December 14, 2022

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RE: Civil Comments – Dos Lagos Lot A, B & C
City of Puyallup Permit # P-21-0099
LSE Job No.: 12896

We have completed our responses to the items addressed per plan and report markups from you dated December 28, 2021, regarding the above-mentioned project. Our item-by-item responses to your comments, as well as the original comment, are presented below to assist with your re-review of the construction documents.

Action Items:

ACTION ITEMS

PLANNING - Chris Beale (253) 841-5418 cbeale@puyallupWA.gov

Action items - please address the following items, revise the proposal and resubmit permit materials.

Site Plan

1. Per PMC 20.31.026(3), the front yard setback is 12 feet to 20 feet from Build-to-Area (BTA). Additionally, PMC 20.31.027(2)(c) requires new buildings built 12 feet from right-of-way or 20 feet from right-of-way to accommodate an 8 feet plaza. 4 feet of the plaza may extend into the 12 feet type II landscape buffer. Since the required 8 feet plaza may extend into the landscape buffer by 4 feet, the minimum building setback is considered 16 feet instead of 12 feet, unless the plaza is proposed as an outdoor café seating use. Per PMC 20.31.027(2)(c), Outdoor café seating plaza use is allowed to project into the 12 feet landscaping buffer by 6 feet, which allows a minimum building setback of 14 feet instead of 12 feet.

   LOT C. is setback 10-feet from street right-of-way, which is not compliant with the 16-foot setback requirement stated above. Additionally, the 8-foot plaza shall run along the entire width of the building and shall be covered by awning that is at least 6 feet deep. In general, the code is requiring an 8-foot landscaping buffer from public right-of-way, followed by the 8-foot plaza, and then the building being set between 16 and 20 feet (MAX). Please revise all site plans to ensure compliance with setback standards and denote on architect plans and landscape plans if any proposed plaza will be used as an outdoor café seating area.

RESPONSE: Revised accordingly.

2. Per PMC 20.31.026(15), each upper floor dwelling unit requires a minimum of 10-foot by 8-foot private open space. The design review narrative states that the upper story balconies have been removed, which would not meet this standard. Clearly indicate the private open space for each dwelling unit on site plans and provide a narrative describing how the private open space requirements are being met.

RESPONSE: Revised accordingly.

3. Per PMC 20.31.027(2)(b), Buildings on street corners shall locate the main entryway with a plaza space (200 square feet minimum) at or near (50 lineal foot maximum) the building corner, or establish a defined path (12-foot width minimum) leading from the public right-of-way directly to building entries using decorative/stamped paving. Revise all site plans to ensure compliance with these requirements.

RESPONSE: Revised accordingly.

4. Per PMC 20.31.027(4), at least one building entrance for an individual building (or individual tenant space) shall face each public street frontage or be located within 50 linear feet from public street frontage. The southwest building entrance is hidden behind a stairwell and isn't street facing. Provide a street facing entrance facing 43rd Avenue SE or provide an entrance within 50 linear feet from 43rd Avenue SE.

RESPONSE: Revised accordingly.

    a. Suggestion: The southwest office space could have a street facing door and plaza.

5. Per PMC 20.31.040(4), at least two 200 square foot on-site recycling area shall be provided. While the trash enclosure details will be reviewed at building permit, please describe how trash and recycling will be handled on-site. If a trash enclosure is proposed, please indicate general location on the site plan.

RESPONSE: Revised accordingly.

Landscaping

6. The City GIS shows existing trees located within the development footprint which are not denoted on the site plans, preliminary landscape plans, or other documents. To ensure compliance with Vegetation Management Standards regarding significant tree protection, the planting plan shall denote all existing trees with Diameter-at-Breast Height (DBH) and indicate if the tree is to be removed or retained. If your site includes any significant trees, then you must include a tree risk assessment completed by a certified arborist and provide the critical root protection zone for any retained significant trees on the grading plan.

RESPONSE: Project shall comply, please refer to landscaping plans for revisions.

7. Per PMC 25.58.005(1), all paved areas over 10,000 square feet shall have at least five percent of the paved areas provided as landscape to provide shade, reduce the heat island effect related to paved surfaces, reduce storm water runoff, improve air quality, provide visual breaks to large paved areas and improve general appearance. Provide paved area calculations on the landscape plans, and if over 10,000 square feet is provided, provide the five percent landscaping area.

RESPONSE: Project shall comply, please refer to landscaping plans for revisions.

8. Per PMC 25.58.005(2), the perimeter of all sites shall be landscaped the full depth of the required setback or 12 feet, which ever less; however, not less than 6 feet. The following landscape buffers are currently being encroached by off-street parking/paving:

    a. The Lot C western side yard requires a minimum 6-foot Type III landscape buffer,

b. The Lot C rear side yard requires a minimum 10-foot Type III landscape buffer,
c. The Lot B 39th Avenue SE front yard requires a minimum 12-foot Type II landscape buffer – **its not clear if the buffer is being provided on lot B street frontage**,
d. The Lot B western side yard requires a minimum 6-foot Type III landscape buffer.

Revise all site plans to ensure compliance with minimum landscape buffer requirements.

e. Suggestion: It might be worth looking at moving the commercial EV charging stations to Lot C.

RESPONSE: Refer to landscaping plans for revisions.

9. Per PMC 25.58.005(2)(a)(ii), all retaining walls shall be setback from any rear or side yard a minimum of 6-feet, and the maximum retaining wall height within 30 feet of side and rear lot lines is 6 feet and shall include a Type I visual barrier landscape buffer. The proposed retaining walls are within 6 feet of lot lines and do not include a Type I visual barrier landscape buffer. Revise plans as necessary. Please note the proposed retaining walls are structures subject to wetland buffer building setback requirements detailed below.
    a. Suggestion: Per PMC 20.31.030(3), the minimum parking requirement is 1 parking space per residential unit. The project could reduce the amount of parking spaces to meet retaining wall standards.

RESPONSE: Project shall comply please refer to landscaping plans for revisions.

10. The parking lot shall comply with the following Type IV landscape standards provided in the Vegetation Management Standards (VMS) manual. Revise plans as necessary to comply with Type IV landscape standards:
    f. No more than eight (8) parking spaces shall be placed consecutively without a landscaping island. This would not apply to parking under the proposed structure.
    g. 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 feet wide with a minimum area of 200 square feet of area.
    h. 'Head-to-head' parking stalls and internal landscape islands shall be separated by a 'connector landscaping strip' a minimum of 6 feet in width.
    i. All parking spaces facing each other (e.g, 'head-to-head') shall be designed with a wheel stop to prevent damage to trees and vegetation within the 6 feet connector strip. The overhang area shall be landscaped with appropriate ground covers. All trees shall be planted a minimum of 2.5 feet from inside edge of all wheel stops or parking curbs.
    j. All internal landscape islands and connector strips shall include a single row of structural soil cells along the entire perimeter of all internal islands (under the pavement directly abutting the outer edge of the landscape island) to provide additional soil volume for tree growth. The landscape architect shall provide details for internal parking lot landscaping soil installation, including required structural soil cells, on the final landscape plan set. See section 8.2 for soil quality standards.
    k. Irrigation shall be provided in all landscape islands.

RESPONSE: Project shall comply please refer to landscaping plans for revisions.

SEPA Checklist

11. Please provide a 4' wide blacktop asphalt pathway from the NE corner of parcel C to the corner of 39th and 5th. Planning is considering this requirement given the wetland parcel A is part of the mixed use site plan with parcel B and C.

RESPONSE: Revised accordingly.

12. The Puyallup Tribe have asked for a cultural resources site survey. See attached comment with this DRT letter.
    l. The city will be considering these Cultural Resources comments and is preliminarily identifying this as a mitigation measure in the preparation of a SEPA MDNS; such as condition would require the applicant to prepare an archeological site investigation, in accordance with state DAHP and Tribal standards/guidelines prior to permit issuance.

RESPONSE: No revisions necessary at this time.

13. The Nisqually Tribe provided a comment letter. See attached comment letter.

RESPONSE: No revisions necessary at this time.

14. The Squaxin Island Tribe provided a comment e-mail. See attached comment e-mail.

RESPONSE: No revisions necessary at this time.

15. The Department of Ecology provided a comment e-mail. See attached comment e-mail.

RESPONSE: No revisions necessary at this time.

Critical Areas

16. Per PMC 21.06.840, buildings and other structures shall be setback 10-feet from all critical area buffers except landscaping, uncovered decks, and impervious ground surfaces less than 2,500 square feet. The proposed retaining walls are located within the Lot A wetland buffer 10-foot building setback. Revise plans as necessary to be compliant with critical area buffer setback requirements.
    a. Suggestion: Per PMC 20.31.030(3), the minimum parking requirement is 1 parking space per residential unit. The project could reduce the amount of parking spaces to meet critical area buffer building and structure setback requirements.

