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

Permit Review Correction Letter

Permit Application #PRCCP20230970

March 29, 2024

The City has completed the review of the above-mentioned permit submittal. All 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 states how the corrections 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 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**

- Provide auto-turn analysis for the largest anticipated vehicle that would access the site to ensure adequate radii an dimensioning. Coordinate with Shaw Road frontage plans.
[Plans C-3; Pg 3 of 45]
- Add Fire Code Official approval block to the Water plan sheets. (Ref. City Stds Section 1.4.
[Plans C-14; Pg 14 of 45]
- Rotate hydrant to face drive aisle.
[Plans C-15; Pg 15 of 45]
- Due to high groundwater, use impermeable synthetic liner.
[Plans C-37; Pg 36 of 45]
- CALLOUT-Existing storm pond serving properties to the south to be protected and remain in service until Phase 2.
[Plans Sht C3.4; Pg 13 of 63]
- PROVIDE-2yr and 10yr water surface elevations on the cross section.
[Plans Sht C4.11; Pg 24 of 63]
- Legibility.
[Plans Sht C4.11; Pg 24 of 63]
- Add: "along the Pioneer Way ditch, then the main stem of Deer Creek before discharging" to the main body of the Puyallup River...or similar language.
[Storm Report; Pg 8 of 821]
- Add: "then Deer Creek,"
[Storm Report; Pg 9 of 821]
- FYI Only- 3.20 vs 3.00.
[Storm Report; Pg 17 of 821]
- VERIFY-Basin 4 total; The quantity is less than last submittal, but the amount of area actually increased with the Phase 2 addition.
[Storm Report; Pg 713 of 821]
- VERIFY-29,400sf (0.67ac).
[Storm Report; Pg 713 of 821]
- VERIFY-Basin 4 Inputs; see comments on WQ Basin Map, Pg 713.
[Storm Report; Pg 714 of 821]
- Per prior comment, coordinate with riser geometry, Sht C4.07. Per ACF cut-sheets, bottom of storage is El. 68.40...for 5.87ft of storage, riser crest would be El. 74.27.
[Storm Report; Pg 719 of 821]
- Per prior comment, shouldn't this be El. 100.00 which is the bottom of storage and the invert of the outlet pipe? This elevation places the orifice on the control riser tee.
[Storm Report; Pg 720 of 821]
- VERIFY-coordinate with riser geometry, Sht C4.07. Bottom of storage is El. 68.40 + 4.25ft = El. 72.65.
[Storm Report; Pg 719 of 821]
- Please emphasize the limits of the regulated floodplain for clarity (per the LOMR, Effective September 8, 2022).
[Plans Sht C3.01; Pg 11 of 53]
- Per prior comment- callout Rim Elevation.

[Plans Sht C3.02; Pg 12 of 53]
- Please emphasize the limits of the regulated floodplain for clarity (per the LOMR, Effective September 8, 2022).
[Plans Sht C3.03; Pg 13 of 53]
- Please emphasize the limits of the regulated floodplain for clarity (per the LOMR, Effective September 8, 2022).
[Plans Sht C3.04; Pg 14 of 53]
- Per prior comment: RELOCATE-Phase line to top of pond.
[Plans Sht C3.04; Pg 14 of 53]
- Per prior comment: CALLOUT-Existing storm pond serving properties to the south to be protected and remain in service until Phase 2.
[Plans Sht C3.04; Pg 14 of 53]
- Per prior comment: CALLOUT-to protect existing storm drain serving properties to the south.
[Plans Sht C3.04; Pg 14 of 53]
- CALLOUT-reference.
[Plans Sht C4.01; Pg 15 of 53]
- CALLOUT-reference.
[Plans Sht C4.02; Pg 16 of 53]
- CALLOUT-reference.
[Plans Sht C4.02; Pg 16 of 53]
- CALLOUT-reference.
[Plans Sht C4.02; Pg 16 of 53]
- FYI- structure info called out on Sht C4.04.
[Plans Sht C4.02; Pg 16 of 53]
- VERIFY-Invert vs pipe slope.
[Plans Sht C4.02; Pg 16 of 53]
- VERIFY-Pipe slope vs invert.
[Plans Sht C4.02; Pg 16 of 53]
- Per prior comment-Provide utility crossing information.
[Plans Sht C4.02; Pg 16 of 53]
- Per prior comment-Provide utility crossing information.
[Plans Sht C4.02; Pg 16 of 53]
- VERIFY-These are RTank 3 values and do not agree with the ACF RTank 2 elevations.
[Plans Sht C4.02; Pg 16 of 53]
- VERIFY-Is it necessary to have such a large pipe into and out of the control structure?
[Plans Sht C4.02; Pg 16 of 53]
- Per prior comment-Provide utility crossing information.
[Plans Sht C4.03; Pg 17 of 53]
- CONFIRM-Type 2 structure req'd.
[Plans Sht C4.03; Pg 17 of 53]
- CALLOUT-reference.
[Plans Sht C4.04; Pg 18 of 53]
- CALLOUT-reference.
[Plans Sht C4.04; Pg 18 of 53]
- FYI- structure not shown on this sheet. Called out on Sht C4.02.
[Plans Sht C4.04; Pg 18 of 53]
- CLARIFY-readability.
[Plans Sht C4.04; Pg 18 of 53]
- CALLOUT-Ethafoam crossing per 3/C6.05.
[Plans Sht C4.05; Pg 19 of 53]

