



# Permit Review Correction Letter

Permit Application # PRCCP20240183

March 12, 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 that details how the review comments have been addressed in your resubmitted documents. 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
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<p>- Verify partial legal description with legal description associated with the recorded BLR. [Plans; Sht C1 of 18]</p> <p>- See City Standards Section 2.1 for Cover Sheet layout...Vicinity Map lower right corner; North Arrow; Site address below Vicinity Map; etc. [Plans; Sht C1 of 18]</p> <p>- Locate approval block adjacent to title block. [Plans; Sht C1 of 18]</p> <p>- Add parcel 0419034038. [Plans; Sht C1 of 18]</p> <p>- Project encompasses Lots 1 thru 3...revise accordingly. [Plans; Sht C1 of 18]</p> <p>- Verify-same symbol, but different surface types? [Plans; Sht C1 of 18]</p> <p>- Verify-does not agree with current parcel boundary. [Plans; Sht C1 of 18]</p> <p>- Add Note: "Wetlands to be Protected". [Plans; Sht C1 of 18]</p> <p>- Verify-does not agree with current parcel boundary. [Plans; Sht C1 of 18]</p> <p>- Callout and show City of Puyallup ROW north of the project parcel. [Plans; Sht C1 of 18]</p> <p>- Based on record drawings, there is an existing storm main and buried structure approximately as shown. [Plans; Sht C3 of 18]</p> <p>- Based on record drawings, these appear to be cleanouts associated with an industrial waste line "Plant Drain" that discharged to sanitary sewer. The record drawings indicate four cleanouts. [Plans; Sht C3 of 18]</p> <p>- Record drawings indicate two sewer lines at this location, a "Plant Drain" and a standard sewer main. [Plans; Sht C3 of 18]</p> <p>- "Plant Drain" per record drawings. [Plans; Sht C3 of 18]</p> <p>- Record drawings indicate a storm drain approximately as shown. [Plans; Sht C3 of 18]</p> <p>- Identify existing surface type at location of proposed improvements. [Plans; Sht C3 of 18]</p> <p>- Show continuation of the existing watermain. [Plans; Sht C3 of 18]</p> <p>- Identify existing surface type at location of proposed improvements. [Plans; Sht C3 of 18]</p> <p>- Revise to the 2019 Ecology stormwater manual. [Plans; Sheet C4 of 18]</p> <p>- Add Note: "Protect wetland at all times". [Plans; Sheet C4 of 18]</p> <p>- Per the Concomitant Agreement, there is a 75ft buffer required around the perimeter of the property. Relocate the proposed detention facility in accordance with City Planning requirements. Excepting more stringent Planning requirements, stormwater regulations require any detention pond to be setback a minimum of 20ft from the emergency overflow elevation to a property line. [Plans; Sheet C4 of 18]</p>			

- Show existing storm drain.  
[Plans; Sheet C4 of 18]
- Show existing sewer main.  
[Plans; Sheet C4 of 18]
- "Plant Drain" per record drawings.  
[Plans; Sheet C4 of 18]
- Callout City of Puyallup ROW north of the project parcel .  
[Plans; Sht C4 of 18]
- Revise to the 2019 Ecology stormwater manual.  
[Plans; Sheet C5 of 18]
- Show existing storm drain.  
[Plans; Sheet C5 of 18]
- Ok to add catch basin filter sock detail.  
[Plans; Sheet C6 of 18]
- Confirm-shouldn't this portion of the watermain be located outside of the new cooling tower footprint?  
[Plans; Sheet C7 of 18]
- See comments on Sheet C3 re existing utilities and existing surface types.  
[Plans; Sheet C7 of 18]
- Relocate existing storm drain outside of proposed project footprint.  
[Plans; Sheet C7 of 18]
- Relocate existing storm drain outside of proposed project footprint.  
[Plans; Sheet C7 of 18]
- See comments on Sheet C3.  
[Plans; Sht C8 of 18]
- Show existing utility (or proposed rerouted utility) through project area.  
[Plans; Sht C8 of 18]
- "Plant Drain" per record drawings.  
[Plans; Sheet C8 of 18]
- Show existing utilities (or proposed rerouted utilities) through project area.  
[Plans; Sht C9 of 18]
- 10in min thickness for pond access road per City Stds 205.2.  
[Plans; Sheet C10 of 18]
- Revise to 8in pipe (from SD9 to pond) per City Stds 204.3(4).  
[Plans; Sht C11 of 18]
- Relocate existing storm drain outside of proposed project footprint.  
[Plans; Sheet C11 of 18]
- Show existing utility through project area.  
[Plans; Sht C11 of 18]
- Revise pipe size.  
[Plans; Sht C11 of 18]
- Revise to 8in pipe (from SD13 to SD14) per City Stds 204.3(4).  
[Plans; Sht C12 of 18]
- Relocate existing storm drain outside of proposed project footprint.  
[Plans; Sheet C12 of 18]
- Provide CB per City Stds 204.8(2).  
[Plans; Sht C12 of 18]
- Provide CB per City Stds 204.8(2). (Note: Type 2 req'd based on depth).  
[Plans; Sht C12 of 18]

