



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20220035

April 25, 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	Lance Hollingsworth	(253)770-3337	LHollingsworth@PuyallupWA.gov
<ul style="list-style-type: none"> - Update Soil stabilization dates per Section 501.5 for the COP Standards. [SWPPP, Page15] - Revise from Keynote #3 to Keynote 25 for pavement removal [Civil Plans, CS1] - Add north arrow to Ingress/Egress Detail. [CS1A] - Call out property lines with bearing and dimensions in Ingress/Egress Detail. [CS1A] - Add street name in Ingress/Egress Detail. [CS1A] - Show top landing slope and add spot elevations. [Civil Plans, CS3] - Show bottom landing slope and add spot elevations. [Civil Plans, CS3] - Grade to have 2% max cross slope in crosswalk. [Civil Plans, CS3] - Call out property lines with bearing and dimensions in Ingress/Egress Detail. [Civil Plans, CS3] - Add street name in Ingress/Egress Detail. [Civil Plans, CS3] - Show ramp cross slope. [Civil Plans, CS3] - Show wing slopes. [Civil Plans, CS3] - Show flow line elevation. this appears to be a low-spot susceptible to ponding. [Civil Plans, CS3] - ADA Ramp detail was removed from sheet CS3. Add ADA notes and details and Detectable warning notes and detail. [Civil Plans, CS3] - You provided Chapter 1 of the City Storm water standards and not the standard notes. Include City Standard Stormwater Notes per COP Standard Section 207 on the Storm plan. [Civil Plans, CS4] - Remove duplicate notes. [Civil Plans, CS6] - City standard minimum slope for storm pipe is 0.5%. Revise to increase slope to minimum. Existing invert may have to change to accomplish this. [Civil Plans, CS7] - This pipe connects to as shown with arrow, per the GIS. [Civil Plans, CS7] - Include Standard Detail 02.07.05 [Civil Plans, CS8] - Include existing and proposed contour labels. [Civil Plans, CS8] - Include all existing and proposed utilities. [Civil Plans, CS8] - Include individual site specific flow control manhole details with exact inverts and elevations of flow control structures per the engineered design. [Civil Plans, CS8] - Show top of free board elevation and top of bank elevation for bioretention. [Civil Plans, CS8] - Show outfall protection at curbcuts that flow into bioretention. [Civil Plans, CS8] - Label high points for all highpoint locations along bioretention gutter. [Civil Plans, CS4] - slope arrow appears to be pointing up slope. [Civil Plans, CS4] - Add ADS details and shop drawings to Civil Plans. include site specific elevations in their section and profile view details. [Civil Plans, CS8] - Site specific weir details are required in site specific manhole detail. [Civil Plans, CS8] 			

- Show pavement spot elevations at each corner of chambers. [Civil Plans, CS8]
- Include Standard Detail 02.01.08 [Civil Plans, CS8]
- Delineate infiltration excavation limits and call out to be protected from compaction. [Civil Plans, CS1]
- Protect this inlet too and all others in vicinity of work area. [Civil Plans, CS5]
- The size of the disturbed area has increased so two entrances no longer appear to be needed. Remove west construction entrance and change the other to metal grated entrance. include manufacturer and detail. Note: The entrance location may vary as needed during construction. Any changes during construction will need to be coordinated with city inspector. [Civil Plans, CS5]
- Include standard city detail for construction entrance. 05.01.02 [Civil Plans, CS5]
- Discussions about BMPs past the feasible BMP is not needed and may be removed from report. [Storm Report, Page12]
- I will review WWHM when finalized. Please call me to discuss so I can gain clarification on your storm design intentions. I think I may know the error you are receiving and you may not need to design for storm tech chambers. Flow control requirements can be satisfied by 100% infiltration. [Storm Report, WWHM pg 1]
- Update Soil stabilization dates per Section 501.5 for the COP Standards. [SWPPP, Page16]
- Place this in element #5. [SWPPP, Page14]
- Please submit soils report separately on next submittal. [Storm Report, Page18]
- Provide a blank copy of the maintenance log in the Maintenance Manual. [Storm Report, Page 13]
- Add inspection report form to SWPPP. This can be created or found here:

<https://ecology.wa.gov/Asset-Collections/Doc-Assets/Water-quality/Water-Quality-Permits/Stormwater-General-Permits/Construction-Stormwater-General-Permit/InspectionForm>

[SWPPP, Page 17]

- For MR7; Flow control requirements can be met if Bioretention infiltrates 100%. Disregard all chamber and flow control device comments if this will be the outcome. [Storm Report, Page 13]
- Limit to one construction access. Rubber trackout mats have not been accepted in the past. The city has accepted metal grate trackout mats to protect subgrade. state Manufacture and provide a detail on the TESC plan. [SWPPP, 15]
- verify Property line location. Our GIS indicates the ROW goes to the back of sidewalk along the road which is standard in the city. [Civil Plans]

Planning Review

Rachael N. Brown

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RNBrown@PuyallupWA.gov

- Picea Pungens is not listed as an approved tree species in the City's VMS, select an alternative appropriate evergreen tree species. Civil Plan, Sheet L1.0. According to comment response letter from applicant, Picea Pungens was removed from resubmittal package submitted on 2.27.2023. However, review of sheet L1.0 showed that this tree is still listed and has not been replaced with an approved species from the VMS.
- Internal Landscape islands shall be planted with Medium (Class III) or Large (Class IV) street trees selected from the approved VMS street tree list. Civil Plans, Sheet L1.0. Revised landscape plan submitted 2/28/2023 still includes Picea pungens which is a Class I tree instead of a Class III or Class IV tree. Please select another evergreen tree from approved Class III or Class IV list in the VMS.
- It has been determined that Structural soil cells are not rated for drive lanes. Revise plane to remove cells in drive isles. All other soil cells to remain. Civil Plans, Sheet L1.0
- The following standard has been added the Sheet L1 successfully: "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". Please estimate the total top soil required to meet the standard 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. Item 4 on sheet L1.1 needs to be replaced with required description of 8" topsoil minimum requirement. Alternatively clarify that 4" of topsoil is allowed as a topdressing in existing landscape beds, but 8" will be required in all newly planted beds.

- A minimum of 25 percent of the shrubs and ground covers used in projects under the requirements of the PMC and the VMS shall be native to the Puget Sound region. Please call out natives on the plant schedule for easy identification. 100% of landscape plants used in the bioretention area/raingarden must be native to the Puget sound region.

Response letter indicated that native plant identification had been added to plan, but review of planting table did not show native plant ID.

- Root barriers: Add city standards #01.02.05, #01.02.08A, #01.02.08 and #01.02.03 to landscape plans.
- Confirm that *Lonicera pileata* is native to the Pacific Northwest. If it is not, replace with *Lonicera Ciliosa* or other PNW Native alternative. All plants with the bioretention area must be native to the pacific northwest.
- Add a PNW Native shrub or groundcover species to biorention area that blooms late in the season (Sept/Aug).
- Scale on sheet CS8 is wrong
- Is it possible to move the proposed stormline from the vault to the existing stormline such that it does not flow under the landscape bed and interfere with tree planting? [sheet CS.8]
- Add two rows of silva cells around all edges of planter islands where they touch parking stalls. See purple lines around stalls 26-30 for example configuration of silva cells. [sheet L1.0]
- Silva cells must be placed under entire walkway to create a continuous soil window between planting strips.
- Please spec the on-center spacing for all landscape areas.
- Move lighting poles where they conflict with required tree placement.
- Trees are required in zone 3 of rain garden, specifically one tree in each of the internal landscape islands. In last submittal trees where shown in each of these landscape islands, they have now been remove, please put them back on the plans. [Sheet L1.0]

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
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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	Engineering Cost Breakdown Fee Calculation must be received for Reviewer to verify valuation for fee calculations	Engineering Division	Open
Prior to Issuance	Letter of Authorization to Apply for Permit must be received prior to issuance	Engineering Division	Open
Prior to Issuance	Street Obstruction Bond must be received prior to issuance	Engineering Division	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