



City of Puyallup

**Engineering Division**

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www.cityofpuyallup.org

# Permit Review Correction Letter

## Permit Application #PRCCP20230970

January 29, 2024

The City has completed the review of the above-mentioned permit submittal. All of your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

### Re-submittal Instructions

To resubmit, you must address all comments and upload a Correction Response Letter that explains how the corrections have been addressed. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. If you have any questions about how to resubmit, please contact the permit center.

- 1 Log in to your permits portal and navigate to the status page for this permit under the "My Items" tab by selecting the "Upload Submittals" button under the permit number.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document. Click 'Upload Documents' at bottom of the page.
- 3 If any re-submittal fees have been assessed, you will need to pay your resubmittal fee at the time of resubmittal. Your resubmittal will not be processed until the fee has been paid.

## Corrections

Corrections to be addressed on the next set of resubmitted plans:

Engineering Civil Review	Mark Higginson	(253)841-5559	MHigginson@PuyallupWA.gov
<p>- 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]</p> <p>- Add Fire Code Official approval block to the Water plan sheets. (Ref. City Stds Section 1.4. [Plans C-14; Pg 14 of 45]</p> <p>- Rotate hydrant to face drive aisle. [Plans C-15; Pg 15 of 45]</p> <p>- Due to high groundwater, use impermeable synthetic liner. [Plans C-37; Pg 36 of 45]</p> <p>- Coordinate CSWPPP with the review comments associated with the CFG application PRGR20230972. [CSWPPP; Pg 1 of 14]</p> <p>- Prior to Occupancy, submit a DRAFT version of the City's Stormwater Management Facilities Agreement with an O&amp;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&amp;M Manual; Pg 1 of 25]</p> <p>- Provide R-Tank O&amp;M information. [O&amp;M Manual; Pg 1 of 25]</p> <p>- See comments on the 'Existing Conditions Map'. [Storm Report; Pg 5 of 448]</p> <p>- Actually very little runoff generated onsite discharges to the eastern stream channel. [Storm Report; Pg 5 of 448]</p> <p>- Actually the existing storm facility releases through a control structure which is conveyed to the Pioneer Way ditch located at the north property line via a 15in storm pipe...revise accordingly. [Storm Report; Pg 6 of 448]</p> <p>- Please be aware that the existing storm facility's berm has been breached by the stream on the east side of the site due to lack of maintenance of the pond. The stream is currently being conveyed through the facility and outlet structure, then northward to Pioneer Way ditch via the 15in storm main. [Storm Report; Pg 6 of 448]</p> <p>- Very little surface runoff generated on the site is released to the east channel. With the exception of the existing storm pond serving the properties to the south, most of the onsite surface water either collects in the NW corner of the site or enters the Pioneer Way ditch...revise accordingly. [Storm Report; Pg 6 of 448]</p> <p>- VERIFY-"east"? [Storm Report; Pg 6 of 448]</p> <p>- FYI-It is more than a mile to the Puyallup River along the project's release route which includes the Pioneer Way north ditch and main stem of Deer Creek. [Storm Report; Pg 6 of 448]</p> <p>- The WQ biopod is located upstream of the RTanks.</p>			

[Storm Report; Pg 6 of 448]

- VERIFY-12in pipe called out on civils.

[Storm Report; Pg 6 of 448]

- CLARIFY-Biopod?

[Storm Report; Pg 6 of 448]

- CLARIFY-Biopod?

[Storm Report; Pg 6 of 448]

- Prior to PH2 approval, 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, west of Shaw Road. The analysis shall include runoff from onsite (developed conditions) and offsite (existing conditions) basins tributary to the discharge location.

[Storm Report; Pg 6 of 448]

- See comment in Section 2.2.

[Storm Report; Pg 7 of 448]

- VERIFY- Exhibit D2 seems more applicable for WQ.

[Storm Report; Pg 7 of 448]

- CLARIFY-three tanks are indicated in Phase 1 (#1, #2, and #3).

[Storm Report; Pg 8 of 448]

- CLARIFY-please add commentary that the pumping is only during the construction phase and the permanent condition will be gravity release.

[Storm Report; Pg 8 of 448]

- Show Bypass basins on an exhibit.

[Storm Report; Pg 8 of 448]

- CLARIFY-Biopod?

[Storm Report; Pg 8 of 448]

- Discuss Shaw Road frontage, Pioneer Way frontage, and future Phase 2 WQ aspects.

[Storm Report; Pg 8 of 448]

- Phase 1 only?

[Storm Report; Pg 8 of 448]

- Future RTank is not shown on the plans.

[Storm Report; Pg 9 of 448]

- FYI ONLY-the City's expectation is that the future replacement storm facility match flow control and water quality constraints of the original pond design (CES, Inc. design; single-event methodology). However, it is acceptable to redesign the facility using current storm regulations (continuous simulation modeling) although it seems counterintuitive due to the increase in facility size necessary to meet the continuous simulation methodology. Similarly, routing the upstream offsite existing flows through the proposed East Town flow control facilities also seems counterintuitive due to the impact to those facilities...particularly since there is an existing pipe outfall at Pioneer Way which serves the existing storm pond. Either way, most important will be to show that the release rates from the future facility, either stand-alone or combined with East Town's facilities, are equal or less than the release rates (2yr/10yr/100yr) of the original facility.

[Storm Report; Pg 9 of 448]

- Add commentary that the RTanks can support the EV outrigger loads and include the manufacturer's confirmation letter.

[Storm Report; Pg 9 of 448]

- Ref Ecology Section III-2.4 too.

- Discuss Shaw Road frontage and Pioneer Way frontage flow control aspects.

[Storm Report; Pg 9 of 448]

- VERIFY-no additional studies associated with the PH2 stream relocation?

[Storm Report; Pg 10 of 448]

- Add: "A Stormwater Maintenance Agreement will be recorded at the time of Occupancy in accordance with City Standards."

[Storm Report; Pg 10 of 448]

- Add: "Not a Part".

[Storm Report; Pg 13 of 448]

- Add: "Not a Part".

[Storm Report; Pg 13 of 448]

- FYI...Section 1.2.1 states that Abbey Road Group was the surveyor.

[Storm Report; Pg 13 of 448]

- FYI...Section 1.2.1 states that Abbey Road Group was the surveyor.

[Storm Report; Pg 13 of 448]

- Identify/Delineate subbasins (Upper, Lower, Bypass) used in the modeling.

[Storm Report; Pg 14 of 448]

- Identify "Future" detention facility location serving existing properties to the south.

