Department	Status	Document/Section	Page	Comment	Response	Reviewer:
FIRE	OPEN			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.	Water plans have been revised based on emails with City staff	David Drake
FIRE	OPEN			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.	Hydrants and FDCs moves into parking islands	David Drake
FIRE	OPEN			3. All F.D.C's are required to be within 10-15' of a Fire Hydrant.	FDCs moved	David Drake
FIRE	OPEN			4. Provide fire turn-around dimensions and rad	Dimensions added	David Drake
FIRE	OPEN			5. Provide all fire lane widths and radiuses. All fire lanes are required to be 26' wide.	Dimensions added	David Drake
FIRE	OPEN	CSWPPP		6. Provide auto-turn analysis.	AutoTurn analysis sheet provided with resubmittal	David Drake
FIRE	OPEN			7. Provide Riser Room locations with direct access to side walk.	Sidewalk access to riser room locations proposed. Note the exact layout of buildings is still in flux and sidewalks may adjust when building layouts confirmed	David Drake
FIRE	OPEN			8. Provide Fire Lane / No Parking Sign layout with painted curbs. Temporary Fire Truck turn-around will require No Parking Signs and painted curb.	Site Striping sheet added	David Drake
ENGINEER	OPEN	Storm Report	1	Called out twice. [Storm Report; Pg 1 of 164]	One callout removed	Mark Higginson
ENGINEER	OPEN	Storm Report	4	Revise page numbering to align with the report sections. [Storm Report; Pg 4 of 164]	Page numbering revised	Mark Higginson
ENGINEER	OPEN	Storm Report	5	Parcel ...054. [Storm Report; Pg 5 of 164]	Revised	Mark Higginson
ENGINEER	OPEN	Storm Report	5	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]	Revised	Mark Higginson
ENGINEER	OPEN	Storm Report	5	Revise table to account for the overall 'common plan of development' (both Phase 1 and Phase 2). [Storm Report; Pg 5 of 164]	Revised	Mark Higginson
ENGINEER	OPEN	Storm Report	5	Breakout surface areas by phase and basin. (See basin exhibit , Fig. 5). [Storm Report; Pg 5 of 164]	Surface areas broken out by phase and basin	Mark Higginson
ENGINEER	OPEN	Storm Report	5	Breakout Shaw Rd and Pioneer frontages separately. [Storm Report; Pg 5 of 164]	Frontages broken out	Mark Higginson
ENGINEER	OPEN	Storm Report	6	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]	Commentary added	Mark Higginson
ENGINEER	OPEN	Storm Report	8	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]	Phase 1 & 2 grading plans added. Phase boundary identified	Mark Higginson
ENGINEER	OPEN	Storm Report	8	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]	10 year inflow rate used.	Mark Higginson
ENGINEER	OPEN	Storm Report	8	Add Interceptor Swales, Check Dams, and TESC pond (per CSWPPP). [Storm Report; Pg 8 of 164]	Added	Mark Higginson
ENGINEER	OPEN	Storm Report	8	Coordinate the 13 elements with the review on the CSWPPP. [Storm Report; Pg 8 of 164]	13 elements coordinated with CSWPPP.	Mark Higginson
ENGINEER	OPEN	Storm Report	11	As mentioned previously, provide the LID Performance/Duration Curves to ensure compliance. [Storm Report; Pg 11 of 164]	LID performance curves provided.	Mark Higginson
ENGINEER	OPEN	Storm Report	11	Add: "2yr". [Storm Report; Pg 11 of 164]	Added	Mark Higginson
ENGINEER	OPEN	Storm Report	11	pipe. [Storm Report; Pg 11 of 164]	Added	Mark Higginson
ENGINEER	OPEN	Storm Report	11	Verify-24in called out on civil plans. [Storm Report; Pg 11 of 164]	Revised	Mark Higginson
ENGINEER	OPEN	Storm Report	11	Revise-"stream/ditch". [Storm Report; Pg 11 of 164]	Revised	Mark Higginson
ENGINEER	OPEN	Storm Report	12	Add: "mitigated". [Storm Report; Pg 12 of 164]	Added	Mark Higginson

ENGINEER	OPEN	Storm Report	12	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]	Phase 2 will have separate WQ facility to be installed.	Mark Higginson
ENGINEER	OPEN	Storm Report	12	Discuss Shaw Road frontage and Pioneer Way frontage WQ aspects. [Storm Report; Pg 12 of 164]	Shaw basin identified	Mark Higginson
ENGINEER	OPEN	Storm Report	12	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]	WQ to be included in frontage plans for Shaw.	Mark Higginson
ENGINEER	OPEN	Storm Report	12	Add: "emergency vehicle". [Storm Report; Pg 12 of 164]	Added	Mark Higginson
ENGINEER	OPEN	Storm Report	12	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]	WWHM calculations revised for subbasins.	Mark Higginson
ENGINEER	OPEN	Storm Report	12	Discuss Shaw Road frontage and Pioneer Way frontage flow control aspects. [Storm Report; Pg 12 of 164]	Flow control for both areas included in calculations as bypass.	Mark Higginson
ENGINEER	OPEN	Storm Report	12	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]	Included except WQ device for phase 2	Mark Higginson
ENGINEER	OPEN	Storm Report	?	"The"?	Report revised	Mark Higginson
ENGINEER	OPEN	Storm Report	13	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]	Added	Mark Higginson
ENGINEER	OPEN	Storm Report	13	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]	See Appendix	Mark Higginson
ENGINEER	OPEN	Storm Report	14	Revise-"stream/ditch". [Storm Report; Pg 14 of 164]	Revised	Mark Higginson
ENGINEER	OPEN	Storm Report	14	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]	Added	Mark Higginson
ENGINEER	OPEN	Storm Report	14	Revise-How is Pioneer Frontage going to be treated for water quality? (Over-detaining is not treatment methodology.) [Storm Report; Pg 14 of 164]	Treatment being added in phase 2 with this work. Mechanical treatment anticipated based on stream location and need to treat prior to discharge.	Mark Higginson
ENGINEER	OPEN	Storm Report	15	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]	Storm calcs revised to use tailwater elevation assuming stream channel is full	Mark Higginson
ENGINEER	OPEN	Storm Report	15	Dedication of new ROW is required along Shaw Road and Pioneer frontages. Revise accordingly. [Storm Report; Pg 15 of 164].	ROW dedication language added	Mark Higginson
ENGINEER	OPEN	Storm Report	15	Add: "A Stormwater Maintenance Agreement will be recorded at the time of Occupancy in accordance with City Standards." [Storm Report; Pg 15 of 164]	Added	Mark Higginson
ENGINEER	OPEN	Storm Report	16	The applicant will be required to post a financial guarantee in accordance with PMC 21.10.160. [Storm Report; Pg 16 of 164].	Bond information to be provided.	Mark Higginson
ENGINEER	OPEN	Storm Report	23	Coordinate this sheet with the review associated with the CFG application. [Storm Report; Pg 23 of 164].	Sheet coordinated with CFG application	Mark Higginson

ENGINEER	OPEN	Storm Report	24	Coordinate these sheets with the review associated with the CFG application. [Storm Report; Pg 24 of 164].	Sheet coordinated with CFG application	Mark Higginson
ENGINEER	OPEN	Storm Report	29	Coordinate storm sheets with the review associated with the civil plans. [Storm Report; Pg 29 of 164].	Sheet coordinated with CFG application	Mark Higginson
ENGINEER	OPEN	Storm Report	34	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]	Updated	Mark Higginson
ENGINEER	OPEN	Storm Report	34	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]	Added to report	Mark Higginson
ENGINEER	OPEN	Storm Report	34	Identify the Pioneer Frontage Basin. [Storm Report; Pg 34 of 164]	Pioneer basin identified	Mark Higginson
ENGINEER	OPEN	Storm Report	34	Identify the Shaw Rd Frontage Basin. [Storm Report; Pg 34 of 164]	Shaw basin identified	Mark Higginson
ENGINEER	OPEN	Storm Report	34	Identify the Phase I and Phase II basins. [Storm Report; Pg 34 of 164]	Phase 1 & 2 basins identified	Mark Higginson
ENGINEER	OPEN	Storm Report	34	Clarify-The civil plans appear to show this area being bypassed. [Storm Report; Pg 34 of 164]	Updated graphic to match plan grading.	Mark Higginson
ENGINEER	OPEN	Storm Report	35	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]	Groundwater monitoring table added to geotech section	Mark Higginson
ENGINEER	OPEN	Storm Report	88	Provide the referenced Table 1 for completeness. [Storm Report; Pg 88 of 164].	Updated	Mark Higginson
ENGINEER	OPEN	Storm Report	95	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]	Acknowledged. DRAFT version provided for review.	Mark Higginson
ENGINEER	OPEN	Storm Report	95	Provide R-Tank O&M information. [Storm Report; Pg 95 of 164]	R-Tank O&M information added to appendix.	Mark Higginson
ENGINEER	OPEN	Storm Report	111	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]	Calculations revised.	Mark Higginson
ENGINEER	OPEN	Storm Report	113	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]	Updated	Mark Higginson
ENGINEER	OPEN	Storm Report	114	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]	Updated	Mark Higginson
ENGINEER	OPEN	Storm Report	114	Does not agree with Table 1. Storm Report; Pg 114 of 164]	Updated	Mark Higginson
ENGINEER	OPEN	Storm Report	115	Include both the Shaw Road and Pioneer Way frontages in the bypass basin(s) (common plan of development). [Storm Report; Pg 115 of 164]	Updated	Mark Higginson
ENGINEER	OPEN	Storm Report	117	See on Mitigated Basin Data sheet, Pg 114 of 164. Revise accordingly. [Storm Report; Pg 117 of 164]	Updated	Mark Higginson
ENGINEER	OPEN	Storm Report	117	Civil plans callout a riser height of 1.23ft for RT1. Revise calculations to reflect the actual control risers being used for each subbasin. [Storm Report; Pg 117 of 164]	Updated	Mark Higginson
ENGINEER	OPEN	Storm Report	117	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 subbasin. [Storm Report; Pg 117 of 164]	Calculations revised.	Mark Higginson
ENGINEER	OPEN	Storm Report	117	For the multi-family basin, provide calculations of available storage associated with the detention pipe. [Storm Report; Pg 117 of 164]	Calculations revised.	Mark Higginson

ENGINEER	OPEN	Storm Report	117	Ensure that the detention facilities have accounted for 6in of sediment storage per Ecology's requirements. [Storm Report; Pg 117 of 164]	Added to system.	Mark Higginson
ENGINEER	OPEN	Storm Report	119	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]	Discussion on minimum requirement 5 added to storm report.	Mark Higginson
ENGINEER	OPEN	Storm Report	129	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]	Discussion on minimum requirement 5 added to storm report.	Mark Higginson
ENGINEER	OPEN	Storm Report	129	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]	Discussion on minimum requirement 5 added to storm report.	Mark Higginson
ENGINEER	OPEN	Storm Report	131	See on Predeveloped Basin Data sheet, Pg 113 of 164. [Storm Report; Pg 131 of 164]	updated	Mark Higginson
ENGINEER	OPEN	Storm Report	132	Break the onsite basin into the individual subbasins (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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	1	RM-20. [Plans C-1; Pg 1 of 45]	Correct zoning added. See C1	Mark Higginson
ENGINEER	OPEN	Civil Plans	1	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]	Address relocated and abbreviated legal added below title. See C1	Mark Higginson
ENGINEER	OPEN	Civil Plans	1	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]	Frontage improvement plans submitted separately. Permit number TBD.	Mark Higginson
ENGINEER	OPEN	Civil Plans	1	Add: Phase 1 to title. [Plans C-1; Pg 1 of 45]	Added C1	Mark Higginson
ENGINEER	OPEN	Civil Plans	1	Locate Vicinity Map in lower right-hand corner per CS Section 2.1. [Plans C-1; Pg 1 of 45]	Vicinity Map relocated C1	Mark Higginson
ENGINEER	OPEN	Civil Plans	1	Locate approval block in upper right-hand corner, all sheets, per CS Section 2.1. [Plans C-1; Pg 1 of 45]	Approval block relocated C1	Mark Higginson
ENGINEER	OPEN	Civil Plans	1	Place North arrow correctly. [Plans C-1; Pg 1 of 45]	North arrow revised C1	Mark Higginson
ENGINEER	OPEN	Civil Plans	1	Augment the Construction Sequence-See example. [Plans C-1; Pg 1 of 45]	Construction sequence revised	Mark Higginson
ENGINEER	OPEN	Civil Plans	1	Callout earthwork quantities (cut/fill). [Plans C-1; Pg 1 of 45]	Quantities callout added C1	Mark Higginson
ENGINEER	OPEN	Civil Plans	1	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]	Callouts added and dimensions added	Mark Higginson
ENGINEER	OPEN	Civil Plans	1	Callout the trash enclosure locations and provide detail(s). Reference City Standards 208.1 for requirements. [Plans C-1; Pg 1 of 45]	Trash enclosure callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	1	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]	See revised landscape plan set provided	Mark Higginson
ENGINEER	OPEN	Civil Plans	2	Coordinate this sheet with the review associated with the CFG application PRGR20230972. [Plans C-2; Pg 2 of 45]	Sheet coordinated with CFG application	Mark Higginson
ENGINEER	OPEN	Civil Plans	2	Place North arrow correctly. [Plans C-2; Pg 2 of 45]	North arrow revised C2	Mark Higginson
ENGINEER	OPEN	Civil Plans	2	Locate approval block in upper right-hand corner. [Plans C-2; Pg 2 of 45]	Approval block relocated C2	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Verify-C4? [Plans C-3; Pg 3 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Verify-C5? [Plans C-3; Pg 3 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Callout stationing of approach centerline along Shaw Road. [Plans C-3; Pg 3 of 45]	Stationing callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Callout drive aisle width. [Plans C-3; Pg 3 of 45]	Dimension added Dimensioning plan	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Provide detail. [Plans C-3; Pg 3 of 45]	Detail added	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Add: "(Typical)". [Plans C-3; Pg 3 of 45]	Added	Mark Higginson

ENGINEER	OPEN	Civil Plans	3	How is this area being captured for detention? If bypassed, revise basin exhibit in the storm report. [Plans C-3; Pg 3 of 45]	Bypass Added	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	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]	Auto-Turn analysis added. Largest vehicle anticipated is a fire truck.	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Verify-The rim is called out to be approx. 7ft below TC? [Plans C-3; Pg 3 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Show High Point Break Line. [Plans C-3; Pg 3 of 45]	Shown	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Coordinate with Sht C7. [Plans C-3; Pg 3 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Coordinate pipe alignment with Sht C7. [Plans C-3; Pg 3 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Coordinate structure reqt's with Sht C7. [Plans C-3; Pg 3 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Verify-SDCB? [Plans C-3; Pg 3 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Verify-SDCB? [Plans C-3; Pg 3 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Verify-SDCB? [Plans C-3; Pg 3 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Verify-is one curb inlet adequate for the tributary area? [Plans C-3; Pg 3 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Provide spot elevations at corners of raised crosswalk. [Plans C-3; Pg 3 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Verify-SDCB? [Plans C-3; Pg 3 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Verify-SDCB? [Plans C-3; Pg 3 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Verify-SDCB? [Plans C-3; Pg 3 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Coord IE with Sht C7. [Plans C-3; Pg 3 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Verify-SDCB? [Plans C-3; Pg 3 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Coord IE with Sht C7. [Plans C-3; Pg 3 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Callout radii of internal drive aisles and aisle widths. Or, show on a "dimensioning plan" sheet. [Plans C-3; Pg 3 of 45]	See Horizontal Control and Paving Plans added to set.	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Provide ductile iron pipe for any storm conveyance with less than 3ft of cover. [Plans C-3; Pg 3 of 45]	Request to use CPEP for private storm lines per manufacturer's written recommendation provided with resubmittal.	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Also identify existing contours as well the proposed contours. [Plans C-3; Pg 3 of 45]	Existing and proposed contours added	Mark Higginson
ENGINEER	OPEN	Civil Plans	3	Delineate the regulated floodplain on the plan. [Plans C-3; Pg 3 of 45]	Delineated floodplain line added	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Callout radii of internal drive aisles and aisle widths. Or, show on a "dimensioning plan" sheet. [Plans C-4; Pg 4 of 45]	See Horizontal Control and Paving Plans added to set.	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Provide ductile iron pipe for any storm conveyance with less than 3ft of cover. [Plans C-4; Pg 4 of 45]	Request to use CPEP for private storm lines per manufacturer's written recommendation provided with resubmittal.	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Also identify existing contours as well the proposed contours. [Plans C-4; Pg 4 of 45]	Existing and proposed contours added	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Readability. [Plans C-4; Pg 4 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Verify-C6? [Plans C-4; Pg 4 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Coordinate with Sht C8. [Plans C-4; Pg 4 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Verify-C3? [Plans C-4; Pg 4 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Clarify-curb inlets? Provide detail how this functions. [Plans C-4; Pg 4 of 45]	Detail Added	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Show High Point Break Line. [Plans C-4; Pg 4 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Coordinate IE with Sht C8. [Plans C-4; Pg 4 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Show High Point Break Line. [Plans C-4; Pg 4 of 45]	Shown	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Coordinate BC with CB Rim elev. [Plans C-4; Pg 4 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Show High Point Break Line. [Plans C-4; Pg 4 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Readability. [Plans C-4; Pg 4 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Identify contour within paving area (Typ). [Plans C-4; Pg 4 of 45]	Contour identified	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Coordinate IE with Sht C8. [Plans C-4; Pg 4 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Show High Point Break Line. [Plans C-4; Pg 4 of 45]	Shown C4	Mark Higginson
ENGINEER	OPEN	Civil Plans	4	Coordinate IE with Sht C8. [Plans C-4; Pg 4 of 45]	Coordinated	Mark Higginson

ENGINEER	OPEN	Civil Plans	5	Verify-C3? [Plans C-5; Pg 5 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	5	Callout radii of internal drive aisles and aisle widths. Or, show on a "dimensioning plan" sheet. [Plans C-5; Pg 5 of 45]	See Dimensioning Plan	Mark Higginson
ENGINEER	OPEN	Civil Plans	5	Provide ductile iron pipe for any storm conveyance with less than 3ft of cover. [Plans C-5; Pg 5 of 45]	Provided	Mark Higginson
ENGINEER	OPEN	Civil Plans	5	Also identify existing contours as well the proposed contours. [Plans C-5; Pg 5 of 45]	Existing and proposed contours added	Mark Higginson
ENGINEER	OPEN	Civil Plans	5	Delineate the regulated floodplain on the plan. [Plans C-5; Pg 5 of 45]	Delineated floodplain line added	Mark Higginson
ENGINEER	OPEN	Civil Plans	5	Coordinate structure info with Sht C9. [Plans C-5; Pg 5 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	5	Coordinate structure info with Sht C9. [Plans C-5; Pg 5 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	5	Coordinate IE with Sht C9. [Plans C-5; Pg 5 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	5	Coordinate structure info with Sht C9. [Plans C-5; Pg 5 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	5	Coordinate structure info with Sht C9. [Plans C-5; Pg 5 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	5	Identify contours w/in the drive aisle (Typ). [Plans C-5; Pg 5 of 45]	Contours identified	Mark Higginson
ENGINEER	OPEN	Civil Plans	5	Coordinate structure info with Sht C9. [Plans C-5; Pg 5 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	5	Verify-C6? [Plans C-5; Pg 5 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	5	Coordinate structure info with Sht C9. [Plans C-5; Pg 5 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	5	Coordinate structure info with Sht C9. [Plans C-5; Pg 5 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	6	Verify-C4?. [Plans C-6; Pg 6 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	6	Coordinate IE with Sht C10. [Plans C-6; Pg 6 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	6	Callout radii of internal drive aisles and aisle widths. Or, show on a "dimensioning plan" sheet. [Plans C-6; Pg 6 of 45]	See Dimensioning Plan	Mark Higginson
ENGINEER	OPEN	Civil Plans	6	Provide ductile iron pipe for any storm conveyance with less than 3ft of cover. [Plans C-6; Pg 6 of 45]	Request to use CPEP for private storm lines per manufacturer's written recommendation provided with resubmittal.	Mark Higginson
ENGINEER	OPEN	Civil Plans	6	Coordinate structure info with Sht C8. [Plans C-6; Pg 6 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	6	Coordinate IE with Sht C8. [Plans C-6; Pg 6 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	6	Coordinate structure info with Sht C8. [Plans C-6; Pg 6 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	6	Coordinate IE with Sht C8. [Plans C-6; Pg 6 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	6	Also identify existing contours as well the proposed contours. [Plans C-6; Pg 6 of 45]	Existing and proposed contours added	Mark Higginson
ENGINEER	OPEN	Civil Plans	6	Verify-C5?. [Plans C-6; Pg 6 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	6	Coordinate IE with Sht C10. [Plans C-6; Pg 6 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	6	Coordinate structure info with Sht C10. [Plans C-6; Pg 6 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	6	Coordinate IE with Sht C10. [Plans C-6; Pg 6 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	6	Coordinate IE with Sht C10. [Plans C-6; Pg 6 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	6	Coordinate structure info with Sht C10. [Plans C-6; Pg 6 of 45]	Coordinated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Verify-C8? [Plans C-7; Pg 7 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Verify-4/C18? [Plans C-7; Pg 7 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Callout R-Tank IE. [Plans C-7; Pg 7 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Verify-C9? [Plans C-7; Pg 7 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Callout diameter and lid type. [Plans C-7; Pg 7 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Confirm-Type 2 CB or manhole? [Plans C-7; Pg 7 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Verify-1/C18? [Plans C-7; Pg 7 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Callout IE. [Plans C-7; Pg 7 of 45]	Callout added	Mark Higginson

ENGINEER	OPEN	Civil Plans	7	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Min. 1ft of cover on DI pipe. [Plans C-7; Pg 7 of 45]	Request to use CPEP for private storm lines per manufacturer's written recommendation provided with resubmittal.	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Min. 1ft of cover on DI pipe. [Plans C-7; Pg 7 of 45]	Request to use CPEP for private storm lines per manufacturer's written recommendation provided with resubmittal.	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Verify-bottom of vault at 68.63, so 0% slope is not correct. [Plans C-7; Pg 7 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Changes in direction require CB. [Plans C-7; Pg 7 of 45]	Connection Removed	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	SDMH...callout diameter and lid type. [Plans C-7; Pg 7 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Provide structure information. [Plans C-7; Pg 7 of 45]	Structure information added	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Callout diameter and lid type. [Plans C-7; Pg 7 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Not acceptable to use the FC structure as a catch basin...single-use structure per City Standards. [Plans C-7; Pg 7 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Confirm-Type 2 CB or manhole? [Plans C-7; Pg 7 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Verify-36in called out on Sht 29 of 45. [Plans C-7; Pg 7 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	WWHM calculations callout a riser height of 6ft. Revise accordingly. [Plans C-7; Pg 7 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	WWHM calculations callout a riser height of 6ft. Revise accordingly. [Plans C-7; Pg 7 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Outlet. [Plans C-7; Pg 7 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Provide structure information. [Plans C-7; Pg 7 of 45]	Structure information added	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Outlet. [Plans C-7; Pg 7 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Provide structure information. [Plans C-7; Pg 7 of 45]	Structure information added	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Clarify-to be provided with Phase 2? [Plans C-7; Pg 7 of 45]	Notes added	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Clarify-there is no existing MH at this location. [Plans C-7; Pg 7 of 45]	Outlet location changed	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	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]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	City Standards require 0.5% min pipe slope. [Plans C-7; Pg 7 of 45]	Noted	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	City Standards require 0.5% min pipe slope. [Plans C-7; Pg 7 of 45]	Noted	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Callout 2ft min clearance to water line. [Plans C-7; Pg 7 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Readability. [Plans C-7; Pg 7 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Storm-Water conflict...revise accordingly. [Plans C-7; Pg 7 of 45]	Updated to avoid conflicts	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Provide an "Overall" storm sheet showing the storm alignments. [Plans C-7; Pg 7 of 45]	Keymaps and notes added	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	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]	Catch Basin added to reduce bypass	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Provide ductile iron pipe for any storm conveyance with less than 3ft of cover. [Plans C-7; Pg 7 of 45]	Request to use CPEP for private storm lines per manufacturer's written recommendation provided with resubmittal.	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Show locations of the roof drain connection to the storm system. [Plans C-7; Pg 7 of 45]	Roof Drains Shown	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Provide utility crossing information. [Plans C-7; Pg 7 of 45]	Utility crossing information added	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Add Placeholder: "See Frontage Improvement Plans, Application _____". [Plans C-7; Pg 7 of 45]	Placeholder added	Mark Higginson
ENGINEER	OPEN	Civil Plans	7	Delineate the regulated floodplain on the plan. [Plans C-7; Pg 7 of 45]	Delineated floodplain line added	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Provide utility crossing information. [Plans C-8; Pg 8 of 45]	Utility crossing information added	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Provide ductile iron pipe for any storm conveyance with less than 3ft of cover. [Plans C-8; Pg 8 of 45]	Request to use CPEP for private storm lines per manufacturer's written recommendation provided with resubmittal.	Mark Higginson

ENGINEER	OPEN	Civil Plans	8	Show locations of the roof drain connection to the storm system. [Plans C-8; Pg 8 of 45]	Shown	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Add Placeholder: "See Frontage Improvement Plans, Application _____". [Plans C-8; Pg 8 of 45]	Placeholder added	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Verify-C7? [Plans C-8; Pg 8 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Provide structure information. [Plans C-8; Pg 8 of 45]	Structure information added	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Callout diameter and lid type. [Plans C-8; Pg 8 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Confirm-Type 2 CB or manhole? [Plans C-8; Pg 8 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Verify-bottom of vault at 68.63, so 0% slope is not correct. [Plans C-8; Pg 8 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Callout R-Tank IE. [Plans C-8; Pg 8 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Verify-36in called out on Sht 35 of 45. [Plans C-8; Pg 8 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Verify-C10? [Plans C-8; Pg 8 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Callout diameter and lid type. [Plans C-8; Pg 8 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Callout diameter and lid type. [Plans C-8; Pg 8 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Confirm-Type 2 CB or manhole? [Plans C-8; Pg 8 of 45]	CB C8	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Confirm-Type 2 CB or manhole? [Plans C-8; Pg 8 of 45]	CB C8	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Verify-This is 4ft lower than the discharge main. [Plans C-8; Pg 8 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Verify-IE does not agree with pipe slope (0.84%). [Plans C-8; Pg 8 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Verify-This is 4ft lower than the discharge main. [Plans C-8; Pg 8 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Callout diameter. [Plans C-8; Pg 8 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	Callout diameter. [Plans C-8; Pg 8 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	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]	Noted. Drain added to control runoff.	Mark Higginson
ENGINEER	OPEN	Civil Plans	8	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]	Noted. Drain added to control runoff.	Mark Higginson
ENGINEER	OPEN	Civil Plans	10	Verify-C8? [Plans C-10; Pg 10 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	10	Show locations of the roof drain connection to the storm system. [Plans C-10; Pg 10 of 45]	Shown	Mark Higginson
ENGINEER	OPEN	Civil Plans	10	Callout R-Tank IE. [Plans C-10; Pg 10 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	10	Provide ductile iron pipe for any storm conveyance with less than 3ft of cover. [Plans C-10; Pg 10 of 45]	Request to use CPEP for private storm lines per manufacturer's written recommendation provided with resubmittal.	Mark Higginson
ENGINEER	OPEN	Civil Plans	10	Callout diameter. [Plans C-10; Pg 10 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	10	Verify-12in called out on Sht 41 of 45. [Plans C-10; Pg 10 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	10	Verify-C9? [Plans C-10; Pg 10 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	10	Readability. [Plans C-10; Pg 10 of 45]	Revised for better legibility.	Mark Higginson
ENGINEER	OPEN	Civil Plans	10	Callout diameter. [Plans C-10; Pg 10 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	10	Identify existing and proposed contours. [Plans C-10; Pg 10 of 45]	Existing and proposed contours added	Mark Higginson
ENGINEER	OPEN	Civil Plans	10	Callout that the existing storm facility will be remediated during Phase 2. [Plans C-10; Pg 10 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	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]	C8.0 added showing overall utilities	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	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]	Updated to provide grease interceptor on units where food prep is anticipated.	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Callout Sampling Connection per Std Detail 04.03.04. [Plans C-11; Pg 11 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Callout diameter. [Plans C-11; Pg 11 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Provide utility crossing information. [Plans C-11; Pg 11 of 45]	Utility crossing information added	Mark Higginson

ENGINEER	OPEN	Civil Plans	11	Coordinate pipe slope with existing elevations from the Record Dwgs associated with Permit E-21-0426. [Plans C-11; Pg 11 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Delineate the regulated floodplain on the plan. [Plans C-11; Pg 11 of 45]	Delineated floodplain line added	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Callout Sampling Connection per Std Detail 04.03.04. [Plans C-11; Pg 11 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Callout "existing". [Plans C-11; Pg 11 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Callout "existing". [Plans C-11; Pg 11 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Ductile Iron per Record Dwgs. [Plans C-11; Pg 11 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Coordinate existing elevations with the Record Dwgs associated with Permit E-21-0426. [Plans C-11; Pg 11 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Coordinate pipe run with the Record Dwgs associated with Permit E-21-0426. [Plans C-11; Pg 11 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Coordinate existing elevations with the Record Dwgs associated with Permit E-21-0426. [Plans C-11; Pg 11 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	East Side Sewer? [Plans C-11; Pg 11 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Verify-C12? [Plans C-11; Pg 11 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Identify the storm system background (typ). [Plans C-11; Pg 11 of 45]	Added	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Readability. [Plans C-11; Pg 11 of 45]	Revised for better legibility.	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Callout diameter. [Plans C-11; Pg 11 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Callout diameter. [Plans C-11; Pg 11 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	11	Verify-C13? [Plans C-11; Pg 11 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Provide utility crossing information. [Plans C-12; Pg 12 of 45]	Utility crossing information added	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Callout diameter. [Plans C-12; Pg 12 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Verify-C11? [Plans C-12; Pg 12 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Callout diameter. [Plans C-12; Pg 12 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Callout diameter. [Plans C-12; Pg 12 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Callout diameter. [Plans C-12; Pg 12 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Callout east and south pipes. [Plans C-12; Pg 12 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Callout diameter. [Plans C-12; Pg 12 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Clarify what is supposed to be happening here? [Plans C-12; Pg 12 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Revise IEs to reflect downstream system. [Plans C-12; Pg 12 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	North IE = 69.08. Revise accordingly. [Plans C-12; Pg 12 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Callout diameter. [Plans C-12; Pg 12 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Verify-IE is below the downstream outlet pipe. Revise accordingly. [Plans C-12; Pg 12 of 45]	Revised	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Verify-IE is below the downstream outlet pipe. Revise accordingly. [Plans C-12; Pg 12 of 45]	Revised	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Verify-IE is higher than the side sewer IE. [Plans C-12; Pg 12 of 45]	Revised	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Verify-IE is higher than the side sewer IE. [Plans C-12; Pg 12 of 45]	Revised	Mark Higginson
ENGINEER	OPEN	Civil Plans	12	Identify the storm system background (typ). [Plans C-12; Pg 12 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	13	Verify-C11? [Plans C-13; Pg 13 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	13	Readability. [Plans C-13; Pg 13 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	13	Callout diameter. [Plans C-13; Pg 13 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	13	Callout stub. [Plans C-13; Pg 13 of 45]	Callout added	Mark Higginson

ENGINEER	OPEN	Civil Plans	13	Readability. [Plans C-13; Pg 13 of 45]	Revised for better legibility C13	Mark Higginson
ENGINEER	OPEN	Civil Plans	13	Provide utility crossing information. [Plans C-13; Pg 13 of 45]	Utility crossing information added	Mark Higginson
ENGINEER	OPEN	Civil Plans	13	Delineate the regulated floodplain on the plan. [Plans C-13; Pg 13 of 45]	Delineated floodplain line added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Add Fire Code Official approval block to the Water plan sheets. (Ref. City Stds Section 1.4. [Plans C-14; Pg 14 of 45]	Fire code official Approval block added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Show proposed sewer backgrounds. [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Provide utility crossing information. [Plans C-14; Pg 14 of 45]	Utility crossing information added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Indicate valve locations. [Plans C-14; Pg 14 of 45]	Valve locations identified	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Note: See Fire Code Official's regarding hydrant and FDC locations. Revise accordingly. [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Delineate the regulated floodplain on the plan. [Plans C-14; Pg 14 of 45]	Delineated floodplain line added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Specify meter size. [Plans C-14; Pg 14 of 45]	Meter size specified	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Verify-detail reference. [Plans C-14; Pg 14 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Confirm-Callout info. [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Callout 2ft min clearance to storm line. [Plans C-14; Pg 14 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Verify-C16? [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Identify the storm system background (typ). [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Callout DCVA. [Plans C-14; Pg 14 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Callout fitting, type, valve, and thrust block. [Plans C-14; Pg 14 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Callout DCVA. [Plans C-14; Pg 14 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Callout fitting, type, valve, and thrust block. [Plans C-14; Pg 14 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Verify-90 bend. [Plans C-14; Pg 14 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Verify-two valves shown. [Plans C-14; Pg 14 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Specify meter size and callout DCVA. [Plans C-14; Pg 14 of 45]	Meter size specified and callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Verify-detail reference. [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Verify-detail reference. [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	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 added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Callout fitting, type, valve, and thrust block. [Plans C-14; Pg 14 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Verify-are two valves necessary at this location? [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Verify-cutting-in new valve? [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	City Stds require tapping sleeve for new connections to existing mains. Revise accordingly. [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Callout pipe run. [Plans C-14; Pg 14 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Callout fitting, type, valve, and thrust block. [Plans C-14; Pg 14 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Callout hydrant assembly. [Plans C-14; Pg 14 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Callout fitting and thrust block. [Plans C-14; Pg 14 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	City Stds require tapping sleeve for new connections to existing mains. Revise accordingly. [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Verify-is valve necessary? [Plans C-14; Pg 14 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Callout fitting, type, valve, and thrust block. [Plans C-14; Pg 14 of 45]	Callout added	Mark Higginson

ENGINEER	OPEN	Civil Plans	14	Water-Storm Vault conflict...revise accordingly. [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Verify-leader location. [Plans C-14; Pg 14 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Callout fitting, type, valve, and thrust block. [Plans C-14; Pg 14 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Callout pipe run. [Plans C-14; Pg 14 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	See comment on Sht C11 regarding separation between water and sewer. [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Verify-C15? [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Verify-Cross (MJxMJxMJxFL). [Plans C-14; Pg 14 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Verify-detail reference. [Plans C-14; Pg 14 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Callout fitting, type, valve, and thrust block. [Plans C-14; Pg 14 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Provide 3ft clear zone and level area all around hydrant. [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Clarify-hydrant port direction. [Plans C-14; Pg 14 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	14	Verify-detail reference. [Plans C-14; Pg 14 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Add Fire Code Official approval block to the Water plan sheets. (Ref. City Stds Section 1.4. [Plans C-15; Pg 15 of 45]	Fire code official Approval block added	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Show proposed sewer backgrounds. [Plans C-15; Pg 15 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Provide utility crossing information. [Plans C-15; Pg 15 of 45]	Utility crossing information added	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Indicate valve locations. [Plans C-15; Pg 15 of 45]	Valve locations identified	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Note: See Fire Code Official's regarding hydrant and FDC locations. Revise accordingly. [Plans C-15; Pg 15 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	City Stds require tapping sleeve for new connections to existing mains. Revise accordingly. [Plans C-15; Pg 15 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Specify meter size and callout DCVA. [Plans C-15; Pg 15 of 45]	Meter size specified and callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Specify meter size and callout DCVA. [Plans C-15; Pg 15 of 45]	Meter size specified and callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Verify-C14? [Plans C-15; Pg 15 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Verify-C17? [Plans C-15; Pg 15 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	City Stds require tapping sleeve for new connections to existing mains. Revise accordingly. [Plans C-15; Pg 15 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Callout fitting, type, valve, and thrust block. [Plans C-15; Pg 15 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Callout fitting, type, valve, and thrust block. [Plans C-15; Pg 15 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Verify-valve location. [Plans C-15; Pg 15 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Verify-leader location. [Plans C-15; Pg 15 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Rotate hydrant to face drive aisle. [Plans C-15; Pg 15 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Verify-two valves shown. [Plans C-15; Pg 15 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	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 added	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Callout fitting, type, valve, and thrust block. [Plans C-15; Pg 15 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Clarify. [Plans C-15; Pg 15 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Verify-detail reference. [Plans C-15; Pg 15 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Clarify. [Plans C-15; Pg 15 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	15	Callout fitting, type, valve, and thrust block. [Plans C-15; Pg 15 of 45]	Callout added	Mark Higginson

