



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20241846

February 14, 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	Mark Higginson	(253)841-5559	MHigginson@PuyallupWA.gov
<ul style="list-style-type: none"> - Provide TESC filter information and sizing specific to the McDonalds project (see coments on Sheet TP-01). - This project is part of a Common Plan of Development, so a designated CESCL will be required for the project. - Provide a CSWPPP specific to the McDonalds project. [Storm Addendum; Page 1 of 5] - Add City Approval Block per City Stds Section 1.4 (Typ all Sheets). [Plans; Sheet CV-01 of 14] - Add City Fire Code Official Approval Block to the Water Sheets per City Stds Section 1.4. [Plans; Sheet CV-01 of 14] - Locate Vicinity Map in the lower right corner per City Stds Section 2.1(10). [Plans; Sheet CV-01 of 14] - Verify-SE1/4. [Plans; Sheet CV-01 of 14] - Add-Shaw-E Pioneer Zoning Overlay. [Plans; Sheet CV-01 of 14] - Revise-this zoning is not applicable to this permit application (CG General Commercial with Shaw-E Pioneer Zoning Overlay). [Plans; Sheet CV-01 of 14] - If these parcels are applicable to this permit application, then identify parcel lines on the plan view. [Plans; Sheet CV-01 of 14] - Revise-there was a subsequent LOMR issued with an effective date of September 8, 2022. [Plans; Sheet CV-01 of 14] - Please separate Note 16 from Note 15. [Plans; Sheet GN-01 of 14] - Add City Std Stormwater Notes per City Stds Section 207. [Plans; Sheet GN-01 of 14] - Coordinate Floodplain delineation and location with the LOMR dated September 8, 2022 and East Town Crossing civil permit documents. [Plans; Sheet EC-01 of 14] - Callout Floodplain boundary. [Plans; Sheet EC-01 of 14] - Coordinate stream alignment with East Town Crossing civil permit documents. [Plans; Sheet EC-01 of 14] - Revise-8in. [Plans; Sheet EC-01 of 14] - Revise-8in. [Plans; Sheet EC-01 of 14] - Revise-DI. [Plans; Sheet EC-01 of 14] - Revise-8in. [Plans; Sheet EC-01 of 14] 			

- Revise-DI.
[Plans; Sheet EC-01 of 14]
- Revise-DI.
[Plans; Sheet EC-01 of 14]
- Revise-"S".
[Plans; Sheet EC-01 of 14]
- Revise-"S".
[Plans; Sheet EC-01 of 14]
- Revise-DI.
[Plans; Sheet EC-01 of 14]
- Revise-DI.
[Plans; Sheet EC-01 of 14]
- Revise-DI.
[Plans; Sheet EC-01 of 14]
- Callout Existing ROW.
[Plans; Sheet EC-01 of 14]
- Callout and Show Proposed ROW (per AHBL Draft Dedication Exhibit).
[Plans; Sheet EC-01 of 14]
- Callout-FDC.
[Plans; Sheet EC-01 of 14]
- Add-Disconnect at the main, remove corp. stop, and plug.
[Plans; Sheet EC-01 of 14]
- Callout-FDC to be relocated.
[Plans; Sheet EC-01 of 14]
- Callout-Hydrant.
[Plans; Sheet EC-01 of 14]
- Revise-"EX".
[Plans; Sheet EC-01 of 14]
- Revise-"EX".
[Plans; Sheet EC-01 of 14]
- Revise-DI.
[Plans; Sheet TP-01 of 14]
- Revise-8in.
[Plans; Sheet TP-01 of 14]
- Revise-8in.
[Plans; Sheet TP-01 of 14]
- Revise-8in.
[Plans; Sheet TP-01 of 14]
- Revise-DI.
[Plans; Sheet TP-01 of 14]
- Revise-"S".
[Plans; Sheet TP-01 of 14]
- Revise-DI.
[Plans; Sheet TP-01 of 14]
- Revise-DI.
[Plans; Sheet TP-01 of 14]
- Revise-"S".
[Plans; Sheet TP-01 of 14]