- CALLOUT-Ethafoam crossing per 3/C6.05.
[Plans Sht C4.05; Pg 19 of 53]
- CALLOUT-Ethafoam crossing per 3/C6.05.
[Plans Sht C4.05; Pg 19 of 53]
- CALLOUT-reference.
[Plans Sht C4.06; Pg 20 of 53]
- CALLOUT-Ethafoam crossing per 3/C6.05.
[Plans Sht C4.06; Pg 20 of 53]
- CALLOUT-Ethafoam crossing per 3/C6.05.
[Plans Sht C4.06; Pg 20 of 53]
- VERIFY-"SDCB01".
[Plans Sht C4.07; Pg 21 of 53]
- Per prior comment, shouldn't this be El. 67.40 which is the bottom of storage and the invert of the outlet pipe? El. 67.65 would place the orifice on the tee of the control riser. [Plans Sht C4.07; Pg 21 of 53]
- VERIFY-Per prior comment, per calcs there is 5.87ft of storage which places the riser crest at El. 74.27 (Bottom of Storage El. 68.40 + storage depth of 5.87).
[Plans Sht C4.07; Pg 21 of 53]
- VERIFY-per calcs the orifice is located at 4.25ft (El. 72.65).
[Plans Sht C4.07; Pg 21 of 53]
- VERIFY-Is it necessary to have such a large control riser and inlet/outlet pipes at SDCB10?
[Plans Sht C4.07; Pg 21 of 53]
- Please callout 6in sediment storage as provided on previous submittal.
[Plans Sht C4.10; Pg 24 of 53]
- VERIFY-2yr WSE is greater than the 10yr WSE?
[Plans Sht C4.10; Pg 24 of 53]
- VERIFY-24" pipe per C4.04.
[Plans Sht C4.30; Pg 31 of 53]
- REVISE-per prior comment min. 10ft of straight pipe on inlet side of GI (ref. City Stds 402.3(8).
[Plans Sht C5.01; Pg 34 of 53]
- CALLOUT-pipe IE
[Plans Sht C5.01; Pg 34 of 53]
- VERIFY-reference callout... (4/C5.08)?
[Plans Sht C5.01; Pg 34 of 53]
- VERIFY-pipe slope.
[Plans Sht C5.01; Pg 34 of 53]
- REVISE-per GI comment.
[Plans Sht C5.01; Pg 34 of 53]
- ADD-SSMH 1 to table.
[Plans Sht C5.01; Pg 34 of 53]
- ADD-to structure table.
[Plans Sht C5.01; Pg 34 of 53]
- VERIFY-reference callout... (4/C5.08)?
[Plans Sht C5.01; Pg 34 of 53]
- Please callout "inside drop manhole".
[Plans Sht C5.01; Pg 34 of 53]
- Pipe Run Info?
[Plans Sht C5.02; Pg 35 of 53]
- Callout?