- Revise pipe sizes.  
[Plans; Sht C12 of 18]
- Callout and show limits of the City of Puyallup ROW north of the project parcel.  
[Plans; Sht C13 of 18]
- Revise to 8in pipe (from SD9 to pond) per City Stds 204.3(4).  
[Plans; Sht C13 of 18]
- Provide CB per City Stds 204.8(2).  
[Plans; Sht C13 of 18]
- Revise pipe sizes.  
[Plans; Sht C13 of 18]
- VERIFY-Based on available city records, the existence of this storm line cannot be verified. Please provide supporting documentation that to ensure this line is available for connection.  
[Plans; Sht C13 of 18]
- Clarify-Based on available city records, the existence of this storm line cannot be verified. Please provide supporting documentation that confirms the pipe alignment, size, and end conditions.  
[Plans; Sht C13 of 18]
- Revise pipe sizes.  
[Plans; Sht C13 of 18]
- Provide 15ft min access road per City Stds 205.2.  
[Plans; Sheet C13 of 18]
- 10in min thickness per City Stds 205.2.  
[Plans; Sheet C13 of 18]
- Per City Stds 205.2, slopes over 8% shall be paved.  
[Plans; Sheet C13 of 18]
- Add Note: "Wetlands to be Protected".  
[Plans; Sht C13 of 18]
- Revise to 8in pipe.  
[Plans; Sht C13 of 18]
- Add Note: "Separate Building Permit Required".  
[Plans; Sheet C13 of 18]
- Callout radii at access entrance.  
[Plans; Sht C13 of 18]
- Provide geotechnical wet season high groundwater elevation at location of the proposed pond. If groundwater is above the elevation of the pond bottom, specify liner criteria.  
[Plans; Sht C13 of 18]
- Callout:
  - Pond Bottom Area
  - Design Water Surface Area
  - Required Pond Volume
  - Pond Volume Provided.
- [Plans; Sht C13 of 18]
- Indicate the road cross-slope to drain towards site.  
[Plans; Sht C13 of 18]
- Revise pipe size.  
[Plans; Sht C13 of 18]
- Revise pipe size.  
[Plans; Sht C13 of 18]
- Match crowns per City Stds 204.8.

[Plans; Sht C13 of 18]

- Revise-Match crowns at SD16.

[Plans; Sht C13 of 18]

- Provide secondary inlet into the control structure per regulations.

[Plans; Sht C13 of 18]

- Show retaining wall for clarity.

[Plans; Sht C13 of 18]

- Provide emergency overflow per regulations. Include sizing calcs in the storm report.

[Plans; Sht C13 of 18]

- Show catchpoint back to existing grade. Also, show property line and maintain a min of 5ft clearance btwn toe and PL.

[Plans; Sht C13 of 18]

- Callout planting req'ts for the pond and cut slope.

[Plans; Sht C13 of 18]

- Callout inlet protection.

