



City of Puyallup

Planning Division

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www.cityofpuyallup.org

August 11, 2025

CES NW Inc.
 429 29th St. NE, suite D
 Puyallup, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLPSP20250051
PROJECT NAME	27th Avenue Townhomes
PERMIT TYPE	Preliminary Site Plan
PROJECT DESCRIPTION	Permit submittal for a Preliminary Site Plan for a 12 unit Townhome development.
SITE ADDRESS	113 27TH AVE SE, PUYALLUP, WA 98374;
PARCEL #	0419032099;
ASSOCIATED LAND USE PERMIT(S)	PLPRE20240078
APPLICATION DATE	June 09, 2025
APPLICATION COMPLETE DATE	July 07, 2025
PROJECT STATUS	Active Development Review Team (DRT) review case – resubmittal required. Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed.
APPROVAL EXPIRATION	N/A – Active permit application, not approved
CONDITIONS	Active permit application, not approved; Pursuant to PMC 20.11.022 regarding inactive applications, any and all pending land use applications or plat applications shall be deemed null and void unless a timely re-submittal is made to the City within 1 year of issuance of this Development Review Team (DRT) comment letter. DRT review letters typically identify requested corrections, studies or other additional required pieces of information necessary to demonstrate conformance with the City’s adopted development standards and codes.

Subsequent applicant re-submittals shall make a good faith effort to respond to each request from this letter in order for the application to remain active. The failure to provide timely responses or lack of providing the requested material(s) within the 1-year window following DRT comment letter issuance shall be grounds for expiration, thus deeming the pending application null and void with or without a full or partial refund of application fees.

The City has completed the review of the above-mentioned permit submittal. All of your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

Re-submittal Instructions

To resubmit, you must respond to all comments in a written response letter and submit a letter of transmittal. Letter of transmittal and response letter must be submitted to the 'Correction Response Letter' item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. If you have any questions about how to resubmit, please contact the permit center at permitcenter@puyallupwa.gov.

- 1 Log in to your permits portal and navigate to the [status page](#) for this permit. Under the 'Upload Documents' section, select 'click here to upload document'.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document.
- 3 Click 'Upload Documents' at bottom of the page.

How to use this letter

This review letter includes two sections: **“Corrections”** and **“Conditions”**.

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

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

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

Corrections

Planning Review	Rachael N. Brown	(253)770-3363	RNBrown@PuyallupWA.gov
<p>- Landslide hazard areas and buffers are not shown on site plan maps. Landslide hazard areas and recommended landslide area buffers (as recommended by by geo-tech report) need to be added to the site plans. Note, areas of 40% slope cannot be modified (PMC 21.06.1230). Once these changes are made, the geo-tech report and revised site plan will be provided to the City's geologist for review. [Comment Correction; ; pg. N/A]</p> <p>- Geotech report identifies a 40% slope on the site and a 20 ft setback from that slope. Identify the 40% slope on the site plan and the recommended 20ft setback from that slope. [SITE PLAN; 2025\Site Plan, SP1, LS1 & TR.pdf; pg. 1]</p> <p>- 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. [SITE PLAN; 2025\Site Plan, SP1, LS1 & TR.pdf; pg. 1]</p> <p>- This symbol is missing from the legend on sheet LS1. I assume this is a retaining wall. The retaining wall location will need to be adjusted to conform with the landscape standards of PMC 20.58.005: (ii) Rear and Side Property Lines. All retaining walls shall be set back from any</p>			

rear or side yard property line by a minimum of six feet. The maximum height of any singular retaining wall within 30 feet of a rear or side property line shall be six feet above finished grade. A minimum of six feet of setback shall be provided between any terraced retaining walls proposed within 30 feet of a rear or side property line. No more than a total of three stepped retaining walls (complying with the maximum six-foot height limit above finished grade) shall be placed within 30 feet of a rear or side property line. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city's vegetation management standards (VMS) manual. [SITE PLAN; 2025\Site Plan, SP1, LS1 & TR.pdf; pg. 2]

