



Permit Review Correction Letter

Permit Application # PRCCP20231096

April 12, 2024

The City has completed the review of the above-mentioned permit submittal. All 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 upload a [Correction Response Letter](#) that states how the corrections have been addressed in your resubmitted documents. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: 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"> - Create a note 8 that wall drainage must be installed for all proposed walls. [civils, pg 7] - Include city standard detail 02.01.09 storm drain cleanout. [civils, sheet 29] - Include City standard 01.02.10 curb cut on the plans. [civils, sheet C27] - Show proposed/existing grading in this section. [civils, pg 11] - Reference the wall detail and page. [civils, sheet 6] - Show the wall drainage connected to the storm system. [civils, sheet 8] - Show the landscape wall drain pipe connected to the drainage system. [civils, sheet 7] - Unless trash enclosure will be accessed by employees only, an access door is required by building code. [civils, sheet 6] - Connect the trash enclosure roof downspouts to the storm system. [civils, sheet 9] - The trash enclosure must be fully enclosed per city design standard 208.1(1). [civils, sheet 9] - An access door to the trash enclosure is required unless accessed by employees only. Provide an access door or provide a statement that access will be from employees only. [civils, sheet 9] - Reference the landscape plans as well, 5/L5.10. [civils, sheet 7] - Reference sheet IL-02, the details are not shown on this sheet. [civils, pg 35] - What set of Geotech plans is this referring to? [civils, pg 4] - Reference the wall detail/page. [civils, pg 6] - Connect wall drains to storm system. [civils, sheet 9] - Fill out and submit City Engineering Cost Estimate found here during the next submission: https://www.cityofpuyallup.org/1591/Master-Document-List#C. [civils, sheet 1] - What is this contour linetype representing. This does not match the existing or proposed contour linetype within the legend on sheet C2. [civils, sheet C11] - Provide detectable warning surfaces if this approach will be stop controlled leaving the site. [civils, sheet C18] - Include city standard detail 01.02.19 Sidewalk ramp with commercial approaches. [civils, sheet C27] - Provide detectable warning surfaces if this approach will be stop controlled. [civils, pg 10] - Revise the conduit under the driveway approach to be SCH80 PVC. [civils, pg 35] - Include additional City Fire Hydrant/FDC approval block. [civils, sheet C16] - Include City of Puyallup Planning Division Approval block on all landscape sheets. [civils, pg 37] - Revise note to state "Ex. water service line to be removed from the 6" main and plugged with a brass plug. Schedule a water main shutdown with the water division." [civils, sheet C16] 			
Engineering Traffic Review	Bryan Roberts	(253)841-5542	broberts@PuyallupWA.gov
<p>- Gridsmart Bell camera to be installed on existing streetlight near signal cabinet. Contractor to contact City of Puyallup signal technician for any coordination with traffic signal or streetlight installation. 253-341-8439.</p> <p>Contractor shall coordinate with Gridsmart representative (Nick Coffee - nick.coffee@gridsmart.com) for hardware and configuration needs. [IL-1 35/46]</p> <p>- Provide note that requires video detection system to be installed and fully operational prior to disabling in-ground loop detection system. [IL-1 35/46]</p>			
Planning Review	Nabila Comstock	(253)770-3361	NComstock@PuyallupWA.gov
<p>- Comment outstanding in re-submittal #3 - 03/28/2024</p>			

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.
- Please remove this tree from plans (eastern-most tree in west-to-east oriented planter) (requested by Public Works Water Div.) [L1.11]
- Please shift the trees in this planter area further west so that they meet the 10ft distance from the water main [L1.11]
- Please plants only shallow rooted planted on the eastern side of the planter [L1.11]
- Concerns have been raised about tree choices adjacent to railway. Please replace the Type Ic trees along the southern property line abutting the railway with a continuous evergreen hedge (e.g., arborvitae, Leyland cypress, etc.) that will provide 100 percent screening from ground level to 6 feet within three years of installation [civil plans, L1.10]
- Concerns have been raised about tree choices adjacent to railway. Please replace the Type Ic trees along the southern property line abutting the railway with a continuous evergreen hedge (e.g., arborvitae, Leyland cypress, etc.) that will provide 100 percent screening from ground level to 6 feet within three years of installation [civil plans, L1.10]

Public Works Streets Review	Scott Hill	(253)841-5409	Shill@puyallupwa.gov
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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 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/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

Condition Category	Condition	Department	Condition Status
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 Occupancy	Right-of-way dedication to match the abutting street classification shall be required as determined by Development Engineering. No building permit or development permit shall be granted for the construction or substantial improvement of any industrial, commercial, or residential building, or plat unless the plans and specifications contain provisions for the dedication to the City of sufficient street right of way for the classification of the street abutting the property according to the street plans and street development needs of the city for that street. In accordance with Puyallup Municipal Code Chapter 11.08.120, the subject site property owner shall dedicate approximately XX' of right-of-way to match the 60' street classification of [abutting roadway]. Please fill out the attached REETA template form and the Right of Way Dedication Deed form. The Deed form must include a legal description and be accompanied by an exhibit (survey completed by licensed surveyor) depicting the right-of-way dedication. Once drafted, please return these documents to me to review with the Engineering Support Specialist and City Engineer. If accepted, the City Engineer will sign the Deed so that it can be recorded with Pierce County.	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 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