



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20231136

February 12, 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	Lance Hollingsworth	(253)770-3337	LHollingsworth@PuyallupWA.gov
<p>- Original comment: Trees shall not be located within 10-ft horizontally of stormwater pipes unless root barriers are provided.</p> <p>- Root barriers: trees may be no closer than 3-ft to pipes.</p> <p>Comment does not appear to be addressed. [Landscape Plans, L1]</p> <p>- Original comment: Grease interceptor access manholes must be uncovered and clear of vegetation.</p> <p>Comment does not appear to be addressed. [Landscape Plans, L1]</p> <p>- Original comment: Provide root barriers for proposed trees near existing and proposed infiltration facilities.</p> <p>Comment does not appear to be addressed. [Landscape Plans, L1]</p> <p>- Original comment: Provide clear space for fire hydrant.</p> <p>Comment does not appear to be addressed. [Landscape Plans, L1]</p> <p>- Original comment: Trees shall not be located within 10-ft horizontally of sewer pipes unless root barriers are provided.</p> <p>- Root barriers: trees may be no closer than 3-ft to pipes.</p> <p>Comment does not appear to be addressed. [Landscape Plans, L1]</p> <p>- Original Comment: Revise 811 label.</p> <p>Comment not addressed: See comment in plan view with leader pointing to rogue 811 text in conflict with planview. [Civil Plans, C-1]</p> <p>- Original comment: Screen (gray) back existing conditions to remain on all sheets.</p> <p>Comment not addressed: existing and proposed elements appear on the plans to be the same shading and line types. Differentiate from the existing and proposed elements. (includes but not limited to buildings, concrete, utilities, etc.) [Civil Plans, C-1]</p> <p>- Original comment: This hatch does not show up well in BlueBeam. Revise proposed pavement hatch to be more visible.</p> <p>Comment not addressed: Proposed hatching needs to be more visible, not less. I understand it shows clearly when printing on paper, but it disappears when zooming out on bluebeam. Consider a different pattern or solid hatch that will not disappear when zoomed out. Its seems to work on sheet C-7. [Civil Plans, C-1]</p> <p>- Original Comment: Show cross hatch symbol for inlet protection on all onsite and offsite inlets within project vicinity to remain.</p> <p>Comment not addressed: Offsite CBs and some onsite CBs where not marked for inlet protection. [Civil Plans, C-4]</p> <p>- Original Comment: Show roof overhang.</p> <p>Comment not addressed. building layers are missing [Civil Plans, C-6]</p> <p>- Original comment: Darken building footprint to increase legibility.</p> <p>Comment not addressed: building outline layer is missing [Civil Plans, C-6]</p> <p>- Original comment: Show Proposed building FFE.</p> <p>Comment not addressed: FFE was not provided on grading plan. [Civil Plans, C-6]</p> <p>- Original Comment: Show Existing building FFE.</p>			

Comment not addressed: existing building FFE was not provided on grading plan. [Civil Plans, C-6]

- Original comment: Freeze all existing elements (like curbing and bioswale) to be removed on all proposed plan sheets.

Comment not addressed: It appears a demo edge of pavement layer is still shown. [Civil Plans, C-6]

- Original comment: Show trash enclosure roof downspout connection to storm.

Comment not addressed: Downspouts discharging over parking lot is prohibited per City standards. Storm line is directly beneath downspout discharge locations. Add callout for contractor to connect roof downspouts to adjacent storm line.

[Civil Plans, C-6]

- Original comment: 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.

Comment not fully addressed: TDA area tables show new areas and existing areas, but it does do not clearly show replaced areas, or new+replaced areas, or pollution generating areas. Refer to previously provided City template based on Ecology surface area definitions to ensure this comment is addressed. [Storm Report, Pg 3]

- Original comment: 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.

Comment not addressed: It appears the narrative that includes the needed information is in the flow control narrative of the developed site hydrology section. Confirm this and direct reader to refer to this section for additional information used to satisfy MR7. [Storm Report, Pg 6]

- Original comment: Revise to say 2- Infiltration trenches.

New Comment: The additional infiltration trench to add was the ex infiltration trench To keep operations clean and clear, include the existing infiltration trench and other existing stormwater elements for the site in this as well. [O&M, Pg 2]

- Ex. easement is in conflict with building and physical ingress/egress appears to be removed in proposed design. Since parcels benefiting from easement are now owned by the same party, provide recorded documentation showing the easement has been released from the parcels. This will be required prior to civil permit issuance. [Civil Plans, C-1]

- Show all parcel lines for project site in the "Full Site" Plan view. [Civil Plans, C-1]

- Table is not clearly understandable. Replaced surface area is not shown. Is the "existing" row in the developed table supposed to be replaced surface area? [Civil Plans, C-1]

- Revise rogue dimension. [Civil Plans, C-2]

