



Permit Review Correction Letter

Permit Application # PRCCP20231136

September 19, 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	Lance Hollingsworth	(253)770-3337	LHollingsworth@PuyallupWA.gov
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Review			
<ul style="list-style-type: none"> - Additional Submittal Item Required: Add the most recent survey, separate from Civil Plans, to the Survey submittal bucket. The Survey should have existing topography, existing easements, existing storm facilities, etc. This can be used to satisfy existing conditions requirements in civil plans. - Trees shall not be located within 10-ft horizontally of stormwater pipes unless root barriers are provided. - Root barriers: trees may be no closer than 3-ft to pipes. [Landscape Plans, L1] - Show filterra is free of conflict and with an approved tree inside per manufacturer specs. [Landscape Plans, L1] - Grease interceptor access manholes must be uncovered and clear of vegetation. [Landscape Plans, L1] - Fire vault acess must be uncovered and clear of vegetation. [Landscape Plans, L1] - Provide root barriers for proposed trees near existing and proposed infiltration facilities. [Landscape Plans, L1] - Provide clear space for FDC [Landscape Plans, L1] - Provide clear space for firehydrant [Landscape Plans, L1] - Trees shall not be located within 10-ft horizontally of sewer pipes unless root barriers are provided. - Root barriers: trees may be no closer than 3-ft to pipes. [Landscape Plans, L1] - No woody landscape plants shall be planted within 10 feet of any water meter. [Landscape Plans, L1] - COP Design Standards Section 2.1(13): Add current zoning of adjacent lots. [Civil Plans, C-1] - Erosion & Sediment Inspection is completed through CityView Portal after pre-construction meeting. This note is not required to be on the plans. [Civil Plans, [C-1] - COP Design Standards Section 2.1(22): Label Puyallup River on all applicable sheets. [Civil Plans, C-1] - COP Design Standards Section 2.1(14): Label property lines with distance and bearings on each sheet with plan view. [Civil Plans, C-1] - COP Design Standards Section 2.1(11): Add a brief legal description of the site, in enough detail to locate the property, including parcel number, 1/4 section, township, and range shall be located below the vicinity map. [Civil Plans, C-1] - COP Design Standards Section 1.0(1.4): Approval block should be 2-1/4" x 3-1/4". [Civil Plans, C-1] - COP Design Standards Section 2.1(10): The vicinity map shall be located on the lower right of the first sheet with the project site approximately centered. A north arrow shall be on the map. The site address shall be shown below the vicinity map. [Civil Plans, C-1] - Revise 811 label. [Civil Plans, C-1] - This additional Vicinity map is not necessary. If it is kept, frame it with scale and north arrow. Freeze utilities, hatches, trees, setbacks, and label street, river, new buildings and ex buildings. [Civil Plans, C-1] - Freeze utilities and existing conditions to be removed. [Civil Plans, C-1] - COP Design Standards Section 2.1(19): Show and dimension existing and proposed easements on all sheets. Show all Pierce County recording numbers for existing easements. [Civil Plans, C-1] - Add legend with existing and proposed lines and sybmols . [Civil Plans, C-1] - Add existing and proposed surface area table from Preliminary Site Plan Submittal. Use the table format given separately under Docs & Images. Additionally break up new plus replaced hard surfaces and effective new plus replaced hard surfaces into the separate TDAs. Provide [Civil Plans, C-1] - Screen (gray) back existing conditions to remain on all sheets. [Civil Plans, C-1] - Add Grading plan with spot elevations, slope labels, and proposed topography. [Civil Plans, C-1] - This hatch does not show up well in BlueBeam. Revise proposed pavement hatch to be more visible. [Civil Plans, C-1] - Show fill and/or excavation quantities in cubic yards. [Civil Plans, C-1] - Add note, "A separate building permit is required for trash enclosure" [Civil Plans, C-1] - Add monument protection note. [Civil Plans, C-1] - Freeze utilities and existing conditions to be removed. [Civil Plans, C-2] - Tie horizontal control to a property corner. [Civil Plans, C-2] - Hatch concrete for contrast legibility. [Civil Plans, C-2] - Horizontal control Plan looks incomplete. Curb line and curve table showing tagged curb radii and dimensions are not 			

shown. [Civil Plans, C-2]

