



# Permit Review Correction Letter

Permit Application # PRCCP20220589

January 04, 2024

The City has completed the review of the above-mentioned permit submittal. All of 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 complete and submit the [resubmittal form](#) and a letter of transmittal. Letter of transmittal must be submitted to the 'resubmittal form' item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. 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	Jamie Carter	(253)435-3616	JCarter@puyallupwa.gov
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- This pipe should not connect new interceptor loop to existing drainage and should probably be removed. All drainage that enters the new interceptor loop shall be conveyed through proposed detention structure in north end zone. Old interceptor loop should be called out and there should be direction, i.e. abandon in place or remove. It is difficult to tell where the existing pipes and CBs are. [CIVIL PLANS - RESUB, Sheet L3.0]
  - This sheet is showing the old drainage design. Update this and all sheets to the newest design layers. [CIVIL PLANS - RESUB, Sheet L7.0]
  - Will concrete curbing be replaced? Instructions to contractor not found. What is the proposed material in between the new track and the new field where the catch basins will be placed? [CIVIL PLANS - RESUB, Sheet C2]
  - Show YDs on profile. IEs of 10" PVC pipes are the same as max water surface in tank. Clarify YD locations and inlet configuration. [CIVIL PLANS - RESUB, Sheet C5]
  - Is the IE 18" on a 12" pipe? [CIVIL PLANS - RESUB, Sheet C5]
  - CSWPPP and other documents still say 4500 cut and 4500 fill. Reconcile cut and fill numbers throughout. [CIVIL PLANS - RESUB, Sheet C2]
  - #s 3, 7, 8, and 9 not used. [CIVIL PLANS - RESUB, Sheet C1]
  - Show alarm panel location. See #s 3 and 4 of City Standard Detail 04.05.03. [CIVIL PLANS - RESUB, Sheet C12]
  - Should this be a solid lid to keep sand out of it? What surface flows are going into this YD? [CIVIL PLANS - RESUB, Sheet C6]
  - There are 2 CBs labeled as #105 and another one with no label or info. [CIVIL PLANS - RESUB, Sheet C6]
  - Are these CBs part of the design? If so, they require labels. If not is pipe required in this area? [CIVIL PLANS - RESUB, Sheet C5]
  - Landscape plans show 3 gate valves here. Clarify number and location of valves and make consistent across plans and in Engineering Cost Breakdown Fee Calculation. [CIVIL PLANS - RESUB, Sheet C12]
  - Remove extraneous north arrow. [STORMWATER DRAINAGE REPORT, Page 14/204]
  - Detention structure is 145 x 38 feet=5510 sq ft. [STORMWATER DRAINAGE REPORT - RESUB, Page 38/204]
  - Clarify this dimension. [STORMWATER DRAINAGE REPORT - RESUB, Page 38/204]
  - Should device number 3 have a higher elevation than device number 2? 21.67? [STORMWATER DRAINAGE REPORT - RESUB, Page 39/204]
  - Fill out when known. [STORMWATER DRAINAGE REPORT - RESUB, Page 47/204]
  - ENGINEERING COST BREAKDOWN FEE CALCULATION - Include the 84" Type 2 storm sewer manholes.
  - ENGINEERING COST BREAKDOWN FEE CALCULATION - Plans show 1342 lineal feet of 10" storm pipe. If the price is different than the 12" put it on a miscellaneous line with the correct price and quantity.
  - ENGINEERING COST BREAKDOWN FEE CALCULATION - Include the approximately 180 feet of 48" storm pipe.
  - ENGINEERING COST BREAKDOWN FEE CALCULATION - Plans show at least 9 Type 1 catch basins.
  - ENGINEERING COST BREAKDOWN FEE CALCULATION - Include RPBA in estimate.
  - ENGINEERING COST BREAKDOWN FEE CALCULATION - Plans say 385 lineal feet of 2" pressure line. The number in the estimate (543) is more accurate. Revise the label on Sheet C12 or clarify.
  - ENGINEERING COST BREAKDOWN FEE CALCULATION - Some notes were cut off in the pdf of the estimate. If an item does not fit into a pre-populated line then put it on a MISC ITEMS line and provide a reasonable unit price.
  - IMPORTANT COMMENT ABOUT THE STORM BYPASS AND PROPOSED INFRASTRUCTURE: In and around existing manhole #31 there is a large amount of inflow and infiltration (I&I). We note that if the effluent pipe from the detention structure were directly routed to this existing manhole that the project, if able to retain and rehab the existing MH#31, may be able to purchase and install up to two less 84 inch manholes through connecting the detention structure directly to MH#31 and then connect MH#31 directly to proposed SDMH2A. This would require rehab of MH#31 and the remaining pipes and the penetrations into the manhole causing the I&I. The grout will require rehab and lining may be necessary. This seems like it would be preferable to the proposed purchase and installation of four 84 inch manholes (versus 2).
- The pump that is downstream of this bypass system is old and at times overwhelmed by the amount of run-off

