

## Comment Responses 2401 INTER

Puyallup, Washington Parcel No. 2105200150  
 2401 Inter Ave. SE  
 Puyallup, WA 98372  
 Response to Permit Review Correction Letter on August 28, 2025

**To:** City of Puyallup

**From:** Will McInnis

Comment	Response	Page Number
<p>Jamie Carter</p> <p>This road is to be repaved in early September and this connection will be in the new road. Show paving patch around this utility extension. See City Standard Detail 01.01.20 and include the 18 foot by full lane width 2 inch grind and overlay and the 2 foot minimum cut back on each side of the CB. Do the same thing for the water connection. [CIVIL PLANS - RESUB; 2025\PRCCP20250176\24-166 - SDEV - 2401 INTER (5)0.pdf; pg. 6]</p>	<p>Paving patch now matches Detail 01.01.20. 18ft Grind and Overlay Hatch added.</p>	<p>C-6</p>
<p>Jamie Carter</p> <p>GEOTECH REPORT An addendum titled Additional Geotechnical Recommendations was submitted under the Geotech Report submittal requirement. Provide original Geotech Report dated June 25, 2017. The second submittal still only contains the addendum. Submit original report with third submittal. Addendum is riddled with references to pervious pavement that is not being installed. Do not submit addendum with third submittal. [Comment Correction; ; pg. N/A]</p>	<p>Only original report submitted, addendums removed.</p>	
<p>Jamie Carter</p>	<p>See Report submitted on 8/22/25. Conveyance Analysis with Manning's Equation is included.</p>	

<p>- SWALE and DISCHARGE LOCATION</p> <p>Swale must be evaluated by city staff to determine if upgrades are required to ensure its full capacity is available. Receiving CB is a new private CB on IDIL PUYALLUP LLC property. The project shall perform a downstream analysis of their system to illustrate capacity for the additional runoff. Need written permission from the owner of neighboring property to discharge to private CB, maybe even a notarized agreement. Generally private systems are not designed with much additional capacity. Comment response submitted with 2nd submittal says: "Conveyance analysis included in report to verify that the swale can convey flows." This analysis was not found in the stormwater drainage report. In addition, the intended receiving catch basin cannot be used for this project as it is privately owned, and unlike the assumption given in the response, that system flows into IDIL PUYALLUP LLC's privately owned detention vault and not into the City's system in East Main. The proposed detention system for EJ Poultry should be flowing out to Inter Ave after treatment and detention if enough head exists. It is extremely unlikely that the neighbor's private detention system was designed with enough excess capacity to receive another project's flows. Should the project still consider this a viable discharge location, then full engineering showing the existing design (and the excess capacity in it) and a letter of permission from the neighbor allowing the connection must be submitted. [Comment Correction; ; pg. N/A]</p>		
<p>Jamie Carter</p> <p>In general, provide more detail about the control structure and storm manhole. Orifice and riser information should be readily available on the plans. Show clearly the relationship between the numbers in the model and the size of the filtration and detention facilities, orifice sizing, number of chambers and riser height. Provide a blow-up detail of how the control structure will work with the elevated bypass manifold. Include all details of installation not covered by</p>	<p>An SSD table was done to meet the Stormtech requirement per ADS recommendations</p>	

<p>Standard Details. Cannot locate riser dimensions or orifice sizes anywhere on the plans or in the report. Clearly identify these important parameters in the storm report and use the real dimensions in the modeling. [Comment Correction; ; pg. N/A]</p>		
<p>Jamie Carter</p> <p>Revise note to say that connection is to be made at new J Box at the property line of the neighbor to the east. Project needs to confirm proper wire size and voltage for this length of run. City can provide details of recent installation. [CIVIL PLANS - RESUB; 2025\PRCCP20250176\24-166 - SDEV - 2401 INTER (5)0.pdf; pg. 7]</p>	<p>Note revised</p>	<p>C-7</p>
<p>Jamie Carter</p> <p>Why is a wetland shown in this area? Storm Report says there is one wetland area on the north end of site. Remove these lines, OR if a wetland exists here redesign the project to protect it. [CIVIL PLANS - RESUB; 2025\PRCCP20250176\24-166 - SDEV - 2401 INTER (5)0.pdf; pg. 2]</p>	<p>Wetland is inaccurate, now removed.</p>	<p>C-2</p>
<p>Jamie Carter</p> <p>Move the water meter flush up against the back of the sidewalk [CIVIL PLANS - RESUB; 2025\PRCCP20250176\24-166 - SDEV - 2401 INTER (5)0.pdf; pg. 5]</p>	<p>Water meter relocated to be flush up against back of sidewalk.</p>	<p>C-5</p>
<p>Jamie Carter</p> <p>- WWHM MODEL WWHM provides an extension that allows the designer to use StormTech</p>	<p>An SSD table was done to meet the Stormtech requirement per ADS recommendations</p>	

