City of Puyallup
Engineering Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRCCP20230970

August 31, 2023

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	**Mark Higginson**	**(253)841-5559**	**MHigginson@PuyallupWA.gov**

- Called out twice.
[Storm Report; Pg 1 of 164]
- Revise page numbering to align with the report sections.
[Storm Report; Pg 4 of 164]
- Parcel ...054.
Storm Report; Pg 5 of 164]
- The storm report should be written to reflect the overall 'common plan of development' to ensure adequate storm facilities and site discharge compliance... that includes both Phase 1 and Phase 2. Revise accordingly.
[Storm Report; Pg 5 of 164]
- Revise table to account for the overall 'common plan of development' (both Phase 1 and Phase 2).
[Storm Report; Pg 5 of 164]
- Breakout surface areas by phase and basin. (See basin exhibit comments, Fig. 5).
[Storm Report; Pg 5 of 164]
- Breakout Shaw Rd and Pioneer frontages separately.
[Storm Report; Pg 5 of 164]
- Add commentary that the existing storm pond is located in the SE corner of the site and will be converted to an underground facility as part of this project.
[Storm Report; Pg 6 of 164]
- For the STORM REPORT ONLY, provide both the Phase 1 and Phase 2 grading and drainage plans in Appendix A. Identify the phase boundary on the plans.
[Storm Report; Pg 8 of 164]
- Use 10yr developed inflow flow rate due to discharge to a regulated stream (Pioneer Ditch). If the TESC pond discharge location is into a pipe at the intersection, it is acceptable to use the 2yr developed inflow flow rate.
[Storm Report; Pg 8 of 164]
- Add Interceptor Swales, Check Dams, and TESC pond (per CSWPPP).
[Storm Report; Pg 8 of 164]
- Coordinate the 13 elements with the review comments on the CSWPPP.
[Storm Report; Pg 8 of 164]
- As mentioned previously, provide the LID Performance/Duration Curves to ensure compliance.
[Storm Report; Pg 11 of 164]
- Add: "2yr" .
[Storm Report; Pg 11 of 164]
- pipe.
[Storm Report; Pg 11 of 164]
- Verify-24in called out on civil plans.
[Storm Report; Pg 11 of 164]
- Revise-"stream/ditch".
[Storm Report; Pg 11 of 164]
- Add: "mitigated".
[Storm Report; Pg 12 of 164]

- Clarify-Does this include the Phase 2 PGHS?. Phase 2 needs to be addressed as part of the 'Common Plan of Development'.
[Storm Report; Pg 12 of 164]
- Discuss Shaw Road frontage and Pioneer Way frontage WQ aspects.
[Storm Report; Pg 12 of 164]
- NOTE: Shaw Road approach exceeds 5000sf of bypass PGHS and must be treated prior to discharge to the public conveyance system.
[Storm Report; Pg 12 of 164]
- Add: "emergency vehicle".
[Storm Report; Pg 12 of 164]
- The landuse application analyzed the site as one basin with one point-of-compliance (POC) which was acceptable for preliminary design. However, the commercial area and the multi-family area, including Phase 2 improvements, are separate sub-basins with one POC. Provide WWHM calculations which reflect the specific surface area types of each subbasin and the specific vault and control structure sizing for each subbasin.
[Storm Report; Pg 12 of 164]
- Discuss Shaw Road frontage and Pioneer Way frontage flow control aspects.
[Storm Report; Pg 12 of 164]
- Include Phase 2 improvements in the flow control design to ensure stormwater facilities are properly sized ('Common Plan of Development' rule).
[Storm Report; Pg 12 of 164]
- "The"?
- MR9 should reflect O&M requirements for the entire stormwater system onsite...suggested language "An operation and maintenance manual that is consistent with the provisions of PMC 21.10 and City Standards shall be provided for the proposed stormwater facilities and BMPs, and the parties responsible for the operation and maintenance shall be identified."
[Storm Report; Pg 13 of 164]
- The geotech report actually states that permeable paving and other BMPs may be possible. Clarify that it is the project's intent to comply with the LID Performance Standard rather than the List option.
[Storm Report; Pg 13 of 164]
- Revise-"stream/ditch".
[Storm Report; Pg 14 of 164]
- Suggest-"Offsite the pollution generating surface of Shaw Road frontage is not being expanded and the sidewalks will be permeable pavement."
[Storm Report; Pg 14 of 164]
- Revise-How is Pioneer Frontage going to be treated for water quality? (Over-detaining is not treatment methodolgy.)
[Storm Report; Pg 14 of 164]
- As previously mentioned, provide a backwater analysis of the Pioneer Avenue conveyance system as outlined in City Standards Section 204.3 considering the tailwater elevation (OHWM) of the Pioneer Avenue north ditch. The analysis shall include runoff from onsite (developed conditions) and offsite (existing conditions) basins tributary to the discharge location.
[Storm Report; Pg 15 of 164]
- Dedication of new ROW is required along Shaw Road and Pioneer frontages. Revise accordingly.
[Storm Report; Pg 15 of 164].
- Add: "A Stormwater Maintenance Agreement will be recorded at the time of Occupancy in accordance with City Standards."
[Storm Report; Pg 15 of 164]
- The applicant will be required to post a financial guarantee in accordance with PMC 21.10.160.

[Storm Report; Pg 16 of 164].
- Coordinate this sheet with the review comments associated with the CFG application.
[Storm Report; Pg 23 of 164].
- Coordinate these sheets with the review comments associated with the CFG application.
[Storm Report; Pg 24 of 164].
- Coordinate storm sheets with the review comments associated with the civil plans.
[Storm Report; Pg 29 of 164].
- The Basin Map should reflect the overall 'common plan of development' to ensure adequate storm facilities are constructed and site discharge compliance... that includes both Phase 1 and Phase 2. Revise accordingly.
[Storm Report; Pg 34 of 164]
- Provide a surface area breakdown by phase and basin name. For example, PH1 MF Roof area = _____sf (ac). Provide a total for each basin breakdown. Also, include the frontage bypass basins.
[Storm Report; Pg 34 of 164]
- Identify the Pioneer Frontage Basin.
[Storm Report; Pg 34 of 164]
- Identify the Shaw Rd Frontage Basin.
[Storm Report; Pg 34 of 164]
- Identify the Phase I and Phase II basins.

[Storm Report; Pg 34 of 164]
- Clarify-The civil plans appear to show this area being bypassed.
[Storm Report; Pg 34 of 164]
- Per prior comment, include the groundwater monitoring results associated with Monitoring Wells #1 and #2 in the geotechnical section.
[Storm Report; Pg 35 of 164]
- Provide the referenced Table 1 for completeness.
[Storm Report; Pg 88 of 164].
- Prior to Occupancy, submit a DRAFT version of the City's Stormwater Management Facilities Agreement with an O&M manual using the maintenance activities described in the City's Stormwater Site Management Plan. The agreement shall be recorded with the Pierce County Auditors Office.
[Storm Report; Pg 95 of 164]
- Provide R-Tank O&M information.
[Storm Report; Pg 95 of 164]
- Sizing calculations for the existing storm facility serving the properties south of the project has been deferred to Phase 2. It is the applicant's responsibility to ensure the replacement facility complies with the original design constraints and does not conflict with the proposed improvements.
[Storm Report; Pg 111 of 164]
- Does not agree with Table 1. Also, the pre-developed condition should include the disturbed areas for both Phase 1 and Phase 2 (common plan of development), and the frontage bypass basins.
[Storm Report; Pg 113 of 164]
- The developed area should be broken into the individual subbasins (commercial and multi-family (including the Phase 2 improvements)) to reflect each basin's surface area types and verify the specific vault and control structure sizing of each.
[Storm Report; Pg 114 of 164]
- Does not agree with Table 1.
Storm Report; Pg 114 of 164]
- Include both the Shaw Road and Pioneer Way frontages in the bypass basin(s) (common plan of development).
[Storm Report; Pg 115 of 164]

- See comments on Mitigated Basin Data sheet, Pg 114 of 164. Revise accordingly.
[Storm Report; Pg 117 of 164]
- Civil plans callout a riser height of 1.23ft for RT1. Revise calculations to reflect the actual control risers being used for each subasin.
[Storm Report; Pg 117 of 164]
- Civil plans callout RT1 height of 3.35ft and available storage depth of 4.1ft (4.6ft of storage minus 6in of sediment storage = 4.1ft). Revise calculations to reflect the actual vaults (RTanks) being used for each subasin.
[Storm Report; Pg 117 of 164]
- For the multi-family basin, provide calculations of available storage associated with the detention pipe.
[Storm Report; Pg 117 of 164]
- Ensure that the detention facilities have accounted for 6in of sediment storage per Ecology's requirements.
[Storm Report; Pg 117 of 164]
- As mentioned previously, in addition to the Stream Duration curves above, provide the LID Duration curves to ensure compliance with the LID Performance Standard.
[Storm Report; Pg 119 of 164]
- As mentioned previously, this output does not agree with the LID Duration curves. Provide the LID Duration curves to ensure compliance with the LID Performance Standard.
[Storm Report; Pg 129 of 164]
- Depending on the outcome of the LID analysis (duration curves indicate "fail"), the project will have to increase the detention facilities to meet the LID Performance Standard or choose the MR5 List option.
[Storm Report; Pg 129 of 164]
- See comments on Predeveloped Basin Data sheet, Pg 113 of 164.
[Storm Report; Pg 131 of 164]
- Break the onsite basin into the individual subasins (commercial and multi-family) to ensure the vaults and control structures are correctly sized for each. The WWHM modeling should reflect both Phase 1 and Phase 2 improvements (common plan of development).
[Storm Report; Pg 132 of 164]
- RM-20.
[Plans C-1; Pg 1 of 45]
- Locate address below Vicinity Map and add an abbreviated legal description below the title (1/4-section, Sec., Twp., Rng.)
[Plans C-1; Pg 1 of 45]
- Provide frontage improvement plans for Phase 1. (Per conversation w/ JMcInnis 07/19/23 frontage improvements will be a separate civil application). [Plans C-1; Pg 1 of 45]
- Add: Phase 1 to title.
[Plans C-1; Pg 1 of 45]
- Locate Vicinity Map in lower right-hand corner per CS Section 2.1.
[Plans C-1; Pg 1 of 45]
- Locate approval block in upper right-hand corner, all sheets, per CS Section 2.1.
[Plans C-1; Pg 1 of 45]
- Place North arrow correctly.
[Plans C-1; Pg 1 of 45]
- Augment the Construction Sequence-See example.
[Plans C-1; Pg 1 of 45]
- Callout earthwork quantities (cut/fill).
[Plans C-1; Pg 1 of 45]
- Callout the following information on all plan sheets:
Shaw Road // Pioneer Way // Show ROW lines and distance from centerline.

