



City of Puyallup

**Engineering Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

# Permit Review Correction Letter

**Permit Application #PRCCP20240215**

May 15, 2024

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:

<b>Engineering Traffic Review</b>	<b>Bryan Roberts</b>	<b>(253)841-5542</b>	<b>broberts@PuyallupWA.gov</b>
<p>- A detailed Sight Distance Assessment (ESD) at the intersection of Todd Road &amp; 4th Street NW is required</p> <p>At the time of civil permit review provide a separate street lighting plan for the City to review.</p> <p>City standard streetlights are required every 150ft along commercial frontage. This will result with approximately (8) City standard lights along frontage. (30ft pole with 12ft arm)</p> <p>Streetlight design shall provide the following:</p> <ul style="list-style-type: none"> <li>-Provide details on how streetlights will be powered. City standard service cabinet required. Service cabinet location must meet sight distance standards.</li> <li>-Location of conduit runs and junction boxes per City standards.</li> <li>-Wiring Schedule including conduit size/type for each raceway.</li> <li>-Pole schedule including STA &amp; offset for each luminaire.</li> <li>-Streetlights shall have shorting caps installed with remote photocell located on the service cabinet.</li> <li>-Coordinate with the the City regarding the preferred Leotek fixture for this corridor.</li> </ul> <p>Traffic control plan will be reviewed after Civil permit approval.</p> <ul style="list-style-type: none"> <li>- Adjust face of curb alignment/taper as shown (between STA 24+50 and 26+91.6 [CIVIL C2.4]</li> <li>- Adjust CL striping between STA 24+50 and 28+66 as shown. Adjust fog line as necessary. [CIVIL C2.4]</li> <li>- Re-use existing NO TRUCK PARKING signs along entire frontage. [CIVIL C2.4]</li> <li>- Extend fog line to curb [CIVIL C2.4]</li> <li>- Adjust curb offset along frontage to maintain 34ft between face of curb (between STA 16+25.5 and STA 24+50). Adjust planter width to maintain ROW width. [CIVIL C2.4]</li> <li>- Adjust curb offset along frontage to maintain 34ft between face of curb (between STA 16+25.5 and STA 24+50). Adjust planter width to maintain ROW width. [CIVIL C2.4]</li> <li>- Per City Standards, commercial driveway throat must be 30ft wide. Internally, the 30ft width can taper to meet 26ft drive isle width [CIVIL C2.4]</li> <li>- Transition 30ft commercial driveway to 26ft internal drive isle. [CIVIL C2.4]</li> </ul>			
<b>Fire Review</b>	<b>David Drake</b>	<b>(253)864-4171</b>	<b>DDrake@PuyallupWA.gov</b>
<p>- 1. Provide a fire lane No Parking / painted / stenciled curb layout page. Include City Municipal code details with</p>			

applicable signs from the 2018 IFC. 16.04.015 Emergency vehicle parking

**Planning Review**

**Josh Kubitza**

**(253)284-0214**

**jkubitza@ahbl.com**

- PLPSP20230096 SEPA MDNS Mitigation Measure #1: The Puyallup Tribe of Indians has requested a cultural resource survey prior to ground disturbance as the project proposal is located in a high probability area for encountering cultural resources. The applicant must provide a cultural resource survey with their civil permit application and should be reviewed by the Puyallup Tribe of Indians.
- A cultural resource survey was provided by the applicant after submitting for the grading permit. The Puyallup Tribe of Indians have no comments on the cultural resource survey, but they are unable to approve until the monitoring plan is reviewed and approved. No response to this is required at this time.
- The cultural report recommends that a Monitoring Plan and an Inadvertent Discovery Plans are in place prior to site disturbance. You have provided a Monitoring Plan which was sent to the Tribe on April 23, 2024. Staff will coordinate any comments received from the Tribe. The Monitoring Plan shall be approved and associated notes provided on the construction drawings prior to issuance of grading permit. No response to this is required at this time.
- PLPSP20230096 Condition of Approval: Final landscape plan shall be in compliance with the vegetation managements standards (VMS) manual. As such, Storm water facilities, including bioretention areas, swales, and raingardens, shall be landscaped in accordance with SLD-02, contained in the Vegetation Management Standards Manual (VMS).
- PLPSP20230096 Condition of Approval: Permanent critical area markers are required to be installed every 50 ft around the boundary of critical area buffers for the following critical areas; wetlands, streams, landslide hazard areas. See City buffer posting details at [www.cityofpuyallup.org/1591/Master-Document-List](http://www.cityofpuyallup.org/1591/Master-Document-List). The City will provide the buffer posting signs at no cost. Applicant is responsible for cost of post and all other materials for installation. Contact the Planning Division to order signs at [Planning@puyallupwa.gov](mailto:Planning@puyallupwa.gov). This project will require the critical area markers around the wetland boundary since the onsite wetland has no buffer.
- Add the following note to the landscape plan, "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 8 inch minimum soil standard for all landscaped areas 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 and include calculations that verify percentage of natives.
- Storm water facilities, including bioretention areas, swales, and raingardens, shall be landscaped in accordance with SLD-02, contained in the Vegetation Management Standards Manual (VMS).
- Wetland Boundaries shall be clearly identified on all civil construction drawings, TESC plans, and Lanscape drawings. This shall include callouts regarding wetland protection.
- Daffodils Required: The Puyallup area has a long history with daffodil bulb agricultural cultivation. To reflect that cultural heritage, daffodils shall be used in all perimeter yard areas. All perimeter landscape yard areas required by PMC 20.58 shall include Narcissus trumpet 'King Alfred' or 'Dutch Master' in the first 3' of landscape areas behind the property line, planted at 6" on-center. Other groupings of Narcissus shall be used in groupings through landscape areas. A. Daffodil Bulbs may be interspersed throughout the perimeter landscape areas with standard landscaping