RESPONSE: Revised accordingly.

17. If Lot A wetland or associated wetland buffer is disturbed by any proposed land disturbance activities (grading, retaining, wall, etc.), a new wetland critical area report may be required if the previous critical area report is more than 5-years old. A new critical area report may alter the wetland buffer widths. A mitigation plan may be required.

RESPONSE: Acknowledged

Architectural Design Review

18. Provide revised building elevations to address the below design review requirements. Please itemize the applicable code requirements in a narrative letter, providing callouts on the elevations and a narrative report from the architect demonstrating compliance with the architectural standards described in the narrative. (PMC 20.52)

RESPONSE: Refer to Architectural response letter and Plans for Revisions

19. The design narrative did not address PMC 20.52.015(1) design principles. Please revise the design review narrative to address this code section.

RESPONSE: Refer to Architectural response letter and Plans for Revisions

20. Per PMC 20.52.015(2), the use of high-quality building materials shall be incorporated in the building design. The Design Review Board will not consider Hardi plank siding as a high-quality material on street

facing elevations. Code is specific about material types. Be prepared to offer a different material type.

RESPONSE: Refer to Architectural response letter and Plans for Revisions

21. Per 20.52.025(1), the upper floor stepback of a building three stories or taller shall be a minimum of 10-feet. Alternatively, a total 10-foot step may be accommodated over multiple stories (e.g., seven feet on third floor, three feet on upper floor). In your design response, you stated that you are meeting this through eliminating decks on the upper floors. PMC 20.31.026(15) requires a 10-foot by 8-foot private deck is require for all upper story units. A variance may be required to deviate from PMC 20.31.026(15). Additionally, it has been staff experience that the Design Review Board would not support deviating from the upper floor setbacks through the removal of outdoor private space. Be prepared to offer a different alternative.

RESPONSE: Refer to Architectural response letter and Plans for Revisions

22. Per PMC 20.52.025(2)(b), the ground floor of street facing façade shall consist of at least 60 percent visual transparency between 2 feet and 8 feet. I It appears that the southeast facade may be compliant but there are no calculations to confirm compliance. It isn't clear if the northeast and southwest elevations are also compliant. Revise the drawings as necessary and provide transparency calculation for the northeast, southeast, and southwest building facades. Please note, that as you are addressing the transparency requirements, ensure that the windows are also compliant with PMC 20.52.025(2)(d).

RESPONSE: Refer to Architectural response letter and Plans for Revisions

23. PMC 20.52.025(5) applies to blank walls. The provided building elevations do not appear to have areas over 30 feet in length or 400 sq. ft. in area without building articulation or openings. No revision is required at this time, but please review this section as you further develop the building elevations.

RESPONSE: Refer to Architectural response letter and Plans for Revisions

24. Per PMC 20.52.025(6), the proposed buildings shall have a minimum of 30 percent of the building façades with a minimum of two exterior materials. PMC requires the use of metal paneling, brick, decorative faux stone, masonry, and masonry veneer for a minimum of 60% of the exterior face, excluding gables, windows, doors, and related trim. Revise drawings as necessary, provide the needed callouts and calculations, and update the design review narrative.

RESPONSE: Refer to Architectural response letter and Plans for Revisions

25. Per PMC 20.52.025(6), If the continuous roofline exceeds 50 feet in length on a roofline with slopes of less than three feet vertical to 12 feet horizontal, the following methods shall be used:
    a. The height of the visible roofline must change at least four feet if the adjacent roof segments are less than 50 feet in length.
    b. The height of the visible roofline must change at least eight feet if the adjacent roof segments are 50 feet or more in length.
    c. The length of a sloped or gabled roofline must be at least 20 feet, with a minimum slope of three feet vertical to 12 feet horizontal.

    The building elevations are missing roof slope callouts to ensure compliance with these standards. Provide revised building elevations to ensure roof modulation compliance.

RESPONSE: Refer to Architectural response letter and Plans for Revisions

ENGINEERING - Mark Higginson (253) 841-5559 mhigginson@puyallupWA.gov

Action items - please address the following items, revise the proposal and resubmit permit materials.

