



City of Puyallup

**Engineering Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

# Permit Review Correction Letter

**Permit Application #PRCCP20250460**

April 28, 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 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	Sam Morman	(253)841-5411	SMorman@PuyallupWA.gov
<p>- A construction stormwater general permit will be required as this project disturbs more than an acre of land. [Storm Report, pg. 3] [STORMWATER REPORT - RESUB ; 2026\PRCCP20250460\Stormwater Report_20-223 Bradbury Place_2026_03_26_MGf.pdf; pg. 3]</p> <p>- The O&amp;M Manual uses City of Tacoma maintenance tables. Update to the City of Puyallup maintenance tables which can be found here: <a href="https://www.cityofpuyallup.org/2157/Operations-and-Maintenance">https://www.cityofpuyallup.org/2157/Operations-and-Maintenance</a> [O&amp;M Manual, pg. 1] [O&amp;M MANUAL; 2025\PRCCP20250460\O&amp;M Manual_20-223 Bradbury Place_2025_04_02_JHf.pdf; pg. 1]</p> <p>- This project is served by Fruitland Mutual Water Company. The proposed water system is not being reviewed by the City, and must be reviewed and approved by Fruitland Water. Add Fruitland Water Approval Block to any plan sheets associated with water design. See City Design Standards section 1.4. [Civils, pg. 1] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans_Bradbury 20-223_2026_03_26_MGf.pdf; pg. 1]</p> <p>- Provide dimension straight across rather than at a diagonal. [Civil Plans, pg. 5] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans_Bradbury 20-223_2026_03_26_MGf.pdf; pg. 5]</p> <p>- Note that the private storm mains are labeled as HP. Per City standards, "Polypropylene Pipe (PP) shall be dual walled, have a smooth interior and exterior corrugations and meet WSDOT 9-05.24(1). 12-inch through 30-inch pipe shall meet or exceed ASTM F2736 and AASHTO M330, Type S, or Type D." [Civil Plans, pg. 8] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans_Bradbury 20-223_2026_03_26_MGf.pdf; pg. 8]</p> <p>- Several of the Roadway Notes from Section 104 of the City's standards were left off of this list. Update to include all notes. [Civil Plans, pg. 9] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans_Bradbury 20-223_2026_03_26_MGf.pdf; pg. 9]</p> <p>- The pavement restoration limits shown is closer to being shown correctly. Where the disturbance will impact a lane/half street, the full width of that half street will need a grind and overlay. [Civil Plans, pg. 9] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans_Bradbury 20-223_2026_03_26_MGf.pdf; pg. 9]</p> <p>- This will need to be a full half street grind and overlay. [Civil Plans, pg. 10] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans_Bradbury 20-223_2026_03_26_MGf.pdf; pg. 10]</p> <p>- Water Quality facility must not protrude beyond the gutter line into the travel lane. [Civil Plans, pg. 12]</p>			

[CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 12]

- The sewer needs to terminate at a manhole rather than a cap. [Civil Plans, pg. 12] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 12]

- 4" [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 12]

- Minimum cover for polypropylene pipe is 3-feet. Depths provided for the new storm system do not meet this requirement. Either revise to provide a minimum 3-feet of cover for the proposed storm system, or revise to use ductile iron, which only requires 1-foot of cover. [Civil Plans, pg. 15] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 15]

- Several of the Stormwater Notes from Section 207 of the City's standards were left off of this list. Update to include all notes. [Civil Plans, pg. 17] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 17]

- Several of the Sanitary Sewer Notes from Section 405 of the City's standards were left off of this list. Update to include all notes. [Civil Plans, pg. 17] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 17]

- Several of the Water System Notes from Section 304 of the City's standards were left off of this list. Update to include all notes. [Civil Plans, pg. 17] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 17]

- ADS N-12 is not an approved roof drain pipe material. Refer to section 204.4.7 of the City's Stormwater Standards for guidance on approved pipe materials. [Civil Plans, pg. 18] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 18]

