



CITY OF PUYALLUP

Development & Permitting Services

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January 12, 2021

Apex Engineering
 ATTN: James "Tres" Kirkebo
 2601 S. 35th St. Ste. 200
 Tacoma, WA 98409
 E-MAIL: Kirkebo@apexengineering.net

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	P-20-0085
PROJECT NAME	Andrey's Estates Preliminary Major Plat
PERMIT TYPE	Preliminary Major Plat & SEPA
PROJECT DESCRIPTION	Proposed preliminary major plat subdivision of 3.26 acres into seven (7) residential lots in the RS-06 zone. The proposed preliminary plat includes public roadway extensions, four (4) private tracts (for various purposes including critical areas protection, open space, parking, access), extension of utilities, dedication of public right of way, walking pathways, street improvements and landscaping.
SITE ADDRESS AND PARCEL #	2617 9 th St SW - TPN 0419041029
ASSOCIATED LAND USE PERMIT(S)	P-20-0013 (pre-app)
APPLICATION DATE	August 21, 2020
APPLICATION COMPLETE DATE	August 26, 2020
PROJECT STATUS	<u>Final Development Review Team (DRT) letter.</u> The latest revised copy of submitted materials has fulfilled the city's requirements related to the land use permit in accordance with the following conditions and notes. The project is now proceeding into final SEPA review and issuance, followed by the scheduling of a public hearing on the project.
APPROVAL EXPIRATION	Approval deadline will be associated with the Hearing Examiner approval date. Preliminary plats are approved for a period of five (5) years, consistent with PMC 19.08.140.
CONDITIONS	<u>See notes and conditions below.</u> The project shall conform to all conditions outlined herein and shall comply with all applicable provisions of the Municipal Code and any SEPA conditions

HOW TO USE THIS LETTER

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

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

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

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

ACTION ITEMS

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

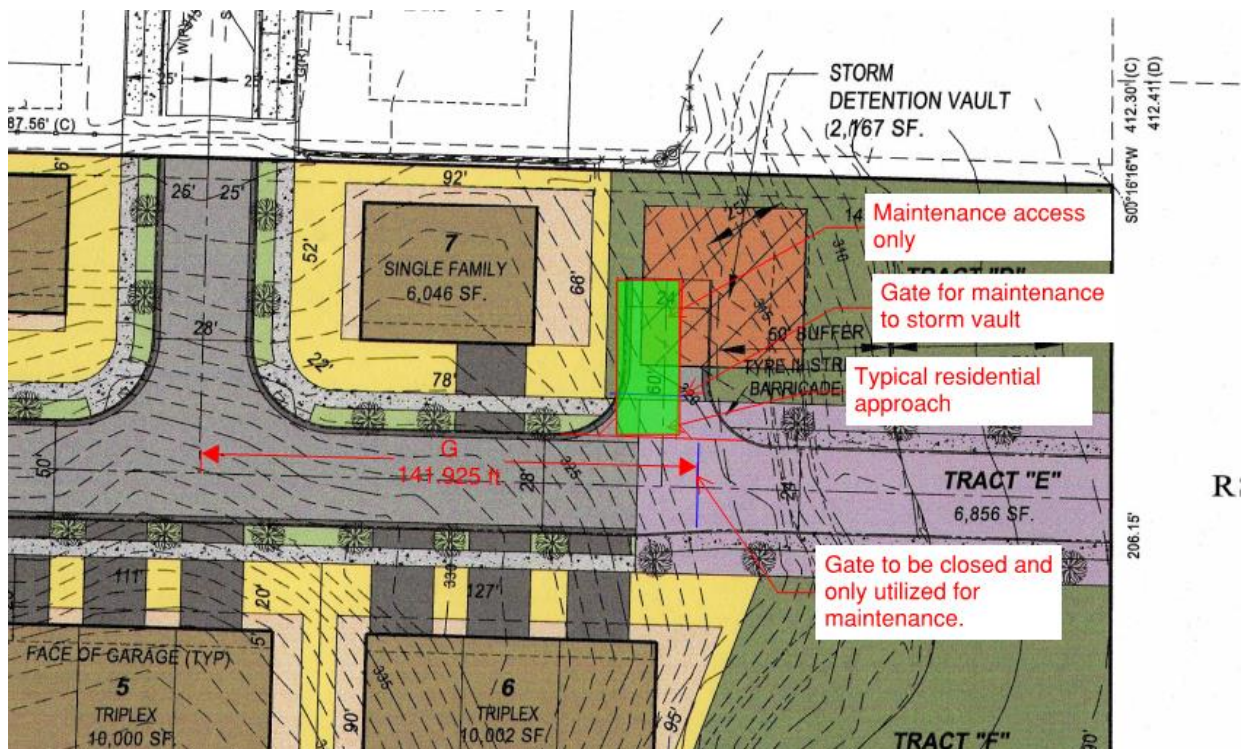
Action items - please address the following items, revise the proposal and resubmit permit materials.

1. Address and resolve Engineering comments and notes related to needed amendments to the plat drawing, including survey submittal requirements, amendments to tracts shown and needed easements. These changes need to be made prior the Plat hearing.

ENGINEERING - Joseph Berkey (253) 435-3616 jberkey@puyallupWA.gov

Action items – Provide a revised Preliminary Plat Map. This can be email directly to the review team but must be updated prior the Plat hearing.

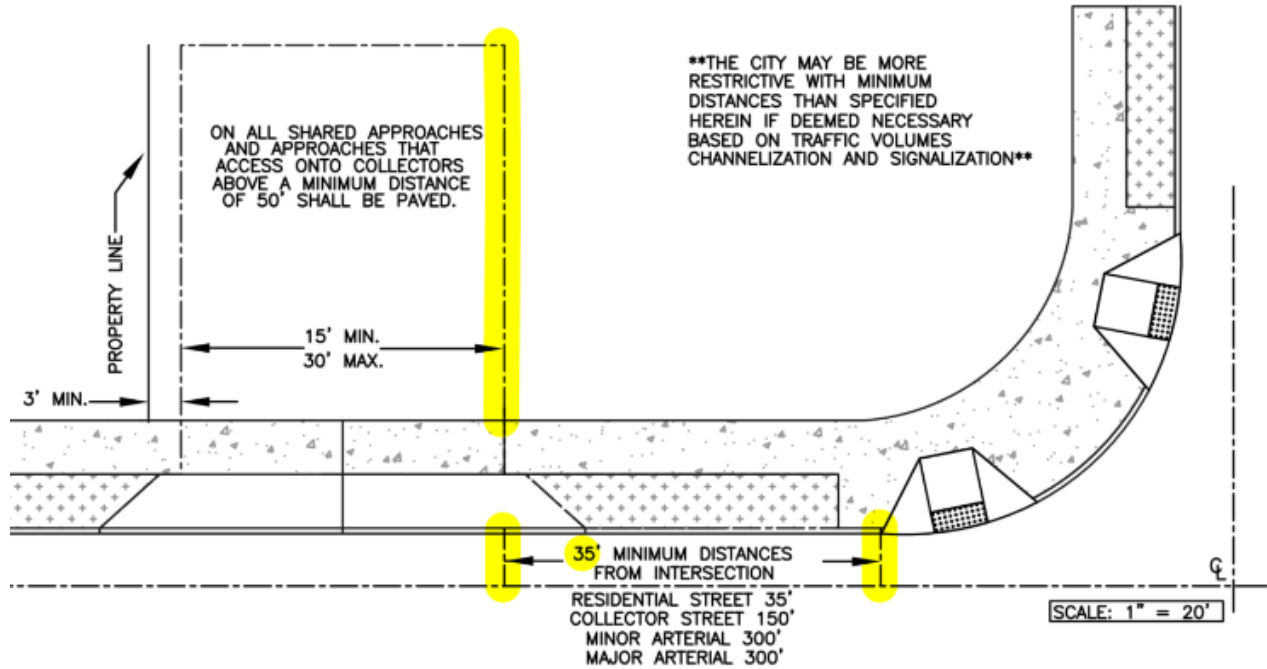
1. Provide a complete Survey of the Plat that contains all the items outlined in (2) of the Requirements for Submittal of a Preliminary Major Plat.
2. Revise the Plat to include Tract E as dedicated Right of Way of 50'. See planning note #2.
3. Show an easement over tract A and B. The easement shall benefit the city for access and maintenance of the storm system.
4. Tract D shall be a private critical area tract that is owned and maintained by the HOA. Provide a storm easement that allows for access and maintenance of the storm system.
5. Tract F shall be a Private Critical Area Tract that is owned and maintained by the HOA.
6. Revise the plat drawing to remove the Fire truck turnaround. The maintenance access to the storm vault on Tract D shall be a standard no radius type driveway approach (residential approach detail). A Gate shall be installed at the access to the storm tract and within the Right of way at 150' max from the T intersection. (SEE Mark up)



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

Action items - please address the following items, revise the proposal This can be email directly to the review team but must be updated prior the Plat hearing.

1. Lot 1 driveway (closest edge) must be at least 35ft from the PT of intersection per engineering standards



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

BUILDING – David Leahy (253) 435-3618 DLeahy@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

City Planning staff will be proposing the following recommendations and conditions for the Hearing Examiner's consideration:

SEPA Conditions:

1. The project shall comply with all findings and conclusions of the final SEPA Determination (forthcoming). All environmental findings, conclusions and mitigation conditions in that Determination shall be adhered to throughout all future phases of development.

- a. At the time of civil permit, road extension plans shall be provided to include traffic calming features, on Chateau Drive extension.

Project specific conditions:

2. Public right of way dedication of Tract E shall be required; revise the drawing to show the area as dedicated right of way prior to a hearing. Right of way shall be improved to the eastern property edge in accordance with final civil permit approval. Public right of way dedication shall be 50'. Improvements of the right of way (cross section) through the fish and wildlife habitat area shall be defined by the city Traffic Engineer at the time of civil permit application and may be a reduced cross-section to allow preservation of vegetation in the adjacent fish and wildlife habitat tracts.
3. Tract F (open space) shall be retained in holding by the future Home Owners Association, or other private ownership, for the "purposes of protection and preservation of fish and wildlife habitat". Appropriate protection language shall be included on the final plat document.
4. Tract D (open space) shall be retained in holding by the future Home Owners Association, or other private ownership, for "purposes of storm water management and protection and preservation of fish and wildlife habitat". Tract D shall contain a public storm easement that allows for access and maintenance of the proposed storm system. The total area, boundaries of the easement area and appropriate protective easement language shall be determined at the time of final plat.
5. Landscaping and critical area compensatory mitigation plantings, where applicable and required, will be contained within tract D and F on a final landscape plan at the time of civil permit application.
 - a. The displaced buffer area associated with the roadway extension footprint shall be exempt from compensatory mitigation per the public infrastructure exemption in PMC 21.06.420 regarding road extensions.
 - b. Graded and disturbed areas, and all areas of the impacted critical area buffers outside of the footprint of the public roadway improvements shall be mitigated at a 1:1 or greater planting area within tract D and/or tract F.
6. In order to meet the minimum density requirements of PMC 20.20.020 (2), the following development types are approved and required for the following lots. These requirements and restrictions shall be shown on the final plat document:
 - a. Lots 3, 4, 5, and 6 shall be developed as triplex units
 - b. Lots 1 shall be developed as a duplex unit. Lot 2 contains a single family home but may be redeveloped as a duplex unit.
 - c. Other specific conditions must be met for lots 1-6 to be developed as duplex/triplex units, including
 - a. All development must meet the architectural design standards in PMC 20.26.100 (duplex and triplex design standards)
 - b. A minimum front yard setback is established on the final plat to facilitate parking that will not impact sidewalks – a minimum 25' garage setback (face of garage to property line) is required.
 - c. At the time of civil permit application, a final grading plan shall be provided that demonstrates development of rear yard areas lot lots 3-6 that provide, through terracing or other methods, that would provide flat areas of useable yard space.
 - d. Demonstrate infeasibility and/or reduction of driveway curb cuts through use of shared driveway(s) in order to maximize available on street parking
 - e. Provide a standard street width throughout the interior of the plat to provide and maximize available on street parking opportunities.
 - f. Provide trees and other vegetation between driveways and in yard spaces, as well as substantial, high quality landscaping beds in front yard areas, to provide equivalent street tree canopy and landscaping which will be offset by the location of continuous driveway approaches on property frontages which will otherwise eliminate street trees.
7. A paved pedestrian pathway shall be provided from Tract A west to 9th Street and shall be dedicated as city right of way.

Landscaping conditions:

8. A final landscaping plan shall be provided at the time of civil permit application. The final landscape plan shall include provisions for:
 - a. Street trees
 - b. Landscaping of individual lots
 - c. Vegetation buffer areas (along 9th Street SW)
 - d. Critical area disturbance replanting, where required
 - e. Tree protection measures and limits of clearing (to also be shown on TESC and grading sheets on the civil plan set)
9. The following note shall be provided for all critical area tract(s) – “All critical area tracts shall be considered Native Growth Protection Areas (NGPA). No grading, removal of native vegetation, retaining walls or other land disturbing activity shall occur. Native landscaping, maintenance activities, removal of invasive plant species, and other landscaping may occur in the NGPA. The NGPA may not be modified or removed from protective status on each affected lot without a plat amendment. Protective signage shall be placed on the edge of the NGPA interior to the lot side of the development area and shall be maintained in place in perpetuity.”
10. All significant trees shall be assessed by a certified tree risk assessor arborist and appropriate protection measures provided for all trees deemed worthy and viable for retention. An arborist report and tree protection plan shall be provided at the time of civil permit submittal. Tree protection fencing shall be installed per the direction of the project arborist and approved plan set. Specific attention shall be paid to retention of mature conifer trees in tracts D and F.
11. Areas of lots whose boundaries abut exterior development shall comply with PMC 20.58.005 (2). A final grading plan shall be provided with the civil plans demonstrating compliance with these standards.
 - b. For the purposes of defining retaining walls under this code, these regulations apply to walls extending vertically above the exterior finished grade facing outwardly beyond the plat. Walls interior to the project which are lower than exterior grades beyond are considered ‘cut walls’ and are not subject to the regulations in this section. On the final plat, a note shall be included on each lot affected by these rules that retaining walls in the first 30’ of land area are limited to:
 - i. All retaining walls shall be set back from any rear or side yard property line by a minimum of six feet.
 - ii. 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.
 - iii. A minimum of six feet of step-back shall be provided between any terraced retaining walls proposed within 30 feet of a rear or side property line.
 - iv. 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.
 - v. A Type I visual barrier landscape buffer shall be provided in front of all retaining walls, in accordance with the city’s landscaping code and standards.
12. Storm water facilities shall include vegetation around the outer perimeter sufficient to provide full screening within three years of installation. Landscaping shall be provided in all storm water areas to meet code.
13. Frontage arterial landscaping areas parallel to 9th Street SW shall include all native plant materials.
14. All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped in a manner consistent with the requirements of the PMC.
15. A note on the final plat shall indicate:
 - c. Street trees are required, in accordance with city standards, including root barriers and adherence to spacing from civil utilities. A final street tree plan shall be provided at the time of civil improvements and shall be implemented either during civil improvements for the project or at the time of building permit and associated frontage improvements for each lot.
 - d. Landscaping installed as a part of an approved final landscape plan shall be maintained as to achieve the intended purpose of the landscaping, shall be free of all weeds and invasive plant materials and shall be free of litter/trash.

