



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20230336

June 07, 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	Jamie Carter	(253)435-3616	JCarter@puyallupwa.gov
<p>- STORM - Min Req #8 Because this project is within one quarter mile of a mapped wetland, Figure I-3.5 from the 2019 SWMMWW shall be employed to determine the level of wetland protection required.</p> <p>- STORM - Existing Facilities As built drawings (11-3-1995) show pond invert elevations of incoming pipe, outgoing pipe and flow control manhole as all being the same. Invert elevations may need to be retrofitted to match original design intent. See comment #3.</p> <p>- STORM - Existing Facilities Continued Use of existing stormwater facilities for emergency overflow will trigger an inspection of the pond, flow control manhole and bio-swale. The City will arrange for an inspection of the existing facilities in order to determine continued compliance with as built plans and city stormwater code. This inspection can happen soon in order to inform the design if the owner/applicant desires. Include any planned restoration details in future civil submittals. Original pond design showed 3 feet of depth and a surface area of 48 feet by 48 feet, with 4:1 slopes.</p> <p>- For new buildings a valuation of \$200,000 (code has been changed since your pre-application meeting) or more will trigger frontage improvements which encompass curb, gutter, planter strip, street trees, sidewalks, storm drainage, street lighting, and one half street paving (required if street is in poor condition). The valuation is determined through the building permit utilizing the use (occupancy type and type fo construction) and square footage through traditional IBC methods. For this project, if frontage improvements are triggered we would analyze the following frontage components:</p> <ul style="list-style-type: none"> - If in the inspector's professional opinion the curb, gutter or sidewalk is in poor or sub-standard condition then they will be replaced -Street lighting (provide draft illumination plan in future submittals if threshold is triggered) -One half street paving - Clarify these symbols in this location. [Civil Set, Sheet C1.0] - Remove extraneous symbols or provide details. [Civil Set, Sheet C1.0] - Use City detail 02.05.02. [Civil Set, Sheet C2.1] - Larson Infiltration Trench for the Building Detail acceptable. Make pipe sizes consistent with design.[Civil Set, Sheet C2.1] - Show replacement of curb cut/driveway with new curb, gutter and sidewalk if work is not already completed.[Civil Set, Sheet C0.0] - Hard surfaces - Storm Report says that the building will be 5,355 square feet and the plans show a 60' x 82' building. Include total amount of new and replaced hard surfaces (roofs and pavement) on plans and in storm report. 			
Fire Review	David Drake	(253)864-4171	DDrake@PuyallupWA.gov
<ul style="list-style-type: none"> - 1. Show locations of FDC, and PIV. 2. FDC is required to be within 10-15' of the Fire Hydrant. 			

PMC 20.55.010

(16) Manufacturing and industrial uses: one space for each 500 square feet of employee work area, plus open space for each 1,000 square feet of floor area devoted exclusively to storage and/or housing of accessory mechanical equipment;

(32) Warehouse and storage facilities: one space for each 2,000 square feet of gross floor area.

(a) Establishments having not more than 20,000 square feet of gross floor area, on a single parcel of land and/or within a single development, shall provide one space for each 2,000 square feet of gross floor area.

- Parking lot landscaping

The site designer and landscape architect will need to review and integrate all the other design requirements of the type IV landscaping standards, including:

- No more than eight (8) parking spaces shall be placed consecutively without a landscaping island.
- All perimeter landscape islands (defined as islands which project into parking lots from an area connected to a perimeter landscape yard) shall be a minimum of 12' wide with a minimum area of 200 sq ft of area.
- All internal landscape islands (landscape islands entirely surrounded by paving) shall be a minimum of 15' in width with a minimum area of 500 sq ft.
 - o 'Head-to-head' parking stalls and internal landscape islands shall be separated by a 'connector landscaping strip' a minimum of 6' in width
 - o All internal landscape islands and connector strips shall include a single row of structural soil cells (EX. Silva cells, or equivalent) along the perimeter of all internal parking lot landscape islands where parking spaces are proposed (under the pavement directly abutting the outer edge of the landscape island, except in drive lanes)
 - o All 'head-to-head' parking stalls internal to a parking lot shall have internal island 'end caps' to separate the parking stalls from abutting drive aisles. These 'end cap' islands shall follow the requirements for internal islands (size, dimensions, required landscaping, etc.).

