



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20231423

December 22, 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"> - See all review comments from clear, fill and grading permit PRGR20231482. [civils, sheet C2.0] - See all review comments from clear, fill and grading permit PRGR20231482. [civils, sheet C2.1] - See all review comments from clear, fill and grading permit PRGR20231482. [civils, sheet C2.2] - See all review comments from clear, fill and grading permit PRGR20231482. [civils, sheet C2.3] - During the next submittal, provide a draft right of way dedication form to review. The template form can be found here: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.cityofpuyallup.org/DocumentCenter/View/7331/Appendix-C-?bidId= [civils, sheet C3.0] - Revise to curb and gutter to collect and convey stormwater runoff. [site plan, pg 6] - Provide utility crossing information. [Sheet C5.0] - Revise CB #6 to be a solid lid, bypassed stormwater shouldn't be collected after the treatment device. [civils, sheet C5.1] - Duplicate/overlapped details. Revise accordingly. [civils, sheet C5.6] - Provide a yard drain at the low-point of the landscape swale and connect to the storm system. [civils, Sheet C4.1] - Revise this section of curb to be curb and gutter to convey stormwater to the proposed catch basins. Provide the gutter run slope [civils, sheet C5.] - Connect the retaining wall drain to the private stormwater system. [civils, sheet C5.1] - Revise to standard grate. [civils, sheet C6.0] - Provide commercial sewer sampling tees per city standard 04.03.04 [civils, sheet C6.0] - The grease interceptor will be installed per this civil plan set. Include city standards 04.06.01 and 04.06.02 and size the GI per puyallup municipal code 14.06. [civils, sheet C6.0] - Provide the sampling box detail within the civil plan set. [civils, sheet C6.0] - Provide pipe size and material for water service line. [civils, sheet C6.0] - Provide pipe size and material for water service line. [civils, sheet C6.0] - Provide pipe size and material for water service line. [civils, sheet C6.1] - Why is the sidewalk being proposed to be installed at a reverse slope? [civils, sheet C8.0] - The pierce county transit bench is blurry, provide an updated detail during the next submittal. [civils, sheet C8.3] - Make a note to amend all disturbed soils per cs 01.02.08a [civils, sheet C2.1] - City permit number is PRCCP20231423. [drainage report, pg 1] - Revise preliminary note, this detail will be used for construction. [civils, sheet C5.6] - Revise treatment flows to match. [civils, sheet C5.6] - Revise detail overlapping. [civils, sheet C5.7] - The predeveloped conditions within the WWHM calculation do not match existing conditions basin map on page 33. Revise accordingly. [drainage report, pg 54] - Clarify that this is oil/water separator calculation for the overall site. [drainage report, pg 123 of 365] - Provide a separate oil/water separator calculation for the fuel canopy ie Oldcastle 660-SA. [drainage report, pg 123 of 365] - These two pipe runs will be underwater a majority of the year as the 30" storm main constantly flows with stormwater. Consider revising. [civils, sheet C5.8] - Consider revising the sewer service from the trash enclosure to be parallel to the building (setback 10' from the 			

building) and connect into the building's service line. [civils, pg C6.0]

