



City of Puyallup

**Engineering Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

# Permit Review Correction Letter

**Permit Application #PRCCP20231423**

February 29, 2024

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 **upload a Correction Response Letter** which details how the corrections have been addressed in your resubmittal. 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"> <li>- During the next submittal, provide a draft right of way dedication form to review. The template form can be found here: <a href="chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.cityofpuyallup.org/DocumentCenter/View/7331/Appendix-C-?bidId=">chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.cityofpuyallup.org/DocumentCenter/View/7331/Appendix-C-?bidId=</a> [civils, sheet C3.0]</li> <li>- These flows appear to be conveyed to CB #1 rather than CB #4. [drainage report, sheet 133 of 365]</li> <li>- Callout the proposed landscape swale. [civils, Sheet C5.1]</li> <li>- Replace water purveyor approval block for fire on this sheet. [civils, sheet C6.0]</li> <li>- Fill out this pipe information within the detail. [civils, sheet C6.2]</li> <li>- Provide a sizing calculation from the uniform plumbing code, stamped by a professional Engineer. See design standard 402.3 for more information. [civils, sheet C6.5]</li> <li>- Indicate which lines are reclaim from the tanks back to the car wash. [civils, sheet C6.1]</li> <li>- Revise to keynote 1. [civils, sheet C6.3]</li> <li>- The city requires public and private stormwater facilities be segregated per PMC 21.10.190. Revise the reversed sidewalk to be sloped toward the planting strip/ Meridian per city standards. Per previous meeting 1.19.24, the city may allow for the sidewalk to be permeable with check dams. A falling head percolation testing within the location of the sidewalk will be necessary to ensure feasibility. After further research, the on-site and off-site area's have separate discharge areas. The on-site project discharges across SR 512 to the west to Clark's Creek, whereas Meridian is collected by WSDOT's stormwater pipe and traverses NE along SR 512. Revise accordingly. [civils, sheet C8.0]</li> <li>- Remove sidewalk note regarding reverse grade. [civils, sheet C8.3]</li> <li>- The existing junction box will need to be relocated out of the proposed sidewalk ramp. [civils, sheet C8.0]</li> <li>- Include fire hydrant approval block on this sheet. [civil plans, sheet C8.0]</li> <li>- Upgrade ramp to be ADA compliant per previous comment. [civils, sheet C8.0]</li> <li>- There is an existing junction box or other infrastructure that is located within the gutter that is not shown on this survey. This will need to be relocated outside of the gutter pan and brought up to grade. The infrastructure is currently pooling stormwater. [civils, sheet C8.1]</li> <li>- Reverse the sidewalk to slope towards Meridian. To avoid an increase in the detention system size, permeable pavement may be utilized for the sidewalk. Provide infiltration testing to show this is feasible. See additional markups regarding separate project threshold discharge areas. [civils, sheet C8.1]</li> <li>- Replace this wedge of landscape with concrete for ease of wheelchair accessibility. [civils, sheet C8.1]</li> <li>- The driveway existing grade and flow line are missing from the profile view, revise accordingly. [civils, sheet C8.2]</li> <li>- Create a note to have the contractor place a silt sock in the downstream CB to the west of this approach during construction. [civils, sheet C8.2]</li> <li>- Show 3' curb cut per city standard. [civils, sheet C8.2]</li> <li>- This is not a road related project, frontage improvements are supplemental to the project scope, revise this flow chart. [drainage plans, sheet 18]</li> <li>- Per the current Figure I-3.2, all minimum requirements apply to the new hard surfaces and converted vegetation areas, this is not a road related project such that the flow chart must be re-evaluated. [drainage report, pg 48]</li> <li>- The existing impervious area shown within the existing conditions map is 1.087 acres rather than the shown 0.84 acres.</li> </ul>			

Revise accordingly in combination with the other markup on this page. [drainage report, pg 48]