- Sewer layout on sheet C-8 shows sewer outside of trash enclosure. Update sewer layout on Sheet C-8 to match C-10. [Civil Plans, C-8]

- Existing edge of pavement layer to remain is missing. [Civil Plans, C-6]

- Existing edge of pavement layer is missing in Plan view and driveway detail. [Civil Plans, C-7]

- Place City details in numerical order [Civil Plans, C-11]

- Put curb cut detail with other Section 1 details on sheet C-11. [Civil Plans, C13]

- Callout roof downspouts to connect to storm. [Civil Plans, C-7]

- Original Comment: Pipe cover at CB 2-3 is approximately 0.9 feet. Minimum cover for Ductile Iron Pipe is 1 foot.

Comment not addressed: Cover still shows to be 0.9 feet [Civil Plans, C-8]

- Original Comment: Provide Station and existing/proposed elevation labels on bottom of each profile view.

Comment not addressed: Stationing is missing on cross section A-A and retaining wall profile. Elevation labels are missing on cross section A-A and B-B. [Civil Plans, C-9]

- Show pipe connection from filterra to stormtank. [Civil Plans, C-9]

- Show crossing locations in SS Profile. [Civil Plans, C-10]

- Missing elevation labels in SS Profile. [Civil Plans, C-10]

- Is crossing next to trash enclosure accounted for? [Civil Plans, C-10]
- Freeze ex. bioretention to be removed [Civil Plans, C-10]
- Water service pipe length in ROW not labeled. [Civil Plans, C10]
- Water General notes do not match City Standards Section 304. [Civil Plans, C-14]
- Re-insert Water Standard detail 03.01.01 that was removed from plans. [Civil Plans, C-14]
- Based on given spot elevations on grading plan and in trash enclosure detail, pavement appears to slope towards trash enclosure. Show that surfaces around trash enclosure slope away to prevent runoff from entering enclosure.
- Original Comment: FYI: commercial min. slope is 1%. [Civil Plans, C-8] (only add if 6" will be required)
- New Comment: Apologies for any misunderstanding. Above comment was to note that 1% slopes are the minimum allowable slopes for 6" diameter commercial side sewer. 4" diameter for commercial side sewer connected to trash enclosure is not standard, but will be allowed at 2% min slope. It appears the project may not be able to achieve 2% for the entire pipe run so portions of the system may need to be 6" at between 1-2% slope
- 6 foot pipe run from callout #2 to callout 21 appears to be missing from profile. [Civil Plans, C10]
- Original Comment: Provide Manufacturer Shallow depth configuration detail.

Comment not addressed: Provide custom shallow depth cut sheets provided by contech. They have the ability to provide this upon request. [Civil Plans, C-10]

- Freeze ex. bioretention to be removed [Civil Plans, C-6]
- Freeze ex. bioretention to be removed [Civil Plans, C-8]
- Original comment: Also see city detail.

Comment not addressed: Storm tank observation port detail references "by others" for observation port design. reference COP detail in these locations. [Civil Plans, C-16]

- filterra Appears to have "heavenly bamboo" on landscape plans. This plant does not appear to be on the approved plants list for filterra. [Landscape Plans, L1]
- Remove/relocate tree above stormtanks. [Landscape Plans, L1]
- Original comment: New plus replaced hard surface area needs to be recorded for all basins. and added in table. Use table from preliminary site plan.

Comment not addressed: Response is understood that basin map is showing the quantities of each surface and which facility if any it is directed to. TDA area tables show new areas and existing areas, but it does not clearly show replaced areas or new+replaced areas.

[Storm Report, Pg 3]

- I did not see the Track out mat design, install, and maintenance procedures. Please provide in SWPPP. [SWPPP - Appendix E]
- 0.4043 is listed here for just parking, but the basin table for the total hard surfaces shows roof + parking = 0.4043. Revisit and confirm numbers. [Storm Report, Pg 33]
- Original comment: 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.

Comment not addressed: if the inlet is below the permanent settling pond level, the upstream pipe will be permanently underwater. [Civil Plans, C-6]

- Bypass baffle/weir appears to be above the rim elevation of the lowest upstream catch basin, potentially causing a backwater event of runoff flowing out of catch basin. Confirm whether backwater conflicts exist and correct if present. [Civil Plans, C-10]

- Existing edge of pavement layer to remain is missing. [Civil Plans, C-2]
- Existing driveway edge does not line up with proposed approach. edge of pavement missing on east side of southeastern portion of drive-thru driveway. [Civil Plans, C-2]
- Grading Plan incomplete: Add a complete set of spot elevations and slope labels. label all grade breaks, low spots, high spots, and any grading feature the contractor needs to construct project. Ensure the labels for spot elevations are clear

an legible. [Civil Plans - C6]

