



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20230107

May 10, 2023

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 address all comments and complete and submit the [resubmittal form](#) and a letter of transmittal. Letter of transmittal must be submitted to the 'resubmittal form' 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.

- 1 Log in to your permits portal and navigate to the status page for this permit under the "My Items" tab by selecting the "Upload Submittals" button under the permit number.
- 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. Click 'Upload Documents' at bottom of the page.
- 3 If any re-submittal fees have been assessed, you will need to pay your resubmittal fee at the time of resubmittal. Your resubmittal will not be processed until the fee has been paid.

Corrections

Corrections to be addressed on the next set of resubmitted plans:

Engineering Civil Review	Anthony Hulse	(253)841-5553	AHulse@PuyallupWA.gov
<ul style="list-style-type: none"> - Include the engineering approval block on the plan sheets. [civils, pg 1] - See all preliminary site plan comments and update the civil plans accordingly. [civils, pg 1] - Provide proposed cut and fill amounts. [civils, pg 1] - Revise note 1 to reference CS 01.02.0a on sheet C13. [civils, pg 3] - Provide a legend for the plan set. Be sure to include existing and proposed linetypes and hatches. [civils, pg 3] - Provide a plan for temporary stormwater mitigation to detain stormwater flows equal to the 100 year/24 hour storm event. [civils, pg 3] - Include the name of the abutting street. [civils, pg 5] - Provide invert elevations for the sewer connection to the main, cleanouts and connection to the proposed building. [civils, pg 5] - Include the existing and proposed contours on grading sheet. [civils, pg 5] - Place a structure at the bend of this storm pipe. [civils, pg 5] - Per city standard stormwater pipe shall be only PVC, concrete, Ductile Iron or dual walled polypropylene. Revise the proposed CPEP pipe. [civils, pg 5] - Provide a detail for the proposed Contech water quality system. [civils, pg 14] - Revise the white hatch to grey to show match the rest of the proposed asphalt. [civils, pg 6] - Clearly show the edges of the property boundary lines. [civils, pg 6] - Show the extents of the right of way. Include the Inter Ave roadway name. [civils, pg 6] - create a zoomed in section view of both proposed ADA ramps. Include spot elevations at all corners of the landing and ramp. Ensure a 2% cross slope and maximum 8.33% run slope. [civils, pg 6] - Continue the sidewalk straight along Inter Ave. Remove this transition. [civils, pg 6] - Create a note on this detail and frontage plans that states the trees will be installed at the back of the sidewalk. [civils, pg 9] - It does not appear that the porous pavement overflow detail is proposed or applicable to this project. Revise accordingly. [civils, pg 9] - Show the half street improvement transition past the road centerline per CS 01.01.19 on the plan view. [civils, pg 6] - Continue the sidewalk straight along this section. [civils, pg 6] - Relocate the arrow to existing water meter for construction note 16. [civils, pg 6] - The city is requiring these street trees to be at the back of the proposed sidewalk. See planning's comments. [civils, pg 6] - Reference that these are City of Puyallup roadway plan notes. [civils, pg 9] - Detail 11 and 13 on this sheet are illegible. [civils, pg 10] - A portion of the water system notes are illegible. [civils, pg 11] - Show the commercial side sewer connection with sampling connection per city standard 04.03.04 [civils, pg 5] - The dimensions of this stormtech detail 2 are illegible. [civils, pg 13] - Dimension the propoosed stormtech detention system. [civils, pg 5] - Show catch basins within the right of way which will require inlet protection. [civils, pg 3] - Groundwater was determined to be 2.5' below the existing ground surface during the wet season. The proposed detention vault excavation will require dewatering. Show the location of proposed baker tanks for dewatering. [civils, pg 3] 			

