

# Pierce County

Department of Planning and Land Services  
Development Engineering Section

PROJECT NAME: \_\_\_\_\_

APPLICATION NO.: \_\_\_\_\_



*Circled items need to be addressed. Checked items are OK.*

### GENERAL REVIEW COMMENTS

RETURN ALL REVIEWED MARK-UPS, CALCULATIONS, ETC., WITH RESUBMITTAL. This checklist reflects most, but not necessarily all of the items that will be reviewed by the Development Engineering Section. It is intended to be used as an aid by us to provide a consistent review of development work in Pierce County. All items may not be applicable in the review of each project and all items of concern to this office may not be covered on this checklist.

Various standard notes applicable to the Development Engineering Section review have been approved by the Prosecuting Attorney's Office and are referred to on this checklist. These notes should be added to the face of the review document as noted.

If an environmental checklist is required, the D.N.S. must be issued before plans are given final approval.

Engineering review fees are required for public roads and/or private roads and storm drainage design review. See Pierce County Stormwater Management and Site Development Manual, Title 17A, Construction and Infrastructure Regulations - Site Development and Stormwater Drainage, and Title 17B, Construction and Infrastructure Regulations Road and Bridge Design and Construction Standards.

### GENERAL

Assessor's Parcel No. \_\_\_\_\_

Is review concurrent with a commercial project review?

No  Yes Name/P.C.D.E. No. \_\_\_\_\_

Is this project part of a previously submitted short plat or large lot subdivision?

No  Yes P.C.D.E. No. LL \_\_\_\_\_ SP \_\_\_\_\_ Lot No. \_\_\_\_\_

Auditor's Fee No. \_\_\_\_\_

1. \_\_\_\_\_ Application number located in the lower right corner. (18F.20.030 A)
2. \_\_\_\_\_ Amendment clause stated thereon with a heavy border around the perimeter "This short plat/large lot supersedes Pierce County Short Plat # \_\_\_\_\_ to (list revisions). (18F.50.060 C)
3. \_\_\_\_\_ Separate each department's notes.
4. \_\_\_\_\_ Development Engineering signature block correct.
5. \_\_\_\_\_ Vicinity map. (scale 1" = 1,000', sectional corners shown, off-site roads to plat shown, etc.) (18F.20.030 A)
6. \_\_\_\_\_ Open spaces and easements tied into plat, properly identified and purpose stated.
7. \_\_\_\_\_ Draft exterior boundary lines heavier than interior lot lines.
8. \_\_\_\_\_ Show existing structures and improvements (18F.20.040 J)