- Revise-DI.
[Plans; Sheet TP-01 of 14]
- Add-"and City Stds".
[Plans; Sheet TP-01 of 14]
- See comments Sheet EC-10.
[Plans; Sheet TP-01 of 14]
- Callout Existing ROW.
[Plans; Sheet TP-01 of 14]
- Callout and Show Proposed ROW (per AHBL Draft Dedication Exhibit).
[Plans; Sheet TP-01 of 14]
- Clarify-Where did this number come from?
[Plans; Sheet TP-01 of 14]
- Clarify:
-A filter tank is called out, and the detail on Sheet TD-01 indicates a pressure line to the filter tank, but no filter tank is indicated between the dewatering pit and the discharge location (Ex CB 8029).
-Where is the filter tank located?
-What is its allowable treatment capacity?
-What are the dimensions?
-Is there a proprietary manufacturer of this filtering system?
-If sedimentation tanks are intended, provide sizing calculations in the CSWPPP specific to this project.
-If the intent is to use the existing biofilter 8033, provide authorization from East Town Crossing that it is acceptable to discharge TESC runoff to that device.
[Plans; Sheet TP-01 of 14]
- Add Note-This project is part of a Common Plan of Development exceeding one acre. A designated CESCL shall be required for the project.
[Plans; Sheet TP-01 of 14]
- See comments on Sheet TP-01.
[Plans; Sheet TD-01 of 14]
- Verify.
[Plans; Sheet TD-01 of 14]
- Add City Standard Details:
02.03.02 // 05.01.01
[Plans; Sheet TD-01 of 14]
- Provide Details for:
-Interceptor Swale (BMP C200)
-Rock Check Dam (BMP C207)
-Filter Tank System (see comments Sheet TP-01).
[Plans; Sheet TD-01 of 14]
- Verify-curve information with East Town Crossing (revised per frontage plans).
[Plans; Sheet SP-01 of 14]
- Revise-Permeable Concrete.
[Plans; Sheet SP-01 of 14]
- Verify-are you sure you want to use the City's standard C&G detail for the Onsite paving?
[Plans; Sheet SP-01 of 14]
- Callout-curb types for parking and drive lanes. Provided associated details.
[Plans; Sheet SP-01 of 14]
- Callout-Vehicular Concrete?
[Plans; Sheet SP-01 of 14]

- Add Note: "ADA ramps to be conventional concrete".
[Plans; Sheet SP-01 of 14]
- See City Standards Section 208 for Trash Enclosure Criteria.
- Clarify; is this enclosure intended for both recycling and waste?
- Callout and indicate man-gate.
- Callout gate dimensions.Dimns.
[Plans; Sheet SP-01 of 14]
- Add-per APWA GSP 5-06.SA.
[Plans; Sheet SP-01 of 14]
- Add-APWA GSP 4-04.2 (9-03.9(2)) Option 1.
[Plans; Sheet SP-01 of 14]
- Add-Non-woven.
[Plans; Sheet SP-01 of 14]
- Add-Subgrade shall be prepared in accordance with APWA GSP 2-06.3(3).
[Plans; Sheet SP-01 of 14]
- Callout-Permeable Concrete.
[Plans; Sheet SP-01 of 14]
- Callout-Permeable Concrete.
[Plans; Sheet SP-01 of 14]
- Revise-DI.
[Plans; Sheet GP-01 of 14]
- Revise-DI.
[Plans; Sheet GP-01 of 14]
- Revise-8in.
[Plans; Sheet GP-01 of 14]
- Revise-8in.
[Plans; Sheet GP-01 of 14]
- Revise-DI.
[Plans; Sheet GP-01 of 14]
- Revise-DI.
[Plans; Sheet GP-01 of 14]
- Revise-DI.
[Plans; Sheet CU-01 of 14]
- Revise-DI.
[Plans; Sheet CU-01 of 14]
- Callout-FDC.
[Plans; Sheet CU-01 of 14]
- Callout-Hydrant.
[Plans; Sheet CU-01 of 14]
- Revise-DI.
[Plans; Sheet CU-01 of 14]
- Revise-"S".
[Plans; Sheet CU-01 of 14]
- Coordinate Floodplain delineation and location with the LOMR dated September 8, 2022 and East Town Crossing civil permit documents.
[Plans; Sheet CU-01 of 14]
- Revise-"EX".
[Plans; Sheet CU-01 of 14]

