



Permit Review Correction Letter

Permit Application # PRCCP20231096

February 06, 2024

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
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<ul style="list-style-type: none"> - Revise this sheet to match the information provided on sheet 3 of the clear, fill and grade plans per permit PRGR20230909. [civils, pg 3] - Show temporary treatment devices as shown on the clear, fill and grade plans. [civils, Sheet C3] - Denote that this section of pipe should be solid, whereas the wall drain will have perforations. [civils, sheet C7] - Add an additional water note on sheets C13-C15 that mentions the 8" looped water line is private. [civils, sheet C13] - City standards require a minimum 1.5' of vertical clearance for water lines above sewer measured from the outer edge of each pipe. Revise to meet spacing requirements or submit for a separate Alternative Methods Request via the CityView portal. [civils, sheet C15] - City design standards requires 1' of vertical clearance from storm crossing sewer, if this cannot be met, sleeve the pipe per city design standard 204.4(8). [civils, sheet C15] - Enclose the trash enclosure, what is the purpose of the gap here? [civils, sheet C6] - Apply for a separate building permit for this wall as it exceeds 4' in height. [civils, sheet C7] - Indicate if this will be a solid or standard grate lid. [civils, sheet C7] - Provide a detail for the proposed fence/ pedestrian guard rail. [civils, Sheet C30] - Include a construction sequence. Use city design standard 501.6 as the basis. [civils, sheet C2] - What is this dashed line representing? Make a callout, or add to the legend. [civils, sheet C7] - Provide additional information regarding this landscape wall. Is this referring to a separate building? I don't see enough information on the plans to construct this. Provide a detail and elevations on the civils or landscape plans. [civils, sheet C7] - Provide another grading detail showing the grading south of the parking stalls and drive isle. [civils, sheet C7] - Provide SDCO # and define IE in the table. [civils, sheet C8] - The elevation between the rim and IE is greater than 5', revise to a type 2 catch basin. [civils, sheet C9] - Indicate the north arrow on this vault detail. [civils, sheet C11] - Replace cleanout with sewer manhole. [civils, sheet C15] - Provide dimensions for the trash enclosure. [civils, sheet C6] - Provide sheet reference as intended. [civils, sheet C16] - Revise curb cut to be 3' wide per city standards. [civils, sheet C16] - Provide the gutter flow slope, ensure the proposed gutter is a minimum slope of 0.5%. [civils, sheet 16] - Replace curb and gutter along the entire length of frontage per PMC 11.08.135. [civils, sheet C16] - Include city standard detail 01.01.19 Half Street Improvements. [civils, sheet C28] - Update phone number to 253-405-4390. [civils, sheet 33] - Make a note that dewatering will be stored in a vehicle for offsite disposal as stated within the CSWPP. [civils, sheet C3] - What is the node summary ponded area for CB's 11, 12 and 13 on page 135 representing? Page 152 shows that all pipes can convey the peak flow for the 25-year storm event. Page 157 for the 100-year design shows the identical information. [drainage report, pg 133 of 230] - Provide calculations for WQ #1 and WQ#2 for the minimum filter size area per Ecology's decision. [drainage report, sheet 108/230] - Revise this sheet to represent the adjusted SW pond per the CFG plans per PRGR20230909 [CSWPP, pg 204 of 216] - Include City of Puyallup sewer notes per design standard 405. [civils, pg C28] - Include City of Puyallup water notes per design standard 304. [civils, pg C28] - Include City of Puyallup Engineering Approval Block on both of the illumination sheets. [civils, pg 33] - Provide longer mast arm, the luminaire shall overhand the face of curb, a minimum of 3'. See city standard 01.05.04. [civils, sheet IL-01] - Provide existing west basin impervious area for reference. [drainage report, pg 31] 			
Engineering Traffic	Bryan Roberts	(253)841-5542	broberts@PuyallupWA.gov