- e. No landscaping approved and installed under a final landscape plan may be modified, removed or otherwise substantially altered without prior approval from the director or designee through a revised final landscape plan. This shall not be construed to apply to normal maintenance activities, in accordance with ANSI A300 – Tree, Shrub, and Other Woody Plant Maintenance – Standard Practices.
- f. Vegetative buffering – all areas of vegetative buffering shall conform to the requirements of PMC 19.12.070 (1).
- g. Any required landscaping and street trees associated with plat improvements which are not installed as a part of the plat improvements at the time of final plat shall be secured using a city of Puyallup assignment of funds form only, as supplied by the Development Services Center.
- h. The final site development civil plan set shall include a final landscape plan relating to all street trees, buffer areas and storm water areas, in accordance with PMC and the Vegetation Management Standards (VMS) manual.
- i. Individual lots shall have landscaping plans with each permit to develop each home site.

Critical areas conditions:

- 16. Critical area GIS shapefile(s) shall be provided by the applicant's consultant in format acceptable to the city's GIS Department at the time of final civil permit.
- 17. Where applicable, a wetland / stream buffer and/or landslide hazards buffer impacts mitigation plan shall be provided at the time of civil permit submittal, consistent with applicable sections of PMC 21.06, Critical Areas, for unavoidable impacts. Final review of impacts shall occur at the time of final civil permit submittal and review.
- 18. Final wetland hydroperiod analysis shall be provided consistent with the applicable regulations in the 2014 Western Washington storm water manual regarding discharge of storm water to regulated wetlands, where applicable.
- 19. Culvert design shall follow all engineering best practices and design standards of the Washington Department of Fish and Wildlife. Culverts under city right of way shall be designed in accordance with city standards and Public Works Director approval(s).

Project construction conditions:

- 20. The project engineer shall provide construction plans which may provide, where feasible and safe access can be established, a primary construction entrance from the site directly onto 9th Street. The entrance shall be reviewed for consideration and approval by the city's traffic engineer. The contractor may use existing public rights of way in the La Grande Station plat but shall repair any damage done to existing rights of way and improvements and shall limit and clean all mud and limit track out onto existing rights of way, at the direction of the city Engineering Inspector assigned to the project oversight. Wheel wash stations may be required to mitigate track out.
- 21. The project shall comply with all requirements of the City's noise ordinance during construction. Noise related to construction, machinery and vehicles shall be limited to between the hours of 7:00 AM and 10:00 PM on weekdays and 9:00 AM and 10:00 PM on weekends, in accordance with City ordinance.
- 22. The Applicant shall complete an Inadvertent Discovery Plan (IDP), to the approval of the City, WA State Department of Archeology and Historic Preservation, and affected Tribal governments. The IDP shall be completed in a form supplied by the Department and shall be completed prior to issuance of the civil permit for the site.
- 23. A minimum of 14 days prior to starting site construction, the Applicant shall mail, in a format approved by the City, a post card or other informational letter, to the owners and residents of surrounding properties (those within a 300-foot radius of the site) a notice of construction schedule, protective measures that the contractor shall undertake to protect surrounding residents, contact information of the owner and site general contractor and information/processes on how the owner and site contractor shall respond to and resolve issues of concern related to site development.
- 24. A demolition permit is required for all accessory structures to be demolished; asbestos abatement and Puget Sound Clean Air Agency (PSCAA) notification is required.

25. On site management of ground water during construction shall be implemented per the direction of the project geotechnical engineer, project review engineer, site engineering inspector, and project engineer of record using all Best Management Practices to avoid, limit and manage drainage impacts to surrounding properties during and after construction.
26. On site management of dust shall occur to limit the impacts to air quality during site construction. All best management practices, including application of water on exposed earth, shall be utilized to limit impacts on neighboring homes, to be completed at the direction of the city Engineering Inspector assigned to the project oversight.

General conditions:

27. Lots shall be laid out so as to provide positive drainage away from all buildings, and individual lot drainage shall be coordinated with the general storm drainage pattern for the area. Drainage cannot impact adjacent or abutting properties during or after site construction.
28. Topsoil shall be placed on each lot to a minimum depth as specified in the city's codes and standards (8" of top soil, amended to meet city standards).
29. Wherever feasible, lot layout shall be developed consistent with low impact development principles.
30. Fences shall not encroach into any street right-of-way, and shall be set back a minimum of one foot from the edges of any sidewalk. Maximum height of all fences on the residential lots at the time of each lot being built out shall comply with PMC 20.20.040 and 19.12.070 (3)..
31. Standards and specifications regarding the type, placement, treatment, ownership, maintenance and modification, of fencing, walls or landscaping associated with perimeter treatment of the project boundaries, common areas, native vegetation easements, critical areas and associated buffer, shall be specified at the time of final plat approval
32. No cut trees, timber, organic debris, earth, rocks or stones 12 inches in diameter or greater, contaminated or nonstructural surplus soil, junk, rubbish, or other waste materials of any kind, including construction debris, shall be buried in any land without prior approval of the public works director or designee. No cut trees, timber, organic debris, earth, rocks, stones, soil, junk, rubbish, or other waste materials of any kind, excluding landscape materials, shall be left deposited on any lot or street at the time the buildings are ready for occupancy
33. Signage – all signs shall conform to the applicable requirements of PMC 20.60. If a plat entry sign is desired, an appropriate area shall be identified and shown on the final plat document.
34. Best Management Practices, in accordance with city inspector and Department of Development and Permitting Services direction and approval, shall be administered to reduce and limit any and all significantly negative impacts, including, but not limited to, noise, dust, air quality, vibration, water quality and other disturbances, during construction to the extent possible and feasible.
35. All fencing shall conform to the requirements of PMC 19.12.070 (3). A note shall be included on the plat document required a 1' setback of all fencing from the property line/back of sidewalk.