[Plans C-1; Pg 1 of 45]
- Callout the trash enclosure locations and provide detail(s). Reference City Standards 208.1 for requirements.
[Plans C-1; Pg 1 of 45]
- Per City Standards Section 1.8 provide a landscape plan with a utility overlay (water, sewer, storm) and ensure no trees are located within 10ft of utility equipment (meters, hydrants, CBs, etc).
[Plans C-1; Pg 1 of 45]
- Coordinate this sheet with the review comments associated with the CFG application PRGR20230972.
[Plans C-2; Pg 2 of 45]
- Place North arrow correctly.
[Plans C-2; Pg 2 of 45]
- Locate approval block in upper right-hand corner.
[Plans C-2; Pg 2 of 45]
- Verify-C4?
[Plans C-3; Pg 3 of 45]
- Verify-C5?
[Plans C-3; Pg 3 of 45]
- Callout stationing of approach centerline along Shaw Road.
[Plans C-3; Pg 3 of 45]
- Callout drive aisle width.
[Plans C-3; Pg 3 of 45]
- Provide detail.
[Plans C-3; Pg 3 of 45]
- Add: "(Typical)".
[Plans C-3; Pg 3 of 45]
- How is this area being captured for detention? If bypassed, revise basin exhibit in the storm report.
[Plans C-3; Pg 3 of 45]
- Provide auto-turn analysis for the largest anticipated vehicle that would access the site to ensure adequate radii an dimensioning. Coordinate with Shaw Road frontage plans.
[Plans C-3; Pg 3 of 45]
- Verify-The rim is called out to be approx. 7ft below TC?
[Plans C-3; Pg 3 of 45]
- Show High Point Break Line.
[Plans C-3; Pg 3 of 45]
- Coordinate with Sht C7.
[Plans C-3; Pg 3 of 45]
- Coordinate pipe alignment with Sht C7.
[Plans C-3; Pg 3 of 45]
- Coordinate structure reqt's with Sht C7.
[Plans C-3; Pg 3 of 45]
- Verify-SDCB?
[Plans C-3; Pg 3 of 45]
- Verify-SDCB?
[Plans C-3; Pg 3 of 45]
- Verify-SDCB?
[Plans C-3; Pg 3 of 45]
- Verify-is one curb inlet adequate for the tributary area?
[Plans C-3; Pg 3 of 45]
- Provide spot elevations at corners of raised crosswalk.

[Plans C-3; Pg 3 of 45]
- Verify-SDCB?
[Plans C-3; Pg 3 of 45]
- Verify-SDCB?
[Plans C-3; Pg 3 of 45]
- Verify-SDCB?
[Plans C-3; Pg 3 of 45]
- Coord IE with Sht C7.
[Plans C-3; Pg 3 of 45]
- Verify-SDCB?
[Plans C-3; Pg 3 of 45]
- Coord IE with Sht C7.
[Plans C-3; Pg 3 of 45]
- Callout radii of internal drive aisles and aisle widths. Or, show on a "dimensioning plan" sheet.
[Plans C-3; Pg 3 of 45]
- Provide ductile iron pipe for any storm conveyance with less than 3ft of cover.
[Plans C-3; Pg 3 of 45]
- Also identify existing contours as well the proposed contours.
[Plans C-3; Pg 3 of 45]
- Delineate the regulated floodplain on the plan.
[Plans C-3; Pg 3 of 45]
- Callout radii of internal drive aisles and aisle widths. Or, show on a "dimensioning plan" sheet.
[Plans C-4; Pg 4 of 45]
- Provide ductile iron pipe for any storm conveyance with less than 3ft of cover.
[Plans C-4; Pg 4 of 45]
- Also identify existing contours as well the proposed contours.
[Plans C-4; Pg 4 of 45]
- Readability.
[Plans C-4; Pg 4 of 45]
- Verify-C6?
[Plans C-4; Pg 4 of 45]
- Coordinate with Sht C8.
[Plans C-4; Pg 4 of 45]
- Verify-C3?
[Plans C-4; Pg 4 of 45]
- Clarify-curb inlets? Provide detail how this functions.
[Plans C-4; Pg 4 of 45]
- Show High Point Break Line.
[Plans C-4; Pg 4 of 45]
- Coordinate IE with Sht C8.
[Plans C-4; Pg 4 of 45]
- Show High Point Break Line.
[Plans C-4; Pg 4 of 45]
- Coordinate BC with CB Rim elev.
[Plans C-4; Pg 4 of 45]
- Show High Point Break Line.
[Plans C-4; Pg 4 of 45]
- Readability.

[Plans C-4; Pg 4 of 45]
- Identify contour within paving area (Typ).
[Plans C-4; Pg 4 of 45]
- Coordinate IE with Sht C8.
[Plans C-4; Pg 4 of 45]
- Show High Point Break Line.
[Plans C-4; Pg 4 of 45]
- Coordinate IE with Sht C8.
[Plans C-4; Pg 4 of 45]
- Verify-C3?
[Plans C-5; Pg 5 of 45]
- Callout radii of internal drive aisles and aisle widths. Or, show on a "dimensioning plan" sheet.
[Plans C-5; Pg 5 of 45]
- Provide ductile iron pipe for any storm conveyance with less than 3ft of cover.
[Plans C-5; Pg 5 of 45]
- Also identify existing contours as well the proposed contours.
[Plans C-5; Pg 5 of 45]
- Delineate the regulated floodplain on the plan.
[Plans C-5; Pg 5 of 45]
- Coordinate structure info with Sht C9.
[Plans C-5; Pg 5 of 45]
- Coordinate structure info with Sht C9.
[Plans C-5; Pg 5 of 45]
- Coordinate IE with Sht C9.
[Plans C-5; Pg 5 of 45]
- Coordinate structure info with Sht C9.
[Plans C-5; Pg 5 of 45]
- Coordinate structure info with Sht C9.
[Plans C-5; Pg 5 of 45]
- Identify contours w/in the drive aisle (Typ).
[Plans C-5; Pg 5 of 45]
- Coordinate structure info with Sht C9.
[Plans C-5; Pg 5 of 45]
- Verify-C6?
[Plans C-5; Pg 5 of 45]
- Coordinate structure info with Sht C9.
[Plans C-5; Pg 5 of 45]
- Coordinate structure info with Sht C9.
[Plans C-5; Pg 5 of 45]
- Verify-C4?.
[Plans C-6; Pg 6 of 45]
- Coordinate IE with Sht C10.
[Plans C-6; Pg 6 of 45]
- Callout radii of internal drive aisles and aisle widths. Or, show on a "dimensioning plan" sheet.
[Plans C-6; Pg 6 of 45]
- Provide ductile iron pipe for any storm conveyance with less than 3ft of cover.
[Plans C-6; Pg 6 of 45]
- Coordinate structure info with Sht C8.

[Plans C-6; Pg 6 of 45]
- Coordinate IE with Sht C8.
[Plans C-6; Pg 6 of 45]
- Coordinate structure info with Sht C8.
[Plans C-6; Pg 6 of 45]
- Coordinate IE with Sht C8.
[Plans C-6; Pg 6 of 45]
- Also identify existing contours as well the proposed contours.
[Plans C-6; Pg 6 of 45]
- Verify-C5?.
[Plans C-6; Pg 6 of 45]
- Coordinate IE with Sht C10.
[Plans C-6; Pg 6 of 45]
- Coordinate structure info with Sht C10.
[Plans C-6; Pg 6 of 45]
- Coordinate IE with Sht C10.
[Plans C-6; Pg 6 of 45]
- Coordinate IE with Sht C10.
[Plans C-6; Pg 6 of 45]
- Coordinate structure info with Sht C10.
[Plans C-6; Pg 6 of 45]
- Verify-C8?
[Plans C-7; Pg 7 of 45]
- Verify-4/C18?
[Plans C-7; Pg 7 of 45]
- Callout R-Tank IE.
[Plans C-7; Pg 7 of 45]
- Verify-C9?
[Plans C-7; Pg 7 of 45]
- Callout diameter and lid type.
[Plans C-7; Pg 7 of 45]
- Confirm-Type 2 CB or manhole?
[Plans C-7; Pg 7 of 45]
- Verify-1/C18?
[Plans C-7; Pg 7 of 45]
- Per prior comment, storm pipe downstream of the control structure is a conveyance pipe subject to City Stds (size, slope, etc.). Conveyance pipes that do not meet standards must be approved by the City Engineer via the Alternative Methods Request (AMR) process.
[Plans C-7; Pg 7 of 45]
- Callout IE.
[Plans C-7; Pg 7 of 45]
- Top of CB is below detention water surface elevation. Also, Sht C3 indicates the rim is 7ft below top of curb. Revise accordingly.
[Plans C-7; Pg 7 of 45]
- Min. 1ft of cover on DI pipe.
[Plans C-7; Pg 7 of 45]
- Min. 1ft of cover on DI pipe.
[Plans C-7; Pg 7 of 45]

- Verify-bottom of vault at 68.63, so 0% slope is not correct.
[Plans C-7; Pg 7 of 45]
- Changes in direction require CB.
[Plans C-7; Pg 7 of 45]
- SDMH...callout diameter and lid type.
[Plans C-7; Pg 7 of 45]
- Provide structure information.
[Plans C-7; Pg 7 of 45]
- Callout diameter and lid type.
[Plans C-7; Pg 7 of 45]
- Not acceptable to use the FC structure as a catch basin...single-use structure per City Standards.
[Plans C-7; Pg 7 of 45]
- Confirm-Type 2 CB or manhole?
[Plans C-7; Pg 7 of 45]
- Verify rim elevation...6ft riser + 05ft clear above top of riser results in an elevation of 74.5 to underside of the control structure.
[Plans C-7; Pg 7 of 45]
- Verify-36in called out on Sht 29 of 45.
[Plans C-7; Pg 7 of 45]
- WWHM calculations callout a riser height of 6ft. Revise accordingly.
[Plans C-7; Pg 7 of 45]
- WWHM calculations callout a riser height of 6ft. Revise accordingly.
[Plans C-7; Pg 7 of 45]
- Verify rim elevation...6ft riser + 05ft clear above top of riser results in an elevation of 74.5 to underside of the control structure.
[Plans C-7; Pg 7 of 45]
- Outlet.
[Plans C-7; Pg 7 of 45]
- Provide structure information.
[Plans C-7; Pg 7 of 45]
- Clarify-to be provided with Phase 2?
[Plans C-7; Pg 7 of 45]
- Clarify-there is no existing MH at this location.
[Plans C-7; Pg 7 of 45]
- Verify-based on ARG survey, this elevation is approx. 4ft below the storm conveyance system located at the intersection.
[Plans C-7; Pg 7 of 45]
- City Standards require 0.5% min pipe slope.
[Plans C-7; Pg 7 of 45]
- City Standards require 0.5% min pipe slope.
[Plans C-7; Pg 7 of 45]
- Callout 2ft min clearance to water line.
[Plans C-7; Pg 7 of 45]
- Readability.
[Plans C-7; Pg 7 of 45]
- Storm-Water conflict...revise accordingly.
[Plans C-7; Pg 7 of 45]
- Provide an "Overall" storm sheet showing the storm alignments.