shrubs/ground cover/trees, as required. B. Other varieties of Narcissus trumpet may be used, with the preference of 'King Alfred' or 'Dutch Master' in the frontage areas closest to any property line for visibility from the right of way. C. Daffodil bulb planting shall be completed at appropriate time of year to allow establishment (September – November). Applicants may be required to post an assignment to secure the installation at the appropriate time of year. Project landscape architect may spec an alternative time of year to plant, such as during the winter or very early spring.

- 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 and provide calculations on the landscape plans.
- All parking spaces facing each other (e.g., 'head-to-head') shall be designed with a wheel stop to prevent damage to trees and vegetation within the 6' connector strip. Please ensure wheel stop for "head-to-head" parking.
- Update note to comply with the VMS: All planting areas shall be mulched with a uniform four (4") inch layer of organic compost mulch material or wood chips over a properly cleaned, amended and graded subsurface. (L 2.1)
- Add note that this area remains undisturbed unless otherwise approved by City Planner. (L 1.1)
- Remove note as there is no proposed electrified security fencing. (L1.0)
- Storm water facilities shall be landscaped in accordance with SLD-02, contained in the VMS. It isn't clear if the lawn mixture is needed for water quality. Please revise or identify where the reasoning is provided in the SWPPP (L1.0)
- Storm water facilities shall be landscaped in accordance with SLD-02, contained in the VMS. This includes stormwater pond. Please note that the VMS doesn't differentiate between wet and dry ponds. (L1.0)
- The internal designed walk-thru pathways are designed to create a break in the continuous landscape connector strip, the pavement under the walk-thru zone shall connect the landscape strip via the use of structural soil cells, as to achieve to the intent of continuous, connected landscaping throughout the parking lot. (L1.0)
- All Irrigation facilities shall be located outside of the wetland boundary limits. (IR1.1)
- An Archaeological Monitoring Plan and Inadvertent Discovery Protocol (MIDP) has been prepared for this project. These plans shall be updated to reference the MIDP and provided the necessary notes regarding coordinating with Archaeological Monitors. (C0.0)
- This slope shall be stabilized with landscaping. (L1.3)

<b>Public Works Collection Review</b>	<b>Josh Grbich</b>	<b>(253)841-5560</b>	<b>JGrbich@PuyallupWA.gov</b>
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- Continue piping after CB #2 to the south, not the west for connection to the public storm system. Install a new CB in the curb line. [Civil Plans, C1.3A]
- Replace existing concrete storm along full extent of frontage. [Civil Plans, C2.3E]
- With new curb CB proposed by the collections' division, this storm pipe will most likely need to be up sized when replaced. [Civil Plans, C2.3E]
- Connections to the NW, NE and possible not surveyed SW will no longer be needed. This structure will only need to be 48 inch in diameter with two connections. Discharging connection to the west may need to be up sized as to not create surcharging. [Civil Plans, C2.3E]
- Don't cross new storm piping under curb, gutter or sidewalk. Intercept existing pipe at road edge and place CB #P6 at this point instead of at existing CB. Adjust new piping as needed to keep in gutter line. [Civil Plans, C2.3G]

<b>Public Works Streets Review</b>	<b>Scott Hill</b>	<b>(253)841-5409</b>	<b>Shill@puyallupwa.gov</b>
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- I do not see the electrical drawings for street light details C2.3G SH
- all "arrows" & "only" should be thermoplastic as shown in City Standard 01.03.15 C2.4 SH