- Callout "F" does not have a key note. [Civil Plans, C4]
- Callout existing street trees to be protected during construction. [Civil Plans, C4]
- Remove call out tags that do not belong on this sheet. [Civil Plans, C-6]
- Label ada accessible path with spot elevations and cross slopes to verify ADA requirements are met [Civil Plans, C-76]
- Freeze remaining utility layers are still shown on site plan. [Civil Plans, C-7]
- Callout 24 does not have a keynote. [Civil Plans, C-7]
- Remove contours and elevation markers from site plan sheet. [Civil Plans, C-7]
- Will ADA signage and striping details be on architectural plans? [Civil Plans, C-7]
- Call out covered trash enclosure to be per separate building permit and on architectural plans. [Civil Plans, C-7]
- Add detectable warnings per where required per ADA standards [Civil Plans, C-7]
- Confirm ADA standards are met at drive thru crosswalks. [Civil Plans, C-7]
- Add slopes and elevations at ADA landings that change in direction needed [Civil Plans, C-7]
- Min slope for storm pipe is 0.50% [Civil Plans, C8]
- Inspection ports do not appear labeled in plan view [Civil Plans, C8]
- Infiltration trenches with under-drains and Stormtank system are defined as UIC well per the Ecology Manual and shall be registered following Ecology requirements. Acknowledgement of this noted on plans and report will satisfy this comment. See Design Standards Section 203 for more details. [Civil Plans, C-8]
- Per City Standard Section 402.3 and GI Notes detail, Grease Interceptors shall be constructed to establish "parallel flow" no radius or bend shall be allowed in the inlet pipe upstream for a minimum of 10 feet. [Civil Plans, C-10]
- Original comment: 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.

Comment not addressed: City detail applies and is required on plans. [Civil Plans, C-12]

- GI structure should be 10 feet from building if possible [Civil Plans, C-10]
- Existing edge of pavement layer to remain is missing. [Civil Plans, C-8]
- Existing edge of pavement layer to remain is missing. [Civil Plans, C-10]
- If inlet/outlet inverts need to be the same, the filterra loses the functionality of the settling pool and sediment will eventually clog the upstream pipes. In lieu of a minimum 18" sum for the filterra settling pool, provide a yard drain or catch basin directly upstream with a solid locking lid (if not used for drainage collection)and 18" sump for sediment control. [Civil Plans, C-10]

Engineering Traffic Review	Bryan Roberts	(253)841-5542	broberts@PuyallupWA.gov
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- Please update sight distance analysis per City geometric standards standards (300ft ESD for 25mph). Assume driver's eye is setback 14.5ft from face of curb. Horizontal profile not provided. Any sight obstructions (signage, trees, fences, etc.) must be identified.

On sheet C-2, driveway striping (white/yellow) should be MMA. Recommend extending the yellow centerline striping farther on-site to help transition inbound vehicles to 24ft wide drive isle.

Planning Review	Nabila Comstock	(253)770-3361	NComstock@PuyallupWA.gov
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- 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. Shrub spacing is missing from Type IIa on-center call out, tree spacing is missing from Type IIIa on-center call out.

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.

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 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]

- Add required landscape details to plan: Detail 01.02.06, 01.02.08

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

- Recent resubmittal includes a note to: "see arborist report prepared by WA Forestry Consultants. Cannot locate this document in the resubmittal, please upload.

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]

- 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]

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

[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.

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.

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.

- 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]

- 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]

- Original landscape submittal included utility overlay, but utilities have been removed in the most recent landscape plan submittal. Please resubmit landscape plans with utility overlay.

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	Brian Johnson	(253)841-5442	BrianJ@PuyallupWA.gov
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Review			
- Civil Resub Sheet C-14: Since a new fire hydrant is no longer part of this plan, remove City Standard detail 03.05.01.			

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	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	Department of Ecology must be notified. Contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office (SWRO) at (360) 999-9593.		
Prior to Issuance	A Performance Bond must be received by the City of Puyallup prior to permit issuance. The Performance Bond shall be 150% of the estimated cost of work in the ROW per the approved cost estimate received prior to plan approval (attached in CityView Portal under Documents & Images section). See https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal for more information.	Engineering Division	Open
Prior to Issuance	Certificate or Insurance/CG2012 must be received prior to issuance	Engineering Division	Open
Prior to Issuance	A Clear, Fill and, Grade Bond must be received by the City of Puyallup prior to permit issuance. The amount of the bond shall not be less than the total estimated construction cost of the interim and permanent erosion and sediment control measures per the approved cost estimate received prior to plan approval. See https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal for more information.	Engineering Division	Open
Storm Punchlist Section B	Clean existing infiltration trench in accordance with the Operations and Maintenance Manual and Ecology Standards. [Lance Hollingsworth @ 01/29/2024 8:14 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