September 29, 2023

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

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

Dear Permit Center Staff:

This letter is in response to the Permit Review Correction Letter comments dated March 10, 2023, regarding the above referenced project. In addition, our responses are based upon our meeting on May 16, 2023. Our notes from this meeting are attached to this letter. Select comments are included below (verbatim) for your reference. Our responses are shown in **bold** after each comment.

The original Permit Review Correction Letter was a review of Permit Application No. PRCCP20220189, which was approved and has since been constructed. The plans for that permit originally included Parking Lot A, located at the northwest of the campus, however, this parking lot was removed from that submittal. Parking Lot A has been revised and is now being resubmitted under this new permit number for permitting and construction.

Engineering Civil Review

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

   Response: As discussed in our meeting on May 16, 2023, stormwater from this area does not need to be treated as bypass in our proposed detention volume. The pipe that discharges to into the project area is meant to be an overflow for the detention pond to the east of the site. According to the TIR for the Arts and Allied Health (AAH) Building, dated March 2008, the design was for overflow water to discharge and pond at this location, before overflowing to an existing stub connecting to the conveyance system within College Way. The TIR for the AAH Building is included with the Storm Report. As discussed, we are meeting the existing condition by continuing to allow water to pond at this location with an overflow structure that connects to the existing storm system within College Way.

2. The bottom 4' of the flow control manhole is dead storage. The datum of the structure for the WWHM calculation is the invert elevation of the outlet pipe. Revise the location of the

Civil Engineers
Structural Engineers
Landscape Architects
Community Planners
Land Surveyors
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orifice 1 for both control structures to be above the outlet pipe 0.5' in a location that a 0.75" diameter orifice can be constructed. [civils, pg 19]

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

3. Provide the runoff treatment selection flow chart [drainage report, pg 10]

Response: Figure V-2.1.1, Treatment Facility Selection Flow Chart, is included in the Storm Report as Exhibit A-10.

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

Response: Hydroperiod calculations for the existing wetland northwest of the property, referred to as the Wildwood Creek wetland in the Storm Report, have been provided as Appendix B-2. The map of the total area upstream of this wetland is provided as Appendix A-11 in the Storm Report. Plans for Parking Lots B and C have been approved and were constructed.

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

Response: In the Storm Report, a discussion of the Wildwood Creek wetland is included in Section 3.0 Offsite Analysis, and in greater depth within Section 2.8 MR 8: Wetlands Protection.

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

Response: As discussed in our meeting on May 16, 2023, stormwater from this area does not need to be treated as bypass in our proposed detention volume, and we are meeting the existing condition by continuing to allow water to pond at this location with an overflow structure that connects to the existing storm system within College Way.

7. The applicant shall contact Williams Gas' Matthew Kautzman at matt.kautzman@williams.com or (253) 377-6146 to schedule a survey of the gas pipeline easement before construction is initiated. Matthew may need access to neighbors' property to complete the survey. The applicant shall submit a copy of Matthew's survey for the pipe and paving approval within the easement to the City before proceeding. [civils, pg 9]

Response: The plans will be coordinated with Williams Gas.

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

   Response: This pipe has been removed from the plans, and all proposed lateral pipes are 12-inches.

Public Works Water Review

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

   Response: A 3-foot clear zone around fire hydrants and 10' clear between trees and water features has been provided.

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

   Response: The water pipe size has been corrected.

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

Sincerely,

Claire F. Hovde, PE
Project Engineer

CFH/lsk

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

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MEETING MINUTES

TO:	Internal	**MEETING DATE:**	May 16, 2023
		PROJECT NO.:	2200718.12
		PROJECT NAME:	Pierce College Puyallup Parking Lot A
PREPARED BY:	Claire Hovde Tacoma - (253) 383-2422	**MTG. LOCATION:**	Microsoft Teams
ATTENDEES:	Andy Hartung (McGranahan), Anthony Hulse (City of Puyallup), Bill Fierst (AHBL), Claire Hovde (AHBL)		

The team met with Anthony Hulse from the City of Puyallup to discuss the proposed layout of the Lot A redesign at Pierce College Puyallup, and submittal requirements for Lot A. An exhibit was provided to the team prior to the meeting start to show the proposed layout for a detention pond at Lot A.

1. AHBL noted that the finished grade elevation of Lot A will be lowered, especially the west portion of the lot. Although the exhibit showed steep grades between the parking lot and the proposed pond, these will be eliminated.

2. AHBL noted that the pond will likely be larger than what was shown on the exhibit because the preliminary design does not account for the flows carried in the pipe from the Arts and Allied Health (AAH) building.

3. AHBL asked about a previous City request to separate the parking lot from the road. Anthony stated that there is no definition for a setback between the road and the pond, and that he had no hard setback requirement for the parking lot.

    a. Anthony will try to find the source of the original setback requirement to confirm what that separation should be.

    b. The City originally requested that this setback be provided to accommodate a future sidewalk that was shown as an option on the College's Master Plan. However, there are no real plans to construct this sidewalk.

4. Anthony informed us that we should contact Matthew Gotzman with Williams Gas, and ask him to provide confirmation that Williams Gas has reviewed our plans and they're okay with the proposed storm lines crossing through the easement.

5. The team further discussed the pipe from the AAH building. Anthony is concerned that the AAH pipe currently discharges to a low point and infiltrates.

    a. AHBL pointed out that the geotechnical engineer does not believe infiltration is possible at this site.

    b. The storm report for the AAH building shows that this pipe is meant to be an overflow for the detention pond to the east of the site. The design was for overflow water to discharge and pond at this location, before overflowing to an existing stub connecting to the conveyance system within College Way.

    c. AHBL suggested that we could match the existing condition by continuing to allow water to pond at this location with an overflow structure that connects to the existing storm system within College Way.

    d. Anthony confirmed we do not need to treat stormwater from this pipe as a bypass in our proposed detention volume.

6. Anthony stated that all projects must mitigate wetlands within 1 mile of any project site. Therefore, we need to mitigate the wetland to the north of Pierce College's northwest driveway, since it is approximately 3,000 feet from the project site.

    a. Anthony said we could use online maps and planimetrics to make the basin map for this wetland.

7. The team confirmed that this new plan for Lot A will have to go in as a new permit with the City.

End of Meeting Minutes

The above summation is our interpretation of the items discussed and decisions reached at the above-referenced meeting. Any person desiring to add or otherwise correct the Minutes is requested to submit their comments in writing to AHBL within 14 days of the meeting date.

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