



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20240845

January 17, 2025

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	Jamie Carter	(253)435-3616	JCarter@puyallupwa.gov
<ul style="list-style-type: none"> - 8 buildings shown. [STORMWATER REPORT, Page 3/216] - Engineering Cost Estimate and draft Traffic Control Plan shall be submitted on the 3rd round. Request Engineering Cost Estimate template from engineering reviewer through email. - Street lighting and channelization plans not found. Submit these as stand alone sets or as part of the civil plan set. - Provide details of ADA compliance. Show complete designs for ramps and ADA accessible routes. - A Construction Stormwater General Permit is required to be applied for from Ecology. - This project has open demolition permits that will expire this Spring. Inspectors have requested that this work be completed with no resolution. Complete all work items associated with the demolition permits and close them out. - Adjacent lane in 27th Ave SE is chip sealed and shows aligator cracking. Proposed grind and overlay is not adequate. The requirement for replacement of this half of the roadway was communicated in 2022 under the Preliminary Site Plan (PLPSP20220049) notes (DRT letter from July 15, 2022). The crown of the road is at the north edge of the southern (adjacent to the project) lane. This replacement will trigger treatment of public roadway runoff. There exists currently some treatment capacity in a vault installed by the development to the north, and was in fact left that way for future development. Acknowledging that we gave different instructions last submittal for the storm frontage (partially because the project was not incorporating comments from previous permit reviews) the project should design the new roadway to collect PGHS and convey it to the existing system across the street. Applicant to calculate required treatment for new roadway and compare to existing treatment capacity (development review engineer to provide). - Only four shown. [CIVIL PLANS, Sheet G4] - Pole called out for removal is connected by OH wire to this pole. Provide direction. [CIVIL PLANS, Sheet G4] - Remove this Key Note. [CIVIL PLANS, Sheet G5] - This BMP must be functional before any ground disturbing activity takes place. Provide call out for riser stick to determine sediment depth/accumulation and show the emergency spillway as per BMP C241 for the pond on this sheet. [CIVIL PLANS, Sheet G5] - Correction response letter suggests applying for an AMR for relief of dumpster enclosure requirements. What is the request? Run off from dumpsters cannot enter the storm system and must be directed to sewer or a dead end sump that would require regular maintenance (not recommended for multi-family). Also, provide details of enclosures for civil and building reviewers and clearly label all areas where dumpsters will be placed. [CIVIL PLANS, Sheet SD1] - Hatching in this area is overlapping. Clarify where sidewalks are proposed. Is this a dumpster area? What is the ground surface where there is no hatching? [CIVIL PLANS, Sheet SD4] - Correct key note placement. [CIVIL PLANS, Sheet SD4] - Shift wheel stop symbols north. [CIVIL PLANS - RESUB, Sheet SD4] - Is this the only location with traffic rated curb? Provide more information (type and elevations) and direction for curb construction throughout. [CIVIL PLANS, Sheet SD3] - Are these extruded? Provide distinct symbols for and/or label each continuous section of curb type. [CIVIL PLANS, Sheet SD3] - Are these areas flush? Most of the parking lot to walkway transitions have no label or symbol to show proposed curbing. If they are to be flush provide curbing around the back of the planters to retain the soil. [CIVIL PLANS, Sheet SD3] - No storm connection to dumpster areas allowed. [CIVIL PLANS, Sheet SD6] 			