<b>Public Works Water Review</b>	<b>Brian Johnson</b>	<b>(253)841-5442</b>	<b>BrianJ@PuyallupWA.gov</b>
<ul style="list-style-type: none"> <li>- Civil C2.2E: The maximum 6-inch fire hydrant run allowed is 20-feet per City Standards. All the proposed hydrant runs scale to around 30-feet. To correct this issue, consider switching the water main and sewer main locations, so the water main is north of the sewer.</li> <li>- Civil C2.2E: To eliminate the need for a blow-off assembly at the west end of the 12-inch water main run, install a 12-inch MJ plug in the west end of the last hydrant tee with blocking.</li> <li>- Civil C2.2E: Shift the fire hydrant 10-feet to the west to better protect it from vehicle turn radius off-tracking.</li> <li>- Civil C2.2E: Relocate domestic water service to where the fire hydrant is presently located. Then the water meter can be set in the public right-of-way between the curb and sidewalk. Show the 2-inch gate valve at the water main connection point.</li> <li>- Civil C2.2E: To eliminate the need for an Air/Vac Valve, lower the proposed 12-inch water main in this area for minimum clearance with the north / south sewer line. Sleeve the sewer line 10-feet both sides of the water crossing to allow minimum clearance.</li> <li>- Civil C2.2E: To protect the people in the main building, install an in-premise 1-inch RPBA between the main building and training building.</li> <li>- Civil C2.2F: Call out and show an 8-inch gate valve at the fire line tee.</li> <li>- Civil C2.2F: All 12-inch valve will be butterfly valves, not gate valves.</li> <li>- Civil C2.2F: Show the 2-inch gate valve at the domestic service water main connection point.</li> <li>- Civil C2.2F: The irrigation service cannot be installed as shown. A separate irrigation service can be installed off the 12-inch water main with the meter located in the public right of way between the curb and sidewalk and the DCVA installed behind the sidewalk on private property, If you choose this option, not sewer charges will be associated with this irrigation only water service. Call out the size of the irrigation service. The other option would be to install an irrigation branch connection between the domestic meter and domestic RPBA, and set an irrigation DCVA behind the sidewalk on private property. With this option sewer charges could be associated with the irrigation water usage. Call out the size of the irrigation line.</li> <li>- Civil C2.2F: Shift the fire hydrant 10-feet to 15-feet to the east to better protect it from vehicle turn radius off-tracking.</li> <li>- Civil C2.2F: Relocating water main to the north will correct the maximum 20-foot fire hydrant run issue.</li> <li>- Civil C2.2G: Relocating water main to the north will eliminate the need for these 45-degree bends.</li> <li>- Civil C2.2G: This Air/Vac Valve is not required. Lower the water main slightly to flatten the elevation if needed.</li> <li>- Civil C2.2G: A 12-inch butterfly valve is required at the connection to the existing tee. There are potential elevation conflicts between water and fiber and storm. Pot holing may be required, and possible water main layout redesign.</li> <li>- Civil C3.3: The blow-off assembly will be removed. Please remove this standard detail.</li> <li>- Civil C3.3: Both Air/Vacuum Valves will be removed. Please remove this standard detail.</li> <li>- Civil C3.4: The Fire Service Installation Notes listed do not cover all the notes is City Standard detail 03.10.01-2 Double Detector-Check Valve Assembly Installation (Notes). Please add this detail in the plan set.</li> </ul>			
<b>Engineering Civil Review</b>	<b>Lance Hollingsworth</b>	<b>(253)770-3337</b>	<b>LHollingsworth@PuyallupWA.gov</b>
<ul style="list-style-type: none"> <li>- Adjust approval blocks dimensions to be 2 1/4" wide x 3 1/4" tall. [Civil Plans, C.0.0]</li> <li>- Add AMR# PRAMR20231722 reference on Cover sheet. [Civil Plans C0.0]</li> <li>- Polyethylene is approved with exception that it complies with WSDOT standard 9-05.20 Corrugated Polyethylene Storm Sewer Pipe. If polyethylene is used, use CPEP for acronym. [Civil Plans, C0.0]</li> <li>- Add 811 note on every Plan sheet with a planview. [Civil Plans, C0.0]</li> <li>- Suggestion for all plans except paving plan: Remove contours from paving plan and all hatching but concrete hatching from grading plan. [Civil Plans, C0.0]</li> </ul>			