ENGINEER	OPEN	Civil Plans	15	Rotate hydrant to face drive aisle. [Plans C-15; Pg 15 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	16	Add Fire Code Official approval block to the Water plan sheets. (Ref. City Stds Section 1.4. [Plans C-16; Pg 16 of 45]	Fire code official Approval block added	Mark Higginson
ENGINEER	OPEN	Civil Plans	16	Verify-C14? [Plans C-16; Pg 16 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	16	Show proposed sewer backgrounds. [Plans C-16; Pg 16 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	16	Indicate valve locations. [Plans C-16; Pg 16 of 45]	Valve locations identified	Mark Higginson
ENGINEER	OPEN	Civil Plans	16	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	16	Delineate the regulated floodplain on the plan. [Plans C-16; Pg 16 of 45]	Delineated floodplain line added	Mark Higginson
ENGINEER	OPEN	Civil Plans	16	Verify-C17? [Plans C-16; Pg 16 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	16	Clarify-if main jogs, callout fitting info. [Plans C-16; Pg 16 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	16	Callout fitting, type, valve, and thrust block. [Plans C-16; Pg 16 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	16	Callout fitting, type, valve, and thrust block. [Plans C-16; Pg 16 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	16	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	16	Verify-detail reference. [Plans C-16; Pg 16 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	16	Verify-detail reference. [Plans C-16; Pg 16 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	16	Callout fitting, type, valve, and thrust block. [Plans C-16; Pg 16 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	Add Fire Code Official approval block to the Water plan sheets. (Ref. City Stds Section 1.4. [Plans C-17; Pg 17 of 45]	Fire code official Approval block added	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	Show proposed sewer backgrounds. [Plans C-17; Pg 17 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	Indicate valve locations. [Plans C-17; Pg 17 of 45]	Valve locations identified	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	Verify-C16? [Plans C-17; Pg 17 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	Verify-C15? [Plans C-17; Pg 17 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	Specify meter size and callout DCVA. [Plans C-17; Pg 17 of 45]	Meter size specified and callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	Verify-detail reference. [Plans C-17; Pg 17 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	Verify-detail reference. [Plans C-17; Pg 17 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	Callout fitting, type, valve, and thrust block. [Plans C-17; Pg 17 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	Verify-detail reference. [Plans C-17; Pg 17 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	Verify-detail reference. [Plans C-17; Pg 17 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	Specify meter size and callout DCVA. [Plans C-17; Pg 17 of 45]	Meter size specified and callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	Specify meter size and callout DCVA. [Plans C-17; Pg 17 of 45]	Meter size specified and callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	Clarify. [Plans C-17; Pg 17 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	Callout fitting, type, valve, and thrust block. [Plans C-17; Pg 17 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	17	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 added	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Callout 12in min clear to storm. [Plans C-18; Pg 18 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Callout 12in min clear to storm. [Plans C-18; Pg 18 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Coordinate IE w Sht C7. [Plans C-18; Pg 18 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Coordinate IE w Sht C7. [Plans C-18; Pg 18 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Coordinate Profile Reference w Sht C7. [Plans C-18; Pg 18 of 45]	Updated	Mark Higginson

ENGINEER	OPEN	Civil Plans	18	There are two water pipes crossing the profile. [Plans C-18; Pg 18 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Provide ductile iron pipe for any storm conveyance with less than 3ft of cover. [Plans C-18; Pg 18 of 45]	Request to use CPEP for private storm lines per manufacturer's written recommendation provided with resubmittal.	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Callout 12in min clear to storm. [Plans C-18; Pg 18 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Coordinate IE w Sht C7. [Plans C-18; Pg 18 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Verify-36in detention pipe called out on Page 11 of storm report. [Plans C-18; Pg 18 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Coordinate Profile Reference w Sht C7. [Plans C-18; Pg 18 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Coordinate structure information w Sht C7. [Plans C-18; Pg 18 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	If crossing is less than 12in, provide Etha Foam sheet per attached. [Plans C-18; Pg 18 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Verify-pipe material callout. [Plans C-18; Pg 18 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Callout watermain. [Plans C-18; Pg 18 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Coordinate structure information w review on Sht C7. [Plans C-18; Pg 18 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Verify-SDR? [Plans C-18; Pg 18 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	18	Verify-SDR? [Plans C-18; Pg 18 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	19	Verify-SDR? [Plans C-19; Pg 19 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	10	Provide ductile iron pipe for any storm conveyance with less than 3ft of cover. [Plans C-10; Pg 10 of 45]	Request to use CPEP for private storm lines per manufacturer's written recommendation provided with resubmittal.	Mark Higginson
ENGINEER	OPEN	Civil Plans	19	Coordinate structure info with Sht C9. [Plans C-19; Pg 19 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	19	Coordinate structure info with Sht C9. [Plans C-19; Pg 19 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	19	Show and callout structure. [Plans C-19; Pg 19 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	19	Confirm-is the intent to show this profile continuing to the R-Tank? [Plans C-19; Pg 19 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	19	Callout IE. [Plans C-19; Pg 19 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	19	Callout structure information (4 plcs). [Plans C-19; Pg 19 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	19	Callout pipe information (4 plcs). [Plans C-19; Pg 19 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Show Water Crossings. [Plans C-20; Pg 20 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Callout "existing". [Plans C-20; Pg 20 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Coordinate existing elevations with the Record Dwgs associated with Permit E-21-0426. [Plans C-20; Pg 20 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Coordinate pipe run with the Record Dwgs associated with Permit E-21-0426. [Plans C-20; Pg 20 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Callout "existing". [Plans C-20; Pg 20 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Coordinate existing elevations with the Record Dwgs associated with Permit E-21-0426. [Plans C-20; Pg 20 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	North Side Sewer? [Plans C-20; Pg 20 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Ductile Iron per Record Dwgs. [Plans C-20; Pg 20 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Callout "existing". [Plans C-20; Pg 20 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	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]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Callout structure diameters (typ). [Plans C-20; Pg 20 of 45	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Callout structure diameters (typ). [Plans C-20; Pg 20 of 45	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Verify-24in? [Plans C-20; Pg 20 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Coordinate IE with Sht C12. [Plans C-20; Pg 20 of 45]	Updated	Mark Higginson

ENGINEER	OPEN	Civil Plans	20	Coordinate IE with Sht C12. [Plans C-20; Pg 20 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Verify-4? [Plans C-20; Pg 20 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Storm drain crosses in two places. [Plans C-20; Pg 20 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Callout structure diameters (typ). [Plans C-20; Pg 20 of 45	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Callout east and north pipes. [Plans C-20; Pg 20 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	These IEs are below the outlet. [Plans C-20; Pg 20 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	20	Clarify-what is this pipe serving? [Plans C-20; Pg 20 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	21	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	21	Add City Std Detail 01.02.10. [Plans C-21; Pg 21 of 45]	Added	Mark Higginson
ENGINEER	OPEN	Civil Plans	21	Use abbreviated legal description in title. [Plans C-21; Pg 21 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	22	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]	acknowledged. See callout and detail	Mark Higginson
ENGINEER	OPEN	Civil Plans	22	Add City Std Details: 01.02.08a // 02.01.05 // 02.02.01 // 02.02.03. [Plans C-22; Pg 22 of 45]	Added	Mark Higginson
ENGINEER	OPEN	Civil Plans	22	Use abbreviated legal description in title. [Plans C-22; Pg 22 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	23	Add City Std Detail 04.03.04 // 04.06.01 (as applicable) // 04.06.02 (as applicable). [Plans C-23; Pg 23 of 45]	Added	Mark Higginson
ENGINEER	OPEN	Civil Plans	23	Use abbreviated legal description in title. [Plans C-23; Pg 23 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	24	Add City Std Detail 03.04.01 // 03.11.01. [Plans C-24; Pg 24 of 45]	Added	Mark Higginson
ENGINEER	OPEN	Civil Plans	24	Use abbreviated legal description in title. [Plans C-24; Pg 24 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	25	Place with Details 1&2/C24. [Plans C-25; Pg 25 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	25	Use abbreviated legal description in title. [Plans C-25; Pg 25 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	26	Add City Std Detail 06.01.01 // 06.01.02 // 06.01.03 // 06.01.04. [Plans C-26; Pg 26 of 45]	Added	Mark Higginson
ENGINEER	OPEN	Civil Plans	26	Use abbreviated legal description in title. [Plans C-26; Pg 26 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	27	Design for the 2yr release rate. [Plans C-27; Pg 27 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	27	Use abbreviated legal description in title. [Plans C-27; Pg 27 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	28	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]	Added. See R-Tank details	Mark Higginson
ENGINEER	OPEN	Civil Plans	28	Use abbreviated legal description in title. [Plans C-28; Pg 28 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	28	Confirm module layout based on the subbasin analysis (stage-storage requirements) per Storm Report , Pg 117 of 164. [Plans C-28; Pg 28 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	29	Use abbreviated legal description in title. [Plans C-29; Pg 29 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	29	Due to high groundwater, use impermeable synthetic liner. [Plans C-29; Pg 29 of 45]	Impermeable liner added	Mark Higginson
ENGINEER	OPEN	Civil Plans	29	Verify-12in called out on Sht 7 of 45. [Plans C-29; Pg 29 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	29	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]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	29	Confirm stage-storage requirements with subbasin analysis per Storm Report , Pg 117 of 164. [Plans C-29; Pg 29 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	29	Ensure available storage accounts for 6in of sediment storage per Ecology's requirements. [Plans C-29; Pg 29 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	29	Provide the 2yr and 10yr, water surface elevations. [Plans C-29; Pg 29 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	30	Use abbreviated legal description in title. [Plans C-31; Pg 30 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	30	NOTE: Sheet sequencing changed. [Plans C-31; Pg 30 of 45]	Updated	Mark Higginson

