



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Revision Review Correction Letter

Permit Application #PRCCP20240845

February 12, 2026

The City has completed the review of the above-mentioned permit revision submittal REVISION (1) - 1/29/2026 - PHASING PLAN. 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 to an Issued Permit Instructions

To resubmit, you must address all comments, complete and submit the [resubmittal form](#), and a letter of transmittal. If you have any questions about how to resubmit, please contact the permit center.

1) Email your revision resubmittal with all the corrections to the Permit Center at permitcenter@puyallupwa.gov, and we will upload your documents for you. Once we have uploaded the revised revision documents, we will send you an email to pay the resubmittal fee.

Corrections

Corrections to be addressed on the next set of resubmitted plans:

Engineering Civil Review	Jamie Carter	(253)435-3616	JCarter@puyallupwa.gov
<p>- Stormwater not shown or addressed on phasing plans. How will the storm system function for the whole property while phases 2 and 3 are under construction? Where will the run off be routed to while the west end is still under construction? How will the project stay compliant with TESC measures? [Comment Correction; ; pg. N/A]</p> <p>- For water and sewer show in detail which portions of the system will be built in Phase 1 and how they will function separately during the phase 2 and phase 3 utility construction. If these utilities are to be 100% complete prior to any occupancy then call that out. Also provide call out for sewer laterals from unfinished buildings to be plugged. In order for utilities to be 100% complete, they must be flushed/cleaned. [Comment Correction; ; pg. N/A]</p> <p>- This plan will make the Bldg D work area essentially an island. Presumably materials and equipment will need to be moved to this area and the access for the Bldg D work area should not be across developed/occupied areas where residents may be. This portion of the phasing plan may need to change as the "loop" circulation for fire access should also be maintained. [Comment Correction; ; pg. N/A]</p> <p>- The proposed temporary trash area is far away from the 1st phase occupied units and very close to work areas. Is this needed here? Could it be relocated to serve the 1st phase occupied units better? [Comment Correction; ; pg. N/A]</p>			

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, and 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	Please contact the engineering support specialist, Robyn Buck, at rbuck@puyallupwa.gov to request a pre-construction meeting prior to starting site work.	Engineering Division	Resolved
Prior to	A Performance Bond must be received by the City of Puyallup	Engineering	Resolved

Condition Category	Condition	Department	Condition Status
Issuance	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.	Division	
Prior to Issuance	Email a signed Inadvertent Discovery Plan to RBUCK@PUYALLUPWA.GOV.	Engineering Division	Resolved
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	Resolved
Prior to Issuance	Certificate or Insurance/CG2012 must be received prior to issuance	Engineering Division	Resolved
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	Resolved
Prior to Completion	CCTV is required to determine the full scope of sewer lateral capping. See demo permits reviews associated with this project for full details.	Development & Permitting Services	Open
Prior to Issuance	A Stormwater Performance Bond must be received by the City of Puyallup prior to permit issuance. The Stormwater Performance Bond shall be 125% of the estimated cost of stormwater facility construction or improvement 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/18269/STORMWATER-Performance-Bond- for more information.	Development & Permitting Services	Resolved

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