- Revise matchlines on each applicable sheet to avoid duplicate information. [Civil Plans, C0.0]
- Add project property bearings and dimensions to each sheet where the project's property line is present. [Civil Plans, C0.0]
- How is there no replaced hard surface in this project? [Civil Plans, C1.0]
- The areas table numbers are not adding up. This may be due to missing replaced hard surface area numbers. [Civil Plans, C1.0]
- Remove contours, demolished existing conditions and all utilities from site plan. [Civil Plans, C1.0]
- Mask Street names for legibility. [Civil Plans, C1.0]
- ROW dedication has been recorded and is officially ROW per AFN 202402270065. You may remove the old property line and remove the dedication from the civil scope or "screen back" the old property boundary on all sheets if you wish to keep it in the civil plans. [Civil Plans, C1.0]
- Enlarge property dimension font sizes. [Civil Plans, C1.0]
- Remove surcharge phase from Civil set and reference CFG permit on C1.1B. [Civil Plans C1.1A]
- Remove proposed improvements from TESC plan and use bold linetype on elements to be demolished if using TESC plan as DEMO plan. [Civil Plans, C1.1B]
- Revise to be 2019 Ecology Manual [Civil Plans, C1.1B]
- Revise to add City of Puyallup design standards. Alternatively, this note is already accounted for in the standard TESC Notes and may be omitted. [Civil Plans, C1.1B]
- Construction sequence required. See Standard Section 501.6 as a guide. [Civil Plans, C1.1B]
- Add soil stabilization note from Design Standards Section 501.5. [Civil Plans, C1.1B]
- Per Design Standards Section 502.1, Cross sections of fill/grading shall be shown at 200-foot minimum intervals across the total width/length of the property. [Civil Plans, C1.1B]
- Identify the type of fill material and compaction requirements. [Civil Plans, C1.1B]
- State whether or not the fill material will be placed upon native or stripped vegetation. [Civil Plans, C1.1B]
- Per Ecology Manual BMP C241: "The pond shall be divided into two roughly equal volume cells by a permeable divider that will reduce turbulence while allowing movement of water between the cells. The divider shall be at least one-half the height of the riser, and at least one foot below the top of the riser. Wire-backed, 2- to 3-foot high, high strength geotextile fabric supported by treated 4"x4"s can be used as a divider. Alternatively, staked straw bales wrapped with geotextile fabric may be used. If the pond is more than 6 feet deep, a different divider design must be proposed. A riprap embankment is one acceptable method of separation for deeper ponds. Other designs that satisfy the intent of this provision are allowed as long as the divider is permeable, structurally sound, and designed to prevent erosion under and around the divider." [Civil Plans, C1.1B]
- Identify storm pipes and control structures that are temporary and not part of the final storm system. [Civil Plans, C1.1B]
- Show in TESC plans how construction storm runoff will reach the sediment pond. Will storm system be installed first and used as construction runoff conveyance or will v-ditches be used first? [Civil Plans, C1.1B]
- Why are check dams proposed for install offsite across the road? Civil Plans, C1.1B]
- Confirm location of "IP" callout. [Civil Plans, C1.1B]
- Some of the engineer's TESC notes are equivalent to City Standard ESC notes. You may opt to remove duplicates from engineer's notes. [Civil Plans, C1.1B]
- Revise leaders that go to text outside of viewport limits. [Civil Plans, C1.2A]
- Add a utility separation note to plans stating applicable separation requirements. [Civil Plans, C1.2A]
- Add separation distances in addition to elevations at crossings. A utility crossing table may help organize this information easier. [Civil Plans, C1.2A]
- A Sewer structure table and a water structure table may help organize civil details easier. [Civil Plans, C1.2A]
- Utility crossing shows storm is less than 18 inches below sewer. Revise to meet separation requirements or provide

additional protection as described in City Standards section 204.4(8). [Civil Plans, C1.2A]

- Callout water/sewer crossing and separation. [Civil Plans, C1.2A]
- SS pipe at SSCO #4, #6 is less than Minimum 3-foot cover under pavement for PVC. Consider lowering or using ductile iron (Note #10 Sanitary Sewer Notes). [Civil Plans, C1.2A]
- Callout invert at trench connection. [Civil Plans, C1.2A]
- Call out sheet location for OWS Detail. See C3.2 for additional comments. [Civil Plans, C1.2A]
- SSCO #7 cover shows to be 2.99'. adjust to 3 feet or switch pipes to ductile iron. [Civil Plans, C1.2A]
- Conflicting lines. Adjust SSCO #7 leader to make more legible.[Civil Plans, C1.2A]
- Add sampling tees where specified in connection detail C/C3.2. [Civil Plans, C1.2A]
- Sewer pipes past SSCO #7 will need to be Ductile Iron where placed under pavement if cover is less than 3 feet. [Civil Plans, C1.2A]
- 1 foot of clearance needed between storm over sewer crossings. see City Standards Section 204.4(8). [Civil Plans, C1.2A]
- Add leader to point to RPBA. [Civil Plans, C1.2A]
- move water meter into public ROW. See PW water comments for suggested location. [Civil Plans, C1.2A]
- See PW water comments on C2.2E and C2.2F. [Civil Plans, C1.2A]
- Remove duplicate information found on ROW sewer plans and Screen back ROW Sewer from Onsite Sewer Plans, then reference applicable sheets. [Civil Plans, C1.2A]
- Specify building type and intended use. [Civil Plans, C1.2A]
- Add note to refer to grading plan for elevations. [Civil Plans, C1.3A]
- Revisit invert direction labels for Control structure. [Civil Plans, C1.3A]
- (1) Add pipe information [Civil Plans, C1.3A]
- Add invert details to this Manhole [Civil Plans, C1.3A]
- (2) Add pipe information. [Civil Plans, C1.3A]
- Detail reference table would be acceptable if desired. [Civil Plans, C1.3A]
- On all applicable sheets, move labels or viewport limits or use layer controls to avoid cutting off leaders. [Civil Plans, C1.3A]
- Add storm structure tables to each storm sheet and remove invert information from plan view for plan increased legibility. [Civil Plans, C1.3A]
- For each applicable storm sheet Individually label each pipe run with pipe information and flow direction arrows, including for downspout conveyance and bioretention. [Civil plans, C1.3A]
- Provide engineered detail for energy dissipater calculations. [Civil Plans, C1.3A]
- Why is outlet invert higher than inlet invert? show this invert difference does not impact required treatment flow capacity [Civil Plans, C1.3A]
- Reference offsite improvements sheets on all applicable sheets [Civil Plans, C1.3A]
- Storm pipe material for slopes under [Civil Plans, C1.3A]
- For pipes less than minimum 0.50% slopes, provide capacity analysis such that the pipe's barrel capacity at normal flow is equal to, or greater than, the 25- yr storm. [Civil Plans, C1.3D]
- Verify inverts for pipe run between SDCB #21 and upstream roof downspout SDCO. [Civil Plans, C1.3B]
- Number SDCOs to easily identify on plans. [Civil Plans, C1.3B]
- Screen public storm and add reference to appropriate sheets. [Civil Plans, C1.3B]
- Add "see C2.3E" to increase plan readability. [Civil Plans, C1.3B]
- Provide a 1:10 blow up of this location to clarify connections. and move applicable leaders with it. Keeping it on this sheet should work. When I zoom in on screen I can see what's is going on, but a printed plan set may be unclear. [Civil Plans, C1.3B]
- Remove proposed demolished existing conditions from all sheets except Demo plan. [Civil Plans, C1.3B]