- Proposed multifamily residential projects of five or more dwelling units shall provide at least one on-site recycling area for each 25 dwelling units. Each recycling area shall be located not more than 200 feet from the intended user units and, at a minimum, shall include separate receptacles for glass, newspaper, aluminum and cardboard. All recycling areas shall be screened in a manner consistent with trash receptacles under this subsection. [Comment Correction; ; pg. N/A]

- NO COMMENTS AVAILABLE [PRELIM STORM REPORT; 2025\PRELIM STORM REPORT.pdf; pg. 1]

- NO COMMENTS AVAILABLE [SITE PLAN; 2025\Site Plan, SP1, LS1 & TR.pdf; pg. 1]

Fire Review	David Drake	(253)864-4171	DDrake@PuyallupWA.gov
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- 1. Fire Sprinklers will be required.
 2. Monitored Fire Alarm system will be required.
 3. Provide FDC, PIV, FIRE HYDRANT, and Riser Room locations.
 4. No Parking Fire Lane signs will be required down both sides of Aisle A and B. Painted curb will be required per the Municipal Code.
 5. Driveways must be long enough to account for large vehicles so there is no vehicle overhang into the fire lane. [Comment Correction; ; pg. N/A]

Engineering Review	Mark Higginson	(253)841-5559	MHigginson@PuyallupWA.gov
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Engineering Traffic Review	Mieco Hutchens	(253)993-0179	mhutchens@puyallupwa.gov
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- Per Puyallup Municipal Code Section 11.08.135, the applicant/owner would be expected to construct half-street improvements including curb, gutter, planter strip, sidewalk, roadway base, pavement, and street lighting. The extent of paving would be determined based on current condition. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.

Street light spacing on this segment of 27th AVE SE. is 125-130 ft. Provide one City Standard street light west of the driveway access.

Provide a City Standard driveway "drop approach" to comply with current ADA requirements. See City Standard 01.02.18

The City may require AMR (alternative methods request) to document the substandard driveway spacing along 27th Ave and to identify any necessary mitigation.

[Comment Correction; ; pg. N/A]

- Extend the two way left turn lane west to accommodate east bound traffic turning into the development.

The development to the south of this project will realign part of the curved roadway. Coordination will be necessary to ensure the two way left turn lane striping matches the new road alignment.

Right and left turn arrows and "ONLY" markings approaching Meridian may require removal and reinstallation further west to accommodate the extended TWLTL

A detailed striping plan will be required. [Comment Correction; ; pg. N/A]

- Provide a detailed sight distance analysis (SSD/ESD) per City of Puyallup engineering standards. Identify any obstructions [Comment Correction; ; pg. N/A]

External Agency Review	Rachael N. Brown	(253)770-3363	RNBrown@PuyallupWA.gov
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- Geotech Report Review: Review of the geotech report by the City's third party geologist will be completed once required revisions are completed. Landslide hazard areas and buffers are not shown on site plan maps. Landslide hazard areas and recommended landslide area buffers (as recommended by by geo-tech report) need to be added to the site plans. Note, areas of 40% slope cannot be modified (PMC 21.06.1230). The Geotech report notes on pg. __ that a recommended 20ft setback from the 40% slope areas. This buffer area must also be shown on the site plan. building cannot be constructed in the landslide hazard area or buffer. Once these changes are made, the geo-tech report and revised site plan will be provided to the City's geologist for review. [Comment Correction; ; pg. N/A]

Conditions

Condition Category	Condition	Department	Condition Status
Public Noticing	Public notice sign must be posted on site in a publically visible location.	Planning Division	Resolved