## SURVEY

9. \_\_\_\_ Format, scale, borders, graphic scale, north arrow, etc. correct. (WAC 332-130)
10. \_\_\_\_ Dimensions and lettering no smaller than 0.08 inches vertically (WAC 332-130)
11. \_\_\_\_ Surveyor's certificate on the first sheet of multiple sheets with the seal, signature of the surveyor and date on subsequent sheets. (RCW 58.09.080) (RCW 18.43.070)
12. \_\_\_\_ Quarter - Quarter Section - Township and Range of Section on first sheet, also identify D.L.C., Government Lot, etc. (WAC 332-130)
13. \_\_\_\_ Lot closures match plat for each lot, tract, and the project boundary. Each lot and/or tract begins on a new page. (18F.20.040 I)
14. \_\_\_\_ Show dimensions of each lot. (18F.20.030 A)
15. \_\_\_\_ Basis of bearings shown. (WAC 332-130-50 (1) (B))
16. \_\_\_\_ Show deed calls that are at variance with the measured distances and bearings of the plat. (WAC 332-130-50 (1) (B))
17. \_\_\_\_ Show section subdivision information. Methods and data used for corner reestablishment or section subdivision shall be stated on plat. (WAC 332-130-030)(18F.20.040 D)
18. \_\_\_\_ Reference monuments used to establish corners identified, described, noted as calculated, set or found, and date visited. (WAC 332-130-50 (1)(B)) (18F.20.040 E)
19. \_\_\_\_ Identify the type of field equipment used. (WAC 332-130-100)
20. \_\_\_\_ Identify the survey procedures used, such as field traverse, photogrammetric survey, and global positioning system survey. (WAC 332-130-100)
21. \_\_\_\_ Reference survey to recorded or previous survey. (WAC 332-130)(18F.20.040 E)
22. \_\_\_\_ Corners staked in accordance with Subdivision & Platting Regulations. (18F.20.040 C)
23. \_\_\_\_ Standard monument set in County road when project boundary corner or its offset represents 1/16 corner, 1/4 corner, section corner or D.L.C. corner. (18F.20.040 F)
24. \_\_\_\_ Reestablished GLO corners require at least 2 references. (WAC 332-130)
25. \_\_\_\_ Show or explain how centerline of R/W was established. (18F.20.040 G)
26. \_\_\_\_ Show the limits of maintained portions of County roadway (i.e. to back of ditch) lying outside the documented R/W. (18F.20.030 A) (18F.20.040 G)
27. \_\_\_\_ County R/W adjacent to boundary is by an establishment. Please contact Pierce County Public Works, (253) 798-7250, to obtain any surveyed alignment.
28. \_\_\_\_ Legal description matches the plat.
29. \_\_\_\_ A title report including supporting documents. (18F.20.030 A)
30. \_\_\_\_ The vertical datum is noted when topography or elevations are shown. (WAC 332-130-050)
31. \_\_\_\_ **ADD NOTE:** Second Class Tidelands Note: The deed(s) for this short plat references Second Class Tideland lateral lines and limits have not been determined, surveyed, or depicted on this short plat.
32. \_\_\_\_ Tracts identified by alphabetical designation. (18F.20.030 A)
33. \_\_\_\_ Tracts owned in undivided interest by the owners of each numbered lot. (18F.50.050 B)

## ROAD - GENERAL

Does project abut a Transportation Improvement Project?

No  Yes (CRP # \_\_\_\_\_)

34. \_\_\_\_ Send memo to Ramiro in Public Works (Date: \_\_\_\_\_)
35. \_\_\_\_ Show existing driveways.
36. \_\_\_\_ Label private road and utility easement(s) as such.
37. \_\_\_\_ Label all easements either "Private" or "Public."

- 38. \_\_\_\_ Show horizontal alignment for the private road easement.
- 39. \_\_\_\_ Show the location of the existing private roadway.
- 40. \_\_\_\_ Relocate road into existing easement.
- 41. \_\_\_\_ Show Auditor's Fee No. for the document giving this property the right to use any off-site private road and utility easement. Submit a copy of this document and highlight portion that grants legal access to this parcel.
- 42. \_\_\_\_ Contact Barbara Cook in the Planning Dept. at 253-798-3178 for road names. (18F.20.030 A. 1. e., 18F.30.040 B)
- 43. \_\_\_\_ **ADD NOTE:** All roads are private from (County/State road name) \_\_\_\_\_.
- 44. \_\_\_\_ **ADD NOTE:** All lot ownerships shall include their adjoining portions of property for the private road easement(s) as shown. The applicant and/or adjoining landowners and their successors shall construct and maintain all private roads and easements for this project. Before dedication to Pierce County they shall meet current standards of Pierce County.
- 45. \_\_\_\_ **ADD NOTE:** Any gate across a private driveway, shared access facility or private road must be constructed with a valid building permit. The access, gate, and appurtenances must be designed in conformance with Pierce County Title 17B, Construction and Infrastructure Regulations Road and Bridge Design and Construction Standards. (17B.20.020C8, 17B.30.020F, 17C.60.230H)

