City of Puyallup
Engineering Division
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(253) 864-4165
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Permit Review Correction Letter

Permit Application #PRCCP20241189

September 05, 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 a small-scale PIT test to determine infiltration feasibility. [geotech, pg 17]
- Provide continuous groundwater monitoring data during the wet season (December 21st- April 1st) [geotech, pg 27]
- Provide conversion to NAVD 88 Datum. [civils, pg 1]
- Add the infiltration testing report to the geotech report document. It's not intuitive to look in the drainage report for geotechnical testing. [drainage report, pg 17]
- Add that this is sheet C1-201. [civils, pg 6]
- Provide a detail for the proposed swale. [civils, pg 9]
- Provide a detail for the proposed baffle tank. [civils, pg 10]
- Show utility hatch that this line is to be removed. [civils, pg 12]
- Show proposed concrete in darker hatch. [civils, pg 15]
- Replace with city standard flow control manhole 02.01.06 or 02.01.07 and provide orifices and elevations. [civils, pg 19]
- -Provide EcoRain manufacturer's literature and include in the storm report. Information should include at a minimum:
1) storage volume per unit;
2) cleanout/maintenance and inspection port req'ts;
3) O&M req'ts
4) geotextile req'ts;
5) construction req'ts (excavation, backfill, cover, ventilation, etc.)
[Storm Report; Pg 1 of 62]
- -Provide grease interceptor calculations and include in the storm report as an appendix.
[Storm Report; Pg 1 of 62]
- Verify- TPN 0420331121.
[Storm Report; Pg 8 of 62]
- Please revise to "vacated 5th Street SE".
[Storm Report; Pg 8 of 62]
- Provide basin exhibits indicating the Existing Conditions and Proposed Conditions outlined in the table.
[Storm Report; Pg 8 of 62]
- Clarify-Sheet C2-301 indicates approximately 63,965sf of disturbed area.
[Storm Report; Pg 8 of 62]
- Clarify-Sheet C2-301 indicates approximately 54,100sf of hard surface area.
[Storm Report; Pg 8 of 62]
- Clarify-per the List Approach, Footnote 2, pavement (when proposed) must be permeable to the extent feasible. Why is the replaced concrete pavement not permeable?
[Storm Report; Pg 8 of 62]
- See comment(s) on the Area Coverage Table below.
[Storm Report; Pg 8 of 62]
- See comment(s) on the Area Coverage Table on Page 8 of 62.

[Storm Report; Pg 9 of 62]
- Please revise to "vacated 5th Street SE".
[Storm Report; Pg 10 of 62]
- Provide evidence of wet-season (Dec 1 thru Apr 1) high groundwater elevation as required by the Ecology Manual. If project timelines do not allow wet-season monitoring prior to anticipated start of construction, provide a financial security (Assignment-of-funds or Bond) in the amount of $7,500.00 that guarantees monitoring during the upcoming wet-season.
[Storm Report; Pg 10 of 62]
- FYI Only-permeable pavement could be found to be infeasible (if desired) since the proposed project will be replacing existing impervious surfaces. Per Ecology infeasibility criteria: "Where replacing existing impervious surfaces, unless the existing surface is a non-pollution generating surface over outwash soil with a measured initial saturated infiltration rate of 4 inches per hour or greater."
[Storm Report; Pg 11 of 62]
- Clarify-cannot find this in the WWHM calculations. In addition, Ecology does not recommend run-on from up-gradient PGIS without conditions.
[Storm Report; Pg 12 of 62]
- Clarify-per the List Approach, Footnote 2, pavement (when proposed) must be permeable to the extent feasible. Why is the replaced concrete pavement not permeable?
[Storm Report; Pg 13 of 62]
- Clarify-how does the Fair prevent the NPGHS area from being accessed by motor vehicles and creating a pollution generating surface?
[Storm Report; Pg 13 of 62]
- Is there a reason the sand layer does not extend to the perimeter of the permeable pavement section...particularly due to the run-on from the upgradient PGHS area.
[Storm Report; Pg 13 of 62]
- "Vault" or "facility"?
[Storm Report; Pg 15 of 62]
- Verify-acre feet?
[Storm Report; Pg 15 of 62]
- Clarify-what was the date of the PIT testing? City Standards require wet season testing.
[Storm Report; Pg 20 of 62]
- Clarify:

Total Disturbed Area = 60,635sf = 1.39ac

Less Building Roof = 14,460sf = <0.332ac>
Less Permeable AC Pvmt = 29,359sf = <.674ac>
Less Vegetation Area = 9,770sf = <0.22ac>

Remaining Balance Not Accounted for = 0.164ac (7,144sf)...

...which appears to be the replaced impervious concrete pavement (Detail C/C3-301), is pollution generating, and must comply with MR5, MR6, and MR7.
[Storm Report; Pg 39 of 62]
- Verify-Section B/C3-301 indicates 3 inch wearing course.
[Storm Report; Pg 43 of 62]
- Provide supporting structural calculations confirming the proposed permeable pavement cross-section will support HS-20 loading (min).

[Storm Report; Pg 43 of 62]
- Verify-Per Ecology BMP T5.15, typical void space for the wearing course is 16%-25%.
[Storm Report; Pg 43 of 62]
- Verify-Section MR5, Permeable Pavement states there is a 1-acre lateral flow basin tributary to the permeable pavement.
[Storm Report; Pg 57 of 62]
- Include geotechnical study in the Storm Report.
[Geotechnical Study; Pg 1 of 37]
- Provide wet-season (Dec 1 thru Apr 1) high groundwater elevation as required by the Ecology Manual. If project timelines do not allow wet-season monitoring prior to anticipated start of construction, provide a financial security (Assignment-of-funds or Bond) in the amount of $7,500.00 that guarantees monitoring during the upcoming wet-season.
[Geotechnical Study; Pg 1 of 37]
- Per City Standards, Section 1.8(4), plans shall be based on the NAVD88 datum. Per conversation with JMJ (Justin), elevations will be corrected on the Record Drawings.
[Plans; Sheet C1-001]
- Use current City Standard Stormwater Notes. See City Standardss, Section 207.
[Plans; Sheet C1-002]
- Also include City Standard Section 406 Testing Requirements.
[Plans; Sheet C1-002]
- Also include City Standard Section 209 Testing and Inspection.
[Plans; Sheet C1-002]
- Reorient sheet to read correctly.
[Plans; Sheet C1-201]
- Per City Standards, Section 1.8(4), plans shall be based on the NAVD88 datum. Per conversation with JMJ (Justin), elevations will be corrected on the Record Drawings.
[Plans; Sheet C1-202]
- Verify-CN 1.
[Plans; Sheet C2-101
- See comment in Storm Report, Page 8 of 62.
[Plans; Sheet C2-301]
- Clarify-what is happening with the existing storm line here.
[Plans; Sheet C2-302]
- Clarify this shaded area.
[Plans; Sheet C2-304]
- DDCVA.
[Plans; Sheet C3-101]
- Callout 10ft (min) - 15ft (max) separation btwn FH and FDC.
[Plans; Sheet C3-101]
- Hilite the location of the geotextile (sim to Details D and E below. Also, on the sand layer side.
[Plans; Sheet C3-301]
- POROUS PAVEMENT SUBGRADE PREPARATION NOTES
1.Remove existing organic or paving materials from the surface to be prepared.
2.Prepare the subgrade in accordance with the geotechnical engineer's requirements and the following:
3.Excavation to final subgrade shall occur immediately prior to placing permeable materials. If necessary, the contractor may excavate to an intermediate subgrade elevation established at 12-inches above the final subgrade to assist with field operations.
4.Grading to final subgrade elevation shall be completed by machinery operation on the intermediate subgrade level

