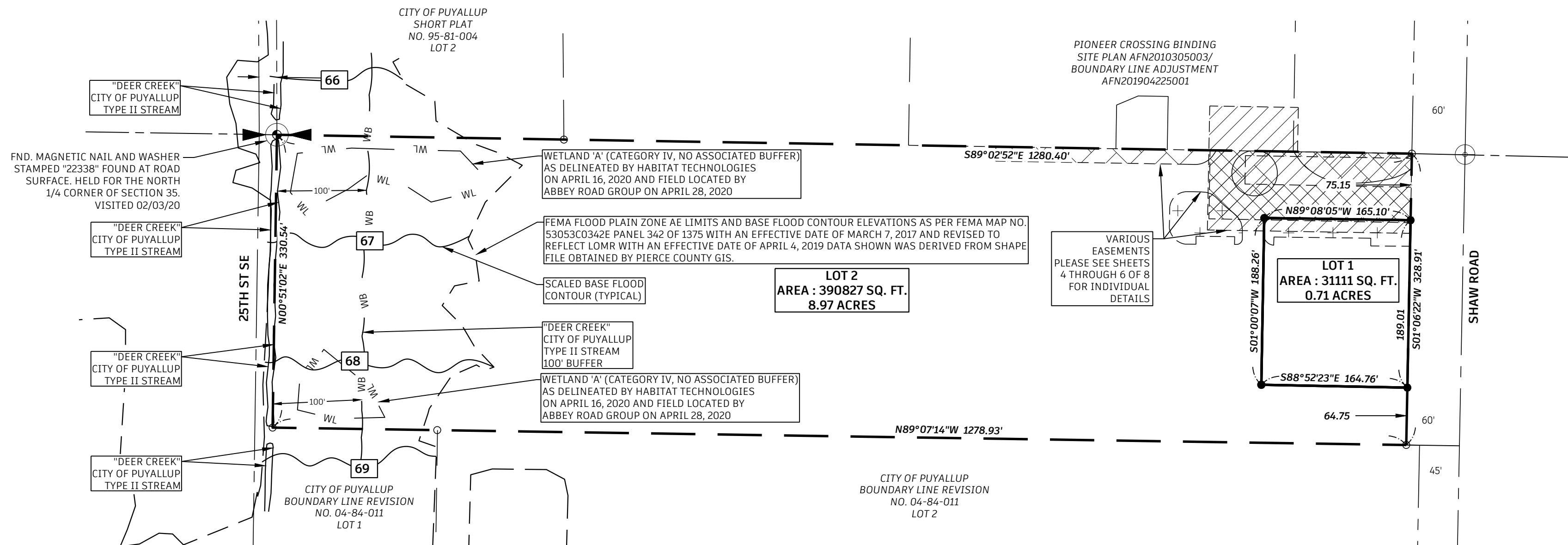
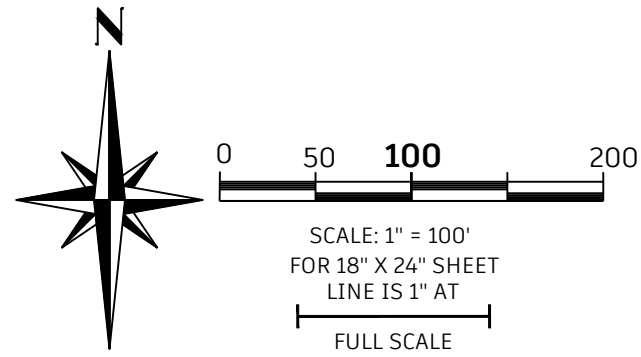
CASCADE SHAW

SHORT PLAT

LOT CONFIGURATION AND FLOOD PLAIN/WETLANDS MAP

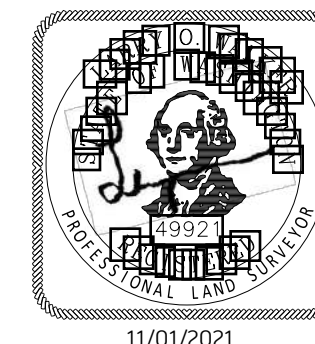
A PORTION OF THE NW 1/4 OF THE NE 1/4, SEC. 35,
TWP.20 N, RANGE 04 E, WM
CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON

CITY OF PUYALLUP SHORT PLAT NO. _____



LEGEND

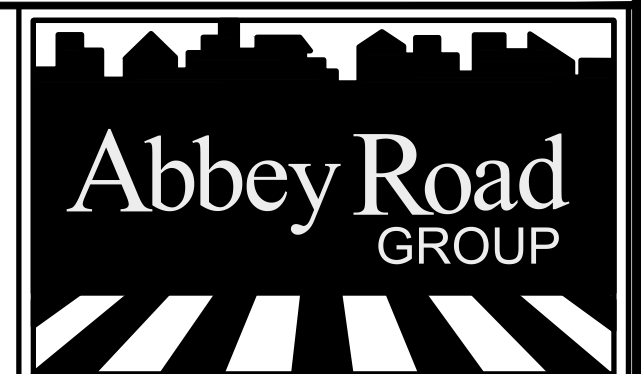
- FOUND MONUMENT AS NOTED
- FOUND REBAR AND CAP AS NOTED
- SET 5/8" REBAR AND CAP STAMPED "ARG 49921"
- CALCULATED MONUMENT AS NOTED
- SECTIONAL SUBDIVISIONAL LINE
- RIGHT OF WAY CENTERLINE
- RIGHT OF WAY MARGIN
- PARENT PARCEL DEED LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT MARGIN



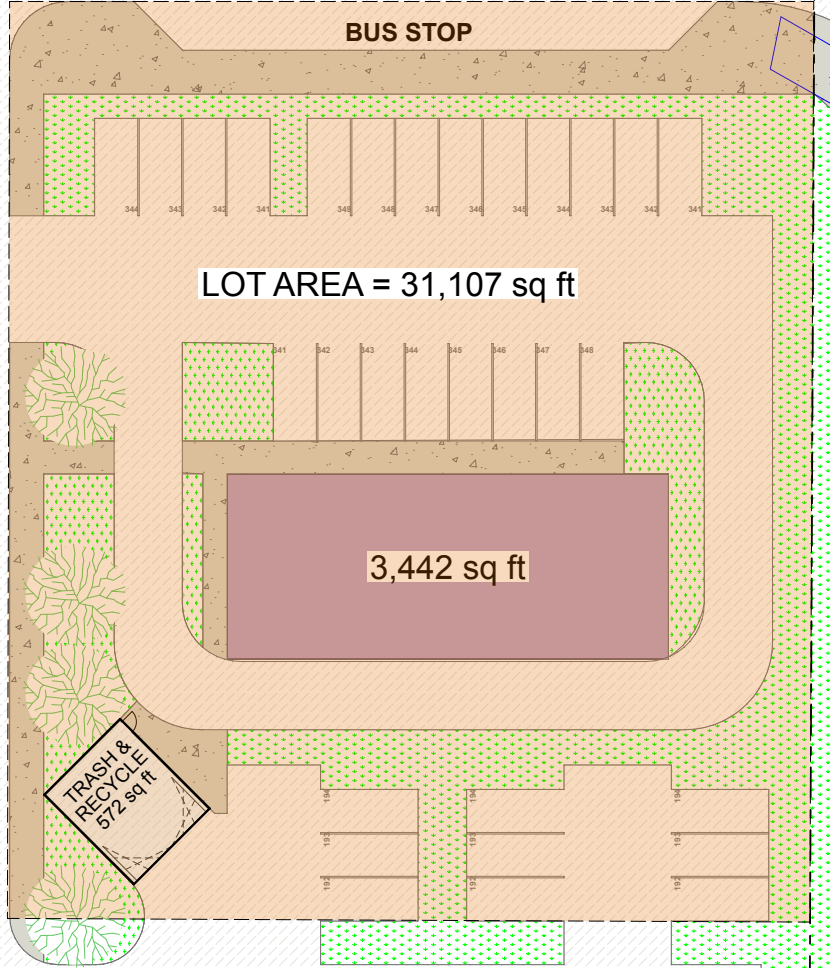
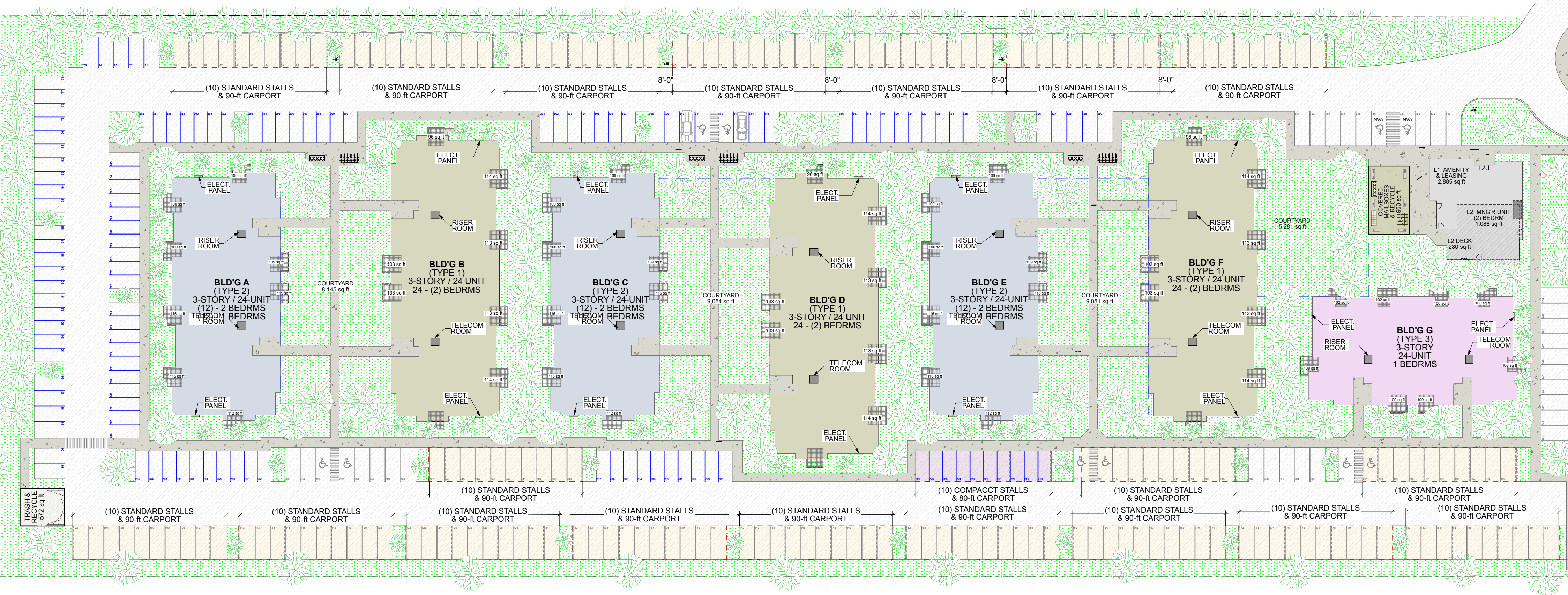
11/01/2021

JOB NO. 03-143-6
SHEET 8 OF 8

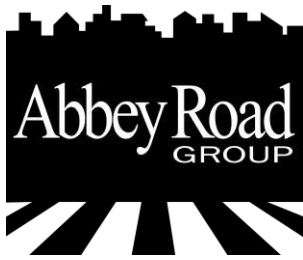
Abbey Road Group LLC
Land Development Company
2102 E. MAIN AVE., PUYALLUP, WA 98372
P. O. Box 1224, PUYALLUP, WA 98371
(253) 435-3699, Fax (253) 446-3159



DEER CREEK
SETBACK
33,049 sq ft
100-ft



SHAW ROAD



Service Disabled Veteran Owned Small Business

03-143-06 CASCADE SHAW DEVELOPMENT UTILITY NARRATIVE

WATER:

There are 3 existing 8" water stub that is connected to the site. 2 are located along the north property line and connected property line. The proposed system will be looped. Each building will have its own water service meter.

SEWER:

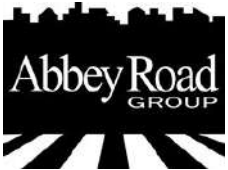
There are 2 existing 6" side sewer main stub that is connected to the site on the north property line. The site's gravity sewer system will be connected to this existing sewer main stub.

STORM:

Runoff from the site road system and sidewalks will be a perc system utilizing pervious asphalt and pervious concrete (not including the proposed buildings).

Runoff from the proposed multi-family buildings will be separately collected and conveyed to the west to a proposed on-site roof drain dispersion system that will perc to deer creek.

Runoff from the proposed commercial building will be collected and conveyed to the existing storm system in Shaw Rd.



Service Disabled Veteran Owned Small Business

Job #: 03-143-6
Project Name: Cascade Shaw Development
As Of Date: 4 Aug 202

Subject: Water Monitoring Information for the Cascade Shaw Development Site

Special Notes:

On Site Average Elevation: 70 Elevation

Max Boring Depth for the Shaw / Pioneer Crossing: 51.75 IE sloping to 60.60 IE

Shaw / Pioneer Intersection Elevation: 69.9 Top Surface

Cascade Shaw Development Monitoring Well Information:

Well # 1 (MW-1):	72.37, Rim IE
Well # 2 (MW-2)	72.70 Rim IE
Well # 3 (MW-3)	65.93 Rim IE

Water Monitoring Information (Initial Test Pits):

<u>Date</u>	<u>Location</u>	<u>Boring Site #</u>	<u>Water Elevation</u>	<u>Depth</u>	<u>Source</u>	<u>Comments</u>
3/2/2020	Cascade Shaw Road	TP-1	64.95	7.00	Krazans Report	
3/2/2020	Cascade Shaw Road	TP-2	63.95	9.50	Krazans Report	
3/2/2020	Cascade Shaw Road	TP-3	64.17	8.00	Krazans Report	
3/2/2020	Cascade Shaw Road	TP-4	63.75	9.30	Krazans Report	
3/2/2020	Cascade Shaw Road	TP-5	65.28	7.50	Krazans Report	
3/2/2020	Cascade Shaw Road	TP-6	64.65	6.00	Krazans Report	
3/2/2020	Cascade Shaw Road	TP-7	63.32	7.50	Krazans Report	
3/2/2020	Cascade Shaw Road	TP-7		N/A	Krazans Report	Did not complete boring terminated at 8 ft no Water
3/2/2020	Cascade Shaw Road	TP-8		N/A	Krazans Report	Did not complete boring terminated at 4.5 ft no Water
3/2/2020	Cascade Shaw Road	TP-9		N/A	Krazans Report	Did not complete boring terminated at 4. ft no Water
3/2/2020	Cascade Shaw Road	TP-10		N/A	Krazans Report	Did not complete boring terminated at 4. ft no Water
3/2/2020	Cascade Shaw Road	TP-11		N/A	Krazans Report	Did not complete boring terminated at 5. ft no Water
3/2/2020	Cascade Shaw Road	TP-12		N/A	Krazans Report	Did not complete boring terminated at 7. ft no Water



Service Disabled Veteran Owned Small Business

Job #: 03-143-6
Project Name: Cascade Shaw Development
As Of Date: 12/6/2021

Subject: Water Monitoring Information for the East Town Crossing Site

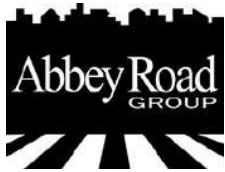
Special Notes:

On Site Average Elevation: 70 Elevation
 Max Boring Depth for the Shaw / Pioneer Crossing: 51.75 IE sloping to 60.60 IE
 Shaw / Pioneer Intersection Elevation: 69.9 Top Surface
 Cascade Shaw Development Monitoring Well Information:

Well # 1 (MW-1): 72.37, Rim IE
 Well # 2 (MW-2) 72.70 Rim IE
 Well # 3 (MW-3) 65.93 Rim IE

Water Monitoring Information (Well #1):

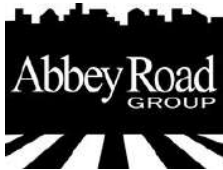
<u>Date</u>	<u>Location</u>	<u>Boring Site #</u>	<u>Water Elevation</u>	<u>Depth</u>	<u>Source</u>	<u>Comments</u>
8/21/2020	Cascade Shaw Road	MW-1	64.47	7.90	Abbey Road Group	Water Monitoring Well Testing
8/28/2020	Cascade Shaw Road	MW-1	64.32	8.05	Abbey Road Group	Water Monitoring Well Testing
9/4/2020	Cascade Shaw Road	MW-1	64.40	7.97	Abbey Road Group	Water Monitoring Well Testing
9/11/2020	Cascade Shaw Road	MW-1	64.31	8.06	Abbey Road Group	Water Monitoring Well Testing
9/21/2020	Cascade Shaw Road	MW-1	64.34	8.03	Abbey Road Group	Water Monitoring Well Testing
9/25/2020	Cascade Shaw Road	MW-1	64.77	7.60	Abbey Road Group	Water Monitoring Well Testing
10/2/2020	Cascade Shaw Road	MW-1	64.53	7.84	Abbey Road Group	Water Monitoring Well Testing
10/9/2020	Cascade Shaw Road	MW-1	64.53	7.84	Abbey Road Group	Water Monitoring Well Testing
10/16/2020	Cascade Shaw Road	MW-1	64.86	7.51	Abbey Road Group	Water Monitoring Well Testing
10/23/2020	Cascade Shaw Road	MW-1	64.94	7.43	Abbey Road Group	Water Monitoring Well Testing
11/6/2020	Cascade Shaw Road	MW-1	65.32	7.05	Abbey Road Group	Water Monitoring Well Testing
11/13/2020	Cascade Shaw Road	MW-1	65.27	7.10	Abbey Road Group	Water Monitoring Well Testing
11/19/2020	Cascade Shaw Road	MW-1	65.47	6.90	Abbey Road Group	Water Monitoring Well Testing
12/4/2020	Cascade Shaw Road	MW-1	66.00	6.37	Abbey Road Group	Water Monitoring Well Testing
12/11/2020	Cascade Shaw Road	MW-1	66.47	5.90	Abbey Road Group	Water Monitoring Well Testing
12/21/2020	Cascade Shaw Road	MW-1	66.92	5.45	Abbey Road Group	Water Monitoring Well Testing
12/28/2020	Cascade Shaw Road	MW-1	67.17	5.20	Abbey Road Group	Water Monitoring Well Testing
1/4/2021	Cascade Shaw Road	MW-1	67.87	4.50	Abbey Road Group	Water Monitoring Well Testing
1/11/2021	Cascade Shaw Road	MW-1	68.12	4.25	Abbey Road Group	Water Monitoring Well Testing
1/18/2021	Cascade Shaw Road	MW-1	68.42	3.95	Abbey Road Group	Water Monitoring Well Testing
2/1/2021	Cascade Shaw Road	MW-1	67.97	4.40	Abbey Road Group	Water Monitoring Well Testing
2/8/2021	Cascade Shaw Road	MW-1	67.78	4.59	Abbey Road Group	Water Monitoring Well Testing
2/16/2021	Cascade Shaw Road	MW-1	67.92	4.45	Abbey Road Group	Water Monitoring Well Testing
2/22/2021	Cascade Shaw Road	MW-1	68.12	4.25	Abbey Road Group	Water Monitoring Well Testing
3/1/2021	Cascade Shaw Road	MW-1	68.19	4.18	Abbey Road Group	Water Monitoring Well Testing
3/9/2021	Cascade Shaw Road	MW-1	67.67	4.70	Abbey Road Group	Water Monitoring Well Testing
3/15/2021	Cascade Shaw Road	MW-1	67.37	5.00	Abbey Road Group	Water Monitoring Well Testing
3/22/2021	Cascade Shaw Road	MW-1	67.11	5.26	Abbey Road Group	Water Monitoring Well Testing
4/5/2021	Cascade Shaw Road	MW-1	67.05	5.32	Abbey Road Group	Water Monitoring Well Testing
4/13/2021	Cascade Shaw Road	MW-1	66.79	5.58	Abbey Road Group	Water Monitoring Well Testing
4/19/2021	Cascade Shaw Road	MW-1	66.54	5.83	Abbey Road Group	Water Monitoring Well Testing
4/22/2021	Cascade Shaw Road	MW-1	66.52	5.85	Abbey Road Group	Water Monitoring Well Testing
4/30/2021	Cascade Shaw Road	MW-1	66.37	6.00	Abbey Road Group	Water Monitoring Well Testing
5/7/2021	Cascade Shaw Road	MW-1	66.26	6.11	Abbey Road Group	Water Monitoring Well Testing
5/17/2021	Cascade Shaw Road	MW-1	66.17	6.20	Abbey Road Group	Water Monitoring Well Testing
5/24/2021	Cascade Shaw Road	MW-1	66.12	6.25	Abbey Road Group	Water Monitoring Well Testing
5/28/2021	Cascade Shaw Road	MW-1	65.96	6.41	Abbey Road Group	Water Monitoring Well Testing
6/4/2021	Cascade Shaw Road	MW-1	66.00	6.37	Abbey Road Group	Water Monitoring Well Testing



Service Disabled Veteran Owned Small Business

Water Monitoring Information (Well #1):

<u>Date</u>	<u>Location</u>	<u>Boring Site #</u>	<u>Water Elevation</u>	<u>Depth</u>	<u>Source</u>	<u>Comments</u>
6/14/2021	Cascade Shaw Road	MW-1	66.07	6.30	Abbey Road Group	Water Monitoring Well Testing
6/22/2021	Cascade Shaw Road	MW-1	66.05	6.32	Abbey Road Group	Water Monitoring Well Testing
6/29/2021	Cascade Shaw Road	MW-1	65.87	6.50	Abbey Road Group	Water Monitoring Well Testing
7/8/2021	Cascade Shaw Road	MW-1	65.77	6.60	Abbey Road Group	Water Monitoring Well Testing
7/12/2021	Cascade Shaw Road	MW-1	65.55	6.82	Abbey Road Group	Water Monitoring Well Testing
7/20/2021	Cascade Shaw Road	MW-1	65.32	7.05	Abbey Road Group	Water Monitoring Well Testing
7/27/2021	Cascade Shaw Road	MW-1	65.21	7.16	Abbey Road Group	Water Monitoring Well Testing
8/2/2021	Cascade Shaw Road	MW-1	65.00	7.37	Abbey Road Group	Water Monitoring Well Testing
8/10/2021	Cascade Shaw Road	MW-1	64.92	7.45	Abbey Road Group	Water Monitoring Well Testing
8/16/2021	Cascade Shaw Road	MW-1	64.82	7.55	Abbey Road Group	Water Monitoring Well Testing
8/23/2021	Cascade Shaw Road	MW-1	64.67	7.70	Abbey Road Group	Water Monitoring Well Testing
8/30/2021	Cascade Shaw Road	MW-1	64.56	7.81	Abbey Road Group	Water Monitoring Well Testing
9/09/2021	Cascade Shaw Road	MW-1	64.39	7.98	Abbey Road Group	Water Monitoring Well Testing
9/13/2021	Cascade Shaw Road	MW-1	64.37	8.00	Abbey Road Group	Water Monitoring Well Testing
9/20/2021	Cascade Shaw Road	MW-1	64.37	8.00	Abbey Road Group	Water Monitoring Well Testing
9/27/2021	Cascade Shaw Road	MW-1	64.42	7.95	Abbey Road Group	Water Monitoring Well Testing
10/4/2021	Cascade Shaw Road	MW-1	64.57	7.80	Abbey Road Group	Water Monitoring Well Testing
10/18/2021	Cascade Shaw Road	MW-1	64.62	7.75	Abbey Road Group	Water Monitoring Well Testing
10/25/2021	Cascade Shaw Road	MW-1	64.67	7.70	Abbey Road Group	Water Monitoring Well Testing
11/1/2021	Cascade Shaw Road	MW-1	65.27	7.10	Abbey Road Group	Water Monitoring Well Testing
11/8/2021	Cascade Shaw Road	MW-1	65.92	6.45	Abbey Road Group	Water Monitoring Well Testing
11/17/2021	Cascade Shaw Road	MW-1	67.07	5.30	Abbey Road Group	Water Monitoring Well Testing
11/22/2021	Cascade Shaw Road	MW-1	67.22	5.15	Abbey Road Group	Water Monitoring Well Testing
11/29/2021	Cascade Shaw Road	MW-1	67.45	4.92	Abbey Road Group	Water Monitoring Well Testing
12/6/2021	Cascade Shaw Road	MW-1	67.55	4.82	Abbey Road Group	Water Monitoring Well Testing



Service Disabled Veteran Owned Small Business

Job #: 03-143-6
Project Name: Cascade Shaw Development
As Of Date: 12/6/2021

Subject: Water Monitoring Information for the East Town Crossing Site

Special Notes:

On Site Average Elevation: 70 Elevation
 Max Boring Depth for the Shaw / Pioneer Crossing: 51.75 IE sloping to 60.60 IE
 Shaw / Pioneer Intersection Elevation: 69.9 Top Surface

Cascade Shaw Development Monitoring Well Information:

Well # 1 (MW-1):	72.37, Rim IE
Well # 2 (MW-2)	72.70 Rim IE
Well # 3 (MW-3)	65.93 Rim IE

Water Monitoring Information (Well #2):

<u>Date</u>	<u>Location</u>	<u>Boring Site #</u>	<u>Water Elevation</u>	<u>Depth</u>	<u>Source</u>	<u>Comments</u>
8/21/2020	Cascade Shaw I	MW-2	63.80	8.90	Abbey Road Group	Water Monitoring Well Testing
8/28/2020	Cascade Shaw I	MW-2	63.80	8.90	Abbey Road Group	Water Monitoring Well Testing
9/4/2020	Cascade Shaw I	MW-2	63.65	9.05	Abbey Road Group	Water Monitoring Well Testing
9/11/2020	Cascade Shaw I	MW-2	63.57	9.13	Abbey Road Group	Water Monitoring Well Testing
9/21/2020	Cascade Shaw I	MW-2	63.59	9.11	Abbey Road Group	Water Monitoring Well Testing
9/25/2020	Cascade Shaw I	MW-2	63.60	9.10	Abbey Road Group	Water Monitoring Well Testing
10/2/2020	Cascade Shaw I	MW-2	63.67	9.03	Abbey Road Group	Water Monitoring Well Testing
10/9/2020	Cascade Shaw I	MW-2	63.70	9.00	Abbey Road Group	Water Monitoring Well Testing
10/16/2020	Cascade Shaw I	MW-2	63.98	8.72	Abbey Road Group	Water Monitoring Well Testing
10/23/2020	Cascade Shaw I	MW-2	64.20	8.50	Abbey Road Group	Water Monitoring Well Testing
11/6/2020	Cascade Shaw I	MW-2	64.35	8.35	Abbey Road Group	Water Monitoring Well Testing
11/13/2020	Cascade Shaw I	MW-2	64.30	8.40	Abbey Road Group	Water Monitoring Well Testing
11/19/2020	Cascade Shaw I	MW-2	64.35	8.35	Abbey Road Group	Water Monitoring Well Testing
12/4/2020	Cascade Shaw I	MW-2	65.17	7.53	Abbey Road Group	Water Monitoring Well Testing
12/11/2020	Cascade Shaw I	MW-2	65.70	7.00	Abbey Road Group	Water Monitoring Well Testing
12/21/2020	Cascade Shaw I	MW-2	66.39	6.31	Abbey Road Group	Water Monitoring Well Testing
12/28/2020	Cascade Shaw I	MW-2	66.55	6.15	Abbey Road Group	Water Monitoring Well Testing
1/4/2021	Cascade Shaw I	MW-2	67.50	5.20	Abbey Road Group	Water Monitoring Well Testing
1/11/2021	Cascade Shaw I	MW-2	67.70	5.00	Abbey Road Group	Water Monitoring Well Testing
1/18/2021	Cascade Shaw I	MW-2	67.75	4.95	Abbey Road Group	Water Monitoring Well Testing
2/1/2021	Cascade Shaw I	MW-2	67.35	5.35	Abbey Road Group	Water Monitoring Well Testing
2/8/2021	Cascade Shaw I	MW-2	67.31	5.39	Abbey Road Group	Water Monitoring Well Testing
2/16/2021	Cascade Shaw I	MW-2	67.15	5.55	Abbey Road Group	Water Monitoring Well Testing
2/22/2021	Cascade Shaw I	MW-2	67.55	5.15	Abbey Road Group	Water Monitoring Well Testing
3/1/2021	Cascade Shaw I	MW-2	67.67	5.03	Abbey Road Group	Water Monitoring Well Testing
3/9/2021	Cascade Shaw I	MW-2	67.03	5.67	Abbey Road Group	Water Monitoring Well Testing
3/15/2021	Cascade Shaw I	MW-2	66.47	6.23	Abbey Road Group	Water Monitoring Well Testing
3/22/2021	Cascade Shaw I	MW-2	66.35	6.35	Abbey Road Group	Water Monitoring Well Testing
4/5/2021	Cascade Shaw I	MW-2	66.34	6.36	Abbey Road Group	Water Monitoring Well Testing
4/13/2021	Cascade Shaw I	MW-2	66.08	6.62	Abbey Road Group	Water Monitoring Well Testing
4/19/2021	Cascade Shaw I	MW-2	65.88	6.82	Abbey Road Group	Water Monitoring Well Testing
4/22/2021	Cascade Shaw I	MW-2	65.76	6.94	Abbey Road Group	Water Monitoring Well Testing
4/30/2021	Cascade Shaw I	MW-2	65.67	7.03	Abbey Road Group	Water Monitoring Well Testing
5/7/2021	Cascade Shaw I	MW-2	65.49	7.21	Abbey Road Group	Water Monitoring Well Testing
5/17/2021	Cascade Shaw I	MW-2	65.40	7.30	Abbey Road Group	Water Monitoring Well Testing
5/24/2021	Cascade Shaw I	MW-2	65.25	7.45	Abbey Road Group	Water Monitoring Well Testing
5/28/2021	Cascade Shaw I	MW-2	65.19	7.51	Abbey Road Group	Water Monitoring Well Testing
6/4/2021	Cascade Shaw I	MW-2	65.28	7.42	Abbey Road Group	Water Monitoring Well Testing



Service Disabled Veteran Owned Small Business

Water Monitoring Information (Well #2):

