



Comment Notice

Permit Application # PRCCP20221323

November 2, 2022

The City has completed the review of the above-mentioned permit submittal. Below please find the permit submittal review comments from your review team. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

Engineering Civil Review (Reviewed By: Jamie Carter, (253)435-3616, JCarter@puyallupwa.gov)

- ♦ Design is not shown in a consistent manner. Different sheets depict different work. Update sheets and coordinate all proposed work. Specifically, the stormwater site plan shows an updated version of the replaced asphalt for the parking lot compared to Sheet C2 in the civil set and the civil plan set only shows sidewalk removal adjacent to the ENTRY COMPLEX SIGN PLANTER on landscape sheets. Civil plans show sidewalk to remain. These are the most obvious examples. All design elements and proposed construction must be consistent across documents and disciplines.
- ♦ This is an architectural sheet that is not relevant to the civil submittal. Include a civil legend and a legal description on G 0.01 and remove this sheet. [CIVIL PERMIT SET, Sheet G3.01]
- ♦ Include proper hatching. [CIVIL PERMIT SET, Sheet C1]
- ♦ Correct typo as indicated. [CIVIL PERMIT SET, Sheet C1]
- ♦ Update parking lot shading for proposed replacement to match Sheet C2 from 22-09-08 Storm Drainage Report. [CIVIL PERMIT SET, Sheet C2]
- ♦ Many other sheets show this sidewalk as being demolished and replaced with lawn. Include that work on this sheet or clarify intent for this area. [CIVIL PERMIT SET, Sheet C2]
- ♦ The report states in several places that the new plus replaced is 2749 ft² but we measure the new plus replaced as approximately 4800 ft². Revise or clarify. Be sure revisions are carried through to all documents. [CIVIL PERMIT SET, Sheet C2]
- ♦ Provide details of restoration for removed catch basin. [CIVIL PERMIT SET, Sheet C2]
- ♦ Include Sheet DB1.2 in civil permit set. [CIVIL PERMIT SET, Sheet DB1.1]
- ♦ If the pipe i.e. is 0.2 feet lower and the pipe is 18 feet long then the slope is $0.2/18=1.1\%$. Provide final elevations for slope calculation. [CIVIL PERMIT SET, Sheet C2]
- ♦ Diagonal cross slope at top landing exceeds 2%. (2.8%)[CIVIL PERMIT SET, Sheet C]
- ♦ Diagonal cross slope at top landing exceeds 2%. (2.2%)[CIVIL PERMIT SET, Sheet C]
- ♦ Diagonal cross slope at top landing exceeds 2%. (2.6%)[CIVIL PERMIT SET, Sheet C]
- ♦ Include arrows for slope direction. [CIVIL PERMIT SET, Sheet C]
- ♦ Include tolerance for the field. In other words, don't use maximum slopes. If max design slopes are proposed and then actual slopes exceed tolerances, the inspector may request that they be reconstructed. [CIVIL PERMIT SET, Sheet C]
- ♦ Re-examine elements such as adjusting back of walk landscape, additional panels, and/or curb and gutter replacement in order to bring slopes more into compliance. Refer to City of Puyallup Standard Detail 01.02.10 especially for the West-West landing that is proposed at 3.0%. [CIVIL PERMIT SET, Sheet C]
- ♦ Sidewalk to remain? Some design documents show it being removed and replaced with lawn. [2022-09-08 Storm Drainage Report, Page 8]
- ♦ Sidewalk to remain? Some design documents show it being removed and replaced with lawn. [2022-09-08



Storm Drainage Report, Page 9]

- ♦ These arrows appear to be extraneous. [2022-09-08 Storm Drainage Report, Page 53/54]
- ♦ Include City of Puyallup details 01.02.09 CURB AND GUTTER and 01.02.10 CURB CUT. [CIVIL PERMIT SET, Sheet C3]

Planning Review (Reviewed By: Nabila Comstock, (253)770-3361, NComstock@PuyallupWA.gov)

- ♦ Note that future placement of the salvaged signs and any replacements of demolished signs will be subject to PMC 20.60.040 Special provisions for the RS & RM zones. [civil permit set, pg. 10]
- ♦ What will be planted in this planting area? Earlier sheets say vegetation here will be removed and define this area as planting area [landscape sheets, pg. 8]
- ♦ Per VMS Chapter 14.2, Type IIa landscaping requires that a single row of medium to large trees be planted at intervals no greater than 30 feet apart. Please include a tree to be planted in this approximate location, which is about 30 feet away from the existing tree to the north. Please see VMS Chapter 12.9 and 12.10 for a list of acceptable trees. [landscape sheets, pg. 8]

- ♦ NO COMMENTS AVAILABLE
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♦ 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. [landscape sheets, pg. 8]

♦ Per VMS Chapter 14.2, Type IIa landscaping requires that a single row of medium to large trees be planted at intervals no greater than 30 feet apart. Please include a tree to be planted in these approximate locations, which are about 30 feet away from the existing tree in the mid are of the 15' perimeter. Please see VMS Chapter 12.9 and 12.10 for a list of acceptable trees. [landscape sheets, pg. 8]

♦ 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. [landscape sheets, pg. 9]

♦ Per VMS Chapter 14.2, Type IIa landscaping requires that a single row of medium to large trees be planted at intervals no greater than 30 feet apart. Please include a tree to be planted in these approximate location. Please see VMS Chapter 12.9 and 12.10 for a list of acceptable trees. [landscape sheets, pg. 12]

♦ PMC 20.60.065 (5)(e) requires that landcaping be planted around the base of the monument sign. Please include a mix of groundcovers and shrubs around the base of the wall. [landscape sheets, pg. 12]

♦ A separate sign permit will be required for any signage being placed on the wall. Please see PMC 20.60.040 for monument sign requirements for the RM zones. [landscape sheet, pg. 14].

- ♦ NO COMMENTS AVAILABLE
- ♦ NO COMMENTS AVAILABLE
- ♦ 30'-4"
- ♦ 30'-1 3/4"
- ♦ NO COMMENTS AVAILABLE



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

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- ♦ Each tree will need to be replaced at a ratio of 1:1. Please note on the plans where these trees will be replaced. [landscape sheets, pg. 4]
- ♦ Each tree will need to be replaced at a ratio of 1:1. Please note on the plans where these trees will be replaced. [civil permit set, pg. 3]
- ♦ Each tree will need to be replaced at a ratio of 1:1. Please note on the plans where these trees will be replaced. [civil permit set, pg. 10]
- ♦ Each tree will need to be replaced at a ratio of 1:1. Please note on the plans where these trees will be replaced. [civil permit set, pg. 23]
- ♦ Landscaping Requirements: PMC 20.58 outlines landscaping requirements. All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped in a manner consistent with the requirements of this chapter. The City also has a companion design manual - the Vegetation Management Standards (VMS) manual - found here: www.cityofpuyallup.org/puyallupvms. Please consult both the code landscape code section and the VMS for a full list of landscape requirements.
- ♦ Please define the types of trees that will be proposed to be planted on the landscaping plans and in the planting legends.

To resubmit, you must address all comments and complete the [resubmittal form](#).

When you are ready to resubmit, you can do so using the customer portal, by **uploading a "new version" of the submittal requirement**. In addition, 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**. Please note, partial resubmittals will be deemed incomplete and returned.

The review team may have also added conditions to the permit application that are not listed above. The permit conditions can be found in the CityView portal. Please note, some of the conditions may need to be resolved prior to permit issuance.

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