<p>Chambers in the model. This is a cleaner and more accurate way to model this system compared to the SSD Table. We highly recommend using this. Include all dimensions of the Stormtech Chambers and the Control Structure (riser dimensions and orifice sizes) in modeling and Drainage Report. [Comment Correction; ; pg. N/A]</p>		
<p>Jamie Carter</p> <p>- COST ESTIMATE</p> <p>ON SITE</p> <p>A. Include the on site storm pipe under ON SITE STORM</p> <p>B. Include backflow prevention under ON SITE WATER</p> <p>OFF SITE</p> <p>A. Include curb and gutter length in OFF SITE STREET</p> <p>B. Include sidewalk in OFF SITE STREET</p> <p>C. Include 2 wheelchair ramps in OFF SITE STREET</p> <p>D. Include Street Light in OFF SITE STREET</p> <p>E. Include new Catch Basin and associated storm pipe in OFF SITE STORM</p> <p>F. Include water pipe in OFF SITE WATER for connection for irrigation</p> <p>[Comment Correction; ; pg. N/A]</p>	<p>ON SITE</p> <ul style="list-style-type: none"> <li>- 270 LF Added On Site Storm as 12" Dual Walled Polypropylene (LISTED AS 12" PVC)</li> <li>- Backflow Prevention added</li> </ul> <p>OFF SITE</p> <ul style="list-style-type: none"> <li>- 91 LF curb and gutter added</li> <li>- 135 SY of sidewalk added</li> <li>- 2 Wheelchair ramps added</li> <li>- 2 Street Light Included (C-7)</li> <li>- 1 Type 1 Catch Basin added</li> <li>- 37 LF Added Off Site Storm as 12" Dual Walled Polypropylene (LISTED AS 12" PVC)</li> <li>- 54 LF of RCP Water Pipe Added</li> </ul>	<p>Cost Estimate</p>
<p>Jamie Carter</p> <p>Include lineal feet and pipe size for this storm pipe in Storm Drain Pipe Sections table. [CIVIL PLANS - RESUB; 2025\PRCCP20250176\24-166 - SDEV - 2401 INTER (5)0.pdf; pg. 5]</p>	<p>Lineal Feet and Pipe Size now included for storm drain pipe in sections table</p>	<p>C-5</p>
<p>Mieco Hutchens</p>	<p>SEPA updated and included in submittal.</p>	

<p>With the upcoming standalone SEPA submittal, an analysis must be provided that evaluates possible traffic impacts. The current design proposal is showing an internal vehicular connection between an existing manufacturing/industrial facility generating ~1000 vehicle trips per day. The City is concerned the existing roadway (Inter Ave) is unable to accommodate additional vehicle trips routed through this facility. Half-street improvements will be conditioned through the SEPA process. It is possible additional off-site improvements are necessary due to the existing roadway condition. [Comment Correction; ; pg. N/A]</p>		
<p>Nabila Comstock</p> <p>Comment carried forward 08/26/25 - Label the utilities on the utility overlay on the landscape site plan. Include utility overlay on the landscape site plan. 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. [Comment Correction; ; pg. N/A]</p>	<p>See Updated Landscaping Plan</p>	<p>Landscaping Plan</p>
<p>Nabila Comstock</p> <p>Comment carried forward 08/26/25 - Label the utilities on the utility overlay on the landscape site plan. Include utility overlay on the landscape site plan. 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. [Comment Correction; ; pg. N/A]</p>	<p>See Updated Landscaping Plan</p>	<p>Landscaping Plan</p>
<p>Nabila Cornstock</p>	<p>SEPA updated and included in submittal.</p>	