- Remove existing bioswale extents. [Civil Plans, C-2]
- Add 811 note on all Planview sheets. [Civil Plans, C-2]
- Show offsite improvements dimensions and curb lengths [Civil Plans, C-2]
- Show wheel stop separation distance from curb. [Civil Plans, C-2]
- Change Ex. curb linetype to double the length of dashed line or solid Line. line type is too similar to infiltration gallery. [Civil Plans, C-3]
- Show top and bottom lines of ex curb. [Civil Plans, C-3]
- It is unclear what is to remain and what is to be removed. Use bold lines for existing conditions to be removed. [Civil Plans, C-3]
- Show and provide a protection note for the limits of proposed and existing infiltration facilities. [Civil Plans, C-3]
- Separate structure and pipe removal callouts for clarity. [Civil Plans, C-3]
- separate plug callout for clarity. [Civil Plans, C-3]
- Callout what this sawcut patch is for. [Civil Plans, C-3]
- Show grind an overlay on plans. [Civil Plans, C-3]
- Clarify through callouts and labels every item to remain and every item to be removed. [Civil Plans, C-3]
- Are these trees existing or proposed? Callout existing trees to remain and freeze proposed trees from sheet. [Civil Plans, C-3]
- add all symbols and lines in legend and add callouts in planview. [Civil Plans, C-3]
- Is this a wall? specify whether is to remain or be removed. [Civil Plans, C-3]
- Existing conditions should match most updated Survey. Survey can be used for existing conditions. [Civil Plans, C-3]
- for clarity, add screened back concrete hatch for existing to remain and bold concrete hatch for concrete to be removed. [Civil Plans, C-3]
- There are no proposed items on this sheet. update legend to show applicable lines and symbols. [Civil Plans, C-3]
- Symbols in legend should match symbols in plan. [Civil Plans, C-3]
- Pavement removal limits don't match proposed pavement limits. Sawcuts should be straight lines. [Civil Plans, C-3]
- Show street curb as curb and gutter on all sheets. [Civil Plans, C-3]
- Show Existing FFE on all sheets with contours. [Civil Plans, C-3]
- Remove water and electrical lines associated with irrigation on all Civil Sheets. Keep Them on the irrigation plan. [Civil Plans, C-3]
- Remove all proposed conditions from TESC plan except for infiltration facility limits. [Civil Plans, C-4]
- Callout infiltration facility and excavation limits. Add compaction protection note. Bottom of facility should be scarified per COP soil amendment standards if compacted by heavy equipment. [Civil Plans, C-4]
- Callout existing elements. [Civil Plans, C-4]
- Hatch existing concrete in ROW. [Civil Plans, C-4]
- Clearly show sawcut limits and of area to be disturbed during construction. [Civil Plans, C-4]
- Designate one entrance for construction entrance. The entrance may move or be adjusted as needed and after inspector notification and approval. [Civil Plans, C-4]
- An existing stabilized entrance may function as a construction entrance but must have an "approved equal" track-out device/facility installed on it. email Review engineer with track-out facility proposal for approval prior to next submittal. [Civil Plans, C-4]
- Show cross hatch symbol for inlet protection on all onsite and offsite inlets within project vicinity to remain. [Civil Plans, C-4]
- Label Street. [Civil Plans, C-4]
- Reference which sheet details are located on in Keynotes. [Civil Plans, C-4]
- All existing trees 6 inches diameter at breast height or larger, which are proposed to be removed, or retained. The location, size and species of each tree shall be shown. [Civil Plans, C-4]
- Show type of fill material and compaction requirements. [Civil Plans, C-4]

