City of Puyallup
Engineering Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20231028

October 20, 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	**Mark Higginson**	**(253)841-5559**	**MHigginson@PuyallupWA.gov**

- Verify.
[Storm Report; Pg 5 of 503]
- Address BMP T7.30 and BMP T5.10B also.
[Storm Report; Pg 5 of 503]
- Address BMP T7.30 and BMP T5.11 or BMP T5.12 per Ecology Table I-3.2 also.
[Storm Report; Pg 5 of 503]
- Per prior comment on the landuse application, the project's critical area biologist shall evaluate the existing treatment wetland plantings to ensure the wetland plantings are thriving and comply with the current 2019 Ecology Manual criteria.
[Storm Report; Pg 5 of 503]
- Per prior comment on the landuse application, provide commentary that Phase 2 is utilizing storm facilities associated with the 2005 Ecology Manual, but the current phase has been evaluated against, and complies with, the currently adopted 2019 Ecology Manual.
[Storm Report; Pg 8 of 503]
- Revise to reflect existing conditions at the time of this Phase 2 project.
[Storm Report; Pg 10 of 503]
- Add: "after treatment and detention within the existing storm facility constructed in Phase 1"...or similar language.
[Storm Report; Pg 10 of 503]
- Per prior comment on the landuse application, clearly delineate the North and South basins on the basin map(s).
[Storm Report; Pg 10 of 503]
- Per prior comment on the landuse application, it appears the Phase 1 WWHM modeling inappropriately used 'Forest' as the Mitigated pervious land use type. In accordance with the 2005 Ecology Manual adopted at the time of Phase 1, the correct landuse type should have been 'Lawn/Landscape'. To ensure the existing stormwater facility is compliant for MR6 and MR7 in accordance with adopted stormwater regulations, both then and now, provide updated WWHM modeling for the overall buildout scenario.
[Storm Report; Pg 22 of 503]
- Per prior comment on the landuse application and prior to civil permit issuance, the project's critical area biologist shall evaluate the existing treatment wetland plantings to ensure the wetland plantings are thriving and comply with the current 2019 Ecology Manual criteria.
[Storm Report; Pg 22 of 503]
- Per Phase 1 calculations, the Stormfilter was only sized to collect tributary runoff from the access road. The current design has substantially increased the flow to this filter, both pollution generating and non-pollution generating and must be sized accordingly. See Ecology, Section III-2.6.
[Storm Report; Pg 22 of 503]
- Calculations not provided for PH2.
[Storm Report; Pg 23 of 503]
- Please provide a scaled architectural roof plan of the PH1 Brownstone to ensure the existing stormwater pond is adequately sized for the project buildout.
[Storm Report; Pg 29 of 503]
- Per prior comment on the landuse application, it appears the Phase 1 WWHM modeling inappropriately used 'Forest'

as the Mitigated pervious land use type. In accordance with the 2005 Ecology Manual adopted at the time of Phase 1, the correct landuse type should have been 'Lawn/Landscape'. To ensure the existing stormwater facility is compliant for MR6 and MR7 in accordance with adopted stormwater regulations, both then and now, provide updated WWHM modeling for the overall buildout scenario.
[Storm Report; Pg 29 of 503]
- It appears from the civil drawings that this roof area is intended to discharge undetained into Wetland C. If so, provide an updated MR8 analysis to ensure the wetland is not compromised. Depending on the category and habitat score of the wetland, the project WWHM may have to be rerun to account for this roof area as bypass.
[Storm Report; Pg 29 of 503]
- Per prior comment on the landuse application, clearly delineate the North and South basins on the basin map(s).
[Storm Report; Pg 29 of 503]
- Verify-is this area accounted for in the basin calculation?
[Storm Report; Pg 29 of 503]
- Please use BMPs from the Ecology Manual.
[Storm Report; Pg 149 of 503]
- Please use BMPs from the City's 'Stormwater Maintenance Manual for Private Facilities'. If a specific BMP is not in the City's manual, then use the Ecology Manual.
[Storm Report; Pg 234 of 503]
- Per prior comment on the landuse application, this is an incorrect landuse type (should have been Lawn/Landscaping per the 2005 Ecology Manual) for the Mitigated scenario and should have been corrected during the Phase 1 application. Provide corrected WWHM modeling for the PH1 and PH2 buildout scenario and confirm that the existing detention facility is properly sized.
[Storm Report; Pg 356 of 503]
- Per prior comment on the landuse application and in accordance with City Standards Section 2.0:
-locate the Vicinity Map in lower right corner with address below
-locate the Approval Block in upper right corner
[Plans; Sht C1 of 19]
- Add brief legal description (T/R/QS)
[Plans; Sht C1 of 19]
- Please locate in upper right corner.
[Plans; Sht C2 of 19]
- Please locate in upper right corner.
[Plans; Sht C3 of 19]
- Verify-sewer callout.
[Plans; Sht C3 of 19]
- Verify-storm callout.
[Plans; Sht C3 of 19]
- Verify-storm callout.
[Plans; Sht C3 of 19]
- Please locate in upper right corner.
[Plans; Sht C4 of 19]
- Please locate in upper right corner.
[Plans; Sht C5 of 19]
- Note to Engr: Building Permit(s) required for any retaining wall over 4ft (bottom of footing-to-top of wall) or any retaining wall that is surcharged.
[Plans; Sht C5 of 19]
- Prior to permit issuance, provide letter or statement from the retaining wall EoR that the west wall design includes an evaluation of potential surcharge loading from the adjacent building.