<u>Date</u>	<u>Location</u>	<u>Boring Site #</u>	<u>Water Elevation</u>	<u>Depth</u>	<u>Source</u>	<u>Comments</u>
6/14/2021	Cascade Shaw I	MW-2	65.15	7.55	Abbey Road Group	Water Monitoring Well Testing
6/22/2021	Cascade Shaw I	MW-2	65.38	7.32	Abbey Road Group	Water Monitoring Well Testing
6/29/2021	Cascade Shaw I	MW-2	65.11	7.59	Abbey Road Group	Water Monitoring Well Testing
7/8/2021	Cascade Shaw I	MW-2	64.90	7.80	Abbey Road Group	Water Monitoring Well Testing
7/12/2021	Cascade Shaw I	MW-2	64.83	7.87	Abbey Road Group	Water Monitoring Well Testing
7/20/2021	Cascade Shaw I	MW-2	64.67	8.03	Abbey Road Group	Water Monitoring Well Testing
7/27/2021	Cascade Shaw I	MW-2	64.46	8.24	Abbey Road Group	Water Monitoring Well Testing
8/2/2021	Cascade Shaw I	MW-2	64.32	8.38	Abbey Road Group	Water Monitoring Well Testing
8/10/2021	Cascade Shaw I	MW-2	64.20	8.50	Abbey Road Group	Water Monitoring Well Testing
8/16/2021	Cascade Shaw I	MW-2	64.05	8.65	Abbey Road Group	Water Monitoring Well Testing
8/23/2021	Cascade Shaw I	MW-2	63.95	8.75	Abbey Road Group	Water Monitoring Well Testing
8/30/2021	Cascade Shaw I	MW-2	63.89	8.81	Abbey Road Group	Water Monitoring Well Testing
9/9/2021	Cascade Shaw I	MW-2	63.70	9.00	Abbey Road Group	Water Monitoring Well Testing
9/13/2021	Cascade Shaw I	MW-2	63.70	9.00	Abbey Road Group	Water Monitoring Well Testing
9/20/2021	Cascade Shaw I	MW-2	63.59	9.11	Abbey Road Group	Water Monitoring Well Testing
9/27/2021	Cascade Shaw I	MW-2	63.62	9.08	Abbey Road Group	Water Monitoring Well Testing
10/4/2021	Cascade Shaw I	MW-2	63.73	8.97	Abbey Road Group	Water Monitoring Well Testing
10/18/2021	Cascade Shaw I	MW-2	63.80	8.90	Abbey Road Group	Water Monitoring Well Testing
10/25/2021	Cascade Shaw I	MW-2	63.90	8.80	Abbey Road Group	Water Monitoring Well Testing
11/8/2021	Cascade Shaw I	MW-2	65.20	7.50	Abbey Road Group	Water Monitoring Well Testing
11/17/2021	Cascade Shaw I	MW-2	66.35	6.35	Abbey Road Group	Water Monitoring Well Testing
11/22/2021	Cascade Shaw I	MW-2	66.70	6.00	Abbey Road Group	Water Monitoring Well Testing
11/29/2021	Cascade Shaw I	MW-2	67.04	5.66	Abbey Road Group	Water Monitoring Well Testing
12/6/2021	Cascade Shaw I	MW-2	67.15	5.55	Abbey Road Group	Water Monitoring Well Testing



Service Disabled Veteran Owned Small Business

Job #: 03-143-6
Project Name: Cascade Shaw Development
As Of Date: 12/6/2021

Subject: Water Monitoring Information for the East Town Crossing Site

Special Notes:

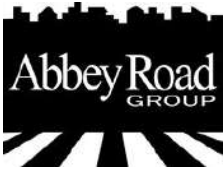
On Site Average Elevation: 70 Elevation
 Max Boring Depth for the Shaw / Pioneer Crossing: 51.75 IE sloping to 60.60 IE
 Shaw / Pioneer Intersection Elevation: 69.9 Top Surface

Cascade Shaw Development Monitoring Well Information:

Well # 1 (MW-1):	72.37, Rim IE
Well # 2 (MW-2)	72.70 Rim IE
Well # 3 (MW-3)	65.93 Rim IE

Water Monitoring Information (Well #3):

Date	Location	Boring Site #	Water Elevation	Depth	Source	Comments
8/21/2020	Cascade Shaw Road	MW-3	60.98	4.95	Abbey Road Group	Water Monitoring Well Testing
8/28/2020	Cascade Shaw Road	MW-3	61.03	4.90	Abbey Road Group	Water Monitoring Well Testing
9/4/2020	Cascade Shaw Road	MW-3	61.93	4.00	Abbey Road Group	Water Monitoring Well Testing
9/11/2020	Cascade Shaw Road	MW-3	61.76	4.17	Abbey Road Group	Water Monitoring Well Testing
9/21/2020	Cascade Shaw Road	MW-3	61.97	3.96	Abbey Road Group	Water Monitoring Well Testing
9/25/2020	Cascade Shaw Road	MW-3	62.76	3.17	Abbey Road Group	Water Monitoring Well Testing
10/2/2020	Cascade Shaw Road	MW-3	62.77	3.16	Abbey Road Group	Water Monitoring Well Testing
10/9/2020	Cascade Shaw Road	MW-3	62.66	3.27	Abbey Road Group	Water Monitoring Well Testing
10/16/2020	Cascade Shaw Road	MW-3	63.68	2.25	Abbey Road Group	Water Monitoring Well Testing
10/23/2020	Cascade Shaw Road	MW-3	63.43	2.50	Abbey Road Group	Water Monitoring Well Testing
11/6/2020	Cascade Shaw Road	MW-3	65.18	0.75	Abbey Road Group	Water Monitoring Well Testing
11/13/2020	Cascade Shaw Road	MW-3	65.23	0.70	Abbey Road Group	Water Monitoring Well Testing
11/19/2020	Cascade Shaw Road	MW-3	65.33	0.60	Abbey Road Group	Water Monitoring Well Testing
12/4/2020	Cascade Shaw Road	MW-3	64.51	1.42	Abbey Road Group	Water Monitoring Well Testing
12/11/2020	Cascade Shaw Road	MW-3	65.47	0.46	Abbey Road Group	Water Monitoring Well Testing
12/21/2020	Cascade Shaw Road	MW-3	65.78	0.15	Abbey Road Group	Water Monitoring Well Testing
12/28/2020	Cascade Shaw Road	MW-3	65.70	0.23	Abbey Road Group	Water Monitoring Well Testing
1/4/2021	Cascade Shaw Road	MW-3	65.93	0.00	Abbey Road Group	Water Monitoring Well Testing
1/11/2021	Cascade Shaw Road	MW-3	65.93	0.00	Abbey Road Group	Water Monitoring Well Testing
1/18/2021	Cascade Shaw Road	MW-3	65.93	0.00	Abbey Road Group	Water Monitoring Well Testing
2/1/2021	Cascade Shaw Road	MW-3	65.82	0.11	Abbey Road Group	Water Monitoring Well Testing
2/8/2021	Cascade Shaw Road	MW-3	65.37	0.56	Abbey Road Group	Water Monitoring Well Testing
2/16/2021	Cascade Shaw Road	MW-3	65.93	0.00	Abbey Road Group	Water Monitoring Well Testing
2/22/2021	Cascade Shaw Road	MW-3	65.93	0.00	Abbey Road Group	Water Monitoring Well Testing
3/1/2021	Cascade Shaw Road	MW-3	65.75	0.18	Abbey Road Group	Water Monitoring Well Testing
3/9/2021	Cascade Shaw Road	MW-3	65.33	0.60	Abbey Road Group	Water Monitoring Well Testing
3/15/2021	Cascade Shaw Road	MW-3	65.31	0.62	Abbey Road Group	Water Monitoring Well Testing
3/22/2021	Cascade Shaw Road	MW-3	65.03	0.90	Abbey Road Group	Water Monitoring Well Testing
4/5/2021	Cascade Shaw Road	MW-3	64.75	1.18	Abbey Road Group	Water Monitoring Well Testing
4/13/2021	Cascade Shaw Road	MW-3	64.56	1.37	Abbey Road Group	Water Monitoring Well Testing
4/19/2021	Cascade Shaw Road	MW-3	63.96	1.97	Abbey Road Group	Water Monitoring Well Testing
4/22/2021	Cascade Shaw Road	MW-3	63.80	2.13	Abbey Road Group	Water Monitoring Well Testing
4/30/2021	Cascade Shaw Road	MW-3	63.93	2.00	Abbey Road Group	Water Monitoring Well Testing
5/7/2021	Cascade Shaw Road	MW-3	63.89	2.04	Abbey Road Group	Water Monitoring Well Testing
5/17/2021	Cascade Shaw Road	MW-3	63.46	2.47	Abbey Road Group	Water Monitoring Well Testing
5/24/2021	Cascade Shaw Road	MW-3	63.48	2.45	Abbey Road Group	Water Monitoring Well Testing
5/28/2021	Cascade Shaw Road	MW-3	63.66	2.27	Abbey Road Group	Water Monitoring Well Testing
6/4/2021	Cascade Shaw Road	MW-3	63.35	2.58	Abbey Road Group	Water Monitoring Well Testing



Service Disabled Veteran Owned Small Business

Water Monitoring Information (Well #3):

<u>Date</u>	<u>Location</u>	<u>Boring Site #</u>	<u>Water Elevation</u>	<u>Depth</u>	<u>Source</u>	<u>Comments</u>
6/14/2021	Cascade Shaw Road	MW-3	64.83	1.10	Abbey Road Group	Water Monitoring Well Testing
6/22/2021	Cascade Shaw Road	MW-3	63.72	2.21	Abbey Road Group	Water Monitoring Well Testing
6/29/2021	Cascade Shaw Road	MW-3	63.07	2.86	Abbey Road Group	Water Monitoring Well Testing
7/8/2021	Cascade Shaw Road	MW-3	62.83	3.10	Abbey Road Group	Water Monitoring Well Testing
7/12/2021	Cascade Shaw Road	MW-3	62.70	3.23	Abbey Road Group	Water Monitoring Well Testing
7/20/2021	Cascade Shaw Road	MW-3	62.58	3.35	Abbey Road Group	Water Monitoring Well Testing
7/27/2021	Cascade Shaw Road	MW-3	62.33	3.60	Abbey Road Group	Water Monitoring Well Testing
8/2/2021	Cascade Shaw Road	MW-3	62.20	3.73	Abbey Road Group	Water Monitoring Well Testing
8/10/2021	Cascade Shaw Road	MW-3	62.18	3.75	Abbey Road Group	Water Monitoring Well Testing
8/16/2021	Cascade Shaw Road	MW-3	62.08	3.85	Abbey Road Group	Water Monitoring Well Testing
8/23/2021	Cascade Shaw Road	MW-3	62.08	3.85	Abbey Road Group	Water Monitoring Well Testing
8/30/2021	Cascade Shaw Road	MW-3	62.06	3.87	Abbey Road Group	Water Monitoring Well Testing
9/9/2021	Cascade Shaw Road	MW-3	61.93	4.00	Abbey Road Group	Water Monitoring Well Testing
9/13/2021	Cascade Shaw Road	MW-3	61.96	3.97	Abbey Road Group	Water Monitoring Well Testing
9/20/2021	Cascade Shaw Road	MW-3	62.23	3.70	Abbey Road Group	Water Monitoring Well Testing
9/27/2021	Cascade Shaw Road	MW-3	62.35	3.58	Abbey Road Group	Water Monitoring Well Testing
10/4/2021	Cascade Shaw Road	MW-3	62.73	3.20	Abbey Road Group	Water Monitoring Well Testing
10/18/2021	Cascade Shaw Road	MW-3	62.93	3.00	Abbey Road Group	Water Monitoring Well Testing
10/25/2021	Cascade Shaw Road	MW-3	63.58	2.35	Abbey Road Group	Water Monitoring Well Testing
11/8/2021	Cascade Shaw Road	MW-3	65.43	0.50	Abbey Road Group	Water Monitoring Well Testing
11/17/2021	Cascade Shaw Road	MW-3	65.80	0.13	Abbey Road Group	Water Monitoring Well Testing
11/22/2021	Cascade Shaw Road	MW-3	65.78	0.15	Abbey Road Group	Water Monitoring Well Testing
11/29/2021	Cascade Shaw Road	MW-3	65.93	0.00	Abbey Road Group	Water Monitoring Well Testing
12/6/2021	Cascade Shaw Road	MW-3	65.87	0.06	Abbey Road Group	Water Monitoring Well Testing



April 6, 2020 ALERT! Several Pierce Transit routes are discontinued until further notice. See individual route pages for details.



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000

711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

January 07, 2020

Phil Becker
Abbey Road Group Land Development LLC
PO Box 1224
Puyallup, WA 98371

RE: Transfer of coverage under the Construction Stormwater General Permit

Permit number: WAR306133
Site Name: Pioneer Crossing A
Location: 2614 E Pioneer
Puyallup County: Pierce
Disturbed Acres: 12.25

Dear Phil Becker:

The Washington State Department of Ecology (Ecology) received your Transfer of Coverage form for coverage under the Construction Stormwater General Permit. Our records have been updated to show Abbey Road Group Land Development as responsible for permit coverage effective December 12, 2019. **Please retain this transfer of permit coverage letter with your Stormwater Pollution Prevention Plan (SWPPP) and site log book. These materials are the official record of permit coverage for your site.**

Ecology has approved use of electronic formats as long as they are easily produced on your construction site. A mobile friendly copy of the CSWGP permit, permit forms, and information related to your permit can be viewed and downloaded at www.ecology.wa.gov/eCoverage-packet. Please contact your Permit Administrator, listed below, if you would like to receive a hard copy of the CSWGP.

Please take time to read the entire permit and contact Ecology if you have any questions.

Electronic Discharge Monitoring Reports (WQWebDMR)

This permit requires that Permittees submit monthly discharge monitoring reports (DMRs) electronically using Ecology's secure online system, WQWebDMR. To sign up for WQWebDMR go to www.ecy.wa.gov/programs/wq/permits/paris/webdmr.html. If you have questions, contact the portal staff at (360) 407-7097 (Olympia area), or (800) 633-6193/option 3, or email WQWebPortal@ecy.wa.gov.



Phil Becker
January 07, 2020
Page 2

Ecology Field Inspector Assistance

If you have questions regarding stormwater management at your construction site, please contact Jess Eakens of Ecology's Southwest Regional Office in Lacey at jess.eakens@ecy.wa.gov, or (360) 407-0246

Questions or Additional Information

Ecology is committed to providing assistance. Please review our web page at www.ecology.wa.gov/constructionstormwaterpermit. If you have questions about the Construction Stormwater General Permit, please contact Kendra Henderson at Kendra.Henderson@ecy.wa.gov, or (360) 407-6556

Sincerely,



Vincent McGowan, P.E., Manager
Program Development Services Section
Water Quality Program



City of Puyallup

Development & Permitting Services Online

Home **▲ Permits and Inspections: Permit**

[Logon](#) [Help](#) [Contact](#)



E-19-0156



Applied	Approved	Issued	Final	Expires
03/28/2019	08/06/2019	08/06/2019		08/05/2021

Type **PUBLIC WORKS CIVIL PERMIT**

Status **issued**

Permit Description

Permit Address **903 25TH ST SE PUYALLUP WA 98372**

CLEAR, FILL, & GRADE ~ CASCADE CHRISTIAN SCHOOLS **ADDITIONAL FEES TO BE PAID BEFORE FINAL**

Applicant **CASCADE CHRISTIAN SCHOOLS** Owner **Y**

Owner **CASCADE CHRISTIAN SCHOOLS**

Viewing ▼

<-- Select the information you would like to view.

Details

- E RECORD DWG REVIEW FEE **Y**
- E CIVIL REVIEW C,F & G **4400**
- E CIVIL REVIEW ADDITIONAL HRS **9**



City of Puyallup

Development & Permitting Services Online

Home **▲ Permits and Inspections: Actions**

Logon Help Contact

Applied	Approved	Issued	Final	Expires
03/28/2019	08/06/2019	08/06/2019		08/05/2021

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Applicant **CASCADE CHRISTIAN SCHOOLS** Owner **Y**

Owner **CASCADE CHRISTIAN SCHOOLS**

Viewing ▼

<-- Select the information you would like to view.

Action Results Schedule Inspections New Search Search results (4 records) Questions?

Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code	Comment
PERMIT TECH SUBMITTAL	collectfee - COLLECT FEES	rsalsgiver		03/28/2019		
Fire-FCO (PLAN REVIEW)	review - REVIEW OF PLANS	ddrake		04/08/2019	REVIEWED	
ENG STORM	review - REVIEW OF PLANS	mhigginson		08/06/2019	COMPLETE	
PW STREETS	review - REVIEW OF PLANS	mhigginson		08/06/2019		
PW WATER	review - REVIEW OF PLANS	brianj		04/02/2019	COMPLETE	
PW COLLECTION	review - REVIEW OF PLANS	mhigginson		08/06/2019	COMPLETE	
ENG TRAFFIC	review - REVIEW OF PLANS	broberts		07/23/2019	COMPLETE	
PLAN CURRENT PLANNING	review - REVIEW OF PLANS	mhigginson		08/06/2019	COMPLETE	
ENG PLAN REVIEW CIVIL	review - REVIEW OF PLANS	mhigginson		08/06/2019	APPROVED TO PROCEED	04-08-19 RETD TO ENGR. RESUB TO INCLUDE: 1) COMMENT LETTER; 2) PLANS; 3) RESUB CHECKLIST; 4) STORM REPORT/SWPPP 05-20-19 RESUB RECD ELECTRONICALLY 06-18-19 RETD TO ENGR ELECTRONICALLY 06-20-19 RESUB REC'D ELECTRONICALLY 06-24-19 RETD TO ENGR ELECTRONICALLY 06-27-19 RESUB RECD ELECTRONICALLY 7.5.19 RESUBMITTAL: (1) GRADING PLAN -JF (LEFT ON COUNTER) 07-15-19 PLANS SIGNED-MH 7.18.19 RESUBMITTAL:CD; REVISED PLANS; RESPONSE TO COMMENTS-JF **NO PRECON REQUIRED PER MH 10/16/19 PCR 1 REVIEW FEE \$240 & ADD INSP FEE \$1233.00 ADDED PER HIGGINSON. ~ RMB

PERMIT TECH	pwissue -	rsalsgiver	08/06/2019
	ISSUE DATE		
ENG	engfinal -		
INSPECTIONS	ENGINEERING		
	SERVICES		
	FINAL		
	APPROVAL		
ENG	erecord -		
INSPECTIONS	RECORD		
	DRAWINGS		
ENG	revisione -		
INSPECTIONS	REVISION		
	SUBMITTAL		
	ENGINEERING		



City of Puyallup

Development & Permitting Services Online

Home **▲ Permits and Inspections: Conditions**

Logon Help Contact



E-19-0156



Applied	Approved	Issued	Final	Expires
03/28/2019	08/06/2019	08/06/2019		08/05/2021

Type **PUBLIC WORKS CIVIL PERMIT**

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CLEAR, FILL, & GRADE ~ CASCADE CHRISTIAN SCHOOLS **ADDITIONAL FEES TO BE PAID BEFORE FINAL**

Applicant **CASCADE CHRISTIAN SCHOOLS** Owner **Y**

Owner **CASCADE CHRISTIAN SCHOOLS**

Viewing **Conditions**

<-- Select the information you would like to view.

Permit Conditions

Permit Condition	Status	Approval Date
<p>1. Construction permitted as per approved civil plans. 2. Construction permit shall expire by limitation and be declared void if: * Work is not started within 180 days of obtaining the permit * Work is abandoned for 180 days or more after beginning work * After two years from the date of permit issuance, regardless of whether work is finished 3. Any changes to the scope of work approved on the civil plans shall be submitted on a Plan Change Request to the Engineering Services Staff for review. 4. Any changes that require a request to vary from the design standards approved on the civil plans shall be submitted on an Alternative Methods or Construction Materials Request along with a \$250 application fee to the Engineering Services Staff for review. 5. The applicant is responsible to call the Utility Notification Center at 1-800-424-5555 before beginning any excavation. Call before you dig, it's the law. 6. I hereby acknowledge that I have read and understand the contents of this permit and I hereby state that the information I have supplied is true and correct. The Applicant shall defend, indemnify, and hold the City, its officers, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with activities or operations performed by the Applicant or on the Applicant's behalf out of issuance of this permit.</p> <p>Effective January 1, 2013 RCW 19.122 Before conducting any construction or excavation within 100 feet of a right-of-way or utility easement containing a transmission pipeline a person must notify the pipeline companies of the scheduled excavation through the one-number locator service 811. 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.</p>		

PRE-APPLICATION VICINITY MEETING NOTIFICATION

A PROPERTY IN YOUR NEIGHBORHOOD IS PROPOSED TO BE DEVELOPED

YOUR PRESENCE IS REQUESTED TO PROVIDE CRITICAL FEEDBACK
ON HOW THIS PROJECT PROPOSAL WILL MOVE FORWARD

PROJECT NAME: Cascade Shaw Development
APPLICANT: Abbey Road Group on behalf of Cascade Shaw Development LLC
OWNER: Cascade Shaw Development LLC
LOCATION: 808 Shaw Rd, Puyallup, WA 98372
PARCEL NUMBER: 0420351003
MEETING DATE/TIME: Wednesday 2 June 2021 at 4:00PM
MEETING PLACE:
Join Zoom Meeting
<https://us02web.zoom.us/j/81903749370?pwd=c3hkUIY4UTRMNXVMSWRVYXk2anYyZz09>

Meeting ID: 819 0374 9370

Passcode: 138540

One tap mobile

+12532158782,,81903749370#,,,,*138540# US (Tacoma)

+13462487799,,81903749370#,,,,*138540# US (Houston)

Dial by your location

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

+1 929 205 6099 US (New York)

Meeting ID: 819 0374 9370

Passcode: 138540

Find your local number: <https://us02web.zoom.us/u/kb7Ukhf57z>

APPLICANT CONTACT: Gil Hulsmann - (253) 435.3699 / gil.hulsmann@abbeyroadgroup.com

CITY STAFF CONTACT: Chris Beale – (253) 841.5418 / cbeale@puyallupwa.gov

Attachments:

- Project Area Vicinity Map
- Vicinity Meeting FAQs
- Project Multi-Family Site Plan
- Project Building Elevation Examples
- Project Commercial Lot

Posting/ Notice Date: 12 May 2021

PURPOSE AND INTENT:

This meeting is taking place prior to submittal of a land-use permit. The purpose of this meeting is to facilitate an early informal discussion between the applicant and neighbors regarding the conceptual characteristics of the architectural and site design of the proposed project. The meeting shall be open to residents within the vicinity, including those living farther away than the direct vicinity notified. Development Services Department staff shall attend the meeting and shall prepare a summary of the comments made at the meeting. This summary shall be entered as a part of the record for consideration by the Development Services Director in reviewing the project for compliance with the zoning code and applicable city standards. Additional written materials or illustrations submitted by the applicant or members of the public attending the meeting may be added to the record as well. This is an invaluable chance to influence the process of development with your questions, comments, and concerns.

APPLICANT'S PROJECT DESCRIPTION:

The proposed project (parcel number: 0420351003) is between 25th Street SE and Shaw Road. South of E Pioneer and directly north of Puyallup Seventh-day Adventist Church. The proposal consists of a request to Short Plat the existing lot. The total development area will be 421,938 SF (9.69 acres) for a total of two lots through a Short Plat process for means of future development. The Multi Family lot will be 357,872.58 SF (8.21 Acres) and will have seven (7) 3-story apartment buildings constructed with twenty-four (24) units per building, and a clubhouse / office building / managers unit. There will be multiple areas for recreational / open space, totaling over 31,531 SF. The site will also have one (1) commercial lot totaling, 31,107 SF with a 3,442 SF building pad.

PROPOSED SITE PLAN AND ELEVATIONS:

Please consult the attached exhibits to see the proposed site plan design and building elevations.



NEIGHBORHOOD VICINITY MEETINGS

Frequently Asked Questions (FAQs)

What is a neighborhood vicinity meeting?

A neighborhood vicinity meeting is an informal meeting to discuss a proposed land use project, hosted by the developer of the project. The purpose of this meeting is to facilitate an early informal discussion between the applicant and neighbors regarding the conceptual characteristics of the architectural and site design of the proposed project. The meeting shall be open to all members of the public.

When is a neighborhood vicinity meeting required?

A neighborhood vicinity meeting is required for new multiple-family project that contains 20 or more dwelling units or for commercial and/or any nonresidential projects on sites that are within 300 feet of residential development and which either: (a) are greater than 10,000 square feet in floor area; (b) include more than 20,000 square feet of impervious coverage; or (c) involve outdoor sales, fueling, services or repair.

What is the format of a neighborhood vicinity meeting?

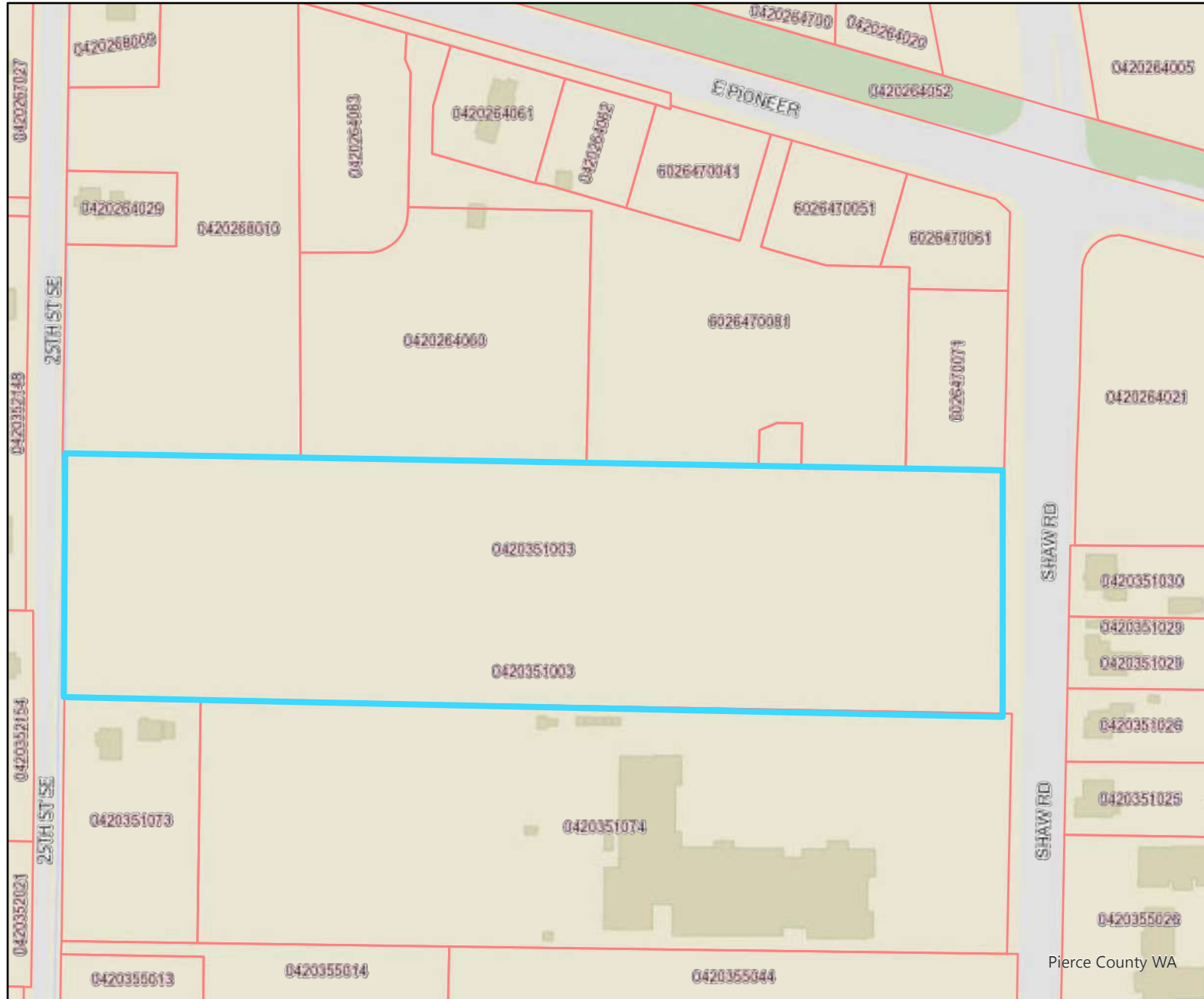
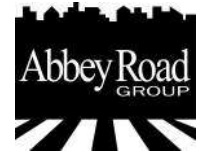
A neighborhood vicinity meeting is not a public hearing and no decisions are made at the meeting; the meetings are formatted as an informal presentation, with time for questions and answers. City staff encourages project developers to hold the meetings at an evening time, preferably at a public building closest to the site of the development. Members of the public are encouraged to provide feedback to the project applicant at the meeting to address any potential impacts the project may have on the surrounding area. City Development Review staff will be on hand to take notes and answer any questions presented at the meeting.

What information will be presented at the meeting?

The project developer is required to provide certain materials related to a project proposal at the meeting, including: (a) a proposed site plan showing conceptual organization of site design, conceptual placement of building(s), landscape areas and parking areas; (b) Conceptual planting plan showing lawn areas, buffer areas, tree and shrub locations and proposed methods for screening (if applicable); and, (c) Sketch building elevations showing conceptual architectural design of the buildings.

What are the next steps after the meeting?

The meetings are intended to precede an application submittal by the project developer. If you have attended the meeting, city development review staff will add you to a 'parties of record' list for the project. As a party of record, you will receive future notifications, including a notice of application (once submitted), city review letters issued from city staff to the developer, any city environmental review determinations (SEPA) made regarding the project and notices of public hearings (where applicable).