[Storm Report; Pg 14 of 448]

- Please provide a surface area breakdown by phase and basin name. For example, PH1 MF Roof area = \_\_\_\_\_sf (ac); PH2 MF Roof area = \_\_\_\_\_sf (ac); etc. Provide a total for each basin breakdown. Also, include the frontage bypass basins.

[Storm Report; Pg 14 of 448]

- 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 195 of 448]

- At the time of submitting the Stormwater Management Facilities Agreement include the R-Tank and BioPod O&M information.

[Storm Report; Pg 195 of 448]

- Okay to leave this Appendix C empty at this time, since a formal O&M manual will be required at Closeout.

[Storm Report; Pg 195 of 448]

- PROVIDE-buoyancy calculations or buoyancy certification letter for the RTank system considering groundwater monitoring results conducted by Abbey Road Group.

[Storm Report; Pg 208 of 448]

- CLARIFY-shouldn't these PH2 areas be included in WQ Basin 4 since the future developed areas are discharging to Profile 4/C4.06 and ultimately the WQ4 Biopod?

[Storm Report; Pg 359 of 448]

- Please clarify that WQ for this area will be addressed in PH2.

[Storm Report; Pg 359 of 448]

- VERIFY-1.37 per Plans, Sht C4.07.

[Storm Report; Pg 372 of 448]

- VERIFY-18in called out on Sht C4.07.

[Storm Report; Pg 372 of 448]

- CLARIFY-the combined total storage for RTank2 and RTank3 is 141,452cf (78,829 + 62,623) per civil plans, Sht C4.21 and C4.31.

[Storm Report; Pg 372 of 448]

- Coordinate calculations to reflect the actual control risers being used with the individual RTank system for each subbasin.

[Storm Report; Pg 372 of 448]

- VERIFY-5ft of live storage places riser top at El. 73.40. RTank 3 top of storage is El. 75.23. It appears that as RTank 3

fills, RTank 2 will go into overflow before RTank 3 storage is fully utilized (See comments Sht C4.07 too).

[Storm Report; Pg 372 of 448]

- VERIFY-EI. 74.21 (5.81ft) called out on Sht C4.07.

[Storm Report; Pg 373 of 448]

- VERIFY-2.25in called out on Sht C4.07.

[Storm Report; Pg 373 of 448]

- VERIFY-12in called out on Sht C4.07.

[Storm Report; Pg 373 of 448]

- Coordinate calculations to reflect the actual control risers being used with the individual RTank system for each subbasin.

[Storm Report; Pg 373 of 448]

- VERIFY-EI. 100.00?

[Storm Report; Pg 373 of 448]

- VERIFY-2.06 per Plans, Sht C4.07.

[Storm Report; Pg 373 of 448]

- VERIFY-EI. 68.30 (0.9ft) called out on Sht C4.07.

[Storm Report; Pg 373 of 448]

- VERIFY-Orifice is not called out on plans, Sht C4.07.

[Storm Report; Pg 373 of 448]

- Please ADD BMPS C102, C107, C122, C150, C151, C152, C153, C209, and C241.

[Storm Report; Pg 380 of 448]

- REVISE to reflect current WQ desgn approach.

[Storm Report; Pg 382 of 448]

- SEE comments in Section 2.1.

[Storm Report; Pg 382 of 448]

- SEE comments in Section 1.2.1.

[Storm Report; Pg 382 of 448]

- SEE comments in Section 2.2.

[Storm Report; Pg 383 of 448]

- Please add BMP C102.

[Storm Report; Pg 383 of 448]

- FYI-It is more than a mile to the Puyallup River along the project's release route which includes the Pioneer Way north ditch and main stem of Deer Creek.

[Storm Report; Pg 6 of 448]

- Please add BMP C107.

[Storm Report; Pg 384 of 448]

- Add: "Baker Tank sizing calculations included in the CFG Permit PRGR20230972.

[Storm Report; Pg 384 of 448]

- Add BMP C241 and state "sediment pond sizing calculations included in the CFG Permit PRGR20230972.

[Storm Report; Pg 384 of 448]

- Please add "and dust control".

[Storm Report; Pg 384 of 448]

- Add BMPs C120, 121, 123, and C140.

[Storm Report; Pg 384 of 448]

- Please add BMP C209.

[Storm Report; Pg 385 of 448]

- Add: "(if approved by the AHJ)".

[Storm Report; Pg 385 of 448]

- Add: "(if approved by the AHJ)".  
[Storm Report; Pg 385 of 448]
- Please add: "Clean dewatering water shall not be routed through stormwater sediment ponds."  
[Storm Report; Pg 385 of 448]
- Please REVISE to "TBD".  
[Storm Report; Pg 388 of 448]
- Please ADD BMPS C102, C107, C122, C150, C151, C152, C153, C209, and C241.  
[Storm Report; Pg 389 of 448]
- List the Pollution Prevention Team, their title, and contact info for the project. For persons yet to be determined, use "TBD".  
[Storm Report; Pg 390 of 448]
- Provide Monitoring and Sampling criteria...for reference, see Ecology's CSWPPP template.  
[Storm Report; Pg 390 of 448]
- Add Note-"Caution: Protect Existing Watermain During Construction".  
[Storm Report; Pg 392 of 448]
- Add Note-"Caution: Protect Existing Storm Main During Construction".  
[Storm Report; Pg 392 of 448]
- Include filter sock detail also.  
[CSWPPP; 393 of 448]
- Please ADD BMPS C102, C107, C122, C150, C151, C152, C153, C209, and C241.  
[Storm Report; Pg 400 of 448]
- These conditions were for the design team's information on the previous review and do not have to be included on the civil plans. Up to the EoR discretion whether to remove or include on the planset.  
[Plans Sht C0.0; Pg 1 of 63]
- VERIFY-0420264021.  
[Plans Sht C0.0; Pg 1 of 63]
- VERIFY-0420264053.  
[Plans Sht C0.0; Pg 1 of 63]
- VERIFY-0420264054.  
[Plans Sht C0.0; Pg 1 of 63]
- VERIFY-Generator or Trash Enclosure?  
[Plans Sht C0.0; Pg 1 of 63]
- CLARIFY-Trash Enclosure?  
[Plans Sht C0.0; Pg 1 of 63]
- City Standards require a minimum 3ft of cover over CPEP pipe (ref. City Stds 204.4(3)). The City is willing to allow minimum cover of 30in, but staff cannot support a further reduction based on City regulations. If it is still desired to use CPEP with less than 30in of cover, a formal Alternative Methods Request (AMR) application must be submitted for review and formal decision by the City Engineer. Please be aware that cost savings cannot be a justification to deviate from City Standards.  
[Plans Sht C0.0; Pg 1 of 63]
- ADD CFG application number-PRGR20230972.  
[Plans Sht C1.0; Pg 2 of 63]
- ADD-CFG application number-PRGR20230972.  
[Plans Sht C1.0; Pg 2 of 63]
- ADD Note-Portion of existing watermain to be rerouted.  
[Plans Sht C1.0; Pg 2 of 63]
- OK to use detail...please remove title block info.  
[Plans Sht C1.1; Pg 3 of 63]