[Plans Sht C5.02; Pg 35 of 53]
- Verify slope/invert.
[Plans Sht C5.02; Pg 35 of 53]
- Pipe Run Info?
[Plans Sht C5.02; Pg 35 of 53]
- Pipe Run Info?
[Plans Sht C5.04; Pg 37 of 53]
- CALLOUT-Ethafoam crossing per 3/C6.05.
[Plans Sht C5.05; Pg 38 of 53]
- CALLOUT-Ethafoam crossing per 3/C6.05.
[Plans Sht C5.06; Pg 39 of 53]
- Due to long term maintenance concerns associated with the stream corridor, the City desires the watermain to cross over the stream above the high water elevation. Restrained joints (field lok gaskets, megalug, tie rods, etc) and insulating wrap required. Provide elevation detail of the watermain crossing.
[Plans Sht C6.01; Pg 42 of 53]
- ADD-"to be recorded".
[Plans Sht C6.01; Pg 42 of 53]
- CALLOUT-Fire hydrant.
[Plans Sht C6.01; Pg 42 of 53]
- VERIFY-1.5in RPBA for 1.5in meter.
[Plans Sht C6.01; Pg 42 of 53]
- VERIFY-pipe run.
[Plans Sht C6.02; Pg 43 of 53]
- ADD-"to be recorded".
[Plans Sht C6.02; Pg 43 of 53]
- VERIFY-pipe run.
[Plans Sht C6.02; Pg 43 of 53]
- Fitting callout.
[Plans Sht C6.02; Pg 43 of 53]
- Show gate valve.
[Plans Sht C6.04; Pg 45 of 53]
- CALLOUT-bend info.
[Plans Sht C6.05; Pg 46 of 53]
- VERIFY-tee to DDCVA?
[Plans Sht C6.05; Pg 46 of 53]
- VERIFY-callout.
[Plans Sht C6.05; Pg 46 of 53]
- VERIFY-callout.
[Plans Sht C6.05; Pg 46 of 53]
- Pipe run callout.
[Plans Sht C6.05; Pg 46 of 53]
- VERIFY-pipe run with plan.
[Plans Sht C6.06; Pg 47 of 53]
- CALLOUT-Ethafoam crossing per 3/C6.05.
[Plans Sht C6.07; Pg 48 of 53]
- VERIFY-pipe run with plan.
[Plans Sht C6.07; Pg 48 of 53]
- CALLOUT-Ethafoam crossing per 3/C6.05.

[Plans Sht C6.07; Pg 48 of 53]
- CALLOUT-Ethafoam crossing per 3/C6.05.
[Plans Sht C6.08; Pg 49 of 53]
- VERIFY-Wet tap per Sht C6.01.
[Plans Sht C6.08; Pg 49 of 53]
- VERIFY-Profile 1/Sta 14+06 is located at approx. Station 61+30 on this profile.
[Plans Sht C6.08; Pg 49 of 53]
- CALLOUT-Ethafoam crossing per 3/C6.05.
[Plans Sht C6.08; Pg 49 of 53]
- Readability.
[Plans Sht C6.08; Pg 49 of 53]

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

- Occupancy (for all buildings) will not be allowed until phase 2 frontage improvements are completed. There will be no phase 1 occupants. Please update note [Civil 0.0]
- Ramp/truncated dome design do not meet current ADA standards. Please make sure this is addressed in upcoming phase 2 civil design submittal.
[CIVIL - C3.01]
- Ramp/truncated dome design do not meet current ADA standards Please make sure this is addressed in upcoming phase 2 civil design submittal.
[CIVIL - C3.02]
- Please clarify on plans that frontage improvements shown on phase 1 have not been reviewed or approved by the City. Frontage improvements will be provided under separate phase 2 permit (roadway widening, city standard streetlighting, striping, signalization, signage, curb/gutter/sidewalk, reduced speed school zone, etc.)

[CIVIL - C3.01]

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

- 1. The water plans are different then what was originally drawn on preliminary site plan. Apply previous notes to Civils. Email on 2/7/23 from Phil Becker acknowledging these requirements and provided a site plan with new layout.
2. Do not block Fire Hydrants, or F.D.C's with parking stalls. Move all blocked Fire Hydrants, and F.D.C's into parking islands.
3. All F.D.C's are required to be within 10-15' of a Fire Hydrant.
4. Provide fire turn-around dimensions and radiuses.
5. Provide all fire lane widths and radiuses. All fire lanes are required to be 26' wide.
6. Provide auto-turn analysis.
7. Provide Riser Room locations with direct access to sidewalk.
8. Provide Fire Lane / No Parking Sign layout with painted curbs. Temporary Fire Truck turn-around will require No Parking Signs and painted curb.
- 1. Provide all fire lane widths and radiuses. All fire lanes are required to be 26' wide. Temporary access on Pioneer will be required to be a 26' width. Future BLD E does not have a width called out. BLD T.I. requires a 26' fire lane in front. Building G, and H do not have a fire lane width call out on the North side.
2. Confirm that all storm vaults in the fire lanes are rated for 75,000lb load minimum load limit per the 2018 IFC.
3. Place all F.D.C's and Fire Hydrants closer to fire lanes in all parking islands. Fire Hydrants are placed too close to

