



City of Puyallup

**Engineering Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

# Permit Review Correction Letter

**Permit Application #E-21-0406 – CANCELLED**

**NEW PERMIT NUMBER – PRCCP20231640**

November 21, 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" (SEE PERMIT NUMBER E-21-0406). 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

**When you are ready to resubmit, you will do so using the new permit number PRCCP20231640.** Permit number E-21-0406 has been cancelled and replaced with this new permit number. Permit number E-21-0406 was a legacy permit number in our old permitting system and did not convert cleanly into our new software; therefore, a new permit number was created to move this permit submittal forward without any further document issues.

To resubmit, you must address all comments and upload a correction response letter that depicts how the corrections have been addressed in the resubmitted documents. 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 (**PRCCP20231640**) under the "My Items" tab by selecting the "Upload Submittals" button under the permit number.
- 2 For each submittal item listed re-submit by uploading the submittal item to the correct submittal line item. 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. **There is a review fee, which should have been paid when you first applied, and an additional review fee that MUST be paid at the time you resubmit.**

## Corrections

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

<b>Fire Review</b>	<b>David Drake</b>	<b>(253)864-4171</b>	<b>DDrake@PuyallupWA.gov</b>
<p>- Note from previous submittal. (Will the storage yard be fenced off with a gate? If an electronic gate is used Opticon will be required for Fire Department access. This will need to be review by Traffic and Fire for code compliance. New - Future gates will not be allowed unless the current design can show both Fire and Traffic conditions can be met. Placement and Traffic Cueing would need to be determined now). 1. New gates added to submittal will require a 45' traffic queuing area before the North gate. The East gate will require a minimum 20' for fire and possibly more from traffic. See traffic note if required. This is a nonnegotiable to leave room for a fire truck.</p>			
<b>Public Works Water Review</b>	<b>Brian Johnson</b>	<b>(253)841-5442</b>	<b>BrianJ@PuyallupWA.gov</b>
<p>- Civil Sheet C2.1: This revised plan does not have a proposed fire hydrant. Remove Keynotes 6 and 7.          - Civil Sheet C2.1: In this revised plan there is not a driveway approach that interferes with the existing dual water service on River Rd. These dual water meters do not need to be relocated to back of sidewalk, but they must be up to grade meeting City standard requirements and placed out of a hard surface. Note 9 can be removed.          - Civil Sheet C2.1: Keynote 11 calls for relocating a water service that has been removed from the water main on 15th St NW. Please note that the east dual water service on River Rd can be used for irrigation, so a water service on 15th St NW is not needed.          - Civil Sheet C2.1: A DCVA must be installed behind the sidewalk for the domestic water service to the west and for the irrigation service to the east. Clearly show this on the plans.</p>			
<b>Engineering Civil Review</b>	<b>Jamie Carter</b>	<b>(253)435-3616</b>	<b>JCarter@puyallupwa.gov</b>
<p>- Include CoP fire approval stamp on cover page and water page. [Sheet C0.1, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]          - Provide cut and fill quantities in cubic yards on the plans. [Sheet C0.1, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]          - It is not clear to reviewers if the on-site catch basins and pipes for the existing storm system are to be replaced or</p>			

retained, or which ones. The demo plan is not showing removal (except for a few spots outside of the future system), and the existing pipes are mostly not shown at all. The grading and drainage plan shows the catch basins and pipes in bold which we presume to be new, yet the demo plan shows only IP for each existing catch basin and the design of the CBs places them right on top of existing. CLEARLY indicate which CBs and pipes are to be retained and which are to be replaced with new. Include all existing and proposed elevations and notes to adjust to grade if applicable. [Sheet C1.0, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]