- Call out SDCO  
[Civil Plans, C1.3B]
- Verify Outfall structure callouts for roof downspouts. [Civil Plans, C1.3B]
- Add IE (S) to SDCB #25. [Civil Plans, C1.3B]
- Add SDCOs at 90 degree bends. [Civil Plans, C1.3B]
- Minimum pipe slope for storm conveyance is 0.50%. [Civil Plans, C1.3B]
- Verify Capacity for 4" pipe run or upsize to minimum 8" [Civil Plans, C1.3B]
- BMP T5.13: Post-Construction Soil Quality and Depth is only required BMP for lawn and landscaped areas. Area drains if proposed, need to convey to a treatment facility prior to entering detention pond. [Civil Plans, C1.3B]
- Reference erosion protection around pipe inlet/outlets. [Civil Plans, C1.3B]
- Verify shoulder widths for each facility. Shoulder widths appear to be less than 24" minimum on BR #1 and #2. [Civil Plans, C1.3B]
- Callout erosion protection for bioretention outfalls. [Civil Plans, C1.3B]
- Clarify top of bank elevations and max ponding elevations for each bioretention facility. use a line to identify top of free board like shown in Detail 02.07.05 [Civil Plans, C1.3B]
- Why are SDCB #A1 inverts not equal to bioretention underdrain inverts? [Civil Plans, C1.3B]
- Provide additional contour labels. [Civil Plans, C1.3B]
- Add pipe information. [Civil Plans, C1.3B]
- pipe material missing from pipe label. [Civil Plans, C1.3B]
- Bioretention freeboard must be 6 inches minimum. [Civil Plans, C1.3B]
- Overflow rim elevation is called out as 44 on the structure and 43.5 for the pond callout. Verify overflow elevation.  
[Civil Plans, C1.3C]
- Ecology recommends signage for detention ponds. See criteria for signage in Section D.1: Detention Pond for Ecology Manual detention pond signage recommendations. [Civil Plans, C1.3C]
- Add invert details to this manhole. [Civil Plans, C1.3D]
- Show utility separation requirements are met per comment on C1.2A. [Civil Plans, C1.3D]
- Add missing invert information. [Civil Plans, C1.3D]
- For SDCB #21, Add invert and pipe outline for 8" downspout pipe. [Civil Plans, C1.3D]
- Less than .50% slope is acceptable for this conveyance run because it is in between the detention pond and control structure.  
[Civil Plans, C1.3D]
- Call out swale. [Civil Plans, C1.3D]
- Call out driveways. [Civil Plans, C1.3D]
- Adjust invert to be minimum 6" difference to maintain minimum 12" live storage or provide a capacity analysis to show the pipe can adequately convey the 25 yr storm with sediment storage accounted for. [Civil Plans, C1.3D]
- Separate Paving Plan from the Horizontal Control and grading plan to increase legibility. [Civil Plans, C1.4A]
- Verify Detail reference. [Civil Plans, C1.4A]
- Provide rolled curb and gutter detail. [Civil Plans, C1.4A]
- Is this a transition point from flush curb to rolled curb? [Civil Plans, C1.4A]
- Is this per Detail B/C3.12? [Civil Plans, C1.4A]
- Verify catch basin collar reference. [Civil Plans, C1.4A]
- Create and reference ramp detail. [Civil Plans, C1.4A]
- Reference ADA Garbage Access detail. [Civil Plans, C1.4A]
- Reference offsite improvements sheets on all applicable sheets. [Civil Plans, C1.4A]
- Reference ADA Parking and Pedestrian Access detail. To avoid duplicating information, It is OK to leave out spot elevations and dimensions for ramp and driveway locations on this sheet if "boxed out" and included in referenced detail. [Civil Plans, C1.4B]
- Reference ramp and Steps detail [Civil Plans, C1.4B]

