



June 23, 2026

City of Puyallup
333 S. Meridian
Puyallup, WA 98371

**RE: *Raising Cane's Drive-Through Restaurant, Civil Construction Permit
#PRCCP20260350, Review Correction Letter #1***

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated May 22, 2026. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

Engineering Civil Review

Comment: Include city approval block on all pertinent sheets. See CoP Design Standards Section 1.4. [Comment Correction; ; pg. N/A]

Response: City approval block added on all civil plan sheets in bottom right corner.

Comment: Additional Submittal Item Required: Engineering Cost Breakdown Fee Calculation. Do not include on site paving. Include ESC and private utility trenching. Take care to separate on site and off site. If an item isn't specifically listed add it to MISC and provide a reasonable unit cost. This estimate is used to determine Inspector's Fees and bond amounts. [Comment Correction; ; pg. N/A]

Response: Engineering Cost Breakdown Fee Calculation included in resubmittal package.

Comment: Stamp and signature missing from Stormwater Report. [Comment Correction; ; pg. N/A]

Response: Stamp and signature added to Stormwater Report.

Comment: Operations and Maintenance Manual - Remove ESC BMPs from O&M Manual. Prepare O&M Manual as a standalone document and submit separate from the Stormwater Report. [Comment Correction; ; pg. N/A]

Response: Removed ESC BMPs from O&M Manual. Revised appendix C-3: Operations and Maintenance (O&M) Manual to be provided separate from the Stormwater Report.

Comment: Call out cut and cap for these to be abandoned storm pipes. [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg. 6]

Response: Added Demolition keynote 26 to cut and cap existing storm pipe at property line, refer to sheet C2.0.

- Comment: What is this connected to? Provide IEs if possible. City GIS has no record for this structure. [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg. 6]
- Response: The existing inlet referenced at the eastern property line was located by the surveyors and was not found to have any visible connected pipes. Review of available asbuilts did not show this catch basin.**
- Added note to Demolition Plan, refer to C2.0, for Contractor to field verify type of existing storm structure and invert elevation of any connected pipes immediately at the start of construction and notify engineer. Keeping protection keynote 6 on sheet C2.0 to protect existing storm structure to confirm protection or demolition when field verified.**
- Comment: Temp sediment pond overlaps building footprint. Consider relocating. [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg. 7]
- Response: Temporary sediment pond has been moved to avoid building footprint, refer to sheet C3.0.**
- Comment: Existing curbs are weathered and these curb tie ins do not exactly match the demolition plan. Consider replacing all curbs to avoid inconsistent appearance. [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg. 9]
- Response: Demolition and Site plan have been updated to show removal and replacement of these existing curb tie ins to avoid inconsistent appearance, refer to sheets C2.0 and C4.0.**
- Comment: See CoP Design Standards Section 208 for trash enclosure design standards. Additional coordination with the local collector may be required. [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg. 9]
- Response: The trash enclosure has been updated to include a gutter and downspout.**
- Comment: What are these arrows indicating? [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg. 11]
- Response: Arrows have been adjusted to correctly point to traffic arrows further south, refer to page C4.2.**
- Comment: CoP Design Standards 204.8(2) stipulates a stormwater structure to be installed at all dead end mainlines, at changes in direction or slope, at changes in pipe size or material, and at pipe junctions. Revise wye call outs to CO's. Reference Detail 02.01.09. [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg. 12]
- Response: To meet COP Design Standards 204.8(2) a cleanout has been proposed at all changes in direction and pipe junctions, refer to sheets C5.0 and C5.1.**

Comment: Clarify the purpose of a manhole here. It seems a manhole would be more appropriate where CB-04 is proposed: the larger angled penetrations where CB-04 is currently proposed warrant a round structure and the roof drains are smaller diameter pipe and would be perpendicular to a square collection structure where the MH is currently called out. [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg. 12]

Response: **Swapped out manhole located at MH-02 for Type 1 catch basin with a solid lid and swapped CB-04 to a Type 2 catch basin, refer to sheets C5.0 and C5.1.**

Comment: Downspout splash blocks are not allowed. See CoP Design Standards 200.1 #8. [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg. 13]