ENGINEERING - Joseph Berkey (253) 435-3616 jberkey@puyallupWA.gov

SPECIFIC CONDITIONS OF PROJECT APPROVAL:

1. The applicant shall provide a water availability letter from Fruitland Mutual Water Company prior to preliminary plat approval for the site.
2. Clearly indicate that Tract E should not be a separate tract. It shall be dedicated as Right of Way,
3. A new water main line shall be extended to, and through, the site sufficient to provide the necessary flows for both the domestic system and fire system. The minimum water pipe size shall be 8-inch diameter. [PMC 14.02.190, 14.20.010 & CS 301.1 (1)]
4. The applicant shall extend the existing public sewer main located within Chateau Drive. A new 8-inch sanitary sewer mainline shall be extended into and through the development per City Standards. [PMC 14.08.070]
5. If any buildings on site are connected to septic tanks, the applicant shall abandon the existing septic systems per Pierce County Health Department regulations. A Septic/Pump Tank Decommissioning Certification form must be

completed and submitted to the Source Protection Program Department at (253) 798-6470. Verification of certification must be provided PRIOR to final city approvals. [PMC 14.08.070]

6. Stormwater design shall be in accordance with the 2012 Stormwater Management Manual for Western Washington as amended in December, 2014 (The 2014 SWMMWW aka "Ecology Manual").
7. 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.
8. The proposed plat shall employ, wherever feasible, low impact development practices to meet the design criteria set forth in PMC 21.10.190, the Ecology Manual Volume III, Chapter 3, and Volume V, Chapter 5.
9. The project site stormwater runoff discharges to a Wetland to the north of the property. As a result, the project applicant shall comply with the following conditions:
 - a. Provide hydroperiod analysis, using the WWHM "High Groundwater/Wetland" Element for the pothole/wetland in accordance with the DOE Manual, MR8 and Appendix I-D.
Due to the critical nature of the existing wetland, the city may request 3rd party review of the pothole analysis. This review will be conducted by a consultant selected by the City and paid for by the applicant.
10. Water quality treatment of stormwater shall be in accordance with the Ecology Manual, Volume V. Specifically, stormwater runoff discharges to the closed depression which supports aquatic life; enhanced treatment facilities shall be provided for the project site.
11. A maintenance access road and approach will be required to maintain the public storm facilities in Tract C & D.
12. A Construction Stormwater General Permit shall be obtained from the Department of Ecology prior to any land disturbing activities such as clearing, grading, excavating and/or demolition.
13. The preliminary stormwater report shall be revised at time of civil permit application to incorporate the following review comments:
 - a. The storm facility sizing and conveyance shall include offsite runoff that will contribute to the system.
14. The sidewalks fronting home sites within the plat shall be poured at the time the homes are built. All other sidewalks are to be poured at time of plat development. The developer shall be responsible to post an assignment of funds to guarantee all sidewalks are poured within 18 months of final plat approval. [PMC 19.08.160 & CS 104]
15. The asphalt within the subdivision shall be placed in two 2-inch lifts. The first lift shall be placed prior to final plat approval. The second lift shall be delayed until 90% of the homes are built or 18 months pass from time of final plat, whichever occurs first. The developer shall be required to post an assignment of funds to guarantee the second lift. [PMC 19.08.160]
16. Prior to final plat approval, the developer shall post a maintenance bond with the city in an amount set by the City to guarantee all workmanship for a one year period from the time of plat completion. [PMC 19.08.170]
17. Benchmark and monumentation to City of Puyallup datum (NAVD 88) will be required as a part of this plat.
18. Prior to civil permit approval for this project, the applicant shall provide documentation that the United States Post Office has been contacted to coordinate mail box locations for this project.
19. The proposed storm connection point within 9th ST SW will need to be revised during the civil permit process. The location shown on the preliminary utility show a connection to an existing CB that does not have a conveyance to the north. The storm main shown on the survey does not exist. The new storm main shall be extended to the existing CB at the northeast corner of the intersection of 26th Ave SW and 9th St SW.

GENERAL CONDITIONS OF PROJECT APPROVAL:

The following engineering conditions are references to requirements and standards that apply to the development proposal regardless of any specific conditions noted above. This list is intended to assist the applicant with incorporating City requirements into the project design documents but should not be considered an exhaustive list of all necessary provisions from the Municipal Code, design standards, or the Ecology stormwater manual.