- Not used. [Sheet C1.0, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]
- These do not appear to exist here. [Sheet C1.0, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]
- Is this to remain? Is it storm or sewer? While it is outside of the project area, confirm that this structure is decommissioned (if applicable) and no longer connected to other infrastructure. [Sheet C1.0, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]
- No pole here. [Sheet C1.0, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]
- Not pointing at fence. [Sheet C1.1, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]
- Only one power pole here. [Sheet C1.1, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]
- Show existing pipe. [Sheet C1.1, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]
- Show existing storm lines. [Sheet C1.1, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]
- Include on the plans City of Puyallup Standard General Notes (Section 2.4 CoP Design Standards) and replace the TESC Notes on Sheet C1.2 with City of Puyallup Standard Grading, Erosion and Sediment Control Notes (Section 505 CoP Design Standards). [Sheet C1.1, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]
- Access to this building seems limited. Provide walkway or parking configuration that lends to pedestrian access of building. [Sheet C2.1, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]
- Include CoP Water System Notes (Section 304, CoP Design Standards. [Sheet 2.0, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]
- What does "RR" stand for? [Sheet C3.0, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]
- Include CoP Stormwater Notes (Section 207, CoP Design Standards). [Sheet 3.1, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]
- Trenching in ROW. Include detail 01.01.20 and show limits of trenching and restoration. [Sheet C3.1, 20230727-LARSON RIVER ROAD STORAGE CIVIL PLANS-2160102 - RESUBMITTAL]
- Stormwater Report not reviewed. Still shows and refences previous design. Update all reports for review. Ensure all refences, descriptions and exhibits match the most current civil plans and refence and adhere to the 2019 SWMMWW. Also include detailed analysis of existing and proposed and new and replaced impervious and hard surfaces on plans and in Stormwater Report.
- SWPPP not reviewed. Update all reports for review and only refence and adhere to the 2019 SWMMWW. Update construction schedule portion. Fill in the CESCL information if identified at this time. Existing conditions maps are outdated as well.
- Traffic Scoping Worksheet not updated to match current site plan.
- Include on the plans City Standard Details 01.02.02, 01.02.08a, 01.02.09, 01.02.10, 01.02.16, 01.02.19, 02.01.02, 02.01.03, 02.01.04, 02.01.05, 06.01.01 and match the design to these standards as applicable.
- Existing frontage was inspected by the City and was found to have deficiencies in slope and ADA compliance. This area will require upgrades or replacement.

<b>Planning Review</b>	<b>Chris Beale</b>	<b>(253)841-5418</b>	<b>CBeale@PuyallupWA.gov</b>
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- Ensure all recorded access and utility easements along the south side of the development are shown on the site plans with call outs. Trees and landscaping must be placed interior to all access and utility easements on TPNs 0420204263, 0420208027, 0420208039, 0420213006. Neighboring property owners have provided information regarding non-exclusive easements for all parcels listed here, starting at the SE corner of TPN 0420204069 and extending to 15th Ave.
- Cultural resource survey is required. See previous comments on land use/SEPA permit. Three tribal agencies responded requesting a survey, which will be SEPA condition of this permit. Ensure the cultural resource consultant provides documentation of coordination of site survey consistent with Puyallup Tribe standards.
- All interior light standards shall be removed and replaced by conforming and shielded lighting per PMC 20.26.500; Light fixtures shall be no higher than 20 feet above any finished grade level within 10 feet of the fixture. Provide a photo metric report for all new lighting.
- The site will be discharging storm water onto Tribe trust land (bed and banks of Puyallup River) within the Reservation boundaries. Staff has provided the storm report to the Tribe's water quality staff and is awaiting comments back.
- Provide six foot connector landscape strip to interconnect interior landscape islands. Required by type IV landscape. [planning comment, sheet L1.0]
- Provide silva cells under parking areas of interior islands. Provide detail for contractor installation of cells, per manufacturer spec. [planning comment, sheet L1.0]
- Provide a greater intermixing and depth of flowering native shrub species. Provide multiple rows of native shrubs in the 30 foot planter area. [planning comment, sheet L1.0]
- Street trees required in ROW. Please show sight distance to avoid placing trees in sight lines. [planning comment, sheet L1.0]
- SEPA re-submittal required prior to Planning approval of the civil permit package. Please resubmit under P-21-0087
- Provide the correct mixture of street tree species per section 12.6 of VMS [planning comment, sheet L1.0]
- All perimeter landscape islands are required to contain daffodils in the first 3 feet of landscape at 6 inches on center, plus intermixed throughout the site. See section 7.4 of the VMS. [planning comment sheet L1.0]
- Will the applicant be proposing to use River Road or 15th St NW for any form of truck transport parking/off-loading? Neighboring owners/residents are concerned about safety issues related to off-loading/transport staging in the ROW. Please respond.