- Revise-"EX".
[Plans; Sheet CU-01 of 14]
- Revise-8in.
[Plans; Sheet CU-01 of 14]
- Revise-8in.
[Plans; Sheet CU-01 of 14]
- Revise-DI.
[Plans; Sheet CU-01 of 14]
- Use DI due to shallow bury.
[Plans; Sheet CU-01 of 14]
- Use DI due to shallow bury.
[Plans; Sheet CU-01 of 14]
- Revise-8in.
[Plans; Sheet CU-01 of 14]
- Revise-DI.
[Plans; Sheet CU-01 of 14]
- Revise-"S".
[Plans; Sheet CU-01 of 14]
- Verify-pipe slope.
[Plans; Sheet CU-01 of 14]
- Clarify-why not a bend at this location?
[Plans; Sheet CU-01 of 14]
- Revise-DI.
[Plans; Sheet CU-01 of 14]
- Verify-rim elevation.
[Plans; Sheet CU-01 of 14]
- Callout-2in GV.
[Plans; Sheet CU-01 of 14]
- Callout-FDC pipe info.
[Plans; Sheet CU-01 of 14]
- Callout-fitting info including GV and thrust blocking.
[Plans; Sheet CU-01 of 14]
- Show thrust blocking.
[Plans; Sheet CU-01 of 14]
- Callout and show approximate location of vent line for the interceptor.
[Plans; Sheet CU-01 of 14]
- Remove detail.
[Plans; Sheet DT-01 of 14]
- Add City Std Details:
02.01.03 // 03.01.01 // 03.02.01-1 // 03.02.01-2 // 03.02.01-3 // 03.04.02 //
- [Plans; Sheet DT-01 of 14]
- Verify-??.
[Plans; Sheet DT-02 of 14]
- Add WSDOT Standard Plan:
F-40.12-03 // F-40.15-04
- [Plans; Sheet DT-03 of 14]
- Add City Std Details:
04.01.01 // 04.02.01 // 04.03.05

[Plans; Sheet DT-03 of 14] - Revise-Remove trees located on top of the RTank detention system (Typ). [Landscape; Sheet L5.0 of 6] - Add Note: "Maintain minimum 10ft separation between landscape trees and underground wet utilities and fire hydrants." [Landscape; Sheet L5.0 of 6]			
Planning Review	Chris Beale	(253)841-5418	CBeale@PuyallupWA.gov
- LANDSCAPE: Street trees - VMS design requirements stipulate the use of medium to large street trees where no overhead power exists. Please sub-out the Ivory silk lilac for a medium to large street tree (the other species on the plant list CARPINUS BETULUS 'FASTIGIATA' would work). VMS design requirements also require the use of large street trees for parking lot islands and narrow street trees for the planter strips connecting the landscape islands in the parking lot. CARPINUS BETULUS 'FASTIGIATA' would work better for the connector landscape strips in the parking lot. A different large species of shade tree would be needed in the landscape islands in the parking lot. As a suggestion, Platanus × acerifolia could work for the landscape islands as a sub-out for paperbark maple. LANDSCAPE: Please add additional, taller evergreen shrub massing in the berm area directly adjacent to the drive thru land and building, as well as 3 or 4 narrow cultivars of conifer trees (between the street trees in an offset pattern) to assist with landscape planting depth which will provide better screening of the drive thru lane and blank walls of the building adjacent to the street.			
Public Works Water Review	Brian Johnson	(253)841-5442	BrianJ@PuyallupWA.gov
- Civil EC-01: Remove 6-inch GV and install blind flange on tee to abandon, or section out tee with solid sleeves. - Civil EC-01: Remove 6-inch GV and install blind flange on tee to abandon, or section out tee with solid sleeves. - Civil EC-01: Remove 6-inch GV and install blind flange on tee to abandon, or section out tee with solid sleeves. - Civil EC-01: Remove 2-inch GV and install 2-inch brass plug in saddle to abandon, or section out saddle with solid sleeves. - Civil CU-01: Install hydrant on west side of water main to help avoid being hit by vehicle turn radius off-tracking. - Civil CU-01: Install hydrant on west side of water main to help avoid being hit by vehicle turn radius off-tracking. - Civil CU-01: Shift DDCVA vault west enough to install a 4-inch GV at tee before the PIV. This will allow the fire line to be shut off if the above ground PIV gets hit and broken. - Civil CU-01: Show a 2-inch GV at connection to 8-inch water main. Protect the 1.5-inch meter service with an above ground 1.5-inch RPBA instead of 2-inch DCVA. Run 2-inch poly pipe between meter RPBA and building. Add City Standard detail 03.04.02 to this plan set.			

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	Please contact the DPS Support Specialist, Robin Loewen at RLOEWEN@PUYALLUPWA.GOV to request a pre-construction meeting prior to starting site work.	Engineering Division	Open
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 RLOEWEN@PUYALLUPWA.GOV.	Engineering Division	Open
Prior to Issuance	Overtime Inspection Fees / Main Shutdown Fees 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 https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal for more information.	Engineering Division	Open
Prior to Issuance	Contractor needs to have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	Development & Permitting Services	Open
Prior to Issuance	Must provide Contractor doing the work to be named on permit. Contractor must be registered with Washington State	Development & Permitting	Open

Condition Category	Condition	Department	Condition Status
	Labor and Industries AND have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	Services	

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