



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20240381

May 14, 2024

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 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
<ul style="list-style-type: none"> - Geotechnical and Stormwater Reports submitted as drafts. Prepare final reports for next submittal. Include the promised monitoring well information and apply that data to the storm design. Previous designs (rain gardens, bioswales) and preliminary groundwater information suggest that infiltration is feasible having been used in the past and having 15 feet to groundwater. Infiltration recommendations and other information is missing from 2004 Geotech Report. Include all pages for complete review. - Operations and Maintenance Manual should be project specific. Include description of the project and ensure that extraneous instructions are removed. Include inspection forms - Projects over one acre in size are advised that a project specific Construction General Stormwater Permit from Ecology is required to be obtained. - These do not point at utility poles. Correct key note placement. [CIVIL PLANS, Sheet C1.00] - Is there an existing fire hydrant here? [CIVIL PLANS, Sheet C1.00] - Abandon or demolish? [CIVIL PLANS, Sheet C1.00] - None of these key notes appear in the drawing. Are they just general notes? [CIVIL PLANS, Sheet C2.00] - Cannot find L0.02 in submitted civil or landscape plans. [CIVIL PLANS, Sheet C2.00] - Discharging construction run off to the municipal sanitary sewer system is not allowed. [CIVIL PLANS, Sheet C2.00] - These two notes point at the same catch basin. [CIVIL PLANS, Sheet C1.00] - Correct typo. [CIVIL PLANS, Sheet C2.01] - Proposed Interceptor Swale? Confirm purpose of this line. [CIVIL PLANS, Sheet C4.00] - Is this the beginning of this drain line? Hard to tell what is happening in this area. [CIVIL PLANS, Sheet C4.00] - Existing IE is too high for positive drainage. Not clear which direction storm flows currently drain or are proposed to drain. Seems like 2263 should drain to 2262 so the water can leave the site in the big pipes. [CIVIL PLANS, Sheet C4.00] - Show existing foundation drain connection to proposed footing drain. [CIVIL PLANS, Sheet C4.00] - Correct leader placement. [CIVIL PLANS, Sheet C4.00] - Show CB or remove call out. [CIVIL PLANS, Sheet 7.00] - Correct Sheet number. [CIVIL PLANS, Sheet C9.01] - Correct Sheet number. [CIVIL PLANS, Sheet C9.02] - Include calculated slopes on the blow up to demonstrate ADA compliance. [CIVIL PLANS, Sheet C9.01] - Is this a proposed pipe? Not shown on storm plan. [CIVIL PLANS, Sheet C5.00] - Include detail 06.01.01 - PIPE TRENCHING BEDDING AND BACKFILL. [CIVIL PLANS, Sheet C6.02] - Include all outputs from WWHM modeling in this section. See pre-application notes. RE: Snips on page 177/318 and other missing output information. [STORM REPORT, Page 151/318] 			
Engineering Traffic Review	Mieco Hutchens	(253)841-5430	mhutchens@puyallupwa.gov
<ul style="list-style-type: none"> - Per PMC 11.08.135 (3) Worn pavement markings at access from Valley Ave and along the easement connecting to the site shall be replaced See City Standard details: 01.03.06, 01.03.08, 01.03.14, 01.03.15 			

Update drawing to show two type I straight arrow markings to replace worn markings along SW entry from Valley AVE
 Update drawing to show two ONLY and Left Turn Arrow markings to replace worn markings along SW access to Valley AVE
 Update drawing to show two Right Turn Arrow markings to replace worn markings along SW access to Valley AVE

Fire Review	David Drake	(253)864-4171	DDrake@PuyallupWA.gov
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- 1. Provide a fire lane / No parking page. Understanding that this is an existing site, all required areas will need to be brought up to code.

Planning Review	Nabila Comstock	(253)770-3361	NComstock@PuyallupWA.gov
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- PMC 20.26.400(1) requires: Trees along Building Facades. A minimum 15-foot-wide landscape strip shall be provided along the entire length of blank wall facades of buildings in the ML zone district. A mixture of medium to large evergreen conifer and deciduous trees and shrubs (evergreen and/or deciduous shrub mix) shall be planted for all buildings along the entire length of all visible facades on buildings with footprints of more than 10,000 square feet, which have walls reaching 20 feet or more above ground level and which are visible from a public road or located within 100 feet of a residential zone. The stand of trees may include either existing trees or planted trees. The design of the landscaping treatment shall be consistent with the "SLD-01" standard contained in the city's vegetation management standards (VMS) manual.

Please include the 15' wide landscape strip along the north, east, and south blank walls on the final landscape plan with utility overlay as part of civil application. This requirement was conveyed to and acknowledged by the applicant during the preliminary site plan and was also a condition of approval.

