



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20250580

May 29, 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	Lance Hollingsworth	(253)770-3337	LHollingsworth@PuyallupWA.gov
<ul style="list-style-type: none">- Add cut/fill earthwork quantities. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 1]- Provide all related Permit numbers Preliminary Site Plan, Demo plan etc. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 1]- Clarify what the disturbed area is categorized as in relation to applicability to MRs. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 1]- Label which segments of DW and FW connect to public main and locations of upstream RPBA's [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 6]- scale ex manholes larger to be more visible [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 6]- Is this an ex trench drain? [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 6]- Clearly show where these catch basin networks (previously inside Barn M) currently connect to sewer. Is there a valve at those connection locations? [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 6]- Relable Existing sewer lines with SS instead of SD [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 6]- what is this water utility box? [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 6]- Ensure all utility easements are clearly shown on each site plan sheet where they occur. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 6]- Include details for each BMP listed for use * [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 8]			

- Call out berm/ditch on plans. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 8]
- reference plan sheet number the details are located on. Ex: "SEE CITY STANDARD NO. 03.05.01 ON SHEET 3 OF 3". [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 8]
- Ensure easement lines are not screened back [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 8]
- Include demo permit and other associated permits on cover sheet. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 10]
- all catch basins shall be connected to storm lines [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 11]
- is this a storm to sewer switch valve location? [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 11]
- How will manhole removed connections be plugged? [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 11]
- What was this trench drain for? Confirm it's removal will not impact drainage. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 11]
- Given the scale of the new utility installations, it is recommended that the existing utilities slated for demolition be removed rather than abandoned. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 11]
- Minimum asphalt slope is typically 1.0%. More drainage features may be needed to prevent ponding [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 13]
- Use slopes arrows to show direction of drainage. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 13]
- Storm pipe cover in this paved area is below 3 foot minimum for PVC. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 15]
- Perf pipe with 6" of cover is not load rated. Use care to ensure vehicles avoid synthetic turf area [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 15]
- Show utility crossing locations, separation distances and include utility crossing note on each sheet where they occur. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 15]
- Provide profile views for each sewer run. See international village project for example of what it should look

like. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 17]

- Pipe covers for this run is less than 1 foot. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 17]
- Min slope for 6" sewer is 1%. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 17]
- Min slope for 4" side sewer is 2%. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 17]
- Call out each sewer cleanout with numerical identifier and rim / invert information. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 17]
- show inverts at vendor hookups [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 17]
- Min pipe slope for 12" sewer pipe is 0.22%. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 17]
- Sewer inverts should differ by .1 foot through manholes [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 17]
- Add cleanouts at 90 degree bends and use 2 - 45 degree fittings to avoid maintenance issues in the future. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 17]
- Will existing sewer be active during construction? [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 17]
- add sewer cleanout detail 04.03.05 [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 18]
- In CAD, Switch pdf frame to 0 for each detail. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 18]
- Provide RPBA IDs and location for each connection to Domestic water. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 19]
- Add note to plans for contractor to provide well water marking tape on poly-pipe to clearly distinguish the Well water supply line. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 19]
- Provide profile views for each water run. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 19]
- This form needs to include an attached email from the Planning reviewer confirm this waiver. [Landscape Waiver Form; 2025\PRCCP20250580\Landscape Waiver Form.pdf; pg. 1]

- Revise to be 13 elements [STORMWATER REPORT; 2025\PRCCP20250580\2025_04-27 WSF Barn M_Stormwater Plan.pdf; pg. 11]
- Clarify in narrative the only surface analyzed is other hard surfaces because there were no other surfaces disturbed in the scope of work. [STORMWATER REPORT; 2025\PRCCP20250580\2025_04-27 WSF Barn M_Stormwater Plan.pdf; pg. 12]
- Finish the list 2 bmps feasibility narrative. bioretention, sheet flow dispersion, concentrated flow dispersion. If non are feasible after the narrative. conclude with something like "no bmps were found feasible based on the above referenced criteria." Then explain how you intend to convey storm runoff. [STORMWATER REPORT; 2025\PRCCP20250580\2025_04-27 WSF Barn M_Stormwater Plan.pdf; pg. 12]
- Clarify the minimum infiltration rate needed for infiltration. [STORMWATER REPORT; 2025\PRCCP20250580\2025_04-27 WSF Barn M_Stormwater Plan.pdf; pg. 12]
- 13 [CONSTRUCTION SWPPP; 2025\PRCCP20250580\2025_04-30 Barn M_CSWPPP.pdf; pg. 7]
- Update utilities based on recently found layout information. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 6]
- confirm the exact intended use of synthetic turf area. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 15]
- Confirm that Anywhere with potential for animal activity or is covered with a roof or tent, should be connected to sanitary sewer or switch gear at minimum. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 15]
- If CB 1 is inside the dairy barn or not receiving storm runoff, it should have a solid lid. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 15]

Public Works Water Review

Brian Johnson

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BrianJ@PuyallupWA.gov

- Having a domestic drinking water line and a non-drinking water well line that are the same size and made of the same material installed in the same trench is a bad idea. They could easily get mixed up in a future construction project, which could leave The Fair liable if anyone became ill because of the mix up. Consider at least placing them in separate trenches. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 19]
- At least six water service connections are shown on this proposed 2-inch water main. consider upgrading this to a 4-inch water main. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 19]
- According to the WWF Ph 2 Exhibition Center as-builts, this is an existing 6-inch water line not 4-inch. If this gets confirmed by potholing, change the connection tee to 6-inch with two 6-inch gate valves. [CIVIL PLANS;

2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 19]

- This is a long run of dead-end 6-inch domestic water main. Consider installing a blow-off assembly to eliminate possible water quality complaints. Add City Standard detail 03.06.01 to this plan set. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 19]

- This existing vault has water lines stubbed in, but does not currently have a DCVA inside. If these stubbed lines are less than 8-inch, they cannot be used for the fire line, due to the reduction in fire flow. Confirm that an 8-inch DCVA will fit inside the existing vault with proper clearance. For safety purposes, the vault will have to be brought up to current standards with hinged vault doors that can be locked in the open position. Add City Standard detail 03.11.01 to this plan set. [CIVIL PLANS; 2025\PRCCP20250580\2025_04-30 Barn M_Civil Plans.pdf; pg. 19]

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 RLOEWEN@PUYALLUPWA.GOV.	Engineering Division	Open
Prior to	Overtime Inspection Fees / Main Shutdown Fees form is to be	Engineering	Open

Condition Category	Condition	Department	Condition Status
Issuance	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).	Division	
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

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