- The existing basin map states in the existing conditions there is 0.069 acres of land coverage, what is the 0.103 acres representing within the WWHM calculation? [drainage report, pg 49]
- The existing basin map states in the existing conditions there is 0.069 acres of land coverage, what is the 0.017 acres representing within the WWHM calculation? [drainage report, pg 49]
- Public stormwater must be mitigated independently from private stormwater revise the sidewalk in the Meridian from flowing to yard drain #1. [drainage report, pg 166]
- Include yard drain #2 to the basin map which is collecting runoff from the south side of the proposed car wash via landscape swale. [civils, pg 166]
- The plans show this IE at 43.62'. [drainage report, pg 168]
- CB #3 ie is 44.41 revise accordingly. [drainage report, pg 168]
- CB #2 is shown as 43.89 for the IE on the civil plans. [civils, pg 168]
- Indicate the pipe links/nodes within the pipe conveyance basin map. [drainage report, pg 169]
- The nodes in this model don't appear to match the civil plans. SDMH#5 doesn't exist. SDMH#3 does not discharge to the outlet pipe. [drainage report, pg 169]
- Per WSDOT Design Manual M 22-01.15 a pedestrian railing appears warranted due to there being a vertical drop greater than 2'-6". See Exhibit 1510-12 Typical Sidewalk Designs. [civils, sheet C4.1]
- Both inlet and outlet pipe are the same 6" diameter, revise accordingly. [civils, sheet C6.2]
- There are several building permits that have been submitted. Provide a specific reference to the plans in question or provide the overall depth of the base. [civils, sheet C7.2]
- Show the trash enclosure roof downspouts being connected to the detention system and bypassing treatment as discussed within the stormwater report. [civils, sheet C5.]
- Include 0.28 acres of proposed landscaping. [drainage report, pg 51].
- The roof drains for the convenience store are routed to catch basin #3 which is treated by the water quality vault. Revise accordingly. [drainage report, pg 151]
- There isn't a section 6.6.2.1 or page 6-144 within the 2019 DOE manual, provide updated reference. [drainage report, pg 156]
- Include a construction sequence. City design standard 501.6 may be used as the basis. [civils, sheet C2.0]
- Include City of Puyallup Illumination notes per design standard 105. [civils, sheet C2.0]
- Reference Fire Construction Plans per PRFI20240124. [civils, sheet C3.0]
- Reference Car Wash building permit per PRCNC20240007 [civils, sheet C3.0]
- Reference Canopy building permit per PRCNC20240010 [civils, sheet C3.0]
- Apply for a separate building permit for the trash enclosure. [civils, sheet C3.0]
- Reference Canopy building permit per PRCNC20240010 [civils, sheet C3.0]
- Why is this pedestrian access path being provided? The pathway ends at a landscape island/concrete swale rather than a sidewalk. [civils, sheet C3.0]
- The city has determined that the location of this grease interceptor is problematic due to its location to the storm main to the north as this line will be replaced in the near future. Revise the location of the GI to be outside of the 30' stormwater-sewer-water main easement. [civils, sheet C6.0]
- The city has determined that the private street light conflicts with the existing gas and sewer lines. The sewer line will be replaced in the near future. Relocate this light out of the 30' easement. [civils, sheet C6.0]
- Reference Wall building permit per PRRWF20231581. [civils, sheet C3.0]
- Provide a detail for the proposed fence within the civil plan set. [civils, sheet C3.0]
- Show existing grading to match the proposed grade on the tesc plan submitted with the clear, fill and grade permit. This NW corner is proposing upwards of 4' of fill. [civils, sheet C4.0]
- It appears water will be ponding at the base of this slope between the proposed wall and curb/gutter. How will this be mitigated? [civils, sheet C4.1]
- The detail section views for the walls on this sheet state the slope and length will be provided per civil drainage plan.

The drainage plan references the structural plans. Revise accordingly. [civils, sheet C4.2]

- Show the stormwater drain pipe connected from the proposed wall to the detention system. [civils, sheet C5.1]
- Relocate the bus stop bench outside of the 30' utility easement. The bench is proposed directly over top of the sewer main which will be upgraded as a city Capitol Improvement project in the near future [civils, sheet C8.1]
- Reference building application PRCNC20240013. [civils, sheet C5.0]
- SDMH #3 and #4 plans and stormwater structural table do not match the callouts. SDMH #3 is proposing the flow splitter. [civils, sheet C5.1]
- The WWHM calculation and water quality basin map on page 151 of the drainage report do not match. The on-site concrete and asphalt in itself is 5 times more area than what the WWHM calculation is showing. Confirm that the WWHM calculation matches the drainage report basin map and the civil plans. [drainage report, pg 128]
- Revise storm pipe discharger per collection's department comment. [civils, sheet C5.0]
- Duplicate detail can be removed. Was this meant to be city standard 02.01.02 catch basin type 1 area drain? [civils, sheet C5.7]
- For storm pipes crossing under sewer, 1.5' of vertical clearance is required per city design standard 204.4(8)
- How are the fuel pumps being connected to the underground storage tanks? No utility lines are shown on the plans. [civils, sheet C6.0]
- Remove water purveyor approval blocks, these are intended for projects being served by other water purveyors than the City of Puyallup. [civils, sheet C6.0]
- Include city standard detail 03.01.03-1 Water main crossing other utilities. [civils, sheet C6.4]
- Include city standard detail 06.01.01 Pipe trenching bedding and backfill. [civils, sheet C6.4]
- This sentence is discussing grease interceptor sizing rather than oil/water separator sizing. Revise accordingly. [civils, sheet C6.5]
- Provide a downstream drainage map showing City of Puyallup and WSDOT infrastructure for on-site and off-site flows. The initial qualitative analysis shall extend along the flow path from the project site to the receiving water, for a distance up to one mile. If the receiving water is within one-quarter mile from the project site, the analysis shall extend within the receiving water to one-quarter mile from the project site. The analysis shall extend one-quarter mile beyond any improvements proposed as mitigation. The analysis must extend upstream from the project site to a point where there are no backwater effects created by the project, and the designer can determine all areas contributing run-on to the project [drainage report, pg 6]
- It appears that S Meridian flows into WSDOT's storm system, whereas the on-site runoff crosses SR 512 to the west to Clark's creek. Provide a downstream basin map and determine if these are two separate discharge basins, if so a bypass basin and flow control trade would not be warranted. [drainage report, pg 36]
- After further research, a catch basin should not be installed in this location. The west side of Meridian currently drains to WSDOT's storm drainage system which flows NE and flows along 512. Installing a catch basin in this location redirects runoff that went to WSDOT's infrastructure into the City of Puyallup and towards Clark's Creek. [civils, sheet C8.0]
- Show WSDOT stormwater infrastructure. [civils, sheet C8.0]
- Send the plans over to WSDOT to review. Contact Sheena at Sheena.Pietzold@wsdot.wa.gov. [civils, sheet C8.0]
- Provide an analysis discussing the potential of two threshold discharge areas. After further research, the on-site and off-site area's appear to have separate discharge areas. The on-site project discharges across SR 512 to the west, whereas Meridian is collected by WSDOT's stormwater infrastructure and traverses NE along SR 512. If the project has two threshold discharge areas, the areas within Meridian do not need to be included in the flow control WWHM model. [drainage report, pg 22]
- Be sure this is slip resistant and ADA compliant. [civils, sheet C8.0]
- If the project has two threshold discharge areas, the project may want to rebuild this driveway section or grind and overlay as it is in rough shape. [civils, sheet C3.0]
- Revise flow control trade per separate TDA markup. [drainage report, pg 151]
- Make a note referencing that temporary erosion control measures are mitigated under clear, fill and grading permit PRGR20231482. [civils, sheet C3.0]

- Provide a detail from the proposed beehive grate. [civils, sheet C5.4]

**Engineering Traffic Review**

**Bryan Roberts**

**(253)841-5542**

**broberts@PuyallupWA.gov**

- Outbound "RIGHT TURN ONLY" and "DO NOT ENTER" signs are not labeled. Please provide size and MUTCD identification. Move the "DO NOT ENTER" sign slightly farther back from face of curb to remove from sight distance triangle.

- The existing hospital sign will need to be moved away from the driveway. Please place a note that requires the contractor to coordinate with the City on placement

- Private access easement should be modified to account for future SBR turn pocket radius + possible walls. This future improvement will require modifications to driveway design located on private property (outside City ROW). Additionally, owner must allow construction easement for the construction of this turn pocket.

- Right turn arrow at Meridian driveway must be thermoplastic (not chlorinated rubber).

- Unable to locate curb paint details for the mountable island. The side parallel with meridian will be painted white, the other sides will be painted yellow.

- The existing wheelchair ramp on the NE corner of property (WSDOT ramp terminal) will require mitigation to meet ADA compliance.

- The existing WSDOT streetlight along frontage does not meet City standards. City standard streetlight (30ft with 12ft arm) will be required to replace the non-standard WSDOT unit at the same stationing (offset farther from the curb). The City will power the new streetlight from the existing traffic signal at 15th/Meridian. Design will extend conduit/conductors to the south side of the Meridian driveway. The City will install the remaining conduit to connect to the signal. Conduit & j-boxes shall be installed along the entire frontage.

