



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20230107

August 14, 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 a plan for temporary stormwater mitigation to detain stormwater flows equal to the 100 year/24 hour storm event. [civils, pg 3] - Clearly show the edges of the property boundary lines. [civils, pg 6] - Create a note on this detail and frontage plans that states the trees will be installed at the back of the sidewalk. [civils, pg 9] - Show the commercial side sewer connection with sampling connection per city standard 04.03.04 [civils, pg 5] - Groundwater was determined to be 2.5' below the existing ground surface during the wet season. The proposed detention vault excavation will require dewatering. Show the location of proposed baker tanks for dewatering. [civils, pg 3] - Size the contech water quality device per minimum requirement 6 the 2019 DOE manual. [D report, pg 39] - Provide a downstream analysis showing the conveyance system has capacity for the 25-year, 24 hours storm event. [D Report, pg 10] - Provide a downstream analysis showing the conveyance system has capacity for the 25-year, 24 hours storm event. [D Report, pg 13] - Show street lights along Inter Ave. [civils, pg 2] - This type of inlet protection is not appropriate for use in the public right of way vehicular lane. Provide a silt sock detail instead. [civils, pg 3] - Indicate that the domestic water and sewage is served by the City of Puyallup. [civils, pg 1] - Provide a detail for the proposed baker tank. Be sure to include the dimensions and volume. [civils, pg 3] - Show existing and proposed grading contours/spot elevations on this sheet. Add the linetypes to the legend. [civils, pg 3] - Show proposed stockpile location. [civils, pg 3] - Show the proposed swale on the plans and provide a detail. [civils, pg 3] - Clearly show the existing sewer within Inter Ave. [civils, pg 4] - Revise the sewer connection to the manhole to be a sewer main tap per city standard 04.02.01 on sheet C9. [site plan, pg 4] - Indicate that the proposed sewer service is private. [civils, pg 4] - Provide a commercial side sewer sampling connection per city standard 04.03.04. Be sure to include this detail on a separate sheet. [civils, pg 4] - City standard 03.03.01 requires the water service be 1" poly pipe that is high density poly meeting ASTM D-2239-SIDR 7. - Number and Provide rim elevations for the SSCO's. [civils, pg 4] - PVC sewer pipe requires 3' of cover. Include additional information showing the depth for the proposed sewer service. [civils, pg 4] - Show the proposed irrigation meter and DCVA. [civils, pg 4] - Provide water service length, diameter and material. [civils, pg 4] - Provide the utility crossing information to ensure there are no conflicts. [civils, pg 4] - What is this SD linetype along the eastern portion of the site representing? [civils, pg 4] - Include city standard 03.01.03-2. [civils, pg 7] - What is this line representing? [civils, pg 4] 			

- City standards require 3' of cover for dual walled polypropylene. Provide additional cover or revise pipe material to ductile iron. [civils, pg 4]
- Provide pipe length, material and slope from proposed building to the detention system. [civils, pg 4]
- Include city standard detail 02.03.02 on the plans. [civils, pg 7]
- Include the proposed sidewalk hard surfaces as a bypass for the project. This should be included as it is a common plan of development as specified by DOE. [drainage report, pg 23]
- 80,436SF equates to 1.85 acres. Revise the pre and post developed basin sizes to match the table 1 on page 7 and map on page 23. [drainage report, pg 23]
- The roof to area defined on the plans is 4800SF ie .110 acres. Revise the mitigated roof impervious area in the WWHM calculation. [drainage report, pg 29]
- Include figure III-1.1 Runoff Treatment BMP Selection Flow Chart. [drainage plans, pg 12]
- Label this as figure 5. [drainage report, pg 23]
- 20 endcaps are proposed on the plans. [drainage report, pg 31]
- Define the lid types for the proposed CB's. Vaned grate or solid lid. [civils, pg 4]
- The maximum grade shown on sheet 4 nearby the detention system is 64' revise this information. [civils, pg 12]
- Provide additional information regarding the flow control manhole orifice and elevation. [civils, pg 13]
- Reference sheet 14 for the sidewalk ramp as well [civils, pg 5]
- Provide the city a draft 10' utility easement for maintenance of the junction boxes and street lights for the city to review. The draft form can be found here: <https://www.cityofpuyallup.org/DocumentCenter/View/7331/Appendix-C-?bidId=> [civils, pg 6]
- This keynote 14 reference does not appear to be an 8" fire line, but rather the domestic service to the building. [civils, pg 5]
- What are these lines representing? [civils, pg 5]
- The location of the sawcut is not clear, provide a an outline of the full depth cut and street patch on the south side of the inter ave centerline. [civils, pg 5]
- Place this proposed catch basin within the gutter line rather than the travel lane. [civils, pg 5]
- The proposed 12" reinforced concrete pipe is proposing to flow upstream. Provide a minimum 0.5% slope downstream. [civils, pg 5]
- Provide spot elevations along the driveway approach showing the sidewalk is installed at a minimum 2% cross-slope. [civils, pg 5]
- City records show this sewer main is concrete. [civils, pg 5]
- What are these lines representing? [civils, pg 5]
- The plan view does not show a 12" storm main being installed between stations 0+75.00 and 3+60.00. Is this the existing storm main on the south side of Inter Ave? [civils, pg 5]
- Define the curb radius for the driveway approach. [civils, pg 5]
- Show the 3' cross gutter as outline in city standard 01.02.19. [civils, pg 5]
- Revise to 2525 Inter Ave. [civils, pg 6]
- Create a note on this detail and frontage plans that states the trees will be installed at the back of the sidewalk. [civils, pg 8]
- Include city standard 04.03.04 commercial side sewer connection with sampling connection. [civils, pg 12]
- Show spot elevations. [civils, pg 14]
- Include a detail for the proposed fence. [civils, pg 2]
- Design standard 208.1(10) requires the interior floor to be slope to a type 1 catch basin and plumbed to sanitary sewer. Show this on the plans. [civils, pg 2]
- Connect the roof downspout of the trash enclosure to the proposed detention system. [civils, pg 2]
- Include figure III-1.1 Runoff Treatment BMP Selection Flow Chart. [drainage plans, pg 11]
- Include a section providing the calculation showing that MR 6 is met for the proposed inline CDS . [drainage plans, pg 11]