GENERAL:

Parcel B:

1. Please be aware that these two parcels, 0419106025 and 0419106024 are designated stormwater facilities for Parcel 0419102095. Reference Stormwater Easement, AFN 200303110111. Unless documents can be presented showing that the existing stormwater facilities were properly abandoned, the Dos Lagos project shall meet the following conditions:
   - The recorded short plat, AFN 201912305002, shall be amended to reflect actual site conditions and regulatory constraints and re-recorded.
   - Any proposed site improvements shall be located outside of the existing stormwater facilities serving Parcel 0419102095 or, the existing stormwater facilities shall be redesigned and reconstructed to provide equal or better performance.
   - The applicant shall provide acknowledgement from the ownership of Parcel 0419102095 that any proposed site improvements do not interfere with the use and maintenance of the existing stormwater facilities serving Parcel 0419102095.

RESPONSE: Plans have been revised, and stormwater facilities have been redesigned and will be reconstructed to provide equal or better performance. Acknowledgement from Parcel 0419102095 will be obtained during the construction document preparation and review process.

2. Provide the ALTA Survey referenced on the exhibits as supporting documentation for the Preliminary Site Plan Application.

RESPONSE: Provided with submittal package.

3. Provide copies of all easements referenced, and associated, with this site.

RESPONSE: Provided with submittal package.

4. Respond to additional REDLINE comments as noted on the Parcel B Preliminary plans (Sheets C1.0-C1.2).

RESPONSE: Revised accordingly.

Parcel C:

5. Provide the ALTA Survey referenced on the exhibits as supporting documentation for the Preliminary Site Plan Application.

RESPONSE: Provided with submittal package.

6. Provide copies of all easements referenced, and associated, with this site.

RESPONSE: Provided with submittal package.

7. Provide clarification whether the existing onsite fill materials will be retained or removed for the project.

RESPONSE: Onsite fill materials will be more accurately assessed at the time of construction however it is anticipated that the majority of the existing onsite fill materials will need to be removed.

8. Respond to additional REDLINE comments as noted on the Parcel C Preliminary plans (Sheets C2.0-C2.2).

RESPONSE: Revised accordingly.

WATER:

9. Water to Parcel B is to be provided by Fruitland Mutual Water Company. The applicant shall provide a water availability letter prior to site plan approval for the site. [RCW 19.27.097 & PMC 14.02.130]

RESPONSE: Acknowledged. Water availability letter will be included with the resubmittal by the owner.

STORMWATER:

Parcel B Preliminary Drainage Report:

10. Revise the drainage report to address the existing stormwater facilities serving the adjacent Parcel 0419102095. See additional REVIEW comments contained in the drainage report.

RESPONSE: The plans and report propose to protect the existing stormwater facilities serving the adjacent parcel #0419102095 to the maximum extent possible. The project does not propose to alter the existing detention facility as part of this project. After exiting the detention facility, stormwater is conveyed through an existing biofiltration swale that conveys runoff east across the site. The swale's flow path will be slightly adjusted as part of this project, but this adjustment does not propose to alter the biofiltration swale's function.

All additional review comments contained within the drainage report have been addressed. Please review the revised drainage report for these revisions.

Parcel C Preliminary Drainage Report:

11. The applicant has proposed a stormwater detention facility to serve the project which is a conservative assumption in terms of the viability of the overall project. However, the City still has reservations that the feasibility/infeasibility criteria for implementing Minimum Requirement 5 (MR5) BMPs has been adequately addressed. Specifically:
    - Short Plat AFN 201912305005 specifies that wet-season groundwater monitoring and hydraulic conductivity testing must be accomplished prior to building permit approval. Considering that wet-season monitoring and testing is also a stormwater regulatory requirement, it would be anticipated that this work would be accomplished prior to submittal of the engineering and building permit applications...unless the work is proven unnecessary based on feasibility criteria described in the Ecology Manual.
    - The preliminary stormwater report dated May 2021 indicates that the site is underlain by native soils with infiltration rates between 10 inches per hour (Clay/Till) and 30 inches per hour (Outwash).
    - The eastern portion of the site is overlain with existing fill. However, it appears from the preliminary plans that the western portion of the site is unfilled and will be raised substantially with the project. It is unclear from the information provided whether the existing fill will be removed or retained, but no wet season hydraulic conductivity testing has been conducted on any portion of the site. (Note: the Ecology Manual references and infiltration rate of less than 0.3 in/hr initial rate for a finding of infeasibility).
    - If the fill is to be removed, it is possible to provide imported fill material that could support the use of permeable pavement. If the fill is to remain, hydraulic conductivity testing should be conducted to determine MR5 feasibility of the fill material or other infeasibility criteria applied if appropriate.
    - Groundwater was noted to be 6-7 feet below existing ground surface on the western portion (although groundwater separation should be verified during the wet season per the Ecology Manual). The applicant intends to fill this area between 1 to 7 feet above existing grade which would provide additional separation to groundwater. Considering that the Ecology Manual only requires 1-foot of separation to the restrictive layer for permeable pavements, it is conceivable that permeable pavements may be a feasible BMP.
    - There may be other BMP infeasibility criteria available to the applicant outlined in the Ecology Manual, but the current application materials do not provide sufficient information to support an infeasibility determination for the BMPs listed in Minimum Requirement 5.