the parking stall and require a 36" clear space around them. F.D.C's, Fire Hydrants, and P.I.V's should be set back a minimum of 3' behind all curbs to avoid vehicle impact. If this cannot be accomplished, vehicle impact protection "bollards" will be required.
4. Provide temporary fire truck turn-around dimensions per the 2018 IFC.
5. Provide Riser Room locations with direct access to sidewalk.
6. I do not see this addressed. This is required to have its own sheet, with the size of this project all curbs that are not parking stalls will be required to be painted yellow with white stenciled NO PARKING FIRE LANE. FIRE LANE / NO PARKING signs are required to be set behind curb at 50' intervals. (PMC 16.04.015 Emergency vehicle parking) Provide Fire Lane / No Parking Sign layout with painted curbs. Temporary Fire Truck turn-around will require No Parking Signs and painted curb. Remove all other non-fire related items off the page.
- 1. Fire lane plan needs to have the following areas stenciled and painted. See page C2.5 markups.
2. Municipal Code 16.04.015 Emergency vehicle parking. Lanes shall be identified by a 4 inch wide line and block letters 2 feet high, painted in the lane, at 50 foot or such other intervals which the Fire code official determines to be reasonable, stating "Emergency Vehicles Only," color to be determined by the Fire code official (bright yellow), and by posting of signs stating "Emergency Vehicles Only - No Parking - Violator Vehicles Subject to Impound." Signs shall be posted on or immediately next to the curb line, or on the building. Signs shall be 12" x 18" and shall have letters and background of contrasting colors, readily readable from at least a 50 foot distance. Signs shall be posted at a minimum no further than 50 feet apart, unless a greater distance is deemed reasonable by the Fire code official, nor shall they be more than 4 feet from the ground unless a greater height is determined necessary by the Fire code official.
3. Confirm that all storm vaults in the fire lanes are rated for 75,000lb load minimum load limit per the 2018 IFC.
4. Confirm placement of FDC's and Fire Hydrants have a 36" clear space around them. F.D.C's, Fire Hydrants, and P.I.V's should be set back a minimum of 3' behind all curbs to avoid vehicle impact. If this cannot be accomplished, vehicle impact protection "bollards" will be required.
5. Riser Room locations have not been found. Show all Riser rooms on the fire lane stripping plan along with Fire Hydrant's and FDC's.

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

- CRITICAL AREAS: Is the November 30, 2022, stream corridor revegetation plan (drawn by 'Nature by Design', KOwens) the current plan set for the mitigation plan? Please include those plan sheets with the landscape sheets. Will the mitigation plan be updated as a result of the USACE review and approval process?
UPDATED 03/04/24: No response to this comment located. No stream re-veg plan in landscape resubmittal located. Outstanding comment.
- SEPA CONDITIONS: SEPA mitigation measures require implementation of a requirement for off-site safe routes to schools improvements. See P-21-0034 SEPA (June 27, 2023). Please provide those plans for further review and agency consultation.
UPDATED 03/04/24: No response to this comment located. Assumed this will be a separate off-site civil permit submittal.

- LANDSCAPE 03/04/24: The frontage landscape back of walk in front of the larger commercial building has large gaps of 7-11 feet where no landscaping is proposed. Please adjust - shrubs and ground covers and daffodils are located in the first 12 feet from P/L as required by PMC and VMS. Provide berming with a small back wall along the edge of the drive thru lane or provide further detailing about 3.5 foot tall masonry screen wall required by 20.30.045 (15)(C).
LANDSCAPE 03/04/24: Daffodils are required throughout site design frontages, consistent with VMS section 7.3. All perimeter landscape yard areas required by PMC 20.58 shall include Narcissus trumpet 'King Alfred' or 'Dutch Master' in the first 3' of landscape areas behind the property line, planted at 6" on-center. Not located on the landscape plan sheets.

LANDSCAPE 03/04/24: Provide bench seating and other pedestrian features on the landscape plan sheets in the street corner plaza. This is required by PMC 20.30.037, and was previously noted. Providing bench seating and ped scale lighting will meet the min. requirements.

Public Works Streets Review	**Scott Hill**	**(253)841-5409**	**Shill@puyallupwa.gov**

- echo Traffic comments...