Response: **Removed all downspout splash blocks per COP Design Standards 200.1 #8. All roof and foundation drains discharge via underground pipes to the proposed stormwater infiltration gravel trench, refer to sheets C5.0 and C5.1.**

Comment: Provide structure at connection or reroute and connect to CB. [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg. 13]

Response: **Type 1 catch basin with solid lid proposed at connection location to existing pipe, refer to sheet C5.1.**

Comment: Outlet pipe of GI and on site side sewers shall be 6 inch diameter. See City standards and Detail 04.06.01. Also, provide invert elevations for the for the inflow and outflow to demonstrate positive drainage through the unit. Show/specify the vent pipe on the plans. [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg.17]

Response: **Side sewers onsite have been updated to be 6" diameter. Vent pipe from grease interceptor added to plans and labeled, refer to sheet C6.0. Invert elevations for the inflow and outflow of the unit added to sheet C6.0 to demonstrate positive drainage through the unit, refer to keynote sewer keynote 4.**

Engineering Traffic Review

Comment: Modified length crosswalk bars are not necessary here. Remove existing nonstandard markings and obliterate completely MH C4.2 [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg. 11]

Response: **Demolition keynote 28 added to demolition plan noting removal of existing nonstandard markings, refer to sheet C2.0.**

Comment: 8 inch wide x 8ft long. See City Standard 01.03.11 MH C4.2 [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg. 11]

Response: **Callouts on sheet C4.2 have been updated to include references to City Standard 01.03.11.**

Comment: Install City Standard pavement markings for STOP, Arrows, and Stop Bar. See section 01.03 [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg. 11]

Response: **Callouts on sheet C4.2 have been updated to include references to City Standard Pavement Markings.**

Planning Review

Comment: Please add the provided City of Puyallup Tree Protection detail, and refer to Section 10.1 A (page 16-19) of the Vegetation Management Standards (VMS) to determine the required distance of the Critical Root Protection Zone (CRPZ). The tree protection distance for the identified trees on sheet 2 of 16 of the Landscape Plan must reflect this calculated distance.

Tree Protection Fencing Detail:

https://www.puyallupwa.gov/DocumentCenter/View/5286/010207_street-tree-planting-in-planting-strip?bidId=See

"Landscape Plan with Utility Overlay", sheet 2 of 16. [Landscape Plan with Utility Overlay; 2026\PRCCP20260350\Landscape Plan with Utility Overlay.pdf; pg. 2]

Response: **The required City of Puyallup Tree Protection detail has been added to Sheet L3.2 (Planting Details).**

Comment: A minimum of 25 percent of the shrubs and ground covers used in projects under the requirements of the PMC and VMS shall be native to the Puget Sound region. Please call out natives on the plant schedule for easy identification.

See "Landscape Plan with Utility Overlay", sheet 11 of 16. [Landscape Plan with Utility Overlay; 2026\PRCCP20260350\Landscape Plan with Utility Overlay.pdf; pg. 11]

Response: **Noted. The Plant List on Sheet L3.1 has been updated to include a dedicated column clearly identifying species native to the Puget Sound region within the "Native" column. The proposed plant selections meet the minimum 25% requirement dictated by the PMC and Vegetation Management Standards (VMS).**

Comment: The City's Vegetation Management Standards Manual (VMS) outlines specific treatment "types" that are required to be adhered to, dependent upon the yard area the landscaping is located within. See the VMS, section 13 and 14 for full details.

Landscaping buffer types:

- The east side of the site must follow the Type II perimeter landscaping requirements. Please refer to Type II and IIa landscaping standards within Section 14.2 of the VMS (page 39).

- The north, south, and west sides of the site must follow the Type III perimeter landscaping requirements. Please refer to Type III landscaping standards within section 14.3 of the VMS (page 40 and 41).
- The internal parking lot landscaping must follow Type IV landscaping requirements. Please refer to section 14.4 of the VMS (page 42-45).