**Engineering Traffic Review**

**Bryan Roberts**

**(253)841-5542**

**broberts@PuyallupWA.gov**

- Traffic Scoping:
  - Please coordinate with City Traffic Engineer to discuss current proposal
  - There are still outstanding questions that would be resolved with a conference call.
- Streetlight Design is required with next resubmittal:
  - i. City standard streetlights are required every 150ft along frontage (River Rd & 15th St NW).
  - ii. River Rd (Arterial) will require GE EVOLVE ELR2 Fixtures ERL2-3-23-A3-40-D-Gray-A-V1 (City to provide latest part numbers)
  - iii. It is the sole responsibility of the design engineer to ensure streetlight design/placement is outside of the 10ft minimum "safe zone" area. The City will not allow streetlights to be within 10ft of the PSE primary for safety reasons.
  - iv. Streetlights shall have shorting caps installed with remote photocell located on the service cabinet.
  - v. PSE utility pole mounted streetlights do not meet current City standards and will be removed with installation of City standard streetlights.
  - vi. Streetlight design shall provide the following:
    1. Provide details on how streetlights will be powered
    2. Location of conduit runs

- 3. Wiring Schedule - Conduit size/type/details for each raceway, Conductors details
- 4. Pole schedule - STA & offset for each luminaire
- 5. Show location of junction boxes
- AutoTurn Analysis:
  - Show inbound car hauler using the outside lane (closest to curb).
  - Curb radii and entrance dimensions shall be increased as necessary to allow inbound vehicles to access the site without encroaching into adjacent lanes of traffic.
  - AutoTurn analysis must include the following:
    - i. All movements need to start straight and end straight.
    - ii. Make sure "Turn Wheels from Stop" is not selected.
    - iii. Please include the template of the vehicles used
    - iv. For clarity, wheel & overhang paths should be different colors.
- Sight Distance Analysis:
  - Show lane lines in exhibit. The center of approaching lanes shall be used for sight line placement (driver's eye).
  - Along River Rd, move trees to the back of sidewalk to avoid sight obstructions.
  - SSD sight lines are not setback 14.5ft from the edge of the road. The object and driver's eye are typically centered within travel lane.
- General Comments:
  - Along River Rd, move trees to the back of sidewalk to avoid sight obstructions. Even with the trees limbs removed for the first 8ft, the existing curvature will create sight obstructions for motorists.
  - Coordinate with David Drake (Fire) for the design requirements for the proposed gates.
  - "NO PARKING" signage will be required along 15th Street NW.
  - Extend River Rd frontage improvements to the edge of parcel 0420204281

## 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	Certificate or Insurance/CG2012 must be received prior to issuance	Engineering Division	Open
Prior to Issuance	Engineering Cost Breakdown Fee Calculation must be received for Reviewer to verify valuation for fee calculations	Engineering Division	Open
Prior to Issuance	Letter of Authorization to Apply for Permit must be received prior to issuance	Engineering Division	Open

<b>Condition Category</b>	<b>Condition</b>	<b>Department</b>	<b>Condition Status</b>
Prior to Issuance	Street Obstruction Bond must be received prior to issuance	Engineering Division	Open
Prior to Issuance	All demolition permits must be complete and closed prior to civil permit being issued.	Development & Permitting Services	Open

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

Sincerely,

***Joyce Kennedy***  
***Permit Center/Customer Service Supervisor***  
**City of Puyallup**  
**Development & Permitting Services Department**  
**253.841.5405**