Civil Comment Responses

Permit #: PRCCP20230107

Date: 7/10/2023

Project Name: 2401 Inter

Comment Responses in BLUE

ENGINEERING - CIVIL	See Document Markup	Include the engineering approval block on the plan sheets. [civils, pg 1]	Done	Anthony Hulse	CV1
	See Document Markup	See all prelminary site plan comments and update the civil plans accordingly. [civils, pg 1]	Done C2	Anthony Hulse	CV1
	See Document Markup	Provide proposed cut and fill amounts. [civils, pg 1]	Added C1	Anthony Hulse	CV1
	See Document Markup	Revise note 1 to reference CS 01.02.0a on sheet C13. [civils, pg 3]	Notes Changed	Anthony Hulse	CV3
	See Document Markup	Provide a legend for the plan set. Be sure to include existing and proposed linetypes and hatches. [civils, pg 3]	See Cover Sheet	Anthony Hulse	CV3
	See Document Markup	Provide a plan for temporary stormwater mitigation to detain stormwater flows equal to the 100 year/24 hour storm event. [civils, pg 3]	Added Baker tanks C3	Anthony Hulse	CV3
	See Document Markup	Include the name of the abutting street. [civils, pg 5]	Included	Anthony Hulse	CV5
	See Document Markup	Provide invert elevations for the sewer connection to the main, cleanouts and connection to the proposed building. [civils, pg 5]	Added C4	Anthony Hulse	CV5
	See Document Markup	Include the existing and proposed contours on grading sheet. [civils, pg 5]	Shown C4	Anthony Hulse	5
	See Document Markup	Place a structure at the bend of this storm pipe. [civils, pg 5]	CB added C4	Anthony Hulse	5
	See Document Markup	Per city standard stormwater pipe shall be only PVC, concrete, Ductile Iron or dual walled polypropylene. Revise the proposed CPEP pipe. [civils, pg 5]	Revised C4	Anthony Hulse	5
	See Document Markup	Provide a detail for the proposed Contech water quality system. [civils, pg 14]	Added C9	Anthony Hulse	
	See Document Markup	Revise the white hatch to grey to show match the rest of the proposed asphalt. [civils, pg 6]	Done C5	Anthony Hulse	6
	See Document Markup	Clearly show the edges of the property boundary lines. [civils, pg 6]	Done C5	Anthony Hulse	6
ENGINEERING - CIVIL	See Document Markup	Show the extents of the right of way. Include the Inter Ave roadway name. [civils, pg 6]	Shown C5	Anthony Hulse	6
	See Document Markup	create a zoomed in section view of both proposed ADA ramps. Include spot elevations at all corners of the landing and ramp. Ensure a 2% cross slope and maximum 8.33% run slope. [civils, pg 6]	Added, See C14	Anthony Hulse	6
	See Document Markup	Continue the sidewalk straight along Inter Ave. Remove this transition. [civils, pg 6]	Done C5	Anthony Hulse	6
	See Document Markup	Create a note on this detail and frontage plans that states the trees will be installed at the back of the sidewalk. [civils, pg 9]	Added C5	Anthony Hulse	9
	See Document Markup	It does not appear that the porous pavement overflow detail is proposed or applicable to this project. Revise accordingly. [civils, pg 9]	Removed	Anthony Hulse	9

