

Comment Responses #3 2401 INTER

Puyallup, Washington Parcel No. 2105200150
2401 Inter Ave. SE
Puyallup, WA 98372
Response to Permit Review Correction Letter on December 19, 2025

To: City of Puyallup
From: Will McInnis

Comment	Response	Page Number
Jamie Carter In general, provide more detail about the control structure and storm manhole. Orifice and riser information should be readily available on the plans. Clearly show the relationship between the numbers in the model and the size of the filtration and detention facilities, orifice sizing, number of chambers, and riser height. Provide a blow-up detail of how the control structure will work with the elevated bypass manifold. Include all installation details not covered by Standard Details. CANNOT LOCATE RISER DIMENSIONS OR ORIFICE SIZES ANYWHERE ON THE PLANS OR IN THE REPORT. CLEARLY IDENTIFY THESE IMPORTANT PARAMETERS IN THE STORM REPORT AND USE THE REAL DIMENSIONS IN THE MODELING. [Comment Correction; ; pg. N/A]	Control Structure orifice and riser information shown in detail	C9
Jamie Carter COST ESTIMATE ON SITE	On-site storm pipe included as 12" DUAL WALLED POLYPROPYLENE Bioswale removed	Cost Estimate Online

A. Include the on-site storm pipe under ON SITE STORM. B. Remove Swale from OFF SITE STORM.		
Jamie Carter COST ESTIMATE OFF SITE A. Include a 1-inch poly water pipe in OFF SITE WATER for the irrigation connection. B. Include storm pipe in OFF SITE STORM.	1" polypipe included in offsite water Off-site storm pipe included as 12" DUAL WALLED POLYPROPYLENE	Cost Estimate Offline
Jamie Carter The Drainage Report was not updated to match the plans. There are multiple references to discharging to the swale and some other smaller details that are incorrect (sheet flow references, swale calcs) or do not match the civil plans. Revise the report to be consistant with all other construction documents including civil plans and SWPPP. [Comment Correction; ; pg. N/A]	Drainage report removes all instances of the swale and reflects the updated plan.	SSP
Jamie Carter Operations and Maintenance manual should have city formatted links for BMP maintenance and the Inspection Report. These can be downloaded, preformatted to match Pierce County's standards, at the following link: https://www.puyallupwa.gov/2157/Operations-and-Maintenance [Comment Correction; ; pg. N/A]	O&M now links to the start of the BMP maintenance page and the Inspection Report	O&M

Jamie Carter Address why the project is not using a 45-degree bend on the inlet to the ADS storm chambers. This is standard equipment that reduces clogging, turbulence, and pressure loss. It also improves performance and reduces maintenance needs. [Comment Correction; ; pg. N/A]	The ADS 45-degree bend will not be used as it does not provide any additional protection or value. Our storm pipe enters perpendicularly to system which is preferred. Adding a 45-degree bend will actually add more turbulence. We will not use the 45-degree bend.	
Mieco Hutchens This civil permit cannot be reviewed by Engineering Traffic staff until the SEPA Standalone submittal has been accepted. An analysis must be provided that evaluates possible traffic impacts. The current design proposal is showing an internal vehicular connection between an existing manufacturing/industrial facility generating ~1000 vehicle trips per day. The City is concerned the existing roadway Inter Ave, and 23rd ST SE may be unable to accommodate additional vehicle trips routed through this facility. Traffic impacts and specifics of daily trips being routed to Inter AVE which currently access the Red Dot site from E Main shall be addressed through the SEPA process. It is possible additional off-site improvements are necessary due to the existing roadway condition. [Comment Correction; ; pg. N/A]	SEPA Standalone resubmitted with updated Critical Areas Report	SEPA Standalone
Nabila Comstock Comment carried forward 08/26/25 - Label the utilities on the utility overlay on the landscape site plan. Include utility overlay on the landscape site plan. To avoid conflicts between underground and overhead utilities and trees as the grow and mature, please review the VMS tree installation standards table for required distances from various utilities and improvements. [Comment Correction; ; pg. N/A]	Utilities now correctly shown on landscaping plans	Landscaping Plan

