



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20231662

December 24, 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
- WATER - There is a private service line that crosses this property from one of the meters on 18th St NW. Although we do not keep exact locations of private water lines, the line must exist as it is connected to the meter that feeds the 1702 River Road parcel. It is required of the applicant to locate and draft a private utility easement for review that for this water line. A schematic from our water division has been uploaded to the permitting software portal for reference. The doc is entitled: Water around 1720 River Road 12-2024. - Irrigation is a requirement of landscaping. Survey shows an irrigation control valve but it is not clear if it is working and it is not recorded by the City. Provide details for one of two options: 1. Install a new irrigation service protected by a DCVA on the east side of 18th St NW for the new landscaping. 2. Install a TEE behind the existing meter to the gas station and before the RPBA for the gas station and install a DCVA to the south for this new irrigation line. Since this project shares a parcel, the parcel owner takes ownership of these systems. - Provide details on speed bumps. Material and installation methods if applicable. Provide detail if available. [CIVIL PLANS - RESUB - 2024-12-19T120616.955, Sheet 2.] - 1830 River Road is not connected to this parcel. It is on the west side of 18th. [CIVIL PLANS - RESUB - 2024-12-19T120616.955, Sheet 2.] - Consider adding an extruded curb detail for the contractor. The city does not have an approved one. [CIVIL PLANS - RESUB - 2024-12-19T120616.955, Sheet 3.]			
Planning Review	Rachael N. Brown	(253)770-3363	RNBrown@PuyallupWA.gov
- Revised landscape plan must be submitted to match the revised Drainage Site Plan (Sheet C2) - All shrubs required shall be no smaller than two (2) gallon in size at the time of planting - 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. - Provide shrub and groundcover planting schedule for all landscaping beds that meets the 'Type IIa' landscape standards of the City's Vegetation Management Standards (VMS) (Pg. 39). "The type IIa treatment standard is intended to apply most often to non-residential commercial and mixed-use development. A single row of medium to large trees (or small trees if overhead utilities are present) suitably spaced in association with a 50/50 mix of evergreen and deciduous shrubs to provide the minimum 75 percent visual separation up to a height of 4.5 feet above the local grade within three years. Trees shall be planted at intervals of no greater than 30 feet. Appropriate shrub masses and living ground cover shall provide 75 percent ground area coverage within three years. Shrubs shall be placed at 5–7-foot center intervals throughout the planting area, with ground cover plantings placed at 18-36" on-center intervals. Shrubs shall be alternated, modulated and designed to provide a visual variation in height, depth, contrasting colors and textures. No turf grass shall be planted within the required landscape yard (typically 10-12' for front and street side yard areas, see PMC 20.58.005 (2). Bio-swaes or rain gardens may be placed within these landscaping areas as long as they are designed to meet the intent of the chapter".			

VMS:<https://www.cityofpuyallup.org/DocumentCenter/View/1133/Vegetation-Management-Standards-VMS-Manual?bidId=>

- 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."

- Add the following note to the civil plans, "All planting areas shall be mulched with a uniform four (4") inch layer of organic compost mulch material or wood chips over a properly cleaned, amended and graded subsurface."

- All internal landscape islands and connector strips shall include a double row (horizontally) of structural soil cells – often called "Silva Cells", or equivalent - 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 the VMS for soil quality standards.

- NO COMMENTS AVAILABLE

- 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.

- Add required landscape details to plan: 01.02.03 (Root Barrier Detail), 01.02.05 (Ground Cover Planting Detail), 01.02.06 (Rooted Cutting/Offset/Seedling Detail), 01.02.08 (Ball and Burlap Planting Detail).

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 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/P	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	erformance-Bond-51122-appvd-by-Legal for more information.		
Prior to Issuance	Email a signed Inadvertent Discovery Plan to RBUCK@PUYALLUPWA.GOV.	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