



City of Puyallup

**Engineering Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

# Permit Review Correction Letter

**Permit Application #PRCCP20231028**

June 27, 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
<p>- Prior to civil permit issuance, the project's critical area biologist shall evaluate the existing stormwater treatment wetland plantings to ensure the wetland plantings are thriving and comply with the current 2019 Ecology Manual criteria. (Please provide the 'wetland tech memo' which was not found in the landuse resubmittals as suggested.)</p> <p>[Storm Report; Pg 1 of 611]</p> <p>- Revise-City standards requires a minimum 10ft separation of watermain to foundations. However, the City is willing to allow 5ft min separation btwn the retaining wall and main.</p> <p>[Plans; Sht C6 of 21]</p> <p>- Revise to 8in conveyance pipe as continuance of existing system.</p> <p>[Plans; Sheet C10 of 21]</p> <p>- Callout cleanout at juncture.</p> <p>[Plans; Sheet C10 of 21]</p> <p>- Callout and show how the north half and west side areas of the roof are being conveyed to the existing storm pond.</p> <p>[Plans; Sheet C10 of 21]</p> <p>- Where's this going?</p> <p>[Plans; Sheet C10 of 21]</p> <p>- Add-"and City Standards".</p> <p>[Plans; Sheet C10 of 21]</p> <p>- Readability.</p> <p>[Plans; Sheet C10 of 21]</p> <p>- Readability.</p> <p>[Plans; Sheet C10 of 21]</p> <p>- Verify IE with pipe slope callout btwn CO20 and CB#1.</p> <p>[Plans; Sheet C10 of 21]</p> <p>- Per City Stds, match IEs for 12in and crown for 8in.</p> <p>[Plans; Sheet C10 of 21]</p> <p>- Clarify what conveyance pipe CO7-CO9 are draining to.</p> <p>[Plans; Sheet C10 of 21]</p> <p>- Callout trench drain outlet IE.</p> <p>[Plans; Sheet C10 of 21]</p> <p>- Use 8in pipe per City Stds.</p> <p>[Plans; Sheet C10 of 21]</p> <p>- Verify pipe slope with IE callouts.</p> <p>[Plans; Sheet C10 of 21]</p> <p>- See CB #1 comment.</p> <p>[Plans; Sheet C10 of 21]</p> <p>- Callout outlet IE.</p> <p>[Plans; Sheet C10 of 21]</p> <p>- Add "w/ trash rack".</p> <p>[Plans; Sheet C10 of 21]</p>			

- Readability.  
[Plans; Sht C11 of 21]
- Verify callout.  
[Plans; Sht C11 of 21]
- Show on plan.  
[Plans; Sht C11 of 21]
- Verify leader location.  
[Plans; Sht C12 of 21]
- Verify pipe length callout.  
[Plans; Sht C12 of 21]
- Revise-City standards requires a minimum 10ft separation of watermain to foundations. However, the City is willing to allow 5ft min separation btwn the retaining wall and main.  
[Plans; Sht C13 of 21]
- Clarify-shouldn't there be a grade board at this downstream location? As the trench section fills up, water will begin to spill out of the trench section at this lower elevation before reaching the top of the grade board as shown. Also, it seems this configuration would also allow water to spill over the sides of the 8ft 'trench extension' before filling up the remainder of the trench resulting in concentrated water being discharged down the slope.  
[Plans; Sheet C16 of 21]
- Use 8in pipe per City Stds.  
[Plans; Sheet C20 of 21]

**Engineering Traffic Review**

**Bryan Roberts**

**(253)841-5542**

**broberts@PuyallupWA.gov**

- Coordinate with the Planning Dept (Chris Beale) about relocation of these (4) trees closer to the building (outside the sight distance triangle) [Landscape L2]
- Walls not shown in ESD profile. Civil - C21
- Per previous comments, sight distance analysis must include vertical profile that identifies future improvements. Sight distance compliance must be field verified at project completion. ESD verification will be included as a condition of building occupancy. Civil - C21
- Show location of wall + vertical profile of future improvements @ sight line. Civil - C21
- Remove pedestrian access from this area. Tables, chairs, umbrellas, etc will block sight distance. Civil - C21

**Planning Review**

**Chris Beale**

**(253)841-5418**

**CBeale@PuyallupWA.gov**

- Daffodils required in 12 foot front setback yard area. See section 7.4 of the VMS and integrate into design and plant list on sheet L3.  
[Planning comment sheet L2]

## 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 Occupancy	As shown on plans, sight distance at 39th Ave SE driveway must be verified prior to building occupancy. Significant re-grade + tree removal is required to meet sight distance. Landscaping design must comply with sight distance requirements.	Traffic 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	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
Prior to Issuance	The project's critical area biologist shall evaluate the existing stormwater treatment wetland plantings to ensure the wetland plantings are thriving and comply with the current 2019 Ecology Manual criteria.	Engineering Division	Open
Prior to Occupancy	The project team shall confirm that the existing stormwater treatment wetland plantings are thriving and comply with the current 2019 Ecology Manual criteria.	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)