Nabila Comstock Comment carried forward 12/19/25 Applicant has applied for SEPA, but fees still have not been paid. Staff cannot move forward with review of the SEPA application until the fees have been paid.	SEPA fees has been paid	
Nabila Cornstock Comment carried forward 08/26/25 Please apply for a "Standalone SEPA" and submit a new SEPA checklist addressing this scope of work. This will be reviewed in conjunction with this civil application. This civil will not be able to be issued until the SEPA process has been completed. [Comment Correction; ; pg. N/A]	Standalone SEPA applied for, fee paid for. Updated Critical Areas report submitted.	
Nabila Cornstock Comment carried forward 08/26/2025 - Response letter says to "see landscaping plan". Soil cells do not seem to be on the update landscape plan set along the perimeter of all internal islands in parking stall areas. If they are being shown, then please label them and include the manufacturer's installation details for internal parking lot landscaping soil installation, including required structural soil cells, on the landscape plan set.	Soil cells on updated landscaping plan	
Nabila Cornstock 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	Silva Cells now properly shown.	

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 VMS for soil quality standards. [Comment Correction; ; pg. N/A]		
Nabila Cornstock Comment outstanding 12/19/25: Please address in comment response letter and on landscape site plan.	Acknowledged	
Nabila Cornstock Comment carried forward 08/26/2025 - Please calculate the parking areas separately as outlined below. Since Red Dot will only be utilizing the northern portion of the site and EJ Poultry utilizing the southern portion of the site, the landscaping requirements will be different for the different uses on the site. Also differentiate where the middle landscaping island is being counted towards the required landscaping for EJ Poultry or Red Dot.	Calculations shown on civil plans	
Nabila Cornstock EJ Poultry parking area We would calculate 5% of all paved areas for the EJ Poultry portion of the site to be taken from the square footage of their parking area per PMC 20.58.005 (1).	Calculations shown on civil plans	C14
Nabila Cornstock	Calculations shown on civil plans	

EJ Poultry parking area Though parking lot landscape islands are not proposed in areas for truck parking areas that are not being striped, there is a requirement that all paved areas over 10,000SF shall have at least 5% of all paved surfaces to be landscaped. Perimeter landscaping shall not be calculated as part of the require amount of internal parking lot landscaping. You can propose consolidating parking lot landscaping areas to meet this 5% landscaped area requirement.		
Nabila Cornstock Red Dot parking area Since Red Dot is more than likely exceeding the minimum required parking stalls for their use per PMC 20.55.010, we require 10% of all paved areas to be landscaped, which cannot include required perimeter landscaping.	The Red Dot and EJ Poultry parking areas function as a shared, integrated parking facility. In accordance with PMC 20.58.005(1), required interior parking lot landscaping is calculated based on the total paved area of the combined parking facility. Interior landscaping areas are consolidated throughout the site and do not include required perimeter landscaping.	
Nabila Cornstock Red Dot parking area We would calculate 10% of all paved areas for the Red Dot portion of the site to be taken from the square footage of their parking area and access per PMC 20.58.005 (1)(a).	The Red Dot and EJ Poultry parking areas function as a shared, integrated parking facility. In accordance with PMC 20.58.005(1), required interior parking lot landscaping is calculated based on the total paved area of the combined parking facility. Interior landscaping areas are consolidated throughout the site and do not include required perimeter landscaping.	
Nabila Cornstock Landscaping islands apply to all striped parking and storage areas, including heavy truck trailer parking. For large, paved areas which trigger parking lot	Landscaping islands now apply to all striped parking and storage areas.	

