



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20260145

March 27, 2026

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 resubmittal 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:

Public Works Collection Review	Josh Grbich	(253)841-5560	JGrbich@PuyallupWA.gov
<ul style="list-style-type: none"> - Both CB's 12 & 13 should be placed at the proposed curblin for adequate surface collection of stormwater in the cul-de-sac. Future development plans could require replacement or relocation of these structures, but are not approved at this time. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 8] - Installation of stormwater facility signs typically are for publicly owned facilities. If this private facility is required to install one, an inventory ID number shall be provided by the CoP PW Collection's Division. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 14] - Stormwater inlets within the RoW that are no longer used for collection need to be addressed per design standard 204.8.13. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 13] - Laterals for lots 5,6,7,12 & 25 should be connected at the sanitary main and not into manholes as proposed. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 18] - Install factory wyes on all lateral connections to the new sanitary main instead of saddled tees. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 18] - C900 is being proposed for this project, clarify purpose at those locations why standard materials are not being used. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 18] - Address accessibility and ownership of all private roof/yard drain pipes within the public RoW. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 8] - The placement of the sanitary sewer is too close to the property line without an easement and improvements on the neighboring property. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 23] - If possible place SSMH#10 at the edge of the new dedicated RoW instead of adding a new structure within the existing sanitary main on Shaw Rd. Then make the new connection to EX SSMH#2 and re-channel structure as needed. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 23] 			
Engineering Civil Review	Jamie Carter	(253)435-3616	JCarter@puyallupwa.gov
<ul style="list-style-type: none"> - STORMWATER 1. City of Puyallup standards suggest using concrete pipes and manholes when slopes exceed 6%. Analyze the steeper pipe slopes in the system and evaluate whether or not more robust components would be appropriate. Include rationale if not. 2. Reverse slope driveways shall have a catch basin upstream no farther than 20 feet away. CoP Design Standards 204.8(10)(d). 3. Call out Storm Drain Stenciling per CoP Design Standards 204.11(1)(a). 4. Dispersion trench after detention: Include in the Operations and Maintenance Manual information on avoiding or repairing erosion when this type of device is located on a slope. 			

5. Improve Operations and Maintenance Manual by reviewing CoP Design Standards 205.4 and the 2019 SWMMWW. Specifically, and at a minimum, provide a description of the facilities and responsible parties in the text of the manual. Submit the manual as a separate document for review. Use the following link to download pre-formatted BMP maintenance schedule and inspection reports. These docs are required to be in the manual. <https://www.puyallupwa.gov/2157/Operations-and-Maintenance>
 6. Detention Vault placement above 15% slopes requires additional Geotechnical evaluation. This was discussed with the Design Engineer over the phone after the submittal came in, but before this review was complete. Include additional analysis OR highlight existing information.
 7. Plans should specify storm pipe material. Cannot completely verify Cost Estimate without material call outs.
 8. Vault shall conform to city standards but also 2019 SWMMWW's BMP D.3.
 9. Address private storm lines within public right of way.
[Comment Correction; ; pg. N/A]
- Label missing for light pole location. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
 - Call out demo of existing structure and fence. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 5]
 - Remove this keynote or clarify. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 5]
 - There are already concerns about drainage being released onto the slope. Typically "splash blocks" are vinyl or plastic and not anchored and are not appropriate for this type of area/application. Provide design for wall drainage that protects the slope from erosion. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 8]
 - At a minimum curb and gutter shall be extended around the circumference of the cul de sac. While the bulb is temporary, the time line for reconstruction is unknown and the bulb shall include curb and gutter with the catch basins placed properly within to ensure proper functionality. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 8]
 - Provide detail on plans. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 14]
 - Provide reference page. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 16]
 - Elevations do not match Mitigated Routing from model. Model states that Orifice #2 is 2.5 feet higher than Orifice #1 and that Orifice #3 is 12 feet above Orifice #1 [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 16]
 - Include these details on the plans. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 17]
 - Legend specifies this as a Post Indicator Valve symbol. Out of 6 monuments proposed only 3 elevations are called out here. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 17]
 - Adjust Water Keynote. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
 - Double check this crossing for potential conflict. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
 - Complete reference. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 26]