- VERIFY-drive aisle width with Fire Code Official.  
[Plans Sht C2.1; Pg 4 of 63]
- REVISE-min. gate opening width serving trash and recycling is 25ft and min depth of enclosure is 12ft. See City Stds 208.1.  
[Plans Sht C2.1; Pg 4 of 63]
- CLARIFY-generator area or trash enclosure? If trash enclosure, see City Stds 208.1 for enclosure req'ts.  
[Plans Sht C2.1; Pg 4 of 63]
- Callout drive aisle width.  
[Plans Sht C2.2; Pg 5 of 63]
- REVISE-min. gate opening width serving trash and recycling is 25ft. See City Stds 208.1(3).  
[Plans Sht C2.2; Pg 5 of 63]
- VERIFY-C2.1?  
[Plans Sht C2.3; Pg 6 of 63]
- VERIFY-C2.4?  
[Plans Sht C2.3; Pg 6 of 63]
- Callout drive aisle width.  
[Plans Sht C2.3; Pg 6 of 63]
- VERIFY-drive aisle width with Fire Code Official.  
[Plans Sht C2.3; Pg 6 of 63]
- VERIFY-C2.2?  
[Plans Sht C2.4; Pg 7 of 63]
- VERIFY-C2.3?  
[Plans Sht C2.4; Pg 7 of 63]
- Add Note-"Walls over 4'-0" require separate building permit."  
[Plans Sht C2.5; Pg 8 of 63]
- CLARIFY.  
[Plans Sht C2.6; Pg 9 of 63]
- FYI-if this distance is less than 5ft (btwn landing and back of curb), then the DWS is req'd at the bottom of the ramp.  
[Plans Sht C2.6; Pg 9 of 63]
- Delineate the regulated floodplain per the LOMR, Effective September 8, 2022.  
[Plans Sht C3.1; Pg 10 of 63]
- CALLOUT- Rim Elevation.  
[Plans Sht C3.2; Pg 11 of 63]
- CALLOUT- Rim Elevation.  
[Plans Sht C3.2; Pg 11 of 63]
- Delineate the regulated floodplain per the LOMR, Effective September 8, 2022.  
[Plans Sht C3.3; Pg 12 of 63]
- Delineate the regulated floodplain per the LOMR, Effective September 8, 2022.  
[Plans Sht C3.4; Pg 13 of 63]
- RELOCATE-Phase line to top of pond.  
[Plans Sht C3.4; Pg 13 of 63]
- CALLOUT-Existing storm pond serving properties to the south to be protected and remain in service until Phase 2.  
[Plans Sht C3.4; Pg 13 of 63]
- CALLOUT-to protect existing storm drain serving properties to the south.  
[Plans Sht C3.4; Pg 13 of 63]
- VERIFY-Sheet callout (C4.07?).  
[Plans Sht C4.01; Pg 14 of 63]
- Sht Ref C4.0X? (Typ).

- Delineate the regulated floodplain per the LOMR, Effective September 8, 2022.  
[Plans Sht C4.01; Pg 14 of 63]
- ADD-WQ Rim and inlet elevation info.  
[Plans Sht C4.01; Pg 14 of 63]
- REVISE-City Stds 204.3(4) requires min 12in dia pipe for mains. Revise accordingly.  
[Plans Sht C4.01; Pg 14 of 63]
- REVISE-City Stds 204.3(4) requires min 12in dia pipe for mains. Revise accordingly.  
[Plans Sht C4.01; Pg 14 of 63]
- REVISE-City Stds 204.3(4) requires min 12in dia pipe for mains. Revise accordingly.  
[Plans Sht C4.01; Pg 14 of 63]
- REVISE-to 12" dia. per Stds 204.3(4) (south).  
[Plans Sht C4.01; Pg 14 of 63]
- REVISE-to 12" dia. per Stds 204.3(4) (S & N).  
[Plans Sht C4.01; Pg 14 of 63]
- CALLOUT-pipe info (size, mat'l, slope). Use ductile iron per City Stds 204.4.  
[Plans Sht C4.01; Pg 14 of 63]
- REVISE-DI pipe due to shallow bury.  
[Plans Sht C4.01; Pg 14 of 63]
- REVISE-to 12" dia. per Stds 204.3(4) (north).  
[Plans Sht C4.01; Pg 14 of 63]
- VERIFY-Profile 5/C4.06 (and 6/C4.06)?  
[Plans Sht C4.01; Pg 14 of 63]
- VERIFY-C4.07?  
[Plans Sht C4.01; Pg 14 of 63]
- CLARIFY-generator area or trash enclosure? If trash enclosure, see City Stds 208.1 for enclosure req'ts.  
[Plans Sht C2.1; Pg 4 of 63]
- City Standards require a minimum 3ft of cover over CPEP pipe (ref. City Stds 204.4(3)). The City is willing to allow minimum cover of 30in, but staff cannot support a further reduction based on City regulations. If it is still desired to use CPEP with less than 30in of cover, a formal Alternative Methods Request (AMR) application must be submitted for review and formal decision by the City Engineer. Please be aware that cost savings cannot be a justification to deviate from City Standards.  
[Plans Sht C4.01; Pg 14 of 63]
- VERIFY-Sheet callout (C4.07?).  
[Plans Sht C4.02; Pg 15 of 63]
- Provide utility crossing information.  
[Plans Sht C4.02; Pg 15 of 63]
- VERIFY-C4.07?  
[Plans Sht C4.02; Pg 15 of 63]
- VERIFY-Solid locking lid for WQ purposes?  
[Plans Sht C4.02; Pg 15 of 63]
- FYI-French Drain construction was removed from the CFG planset and pushed to the civil set.  
[Plans Sht C4.02; Pg 15 of 63]
- CALLOUT-Rim and IE info.  
[Plans Sht C4.02; Pg 15 of 63]
- REVISE-DI pipe due to shallow bury.  
[Plans Sht C4.02; Pg 15 of 63]
- ADD-WQ5 Inlet info.  
[Plans Sht C4.02; Pg 15 of 63]