GENERAL:

20. The individual lot designations shall be identified by numerals, starting with numeral one. [PMC 19.02.100]
21. Indicate a 10-foot private utility easement adjacent to the right-of-way line of the proposed lots. [PMC 17.42]
22. The following Dedication language shall be provided on the final plat document:
 - A. FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED, WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS, AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF PUYALLUP, ITS SUCCESSORS AND ASSIGNS, WHICH MAY BE OCCASIONED TO ADJACENT LAND BY THE CONSTRUCTION, DRAINAGE OR MAINTENANCE OF DEDICATED ROADS WITHIN THIS SUBDIVISION, OTHER THAN CLAIMS RESULTING FROM INADEQUATE MAINTENANCE BY THE CITY OF PUYALLUP.

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

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

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

WATER:

23. The proposed water system shall be designed and constructed to current City (Fire) and Fruitland Mutual Water Company (Domestic) standards. [PMC 14.02.120]
24. The water main shall be located generally 10 or 12-feet west or south of roadway centerlines per city standard drawings. [PMC 14.02.120(f) & CS 301.1(11)]
25. 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)]
26. Fire hydrants and other appurtenances shall be placed as directed by the Puyallup Fire Code Official. Fire hydrants shall be placed so that there is a minimum of 50-feet of separation from hydrants to any building walls. [PMC 16.08.080 & CS 301.2, 302.3]
27. Prior to completion of the project, the engineer-of-record shall complete the State Department of Health's "Construction Completion Report for Distribution Main Projects", seal, and provide a copy to the Fruitland Mutual Water Company. [WAC 246-290-120]
28. Water connection fees and systems development charges shall be in accordance with Fruitland Mutual Water Company.

SANITARY SEWER:

29. The proposed sanitary sewer system shall be designed and constructed to current City Standards. [PMC 14.08.040, 14.08.120]

30. 6-inch side sewers shall be extended 15-feet into the proposed lots. [PMC 14.20.010 & CS 401 (6)]
31. The sanitary sewer main shall be located 5-feet east or north of roadway centerlines. [PMC 17.42]
32. Any portion of a mainline extension located outside City right-of-way must be centered in a 40-foot wide easement granted to the City for maintenance purposes. The easement, if necessary, shall be clearly indicated on the plat document. [PMC 17.42 & CS 401 (14)]
33. A separate and independent side sewer will be required from the public main to all building sites for each proposed lot. Side sewers shall be extended from the main 15-feet beyond the property line at the building site and shall be 6-inch minimum diameter with a 0.02 foot per foot slope. [PMC 14.08.110 & CS 401 (6)]
34. 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)]
35. Individual grinder pump systems shall comply with City Standard 401 (17) and provide a minimum storage capacity of 220 gallons in accordance with City's Sanitary Sewer Comprehensive Plan.
36. Utility extensions shall be completed prior to building permit issuance.
37. A sanitary sewer system development charge (SDC) will be assessed for each new single family residence and is due at the time of building permit issuance for the individual lot(s). The current amount of the SDC as of this writing is \$5,383.00. [PMC 14.10.010, 14.10.030]
38. Sewer connection fees and systems development charges are due at the time of building permit issuance and do not vest until time of permit issuance. [PMC 14.10.010, 14.10.030]

STORMWATER/ EROSION CONTROL:

39. The applicant is responsible for submitting a preliminary stormwater management site plan (2 sets) which meets the design requirements provided by PMC Section 21.10 and Ecology Manual Volume I, Section 2.5.1. The preliminary stormwater site plan (PSSP) shall be submitted prior to Preliminary Plat approval to ensure that adequate stormwater facilities are anticipated prior to development of the individual lot(s). The preliminary stormwater site plan shall reasonably estimate the quantity of roof and driveway stormwater runoff and the application of On-site Stormwater Management BMPs for the proposed development.
40. The storm drainage system shall be designed and constructed in accordance with current City Standards. [PMC 17.42]
41. Preliminary feasibility/infeasibility testing for infiltration facilities shall be in accordance with the site analysis requirements of the Ecology Manual, Volume I, Chapter 3, specifically:
 - a. Groundwater evaluation, either instantaneous (MR1-5); or continuous monitoring (MR1-9), during the wet weather months (December 21 through April 1).
 - b. Hydraulic conductivity testing using the Small Scale Pilot Infiltration Tests (PIT) during the wet weather months (December 21 through April 1) unless the site is located on unconsolidated outwash soils. If the site is located on unconsolidated outwash soils, grain size analyses may be substituted for the Small Scale PIT test.
 - c. Testing to determine the hydraulic restriction layer.
42. Public right-of-way runoff shall be detained and treated independently from proposed private stormwater facilities. This shall be accomplished by providing separate publicly maintained storm facilities within a tract or dedicated right-of-way; enlarging the private facilities to account for bypass runoff; or other methods as approved by the City Engineer. [PMC 21.10.190(3)]
43. At the time of civil permit application, the applicant is responsible for submitting a permanent storm water management plan (2 sets) which meets the design requirements provided by PMC Section 21.10. The plan and accompanying information shall provide sufficient information to evaluate the environmental characteristics of the affected areas, the potential impacts of the proposed development on surface water resources, and the effectiveness and acceptability of measures proposed for managing storm water runoff. The findings, existing and proposed impervious area, facility sizing, and overflow control shall be summarized in a written report (TIR or SSP). [PMC 21.10.190, 21.10.060]
44. The TIR/SSP shall be bound (3-ring binder, spiral binding, etc.) and 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]