ENGINEER	OPEN	Civil Plans	30	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	30	Confirm stage-storage requirements with subbasin analysis per Storm Report , Pg 117 of 164. [Plans C-30; Pg 30 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	30	Confirm stage-storage requirements with subbasin analysis per Storm Report , Pg 117 of 164. [Plans C-30; Pg 30 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	30	Ensure available storage accounts for 6in of sediment storage per Ecology's requirements. [Plans C-30; Pg 30 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	30	Due to high groundwater, use impermeable synthetic liner. [Plans C-30; Pg 30 of 45]	Impermeable liner added	Mark Higginson
ENGINEER	OPEN	Civil Plans	31	Use abbreviated legal description in title. [Plans C-32; Pg 31 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	31	NOTE: Sheet sequencing changed. [Plans C-32; Pg 31 of 45]		Mark Higginson
ENGINEER	OPEN	Civil Plans	33	Use abbreviated legal description in title. [Plans C-33; Pg 32 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	32	NOTE: Sheet sequencing changed. [Plans C-33; Pg 32 of 45]		Mark Higginson
ENGINEER	OPEN	Civil Plans	33	Use abbreviated legal description in title. [Plans C-34; Pg 33 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	33	NOTE: Sheet sequencing changed. [Plans C-34; Pg 33 of 45]		Mark Higginson
ENGINEER	OPEN	Civil Plans	34	Due to high groundwater, specify synthetic impermeable liner. [Plans C-34; Pg 33 of 45]	Impermeable liner added	Mark Higginson
ENGINEER	OPEN	Civil Plans	34	Use abbreviated legal description in title. [Plans C-35; Pg 34 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	34	NOTE: Sheet sequencing changed. [Plans C-35; Pg 34 of 45]		Mark Higginson
ENGINEER	OPEN	Civil Plans	34	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]	Added. See R-Tank details	Mark Higginson
ENGINEER	OPEN	Civil Plans	34	Confirm module layout based on the subbasin analysis (stage-storage requirements) per Storm Report , Pg 117 of 164. [Plans C-35; Pg 34 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	35	Use abbreviated legal description in title. [Plans C-36; Pg 35 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	35	NOTE: Sheet sequencing changed. [Plans C-36; Pg 35 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	35	Due to high groundwater, use impermeable synthetic liner. [Plans C-36; Pg 35 of 45]	Impermeable liner added	Mark Higginson
ENGINEER	OPEN	Civil Plans	35	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]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	35	Confirm stage-storage requirements with subbasin analysis per Storm Report, Pg 117 of 164. [Plans C-36; Pg 35 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	35	Ensure available storage accounts for 6in of sediment storage per Ecology's requirements. [Plans C-36; Pg 35 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	35	Verify-24in called out on Sht 8 of 45. [Plans C-36; Pg 35 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	35	Provide the 2yr and 10yr, water surface elevations. [Plans C-36; Pg 35 of 45]	2 and 10 year water surface elevations added	Mark Higginson
ENGINEER	OPEN	Civil Plans	36	Use abbreviated legal description in title. [Plans C-37; Pg 36 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	36	NOTE: Sheet sequencing changed. [Plans C-37; Pg 36 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	36	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]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	36	Confirm stage-storage requirements with subbasin analysis per Storm Report , Pg 117 of 164. [Plans C-37; Pg 36 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	36	Ensure available storage accounts for 6in of sediment storage per Ecology's requirements. [Plans C-37; Pg 36 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	36	Confirm stage-storage requirements with subbasin analysis per Storm Report , Pg 117 of 164. [Plans C-37; Pg 36 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	37	Due to high groundwater, use impermeable synthetic liner. [Plans C-37; Pg 36 of 45]	Impermeable liner added	Mark Higginson

ENGINEER	OPEN	Civil Plans	37	Use abbreviated legal description in title. [Plans C-38; Pg 37 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	37	NOTE: Sheet sequencing changed. [Plans C-38; Pg 37 of 45]	Sheet numbering adjusted	Mark Higginson
ENGINEER	OPEN	Civil Plans	38	Use abbreviated legal description in title. [Plans C-39; Pg 38 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	38	NOTE: Sheet sequencing changed. [Plans C-39; Pg 38 of 45]	Sheet numbering adjusted	Mark Higginson
ENGINEER	OPEN	Civil Plans	39	Use abbreviated legal description in title. [Plans C-40; Pg 39 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	39	NOTE: Sheet sequencing changed. [Plans C-40; Pg 39 of 45]	Sheet numbering adjusted	Mark Higginson
ENGINEER	OPEN	Civil Plans	40	Due to high groundwater, specify synthetic impermeable liner. [Plans C-40; Pg 39 of 45]	Impermeable liner added	Mark Higginson
ENGINEER	OPEN	Civil Plans	40	Use abbreviated legal description in title. [Plans C-41; Pg 40 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	40	NOTE: Sheet sequencing changed. [Plans C-41; Pg 40 of 45]	Sheet numbering adjusted	Mark Higginson
ENGINEER	OPEN	Civil Plans	40	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]	Added. See R-Tank details	Mark Higginson
ENGINEER	OPEN	Civil Plans	40	Confirm module layout based on the subbasin analysis (stage-storage requirements) per Storm Report , Pg 117 of 164. [Plans C-41; Pg 40 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	41	Use abbreviated legal description in title. [Plans C-42; Pg 41 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	41	NOTE: Sheet sequencing changed. [Plans C-42; Pg 41 of 45]	Sheet numbering adjusted	Mark Higginson
ENGINEER	OPEN	Civil Plans	41	Due to high groundwater, use impermeable synthetic liner. [Plans C-42; Pg 41 of 45]	Impermeable liner added	Mark Higginson
ENGINEER	OPEN	Civil Plans	41	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]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	41	Confirm stage-storage requirements with subbasin analysis per Storm Report , Pg 117 of 164. [Plans C-42; Pg 41 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	41	Ensure available storage accounts for 6in of sediment storage per Ecology's requirements. [Plans C-42; Pg 41 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	41	Verify-24in called out on Sht 10 of 45. [Plans C-42; Pg 41 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	41	Provide the 2yr and 10yr, water surface elevations. [Plans C-42; Pg 41 of 45]	2 and 10 year water surface elevations added	Mark Higginson
ENGINEER	OPEN	Civil Plans	42	Use abbreviated legal description in title. [Plans C-43; Pg 42 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	42	NOTE: Sheet sequencing changed. [Plans C-43; Pg 42 of 45]	Sheet numbering adjusted	Mark Higginson
ENGINEER	OPEN	Civil Plans	42	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]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	42	Confirm stage-storage requirements with subbasin analysis per Storm Report , Pg 117 of 164. [Plans C-43; Pg 42 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	42	Ensure available storage accounts for 6in of sediment storage per Ecology's requirements. [Plans C-43; Pg 42 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	42	Confirm stage-storage requirements with subbasin analysis per Storm Report , Pg 117 of 164. [Plans C-43; Pg 42 of 45]	Updated	Mark Higginson
ENGINEER	OPEN	Civil Plans	42	Due to high groundwater, use impermeable synthetic liner. [Plans C-43; Pg 42 of 45]	Impermeable liner added	Mark Higginson
ENGINEER	OPEN	Civil Plans	43	Use abbreviated legal description in title. [Plans C-44; Pg 43 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	43	NOTE: Sheet sequencing changed. [Plans C-44; Pg 43 of 45]	Sheet numbering adjusted	Mark Higginson
ENGINEER	OPEN	Civil Plans	44	Use abbreviated legal description in title. [Plans C-45; Pg 44 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	44	NOTE: Sheet sequencing changed. [Plans C-45; Pg 44 of 45]	Sheet numbering adjusted	Mark Higginson
ENGINEER	OPEN	Civil Plans	45	Use abbreviated legal description in title. [Plans C-46; Pg 45 of 45]	Abbreviated legal added to title	Mark Higginson
ENGINEER	OPEN	Civil Plans	45	NOTE: Sheet sequencing changed. [Plans C-46; Pg 45 of 45]	Sheet numbering adjusted	Mark Higginson
ENGINEER	OPEN	Civil Plans	45	Due to high groundwater, specify synthetic impermeable liner. [Plans C-46; Pg 45 of 45]	Impermeable liner added. MIRAFI 1100N, see technical data sheet/detail.	Mark Higginson
ENGINEER	OPEN	Civil Plans	9	Show locations of the roof drain connection to the storm system. [Plans C-9; Pg 9 of 45]	Locations identified.	Mark Higginson