**ACCESS TO A COUNTY ROAD**

- 46. \_\_\_\_ Provide a single approach when project accesses a road classification higher than a local road minor. (MDGS 5-1.1.E & I)
- 47. \_\_\_\_ **ADD NOTE:** Access to Lot(s) \_\_\_\_\_ shall be by way of one and only one access point with its entrance as shown.
- 48. \_\_\_\_ If the road is a local road cul-de-sac is the length greater than 700 or serves more than 20 parcels a deviation is required.
- 49. \_\_\_\_ **ADD NOTE:** Access to Lot(s) \_\_\_\_\_ shall be by way of (Road name) \_\_\_\_\_ Lot(s) \_\_\_\_\_ shall not access (Road name) \_\_\_\_\_.
- 50. \_\_\_\_ **ADD NOTE:** A residential approach 15 - 25' will be required to be constructed for lot(s) \_\_\_\_\_ prior to final building permit approval.
- 51. \_\_\_\_ **ADD NOTE:** A residential approach 25' will be required to be constructed for lot(s) \_\_\_\_\_ prior to final building permit approval.
- 52. \_\_\_\_ Obtain driveway approach permit(s) for existing driveway approach(es). Provide a copy. (Reviewer: Add comment to PALS+)

**ONE-LOT SUBDIVISION  
PRIVATE ROAD IMPROVEMENTS**

- 53. \_\_\_\_ Private road(s) shall comply with the Emergency Vehicle Access Standards.

Road name:	
From:	To:

Road name:	
From:	To:

- 54. \_\_\_\_ Submit road construction plans.
- 55. \_\_\_\_ Turnaround required for roads longer than 150 feet. (17C.60.150.C.6)
- 56. \_\_\_\_ Prior to plat approval, road must be built to emergency vehicle access standard. Financial guarantees are not accepted. (17C.60.150)

**PRIVATE ROAD IMPROVEMENTS**

57. \_\_\_\_ Private road(s) shall comply with the Private Road Standards.

Minimum Roadway Classification	
Road name:	
From:	To:
Roadway Classification:	

Minimum Roadway Classification	
Road name:	
From:	To:
Roadway Classification:	

58. \_\_\_\_ Submit road construction plans for the road.
59. \_\_\_\_ Turnaround required for shared access facilities longer than 150 feet. (17B.20.020C6, MDGS 2-1.2.4C, PC.A5.1)
60. \_\_\_\_ Road maintenance covenant required to be recorded prior to or concurrent with subdivision approval. A Home Owners Association is required. Provide a concurrent recording statement. (17B.20.020D & E, 17B.20.030C & D, 17B.30.020D & E)
61. \_\_\_\_ This project is required to construct curb, gutter, sidewalks, and street lighting (Urban zoning). (17B.30.040)
62. \_\_\_\_ If improvements are placed under a financial guarantee:

**ADD NOTE:** No building permits will be issued on any lots in this subdivision until all necessary drainage improvements, roads, shared accesses, or alleyways are completed, with the exception that minor items that may be damaged during homebuilding (such as sidewalks, bio-swale linings, or shoulder leveling course) may be financially guaranteed. (SDM 2.4.2)

Prior to plat approval, private roads and storm drainage must be built, a letter of completion and as-built submitted. If construction is not finalled, an estimate, signed and stamped by a professional engineer and a financial guarantee for 300% of construction costs must be submitted. (17A.20.030) (SDM 2.4.2)

**PUBLIC OFF-SITE ROAD IMPROVEMENTS**

County local access traveled way and roadway widths meet development criteria requirements? (SDM 3.07 6.1.C, PWP 98-1) If "Yes," comment 63 through 66 are not applicable.

Yes  No  NA

\_\_\_\_\_ Lots x 10 Trips/Lot = \_\_\_\_\_ Average Daily Trips (ADT)

63. \_\_\_\_ Inspection Report indicated geometric deficiencies. Submit engineering plans and/or supplemental information. (98-1)
64. \_\_\_\_ Improve \_\_\_\_\_ (name of street) from \_\_\_\_\_ to current County standards. (98-1)
65. \_\_\_\_ Construct roads within the unopened right-of-way adjacent to the development boundaries and for distances necessary to provide access to the development. (17B.30.010.B1)
66. \_\_\_\_ **ADD NOTE:** "No use of the County right-of-way for \_\_\_\_\_ will be permitted for access to any part of the subdivision prior to construction of this road to County standards."

