



City of Puyallup

**Engineering Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

# Permit Review Correction Letter

**Permit Application #PRCCP20240232**

April 24, 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:

<b>Engineering Civil Review</b>	<b>Jamie Carter</b>	<b>(253)435-3616</b>	<b>JCarter@puyallupwa.gov</b>
<p>- Under the previous permit (PRCCP20220417) reviewer mark ups were added to the submitted Fee Calculation Cost Estimate. The reviewer comment advised that if there were no objections to these corrections then there was no need to resubmit. The estimate was resubmitted with the pre-edit numbers. For the next submittal either correct the estimate with the reviewers numbers or provide commentary on which numbers were not changed and why. Submit cost estimate that reflects this work or, if you agree with the corrections, the annotated version can just be submitted. You can find the annotated Fee Calculation Cost Estimate uploaded to Documents &amp; Images under this permit.</p> <p>- There are 2 number fours on Sheet C3.1. [CIVIL PLANS, Sheet C3.0]</p> <p>- Provide legend this sheet or label pervious concrete areas on Grading and Drainage Plan. [CIVIL PLANS, Sheet C3.0]</p> <p>- Label as STORMFILTER CATCH BASIN as was done with #7. [CIVIL PLANS, Sheet C3.0]</p> <p>- Clarify intent of infiltration/gravel ditch. Is this just for the run off from the slope east of the curbing? [CIVIL PLANS, Sheet C3.0]</p>			
<b>Engineering Traffic Review</b>	<b>Bryan Roberts</b>	<b>(253)841-5542</b>	<b>broberts@PuyallupWA.gov</b>
<p>- Executed deferred improvement agreement required prior to civil approval.</p> <p>-Agreement shall include a construction easement for the future replacement of substandard curb radius (with a city standard 35ft radius) and modifications to traffic signal.</p> <p>Streetlighting plan not provided with submittal.</p> <p>Landscaping plan not consistent with updated site plan.</p> <p>Provide an updated AutoTurn exhibit based on the updated site plan.</p> <p>Channelization plan does not provide details for fire lane signage/stripping.</p> <p>Consistent with previously approved Civil design, provide on-site loading zone.</p> <p>Proposed parking stalls on the south side of the commercial driveway throat are too close to the 2nd St NE driveway. Vehicles maneuvering these parking spaces will likely cause inbound blocking events that will have an undesirable effect on traffic.</p> <p>Existing signal pole is located within proposed wheelchair ramp with vertical curb surrounding the pole base. Verify this meets current ADA/PROWAG guidelines.</p>			
<b>Fire Review</b>	<b>David Drake</b>	<b>(253)864-4171</b>	<b>DDrake@PuyallupWA.gov</b>

- • Fire apparatus access roads shall not exceed 10 percent in grade. Entrance/Exits do not show the grades, based on previous layouts this will be an issue unless the site is being filled?
- The angles of approach and departure for fire apparatus access roads shall be within the limits established by the fire code official based on the fire departments apparatus.
- Please address how the grading / filling will accommodate these requirements.

**Planning Review**

**Chris Beale**

**(253)841-5418**

**CBeale@PuyallupWA.gov**

- LANDSCAPING: The landscape plan sheets do not match the civil plan sheets (parking configuration is different). Please update to the correct plan sheets

LANDSCAPING: Provide approval from Pierce Transit for stop location. The bus stop improvements appear to be on private property (back of walk) on some plan sheets but near the curb line on other plan sheets. Contact Tina Vaslet at [tvaslet@piercetransit.org](mailto:tvaslet@piercetransit.org).

LANDSCAPING: Shown sight distance triangle near both driveways to ensure tree and shrub selection near driveways does not conflict.