- CALLOUT-pipe info (size, mat'l, slope).  
[Plans Sht C4.02; Pg 15 of 63]
- VERIFY-top elevations with Sht C4.21. (Also, see Control Riser comments, Sht C4.07).  
[Plans Sht C4.02; Pg 15 of 63]
- VERIFY-pipe slope w/ IEs.  
[Plans Sht C4.02; Pg 15 of 63]
- ADD-WQ Rim and outlet elevation info.  
[Plans Sht C4.02; Pg 15 of 63]
- VERIFY-Profile 5/C4.06 (and 6/C4.06)?  
[Plans Sht C4.02; Pg 15 of 63]
- REVISE-12" dia req'd.  
[Plans Sht C4.02; Pg 15 of 63]
- Delineate the regulated floodplain per the LOMR, Effective September 8, 2022.  
[Plans Sht C4.03; Pg 16 of 63]
- VERIFY-Sheet callout (C4.07?).  
[Plans Sht C4.03; Pg 16 of 63]
- CALLOUT-Pipe Info (Size, Mat'l, Slope).  
[Plans Sht C4.03; Pg 16 of 63]
- CALLOUT-Pipe Info (Size, Mat'l, Slope).  
[Plans Sht C4.03; Pg 16 of 63]
- CLARIFY-Phase 2 install?  
[Plans Sht C4.03; Pg 16 of 63]
- CONFIRM-Material callout.  
[Plans Sht C4.03; Pg 16 of 63]
- CALLOUT-to protect existing storm drain serving properties to the south.  
[Plans Sht C4.03; Pg 16 of 63]
- Provide utility crossing information.  
[Plans Sht C4.03; Pg 16 of 63]
- VERIFY-Sheet callout (C4.07?).  
[Plans Sht C4.04; Pg 17 of 63]
- VERIFY-pipe size.  
[Plans Sht C4.04; Pg 17 of 63]
- VERIFY-pipe info (size and slope). Also, coordinate with Sht C4.31.  
[Plans Sht C4.04; Pg 17 of 63]
- ADD-RTank 3 inlets #1, 3, and 4 with IEs.  
[Plans Sht C4.04; Pg 17 of 63]
- ADD-SDCO#D1 structure details.  
[Plans Sht C4.04; Pg 17 of 63]
- REVISE-DI pipe due to shallow bury.  
[Plans Sht C4.04; Pg 17 of 63]
- CALLOUT-Existing storm pond serving properties to the south to be protected and remain in service until Phase 2.  
[Plans Sht C4.04; Pg 17 of 63]
- CALLOUT-to protect existing storm drain serving properties to the south.  
[Plans Sht C4.04; Pg 17 of 63]
- Provide utility crossing information.  
[Plans Sht C4.04; Pg 17 of 63]
- Pipe to east?  
[Plans Sht C4.05; Pg 18 of 63]

- CONFIRM-storm elev...if separation is less than 1ft (must be 6in min), then use ethafoam pad btwn the pipes.  
[Plans Sht C4.05; Pg 18 of 63]
- CALLOUT-SDCB#40 info (type, rim and IE).  
[Plans Sht C4.05; Pg 18 of 63]
- REVISE-DI pipe due to shallow bury.  
[Plans Sht C4.05; Pg 18 of 63]
- VERIFY-water crossing?  
[Plans Sht C4.05; Pg 18 of 63]
- ADD-structure info.  
[Plans Sht C4.05; Pg 18 of 63]
- Readability.  
[Plans Sht C4.05; Pg 18 of 63]
- CONFIRM-storm elev.  
[Plans Sht C4.05; Pg 18 of 63]
- Show sewer and provide crossing info.  
[Plans Sht C4.06; Pg 19 of 63]
- Callout IE (2 plcs).  
[Plans Sht C4.06; Pg 19 of 63]
- Pipe to south?  
[Plans Sht C4.06; Pg 19 of 63]
- Phase 2 Stub?  
[Plans Sht C4.06; Pg 19 of 63]
- Show existing storm main and provide crossing information.  
[Plans Sht C4.06; Pg 19 of 63]
- Per comments on C4.01, revise to 12" dia. per Stds 204.3(4) (north).  
[Plans Sht C4.06; Pg 19 of 63]
- Verify-fabric overlap reqts.  
[Plans Sht C4.07; Pg 20 of 63]
- ADD-City Standard Details 02.01.05 // 02.01.09.  
[Plans Sht C4.07; Pg 20 of 63]
- 60in.  
[Plans Sht C4.07; Pg 20 of 63]
- VERIFY-1.5 per Storm Report, Pg 372 of 448.  
[Plans Sht C4.07; Pg 20 of 63]
- VERIFY-It appears to be El. 73.32 noted on Sht. C4.21 (5ft of live storage per calcs-which places riser top at El. 73.40). However, RTank 3 top of storage is El. 75.23. It appears that as RTank 3 fills, RTank 2 will go into overflow before RTank 3 storage is fully utilized. If riser top is intended to be El. 75.25, then RTank 2 appears to be in a surcharged condition.  
[Plans Sht C4.07; Pg 20 of 63]
- VERIFY-24in used in calcs per Storm Report, Pg 372 of 448.  
[Plans Sht C4.07; Pg 20 of 63]
- VERIFY-1.25 per Storm Report, Pg 372 of 448.  
[Plans Sht C4.07; Pg 20 of 63]
- VERIFY-18in used in calcs per Storm Report, Pg 373 of 448.  
[Plans Sht C4.07; Pg 20 of 63]
- VERIFY-It appears to be El. 70.88 noted on Sht. C4.11 (2ft of live storage per calcs-which places riser top at El 69.40). Also, there are a number of CB rims below this elevation.  
[Plans Sht C4.07; Pg 20 of 63]

- VERIFY-2.25 per Storm Report, Pg 373 of 448.  
[Plans Sht C4.07; Pg 20 of 63]
- VERIFY-1.25ft above IE per calcs in Storm Report, Pg 373 of 448.  
[Plans Sht C4.07; Pg 20 of 63]
- VERIFY- calcs callout a 3rd orifice on the control riser per Storm Report, Pg 373 of 448.  
[Plans Sht C4.07; Pg 20 of 63]
- CLARIFY-whether the optional drain down device will be implemented. (See GULD Para 3)  
[Plans Sht C4.08; Pg 21 of 63]
- CONFIRM-IE w Sht C4.02.  
[Plans Sht C4.08; Pg 21 of 63]
- CONFIRM-12in per Sht C4.02.  
[Plans Sht C4.08; Pg 21 of 63]
- CONFIRM-12in per Sht C4.02.  
[Plans Sht C4.08; Pg 21 of 63]
- Legibility.  
[Plans Sht C4.08; Pg 21 of 63]
- CLARIFY-whether the optional drain down device will be implemented. (See GULD Para 3)  
[Plans Sht C4.09; Pg 22 of 63]
- Legibility.  
[Plans Sht C4.09; Pg 22 of 63]
- Legibility.  
[Plans Sht C4.10; Pg 23 of 63]
- PROVIDE-2yr and 10yr water surface elevations on the cross section.  
[Plans Sht C4.11; Pg 24 of 63]
- Legibility.  
[Plans Sht C4.11; Pg 24 of 63]
- Legibility.  
[Plans Sht C4.12; Pg 25 of 63]
- Legibility.  
[Plans Sht C4.13; Pg 26 of 63]
- Legibility.  
[Plans Sht C4.14; Pg 27 of 63]
- Legibility.  
[Plans Sht C4.15; Pg 28 of 63]
- Legibility.  
[Plans Sht C4.16; Pg 29 of 63]
- CALLOUT-manufactured 30mil (min) impermeable liner to prevent groundwater intrusion.  
[Plans Sht C4.17; Pg 30 of 63]
- Legibility.  
[Plans Sht C4.17; Pg 30 of 63]
- Legibility.  
[Plans Sht C4.20; Pg 31 of 63]
- CLARIFY- See Control Structure comments on Sht C4.07, and riser comments in Storm Report, Pg 372 of 448.  
[Plans Sht C4.21; Pg 32 of 63]
- CLARIFY- See storage volume required comments in Storm Report, Pg 372 of 448.  
[Plans Sht C4.21; Pg 32 of 63]
- PROVIDE-2yr and 10yr water surface elevations on the cross section.  
[Plans Sht C4.21; Pg 32 of 63]

- Legibility.  
[Plans Sht C4.21; Pg 32 of 63]
- Legibility.  
[Plans Sht C4.22; Pg 33 of 63]
- Legibility.  
[Plans Sht C4.23; Pg 34 of 63]
- Legibility.  
[Plans Sht C4.24; Pg 35 of 63]
- Legibility.  
[Plans Sht C4.25; Pg 36 of 63]
- Legibility.  
[Plans Sht C4.26; Pg 37 of 63]
- CALLOUT-manufactured 30mil (min) impermeable liner to prevent groundwater intrusion.  
[Plans Sht C4.27; Pg 38 of 63]
- Legibility.  
[Plans Sht C4.27; Pg 38 of 63]
- COORDINATE with Sht C4.03.  
[Plans Sht C4.30; Pg 39 of 63]
- Legibility.  
[Plans Sht C4.30; Pg 39 of 63]
- COORDINATE with Sht C4.04.  
[Plans Sht C4.31; Pg 40 of 63]
- CLARIFY- See Control Structure comments on Sht C4.07, and riser comments in Storm Report, Pg 372 of 448.  
[Plans Sht C4.31; Pg 40 of 63]
- CLARIFY- See storage volume required comments in Storm Report, Pg 372 of 448.  
[Plans Sht C4.31; Pg 40 of 63]
- PROVIDE-2yr and 10yr water surface elevations on the cross section.  
[Plans Sht C4.31; Pg 40 of 63]
- Legibility.  
[Plans Sht C4.31; Pg 40 of 63]
- Legibility.  
[Plans Sht C4.32; Pg 41 of 63]
- Legibility.  
[Plans Sht C4.33; Pg 42 of 63]
- Legibility.  
[Plans Sht C4.34; Pg 43 of 63]
- CALLOUT-manufactured 30mil (min) impermeable liner to prevent groundwater intrusion.  
[Plans Sht C4.35; Pg 44 of 63]
- Legibility.  
[Plans Sht C4.35; Pg 44 of 63]
- PROVIDE-grease interceptor sizing calculations (750 gal min) for both GIs.  
[Plans Sht C5.01; Pg 45 of 63]
- Service lateral exceeds max. grade (8% max). Revise accordingly.  
[Plans Sht C5.01; Pg 45 of 63]
- REVISE-exceeds max allowable slope (8%).  
[Plans Sht C5.01; Pg 45 of 63]
- CALLOUT-drop manhole.  
[Plans Sht C5.01; Pg 45 of 63]

- See comment on plan.  
[Plans Sht C5.01; Pg 45 of 63]
- REVISE-min. 10ft of straight pipe on inlet side of GI (ref. City Stds 402.3(8)).  
[Plans Sht C5.01; Pg 45 of 63]
- CALLOUT-show tee on downstream side of GI (ref. City Stds 402.3(9)).  
[Plans Sht C5.01; Pg 45 of 63]
- CALLOUT-sampling connection per City Std Detail 04.03.04.  
[Plans Sht C5.01; Pg 45 of 63]
- VERIFY-sheet reference (C5.5?).  
[Plans Sht C5.01; Pg 45 of 63]
- Callout?  
[Plans Sht C5.01; Pg 45 of 63]
- CALLOUT-cleanout and IE.  
[Plans Sht C5.01; Pg 45 of 63]
- REVISE-min. 10ft separation btwn sewer and foundation(s).  
[Plans Sht C5.01; Pg 45 of 63]
- CALLOUT-sampling connection per City Std Detail 04.03.04.  
[Plans Sht C5.01; Pg 45 of 63]
- VERIFY-sheet reference (C5.5?).  
[Plans Sht C5.01; Pg 45 of 63]
- VERIFY-PVC per record drawings. (Permit E21-0426).  
[Plans Sht C5.01; Pg 45 of 63]
- VERIFY-DI per record drawings. (Permit E21-0426).  
[Plans Sht C5.01; Pg 45 of 63]
- CALLOUT-cleanout and IE.  
[Plans Sht C5.01; Pg 45 of 63]
- CALLOUT-show tee on downstream side of GI (ref. City Stds 402.3(9)).  
[Plans Sht C5.01; Pg 45 of 63]
- REVISE-min. 10ft separation btwn sewer and foundation(s).  
[Plans Sht C5.01; Pg 45 of 63]
- REVISE-DI pipe due to shallow bury.  
[Plans Sht C5.01; Pg 45 of 63]
- REVISE-DI pipe due to shallow bury.  
[Plans Sht C5.01; Pg 45 of 63]
- REVISE-Record Dwgs indicate this connection as a simple tie-in to an existing stub...no structure.  
[Plans Sht C5.01; Pg 45 of 63]
- Provide utility crossing information.  
[Plans Sht C5.02; Pg 46 of 63]
- Service lateral exceeds max. grade (8% max). Revise accordingly.  
[Plans Sht C5.02; Pg 46 of 63]
- CALLOUT-structure type and grate.  
[Plans Sht C5.02; Pg 46 of 63]
- REVISE-side sewer IE.  
[Plans Sht C5.02; Pg 46 of 63]
- CALLOUT-pipe info (size, mat'l, slope).  
[Plans Sht C5.02; Pg 46 of 63]
- Callout?  
[Plans Sht C5.02; Pg 46 of 63]