    Due to the issues noted above, at the time of civil application, the applicant shall:
    - Unless other infeasibility criteria would apply to the site, provide the results of a hydraulic conductivity evaluation of the project site using the Small-scale Pit Test methodology in a manner and frequency as outlined in the Ecology Manual. The City would expect this testing to be conducted during the wet-season, but the applicant may elect to conduct the test during the dry season if there is

a high level of confidence that the test results will prove infeasibility (less than 0.3 inches per hour initial rate).
- A determination of the seasonally-high groundwater elevation on the project site unless the results of the Small Scale Pit Testing justify a finding of infeasibility.
- "Wet Season" for the purposes of this condition is considered to be December 21 through April 1.

RESPONSE: A stormwater detention facility is no longer being proposed for parcel C. Please review the revised drainage report for revised proposed stormwater controls. Small scale PIT testing was performed confirming that infiltration is feasible for the use of pervious pavement. Due to the variability of type and depth of onsite soils bio-retention or roof infiltration trenches are not feasible.

12. The preliminary stormwater plan indicates the project's stormwater discharge to pass through a pump system located downstream of the control structure. The City is concerned that the end-of-the-line pump system cannot comply with the Ecology duration standard (vs. controlling flow rates using pump controls) and would anticipate any pump system to be located upstream of the control riser.
    - If pumping stormwater, the applicant will have to show how the pump system meets both the predeveloped release rates as well as the flow duration standard during pump operation (considering the pumps are the point-of-compliance and evaluating the intermittent pump cycling when evaluating the Ecology duration standard).
    - Based on correspondence with Ecology (Doug Howie), Ecology has never seen a project that complies with the Flow Duration Standard when using a pump system downstream of the control riser.
    - Reference City Standard 204.7 for additional stormwater pumping requirements.

RESPONSE: It is no longer being proposed to pump stormwater as part of this project or utilize detention. Please review the revised drainage report for revised proposed stormwater controls.

13. Minimum Requirement 8 (MR8), Wetlands Protection-only a qualitative analysis was provided. Provide a quantitative analysis in accordance with the Ecology Manual, Appendix 1-D.
    - If downstream pumps are ultimately proven viable, the MR8 analysis shall incorporate the pump cycling and system curves into the wetland hydrologic modeling.
    - Provide the MR8 supporting documentation including the input screens, compliance graphs, and modeling results. Include exhibits for the pre- and post-developed land cover conditions.
    - The quantitative analysis shall be stamped by a licensed professional engineer.

RESPONSE: It is no longer being proposed to pump stormwater as part of this project. Please review the revised drainage report for revised proposed stormwater controls.

14. See additional REVIEW comments contained in the drainage report, make appropriate corrections, and resubmit for further review.

RESPONSE: See revised Drainage Report.

TRAFFIC – Bryan Roberts (253) 841-5542 broberts@puyallupWA.gov

Action items - please address the following items, revise the proposal and resubmit permit materials.

1. Traffic Scoping:
    a. Site plan "C": Traffic Scoping Worksheet is approved. This project will generate 22 PM peak hour trips.
    b. Site plan "B": The City of Puyallup is currently reviewing trip generation assumptions for the proposed Electric Vehicle charging stations. This land use does not have supported data in ITE and therefore other assumptions and/or data collection is needed. The applicant's traffic engineer has estimated the daily vehicle trips generated by this site will be zero. The City

disagrees with this estimate. EV charging stations will likely generate more than zero diverted vehicle trips. The City of Puyallup does not give credit for diverted vehicle trips.

RESPONSE: Electric Vehicle charging is typically just for existing (background traffic) vehicles in the area to use and not considered an additional "trip"

2. Traffic Impact Analysis (5/17/21):
    a. Once the traffic scoping worksheet has been approved for Site plan "B", the TIA will need to be updated with this information. Vehicle trips generated by site plan "C" & "B" must be evaluated as one project/TIA per SEPA.