Engineering Traffic Review	Bryan Roberts	(253)841-5542	broberts@PuyallupWA.gov
-----------------------------------	----------------------	----------------------	--------------------------------

- Site specific traffic control plans required to be submitted and approved prior to pre-con. Lane closures on Shaw Rd will require night work. [TRAFFIC CONTROL PLAN ; 2026\PRCCP20260145\12663-D-TC Plans-2026-02-05.pdf; pg. 1]

- New conduit runs along Crystal Ridge Dr to be installed under sidewalk panels, away from established street trees. [ILLUMINATION PLAN; 2026\PRCCP20260145\12663-D-ILLUM-2026-02-02-TENW.pdf; pg. 1]
- Parking sign layout (throughout plat) does not meet City standards. Please review standard detail 01.04.05 for placement and mounting angle requirements. NO PARKING signage standard detail not provided in civil plan set. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- STOP sign not necessary or warranted at this location. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- Include curb/gutter around cul-de-sac [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- separate ADA ramp from Tract D access/driveway [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- Temporary easement required per 101.6 [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- Provide more details on this bus STOP location. Not sure this makes sense if pickup/drop-off occurs on Crystal Ridge. Please see Planning comments for additional detail. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- Edge of driveway must be 35ft from PT. See standard detail 01.02.12 for additional details. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- NO parking in this area [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- Per PSP approval conditions, provide 3ft of paved pad round the base of existing signal cabinet to provide adequate room for maintenance staff. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- Provide additional details on solid board fence. Extent? Height? [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- Provide additional details on Lot 6 vehicle/pedestrian access. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- Show new alignment of guardrail to be installed by this project. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- Show proposed locations of relocated signage. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- Show details of new guardrail placement [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- Shared driveway? Provide details on how lot 17 & 16 will access roadway [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- 14ft drop from back of wall to finish grade? What type of fall protection is proposed? [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 8]
- 19ft drop between lot 12 and 15? Will there be a fence between lots for fall protection? [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 8]
- Designer to provide detailed wall design for City review. Must verify wall height is one foot above finish grade of future Shaw Rd improvements. When creating this exhibit for review, please coordinate with City to obtain the most recent design of Shaw Rd superelevation alignment to verify wall design and grading is compatible (30% design available). Also, provide exhibit that shows wall height along east face relative to project finish grade (adjacent to your development development). Similar to the PSP, provide road section view that shows the entire Shaw Rd frontage with wall, grading, etc. [CIVIL PLANS ;

2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 8]

- 22ft drop? What type of vehicle/fall protection is proposed at fire turnaround? [CIVIL PLANS ;

2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 8]

- 8ft drop from back of ROW? Handrail proposed? Fall protection needed? Per PSP approval conditions, designer is required to evaluate locations where handrail is necessary along frontage. Hand rail would need to be placed on private property [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 8]

- Show details of new guardrail placement. Per PSP approval conditions, designer is required to evaluate guardrail locations along frontage. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 8]

- Need to ensure there are no possible direct access locations along Shaw Rd frontage. Provide details on how Lot 6 will access internal roadway [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 8]

- Active amenity area? Show fall protection [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 8]

- Given the curved geometry in advance of the taper, assume 35mph design speed to make the taper more gradual (~110ft). $LT=(WS^2)/60$ [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 30]

- Extend turn pocket opening to 100ft [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 30]

- re-center/shift TWLTL arrows based on new turn pocket length [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 30]

- existing striping to be removed using hydroblasting or the City's preferred method of removal (least destructive) Place note on plans [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 30]

- Per PSP approval conditions, draft sight distance easements must be submitted with civil submittal. Please include existing City easement documentation along the Crystal Ridge Dr SE frontage (adjacent parcel) that can be used to maintain entering sight lines fore the Road A/Crystal Ridge Dr SE intersection (outbound vehicles looking east). [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 31]

- Possible that existing trees can be limbed up 7ft to meet sight distance requirements. Place a note on plans that sight distance to be verified by Puyallup engineering staff to determine if existing trees can remain or be removed. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 31]

- Per PSP approval conditions, draft sight distance easements must be submitted with civil submittal. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 32]

- Per PSP approval conditions, draft sight distance easements must be submitted with civil submittal. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 33]