Review			
<ul style="list-style-type: none"> - Place streetlight and j-box in the back of sidewalk. See recent streetlight installation along 37th Ave SE near the At-Home development [IL-01 sheet 33/44] - For these two streetlights, center pole offset within 10ft plater strip unless it conflicts with overhead utilities. This will still meet overhang requirements and provide greater distance from edge of road. [IL-01 sheet 33/44] - Provide City standard streetlight in this area. This light will need to be field fit to ensure there are no obstructions with RR flashers/signage. [IL-01 sheet 33/44] - J-box contains wiring/conduit for (2) sets of loop detectors (SB approach). Streetlights shall use this existing conduit (install new #8 conductors) to run lights from existing service at traffic signal. This will eliminate the need for a dedicated power service cabinet/foundation along frontage. See sheet C17 for additional details on required vehicle detection modification. [IL-01 sheet 33/44] - J-box contains wiring/conduit for (2) sets of loop detectors (SB approach). Streetlights shall use this existing conduit to power lights from existing service at traffic signal on the south side of RR tracks. Additionally, the new #8 streetlight conductors (to be installed within existing conduit) will necessitate the removal of loop detection wires (requiring traffic signal to be converted to video detection). [C17 sheet 17/44] - (2) sets of loop detectors will be destroyed with grind/overlay of 15th Street SE. City no longer deploys or maintains induction loops for vehicle detection. Rather than running new conduit/j-boxes and cutting in loop detectors, the City will require the existing traffic signal to be converted to video detection (Grid-Smart). [C17 sheet 17/44] - Replace curb/gutter along entire 15th St SE frontage [C17 sheet 17/44] - Remove driveway approach and replace with curb/gutter/sidewalk. [C17 sheet 17/44] - Per previous comment, the design engineer must determine the required radius on the north side of intersection to allow inbound right trucks (SBR) to access site without encroaching into adjacent lane of (SB) traffic. Curb radii and entrance dimensions shall be increased as necessary to allow vehicles to access the site without encroachment. Provide AutoTurn analysis showing this movement. [C17 sheet 17/44] - Given the length of this pedestrian crossing, I would recommend including a thermoplastic crosswalk to help guide pedestrians safely across the driveway [C18 sheet 18/44] - Half-street grind/overlay will likely require replacement of c-curb and delineator posts [C18 sheet 18/44] - Half-street grind/overlay will likely require replacement of centerline striping. Use 20" double yellow CL [C18 sheet 18/44] - provide lane striping across driveway [C18 sheet 18/44] - Lane striping between vehicles going the same direction are white Use City standard skip striping. [C18 sheet 18/44] - Lane striping between vehicles going the same direction are white. Use City standard skip striping. [C18 sheet 18/44] - Use City standard skip striping in this area 			

[C18 sheet 18/44]

- Verify asphalt removal

[L1.10 sheet 36/44]

- Show entering sight lines from previous analysis. Some street trees in planter may need to be removed due to interference with truck sight lines.

[L1.10 sheet 36/44]

- Streetlights shall have shorting caps installed. Remote photocell located on signal cabinet

[IL-01 sheet 33/44]

- Provide the following note on plans:

It is the sole responsibility of the design engineer to ensure streetlight design/placement is outside of the 10ft minimum safe zone area from PSE primary.

[IL-01 sheet 33/44]

Planning Review

Nabila Comstock

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- Add the following note to the landscape plan and ensure there are no contradictory instructions.

“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.”

- Please estimate the total top soil required to meet the 8 inch minimum soil standard for all landscaped areas in cubic yards. The contractor will be required to submit delivery sheets and demonstrate compliance with top soil required and specified on plans at the time of final inspection.

- Please amend Planting note #10 to state the following, "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, L0.01]

- A minimum of 50 percent of the shrubs and ground covers used in projects under the requirements of the PMC and the VMS shall be native to the Puget Sound region. Please call out natives on the plant schedule for easy identification.

- All shrubs required shall be no smaller than two (2) gallon in size at the time of planting. Please adjust the gallon size of the proposed perennials.

- Please update the landscape type code legend and site information section on the landscape plan set to the correct landscape types and their associated trees, on-center spacing, etc.

Front yard (east): Type Id

Rear yard (west): Type Ia

Interior side yard (north): Type Ia

Interior side yard (south): Type Ic & Type Ic -residential screen

- 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.
- Street tree soil requirements. See section 8.2 of the VMS. Copy and paste the applicable section for street tree top soil and place on plans as requirement to meet the city standards.