ENGINEER	OPEN	Civil Plans	9	Provide ductile iron pipe for any storm conveyance with less than 3ft of cover. [Plans C-9; Pg 9 of 45]	Request to use CPEP for private storm lines per manufacturer's written recommendation provided with resubmittal.	Mark Higginson
ENGINEER	OPEN	Civil Plans	9	Provide utility crossing information. [Plans C-9; Pg 9 of 45]	Utility crossing information added	Mark Higginson
ENGINEER	OPEN	Civil Plans	9	Delineate the regulated floodplain on the plan. [Plans C-9; Pg 9 of 45]	Delineated floodplain line added	Mark Higginson
ENGINEER	OPEN	Civil Plans	9	Verify-C7? [Plans C-9; Pg 9 of 45]	Changed C9	Mark Higginson
ENGINEER	OPEN	Civil Plans	9	Verify-C10? [Plans C-9; Pg 9 of 45]	Changed C9	Mark Higginson
ENGINEER	OPEN	Civil Plans	9	Callout R-Tank IE. [Plans C-9; Pg 9 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	9	Match inverts. [Plans C-9; Pg 9 of 45]	Inverts matched	Mark Higginson
ENGINEER	OPEN	Civil Plans	9	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]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	9	Verify pipe slope. [Plans C-9; Pg 9 of 45]	Verified	Mark Higginson
ENGINEER	OPEN	Civil Plans	9	1ft min. cover required. Revise accordingly. [Plans C-9; Pg 9 of 45]	Cover revised.	Mark Higginson
ENGINEER	OPEN	Civil Plans	9	Callout pipe information. [Plans C-9; Pg 9 of 45]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	9	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]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	9	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]	Callout added	Mark Higginson
ENGINEER	OPEN	Civil Plans	9	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]	Callout added	Mark Higginson
ENGINEER	OPEN	Traffic Plans	1	Submit Traffic Signal Plans with Shaw Road frontage improvement plans along with channelization and signage. [Signal TS-01; Sht 1 of 5]	Acknowledged. Signal plans to be included with frontage improvements plans with the channelization and signage	Mark Higginson
ENGINEER	OPEN	Landscape Plans	1	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]	See revised landscape plan set for utility overlay	Mark Higginson
ENGINEER	OPEN	CSWPPP	1	Coordinate CSWPPP with the review associated with the CFG application PRGR20230972. [CSWPPP; Pg 1 of 14]	Coordinated with CSWWO review.	Mark Higginson
ENGINEER	OPEN	O&M Manual	1	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]	Acknowledged	Mark Higginson
ENGINEER	OPEN	O&M Manual	1	Provide R-Tank O&M information. [O&M Manual; Pg 1 of 25]	R-Tank O&M information added to appendix	Mark Higginson
PLANNING	OPEN	Civil Plans	1	Plans scale at 1:20 [sheet C3, planning comment]	Updated	Chris Beale
PLANNING	OPEN	Civil Plans	3	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]	Updated to match stream plans	Chris Beale
PLANNING	OPEN	Civil Plans	3	All landscape islands required to be 8 feet wide min. w silva cells. Correct throughout. [sheet C3, planning comment]	ADA routes added to plans	Chris Beale
PLANNING	OPEN	Civil Plans	3	Will this require a switch back for ADA accessibility from ROW? [sheet C3, planning comment]	ADA routes added to plans	Chris Beale
PLANNING	OPEN	Civil Plans	3	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]	Screening added to landscape plans	Chris Beale
PLANNING	OPEN	Civil Plans	3	Provide 1 walk way path through this landscape strip, per Type IV landscape design standard requirements [sheet C3, planning comment]	Updated	Chris Beale
PLANNING	OPEN	Civil Plans	3	Provide 2 walk way paths through this landscape strip, per Type IV landscape design standard requirements [sheet C3, planning comment]	Updated	Chris Beale

PLANNING	OPEN	Civil Plans	3	Provide 6 foot wide landscape strip, per Type IV landscape design standard requirements [sheet C3, planning comment]	Updated	Chris Beale
PLANNING	OPEN	Civil Plans	3	parking stall depth can be reduced to 15 feet to transfer dimension to required 6 ft landscape strip [sheet C3, planning comment]	Updated	Chris Beale
PLANNING	OPEN	Civil Plans	3	parking stall depth can be reduced to 15 feet to transfer dimension to required 6 ft landscape strip [sheet C3, planning comment]	Updated	Chris Beale
PLANNING	OPEN	Civil Plans	3	Move walking pathway interior to landscape buffer along drive aisle per conditions on 052423 planning final approved site plan [sheet C3, planning comment]	Updated	Chris Beale
PLANNING	OPEN	Civil Plans	3	show limits of clearing consistent with 50 foot stream buffer protection, associated CFG permit [sheet C3, planning comment]	Updated to match stream plans	Chris Beale
PLANNING	OPEN	Civil Plans	3	show limits of clearing consistent with 50 foot stream buffer protection, associated CFG permit [sheet C3, planning comment]	Updated to match stream plans	Chris Beale
PLANNING	OPEN	Civil Plans	3	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]	Updated to match stream plans	Chris Beale
PLANNING	OPEN	Civil Plans	4	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]	Updated	Chris Beale
PLANNING	OPEN	Civil Plans	4	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]	Updated	Chris Beale
PLANNING	OPEN	Civil Plans	4	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]	Grading revised.	Chris Beale
PLANNING	OPEN	Civil Plans	7	Located in stream buffer. Area will need to be vegetated with native plants over this structure. [sheet C7, planning comment]	Updated to match stream plans	Chris Beale
PLANNING	OPEN	Civil Plans	11	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]	Utilities relocated to avoid planting where possible.	Chris Beale
PLANNING	OPEN	Civil Plans	12	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]	Utilities relocated to avoid planting where possible.	Chris Beale
PLANNING	OPEN	Civil Plans	12	All landscape islands required to contain trees. Cannot locate SSMH in island. [sheet C12, planning comment]	Utilities relocated to avoid planting where possible.	Chris Beale
PLANNING	OPEN	Civil Plans	14	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]	Utilities relocated to avoid planting where possible.	Chris Beale
PLANNING	OPEN	Civil Plans	14	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]	Utilities relocated to avoid planting where possible.	Chris Beale
PLANNING	OPEN	Civil Plans	16	All landscape islands required to contain trees. Water infrastructure needs to be relocated to avoid conflict here. [sheet C16, planning comment]	Utilities relocated to avoid planting where possible.	Chris Beale
PLANNING	OPEN	Civil Plans	17	Same comment about infrastructure under landscape islands. Correct throughout. [sheet C17, planning comment]	Utilities relocated to avoid planting where possible.	Chris Beale
PLANNING	OPEN	Civil Plans	28	Verify enough soil cover over this vault to allow required landscaping to occur. [sheet C28, planning comment]	Plantings aligned with soil available.	Chris Beale

PLANNING	OPEN	Landscape Plans	1	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]	Updated on landscape plans	Chris Beale
PLANNING	OPEN	Landscape Plans	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]	Updated on landscape plans	Chris Beale
PLANNING	OPEN	Landscape Plans	1	Add additional street tree here along frontage of bldg H. [landscape comment, sheet L1.1]	Updated on landscape plans	Chris Beale
PLANNING	OPEN	Landscape Plans	1	Add additional row of street trees here. This landscape yard must be 12 feet, see civil plan comments. [landscape comment, sheet L1.1]	Updated on landscape plans	Chris Beale
PLANNING	OPEN	Landscape Plans	1	Add additional row of street trees interior to the walk way along drive aisle. This walk way must be interior of a landscape strip, also see civil plan comments. [landscape comment, sheet L1.1]	Updated on landscape plans	Chris Beale
PLANNING	OPEN	Landscape Plans	1	Cannot zero out landscaping here. What is this? an access door to the garbage area/enclosure? [landscape comment, sheet L1.1]	Updated	Chris Beale
PLANNING	OPEN	Landscape Plans	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]	Utilities relocated to avoid planting where possible.	Chris Beale
PLANNING	OPEN	Landscape Plans	3	Any area in a stream buffer must be restore/re-vegetated with native plants only. [landscape comment, sheet L1.3]	Updated. Note stream part of phase 2	Chris Beale
PLANNING	OPEN	Landscape Plans	3	Add 50 foot stream buffer to this plan sheet , from OHWM [landscape comment, sheet L1.3]	Updated to match stream plans	Chris Beale
PLANNING	OPEN	Landscape Plans	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]	Updated to match stream plans	Chris Beale
PLANNING	OPEN	Landscape Plans	4	Show city standard sight distance triangle area on both sides of drive way [landscape comment, sheet L1.4]	To be included on frontage plans	Chris Beale
PLANNING	OPEN	Landscape Plans	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]	Updated	Chris Beale
PLANNING	OPEN	Landscape Plans	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]	Updated	Chris Beale
PLANNING	OPEN	Landscape Plans	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]	Updated	Chris Beale
PLANNING	OPEN	Landscape Plans	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]	Updated	Chris Beale
PLANNING	OPEN	Landscape Plans	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]	Updated to match stream plans	Chris Beale
PLANNING	OPEN	Landscape Plans	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]	Updated, see landscape and HC plans	Chris Beale
PLANNING	OPEN	Landscape Plans	4	Provide low growing native shrubs and daffodils in these cut outs along curb line [landscape comment, sheet L1.4]	Updated see landscape plans	Chris Beale

PLANNING	OPEN	Landscape Plans	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]	Frontage improvements to be part of separate plan set	Chris Beale
PLANNING	OPEN	Landscape Plans	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]	Updated, see landscape plans	Chris Beale
PLANNING	OPEN	Landscape Plans	4	Walking pathway cutting through each connector strip is required. Same comment on civil design plan [landscape comment, sheet L1.4]	Updated	Chris Beale
PLANNING	OPEN	Landscape Plans		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.	Updated, see landscape plans	Chris Beale
PLANNING	OPEN	Landscape Plans	4	Provide low growing native shrubs and daffodils in these cut outs along curb line [landscape comment, sheet L1.4]	Updated see landscape plans	Chris Beale
PLANNING	OPEN	Landscape Plans	5	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]	Updated, see landscape plans	Chris Beale

TRAFFIC	OPEN			Upcoming (separate) civil submittal for frontage improvements must address all conditions listed below. Design must clearly address/acknowledge all these requirements within civil submittal:	Noted, plans forthcoming	Bryan Roberts
TRAFFIC	OPEN			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.	Noted	Bryan Roberts
TRAFFIC	OPEN			Per in-person meetings with the applicant, phase 1 is not designed or intended to function as a standalone project (construction phasing only).	Noted, note added to plan.	Bryan Roberts