Legend

Override 1

Tax Parcels

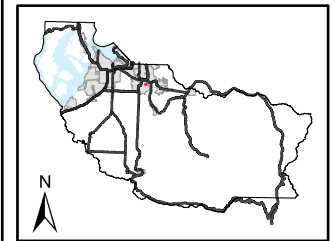
Base Parcel

Road Labels

Road Labels

Tax Parcel Labels

Tax Parcel Labels



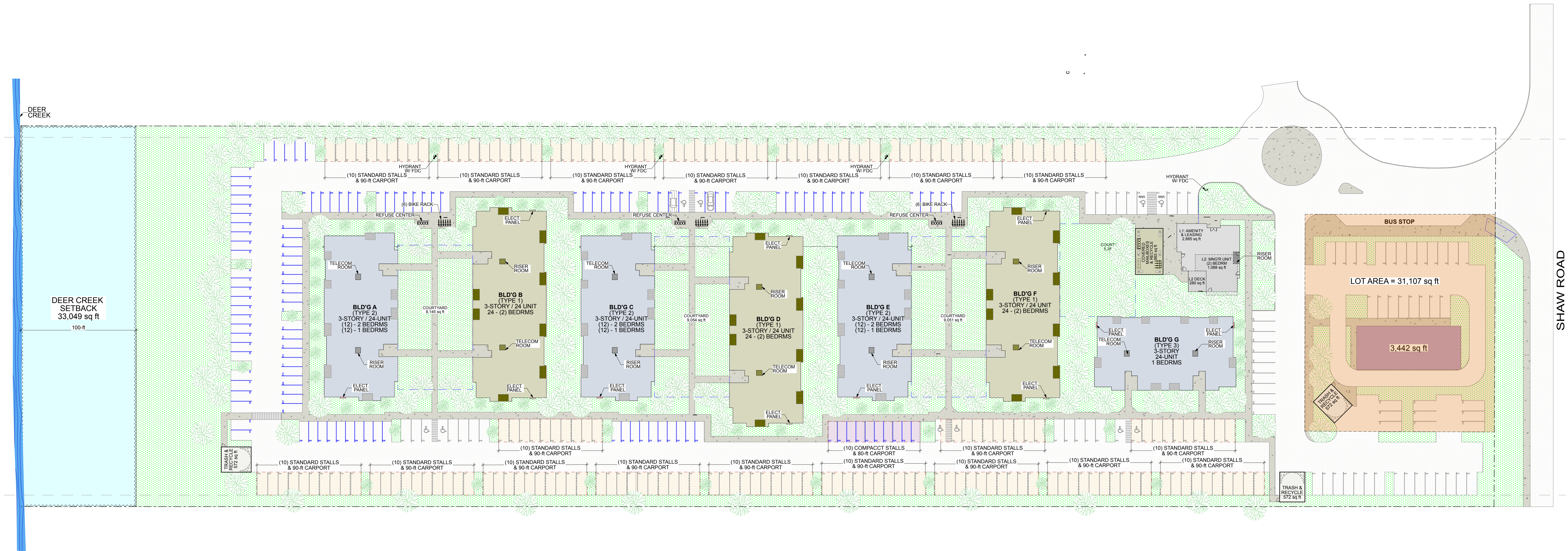
0 45 90 180 Feet

2102 E Main Ave, Suite 109
Puyallup, WA 98372
P: 253-446-3159 | F: 253-446-3159
www.abbeyroadgroup.com

Date: 5/3/2021 02:38 PM

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

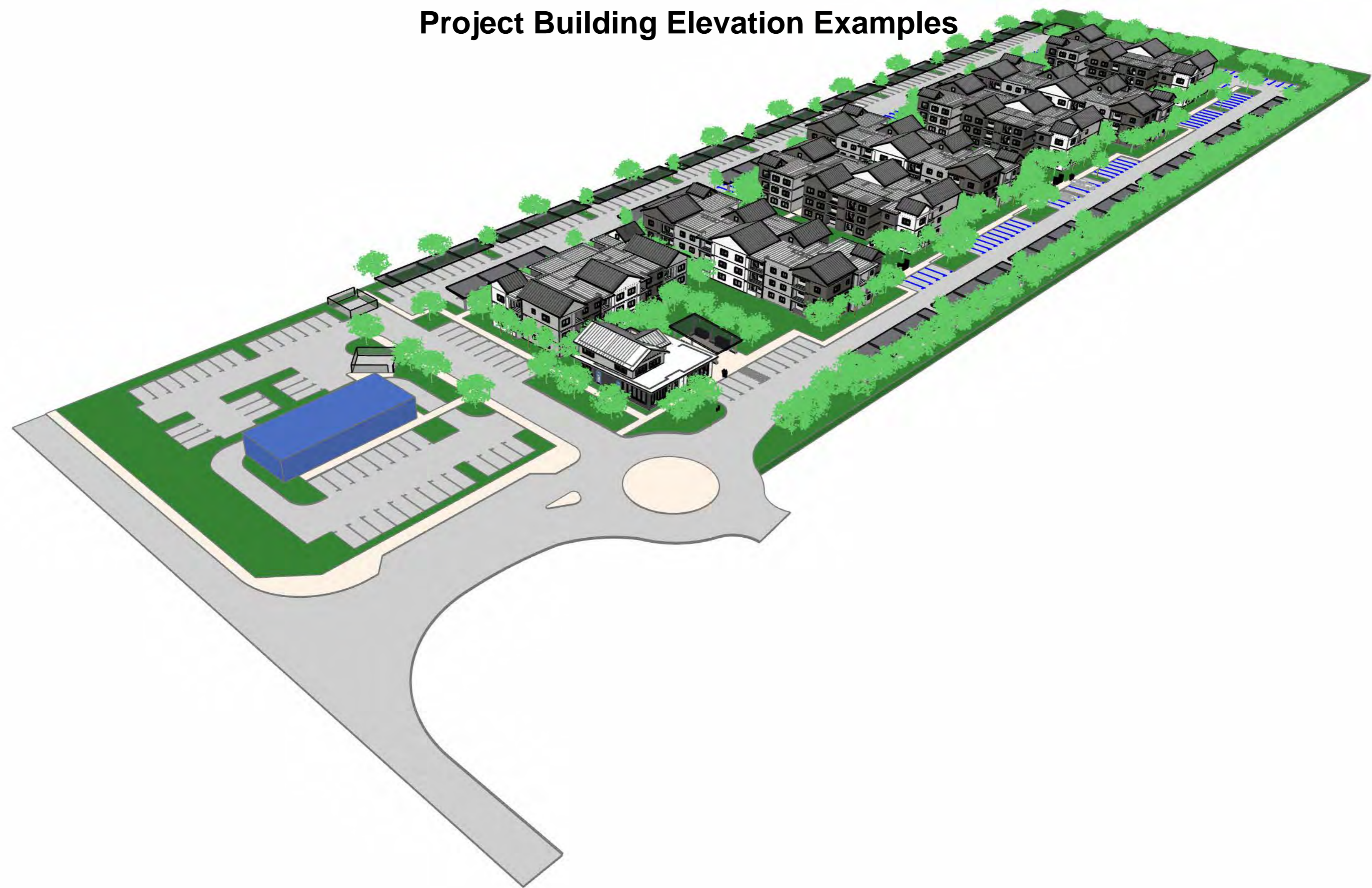
Project Multi-Family Site Plan



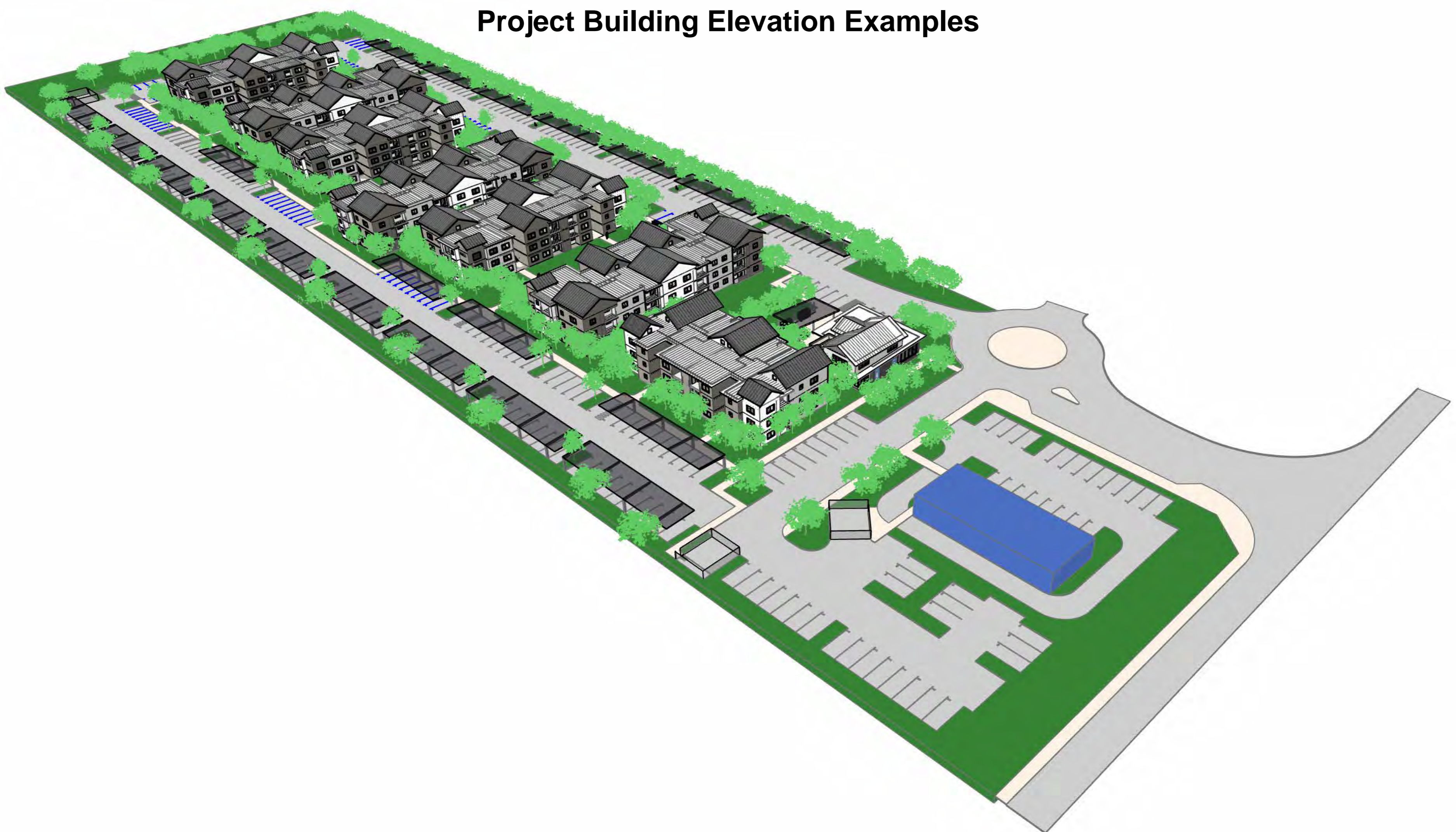
Project Building Elevation Examples



Project Building Elevation Examples



Project Building Elevation Examples



Project Building Elevation Examples



Project Commercial Lot



City of Puyallup

Development Services Center

333 S Meridian, Puyallup, WA 98371

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

www.cityofpuyallup.org

DATE: September 28, 2020

TO: Gil Hulsmann & Project File

FROM: Nabila Comstock - Planning Technician

PROJECT: P-20-0086 – CASCADE SHAW DEVELOPMENT

SITE ADDRESS: 808 Shaw Road

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

Thank you for meeting with the city's Development Services staff to discuss your proposed project.

For your use here is a memo to the file for this project, which highlights the issues discussed at our meeting. Please note that this is a list of specific issues discussed and is not intended to replace the final condition letter that will be provided to you when a formal application is submitted and reviewed.

We hope that you find this information helpful and informative as you proceed through the permitting process. If you have any questions or concerns regarding these notes, please do not hesitate to contact the appropriate staff member or me directly at (253) 770-3361.

We look forward to working with you on the completion of this project.

PLANNING – Chris Beale, 253-841-5418 cbeale@ci.puyallup.wa.us

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

GENERAL SITE PLAN COMMENTS SUMMARY

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

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

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

MINIMUM LANDSCAPED AREA BY PERCENTAGE OF NET LOT AREA FOR ATTACHED UNITS	20%
Common open space for attached units	30%
Private open space per ground floor dwelling unit in square feet	100
Private open space per upper story dwelling unit dimensions (on east, west and south elevations)	10 X 6'
Active common open space required	In residential projects, at least 10 percent of the net lot area shall be devoted to amenity areas for active use by residents of site units and shall be centrally located, and/or configured in an accessible and functional manner depending on topography, except that projects devoting at least 500 square feet of private open space per unit shall be exempt from this requirement. Specific site amenities (e.g., picnic areas, recreational areas,

	etc.) are encouraged within said areas. All required landscaping shall be maintained in a neat condition.
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LAND USE PERMIT REQUIREMENTS

The following land use permits are required for your proposal:

- Preliminary site plan,
- SEPA environmental checklist
- Multiple family and nonresidential design guidelines review applications (See below for more information regarding architectural design review)
- Preapplication vicinity meeting required for proposals of a new multiple-family project that containing 20 or more dwelling units or for commercial and/or any nonresidential projects on sites that are within 300 feet of residential development and which either: (a) are greater than 10,000 square feet in floor area; (b) include more than 20,000 square feet of impervious coverage; or (c) involve outdoor sales, fueling, services or repair. Prior to submittal of an application for a land use permit, an informal preapplication vicinity meeting shall be held in accordance with the terms and requirements outlined in PMC 20.26.009. Contact the case planner for assistance with noticing address list and material requirements.
- To facilitate a complete submittal, provide the following documents:
 - Complete application form, with required # of copies and supporting documents, as outlined on the application form checklist. Consult with a permit technician if you have questions about the minimum submittal checklist requirements (PermitsCenter@ci.puyallup.wa.us).
 - Please provide the case planner a link to Sharepoint, Onedrive, or other cloud storage accessible link (excluding Dropbox), to all documents submitted under the application process.
 - SEPA checklist with an 8.5”X11” or 11”X17” copy of the site plan
 - Proposed building elevations, along with any applicable design review application.
 - Required preliminary storm water report, consistent with Engineering’s requirements and notes contained in this letter or as otherwise directed by the case Engineer.
 - Required Traffic Scoping Worksheet and Traffic Impact Analysis, consistent with Traffic Engineering’s requirements and notes contained in this letter or as otherwise directed by the city Traffic Engineer.
 - Any required critical areas report, as noted herein by the case planner
 - Preliminary landscape plan
 - Geotechnical report, where required.
 - Preliminary utility plan, or preliminary Technical Information Report (TIR), consistent with Engineering’s requirements and notes contained in this letter or as otherwise directed by the case Engineer.

GIS PROPERTY DETAILS

QV Puyallup Detailed List - 0420351003

General Information

Puyallup City Limit

Yes

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

LAND USE ANALYSIS

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

CRITICAL AREAS ANALYSIS

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

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

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

- Infiltration of storm water from pollution-generating surfaces; or
 - Any other activity determined by the director likely to have an adverse impact on ground water quality or on a recharge of the aquifer.
- **Volcanic hazard areas:**
 - The site is within a volcanic hazard area. In the event of an eruption of Mt. Rainier, the site is expected to be inundated by pyroclastic flows, lava flows, debris avalanche, inundation by debris flows, lahars, mudflows, or related flooding resulting from volcanic activities. Uses and activities on this site shall comply with the city's critical area ordinance (Puyallup Municipal Code 21.06, Article XII, section 21.06.1260, or succeeding section, regarding volcanic hazard areas.
- **Seismic hazard areas:**
 - The site may or may not be within a seismic hazard area, which is dependent upon site soil conditions. Please consult the building department and your geotechnical engineer for more information.
- **Wetland and/or wetland buffer areas:**
 - A report from a qualified wetland biologist, meeting the requirements of PMC 21.06.950 and 21.06.530 is required for any lands suspected (mapped or unmapped) or known on a site or a site within 300' of suspected or known wetlands.
- **Stream and/or stream buffer areas:**
 - A report from a qualified biologist, meeting the requirements of PMC 21.06.1070 and 21.06.530 is required for any lands suspected (mapped or unmapped) or known on a site or a site within 300' of suspected or known streams.
- **General habitat areas:**
 - A report from a qualified biologist, meeting the requirements of PMC 21.06.1070 and 21.06.530 is required for any lands suspected (mapped or unmapped) or known on a site or a site within 300' of suspected or known general habitat areas.
- **100-year floodplain areas:**
 - Applicants for development permits in the 100-year floodplain shall submit a habitat assessment prepared by a qualified biologist evaluating the effects and/or indirect effects of the proposed development (during both construction and operation) on the floodplain functions and documenting that the proposed development will not result in "take" of any species listed as threatened or endangered under the ESA. See PMC 21.07.050 (c) for more details.
- PMC 21.06.1120 Performance standards – Alteration of critical aquifer recharge areas.
- PMC 21.06.1260 Performance standards – Volcanic hazard areas
- **Subdivisions/plats - Critical area tracts required:**
 - Critical area tracts shall be used in development proposals for subdivisions to delineate and protect the following contiguous critical areas and buffers comprising 5,000 square feet or more of area:
 - All landslide and erosion hazard areas and buffers;

- All wetlands and buffers;
 - All fish and wildlife habitat areas and buffers; and
 - All other lands to be protected from alterations as conditioned by project approval.
- Critical area tracts shall be designated as native growth protection areas and shall be recorded on all documents of title of record for all affected lots.
 - Critical area tracts shall be designated on the face of the plat or recorded drawing in a format approved by the city attorney. The designation shall include the following restrictions:
 - An assurance that native vegetation within the growth protection area will be preserved;
 - The right of the city to enforce the terms of the restriction; and
 - The city may require that any required critical area tract be dedicated to the city, held in an undivided interest by each owner of a building lot within the development with the ownership interest passing with the ownership of the lot, or held by an incorporated homeowner's association or other legal entity (such as a land trust), which assures the ownership, maintenance, and protection of the tract in accordance with PMC 19.12.070(4).
 - Critical area report(s) may be reviewed by the city's third-party critical area review consultant. Please be aware that applicants are responsible for the cost of review by the city's third-party consultant; there's an initial fee of \$160, followed by the consultant's review fee which is dependent on the amount of time spent on review (varies on the project).