landscaping under PMC 20.58.005, but may not contain vehicle striping for vehicle parking, staff will use reasonable discretion and flexibility in site designing to allow larger consolidated/ grouped islands to spread out evenly through the paved areas, ensuring landscaping meets the intent of the type IV design standards and meets the minimum landscape requirements in PMC 20.58.005.		
Nabila Cornstock Please include the calculation showing that each required percentage of all paved surfaces are landscaped for both the Red Dot parking area and the EJ Poultry parking area (this cannot include perimeter landscaping). Per PMC 20.58.005 (1) All paved areas of over 10,000 square feet shall have at least five percent of all paved areas landscaped to provide shade to reduce the heat island effect related to paved surfaces, reduce storm water runoff, improve air quality, provide visual breaks to large paved areas and improve general appearance. Perimeter landscaping shall not be calculated as part of the required amount of internal parking lot landscaping. Internal parking lot landscaping design and spacing shall conform to the “Type IV” landscaping standards contained in the city’s vegetation management standards (VMS) manual.	Calculation now provided on Sheet 14	C14
Nabila Cornstock In order to further mitigate the impacts of more substantial expanses of paved areas on development sites, the following shall apply: (a) In the event that a project provides 20 percent more than the required minimum number of parking stalls (per PMC 20.55.010) for a specific use or group of uses on a development complex site, or in the event that the total sum	Acknowledged	

of paved areas on a site exceeds 100,000 square feet, at least 10 percent of all paved areas shall be landscaped in accordance with this section and the vegetation management standards (VMS) manual.		
Nabila Cornstock [landscape plan, L1] [Comment Correction; ; pg. N/A] The civil plan set does not match the landscape plan set. Applicant has notified staff that they will update the landscape plan set, but please ensure that the updates being made will be meeting the landscaping requirements that planning has commented on throughout this process to avoid another round of comments. Please work closely with your landscape architect so that requirements are not missed due to existing inconsistencies between the civil and landscape plan sets. [Comment Correction; ; pg. N/A]	Civil and landscaping plan now matches.	
Nabila Cornstock This should not be labeled as perimeter parking island. This is a wetland critical area and is not allowed to be disturbed [landscape plan, L1] [LANDSCAPE PLAN - RESUB; 2025\PRCCP20250176\2025 09 19 1969LSI INTER LS AND IRR PLANS.pdf; pg. 1]	Wetland critical area boundary adjusted. Some part of this area is labelled as internal landscaping, it is not making contact with the wetland.	
Nabila Cornstock Utilities still not consistently shown on the landscape site plan. Civils show this as a SD. please label on landscape site plan as requested in previous comments. [landscape plan, L1] [LANDSCAPE PLAN - RESUB;	Utilities now property shown on landscaping plans	

2025\PRCCP20250176\2025 09 19 1969LSI INTER LS AND IRR PLANS.pdf; pg. 1]		
Nabila Cornstock In e-mail sent on 10.01.25, clarified with landscape architect that soil cells would be required here. Please show on plan set. Landscape architect shall provide manufacturers installation details for internal parking lot landscaping soil installation, including required structural soil cells, on the final landscape plan set. See section 8.2 for soil quality standards. [landscape plan, L1] [LANDSCAPE PLAN - RESUB; 2025\PRCCP20250176\2025 09 19 1969LSI INTER LS AND IRR PLANS.pdf; pg. 1]	Soil cells included at this location	Landscaping Plans, L1
Nabila Cornstock NO COMMENTS AVAILABLE [LANDSCAPE PLAN - RESUB; 2025\PRCCP20250176\2025 09 19 1969LSI INTER LS AND IRR PLANS.pdf; pg. 1]	Acknowledged	
Nabila Cornstock Acknowledge the following condition: The fencing between the EJ Poultry area and the Red Dot parking area will not allow for access/flow between the two sections of the site except for fire/emergency access. [Comment Correction; ; pg. N/A]	Acknowledged	
Nabila Cornstock	Civil and landscaping plan now matches.	

Are these breakdown of requirements based off the civil plan set submittal or the landscape site plan submittal? The civil and landscape plan sets are not consistent.		
Nabila Cornstock This table should also be included on the landscape site plan versus the civil plan set. [civil plans, C14] [CIVIL PLANS - RESUB; 2025\PRCCP20250176\24-166 - SDEV - 2401 INTER.pdf; pg. 14]	Table now in landscaping plan	