<ul style="list-style-type: none"> - Provide additional information as to how the conduit will be connected to the service cabinet. Will this be done via trench or boring? [civils, pg 6] - Provide an option 2 narrative within the storm report. How much additional hard surfaces would be proposed? [civils, pg 2] 			
Engineering Traffic Review	Mieco Hutchens	(253)841-5430	mhutchens@puyallupwa.gov
<ul style="list-style-type: none"> - Based on existing pavement conditions of Inter Ave, half-street paving will be required. 7/28/23 - See Engineering comment on Civils pg 6 - Show half street improvement transition past road centerline 			
Planning Review	Nabila Comstock	(253)770-3361	NComstock@PuyallupWA.gov
<ul style="list-style-type: none"> - Prefer standard 01.02.19 pg 6 - This much of a slope may cause odor issues, reduce if possible. [civils, pg 4] - If not installing a manhole at this location, change cleanout to an 8 inch two way structure. [civils, pg 4] 			
Public Works Collection Review	Josh Grbich	(253)841-5560	JGrbich@PuyallupWA.gov
<ul style="list-style-type: none"> - This should be our current standard: compacted base, 10" sub base material, 2" crushed surfacing and 4" HMA...6" HMA from our arterial standard preferred pg 8 - should be 4" min, prefer 6" min, heavy truck traffic pg 9 - use standard 01.01.05 6" min HMA thickness truck traffic C8 SH 			
Public Works Streets Review	Scott Hill	(253)841-5409	Shill@puyallupwa.gov
<ul style="list-style-type: none"> - CIVIL PLANS Sheet C5: Change sheet title to Grading, Drainage, Sewer, and Water Plan - CIVIL PLANS Sheet C5: Fire hydrant needs its own 6-inch gate valve and hydrant run off the 8-inch water main run. Relocate the 8-inch water main to the east enough to support a 2-foot hydrant run, a 6-inch gate valve, and an 8-inch MJ x 6-inch FI tee with an 8-inch MJ plug to the north. - CIVIL PLANS Sheet C5: The domestic water service meter size is not called out. To eliminate an additional service crossing on Inter Ave, tap the proposed 8-inch water main and set the water service meter at the back of sidewalk, as far to the west as possible to avoid large truck off-tracking. Install the above ground RPBA - not DCVA 3-feet north of meter. RPBA size should match water meter size. Run appropriate size poly pipe from back of RPBA to building. - Civil RESUB C4: Leader for proposed water main is pointing to service line instead of water main. - Civil RESUB C4: Relocate RPBA to the south out of the slope. - Civil RESUB C4: Show irrigation on the civil plans. If irrigation will be off the domestic water line, show the irrigation tee between the meter setter and RPBA. Place the irrigation DCVA directly downstream of tee. 			
Public Works Water Review	Brian Johnson	(253)841-5442	BrianJ@PuyallupWA.gov

- Civil RESUB C4: A water cleanout is not a recognized water feature. remove from plans, as it is not needed.
- Civil RESUB C4: Tee is misspelled. 1-8-inch MJ cap should be 1-8-inch MJ plug.
- Civil RESUB C5: See water comments on sheet C4.
- Civil RESUB C8: Remove this detail from this sheet. It is already on sheet C10.

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	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	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 https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal for more information.	Engineering Division	Open
Prior to Completion	The approved Stormwater Maintenance Agreement shall be recorded prior to the City granting a certificate of occupancy. Once recorded, provide the City with the Auditor File Number (AFN) for verification.	Engineering Division	Open
Prior to	Provide the City a 10' Utility easement for maintenance of the	Development & Permitting	Open

Condition Category	Condition	Department	Condition Status
Occupancy	proposed streetlights and junction boxes.	Services	
Prior to Issuance	The City requires proof of approval from Ecology or the Army Corp of Engineers prior to approving any construction permits (PMC 21.06.910(4)(e)). Once all items have been addressed, we can approve the preliminary site plan, issue the SEPA, and issue the civil permit with this as a mitigation measure, but we cannot issue the civil permit until you have provided proof of federal approval.	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