



City of Puyallup

**Engineering Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

# Permit Review Correction Letter

## Permit Application #PRCCP20231180

October 19, 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	Jamie Carter	(253)435-3616	JCarter@puyallupwa.gov
<ul style="list-style-type: none"> <li>- Measured at approximately 2375 square feet. Clarify or correct units to square yards. [2023_08_10 Engineering Estimate of Cost Breakdown]</li> <li>- Double check this number: 8,790 cubic yards is about 237,000 cubic feet. [2023_08_10 Engineering Estimate of Cost Breakdown]</li> <li>- Separate off-site pipe from on-site pipe. [2023_08_10 Engineering Estimate of Cost Breakdown]</li> <li>- Commercial projects require backflow protection. See notes from water department. An RPBA shall be required due to the existing wells on site. If it can be shown that all wells have been decommissioned to Pierce County standards and is documented as such, then a DCVA may be installed instead. Include on plans and in estimate. [2023_08_10 Engineering Estimate of Cost Breakdown]</li> <li>- Refer to City of Puyallup Design Standards 208.1 - Enclosures: All commercial projects that require stormwater mitigation shall provide a covered enclosure for garbage receptacles. The plans say 'bidder to design'. Complete approved design is required prior to permit issuance. [Civil Plans, Sheet C2]</li> <li>- Call out sawcut or other method of preserving concrete to remain. [Civil Plans, Sheet C2]</li> <li>- Fix text overlap. Verify only pertinent data is shown here. [Civil Plans, Sheet C10]</li> <li>- Remove references to and project specific information for Bay Oaks Towers Project. Confirm annotations are for Valley Ave Contractor Yard. [Civil Plans, Sheet C11]</li> <li>- Note cut off. [Civil Plans, Sheet C13]</li> <li>- Correct typo (TYP) [Civil Plans, Sheet C5]</li> <li>- No detail 6 found on C15. [Civil Plans, Sheet C13]</li> <li>- On the plans these 'top manifolds' are shown as the same elevation as the other inverts in the manholes. Adding 26.36 inches to bottom of chamber would result in an elevation of 37.59 which would provide the elevated bypass manifold. [Civil Plans, Sheet C11]</li> <li>- Include City of Puyallup Fire Reviewer Approval Stamp. Review Engineer can provide. [Civil Plans, Sheet C1]</li> <li>- All commercial water connections shall have back flow protection as specified in CoP Design Standards 302.2(1). [civil Plans, Sheet C14]</li> <li>- Liners shall be as detailed in manufacturer specifications. ADS Geosynthetics 601T for the non-woven geotextile inside of and outside of the liner (outside only if there is opportunity for puncture) and thermoplastic liner to protect from groundwater intrusion. [Civil Plans, Sheet C11]</li> <li>- LICENSE AGREEMENT</li> <li>- Page 3, Number 10 - remove language about the fence. The ramp will not be encumbered by the fence. Starting with "Furthermore, the City shall..." through the end of the bullet.</li> <li>- Update personel. We sent you an old document. The City Manager is Steve Kirkelie, the City Clerk is Dan Vessels, and the attorney uses the full name Joseph N. Beck. These changes can also be made by the city prior to finalizing the permit and agreement.</li> <li>- O&amp;M MANUAL</li> <li>- Page 1/183 - Correct refence from Sumner to Puyallup.</li> <li>- No Drainage Plan found in Appendix A.</li> <li>- Remove irrelevant portions from Appendix D. It is too difficult to locate pertinent information for the future owners. Customize.</li> <li>- STORM WATER POLLUTION PREVENTION PLAN</li> </ul>			

- Page 3/55 - Correct parcel numbers and address.
- Projects over 1 acre will require a CESCL. Correct language on Page 11/55.
- Not consistent with plans. See sheet C10, Outlet Control Structure table. [STORMWATER REPORT, Page 9/136]
- Correct parcel numbers and addresses. [STORMWATER REPORT, Page 3/136]
- SEPTIC and WELL
- Provide TPCHD approval of decommissioning. They are the reviewing agency.
- Projects over one acre shall provide a temporary detention facility. [Civil Plans, Sheet C3]
- Switching to a 6 inch gravity line at the ROW will cause more utility conflicts and require more restoration. Provide details including restoration, pipe crossings, ADA considerations and protection of existing utilities that coincide with the new proposed 6 inch gravity line. [Civil Plans, Sheet C13]
- What is planned for the area between the landscaping and the edge of asphalt? It is currently vegetated and a relic of a drainage ditch and an established drainage course. Without the installation of curb, gutter and sidewalk this area will receive water from the road and will be expected to function properly which may require reconstructing/preserving the ditch and installing a culvert underneath the proposed driveway. If necessary an on-site or on-line meeting can be arranged to discuss. [Civil Plans, Sheet L1]
- Include City of Puyallup Roadway Notes on plans.
- Provide new location of mailbox on plans and coordinate new location with the P.O. if necessary.