LANDSCAPING: Add daffodils to planter cut outs in the ROW and the foundation line landscaping along both west and south sides of the building. See section 7.4 (daffodils) of 2022 VMS manual  
<https://www.cityofpuyallup.org/DocumentCenter/View/17925/Vegetation-Management-Standards-VMS-2022>

LANDSCAPING: Please provide a response and revised plans demonstrating compliance with the options to reduce the parking lot landscaping islands down to 8 feet in width. See Type IV standards in VMS, section A(4). "Type IV landscape islands may be reduced in width if an equal dimension of the reduced landscaping island is replaced with under pavement soil cells. In no event shall a landscape island be reduced to less than eight (8) feet in width. Structural plant soils – often called "CU-structural soil", or equivalent - may be provided in lieu of structural soil cells so long as the volume of structural plant soils provided is 1.5X the soil volume that would otherwise be provided in structural soil cells as required by this option to reduce design option. The project landscape architect shall provide a cross section detail of installation of all structural plant soils, including geotechnical interface with adjacent under pavement soils.

**Public Works Collection Review**

**Josh Grbich**

**(253)841-5560**

**JGrbich@PuyallupWA.gov**

- From this point, it is the preference of the collections division that the 12 inch stormwater piping be relocated to the right of way and discharged, continuing west to 2nd St NE, to a new structure. The ability to repair, replace or maintain the existing stormwater system in its current location would be greatly impacted with the proposed building structure so close. The then abandoned, existing pipes and manhole should be removed. [Civil Plans, C3.0]

- The sanitary lateral tap should be on the main and not to the manhole. [Civil Plans, C4.0]

- Sanitary connection not shown on plans with sampling tee configuration. Will there be enough room to install behind RoW? [Civil Plans, C4.0]

- If new driveway approach places CB outside of stormwater gutter collection path, relocate as needed. [Civil Plans, C3.0]

- Existing CB buried under vegetation, clear area or raise to grade. Vegetation setbacks will need to apply. [Civil Plans, C3.0]

- Trash enclosure shows slope to SFCB and no sanitary connection located in area. [Civil Plans, C3.0]

- Utility easement also includes private sanitary lateral for 601 2nd St NE, not surveyed on plans. [Civil Plans, C4.0]

- CB currently has a horizontal grate. Update lid and frame if needed to current standard. [Civil Plans, C3.0]			
<b>Public Works Streets Review</b>	<b>Scott Hill</b>	<b>(253)841-5409</b>	<b>Shill@puyallupwa.gov</b>
- I do not see a streetlighting submittal			
<b>Public Works Water Review</b>	<b>Brian Johnson</b>	<b>(253)841-5442</b>	<b>BrianJ@PuyallupWA.gov</b>
<p>- Civil Sheet C4.0: Since all wet taps will be on 8-inch cast iron pipe, call out 6-inch wet tap with stainless steel tapping sleeve.</p> <p>- Civil Sheet C4.0: This fire hydrant should be tapped off the looped 8-inch cast iron water main on 5th Ave NE instead of off the proposed fire line feed line. This will greatly increase the available fire flow to this hydrant compared to branching from a dead-end 6-inch line. If the hydrant were off the dead-end 6-inch line, the available fire flow would be further reduced if the proposed sprinkler system was activated.</p> <p>- Civil Sheet C4.0: Both water services should be tapped off the 8-inch cast iron water main on 5th Ave NE, and the meters should be placed at back of sidewalk out of a hard surface. Both backflow assemblies should be placed out of city right of way.</p>			

## 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](#).

<b>Condition Category</b>	<b>Condition</b>	<b>Department</b>	<b>Condition Status</b>
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 <a href="https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal">https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal</a> for more information.	Engineering Division	Open
Prior to	Email a signed Inadvertent Discovery Plan to	Engineering	Open

Condition Category	Condition	Department	Condition Status
Issuance	RBUCK@PUYALLUPWA.GOV.	Division	
Prior to Issuance	This form is to be received prior to permit issuance. Signing this form is acknowledgement that there may be billed overtime inspection fees per the current fee schedule and that whenever the City Water Division staff is required to perform a mainline shutdown the fees shall be billed at \$134.00 per event plus \$10.00 per tag. Instances when a shutdown is performed outside regular working hour's additional overtime fees will be billed at the current overtime billing rate (3 hour minimum call out time).	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 <a href="https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal">https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal</a> for more information.	Engineering Division	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](mailto:permitcenter@puyallupwa.gov)