[Plans C-7; Pg 7 of 45]
- NOTE: Shaw Road approach exceeds 5000sf of bypass PGHS and must be treated prior to discharge to the public conveyance system.
[Plans C-7; Pg 7 of 45]
- Provide ductile iron pipe for any storm conveyance with less than 3ft of cover.
[Plans C-7; Pg 7 of 45]
- Show locations of the roof drain connection to the storm system.
[Plans C-7; Pg 7 of 45]
- Provide utility crossing information.
[Plans C-7; Pg 7 of 45]
- Add Placeholder: "See Frontage Improvement Plans, Application _____".
[Plans C-7; Pg 7 of 45]
- Delineate the regulated floodplain on the plan.
[Plans C-7; Pg 7 of 45]
- Provide utility crossing information.
[Plans C-8; Pg 8 of 45]
- Provide ductile iron pipe for any storm conveyance with less than 3ft of cover.
[Plans C-8; Pg 8 of 45]
- Show locations of the roof drain connection to the storm system.
[Plans C-8; Pg 8 of 45]
- Add Placeholder: "See Frontage Improvement Plans, Application _____".
[Plans C-8; Pg 8 of 45]
- Verify-C7?
[Plans C-8; Pg 8 of 45]
- Provide structure information.
[Plans C-8; Pg 8 of 45]
- Callout diameter and lid type.
[Plans C-8; Pg 8 of 45]
- Confirm-Type 2 CB or manhole?
[Plans C-8; Pg 8 of 45]
- Verify-bottom of vault at 68.63, so 0% slope is not correct.
[Plans C-8; Pg 8 of 45]
- Callout R-Tank IE.
[Plans C-8; Pg 8 of 45]
- Verify-36in called out on Sht 35 of 45.
[Plans C-8; Pg 8 of 45]
- Verify-C10?
[Plans C-8; Pg 8 of 45]
- Callout diameter and lid type.
[Plans C-8; Pg 8 of 45]
- Callout diameter and lid type.
[Plans C-8; Pg 8 of 45]
- Confirm-Type 2 CB or manhole?
[Plans C-8; Pg 8 of 45]
- Confirm-Type 2 CB or manhole?
[Plans C-8; Pg 8 of 45]
- Verify-This is 4ft lower than the discharge main.
[Plans C-8; Pg 8 of 45]

- Verify-IE does not agree with pipe slope (0.84%).
[Plans C-8; Pg 8 of 45]
- Verify-This is 4ft lower than the discharge main.
[Plans C-8; Pg 8 of 45]
- Callout diameter.
[Plans C-8; Pg 8 of 45]
- Callout diameter.
[Plans C-8; Pg 8 of 45]
- Ensure no ponding along adjacent properties as a result of fill. (Typical) (May need to provide a storm conveyance system to collect ponded water).
[Plans C-8; Pg 8 of 45]
- Ensure no ponding along adjacent properties as a result of fill. (Typical) (May need to provide a storm conveyance system to collect ponded water).
[Plans C-8; Pg 8 of 45]
- Verify-C8?
[Plans C-10; Pg 10 of 45]
- Show locations of the roof drain connection to the storm system.
[Plans C-10; Pg 10 of 45]
- Callout R-Tank IE.
[Plans C-10; Pg 10 of 45]
- Provide ductile iron pipe for any storm conveyance with less than 3ft of cover.
[Plans C-10; Pg 10 of 45]
- Callout diameter.
[Plans C-10; Pg 10 of 45]
- Verify-12in called out on Sht 41 of 45.
[Plans C-10; Pg 10 of 45]
- Verify-C9?
[Plans C-10; Pg 10 of 45]
- Readability.
[Plans C-10; Pg 10 of 45]
- Callout diameter.
[Plans C-10; Pg 10 of 45]
- Identify existing and proposed contours.
[Plans C-10; Pg 10 of 45]
- Callout that the existing storm facility will be remediated during Phase 2.
[Plans C-10; Pg 10 of 45]
- Provide an "Overall" sheet for water and sewer showing alignments. (Okay to combine water and sewer on one sheet, if desired).
[Plans C-11; Pg 11 of 45]
- Clarify proposed tenant spaces. Any space involved with food preparation requires an external grease interceptor. If tenancy is unknown, it may be in the project's best interest to install a grease interceptor at this time rather than at time of Tenant Improvement.
[Plans C-11; Pg 11 of 45]
- Callout Sampling Connection per Std Detail 04.03.04.
[Plans C-11; Pg 11 of 45]
- Callout diameter.
[Plans C-11; Pg 11 of 45]
- Provide utility crossing information.

[Plans C-11; Pg 11 of 45]
- Coordinate pipe slope with existing elevations from the Record Dwgs associated with Permit E-21-0426.
[Plans C-11; Pg 11 of 45]
- Delineate the regulated floodplain on the plan.
[Plans C-11; Pg 11 of 45]
- Callout Sampling Connection per Std Detail 04.03.04.
[Plans C-11; Pg 11 of 45]
- Callout "existing".
[Plans C-11; Pg 11 of 45]
- Callout "existing".
[Plans C-11; Pg 11 of 45]
- Ductile Iron per Record Dwgs.
[Plans C-11; Pg 11 of 45]
- Verify-Record Dwgs indicate this connection as a simple tie-in to an existing stub and no structure.
[Plans C-11; Pg 11 of 45]
- Coordinate existing elevations with the Record Dwgs associated with Permit E-21-0426.
[Plans C-11; Pg 11 of 45]
- Coordinate pipe run with the Record Dwgs associated with Permit E-21-0426.
[Plans C-11; Pg 11 of 45]
- Coordinate existing elevations with the Record Dwgs associated with Permit E-21-0426.
[Plans C-11; Pg 11 of 45]
- East Side Sewer?
[Plans C-11; Pg 11 of 45]
- Verify-C12?
[Plans C-11; Pg 11 of 45]
- Identify the storm system background (typ).
[Plans C-11; Pg 11 of 45]
- Readability.
[Plans C-11; Pg 11 of 45]
- Callout diameter.
[Plans C-11; Pg 11 of 45]
- Provide 10ft of horizontal separation btwn water and sewer or encase sewer in accordance with Std Detail 03.01.03-1&2.
[Plans C-11; Pg 11 of 45]
- Callout diameter.
[Plans C-11; Pg 11 of 45]
- Verify-C13?
[Plans C-11; Pg 11 of 45]
- Provide utility crossing information.
[Plans C-12; Pg 12 of 45]
- Callout diameter.
[Plans C-12; Pg 12 of 45]
- Verify-C11?
[Plans C-12; Pg 12 of 45]
- Callout diameter.
[Plans C-12; Pg 12 of 45]
- Callout diameter.
[Plans C-12; Pg 12 of 45]

- Callout diameter.
[Plans C-12; Pg 12 of 45]
- Callout east and south pipes.
[Plans C-12; Pg 12 of 45]
- Callout diameter.
[Plans C-12; Pg 12 of 45]
- Clarify what is supposed to be happening here?
[Plans C-12; Pg 12 of 45]
- Revise IEs to reflect downstream system.
[Plans C-12; Pg 12 of 45]
- North IE = 69.08. Revise accordingly.
[Plans C-12; Pg 12 of 45]
- Callout diameter.
[Plans C-12; Pg 12 of 45]
- Verify-IE is below the downstream outlet pipe. Revise accordingly.
[Plans C-12; Pg 12 of 45]
- Verify-IE is below the downstream outlet pipe. Revise accordingly.
[Plans C-12; Pg 12 of 45]
- Verify-IE is higher than the side sewer IE.
[Plans C-12; Pg 12 of 45]
- Verify-IE is higher than the side sewer IE.
[Plans C-12; Pg 12 of 45]
- Identify the storm system background (typ).
[Plans C-12; Pg 12 of 45]
- Verify-C11?
[Plans C-13; Pg 13 of 45]
- Readability.
[Plans C-13; Pg 13 of 45]
- Callout diameter.
[Plans C-13; Pg 13 of 45]
- Callout stub.
[Plans C-13; Pg 13 of 45]
- Readability.
[Plans C-13; Pg 13 of 45]
- Provide utility crossing information.
[Plans C-13; Pg 13 of 45]
- Delineate the regulated floodplain on the plan.
[Plans C-13; Pg 13 of 45]
- Add Fire Code Official approval block to the Water plan sheets. (Ref. City Stds Section 1.4.
[Plans C-14; Pg 14 of 45]
- Show proposed sewer backgrounds.
[Plans C-14; Pg 14 of 45]
- Provide utility crossing information.
[Plans C-14; Pg 14 of 45]
- Indicate valve locations.
[Plans C-14; Pg 14 of 45]
- Note: If any buildings require a fire system pump, the FDC shall connect to the downstream (discharge) side of the pump outlet.