**Engineering Traffic Review**

**Bryan Roberts**

**(253)841-5542**

**broberts@PuyallupWA.gov**

- NO COMMENTS AVAILABLE
- Per previous coordination, provide a draft agreement that requires the gate will remain open during normal operating hours  
[CIVIL SHEET C2]
- Provide entering sight distance analysis per City standards. Identify any sight obstructions and show any off-site private property that may be impacted by sight lines. Given the anticipated truck volume at this driveway, assume 18ft setback from edge of road.  
[CIVIL SHEET C2]
- Remove existing driveway.  
[CIVIL SHEET C2]
- Remove existing driveway.  
[CIVIL SHEET C2]
- Verify landscaping does not have sight distance obstructions. Given the anticipated truck volume at this driveway, assume 18ft setback from edge of road for sight distance analysis.  
[Landscape L1]
- Verify this area along entire frontage will remain passable for pedestrians  
[CIVIL SHEET C2]
- Remove existing driveway.  
[CIVIL SHEET C2]
- Will this area between road and landscaping have gravel to maintain pedestrian access along frontage?  
[Landscape L1]

**Planning Review**

**Rachael N. Brown**

**(253)770-3363**

**RNBrown@PuyallupWA.gov**

- To avoid conflicts between underground and overhead utilities and trees as the grow and mature, please review the VMS tree installation standards table for required distances from various utilities and improvements. Utilities shall be

relocated where they conflict with required landscaping or comment response letter will address why utilities cannot be relocated to avoid conflicts with required landscaping.

- Relocate all stormwater system pipes out of the required landscape islands or provide justification for why it is infeasible to locate them elsewhere on the site. [Civil, Sheet C2]
- 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.

<b>Public Works Collection Review</b>	<b>Josh Grbich</b>	<b>(253)841-5560</b>	<b>JGrbich@PuyallupWA.gov</b>
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- An additional CB should be placed at the back of the new RoW to distinguish ownership transfer of the stormwater system. [Civil Plans, Sheet C8]
- The private force lateral shall terminate to gravity at this point. Use standard detail 04.05.01, install cleanout at edge of property and run epoxy coated ductile iron 6 inch lateral to manhole connection. Keep lateral as deep as possible while achieving 2 percent slope. [Civil Plans, Sheet C13]
- Additional utility crossings will occur at this point, show elevations and separation. An 18 inch storm pipe from the east, discharging to CB #11, is missing on these plans. [Civil Plans, Sheet C8]

<b>Public Works Water Review</b>	<b>Brian Johnson</b>	<b>(253)841-5442</b>	<b>BrianJ@PuyallupWA.gov</b>
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- Civil Sheet C14: Connect to existing 12-inch D.I. City water.
- Civil Sheet C14: To limit length of water service run, set water meter to south property line.
- Civil Sheet C14: 1-inch poly pipe, not 3/4-inch.
- Civil Sheet C14: Install a 3/4-inch above ground RPBA within 3-feet of back of meter setter.
- Civil Sheet C14: Installing 1-inch poly pipe can provide better water volume.

## 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	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	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.		
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	An approved double check valve assembly (DCVA) backflow device is required to be installed on the commercial water service per City Standard Detail 03.04.01. For more information, visit <a href="https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-Connection">https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-Connection</a> .  Upon approval of the installation by the city inspector, the backflow device shall be tested by a Washington State certified backflow assembly tester, and the test report results shall be submitted to the City prior to occupancy of the building.	Engineering Division	Open
Prior to Issuance	Provide decommissioning paperwork for well and septic tank and drainfield that has been stamped and approved by TPCHD.	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](mailto:permitcenter@puyallupwa.gov)