	See Document Markup	Show the half street improvement transition past the road centerline per CS 01.01.19 on the plan view. [civils, pg 6]	Extended C5	Anthony Hulse	6
	See Document Markup	Continue the sidewalk straight along this section.[civils, pg 6]	Done C5	Anthony Hulse	6
	See Document Markup	Relocate the arrow to existing water meter for construction note 16. [civils, pg 6]	Meter shown more clearly C5	Anthony Hulse	6
	See Document Markup	The city is requiring these street trees to be at the back of the proposed sidewalk. See planning's comments. [civils, pg 6]	Noted	Anthony Hulse	6
	See Document Markup	Reference that these are City of Puyallup roadway plan notes. [civils, pg 9]	Added	Anthony Hulse	9
	See Document Markup	Detail 11 and 13 on this sheet are illegible. [civils, pg 10]	Decompressed file. Should be more legible	Anthony Hulse	10
	See Document Markup	A portion of the water system notes are illegible. [civils, pg 11]	Repaired C10	Anthony Hulse	11
	See Document Markup	The dimensions of this stormtech detail 2 are illegible. [civils, pg 13]	Decompressed file. Should be more legible	Anthony Hulse	13
	See Document Markup	Dimension the propoosed stormtech detention system. [civils, pg 5]	Done C4	Anthony Hulse	5
	See Document Markup	Show catch basins within the right of way which will require inlet protection. [civils, pg 3]	Added C3	Anthony Hulse	3
	See Document Markup	Groundwater was determined to be 2.5' below the existing ground surface during the wet season. The proposed detention vault excavation will require dewatering. Show the location of proposed baker tanks for dewatering. [civils, pg 3]	Added C3	Anthony Hulse	3
	See Document Markup	Show the temporary excavation proposed for the stormtech chambers. [civils. pg 3]	Added C3	Anthony Hulse	3
	See Document Markup	Show the connection from the roof downspouts to the stormtech chamber. This area is considered non pollution generating and may bypass the water quality filter. [civils, pg 5]	Added C4	Anthony Hulse	5
	See Document Markup	Proposed? [civils, pg 6]	Yes, rewritten C5	Anthony Hulse	6
	See Document Markup	Show minimum gutter slope flow to be 0.5% for the proposed curb. [civils, pg 6]	Added C5	Anthony Hulse	6
	See Document Markup	Revise overlapped text within the profile view. [civils, pg 6]	Revised C5	Anthony Hulse	6
ENGINEERING - CIVIL	See Document Markup	It appears a gutter drain catch basin is warranted on the west side of the frontage to collect stormwater gutter runoff. [civils, pg 6]	Added C5	Anthony Hulse	6
	See Document Markup	Will this be 9" or greater? [civils, pg 14]	9"	Anthony Hulse	14
	See Document Markup	Define the required sump depth. [civils. pg 14]	Added to plan. Will be recommended 24"	Anthony Hulse	14

	See Document Markup	Will the flow control structure be installed within the stormtech chamber area or a downstream structure? Provide clarity and a detail for the proposed notch and orifice elevation and size. If located downstream, utilize city standard 02.01.07. [civils, pg 14]	Yes, added	Anthony Hulse	14
	See Document Markup	Provide a parts breakdown list for the number of chambers and endcaps required for installation of the stormtech system. [civils, pg 14]	See Detail 32, page 13	Anthony Hulse	14
	See Document Markup	Revise the reference for soil amendment from the 2021 Pierce County Stormwater manual to either CS 01.02.08a or the 2019 DOE manual for Western Washington. [D Report]	Revised	Anthony Hulse	DR1
	See Document Markup	Provide a basin map visually showing these values in Table 1. [D Report, pg 7]	Added	Anthony Hulse	DR2
	See Document Markup	Provide 2019 DOE flow charts for MR 5, MR 6 and MR 8 as described in the preliminary site plan PLLPSP20220172 review. [D Report, pg 14]	Provided	Anthony Hulse	DR14
	See Document Markup	Provide a basin map providing proposed pervious and impervious areas. [D Report, pg 23]	Added	Anthony Hulse	DR23
	See Document Markup	Table 1 of this report states the the proposed landscape is 20,150SF which is 0.46acres. Revise this area. [D Report, pg 26]	Revised	Anthony Hulse	DR26
	See Document Markup	Table 1 of this report state the asphalt parking is 55,450SF which is 1.27 acres. What is the additional area representing? [D report, pg 26]	Additional area is to oversize system for option 2 site plan.	Anthony Hulse	DR26
	See Document Markup	It does not appear that the minimum requirement for the flow control standard has been met via this continuous modeling. [D Report, pg 37]	New report ran	Anthony Hulse	DR37
	See Document Markup	Revise the O&M manual information to refer to the 2019 DOE manual. [D Report, pg 66]	Done	Anthony Hulse	DR66
	See Document Markup	Include a comment response letter addressing the city's markups in the resubmittal. [civils, pg 1]	Done	Anthony Hulse	CV1
	See Document Markup	Provide a downstream analysis showing the conveyance system has capacity for the 25-year, 24 hours storm event. [D Report, pg 10]	Added	Anthony Hulse	DR10
	See Document Markup	There is no MR 10 within the 2019 DOE manual. Remove this section. [D Report, pg 11]	Removed	Anthony Hulse	DR11
	See Document Markup	Provide a downstream analysis showing the conveyance system has capacity for the 25-year, 24 hours storm event. [D Report, pg 13]	Added	Anthony Hulse	DR13
	See Document Markup	Date the stamp during the next submission. [civils, pg 1	Done	Anthony Hulse	CV1
	See Document Markup	Show proposed parking striping on this sheet. [civils, pg 2]	Done	Anthony Hulse	CV2

