



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20250119

April 22, 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, resubmit 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 the bottom of the page.
- 3 If any resubmittal 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	Lance Hollingsworth	(253)770-3337	LHollingsworth@PuyallupWA.gov
<ul style="list-style-type: none"> - Show onsite utilities overlaid on landscape plan. [EN-04] - Confirm correct Project Name. The permit was submitted as Keimig Self Storage. Remove "Conditional Use Permit" from project name. [Civil Plans, C1] - Add Other permits note referring to the conditional use permit and other related permits: Preapp, CUP, building, AMRs etc. [Civil Plans, C1] - Replace PRELIMINARY SITE PLAN with CIVL PLANS. [Civil Plans, C1] - Add City General notes from City Standards Section 2.0 [Civil Plans, C1] - Add date to engineer stamp [Civil Plans, C1] - provide a 2.25" x 3.25" blank block for placeholder on each sheet in or next to title block for City approval stamp [Civil Plans, C1] - Submit stamped survey with Civil Plans [Civil Plans, C1] - All plan sets shall reference the City of Puyallup Standard Details applicable for the project. Where a particular item is called out on the plans, a note shall be included on the drawing identifying the applicable City Standard Detail referencing the plan sheet the detail is located on and the City Standard number (i.e., for a fire hydrant located on the plans, the note should read "SEE CITY STANDARD NO. 03.05.01 ON SHEET 3 OF 3). All other required details not standardized by the City of Puyallup shall be shown on a separate detail sheet. - Indicate City-established benchmark (BM) used with number and elevation. [Civil Plans, C1] - Show current zoning of site and of adjacent properties [Civil Plans, C1] - Lot size(s) with perimeter distances and bearings of the site shall be shown on the plans. [Civil Plans, C1] - This is not the permit number for this project [Civil Plans, C1] - Proposed and existing rights-of-way and easements shall be clearly identified and dimensioned. [Civil Plans, C1] - Copy of CUP conditions with responses to how and where they are being met. [Civil Plans, C1] - Provide cut and fill quantities [Civil Plans, C1] - Provide construction sequence on TESDC Plan per Section 501.6 [Civil Plans, C1] - Provide soil stabilization note based on City Standard Section 501.5 [Civil Plans, C1] - Provide sheet index [Civil Plans, C1] - Mask text or adjust Viewport to resolve conflicts with text and compass rose. [Civil Plans, C2] - Resolve all text conflicts (masking or freezing ex labels may help resolve these). [Civil Plans, C2] - Grading plan required showing final grading with labeled proposed contours, more spot elevations and ADA details showing elevations and slopes. [Civil Plans, C2] - On Drainage Plan, show existing natural drainage ways such as swales, ditches, etc. Show path of flow with arrows and elevations [Civil Plans, C2] - Label existing contours [Civil Plans, C2] - Reference details for bike rack and planters. are these by architect? [Civil Plans, C2] - Storm cleanouts needed at 90 degree bends [Civil Plans, C2] - Show cleanout rim elevations [Civil Plans, C2] - Pipes within pavement with less than 1 foot of cover not allowed. pipes between 1 foot and 3 feet shall be DI. [Civil Plans, C2] - Specify meter size and COP details [Civil Plans, C2] 			