- State whether or not the fill material will be placed upon native or stripped vegetation. [Civil Plans, C-4]
- Clearly show the limits of fill and/or excavation work. [Civil Plans, C-4]
- Show clearing limits [Civil Plans, C-4]
- Add excavation note with cut/fill slope limits and when shoring is required. [Civil Plans, C-4]
- Move #6 before #4. All TESC elements should be in place prior to TESC inspection with the City. [Civil Plans, C-5]
- Add install construction entrance note between #2 and #3. [Civil Plans, C-5]
- Resolve large space in Standard notes. [Civil Plans, C-5]
- use dates from Section City Standards 501.5. [Civil Plans, C-5]
- Add soil stabilization notes from City Standards Section 501.5 [Civil Plans, C-5]
- This construction entrance detail is not needed. Add applicable an construction entrance detail. [Civil Plans, C-5]
- Add Note: No clearing, filling, grading or other alteration occurs within any critical areas or associated buffer unless specifically authorized pursuant to Chapter 21.06 Environmentally Critical Areas Management of the Puyallup Municipal Code. [Civil Plans, C-5]
- Add Note: There is a potential to encounter groundwater during deep excavations. Provide Dewatering note that complies with City Dewatering standards Section 504. [Civil Plans, C-5]
- Paving and Storm sheet is busy. Separate Paving Plan from Storm Plan. Remove topography and utility lines from paving plan and rename it as Site Plan. [Civil Plans, C-6]
- What is JB? Reference detail. [Civil Plans, C-6]
- Remove structures from keynotes and label structure names and numbers on plans. use a separate structures table for rim and invert elevations. [Civil Plans, C-6]
- All ADA curb ramps, ADA stalls, and Driveways must have 1:10 scale details showing dimensions, spot elevations, and slope arrows. [Civil Plans, C-6]
- Show directional pipe-flow arrows. [Civil Plans, C-6]
- "Disturbed Area Limit" arrow not pointing to anything. [Civil Plans, C-6]
- Mask all labels and callouts [Civil Plans, C-6]
- Provide 1:10 scale trash enclosure grading detail with dimensions, slopes, and spot elevations that meets City Design Standard Section 208. You can modify detail on C13 and reference it on site plan. [Civil Plans, C-6]
- Reference Sheet Number in keynotes where details are located. [Civil Plans, C-6]
- Show roof overhang. [Civil Plans, C-6]
- Darken building footprint to increase legibility. [Civil Plans, C-6]
- Show Proposed building FFE. [Civil Plans, C-6]
- Show Existing building FFE. [Civil Plans, C-6]
- Show existing CB Rims. [Civil Plans, C-6]
- Add Retaining wall note "Walls over 4 feet require a separate building permit." [Civil Plans, C-6]
- Freeze all existing elements (like curbing and bioswale) to be removed on all proposed plan sheets. [Civil Plans, C-6]
- Pipe cover at CB 1-2 is approximately 0.65 feet. Minimum cover for Ductile Iron Pipe is 1 foot. [Civil Plans, C-6]
- Add Pipe materials note stating, "Ductile iron pipe shall be Class 50, conforming to AWWA C151. Minimum cover on ductile iron pipe shall be 1-foot. PVC pipe shall be per ASTM D3034, SDR 35 for pipe size 15-inch and smaller. Minimum cover on PVC pipe shall be 3-feet." [Civil Plans, C-6]
- Pipe cover at CB 2-3 is approximately 0.9 feet. Minimum cover for Ductile Iron Pipe is 1 foot. [Civil Plans, C-6]
- Label and hatch each street patch on site plan. [Civil Plans, C-6]
- Roof downspout Detail is not in plans. Provide City roof downspout infiltration detail 02.05.01 and site specific detail as mentioned in comment on sheet C10. [Civil Plans, C-6]
- Add Stormwater Plan Notes from City Standard Section 207. [Civil Plans, C-6]
- Confirm if CB 2-3 is in conflict with new curb and revise if necessary. [Civil Plans, C-6]
- Freeze all existing elements (like curbing and bioswale) to be removed on all proposed plan sheets. [Civil Plans, C-6]
- The Silva Cells appear to be in conflict with Stormtanks. Confirm there is no conflict or revise. [Civil Plans, C-6]

