



March 20, 2023

City of Puyallup
Engineering Division
333 South Meridian
Puyallup, WA 98371

Project: Pierce College Puyallup Parking Improvements, AHBL No. 2200718.12
Subject: Response to Permit Review Correction Letter Comments dated March 10, 2023
Permit Application No. PRCCP20220189

Civil Engineers

Structural Engineers

Landscape Architects

Dear Permit Center Staff:

Community Planners

This letter is in response to the Permit Review Correction Letter comments dated March 10, 2023, regarding the above referenced project. The comments are included below (verbatim) for your reference. Our responses are shown in **bold** after each comment.

Land Surveyors

Neighbors

Engineering Civil Review

- ◆ 1. Provide the city an easement against the title to review for the preserved dispersion flow path area. This will be required prior to permit issuance. [civils, pg 13]

Response: The easement is provided with this submittal.

Sent back final edit 3.28.23

- ◆ 2. Previously, the area from the east outfalled from the existing pond and dispersed into the landscape of this area. How much water is expected to be bypassed to College Way into Wildwood Creek? This additional water needs to be discussed/mitigated in the stormwater report. Be sure to include this area in the flow control analysis. [civils, pg 10]

Response: Parking Lot A has been removed from this submittal.

- ◆ 3. The bottom 4' of the flow control manhole is dead storage. The datum of the structure for the WWHM calculation is the invert elevation of the outlet pipe. Revise the location of the orifice 1 for both control structures to be above the outlet pipe 0.5' in a location that a 0.75" diameter orifice can be constructed. [civils, pg 19]

Response: As discussed in our meeting on March 15, 2023, the configuration of the flow control manhole matches the City of Puyallup Standard Detail 02.01.07 for a flow control manhole; no changes are required.

- ◆ 4. Provide the runoff treatment selection flow chart [drainage report, pg 10]

Response: Figure V-2.1.1, Treatment Facility Selection Flow Chart, has been added to the Storm Report as Exhibit A-13.

TACOMA

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- ◆ 5. Indicate the wetland letters on this map. [Drainage report, pg 31]

Response: The names of the wetlands have been added to Exhibit A-11.

- ◆ 6. Per the critical area report, it does not appear that Wetland B protrudes into the proposed project parking lot limits. Additionally, per section I-2.4.2 Redevelopment, it does not appear that wetland protection allows for a wetland basin exchange. The intent of the Ecology manual is to maintain the hydroperiod of the existing wetland. What is the intent with the basin exchange if still proposed? [drainage report, pg 26]

Response: As discussed in our meeting on March 15, 2023, Wetland B does not protrude into the proposed Parking Lot B limits. However, the project proposes to reroute 0.02 acre of pervious area that is currently upstream of the wetland in the existing condition. Therefore, 0.02 acre of upstream pervious area is being removed from the Wetland B tributary area. To amend this, the project is adding 0.02 acre of pervious area to the Wetland B tributary area, as shown in Exhibit A-7 of the Storm Report. The wetland itself is not being exchanged, just a portion of the area tributary to the wetland. The exchange allows the wetland basin area to remain unchanged. Additionally, this exchange is allowed by the Ecology Manual.

- ◆ 7. The requirements for MR 8 apply to projects whose stormwater discharges into a wetland, directly or indirectly through a conveyance system. Provide a hydroperiod analysis for the existing wetland at the NW corner of the property (off-site wetland) for parking lot A. The Ecology manual requires a 1 mile off-site analysis (Section I-3.5.3). Additionally, provide a hydroperiod analysis for the wetland in the SE corner of the site that parking lot B and C drain to. [drainage report, pg 11]

Response: Parking Lot A has been removed from this submittal, so the offsite wetland to the northwest of the site is no longer affected. As discussed in our meeting on March 15, 2023, the hydroperiod calculations for the wetland at the southeast corner that parking lots B and C ultimately outfall to are provided as Appendix B-4 in the Storm Report.

- ◆ 8. Discuss the off-site wetland just NW of the lot within this offsite analysis section. [drainage report, pg 11]

Response: Parking Lot A has been removed from this submittal, so the offsite wetland to the northwest of the site is no longer affected.

- ◆ 9. Include the pond area being picked up from the east in this capacity analysis. [drainage report, pg 180]

Response: Parking Lot A has been removed from this submittal.

- ◆ 10. The applicant shall contact Williams Gas' Matthew Kautzman at matt.kautzman@williams.com or (253) 377-6146 to schedule a survey of the gas pipeline easement before construction is initiated. Matthew may need access to neighbors' property to complete the survey. The applicant shall submit a copy of Matthew's survey



for the pipe and paving approval within the easement to the City before proceeding.
[civils, pg 9]

Response: Parking Lot A has been removed from this submittal.

- ◆ 11. Text overlap [civils, pg 11]

Response: Parking Lot A has been removed from this submittal.

- 12. 4/C4.3 is the detention pipe access riser detail. Revise they keynote to the correct detail [civils, pg 21]

Response: The detail callout has been corrected.

- ◆ 13. City standards require a minimum 8" pipe diameter for lateral pipes. Provide a capacity analysis or upsize the pipe to 8" [civils, pg 10]

Response: Parking Lot A has been removed from this submittal.

- ◆ 14. Remove this parking stall to allow for full access (remove turn arrow). See sight distance exhibit [civils, pg 15]

Response: The parking stall has been relocated. The turn arrow and right turn only sign has been removed.

- ◆ 15. Include updated landscape plans during the next submittal. [civils, pg 1]

Response: The landscape plans are included with this submittal.

Engineering Traffic Review

- 1. Modify landscaping design as needed to meet sight distance standards.

Response: The landscape design has been modified to meet sight distance standards.

- 2. Sheet L3.3 - As previously directed, remove conifer tree from planting area C.

Response: Landscape design has been modified to meet sight distance standards.

Public Works Water Review

- 1. Pierce College Parking Improvements-combined Sheet L3.1: Maintain a 3-foot clear zone around fire hydrant, water meter and DCVA boxes. No trees within 10-feet of water features.

Response: Parking Lot A has been removed from this submittal.



2. Pierce College Parking Improvements Sheet L3.2 Provide a 3-foot clear zone around fire hydrant, water meter, DCVA, PIV, and FDC

Response: Three-foot clear area provided around fire hydrants, etc.

3. Pierce College Parking Improvements Sheet L4.2: According to Record Drawings the 2-inch water meter located 1-foot, 6-inches east of fire hydrant and 4-foot, 9-inches south of fire hydrant is for the buildings domestic water use. The 1-inch irrigation meter is located 38-foot west of fire hydrant and 5-foot, 4-inches south of fire hydrant.

Response: Thank you for this information. The irrigation design has been modified accordingly.

4. Pierce College Parking Improvements Sheet C3.1: The existing water main is 8-inch ductile iron not 12-inch as called out.

Response: Parking Lot A has been removed from this submittal.

5. No landscape plans were submitted.

Response: The landscape plans are included with this submittal.

If you have any questions, please call me at (253) 383-2422.

Sincerely,

Claire F. Hovde
Project Engineer

CFH/Isk

- c: Bill Fierst, Stuart Johnson - AHBL
Andy Hartung - McGranahan