



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20241109

May 01, 2025

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
<ul style="list-style-type: none"> - Update Table-see comments on the revised basin exhibit, Figure 2 (sent via email to Cecil & Assoc. on 4/30/25). [STORM WATER REPORT - RESUB; 2025\PRCCP20241109\STORM WATER REPORT - RESUB.pdf; pg. 7] - Update WWHM results-see comments on the revised basin exhibit, Figure 2 (sent via email to Cecil & Assoc. on 4/30/25). [STORM WATER REPORT - RESUB; 2025\PRCCP20241109\STORM WATER REPORT - RESUB.pdf; pg. 8] - Provide CSWPP document...it does not appear that one was provided through the permit portal. [STORM WATER REPORT - RESUB; 2025\PRCCP20241109\STORM WATER REPORT - RESUB.pdf; pg. 10] - See comments on the revised basin exhibit, Figure 3 (sent via email to Cecil & Assoc. on 4/30/25). [STORM WATER REPORT - RESUB; 2025\PRCCP20241109\STORM WATER REPORT - RESUB.pdf; pg. 15] - See comments on the revised basin exhibit, Figure 3 (sent via email to Cecil & Assoc. on 4/30/25). [STORM WATER REPORT - RESUB; 2025\PRCCP20241109\STORM WATER REPORT - RESUB.pdf; pg. 16] - Update WWHM results-see comments on the revised basin exhibit, Figure 2 (sent via email to Cecil & Assoc. on 4/30/25). [STORM WATER REPORT - RESUB; 2025\PRCCP20241109\STORM WATER REPORT - RESUB.pdf; pg. 16] - Confirm feasibility-Per Geotech Report dated 7/16/2018, seasonal high groundwater elevation is approx. 1ft BGS. Ecology restricts perforated stubouts when groundwater is within 1ft of the bottom of trench. [STORM WATER REPORT - RESUB; 2025\PRCCP20241109\STORM WATER REPORT - RESUB.pdf; pg. 17] - Include the revised Figure 2 Existing Site Drainage Basins exhibit sent via email to Cecil & Assoc on 04/30/25. [STORM WATER REPORT - RESUB; 2025\PRCCP20241109\STORM WATER REPORT - RESUB.pdf; pg. 19] - Include the revised Figure 3 Developed Site Drainage Basins exhibit sent via email to Cecil & Assoc on 04/30/25. [STORM WATER REPORT - RESUB; 2025\PRCCP20241109\STORM WATER REPORT - RESUB.pdf; pg. 20] - Revise per 'Figure 2 Existing Site Drainage Basins' exhibit sent via email to Cecil & Assoc on 04/30/25. [STORM WATER REPORT - RESUB; 2025\PRCCP20241109\STORM WATER REPORT - RESUB.pdf; pg. 26] - Verify per 'Figure 3 Developed Site Drainage Basins' exhibit sent via email to Cecil & Assoc on 04/30/25. [STORM WATER REPORT - RESUB; 2025\PRCCP20241109\STORM WATER REPORT - RESUB.pdf; pg. 29] - Verify per comments on Figure 2 and Figure 3 exhibits sent via email to Cecil & Assoc on 04/30/25. [STORM WATER REPORT - RESUB; 2025\PRCCP20241109\STORM WATER REPORT - RESUB.pdf; pg. 36] - Revise property line location per Dedication (3ft), AFN 202005280613. [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 3] - Verify sheet reference. [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 5] - Verify-this note does not appear to be relevant for this permit application. 			

[CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 5]
 - Scale does not match plan dimensions-revise accordingly.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 7]
 - Relocate onsite hardscape outside of ROW.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 7]
 - Okay-will be allowed for safety reasons.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 7]
 - Relocate onsite landscaping outside of ROW. Trees shall be setback 5ft min. from ROW. (Typ)
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 7]
 - Verify-12" called out on plan.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 8]
 - Clarify-is there a reason City Std 0.5% slope be used for this pipe run?
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 8]
 - Use DI due to shallow bury.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 8]
 - Use DI due to shallow bury.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 8]
 - Per City Stds 204.7, discuss alternative power req'ts and indicate the location of the backpower on the plan.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 8]
 - Verify-12" called out on Sheet C5.00.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 9]
 - Per prior comment-Provide an approved Water Availability Certificate from Valley Water District.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 11]
 - Add comment: Gas main to be placed beyond future curb located 18ft from centerline.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 11]
 - Connect new sewer main to existing tee fitting.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 11]
 - NTE-No structure required, use existing tee fitting.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 11]
 - Exist'g side sewer and cleanout to remain.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 11]
 - Revise.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 11]
 - Per prior comment-Provide 8in side sewer stub to Parcel 0420264019 per previously approved permit documents.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 11]
 - City Stds requires sewer to be located 5ft east of centerline. Is there a reason this standard cannot be met?
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 11]
 - Callout pipe mat'l.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 11]
 - NTE-If there is a fire booster pump, the FDC line must connect to the discharge side of the pump.
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 11]
 - Verify-DDCVA?
 [CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 11]

- Per prior comment-Provide 8in side sewer stub to Parcel 0420264019 per previously approved permit documents.
[CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 13]
- Callout pipe mat'l.
[CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 13]
- Permit E-21-0066.
[CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 13]
- See comments Sheet C6.00.
[CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 13]
- Locate cleanout outside of walk.
[CIVIL PLANS - RESUB; 2025\PRCCP20241109\CIVIL PLANS - RESUB.pdf; pg. 11]
- Revise per Dedication AFN 202005280613 (36.5ft from centerline).
[LANDSCAPE PLAN0; 2025\PRCCP20241109\LANDSCAPE PLAN0.pdf; pg. 1]
- Remove landscaping and hardscape within ROW per Dedication AFN 202005280613. (Typ)
[LANDSCAPE PLAN0; 2025\PRCCP20241109\LANDSCAPE PLAN0.pdf; pg. 1]
- Add Note: Maintain 5ft min clearance between landscaping and side sewer lines. (Typ)
[LANDSCAPE PLAN0; 2025\PRCCP20241109\LANDSCAPE PLAN0.pdf; pg. 1]

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 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	Resolved
Prior to Completion	At the time of Punchlist/Closeout, provide the City with a DRAFT copy of an updated Operations and Maintenance agreement for review and acceptance. Once approved, the updated O&M will be attached to the existing "Stormwater Management & BMP Facilities Agreement" previously recorded for the site. Use the BMP descriptions and maintenance criteria from the "City of Puyallup Site Management Plan for Stormwater Operations and Maintenance."	Engineering Division	Open
Prior to Issuance	Prior to permit issuance, a Stormwater Latecomer fee in the amount of \$(TBD prior to permit issuance) shall be paid.	Engineering Division	Open
Prior to Issuance	Prior to permit issuance, the engineer-of-record shall acknowledge in writing that stormwater discharge(s) from the proposed project will not change the function of the outfall or create any increased impact to the existing outfall.	Engineering Division	Open
Prior to Issuance	Provide acknowledgment from Williams/Northwest Pipeline, LLC that the project is acceptable as proposed.	Engineering Division	Open
Prior to Issuance	Provide authorization from Pierce County to discharge stormwater runoff to the Puyallup River outfall in accordance with the County issued Shoreline Substantial Development Permit, Condition 7.	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