or outside of the porous fill/pavement prism.
5.The contractor shall phase the work so as not to compromise or overly compact the subgrade. Should it be necessary for machinery or trucks to access the final subgrade in a certain area, the contractor shall protect the subgrade from over-compaction by placing steel sheets, or using another methodology approved by the geotechnical engineer and City.
6.Areas determined to be overly compacted in the opinion of the Engineer, Geotechnical Engineer, or City, shall be scarified by the contractor to a depth agreed upon by the Engineer, Geotechnical Engineer, and City.
7.Loose or disturbed areas identified during excavation to grade shall be over-excavated to firm bearing and replaced with APWA/WSDOT GSP permeable ballast.
8.Approved porous fill materials shall be back-dumped onto the subgrade from the edge of the installation and pushed out onto the subgrade.
9.Trucks shall then back-dump subsequent loads on top of the previously dumped/pushed material as the installation progresses.
10.Final compaction shall be verified by the Geotechnical Engineer.
[Plans; Sheet C3-301]

- Please add the following notes:
- Clarify-per the List Approach, Footnote 2, pavement (when proposed) must be permeable to the extent feasible. Why is the replaced concrete pavement not permeable?
[Plans; Sheet C4-101]
- Is there a reason the sand layer does not extend to the perimeter of the permeable pavement section...particularly due to the run-on from the upgradient PGHS area.
[Plans; Sheet C4-101]
- Clarify-how does the Fair prevent the NPGHS area from being accessed by motor vehicles and creating a pollution generating surface?
[Plans; Sheet C4-101]
- Please add-"See Porous Pavement Subgrade Preparation Notes on Sheet C3-301."
[Plans; Sheet C4-101]
- Callout pipe info (mat'l, slope, length).
[Plans; Sheet C4-101]
- Provide cleanout and callout Rim and IE.
[Plans; Sheet C4-101]
- Clarify-what is happening with the existing storm line here.
[Plans; Sheet C4-101]
- Provide inspection ports in accordance with City Standards 202.2(3)c.
[Plans; Sheet C4-101]
- Provide cross-section through this area; provide check dam detail; provide overflow detail and identify location in the section.
[Plans; Sheet C4-101]
- Provide cleanout at tee.
[Plans; Sheet C4-101]
- Verify-IE places the top of pipe into the wearing course.
[Plans; Sheet C4-101]
- Is an overflow (low points) warranted along these perimeters?
[Plans; Sheet C4-101]
- Ductile Iron due to shallow bury.
[Plans; Sheet C4-101]
- Callout Rim and IE.
[Plans; Sheet C4-101]

- Provide pipe info.
[Plans; Sheet C4-101]
- Provide EcoRain manufacturer's literature and include in the storm report. See comments in the storm report.
[Plans; Sheet C4-101]
- Provide cross-section thru the facility and include the following info:
-Surface elevation
-Top of tank elevation
-Bottom of tank elevation
-Subgrade elevation
-Sediment storage
-2yr water elevation
-10yr water elevation
-excavation wrap (if required)
-Synthetic impermeable liner 30mil UV resistant (due to groundwater elevation)
-backfill dimensions all around
[Plans; Sheet C4-101]
- Verify-are vents required for this system?
[Plans; Sheet C4-101]
- Identify control structure. Min. control structure per Standards is 54-inch. Revise accordingly.
[Plans; Sheet C4-101]
- Use either Standard Detail 02.01.06 or 02.01.07. Callout riser elevations on chosen detail.
[Plans; Sheet C4-101]
- Provide pipe info.
[Plans; Sheet C4-101]
- Callout pipe IE at tank.
[Plans; Sheet C4-101]
- Callout pipe IE at tank.
[Plans; Sheet C4-101]
- Callout Rim and IE info.
[Plans; Sheet C4-101]
- Callout Rim and IE info.
[Plans; Sheet C4-101]
- Please add-"See Storm Alignment A on Sheet C4-102."
[Plans; Sheet C4-101]
- Callout pipe mat'l, length and slope.
[Plans; Sheet C4-101]
- Per the Storm Report, Page 10 of 62, the elevation of the groundwater at time of testing (not wet-season high) was El. 33.9 which places the Ecorain units in the groundwater. Provide a manufactured impermeable synthetic liner to prevent groundwater intrusion into the detention facility. Callout the synthetic liner requirements (min. 30mil ultraviolet (UV) light resistant) and show on the Ecorain details. In addition, provide buoyancy verification (calculations and/or certification letter).
[Plans; Sheet C4-102]
- North Arrow is aligned incorrectly.
[Plans; Sheet C4-102]
- Provide cleanout and callout Rim and IE.
[Plans; Sheet C4-102]
- Provide cleanout at tee.
[Plans; Sheet C4-102]