- For all roadway profile sheets, please clarify how required/provided SSD was this was calculated for crest/sag curves. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 9]

- More clearance needed. Previous exhibit for PSP had more clearance here. With zero buffer, constructibility/variability is a concern. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 33]

- Wall height 1-ft above proposed Shaw Road finished grade needs to account for superelevation of completed roadway. Please coordinate with City on latest design of Shaw Rd. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 37]

- Along the Road A alignment, verify all segments (both directions) meet the City's SSD requirements. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 9]

- Type III barricade for future extended roadways (01.01.21)? [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]

Fire Review	David Drake	(253)864-4171	DDrake@PuyallupWA.gov
--------------------	--------------------	----------------------	------------------------------

- 1. Provide a detailed layout for the 2021 IFC Appendix D103.6. Provide notes that will show which approved Fire Lane signs will be used and where.
- 2. Provide a site map showing compliance with D103.6.1 roads 20 to 26 feet in width and D103.6.2 roads more than 26 feet in width.
- 3. Clarify dimensions on site plan showing Road A, Tract B, Road B are clear widths with out curbing including for fire lane access.
- 4. Clarify that no portions of the all roads and tracts do not exceed 10% max grade. [Comment Correction; ; pg. N/A]

Planning Review	Rachael N. Brown	(253)770-3363	RNBrown@PuyallupWA.gov
------------------------	-------------------------	----------------------	-------------------------------

- 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. [Comment Correction; ; pg. N/A]
- 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." [Comment Correction; ; pg. N/A]
- Daffodils Required: The Puyallup area has a long history with daffodil bulb agricultural cultivation. To reflect that cultural heritage, daffodils shall be used in all perimeter yard areas. All perimeter landscape yard areas required by PMC 20.58 shall include Narcissus trumpet 'King Alfred' or 'Dutch Master' in the first 3' of landscape areas behind the property line, planted at 6" on-center. Other groupings of Narcissus shall be used in groupings through landscape areas. A. Daffodil Bulbs may be interspersed throughout the perimeter landscape areas with standard landscaping shrubs/ground cover/trees, as required. B. Other varieties of Narcissus trumpet may be used, with the preference of 'King Alfred' or 'Dutch Master' in the frontage areas closest to any property line for visibility from the right of way. C. Daffodil bulb planting shall be completed at appropriate time of year to allow establishment (September – November). Applicants may be required to post an assignment to secure the installation at the appropriate time of year. Project landscape architect may spec an alternative time of year to plant, such as during the winter or very early spring. [Comment Correction; ; pg. N/A]
- Add the following note to the landscape 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." [Comment Correction; ; pg. N/A]