- Provide the IE for the connection of the roof downspout to the detention system [civils, Sheet C5.0]
- Dimension the riser diameter. [civils, Sheet C5.5]
- To SDMH #3. [civils, sheet C5.5]
- Apply for separate building permits for each of the underground storage tanks. [civils, Sheet C5.1]
- Provide the vault access riser detail within this plan set. [civils, Sheet C5.2]
- Provide a note stating the minimum reinforced concrete strength of the detention vault. The DOE manual specifies a minimum 3,000 psi. [civils, sheet C5.2]
- Apply for a separate building permit for the construction of the detention vault. [civils, sheet C5.2]
- What is this? [civils, Sheet C5.2]
- Provide area of the proposed vault. [civils, sheet C5.2]
- The vault section C-C is missing the vertical walls within the profile view. [civils, sheet C5.3]
- Provide a utility crossing table showing all utility IE's/ conflicts similar to what is provided to avoid potential conflicts during construction. [civils, sheet C6.0]
- How is stormwater going to be captured/mitigated at the base of the proposed retaining wall to prevent surcharge on the wall? [civils, Sheet C5.1]
- Provide the running slope of the proposed gutter?
- These flows appear to be conveyed to CB #1 rather than CB #4. [drainage report, sheet 133 of 365]
- Revise the instances that refer to a separate grading permit to sheet C7.0 of this plan set. [civils, Sheet C5.4]
- Provide a narrative summarizing how the car wash reclaim is intended to work. [civils, sheet C6.3]
- Include city standard details 02.01.02 and 02.01.03. [civils, sheet C6.5]
- Show a max 2% cross slope. [civils, Sheet C8.1]
- Make this a single sidewalk panel 15' in length to meet ADA compliancy rather than 2 panels. [civils, Sheet C8.1]
- Dimension the length of the landings. Revise to be 2% max run and cross-slopes to the maximum extent feasible. [civils, Sheet C8.1]
- Provide a 3' cross gutter per city standard 01.02.19. [civils, Sheet C8.1]
- Define exactly where this is on sheet C8.0. [civils, Sheet C8.1]
- Replace with city standard 01.01.05. [civils, Sheet C8.3]
- The beam guardrail detail states that curb is to be under the guardrail, revise accordingly. [civils, sheet C4.1]
- Why isn't the guardrail being extended further east to the point of highest elevation/slope. The end of the guardrail here creates a hazard. [civils, sheet C4.1]
- This detail has been updated, revise to standard plan C-20.10-06. [civils, sheet C7.3]
- Replace with updated WSDOT standard detail. [civils, sheet C7.3]
- Note: The roof is considered non-pollution generating and can be routed directly to the detention system if the yard drain is disconnected from the roof drains and re-routed. [drainage report, page 119 of 365.]
- Provide a sizing calculation for the modular wetland unit. [drainage report, pg 119 of 365]
- Provide a detail for the proposed landscape swale. [civils, Sheet C4.1]
- Show the car wash re-circulation lines. [civils, sheet C6.1]
- Revise to proposed oil water separator. [civils, sheet C6.7]
- Revise linetype from water to sewer. [civils, Sheet C6.]
- Revise slope to 2% towards planter. [civils, sheet C8.0]
- How deep will this irrigation line be? Ensure irrigation does not conflict with storm lines or treatment BMP on sheet C5.1 [Civils, L4]
- Indicate the trash enclosure dimension required per design standard 208. [civils, sheet C3.0]
- Include city standard 01.02.10 curb cut for the curb and gutter replacement within Meridian. [civils, sheet C8.3]
- Provide construction note and show required curb cut along the frontage for the curb and gutter replacement. [civils, sheet C8.]
- Install a catch basin to collect gutter runoff and connect to the perpendicular storm main. [civils, Sheet C8.0]