- Show the temporary excavation proposed for the stormtech chambers. [civils, pg 3]
- Show the connection from the roof downspouts to the stormtech chamber. This area is considered non pollution generating and may bypass the water quality filter. [civils, pg 5]
- Proposed? [civils, pg 6]
- Show minimum gutter slope flow to be 0.5% for the proposed curb. [civils, pg 6]
- Revise overlapped text within the profile view. [civils, pg 6]
- It appears a gutter drain catch basin is warranted on the west side of the frontage to collect stormwater gutter runoff. [civils, pg 6]
- Will this be 9" or greater? [civils, pg 14]
- Define the required sump depth. [civils, pg 14]
- Will the flow control structure be installed within the stormtech chamber area or a downstream structure? Provide clarity and a detail for the proposed notch and orifice elevation and size. If located downstream, utilize city standard 02.01.07. [civils, pg 14]
- Provide a parts breakdown list for the number of chambers and endcaps required for installation of the stormtech system. [civils, pg 14]
- Revise the reference for soil amendment from the 2021 Pierce County Stormwater manual to either CS 01.02.08a or the 2019 DOE manual for Western Washington. [D Report]
- Provide a basin map visually showing these values in Table 1. [D Report, pg 7]
- Provide 2019 DOE flow charts for MR 5, MR 6 and MR 8 as described in the preliminary site plan PLLPSP20220172 review. [D Report, pg 14]
- Provide a basin map providing proposed pervious and impervious areas. [D Report, pg 23]
- Table 1 of this report states the the proposed landscape is 20,150SF which is 0.46acres. Revise this area. [D Report, pg 26]
- Table 1 of this report state the asphalt parking is 55,450SF which is 1.27 acres. What is the additional area representing? [D report, pg 26]
- It does not appear that the minimum requirement for the flow control standard has been met via this continuous modeling. [D Report, pg 37]
- Size the contech water quality device per minimum requirement 6 the 2019 DOE manual. [D report, pg 39]
- Revise the O&M manual information to refer to the 2019 DOE manual. [D Report, pg 66]
- Include a comment response letter addressing the city's markups in the resubmittal. [civils, pg 1]
- Provide a downstream analysis showing the conveyance system has capacity for the 25-year, 24 hours storm event. [D Report, pg 10]
- There is no MR 10 within the 2019 DOE manual. Remove this section. [D Report, pg 11]
- Provide a downstream analysis showing the conveyance system has capacity for the 25-year, 24 hours storm event. [D Report, pg 13]
- Date the stamp during the next submission. [civils, pg 1]
- Show proposed parking striping on this sheet. [civils, pg 2]
- Provide an energy dissipater BMP to inhibit erosion of the swale for the water discharged to this swale. [civils, pg 5]
- Show the existing catch basin that is located just off-site that will collect the stormwater runoff discharged to this swale. The CB was installed per civil permit E-20-0137. [civils, pg 5]
- Show proposed improvements within the right of way on this sheet. [civils, pg 2]

Engineering Traffic Review	Mieco Hutchens	(253)841-5430	mhutchens@puyallupwa.gov
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- Show preliminary locations of City standard streetlights. Streetlights must be placed outside ADA wheelchair ramp area. City preference is to have street light base completely outside the ramp and sidewalk.

- Show frontage design with 8ft sidewalks with street trees behind sidewalk.
- Based on existing pavement conditions of Inter Ave, half-street paving will be required.