RESPONSE: Acknowledged

3. The proposed modified 12ft frontage design (8ft sidewalks, 4ft planter boxes) will require an alternate methods request (AMR) to be submitted.

RESPONSE: AMR has been submitted separately.

4. Sight distance analysis will be necessary during Civil review

RESPONSE: Acknowledged

5. Clearly show ROW dedication requirements on site plan

RESPONSE: Revised accordingly.

6. See redline comments on site plan "C" & "B"
    a. Traffic engineering comments are in blue boxes

RESPONSE: Revised accordingly.

FIRE PREVENTION – David Drake (253) 864-4171 ddrake@puyallupWA.gov

Action items - please address the following items, revise the proposal and resubmit permit materials.

1. Fire Hydrants will be required along street frontage. Comply with City of Puyallup Engineering Standards. Spacing of the Fire Hydrants will dictate internal Hydrants.

RESPONSE: Revised accordingly.

2. Internal Fire Hydrants will be required. Placement of Fire Hydrants shall reach all points of the building within 400' as a hose lay.

RESPONSE: Revised accordingly.

3. A separate Fire Hydrant will be required within 15' of the FDC.

RESPONSE: Revised accordingly.

4. Show the following on site plan for approval prior to Civil or Building permits.
    a. Fire Hydrant locations
    b. FDC locations
    c. PIV locations
    d. Riser Room Locations

RESPONSE: Acknowledged.

5. These locations shall not be blocked by a parking stall. Utilize parking islands as much as possible. A, B, and C shall be a minimum 50' from the building. If this cannot be accommodated provide an alternative away from building collapse zone.

RESPONSE: Revised accordingly.

6. All fire lanes will have an unobstructed 26' width requirement.

RESPONSE: Revised accordingly.

7. Provide Auto-turn or equivalent program to demonstrate fire apparatus maneuverability.

RESPONSE: Revised accordingly.

8. Maximum 10% grade throughout project.

RESPONSE: Acknowledged.

9. If a generator will be used provide location on site plan.

RESPONSE: Acknowledged

10. Show all gates or fencing on site plan.

RESPONSE: Revised accordingly.

BUILDING – Janelle Montgomery (253) 770-3328 JMontgomery@puyallupwa.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

CONDITIONS

The following are conditions of approval. All future civil and/or building permit submittals shall comply with the following conditions.

PLANNING - Chris Beale (253) 841-5418 cbeale@puyallupWA.gov

1. Please address action items above. Conditions will occur at the last review letter.

ENGINEERING - Mark Higginson (253) 841-5559 mhigginson@puyallupWA.gov

GENERAL:

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

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

RESPONSE: Acknowledged

2. 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 site plan approval. However, infrastructure improvements must be permitted, constructed, and approved prior to issuance of the first building permit associated with a given parcel.

RESPONSE: Acknowledged

WATER:

3. The proposed water system shall be designed and constructed to current City (Fire) / Fruitland Mutual Water (Domestic/Irrigation) standards. [PMC 14.02.120]

RESPONSE: Acknowledged

4. 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)]

RESPONSE: Acknowledged

5. A new water service 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]

RESPONSE: Acknowledged

6. 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)]

RESPONSE: Acknowledged

7. Water main pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.

RESPONSE: Acknowledged

8. The applicant shall verify the level of backflow protection required for the domestic water supply with Fruitland Mutual Water Company. However, 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). [PMC 14.02.220(3) & CS 302.2]

RESPONSE: Acknowledged

9. 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]

RESPONSE: Acknowledged

10. The fire sprinkler double detector check valve assembly (DDCVA) may be located either inside, or outside, of the building. The 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]

RESPONSE: Acknowledged

11. 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]

RESPONSE: Acknowledged

12. Water connection fees and systems development charges shall be in accordance with Fruitland Mutual Water Company requirements.

RESPONSE: Acknowledged

SANITARY SEWER:

13. The applicant shall connect into the existing public system adjacent to each proposed parcel:
    - Parcel B: Based on the submitted documents, sewer is not proposed for this parcel.
    - Parcel C: There is an existing 12-in DI pipe located within 43rd Ave SE with two sanitary sewer structures adjacent to the parcel, one is approximately 29-in deep and the second is approximately 90-in deep at the intersection. There is also a new 8- in sanitary sewer main within 5th St SE approximately 7-8 ft deep recently constructed as part of the Affinity project.