[Plans C-14; Pg 14 of 45]
- Note: See Fire Code Official's comments regarding hydrant and FDC locations. Revise accordingly.
[Plans C-14; Pg 14 of 45]
- Delineate the regulated floodplain on the plan.
[Plans C-14; Pg 14 of 45]
- Specify meter size.
[Plans C-14; Pg 14 of 45]
- FDC must be located within 10ft-15ft of a hydrant. Also, the FDC is routed thru the DDCVA unless using a pump.
[Plans C-14; Pg 14 of 45]
- Verify-detail reference.
[Plans C-14; Pg 14 of 45]
- Confirm-Callout info.
[Plans C-14; Pg 14 of 45]
- City Standards require meters to be located at the ROW. Meter locations shall be subject to approval of the Water Dept. (Typ)
[Plans C-14; Pg 14 of 45]
- Callout 2ft min clearance to storm line.
[Plans C-14; Pg 14 of 45]
- Verify-C16?
[Plans C-14; Pg 14 of 45]
- Identify the storm system background (typ).
[Plans C-14; Pg 14 of 45]
- Callout DCVA.
[Plans C-14; Pg 14 of 45]
- Callout fitting, type, valve, and thrust block.
[Plans C-14; Pg 14 of 45]
- Verify-90 bend.
[Plans C-14; Pg 14 of 45]
- Verify-two valves shown.
[Plans C-14; Pg 14 of 45]
- Specify meter size and callout DCVA.
[Plans C-14; Pg 14 of 45]
- FDC must be located within 10ft-15ft of a hydrant. Also, the FDC is routed thru the DDCVA unless using a pump.
[Plans C-14; Pg 14 of 45]
- Verify-detail reference.
[Plans C-14; Pg 14 of 45]
- Verify-detail reference.
[Plans C-14; Pg 14 of 45]
- Max hydrant run is 20ft. Use 8in branch line to supply hydrant lead as shown. Callout fitting info.
[Plans C-14; Pg 14 of 45]
- Callout fitting, type, valve, and thrust block.
[Plans C-14; Pg 14 of 45]
- Verify-are two valves necessary at this location?
[Plans C-14; Pg 14 of 45]
- Verify-cutting-in new valve?
[Plans C-14; Pg 14 of 45]
- City Stds require tapping sleeve for new connections to existing mains. Revise accordingly.
[Plans C-14; Pg 14 of 45]

- Callout pipe run.
[Plans C-14; Pg 14 of 45]
- Callout fitting, type, valve, and thrust block.
[Plans C-14; Pg 14 of 45]
- Callout hydrant assembly.
[Plans C-14; Pg 14 of 45]
- Callout fitting and thrust block.
[Plans C-14; Pg 14 of 45]
- City Stds require tapping sleeve for new connections to existing mains. Revise accordingly.
[Plans C-14; Pg 14 of 45]
- Verify-is valve necessary?
[Plans C-14; Pg 14 of 45]
- Callout fitting, type, valve, and thrust block.
[Plans C-14; Pg 14 of 45]
- Water-Storm Vault conflict...revise accordingly.
[Plans C-14; Pg 14 of 45]
- Verify-leader location.
[Plans C-14; Pg 14 of 45]
- Callout fitting, type, valve, and thrust block.
[Plans C-14; Pg 14 of 45]
- Callout pipe run.
[Plans C-14; Pg 14 of 45]
- See comment on Sht C11 regarding separation between water and sewer.
[Plans C-14; Pg 14 of 45]
- Verify-C15?
[Plans C-14; Pg 14 of 45]
- Verify-Cross (MJxMJxMJxFL).
[Plans C-14; Pg 14 of 45]
- Verify-detail reference.
[Plans C-14; Pg 14 of 45]
- Callout fitting, type, valve, and thrust block.
[Plans C-14; Pg 14 of 45]
- Provide 3ft clear zone and level area all around hydrant.
[Plans C-14; Pg 14 of 45]
- Clarify-hydrant port direction.
[Plans C-14; Pg 14 of 45]
- Verify-detail reference.
[Plans C-14; Pg 14 of 45]
- Add Fire Code Official approval block to the Water plan sheets. (Ref. City Stds Section 1.4.
[Plans C-15; Pg 15 of 45]
- Show proposed sewer backgrounds.
[Plans C-15; Pg 15 of 45]
- Provide utility crossing information.
[Plans C-15; Pg 15 of 45]
- Indicate valve locations.
[Plans C-15; Pg 15 of 45]
- Note: If any buildings require a fire system pump, the FDC shall connect to the downstream (discharge) side of the pump outlet.

[Plans C-15; Pg 15 of 45]
- Note: See Fire Code Official's comments regarding hydrant and FDC locations. Revise accordingly.
[Plans C-15; Pg 15 of 45]
- City Stds require tapping sleeve for new connections to existing mains. Revise accordingly.
[Plans C-15; Pg 15 of 45]
- Specify meter size and callout DCVA.
[Plans C-15; Pg 15 of 45]
- Specify meter size and callout DCVA.
[Plans C-15; Pg 15 of 45]
- FDC must be located within 10ft-15ft of a hydrant. Also, the FDC is routed thru the DDCVA unless using a pump.
[Plans C-15; Pg 15 of 45]
- FDC must be located within 10ft-15ft of a hydrant. Also, the FDC is routed thru the DDCVA unless using a pump.
[Plans C-15; Pg 15 of 45]
- Verify-C14?
[Plans C-15; Pg 15 of 45]
- Verify-C17?
[Plans C-15; Pg 15 of 45]
- City Stds require tapping sleeve for new connections to existing mains. Revise accordingly.
[Plans C-15; Pg 15 of 45]
- Callout fitting, type, valve, and thrust block.
[Plans C-15; Pg 15 of 45]
- Callout fitting, type, valve, and thrust block.
[Plans C-15; Pg 15 of 45]
- Verify-valve location.
[Plans C-15; Pg 15 of 45]
- Verify-leader location.
[Plans C-15; Pg 15 of 45]
- Rotate hydrant to face drive aisle.
[Plans C-15; Pg 15 of 45]
- Verify-two valves shown.
[Plans C-15; Pg 15 of 45]
- Max hydrant run is 20ft. Use 8in branch line to supply hydrant lead as shown. Callout fitting info.
[Plans C-14; Pg 14 of 45]
- Callout fitting, type, valve, and thrust block.
[Plans C-15; Pg 15 of 45]
- Clarify.
[Plans C-15; Pg 15 of 45]
- Verify-detail reference.
[Plans C-15; Pg 15 of 45]
- Clarify.
[Plans C-15; Pg 15 of 45]
- Callout fitting, type, valve, and thrust block.
[Plans C-15; Pg 15 of 45]
- Rotate hydrant to face drive aisle.
[Plans C-15; Pg 15 of 45]
- Add Fire Code Official approval block to the Water plan sheets. (Ref. City Stds Section 1.4.
[Plans C-16; Pg 16 of 45]
- Verify-C14?

[Plans C-16; Pg 16 of 45]
- Show proposed sewer backgrounds.
[Plans C-16; Pg 16 of 45]
- Indicate valve locations.
[Plans C-16; Pg 16 of 45]
- Note: If any buildings require a fire system pump, the FDC shall connect to the downstream (discharge) side of the pump outlet.
[Plans C-16; Pg 16 of 45]
- Delineate the regulated floodplain on the plan.
[Plans C-16; Pg 16 of 45]
- Verify-C17?
[Plans C-16; Pg 16 of 45]
- Clarify-if main jogs, callout fitting info.
[Plans C-16; Pg 16 of 45]
- Callout fitting, type, valve, and thrust block.
[Plans C-16; Pg 16 of 45]
- Callout fitting, type, valve, and thrust block.
[Plans C-16; Pg 16 of 45]
- FDC must be located within 10ft-15ft of a hydrant. Also, the FDC is routed thru the DDCVA unless using a pump.
[Plans C-16; Pg 16 of 45]
- Verify-detail reference.
[Plans C-16; Pg 16 of 45]
- Verify-detail reference.
[Plans C-16; Pg 16 of 45]
- Callout fitting, type, valve, and thrust block.
[Plans C-16; Pg 16 of 45]
- Add Fire Code Official approval block to the Water plan sheets. (Ref. City Stds Section 1.4.
[Plans C-17; Pg 17 of 45]
- Show proposed sewer backgrounds.
[Plans C-17; Pg 17 of 45]
- Indicate valve locations.
[Plans C-17; Pg 17 of 45]
- Note: If any buildings require a fire system pump, the FDC shall connect to the downstream (discharge) side of the pump outlet.
[Plans C-17; Pg 17 of 45]
- Verify-C16?
[Plans C-17; Pg 17 of 45]
- Verify-C15?
[Plans C-17; Pg 17 of 45]
- Specify meter size and callout DCVA.
[Plans C-17; Pg 17 of 45]
- Verify-detail reference.
[Plans C-17; Pg 17 of 45]
- FDC must be located within 10ft-15ft of a hydrant. Also, the FDC is routed thru the DDCVA unless using a pump.
[Plans C-17; Pg 17 of 45]
- Verify-detail reference.
[Plans C-17; Pg 17 of 45]
- Callout fitting, type, valve, and thrust block.

[Plans C-17; Pg 17 of 45]
- Verify-detail reference.
[Plans C-17; Pg 17 of 45]
- Verify-detail reference.
[Plans C-17; Pg 17 of 45]
- Specify meter size and callout DCVA.
[Plans C-17; Pg 17 of 45]
- Specify meter size and callout DCVA.
[Plans C-17; Pg 17 of 45]
- Clarify.
[Plans C-17; Pg 17 of 45]
- FDC must be located within 10ft-15ft of a hydrant. Also, the FDC is routed thru the DDCVA unless using a pump.
[Plans C-17; Pg 17 of 45]
- Callout fitting, type, valve, and thrust block.
[Plans C-17; Pg 17 of 45]
- Max hydrant run is 20ft. Use 8in branch line to supply hydrant lead as shown. Callout fitting info.
[Plans C-17; Pg 17 of 45]
- Callout 12in min clear to storm.
[Plans C-18; Pg 18 of 45]
- Callout 12in min clear to storm.
[Plans C-18; Pg 18 of 45]
- Coordinate IE w Sht C7.
[Plans C-18; Pg 18 of 45]
- Coordinate IE w Sht C7.
[Plans C-18; Pg 18 of 45]
- Coordinate Profile Reference w Sht C7.
[Plans C-18; Pg 18 of 45]
- There are two water pipes crossing the profile.
[Plans C-18; Pg 18 of 45]
- Provide ductile iron pipe for any storm conveyance with less than 3ft of cover.
[Plans C-18; Pg 18 of 45]
- Callout 12in min clear to storm.
[Plans C-18; Pg 18 of 45]
- Coordinate IE w Sht C7.
[Plans C-18; Pg 18 of 45]
- Verify-36in detention pipe called out on Page 11 of storm report.
[Plans C-18; Pg 18 of 45]
- Coordinate Profile Reference w Sht C7.
[Plans C-18; Pg 18 of 45]
- Coordinate structure information w Sht C7.
[Plans C-18; Pg 18 of 45]
- At structures confirm whether Type 2 CB or Type 2 manhole used. Also, callout diameter and lid information.
[Plans C-18; Pg 18 of 45]
- If crossing is less than 12in, provide Etha Foam sheet per attached.
[Plans C-18; Pg 18 of 45]
- Verify-pipe material callout.
[Plans C-18; Pg 18 of 45]
- Callout watermain.

