



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20231096

November 07, 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	Sam Morman	(253)841-5411	SMorman@PuyallupWA.gov
<ul style="list-style-type: none"> - Connect wall drains to storm system. [civils, sheet 9 - Replace "Water Division" with "Public Works" [civils, 1] - Move the end of water line symbol slightly south of the existing tee. [civils, pg 15] - Update to read: 1 - 6" MJ cap with concrete blocking 3-foot south of existing wet tap tee. [civils, pg 15] - Add a grading note: If any construction methods require work to be performed on a neighboring property for any reason, proof of an executed temporary construction easement will be required to be provided to the City prior to the work commencing. [civils, pg 3] - Some sections of private storm main are not currently shown to be meeting the depth requirement of 3-feet for CPEP. Either adjust to meet minimum cover, or switch to a pipe material allowing shallower cover (typ. for all storm sheets). [Civils, pg 7] - As separation is less than 12", provide a 3" x 48" x 108" Ethafoam 220 pad. [Civils, pg 7] - On-site grading numbers should match the total cut/fill, rather than the net cut/fill. Ensure that erosion control area matches the total disturbed surface area. Confirm pipe's called out match the pipe spans from the plans, both in length and size/material (on and off-site quantities). [Cost Estimate, pg 1] - 4 [Cost Estimate, pg 2] 			
Planning Review	Nabila Comstock	(253)770-3361	NComstock@PuyallupWA.gov
<ul style="list-style-type: none"> - Add CRPZ protection to ALL retained trees on the TESC plan and demolition plan [civil plan set, C3] - The required 6' tall masonry fence that is supposed to be along the southern property line adjacent to the RS-04 zoned properties across the street is no longer on the landscape plans, site plan, grading & drainage plan, water & sanitary sewer plan, etc. This wall is required to be placed here per PMC 20.26.500 (1). <p>Discussions about the fence along the western and northwestern property line were in regards to these property lines only. We did not remove the requirement for the 6' tall masonry fence along the southern property line adjacent to the RS-04 zoned properties across the street.</p> <ul style="list-style-type: none"> - The 6' tall masonry fence that is supposed to be along the southern property line adjacent to the RS-04 zoned properties across the street is no longer shown on the civil plan sets. The wall is required to be placed here per PMC 20.26.500 (1). Wall is still cited in paving plan schedule #15. [civil plan set, C4]? - The 6' tall masonry fence that is supposed to be along the southern property line adjacent to the RS-04 zoned properties across the street is no longer shown on the civil plan sets. The wall is required to be placed here per PMC 20.26.500 (1). [civil plan set, C14]? - The 6' tall masonry fence that is supposed to be along the southern property line adjacent to the RS-04 zoned properties across the street is no longer shown on the civil plan sets. The wall is required to be placed here per PMC 20.26.500 (1). Wall is still cited in paving plan schedule #15. [civil plan set, L1.12]? - 2ft high berm with 3:1 side slopes to be called out [civil plan set, C9] - 2ft high berm with 3:1 side slopes to be called out [civil plan set, C18] 			

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
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	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	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	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.		
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