[Plans; Sht C5 of 19]
- Callout sheet number.
[Plans; Sht C5 of 19]
- See PMC 20.58.005(2)a for retaining wall setback criteria.
[Plans; Sht C5 of 19]
- Clarify-Do not find this designation on the plan. Is this for a specific wall or all of the proposed walls.
[Plans; Sht C5 of 19]
- Please locate in upper right corner.
[Plans; Sht C6 of 19]
- Note to Engr: Building Permit(s) required for any retaining wall over 4ft (bottom of footing-to-top of wall) or any retaining wall that is surcharged.
[Plans; Sht C6 of 19]
- See PMC 20.58.005(2)a for retaining wall setback criteria.
[Plans; Sht C6 of 19]
- See comment Sheet C5.
[Plans; Sht C6 of 19]
- Provide spot elevations (TW/BW).
[Plans; Sht C6 of 19]
- Please locate in upper right corner.
[Plans; Sht C7 of 19]
- Clarify-no curb to direct runoff to the conveyance system?
[Plans; Sht C7 of 19]
- Clarify-how is runoff being captured at this low point and conveyed to a conveyance system?
[Plans; Sht C7 of 19]
- Revise trash enclosure area to comply with City Standards Section 208.
[Plans; Sht C7 of 19]
- Revise pad elevations to slope to sanitary catch basin. See City Standards Section 208.
[Plans; Sht C7 of 19]
- Add Note: See Building Permit for trash enclosure structure.
[Plans; Sht C7 of 19]
- Please locate in upper right corner.
[Plans; Sht C8 of 19]
- Please locate in upper right corner.
[Plans; Sht C9 of 19]
- Provide spot elevations (TW/BW).
[Plans; Sht C6 of 19]
- This roof area was not included in the original PH1 MR8 wetland analysis. If this PH2 roof area will direct discharge to the wetland as shown, provide an updated MR8 analysis to ensure the wetland is not compromised. Depending on the category and habitat score of the wetland, the project WWHM may have to be rerun to account for this roof area as bypass.
[Plans; Sheet C10 of 19]
- Callout Roof Drain IE at existing connection.
[Plans; Sht C10 of 19]
- Show new pipe run and callout size, length, and slope.
[Plans; Sht C10 of 19]
- Callout dimension(s) of relocated dispersion trench.
[Plans; Sht C10 of 19]
- Provide IE.

[Plans; Sht C10 of 19]
- Callout size, length, and slope of pipe run.
[Plans; Sht C10 of 19]
- Callout dimension(s) of dispersion trench.
[Plans; Sht C10 of 19]
- Verify callout.
[Plans; Sht C10 of 19]
- Remove note.
[Plans; Sht C10 of 19]
- Per Phase 1 calculations, this Stormfilter was only sized to collect tributary runoff from the access road. Revise accordingly. See Ecology, Section III-2.6 regarding pollution generating and non-pollution generating runoff draining to a single treatment device.
[Plans; Sheet C10 of 19]
- Please locate in upper right corner.
[Plans; Sht C10 of 19]
- See comments on Sheet C7 for this raised parking area.
[Plans; Sheet C10 of 19]
- Use DI due to shallow bury.
[Plans; Sht C10 of 19]
- Readability.
[Plans; Sheet C10 of 19]
- Provide Trench Drain Rim Elev.
[Plans; Sht C10 of 19]
- Please locate in upper right corner.
[Plans; Sht C11 of 19]
- Remove note.
[Plans; Sht C11 of 19]
- Provide Trench Drain Rim & IE.
[Plans; Sht C11 of 19]
- IE South?
[Plans; Sht C11 of 19]
- Show and callout retaining wall foundation drain discharge location(s). (splash pad? other?)
[Plans; Sht C11 of 19]
- Provide sizing calculations and include in the Storm Report.
[Plans; Sht C12 of 19]
- Please locate in upper right corner.
[Plans; Sht C12 of 19]
- Provide cleanout at the building w/ rim and IE.
[Plans; Sht C12 of 19]
- Show proposed vent location.
[Plans; Sht C12 of 19]
- Callout sampling station w/ rim and IE.
[Plans; Sht C12 of 19]
- Use catch basin and slope TE pad accordingly...See City Standards 208 for additional criteria.
[Plans; Sht C12 of 19]
- Callout pipe slope.
[Plans; Sht C12 of 19]
- Callout pipe slope.