- The highlighted portions of pipe labeled as roof drain are conveying a significant amount of runoff. After the roof drains leave the building, they are considered to be laterals, and will need to be upsized to meet the City's standard for laterals. Refer to section 204.3 of the city's design standards. [Civil Plans, pg. 18] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 18]

- Several of these patios intersect with the proposed wall. Deconflict, and consider where the edge of the constructed wall will end up. [Civil Plans, pg. 18] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 18]

- Show how the runoff generated from the patios will be conveyed to the storm system (typ.) [Civil Plans, pg. 18] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 18]

- Provide crossing information between the base of the wall and the storm line. [Civil Plans, pg. 18] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 18]

- Walls to be approved and constructed per an approved building permit. [Civil Plans, pg. 24] [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 24]

- NO COMMENTS AVAILABLE [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 12]

- NO COMMENTS AVAILABLE [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 12]

- NO COMMENTS AVAILABLE [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 18]

- NO COMMENTS AVAILABLE [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 18]

- ADS N-12 is not an approved pipe material per City of Puyallup standards. Refer to section 204.3 of the city's standards for allowable pipe materials. HP is a type of polypropylene pipe. Polypropylene is an allowable pipe material however, it's required to have a minimum 3-feet of cover. [Storm Report, pg. 10] [STORMWATER REPORT - RESUB ; 2026\PRCCP20250460\Stormwater Report\_20-223 Bradbury Place\_2026\_03\_26\_MGf.pdf; pg. 10]

- You can get to the same destination, but this "Yes" should be updated to "No". [Storm Report, pg. 14] [STORMWATER REPORT - RESUB ; 2026\PRCCP20250460\Stormwater Report\_20-223 Bradbury Place\_2026\_03\_26\_MGf.pdf; pg. 14]

- Paved patios shown on the back side of the buildings are shown as pervious, when they should be shown as impervious. Update accordingly, and update in modeling. [Storm Report, pg. 19] [STORMWATER REPORT - RESUB ; 2026\PRCCP20250460\Stormwater Report\_20-223 Bradbury Place\_2026\_03\_26\_MGf.pdf; pg. 19]

- The exhibit A and B should describe and show the portion to be dedicated instead of the whole project parcel. [Deed of Dedication, pg. 4] [ROW Dedication Deed\_20-223\_2026\_02\_17 - RESUB ; 2026\PRCCP20250460\ROW Dedication Deed\_20-223\_2026\_02\_17.pdf; pg. 4]

- The trees shown on-site are conflicting with water meters and will conflict with the water services running off of those meters, which are not shown on this overlay. [Landscape Plan, pg. 1] [LANDSCAPE PLAN - RESUB; 2026\PRCCP20250460\Landscape Plan With Utility Overlay\_260325\_flat.pdf; pg. 1]

- Resolve the conflicting sewer stub and tree root zones in these location. [Landscape Plans, pg. 1] [LANDSCAPE PLAN - RESUB; 2026\PRCCP20250460\Landscape Plan With Utility Overlay\_260325\_flat.pdf; pg. 1]

<b>Engineering Traffic Review</b>	<b>Bryan Roberts</b>	<b>(253)841-5542</b>	<b>broberts@PuyallupWA.gov</b>
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- Show ESD sight lines as shown on Civil sheet C19 & C20. The 85ft approach sight distance triangle would be less applicable at private driveways. [LANDSCAPE PLAN - RESUB; 2026\PRCCP20250460\Landscape Plan With Utility Overlay\_260325\_flat.pdf; pg. 1]

- Provide sidewalk barricade per 01.02.20 [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 11]

- Type III barricade is necessary at this location. However, I don't believe there are any plans or available ROW for the City to extend roadway in the future. Remove road extension language from barricade [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 12]

- Provide sidewalk barricade per 01.02.20 [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 12]

- Provide standard detail for City standard STOP sign placement. [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 21]

- Provide standard detail for City standard STOP bar placement. [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 21]

- Provide additional details on painted channelization island. For painted or raised channelization devices, it is my understanding the following practice is used for determining the color of the outer edges:

White Edges: Always on the side where the "porkchop" meets the main road (traffic moving the same way).