[Plans; Sht C13 of 18]

- Per the Concomitant Agreement, there is a 75ft buffer required around the perimeter of the property. Relocate the proposed detention facility in accordance with City Planning requirements. Excepting more stringent Planning requirements, stormwater regulations require any detention pond to be setback a minimum of 20ft from the emergency overflow elevation to a property line.

[Plans; Sheet C13 of 18]

- Callout notch info on Riser Detail.

[Plans; Sht C15 of 18]

- Include City Std Details: 06.01.02 // 06.01.03

[Plans; Sht C15 of 18]

- See comments on Sht C3 and C7.

[Plans; Sheet C16 of 18]

- VERIFY-based on record drawings, this sewer was the old "Plant Drain" which likely discharged to the abandoned industrial waste line ("Masca Line") between the project site and the City's treatment plant. The Masca Line is abandoned with multiple deficiencies along its route. Confirm that the proposed blowdown connection point is tied into an existing sewer system that is currently in service.

[Plans; Sheet C16 of 18]

- Record drawings indicate two sewer lines at this location, a "Plant Drain" and a standard sewer main. Verify that the existing sewer is in service prior to connection.

[Plans; Sht C16 of 18]

- Clarify-what is the quantity and constituents contained in the blowdown waste? Depending on the makeup of the effluent, the Treatment Plant manager may have to approve the discharge prior to permit issuance.

[Plans; Sheet C16 of 18]

- See comments on Sht C7.

[Plans; Sheet C17 of 18]

- Include City Std Details: 03.01.01 // 03.02.01-2.

[Plans; Sht C18 of 18]

- Include City Std Sewer Notes.

[Plans; Sht C18 of 18]

- The provided 2009 'Geotechnical Infiltration Testing' report is substantially out-of-date (multiple stormwater manual revisions after report date) and does not reflect hydraulic conductivity feasibility at the location of the proposed project. Unless meeting the LID Performance Standard using detention, provide up-to-date hydraulic conductivity feasibility testing in accordance with current regulations and standards.

[Storm Report; Pg 1 of 278]

- Verify-Project is shown running through three parcels, including APN 0419034038.

[Storm Report; Pg 4 of 278]

- All areas disturbed that are not covered by hard surface must implement BMP T5.13. Revise accordingly.

[Storm Report; Pg 6 of 278]

- Provide up-to-date wet season hydraulic conductivity testing at the location of the proposed facilities to ensure feasibility/infeasibility of implementing MR5. (NOTE: Based on the size of the project, it may be possible to meet the LID Performance Std using detention and avoid the groundwater monitoring and testing requirements.)

[Storm Report; Pg 6 of 278]

- If not meeting the LID Performance Standard, then MR5 List BMPs also apply and must be supported by up-to-date hydraulic conductivity monitoring and testing to verify feasibility. Testing to occur at the location of the BMP facilities.

[Storm Report; Pg 6 of 278]

- and converted vegetation areas.

[Storm Report; Pg 11 of 278]

- Also need to account for converted vegetation areas along the trenchline.

[Storm Report; Pg 11 of 278]

- This is a reasonable approach, but need to ensure that the converted vegetation areas along the utility trench alignment is less than or equal to 0.06ac. If more than .06ac, include in the post-dev WWHM as pasture.

[Storm Report; Pg 11 of 278]

- See comments on Basin Maps.

[Storm Report; Pg 11 of 278]

- Also need to account for converted vegetation areas along the trenchline.

[Storm Report; Pg 22 of 278]

- Also need to account for converted vegetation areas along the trenchline.

[Storm Report; Pg 22 of 278]

- Identify and quantify the replaced hard surface along the trenchline.

Verify with MR6 PGHS threshold.

[Storm Report; Pg 22 of 278]

- NOTE: For this project, the utility trenching is associated with a larger scope of work and must be accounted for as part of the overall project thresholds, i.e., the trenching is not exempt per Ecology Section 1-3.2..

[Storm Report; Pg 22 of 278]

- Identify and quantify the replaced hard surface along the trenchline. Verify with MR6 PGHS threshold.

[Storm Report; Pg 22 of 278]

- Callout and quantify the new hard surface area associated with the pond access.

