



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20250372

May 30, 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">- Add verbiage that the proposed project is part of a larger, Common Plan of Development (Centeris Voltage Park project (2024); Benaroya Parking Expansion project (2022)) occurring at the Benaroya business complex and includes the use of existing stormwater facilities. Discuss how the proposed project may, or may not, affect the existing stormwater R/D facilities. [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 4]- Due to this project being part of an ongoing common plan of development which is greater than 1 acre, a Construction Stormwater General Permit shall be obtained from the Department of Ecology. [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 4]- This project is not Flow Control Exempt. Flow Control Exempt refers to a specific Receiving Waterbody designated by Ecology...revise accordingly. [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 6]- Revise for List 2 (if unable to meet the LID Performance Standard as noted). [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 6]- Provide reference (Firm and Date) of the associated geotech report. Provide specificity regarding wet season groundwater elevation and/or hydraulic conductivity to justify the infeasibility finding. [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 6]- Revise the MR7 Response to account for the Common Plan of Development occurring on the Benaroya Complex. Individual TDAs associated with the project site do not apply since the TDA would be delineated based on overall Common Plan of Development. [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 7]- Revise per markups on preceding pages. [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 9]- Revise TDA comments due to the proposed project being one of multiple projects happening at the Benaroya complex resulting in this project being part of a Common Plan of Development (as considered, and confirmed, by Ecology). As a result, there would be only one TDA for the project site if runoff all drains to the the existing stormwater pond. [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-			

Bid Set)-2025-02-26.pdf; pg. 11]

- Revise narrative to account for only one TDA. Verify whether flow control BMPs are required per MR7 criteria and one TDA. [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 13]
- If flow control BMPs are required considering a single TDA, discuss needed improvements to the existing stormwater pond and/or control structure, if any. [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 13]
- Confirm quantity callout with BlueBeam takeoff. [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 31]
- Confirm quantity callout with BlueBeam takeoff. [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 31]
- Revise due the project being part of an overall Common Plan of Development (one TDA discharging to the existing stormwater facility). [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 31]
- Revise due the project being part of an overall Common Plan of Development (one TDA discharging to the existing stormwater facility). [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 33]
- Revise due the project being part of an overall Common Plan of Development (one TDA discharging to the existing stormwater facility). [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 39]
- Update to reflect anticipated permit issuance. [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 49]
- Update to reflect anticipated permit issuance. [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 73]
- Due to this project being part of an ongoing Common Plan of Development which is greater than 1 acre, a Construction Stormwater General Permit shall be obtained from the Department of Ecology. [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 178]
- Revise to reflect the current project. [STORMWATER REPORT; 2025\PRCCP20250372\23796-R-DRNG-PPSB (Permit-Bid Set)-2025-02-26.pdf; pg. 181]
- Add Note: "This project being part of an ongoing common plan of development which is greater than 1 acre, a Construction Stormwater General Permit shall be obtained from the Department of Ecology", or

similar language. [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 1]

- Verify-Note 9? [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 4]

- Coordinate IEs w/ SD2 on Sheet C7 [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 4]

- Add Note-"Plug Abandoned Pipe" or similar language. [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 4]

- Verify-CB? [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 6]
- City Stds requires dissimilar pipes to match crowns. [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 7]

- Verify-Top of wall elevations? [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 7]

- Use DI due to shallow bury. [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 7]

- Coordinate IEs w/ Exist'g CB on Sheet C4. [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 7]

- Use DI due to shallow bury. [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 7]

- Use DI due to shallow bury. [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 7]

- Match crowns for dissimilar pipes per CS. [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 7]

- Match crowns for dissimilar pipes per CS. [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 7]

- Use DI due to shallow bury. [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 7]

- Is there a reason the IE cannot be matched per Standards (478.66)? [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 7]

- Is there a reason that crowns are not being matched as required by Standards? [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 7]
- Use DI due to shallow bury in drive aisle. [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 7]
- SD5? [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 7]
- Lid info? [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 7]
- Add City Standard Details:
06.01.02 [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 9]
- Verify-Landscape? [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 10]

**Public Works Water
Review**

Brian Johnson

(253)841-5442

BrianJ@PuyallupWA.gov

- Civil, C7: The existing tee and gate valve could be 8-inch, not 6" as shown. Dig up to verify. If 8-inch G.V., remove existing M.J. gland and replace with a restraining megalug. Cut the existing 8-inch D.I. pipe 2-feet from existing G.V. install an 8-inch by 6-inch M.J. restrained reducer and continued as shown with a 6-inch restrained 90-degree bend plus thrust block. [CIVIL PLANS; 2025\PRCCP20250372\PPSB Benaroya - Permit Bid - Civil Drawing Set.pdf; pg. 7]

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	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	meeting prior to starting site work.		
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 Issuance	Overtime Inspection Fees / Main Shutdown Fees 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 Issuance	Must provide Contractor doing the work to be named on permit. Contractor must be registered with Washington State Labor and Industries AND have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	Development & Permitting Services	Open
Prior to Issuance	Contractor needs to have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	Development & Permitting Services	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