Root barriers, in accordance with city standards, are required for all street trees. A minimum of 8' of linear protection along the edge of the sidewalk adjacent to the street tree shall be provided, using a minimum 24" deep root barrier panels. See city standards #01.02.07 and #01.02.03 for further details. Please be aware of the following standards in the VMS and Public Works Engineering and Construction Standards (found here: www.cityofpuyallup.org/1445/100---Roadway) as they apply to street trees: Integrate city standard detail 01.02.03 – root barrier detail. Integrate city standard detail 01.02.07 – street tree planting detail. Section 8.3 of the VMS requires (4") of organic compost mulch or wood chips. Integrate city standard detail 01.02.08a – soil amendment and depth. NOTE: Top soil placement/installation specs, depth and quality standards can be found in section 8.2 of the VMS. For new construction, cut and paste ALL of section 8.2(b) of the VMS into the planting notes/details of the final landscape plan sheets. Section 12.3 (d) specifies minimum size and plant quality requirements. 1" DBH minimum for most new street trees. Integrate the Street Tree Installation Standards Table (page 25 of the VMS) into plan sets. Please observe required spacing standards, as outlined in the table, when preparing drawings. The city has required species mix requirements based on the quantity of street trees to be planted as a part of the project. See section 12.6 of the VMS for more information. Some common species of street trees are prohibited due to overuse and other reasons. Please check section 12.11 when specifying species to be planted. The city's policy is to plant the largest canopy tree for the rooting/overhead space available (section 12.4, VMS). Please note this when specifying tree species for the planter strip.

- Section 12.11 of the VMS lists prohibited street tree species. All tree selection shall follow the concept of 'right-tree, right-place'; the largest tree should be used for the rooting and overhead space available to improve overall canopy coverage throughout the city. Select street tree species based on available planter strip width and availability of overhead canopy area.

If over head power exists on the front of the site; please choose from the Class I trees in the VMS. A mixture of street tree species generally shall be provided throughout site-specific developments to provide visual interest and to ensure that a mixture of tree species are used throughout the city, as follows:

- A. For projects involving one (1) to three (3) trees, one (1) species may be used.
- B. For projects involving four (4) to eight (8) trees, at least two different species and/or cultivars of trees shall be included. Trees in this category can be of the same genus but shall be of differing cultivars.
- C. For projects involving nine (9) to fifteen (15) trees, at least three (3) different trees (all differing genus) shall be used.
- D. For projects involving sixteen (16) or more street trees, at least four (4) different trees (all differing genus) shall be used.

Where a 10' planter strip or larger exists or is being provided, a minimum of 25 percent of these trees shall be evergreen conifer. To prevent uniform disease susceptibility and eventual uniform senescence, no single species or cultivar shall make up more than 10 percent of the total City street tree population; no more than 20 percent of the total City street tree population shall be composed of one genus and no more than 30 percent of any one family. The Director may limit or adjust the required species mix on a given site, project, or area of the city if the proposed species presently or with the addition of the proposed trees would constitute over 15 percent of the total city-wide street tree species mix.

- As stated in the associated preliminary site plan conditions, staff is supportive of reducing the blank wall planter width along the south side of the building dependent upon mitigation in the form of CU-Structural plant soils (or equivalent) in a total soil volume equal to that which would have been provided if the full 15' planter had been

installed. Mitigation and installation details are required at the time of civil permit approval. This note was included on page L0.01 of the submitted landscape plans. Please include details for the mitigation and installation details as well as the proposed total soil volume that would be equal to if the full 15' planter had been installed.

- As stated in the associated preliminary site plan conditions, the perimeter of all parking areas and associated access drives which abut public right-of-ways shall be screened with on-site Type I landscaping, earth berms, fencing, or a combination of both. The berm will need to be detailed to accurately depict the berm elevation, fence, and plantings on the final landscape plan and submitted with the associated civil permit application.

- As stated in the associated preliminary site plan conditions, the eastern (front) property line is required to have Type Id landscaping, which includes a berm and retaining wall system per the VMS (a graphic is provided in VMS Chapter 14.1). Slopes with a width to height ratio up to a maximum of three to one (3:1), not to exceed 6', shall be used. With a 12' landscape buffer, the berm will be required to be 3' and include a retaining wall interior to the site. All plant materials shall follow Type 1a standards or PMC 20.26.500.

The civil grading sheet (C8) calls out the 2' high berm with 4:1 side slopes, but it is not shown on the landscape plan set.