- NO COMMENTS AVAILABLE [Comment Correction; ; pg. N/A]
- This existing street tree along Crystal Ridge is outside of the site distance triangle, why is it proposed to be removed? [LANDSCAPE PLAN WITH UTILITIES OVERLAY; 2026\PRCCP20260145\12663-D-LAND-2026-02-03-Nature by Design.pdf; pg. 1]
- These existing street trees along Crystal Ridge Dr. are within the new sight distance triangle, but they should not be removed, they should be pruned such that the overreaching branches of trees adjacent to rights-of way shall have a maintained minimum clearance above the finished grade of public streets of fourteen (14) feet and a minimum seven (7) feet of clearance above finished grade of the sidewalk abutting the planting area [LANDSCAPE PLAN WITH UTILITIES OVERLAY; 2026\PRCCP20260145\12663-D-LAND-2026-02-03-Nature by Design.pdf; pg. 1]
- These existing street trees along Crystal Ridge Dr. are within the new sight distance triangle, but they should not be removed, they should be pruned such that the overreaching branches of trees adjacent to rights-of way shall have a maintained minimum clearance above the finished grade of public streets of fourteen (14) feet and a minimum seven (7) feet of clearance above finished grade of the sidewalk abutting the planting area [LANDSCAPE PLAN WITH UTILITIES OVERLAY; 2026\PRCCP20260145\12663-D-LAND-2026-02-03-Nature by Design.pdf; pg. 1]
- The site is located within the Shaw Road Elementary, Kalles Junior High and Puyallup High School attendance areas. The district plans to provide school bus service for students attending all three schools. A school bus stop waiting area is required, that shall include:
 - 100 square feet of hardscape surface school bus waiting area located near the NE corner of Crystal Ridge Drive South and the proposed access road. The waiting area should be adjacent to, and separate from, the back of sidewalk fronting Crystal Ridge Drive South.
 - The waiting area shall include separation from private property (Lot 25), such as fencing, landscaping or other improvement approved by the district and the City of Puyallup.
 - Street and/or pedestrian level light shall be provided to illuminate the school bus stop waiting area. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 18]
- Tract E is missing required Type III perimeter landscaping. Where possible, conserve existing trees in Tract E, existing trees can substitute for trees required as part of Type III landscape standards. [LANDSCAPE PLAN WITH UTILITIES OVERLAY; 2026\PRCCP20260145\12663-D-LAND-2026-02-03-Nature by Design.pdf; pg. 1]
- Tract D (except the areas designated as active amenity areas) shall be planted with Type III landscaping instead of hydroseed. [LANDSCAPE PLAN WITH UTILITIES OVERLAY; 2026\PRCCP20260145\12663-D-LAND-2026-02-03-Nature by Design.pdf; pg. 1]
- This Hawthorn is proposed to be planted on the stairs. Adjust location [LANDSCAPE PLAN WITH UTILITIES OVERLAY; 2026\PRCCP20260145\12663-D-LAND-2026-02-03-Nature by Design.pdf; pg. 1]
- In the planting buffer along Crystal Ridge Dr SE, Class III (Medium Trees) and Class I (overhead utility trees) are proposed. However, utilities are shown as undergrounded along this frontage and there is a large planter available (15 ft wide). Per the Puyallup Vegetation Management Standards Manual (VMS), "The largest tree shall be used for the planting space available" pg 37. Please select Class IV - Large street trees for this frontage. [LANDSCAPE PLAN WITH UTILITIES OVERLAY; 2026\PRCCP20260145\12663-D-LAND-2026-02-03-Nature by Design.pdf; pg. 1]
- The east/west ROW for future road connection needs to be hydroseeded. [LANDSCAPE PLAN WITH UTILITIES OVERLAY; 2026\PRCCP20260145\12663-D-LAND-2026-02-03-Nature by Design.pdf; pg. 1]
- delete tree at NW corner of plat as it is too close to underground utilities [LANDSCAPE PLAN WITH UTILITIES OVERLAY; 2026\PRCCP20260145\12663-D-LAND-2026-02-03-Nature by Design.pdf; pg. 1]

- Retain or add additional trees in Tract A to provide more tree canopy, it appears only shrubs and ground covers are proposed to be replanted in the majority of the deforested area of Tract A. [LANDSCAPE PLAN WITH UTILITIES OVERLAY; 2026\PRCCP20260145\12663-D-LAND-2026-02-03-Nature by Design.pdf; pg. 1]
- A street tree is proposed to be planted on top of a catch basin. Refert to vegetation managment manual for tree spacing from utilities - pg. 26. Inventory all other trees on landscape plan an ensure they are space properly from utilities or utilities are relocated to accomodate trees. [LANDSCAPE PLAN WITH UTILITIES OVERLAY; 2026\PRCCP20260145\12663-D-LAND-2026-02-03-Nature by Design.pdf; pg. 1]
- Define height of solid board fence, see PMC 20.20.040 for fence standards, see PMC 20.15 for definitions of front, rear, interior, and other property sides. Also, it is hard to see where the fence begins and ends along Crystal ridge Dr SE. Revise to clearly indicate where fence begins and ends [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 3]
- Existing Trees in designated landslide hazard area in Tract A shall not be removed. Change tree notations to denote that these trees will not be removed. Add clearing limit markers and tree protection fencing around trees. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 5]
- Several trees in wetland buffer are greyed out (sheet 5)indicating they are to be removed. Please clarify if they are proposed for removal and mitigation, or proposed to remain [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 5]
- Add Tree protection detail to sheet 6 [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 6]

Public Works Streets Review

Scott Hill

(253)841-5409

Shill@puyallupwa.gov

- City Standard .01.05.04 states 12' minimum mast arm length Sheet IL-01 SH [ILLUMINATION PLAN; 2026\PRCCP20260145\12663-D-ILLUM-2026-02-02-TENW.pdf; pg. 1]