[Plans C-18; Pg 18 of 45]
- Coordinate structure information w review comments on Sht C7.
[Plans C-18; Pg 18 of 45]
- Verify-SDR?
[Plans C-18; Pg 18 of 45]
- Verify-SDR?
[Plans C-18; Pg 18 of 45]
- Verify-SDR?
[Plans C-19; Pg 19 of 45]
- Provide ductile iron pipe for any storm conveyance with less than 3ft of cover.
[Plans C-10; Pg 10 of 45]
- Coordinate structure info with Sht C9.
[Plans C-19; Pg 19 of 45]
- Coordinate structure info with Sht C9.
[Plans C-19; Pg 19 of 45]
- Show and callout structure.
[Plans C-19; Pg 19 of 45]
- Confirm-is the intent to show this profile continuing to the R-Tank?
[Plans C-19; Pg 19 of 45]
- Callout IE.
[Plans C-19; Pg 19 of 45]
- Callout structure information (4 plcs).
[Plans C-19; Pg 19 of 45]
- Callout pipe information (4 plcs).
[Plans C-19; Pg 19 of 45]
- Show Water Crossings.
[Plans C-20; Pg 20 of 45]
- Callout "existing".
[Plans C-20; Pg 20 of 45]
- Coordinate existing elevations with the Record Dwgs associated with Permit E-21-0426.
[Plans C-20; Pg 20 of 45]
- Coordinate pipe run with the Record Dwgs associated with Permit E-21-0426.
[Plans C-20; Pg 20 of 45]
- Callout "existing".
[Plans C-20; Pg 20 of 45]
- Coordinate existing elevations with the Record Dwgs associated with Permit E-21-0426.
[Plans C-20; Pg 20 of 45]
- North Side Sewer?
[Plans C-20; Pg 20 of 45]
- Ductile Iron per Record Dwgs.
[Plans C-20; Pg 20 of 45]
- Callout "existing".
[Plans C-20; Pg 20 of 45]
- Verify-Record Dwgs indicate this connection as a simple tie-in to an existing stub and no structure.
[Plans C-20; Pg 20 of 45]
- Callout structure diameters (typ).
[Plans C-20; Pg 20 of 45
- Callout structure diameters (typ).

[Plans C-20; Pg 20 of 45
- Verify-24in?
[Plans C-20; Pg 20 of 45]
- Coordinate IE with Sht C12.
[Plans C-20; Pg 20 of 45]
- Coordinate IE with Sht C12.
[Plans C-20; Pg 20 of 45]
- Verify-4?
[Plans C-20; Pg 20 of 45]
- Storm drain crosses in two places.
[Plans C-20; Pg 20 of 45]
- Callout structure diameters (typ).
[Plans C-20; Pg 20 of 45
- Callout east and north pipes.
[Plans C-20; Pg 20 of 45]
- These IEs are below the outlet.
[Plans C-20; Pg 20 of 45]
- Clarify-what is this pipe serving?
[Plans C-20; Pg 20 of 45]
- Note: Details marked with a red X are not relevant to this application. EoR's discretion whether to remove from the planset or not.
[Plans C-21; Pg 21 of 45]
- Add City Std Detail 01.02.10.
[Plans C-21; Pg 21 of 45]
- Use abbreviated legal description in title.
[Plans C-21; Pg 21 of 45]
- Provide a separate detail of the control riser with relevant information or callout on the city detail. Include notch info.
[Plans C-22; Pg 22 of 45]
- Add City Std Details: 01.02.08a // 02.01.05 // 02.02.01 // 02.02.03.
[Plans C-22; Pg 22 of 45]
- Use abbreviated legal description in title.
[Plans C-22; Pg 22 of 45]
- Add City Std Detail 04.03.04 // 04.06.01 (as applicable) // 04.06.02 (as applicable).
[Plans C-23; Pg 23 of 45]
- Use abbreviated legal description in title.
[Plans C-23; Pg 23 of 45]
- Add City Std Detail 03.04.01 // 03.11.01.
[Plans C-24; Pg 24 of 45]
- Use abbreviated legal description in title.
[Plans C-24; Pg 24 of 45]
- Place with Details 1&2/C24.
[Plans C-25; Pg 25 of 45]
- Use abbreviated legal description in title.
[Plans C-25; Pg 25 of 45]
- Add City Std Detail 06.01.01 // 06.01.02 // 06.01.03 // 06.01.04.
[Plans C-26; Pg 26 of 45]
- Use abbreviated legal description in title.

[Plans C-26; Pg 26 of 45]
- Design for the 2yr release rate.
[Plans C-27; Pg 27 of 45]
- Use abbreviated legal description in title.
[Plans C-27; Pg 27 of 45]
- Due to high groundwater, provide a manufactured synthetic liner to prevent groundwater intrusion into the detention facilities. Callout the synthetic liner requirements for material, installation, and protection; and show on the RTank details. In addition, provide buoyancy verification (calculations and/or certification letter).
[Plans Sht C-28; Pg 28 of 45]
- Use abbreviated legal description in title.
[Plans C-28; Pg 28 of 45]
- Confirm module layout based on the subasin analysis (stage-storage requirements) per Storm Report comments, Pg 117 of 164.
[Plans C-28; Pg 28 of 45]
- Use abbreviated legal description in title.
[Plans C-29; Pg 29 of 45]
- Due to high groundwater, use impermeable synthetic liner.
[Plans C-29; Pg 29 of 45]
- Verify-12in called out on Sht 7 of 45.
[Plans C-29; Pg 29 of 45]
- Verify-that this minimum cover is adequate to support EV Outrigger load of 23,000lb point load anywhere on RTank; as well as HS20 loading.
[Plans C-29; Pg 29 of 45]
- Confirm stage-storage requirements with subasin analysis per Storm Report comments, Pg 117 of 164.
[Plans C-29; Pg 29 of 45]
- Ensure available storage accounts for 6in of sediment storage per Ecology's requirements.
[Plans C-29; Pg 29 of 45]
- Provide the 2yr and 10yr, water surface elevations.
[Plans C-29; Pg 29 of 45]
- Use abbreviated legal description in title.
[Plans C-31; Pg 30 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-31; Pg 30 of 45]
- Verify-that this minimum cover is adequate to support EV Outrigger load of 23,000lb point load anywhere on RTank; as well as HS20 loading.
[Plans C-30; Pg 30 of 45]
- Confirm stage-storage requirements with subasin analysis per Storm Report comments, Pg 117 of 164.
[Plans C-30; Pg 30 of 45]
- Confirm stage-storage requirements with subasin analysis per Storm Report comments, Pg 117 of 164.
[Plans C-30; Pg 30 of 45]
- Ensure available storage accounts for 6in of sediment storage per Ecology's requirements.
[Plans C-30; Pg 30 of 45]
- Due to high groundwater, use impermeable synthetic liner.
[Plans C-30; Pg 30 of 45]
- Use abbreviated legal description in title.
[Plans C-32; Pg 31 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-32; Pg 31 of 45]

- Use abbreviated legal description in title.
[Plans C-33; Pg 32 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-33; Pg 32 of 45]
- Use abbreviated legal description in title.
[Plans C-34; Pg 33 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-34; Pg 33 of 45]
- Due to high groundwater, specify synthetic impermeable liner.
[Plans C-34; Pg 33 of 45]
- Use abbreviated legal description in title.
[Plans C-35; Pg 34 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-35; Pg 34 of 45]
- Due to high groundwater, provide a manufactured synthetic liner to prevent groundwater intrusion into the detention facilities. Callout the synthetic liner requirements for material, installation, and protection; and show on the RTank details. In addition, provide buoyancy verification (calculations and/or certification letter).
[Plans Sht C-35; Pg 34 of 45]
- Confirm module layout based on the subasin analysis (stage-storage requirements) per Storm Report comments, Pg 117 of 164.
[Plans C-35; Pg 34 of 45]
- Use abbreviated legal description in title.
[Plans C-36; Pg 35 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-36; Pg 35 of 45]
- Due to high groundwater, use impermeable synthetic liner.
[Plans C-36; Pg 35 of 45]
- Verify-that this minimum cover is adequate to support EV Outrigger load of 23,000lb point load anywhere on RTank; as well as HS20 loading.
[Plans C-36; Pg 35 of 45]
- Confirm stage-storage requirements with subasin analysis per Storm Report comments, Pg 117 of 164.
[Plans C-36; Pg 35 of 45]
- Ensure available storage accounts for 6in of sediment storage per Ecology's requirements.
[Plans C-36; Pg 35 of 45]
- Verify-24in called out on Sht 8 of 45.
[Plans C-36; Pg 35 of 45]
- Provide the 2yr and 10yr, water surface elevations.
[Plans C-36; Pg 35 of 45]
- Use abbreviated legal description in title.
[Plans C-37; Pg 36 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-37; Pg 36 of 45]
- Verify-that this minimum cover is adequate to support EV Outrigger load of 23,000lb point load anywhere on RTank; as well as HS20 loading.
[Plans C-37; Pg 36 of 45]
- Confirm stage-storage requirements with subasin analysis per Storm Report comments, Pg 117 of 164.
[Plans C-37; Pg 36 of 45]
- Ensure available storage accounts for 6in of sediment storage per Ecology's requirements.