Condition Category	Condition	Department	Condition Status
Public Noticing	Signed Affidavit must be provided.	Planning Division	Resolved
Standard Conditions	1. Finalize geotechnical monitoring to determine the wet-season high groundwater elevation; 2. Finalize wet-season infiltration testing using the Small Scale PIT.	Engineering Division	Open
Standard Conditions	See Engineering review markups and conditions on the submitted Preliminary documents (Storm Report, Site Plan, Landscape Plan, etc.).	Engineering Division	Open
Standard Conditions	<p>GENERAL:</p> <ul style="list-style-type: none"> • The submitted preliminary design documents have been reviewed and may contain both markups that must be addressed prior to landuse approval and markups that can be addressed at time of civil application. Markups that may be addressed with the civil permit application will be noted with the word 'CONDITION' at the beginning of the markup. • 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 landuse approval. However, infrastructure improvements must be approved 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	and permitted prior to issuance of the first building permit associated with the project. [RCW 58.17.120 and 19.07.080]		
Standard Conditions	<p>WATER:</p> <ul style="list-style-type: none"> • Water to this site is to be provided by Fruitland Mutual Water Company. The applicant shall provide a water availability letter prior to preliminary site plan approval for the site. [RCW 19.27.097 & PMC 14.02.130] • The proposed water system shall be designed and constructed to current City (Fire) / Fruitland Mutual Water Company (Domestic/Irrigation) standards. [PMC 14.02.120] • The domestic service line and fire system service line shall have separate, independent connections to the supply main. [PMC 14.02 & CS 302.3(4)] • 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 sewer and water lines shall be isolated by encasement, shielding, or other approved methods. [PMC 14.02.120(f) & CS 301.1(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] [PMC 14.02.220(3) & CS 302.2] • Fire hydrants and other appurtenances such as DDCVA and PIV shall be placed as directed by the Puyallup Fire Code Official. Fire hydrants shall be placed so that there is a minimum of 50-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3] • Maximum hydrant run is 20-feet. Hydrant 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>runs that exceed this distance shall be served by a mainline with the hydrant feed line set at right angles to the supply main.</p> <ul style="list-style-type: none"> • If a fire sprinkler double detector check valve assembly (DDCVA) is required for the project, the 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] • 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] • Water connection fees and systems development charges shall be in accordance with Fruitland Mutual Water Company requirements. 		
Standard Conditions	<p>SANITARY SEWER:</p> <ul style="list-style-type: none"> • Refer to City Standards, Section 400 for Sewer System Requirements. [PMC 17.42] • The applicant shall connect into the existing public system located within 27th Ave SE which consists of an 8-inch PVC sewer main approximately 9-feet deep. As of this writing, there are no known sewer constrictions in this system within ¼-mile of the proposed project. [PMC 14.08.070] • A separate and independent sewer lateral will be required from the public main to the project site. If the proposed sewer lateral is greater than 6-inches, a sanitary sewer manhole 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>shall be provided at the property line.</p> <ul style="list-style-type: none"> • Each unit shall have it's own side sewer exiting the unit into a private sewer service line that discharges to the parcel's service lateral at the ROW. • Side sewers shall be 6-inch minimum diameter with a 0.02 foot per foot slope. Side sewers shall have a cleanout at the property line, at the building, and every 100 feet between the two points. [PMC 14.08.110 & CS 401(6)] • Sewer main pipe and service connections shall be a minimum of 10-feet away from building foundations and/or roof lines. • The construction of a trash enclosure will require the enclosure pad to be elevated to prevent stormwater run-on. See City Standards Section 208 for additional criteria. NOTE: A roof over the enclosure and connection to the sewer system is not required to meet engineering standards on this project. [CS 208.1] • For each 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 \$6,555.06 for the first residential unit and \$4,916.29 for each additional unit. [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] 		
Standard Conditions	<p>STORMWATER/ EROSION CONTROL:</p> <ul style="list-style-type: none"> • Refer to City Standards, Section 200 for Stormwater System Requirements. [PMC 17.42] • Stormwater design shall be in accordance with PMC Chapter 21.10 and the current stormwater management manual as adopted by the City Council at the time of project application. The City is currently using the 2019 Department of 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>Ecology (Ecology) Stormwater Management Manual for Western Washington (aka "Ecology Manual").</p> <ul style="list-style-type: none"> • The applicant shall complete the stormwater flowchart, Figure 1-3.1 and Figure 1-3.2, contained in the Ecology Manual. The completed flowchart shall be submitted with the preliminary stormwater site plan and highlight the Minimum Requirements (MR) triggered by the project thresholds. • NOTE: Areas of disturbance within the public ROW must be included in the project area as part of the stormwater thresholds and calculations. • Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by: 1) enlarging the private facilities to account for bypass runoff; 2) providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; or, 3) 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; and Volume V. • 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. • Preliminary feasibility/infeasibility testing for infiltration facilities/BMPs shall be in accordance with the site analysis requirements of 		