- Callout pipe length, mat'l, and slope.
[Plans; Sheet C4-102]
- Callout CB info (type, rim and IE).
[Plans; Sheet C4-102]
- Provide pipe info.
[Plans; Sheet C4-102]
- Callout to provide 1ft min depth of cover at edge of pavement.
[Plans; Sheet C4-102]
- Identify control structure. Min. control structure per Standards is 54-inch. Revise accordingly.
[Plans; Sheet C4-102]
- Use either Standard Detail 02.01.06 or 02.01.07. Callout riser elevations on chosen detail.
[Plans; Sheet C4-102]
- Verify callout (existing CB).
[Plans; Sheet C4-102]
- Identify control structure. Min. control structure per Standards is 54-inch. Revise accordingly.
[Plans; Sheet C4-102]
- Add City Standard Details:
02.01.05 // 02.01.06 or 02.01.07 // 02.01.08 // 02.01.10
[Plans; Sheet C4-201]
- Callout control riser information (orifice size, elevations, diameter) on Detail 02.01.06 or 02.01.07, or in a separate table.
[Plans; Sheet C4-201]
- Use Standard Detail 04.03.04 on Sheet C5-201.
[Plans; Sheet C5-101]
- Per City Standards, provide pipe info (mat'l, slope, length) on this plan sheet also.
[Plans; Sheet C5-101]
- Per City Standards, callout structure and cleanout info (rim, IEs, size) on this plan sheet also.
[Plans; Sheet C5-101]
- Verify-this is the only run of PVC between SSMH1 and SSMH6. Is there a reason that all of the other runs are DI? It appears there is adequate cover.
[Plans; Sheet C5-101]
- Use Standard Detail 04.03.04 on Sheet C5-201.
[Plans; Sheet C5-102]
- Verify callout (2?).
[Plans; Sheet C5-102]
- Verify callout (2?).
[Plans; Sheet C5-102]
- Use Standard Detail 04.03.04 on Sheet C5-201.
[Plans; Sheet C5-103]
- Verify callout (2?).
[Plans; Sheet C5-103]
- Verify callout (2?).
[Plans; Sheet C5-103]
- Verify callout (2?).
[Plans; Sheet C5-103]
- Verify-"In"?
[Plans; Sheet C5-103]
- Use Standard Detail 04.03.04 on Sheet C5-201.

[Plans; Sheet C5-104]
- Callout the 10ft min separation on this sheet too.
[Plans; Sheet C5-104]
- Callout GI Rim elev.
[Plans; Sheet C5-104]
- Show alignment and outlet location of the GI vent. Callout the elevation of the vent outlet.
[Plans; Sheet C5-104]
- Callout Sampling Connection per Std Detail 04.03.04.
[Plans; Sheet C5-104]
- Use Standard Detail 04.03.04 on Sheet C5-201.
[Plans; Sheet C5-105]
- Verify-Sheet C5-102?
[Plans; Sheet C5-105]
- Use 6in side sewer per standards.
[Plans; Sheet C5-105]
- Callout SE IE.
[Plans; Sheet C5-105]
- Callout Exist'g pipe info.
[Plans; Sheet C5-105]
- Callout SE IE.
[Plans; Sheet C5-105]
- Use 6in side sewer per standards.
[Plans; Sheet C5-105]
- Clarify-is there a reason to use min. slope at this pipe run?
[Plans; Sheet C5-105]
- Show alignment and outlet location of the GI vent. Callout the elevation of the vent outlet.
[Plans; Sheet C5-105]
- Callout GI Rim elev.
[Plans; Sheet C5-105]
- Add City Standard Details:
04.03.04 // 04.03.05
[Plans; Sheet C5-201]
- Add Fire Code approval block per City Standards, Section 1.4.
[Plans; Sheet C6-101]
- Revise to DDCVA.
[Plans; Sheet C6-101]
- Callout connection details (valve, fitting,thrust block, etc).
[Plans; Sheet C6-101]
- Callout connection details (valve, fitting,thrust block, etc).
[Plans; Sheet C6-101]
- Per City Standards, provide pipe info (size, mat'l, fittings, valves, thrust blocks, etc.) on this plan sheet also.
[Plans; Sheet C6-101]
- Callout fitting info (type, fitting, thrust block, etc).
[Plans; Sheet C6-101]
- FYI-Pipe info does not agree w Sht C6-103.
[Plans; Sheet C6-101]
- Callout 3ft min. clear zone.
[Plans; Sheet C6-101]