- This says storm-tanks are 2 feet deep, the profile appears to show it at about 3.5 feet deep [Civil Plans, C-6]
- A fence is required for walls over three feet in height. [Civil Plans, C-6]
- Call out type of retaining wall. [Civil Plans, C-6]
- Call out all proposed improvements and reference applicable details. [Civil Plans, C-6]
- Match proposed contour with existing contour. [Civil Plans, C-6]
- Reference applicable structure details and Sheet Number where details are located. [Civil Plans, C-6]
- 3.52 foot drop from rim to invert exceeds the 3.3' max drop for the provided detail Revise invert to meet detail specs. [Civil Plans, C-6]
- Show required invert drop per detail. Marked up detail shows 2'-2" drop from inlet to outlet inverts. Confirm invert difference is met after receiving the shallow depth detail. [Civil Plans, C-6]
- Show full depth pavement removal limits per curbcut detail. [Civil Plans, C-6]
- call out bike storage and reference detail. [Civil Plans, C-6]
- call out what this is. Are these columns? If so, make sure roof outline is shown and accounted for in storm design. [Civil Plans, C-6]
- Show trash enclosure roof downspout connection to storm [Civil Plans, C-6]
- Show infiltration facility inspection port locations and add callout that references detail and sheet location. [Civil Plans, C-6]
- Show stormtank facility per detail with correct inlet location and module orientations. [Civil Plans, C-6]
- Per COP Design Standards Section 2.2, the consistency between the horizontal scale and the vertical scale shall be on a ratio of 10 to 1 (i.e., 1" = 20' horizontal; 1" = 2' vertical). [Civil Plans, C-7]
- Provide Station and existing/proposed elevation labels on bottom of each profile view. [Civil Plans, C-7]
- Mask and "bring to front" the order for all Profile View labels and titles to avoid grid lines intersecting text. [Civil Plans, C-7]
- Label existing and proposed surface. [Civil Plans, C-7]
- Provide profiles of each proposed storm facility showing other facilities on in close proximity (filterra, silva cells, etc.) cover depth, inverts, storage layers, ponding limits and, high water elevations. show section labels on storm plan Plan. [Civil Plans, C-7]
- Call out max height of retaining wall. [Civil Plans, C-7]
- Label stations for each wall corner and do the same on grading plan. [Civil Plans, C-7]
- clarify by adding "pipe-run" in between storm and profiles.[Civil Plans, C-7]
- Show depth of cover for infiltration systems in profile for Section A-A. [Civil Plans, C-7]
- Show all dimensions for infiltration systems in profile for Section A-A. [Civil Plans, C-7]
- show FFE for building in profile for Section A-A. [Civil Plans, C-7]
- Show profile to Stormtanks. [Civil Plans, C-7]
- Show all pipe Crossings and crossing Table with a note specifying City separation standards in section 204.4 and. show City standard mitigation measures for locations where separation does not meet standards. [Civil Plans, C-8]
- Provide Sewer line profile per Design Standards Section 2.0. [Civil Plans, C-8]
- Callout water connection and reference connection detail. [Civil Plans, C-8]
- Callout all water pipe sizes and materials and lengths. provide thrust blocks with referenced details where applicable. [Civil Plans, C-8]
- Add trench bedding and backfill note and reference detail. [Civil Plans, C-8]
- Add Sanitary Sewer Notes from City Standard Section 405. [Civil Plans, C-8]
- Add Water System Notes from City Standard Section 304. [Civil Plans, C-8]
- Add grease interceptor sizing calculations to plans. [Civil Plans, C-8]
- Add Pipe material and cover Requirements note for sewer pipes per Section 401. [Civil Plans, C-8]
- Specify ex pipe material. [Civil Plans, C-8]

- Reference applicable structure details and Sheet Number where details are located. [Civil Plans, C8]
- 100-foot max spacing between cleanouts. [Civil Plans, C-8]
- FYI: commercial min. slope is 1%. [Civil Plans, C-8] (only add if 6" will be required)
- Show type 1 catch basin symbol for trash enclosure drain. [Civil Plans, C-8]
- Show grease interceptor manholes. [Civil Plans, C-8]
- Callout grease interceptor size per detail and required calculations. [Civil Plans, C-8]
- 03.10.01 is not provided in sheets.
- Callout gate valves in keynotes and reference detail and sheet location. [Civil Plans, C-8]
- callout all utility crossings and add crossing table for utilities in ROW. Add Utilities crossing details 03.01.03-1 & 2. [Civil Plans, C-8]
- add curb and gutter city standard detail 01.02.09. [Civil Plans, C-9]
- add curb cut city standard detail 01.02.10. [Civil Plans, C-9]
- Provide City roof downspout infiltration detail 02.05.01, yard drain detail 02.05.02, and complete, scaled site specific section and profile showing length, width, depth of cover, and finished a surface section to confirm construction conflicts do not exist. [Civil Plans, C-10]
- Provide Manufacturer Shallow depth configuration detail. [Civil Plans, C-10]
- Provide Site specific inverts in detail. [Civil Plans, C-10]
- X-out curb inlet detail if not used. [Civil Plans, C-10]
- Show site specific slopes and spot elevations. [Civil Plans, C-12]
- Show site specific Rim and invert elevations. [Civil Plans, C-12]
- distance from nearest cleanout is 23 feet. [Civil Plans, C-12]
- place bold box around correct size per the required sizing calculations. [Civil Plans, C-12]
- Also see city detail. [Civil Plans, C-14]
- Provide an area table in section 1 to use in determining minimum requirements. The City encourages using the table provided during Preliminary Site Plan to ensure all required areas are tabulated. Email Lance Hollingsworth if you have trouble finding this table again. [Storm Report, Pg 3]
- It appears there may be more than one TDA onsite. Define the different TDAs with a numeric naming convention (TDA 1, TDA 2) and show in a TDA map. Use the TDAs when considering minimum requirements 6,7, and 8 per the Ecology Manual. [Storm Report, Pg 3]
- Consider MR 6 thresholds for each TDA. [Storm Report, Pg 6]
- Existing developed areas are never used for sizing BMPs, only for determining minimum requirements. In terms of full infiltration onsite, existing flows are not needed for the sizing design if 100 percent is infiltrated. If the design was detention, the entire site would have to be considered forested for the existing condition. [Storm Report, Pg 10]
- Remove existing conditions flow calculations. They are not needed for infiltration design. [Storm Report, Pg 10]
- New plus replaced hard surface area needs to be recorded for all basins. and added in table. Use table from preliminary site plan. [Storm Report, Pg 137]
- Name the different developed basins with a numeric naming convention for clarity (Basin 1, Basin 2) and define each basin by its drainage characteristics. Tie this back to the developed basin map in the back of the report for clarity. [Storm Report, Pg 10]
- An infiltration trench cannot be used as a technical equivalent for permeable pavement. Continue feasibility discussion with remaining BMPs in the list. Document the site conditions and Ecology Manual infeasibility criteria used to deem each BMP infeasible to satisfy MR 5. [Storm Report, Pg 6]
- If you justify how each TDA effective impervious surface was reduced below the 10K threshold, the flow control standard is not required to be met. [Storm Report, Pg 6]
- When considering MR 7, use the effective impervious area to determine thresholds for Each TDA. Review the supplemental guidelines in the Manual where it specifies the effective impervious area and the converted vegetation areas can be reduced with infiltration facilities such that the TDA Thresholds are not triggered, eliminating the Flow Control BMP requirement. [Storm Report, Pg 6]

- Reference the basin map that is provided at the end of the report. [Storm Report, Pg 12]
- Flow frequency is not needed for modeling infiltration facilities that achieve 100 percent infiltration. [Storm Report, Pg 12]
- Explain how there is an applicable flow frequency discharge off-site if 100% infiltration is achieved. [Storm Report, Pg 14]
- Correct typo. [Storm Report, Pg 14]
- Meeting Flow control standard does not appear to be required based on report stating effective impervious area is reduced to under 10,000 SF through infiltraiton. Contact Lance Hollingsworth for clarification of design intent. [Storm Report, Pg 14]
- If 100 percent infiltration is achieved, predeveloped basin information should be empty and not used in WWHM. Call Lance Hollingsworth if you have any questions. [Storm Report, Pg 26 - WWHM Pg 3]
- Predeveloped trench performance is not needed if developed existing trench performance infiltrates 100 percent.
- Should this be POC 2? [Storm Report, Pg 15]
- Add note for contractor to clean existing infiltration trench per maintenance Manual and Ecology standards prior to end of construction. [Civil Plans, C-6]
- Show peak groundwater levels and reference geotech report. [Civil Plans, C-7]
- Include FEMA Panel number and date. [Storm Report, Pg 8]
- Use an "approved equal" track-out device/facility on top of existing paved access. [Storm Report, Pg 16 - SWPPP]
- Include wheel wash BMP C106 since it is mentioned in narrative. [Storm Report, Pg 16 - SWPPP]
- Add City Design Standard Section 501.5 to Element 5 narrative. [Storm Report, Pg 16 - SWPPP]
- Add concrete washout, concrete handling, treating high pH water, and saw cutting BMPs to element 9. [Storm Report, Pg 17 - SWPPP]
- Add all applicable BMP detail sheets from Ecology Manual to SWPPP. [Storm Report, Pg 21 - SWPPP]
- Add Site Inspection Form form Ecology SWPPP Template. [Storm Report, Pg 21 - SWPPP]
- Add applicable BMPs from Section IV-1 Source Control BMPs Applicable to All Sites. [Source Control Plan, Pg 2]
- Add S421 for Parking lot. It gives direction for when washing parking lots. [Source Control Plan, Pg 2]
- Add S424 for roof/building drains, S442 for storm drain labeling, S447 for Roof Vents. [Source Control Plan, Pg 2]
- Revise to say 2- Infiltration trenches. [O&M, Pg 2]
- Add ex. trench to maintenance schedule. [O&M, Pg 3]
- Add Street Name [O&M, Pg 3]
- Add north arrow. Specify NTS [O&M, Pg 3]
- Add trash enclosure to maintenance schedule. [O&M, Pg 3]

Engineering Traffic Review

Bryan Roberts

(253)841-5542

broberts@PuyallupWA.gov

- Per Preliminary Site Plan approval conditions:

Sight distance analysis will be required during civil review to ensure driveway(s) can meet City standards for entering sight distance. Any sight obstructions (signage, trees, fences, etc.) must be identified.

During civil design channelization/stripping plan will be required. Proposed channelization arrows & striping cannot be located on sidewalk. Arrows must be thermoplastic.

During civil design AutoTurn analysis will be required to ensure design vehicles can safely navigate site.

Fire Review	David Drake	(253)864-4171	DDrake@PuyallupWA.gov
<ul style="list-style-type: none"> - 1. Parcel lines do not match Pierce County Assessor's page or Puyallup's GIS. Provide exact site plan for review. 2. New Fire Hydrant location will not be approved. Move Fire Hydrant by main entrance. 3. New FDC location will not be approved. FDC Location needs to be accessible onsite and not from Main Street. Move FDC to Westside of structure by drive through leaving enough room for a fire apparatus to park onsite and hook up. FDC should be max 15' from Fire Hydrant. 4. Provide No Parking Sign / Fire Lane layout with painted and stenciled curbs on both sides of main entrance. Painted curb required at all non-parking stalls and around parking aisles. Show details on plans with sign callouts. 			
Planning Review	Nabila Comstock	(253)770-3361	NComstock@PuyallupWA.gov
<ul style="list-style-type: none"> - Please replace Planting Note #5 (1) with the following note on the landscape plan, "A minimum of eight (8) inches of top soil, containing ten percent dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches (8") except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 6 inches with some incorporation of the upper material to avoid stratified layers, where feasible. Installation of the eight inches (8") of top soil, as described above, shall generally be achieved by placing five inches (5") of imported sandy-loam top soil into planned landscape areas (sub-base scarified four inches (4")) with a three-inch (3") layer of compost tilled into the entire depth." [landscape plan, L-2] - Add the following note to the civil plans and update any other notations with anything other than 4" of mulch to be consistent with this requirement, "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, L-2] - All shrubs required shall be no smaller than two (2) gallon in size at the time of planting [landscape plan, L-1] - Coniferous evergreen trees shall be a minimum of 5 to 6 feet in height. - Please spec the total quantity of plants and on-center spacing for all landscape areas in the plant schedule. <p>Type IIa Landscaping: The type IIa treatment standard is intended to apply most often to non-residential commercial and mixed-use development. A single row of medium to large trees (or small trees if overhead utilities are present) suitably spaced in association with a 50/50 mix of evergreen and deciduous shrubs to provide the minimum 75 percent visual separation up to a height of 4.5 feet above the local grade within three years. Trees shall be planted at intervals of no greater than 30 feet. Appropriate shrub masses and living ground cover shall provide 75 percent ground area coverage within three years. Shrubs shall be placed at 5–7-foot center intervals throughout the planting area, with ground cover plantings placed at 18-36" on-center intervals. Shrubs shall be alternated, modulated and designed to provide a visual variation in height, depth, contrasting colors and textures. No turf grass shall be planted within the required landscape yard (typically 10-12' for front and street side yard areas, see PMC 20.58.005 (2)). Bio-swales or rain gardens may be placed within these landscaping areas as long as they are designed to meet the intent of this section.</p> <p>For Type IIIa Landscaping: 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 (see list above) shall provide 75 percent</p>			

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. Bio-swales or rain gardens may be placed within these landscaping areas as long as they are designed to meet the intent of this section.