ARCHITECTURAL DESIGN REVIEW ANALYSIS

- The project is subject to PMC 20.26.200 and .300. Your project design review will be reviewed by staff.
- The following is a short summary of areas flagged for attention as you finalize the design. This is not an exhaustive review of the design review submittal and is advisory only.

20.26.200 Multifamily design standards.

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

20.26.300 Nonresidential design review standards

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

OFF-STREET PARKING ANALYSIS

- 20.55.010 Number of parking spaces required:
 - Dwellings, multiple-family, including apartments, condominiums, duplexes and townhouses: two spaces per unit.;
 - Restaurants, bars, taverns and other similar establishments whose primary business is the on-site sale and consumption of food and beverages: one space for each 100 square feet of gross floor area;
 - Retail commercial, general sales, personal service, shopping centers, malls and other similar establishments shall provide one space for each 300 square feet of gross floor area

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

LANDSCAPING REQUIREMENTS ANALYSIS

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

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

Perimeter landscaping requirements:

- The perimeter of all sites shall be landscaped the full depth of the required setbacks for the subject site, or 12 feet, whichever is less
 - Consult PMC 20.26.500 if the subject site is nonresidential in a residential zone area, or abuts a residentially zoned site. A 30’ landscape buffer may apply.
 - In no event shall a perimeter landscaping buffer be smaller than six (6) feet. In zone districts where the underlying building setback allows less than 6’, a building footprint may project into a landscape yard. However, in no case shall paving areas project into landscape yards.
- Site Specific analysis:

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

Significant trees

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

Street trees:

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

Parking lot landscaping:

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

- We strongly suggest reviewing these requirements as early as possible to assess and determine costs, parking field layout and configuration of civil utilities as to minimize impacts for consistency with the Type IV standards. The Type IV standards may reduce the overall off-street parking stall count.

Other landscaping standards

- Storm water facilities shall be landscaped in accordance with SLD-02, contained in the VMS.
- The perimeter of all parking areas and associated access drives which abut public rights-of-way shall be screened with on-site landscaping, earth berms, fencing, or a combination thereof.
- All trash containers shall be screened from abutting properties and public rights-of-way by substantial sight-obscuring landscaping. Sight-obscuring fences and walls can be substituted for plant materials
- All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped in a manner consistent with the requirements of this chapter.

OTHER RELEVANT CODE SECTIONS TO CONSULT

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

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

GENERAL:

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

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

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

WATER:

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

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

- A 2-inch blow-off assembly is required on dead-end water lines except where fire hydrants are installed at the dead-end. [PMC 14.02.120(f) & CS 301.1(7)]
- Any existing services that are to be abandoned at this site shall be disconnected at the main, the corp. stop removed, and the service plugged to city standards. [PMC 14.02.120(f)]
- Any wells on the site must be decommissioned in accordance with Washington State requirements. Documentation of the decommissioning must be provided along with submittal of engineering drawings. If an existing well is to remain, the well protection zone shall be clearly delineated and appropriate backflow protection (Reduced Pressure Backflow Assemblies) shall be installed at all points of connection to the public water system. [PMC 14.02.220(3)(b)]
- The minimum distance between water lines and sewer lines shall be 10-feet horizontally and 18-inches vertically. If this criterion cannot be met, the applicant shall isolate the sewer and water lines by encasement, shielding, or other approved methods. [PMC 14.02.120(f) & CS 301.1(8)]
- The applicant shall be responsible to provide and install the water meters required to service the site. [PMC 14.02.120(f) & CS 301.3]
 - There is an existing 2-inch service tap and 3-inch stub on this parcel which was installed as part of the Pioneer Crossing project.
 - The 2-inch service could be used for site irrigation and the 3-inch (on 4x3 reducer off the existing supply main) could be used to serve the buildings.
 - Domestic service water meters shall be located within the public ROW per City Standards.
- Water main pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.
- Applicant shall provide backflow protection on the domestic service line(s) with the installation of a double check valve assembly (DCVA) on the domestic connection. The unit should be located outside the building, immediately downstream of the water meter. If an irrigation system is also proposed, a DCVA is required on that line as well. [PMC 14.02.220(3) & CS 302.2]
- If any of the proposed building uses are included under WAC 246-290-490 Table 9 facilities, then backflow protection shall be provided using a reduced pressure backflow assembly (RPBA).
- Available fire flow at the site is 1,700gpm @ 20psi for 2 hours. If additional fire flow is required, the applicant shall request a fire flow analysis by the City's consultant. The cost of this analysis is \$400 and is to be paid by the applicant.
 - Based on the preliminary design, the private supply mains are shown to be dead-end mains. Please be aware that the highest available fire flow from a dead-end 8-inch main is 1,560 gpm due to the City's maximum flow velocity requirement of 10 fps. Depending on distance and water pressure, the available flow could be lower.
 - Static water pressure at this location is approximately 47 psi.
- Fire hydrants and other appurtenances such as DDCVA and PIV shall be placed as directed by the Puyallup Fire Code Official. Fire hydrants shall be placed so that there is a minimum of 50-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3]
- The fire sprinkler double detector check valve assembly (DDCVA) may be located either inside, or outside, of the building. [CS 302.3, CS 303]

- At the time of Civil permit application, the fire sprinkler supply line shall be designed, and shown on the plan, **into the building** to the point of connection to the interior building riser. Provide plan and elevation detail(s) where the riser enters the building with dimensions, clearances, and joint restraint in accordance with NFPA 24. [CS 302.3, CS 303]
- The Fire Department Connection (FDC) shall be located no closer than 10-feet and no further than 15-feet from a fire hydrant. (**Note: If the project is utilizing a fire booster pump, the FDC must connect to the sprinkler system on the discharge side of the pump in accordance with NFPA regulations.**) A post indicator valve (PIV) shall be provided for the fire sprinkler system in advance of the DDCVA. [CS 302.3]
- Prior to completion of the project, the engineer-of-record shall complete the State Department of Health's "Construction Completion Report for Distribution Main Projects", seal, and provide a copy to the City. [WAC 246-290-120]
- For each apartment building, a water system development charge (SDC) will be assessed based on the number of "residential" units in the facility. Current SDC's as of this writing are \$3,965.00 for the first residential unit and \$2,973.75 for each additional unit per building. [PMC 14.02.040, 14.10.030]
- For each commercial building, including common/administrative facilities associated with a residential use (clubhouse), a water system development charge (SDC) will be assessed based on the number of plumbing fixture units as defined in the Uniform Plumbing Code. Current SDC's as of this writing are \$3,965.00 for the first 15 fixture units and an additional charge of \$265.66 for each fixture unit in excess of the base 15 plumbing fixture units. [PMC 14.02.040]
- Water connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.02.040, 14.10.030]

SANITARY SEWER:

- There are two existing 6-inch sanitary sewer stubs provided by the Pioneer Crossing Project which are available for the applicant's use. As previously discussed with the applicant, there is a slight sag in the downstream sewer conveyance system near the public pump station which may require a greater frequency of maintenance than what is considered normal. [PMC 14.08.070]
- At the time of civil application, the applicant shall provide sizing calculations for the proposed sanitary sewer mainline serving the property. [PMC 14.20.010 & CS 401(6)]
- Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.120 & CS 401(7)]
- Sewer main pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.
- Grease Interceptors are required for all commercial facilities involved in food preparation. If food preparation facilities are proposed now, or in the future, the applicant shall install an external grease interceptor in accordance with the current edition of the Uniform Plumbing Code adopted by the City of Puyallup, Puyallup Municipal Code, and City standard details. [PMC 14.06.031(3) & CS 401(5), 402.3]
- The construction of a trash enclosure will require the enclosure pad to be elevated to prevent stormwater run-on. If a sewer area drain is proposed for any trash enclosure, then the entire enclosure shall be covered to prevent stormwater run-on and inflow into the sewer system.

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

STORMWATER/ EROSION CONTROL:

- Stormwater design shall be in accordance with the 2012 Stormwater Management Manual for Western Washington as amended in the December, 2014 (The 2014 SWMMWW aka "Ecology Manual").
- The applicant shall complete the stormwater flowchart, Figure 3.1, contained in Ecology's Phase II Municipal Stormwater Permit, Appendix I. The completed flowchart shall be submitted with the preliminary stormwater site plan and highlight the Minimum Requirements (MR) triggered by the project thresholds. The link below may be used to obtain the flowchart:

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

- **NOTE: Areas of disturbance within the public ROW must be included in the project area as part of the stormwater thresholds and calculations.**
- The applicant is responsible for submitting a **preliminary** stormwater management site plan (2 sets) which meets the design requirements provided by PMC Section 21.10 and Ecology Manual. The preliminary stormwater site plan (PSSP) shall be submitted with the Preliminary Site Plan application to ensure that adequate stormwater facilities are anticipated prior to development of the property. The preliminary stormwater site plan shall reasonably estimate the quantity of stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development.
- The written technical report shall clearly delineate any offsite basins tributary to the project site and include the following information: [PMC 21.10.060]
 - the quantity of the offsite runoff;
 - the location(s) where the offsite runoff enters the project site;
 - how the offsite runoff will be routed through the project site.
 - the location of proposed retention/detention facilities
 - and, the location of proposed treatment facilities
- Each section of the TIR/SSP shall be individually indexed and tabbed with each permit application and every re-submittal prior to review by the City. [PMC 21.10.060]

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

- Overflow facilities shall be provided for any proposed detention/retention (R/D) facilities in accordance with the City Standards. This includes a downstream analysis a minimum of ¼ mile downstream from the site.
- Any above-ground stormwater facility shall be screened from public right-of-way and adjacent property per the underlying zoning perimeter buffer requirements in the PMC.
- Stormwater R/D facilities shall be a minimum of 20-feet from any public right-of-way, tract, vegetative buffer, and/or property line measured from the toe of the exterior slope/embankment of the facility. [PMC 21.10 & DOE Manual, Vol. V, Pg 10-39 and Pg 10-9]
- If the proposed project discharges to an adjacent wetland, the applicant shall provide a hydrologic analysis which ensures the wetland’s hydrologic conditions, hydrophytic vegetation, and substrate characteristics are maintained. See Ecology Manual Volume I, Minimum Requirement 8.
- Water quality treatment of stormwater shall be in accordance with the Ecology Manual, Volume 1, Minimum Requirement 6; and Volume 5, Runoff Treatment.
- At the time of civil permit application, all pipe reaches shall be summarized in a Conveyance Table containing the following minimum information and included in the TIR:

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

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

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

- Existing conveyance pipes along the stream corridor; size, slope, inverts, etc....
 - Potential constrictions, both upstream and downstream;
 - Flooding; ensure there is no new, or increased, areas of flood inundation as a result of the proposed development. (Reference City Standards 204.2(4);
 - Erosion concerns or problems;
 - Ditch conveyance capacity and silting-in of the ditch.
- All private storm drainage facilities shall be covered by a maintenance agreement provided by the City and recorded with Pierce County. Under this agreement, if the owner fails to properly maintain the facilities, the City, after giving the owner notice, may perform necessary maintenance at the owner’s expense.
 - This site is within a **Special Flood Hazard Area** as indicated on the Letter of Map Revision No. 18-10-0841P, dated April 9, 2019. Development of the property shall adhere to the regulations contained in PMC Chapter 21.07. Specifically:

- The applicant shall submit a habitat assessment prepared by a qualified professional evaluating the effects and/or indirect effects of the proposed development (during both construction and post-construction) on floodplain functions and documenting that the proposed development will not result in “take” of any species listed as threatened or endangered under the Endangered Species Act (ESA).
 - If less than 1:1 compensatory storage is proposed, the written assessment shall include a hydrologic and hydraulic analysis to determine any effects on floodplain storage capacity, increased flood heights, or increased velocities.
 - If it is determined that the proposed project will impact any listed species or their habitat, the applicant shall provide a mitigation plan to achieve equivalent or greater biologic functions as those lost prior to development of the site.
 - New construction and substantial improvement of any structure will require that the lowest floor, including the basement, shall be elevated 1-foot above the base flood elevation (BFE) of the site.
- A Stormwater Systems Development fee will be assessed for each new equivalent service unit (ESU) in accordance with PMC Chapter 14.26. Each ESU is equal to 2,800 square feet of ‘hard’ surface. The current SDC as of this writing is \$3,312.00 per ESU.
 - Stormwater Systems Development fees are due at the time of site development permit or in the case where no site development permit is required, at the time of building permit issuance for the individual lot(s); and the fees do not vest until the time of site development permit issuance, or at the time of building permit issuance in the case where a site development permit is not required.
 - A Construction Stormwater General Permit shall be obtained from the Department of Ecology if any land disturbing activities such as clearing, grading, excavating and/or demolition will disturb one or more acres of land, or are part of larger common plan of development or sale that will ultimately disturb one or more acres of land. The link below may be used to obtain information to apply for this permit:

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

COMMENTS SPECIFIC TO THE SUBMITTED STORMWATER REPORT and EXHIBITS

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

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

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

STREET:

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

GRADING:

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

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

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

MISC:

- All proposed improvements shall be designed and constructed to current City Standards. [\[PMC 14.08.040, 14.08.120, 17.42\]](#)
- Engineering plans cannot be accepted until Planning Department requirements have been satisfied, including but not limited to, SEPA, Preliminary Site Plan approval, CUP, and/or Hearing Examiner conditions.
- Civil engineering drawings will be required for this project prior to issuance of the first building permit. **Included within the civil design package will be a utility plan overlaid with the proposed landscaping design to ensure that potential conflicts between the two designs have been addressed.**
 - At the time of civil application, submit electronic files in PDF format, through the City’s Permit Portal. Contact the Permit staff via email at PermitCenter@ci.puyallup.wa.us for the initial project submittal.
- Benchmark and monumentation to City of Puyallup datum (**NAVD 88**) will be required as a part of this project / plat.
- Engineering plans submitted for review and approval shall be comply with City Standards Section 1.0 and Section 2.0, particularly:
 - Engineering plans submitted for review and approval shall be based on 24 x 36-inch sheets.

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

- All applicable City Standard Notes and Standard Details shall be included on the construction plans for this project. A copy of the City Standards can be found on the City's web site under City Engineering, Development Engineering.
- In all new construction or development, where the parking of a vehicle would reduce the width of required fire department access roadways to less than twenty feet, the requirements of Puyallup Municipal Code, Chapter 16.04, Section 16.04.015, EMERGENCY VEHICLE PARKING, shall be complied with. Plans showing the "Emergency Vehicle Parking Only" areas to be established shall be submitted for review and approval by the Fire Chief.
- Prior to Acceptance/Occupancy, Record Drawings shall be provided for review and approval by the City. The fee for this review is \$200.00. Record Drawings shall be provided as follows:
 - Reproducible mylars and two sets of bluelines, per City of Puyallup Standards Manual Section 2.3.
 - Electronic version of the record drawings in the following formats:
 1. AutoCAD Map 2007 or newer in State Plane South Projection
 2. PDF

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

- Traffic scoping worksheet will be required for this project. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) *Trip Generation*, 10th Edition. In general, trip generation regression equations shall be used when the R² value is 0.70 or greater. For single-family units and offices smaller than 30,000 SF, use ITE's *Trip Generation*, average rate. The project trips shall be rounded to the nearest tenth. Trip credits would be allowed for any existing development.
- Once the traffic scoping worksheet is reviewed, a written response would be sent to the applicant's traffic engineer outlining the scope of the project's Traffic Impact Study (TIS).
- The traffic analysis for this project will need to account for significant pipeline projects to evaluate future conditions. The City will provide the applicant's Traffic Engineer with this information.
- Coordination with your traffic engineer needed on how to adjust volume based on COVID-19 impacts.
- Traffic analysis must conduct a right turn pocket warrant analysis on Shaw Rd.
- Traffic analysis will need to analyze your on-site roundabout to ensure it has adequate capacity.
 - The proposed roundabout design would need to meet current design standards & best practices (see "The Landing" in Renton for a good example of an urban/retail roundabout).
 - Roundabout design must accommodate safe pedestrian access to Pioneer Crossing.