**Fire Review**

**David Drake**

**(253)864-4171**

**DDrake@PuyallupWA.gov**

- 1. Provide auto-turn for review.

2. Provide fire lane No parking signage plan

3. Provide Stortz fitting on fire hydrant SW 048 on Meridian

- 1. Provide auto-turn for review. The auto-turn provided shows the vehicle running over the traffic device no matter what direct performed. This creates an obstacle for the fire apparatus and will not be approved. If this is a mountable island provide full details and profile views. Curbing and radiuses will need to be adjusted where the auto-turn shows over run.

2. Provide fire lane No parking signage plan, I do not see where the stripping and curb paint is listed per the PMC. The signs are shown but paint is required.

3. Provide Stortz fitting on fire hydrant SW 048 on Meridian. I do not see a call out for the stortz fitting on the plans? Correction response letter states The hydrant is proposed to be replaced with a stortz fitting hydrant. Add City of Puyallup fire hydrant details to Civil plans and call out stortz fitting on water page.

<b>Planning Review</b>	<b>Nabila Comstock</b>	<b>(253)770-3361</b>	<b>NComstock@PuyallupWA.gov</b>
<p>- Updated comment: Please clearly show the sight distance triangle on the landscape plan set. It is currently labeled, but the triangle itself is not shown.</p> <p>Sight Distance standards. Adjacent to public rights-of-way and points of access, no fences or landscape material at maturity, shall exceed three (3) feet above the local finish grade within a clear sight triangle. Please spec plants that meet this standard and, please show the sight distance area on the plans.</p> <p>- Updated comment: See updated sight distance comment. After including the sight distance triangle on the landscape plan set, please show pollinators in the areas outside the sight distance triangle.</p> <p>Please see the condition of approval from the preliminary site plan (PLPSP20220079) below:</p> <p>Due to the existing location of utilities where the proposed planter strip is, planning is allowing for the applicant to propose no trees in the planter strip. However, during the time of civils we will require that your landscape architect propose shrubbery along the entirety of the landscape strip while keeping in mind placement and shrub type in order to accommodate sight distance. We recommend planting native pollinator plants in this area. You can reference chapter 14 of Puyallup's VMS for shrub species that promote local biological diversity and provide benefit to pollinator species.</p> <p>Please update landscape plan set to included shrubbery along the entirety of the landscape strip.</p> <p>- Please see the SEPA condition from the preliminary site plan (PLPSP20220079) below:</p> <p>The Puyallup Tribe has requested a cultural resource survey prior to any ground disturbance. The project location is within a high probability area for impacting cultural resources including multiple known/recorded village sites. The City of Puyallup has required the applicant to prepare an archaeological site investigation in accordance with state Department of Archaeology &amp; Historic Preservation (DAHP) and Puyallup Tribal standards/guidelines prior to civil permit issuance.</p> <p>- Additional Submittal Item Required: Lot Combination Permit Application required. The civil cannot be issued until the lot combo is completed. Application form can be downloaded from the City website at <a href="https://www.cityofpuyallup.org/DocumentCenter/View/11646/Lot-Combination-Application">https://www.cityofpuyallup.org/DocumentCenter/View/11646/Lot-Combination-Application</a></p>			
<b>Public Works Collection Review</b>	<b>Josh Grbich</b>	<b>(253)841-5560</b>	<b>JGrbich@PuyallupWA.gov</b>
<p>- The collections division prefers that the stormwater from this proposed system discharges to the existing 30 inch storm pipe and not this manhole. This is the older of the two systems and it is unknown as to the full condition downstream. [civil resub, sheet 5.0]</p>			
<b>Public Works Streets Review</b>	<b>Scott Hill</b>	<b>(253)841-5409</b>	<b>Shill@puyallupwa.gov</b>
<p>- block wall detail sheet C4.2 shows raised curb back of sidewalk, repeat question..why reversed slope? Civil C8.0 SH</p> <p>- If existing asphalt is to remain and be used for forms must be protected and have no concrete residue or staining on road when complete... Sheet C8.2 SH</p> <p>- do not prefer/want permeable sidewalk.. C8 SH</p>			