See "Landscape Plan with Utility Overlay", sheet 11 of 16. [Landscape Plan with Utility Overlay; 2026\PRCCP20260350\Landscape Plan with Utility Overlay.pdf; pg. 11]

Response: Sheet L 3.1 Planting Plan has been updated to show outline for all required landscape areas to match the VMS standards: Type II on the east perimeter, Type III on the north, south, and west perimeters, and Type IV within the internal parking lot planters. The design has been ensured to meet all applicable city landscape standards.

Comment: Please replace the Tree Planting detail with the provided City of Puyallup detail: https://www.puyallupwa.gov/DocumentCenter/View/5286/010207_street-tree-planting-in-planting-strip?bidId=

See "Landscape Plan with Utility Overlay", sheet 12 of 16. [Landscape Plan with Utility Overlay; 2026\PRCCP20260350\Landscape Plan with Utility Overlay.pdf; pg. 12]

Response: The required City of Puyallup Tree Protection detail has been added to Sheet L3.2 (Planting Details).

Comment: Please replace the root barrier detail with the provided City of Puyallup detail: https://www.puyallupwa.gov/DocumentCenter/View/5282/010203_root-barrier-detail?bidId=

See "Landscape Plan with Utility Overlay", sheet 12 of 16. [Landscape Plan with Utility Overlay; 2026\PRCCP20260350\Landscape Plan with Utility Overlay.pdf; pg. 12]

Response: The required City of Puyallup root barrier detail has been added to Sheet L3.2 (Planting Details).

Comment: Please add the provided City of Puyallup Soil Amendment & Depth Detail to sheet 12 of 16: https://www.puyallupwa.gov/DocumentCenter/View/5288/010208a_soil-amendment-and-depth?bidId=

See "Landscape Plan with Utility Overlay", sheet 12 of 16. [Landscape Plan with Utility Overlay; 2026\PRCCP20260350\Landscape Plan with Utility Overlay.pdf; pg. 12]

Response: The required City of Puyallup soil Amendment detail has been added to Sheet L3.2 (Planting Details).

Comment: Add the following note to the landscape plan, "A minimum of eight (8) inches of top soil, containing 10% 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]

Response: **Noted, the requested note has been added verbatim to the Planting Plan in the "Landscape Requirement" section of the plans.**

Comment: 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]

Response: **The total topsoil volume required to meet the 8 inch minimum depth standard for the 9,514 sq ft landscape area is estimated at 270 cubic yards (includes a 15% material compaction factor). This calculation note has been added to Sheet L1.1 Materials Plan. A mandatory note has also been added requiring the contractor to submit certified material delivery tickets at the time of final inspection to verify compliance.**

Comment: 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." [Comment Correction; ; pg. N/A]

Response: **Note added to civil plans, refer to sheet C4.0.**

Comment: All deciduous trees shall be at least one (1") inch in caliper, preferably 1.5" or larger, and branched with a strong, central single leader. [Comment Correction; ; pg. N/A]

Response: **Noted. The Plant List on Sheet L3.1 has been verified to ensure all proposed deciduous trees meet the minimum requirement, specifying 1.5 inch caliper size.**

Comment: All shrubs required shall be no smaller than two (2) gallon in size at the time of planting. [Comment Correction; ; pg. N/A]

Response: **Noted. The Plant List on Sheet L3.1 has been verified to ensure compliance. All proposed shrubs are specified at 3 and 5 gallons in size, which meets the city's 2 gallon minimum sizing standard.**

Comment: Existing trees to be retained must be clearly marked on the final clearing and grading plan, and final landscape plan. Tree protection fencing and signage shall follow the city standard detail, see appendix 20.5. Standard detail shall be included on all plan sets with vegetation which is scheduled for retention and protection. All critical root protection zones (CRPZ) shall be shown on plan sets in diameter from the center of the tree. In determining tree CRPZ, the following standards shall be used.