	See Document Markup	Provide an energy dissipater BMP to inhibit erosion of the swale for the water discharged to this swale. [civils, pg 5]	Done	Anthony Hulse	CV5
	See Document Markup	Show the existing catch basin that is located just off-site that will collect the stormwater runoff discharged to this swale. The CB was installed per civil permit E-20-0137. [civils, pg 5]	Location Shown	Anthony Hulse	CV5
	See Document Markup	Show proposed improvements within the right of way on this sheet. [civils, pg 2]	Shown	Anthony Hulse	CV2

ENGINEERING - TRAFFIC	Other/Miscellaneous	Show preliminary locations of City standard streetlights. Streetlights must be placed outside ADA wheelchair ramp area. City preference is to have street light base completely outside the ramp and sidewalk.	Done	Meico Hutchens	
	Other/Miscellaneous	Show frontage design with 8ft sidewalks with street trees behind sidewalk.	See Landscape Plan	Meico Hutchens	
	Other/Miscellaneous	Based on existing pavement conditions of Inter Ave, half-street paving will be required.	Noted	Meico Hutchens	
PUBLIC WORKS - WATER	See Document Markup	CIVIL PLANS Sheet C5: Change sheet title to Grading, Drainage, Sewer, and Water Plan	Updated to say Utility	Brian Johnson	CV5
	See Document Markup	CIVIL PLANS Sheet C5: Fire hydrant needs its own 6-inch gate valve and hydrant run off the 8-inch water main run. Relocate the 8-inch water main to the east enough to support a 2-foot hydrant run, a 6-inch gate valve, and an 8-inch MJ x 6-inch Fl tee with an 8-inch MJ plug to the north.	Added	Brian Johnson	CV5
	See Document Markup	CIVIL PLANS Sheet C5: The domestic water service meter size is not called out. To eliminate an additional service crossing on Inter Ave, tap the proposed 8-inch water main and set the water service meter at the back of sidewalk, as far to the west as possible to avoid large truck off-tracking. Install the above ground RPBA - not DCVA 3-feet north of meter. RPBA size should match water meter size. Run appropriate size poly pipe from back of RPBA to building.	Done	Brian Johnson	CV5
	See Document Markup	CIVIL PLANS Sheet C5: Please note that the maximum fire flow from a dead-end 8-inch water main run is 1,560 GPM. If greater flow is needed, the water main size will need to be up-sized or an 8-inch loop line will need to be created.	Noted	Brian Johnson	CV5
	See Document Markup	CIVIL PLANS Sheet C6: The domestic water service meter size is not called out. To eliminate an additional service crossing on Inter Ave, tap the proposed 8-inch water main and set the water service meter at the back of sidewalk, as far to the west as possible to avoid large truck off-tracking. Install the above ground RPBA - not DCVA 3-feet north of meter. RPBA size should match water meter size.	Done	Brian Johnson	CV6