[Plans C-37; Pg 36 of 45]
- Confirm stage-storage requirements with subasin analysis per Storm Report comments, Pg 117 of 164.
[Plans C-37; Pg 36 of 45]
- Due to high groundwater, use impermeable synthetic liner.
[Plans C-37; Pg 36 of 45]
- Use abbreviated legal description in title.
[Plans C-38; Pg 37 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-38; Pg 37 of 45]
- Use abbreviated legal description in title.
[Plans C-39; Pg 38 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-39; Pg 38 of 45]
- Use abbreviated legal description in title.
[Plans C-40; Pg 39 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-40; Pg 39 of 45]
- Due to high groundwater, specify synthetic impermeable liner.
[Plans C-40; Pg 39 of 45]
- Use abbreviated legal description in title.
[Plans C-41; Pg 40 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-41; Pg 40 of 45]
- Due to high groundwater, provide a manufactured synthetic liner to prevent groundwater intrusion into the detention facilities. Callout the synthetic liner requirements for material, installation, and protection; and show on the RTank details. In addition, provide buoyancy verification (calculations and/or certification letter).
[Plans Sht C-41; Pg 40 of 45]
- Confirm module layout based on the subasin analysis (stage-storage requirements) per Storm Report comments, Pg 117 of 164.
[Plans C-41; Pg 40 of 45]
- Use abbreviated legal description in title.
[Plans C-42; Pg 41 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-42; Pg 41 of 45]
- Due to high groundwater, use impermeable synthetic liner.
[Plans C-42; Pg 41 of 45]
- Verify-that this minimum cover is adequate to support EV Outrigger load of 23,000lb point load anywhere on RTank; as well as HS20 loading.
[Plans C-42; Pg 41 of 45]
- Confirm stage-storage requirements with subasin analysis per Storm Report comments, Pg 117 of 164.
[Plans C-42; Pg 41 of 45]
- Ensure available storage accounts for 6in of sediment storage per Ecology's requirements.
[Plans C-42; Pg 41 of 45]
- Verify-24in called out on Sht 10 of 45.
[Plans C-42; Pg 41 of 45]
- Provide the 2yr and 10yr, water surface elevations.
[Plans C-42; Pg 41 of 45]
- Use abbreviated legal description in title.

[Plans C-43; Pg 42 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-43; Pg 42 of 45]
- Verify-that this minimum cover is adequate to support EV Outrigger load of 23,000lb point load anywhere on RTank; as well as HS20 loading.
[Plans C-43; Pg 42 of 45]
- Confirm stage-storage requirements with subasin analysis per Storm Report comments, Pg 117 of 164.
[Plans C-43; Pg 42 of 45]
- Ensure available storage accounts for 6in of sediment storage per Ecology's requirements.
[Plans C-43; Pg 42 of 45]
- Confirm stage-storage requirements with subasin analysis per Storm Report comments, Pg 117 of 164.
[Plans C-43; Pg 42 of 45]
- Due to high groundwater, use impermeable synthetic liner.
[Plans C-43; Pg 42 of 45]
- Use abbreviated legal description in title.
[Plans C-44; Pg 43 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-44; Pg 43 of 45]
- Use abbreviated legal description in title.
[Plans C-45; Pg 44 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-45; Pg 44 of 45]
- Use abbreviated legal description in title.
[Plans C-46; Pg 45 of 45]
- NOTE: Sheet sequencing changed.
[Plans C-46; Pg 45 of 45]
- Due to high groundwater, specify synthetic impermeable liner.
[Plans C-46; Pg 45 of 45]
- Show locations of the roof drain connection to the storm system.
[Plans C-9; Pg 9 of 45]
- Provide ductile iron pipe for any storm conveyance with less than 3ft of cover.
[Plans C-9; Pg 9 of 45]
- Provide utility crossing information.
[Plans C-9; Pg 9 of 45]
- Delineate the regulated floodplain on the plan.
[Plans C-9; Pg 9 of 45]
- Verify-C7?
[Plans C-9; Pg 9 of 45]
- Verify-C10?
[Plans C-9; Pg 9 of 45]
- Callout R-Tank IE.
[Plans C-9; Pg 9 of 45]
- Match inverts.
[Plans C-9; Pg 9 of 45]
- Type 2 req'd. Callout diameter. If this is to be a manhole, callout diameter and lid info.
[Plans C-9; Pg 9 of 45]
- Verify pipe slope.
[Plans C-9; Pg 9 of 45]

- 1ft min. cover required. Revise accordingly.
[Plans C-9; Pg 9 of 45]
- Callout pipe information.
[Plans C-9; Pg 9 of 45]
- Type 2 req'd. Callout diameter. If this is to be a manhole, callout diameter and lid info.
[Plans C-9; Pg 9 of 45]
- Type 2 req'd. Callout diameter. If this is to be a manhole, callout diameter and lid info.
[Plans C-9; Pg 9 of 45]
- Type 2 req'd. Callout diameter. If this is to be a manhole, callout diameter and lid info.
[Plans C-9; Pg 9 of 45]
- Submit Traffic Signal Plans with Shaw Road frontage improvement plans along with channelization and signage.
[Signal TS-01; Sht 1 of 5]
- Per City Standards Section 1.8 provide a landscape plan with a utility overlay (water, sewer, storm) and ensure no trees are located within 10ft of utility equipment (meters, hydrants, CBs, etc).
[Landscape L1.0; Pg 1 of 10]
- Coordinate CSWPPP with the review comments associated with the CFG application PRGR20230972.
[CSWPPP; Pg 1 of 14]
- Prior to Occupancy, submit a DRAFT version of the City's Stormwater Management Facilities Agreement with an O&M manual using the maintenance activities described in the City's Stormwater Site Management Plan. The agreement shall be recorded with the Pierce County Auditors Office.
[O&M Manual; Pg 1 of 25]
- Provide R-Tank O&M information.
[O&M Manual; Pg 1 of 25]
- Clarify-how is this area (backslope btwn El. 74 and ROW) being conveyed to the detention system? Its not included in the bypass basin.
[Storm Report; Pg 34 of 164]
- Clarify-how is this area (backslope btwn El. 76 and ROW) being conveyed to the detention system? Its not included in the bypass basin.
[Plans C-5; Pg 5 of 45]
- Clarify-how is this area (backslope btwn El. 74 and ROW) being conveyed to the detention system? Its not part of the bypass basin contained in the storm report.
[Plans C-3; Pg 3 of 45]
- Clarify-how is this area (backslope btwn El. 76 and ROW) being conveyed to the detention system? Its not part of the bypass basin contained in the storm report.
[Plans C-5; Pg 5 of 45]
- NOTE TO ENGR: This is an existing 54in inside drop structure. If two additional pipes will enter the structure as shown, provide a plan view of the interior of the structure indicating the location of the access rungs in relation to the pipe inlets, the clearances between the drops at the inlets, and the clearances at the bottom of the structure. Ensure adequate access for maintenance. It may be better to use outside drops or revise the new sewer alignment to make the tie-in elsewhere.
[Plans C-11; Pg 11 of 45]

Engineering Traffic Review	**Bryan Roberts**	**(253)841-5542**	**broberts@PuyallupWA.gov**

-
Upcoming (separate) civil submittal for frontage improvements must address all conditions listed below. Design must clearly address/acknowledge all these requirements within civil submittal:

Occupancy for any building will not be granted until complete frontage improvements are fully constructed (Shaw Rd & E Pioneer frontages). This includes any roadway widening, City standard streetlighting, striping, signalization, signage, curb/gutter/sidewalk, reduced speed school zone, stormwater infrastructure, etc. Per in-person meetings with the applicant, phase 1 is not designed or intended to function as a standalone project (construction phasing only).

The Shaw Rd driveway/signal shall not be used as a construction entrance. This entrance can only be used once the traffic signal is fully operational and the site is fully constructed. During construction only, it's possible the City may require the E Pioneer construction entrance to be restricted to right-in/right-out.

Trip generation estimates must be updated to reflect updated commercial/retail space. Current scoping/TIA does not match building sizes/types shown in current site plan.

The City will require more information regarding the E Pioneer curb alignment. Current design does not align with the Pioneer Crossing offset. The City needs more information + detailed exhibits showing why this design change has not been implemented.

During civil design, a detailed sight distance analysis will be required at the E Pioneer driveway per City Standards. ESD of 415ft is required at this driveway. Assume 14.5ft setback from the E Pioneer curb alignment and 3.5ft driver eye height. It appears there's a pedestrian barricade and a fence that will obstruct sight distance here.

During Civil review, the channelization plan for E Pioneer needs to provide the following information:
1. Applicant will need to verify there's adequate ROW to accommodate paved offsite taper.
2. Applicant to verify paved transition will provide adequate utility pole clearance from the travel lane.

Alignment of creek along the E Pioneer frontage must not interfere with frontage improvements.

Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10.

Impact fees are subject to change and are adopted by ordinance. The applicant shall pay the proportionate impact fees adopted at the time of building permit application

Park impact fees shall be charged per new dwelling unit based on its size. Fees are assessed in accordance with fees adopted by ordinance, per PMC 21.10

School impact fees shall be paid directly to the school district in accordance with adopted fee at the time of collection by the District.

Per Puyallup Municipal Code Section 11.08.130, the applicant/owner would be expected to construct half-street improvements including curb, gutter, planter strip, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced. Based on the materials submitted, the applicant would be expected to construct half-street improvements on the following streets:
a. E Pioneer is designated as a major arterial roadway, consisting of curb, gutter, 10' planter strips, 8' sidewalks, and City standard streetlights every 150ft.
b. The east leg of the Shaw/Pioneer intersection was designed to accommodate 5 lanes of traffic (56ft throat) to align with the existing channelization on west side of Shaw Rd. The curb line along the south side of E Pioneer frontage

shall continue this alignment heading East (approximately 34ft from centerline). This will require roadway widening to accommodate this alignment.
c. Sidewalks and planter strips will not be required east the E Pioneer driveway. However, ROW dedication will be required to facilitate future improvements.
d. A TWLTL is required along the E Pioneer frontage (minimum 75ft on either side of driveway).
e. Paved transitions off-site will be required for safety reasons.
f. Shaw Rd is designated as a major arterial. Per our comprehensive plan, this section of Shaw Rd shall be constructed with a shared use path along the entire length of frontage. The dimensions and materials shall match the existing Shaw Rd shared use path constructed between 23rd Ave SE & Manorwood Dr.
g. As part of these improvements, additional right-of-way (ROW) may need to be dedicated to the City.