directed to it. Patching up the I&I problems in the existing system as we add new components will go a long way toward relieving pressure on the system and create a win-win situation. In addition, the existing 20 foot easement for this storm bypass line will need to be adjusted around the new alignment and recorded. Our current standards require a 40 foot wide easement for access to public utilities. Considering the site restrictions (existing and proposed) and the potential to work together to reroute this portion of the storm bypass, we would be very likely to approve the realigned easement at the current width of 20 feet. The new proposed easement alignment shall be shown on the next submittal.

<b>Engineering Traffic Review</b>	<b>Bryan Roberts</b>	<b>(253)841-5542</b>	<b>broberts@PuyallupWA.gov</b>
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- Currently, 25th St SE restricts on-street parking on both sides. Please verify on-site parking (via 21st Street SE) will be open/available to the public during sporting events. It's important that visitors to this facility are not parking illegally along 25th Street SE. Include on-site signage (near 25th St SE) that directs visitors to on-site parking lot from 21st Street SE.

<b>Planning Review</b>	<b>Chris Beale</b>	<b>(253)841-5418</b>	<b>CBeale@PuyallupWA.gov</b>
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- Provide documentation that the project lighting will comply with all mitigation measures in the March 24, 2009 SEPA MDNS regarding lighting operation, glare/spill and height limitations. Provide a letter from designer or architect itemizing compliance for each condition. Also confirm all outdoor activities will end by 10pm per SEPA mitigation for Noise/Environmental Health - this will require a letter from the school administration.

DECEMBER 2023 UPDATE: Please provide confirmation letter from the school. Provide photo metric details on this permit or future submittal associated with the lighting.

- Plan sheets regarding lighting fixtures state poles will be 80' in height. Per previous SEPA, poles are limited to 70'. Please revise. Also, the lighting poles cannot be permitted under a civil permit - where is the building permit submittal? Is there a permit or details for the scoreboard system?

DECEMBER 2023 UPDATE: Applicant references permit PRCA20220482 as where the pole and score board permit details are located; PRCA20220482 is a permit for the greenhouse building at Step-by-Step. Please revise response.

- Perimeter landscaping shall meet PMC 20.26.500 code for understory shrubs and trees (size, on center placement, etc.), along with an opaque fence. Please revise sheet L6.0 to add plant materials and fencing.

- PMC 20.26.500 requires a "wood opaque fence". Please revise. [landscape sheets, L6.0]

- PMC 20.26.500 requires a "wood opaque fence". Please revise. [landscape sheets, L6.0]

- Is this a new storm drain near existing trees?

Please address with arborist assessment of existing vegetation along perimeter areas and provide tree protection plan. [landscape sheets, L6.0]

- PMC 20.26.500 requires three gallon evergreen shrub species only. Adjust shrub mix to provide additional evergreen plant materials. RFC is a deciduous native and does not meet code requirements [landscape sheets, L6.0]

- Storm pond is not landscaped in accordance with city standards. This appears to be a temp sedimentation pond and there appears to be an addition of a swale on the S SW corner; restoration of this disturbed and modified areas must meet design standard SLD-02 in the city's Vegetation Management Standards manual. Please revised landscape sheets to provide plant material [landscape sheets L6.0]

<b>Public Works Water Review</b>	<b>Brian Johnson</b>	<b>(253)841-5442</b>	<b>BrianJ@PuyallupWA.gov</b>
- Civil Resub Sheet C12: Call out and show 2-inch gate valve at water main tap location.			

## 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 in order 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](#).

<b>Condition Category</b>	<b>Condition</b>	<b>Department</b>	<b>Condition Status</b>
Prior to Issuance	Certificate or Insurance/CG2012 must be received prior to issuance	Engineering Division	Open
Prior to Issuance	Street Obstruction Bond must be received prior to issuance	Engineering Division	Open
Prior to Issuance	Projects that disturb more than one acre shall procure a Construction Storm Water General Permit	Engineering Division	Resolved
Prior to Completion	An approved reduced pressure backflow assembly (RPBA) device is required to be installed on the domestic water service per City Standard Detail 03.04.02 since the subject property abuts a secondary water source, e.g., Meeker Ditch, Clarks Creek, etc.  Upon approval of the installation by the city inspector, the backflow device shall be tested by a Washington State certified backflow assembly tester, and the test report results shall be submitted to the City prior to occupancy of the building.	Engineering Division	Resolved

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)