



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20230107

November 09, 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"> - 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] - Include figure III-1.1 Runoff Treatment BMP Selection Flow Chart. [drainage plans, pg 12] - The proposed 12" reinforced concrete pipe is proposing to flow upstream. Provide a minimum 0.5% slope downstream. [civils, pg 5] - 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] - Include a section providing the calculation showing that MR 6 is met for the proposed inline CDS based on continuous modeling. [drainage plans, pg 11] - 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] - Darken the existing linetypes, they are too faint to see in the background on this sheet. [civils, pg 4] - Provide pipe material, slope and diameter. [civils, pg 4] - Is this the existing pipe within Inter Ave? If yes, revise to "existing". [civils, pg 5] - This streetlight is proposed on private property at 2315 Inter Ave. Revise the streetlight location further east to be just inside of 2401 Inter Ave's property within the proposed utility easement. [civils, pg 6] - The comment response letter states that the project will be trenching to place the conduit. Note on this page that the work will be conducted via trenching. Additionally, provide an off-site depiction of the conduit connection, trenching and patching. [civils, pg 6] - City design standard 208.1(2) requires the minimum depth of the trash enclosure to be 12'. [civils, pg 2] - Provide a grade break at the entrance of the trash enclosure to prevent stormwater runoff from entering. [civils, pg 4] - Revise to an upturned elbow to prevent sediment from discharging to sewer. [civils, pg 4] - The reference name for keynote 1 does not match the above city standard detail. [civils, pg 9] - Provide a sizing calculation for the proposed voltclarex oil/water separator. [drainage report, pg 13] - Denote the longitudinal slope of the existing swale. Provide a profile detail view. [civils, pg 4] - The proposed pipe diameter is double the recommended maximum. Has Contech been consulted in this regard? [civils, pg 12] - On this conveyance flow calculation sheet, include the 25-year design storm event to compare to proposed pipe. [drainage report, pg 24] - It does not appear that the 50% flow ratio was used in this calculation. 1.365cfs would be the full flow capacity. [civils, pg 24] - Provide an additional figure showing downstream conveyance. [drainage report, pg 24] - Based on the record drawings for E-20-0137, the slope here is too steep, provide an analysis utilizing the shallowest pipe slope downstream of the swale. Public records can be requested here: https://cityofpuyallup.nextrequest.com/. [drainage report, pg 25] - Remove this preliminary only note, this detail will be used for construction. [civils, pg 9] 			

- The riser height and the WWHM modeling riser height do not match. Revise accordingly. [civils, pg 13]
- Are fire sprinklers required for the building? If so, provide an independent fire service from the domestic and irrigation lines per design standard 302.3. Show this update on sheet [civils, pg 1]
- What is this line representing? [civils, pg 3]
- Is the project proposing both a sediment pond and baker tank? If so, show the connection from the pond to the tank. [civils, pg 3]
- Size the sediment pond and swale per the 2019 DOE manual. Be sure to include an overflow spillway See additional swale information here:
<https://fortress.wa.gov/ecy/ezshare/wq/Permits/Flare/2019SWMMWW/2019SWMMWW.htm#Topics/Volumell/ConstructionStormwaterBMPs/ConstructionRunoffBMPs/BMPc200.htm?Highlight=swale> [civils, pg 3]
- Provide a detail for the proposed sediment pond. Include a divider as required by DOE. See more information here:
<https://fortress.wa.gov/ecy/ezshare/wq/Permits/Flare/2019SWMMWW/2019SWMMWW.htm#Topics/Volumell/ConstructionStormwaterBMPs/ConstructionRunoffBMPs/BMPc241.htm?Highlight=sediment%20pond> [civils, pg 3]
- Provide pipe diameter, material and slope. Include rip-rap at the discharge point to the swale. [civils, pg 3]
- The contours shown on this site plan do not appear to direct stormwater runoff to the proposed swale. Revise accordingly. [civils, pg 3]
- Make a note that dewatering is anticipated as the seasonal high groundwater elevation was determined to be 2.5' below the existing ground surface. [civils, pg 3]
- Provide a sizing calculation for the proposed voltclarex oil filter per the 2019 DOE manual. [civils, pg 4]
- Reference keynote 9/13 for flow control manhole. [civils, pg 4]
- Remove additional linework. [civils, pg 2]
- Within the proposed utility easement provide the legal description of easement area in question. [easement, pg 4]
- For exhibit B, provide a map showing the site and proposed utility easement. [easement, pg 5]
- City standard 01.05.04 requires a minimum 12' mast arm and the front of the fixture to be 3' minimum from the face of the curb. [civils, pg 6]
- Revise Street Planter note to state trees to be installed behind sidewalk. This detail conflicts with the landscape plan. [civils, pg 8]
- This soil amendment detail is also on page 9, one of them can be removed. [civils, pg 12]
- Fill out and submit the Engineering Cost estimate for the next re-submittal. :
<https://www.cityofpuyallup.org/DocumentCenter/View/1403/Cost-Estimate>. [civils, pg 1]