PUBLIC WORKS - WATER	See Document Markup	CIVIL PLANS Sheet C6: The 8-inch wet tap will need to be shifted to the east to make room for a fire hydrant run - see comment on Sheet C5. If this does not allow room for the water meter to be set at back of sidewalk, 8-inch 45-degree bends will need to be installed north of the water service tap.	Done	Brian Johnson	CV6
	See Document Markup	CIVIL PLANS Sheet C6: Show the existing water service to be abandoned.	Shown	Brian Johnson	CV6
	See Document Markup	CIVIL PLANS Sheet C6: Is an irrigation service needed for this site? If so, call out the size and location of the meter. Protect with the same size DCVA. If irrigation will come off the domestic water service, install the irrigation tee between the meter and RPBA and protect the irrigation line with a DCVA.	Yes, added	Brian Johnson	CV6
	See Document Markup	CIVIL PLANS Sheet C11: Select the water meter size and remove the standard detail not needed.	Done	Brian Johnson	CV11
	See Document Markup	CIVIL PLANS Sheet C11: If irrigation will be added to this plan set, keep this detail. Add or replace with City Standard detail 03.04.02 2-inch or smaller RPBA installation for the domestic service.	Replaced	Brian Johnson	CV11
	See Document Markup	1969LSE LS SET Sheet L1: No trees within 10-feet of any water main.		Brian Johnson	LS1
PUBLIC WORKS - COLLECTION	See Document Markup	Existing catch basin, in current gravel driveway is not reflected on plans. This structure will need to be removed and replaced to the curb line. Place between gutter crossing and ADA ramping to keep new pipe crossing as perpendicular as possible [Civil Plans; C6]	CB is not shown on survey or most current satellite or survey. New CB location shown.	Josh Grbich	CV6
	See Document Markup	Existing 8 inch storm pipe will need to be replaced with 12 inch, from new catch basin to the existing. [Civil Plans; C6]	Changed	Josh Grbich	CV6
	See Document Markup	The existing concrete sanitary lateral tap for the house on site is located 3.5 feet east of the manhole. This lateral should be renewed to current standards and not replaced with a new tap. Reference water division comments about relocation of proposed residential connection. [Civil Plans; C6]	Changed	Josh Grbich	CV6
	See Document Markup	All existing sanitary main along this project is 8 inch concrete. [Civil Plans; C6]	Changed	Josh Grbich	CV6
PUBLIC WORKS - STREET	See Document Markup	This should be our current standard: compacted base, 10" sub base material, 2" crushed surfacing and 4" HMA...6" HMA from our arterial standard preferred pg 8	Changed	Scott Hill	8
	See Document Markup	should be 4" min, prefer 6" min, heavy truck traffic pg 9	Note added	Scott Hill	8

DEVELOPMENT REVIEW TEAM (DRT) LETTER / PRCCP20230107 / EJ Poultry / 2401 Inter Ave