- show final location of water service to building [Civil Plans, C2]
 - Provide curb details and line and curve tables. [Civil Plans, C2]
 - what will the pavement transition look like between the alley paving and driveways/pedestrian plaza? [Civil Plans, C2]
 - Provide draft dedication agreement or recorded dedication documentation. [Civil Plans, C2]
 - Remove cut off text. [Civil Plans, C2]
 - Callout ex pipe sizes and materials. [Civil Plans, C2]
 - Add utility crossing separation note with limits of separation. [Civil Plans, C2]
 - 1.5'
 - Call out centerline [Civil Plans, C2]
 - Pipes within pavement with less than 1 foot of cover not allowed. pipes between 1 foot and 3 feet shall be DI. [Civil Plans, C2]
 - place cleanout at property line and add sampling tee
 - Leader is not pointing to what it is calling out. [Civil Plans, C2]
 - ADA sign not shown as called out. [Civil Plans, C2]
 - Show all off-site improvements and callouts on a separate sheet. [Civil Plans, C2]
 - Add 811 note on plan sheet [Civil Plans, C2]
 - Add utility pothole note [Civil Plans, C2]
 - Darken layer color of proposed water line on this sheet. [Civil Plans, C2]
 - Resolve text conflict [Civil Plans, C2]
 - Label all streets [Civil Plans, C2]
 - Off-site plans (public right-of-way) shall be on plan/profile sheets. Each sheet shall have the corresponding plan/profiles on the same sheet with aligned stationing for each street. The consistency between the horizontal scale and the vertical scale shall be on a ratio of 10 to 1 (i.e., 1" = 20' horizontal; 1" = 2' vertical). See Appendix A plan review checklist to ensure plans are complete. [Civil Plans, C2]
 - Show off-site pavement Restoration limits and provide applicable details related to street restoration. [Civil Plans, C2]
 - Call out monument. It may be impacted. Add monument note and detail [Civil Plans, C2]
 - Additional sewer existing conditions needed [Civil Plans, C2]
 - Sewer bypass plans needed to ensure sewer service is not interrupted during construction [Civil Plans, C2]
 - Provide shoring notes [Civil Plans, C2]
 - Callout all existing pipe types, sizes, and materials [Civil Plans, C2]
 - Show ROW dimensions. [Civil Plans, C2]
 - Crossing [Civil Plans, C2]
 - Crossing [Civil Plans, C2]
 - missing water main callouts. [Civil Plans, C2]
 - Provide sta and offset for proposed manholes in ROW. [Civil Plans, C2]
 - Confirm unmapped pipe connecting to this Sewer cleanout. [Civil Plans, C2]
 - Here is another unmapped pipe. [Civil Plans, C2]
 - Is there an easement here?. [Civil Plans, C2]
 - Provide the following details and any others that apply:
- alley cross section
- half street improvement
- street patch
- utility crossing
- utility locations
- approach site distance
- catch basin frame and grate
- monument
- water valves

trust blocking table
vertical blocking if applicable
water vault
utility trench bedding and backfill
Manhole ring and cover
Manhole step and ladder
[Civil Plans, C5]
- EX sewer cleanout in this vicinity not shown [Civil Plans, C2]
- Engineer's stamp required date with signature. [Storm Report, Pg 1]
- Revise highlighted portions. There is no SFR on the lot and the lot is accessed by a public alley. The City does not have a 111th St [Storm Report, Pg 2]
- Refer to the 2019 Ecology Manual for Western Washington. [Storm Report, Pg 3]
- MR 3 does not involve the TESC plan. [Storm Report, Pg 3]
- State which list is being used. Remove BMP consideration here and refer to the section below on Page 5. [Storm Report, Pg 3]
- MR 7: Reference a WWHM report for the 0.15 cfs criteria. [Storm Report, Pg 3]
- State specific depth ground water is below ground elevation. [Storm Report, Pg 4]
- Reconsider permeable pavement. ground water limit is 1 ft below bottom of facility. [Storm Report, Pg 5]
- Bioretention and concentrated flow dispersion were not analyzed in the report. [Storm Report, Pg 5]
- Include basin map of site showing TDAs for pre and post developed conditions. [Storm Report, Pg 6]
- Provide test results from piezometer. [Storm Report, Pg 12]
- Provide calculations for infiltration rates. [Storm report, Pg16]
- Provide continuous groundwater monitoring during winter months per Section III-3.2 of Ecology Manual. [Storm report, Pg16]
- The lot presently contains a single-family dwelling along with a driveway.
- 111th St.
- 111th S
- 111th St.
- 111th
- This property has an existing sewer service in this general location. Their sewer service must be maintained in the new design. [Civil Plans, C2]
- EX 6" sewer lateral serving 110 7th ST connects in this general vicinity. Replace 6" lateral with currently proposed manhole and main. [Civil Plans, C2]

Fire Review

David Drake

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DDrake@PuyallupWA.gov

1. Provide vehicle impact protection (bollards) for FDC, PIV, and hydrant
2. Provide riser room location. This should be a known at this stage.