RESPONSE: Acknowledged

14. A separate and independent side sewer will be required from the public main to the project site. Side sewers shall be 6-inch minimum diameter with a 0.02 foot per foot slope. [PMC 14.08.110 & CS 401(6)]

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

16. 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)]

RESPONSE: Acknowledged

17. Sewer main pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines.

RESPONSE: Acknowledged

18. 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]

RESPONSE: Acknowledged

19. 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.

RESPONSE: Acknowledged

20. 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]

RESPONSE: Acknowledged

21. For each commercial building, including common/administrative facilities associated with a residential use, 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]

RESPONSE: Acknowledged

22. 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]

RESPONSE: Acknowledged

STORMWATER/ EROSION CONTROL:

23. There are a number of storm conveyance pipes which convey public road runoff onto Parcels 0419102118 and 0419106030. An easement, if one does not currently exist, shall be granted to the City for the portion of the storm conveyance system on private property. Minimum easement width is 40-ft per current City Standards. A DRAFT easement document shall be submitted with the Civil Engineering Permit Application.

RESPONSE: Acknowledged

24. At the time of civil application provide pre-developed and post-developed basin exhibits which confirm the landuse breakdowns.

RESPONSE: Acknowledged

25. At time of civil application provide flow duration curves indicating compliance with Minimum Requirement 7.

RESPONSE: Acknowledged

26. 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").

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

28. 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:
    Western Washington PH II Stormwater Permit

RESPONSE: Acknowledged

29. NOTE: Areas of disturbance within the public ROW must be included in the project area as part of the stormwater thresholds and calculations.

RESPONSE: Acknowledged

30. 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.

RESPONSE: Acknowledged

31. 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

RESPONSE: Acknowledged

32. 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]

RESPONSE: Acknowledged, this shall be addressed at time of full submittal.

33. 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)]

RESPONSE: Acknowledged

34. 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.

RESPONSE: Acknowledged

35. 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.

RESPONSE: Acknowledged

36. If infiltration facilities/BMPs are anticipated, the number of infiltration tests shall be based on the area contributing to the proposed facility/BMP, e.g., one test for every 5,000 sq. ft of permeable pavement, or one test for each bioretention cell.

RESPONSE: Acknowledged

37. 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.

RESPONSE: Acknowledged

38. 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)

RESPONSE: Acknowledged

39. 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.

RESPONSE: Acknowledged

40. 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.

RESPONSE: Acknowledged

41. 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]

RESPONSE: Acknowledged

42. If the proposed project discharges to an adjacent wetland, the applicant shall provide a hydrologic analysis which ensures the wetland's hydrologic conditions, hydrophytic vegetation, and substrate characteristics are maintained. See Ecology Manual Volume I, Minimum Requirement 8.

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

44. Construction of frontage improvements associated with this project will require installation/extension of

a stormwater main to accommodate road runoff. The new stormwater main shall be adequately sized to accommodate any upstream basins tributary to main.

RESPONSE: Acknowledged

45. 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)

RESPONSE: Acknowledged

46. At the time of civil permit application, the applicant shall provide a conveyance capacity analysis of the existing 5th St SE storm system between the project site(s) and the existing outfall pipe to ensure adequate capacity assuming existing conditions for any contributing offsite areas, and developed conditions for the project site.

RESPONSE: Acknowledged

47. All storm drains shall be signed as follows:
    a) Publicly maintained stormwater catch basins shall be signed using glue-down markers supplied by the City and installed by the project proponent.
    b) Privately maintained stormwater catch basins shall be signed with pre-cut 90ml torch down heavy-duty, intersection-grade preformed thermoplastic pavement marking material. It shall read either "Only Rain Down the Drain" or "No Dumping, Drains to Stream". Alternatively, the glue-down markers may be purchased from the City for a nominal fee.

RESPONSE: Acknowledged

48. 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.

RESPONSE: Acknowledged

49. 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.

RESPONSE: Acknowledged

50. 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.

RESPONSE: Acknowledged

51. 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/

STREET:

52. Half-street improvements shall be completed along the entire property frontage of each parcel 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)]

RESPONSE: Acknowledged

53. 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.

RESPONSE: Acknowledged

54. 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)]

RESPONSE: Acknowledged

55. 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]

RESPONSE: Acknowledged

56. In accordance with City regulations, 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)]

RESPONSE: Acknowledged

GRADING:

57. 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]

RESPONSE: Acknowledged

58. 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.