- The city has adopted a City-Wide Traffic Impact Fee of \$4,500 per PM peak hour trip. Final fees will be calculated and assessed by the City at the time of building permit issuance.
- Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged per new dwelling unit based on its size:

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

- Per Puyallup Municipal Code Section 11.08.130, the applicant/owner would be expected to construct half-street improvements including curb, gutter, planter strip, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced. Based on the materials submitted, the applicant would be expected to construct half-street improvements on the following streets:
 - 25th St SE is designated as a minor collector roadway, consisting of a 34ft roadway, curb/gutter, 7.5’ planter strips, 5’ sidewalks, and streetlights. Paved off-site tapers/transitions may be required for safety reasons. Additional internal discussions are needed on how to address frontage requirements along 25th St SE.
 - Shaw Rd is designated as a major arterial. The existing frontage is built out with curb, gutter, 8ft sidewalk, & streetlights.
 - As part of these improvements, additional right-of-way (ROW) may need to be dedicated to the City.
- This commercial development shall provide an autoturn analysis for the largest anticipated vehicle that would access the site. Curb radii and entrance dimensions shall be increased as necessary to allow vehicles to access the site without encroaching into adjacent lanes of traffic. This analysis will be required during civil permit review.
- At the time of civil permit review provide a separate street lighting plan and pavement striping plan (channelization) sheet for the city to review.
- On-site monument signage must be located outside sight distance triangle.
- For the proposed drive-thru locations, provide at least 200' storage length between the drive thru window and proposed access drive isles.
- Provide on-site pedestrian access to Pioneer Crossing.
- Pedestrian access shall be provided to 25th St SE.
- Elementary students will be expected to walk to Shaw Rd Elementary. Internal pedestrian paths will need to accommodate safe routing to Shaw Rd Elementary.

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

Notes

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

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

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

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



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	City of Puyallup Pierce County Washington	NO PROJECT	BASE MAP CHANGES HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS UPDATE
	COMMUNITY NO.: 530144		
IDENTIFIER	Puyallup AO Zone	APPROXIMATE LATITUDE & LONGITUDE: 47.186, -122.262 SOURCE: USGS QUADRANGLE DATUM: NAD 83	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM* NO.: 53053C0334E DATE: March 7, 2017 TYPE: FIRM NO.: 53053C0342E DATE: March 7, 2017		DATE OF EFFECTIVE FLOOD INSURANCE STUDY: March 07, 2017 PROFILES: 361P, 362P, 363P, AND 364P (NEW) SUMMARY OF DISCHARGES TABLE: 2	

Enclosures reflect changes to flooding sources affected by this revision.

* FIRM - Flood Insurance Rate Map

FLOODING SOURCE(S) & REVISED REACH(ES)

See Page 2 for Additional Flooding Sources

Deer Creek - From approximately 515 feet downstream of 23rd Street SE to approximately 1,070 feet upstream of 12th Avenue SE

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Deer Creek	Zone AO	Zone AE	NONE	YES
	Zone A	Zone X (unshaded)	NONE	YES
	No BFEs*	BFEs	YES	NONE
	Zone X (unshaded)	Zone AE	YES	YES
	Depth	BFEs	YES	NONE

* BFEs - Base Flood Elevations

DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency
Washington, D.C. 20472

**LETTER OF MAP REVISION
DETERMINATION DOCUMENT (CONTINUED)**

OTHER FLOODING SOURCES AFFECTED BY THIS REVISION

FLOODING SOURCE(S) & REVISED REACH(ES)

Deer Creek - From approximately 515 feet downstream of 23rd Street SE to approximately 1,070 feet upstream of 12th Avenue SE
Deer Creek - Pioneer - From just upstream of Deer Creek to approximately 1,275 feet upstream of Deer Creek
Deer Creek - 12th - From approximately 50 feet to approximately 1,060 feet upstream of the confluence with Deer Creek

SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Deer Creek	Zone AO	Zone X (unshaded)	NONE	YES
Deer Creek - Pioneer	Zone X (unshaded) No BFEs*	Zone AE BFEs	NONE YES	YES NONE
Deer Creek - 12th	Zone AO No BFEs Zone AO	Zone AE BFEs Zone X (unshaded)	NONE YES NONE	YES NONE YES

* BFEs - Base Flood Elevations

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

COMMUNITY INFORMATION

APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State/Commonwealth or local requirements to which the regulations apply.

COMMUNITY REMINDERS

We based this determination on the 1-percent-annual-chance discharges computed in the submitted hydrologic model. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State/Commonwealth law have been obtained. State/Commonwealth or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State/Commonwealth or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

Mr. Mark Carey
Director, Mitigation Division
Federal Emergency Management Agency, Region X
Federal Regional Center
130 228th Street, Southwest
Bothell, WA 98021-8627
(425) 487-4682

STATUS OF THE COMMUNITY NFIP MAPS

We will not physically revise and republish the FIRM and FIS report for your community to reflect the modifications made by this LOMR at this time. When changes to the previously cited FIRM panel(s) and FIS report warrant physical revision and republication in the future, we will incorporate the modifications made by this LOMR at that time.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration



Federal Emergency Management Agency

Washington, D.C. 20472

LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

PUBLIC NOTIFICATION OF REVISION

A notice of changes will be published in the *Federal Register*. This information also will be published in your local newspaper on or about the dates listed below, and through FEMA's Flood Hazard Mapping website at

https://www.floodmaps.fema.gov/fhm/bfe_status/bfe_main.asp

LOCAL NEWSPAPER

Name: *The News Tribune*

Dates: November 28, 2018 and December 5, 2018

Within 90 days of the second publication in the local newspaper, any interested party may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised flood hazard determination presented in this LOMR may be changed.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 3601 Eisenhower Avenue, Suite 500, Alexandria, VA 22304-6426. Additional Information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

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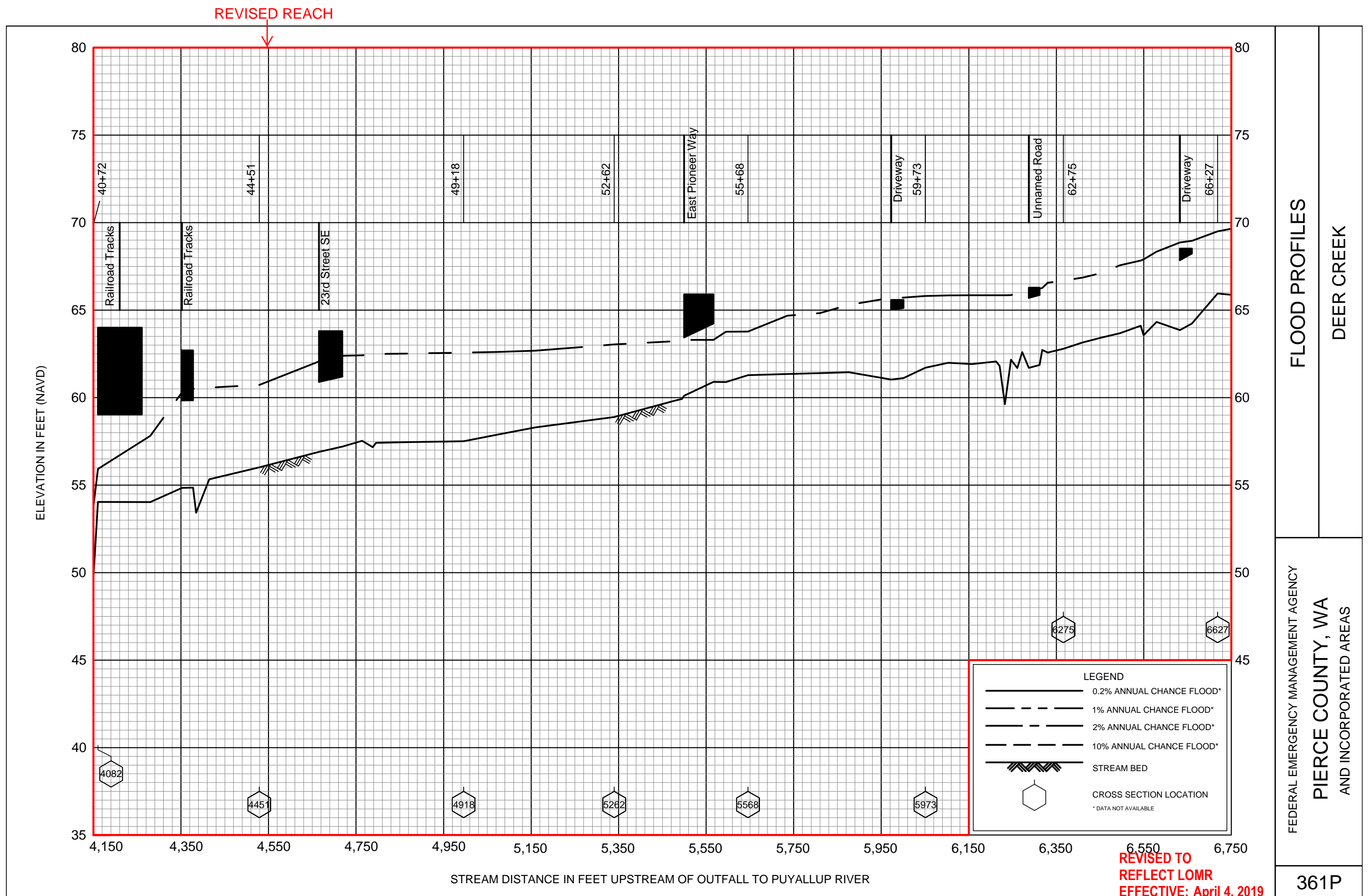
Patrick "Rick" F. Sacbibit, P.E., Branch Chief
Engineering Services Branch
Federal Insurance and Mitigation Administration

Table 2 – Summary of Discharges

<u>Flooding Source and Location</u>	<u>Drainage Area (square miles)</u>	<u>Peak Discharges (cubic feet per second)</u>			
		<u>10-Percent- Annual-Chance</u>	<u>2-Percent- Annual-Chance</u>	<u>1-Percent- Annual-Chance</u>	<u>0.2-Percent- Annual-Chance</u>
DEBRA JANE CREEK					
At Mouth	1.3	45	62	69	85
At Confluence with Bonney Lake Outflow	0.8	26	34	38	48
At Upstream End of Debra Jane Lake	0.1	9	12	14	17
DEER CREEK					
At the BNSF Railroad crossing near E. Pioneer Way and 23 rd Street SE	2.4	N/A	N/A	220	N/A

↑
REVISED DATA

**REVISED TO
REFLECT LOMR
EFFECTIVE: April 4, 2019**



REVISED REACH

ELEVATION IN FEET (NAVD)

STREAM DISTANCE IN FEET UPSTREAM OF OUTFALL TO PUYALLUP RIVER



FLOOD PROFILES

DEER CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY

PIERCE COUNTY, WA
AND INCORPORATED AREAS

LEGEND

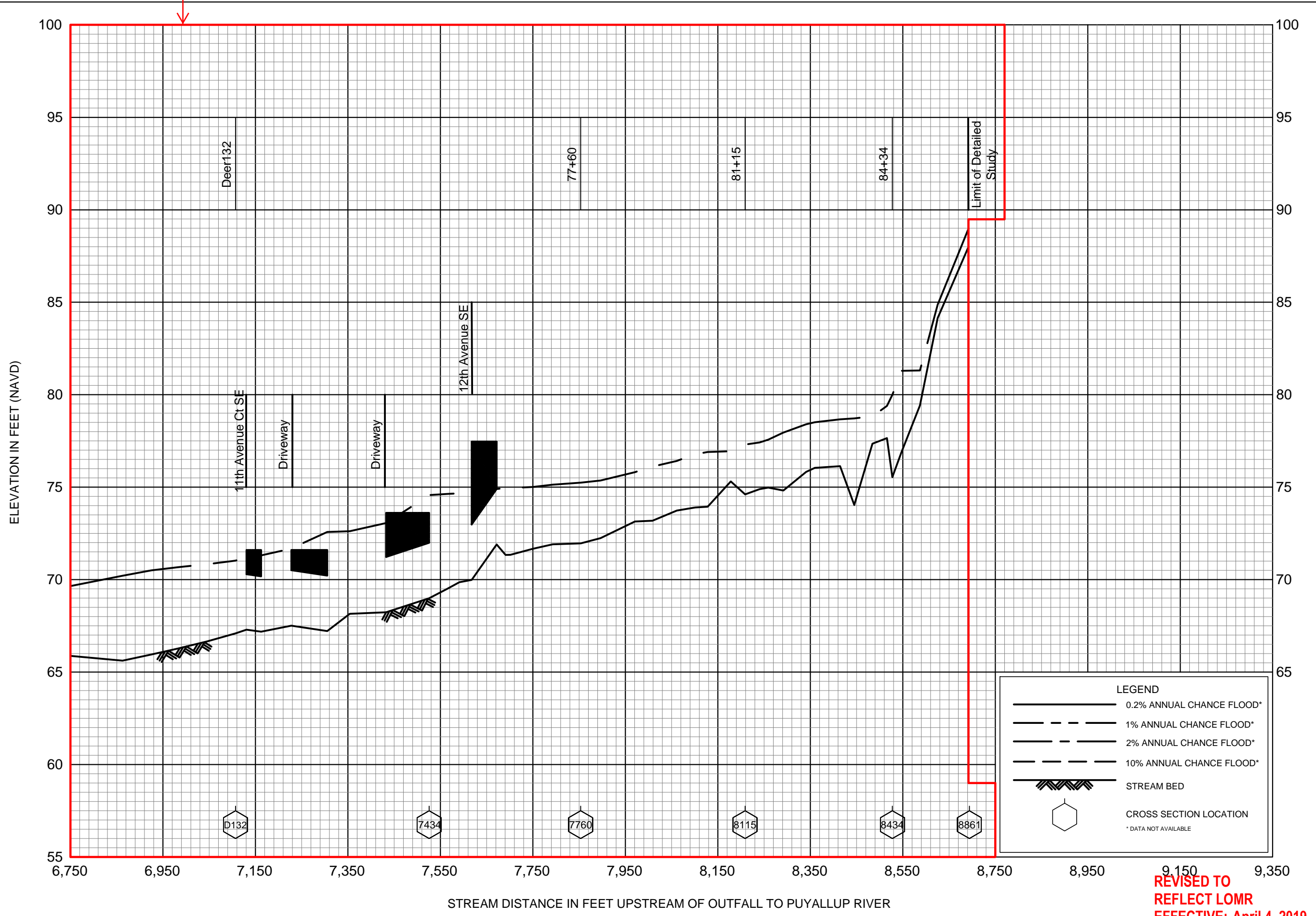
- 0.2% ANNUAL CHANCE FLOOD*
- - - 1% ANNUAL CHANCE FLOOD*
- - - 2% ANNUAL CHANCE FLOOD*
- - - 10% ANNUAL CHANCE FLOOD*
-  STREAM BED
-  CROSS SECTION LOCATION