- Verify-pipe size (6in?).
[Plans; Sheet C6-101]
- FYI-Pipe info does not agree w Sht C6-103.
[Plans; Sheet C6-101]
- Callout connection details (valve, fitting, thrust block, etc).
[Plans; Sheet C6-101]
- FYI-Pipe slope does not agree w Sht C6-103.
[Plans; Sheet C6-101]
- Callout fitting info (type, fitting, valve, thrust block, etc).
[Plans; Sheet C6-101]
- Callout fitting info (type, fitting, thrust block, etc).
[Plans; Sheet C6-101]
- Add reference to alignment on Sheet C6-103.
[Plans; Sheet C6-101]
- FYI-Pipe slope does not agree w Sht C6-102.
[Plans; Sheet C6-101]
- Verify-pipe size (6in?).
[Plans; Sheet C6-101]
- Add reference to alignment on Sheet C6-102.
[Plans; Sheet C6-101]
- Add reference to alignment on Sheet C6-105.
[Plans; Sheet C6-101]
- Callout fitting info (type, fitting, valve, thrust block, etc).
[Plans; Sheet C6-101]
- Callout fitting info (type, fitting, valve, thrust block, etc).
[Plans; Sheet C6-101]
- FYI-Pipe slope does not agree w Sht C6-102.
[Plans; Sheet C6-101]
- Callout fitting info (type, fitting, valves, thrust block, etc).
[Plans; Sheet C6-101]
- Add reference to alignment on Sheet C6-106.
[Plans; Sheet C6-101]
- Callout fitting info (type, fitting, thrust block, etc).
[Plans; Sheet C6-101]
- Callout fitting info (type, fitting, thrust block, etc).
[Plans; Sheet C6-101]
- Callout fitting info (type, fitting, thrust block, etc).
[Plans; Sheet C6-101]
- FYI-Pipe slope does not agree w Sht C6-102.
[Plans; Sheet C6-101]
- Add reference to alignment on Sheet C6-104.
[Plans; Sheet C6-101]
- Add reference to alignment on Sheet C6-102.
[Plans; Sheet C6-101]
- FYI-Pipe info does not agree w Sht C6-105.
[Plans; Sheet C6-101]
- Verify-pipe size (6in?).
[Plans; Sheet C6-101]