Existing county road classification? \_\_\_\_\_ Existing right of way width? \_\_\_\_\_  
Recommended right of way width per Manual on Design Guidelines and Specifications for Road and Bridge Construction: \_\_\_\_\_  
Additional right of way required?  No  Yes

67. \_\_\_\_\_ A Quitclaim Deed/Statutory Warranty Deed for \_\_\_\_\_ feet of right-of-way on \_\_\_\_\_ and \_\_\_\_\_ feet of right-of-way on \_\_\_\_\_ will be required. In addition, a deed for a 20-foot radius at the intersection of the right-of-way lines will be required. Standard Quitclaim Deed/Statutory Warranty Deed forms from the County must be used. Submit blank excise tax form signed by grantor of additional right-of-way. (17A.20.060)
68. \_\_\_\_\_ A Statutory Warranty Deed is required to encompass the limits of the section maintained by the county (i.e., back of ditch) if it falls out of the right-of-way. Standard Statutory Warranty Deed forms from the County must be used. Submit blank excise tax form signed by grantor of additional right-of-way. (17A.20.060)

### PRIVATE OFF-SITE ROAD IMPROVEMENTS

Private road(s) meet development criteria requirements? (SDM 3.07 6.1.C)  
 Yes  No  NA

\_\_\_\_\_ Lots x 10 Trips/Lot = \_\_\_\_\_ Average Daily Trips (ADT)

69. \_\_\_\_\_ Inspection Report indicated geometric deficiencies. Submit engineering plans and/or supplemental information. (98-1)
70. \_\_\_\_\_ Improve \_\_\_\_\_ (name of street) from \_\_\_\_\_ to current standards. (98-1)

### COMMUNITY PLANS

Project site is within the \_\_\_\_\_ Community Plan area.

71. \_\_\_\_\_ Plat meets the Development Engineering requirements of an adopted Community Plan.

### INTERSECTION SPACING & LAYOUT

72. \_\_\_\_\_ Local roads spaced a minimum of 125' from a local roadway (measured between the road centerlines).
73. \_\_\_\_\_ Local roads spaced a minimum of 250' from an arterial roadway (measured between the road center lines).
74. \_\_\_\_\_ Local road intersection layout as "T" or "L" configurations.

### DRIVEWAY APPROACH SPACING & LOCATION

75. \_\_\_\_\_ Approach located 125' for a roadway (measured between the right-of-way/easement and the edge of the approach).

### ENTERING SIGHT DISTANCE

Entering Sight Distance adequate? If "Yes" then comments 76 through 77 are not applicable.

Yes  No  NA

76. \_\_\_\_\_ Perform clearing of brush, vegetation, or relocate fences, rockeries, excavation, etc., within\* Pierce County right-of-way. If the right-of-way lines cannot be accurately defined, the applicant must retain a professional surveyor to field locate them. **A general permit must be obtained from the Pierce County Public Works Department, 2401 South 35th Street, Tacoma, WA, phone number (253) 798-7250, before any work commences in County right-of-way.** (17B.20.010)

\*If the "clearing area" falls outside the limits of Pierce County right-of-way, an appropriate "Sight Distance" easement from the adjacent property owner(s) must be obtained and recorded prior to implementation in the field.

77. \_\_\_\_ An alternate access location may be submitted that can meet the requirements of the Site Development Regulations or contact a professional engineer to determine what is necessary to resolve the problem.

### ACCESS TO A STATE HIGHWAY

Project is adjacent to, or accesses onto a state highway? If "No" then comments 78 through 81 are not applicable.

Yes  No

Project map and/or plans and calculations sent to W.S.D.O.T. on \_\_\_\_\_.

Comment letter from W.S.D.O.T. received? We will forward comments to Surveyor/Engineer when available.

Yes  Not Yet

78. \_\_\_\_ Add W.S.D.O.T. notes.
79. \_\_\_\_ Submit a copy of the approval letter from W.S.D.O.T.
80. \_\_\_\_ **ADD NOTE:** The subject property is adjacent to State Route \_\_\_\_\_. If noise levels exceed the maximum allowed for the proposed land use, W.S.D.O.T. will not be responsible for noise attenuation.
81. \_\_\_\_ **ADD NOTE:** Advertising signs visible from an adjacent State Highway must comply with the State Scenic Vistas Act of 1971 administered by the W.S.D.O.T.