- Readability.  
[Plans Sht C5.02; Pg 46 of 63]
- VERIFY-PVC per record drawings. (Permit E21-0426).  
[Plans Sht C5.02; Pg 46 of 63]
- CALLOUT-sampling connection per City Std Detail 04.03.04.  
[Plans Sht C5.02; Pg 46 of 63]
- CALLOUT-sampling connection per City Std Detail 04.03.04.  
[Plans Sht C5.02; Pg 46 of 63]
- Provide utility crossing information.  
[Plans Sht C5.03; Pg 47 of 63]
- Service lateral exceeds max. grade (8% max). Revise accordingly.  
[Plans Sht C5.03; Pg 47 of 63]
- CALLOUT-sampling connection per City Std Detail 04.03.04.  
[Plans Sht C5.03; Pg 47 of 63]
- CALLOUT-sampling connection per City Std Detail 04.03.04.  
[Plans Sht C5.03; Pg 47 of 63]
- CALLOUT-sampling connection per City Std Detail 04.03.04.  
[Plans Sht C5.03; Pg 47 of 63]
- Provide utility crossing information.  
[Plans Sht C5.04; Pg 48 of 63]
- Service lateral exceeds max. grade (8% max). Revise accordingly.  
[Plans Sht C5.04; Pg 48 of 63]
- CALLOUT-sampling connection per City Std Detail 04.03.04.  
[Plans Sht C5.04; Pg 48 of 63]
- CALLOUT-sampling connection per City Std Detail 04.03.04.  
[Plans Sht C5.04; Pg 48 of 63]
- Callout?  
[Plans Sht C5.04; Pg 48 of 63]
- Callout?  
[Plans Sht C5.04; Pg 48 of 63]
- CALLOUT-sampling connection per City Std Detail 04.03.04.  
[Plans Sht C5.04; Pg 48 of 63]
- CALLOUT-sampling connection per City Std Detail 04.03.04.  
[Plans Sht C5.04; Pg 48 of 63]
- CALLOUT-sampling connection per City Std Detail 04.03.04.  
[Plans Sht C5.04; Pg 48 of 63]
- CALLOUT-sampling connection per City Std Detail 04.03.04.  
[Plans Sht C5.04; Pg 48 of 63]
- REVERSE-per comment Sht C5.02.  
[Plans Sht C5.05; Pg 49 of 63]
- PROVIDE-utility crossing info.  
[Plans Sht C5.05; Pg 49 of 63]
- CALLOUT-drop manhole per City Std Detail 04.01.02.  
[Plans Sht C5.05; Pg 49 of 63]
- REVERSE-per comment Sht C5.01.  
[Plans Sht C5.05; Pg 49 of 63]
- VERIFY-pipe run with Sht C5.03.  
[Plans Sht C5.06; Pg 50 of 63]

- PROVIDE-utility crossing info (exist'g SD and new sewer).  
[Plans Sht C5.06; Pg 50 of 63]
- REVISE-per comment Sht C5.02.  
[Plans Sht C5.06; Pg 50 of 63]
- VERIFY-pipe length with Sht C5.04.  
[Plans Sht C5.06; Pg 50 of 63]
- REVISE-per comment Sht C5.02.  
[Plans Sht C5.06; Pg 50 of 63]
- PROVIDE-utility crossing info.  
[Plans Sht C5.07; Pg 51 of 63]
- ADD-City Std Detail 04.03.04 // 04.06.02  
[Plans Sht C5.5; Pg 52 of 63]
- VERIFY-sheet callout (C5.08?).  
[Plans Sht C5.5; Pg 52 of 63]
- VERIFY-sheet callout (C6.08?). (4 plcs)  
[Plans Sht C6.01; Pg 53 of 63]
- VERIFY-sheet callout (C6.09?). (5 plcs)  
[Plans Sht C6.01; Pg 53 of 63]
- VERIFY-sheet callout (C6.10?). (3 plcs)  
[Plans Sht C6.01; Pg 53 of 63]
- ADD NOTE: Wet taps to existing water mains shall be accomplished through a tapping tee and tapping valve and shall be made by a city approved contractor. The tapping sleeve shall be Romac SST all stainless steel tapping sleeve or approved equal. A two-piece epoxy coated or ductile iron tapping sleeve may be used on ductile iron pipe, when the tap is smaller than the water main size i.e. 6-inch tap on 8-inch pipe. The City shall approve the time and location for these connections.  
[Plans Sht C6.01; Pg 53 of 63]
- ADD NOTE: If the project is utilizing a fire booster pump, the FDC must connect to the sprinkler system on the discharge side of the pump in accordance with NFPA regulations.).  
[Plans Sht C6.01; Pg 53 of 63]
- CALLOUT-and show thrust block.  
[Plans Sht C6.01; Pg 53 of 63]
- VERIFY-Sheet Ref (C6.03).  
[Plans Sht C6.01; Pg 53 of 63]
- CALLOUT-and show thrust block.  
[Plans Sht C6.01; Pg 53 of 63]
- REVISE-8x8 wet tap.  
[Plans Sht C6.01; Pg 53 of 63]
- REVISE-8in GV.  
[Plans Sht C6.01; Pg 53 of 63]
- VERIFY-Sheet Ref (C6.02).  
[Plans Sht C6.01; Pg 53 of 63]
- CALLOUT-PIV and DDCVA.  
[Plans Sht C6.01; Pg 53 of 63]
- VERIFY-sheet reference (C6.10?).  
[Plans Sht C6.01; Pg 53 of 63]
- CALLOUT-and show 2in GV.  
[Plans Sht C6.01; Pg 53 of 63]
- REVISE-callout 2" per City Std Detail 03.03.02.

[Plans Sht C6.01; Pg 53 of 63]

- VERIFY-sheet reference (C6.10?).

[Plans Sht C6.01; Pg 53 of 63]

- REVISE-callout 1" per City Std Detail 03.03.01.

[Plans Sht C6.01; Pg 53 of 63]

- CALLOUT-PIV and DDCVA.

[Plans Sht C6.01; Pg 53 of 63]

- VERIFY-Sheet Ref (C6.04).

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-and show 8in GV.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-and show 2in GV.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-and show DCVA backflow device.

[Plans Sht C6.02; Pg 54 of 63]

- REVISE-callout 2" per City Std Detail 03.03.02.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-and show 6in GV and thrust block.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-PIV and DDCVA.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-and show 8in GV and thrust block.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-PIV and DDCVA.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-fitting and thrust block.

[Plans Sht C6.02; Pg 54 of 63]

- VERIFY-Sheet Ref (C6.01).

[Plans Sht C6.02; Pg 54 of 63]

- ADD NOTE: Wet taps to existing water mains shall be accomplished through a tapping tee and tapping valve and shall be made by a city approved contractor. The tapping sleeve shall be Romac SST all stainless steel tapping sleeve or approved equal. A two-piece epoxy coated or ductile iron tapping sleeve may be used on ductile iron pipe, when the tap is smaller than the water main size i.e. 6-inch tap on 8-inch pipe. The City shall approve the time and location for these connections.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-and show thrust block.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-and show 8in GV and thrust block.

[Plans Sht C6.02; Pg 54 of 63]

- See comments Sht C6.01.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-and show 2in GV.

[Plans Sht C6.02; Pg 54 of 63]

- REVISE-callout 2" per City Std Detail 03.03.02.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-and show 6in GV.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-and show 6in GV.

[Plans Sht C6.02; Pg 54 of 63]

- REVISE-callout 2" per City Std Detail 03.03.02.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-and show DCVA backflow device.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-PIV and DDCVA.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-PIV and DDCVA.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-and show 2in GV.

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-to abandon rerouted existing watermain.

[Plans Sht C6.02; Pg 54 of 63]

- VERIFY-sheet reference (C6.06?).

[Plans Sht C6.02; Pg 54 of 63]

- CALLOUT-and show DCVA backflow device.

[Plans Sht C6.02; Pg 54 of 63]

- See comments Sht C6.01.

[Plans Sht C6.03; Pg 55 of 63]

- REVISE-callout 2" per City Std Detail 03.03.02.

[Plans Sht C6.03; Pg 55 of 63]

- REVISE-use blowoff assembly.

[Plans Sht C6.03; Pg 55 of 63]

- CALLOUT-and show DCVA backflow device.

[Plans Sht C6.03; Pg 55 of 63]

- CALLOUT-and show DCVA backflow device.

[Plans Sht C6.03; Pg 55 of 63]

- VERIFY-Sheet Ref (C6.01).

[Plans Sht C6.03; Pg 55 of 63]

- VERIFY-Sheet Ref (C6.04).

[Plans Sht C6.03; Pg 55 of 63]

- CONFIRM-hydrant run with the hydraulic model (max run 20ft w/o modeling).

[Plans Sht C6.03; Pg 55 of 63]

- CALLOUT-and show thrust block.

[Plans Sht C6.03; Pg 55 of 63]

- CALLOUT-and show 2in GV.

[Plans Sht C6.03; Pg 55 of 63]

- CALLOUT-and show 2in GV.

[Plans Sht C6.03; Pg 55 of 63]

- REVISE-callout 2" per City Std Detail 03.03.02.

[Plans Sht C6.03; Pg 55 of 63]

- VERIFY-Sheet Ref (C6.03).

[Plans Sht C6.04; Pg 56 of 63]

- See comments Sht C6.01.

[Plans Sht C6.04; Pg 56 of 63]

- CALLOUT-and show thrust block.

[Plans Sht C6.02; Pg 54 of 63]

- VERIFY-Sheet Ref (C6.02).

[Plans Sht C6.04; Pg 56 of 63]

- CALLOUT-and show DCVA backflow device.

[Plans Sht C6.04; Pg 56 of 63]

- REVISE-callout 2" per City Std Detail 03.03.02.

[Plans Sht C6.04; Pg 56 of 63]

- CALLOUT-and show 2in GV.

[Plans Sht C6.04; Pg 56 of 63]

- REVISE-callout 2" per City Std Detail 03.03.02.

[Plans Sht C6.04; Pg 56 of 63]

- CALLOUT-and show DCVA backflow device.

[Plans Sht C6.04; Pg 56 of 63]

- CALLOUT-PIV and DDCVA.

[Plans Sht C6.04; Pg 56 of 63]

- ADD-ethafoam detail to plan set.

[Plans Sht C6.01; Pg 53 of 63]

- ADD NOTE-"See Ethafoam Detail and City Std Detail 03.01.03-1 & 2 for utility crossing req'ts.".

[Plans Sht C6.05; Pg 57 of 63]

- CALLOUT-8in GV.

[Plans Sht C6.05; Pg 57 of 63]

- If utility crossings are less than 12in, provide Etha Foam sheet per attached detail.

[Plans Sht C6.05; Pg 57 of 63]

- REVISE-water pipe conflicts with storm pipe.

[Plans Sht C6.05; Pg 57 of 63]

- REVISE-relocate watermain to provide a min. of 6" clear and install ethafoam per detail. In an effort to avoid the req'ts of Std Detail 03.01.03-1 & 2, it may be in the best interest of the project to relocate the existing watermain to provide adequate separation.

[Plans Sht C6.05; Pg 57 of 63]

- If utility crossings are less than 12in, provide Etha Foam sheet per attached detail.

[Plans Sht C6.05; Pg 57 of 63]

- REVISE-callout 2" per City Std Detail 03.03.02.

[Plans Sht C6.05; Pg 57 of 63]

- REVISE-callout 1" per City Std Detail 03.03.01.

[Plans Sht C6.01; Pg 53 of 63]

- REVISE-callout 2" per City Std Detail 03.03.02.

[Plans Sht C6.06; Pg 58 of 63]

- CALLOUT-6in GV.

[Plans Sht C6.06; Pg 58 of 63]

- REVISE-callout 2" per City Std Detail 03.03.02.

[Plans Sht C6.06; Pg 58 of 63]

- REVISE-per Sht C6.02 comment.

[Plans Sht C6.06; Pg 58 of 63]

- ADD NOTE-"See Ethafoam Detail and City Std Detail 03.01.03-1 & 2 for utility crossing req'ts.".

[Plans Sht C6.06; Pg 58 of 63]

- REVISE-use blowoff assembly.

[Plans Sht C6.06; Pg 58 of 63]

- REVISE-callout 2" per City Std Detail 03.03.02.

[Plans Sht C6.06; Pg 58 of 63]

- ADD Note-"See City Std Detail 03.01.03-1 & 2 for crossing criteria."

[Plans Sht C6.06; Pg 58 of 63]

- If utility crossings are less than 12in, provide Etha Foam sheet per attached detail Sht C6.05.

[Plans Sht C6.06; Pg 58 of 63]

- REVISE-8x8 wet tap per City Stds 301.1(3).