- Callout fitting info (type, fitting, valve, thrust block, etc).
[Plans; Sheet C6-101]
- FYI-Pipe info does not agree w Sht C6-106.
[Plans; Sheet C6-101]
- Callout fitting info (type, fitting, thrust block, etc).
[Plans; Sheet C6-101]
- Callout fitting info (type, fitting, thrust block, etc).
[Plans; Sheet C6-101]
- Add Fire Code approval block per City Standards, Section 1.4.
[Plans; Sheet C6-201]
- Verify-sheets out of sequence with the planset.
[Plans; Sheet C6-201]
- Add Fire Code approval block per City Standards, Section 1.4.
[Plans; Sheet C6-202]
- Verify-sheets out of sequence with the planset.
[Plans; Sheet C6-202]
- Add City Standard Details:
03.01.01 // 03.02.01-1 // 03.02.01-2 // 03.02.01-3 // 03.03.03 // 03.04.03 (if applicable) // 03.08.01 // 03.10.03 // 03.11.01.
[Plans; Sheet C6-202]
- Verify-sheets out of sequence with the planset.
[Plans; Sheet C7-101]
- Add Fire Code approval block per City Standards, Section 1.4.
[Plans; Sheet C6-102]
- Add reference to alignment on Sheet C6-103.
[Plans; Sheet C6-102]
- Callout hydrant run info and show GV on this sheet too.
[Plans; Sheet C6-102]
- Callout pipe mat'l.
[Plans; Sheet C6-102]
- Add reference to alignment on Sheet C6-105.
[Plans; Sheet C6-102]
- Add reference to alignment on Sheet C6-106.
[Plans; Sheet C6-102]
- Callout 4in alignment info (pipe mat'l, length, fittings, valves, thrust blocks, etc.).
[Plans; Sheet C6-102]
- Callout RPBA.
[Plans; Sheet C6-102]
- Add reference to alignment on Sheet C6-104.
[Plans; Sheet C6-102]
- Add Fire Code approval block per City Standards, Section 1.4.
[Plans; Sheet C6-103]
- Add-thrust block.
[Plans; Sheet C6-103]
- Callout hydrant run info and show GV on this sheet too.
[Plans; Sheet C6-103]
- Show GV.
[Plans; Sheet C6-103]

- Add reference to alignment on Sheet C6-102.
[Plans; Sheet C6-103]
- Add Fire Code approval block per City Standards, Section 1.4.
[Plans; Sheet C6-104]
- City Standards require ductile iron. Revise accordingly.
[Plans; Sheet C6-104]
- Add reference to alignment on Sheet C6-102.
[Plans; Sheet C6-104]
- Add-thrust block.
[Plans; Sheet C6-104]
- Add reference to alignment on Sheet C6-105.
[Plans; Sheet C6-104]
- City Standards require ductile iron. Revise accordingly.
[Plans; Sheet C6-104]
- Add Fire Code approval block per City Standards, Section 1.4.
[Plans; Sheet C6-105]
- Add reference to alignment on Sheet C6-104.
[Plans; Sheet C6-105]
- Add reference to alignment on Sheet C6-102.
[Plans; Sheet C6-105]
- Callout hydrant run info and show GV on this sheet too.
[Plans; Sheet C6-105]
- Add Fire Code approval block per City Standards, Section 1.4.
[Plans; Sheet C6-106]
- Add reference to alignment on Sheet C6-102.
[Plans; Sheet C6-106]
- Callout hydrant run info and show GV on this sheet too.
[Plans; Sheet C6-106]
- Callout 10ft min to 15ft max distance btwn FDC and FH.
[Plans; Sheet C6-106]
- Callout fitting info (type, fitting, thrust block, etc).
[Plans; Sheet C6-106]
- Callout thrust block.
[Plans; Sheet C6-106]
- TMDL for Fecal on Clarks Creek.
[CSWPPP; Pg 4 of 94]
- TMDL for Fecal on Clarks Creek.
[CSWPPP; Pg 25 of 94]
- TMDL for Fecal on Clarks Creek.
[CSWPPP; Pg 28 of 94]
- TMDL for Fecal on Clarks Creek.
[CSWPPP; Pg 92 of 94]

Planning Review	**Nabila Comstock**	**(253)770-3361**	**NComstock@PuyallupWA.gov**

- 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.
- 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."
- Label all areas devoted to turf or lawn and indicate the method of establishment (seed, hydroseed or solid sod).
- The City's Vegetation Management Standards Manual (VMS) outlines specific treatment "types" that are required to be adhered to, dependent upon the yard area the landscaping is located within. See the VMS, sections 13 and 14 for full details. The VMS can be downloaded here: https://www.cityofpuyallup.org/puyallupvms
- Please be aware of the following standards in the VMS and Public Works Engineering and Construction Standards (found here: www.cityofpuyallup.org/1445/100---Roadway) as they apply:

Section 8.3 of the VMS requires (4″) of organic compost mulch or wood chips.
Integrate city standard detail 01.02.08a – soil amendment and depth.
NOTE: Top soil placement/installation specs, depth and quality standards can be found in section 8.2 of the VMS. For new construction, cut and paste ALL of section 8.2(b) of the VMS into the planting notes/details of the final landscape plan sheets.
- The site plan states that the EcoRain Detention Tank is proposed to manage runoff from the proposed roof. Please have the design engineer provide proof that the EcoRain Detention Tank system requires only turf grass as use of turf lawn is prohibited in storm water control facility areas, unless the water treatment structure is required by the project engineer for water quality treatment purposes per VMS Section 14.5 (included below).

VMS 14.5
SLD-02 – Landscaping in storm water control facilities (Implementing standards - PMC 20.58.005 (3) code requirement). Landscaping of storm water ponds and other storm water control or treatment facilities (e.g., rain gardens, bio-swales, bio-filtration cells, etc.) shall be designed to use native and/or climate adaptable plant materials to provide 100% ground coverage and 75% visual coverage within five (5) years of installation. In order to reduce maintenance requirements, the use of turf lawn is prohibited in these areas, unless part of a water treatment structure (e.g., bio-swale) where grass is required by the project engineer for water quality treatment purposes.

Ground covers shall be spaced at 18″ intervals and shrubs at 3-5′ intervals, or as specified by the project landscape architect, to meet the 100% ground coverage and 75% visual coverage requirement within five (5) years. Groupings or clusters of native evergreen and native deciduous trees shall be integrated into the overall design. NW native shrubs and ground cover plant species that provide a native, wildflower-rich landscape area that utilizes native plant species that bloom in successive timeframes throughout the growing season shall be used in all storm pond areas.

This is intended to promote local biological diversity and provide pockets of landscape area to benefit pollinator species. Selections from the following shrub species, in addition to other acceptable native plants the meet the criteria of providing blooming plants throughout the growing season, may be utilized to meet the SLD-02 requirements and can be found in VMS 14.5.

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

- Civil C2-302: There is an existing domestic sample station that will be abandoned, and will need to be added to the new construction.
- Civil C6-101: For better control of the fire lines, consider adding one or two more gate valves to this proposed tee.
- Civil C6-101: For better domestic water quality, consider extending the proposed 4-inch domestic and tying into the existing 4-inch domestic to the south.
- Civil C6-101: The existing water service line to the old building was 1-inch in size. Consider adding a 2-inch gate valve at the 4-inch tee, and run 2-inch poly to the domestic service connection. The RPBA can then be 2-inch instead of 4-inch.
- Civil C6-101: Be aware that all proposed fire hydrants off dead-end 8-inch runs will have a maximum fire flow of 1,560 GPM due to the DOH and City requirement of 10-feet per second velocity limitation.
- Civil C6-101: Add a new domestic sample station somewhere on these proposed 4-inch domestic lines to replace the one that will be eliminated in the demolition phase of this project. Add City Standard detail 03.08.01 to this plan set.

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	Please contact the DPS Support Specialist, Robin Loewen at RLOEWEN@PUYALLUPWA.GOV to request a pre-construction meeting prior to starting site work.	Engineering 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 https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal for more information.	Engineering Division	Open
Prior to Issuance	Email a signed Inadvertent Discovery Plan to RBUCK@PUYALLUPWA.GOV.	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
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 https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal for more information.	Engineering Division	Open
Prior to Completion	Per City Standards, Section 1.8(4), plans shall be based on the NAVD88 datum. Per conversation with JMJ (Justin), elevations will be corrected on the Record Drawings.	Engineering Division	Open
Prior to Issuance	Provide evidence of wet-season (Dec 1 thru Apr 1) high groundwater elevation as required by the Ecology Manual. If project timelines do not allow wet-season monitoring prior to anticipated start of construction, provide a financial security (Assignment-of-funds or Bond) in the amount of $7,500.00 that guarantees monitoring during the upcoming wet-season.	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