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	<p>the Ecology Manual, Volume III, Chapter 3, specifically:</p> <ul style="list-style-type: none"> - Groundwater evaluation, either instantaneous (MR1-5), or continuous monitoring (MR1-9), during the wet weather months (December 1 through April 1). - Hydraulic conductivity testing: <ul style="list-style-type: none"> 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 1 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 V Section V-5.4. <ul style="list-style-type: none"> • 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. Provide the long-term infiltration rate calculation in the stormwater report. • 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 		

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	<p>permit application:</p> <ul style="list-style-type: none"> - Binary project file (WHM file extension) - ASCII project file (WH2 file extension) - WDM file (WDM file extension) - WWHM report text (Word file) <ul style="list-style-type: none"> • 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] • Overflow facilities shall be provided 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. • Any proposed infiltration facility shall be designed in accordance with City standards and the following criteria to be provided by a licensed geotechnical engineer: <ul style="list-style-type: none"> - The infiltration rates for the proposed infiltration facilities shall be determined using the Pilot Infiltration Test (PIT) described in 2014 DOE Stormwater Manual for Western Washington (Ecology Manual). - The bottom of the infiltration facility shall be a minimum of 5-feet above the maximum wet season water table or bedrock/impermeable layer on the site. - A separation down to 3-feet may be considered if supported by a groundwater mounding analysis performed by a licensed geotechnical engineer. <p>Monitoring of the groundwater level on the site should begin as soon as possible to obtain an accurate measurement of the maximum wet season water table. [PMC 21.10]</p> <ul style="list-style-type: none"> • The proposed infiltration trench as shown 		

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	<p>on the preliminary site plan appears to meet the criteria as an Underground Injection Control (UIC) Well. This type of design must be registered with the Department of Ecology and designed in accordance with the Ecology Manual. (NOTE: Registration does not apply to residential roof runoff designs.)</p> <ul style="list-style-type: none"> - The applicant may elect to provide an alternative to the UIC well such as an infiltration trench without perforated pipe, bioretention, or other LID BMP. - Please refer to City Standards 203 and the Department of Ecology’s website for more information. • Water quality treatment of stormwater shall be in accordance with the Ecology Manual, Volume 1, Minimum Requirement 6; and Volume 5, Runoff Treatment. • Overflow facilities shall be provided at the low points of the proposed permeable pavement areas to allow safe discharge to the downstream public storm system. • Trench dams shall be provided at the property line for utilities located below infiltrative facilities including, but not limited to, permeable pavements and bioretention facilities. Reference City Standard Detail 06.01.10. • 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: <table border="0" data-bbox="342 1591 1057 1921"> <tr> <td>Pipe Reach Name</td> <td>Design Flow (cfs)</td> </tr> <tr> <td>Structure Tributary Area (cfs)</td> <td>Pipe-Full Flow</td> </tr> <tr> <td>Pipe Diameter (in)</td> <td>Water Depth at Design Flow (in)</td> </tr> <tr> <td>Pipe Length (ft)</td> <td>Critical Depth (in)</td> </tr> <tr> <td>Pipe Slope (%)</td> <td>Velocity at Design Flow (fps)</td> </tr> </table>	Pipe Reach Name	Design Flow (cfs)	Structure Tributary Area (cfs)	Pipe-Full Flow	Pipe Diameter (in)	Water Depth at Design Flow (in)	Pipe Length (ft)	Critical Depth (in)	Pipe Slope (%)	Velocity at Design Flow (fps)		
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Pipe Slope (%)	Velocity at Design Flow (fps)												