45. The written technical report shall clearly delineate any offsite basins tributary to the project site and include the following information: [PMC 21.10.060]
 - a. the quantity of the offsite runoff;
 - b. the location(s) where the offsite runoff enters the project site;
 - c. how the offsite runoff will be routed through the project site.
 - d. the location of proposed retention/detention facilities
 - e. and, the location of proposed treatment facilities
46. When using WWHM for analysis, provide the following WWHM project files with the civil permit application:
 - a. Binary project file (WHM file extension)
 - b. ASCII project file (WH2 file extension)
 - c. WDM file (WDM file extension)
 - d. WWHM report text (Word file)
47. In the event that during civil design, there is insufficient room for proposed stormwater facilities in the area(s) shown on the major plat, the stormwater area(s) shall be increased as necessary so the final design will be in compliance with current City Standards. This may result in the number of lots being reduced, or a reduction in other site amenities. [PMC 21.10.060(4), 21.10.150]
48. Overflow facilities shall be provided for any proposed detention/retention facilities in accordance with the City Standards. This includes a downstream analysis a minimum of ¼ mile downstream from the site.
49. 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.
50. 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]
51. 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.
52. For residential lot development, the applicant shall evaluate the feasibility of downspout dispersion and/or infiltration on each lot in accordance with Section 3.1.1, Volume III of the stormwater manual. As noted in Section 3.1.1, the following information shall be provided by a licensed geotechnical engineer if using downspout infiltration:
 - a. A determination of suitable soils for infiltration and the limits of any outwash type soils on each proposed lot.
 - b. Site specific soil log(s) at the location of infiltration facility on each proposed lot.
 - c. Verification of 3-feet of permeable soil between proposed finish grade and seasonal high groundwater table.
 - d. Verification of 1-foot of separation between bottom of the infiltration facility and the seasonal high groundwater table or restrictive layer.
53. The number of infiltration tests shall be based on the area contributing to the proposed BMP, e.g., one test for every 5,000 sq. ft of permeable pavement, or one test for each bioretention cell. Upon submission of the geotechnical infiltration testing, appropriate long-term correction factors shall be noted for any areas utilizing infiltration into the underlying native soils in accordance with the Ecology Manual, Volume III, Chapter 3.
54. Construction of frontage improvements associated with this project will likely require extension of the stormwater main to accommodate road runoff.
55. At the time of civil permit application, all pipe reaches shall be summarized in a Conveyance Table containing the following minimum information and included in the TIR:

Pipe Reach Name	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)

56. At the time of preliminary plat construction, 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.
57. 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.
58. Erosion control measures for this site will be critical. A comprehensive erosion control plan will be required as part of the civil permit application.
59. Prior to the final plat being accepted by the City, all disturbed areas within the site shall be stabilized to the satisfaction of the City Engineer.
60. A Stormwater Systems Development Charge (SDC) will be assessed for each new single family residence. The current SDC as of this writing is \$3,253.00 per unit.
61. 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.

STREET:

62. Half-street improvements shall be completed along the entire property frontage and include curb, gutter, sidewalk, roadway base, pavement, street lighting, and drainage. Dedication of right-of-way may be required to provide for adequate roadway section. [PMC 11.08.120, 11.08.130, 19.12.050(1)]
63. Upon civil permit application, the following items shall be provided:
- a. 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]
 - b. A separate street lighting and channelization plan shall be provided in accordance with City Standards.
 - c. 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.
 - d. 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]
 - e. Indicate the ROW limits for 13th St SW and Road A.
 - f. Indicate the Sight Distance Triangle limit at the Road A intersection.
64. Street numbering and addressing shall be provided by Engineering Services and reflected on the final plat document. [CS 103.1]
65. 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.

GRADING:

66. 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]
67. A geotechnical report conforming to all requirements PMC Sections 21.14.150 and 21.14.160 will be required prior to issuance of the first building permit. The Report shall be prepared by a Civil Engineer or Engineering Geologist licensed in the State of Washington. Prior to final acceptance of this project, the author of the Report shall provide certification to the City of the following:
- a. The project was constructed in accordance with the recommendations contained in the report.
 - b. Any building lot within the site is suitable for building up to a maximum safe bearing load expressed in pounds per square foot (psf). A note indicating the certified safe bearing load for the building lots shall be provided on the face of the plat. Alternatively, a note shall be provided on the face of the plat indicating that a geotechnical report will be required for each building lot prior to issuance of a building permit on that lot.