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

- Landscape L1.0: No tree within 10-feet of water mains, hydrants, FDC's, PIV's, meters, and back flow protection. Provide 3-foot planting clear zone around hydrants, FDC's, PIV's, meters, and back flow protection.
- Landscape L1.0: No irrigation plan is shown. Show irrigation service, size of meter, protected by same size DCVA on Landscape and Civil plans.
- Civil Resub Sheet C6.02: The existing 8-inch water main through this project will be public and all other water lines will be private. Show and call out the public water easement for this plan set.
- Civil Resub Sheet C6.02: No line valves are called out on the public water main through this project. If any work needs to be done on this public main, all water to this complex will be off until work is completed. At a minimum, consider installing three 8-inch gate valves at this tee for better control. One 8-inch gate valve is required on the east side of this tee.
- Civil Resub Sheet C6.02: Call out and show a 6-inch gate valve at this tee.
- Civil Resub Sheet C6.02: Call out PIV.
- Civil Resub Sheet C6.02: Install an 8-inch by 6-inch reducer on south side of tee, with a 6-inch gate valve.
- Civil Resub Sheet C6.02: Call out and show an 8-inch gate valve at south side of tee.
- Civil Resub Sheet C6.02: Call out PIV.
- Civil Resub Sheet C6.02: Call out and show 2-inch gate valve at water main tap.
- Civil Resub Sheet C6.02: No backflow protection is shown for this water service.
- Civil Resub Sheet C6.02: Call out 2-inch PE, not 3-inch PE.
- Civil Resub Sheet C6.02: Call out 8-inch stainless steel tapping sleeve with gate valve. Show valve.
- Civil Resub Sheet C6.02: Call out and show 2-inch gate valve at water main tap. Call out 2-inch PE not 3-inch PE. No backflow protection is shown for this water service.
- Civil Resub Sheet C6.02: Call out PIV.
- Civil Resub Sheet C6.02: Call out and show 6-inch gate valve at tee.
- Civil Resub Sheet C6.02: Call out and show 6-inch gate valve at tee.
- Civil Resub Sheet C6.02: Call out PIV.
- Civil Resub Sheet C6.02: Call out and show 2-inch gate valve at water main tap. Call out 2-inch PE not 3-inch PE. No backflow protection is shown for this water service.
- Civil Resub Sheet C6.02: Fire flow will be reduced by not looping in the dead-end 8-inch water main run. If the water main is not looped, install an 8-inch MJ plug on the west side of the hydrant tee with a thrust block. No 8-inch gate valve needed.
- Civil Resub Sheet C6.02: Fire flow will be reduced by not looping in the dead-end 8-inch water main run. If the water main is not looped, install an 8-inch MJ plug on the west side of the hydrant tee with a thrust block. No 8-inch gate valve needed. Show the 6-inch gate valve for the hydrant. A fire hydrant run should be 20-feet or less in length. Move hydrant back in parking bump-out.
- Civil Resub Sheet C6.02: Show 8-inch gate valve at tee.
- Civil Resub Sheet C6.03: Call out and show 2-inch gate valve at water main tap. Call out 2-inch PE not 3-inch PE. No