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	<p>surface. The current SDC as of this writing is \$4,146.50 per ESU.</p> <ul style="list-style-type: none"> • 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. 		
Standard Conditions	<p>STREET:</p> <ul style="list-style-type: none"> • Access to this site is through another parcel. Provide documentation that grants access rights to the proposed project site. • 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] • Existing public utilities that are in conflict with proposed frontage improvements shall be relocated as necessary to meet all applicable City, State, and Federal requirements. • 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: <ul style="list-style-type: none"> - Commercial and Multi-family projects shall provide an autoturn analysis for the largest 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>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.</p> <ul style="list-style-type: none"> - 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)] <ul style="list-style-type: none"> • 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] 		
Standard Conditions	<p>GRADING:</p> <ul style="list-style-type: none"> • 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. 	Engineering Division	Open

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	<ul style="list-style-type: none"> • Cross sections will be required at various points along the property lines in accordance with City Standards Section 502 and 503 to ensure no impact from storm water damming or runoff. [PMC 17.42 & CS 502.1] • At the time of civil permit application, the following notes shall be added to the first sheet of the TЕСP: <ul style="list-style-type: none"> -“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.” [NOTE: If required by Ecology rules.] -“Sediment-laden runoff shall not be allowed to discharge beyond the construction limits in accordance with the Project’s NPDES General Stormwater Permit.” -“Any permanent infiltration system shall not be utilized for TЕС runoff. Connect infiltration system to the upstream stormwater conveyance only after construction is complete and site is stabilized and paved.” [If infiltration is utilized for the project]. • 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 		

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	<p>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>		
Standard Conditions	<p>MISC:</p> <ul style="list-style-type: none"> • All proposed improvements shall be designed and constructed to current City Standards. [PMC 14.08.040, 14.08.120, 17.42] • 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. • Civil engineering drawings will be required for this project prior to issuance of the first building permit. Included within the civil design package shall be a utility plan overlaid with the proposed landscaping design to ensure that potential conflicts between the two designs have been addressed. <p>- 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.</p> <ul style="list-style-type: none"> • Civil engineering plan review fee is \$470.00 (plus an additional per hour rate of \$130.00 in excess of 5 hours). The Civil permit shall be \$300.00 and the inspection fee shall be 3% of the total cost of the project as calculated on the Engineering Division Cost Estimate form. [City of Puyallup Resolution No. 2098] • Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this project / plat. • Engineering plans submitted for review and approval shall comply with City Standards Section 	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>1.0 and Section 2.0, particularly:</p> <ul style="list-style-type: none"> - 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. <ul style="list-style-type: none"> • All applicable City Standard Notes and Standard Details shall be included on the construction plans for this project. A copy of the City Standards can be found on the City's web site under City Engineering, Development Engineering. • Prior to Acceptance/Occupancy, Record Drawings shall be provided for review and approval by the City. The fee for this review is \$200.00. Record Drawings shall be provided as follows: <ul style="list-style-type: none"> - In accordance with City Standards Manual Section 2.3. - Electronic version of the record drawings in the following formats: <ol style="list-style-type: none"> 1. AutoCAD Map 2007 or newer in State Plane South Projection 2. PDF 		
Standard Conditions	<p>Building Plans shall be completed to the current applicable adopted codes of the City of Puyallup. Per Puyallup Municipal Code 17.04.030</p> <p>Townhomes shall follow 2021 Washington State Residential Code, Section R302.2 regarding fire separation.</p> <p>All electrical is permitted by the Washington State Department L & I.</p> <p>Building Plans should reflect the current path and credits required by the 2021 Washington State</p>	Building Division	Open

Condition Category	Condition	Department	Condition Status
	<p>Energy Code. Provide any and all supporting documents to reflect compliance.</p> <p>As a part of the building permit submittal include the building statistics which should include support for the construction type, building height and allowable area as described in the 2021 Washington State Building Code.</p> <p>Sidewalk shall service as the accessible route to the public way and therefore shall follow accessibility codes. Provide curb ramp in radius of sidewalk for accessibility.</p> <p>Please reach out if there are any questions</p>		

Sincerely,
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