Planning Review	Nabila Comstock	(253)770-3361	NComstock@PuyallupWA.gov
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- The proposed filling of the wetland shall be fully mitigated in accordance with any conditions from the state Department of Ecology and/or U.S. Army Corps (USACE). This exemption does not relieve the applicant/property owner from permits required by the state Department of Ecology and/or U.S. Army Corps (USACE). The applicant/property owner shall provide proof of applicable approvals, exemptions and/or permits obtained from the state Department of Ecology and/or U.S. Army Corps (USACE) prior to the city approving any construction permits for the subject fill action (PMC 21.06.910(4)(e)). The city will also require proof if the state Department of Ecology and/or U.S. Army Corps (USACE) does not grant approval for the filling of the wetland in order to issue an approval of the site plan that corresponds with the denial of filling the wetland prior to the city approving any construction permits.

Please resubmit with the decision made by the Department of Ecology and/or U.S. Army Corps (USACE).

Public Works Water Review	Brian Johnson	(253)841-5442	BrianJ@PuyallupWA.gov
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- 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 Sheet C4: Remove this symbol that was called water clean out.
- Civil resub Sheet C4: The City does not allow deduct meters. Remove this water meter from the irrigation line. If you want the irrigation line to be metered, it will need it's own water service tap separate from the domestic service.
- Civil resub Sheet C5: Remove this water clean out from this project.

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	The proposed filling of the wetland shall be fully mitigated in accordance with any conditions from the state Department of Ecology and/or U.S. Army Corps (USACE). This exemption does not relieve the applicant/property owner from permits required by the state Department of Ecology and/or U.S. Army Corps (USACE). The applicant/property owner shall provide proof of applicable approvals, exemptions and/or permits obtained from the state Department of Ecology and/or U.S. Army Corps (USACE) prior to the city approving any construction permits for the subject fill action (PMC 21.06.910(4)(e)). The city will also require proof if the state Department of Ecology and/or U.S. Army Corps (USACE) does not grant approval for the filling of the wetland in order to issue an approval of the site plan that corresponds with the denial of filling the wetland prior to the city approving any construction permits.	Planning Division	Open
Prior to	Critical Area Boundary Marking: If not approved for fill by the	Planning	Open

Condition Category	Condition	Department	Condition Status
Completion	state Department of Ecology and/or the U.S. Army Corps (USACE), the boundary of all critical area buffers must be posted with the appropriate permanent signage provided by the City. The signage must be permanently staked in the ground and spaced every 50' around the buffer edge.	Division	
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 Occupancy	Provide the City a 10' Utility easement for maintenance of the proposed streetlights and junction boxes.	Development & Permitting Services	Open
Prior to Occupancy	A separate demolition permit will be required to demolish the existing house.	Development & Permitting Services	Open
Prior to Issuance	A Construction Stormwater General Permit shall be obtained from the Department of Ecology if any land disturbing activities such as clearing, grading, excavating and/or demolition will disturb one or more acres of land, or are part of larger common plan of development or sale that will ultimately disturb one or more acres of land. The link below may be used to obtain information to apply for this permit: http://www.ecy.wa.gov/programs/wq/stormwater/constr	Development & Permitting Services	Open

Condition Category	Condition	Department	Condition Status
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Prior to Occupancy	Record the utility easement granted to the City of Puyallup for the streetlights being placed on private property	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