[Storm Report; Pg 22 of 278]

- Provide geotechnical wet season high groundwater elevation at location of the proposed pond. If groundwater is above the elevation of the pond bottom, specify liner criteria.

[Storm Report; Pg 24 of 278]

- Need to account for converted vegetation areas along the trenchline. Also, see comments in Section 4 and on the Basin Maps.

[Storm Report; Pg 26 of 278]

- Need to account for converted vegetation areas along the trenchline. Also, see comments in Section 2, Section 4, and on the Basin Maps.

[Storm Report; Pg 27 of 278]

- Revise for retaining wall side.

[Storm Report; Pg 29 of 278]

- Callout notch info on Riser Detail.

[Storm Report; Pg 29 of 278]

- See comments on Pg 26 of 278.  
[Storm Report; Pg 44 of 278]
- See comments on Pg 27 of 278.  
[Storm Report; Pg 45 of 278]
- Update reference callout.  
[Storm Report; Pg 92 of 278]

**Planning Review**

**Josh Kubitza**

**(253)284-0214**

**jkubitza@ahbl.com**

- The Wetland and Fish and Wildlife Habitat Assessment, dated December 2020, identifies wetlands and associated wetland buffers located on the subject property. Wetland F, category IV wetland with no wetland buffer, is located near the proposed trenching. The site plan shall denote Wetland F. If the trenching goes through Wetland F, the trench shall be relocated outside of the wetland or be subject to Department of Ecology 401 permits and mitigation requirements.
- As noted by civil engineer comment, the concomitant agreement requires a 75- natural landscape buffer. City code allows stormwater ponds within required natural landscape buffers if compliant with Vegetation Management Standard SLD-02. As such, a landscape plan is required. The project is still subject to civil engineering comments regarding the 20-foot setback for detention ponds.
- Final landscape plan has not been submitted with this application. A landscape plan WITH UTILITY OVERLAY is required at this time. Please read the landscape plan submittal requirements document available on the City webpage for a list of required items to include in a final landscape plan: [www.cityofpuyallup.org/DocumentCenter/View/13103](http://www.cityofpuyallup.org/DocumentCenter/View/13103)
- Storm water facilities, including bioretention areas, swales, and raingardens, shall be landscaped in accordance with SLD-02, contained in the Vegetation Management Standards Manual (VMS).
- All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped with trees and shrub cover. Regarding the proposed project, only those areas within the clearing and grading limits and are disturbed will need landscaping.
- Add required landscape details to plan: Detail 01.02.08a, 01.02.07, 01.02.03, 01.02.05, 01.02.06, 01.02.08.
- Add the following note to the civil plans, "All planting areas shall be mulched with a uniform four (4") inch layer of organic compost mulch material or wood chips over a properly cleaned, amended and graded subsurface."
- A minimum of 25 percent of the shrubs and ground covers used in projects under the requirements of the PMC and the VMS shall be native to the Puget Sound region. Please call out natives on the plant schedule for easy identification.
- Please spec the total quantity of plants and on-center spacing for all landscape areas.
- Add the following note to the landscape plan, "A minimum of eight (8) inches of top soil, containing ten percent dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches (8") except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 6 inches with some incorporation of the upper material to avoid stratified layers, where feasible. Installation of the eight inches (8") of top soil, as described above, shall generally be achieved by placing five inches (5") of imported sandy-loam top soil into planned landscape areas (sub-base scarified four inches (4")) with a three-inch (3") layer of compost tilled into the entire depth."
- 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.
- Existing trees to be retained must be clearly marked on the final clearing and grading plan, and final landscape plan. Tree protection fencing and signage shall follow the city standard detail, see appendix 20.5. Standard detail shall be included on all plan sets with vegetation which is scheduled for retention and protection. All critical root protection zones (CRPZ) shall be shown on plan sets in diameter from the center of the tree. In determining tree CRPZ, the following standards shall be used. In establishing the extent of the Critical Root Protection Zone (CRPZ) for individual