Yellow Edges: Always on the side where the "porkchop" meets the driveway/side-street (separating the "in" from the "out").

Please verify this based on MUTCD/WSDOT guidance. [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 21]

- Provide MUTCD reference for required diagonal bar color [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 21]

- R3-2 signage must be mounted separately in advance of the STOP sign.

MUTCD section 2B.26 permits R3-2 sign to be placed "in conjunction with STOP or YIELD sign located on the near right corner."

"In conjunction with" does NOT mean "on the same pole". The MUTCD "in conjunction with" means the sign can be placed at the same intersection approach. [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 21]

- For the entire site, please label each sign. [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2026\_03\_26\_MGf.pdf; pg. 22]

- City standards require 12ft arms. [Bradbury Place TH -- Illumination Plan -- 12-08-2025; 2026\PRCCP20250460\Bradbury Place TH -- Illumination Plan -- 12-08-2025.pdf; pg. 1]

**Fire Review**

**David Drake**

**(253)864-4171**

**DDrake@PuyallupWA.gov**

- 1. 2021 IFC D103.6.1 No Parking signs will be required on both sides of the street. Provide a No Parking Fire Lane page. This page will need to include the following. All parking sign locations, painted curb, fire hydrants, PIV, FDC, and Riser Room locations. Provide street dimensions.
- 2. Provide FDC, PIV, and Riser Room locations.
- 3. Placement of Fire Hydrants are required to reach all points of a structure within 400' as a hose lays. There will be no parking allowed within 15' of fire hydrants with a total painted curb line of 30' WAC 478-116-193. Plans are called out at 24x36 but the scale is for 22x34 or 11x17? Can not scale.
- 4. Provide auto-turn.
- 5. Provide FDC details. [Comment Correction; ; pg. N/A]

- 1. Plans still do not meet the City Municipal Code for No Parking. Provide a separate page showing the Fire Lane No Parking layout. Signs shall be 12x18 and placed 50' apart on both sides of the street. Curbs shall be painted and stenciled per the PMC. 16.04.015 Emergency vehicle parking. I'm only seeing a couple random areas called out on the plans.

2. 13D system will be approved after verification of Building permits meet the requirements of a Townhome. If the plans do not meet the requirements to be permitted as a Townhome, Riser rooms, FDC's, and PIV's will be required. Systems will be required to be monitored. [Comment Correction; ; pg. N/A]

**Planning Review**

**Chris Beale**

**(253)841-5418**

**CBeale@PuyallupWA.gov**

- LANDSCAPE (UPDATED APRIL 2026):

> Please verify the trees in the landscape islands in front of each unit are not in conflict with the service lines for each unit. Sheets C13-C16 show meter boxes in the landscape islands, but the service lines leading to the units are not shown. A tree is located in each island and there is continued concern there will be a conflict.

> To meet the landscape design requirements, please add three large deciduous shade trees along the project street frontage (within the plantable area outside of the sight distance triangle) within the 12' landscape buffer (back of walk) adjacent to "Play area #1". Please also show one additional large shade tree directly adjacent to "Play area #3". Please consider Platanus X acerifolia.

> To meet the landscape design requirements, please add a third row of shrubs, and ground covers throughout, in the 12' landscape buffer adjacent to 5th St. Also add daffodils at 6" OC to the landscape frontage along the 12' landscape buffer back of walk and modify the plant schedule on sheet L 1.1 to indicate daffodils at 6" OC. Please specify Narcissus 'Dutch Master' to meet the design requirements.