[Plans; Sht C12 of 19]
- Callout pipe slope.
[Plans; Sht C12 of 19]
- Show valve on plan.
[Plans; Sht C12 of 19]
- Show and callout shutoff valve within 10ft downstream of the separator.
[Plans; Sht C12 of 19]
- Clarify upstream conveyance to the separator (how is oil/grease laden water being conveyed). See City Stds 402.2(7).
[Plans; Sht C12 of 19]
- Max hydrant run is 50ft. Use 8in branch line to supply hydrant lead as shown. Callout fitting info (tee w/ Blind Flange; 6in GV; 2ft min stub; etc).
[Plans; Sht C12 of 19]
- Revise to 8in.
[Plans; Sht C12 of 19]
- Add Fire Code Official approval block to this sheet.
[Plans; Sht C13 of 19]
- Add Note: "Min 10ft of straight pipe required prior to entering separator."
[Plans; Sht C13 of 19]
- Show and callout shutoff valve within 10ft downstream of the separator.
[Plans; Sht C13 of 19]
- Provide sizing calculations and include in the Storm Report.
[Plans; Sht C13 of 19]
- Show proposed vent location.
[Plans; Sht C13 of 19]
- Add Note: "Min 10ft of straight pipe required prior to entering interceptor."
[Plans; Sht C13 of 19]
- Please locate in upper right corner.
[Plans; Sht C13 of 19]
- Add Fire Code Official approval block to this sheet.
[Plans; Sht C13 of 19]
- Callout new pipe runs (Typ.).
[Plans; Sht C13 of 19]
- Note to Engr: Confirm whether the geotechnical engineer's recommended note contained in Terra Associates, Inc May 22nd, 2023 addendum should be included on the civil drawings.
[Plans; Sheet C14 of 19]
- Please locate in upper right corner.
[Plans; Sht C14 of 19]
- Use current Stormwater Notes (see City Stds Section 207).
[Plans; Sht C14 of 19]
- Use current Water System Notes (see City Stds Section 304).
[Plans; Sht C14 of 19]
- Use current Sanitary Sewer Notes (see City Stds Section 405).
[Plans; Sht C14 of 19]
- Please locate in upper right corner.
[Plans; Sht C15 of 19]
- Add City Std Detail 02.05.02.
[Plans; Sheet C15 of 19]

- Replace w/ Std Detail 06.01.01. [Plans; Sheet C15 of 19]

- Please locate in upper right corner.
[Plans; Sht C16 of 19]
- Provide dimensional info for these sections.
[Plans; Sht C16 of 19]
- Update all of these details to current standard.
[Plans; Sht C17 of 19]
- Please locate in upper right corner.
[Plans; Sht C18 of 19]
- Update noted details to current standard.
[Plans; Sht C18 of 19]
- Remove this detail as it is not applicable to the project.
[Plans; Sht C18 of 19]
- Please locate in upper right corner.
[Plans; Sht C19 of 19]
- Replace this detail with current standard.
[Plans; Sht C19 of 19]
- Add Landscape-Utility clearance note here.
[Plans; Sht L1 of 10]
- Add Landscape-Utility clearance note here.
[Plans; Sht L2 of 10]
- Relocate tree to provide min. clearance to water utility.
[Plans; Sht L2 of 10]
- See CSWWP review comments in the Storm Report.
[CSWWP; Pg 1 of 503]

Engineering Traffic Review	**Bryan Roberts**	**(253)841-5542**	**broberts@PuyallupWA.gov**

- Per conditions of preliminary site plan, design team is required to submit a detailed sight distance analysis with civil permit submittal. For the 39th Ave SE access, sight distance analysis must show current standards are being met (ESD, SSD, object/eye height etc). Analysis will include horizontal + vertical exhibits that identifies future improvements, any sight obstructions, and extent of berm removal. Include exhibits within Civil plan set. Grading plan to include profile view of sight line to ensure compliance.
- City of Puyallup is actively coordinating with Pierce Transit on the preferred location for the proposed bus shelter. Prior to resubmittal, please coordinate with the City to determine best location for the new bus shelter.