During civil review, City staff shall review street tree placement, monument signage, fences, etc. to ensure required sight distance requirements are met.

Site access driveways shall meet our minimum commercial driveway requirements (35ft curb radius, 30ft width). This is could change based on design vehicles used for the AutoTurn.

Site access restrictions:
a. No SBL movement at traffic signal
b. E Pioneer Driveway
Driveway can remain full access as shown with the following conditions:
1. Driveway spacing from Shaw Rd remains as shown on the current site plan
2. TWLTL extending 75ft on either side of driveway (within E Pioneer)
3. Entering sight distance standards are met to allow outbound left turns.
4. At the City's full discretion, outbound left turns from the proposed E Pioneer driveway can be restricted in the future. The following statement will be placed on the face of the short plat:
a. "At the discretion of the City, the City may restrict outbound left turns from the E Pioneer access in the future. At the request of the City, the Owners, Heirs, Successors and Assigns agree to renovate and/or improve the driveway access in accordance with the City of Puyallup Municipal Code and Engineering Standards."

At the time of civil permit review provide a separate street lighting plan and pavement striping plan (channelization) sheet for the City to review.
a. Street lighting plan:
i. City standard streetlights are required every 150ft along E Pioneer frontage.
ii. E Pioneer (Arterial) will require GE EVOLVE ELR2 Fixtures ERL2-3-23-A3-40-D-Gray-A-V1 (City to provide latest part numbers)
iii. The existing service cabinet at the E Pioneer/Shaw Rd traffic signal has capacity to power the E Pioneer streetlights.
iv. City would allow new streetlights to be installed on the north side of E Pioneer to avoid overhead utility conflicts.
v. If the applicant choses to install streetlights on the south side of E Pioneer, it is the sole responsibility of the design engineer to ensure streetlight design/placement is outside of the 10ft minimum "safe zone" area. The City will not allow streetlights to be within 10ft of the PSE primary for safety reasons.
vi. Streetlights shall have shorting caps installed with remote photocell located on the service cabinet.
vii. The existing PSE utility pole mounted streetlight does not meet current City standards and will be removed with installation of City standard streetlights.
viii. Streetlight design shall provide the following:
1. Provide details on how streetlights will be powered

2. Location of conduit runs
3. Wiring Schedule
a. Conduit size and type for each raceway
b. Conductors details
4. Pole schedule
a. STA & offset for each luminaire
5. Show location of junction boxes

b. Channelization + signage plan:
i. Shaw Rd/E Pioneer traffic signal may require striping and signage modifications based on the design of the E Pioneer frontage/driveway.
ii. The new Shaw Rd traffic signal will also require striping and signage modifications.
iii. Pavement markings approaching traffic signal shall be thermoplastic

Traffic signal modifications
a. The Shaw Rd access intersection (signal) will require modifications to accommodate the proposed driveway. The applicant will coordinate with the City's Adaptive Signal Contractor to purchase/install/configure proprietary equipment.
b. Signal designer will implement modifications to the westbound and eastbound approach:
i. Signal heads + phases
ii. Flashing yellow arrows
iii. Left turn phases
iv. Striping/channelization modifications - Channelization shall match the assumptions outlined in the TIA. The EB approach (leaving Safeway) will need to be restriped to accommodate the updated channelization.
c. The applicant will install a new crosswalk at this signal to accommodate pedestrians crossing Shaw Rd. At this location, only one crosswalk will be allowed to cross Shaw Rd.
d. Crosswalk will be installed on the south leg of the intersections (see additional requirements below).
e. The required signal/intersection modifications must be fully configured and operational no less than 2 weeks prior to receiving occupancy for any building on-site. Adaptive signal contractor (Rhythm Engineering) will be required to configure the adaptive system on-site. Adaptive contractor will provide setup/configuration/optimization (not completed by the City).
f. there's an existing overhead fiber run that will need to be spliced/connected with the cabinet. These design elements and conditions must be on the plans.
g. At the SE corner of the new Shaw Rd access location, adequate ROW must be dedicated, or an easement granted for signal maintenance purposes.

Based on comments received from the school district, this site will not receive bus service for students attending Shaw Rd Elementary. These students will be expected to walk. Based on the increase volume of elementary age students walking to Shaw Rd Elementary. The City will require the following modifications:
a. At the new traffic signal, an electronic blank-out sign shall be mounted on the eastbound signal pole that restricts eastbound right turns when pedestrians are using the crossing
b. Internal pedestrian paths will need to accommodate safe routing to the traffic signal.
c. Reduced Speed School Zone along Shaw Rd has been requested by the School District. The City has determined a reduced speed school zone is feasible/warranted for Shaw Rd Elementary (to be installed by the East Town Crossing development). School zone flashers designed/installed with this project that meets current WAC and MUTCD requirements. Coordinate with the City for required hardware & wireless interconnect.
d. Coordinate with the City of Puyallup and the Puyallup School District for the preferred off-site bus stop locations

Civil plan set shall provide a detailed channelization plan for all striping & pavement markings in within ROW. All proposed striping shall meet City and MUTCD requirements. Plan shall include signage located in ROW. All City standard details related to pavement markings, striping, sign placement must be provided.

- A SBL turn pocket will not be allowed at this intersection. This has been communicated to the design team on multiple occasions and is a condition of the preliminary site plan approval.
[Signal TS-01; Sht 1 of 5]
- Include complete signal design with upcoming (separate) civil submittal for frontage improvements along Shaw Rd and E Pioneer. The City's review of proposed signal improvements will occur when complete frontage design is submitted. Please reference preliminary site plan approval conditions for design requirements.

Correspondence sent 6/8/23:
Please make sure the signal designer reviews the conditions related to the signal design, streetlights, & school zone flashers (see below) prior to working on the civil design. This intersection will require coordination with our adaptive contractor for setup/configuration/optimization (not completed by the City). The EB approach (leaving Safeway) will need to be restriped to accommodate the updated channelization. Pedestrian enhancements will also be required (electronic blank out sign) to restrict right turns when pedestrians are in the crosswalk. Additionally, there will need to be reduced speed school zone flashers designed/installed with this project that meets current WAC and MUTCD requirements. Also, there's an existing overhead fiber run that will need to be spliced/connected with the cabinet. These design elements and conditions must be on the plans.
[Signal TS-01; Sht 1 of 5]
- Construction access not allowed on Shaw Rd. Provide note that specifically restricts access.
[Plans C-2; Pg 2 of 45]
- Access not allowed @ Shaw Rd until Signal/Intersection are fully constructed and operational. Additionally, the E Pioneer access/frontage must be fully constructed per City standards prior to allowing public access @ Shaw Rd (current access proposal on E Pioneer is for construction only). Provide note on plans.

Per conditions of preliminary site plan approval:
The required signal/intersection modifications must be fully configured and operational no less than 2 weeks prior to receiving occupancy for any building on-site. Adaptive signal contractor (Rhythm Engineering) will be required to configure the adaptive system on-site.
[Plans C-3; Pg 3 of 45]
- Label this access for construction only (not suitable for public access). Per conditions of the preliminary site plan approval, occupancy for any building will not be granted until complete frontage improvements are fully constructed (Shaw Rd & E Pioneer frontages). This includes any roadway widening, City standard streetlighting, striping, signalization, signage, curb/gutter/sidewalk, reduced speed school zone, stormwater infrastructure, etc. Per in-person meetings with the applicant, phase 1 is not designed or intended to function as a standalone project (construction phasing only).
[Plans C-5; Pg 5 of 45]
- Provide clarification on why a fire turnaround is proposed. Will this be an interim/temporary condition during construction? Per in-person meetings with the applicant, phase 1 (this submittal) is not designed or intended to function as a standalone project (construction phasing only). It's my understanding the completion of phase 2 will not require a fire turnaround here (dual ROW access points + thru internal circulation provided). Building occupancy will not be granted until phase 2 frontage/access improvements are completed per PSP conditions.
[Plans C-6; Pg 6 of 45]

Fire Review	**David Drake**	**(253)864-4171**	**DDrake@PuyallupWA.gov**

- 1. The water plans are different then what was originally drawn on preliminary site plan. Apply previous notes to Civils. Email on 2/7/23 from Phil Becker acknowledging these requirements and provided a site plan with new layout.
2. Do not block Fire Hydrants, or F.D.C's with parking stalls. Move all blocked Fire Hydrants, and F.D.C's into parking islands.
3. All F.D.C's are required to be within 10-15' of a Fire Hydrant.
4. Provide fire turn-around dimensions and radiuses.
5. Provide all fire lane widths and radiuses. All fire lanes are required to be 26' wide.
6. Provide auto-turn analysis.
7. Provide Riser Room locations with direct access to side walk.
8. Provide Fire Lane / No Parking Sign layout with painted curbs. Temporary Fire Truck turn-around will require No Parking Signs and painted curb.