- Correct leader placement. [CIVIL PLANS, Sheet SD11]
- Revise the name of one of these CBs. Correct on profiles as well. [CIVIL PLANS, Sheet SD5]
- Fix text overlap. [CIVIL PLANS, Sheet SD6]
- Use Type 1 symbol here or revise all other sheets to show Type 2 in this location. [CIVIL PLANS, Sheet SD6]
- Sheet SD5 says 383.5. [CIVIL PLANS, Sheet SD7]
- Provide elevation or remove from this profile. [CIVIL PLANS, Sheet SD7]
- Provide 6 inch IE. [CIVIL PLANS, Sheet SD7]
- Sheet SD5 says 399.96. [CIVIL PLANS, Sheet SD8]
- Include 6 inch IE's. [CIVIL PLANS, Sheet SD8]
- These IE's do not match Sheet SD5 or profile on SD7. [CIVIL PLANS, Sheet SD9]
- YD G7? Include here or remove from plans. [CIVIL PLANS, Sheet SD9]
- Fix 0 elevations, text overlaps and bad references. [CIVIL PLANS, Sheet SD9]
- Double name. [CIVIL PLANS, Sheet SD9]
- IEs are slightly different on plans. [CIVIL PLANS, Sheet SD9]
- Address elevation conflict. [CIVIL PLANS, Sheet SD10]
- Move section cut back behind features. [CIVIL PLANS, Sheet SD10]
- Elevations should match. [CIVIL PLANS, Sheet SD11]
- First part of WATER NOTES not found. Provide or direct reviewers to the notes. [CIVIL PLANS, Sheet W6]
- Provide documentation that vaults in drive aisles can support full ladder truck out rigger loading. See Fire Department comments. If vaults are to be cast in place they require separate building permits.
- Drainage Report - Basin Analysis - Provide basin maps that clearly delineate the areas that are running on to the project site (Off site tributary area). The maps at the end of the report lack labels, detail, legends and should clearly show which areas the report is claiming are run on (Driveway, Road, Roof, Sidewalk, Lawn) so that comparisons to the numbers in the submitted tables can be performed. Reviewers cannot determine where the 2181 square feet of Road is from, or the 4128 square feet of sidewalk. The total amount of sidewalk/walkway found in the tributary area is less than 1000 square feet. The off-site tributary area is approximately 3.9 acres total. Page 10 says the off-site tributary area is approximately 2.7 acres. Terminology in tables, maps and models should match. In the mitigation area is the 1.0684 new lawn? How can there be 1.06 in the mitigated scenario, yet we are claiming 1.31 acres of lawn to lawn for modeling on site? Basin maps should be extremely clear about which areas drain to which areas and what those areas are called.
- Operations and Maintenance Manual requires modification prior to approval. This document is to be attached to the City's Storm Water Agreement which is required to be notarized and recorded prior to occupancy. Review Pierce County recording standards carefully and revise. Many of the pages and fonts are incorrectly sized and there can be nothing in the margins (1-inch). Include at the very beginning of the document some orientating information such as name of project and location. Ensure that all relevant BMPs are included.
- Areas of disturbance within the public ROW must be included in the stormwater thresholds and calculations. Public ROW runoff shall be detained and treated independently from proposed private facilities through bypass or by providing separate publicly maintained storm facilities (see other comment from this reviewer about storm frontage and existing treatment capacity) [STORMWATER REPORT, Page 14/229].
- Correct typo. [STORMWATER REPORT, Page 15/229]
- IMPORTANT: These plans do not contain all of the review comments. The design/owner team should receive a letter that has all corrections from all reviewers. This letter must be obtained and reviewed by all designers who will work on resubmittal items. In the last review the City did not receive responses to the majority of the traffic review comments. This causes delays and confusion. Our goal is to approve projects by the third review and new State laws will make that more than just a desire. Carefully review all marked up documents (Civil plans, stormwater report) and the review letter which will include all corrections and include in your Correction Response letter responses to ALL comments and corrections. We are available for a meeting to discuss the review comments in order to get the most complete 3rd submittal as possible. Schedule with the review engineer if desired. [CIVIL PLANS, Sheet G1]

- Include Standard Details 05.02.01 and 01.02.08A. [CIVIL PLANS, Sheet G6]
- Include City Standard Detail 01.01.19 for half street improvements. [CIVIL PLANS, Sheet SD17]
- Streetlight required - Include all relevant City Standard Details form the 01.05 series for street light installation and cabinet connection. [CIVIL PLANS, Sheet SD18]

**Engineering Traffic
Review**

Bryan Roberts

(253)841-5542

broberts@PuyallupWA.gov

- Preliminary site plan approval conditions (below) were have not been addressed. Please respond/address each one of these items prior to next submittal.

During civil review provide sight distance analysis required at proposed 27th Ave SE driveway

–City standards require 300ft of ESD, 250 of SSD (0.5ft object height).

–Setback 14.5ft from face of curb to evaluate sight lines.

-Identify street tree placement, monument signage, fences, etc. that could obstruct sight distance.

-Coordinate with Rachael Brown to specify tree species that will not impact sight distance.

During civil review, use 30ft wide commercial drop approach instead of radius design.

During civil review, the (2) gated EV access driveways shall be a drop approach design and must be 26ft in width.

During civil review provide details on how a garbage truck will access collection area based on AutoTurn analysis. Must coordinate with service provider on preferred location and design.

During civil review the curb alignment on the western frontage needs to be modified to meet City geometric standards. It is acceptable to remove the planter strip within this transition area as needed. See site plan redline to show necessary alignment. Provide channelization design that matches the updated geometry/curvature. See site plan markups for estimated alignment. Current proposal will require additional re-alignment. Civil plans to show channelization (TWLTL) without reverse curvature. This will require the curve section to be more gradual and set farther from the roadway.

Half-street improvements shall consist of curb, gutter, 34ft roadway, 8ft sidewalks, 7.5ft planter strip (0.5 curb), and streetlights.

During civil review move PSD bus stop pad to west side of the driveway (behind sidewalk). There's an accessible route on both sides of the driveway. Sizing per PSD requirements (300 sq ft minimum). Provide analysis that shows existing lighting across the street will be adequate. Photometric analysis needs to meet the RP-8 requirements

27th Ave SE streetlight required on the eastern edge of frontage.

To prevent confusion for motorists traveling WB on 27th Ave SE, the gate should be fully reflectorized with vertical stripes alternately red and white at 16-inch intervals measured horizontally. This guidance comes directly from the MUTCD (Section 2B.68). Based on the latest site plan, this treatment may not be necessary because the eastern driveway has been moved and no longer in alignment with 27th Ave SE. Will evaluate further during Civil review

ADA ramp must be removed on the northeast side of 27th Ave SE.

- Curb alignment on the western side of frontage must be modified significantly to allow the removal of the existing reverse curvature channelization/alignment. As described in the preliminary site plan approval conditions, it is

acceptable to remove the planter strip within this transition area as needed. Civil plans need to show channelization (TWLTL/turn pocket) without reverse curvature. This will require the curve section to be more gradual and set farther from the roadway.

For the (2) EV only driveways, provide gate design

EV driveways only, reduced to 26ft wide with drop approach

Streetlight design not submitted with current civil submittal

Detailed pavement marking/stripping plan required

Fire Review	David Drake	(253)864-4171	DDrake@PuyallupWA.gov
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| <ul style="list-style-type: none">- 1. Label all Fire Hydrants so they are visible on the plans. Verify that all points of the building are within 400' as a hose lays from a hydrant.2. Verify that all storm vaults in the fire lane are rated for a 75,000lb fire apparatus per the 2021 IFC.3. With the change in layout from the approved preliminary site plan, provide a new auto-turn showing code compliance.4. Provide a Fire Lane/ No Parking sign layout with painted and stenciled curb.5. Label all P.I.V'S.6. Provide all locations for carports with dimensions.7. BLDG E and BLDG H, F.D.C's and Fire hydrant can not be blocked by parking stalls. Move diagonally to the NE parking island across fire lane on the corner.- Complete correction response letter addressing all fire related corrections. Detail with sheet numbers or pages for review. | | | |
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Planning Review	Rachael N. Brown	(253)770-3363	RNBrown@PuyallupWA.gov
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| <ul style="list-style-type: none">- Add tree protection detail to Sheet TESC Plan | | | |
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Detail: <https://www.cityofpuyallup.org/documentcenter/view/13730>

Contractors Shall Read 'Tree Protection Standards in Construction Sites':

<https://www.cityofpuyallup.org/documentcenter/view/1556>

- 12/26/2024 Update: Tree protection detail added to Sheet L4 not TESC Plan (Sheet G-5). Copy detail to TESC Plan in addition to Sheet L4. Landscape plan is not guaranteed to be reviewed by sub-contractor executing the TESC Plan which established the limits of clearing before any grading or construction begins. If protective fencing is not erected around trees before grading begins, the chances that the trees will be mistakenly cleared is high.
- define clearing limits around trees to be retained on sheet G-5. Is the clearing limits just the dashed green line around each tree (the minimum) or is a broader area going to be protected during construction? Indicate in Key Notes where the required tree protection fencing will be placed around trees to be retained. Place City tree protection fencing detail on sheet G-5
 - What appears to be a fire hydrant? is too close to required tree. Move all hydrants at least 5ft away from all trees. Move all parking lot lots at least 10ft away from parking area trees. [Landscape Plan, Sheet L1]
 - Trees need to be positioned in the middle of the planter to ensure future healthy root flare development. [Landscape

Plan, Sheet L1]

- It appears that there may be a conflict between the required parking areas trees and the shallow depth of the proposed storm water vault. The City's vegetation management standards manual states that "Underground utilities shall not be designed to cross below any perimeter or internal island in a manner which would prohibit or off-set the required tree planting(s); crossings of underground utility lines through connector landscaping strips shall be minimized to angled or perpendicular crossings and shall not follow the path of the landscaping strip. Such utility crossings shall also be offset as to avoid displacing required trees." (VMS pg. 44). Given this standard, it is important that the depth of the proposed stormwater vaults beneath the required tree planting beds be deep enough to provide adequate depth of soil for healthy tree growth. There must be a minimum of 1,200 cubic feet (44.444 cubic yards) of un-compacted soil between the planter surface and the stormwater vault to allow for tree root growth. Since many of the tree planters are small to accommodate parking areas, a deeper amount of soil volume will be needed to provide the necessary 1,200 cubic feet of soil per tree. It appears that the stormwater vaults are as shallow as only 2.5ft from the surface in some places. This would not allow for adequate soil volume for tree root growth and would lead to early failure of the trees. [Landscape Plan, Sheet L1]

- Storm line, water lines, and other utility lines appear to cross directly in the path of the required parking lot tree planting site. The path of this line needs to be moved 10 ft away from required trees, see VMS pg. 26 for list of tree spacing from utility lines. [Landscape Plan, Sheet L1]

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	Email a signed Inadvertent Discovery Plan to RBUCK@PUYALLUPWA.GOV.	Engineering Division	Open
Prior to Issuance	This form is to be received prior to permit issuance. Signing this form is acknowledgement that there may be billed overtime	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	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).		
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

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