[Comment Correction; ; pg. N/A]

**Public Works Collection**

**Josh Grbich**

**(253)841-5560**

**JGrbich@PuyallupWA.gov**

<b>Review</b>			
<p>- Maximum height for a sanitary manhole is 20'. Utilize the minimum slope for 8" mains of 0.40% throughout whole project to achieve a shallower connection point at the proposed SSMH#110. [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans_Bradbury 20-223_2026_03_26_MGf.pdf; pg. 9]</p> <p>- Stormwater control structures are to be 54" Type II per City standards. Reference 02.01.06, 02.01.07 and 02.01.08. [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans_Bradbury 20-223_2026_03_26_MGf.pdf; pg. 12]</p> <p>- This reference is on page C27 [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans_Bradbury 20-223_2026_03_26_MGf.pdf; pg. 12]</p> <p>- All sanitary mains are to begin and end with a manhole. Structure should be channeled for any future potential connection. [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans_Bradbury 20-223_2026_03_26_MGf.pdf; pg. 12]</p> <p>- Lay sanitary main slightly deeper to avoid having to adjust water main depth. Keeping 1.5' clearance will prevent either utility from having to encase with concrete. [CIVIL PLANS - RESUB ; 2026\PRCCP20250460\Civil Plans_Bradbury 20-223_2026_03_26_MGf.pdf; pg. 12]</p> <p>- Keep all shrub and tree plantings a minimum of 10' from the infiltration gallery and all appurtenances. [LANDSCAPE PLAN - RESUB; 2026\PRCCP20250460\Landscape Plan With Utility Overlay_260325_flat.pdf; pg. 1]</p>			
<b>Public Works Streets Review</b>	<b>Scott Hill</b>	<b>(253)841-5409</b>	<b>Shill@puyallupwa.gov</b>
<p>- extend the pavement restoration so these "slivers" of asphalt are not left, most likely compromised during construction SH sheet C1 [CIVIL PLANS; 2025\PRCCP20250460\Civil Plans_Bradbury 20-223_2025_04_02_JHf.pdf; pg. 1]</p> <p>- it is the LeoTek LED luminaire noted above , not a GE cobra head for streetlights, include 2" spare conduit when running streetlight conduit SH sheet C 11 [CIVIL PLANS; 2025\PRCCP20250460\Civil Plans_Bradbury 20-223_2025_04_02_JHf.pdf; pg. 11]</p> <p>- NO COMMENTS AVAILABLE [CIVIL PLANS; 2025\PRCCP20250460\Civil Plans_Bradbury 20-223_2025_04_02_JHf.pdf; pg. 1]</p> <p>- NO COMMENTS AVAILABLE [CIVIL PLANS; 2025\PRCCP20250460\Civil Plans_Bradbury 20-223_2025_04_02_JHf.pdf; pg. 1]</p> <p>- NO COMMENTS AVAILABLE [CIVIL PLANS; 2025\PRCCP20250460\Civil Plans_Bradbury 20-223_2025_04_02_JHf.pdf; pg. 1]</p>			

- NO COMMENTS AVAILABLE [CIVIL PLANS; 2025\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2025\_04\_02\_JHf.pdf; pg. 1]

- NO COMMENTS AVAILABLE [CIVIL PLANS; 2025\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2025\_04\_02\_JHf.pdf; pg. 1]

- NO COMMENTS AVAILABLE [CIVIL PLANS; 2025\PRCCP20250460\Civil Plans\_Bradbury 20-223\_2025\_04\_02\_JHf.pdf; pg. 1]

## 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	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 <a href="https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal">https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal</a> 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	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	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).		
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 <a href="https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal">https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal</a> for more information.	Engineering Division	Open
Prior to Issuance	Retaining walls greater than 4' in height and/or impacted by surcharge loads will require a separate building permit application.	Engineering Division	Open
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 Issuance	A construction stormwater general permit will be required as this project disturbs more than an acre of land	Development & Permitting Services	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](mailto:permitcenter@puyallupwa.gov)