* DATA NOT AVAILABLE

REVISED TO
REFLECT LOMR
EFFECTIVE: April 4, 2019

361P

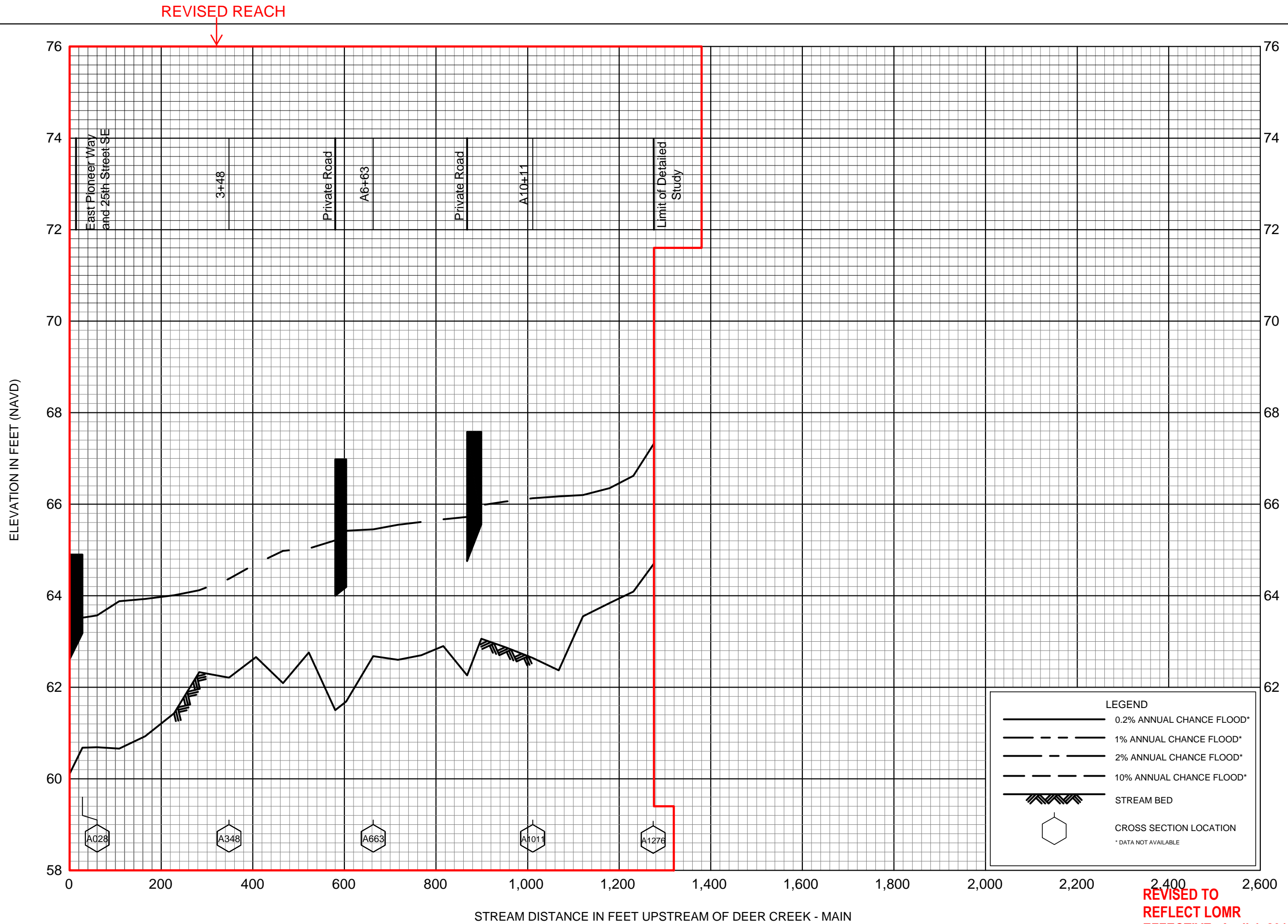
REVISED REACH



REVISED TO
REFLECT LOMR
EFFECTIVE: April 4, 2019

FLOOD PROFILES
DEER CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY
PIERCE COUNTY, WA
AND INCORPORATED AREAS



FLOOD PROFILES

DEER CREEK - PIONEER

FEDERAL EMERGENCY MANAGEMENT AGENCY

PIERCE COUNTY, WA
AND INCORPORATED AREAS

FLOOD PROFILES
DEER CREEK - 12TH

FEDERAL EMERGENCY MANAGEMENT AGENCY
PIERCE COUNTY, WA
AND INCORPORATED AREAS



LEGEND

- 0.2% ANNUAL CHANCE FLOOD*
- - - 1% ANNUAL CHANCE FLOOD*
- · - 2% ANNUAL CHANCE FLOOD*
- - - - 10% ANNUAL CHANCE FLOOD*
- ▨ STREAM BED
- ⬡ CROSS SECTION LOCATION
- * DATA NOT AVAILABLE

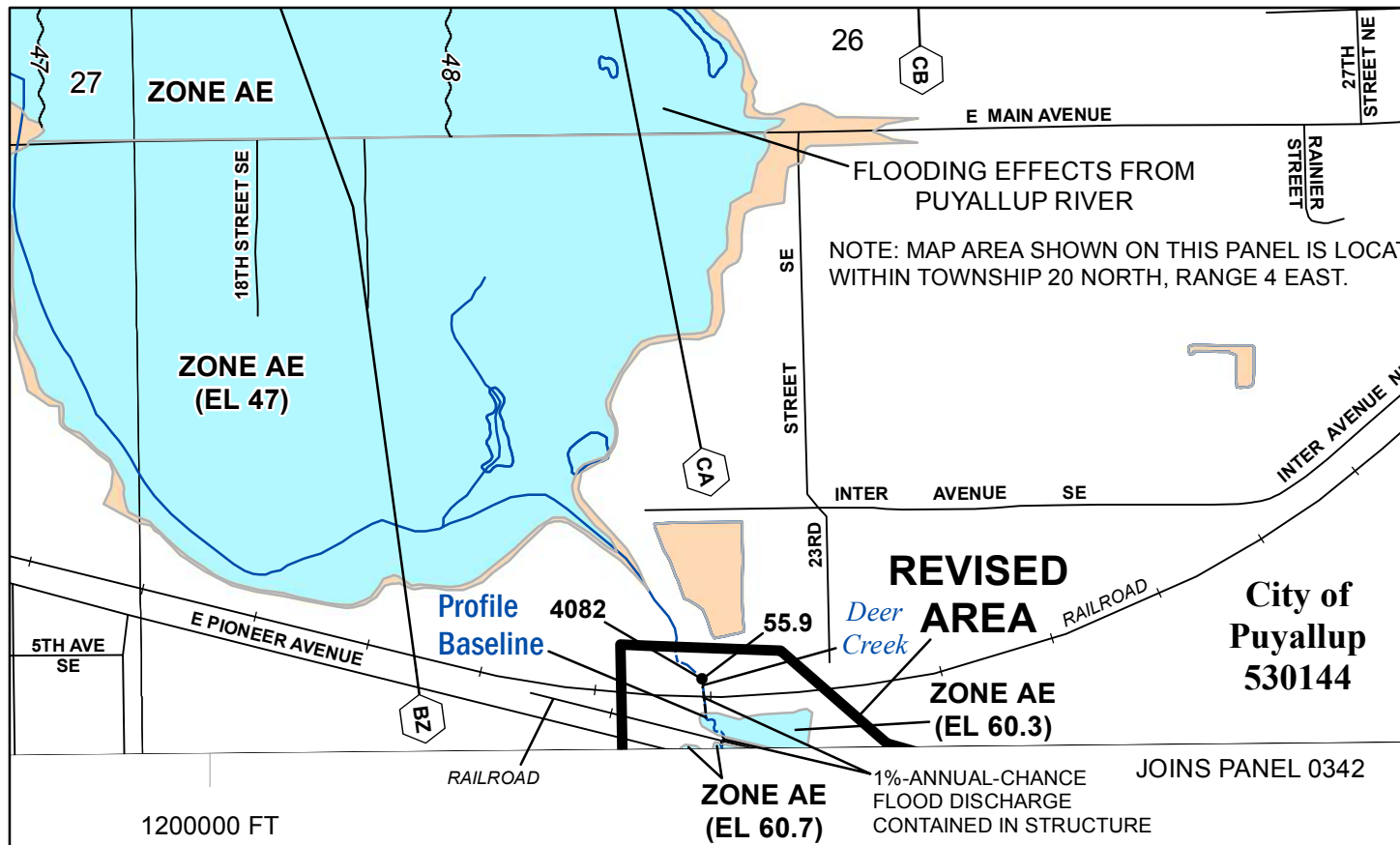
**REVISED TO
REFLECT LOMR
EFFECTIVE: April 4, 2019**

REVISED REACH

ELEVATION IN FEET (NAVD)

STREAM DISTANCE IN FEET UPSTREAM OF DEER CREEK - MAIN

**Pierce County
Unincorporated
Areas
530138**



SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, A99
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee
See Notes. *Zone X*

SCALE

Map Projection:
NAD 1983 UTM zone 10N;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000

0 250 500 1,000 Feet

0 75 150 300 Meters

FEMA
National Flood Insurance Program

**NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP**

PIERCE COUNTY, WASHINGTON
and Incorporated Areas

PANEL **334** OF **1375**

COMMUNITY	NUMBER	PANEL	SUFFIX
EDGEWOOD, CITY OF	530328	0334	E
PIERCE COUNTY	530138	0334	E
PUYALLUP, CITY OF	530144	0334	E
SUMNER, CITY OF	530147	0334	E

**REVISED TO REFLECT LOMR
EFFECTIVE: April 4, 2019**

VERSION NUMBER
1.1.1.0

MAP NUMBER
53053C0334E

EFFECTIVE DATE
MARCH 7, 2017

120000 FT

FLOODING EFFECTS FROM PUYALLUP RIVER

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 20 NORTH, RANGE 4 EAST.

REVISED AREA

**City of Puyallup
530144**

ZONE AE (EL 60.3)

ZONE AE (EL 60.7)

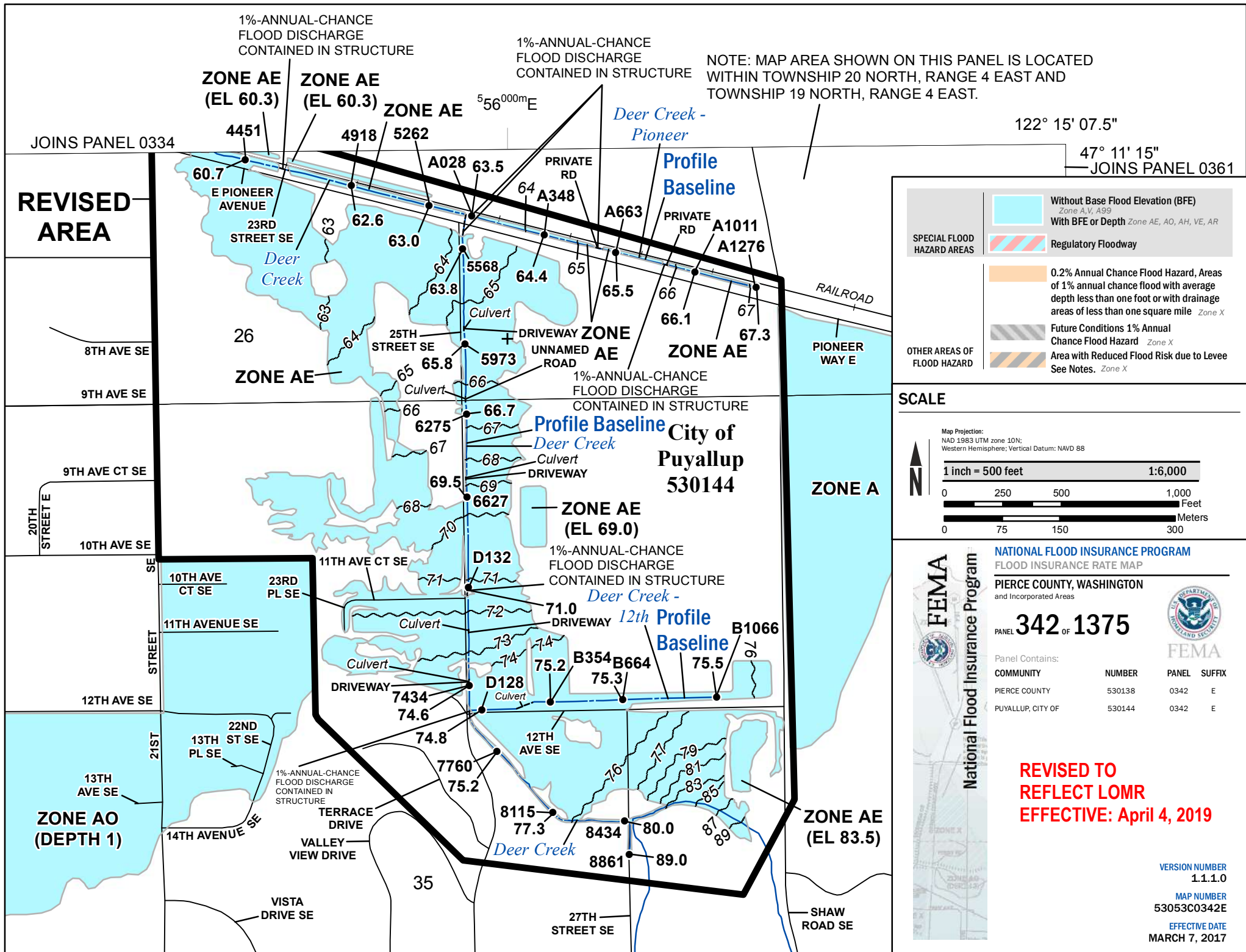
1%-ANNUAL-CHANCE FLOOD DISCHARGE CONTAINED IN STRUCTURE

JOINS PANEL 0342

1%-ANNUAL-CHANCE FLOOD DISCHARGE CONTAINED IN STRUCTURE

1%-ANNUAL-CHANCE FLOOD DISCHARGE CONTAINED IN STRUCTURE






NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 20 NORTH, RANGE 4 EAST AND TOWNSHIP 19 NORTH, RANGE 4 EAST.



REVISED AREA

JOINS PANEL 0334
8TH AVE SE
9TH AVE SE
9TH AVE CT SE
10TH AVE SE
10TH AVE CT SE
20TH STREET E
11TH AVENUE SE
12TH AVE SE
13TH AVE SE
14TH AVENUE SE
VISTA DRIVE SE

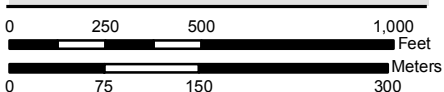
122° 15' 07.5"
47° 11' 15"
JOINS PANEL 0361

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X

SCALE

Map Projection:
NAD 1983 UTM zone 10N;
Western Hemisphere; Vertical Datum: NAVD 88

1 inch = 500 feet 1:6,000



FEMA
National Flood Insurance Program

**NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP**

PIERCE COUNTY, WASHINGTON
and Incorporated Areas

PANEL **342.1375** OF 1375

Panel Contains:	NUMBER	PANEL	SUFFIX
COMMUNITY	530138	0342	E
PIERCE COUNTY	530138	0342	E
PUYALLUP, CITY OF	530144	0342	E

REVISED TO REFLECT LOMR EFFECTIVE: April 4, 2019

VERSION NUMBER 1.1.1.0
MAP NUMBER 53053C0342E
EFFECTIVE DATE MARCH 7, 2017