- Install City Standard Street Light,,, C8 SH			
<b>Public Works Water Review</b>	<b>Brian Johnson</b>	<b>(253)841-5442</b>	<b>BrianJ@PuyallupWA.gov</b>
<p>- Civil Sheet C8.2: This existing fire hydrant has been hit more than once due to turn radius issues with this traffic access entrance/exit. Now traffic on this access road will likely increase 20-fold. Concrete bollards cannot be used to protect the hydrant because they are not crash worthy and would create liability issues for the City. The hydrant needs to be relocated out of the potential large vehicle off tracking turn radius while providing a minimum 3-foot flat clear zone around the hydrant.</p> <p>- Civil Sheet L-1: No trees within 10-feet of utility easement.</p> <p>- Civil Resub Sheet C8.2: This existing fire hydrant has been hit more than once due to turn radius issues with this traffic access entrance/exit. Now traffic on this access road will likely increase 20-fold. Concrete bollards cannot be used to protect the hydrant because they are not crash worthy and would create liability issues for the City. The hydrant needs to be relocated out of the potential large vehicle off tracking turn radius while providing a minimum 3-foot flat clear zone around the hydrant. This fire hydrant is currently placed behind the sidewalk, and it is located too close to the private access driveway that will allow every vehicle coming from northbound S Meridian, as well as any traffic from 15th Ave to access this proposed Arco fuel station / food mart. Just because the fuel tanker trucks that make deliveries to this development will not use this private access driveway does not mean that large vehicle traffic will not increase. Food delivery vehicles for the food mart will likely use this entrance, as well as private vehicles pulling trailers with recreational vehicles that want to fuel up at this development. We have high static water pressure on 15th Ave SW. If the fire hydrant gets hit and breaks the foot of the hydrant below ground, it could potentially take out one of the existing buildings or the access driveway itself, leaving your development without access from northbound S Meridian. If the existing sidewalk is wide enough to allow the fire hydrant to be relocated 15-feet to the east and placed behind the 15th Ave curb per City Standard detail 03.05.01 it should be back far enough to be safe from traffic off-tracking. Having the fire hydrant relocated, would allow the driveway approach radius to be widen and fortified to support the additional vehicle traffic.</p>			

## 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
SEPA Condition	Please see the SEPA condition from the preliminary site plan (PLPSP20220079) below:	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	<p>Pierce Transit is responsible for the closure and/or relocation of the bus stop along S Meridian St. while the sidewalk is being constructed. Pierce Transit is also responsible for the installation of the bus stop and bench once construction is complete and the concrete has cured.</p> <p>The applicant is required to give Pierce Transit two (2) weeks notice prior to construction to allow them to remove the bus stop sign and bench.</p> <p>The applicant is required to notify Pierce Transit when the construction is complete so they may arrange to have the bus stop reinstalled.</p>		
Prior to Issuance	<p>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 &amp; 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.</p>	Engineering Division	Open
Prior to Issuance	<p>Email a signed Inadvertent Discovery Plan to <a href="mailto:RBUCK@PUYALLUPWA.GOV">RBUCK@PUYALLUPWA.GOV</a>.</p>	Engineering Division	Open
Prior to Issuance	<p>Certificate or Insurance/CG2012 must be received prior to issuance</p>	Engineering Division	Open
Prior to Issuance	<p>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.</p>	Engineering Division	Open
Prior to Occupancy	<p>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.</p>	Engineering Division	Open
Prior to Issuance	<p>In accordance with the Uniform Plumbing Code and City Design Standard 402.3, an external gravity grease interceptor is required to be designed by a professional engineer and installed on the side sewer per City Standard Details 04.06.01 and 04.06.02. The site plan and plumbing plans shall depict the</p>	Engineering Division	Open



Condition Category	Condition	Department	Condition Status
	location and connection of the new or existing grease interceptor. A professional engineer shall provide gravity grease interceptor sizing calculations and a report stating that the existing or new grease interceptor has adequate capacity to serve the site/project.		
Prior to Issuance	Apply for a separate building permit for the proposed detention vault.	Development & Permitting Services	Open
Prior to Issuance	Submit right of way dedication form to be reviewed and approved by the city	Development & Permitting Services	Open
Prior to Occupancy	Determine if easement per AFN 8706100397 can be released per updated ROW dedication.	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](mailto:permitcenter@puyallupwa.gov)