### STORM DRAINAGE AND EROSION/SEDIMENT CONTROL

If a storm drainage control plan is required, it **MUST BE DONE BY A LICENSED PROFESSIONAL ENGINEER.**

Has inspector indicated a potential wetland or standing water not shown on the plat? If "Yes," reviewer will send note to Planning.

Yes  No

82. \_\_\_\_ Field locate and delineate on mylar (with ties) all natural drainage courses, swales, potholes, ponds, top and toe of banks, etc. If existing topography is shown, identify vertical datum and contour interval. If there is a top or toe of slope, note on the face of plat, "TOP (or TOE) OF \_\_\_\_\_% SLOPE."
83. \_\_\_\_ Show location of existing infiltration trenches if any.

Is an existing drainage course crossing a proposed driveway or private road?

Yes  No

Forwarded to Dept. of Fisheries on \_\_\_\_\_.

Hydraulic project application comments received \_\_\_\_\_.

84. \_\_\_\_ ADD 50-foot wide natural buffer area 25 feet on each side of the centerline of the drainage as shown on mark up. (SDM 4.6)
85. \_\_\_\_ **ADD NOTE:** "Natural Buffer Area" (N.B.A.). No roads, septic tank drainfield areas, reserve areas, building, clearing, filling or grading are permitted within this area. (SDM 4.6)
86. \_\_\_\_ Submit drainage and erosion/sediment control plans per the Pierce County Stormwater Management and Site Development Manual. Add notes as required by the Development Engineering Reviewer. (SDM 4.1.1)
87. \_\_\_\_ **ADD NOTE:** The property included within the legal description on this document contains a private storm drainage system. It shall be the responsibility of the owner and/or successors to maintain the private storm drainage system in its originally designed condition.
88. \_\_\_\_ Project is in a closed depression. A 100-year base flood elevation is required. (SDM 6.6.1)
89. \_\_\_\_ This site is tributary to a pothole. All runoff must be retained on site.
90. \_\_\_\_ **ADD NOTE:** The project site shown is within a pothole area. An engineered pothole analysis was performed by (name) \_\_\_\_\_, P.E., License No. \_\_\_\_\_, dated \_\_\_\_\_. The engineered pothole analysis was based upon criteria established by the Pierce County Site Development Regulations, Title 17A, which was utilized by the engineer in determining the 100-year base flood elevation of the pothole and its boundaries.

It is recommended that all purchasers and developers (or their agents) elevate all finish floors (including basements) above the identified finish floor elevations shown on the plat or project site development plan.

91. \_\_\_\_ For plats with less than 5,000 S.F. impervious:

**ADD NOTE:** Stormwater runoff from the roofs and driveway(s) of Lot(s) \_\_\_\_\_ shall be controlled in accordance with the requirements of the Pierce County Stormwater Management and Site Development Manual (Title 17A). Compliance with the manual could mean that the property owner/builder must design and construct infiltration trenches. In some cases, compliance with the manual could mean the property owner/builder will need to retain a professional engineer to design an appropriate stormwater control system. The proposed stormwater control method/design must be approved by the Development Engineering Section prior to building permit approval. Application for a site development permit is required for those lots requiring a designed stormwater control system.

92. \_\_\_\_ The following or substantially similar words shall appear in the document creating the property owner's association:

In the event \_\_\_\_\_ (Project Proponent name) (or successors or the Property Owners Association), in the judgment of the County, fails to maintain drainage facilities within the plat, or if the Proponent or successors willfully or accidentally reduce the capacity of the drainage system or render any part of the drainage system unusable, the Proponent or successors agree to the following remedy: After 30 days notice by registered mail to the Proponent or successors, the County will assess financial sanctions (P.C.C. 17A.10.130) and/or initiate enforcement proceedings. In the event the County determines the lack of maintenance has resulted in a situation of imminent danger to life, limb or property, the County will correct the problem as necessary to restore the full design capacity of the drainage system. In this event, the County will bill the owners of the facility for all costs associated with such work to include engineering, administration, legal fees, construction, equipment and personnel. Costs or fees incurred by the County, including attorney's fees and expert's fees should legal action be required to collect such payments, shall be borne by the Proponent or successors.