Planning Review

Nabila Comstock

(253)770-3361

NComstock@PuyallupWA.gov

- Daffodils Required: The Puyallup area has a long history with daffodil bulb agricultural cultivation. To reflect that cultural heritage, daffodils shall be used in all perimeter yard areas. All perimeter landscape yard areas required by PMC 20.58 shall include Narcissus trumpet 'King Alfred' or 'Dutch Master' in the first 3' of landscape areas behind the property line, planted at 6" on-center. Other groupings of Narcissus shall be used in groupings through landscape areas.
- A. Daffodil Bulbs may be interspersed throughout the perimeter landscape areas with standard landscaping

shrubs/ground cover/trees, as required. B. Other varieties of Narcissus trumpet may be used, with the preference of 'King Alfred' or 'Dutch Master' in the frontage areas closest to any property line for visibility from the right of way. C. Daffodil bulb planting shall be completed at appropriate time of year to allow establishment (September – November). Applicants may be required to post an assignment to secure the installation at the appropriate time of year. Project landscape architect may spec an alternative time of year to plant, such as during the winter or very early spring.

- Add the following note to the landscape plan, "A minimum of eight (8) inches of top soil, containing ten percent dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches (8") except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 6 inches with some incorporation of the upper material to avoid stratified layers, where feasible. Installation of the eight inches (8") of top soil, as described above, shall generally be achieved by placing five inches (5") of imported sandy-loam top soil into planned landscape areas (sub-base scarified four inches (4")) with a three-inch (3") layer of compost tilled into the entire depth."
- Please estimate the total top soil required to meet the 8 inch minimum soil standard for all landscaped areas in cubic yards. The contractor will be required to submit delivery sheets and demonstrate compliance with top soil required and specified on plans at the time of final inspection.
- Add the following note to the civil plans, "All planting areas shall be mulched with a uniform four (4") inch layer of organic compost mulch material or wood chips over a properly cleaned, amended and graded subsurface."
- A minimum of 50 percent of the shrubs and ground covers used in projects under the requirements of the PMC and the VMS shall be native to the Puget Sound region. Please call out natives on the plant schedule for easy identification.
- Storm water facilities, including bioretention areas, swales, and raingardens, shall be landscaped in accordance with SLD-02, contained in the Vegetation Management Standards Manual (VMS).
- Sight Distance standards. Adjacent to public rights-of-way and points of access, no fences or landscape material at maturity, shall exceed three (3) feet above the local finish grade within a clear sight triangle. Please spec plants that meet this standard and, please show the sight distance area on the plans.
- The City's Vegetation Management Standards Manual (VMS) outlines specific treatment "types" that are required to be adhered to, dependent upon the yard area the landscaping is located within. See the VMS, sections 13 and 14 for full details. The VMS can be downloaded here: <https://www.cityofpuyallup.org/puyallupvms>
- See section 8.2 of the VMS. Copy and paste the applicable section for top soil and place on landscape plan set as requirement to meet the city standards.

Root barriers, in accordance with city standards, are required for all street trees.

A minimum of 8' of linear protection along the edge of the sidewalk adjacent to the street tree shall be provided, using a minimum 24" deep root barrier panels. See city standards #01.02.07 and #01.02.03 for further details.

Please be aware of the following standards in the VMS and Public Works Engineering and Construction Standards (found here: www.cityofpuyallup.org/1445/100---Roadway) as they apply to street trees:

- Integrate city standard detail 01.02.03 – root barrier detail.
- Integrate city standard detail 01.02.07 – street tree planting detail. Section 8.3 of the VMS requires (4") of organic compost mulch or wood chips.
- Integrate city standard detail 01.02.08a – soil amendment and depth.

NOTE: Top soil placement/installation specs, depth and quality standards can be found in section 8.2 of the VMS.

For new construction, cut and paste ALL of section 8.2(b) of the VMS into the planting notes/details of the final landscape plan sheets.

