



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRGR20241060

July 30, 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:

Engineering Civil Review	Jamie Carter	(253)435-3616	JCarter@puyallupwa.gov
<ul style="list-style-type: none"> - See submittal requirements for this permit and PMC 21.14 for other requirements. Submit Estimate of Probable Cost, Storm Water Pollution Prevention Plan (submitted SWPPP is acceptable, but extract SWPPP from Stormwater report and submit as stand alone document), Inadvertant Discovery Plan, Proof of Contractor's insurance, and DRAFT Clear, Fill and Grade bond. Once the total for the Estimate of Probable Cost is approved then the bond amount shall be that amount. The more complete and thorough the submittal of these documents, the quicker permit approval can happen. Many of these (contractor's insurance, IDP, SWPPP) can be used for the civil submittal as well, but will be required prior to work starting under this permit. - Remove all references and design elements related to pervious parking or walkway areas. The site soils and variable ground water are known to be non-conductive to infiltration and the school's bio-swale and pond is adequately sized for the impervious expansion of these areas. - This site is very tight. Applicant should consider designating other areas of the campus for construction parking, equipment and material laydown and stockpile areas. - Are these the methods the contractor is going to use? We almost never see these types used. We commonly just see the inserts (witches hats). Include the actual storm barrier to be used (generic detail ok). [1060 PLAN SET, Sheet C3] - Ensure that all plans and reports across the demo permit, the CUP, the civil permit, and the clear, fill and grade match and are consistent with each other. Remove extraneous reports and information (Track and Field improvements, old soils reports, etc.) for ease of review. - Curb cut must be eliminated. Show details of new curb, gutter, and sidewalk to replace defunct driveway under civil plans. [1060 PLAN SET, Sheet C2] 			
Planning Review	Josh Kubitza	(253)284-0214	jkubitza@ahbl.com
<ul style="list-style-type: none"> - Additional Submittal Item Required: Existing trees on the site which are larger than 15" in Diameter at Breast Height (DBH) are considered to be 'significant trees' and must be retained, where possible. If your site includes any significant trees, then you must include a tree risk assessment completed by a certified arborist. Any significant trees healthy enough to be retained in planned or required landscape areas should be retained and shown on the landscape plans. The arborist report should include a statement if it would be possible to retain any significant trees within the 30-foot buffer with the proposed rain garden. See Vegetation Management Standards Plan Page 19 for criteria for significant tree retention. - The clear and grading exceeds the 500 CYS cut/fill SEPA exemption. As such, SEPA review will be required. PLCUP20240037 includes SEPA review for the project and the city is unable to have two active SEPA reviews for the same project. Therefore, the project will need to be revised to include less than 500 CYS cut/fill or will need to wait for the PLCUP20240037 SEPA determination to be issued. - Sheet C2: It isn't clear what the clearing limits are for if all the sidewalk, pavement, and curb will remain. If parking is removed as part of the grading permit, the number of parking spaces shall be provided elsewhere. - Sheet C2: Add notes that parking shall remain open for school use or describe the temporary impacts and mitigation. 			

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 https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal for more information.	Engineering Division	Resolved
Prior to Issuance	Email a signed Inadvertent Discovery Plan to RBUCK@PUYALLUPWA.GOV .	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 hours 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

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