	PLANNING REVIEW - NABILA COMSTOCK 253-770-3361	Revised Sheet	Respone / correction made
1	Trees are required to be planted at least 10' away from water lines. Substitute these trees with ground cover and shrubs.	L1	Trees within 10' of water lines have been substituted with ground cover and shrubs.
2	Estimate total yards required to meet 8" min. depth soil standard for all landscaped areas. The contractor will be required to submit delivery tickets to verify.	L1	A note has been placed on the landscape plan with this requirement. 10,500 sq.ft. = 260 cubic yards of topsoil
3	A min. of 25% of shrubs and ground covers shall be native to the Puget Sound region. Please call out natives on the plant schedule for easy identification.	L1	Plant schedule has < 25% native shrubs and grounds covers native to the Puget Sound.
4	Storm water facilities, including bioretention areas, swales, and raingardents, shall be landscaped in accordance with SLD-02 contained in the VMS.	N/A	The storm design doesn't have a swale or bioretension area.
5	Sight distance standards, adjacent to public right of ways and points of access, no fences or landscape material shall exceed three feet above the local finished grade.	L1	The trees and shrubs have been revised to reflect this requirement. Site plan now shows area for sight distance standards.
6	The cities VMS outlines specific treatment "types" that are required to be adhered to, dependent upon the yard area the landscapeing is located within.	L1	All perimeter buffers and landscape island landscaping are shown.
7	All trash containers shall be screened by fences, walls, or substantial sight obscuring landscaping.	L1 / C2	Trash enclosures have been located on the plan set with 2 options.
8	All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped.	L1	All portions of the property are landscaped exept for the building pad and the wetland area which will remain untouched until further approval from Ecology.
9	Street tree soil requirements. See section 8.2 of the VMS. Copy and paste the applicable section for street tree topsoil and place on plans as requirement.	L3	Show all od 8.0 COP notes on sheet L3
10	Integrate city standard detail 01.02.03 - root barrier detail	L2	Detail has been added.
11	Integrate city standard detail 01.02.07 - street tree planting detail	L2	Detail has been added.
12	Section 8.3 of the VMS requires (4") of organic mulch or wood chips. Integrate city standard detail 01.02.08a - soil amendment and depth.	L2 / C12	Detail has been added.
13	All of section 8.2(b) of the VMS shall be added into the planting notes / details of the final landscape plan sheets.	L3	Notes have been added.
	Section 12.3 (d) specifies min. size and plant quality requirements. 1" DBH min. for most new street trees. Integrate the Street Tree Installation Standards Table (page 25 of the VMS) into plan sets. Please observe required spacing standards, as outlined in the table, when preparing drawings. The city has required species mix requirements based on the quantity of the street trees to be planted.	L2	Table shown on sheet L2.
1	See section 12.6 of the VMS for more information. Some common species of street trees are phohibited due to overuse and other reasons. Check section 12.11. The city's policy is to plant the largest canopy tree for the rooting / overhead space available (section 12.4). Please note this when specifying a tree for the planter strip.	L1	The street trees are class III & IV approved trees.
2	Section 12.11 of the VMS lists prohibited trees species. If overhead power exists please choose from class I list.	N/A	Overhead power doesn't exist along Inter Ave.

3	A mixture of trees shall be provided if 16 or more trees are provided.	L1	A mixture has been provided.
4	Internal parking lot landscape area is required to meet 5% of total parking lot area. Verify this landscape area meets the required distance from utilities per the VMS street tree installation standards table in VMS chapter 12.4.	L1 / C2	Total asphalt parking lot is 55,686 sq.ft. in option #2 with wetland paved over. Total landscape island is 2,948 sq.ft. = 5.3%. This landscape area does meet the required distances per VMS chapter 12.4
5	Ensure landscaping in parking lot island meets the intent of the type IV design requirements.	L1	The parking lot islands meet the type IV design requirements.
6	Please include proposed parking stalls on the civil plan set.	L1 / C2	Parking stalls have been shown.
7	No tree plantings are allowed within 5' from hydrants.	L1	5' radius has been shown on the landscape plan & plants moved.
8	Existing chainlink fencing along property lines will need to be replaced with site obscuring fencing.	L1 / C2	A 6' high site obscuring fencing shall be installed.
9	Site obscuring fencing along Inter Ave shall be required.	L1 / C2	A 6' high site obscuring fencing shall be installed.
10	12', Type II perimeter landscaping is required along front / Inter Ave. Street trees must be planted on back of sidewalk, ensure there is space for this and the 12' perimeter landscaping.	L1	Plans have been updated.
11	Landscaping along front / Inter Ave. must be Type IIB landscaping.	L1	Plans have been updated to show type IIB landscaping.
12	This proposed tree is too close to the SD line.	L1	Tree has been moved 10' away from SD line.