Engineering Traffic Review	Bryan Roberts	(253)841-5542	broberts@PuyallupWA.gov
<p>- Meridian Driveway:</p> <ul style="list-style-type: none"> -Thermoplastic right arrow -Outbound "RIGHT TURN ONLY" signage -Private access easement should be modified to account for future SBR turn pocket radius + possible walls. -“DO NOT ENTER” sign on north side of driveway facing SE to prevent inbound NBL turns. -As stated in the preliminary site plan review, please include an updated sight distance analysis with next Civil submittal that identifies all sight obstructions. (Street tree placement, railing, guard rail, monument signage, fences, bus pad, etc.) -Provide detailed dimensions for ramped/mountable edge of curb island. Provide paint details. <p>Streetlights</p> <p>-City of Puyallup is actively coordinating with WSDOT to determine scope of necessary improvements. The existing WSDOT streetlights are located in City ROW and it's unclear which jurisdiction owns and maintains lighting along this segment. The City will coordinate with the applicant once more information is known.</p> <p>AutoTurn</p> <ul style="list-style-type: none"> -Need to see fuel truck and fire apparatus navigating driveway(s) -Need to coordinate with David Drake (City Fire) if there are additional AutoTurn requirements for site circulation or access. <p>Frontage</p> <ul style="list-style-type: none"> -Along the Meridian frontage, evaluate ADA guidance to determine if railing is required behind the sidewalk. -If grind/overlay is required, must provide a striping plan. -Future SBR turn pocket – Is it possible to minimize utilities in planter strip make this future improvement easier? -To verify ROW dedication and private easement modifications, designer needs to show SBR turn pocket design. <p>Actual construction of SBR turn pocket is not required for this project.</p> <ul style="list-style-type: none"> -Bus Stop/Pad/Bench – City of Puyallup will coordinate with Pierce Transit to verify the proposed improvements will meet their requirements. -City of Puyallup inspectors will verify ADA compliance at WSDOT ramp terminal -Sidewalk transitions to ADA ramps (north & south) will require modification. See Sheet C6.0 & C6.1 			
Fire Review	David Drake	(253)864-4171	DDrake@PuyallupWA.gov
<ul style="list-style-type: none"> - 1. Provide auto-turn for review. 2. Provide fire lane / no parking signage plan 3. Provide Stortz fitting on fire hydrant SW 048 on Meridian 			
Planning Review	Nabila Comstock	(253)770-3361	NComstock@PuyallupWA.gov
<ul style="list-style-type: none"> - All shrubs required shall be no smaller than two (2) gallon in size at the time of planting. Please include gallon size for 			

shrubs on landscape plan set.

- 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 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.
- Please see the condition of approval from the preliminary site plan (PLPSP20220079) below:

Due to the existing location of utilities where the proposed planter strip is, planning is allowing for the applicant to propose no trees in the planter strip. However, during the time of civils we will require that your landscape architect propose shrubbery along the entirety of the landscape strip while keeping in mind placement and shrub type in order to accommodate sight distance. We recommend planting native pollinator plants in this area. You can reference chapter 14 of Puyallup's VMS for shrub species that promote local biological diversity and provide benefit to pollinator species.

Please update landscape plan set to include shrubbery along the entirety of the landscape strip.

- Please see the SEPA condition from the preliminary site plan (PLPSP20220079) below:

Pierce Transit is responsible for the closure and/or relocation of the bus stop along S Meridian St. while the sidewalk is being constructed. Pierce Transit is also responsible for the installation of the bus stop and bench once construction is complete and the concrete has cured.

The applicant is required to give Pierce Transit two (2) weeks notice prior to construction to allow them to remove the bus stop sign and bench.

The applicant is required to notify Pierce Transit when the construction is complete so they may arrange to have the bus stop reinstalled.

- Please see the SEPA condition from the preliminary site plan (PLPSP20220079) below:

The Puyallup Tribe has requested a cultural resource survey prior to any ground disturbance. The project location is within a high probability area for impacting cultural resources including multiple known/recorded village sites. The City of Puyallup has required the applicant to prepare an archaeological site investigation in accordance with state Department of Archaeology & Historic Preservation (DAHP) and Puyallup Tribal standards/guidelines prior to civil permit issuance.

- Daffodils Required: 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.

- 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 replace class I and class II trees in the planting schedule with class III & Class IV trees from the VMS since the landscape buffer widths can fit larger trees. Use your discretion for placement of class III & class IV trees based on landscape buffer width.

- Please see the condition of approval from the preliminary site plan (PLPSP20220079) below:

Planning may accept landscaping as an alternative to the requirement for 60% transparency on the northern building façade under the condition that you provide a rendering of what the required landscaping will look like in approximately 3-5 years and as long as another option is chosen per PMC 20.26.300 (2.a).

PMC 20.26.300(ii) states: "Providing a landscaped strip at least 10 feet in width in front of the blank wall and planted with plant materials which will obscure or screen at least 50 percent of the blank wall within three years;"

Please reach out to me if you have questions regarding plantings.