In establishing the extent of the Critical Root Protection Zone (CRPZ) for individual significant trees, groupings of significant trees, a stand of significant trees, or a heritage tree the following formula shall be used: Individual tree diameter (in inches) X 2, converted into feet = CRPZ, in diameter (Example: 20" tree X 2 = 40' CRPZ diameter). The following minimum performance standards shall be used to determine the extent of allowable impacts to the CRPZ of significant trees: For significant trees, a minimum of 50 percent of the critical root zone must be preserved at natural grade, with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. For heritage trees, a minimum of 75 percent of the critical root zone must be preserved at natural grade with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. No cut or fill greater than four (4) inches in depth may be located closer to the tree trunk than ½ the CRPZ radius distance. (Example, 20-inch DBH tree has a 40' CRPZ area (in diameter) - meaning no cut or fill greater than 4" in depth is allowed within 20' of the tree trunk). No cut or fill within the distance from the tree which is three (3) times the trunk DBH is allowed. (Example, 20-inch DBH tree X 3 = 60", meaning no cut is allowed within 60-inches of a tree which has a 20-inch diameter trunk). These criteria represent minimum standards for determining whether or not a tree may be required to be retained. Greater impacts may be allowed, provided that all design alternatives have been proven unfeasible and that a pre-conditioning and after care mitigation program is established. See section 10.1 of the VMS, and referenced appendices for more information. [Comment Correction; ; pg. N/A]

Response: The 4 existing oaks and 1 red maple do not qualify as significant or heritage trees per city criteria; however, they are scheduled for retention. Their locations are marked on Sheet L1.1 & Sheet L3.1, and the city's standard tree protection fencing detail has been added to Sheet L3.2.

Existing trees to be retained are labeled with keynote 10 and existing trees to be removed are labeled with demolition note 4, refer to sheet C2.0.

Comment: Coniferous evergreen trees shall be a minimum of 5 to 6 feet in height. [Comment Correction; ; pg. N/A]

Response: The proposed Deodar Cedar (*Cedrus deodara*) specified on the Plant List on Sheet L3.1 meets the city's minimum height standard. The specified 1.5" caliper

nursery stock generally stands at a height of 10 to 12 feet at the time of installation, which meet the required 5 to 6 foot vertical minimum for coniferous evergreen trees.

Comment: Please spec the total quantity of plants and on-center spacing for all landscape areas. [Comment Correction; ; pg. N/A]

Response: The Plant List on Sheet L3.1 has been updated to include exact total quantities and on-center (O.C.) spacing for all proposed plants.

Comment: Sight Distance standards. Adjacent to public rights-of-way and points of access, no fences or landscape material at maturity, shall exceed three (3) feet above the local finish grade within a clear sight triangle. Please spec plants that meet this standard and, please show the sight distance area on the plans. [Comment Correction; ; pg. N/A]

Response: Clear sight triangles have been graphically added to the Landscape Plan with clear callouts. These zones extend outside the property line. To ensure completely unobstructed sight lines, all proposed and existing plant material within these designated triangles is specified to be maintained under a maximum mature height of 3 feet.

Clear sight triangles have been added to civil plans, refer to sheet C4.0 for additional details.

Comment: Street tree soil requirements. See section 8.2 of the VMS. Copy and paste the applicable section for street tree top soil and place on plans as requirement to meet the city standards. Root barriers, in accordance with city standards, are required for all street trees. A minimum of 8' of linear protection along the edge of the sidewalk adjacent to the street tree shall be provided, using a minimum 24" deep root barrier panels. See city standards #01.02.07 and #01.02.03 for further details. Please be aware of the following standards in the VMS and Public Works Engineering and Construction Standards (found here: www.cityofpuyallup.org/1445/100---Roadway) as they apply to street trees:

- Integrate city standard detail 01.02.03 – root barrier detail.
- Integrate city standard detail 01.02.07 – street tree planting detail. Section 8.3 of the VMS requires (4") of organic compost mulch or wood chips or Sod.
- Integrate city standard detail 01.02.08a – soil amendment and depth. NOTE: Top soil placement/installation specs, depth and quality standards can be found in section 8.2 of the VMS. For new construction, cut and paste ALL of section 8.2(b) of the VMS into the planting notes/details of the final landscape plan sheets. Section 12.3 (d) specifies minimum size and plant quality requirements. 1" DBH minimum for most new street trees.

