



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20231662

February 21, 2024

The City has completed the review of the above-mentioned permit submittal. All of 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 complete and submit the [resubmittal form](#) and a letter of transmittal. Letter of transmittal must be submitted to the 'resubmittal form' item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. 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	Jamie Carter	(253)435-3616	JCarter@puyallupwa.gov
- Per City Standard Detail 05.01.01 the construction entrance shall be 100 feet long. Show conforming CE on Sheet C1 or justify shorter entrance. Justification shall address the control of sediment into the roadway. [CIVIL PLANS, Sheet C1] - Property lines on plans and in storm report do not match Pierce County GIS layers or previous development record drawings (see JACKPOT CONVEINENCE STORE-LeRoy Surveyors and Engineers-1989 and also OIL/WATER SEPARATOR FOR CHEVRON JACKPOT (time oil)-AHR Civil Engineers and Surveyors-2001 - city can provide these docs). Civil drawings are also in conflict with SITE FEATURES map by Hydrocon in Drainage Report. Any recent, formal actions that alter the property boundaries or ownership of the parcels should be included with the submittal. Show clearly and consistently the existing legal property boundary lines and the proposed configuration after development if applicable. [CIVIL PLANS, Sheet C1] - Are there curbs proposed to delineate between the landscape and the permeable asphalt pavement? Describe how soil and mulch will be kept out of permeable hard surfaces. Include elevations to coincide with designed thickness of permeable surface and associated layers. [CIVIL PLANS, Sheet C2] - Permeable detail shows optional treatment layer. Ensure that installation matches detail. Annotate if necessary. Specify whether or not treatment layer will be included. Include in drainage report and on plans total thickness of section to be installed with elevations. [CIVIL PLANS, Sheet C3] - Required soil amendment: Include City Detail 01.02.08a and include soil amendment requirement/discussion in Drainage Report. [CIVIL PLANS, Sheet C3] - Include City of Puyallup Grading, Erosion and Sedimentation Control Notes, Detail 05.02.01 and City Standard General Notes. [CIVIL PLANS, Sheet C3] - Dedication of right of way along 18th St. N.W. is highly suggested to match alignment of same property line to the north and to create a partial 60 foot right of way. Plans are unclear as to whether or not dedication will occur. Survey may be required. - As discussed this project requires long term wet weather monitoring to determine an accurate infiltration rate and highest seasonal ground water level. Presumably this monitoring is underway and the results can be included in a future submittal verifying the sites ability to infiltrate the entire parking lot through permeable pavement. - Show all easements and encumbrances on the property. Specifically show AFN 8910260441.			
Fire Review	David Drake	(253)864-4171	DDrake@PuyallupWA.gov
- Add stortz fitting to Hydrant NW 102, add location to plans along with Fire Hydrant City detail sheet.			
Planning Review	Rachael N. Brown	(253)770-3363	RNBrown@PuyallupWA.gov
- All areas not devoted to a building, parking spaces, or a specific use such as storage must be landscaped. Revise landscape plan to show any and all areas of the site as either a building, parking space or other identifiable use, or landscaping [Landscape Plan, Sheet C2]			

- How will the rest of the lot be accessed?			
Public Works Collection Review	Josh Grbich	(253)841-5560	JGrbich@PuyallupWA.gov
- Existing, private sanitary sewer infrastructure is not depicted on these plans and might pose issues with how paving and landscaping are designed. [CIVIL PLANS, Sheet C2] - Sheet flows from the existing pavement of 1706 will need to be kept off of the permeable surface of the new lot. Show grading or prevention measures.[CIVIL PLANS, Sheet C2]			
Public Works Water Review	Brian Johnson	(253)841-5442	BrianJ@PuyallupWA.gov
- Civil Sheet C2: There are two water service meters in this area. One is for the fuel station at 1720 River Road, and the other is for the building to the east at 1706 River Road. The private water service line for 1706 River Road runs through this parcel. It should have a private utility easement created through the parcel. No trees shall be placed within 10-feet of that private water service line. - Civil Sheet C2: There is presently no water service for this parcel. How will the proposed landscaping be irrigated? If a irrigation service is needed, it will need to be protected by a DCVA. Add City Standard details 03.03.01 and 03.04.01 to this plan set if a irrigation service is added to the design.			

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 in order 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	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	Email a signed Inadvertent Discovery Plan to	Engineering	Open

Condition Category	Condition	Department	Condition Status
Issuance	RBUCK@PUYALLUPWA.GOV.	Division	
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/C-FG-Bond-101822-appvd-by-Legal for more information.	Engineering Division	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