



August 23, 2024

City of Puyallup
Engineering Division
333 S. Meridian
Puyallup, WA 98371

RE: Responses to Comments
South Hill Business & Technology Center
1015-1023 39th Avenue S.E., Puyallup, WA 98374
City File No. PRCCP20240183
Our Job No. 18111

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated August 15, 2024. Enclosed are the following documents for your review and approval:

1. Construction Plans dated August 23, 2024
2. Stormwater Report dated August 23, 2024
3. Technical Memorandum – North Detention Pond prepared by GeoEngineers dated July 3, 2024
4. Geotechnical Memorandum – Centeris South Utility Yard prepared by GeoEngineers dated July 3, 2024
5. Clearing, Grading, and TESC Cost Estimate dated 8/23/24
6. Comment responses on redlined plans
7. Comment responses on redlined storm report
8. Draft Stormwater Maintenance Agreement

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

1. *Permit scope subject to SEPA Environmental Review. Permit cannot be issued until associated SEPA Determination appeal period has expired without appeal.*

Response: Acknowledged.

2. *Permanent critical area markers are required to be installed every 50 ft around the boundary of critical area buffers for the following critical areas; Wetland D, Wetland F, and Wetland G. See City buffer posting details at 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.

Response: Critical area signage will be installed at the perimeters of D, F, and G.

- 3. 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.

Response: No improvements are proposed within the ROW and we assume this bond is not needed. If additional bonding is required, please let us know.

- 4. Email a signed Inadvertent Discovery Plan to RBUCK@PUYALLUPWA.GOV.*

Response: An IDP has been emailed to Robyn Buck.

- 5. 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 hours additional overtime fees will be billed at the current overtime billing rate (3 hour minimum call out time).*

Response: The form will be signed prior to permit issuance.

- 6. Certificate or Insurance/CG2012 must be received prior to issuance*

Response: Certificate or Insurance/CG2012 will be provided prior to issuance.

- 7. 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.*

Response: A clear, fill, and grade cost estimate is included for your approval prior to obtainin the bond.

- 8. The applicant shall contact the Puyallup Water Pollution Control Plant by calling 253-841-5511 to apply and obtain a pre-treatment/discharge permit which should include a discharge plan for potential pollutants being discharged to the sanitary sewer.*

Response: Hermanson Company is working on this permit with the City.

9. *Execute and record a separate Stormwater Facilities Maintenance Agreement (using the City's form) for this scope of work, or add these stormwater facilities to the agreement for the recent parking expansion and/or the overall site.*

Response: A draft stormwater facilities maintenance agreement is included for review prior to recording.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated August 15, 2024. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Cara Visintainer, P.E.
Senior Civil Project Manager

CV/kb
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enc: As Noted
cc: