



City of Puyallup

**Engineering Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

# Comment Notice

**Permit Application # PRCCP20220035**

October 18, 2022

The City has completed the review of the above-mentioned permit submittal. Below please find the permit submittal review comments from your review team. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

**Engineering Civil Review** (Reviewed By: Lance Hollingsworth, (253)770-3337, [LHollingsworth@PuyallupWA.gov](mailto:LHollingsworth@PuyallupWA.gov))

- ♦ Show stormwater mitigation for the expanded building.
- ♦ The narrative explaining each surface type and amount does not equate to the limits of disturbance. missing about 10,000 sf. Include a description of all surface types within the limits of disturbance [SSP, Page 3]
- ♦ Remove extra period [SSP, Page 3]
- ♦ update asphalt area [SSP, Page 3]
- ♦ WSDOT Hydraulic Manual is not an approved modeling method. Use an approved method from the 2019 Ecology Manual for Western Washington. Examples are WWHM, MGS Flood, HSPF, or KCRTS. existing conditions are typically modeled as forested. [SSP, Page 4]
- ♦ It is true that the site will have a net reduction in hard surface area. However, the Ecology Manual uses new and replaced hard surface area to determine what requirements must be met. Revise narrative to explain how MR6-9 will be met. [SSP, Page 4]
- ♦ Total new/replaced pollution generating surface exceeds 10,000 SF. Water quality measures are required for the new/replaced area or equivalent area. [SSP, Page 4]
- ♦ this number does not match the given number in the introduction for asphalt. [SSP, Page 4]
- ♦ Infiltration testing required to find KSat. Use Section III-3.2 of the ECY Manual for guidance. [SSP, Page 4]
- ♦ Basin map is not accurate based on GIS information. Use the city GIS to provide a detailed map of the downstream path up to 1/4 mile downstream. Call me if you have any questions regarding the information found in the GIS. [SSP, Page 5]
- ♦ In the 2019 Manual, The Minimum Requirement Thresholds for non-road related commercial or industrial redevelopment projects have been updated to require the project proponent to compare the value of the proposed improvements to the value of the Project Site (the limits of disturbance) improvements, rather than the Site (the entire parcel) improvements. This will result in the project being required to meet all minimum requirements for the new plus replaced hard surfaces and converted vegetation areas. [SSP, Page 9]
- ♦ MR 3 is not for construction SWPPP BMPs as this should be covered in the SWPPP. MR 3 is for operational source control BMPs that are permanent to the site, not during construction. See the ECY Manual for sites that require implementation of source control BMPs, and list all applicable BMPs in the narrative for MR 3 with an explanation of how they will be implemented. [SSP MR#3, Page 4]
- ♦ Add this information about each SWPPP BMP to the SWPPP. [Civil Plans, Page 11]
- ♦ BMP T5.13 is feasible and shall be implemented in all converted and disturbed landscape areas. Base course shall be removed in landscaped areas. [SSP, Page 12]
- ♦ Provide a discussion for each BMP that is determined to be infeasible. The site is adding enough landscaped area to potentially use bioretention. Use only the Ecology Manual's infeasibility criteria to cite infeasibility for each BMP. [SSP, Page 12]



- ♦ The project exceeds more than 5,000 sf on new plus replaced PGHS. Therefore MR 6 is required. See Flow chart comments. [SSP, Page 12]
- ♦ The project exceeds more than 10,000 sf on new plus replaced effective impervious surface. Therefore MR 7 is required. See Flow chart comments. [SSP, Page 13]
- ♦ The project exceeds more than 5,000 sf on new plus replaced PGHS. Therefore MR 8 is required to be considered. See Flow chart comments. [SSP, Page 13]
- ♦ Update MR 9 as necessary after considering MR 6-7. [SSP, Page 13]
- ♦ Update Soil stabilization dates per Section 501.5 for the COP Standards. [SWPPP, Page15]
- ♦ Add parcel numbers to site and adjacent sites. [Civil Plans, CS0]
- ♦ Add Construction Sequence. See COP Standards Section 501.6 for guidance. [Civil Plans, CS0]
- ♦ Remove other Limits of Disturbance Tables from the civil plans and keep this one. [Civil Plans, CS0]
- ♦ Existing = 34,626 when totaling areas in the table. Proposed = 34,646. Revise to ensure totals are consistent with total given [Civil Plans, CS0]
- ♦ sawcut extends to concrete section. consider revising limits or call this out. [Civil Plans, CS1]
- ♦ Sawcut Leaves a small strip of asphalt. Consider revising limits. [Civil Plans, CS1]
- ♦ Call out existing concrete pavement to remain. [Civil Plans, CS1]
- ♦ remove or revise leader. [Civil Plans, CS1]
- ♦ Call out SF of footprint for proposed building addition. [Civil Plans, CS1]
- ♦ Combine notes 21 and 41 Civil Notes, CS1
- ♦ Add callout 38 here. [Civil Plans, CS1]
- ♦ Remove proposed curb line from demo plan [Civil Plans, CS1]
- ♦ Will this canopy overhang remain? [Civil Plans, CS1]
- ♦ seal coat overlaps new pavement. [Civil Plans, CS1]
- ♦ Proposed ramp improvements are required to be shown on site and demo plans. [Civil Plans, CS1]
- ♦ Revise. The wing to this ramp was removed, but not put back.[Civil Plans, CS1]
- ♦ Revise. The wing to this ramp was removed. adjust sawcut limits to include it.[Civil Plans, CS1]
- ♦ Provide bearing and dimensions for property boundary [Civil Plans, CS1A]
- ♦ Callout easement with type and dimensions [Civil Plans, CS1A]
- ♦ Call out the location that is used to set the location for your improvements.
- ♦ add dimension here [Civil Plans, CS1A]
- ♦ Horizontal control is required for proposed ADA ramp improvements at driveway. [ Civil Plans, CS1A]
- ♦ landings are 2% max in all directions.[Civil Plans, CS3]
- ♦ show min 2% cross slope for curb and gutter detail. [Civil Plans, CS3]
- ♦ The proposed ramp detail is too vague. Design using existing and propose spot elevations spot elevations. [Civil Plans, CS4]
- ♦ Revise. The wing to this ramp was removed, show spot elevations for its replacement. [Civil Plans, CS4]
- ♦ This appears to be a swale. Please clarify[Civil Plans, CS4]
- ♦ Existing and proposed rim/inverts needed for any storm catch basin involved in this scope. [Civil Plans, CS4]
- ♦ Exact slope, material, and invert required for all pipes involved in this scope. [Civil Plans, CS4]
- ♦ show all existing utilities on Plans. [Civil Plans, CS4]
- ♦ Include City Standard Stormwater Notes per COP Standard Section 207. [Civil Plans, CS4]
- ♦ Remove all Limits of disturbance tables except for on the cover page. [Civil Plans, CS5, CS6]
- ♦ show all existing utilities on Plans. [Civil Plans, CS5]
- ♦ Include COP Standard Grading, Erosion, and Sedimentation Control Notes from COP Standards Section 505. [Civil Plans, CS5]
- ♦ show all existing utilities on Plans. [Civil Plans, CS6]
- ♦ Revise leader 13 location. [Civil Plans, CS7]



- ♦ Revise leader 14 location. [Civil Plans, CS7]
- ♦ Show existing sewer line. [Civil Plans, CS7]
- ♦ Use the table provided in docs and Images as a guide to tabulate existing and proposed surfaces. Add a copy to the SSP and attach one on the cover page (CS0) of the Civil Plans. Call me if you have trouble finding it. [SSP, Page 3]
- ♦ The number on C1 is 200,364. Confirm which is correct. [Civil Plans, CS1]

**Engineering Traffic Review** (Reviewed By: Lance Hollingsworth, (253)770-3337, [LHollingsworth@PuyallupWA.gov](mailto:LHollingsworth@PuyallupWA.gov))

- ♦ Existing cross walk does not look to be addressed on the Site Plan and Grading Plan.
- ♦ Is this the only truck route? Will trucks be entering from the north? [Truck turn]
- ♦ The truck path appears to touch the face of curb. consider moving the ramp further north to avoid further collision with the ramp. [Truck Turn]

**Planning Review** (Reviewed By: Rachael N. Brown, (253)770-3363, [RNBrown@PuyallupWA.gov](mailto:RNBrown@PuyallupWA.gov))

- ♦ Row of trees must be added to the east planting strip, Civil Plans, L1.0
- ♦ Picea Pungens is not listed as an approved tree species in the City's VMS, select an alternative appropriate evergreen tree species. Civil Plan, Sheet L1.0.
- ♦ Internal Landscape islands shall be planted with Medium (Class III) or Large (Class IV) street trees selected from the approved VMS street tree list. Civil Plans, Sheet L1.0.
- ♦ Frontier Elm is not listed as an approved tree species in the City's VMS, select an alternative appropriate deciduous tree species. Civil Plan, Sheet L1.0.
- ♦ It has been determined that Structural soil cells are not rated for drive lanes. Revise plane to remove cells in drive isles. All other soil cells to remain. Civil Plans, Sheet L1.0
- ♦ Add note to civil plans: "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 standard 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.
- ♦ A minimum of 25 percent of the shrubs and ground covers used in projects under the requirements of the PMC and the VMS shall be native to the Puget Sound region. Please call out natives on the plant schedule for easy identification.
- ♦ Root barriers: Add city standards #01.02.07 and #01.02.03 to civil plans
- ♦ Bicycle Parking: a minimum of five bicycle spaces shall be provided. Such bicycle parking areas shall provide a secure facility (e.g., rack, posts) to which to lock bicycles and shall be located so as to be reasonably convenient to the on-site use and not interfere with pedestrian and automobile traffic.

To resubmit, you must address all comments and complete the [resubmittal form](#).



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When you are ready to resubmit, you can do so using the customer portal, by **uploading a “new version” of the submittal requirement**. In addition, if any resubmittal 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.** Please note, partial resubmittals will be deemed incomplete and returned.

The review team may have also added conditions to the permit application that are not listed above. The permit conditions can be found in the CityView portal. Please note, some of the conditions may need to be resolved prior to permit issuance.

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](mailto:permitcenter@puyallupwa.gov)