[landscape plan, L-1]

- 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).
- Existing trees to be retained must be clearly marked on the final clearing and grading plan, and final landscape plan. Tree protection fencing and signage shall follow the city standard detail, see appendix 20.5. Standard detail shall be included on all plan sets with vegetation which is scheduled for retention and protection. All critical root protection zones (CRPZ) shall be shown on plan sets in diameter from the center of the tree. In determining tree CRPZ, the following standards shall be used. In establishing the extent of the Critical Root Protection Zone (CRPZ) for individual significant trees, groupings of significant trees, a stand of significant trees, or a heritage tree the following formula shall be used: Individual tree diameter (in inches) X 2, converted into feet = CRPZ, in diameter (Example: 20" tree X 2 = 40' CRPZ diameter). The following minimum performance standards shall be used to determine the extent of allowable impacts to the CRPZ of significant trees: For significant trees, a minimum of 50 percent of the critical root zone must be preserved at natural grade, with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. For heritage trees, a minimum of 75 percent of the critical root zone must be preserved at natural grade with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. No cut or fill greater than four (4) inches in depth may be located closer to the tree trunk than ½ the CRPZ radius distance. (Example, 20-inch DBH tree has a 40' CRPZ area (in diameter) - meaning no cut or fill greater than 4" in depth is allowed within 20' of the tree trunk). No cut or fill within the distance from the tree which is three (3) times the trunk DBH is allowed. (Example, 20-inch DBH tree X 3 = 60", meaning no cut is allowed within 60-inches of a tree which has a 20-inch diameter trunk). These criteria represent minimum standards for determining whether or not a tree may be required to be retained. Greater impacts may be allowed, provided that all design alternatives have been proven unfeasible and that a pre-conditioning and after care mitigation program is established. See section 10.1 of the VMS, and referenced appendices for more information.
- 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. Current proposed plants exceed the maximum 3-foot maturity. [landscape plan, L-1]
- 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>
- Verify that the total estimated topsoil required is for the 8-inch minimum soil standard for all landscaped areas. Your 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. [landscape plan, L-1]
- 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. Show trash enclosure area on landscape plan set.
- Add required landscape details to plan: Detail 01.02.07, 01.02.03, 01.02.05, 01.02.06, 01.02.08

Landscape details can be found at: <https://www.cityofpuyallup.org/1445/100---Roadway>

- Landscaping Requirements: PMC 20.58 outlines landscaping requirements. 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 this chapter. The City also has a companion design manual – the Vegetation Management Standards (VMS) manual – found here: www.cityofpuyallup.org/puyallupvms. Please consult both the code landscape code section and the VMS for a full list of landscape requirements.

- As a condition of approval of the associated preliminary site plan, we require a tree risk assessment or be performed by a certified arborist:

Existing tree(s) on the site which are larger than 15" in Diameter at Breast Height (DBH) are considered to be a 'significant tree' and must be retained, where possible. If your site includes any significant trees, then you must include a tree risk assessment completed by a certified arborist and provided with your civil permit application.

- Please re-vegetate the disturbed area with native conifers and shrubs. No native conifers have been proposed in this area. Options for native conifers can be found in VMS 12.7 and must meet spacing standards. [landscape plan, L-1]

- Any required trees that are proposed too close to utility lines and are unable to be moved to meet the 10ft spacing requirement from utilities shall be moved to this lawn area if possible. Use root barriers per engineering's direction if necessary. [landscape plan, L-1]

- Trees are required to be spaced at least 7.5' from the driveway (measured from the outer edge of driveway paving). Please adjust accordingly. [landscape plan, L-1]

- Silva cells are required around all internal landscape islands. Please show on landscape plans and include silva cell detail on the landscape plan set mirroring the approved storm plans from the preliminary site plan. [landscape plan]

- 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. [landscape plan, L-1]

- Coniferous evergreen trees shall be a minimum of 5-6ft in height per VMS 7.2(f)

[landscape plan, L-1]

- Eastern landscape buffer required to be a minimum of 6'. Plans measure to be 5'5". [landscape plan, L-1]

- Label retaining wall on plan set [landscape plan, L-1]

- 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.