Please include the Type Id landscaping along the eastern frontage in the final landscape plan as part of the civil application.

A building permit will be required for the retaining wall if it is 4' or higher.

- All trees, including private onsite landscape trees, must meet the street tree installation standards table found in the VMS. It appears the many trees are proposed too close to underground utilities (water, sanitary sewer, storm sewer, gas power, other conduit). Please re-submit landscape plans with trees planted the proper distance from the underground utilities. Please do not reduce the tree count, but replant elsewhere onsite where the trees can fit without interfering with utility lines. As stated in previous correspondence, the City allowed for the proposal of two trees per 500SF of internal landscaping instead of two per internal landscaping island since they may not fit in the parking landscape island. Therefore, there cannot be a reduction of trees.

- Southern Landscape Buffer

Along the RS-04 zone transition area on the southwest area of the site, the evergreen trees must be spaced no more than 15' on center and placed in a triangular pattern (having three equal sides, except in 15-foot-wide buffers) to resemble a natural growth pattern and to give depth and density to the screening.

- Western landscape buffer

- Please provide details for the fence shown on the landscape plan set. As discussed in e-mail correspondence from 07/24/23, Type Ia landscaping is required along this property line, which includes a "six-foot-high masonry wall or wood opaque fence shall be established and maintained along the common property line at either edge of the landscape buffer." The plans state there is a 6' sight obscuring chain link fence, which is not an acceptable substitute for a wood opaque fence.

- Southern Landscape Buffer

Please provide the height of the wall on the landscape plan set in the RS-04 zone transition landscape area.

- Northern landscape buffer

Please update tree types to either class III or class IV since there is adequate space here for larger tree types.

- Please provide details for the proposed plant for the trellis on the southern wall of the building. Invasive vines/plants are not permitted.

Public Works Streets

Scott Hill

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Review			
<ul style="list-style-type: none"> - I do not see this detail on Sheet C22 or C25 civils , pg 16 SH - grind/overlay should end at new curb&gutter or end of project limits , civils pg 16 SH - markings shall be thermo plastic, civils pg 16 SH - NO COMMENTS AVAILABLE - NO COMMENTS AVAILABLE - sidewalk can not be 3% cross slope Sheet 17 civils SH - is this crosswalk warranted, not shown on City Standard approach Details Sheet 18 Civils SH - see general note #12sheet 1 of IL-01 SH - there should be an additional 2" spare conduit run the entire length of project, sch 40 along sidewalk, sch 80 under driveways, not just at the ends.... Sheet 1 IL-1 SH - City Standard States 14' above drive surface ... L1-01 SH - what planting detail is used along the right of way, L5.11 , L5.13 or L5.14....it should be the soil cells L5.11 and should note this somewhere....L1.10 SH - T LEAST 8 FT ABOVE DRIVE SURFACE 			
Public Works Water Review	Brian Johnson	(253)841-5442	BrianJ@PuyallupWA.gov
<ul style="list-style-type: none"> - Civil Resub Sheet C14: Install 6-inch not 8-inch cap 3-foot south of wet tap tee heading east. - Civil Resub Sheet C15: This will be an 8-inch by 8-inch wet tap, which requires a stainless steel tapping tee. Call out stainless steel tapping tee. - Civil Resub Sheet C15: The existing fire hydrant will need to be removed. Schedule at water main shutdown with the Water Division. Remove the hydrant and 6-inch gate valve and replace with a 6-inch blind flange on the existing tee. - Civil Resub Sheet L1.10: No trees within 10-feet of a fire line. Provide 3-foot clear zone around PIV. - Civil Resub Sheet L1.11: No trees within 10-feet of water main. 			

Conditions

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

Condition Category	Condition	Department	Condition Status
Prior to Issuance	A Performance Bond must be received by the City of Puyallup prior to permit issuance. The Performance Bond shall be 150% of the estimated cost of work in the ROW per the approved cost estimate received prior to plan approval (attached in CityView Portal under Documents & Images section). See https://www.cityofpuyallup.org/DocumentCenter/View/16622/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/CF-G-Bond-101822-appvd-by-Legal for more information.	Engineering Division	Open
Prior to Issuance	Apply for separate building permits for the detention tank and lock-n-load retaining wall in the western portion of the site. [Anthony Hulse @ 01/03/2024 8:10 AM]	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