- Verify Detail barrier curb reference. [Civil Plans, 1.4B]
- Will there be exposed footing at southeast building corner or curb? [Civil Plans, C1.4B]
- Call out gates and reference which plan set the detail lives in. [Civil Plans, C1.4B]
- Add spot elevation. [Civil Plans, C1.4B]
- Call out this symbol. [Civil Plans, C1.4B]
- call out grade break lines. [Civil Plans, C1.4B]
- Call out fence type and height. Provide detail or reference the plans that provide it. Fences over 7 feet need a separate permit. [Civil Plans, C1.4B]
- Walls over 4 feet in height, including footing, require separate building permit. [Civil Plans, C1.4C]
- Cite Ecology's S427 BMP containment requirement reference. [Civil Plans, C1.5]
- Per discussion with engineer OWS is not required for containment area and will be removed from plans. [Civil Plans, C1.5]
- make solid lid like oil stop valve detail. Reference detail this sheet. [Civil Plans, C1.5]
- Remove onsite scope items and refer to onsite TESC plan. [Civil Plans, C2.1]
- Pavement hatches appear to be frozen from some TESC viewpoints. [Civil Plans, C2.1]
- Add Existing pipe Invert information. [Civil Plans, C2.2A]
- Reference Structure Stationing to street centerlines or add distance dimension. [Civil Plans, C2.2A]
- expand viewport extents to avoid cutting off labels. [Civil Plans, C2.2A]
- Reference street patch detail. [Civil Plans, C2.2A]
- Add Utility separation note specifying separation requirements. [Civil Plans, C2.2A]
- Add dimensions for nearest separation distances from adjacent Utilities. [Civil Plans, C2.2A]
- Show all street and driveway locations in profile view for each applicable sheet. [Civil Plans, C2.2A]
- Confirm Dry Utility purveyor and add note to coordinate with identified purveyor for relocation. Purveyor will need a franchise Utility Permit to relocate. [Civil Plan, C2.2B]
- Callout in plans as "Type 2-48" Shallow" [Civil Plans, C2.2C]
- Gas extension by PSE will need a separate franchise utility permit. [Civil Plans, C2.2C]
- Reference monument detail. [Civil Plans, C2.2C]
- adjust Plan view pipe material to DI for Pipe between SSMH#6 and SSMH #7. [Civil Plans, C2.2D]
- Callout in plans as "Type 2-48" Shallow" [Civil Plans, C2.2D]
- Where crossing separations are below standards, call out protection per water main crossing notes and details and reference sheet number [Civil Plans, C2.2E]
- Per conversation, Push all utilities as far north as possible while maintaining separation requirements to minimum hydrant pipe runs. Confirmation needed with Streets PW to confirm lane width designation for Todd Rd WB Lane [Not official note]
- For all applicable sheets, remove onsite information and add reference to applicable onsite sheets. [Civil Plans, C2.2E]
- Call out Utility Main alignment and Road centerline for all applicable sheets. [Civil Plans, C2.2E]
- Show all Hydrant locations in profile view for each applicable sheet. [Civil Plans, C2.2E]
- Remove finish grade gutter lip on all applicable sewer profile sheets or label accordingly. [Civil Plans, 2.2E]
- Remove Demo'd utilities from plans and add proposed utilities. Reference applicable plans and specify separate permits required. [Civil Plans, C2.2E]
- For all applicable sheets, remove onsite information and add reference to applicable onsite sheets. [Civil Plans, C2.2F]
- Move fiber leader onto FO linetype. [Civil Plans, C2.2F]
- Confirm Fiber purveyor and add note to coordinate with purveyor for relocation. Purveyor will likely need a franchise Utility Permit to relocate. [Civil Plan, C2.2B]
- Where crossing separations are below standards, call out protection per water main crossing notes and details and reference sheet number [Civil Plans, C2.2F]
- WSDOT Review comment during preliminary site plan called out to include southern columns and distances that appeared to be missed in the survey. [Civil Plans, C2.2G]