- Integrate the Street Tree Installation Standards Table (page 25 of the VMS) into plan sets. Please observe required spacing standards, as outlined in the table, when preparing drawings.
- The city has required species mix requirements based on the quantity of street trees to be planted as a part of the project. See section 12.6 of the VMS for more information.
- Some common species of street trees are prohibited due to overuse and other reasons. Please check section 12.11 when specifying species to be planted.
- The city's policy is to plant the largest canopy tree for the rooting/overhead space available (section 12.4, VMS). Please note this when specifying tree species for the planter strip.[Comment Correction; ; pg. N/A]

Response: The landscape plan set has been fully updated to comply with the City of Puyallup Vegetation Management Standards (VMS) and Public Works Construction Standards, including the integration of all required standard details and the verbatim placement of mandated text and planting notes on the plan sheets.

Comment: Section 12.11 of the VMS lists prohibited street tree species. All tree selection shall follow the concept of 'right-tree, right-place'; the largest tree should be used for the rooting and overhead space available to improve overall canopy coverage throughout the city. Select street tree species based on available planter strip with and availability of overhead canopy area. If over head power exists on the front of the site; please choose from the Class I trees in the VMS. A mixture of street tree species generally shall be provided throughout site-specific developments to provide visual interest and to ensure that a mixture of tree species are used throughout the city, as follows:

- A. For projects involving one (1) to three (3) trees, one (1) species may be used.
- B. For projects involving four (4) to eight (8) trees, at least two different species and/or cultivars of trees shall be included. Trees in this category can be of the same genus but shall be of differing cultivars.
- C. For projects involving nine (9) to fifteen (15) trees, at least three (3) different trees (all differing genus) shall be used.
- D. For projects involving sixteen (16) or more street trees, at least four (4) different trees (all differing genus) shall be used. Where a 10' planter strip or larger exists or is being provided, a minimum of 25 percent of these trees shall be evergreen conifer.

To prevent uniform disease susceptibility and eventual uniform senescence, no single species or cultivar shall make up more than 10 percent of the total City street tree population; no more than 20 percent of the total City street tree population shall be

composed of one genus and no more than 30 percent of any one family. The Director may limit or adjust the required species mix on a given site, project, or area of the city if the proposed species presently or with the addition of the proposed trees would constitute over 15 percent of the total city-wide street tree species mix. [Comment Correction; ; pg. N/A]

Response: **Noted. The project proposes a total of 3 Oregon Oak (*Quercus garryana*) trees located within the property line adjacent to S. Meridian Street. Because the total tree count falls within the 1 to 3 tree bracket under Category A, utilizing a single species is compliant with the city's diversity standards.**

Comment: 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 VMS for soil quality standards. [Comment Correction; ; pg. N/A]

Response: **The landscape plan set has been updated to incorporate the CU-Structural Soil™ as an approved functional equivalent to provide the required additional uncompacted soil volume for tree root growth. Full layout boundaries, structural soil volume calculations, manufacturer installation specifications and details have been added to Sheets L3.7 and L3.8.**

Note:

- 1. Vine Maple Island (by Trash Enclosure):** The planter's generous 9'-7" width already provides sufficient open soil volume to sustain this small tree species naturally.
- 2. Existing Retained Trees:** Per the guidelines, CU-Soil requires heavy 6 inch lift mechanical compaction; avoiding this area prevents fatal root zone trauma to the preserved healthy trees.

Public Works Collection Review

Comment: The existing sanitary lateral will need to be cut and capped at the main due to it's proposed relocation. [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg. 6]

Response: **Demolition keynote 29 added to Demolition Plan to remove existing sanitary sewer cleanout and demolition keynote 30 to cut and cap existing sanitary sewer lateral at main.**

Comment: This sewer easement appears to be located inaccurately and may be referencing an older, since replaced recording. [CIVIL PLANS; 2026\PRCCP20260350\CIVIL PLANS0.pdf; pg. 6]

Response: Our surveyor reviewed and this easement is still in effect, or they are not aware of a release or vacation of the easement. They found there was an additional easement that came through title exception number 18 covering the existing sanitary line. Revised ALTA PDF has been added to the civil plan resubmittal and both easements are plotting on all sheets.

Please contact me at (206) 677-8610 or liz.willmot@kimley-horn.com should you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Liz Willmot". The signature is written in a cursive, flowing style.

Liz Willmot, PE