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

MISC:

71. Engineering plans cannot be accepted until Planning Department requirements have been satisfied, including but not limited to, SEPA, Preliminary Site Plan approval, CUP, and/or Hearing Examiner conditions.
72. Civil engineering drawings will be required for this project prior to issuance of the first building permit (8 sets stapled and bound, and a PDF of the full submittal). Included within the civil design package will be a utility plan overlaid with the landscape architects landscaping design to ensure that potential conflicts between the two designs have been addressed.
73. 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 \$1,370.00 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]
74. Engineering plans submitted for review and approval shall be comply with City Standards Section 1.0 and Section 2.0, particularly:
- a. Engineering plans submitted for review and approval shall be based on 24 x 36-inch sheets.
 - b. 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.
 - c. 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.
75. All applicable City Standard Notes and Standard Details shall be included on the construction plans for this project. A copy of the City Standards can be found on the City's web site under Office of the City Engineer, Engineering Services.
76. 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:
- a. Reproducible mylars and two sets of bluelines, per City of Puyallup Standards Manual Section 2.3.
 - b. Electronic version of the record drawings in the following formats:
 - i. AutoCAD Map 2007 or newer in State Plane South Projection
 - ii. PDF

77. Traffic Impact fees (TIF) will be assessed for each new residence in accordance with fees adopted by ordinance, per PMC 21.10.
78. 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
79. School impact fees shall be paid directly to the school district in accordance with adopted fee at the time of collection by the District.
80. Per Puyallup Municipal Code Section 11.08.130, the applicant/owner would be expected to construct half-street improvements including curb, gutter, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during the course of construction, or which do not meet current City Standards, shall be replaced. Based on the materials submitted, the applicant would be expected to construct half-street improvements (along the property frontage) on the following streets:
 - 9th St SW
 - The site frontage on 9th St SW is part of the city's planned non-motorized network. Consistent with PMC 19.12.050 (3)(c) and best engineering practices, the bike lanes on the arterial (9th) will require dedication of 5ft of ROW for the bike lane and a buffer area that will necessitate an additional 3ft of ROW dedication beyond the back of proposed sidewalk.
 - Per City Standards, curb, gutter, 5ft sidewalk, 10ft planter strip, & streetlights are required along frontage.
 - Per City Standards, streetlights are required every 300ft along minor arterials (9th St SW).
 - Curb alignment and roadway widening shall match the existing improvement to the north.
 - The existing 9th St SW residential driveway access shall be removed.
 - New internal roadway
 - Per City Standards, curb, gutter, 5ft sidewalk, 5.5ft planter strip, 28ft roadway, & streetlights are required. Per standards, sidewalks are located behind the planter strip.
 - Per city standards, streetlights are required at all new intersections and at the fillet of the cul-de-sac. City will require a streetlight on the eastern portion of the roadway extension for safety reasons.
81. A separate street lighting plan is required for the City's civil review.
82. The maximum grade for City streets is 10%.
83. Offsite striping plan required to safely transition vehicles to/from widened sections on 9th St SW.
84. Type 3 barricade on eastern roadway terminus per city standards.
85. Any proposed gate within roadway must be fully retroreflectorized on both sides with vertical stripes alternately red and white at 16-inch intervals measured horizontally. This guidance comes directly from the MUTCD (Section 2B.68). Also, end of roadway object markers (OM4-1) should be installed similar to our Type III Barricade standard (01.01.21)
86. No direct access allowed on 9th Ave SW. 1ft no access easement restriction required along the entire 9th St SW frontage.
87. No Parking signage will be required along the north side of the east/west street, and the west side of the north/south street (Chateau Dr) per City Standards
88. During the civil review, the applicant will be required to analyze & design traffic calming measures on Chateau Drive. Only at the discretion of the City Engineer can this condition be removed.
89. During civil review, staff shall review street tree placement to protect required sight distances at the proposed Chateau Dr intersection.
90. During the civil review., the applicant will be required to analyze traffic impacts at the intersection of 9th St SW/26th Ave SW caused by additional trips generated by this development. The applicant may be required to mitigate any substandard operational conditions, per the approval of the Traffic Engineer.
91. Staff anticipates a narrowed improvement cross section through the critical area. Staff supports this approach; at the time of civil permit application, an Alternative Methods Request must be submitted to the City for review.
 - The curb alignment on the north side of the east/west street must remain constant.
 - Within the narrowed roadway section, the sidewalks must gradually transition.
92. Driveways must be at least 25ft long (between the garage & back of sidewalk) for triplex lots. This design will help prevent vehicles from blocking the walkable path.

FIRE PREVENTION – David Drake (253) 841-4171 ddrake@ci.puyallup.wa.us

BUILDING – David Leahy (253) 435-3618 dleahy@ci.puyallup.wa.us

Fire and Building conditions

93. Public roadways, driveways and designated fire lanes shall not exceed 10% maximum grade
94. All structures shall comply with the IFC and IBC Codes and city Municipal codes in affect at the time of permit application.
95. At the time of final permitting, water availability and fire flow report(s) shall be required, where applicable, from the water purveyor serving the site.
96. The applicant shall verify appropriate fire flow. If this amount is less than the adopted requirement, a fire sprinkler system shall be required in the new structure(s) built in the plat.
97. The applicant shall comply with City of Puyallup Municipal Code 16.08.070 (14), installation of fire hydrants. Any portion of new single-family dwellings shall be within 600' from a public hydrant that is located on a fire apparatus access road. To be verified at the time of permitting for each residential lot.
98. Fire hydrants will be required per code and the applicant shall show location of all hydrants on final civil permit set in accordance with standards.
99. Driveways 150' or longer will require a fire truck turn around. The new public roadway shall include a gate east of the T intersection with the Chateau Drive road extension to eliminate the need for a fire truck turn around.
100. Auto-turn may be required for fire apparatus turning radiuses.

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

Sincerely,

Chris Beale, AICP
Senior Planner
(253) 841-5418
cbeale@puyallupWA.gov