- 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.
- 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.
- All deciduous trees shall be at least one (1") inch in caliper, preferably 1.5" or larger, and branched with a strong, central single leader.
- All shrubs required shall be no smaller than two (2) gallon in size at the time of planting
- Coniferous evergreen trees shall be a minimum of 5 to 6 feet in height.
- Please spec the total quantity of plants and on-center spacing for all landscape areas.
- Existing trees to be retained must be clearly marked on the final clearing and grading plan, and final landscape plan. Tree protection fencing and signage shall follow the city standard detail, see appendix 20.5. Standard detail shall be included on all plan sets with vegetation which is scheduled for retention and protection. All critical root protection

zones (CRPZ) shall be shown on plan sets in diameter from the center of the tree. In determining tree CRPZ, the following standards shall be used. In establishing the extent of the Critical Root Protection Zone (CRPZ) for individual significant trees, groupings of significant trees, a stand of significant trees, or a heritage tree the following formula shall be used: Individual tree diameter (in inches) X 2, converted into feet = CRPZ, in diameter (Example: 20" tree X 2 = 40' CRPZ diameter). The following minimum performance standards shall be used to determine the extent of allowable impacts to the CRPZ of significant trees: For significant trees, a minimum of 50 percent of the critical root zone must be preserved at natural grade, with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. For heritage trees, a minimum of 75 percent of the critical root zone must be preserved at natural grade with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. No cut or fill greater than four (4) inches in depth may be located closer to the tree trunk than ½ the CRPZ radius distance. (Example, 20-inch DBH tree has a 40' CRPZ area (in diameter) - meaning no cut or fill greater than 4" in depth is allowed within 20' of the tree trunk). No cut or fill within the distance from the tree which is three (3) times the trunk DBH is allowed. (Example, 20-inch DBH tree X 3 = 60", meaning no cut is allowed within 60-inches of a tree which has a 20-inch diameter trunk). These criteria represent minimum standards for determining whether or not a tree may be required to be retained. Greater impacts may be allowed, provided that all design alternatives have been proven unfeasible and that a pre-conditioning and after care mitigation program is established. See section 10.1 of the VMS, and referenced appendices for more information.

- The 15' landscape strip shall be consistent with the "SLD-01" standard contained in the City's VMS manual:

14.5 Special Landscaping Designs (SLD)

SLD-01 - Landscaping in front of blank walls, industrial development (Implementing standards - PMC 20.26.400 code requirement) - Minimum 12' wide of landscaping strip along the entire length of all walls associated with development subject to PMC 20.26.400. Species shall be an alternating mixture of evergreen and deciduous trees, chosen from the class II, III or IV street tree list (found in sections 12.8, 12.9, 12.10 of the VMS). Ground cover and shrub mix shall be designed to provide depth, variation in height of vegetation at maturity, variety and contrast in color and texture and shall be so designed as to provide 100 percent coverage over the planting area within 5 years. All trees and vegetation shall be chosen based on the building elevation the landscaping abuts; ex: the north side of a warehouse with blank wall treatment shall be designed with trees, shrubs and ground covers which are adapted grow in shaded conditions, while a south facing elevation shall use vegetation adapted to full sun conditions.

- 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>

- All trees, including private onsite landscape trees must meet the Street Tree Installation Standards table found on page 26 of the Vegetation Management Standards (VMS) manual.

- Add required landscape details to plan: Detail 01.02.08a, 01.02.07, 01.02.03, 01.02.05, 01.02.06, 01.02.08.

Can be found at: <https://www.cityofpuyallup.org/1445/100---Roadway>

Public Works Collection Review	Josh Grbich	(253)841-5560	JGrbich@PuyallupWA.gov
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- This tree is within the sanitary easement and should be removed as well. [Civil Plans, C1.00]
- Existing sanitary cleanout, in yard box located at this approximate location. If buried bring up to grade. [Civil Plans, C5.00]
- A cleanout should be placed at or as close as possible to the edge of the sanitary easement. [Civil Plans, C5.00]
- With new paving, replace ring and lid with 06.01.02. Add detail. [Civil Plans, C5.00]

Public Works Water Review	Brian Johnson	(253)841-5442	BrianJ@PuyallupWA.gov
<ul style="list-style-type: none"> - Civil Sheet C6.00: Class 52 not class 50 pipe. - Civil Sheet C6.00: Schedule a water main shutdown and remove the existing blow-off run to the east. Install an 8-inch MJ plug in the tee. - Civil Sheet C6.00: Schedule a water main shutdown and remove the existing blow-off run to the east. Install an 8-inch MJ plug in the tee. - Civil Sheet C8.00: No trees are allowed within 10-feet of any water main. 			

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 Occupancy	Per PMC 11.08.135 (3) Worn pavement markings at access from Valley Ave and along the easement connecting to the site shall be replaced See City Standard details: 01.03.06, 01.03.08, 01.03.14, 01.03.15 Install two type I straight arrow markings to replace worn markings along SW entry from Valley AVE Install two ONLY and Left Turn Arrow markings to replace worn markings along SW access to Valley AVE Install two Right Turn Arrow markings to replace worn markings along SW access to Valley AVE	Traffic 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 RBUCK@PUYALLUPWA.GOV.	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
Prior to Issuance	This 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 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/CFG-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