- Required sight distance analysis will evaluate any possible impacts associated with Type IIa landscaping. Identify new location of new monument sign in sight distance analysis. [Landscape L2]

Fire Review	**David Drake**	**(253)864-4171**	**DDrake@PuyallupWA.gov**

- 1. Per pre-app notes PLPSP20220108: The current gravel path around the existing Lodge building "called out as asphalt on the plan" will be required to extend around the proposed addition to the Lodge. This will require the current path to be paved and extend to the entrance behind Lowes. This will be nonnegotiable as it will be utilized as a fire fighter access around the building. Path is labeled (New Fire Department access path) Path needs to be called out

as asphalt. Gates will be accepted to keep tenants off the path if desired for safety and security.

Planning Review	**Chris Beale**	**(253)841-5418**	**CBeale@PuyallupWA.gov**

- Care center review cannot occur fully until land use and SEPA are complete. Previous early submittal waiver form only permitted submittal of civil and building permits for Brownstone building/site area. [Planning comment, sheet C1]
- PMC 20.58.005 (2)(ii) requires retaining walls to set back minimum of 6 feet with a maximum of 6 feet in height. The wall is located in the six foot setback area and some areas of the wall exceed 6 feet in height [Planning comment, sheet C5]
- Wall near the brownstone structure is a cut wall (facing interior to site). PMC 20.58.005 (2)(ii) will not apply to this wall system. [Planning comment, sheet C6]
- Some of these trees appear to be in a flat, ungraded area below the cut wall on sheet C6. Please submit an arborist tree risk assessment for possible retention. Arborist shall also assess trees in gas pipeline easement and provide limits of clearing recommendation for trees to be retained within easement area [planning comment, sheet C3]
- Provide hydroperiod analysis for new dispersion of storm water run off into wetland c [planning comment, sheet C5]
- PMC 20.58.005 (2) requires a 6 foot landscape setback. The walkway and wall system appear to eliminate the buffer in this stretch. [Planning comment, sheet C5]
- Consider adjusting wall interior to the site to retain existing trees in this area. Project arborist to review plan sheet and coordinate with design to determine feasibility of tree retention [Planning comment, sheet C6]
- PMC 20.58.005 (2) requires a 6 foot landscape setback. The walkway and wall system appear to eliminate the buffer in this stretch. [Planning comment, sheet L1]
- Landscape island missing a tree. Please relocate civil utility and show required tree here [Planning comment, sheet L1]
- Landscape island must include evergreen shrubs to provide 90 percent coverage [Planning comment, sheet L1]
- Type IIa landscape required, 12 foot depth from back of walk.

Daffodils required in 12 foot setback yard area. See section 7.4 of the VMS and integrate into design and plant list on sheet L3.

Street trees required (class IV large street trees). Street trees proposed in sight distance areas are allowed and are required to be larger
cultivated nursery stock, with tall branching up the trunk from the nursery,
or with branching pruned at the time of installation to limit conflicts and
provide a clear zone below the tree canopy for the expected driver's eye height per MUTCD standards (above 4 feet on trunk). Please specify on the size standards on sheet L3. [Planning comment sheet L2]
- Provide coordination documentation from Pierce Transit (Tina Vaslet, bus stop planner) if the pad and shelter will be relocated [planning comment, sheet C3]

Public Works Water Review	**Brian Johnson**	**(253)841-5442**	**BrianJ@PuyallupWA.gov**

- Civil Sheet C12: Call out '3" x 12" tapping sleeve on existing main with 3" FlxMJ valve and concrete thrust blocking.' Tapping sleeve does not need to be stainless steel. Show gate valve on tapping sleeve.
- Civil Sheet C13: Presently there is a 4-inch tee with gate valve with a 4-inch ductile iron stub. There is not an existing 3-inch water meter and RPBA.
- Civil Sheet C13: Presently there is a 8-inch tee with gate valve with a 8-inch ductile iron stub. There is not an existing

8-inch DDCVA.
- Civil Sheet C13: Remove this comment. The water service will be installed to the south.
- Civil Sheet C13: Presently no 4-inch FDC exists.
- Civil Sheet C13: Remove this comment. This existing 12-inch bend will not be disturbed.
- Civil Sheet C13: These proposed 12-inch 22-degree bends should be able to be removed, if the required east / west water relocation is shifted further to the south.
- Civil Sheet C17: Remove this standard detail. It is not needed for this project.
- Civil Sheet C17: Remove this standard detail. There is no new 1.5-inch or 2-inch service for this project.
- Civil Sheet C18: Remove this detail. It will not be used in this project.
- Civil Sheet C12: The maximum hydrant run allowed is 20-feet. Call out an 8-inch tapping tee (stainless steel not required) on existing 12-inch DI with 8-inch gate valve and blocking. Install 80 LF of 8-inch DI. At the hydrant location call out an 8" Fl x 6" MJ tee with 8" MJ plug to west. 1-6" Fl x MJ GV. 2 LF of 6" DI and fire hydrant assembly per City Standards.

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	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal for more information.		

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