93. \_\_\_\_ **ADD NOTE:**

**MAINTENANCE COVENANT**

Easements are hereby granted for installation, inspection, and maintenance of utilities and drainage facilities as delineated on the plat for the subdivision \_\_\_\_\_. No encroachment will be placed within the easements shown on the plat which may damage or interfere with the installation, inspection, and maintenance of utilities. Maintenance and expense thereof of the utilities and drainage facilities shall be the responsibility of the property owners association as established by the covenant recorded under the Auditor's Fee No. \_\_\_\_\_.

94. \_\_\_\_ Roof and driveway drainage notes match approved plans and review engineer's approval letter requirements.

**FLOOD HAZARD AREAS**

95. \_\_\_\_ The project site is depicted as a Potential Flood Hazard Area per the following: (18E.70.020)

- A FEMA Flood Insurance Rate Map or Floodway Map **numbered** flood zone (A1-A30, AH);
- An area within 300 feet (measured horizontally) from the base flood elevation of a mapped flood zone;
- An area within 5 feet (measured vertically) from the base flood elevation of a mapped flood zone;
  
- A FEMA Flood Insurance Rate Map or Floodway Map **unnumbered** flood zone (A, B);
- An area within 300 feet (measured horizontally) of the mapped flood zone;
  
- An area within 65 feet (measured horizontally) of the ordinary high water mark of an identified **natural watercourse**;
  
- An area within 300 feet (measured horizontally) of a mapped **groundwater flooding** area;
  
- An area within 10 feet (measured vertically) from the bottom of an identified **pothole**;
- An area within 2 feet (measured vertically) of a surface water spillway or other type of outlet from a **pothole**;
  
- An area designated as a **Channel Migration Zone**;
  
- Other areas as **determined by the County**.

Page 8 of 9 of the checklist is not applicable.

96. \_\_\_\_ Based on the presence of a potential flood hazard area the following items will be required: (18E.70.030)

- Flood Boundary Delineation Survey.
- Flood Study (not applicable of coastal flood hazard areas).
- Deep and/or Fast Flowing Water Analysis (not applicable of coastal flood hazard areas).
- Zero-Rise Analysis (not applicable of coastal flood hazard areas).

97. \_\_\_\_ Show the flood hazard area on the plat: (18E.10.080.C.3)

98. \_\_\_\_ Add the following notes to the Development Engineering sections notes if a Flood Hazard Area exists on the project site: (18E.10.140)

Flood Elevation Certificates are kept on file at the Department of Planning and Land Services.

This site lies within a Flood Hazard Area as defined in Title 18E Pierce County Code. Restrictions on use or alteration of the site may exist due to natural conditions of the site and resulting regulations.

Grading, clearing and/or filling within the limits of the 100-year floodplain is regulated per Chapter 18E.70, Flood Hazard Areas.

The property relating to this subdivision lies within a flood hazard area. This means that flood events may and can occur that causes serious personal or bodily injury, including death, and damage to or loss of property.

The owner on his behalf and on behalf of their heirs, successors and assigns hereby waives any right to assert any claim against Pierce County for any loss or damage to people or property either on or off the property site resulting from flooding except only for such losses that may directly result from the sole negligence of the County.

99. \_\_\_\_ Add the following notes to the Development Engineering sections notes if the project site is adjacent to the Puyallup, Carbon or White Rivers:

The owner, their heirs, successors and assigns grant to Pierce County, its officers, employees, agents successors, assigns, contractors a perpetual easement with a right of immediate entry and continued access over, under and across the floodplain land area adjoining the Puyallup, Carbon or White River, as an unobstructed ingress and egress to access the river and associated flood control levee and/or bank protection revetment facility. The purpose of this easement shall be for the following purposes: (18E.10.140)