Planning Review	Nabila Comstock	(253)770-3361	NComstock@PuyallupWA.gov
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- Trees are required to be planted at least 10 feet away from water lines per the VMS. Please substitute the proposed trees that do not meet this setback with ground cover and shrubs [LS Set, L1]
- Please estimate the total top soil required to meet the 8 inch minimum soil standard for all landscaped areas in cubic yards. The contractor will be required to submit delivery sheets and demonstrate compliance with top soil required and specified on plans at the time of final inspection.
- A minimum of 25 percent of the shrubs and ground covers used in projects under the requirements of the PMC and the VMS shall be native to the Puget Sound region. Please call out natives on the plant schedule for easy identification.
- Storm water facilities, including bioretention areas, swales, and raingardens, shall be landscaped in accordance with SLD-02, contained in the Vegetation Management Standards Manual (VMS).
- Sight Distance standards. Adjacent to public rights-of-way and points of access, no fences or landscape material at maturity, shall exceed three (3) feet above the local finish grade within a clear sight triangle. Please spec plants that meet this standard and, please show the sight distance area on the plans. The proposed flowering cherry trees on either end of the access area may be in the sight distance triangle and the proposed tall Oregon grape may need to be switched out with another shrub in the sight distance area due to its mature growth height of 6'.
- The City's Vegetation Management Standards Manual (VMS) outlines specific treatment "types" that are required to be adhered to, dependent upon the yard area the landscaping is located within. See the VMS, sections 13 and 14 for full details. The VMS can be downloaded here: <https://www.cityofpuyallup.org/puyallupvms>
- All trash containers shall be screened from abutting properties and public rights-of-way by substantial sight-obscuring landscaping. Sight-obscuring fences and walls can be substituted for plant materials.
- All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped with trees and shrub cover.
- Street tree soil requirements. See section 8.2 of the VMS. Copy and paste the applicable section for street tree top soil and place on plans as requirement to meet the city standards. Root barriers, in accordance with city standards, are required for all street trees. A minimum of 8' of linear protection along the edge of the sidewalk adjacent to the street tree shall be provided, using a minimum 24" deep root barrier panels. See city standards #01.02.07 and #01.02.03 for further details.

Please be aware of the following standards in the VMS and Public Works Engineering and Construction Standards (found here: www.cityofpuyallup.org/1445/100---Roadway) as they apply to street trees:

- Integrate city standard detail 01.02.03 – root barrier detail.
- Integrate city standard detail 01.02.07 – street tree planting detail.

Section 8.3 of the VMS requires (4") of organic compost mulch or wood chips.
Integrate city standard detail 01.02.08a – soil amendment and depth.

NOTE: Top soil placement/installation specs, depth and quality standards can be found in section 8.2 of the VMS.

For new construction, cut and paste ALL of section 8.2(b) of the VMS into the planting notes/details of the final landscape plan sheets.

Section 12.3 (d) specifies minimum size and plant quality requirements. 1" DBH minimum for most new street trees. Integrate the Street Tree Installation Standards Table (page 25 of the VMS) into plan sets. Please observe required spacing standards, as outlined in the table, when preparing drawings. The city has required species mix requirements

based on the quantity of street trees to be planted as a part of the project.

See section 12.6 of the VMS for more information. Some common species of street trees are prohibited due to overuse and other reasons. Please check section 12.11 when specifying species to be planted.

The city's policy is to plant the largest canopy tree for the rooting/overhead space available (section 12.4, VMS). Please note this when specifying tree species for the planter strip.

- Section 12.11 of the VMS lists prohibited street tree species. All tree selection shall follow the concept of 'right-tree, right-place'; the largest tree should be used for the rooting and overhead space available to improve overall canopy coverage throughout the city. Select street tree species based on available planter strip with and availability of overhead canopy area. If over head power exists on the front of the site; please choose from the Class I trees in the VMS. A mixture of street tree species generally shall be provided throughout site-specific developments to provide visual interest and to ensure that a mixture of tree species are used throughout the city, as follows:

A. For projects involving sixteen (16) or more street trees, at least four (4) different trees (all differing genus) shall be used. Where a 10' planter strip or larger exists or is being provided, a minimum of 25 percent of these trees shall be evergreen conifer.

To prevent uniform disease susceptibility and eventual uniform senescence, no single species or cultivar shall make up more than 10 percent of the total City street tree population; no more than 20 percent of the total City street tree population shall be composed of one genus and no more than 30 percent of any one family. The Director may limit or adjust the required species mix on a given site, project, or area of the city if the proposed species presently or with the addition of the proposed trees would constitute over 15 percent of the total city-wide street tree species mix.

- As noted in the preliminary site plan comments, a consolidated internal parking lot landscaping area will be required per PMC 20.58.005 (1). Please ensure that in the resubmittal of both the preliminary site plan and the civil permit application that the consolidated landscape area meets the required distance from utilities per the VMS street tree installation standards table in VMS Chapter 12.4. [LS Set, L1]

- Landscaping islands apply to all striped parking and storage areas, including heavy truck trailer parking. For large, paved areas which trigger parking lot landscaping under PMC 20.58.005, but may not contain vehicle striping for vehicle parking, staff will use reasonable discretion and flexibility in site designing to allow larger consolidated/ grouped islands to spread out evenly through the paved areas, ensuring landscaping meets the intent of the type IV design standards and meets the minimum landscape requirements in PMC 20.58.005.

Though parking lot landscape islands are not proposed due to the truck parking area not being striped, there is a requirement that all paved areas over 10,000SF shall have at least 5% of all paved surfaces to be landscaped.

Perimeter landscaping shall not be calculated as part of the required amount of internal parking lot landscaping. You can propose a Type IV consolidated parking lot landscape area(s) to meet this 5% landscaped area requirement.

- Please include the calculation showing that 5% of all paved surfaces are landscaped (this cannot include perimeter landscaping).

Per PMC 20.58.005 (1) All paved areas of over 10,000 square feet shall have at least five percent of all paved areas landscaped to provide shade to reduce the heat island effect related to paved surfaces, reduce storm water runoff, improve air quality, provide visual breaks to large paved areas and improve general appearance. Perimeter landscaping shall not be calculated as part of the required amount of internal parking lot landscaping. Internal parking lot landscaping design and spacing shall conform to the "Type IV" landscaping standards contained in the city's vegetation management standards (VMS) manual. In order to further mitigate the impacts of more substantial expanses of paved areas on development sites, the following shall apply: (a) In the event that a project provides 20 percent more than the required minimum number of parking stalls (per PMC 20.55.010) for a specific use or group of uses on a development complex site, or in the event that the total sum of paved areas on a site exceeds 100,000 square feet, at least 10 percent of all paved areas shall be landscaped in accordance with this section and the vegetation management standards (VMS) manual.

[landscape plan, L1]

- Please include the proposed parking stalls on the civil plan application [LS Set, L1]
- No tree plantings are allowed within 5 from hydrants [LS Set, L1]
- The existing 6' chain-link fences will need to be replaced or upgraded to be sight-obscuring fencing per PMC 20.35.035 (3). Fences may not exceed 8' in height. [LS Set, L1]
- Per PMC 20.35.035, sight-obscuring fencing is required around all portions of a lot utilized for outdoor storage. A fence is required along the southern property line (along Inter Ave.) to screen the outdoor storage. The maximum fence size is 8'. Any fence greater than 6' in height will require a building permit. The fence will be required to meet the 20' front yard setback. See PMC 20.35.035 (3) for full performance standards. [LS Set, L1]
- 12', Type II perimeter landscaping is required along the front property line along Inter Ave. In addition to this 12' perimeter landscaping requirement, we are requiring street trees be planted back of walk to address the requirement for street trees for frontage improvements. The plans appear to propose this, but please clarify that there is 12' for perimeter landscaping and additional area that is used for back of walk street tree planting. [LS Set, L1]
- Landscaping along the front property line is required to be Type IIb landscaping. Type III landscaping is only used for interior side yards. Please see Chapter 14.2 of the VMS for more information regarding the landscape requirements for Type IIb landscaping and make changes to the plans accordingly. [LS Set, L1]
- This proposed tree is too close to the SD line. [LS Set, L1]

Public Works Collection Review

Josh Grbich

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JGrbich@PuyallupWA.gov

- Existing catch basin, in current gravel driveway is not reflected on plans. This structure will need to be removed and replaced to the curb line. Place between gutter crossing and ADA ramping to keep new pipe crossing as perpendicular as possible [Civil Plans; C6]
- Existing 8 inch storm pipe will need to be replaced with 12 inch, from new catch basin to the existing. [Civil Plans; C6]
- The existing concrete sanitary lateral tap for the house on site is located 3.5 feet east of the manhole. This lateral should be renewed to current standards and not replaced with a new tap. Reference water division comments about relocation of proposed residential connection. [Civil Plans; C6]
- All existing sanitary main along this project is 8 inch concrete. [Civil Plans; C6]
- Prefer standard 01.02.19 pg 6