- VMS 7.4

The Puyallup area has a long history with daffodil bulb agricultural cultivation. To reflect that cultural heritage, daffodils shall be used in all perimeter yard areas. All perimeter landscape yard areas required by PMC 20.58 shall include Narcissus trumpet 'King Alfred' or 'Dutch Master' in the first 3' of landscape areas behind the property line, planted at 6" on-center. Other groupings of Narcissus shall be used in groupings through landscape areas.

A. Daffodil Bulbs may be interspersed throughout the perimeter landscape areas with standard landscaping shrubs/ground cover/trees, as required.

B. Other varieties of Narcissus trumpet may be used, with the preference of 'King Alfred' or 'Dutch Master' in the frontage areas closest to any property line for visibility from the right of way.

C. Daffodil bulb planting shall be completed at appropriate time of year to allow establishment (September – November). Applicants may be required to post an assignment to secure the installation at the appropriate time of year. Project landscape architect may spec an alternative time of year to plant, such as during the winter or very early spring

- All ground cover materials required shall be not be smaller than one (1) gallon in size [landscape plan, L1]

- Type IIIa landscaping should include native deciduous trees as well as evergreen trees. The required row of trees may include up to 50% native evergreen conifer canopy coverage [landscape plan, L1]

- Please spec the on-center spacing for the trees. Please reference VMS 12.4 Installation Standards Table for on-center spacing standards. [landscape plan, L1]

- Type IIIa landscaping is required along the eastern property line. Type IIIa landscaping includes:

A minimum of one row of trees, consisting generally of native deciduous trees but may include up to 50 percent native evergreen conifer trees that will create a grouped cluster of canopy coverage.

Appropriate native flowering shrubs (please see the list of acceptable shrubs in PMC 14.3) shall provide 75 percent visual buffering from the ground to six feet above abutting area grade. One shrub shall be provided at 7.5' minimum on center spacing intervals – species shall be alternated and successive species of blooming native shrubs for early, mid/early, mid and late season shall be used. Additional shrubs and live NW native ground cover species shall cover at least 75 percent of planting area within three years. At least one tree shall be provided for each 40 lineal feet.

Tree spacing may be adjusted to better suit the selected species and installation size while still achieving the intended result of clustered canopy grouping over the lower planting in a timely manner

[landscape plan, L1]

- Please spec the on-center spacing as required for Type IIIa landscaping (VMS 14.3 Type IIIa) [landscape plan, L1]
 - 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).
 - 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.
 - Add the following note to the civil plans, "All planting areas shall be mulched with a uniform four (4) inch layer of organic compost mulch material or wood chips over a properly cleaned, amended and graded subsurface." [landscape plan, L2]
 - The Puyallup Tribe of Indians has requested a cultural resource survey prior to ground disturbance as the project proposal is located in a high probability area for encountering cultural resources due to its proximity to a historic village site.
- Please include a cultural resource survey with your civil permit application re-submittal.

Public Works Water Review	Brian Johnson	(253)841-5442	BrianJ@PuyallupWA.gov
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- Civil Set Sheet C0.0: Existing fire hydrant can only be relocated and reused if new depth of bury matches existing bury depth.
- Civil Set Sheet C0.0: The maximum 6-inch fire hydrant run allowed is 20-feet. To relocate the existing hydrant, an 8-inch water main will have to be installed from the old hydrant tee location to a new hydrant tee. The old 8"x8"x6" hydrant tee with 6-inch gate valve will have to be cut out and replaced with an 8"x8"x8" tee with an 8-inch gate valve. Install an 8-inch 90-degree bend. Install approx. 102LF of 8-inch DI class 52 pipe. Install a new 8"x8"x6" hydrant tee with new 6-inch gate valve, and an 8-inch MJ plug for the north side of the hydrant tee. Install a minimum 2-feet of 6-inch DI pipe before setting the fire hydrant.
- Civil Set Sheet C0.0: The existing FDC (not shown) will have to be relocated so it is a minimum 10-feet and a maximum 15-feet from the new fire hydrant location. Add City Standard detail 03.10.02 to this plan set.
- Civil Set Sheet C0.0: A Post Indicator Valve (PIV) was not installed in front of the DDCVA vault for the fire system back in 1995. It will need to be brought up to current city standards, since work will be done on this area of incoming 8-inch pipe for the new fire hydrant relocation. The PIV must be a minimum 1-foot from the existing vault. Add City Standard detail 03.10.03 to this plan set.

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 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/CG-Bond-101822-appvd-by-Legal for more information.	Engineering Division	Open

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