Public Works Water Review

Brian Johnson

(253)841-5442

BrianJ@PuyallupWA.gov

- PRV vault size and equipment must match existing PRV station that will be getting abandoned. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- The existing 8-inch water main on Shaw Road will be abandoned to the north of this tee. A wet tap will not work at this location. Cut in a new 8-inch MJ x MJ x FI tee, so an 8-inch MJ plug can be installed on the north side of the tee during the abandonment. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- No parking signs will need to be posted along Tract B and at the west end of Tract B so city maintenance trucks will always have access to PRV station. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- 8-inch not 9-inch [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- This is an unfinished water service. It is a live poly pipe service line with a curb stop inside a meter box. When 8-inch water main is abandoned, remove meter box and bury service line. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- 1-8" stainless steel tapping sleeve, 1-8" tapping valve. Shaw Road 8-inch water main will to be abandoned at this location so remove 1-8" cap (MJ). [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]

- The existing fire hydrant will stay in service. The 8-inch water main on Shaw Road will be abandoned to the south of this fire hydrant tee by installing an 8-inch blind flange or MJ plug with thrust blocking. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- Show and call out size of public utility easement. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- Show and call out size of public utility easement. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- The water main size on Crystal Ridge Dr is 12-inch DI not 8-inch, so it would be a 12" x 6" tapping sleeve. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- Move hydrant a little to the west to avoid possible truck off-tracking. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- Since there is no water main in front of Lot 25 on Road 'A', install the water service for Lot 25 off the 12-inch D.I. water main on Crystal Ridge Dr. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- 1-8"x4" Tee (FI) and remove the 8"x4" reducer. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- See Detail Sheet 44. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- Due to the elevation change on Road 'B', an air relief vault will need to be installed at the west end of the 4-inch water main. Add city standard detail 03.07.01 Air / Vacuum Valve to this plan set. To be able to flush this 4-inch water main, a 2-inch blow-off assembly will need to be installed at the end of the 4-inch water main west the air relief vault. Add city standard detail 03.06.01 2" Blow-Off Assembly to this plan set. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- A no parking sign will need to be posted at the west end of Road 'B' so city maintenance trucks will always have access to the air relief vault and blow-off assembly. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- Remove this water line, it does not exist. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- To reduce the number of water service taps on the water mains, install dual water services wherever possible. Install dual water services between Lots 2 and 3, 4 and 5, 7 and 8, 9 and 10, 13 and 14, 15 and 16, 18 and 19, 20 and 21, 22 and 23. Water meter boxes should be installed in the utility strip between the curb and sidewalk whenever possible, and do not set meter boxes in hard surfaces [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]
- To keep a continuous positive elevation climb, lower water bends number 17 so water main is running flat in this area. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 26]
- Set the single water meter box for Lot 24 near the north property line. [CIVIL PLANS ; 2026\PRCCP20260145\12663-D-CIVL-2026-02-05.pdf; pg. 24]

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 Completion	Existing street trees along Crystal Ridge Dr. that are within the new sight distance triangle of the new driveway shall be pruned such that the overreaching branches of trees adjacent to rights-of way shall have a maintained minimum clearance above the finished grade of public streets of fourteen (14') feet and a minimum seven (7') feet of clearance above finished grade of the sidewalk abutting the planting area	Planning Division	Open
Prior to Issuance	Please contact the DPS Support Specialist, Robin Loewen at RLOEWEN@PUYALLUPWA.GOV to request a pre-construction meeting prior to starting site work.	Engineering 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 RLOEWEN@PUYALLUPWA.GOV.	Engineering Division	Open
Prior to Issuance	Overtime Inspection Fees / Main Shutdown Fees 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 hours 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	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	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.		
Prior to Issuance	Must provide Contractor doing the work to be named on permit. Contractor must be registered with Washington State Labor and Industries AND have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	Development & Permitting Services	Open
Prior to Issuance	Contractor needs to have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	Development & Permitting Services	Open
Prior to Completion	Building Permit number for vault shall be included on as built drawings per CoP Design Standards 204.8.	Development & Permitting Services	Open
Submit With Civil Permit Application	No Special Conditions	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