- a. Ingress and egress;
- b. Trucking and hauling rock, other material, equipment and crews to the river, river bank (including the top of bank, channel side slope, channel toe and bottom), floodplain (including the floodway and flood fringe);
- c. Performing work related to river bank protection, channel construction, development/rehabilitation and river system maintenance.
- d. Levee, dike and/or revetment construction, relocation and maintenance as required by Pierce County;
- e. Constructing, maintaining and/or repairing the river including top of bank, river channel side slopes, channel toe, channel bottom, embankment side slopes (including embankment side slopes that extend beyond the easement width);
- f. Together with the right of Pierce County to remove gravel or natural/foreign debris from the river system, manage vegetation, grading and other such work required to maintain an/or stabilize the river system and its appurtenance in and adjacent to the subject floodplain area described hereon the plat; and
- g. This easement and stated conditions shall be enforceable in law or equity against any person or persons violating or attempting to violate this covenant either to restrain violation or to recover any cost or damages or otherwise enforce this easement and/or covenant. If Pierce County is required to bring action to recover any costs or otherwise enforce this agreement and covenant, Pierce County will be entitled to recover reasonable attorney fees and interest of 12 percent per annum. Said interest to run from the date work was performed by Pierce County.

100. \_\_\_\_ Add the following note to the Development Engineering sections notes if the project site contains a floodway: (18E.70.040 B)

Any development, encroachments, filling, clearing, grading, new construction and substantial improvements shall be prohibited within the floodway, except as allowed by the most current version of the Flood Hazard Area regulations.

**LANDSLIDE HAZARD AREAS**

101. \_\_\_\_ The project site is depicted as a Potential Landslide Hazard Area per the following: (18E.80.020.B)
- An area identified on the Pierce County **Geographic Information System** mapping;
  - An area having **slopes** greater than 20% with a vertical relief of greater than 20 feet and any adjacent areas within 65 feet;
  - Any area with a **slope** of 40 percent or steeper and with a vertical relief of 15 or more feet, except those manmade slopes created under the design and inspection of a geotechnical professional or slopes composed of competent bedrock. For the purposes of determining whether a slope is considered to be a landslide hazard area, the horizontal and vertical distance between the top and toe of slope are utilized and any adjacent areas within 65 feet;
  - An area having **slopes** greater than 50% with a vertical relief of greater than 100 feet and any adjacent areas within a distance of 300 feet.
  - Development Engineering Inspector's field observation of the following:  
\_\_\_\_\_

102. \_\_\_\_ Based on the presence of a potential landslide hazard area a Geotechnical Assessment is required: (18E.70.030)

103. \_\_\_\_ Show and label the landslide hazard area, critical area buffer and the 15 building setback line (3 separate and distinct lines) on the plat. (18E.10.080.C.3)

104. \_\_\_\_ Add the following notes to the Development Engineering sections notes if a Landslide Hazard Area exists on the project site: (18E.10.140)

This site lies within a Landslide Hazard Area as defined in Title 18E Pierce County Code. Restrictions on use or alteration of the site may exist due to natural conditions of the site and resulting regulations.

**EROSION HAZARD AREAS**

SCS soil type(s) \_\_\_\_\_

Erosion hazard:  Slight    Moderate    Severe    Very Severe

105. \_\_\_\_ The project site is depicted as a Potential Erosion Hazard Area per the following: (18E.110.020.B)

- An area within 200 feet of a freshwater (lake or pond) or marine (Puget Sound, tidal marshes and estuaries) shoreline, as measured landward perpendicular from the edge of the ordinary high water mark;
- An area designated as **channel migration zones**; or
- An area having **slopes** of 20% or greater and are classified as having severe or very severe **erosion potential by the SCS, USDA.**

106. \_\_\_\_ Based on the presence of a potential erosion hazard area a Geological Assessment is required. (18E.70.030)

107. \_\_\_\_ Identify the erosion hazard area, critical area buffer and the 15 building setback line on the plat: (18E.10.080.C.3)

108. \_\_\_\_ Add the following notes to the Development Engineering sections notes if an Erosion Hazard Area exists on the project site: (18E.10.140)

This site lies within an Erosion Hazard Area as defined in Title 18E Pierce County Code. Restrictions on use or alteration of the site may exist due to natural conditions of the site and resulting regulations.

Reviewer: \_\_\_\_\_

Date: \_\_\_\_\_