Section 12.3 (d) specifies minimum size and plant quality requirements. 1" DBH minimum for most new street trees. Integrate the Street Tree Installation Standards Table (page 25 of the VMS) into plan sets.

Please observe required spacing standards, as outlined in the table, when preparing drawings. The city has required species mix requirements based on the quantity of street trees to be planted as a part of the project. See section 12.6 of the VMS for more information. Some common species of street trees are prohibited due to overuse and other reasons. Please check section 12.11 when specifying species to be planted. The city's policy is to plant the largest canopy tree for the rooting/overhead space available (section 12.4, VMS). Please note this when specifying tree species for the planter strip.

- All internal landscape islands and connector strips shall include a double row (horizontally) of structural soil cells – often called “Silva Cells”, or equivalent - along the perimeter of all internal islands in parking stall areas only (under the pavement directly abutting the outer edge of the landscape island) to provide additional soil volume for tree growth. The landscape architect shall provide manufacturer's installation details for internal parking lot landscaping soil installation, including required structural soil cells, on the final landscape plan set. See section 8.2 of VMS for soil quality standards.

- To avoid conflicts between underground and overhead utilities and trees as they grow and mature, please review the VMS tree installation standards table for required distances from various utilities and improvements.

- Please display utility lines on the landscape plan. Please reference VMS 12.4 for street tree installation standards table that outlines required spacing.

- Condition of approval from conditional use permit PLCUP20220162:

Per (PMC 20.30.037 (2)(a)) and (PMC 20.26.300 (3)(b)(i)), the pedestrian plaza is required to include amenities such as bike parking, bench seating, planters, fountains, artwork, decorative railing, decorative light fixtures, hanging baskets or other features that are pedestrian scaled in nature. Please be sure to include these amenities on the site plan when you submit your civil permit application.

Public Works Streets Review

Scott Hill

(253)841-5409

Shill@puyallupwa.gov

- I do not see pavement restoration details and extents, needs to be more than trench patch

Public Works Water Review

Brian Johnson

(253)841-5442

BrianJ@PuyallupWA.gov

- Civil, C2: 8" MJ x 6" FI Tee, and 6" FI x MJ GV
- Civil, C2: The size of the fire line is not called out. Add a gate valve at the tee, so the fire line can be shut off if the above ground post indicator valve gets damaged.
- Civil, C2: Call out and show a 2-inch gate valve at the water service connection to the water main.
- Civil, C2: This is a proposed 8-inch water main. It should be shown in proposed black, not existing gray.
- Civil, C2: The end use of these storage units are not defined. Protect this water service with an above ground RPBA placed 3'foot south of water meter.
- Civil, C2: Relocate water meter on the edge, inside the public right-of-way.
- Civil, C3: The 8-inch ductile iron water main comes out of the intersection and transitions to 4-inch wrought iron (steel) pipe heading south. The 4-inch pipe will have to be replaced with new 8-inch ductile iron class 52 pipe for this project.
- Civil, C3: The existing water service will have to be replaced from the new 8-inch water main to the customer's side of a new water meter setter, after the new water main has passed purity and pressure tests and is on-line.
- Civil, C3: The 8-inch ductile iron water main that will need to be extended south on 7th St SE, can end at the tee for the proposed 8-inch water main to the west. Locate this tee 3-feet north of storm line to keep better separation between the parallel water and sewer lines. Install bends if needed to keep the proposed water main inside the public right-of-

way. Call out the 8-inch gate valve on the west side of the proposed tee.
 - Civil, C5: Add City Standard details 03.01.01 and 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	A Clear, Fill and, Grade Bond must be received by the City of	Engineering	Resolved

Condition Category	Condition	Department	Condition Status
Issuance	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.	Division	
Prior to Issuance	A side sewer sampling connection is required to be installed on the commercial sanitary side sewer service in accordance with City policy ENG 21-03. The site plan shall depict the location and connection of the new or existing sampling connection as per City Standard Detail 04.03.04.	Engineering Division	Open
Prior to Issuance	Pending AMR for utility locations in ROW [Lance Hollingsworth @ 04/17/2025 5:27 PM]	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