



BARGHAUSEN
A DIVISION OF CORE STATES GROUP

**CORE
STATES**

August 5, 2025

Permit Center
City of Puyallup
333 South Meridian, 2nd Floor
Puyallup, WA 98371

RE: Responses to Civil Permit Comments
Fortress - Puyallup
240 15th Street Southeast, Puyallup, Washington 98372
Permit No. PRCCP20231096
Our Job No. 22085

We have revised the plans and technical documents for the above-referenced project in accordance with the comments from November 7, 2024. Enclosed are the following documents for your review and approval:

1. Revisions to Existing Residential or Commercial Applications Form (PDF) dated August 5, 2025
2. Revised Civil plan set prepared by Barghausen Consulting Engineers, LLC dated August 5, 2025
3. Engineer's Cost Estimate dated January 13, 2025

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

Corrections

Corrections to be addressed on the next set of resubmitted plans:

Engineering Civil Review – Sam Morman - (253)841-5411 - SMorman@PuyallupWA.gov

- *Connect wall drains to storm system. [civils, sheet 9]*

Response: Wall drain added as notes.

- *Replace "Water Division" with "Public Works" [civils, 1]*

Response: Revised as noted.

- *Move the end of water line symbol slightly south of the existing tee. [civils, pg 15]*

Response: Water symbol location moved.

- *Update to read: 1 - 6" MJ cap with concrete blocking 3-foot south of existing wet tap tee. [civils, pg 15]*

Response: Note revised as noted.

- *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]*

Response: Note added to plan.

- *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]*

Response: Storm pipes, structures revised to provide the minimum 3-feet of cover for CPEP pipes.

- *As separation is less than 12", provide a 3" x 48" x 108" Ethafoam 220 pad. [Civils, pg 7]*

Response: Ethafoam note and detail added to plan.

- *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]*

Response: Revised Grading numbers to match total cut/fill. Revised TESC area on Cost Estimate to match the Disturbed area on Cover sheet. Pipes material and lengths in cost estimate revised to match plans.

- *4 [Cost Estimate, pg 2]*

Response: Engineer cost estimate included with resubmittal.

Planning Review - Nabila Comstock - (253)770-3361 - NComstock@PuyallupWA.gov

- *Add CRPZ protection to ALL retained trees on the TESC plan and demolition plan [civil plan set, C3]*

Response: CRPZ fence and detail added for those trees to remain.

- *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).*

Response: 6-foot-high decorative masonry screening fence and callout added to plan.

- *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. 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]?

Response: 6-foot high decorative masonry screening fence and callout added to plan.

- *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]?*

Response: 6-foot high decorative masonry screening fence and label added to plan.

- *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]?*

Response: 6-foot high decorative masonry screening fence and label added to plan.

- *2ft high berm with 3:1 side slopes to be called out [civil plan set, C9]*

Response: Note added to plan.

- *2ft high berm with 3:1 side slopes to be called out [civil plan set, C18]*

Response: Note added to plan.

Conditions

- *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.*

Response: Noted.

- *Certificate or Insurance/CG2012 must be received prior to issuance*

Response: Noted.

- *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.*

Response: Noted.

- *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 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.*

Response: Noted.

- *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.*

Response: Noted.

- *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]*

Response: Noted.

We believe that the above responses, together with the enclosed revised plans and technical documents, address the comments in your email dated November 7, 2024. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Jason Hubbell, P.E.
Senior Civil Project Manager

JH/sdb
22085c.011.doc
enc: As Noted