backflow protection is shown for this water service.
- Civil Resub Sheet C6.03: Call out and show 2-inch gate valve at water main tap. Call out 2-inch PE not 3-inch PE. No backflow protection is shown for this water service.
- Civil Resub Sheet C6.03: Do not install 8-inch gate valve until the phase 2 tie-in. Install a 2-inch blow-off assembly per City Standard detail 03.06.01.
- Civil Resub Sheet C6.04: Call out and show 2-inch gate valves at water main taps. Call out 2-inch PE not 3-inch PE. No backflow protection is shown for these water services.
- Civil Resub Sheet C6.04: When phase 2 is installed the 8-inch water main will be looped for better fire flow. Install an 8-inch by 6-inch fire hydrant tee west of the fire line tee to provide better future fire flow for the hydrant. The fire line tee can now be 8-inch by 6-inch with a 6-inch gate valve. The 8-inch gate valve to the east will be installed at the phase 2 tie-in. For now, install an 8-inch MJ plug in the east end of the fire line tee with thrust blocking.
- Civil Resub Sheet C6.04: Call out PIV.
- Civil Resub Sheet C6.07: In a perfect world it would be great to keep our water main at 36-inches of cover. To eliminate trapped air high points, it would be best to run the relocated 8-inch water main under the 12-inch storm line at STA 51+00. Run the 8-inch relatively flat and transition with 45-degree bends to the low tie-in.
- Civil Resub Sheet C6.09: Move the standard detail to Sheet C6.08.
- Civil Resub Sheet C6.09: Remove this Standard detail and replace with 03.06.01 2-inch blow-off assembly.
- Civil Resub Sheet C6.10: Remove this unneeded Standard detail.
- Civil Resub Sheet C6.01: A water main running under a stream is problematic. The water main might have to be reconfigured to travel over the stream. This will require engineering to support, insulate, and restrain the pipe in this area.
- Civil Resub Sheet C6.01: Stainless steel tapping sleeves are only required on full size on size wet taps. Remove the stainless steel requirement on 6-inch wet taps.
- Civil Resub Sheet C6.01: Show the private water service lines into each building. If this is a 1.5-inch meter, a 1.5-inch RPBA would be the correct size.
- Civil Resub Sheet C6.02: There are two old water services on Shaw Road that need to be removed as part of this project. A water main shutdown will need to be scheduled with the Water Division, and the corporation stops will need to be removed off the water main and replaced with brass plugs.
- Civil Resub Sheet C6.02: Remove the 6 LF of 8-inch DIP and install 8-inch MJ plug in west side of hydrant tee.
- Civil Resub Sheet C6.02: Remove the 5 LF of 8-inch DIP and install 8-inch MJ plug in west side of hydrant tee.
- Civil Resub Sheet C6.04: Recommend that the fire hydrant run is off a separate tee just west of the fire line tee. Install a gate valve on the north side of the tee for the solo fire line run. Remove the 8-inch gate valve east of the fire line tee, until the phase 2 tie-in. If you keep the present configuration, install an 8-inch by 8-inch tee with gate valve to north, 8-inch DIP to hydrant tee, then reducer to 6-inch fire line run.

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 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 STORMWATER Performance Bond must be received by the City of Puyallup prior to permit issuance. The STORMWATER Performance Bond shall be 125% of the estimated cost of work RELATING TO STORMWATER per the approved cost estimate received prior to plan approval. THIS BOND AMOUNT SHOULD INCLUDE THE STORM TANKS ($1.6M) FROM THE CFG PERMIT PRGR20230972. THE 1.6M WAS NOT INCLUDED IN THE CFG BOND AMOUNT. [Robyn Buck @ 01/17/2024 10:55 AM]	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. **NOT REQUIRED**	Engineering Division	Resolved
Prior to Issuance	Prior to permit issuance, right-of-way dedication along Shaw Road shall be approved and recorded. Right-of-way along Pioneer Ave shall be approved and recorded prior to issuance of Phase 2 civil permit.	Engineering Division	Open
Prior to Issuance	Prior to Permit Issuance, the applicant shall clarify whether it is the project's intent to dedicate right-of-way or grant an easement for maintenance and operation of the Shaw Road traffic signal and equipment	Engineering Division	Open
Prior to Occupancy	All private storm drainage facilities shall be covered by a maintenance agreement provided by the City and recorded with Pierce County. Under this agreement, if the owner fails to properly maintain the facilities, the City, after giving the owner notice, may perform necessary maintenance at the owner's expense. Prior to Occupancy the agreement shall be approved and recorded.	Engineering Division	Open
Prior to Occupancy	Prior to Occupancy, a Street Maintenance Covenant will be required to ensure that pavement markings located on private property at the drive entrances will be maintained.	Engineering Division	Open
Prior to	As mentioned during the land use application (P-21-0034), the existing stormwater facility serving the offsite properties south	Engineering	Open

Condition Category	Condition	Department	Condition Status
Occupancy	of the project is currently in violation of NPDES regulations and the Puyallup Municipal Code due to lack of maintenance, breaching of the pond berm, and pass-through of a regulated stream through the control structure. However, the City is willing to allow the pond remediation to occur during Phase 2, provided the remediation is accomplished prior to any Occupancy of Phase 1 structures.	Division	
Prior to Issuance	Engineering Cost Breakdown Fee Calculation must be received for Reviewer to verify valuation for fee calculations	Engineering Division	Open
Prior to Issuance	Email a signed Inadvertent Discovery Plan to RBUCK@PUYALLUPWA.GOV.	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 Occupancy	Submit for review and approval an easement for the existing watermain that serves both the East Town site and the properties to the south. Easement shall be on a City easement form and recorded prior to Occupancy.	Engineering Division	Open
Prior to Issuance	Must provide Contractor doing the work to be named on permit. Contractor must be registered with Washington State Labor and Industries AND have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	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