significant trees, groupings of significant trees, a stand of significant trees, or a heritage tree the following formula shall be used: Individual tree diameter (in inches) X 2, converted into feet = CRPZ, in diameter (Example: 20" tree X 2 = 40' CRPZ diameter). The following minimum performance standards shall be used to determine the extent of allowable impacts to the CRPZ of significant trees: For significant trees, a minimum of 50 percent of the critical root zone must be preserved at natural grade, with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. For heritage trees, a minimum of 75 percent of the critical root zone must be preserved at natural grade with natural ground cover. The protection zone may be irregular. The plan set shall provide a total square footage of CRPZ area and show the % of disturbance area. **No cut or fill greater than four (4) inches in depth may be located closer to the tree trunk than ½ the CRPZ radius distance.** (Example, 20-inch DBH tree has a 40' CRPZ area (in diameter) - meaning no cut or fill greater than 4" in depth is allowed within 20' of the tree trunk). No cut or fill within the distance from the tree which is three (3) times the trunk DBH is allowed. (Example, 20-inch DBH tree X 3 = 60", meaning no cut is allowed within 60-inches of a tree which has a 20-inch diameter trunk). These criteria represent minimum standards for determining whether or not a tree may be required to be retained. Greater impacts may be allowed, provided that all design alternatives have been proven unfeasible and that a pre-conditioning and after care mitigation program is established. See section 10.1 of the VMS, and referenced appendices for more information.

- Permanent critical area markers are required to be installed every 50 ft around the boundary of critical area buffers for the following critical areas; wetlands, streams, landslide hazard areas. See City buffer posting details at [www.cityofpuyallup.org/1591/Master-Document-List](http://www.cityofpuyallup.org/1591/Master-Document-List). The City will provide the buffer posting signs at no cost. Applicant is responsible for cost of post and all other materials for installation. Contact the Planning Division to order signs at [Planning@puyallupwa.gov](mailto:Planning@puyallupwa.gov).

Signs will be required around Wetland D, E, and F. The fencing locations shall be provided on the landscape plan.

- Landscaping Requirements: PMC 20.58 outlines landscaping requirements. All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped in a manner consistent with the requirements of this chapter. The City also has a companion design manual – the Vegetation Management Standards (VMS) manual – found here: [www.cityofpuyallup.org/puyallupvms](http://www.cityofpuyallup.org/puyallupvms). Please consult both the code landscape code section and the VMS for a full list of landscape requirements.

- All shrubs required shall be no smaller than two (2) gallon in size at the time of planting

- Coniferous evergreen trees shall be a minimum of 5 to 6 feet in height.

- All deciduous trees shall be at least one (1") inch in caliper, preferably 1.5" or larger, and branched with a strong, central single leader.

- 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.

## 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	Permit scope subject to SEPA Environmental Review. Permit cannot be issued until associated SEPA Determination appeal period has expired without appeal.	Planning Division	Open
Prior to Completion	Permanent critical area markers are required to be installed every 50 ft around the boundary of critical area buffers for the following critical areas; wetlands, streams, landslide hazard areas. See City buffer posting details at <a href="http://www.cityofpuyallup.org/1591/Master-Document-List">www.cityofpuyallup.org/1591/Master-Document-List</a> . The City will provide the buffer posting signs at no cost. Applicant is responsible for cost of post and all other materials for installation. Contact the Planning Division to order signs at <a href="mailto:Planning@puyallupwa.gov">Planning@puyallupwa.gov</a> .	Planning Division	Open
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 <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.	Engineering Division	Open
Prior to Issuance	Email a signed Inadvertent Discovery Plan to <a href="mailto:RBUCK@PUYALLUPWA.GOV">RBUCK@PUYALLUPWA.GOV</a> .	Engineering Division	Open
Prior to Issuance	This form is to be received prior to permit issuance. Signing this form is acknowledgement that there may be billed overtime inspection fees per the current fee schedule and that whenever the City Water Division staff is required to perform a mainline shutdown the fees shall be billed at \$134.00 per event plus \$10.00 per tag. Instances when a shutdown is performed outside regular working hour's additional overtime fees will be billed at the current overtime billing rate (3 hour minimum call out time).	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 <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

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)