- Additional Submittal Item Required: Lot Combination Permit Application required. The civil cannot be issued until the lot combo is completed. Application form can be downloaded from the City website at

<https://www.cityofpuyallup.org/DocumentCenter/View/11646/Lot-Combination-Application>

- Per VMS Chapter 14.4 Type IV: Parking lot landscaping - Type IV Design Standards (J)

All internal landscape islands and connector strips shall include a double row (horizontally) of structural soil cells – often called “Silva Cells”, or equivalent - along the perimeter of all internal islands in parking stall areas only (under the pavement directly abutting the outer edge of the landscape island) to provide additional soil volume for tree growth. The landscape architect shall provide manufacturer's installation details for internal parking lot landscaping soil installation, including required structural soil cells, on the final landscape plan set. See section 8.2 for soil quality standards.

**Public Works Collection
Review**

Josh Grbich

(253)841-5560

JGrbich@PuyallupWA.gov

- The diameters of these pipes are incorrectly labeled on this sheet and may impact separation and depths of new storm pipes and structures. [civils, sheet C5.8]

**Public Works Streets
Review**

Scott Hill

(253)841-5409

Shill@puyallupwa.gov

- block wall detail sheet C4.2 shows raised curb back of sidewalk, repeat question..why reversed slope? Civil C8.0 SH

- grind/overlay Sheet C8.0 SH

- If existing asphalt is to remain and be used for forms must be protected and have no concrete residue or staining on road when complete...

Sheet C8.2 SH

- NO COMMENTS AVAILABLE

- NO COMMENTS AVAILABLE

- NO COMMENTS AVAILABLE - NO COMMENTS AVAILABLE - NO COMMENTS AVAILABLE			
Public Works Water Review	Brian Johnson	(253)841-5442	BrianJ@PuyallupWA.gov
- Civil Sheet C6.0: Show 2-inch gate valves for 1.5-inch water services. - Civil Sheet C6.0: Poly pipe is susceptible to fuel spill leaching, and should not be used in fuel station sites. Copper water service lines are a safer option. Call out size and type of water service lines for both 1.5-inch services. - Civil Sheet C6.0: This existing fire hydrant is a 53-years old scissor stem hydrant, that is not to current City standards. Replace with new center stem hydrant with Storz fitting. Add City Standard detail 03.05.01 to this plan set. - Civil Sheet C6.0: Back flow assemblies should be the same size as the water service meter. Please call out size. - Civil Sheet C6.1: The water service line branch connection between the car wash and the Air/Water unit will likely be made using a tee. It should be shown that way. Consider adding a quarter turn ball valve in a valve box downstream of the service line tee to the Air/Water unit. That way the service line can be isolated if in need of repair, and the car wash can remain in use. Call out size and type of pipe to both locations. - Civil Sheet C8.2: This existing fire hydrant has been hit more than once due to turn radius issues with this traffic access entrance/exit. Now traffic on this access road will likely increase 20-fold. Concrete bollards cannot be used to protect the hydrant because they are not crash worthy and would create liability issues for the City. The hydrant needs to be relocated out of the potential large vehicle off tracking turn radius while providing a minimum 3-foot flat clear zone around the hydrant. - Civil Sheet L-1: No trees within 10-feet of utility easement.			

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/P	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	erformance-Bond-51122-appvd-by-Legal for more information.		
Prior to Issuance	Email a signed Inadvertent Discovery Plan to RBUCK@PUYALLUPWA.GOV.	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/CFG-Bond-101822-appvd-by-Legal for more information.	Engineering Division	Open
Prior to Occupancy	The approved Stormwater Maintenance Agreement shall be recorded prior to the City granting a certificate of occupancy. Once recorded, provide the City with the Auditor File Number (AFN) for verification.	Engineering Division	Open
Prior to Issuance	Apply for a separate building permit for the proposed detention vault.	Development & Permitting Services	Open
Prior to Issuance	Submit right of way dedication form to be reviewed and approved by the city	Development & Permitting Services	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