TRAFFIC	OPEN			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.	Note added to plan.	Bryan Roberts
TRAFFIC	OPEN			During construction only, it's possible the City may require the E Pioneer construction entrance to be restricted to right-in/right-out.	Noted	Bryan Roberts
TRAFFIC	OPEN			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.	This information to be included in building permit submittal if warranted. At this time the intent is to maintain the approved layout and use. Building outlines are shown but plaza spaces and other areas that may reduce building use area are not detailed on the attached plans.	Bryan Roberts
TRAFFIC	OPEN			The City will require more information regarding the E Pioneer curb alignment. Current design does not align with the Pioneer Crossing offset.	Noted, to be included with frontage plans.	Bryan Roberts
TRAFFIC	OPEN			The City needs more information + detailed exhibits showing why this design change has not been implemented.	Noted, to be included with frontage plans.	Bryan Roberts
TRAFFIC	OPEN			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.	Noted, to be included with frontage plans.	Bryan Roberts
TRAFFIC	OPEN			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.	Noted, to be included with frontage plans.	Bryan Roberts
TRAFFIC	OPEN			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.	Noted, to be included with frontage plans.	Bryan Roberts
TRAFFIC	OPEN			Alignment of creek along the E Pioneer frontage must not interfere with frontage improvements.	Noted, to be included with frontage plans.	Bryan Roberts
TRAFFIC	OPEN			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.	Noted	Bryan Roberts
TRAFFIC	OPEN			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.	Noted	Bryan Roberts
TRAFFIC	OPEN			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.	Noted, to be included with frontage plans.	Bryan Roberts

TRAFFIC	OPEN			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.	Noted, to be included with frontage plans.	Bryan Roberts
TRAFFIC	OPEN			**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**: **1)** No SBL movement at traffic signal **2)** E Pioneer Driveway can remain full access as shown with the following conditions: **3)** Driveway spacing from Shaw Rd remains as shown on the current site plan **4)** TWLTL extending 75ft on either side of driveway (within E Pioneer) **5)** Entering sight distance standards are met to allow outbound left turns. **6)** At the City's full discretion, outbound left turns from the proposed E Pioneer driveway can be restricted in the future.	See Revised Traffic Plans	Bryan Roberts
TRAFFIC	OPEN			The following statement will be placed on the face of the short plat: "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."	Noted	Bryan Roberts

TRAFFIC	OPEN			**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.	See Revised Traffic Plans	Bryan Roberts
TRAFFIC	OPEN			**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	See Revised Traffic Plans	Bryan Roberts

TRAFFIC	OPEN			**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.	Included in resubmittal	Bryan Roberts
TRAFFIC	OPEN			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.	See Revised Traffic Plans	Bryan Roberts
TRAFFIC	OPEN	Traffic Plans	1	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]	See Revised Traffic Plans	Bryan Roberts

TRAFFIC	OPEN	Traffic Plans	1	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]	Signal Design to be included with frontage improvements submittal	Bryan Roberts
TRAFFIC	OPEN	Civil Plans	2	Construction access not allowed on Shaw Rd. Provide note that specifically restricts access. [Plans C-2; Pg 2 of 45]	Note added to plan.	Bryan Roberts
TRAFFIC	OPEN	Civil Plans	3	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]	Note added to plan.	Bryan Roberts
TRAFFIC	OPEN	Civil Plans	5	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]	Note added to plan.	Bryan Roberts
TRAFFIC	OPEN	Civil Plans	6	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]	Needed for all weather surface during phase 1 to turn around trucks.	Bryan Roberts
PW - WATER	OPEN	Civil Plans	14, 15, 16, 17	Civil C-14: For pages C-14, C-15, C-16, C-17: Make corrections to all Development Engineering comments on these pages.	Corrections made. See revised civil plans.	Brian Johnson

PW - WATER	OPEN	Civil Plans	14, 15, 16, 18	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.	Hydraulic Modeling permit to be submitted	Brian Johnson
PW - WATER	OPEN	Civil Plans	14, 15	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.	Updated per emails with City.	Brian Johnson
PW - WATER	OPEN	Civil Plans	14, 15, 16, 17	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.	Updated per emails with City.	Brian Johnson
PW - WATER	OPEN	Civil Plans	14, 15, 16, 17	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.	Updated	Brian Johnson
PW - WATER	OPEN	Civil Plans	14, 15, 16, 17	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.	Plan updated to provide required backflow	Brian Johnson
PW - WATER	OPEN	Civil Plans	14, 16	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.	Updated per emails with City.	Brian Johnson
PW - WATER	OPEN	Civil Plans	16	Civil C-16: Install 8" MJ x 6" Fl tee, 6" GV, and hydrant off end of 8-inch run.	Updated per emails with City.	Brian Johnson
PW - WATER	OPEN	Civil Plans	16	Civil C-16: Install 8" MJ x 6" Fl tee, 6" GV, and hydrant off end of 8-inch run.	Updated per emails with City.	Brian Johnson
PW - WATER	OPEN	Civil Plans	17	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.	Updated per emails with City.	Brian Johnson
PW - WATER	OPEN	Landscape Plan	1	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.	Acknowledged.	Brian Johnson
PW - WATER	OPEN	Landscape Plan	1	Landscape L1.0: No irrigation plan is shown. Show irrigation service, size of meter, protected by same size DCVA on Landscape and Civil plans.	See revised landscape plan set for irrigation plan sheet.	Brian Johnson
PW - STREETS	OPEN	Plans		No frontage or road improvement plans	"Per conversation w/ JMcInnis 07/19/23 frontage improvements will be a separate civil application). [Plans C-1; Pg 1 of 45]". Shaw Rd Frontage plans submitted 08.xx.2023.	Scott Hill
PW - COLLECTION	APPROVED			APPROVED	APPROVED	Josh Grbich
CIVIL STANDARD	OPEN			1. Preconstruction Inspection (Preconstruction Meeting) IS REQUIRED prior to the commencement of any work under this permit. Please contact the engineering support specialist, Robyn Buck, at rbuck@puyallupwa.gov to request a pre-construction meeting prior to starting site work.	Acknowledged. Following Permit Approval, Pre-Con meeting will be scheduled with Robyn Buck prior to starting site work.	

CIVIL STANDARD	OPEN			2.Construction permitted as per approved civil plans.	Acknowledged.	
CIVIL STANDARD	OPEN			3. Construction permit shall expire by limitation and be declared void if: a. Work is not started within 180 days of obtaining the permit. b. Work is abandoned for 180 days or more after beginning work. c. After two years from the date of permit issuance, regardless of whether work is finished.	Acknowledged.	
CIVIL STANDARD	OPEN			4. Any changes to the scope of work approved on the civil plans shall be submitted on a Plan Change Request to the Engineering Services Staff for review.	Acknowledged.	
CIVIL STANDARD	OPEN			5. Any changes that require a request to vary from the design standards approved on the civil plans shall be submitted on an Alternative Methods or Construction Materials Request along with an application fee to the Engineering Services Staff for review.	Acknowledged.	
CIVIL STANDARD	OPEN			6. The applicant is responsible to call the Utility Notification Center at 1-800-424-5555 before beginning any excavation. Call before you dig, it's the law. NOTE: Effective January 1, 2013, RCW 19.122 - Before conducting any construction or excavation within 100 feet of a right-of-way or utility easement containing a transmission pipeline, a person must notify the pipeline companies of the scheduled excavation through the one-number locator service 811. Notification must occur in a window of not less than 2 business days, but not more than 10 business days before beginning the excavation. If a transmission pipeline company is notified that excavation work will occur near a pipeline, a representative of the company must consult with the excavator on-site prior to excavation.	Acknowledged.	
CIVIL STANDARD	OPEN			7. It is the responsibility of the applicant/property owner to obtain all necessary approvals/permits from state, federal, and other agencies that have regulatory authority.	Acknowledged.	
CIVIL STANDARD	OPEN			8. Should the City become aware of conditions that invalidate the original design data used to obtain the permit or determine that the applicant is not complying with the conditions of the permit or approved plans, the City may revoke the original permit and/or order work stopped on the project. The City may require the owner to submit a new application for review and approval.	Acknowledged.	
CIVIL STANDARD	OPEN			9. All work associated with the Site Development Permit must be completed and approved by the City prior to receiving final approval of building permits.	Acknowledged.	
CIVIL STANDARD	OPEN			10. I hereby acknowledge that I have read and understand the contents of this permit and I hereby state that the information I have supplied is true and correct.	Acknowledged.	
CIVIL STANDARD	OPEN			Indemnification / Hold Harmless The Permittee shall defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with activities or operations performed by the Permittee or on the Permittee's behalf out of issuance of this Permit, except for injuries and damages caused by the sole negligence of the Public Entity.	Acknowledged.	

CIVIL STANDARD	OPEN			However, should a court of competent jurisdiction determine that RCW 4.24.115 applies to this Permit, then the Permittee agrees to defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless to the maximum extent permitted thereunder. It is further specifically and expressly understood that the indemnification provided herein constitutes the Permittee's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.	Acknowledged.	
Pre-Con Meeting	OPEN			Please contact the engineering support specialist, Robyn Buck, at rbuck@puyallupwa.gov to request a pre-construction meeting prior to starting site work.	Acknowledged. Following Permit Approval, Pre-Con meeting will be scheduled with Robyn Buck prior to starting site work.	
Performance Bond	OPEN			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.	Performance Bond provided.	
Certificate of Insurance /CG2012	OPEN			Certificate or Insurance/CG2012 must be received prior to issuance	Certificate of Insurance provided.	
Clear, Fill, and Grade Bond	OPEN			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.	Clear, Fill, & Grade bond provided.	