<p>Comment carried forward 08/26/25</p> <p>Please apply for a "Standalone SEPA" and submit a new SEPA checklist addressing this scope of work. This will be reviewed in conjunction with this civil application. This civil will not be able to be issued until the SEPA process has been completed. [Comment Correction; ; pg. N/A]</p>		
<p>Nabila Comstock</p> <p>Comment carried forward 08/26/25 - Evergreen shrubs are to be a minimum of 5 gallons. Please update planting plan.</p>	<p>See Updated Landscaping Plan</p>	<p>Landscaping Plan</p>
<p>Nabila Comstock</p> <p>Type IIb landscaping is required along the southern, front property line along Inter Ave. The proposed plantings do not meet the requirement for 50% evergreen trees. Please also include the required on-center spacing standards on the site plan as outlined below:</p> <p>The type IIb landscaping treatment shall be used in ML, MP, and MR zone districts, or where industrial uses, conditional uses, or uses utilizing outdoor storage of materials are proposed. The type IIb treatment will provide more substantial screening when compared with type IIa. One row of medium to large trees, with at least 50 percent being evergreen, is required, along with a continuous installation of evergreen shrubs planted at 5-foot minimum on-center intervals. Trees shall generally be planted at intervals of no greater than 30 feet, with spacing adjusted as needed to better suit the selected species and installation size while still achieving the intended result of a canopy over the visual separator. Bio-swales or rain gardens may be placed within these</p>	<p>See Updated Landscaping Plan</p>	<p>Landscaping Plan</p>

<p>landscaping areas as long as they are designed to meet the intent of this section.</p> <p>In addition to uniform spacing, when it will better satisfy the intent of this chapter and/or the Comprehensive Plan, trees may be grouped, spaced irregularly, or clustered provided that the tree masses are balanced with shrub groupings. The evergreen shrubs shall be at least five-gallon nursery stock at the time of planting and have the capability to achieve a height of six feet or more above the planting grade within three years. Evergreen shrubs may be intermixed with deciduous to provide visual interest and variety. Appropriate shrub masses and living ground cover shall provide 75 percent ground area coverage up to a height of five feet within three years. An appropriate fence or wall that provides at least 75 percent uniform sight-obscuring from the ground to six feet may be substituted for the continuous evergreen plantings, where determined to be appropriate. No turf grass shall be included within a Type IIb buffer area. [Comment Correction; ; pg. N/A]</p>		
<p>Nabila Comstock</p> <p>Comment carried forward 08/26/2025 - Response letter says to "see landscaping plan." Soil cells do not seem to be on the updated landscape plan set along the perimeter of all internal islands in parking stall areas. If they are being shown, then please label them and include the manufacturer's installation details for internal parking lot landscaping soil installation, including required structural soil cells, on the landscape plan set.</p>	<p>See Updated Landscaping Plan</p>	<p>Landscaping Plan</p>
<p>Nabila Comstock</p> <p>All internal landscape islands and connector strips shall include a double row (horizontally) of structural soil cells—often called “Silva Cells,” or equivalent—</p>	<p>See Updated Landscaping Plan</p>	<p>Landscaping Plan</p>

<p>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. [Comment Correction; ; pg. N/A]</p>		
<p>Nabila Comstock</p> <p>Comment carried forward 08/26/2025</p> <p>The perimeter of all parking areas and associated access drives which abut public rights-of-way shall be screened with on-site landscaping, earth berms, fencing, or a combination thereof. The 6' high black chain link fence with black vinyl privacy slats along all property lines, as proposed in the EJ Poultry preliminary landscape plan, should be placed back on this landscape plan set. The fence must be 20' off the southern property line. [Comment Correction; ; pg. N/A]</p>	<p>See Updated Landscaping Plan</p>	<p>Landscaping Plan</p>
<p>Nabila Comstock</p> <p>Comment carried forward 08/26/25</p> <p>There is a callout on the landscape plan set along the southern, front property line along Inter Ave that states "Perimeter parking island XXX SF". Please fill in this number on the plan set. [Comment Correction; ; pg. N/A]</p>	<p>See Updated Landscaping Plan, area numbers filled in.</p>	<p>Landscaping Plan</p>
<p>Nabila Comstock</p> <p>Comment carried forward 08/26/2025 - Please acknowledge</p> <p>Per PMC 20.35.035 (4) Outdoor Lighting. Building-mounted lighting and aerial-</p>	<p>See Site Lighting Plan</p>	<p>Site Lighting Plan</p>