Planning Review	**Chris Beale**	**(253)841-5418**	**CBeale@PuyallupWA.gov**

- Plans scale at 1:20 [sheet C3, planning comment]
- See final conditions on 052423 Planning marked up site plan. All these improvements need to be removed from 50 foot buffer area. [sheet C3, planning comment]
- All landscape islands required to be 8 feet wide min. w silva cells. Correct throughout. [sheet C3, planning comment]
- Will this require a switch back for ADA accessibility from ROW? [sheet C3, planning comment]
- Code requires a berm or a landscape wall to screen drive thru. Since the site is elevated, will a wall be provided along the drive aisle in lieu? [sheet C3, planning comment]
- Provide 1 walk way path through this landscape strip, per Type IV landscape design standard requirements [sheet C3, planning comment]
- Provide 2 walk way paths through this landscape strip, per Type IV landscape design standard requirements [sheet C3, planning comment]
- Provide 6 foot wide landscape strip, per Type IV landscape design standard requirements [sheet C3, planning comment]
- parking stall depth can be reduced to 15 feet to transfer dimension to required 6 ft landscape strip [sheet C3, planning comment]
- parking stall depth can be reduced to 15 feet to transfer dimension to required 6 ft landscape strip [sheet C3, planning comment]
- Move walking pathway interior to landscape buffer along drive aisle per conditions on 052423 planning final approved site plan [sheet C3, planning comment]
- show limits of clearing consistent with 50 foot stream buffer protection, associated CFG permit [sheet C3, planning comment]
- show limits of clearing consistent with 50 foot stream buffer protection, associated CFG permit [sheet C3, planning comment]
- PSP approval was conditioned that the end two or three parking stalls on each side of this small parking lot needed to be eliminated to protect stream buffer (stalls still shown) [sheet C3, planning comment]
- All landscape islands required to be 8 foot planting bed area interior to curbing. Shown at 7 feet. Silva cells required throughout. Correct throughout plan design. [sheet C4, planning comment]
- Landscape yard shown at 10 feet, required to be 12 feet wide. Short adjacent parking stall depth and transfer dimension to landscape yard fronting Shaw Road [sheet C4, planning comment]
- Add raised crosswalk here as this provides access to play area and mail for units to the east. Raised crossing will slow speeds and provide ped priority for this crossing. [sheet C4, planning comment]

- Located in stream buffer. Area will need to be vegetated with native plants over this structure. [sheet C7, planning comment]
- Placement of SS line cannot interfere with street trees on this section, ensure 10 foot off set spacing from street trees on landscape plan. [sheet C11, planning comment]
- All landscape islands required to contain trees. These SS lines throughout this plan sheet are run directly under each island and must be off set located. Correct throughout. [sheet C12, planning comment]
- All landscape islands required to contain trees. Cannot locate SSMH in island. [sheet C12, planning comment]
- Run water line under walk way in this area to avoid conflict with trees. See previous comment to locate sidewalk interior of drive aisle and place row of trees between drive aisle and walkway. [sheet C14, planning comment]
- All landscape islands required to contain trees. Water lines throughout this plan sheet are run directly under each island and must be off set located. Correct throughout. [sheet C14, planning comment]
- All landscape islands required to contain trees. Water infrastructure needs to be relocated to avoid conflict here. [sheet C16, planning comment]
- Same comment about infrastructure under landscape islands. Correct throughout. [sheet C17, planning comment]
- Verify enough soil cover over this vault to allow required landscaping to occur. [sheet C28, planning comment]
- Site frontage must contain type II, 12 feet of layered shrubs and ground cover in a berm. Grass cannot be located in first 12 feet of landscape yard. See VMS type IIc standard. [landscape comment, sheet L1.1]
- All interior side yards need to contain intermix of flowering natives, some of which is provided but additional plants are required. See VMS type III standard [landscape comment, sheet L1.1]
- Add additional street tree here along frontage of bldg H. [landscape comment, sheet L1.1]
- Add additional row of street trees here. This landscape yard must be 12 feet, see civil plan comments. [landscape comment, sheet L1.1]
- Add additional row of street trees interior to the walk way along drive asile. This walk way must be interior of a landscape strip, also see civil plan comments. [landscape comment, sheet L1.1]
- Cannot zero out landscaping here. What is this? an access door to the garbage area/enclosure? [landscape comment, sheet L1.1]
- Planning commented on location of utilities and conflict with parking lot landscape islands on full civil plan set. Landscape architect to coordinate with civil design to show all water, sanitary, storm and other underground utilities on each quadrant plan set sheet, ensuring proper separation is provided [landscape comment, sheet L1.0]
- Any area in a stream buffer must be restore/re-vegetated with native plants only. [landscape comment, sheet L1.3]
- Add 50 foot stream buffer to this plan sheet , from OHWM [landscape comment, sheet L1.3]
- Final conditioned land use permit eliminated parking stalls and moved improvements out of 50 foot buffer area. Coordinate with civil design to correct. [landscape comment, sheet L1.3]
- Show city standard sight distance triangle area on both sides of drive way [landscape comment, sheet L1.4]
- Move walk way interior to drive aisle, move landscape to edge of curb line, add trees. Must use a medium sized tree for area, such as a european hornbeam, zelkova, Frontier elm, gingko, or similar species here [landscape comment, sheet L1.4]
- Planter strip must be 6 feet wide, contain trees. See type IV design standards, VMS. Same comment on civil design plan [landscape comment, sheet L1.4]
- Some islands not correctly sized (8 feet required width). See type IV design standards, VMS. Same comment on civil design plan [landscape comment, sheet L1.4]
- Acer rubrum on prohibited street tree list, pick another large canopy tree from approved list in VMS. Also provide intermix of species consistent with VMS section 12.6 [landscape comment, sheet L1.4]
- Final conditioned land use permit eliminated parking stalls and moved improvements out of 50 foot buffer area. Coordinate with civil design to correct. [landscape comment, sheet L1.4]
- This plaza space shall include amenities such as bike parking, bench seating, planters, fountains, artwork, decorative railing, decorative light fixtures, hanging baskets or other features that are pedestrian scaled in nature on street frontages, per code. Please show pedestrian scale improvements on plan sheets. [landscape comment, sheet L1.4]

- Provide low growing native shrubs and daffodils in these cut outs along curb line [landscape comment, sheet L1.4]
- Space street trees on frontage of site (immediately back of walk) at 25-30 feet on center. Appear to be 40 feet or more as shown. [landscape comment, sheet L1.4]
- All landscaping islands and connector strips shall be designed using either
evergreen and deciduous shrub masses spacing at tight on-center intervals (designed to provide 90 percent coverage in 3 years) that will prevent foot traffic and associated soil compaction into these landscaping areas. Appears to need additional plants to provide coverage requirements. [landscape comment, sheet L1.4]
- Walking pathway cutting through each connector strip is required. Same comment on civil design plan [landscape comment, sheet L1.4]
- The following comment applies throughout the plan set, where applicable. Please show a cross hatch for site frontages and grouped throughout the site landscape plan set. Section 7.4 from the VMS:
7.4 Daffodils
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.
- Provide low growing native shrubs and daffodils in these cut outs along curb line [landscape comment, sheet L1.4]
- 7.3 Native plant materials A minimum of 50 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. Drought tolerant non-PNW Native species, such as xeriscape plants, may be used as a substitute to native plant requirements to create landscapes adaptable to climate change and localized heat island
issues that may not allow PNW native species to successfully establish. PNW native species shall
be used in all cases as a first priority; the project landscape architect must detail why xeriscape
species of plants would be used as a supplement or substitute. [landscape comment, sheet L1.5]

Public Works Streets Review	**Scott Hill**	**(253)841-5409**	**Shill@puyallupwa.gov**
Public Works Water Review	**Brian Johnson**	**(253)841-5442**	**BrianJ@PuyallupWA.gov**

- Civil C-14: For pages C-14, C-15, C-16, C-17: Make corrections to all Development Engineering comments on these pages.
- Civil C-14: For pages C-14, C-15, C-16, C-17: Many of the proposed fire hydrant runs are located off dead-end 8-inch water mains, which reduces the available fire flow. Pay to have a hydraulic model of the proposed water layout, to see if the available fire flow will meet the building requirements.
- Civil C-14: For pages C-14, C-15: The existing 8-inch water main that runs through this project also supplies water to

the property to the south, which requires the water main to be public. Since this existing water main will be running through proposed parking areas, the City will allow a one-time exception from our 40-foot utility easement requirement, and allow the water main to be placed in the middle of a 20-foot easement.
- Civil C-14: For pages C-14, C-15, C-16, C-17: All water infrastructure for this project outside the proposed public utility easement shall be private, and the property owners responsibility to repair and maintain. This includes all parts of each water service (i.e. connection taps, service line, meter setters, meter boxes, etc.), the only exception would be the water meters and radio transmission equipment (MXU) which would be owned by the City, but paid for and installed by the contractor.
- Civil C-14: For pages C-14, C-15, C-16, C-17: Do not block fire hydrants or FDC's with parking stalls. Move all blocked fire hydrants and FDC's into parking islands.
- Civil C-14: For pages C-14, C-15, C-16, C-17: If the buildings are housing just apartments, a DCVA will be sufficient back flow protection. If the buildings contain both commercial space and apartments, upgrade the protection to an above ground RPBA.
- Civil C-14: This line feeding a fire hydrant on C-16 is too long for a hydrant run, and will need to be 8-inch.
- Civil C-16: Install 8" MJ x 6" Fl tee, 6" GV, and hydrant off end of 8-inch run.
- Civil C-16: Install 8" MJ x 6" Fl tee, 6" GV, and hydrant off end of 8-inch run.
- Civil C-17: For flushing purposes install 8" MJ x 6" Fl tee, 6" GV, and hydrant off end of 8-inch run. Tee for building fire line should be placed before hydrant run.
- Landscape L1.0: No tree within 10-feet of water mains, hydrants, FDC's, PIV's, meters, and back flow protection. Provide 3-foot planting clear zone around hydrants, FDC's, PIV's, meters, and back flow protection.
- Landscape L1.0: No irrigation plan is shown. Show irrigation service, size of meter, protected by same size DCVA on Landscape and Civil plans.

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.

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	Open

Condition Category	Condition	Department	Condition Status
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
Prior to Issuance	Prior to permit issuance, right-of-way dedication along Shaw Road shall be approved and recorded. Right-of-way along Pioneer Ave shall be approved and recorded prior to issuance of Phase 2 civil permit.	Engineering Division	Open
Prior to Issuance	Prior to Permit Issuance, the applicant shall clarify whether it is the project's intent to dedicate right-of-way or grant an easement for maintenance and operation of the Shaw Road traffic signal and equipment	Engineering Division	Open
Prior to Occupancy	All private storm drainage facilities shall be covered by a maintenance agreement provided by the City and recorded with Pierce County. Under this agreement, if the owner fails to properly maintain the facilities, the City, after giving the owner notice, may perform necessary maintenance at the owner's expense. Prior to Occupancy the agreement shall be approved and recorded.	Engineering Division	Open
Prior to Occupancy	Prior to Occupancy, a Street Maintenance Covenant will be required to ensure that pavement markings located on private property at the drive entrances will be maintained.	Engineering Division	Open
Prior to Occupancy	As mentioned during the landuse application (P-21-0034), the existing stormwater facility serving the offsite properties south of the project is currently in violation of NPDES regulations and the Puyallup Municipal Code due to lack of maintenance, breaching of the pond berm, and pass-through of a regulated stream through the control structure. However, the City is willing to allow the pond remediation to occur during Phase 2, provided the remediation is accomplished prior to any Occupancy of Phase 1 structures.	Engineering Division	Open
Prior to Issuance	Engineering Cost Breakdown Fee Calculation must be received for Reviewer to verify valuation for fee calculations	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