RESPONSE: Acknowledged

59. 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 lead person, 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."

RESPONSE: Acknowledged

60. 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.

RESPONSE: Acknowledged

MISC:

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

RESPONSE: Acknowledged

62. Civil engineering drawings 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.

RESPONSE: Acknowledged

63. 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.

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

65. 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.

RESPONSE: Acknowledged

66. 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.

RESPONSE: Acknowledged

67. 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

RESPONSE: Acknowledged

TRAFFIC – Bryan Roberts (253) 841-5542 broberts@puyallupWA.gov

68. Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10.

RESPONSE: Acknowledged

69. Impact fees are subject to change and are adopted by ordinance. The applicant shall pay the proportionate impact fees adopted at the time of building permit application

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

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

RESPONSE: Acknowledged

72. Per Puyallup Municipal Code Section 11.08.135 the applicant/owner would be expected to construct half-street improvements including curb, gutter, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.
    a. Half-street grind & overlay may be necessary based on the roadway condition at the time of civil review.

RESPONSE: Acknowledged

73. At the time of civil permit review provide a separate street lighting plan and pavement striping plan (channelization) sheet for the City to review.
    a. On the 43rd Ave SE frontage, extend conduit & j-box (to the west) to accommodate future streetlight expansion along this street.
    b. Streetlights shall have shorting caps installed with remote photocell located on the service

cabinet.

c. Streetlight design shall provide the following:
    i. Provide details on how streetlights will be powered
    ii. Location of conduit runs
    iii. Wiring Schedule
        1. Conduit size and type for each raceway
        2. Conductors details
    iv. Pole schedule
        1. STA & offset for each luminaire
    v. Show location of junction boxes

RESPONSE: Acknowledged

74. A 30-foot commercial driveway will be required for site access.

RESPONSE: Acknowledged

75. Driveway & parking lot cannot exceed 10% grade.

RESPONSE: Acknowledged

76. AutoTurn analysis will be required to ensure site driveways and internal circulation can accommodate the largest anticipated design vehicle. Submit at the time of civil review.

RESPONSE: Acknowledged

FIRE PREVENTION – David Drake (253) 864-4171 ddrake@puyallupWA.gov

1. Verify available fire flow for accordance with IFC Appendix B and loop water main in accordance with Puyallup Municipal Code 16.08.

RESPONSE: Acknowledged

2. The entrances shall meet ladder truck fire apparatus truck turning radiuses and approval of the angle of inclination.

RESPONSE: Acknowledged

3. Fire sprinkler system per NFPA 13 is required.

RESPONSE: Acknowledged

4. Fire Alarm system required per NFPA 72 to include “Total Coverage” and U.L. Certification.

RESPONSE: Acknowledged

5. Comply with 2018 Section 510 of the IFC prior to Building Final.

RESPONSE: Acknowledged

6. At Civils provide a Fire Lane No parking site layout.

RESPONSE: Acknowledged

BUILDING – Janelle Montgomery (253) 770-3328 jmontgomery@puyallupwa.gov

1. Building plans will need to be complete with all building, mechanical, plumbing, energy code items and accessibility requirements that may apply on the plans.

RESPONSE: Acknowledged

2. The truss specs will also be required with the truss engineers' stamps and a layout that matches the submitted plans at the time of submittal.

RESPONSE: Acknowledged

3. The R-2 apartments are required to have the infrastructure in place for charging stations per IBC section 429 Washington State amendments and will need to be shown on the plans. Area currently located in Lot B does not meet accessibility requirement for public way but other stations can be located away from the building.

RESPONSE: Acknowledged

4. Apartments are required to have Type A & B units for accessibility, and this will need to be clearly depicted on the plans.

RESPONSE: Acknowledged

5. Plans will need to be per the applicable codes 2018 adopted February 1, 2021 for all permits.

RESPONSE: Acknowledged

6. All electrical is permitted by the Washington State Department of L & I.

RESPONSE: Acknowledged

7. Accessible parking and access to the public way will be required. For all accessible requirements the City adopted the 2018 IBC / WAC 51-50 and the ICC A117.1-2009 standard.

RESPONSE: Acknowledged

8. Please reach out to me if I can answer any other questions in relationship to Building code items for this project. No other Building items at this time.

RESPONSE: Acknowledged

We trust that all items have been satisfactorily addressed. Please contact us if anything is missing or incomplete.

Sincerely,

Steve Nelson, P.E.

Professional Engineer

253-848-6608 ext. 107