<p>mounted floodlighting shall be shielded from above in such a manner that the bottom edge of the shield shall be below the light source. Ground-mounted floodlighting or light projection above the horizontal plane is prohibited between midnight and sunrise. All lighting shall be shielded so that the direct illumination shall be confined to the property boundaries of the light source. [planning site plan, pg.1] [Comment Correction; ; pg. N/A]</p>		
<p>Nabila Comstock</p> <p>Comment carried forward 08/26/2025 - Please calculate the parking areas separately as outlined below. Since Red Dot will only be utilizing the northern portion of the site and EJ Poultry utilizing the southern portion of the site, the landscaping requirements will be different for the different uses on the site. Also differentiate where the middle landscaping island is being counted towards the required landscaping for EJ Poultry or Red Dot.</p>	<p>See Sheet C14</p>	<p>C14</p>
<p>Nabila Comstock</p> <p>EJ Poultry parking area — We will calculate 5% of all paved areas for the EJ Poultry portion of the site, taken from the square footage of their parking area per PMC 20.58.005(1). Although parking lot landscape islands are not proposed within unstriped truck-parking areas, any paved area over 10,000 SF must still provide at least 5% of all paved surfaces as landscaped area. Perimeter landscaping cannot be counted toward the required amount of internal parking lot landscaping; however, you may consolidate internal parking lot landscaping areas to meet the 5% requirement.</p>	<p>See Sheet C14</p>	<p>C14</p>

<p>Nabila Comstock</p> <p>Red Dot parking area — Since Red Dot is more than likely exceeding the minimum required parking stalls for their use per PMC 20.55.010, 10% of all paved areas must be landscaped, which cannot include required perimeter landscaping. We will calculate 10% of all paved areas for the Red Dot portion of the site, taken from the square footage of their parking area and access, per PMC 20.58.005(1)(a).</p>	<p>See Sheet C14</p>	<p>C14</p>
<p>Nabila Comstock</p> <p>Landscaping islands apply to all striped parking and storage areas, including heavy truck trailer parking. For large paved areas that trigger parking lot landscaping under PMC 20.58.005, but may not contain vehicle striping for parking, staff will use reasonable discretion and flexibility in site design to allow larger consolidated or grouped islands to be spread evenly throughout the paved areas, ensuring landscaping meets the intent of the Type IV design standards and satisfies the minimum landscape requirements in PMC 20.58.005.</p>	<p>See Sheet C14</p>	<p>C14</p>
<p>Nabila Comstock</p> <p>Please include the calculation showing that each required percentage of all paved surfaces is landscaped for both the Red Dot parking area and the EJ Poultry parking area (this cannot include perimeter landscaping). Per PMC 20.58.005(1), all paved areas over 10,000 square feet shall have at least five percent of all paved areas landscaped to provide shade to reduce the heat island effect related to paved surfaces, reduce stormwater runoff, improve air quality, provide visual breaks to large paved areas, and improve general</p>	<p>See Sheet C14</p>	<p>C14</p>

<p>appearance. Perimeter landscaping shall not be calculated as part of the required amount of internal parking lot landscaping. Internal parking lot landscaping design and spacing shall conform to the "Type IV" landscaping standards contained in the City's Vegetation Management Standards (VMS) manual.</p>		
<p>Nabila Comstock</p> <p>In order to further mitigate the impacts of more substantial expanses of paved areas on development sites, the following shall apply: (a) In the event that a project provides 20 percent more than the required minimum number of parking stalls (per PMC 20.55.010) for a specific use or group of uses on a development complex site, or in the event that the total sum of paved areas on a site exceeds 100,000 square feet, at least 10 percent of all paved areas shall be landscaped in accordance with this section and the Vegetation Management Standards (VMS) manual. [landscape plan, L1] [Comment Correction; ; pg. N/A]</p>	<p>See Updated Landscaping Plan</p>	<p>Landscaping Plan</p>