- Specify to coordinate with Purveyor for removal/relocation. Separate Franchise Utility Permit needed. [Civil Plans, C2.2G]
- Show bridge location in Profile view
- Where crossing separations are below standards, call out protection per water main crossing notes and details and reference sheet number [Civil Plans, C2.2G]
- Remove duplicate information from this sheet. [Civil Plans, C2.3D]
- Reference provided curb ramp details from sheet C3.13. [Civil Plans, C2.3E]
- Remove dimensions and spot elevations from this sheet that are included in the curb details.[Civil Plans, C2.3E]
- Specify to coordinate with Purveyor for removal/relocation. Separate Franchise Utility Permit needed. [Civil Plans, C2.3E]
- See previous ROW dedication note on sheet C1.0. [Civil Plans, C2.3E]
- Reference provided Driveway grading detail on sheet C3.13[Civil Plans, C2.3E]
- Show utility pole to removed/relocated on demo plans and remove from all other sheets. Apply to all other demo/relocation items. [Civil Plans, C2.3E]
- Add pipe information in profile view [Civil Plans, C2.3F]
- Note Electrical Relocation in ROW by PSE will need a separate franchise utility permit. [Civil Plans, C2.2C]
- Features to be removed shall be removed from design plans and added to ROW TESC plan or separate ROW DEMO plan. [Civil Plans, C2.3F]
- Features to be removed shall be removed from design plans and added to ROW TESC plan or separate ROW DEMO plan. [Civil Plans, C2.3G]
- Specify to coordinate with Purveyor for removal/relocation. Separate Franchise Utility Permit needed. [Civil Plans, C2.3G]
- Add East invert and existing pipe in profile view. [Civil plans, C2.3G]
- call out existing structure ID for upstream structure. [Civil plans, C2.3G]
- Add Oil/water separator cut sheets and sizing calculations or calculations reference to Civil Plans. [Civil Plans, C3.2]
- Use COP Detail 2.05.02. [Civil Plans, C3.6]
- Provide Zurn Z886 cut sheets in civil plans with site-specific parts identified. [Civil Plans, C3.7]
- Reference location in storm report for Bioretention sizing and modeling. [Civil Plans, C3.7]
- Walls in profiles do not match proposed wall detail. [Civil Plans, C3.8]
- Include bioretention inlet to flow control manhole. [Civil Plans, C3.8]
- See detention pond landscaping recommendations in Manual Section D.1: Detention Ponds. [Civil Plans, C3.8]
- Walls over 4 feet in height including footing need a separate building permit. [Civil Plans, C3.8]
- More detail needed for the chain link fence around pond. Ecology Manual Section D.1: Detention Ponds references WSDOT fence details. Choose applicable WSDOT fence detail and provide in plans. [Civil Plans, C3.8]
- Add fence shown in plan view. [Civil Plans, C3.8]
- Add overflow structure and outlet structure and structure/pipe labels. [Civil Plans, C3.8]
- Provide stationing and scales for pond sections. North-south profile will likely need to be larger [Civil Plans, C3.8]
- Add outlet structure and structure/pipe labels. [Civil Plans, C3.8]
- Cite detail 02.01.07 sheet location. [Civil Plans, C3.8]
- Southern WSDOT bridge columns not in section view. see comment on C2.2G. [Civil Plans, C3.9]
- Include additionally, Sidewalk detail without planter strip for sidewalk locations that directly abut curbing. update detail references where applicable [Civil Plans, C3.9]
- Include geotechnical memo for gravel section recommendations in next submittal. [Civil Plans, C3.11]
- Ecology Manual specifies masonry unit walls, and keystone type walls may be used if designed by a geotechnical engineer or a civil engineer with structural expertise. The wall designed by Terra associates meets this criteria after their engineer's stamp is placed on the detail. A separate permit is required for walls over 4 feet including footing and can be the location where the certification exists. [Civil Plans, C3.8]
- Show slope arrows for all grading details. elevations in details will be evaluated closer in next submittal. [Civil Plans,

C3.13]