- Add a tree selected from the Class III or Class IV street tree list show in section 12.9 or 12.10 of the VMS in this parking lot landscape island [landscape plan, L-1]

- Type IIIa landscaping requires trees to be selected from the list of Class IV large street trees list. Adjust plans and plant schedule accordingly. (landscape plan, L-1)
- Plant schedule should propose trees from VMS Chapter 12. Please remove tree types that are not listed and replace with allowed tree types. Please note that Type III perimeter landscaping require trees to be selected from VMS 12.10 Class IV - Large Street Trees.

[landscape plan, L-1]

- Tree on east of driveway can be moved slightly further east to meet maximum 30ft spacing standard for Type IIa landscaping requirements. [landscape plan, L-1]
- The landscape types (Type I, Type II, etc.) require specific on-center spacing to be met. Please meet on-center spacing standards.

[landscape plan, L-1]

- Additional Submittal Item Required: As part of the SEPA MDNS The Puyallup Tribe of Indians requested that Archaeological Monitoring be present during ground disturbance as 1115 E Main is located within a high probability area for impacting cultural resources. The city identified this as a mitigation measure in the preparation of the SEPA MDNS. Such a condition requires the applicant to identify this requirement in the civil and building permit applications and to ensure that Archaeological Monitoring is present during ground disturbance.
- Call out pedestrian walkway for access from the parking lot. The pedestrian crosswalk for access from the parking lot, through the drive-through lane, to the restaurant is required to be raised, ADA-accessible, and meet the other requirements in PMC 0.31.040 (13)(d).

[civil plans, C-6]

Public Works Collection Review	Josh Grbich	(253)841-5560	JGrbich@PuyallupWA.gov
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- This would be the location of the commercial side sewer connection with sampling tee. Adjust the 8x6 reducer location until after this point. Civil C-8.

Public Works Streets Review	Scott Hill	(253)841-5409	Shill@puyallupwa.gov
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- show note 3 , full sidewalk panel replacement sheet c-6 sh
- does not show any street patching related to curb and gutter replacement on driveway removals and replacements... sheet c-6 sh
- with this much street cut and patching this should be half road grind/overlay....sheet c-6 sh

Public Works Water Review	Brian Johnson	(253)841-5442	BrianJ@PuyallupWA.gov
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- Civil C-8: Show 2-inch GV at tap to 12-inch water.
- Civil C-8: Set meter directly behind sidewalk.
- Civil C-8: Landscape plans show irrigation point of connection at back of meter. Show this on Civil plans. Insert irrigation tee between meter setter and domestic RPBA. Add DCVA after irrigation tee. Call out size of DCVA. Add City standard detail 03.04.01 to plan set.
- Civil C-8: Bring existing water service to current City standards. Install ArmorCast meter box and raise box and meter setter to correct height.
- Civil C-8: Call out 4-inch wet tap on 12-inch water main and show GV at tee.
- Civil C-8: Call out 6-inch wet tap on 12-inch water main and show GV at tee.
- Civil C-8: Set center of hydrant 1-foot 6-inch behind sidewalk edge.

- Civil C-8: FDC shall be 10-foot minimum and 15-foot maximum from fire hydrant.

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	Per PMC 20.31.040 (13)(b), the drive-through shall include appropriate signage encouraging motorists to turn headlights off while stacking in the drive-through lane. This requirement will be inspected for during planning inspections of the future associated civil permit	Planning Division	Open
SEPA Condition	Email a signed Inadvertent Discovery Plan to RBUCK@PUYALLUPWA.GOV.	Planning Division	Open
SEPA Condition	The Puyallup Tribe of Indians has requested that Archaeological Monitoring be present during ground disturbance as 1115 E Main is located within a high probability area for impacting cultural resources. The city is identifying this as a mitigation measure in the preparation of a SEPA MDNS. Such a condition would require the applicant to identify this requirement in the civil and building permit applications and to ensure that Archaeological Monitoring is present during ground disturbance.	Planning Division	Open
SEPA Condition	This property is located within a quarter mile of three contaminated sites. The sites are EZ Mini Mart, Facility Site ID (FSID) 53271341, Puyallup Executive Park Bldg., FSID 20533, and Super Sudsy Car Wash FSID 85851467. If soil contamination is suspected, discovered, or occurs during the proposed construction, testing of the potentially contaminated media must be conducted. If contamination of oil or groundwater is readily apparent, or is revealed by testing, the Washington State Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 999-9593.	Planning Division	Open
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/Per	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	formance-Bond-51122-appvd-by-Legal for more information.		
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/CFG-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