Public Works Streets Review

Scott Hill

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- This should be our current standard: compacted base, 10" sub base material, 2" crushed surfacing and 4" HMA...6" HMA from our arterial standard preferred pg 8
- should be 4" min, prefer 6" min, heavy truck traffic pg 9

Public Works Water Review

Brian Johnson

(253)841-5442

BrianJ@PuyallupWA.gov

- CIVIL PLANS Sheet C5: Change sheet title to Grading, Drainage, Sewer, and Water Plan
- CIVIL PLANS Sheet C5: Fire hydrant needs its own 6-inch gate valve and hydrant run off the 8-inch water main run. Relocate the 8-inch water main to the east enough to support a 2-foot hydrant run, a 6-inch gate valve, and an 8-inch MJ x 6-inch FI tee with an 8-inch MJ plug to the north.
- CIVIL PLANS Sheet C5: The domestic water service meter size is not called out. To eliminate an additional service crossing on Inter Ave, tap the proposed 8-inch water main and set the water service meter at the back of sidewalk, as

far to the west as possible to avoid large truck off-tracking. Install the above ground RPBA - not DCVA 3-feet north of meter. RPBA size should match water meter size. Run appropriate size poly pipe from back of RPBA to building.

- CIVIL PLANS Sheet C6: The domestic water service meter size is not called out. To eliminate an additional service crossing on Inter Ave, tap the proposed 8-inch water main and set the water service meter at the back of sidewalk, as far to the west as possible to avoid large truck off-tracking. Install the above ground RPBA - not DCVA 3-feet north of meter. RPBA size should match water meter size.
- CIVIL PLANS Sheet C6: The 8-inch wet tap will need to be shifted to the east to make room for a fire hydrant run - see comment on Sheet C5. If this does not allow room for the water meter to be set at back of sidewalk, 8-inch 45-degree bends will need to be installed north of the water service tap.
- CIVIL PLANS Sheet C6: Show the existing water service to be abandoned.
- CIVIL PLANS Sheet C6: Is an irrigation service needed for this site? If so, call out the size and location of the meter. Protect with the same size DCVA. If irrigation will come off the domestic water service, install the irrigation tee between the meter and RPBA and protect the irrigation line with a DCVA.
- CIVIL PLANS Sheet C11: Select the water meter size and remove the standard detail not needed.
- CIVIL PLANS Sheet C11: If irrigation will be added to this plan set, keep this detail. Add or replace with City Standard detail 03.04.02 2-inch or smaller RPBA installation for the domestic service.
- 1969LSE LS SET Sheet L1: No trees within 10-feet of any water main.

Conditions

The items listed in the table below are conditions of the permit that do not need to be addressed on the next resubmittal of plans but will need to be fulfilled at some point in the permit review process. The "Condition Category" indicates the approximate phase of the permit process by which the condition must be fulfilled in order for the City to continue processing this permit. "Condition Status" if "Open" means that the condition has not been fulfilled, if "Resolved" means the condition has been fulfilled successfully. For some conditions that require submittal of a document to the City, those documents can be submitted via the Conditions Section of the [City's permit portal](#).

Condition Category	Condition	Department	Condition Status
Prior to Issuance	A Performance Bond must be received by the City of Puyallup prior to permit issuance. The Performance Bond shall be 150% of the estimated cost of work in the ROW per the approved cost estimate received prior to plan approval (attached in CityView Portal under Documents & Images section). See https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal for more information.	Engineering Division	Open
Prior to Issuance	Certificate or Insurance/CG2012 must be received prior to issuance	Engineering Division	Open
Prior to Issuance	A Clear, Fill and, Grade Bond must be received by the City of Puyallup prior to permit issuance. The amount of the bond shall	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	not be less than the total estimated construction cost of the interim and permanent erosion and sediment control measures per the approved cost estimate received prior to plan approval. See https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal for more information.		

If you need assistance with resubmitting your corrections, please contact the Permit Center.

Sincerely,

City of Puyallup Permit Center
 (253) 864-4165 option 1
permitcenter@puyallupwa.gov