- Curb ramps and cross slopes appear to be design at exactly 8.33% and 2%. Design to be under 8.33% and 2 % respectively to allow for construction buffer. 7.3% and 1.5% is a common buffer example. [Civil Plans , C3.13]
- What is this? Label where shown in plans and provide detail if applicable. [Civil Plans, C3.13]
- provide stationing and scale. [Civil Plans. C3.13]
- Show driveway width here. [Civil Plans, C3.13]
- specify fence height and detail location. [Civil Plans, 3.13]
- Reference geotechnical report company, report title, and stamp date. [Civil Plans. C3.13]
- All details on this sheet shall be minimum 1:10 scale . [Civil Plans, C3.13]
- Show rim elevation of drain. [Civil Plans, C3.13]
- Top and bottom ramp landings must be 5 feet minimum. Width can be at least as wide as ramp run. [Civil Plans, C3.13]
- Landings with change in direction must have 5x5 landings. [Civil Plans, C3.13]
- Provide width dimensions in each detail to show ADA compliance. [Civil Plans, C3.13]
- Show truncated domes where applicable. [Civil Plans, C3.13]
- Change storm pipe order to back. [Civil Plans C3.13]
- Identify each bioretention zone for all 3 bioretention facilities. Verify bioretention identification matches civil plans. Verify plantings align with planting requirements for bioretention. Include City bioretention detail in plans or refer to Civil plans for detail. [Landscape Plans, L1.2]
- Trees shall not be located within 10-feet horizontally of stormwater pipes unless root barriers are provided. With root barriers, trees may be no closer than 3-feet to pipes. [Landscape Plan, [L1.2]
- Fencing over 7 feet require separate building permits. [Landscape Plans, L2.3]
- All irrigation facilities shall be located on private property. [Landscape Plans, IR1.1]
- irrigation valves and piping shall not be in ROW or concrete. Show current property line on plans. A 3-foot dedication per civil plans has been finalized and recorded. [Landscape Plans, IR1.2]
- Irrigation facilities not permitted in ROW [Landscape Plans, IR1.2]
- Provide any applicable manufacture maintenance guides. [O&M, Pg 1]
- Add oil stop valve and trench drain. [O&M, Pg 7]
- Add facilities exhibits. [O&M, Pg 11]
- Trench drain. [O&M, Pg 27]
- OSV valve. [O&M, Pg 27]
- AMR has been approved. reference AMR permit number. [Storm Report, Pg 7]
- Revise "Sills" to "Spills." [Storm Report, Pg 13]
- Provide OSV sizing calculations in relation to a manufacturer GPM sizing guide. [Storm Report, Pg13]
- Provide Spill Plan that is referenced here. Cite applicable source control BMPs listed above. [Storm Report, Pg 13]
- Provide containment calculations. [Storm Report, Pg 14]
- Mention bioretention facility next to steep slope and reference geotechnical recommendation associated with steep slope. [Storm Report, Pg, 53]
- Isn't this location in the graph .20 feet? resulting in the 48" birdcage? [Storm Report, Pg 56]
- Verify table C3 numbers. [Storm Report, Pg 57]
- Provide full WWHM report and breakdown of what each facility is in Figure C16 and FigureC17./ the wetland analysis should be built into the site's detention WWHM design. [Storm Report, Pg 54]
- I was unable to locate this information. Specify specific section in report for wetland hydro period discussion. [Storm Report, Pg 59]
- See comments on Civil Plans for Area Table. [Storm Report, Pg 328]
- Label all applicable BMPS with there Ecology BMP numbers. [SWPPP, Pg 6]
- Provide any modeling and calculations used to size sediment pond. [SWPP, Pg 9]
- Show a valve a maximum of 10 feet downstream of OWS. [Civil Plans, C1.2A]

## 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 <a href="https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal">https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal</a> for more information.	Engineering Division	Open
Prior to Issuance	Email a signed Inadvertent Discovery Plan to <a href="mailto:RBUCK@PUYALLUPWA.GOV">RBUCK@PUYALLUPWA.GOV</a> .	Engineering Division	Open
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 STORMWATER Performance Bond must be received by the City of Puyallup prior to permit issuance. The STORMWATER Performance Bond shall be 125% of the estimated cost of items tabulated in the STORMWATER Section of the approved cost estimate received prior to plan approval (attached in CityView Portal under Documents & Images section). See <a href="https://www.cityofpuyallup.org/DocumentCenter/View/18269/STORMWATER-Performance-Bond-">https://www.cityofpuyallup.org/DocumentCenter/View/18269/STORMWATER-Performance-Bond-</a> for more information.	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
Prior to Completion	<p>An approved reduced pressure backflow assembly (RPBA) device is required to be installed on the commercial water service per City Standard Detail 03.04.02. For more information, visit <a href="https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-Connection">https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-Connection</a>.</p> <p>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.</p>	Engineering Division	Open
Prior to Occupancy	<p>The approved Stormwater Maintenance Agreement shall be recorded prior to the City granting a certificate of occupancy. Once recorded, provide the City with the Auditor File Number (AFN) for verification.</p>	Engineering Division	Open
Prior to Issuance	<p>Certificate or Insurance/CG2012 must be received prior to issuance</p>	Engineering Division	Open
Prior to Occupancy	<p>In accordance with the Uniform Plumbing Code and City Design Standard 402.2, an Oil/Water Separators are required to be designed by a professional engineer and installed as approved on the Civil Plans. The site plan and plumbing plans shall depict the location and connection of the new Oil/Water Separators.</p> <ul style="list-style-type: none"> <li>+ A professional engineer shall provide gravity grease interceptor sizing calculations and a report stating that the existing or new grease interceptor has adequate capacity to serve the site/project.</li> <li>+ All separators shall be filled with clean water before use.</li> <li>+ The design engineer shall provide the Engineering Services Staff with a letter of inspection certifying that the installation was performed in accordance with all regulations and the approved plan.</li> <li>+ Final inspection is required by the Engineering Services Staff prior to connection to the sanitary or storm sewer.</li> </ul>	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](mailto:permitcenter@puyallupwa.gov)