



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20220189

March 10, 2023

The City has completed the review of the above-mentioned permit submittal. All of 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 complete and submit the [resubmittal form](#) and a letter of transmittal. Letter of transmittal must be submitted to the 'resubmittal form' item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. 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	Anthony Hulse	(253)841-5553	AHulse@PuyallupWA.gov
<ul style="list-style-type: none"> - Provide the city an easement against the title to review for the preserved dispersion flow path area. This will be required prior to permit issuance. [civils, pg 13] - The basin size for parking lot A does not match the basin maps EX-A2.1 and EX-A4.1. The basin area is defined as 1.85 acres in the exhibit and 1.33 acres for the WWHM calculation. - Previously, the area from the east outfalled from the existing pond and dispersed into the landscape of this area. How much water is expected to be bypassed to College Way into Wildwood Creek? This additional water needs to be discussed/mitigated in the stormwater report. Be sure to include this area in the flow control analysis. [civils, pg 10] - The bottom 4' of the flow control manhole is dead storage. The datum of the structure for the WWHM calculation is the invert elevation of the outlet pipe. Revise the location of the orifice 1 for both control structures to be above the outlet pipe 0.5' in a location that a 0.75" diameter orifice can be constructed. [civils, pg 19] - Provide the runoff treatment selection flow chart [drainage report, pg 10] - Indicate the wetland letters on this map. [Drainage report, pg 31] - Per the critical area report, it does not appear that Wetland B protrudes into the proposed project parking lot limits. Additionally, per section I-2.4.2 Redevelopment, it does not appear that wetland protection allows for a wetland basin exchange. The intent of the Ecology manual is to maintain the hydroperiod of the existing wetland. What is the intent with the basin exchange if still proposed? [drainage report, pg 26] - The requirements for MR 8 apply to projects whose stormwater discharges into a wetland, directly or indirectly through a conveyance system. Provide a hydroperiod analysis for the existing wetland at the NW corner of the property (off-site wetland) for parking lot A. The Ecology manual requires a 1 mile off-site analysis (Section I-3.5.3). Additionally, provide a hydroperiod analysis for the wetland in the SE corner of the site that parking lot B and C drain to. [drainage report, pg 11] - Discuss the off-site wetland just NW of the lot within this offsite analysis section. [drainage report, pg 11] - Include the pond area being picked up from the east in this capacity analysis. [drainage report, pg 180] - The applicant shall contact Williams Gas' Matthew Kautzman at matt.kautzman@williams.com or (253) 377-6146 to schedule a survey of the gas pipeline easement before construction is initiated. Matthew may need access to neighbors' property to complete the survey. The applicant shall submit a copy of Matthew's survey for the pipe and paving approval within the easement to the City before proceeding. [civils, pg 9] - text overlap [civils, pg 11] - 4/C4.3 is the detention pipe access riser detail. Revise they keynote to the correct detail [civils, pg 21] - City standards require a minimum 8" pipe diameter for lateral pipes. Provide a capacity analysis or upsize the pipe to 8" [civils, pg 10] - Remove this parking stall to allow for full access (remove turn arrow). See sight distance exhibit [civils, pg 15] - Include updated landscape plans during the next submittal. [civils, pg 1] 			
Engineering Traffic Review	Anthony Hulse	(253)841-5553	AHulse@PuyallupWA.gov
<ul style="list-style-type: none"> - Modify landscaping design as needed to meet sight distance standards - Sheet L3.3 - As previously directed, remove conifer tree from planting area C. 			

Public Works Water Review	Brian Johnson	(253)841-5442	BrianJ@PuyallupWA.gov
<ul style="list-style-type: none"> - PIERCE COLLEGE PARKING IMPROVEMENTS-combined Sheet L3.1: Maintain a 3-foot clear zone around fire hydrant, water meter and DCVA boxes. No trees within 10-feet of water features. - PIERCE COLLEGE PARKING IMPROVEMENTS Sheet L3.2 Provide a 3-foot clear zone around fire hydrant, water meter, DCVA, PIV, and FDC - PIERCE COLLEGE PARKING IMPROVEMENTS Sheet L4.2: According to Record Drawings the 2-inch water meter located 1-foot, 6-inches east of fire hydrant and 4-foot, 9-inches south of fire hydrant is for the buildings domestic water use. The 1-inch irrigation meter is located 38-foot west of fire hydrant and 5-foot, 4-inches south of fire hydrant. - PIERCE COLLEGE PARKING IMPROVEMENTS Sheet C3.1: The existing water main is 8-inch ductile iron not 12-inch as called out. - No landscape plans were submitted. 			

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 in order 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	Certificate or Insurance/CG2012 must be received prior to issuance	Engineering Division	Open
Prior to Issuance	Street Obstruction Bond must be received prior to issuance	Engineering Division	Open
Prior to Issuance	The applicant shall contact Williams Gas' Matthew Kautzman at matt.kautzman@williams.com or (253) 377-6146 to schedule a survey of the gas pipeline easement adjacent to the property before construction is initiated. Matthew may need access to neighbors' property to complete the survey. The applicant shall submit a copy of Matthew's survey approval to the City before proceeding.	Engineering Division	Open
Prior to	Provide an easement for the city to review/approve for the	Development & Permitting	Open

Condition Category	Condition	Department	Condition Status
Issuance	preservation of the full dispersion flow path area.	Services	

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