[Plans Sht C6.06; Pg 58 of 63]

- REVISE-8in GV.

[Plans Sht C6.06; Pg 58 of 63]

- ADD Note-"See City Std Detail 03.01.03-1 & 2 for crossing criteria."

[Plans Sht C6.06; Pg 58 of 63]

- REVISE-relocate watermain to provide a min. of 6" clear and install ethafoam per detail. In an effort to avoid the req'ts of Std Detail 03.01.03-1 & 2, it may be in the best interest of the project to relocate the existing watermain to provide adequate separation.

[Plans Sht C6.07; Pg 59 of 63]

- REVISE-callout 2" per City Std Detail 03.03.02.

[Plans Sht C6.07; Pg 59 of 63]

- ADD NOTE-"See Ethafoam Detail and City Std Detail 03.01.03-1 & 2 for utility crossing req'ts.".

[Plans Sht C6.07; Pg 59 of 63]

- NOTE to ENGR-although Ethafoam was suggested during last review, is AHBL confident that a 24in storm pipe flowing full will not negatively affect the watermain when there is only 6in of separation? In an effort to avoid the req'ts of Std Detail 03.01.03-1 & 2, it may be in the best interest of the project to lower the existing watermain.

[Plans Sht C6.07; Pg 59 of 63]

- REVISE-8x8 wet tap.

[Plans Sht C6.07; Pg 59 of 63]

- REVISE-callout 2" per City Std Detail 03.03.02.

[Plans Sht C6.07; Pg 59 of 63]

- REVISE-water pipe conflicts with storm pipe.

[Plans Sht C6.07; Pg 59 of 63]

- VERIFY-water elevation callout.

[Plans Sht C6.07; Pg 59 of 63]

- VERIFY-if 3" water service(s) are anticipated, include City Std Detail 03.03.03 to the planset.

[Plans Sht C6.08; Pg 60 of 63]

- Combine with thrust block details on Sht C6.08.

[Plans Sht C6.09; Pg 61 of 63]

- ADD-City Std Details 03.04.01 // 03.04.03 (if 3" water service(s) are anticipated) // 03.06.01 // 03.11.01.

[Plans Sht C6.10; Pg 62 of 63]

- Please submit the signal planset with the separate and forthcoming Offsite civil application.

[Signal Plans Sht PM-01; Pg 1 of 9]

- City Standards require a minimum 3ft of cover over CPEP pipe (ref. City Stds 204.4(3)). The City is willing to allow minimum cover of 30in, but staff cannot support a further reduction based on City regulations. If it is still desired to use CPEP with less than 30in of cover, a formal Alternative Methods Request (AMR) application must be submitted for review and formal decision by the City Engineer. Please be aware that cost savings cannot be a justification to deviate from City Standards.

[ADS Technical Sheet, Burial Depth of Corrugated HDPE Pipe]

- Revise landscape design to ensure there are no trees within 10ft of underground wet utilities and fire hydrants.

[Landscape Plans Sht L1.0; Pg 1 of 10]

**Engineering Traffic  
Review**

**Bryan Roberts**

**(253)841-5542**

**broberts@PuyallupWA.gov**

<p>- Per previous comment, 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 with phase 2 (do not include signal improvements with current phase 1 submittal). Preliminary signal design submitted with phase 1 has not been reviewed. Please reference conditions for design requirements.</p> <p>- Include note that specifically restricts construction access from Shaw Rd. [Plans C1.1; Pg 3 of 63]</p> <p>- Signal work will be completed under phase 2. No access via Shaw Rd for phase 1. Provide note on plans. See conditions for more details. [Plans C2.1; Pg 4 of 63]</p> <p>- The City's review of proposed signal improvements will occur when complete frontage design is submitted with phase 2 (do not include signal improvements with current phase 1 submittal) [PM-01]</p>			
<b>Fire Review</b>	<b>David Drake</b>	<b>(253)864-4171</b>	<b>DDrake@PuyallupWA.gov</b>
<p>- 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.</p> <p>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.</p> <p>3. All F.D.C's are required to be within 10-15' of a Fire Hydrant.</p> <p>4. Provide fire turn-around dimensions and radiuses.</p> <p>5. Provide all fire lane widths and radiuses. All fire lanes are required to be 26' wide.</p> <p>6. Provide auto-turn analysis.</p> <p>7. Provide Riser Room locations with direct access to side walk.</p> <p>8. Provide Fire Lane / No Parking Sign layout with painted curbs. Temporary Fire Truck turn-around will require No Parking Signs and painted curb.</p> <p>- 1. Provide all fire lane widths and radiuses. All fire lanes are required to be 26' wide. Temporary access on Pioneer will be required to be a 26' width. Future BLD E does not have a width called out. BLD T.I. requires a 26' fire lane in front. Building G, and H do not have a fire lane width call out on the North side.</p> <p>2. Confirm that all storm vaults in the fire lanes are rated for 75,000lb load minimum load limit per the 2018 IFC.</p> <p>3. Place all F.D.C's and Fire Hydrants closer to fire lanes in all parking islands. Fire Hydrants are placed to close to the parking stall and require a 36" clear space around them. F.D.C's, Fire Hydrants, and P.I.V's should be set back a minimum of 3' behind all curbs to avoid vehicle impact. If this can not be accomplished, vehicle impact protection "bollards" will be required.</p> <p>4. Provide temporary fire truck turn-around dimensions per the 2018 IFC.</p> <p>5. Provide Riser Room locations with direct access to side walk.</p> <p>6. I do not see this addressed? This is required to have its own sheet, with the size of this project all curbs that are not parking stalls will be required to be painted yellow with white stenciled NO PARKING FIRE LANE. FIRE LANE / NO PARKING signs are required to be set behind curb at 50' intervals. (PMC 16.04.015 Emergency vehicle parking) Provide Fire Lane / No Parking Sign layout with painted curbs. Temporary Fire Truck turn-around will require No Parking Signs and painted curb. Remove all other non fire related items off the page.</p>			

<b>Planning Review</b>	<b>Chris Beale</b>	<b>(253)841-5418</b>	<b>CBeale@PuyallupWA.gov</b>
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- 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]
- Add additional street tree here along frontage of bldg H. [landscape comment, sheet L1.1]
- Add additional row of street trees here. This landscape yard must be 12 feet, see civil plan comments. [landscape comment, sheet L1.1]
- Add additional row of street trees interior to the walk way along drive asile. This walk way must be interior of a landscape strip, also see civil plan comments. [landscape comment, sheet L1.1]
- Planning commented on location of utilities and conflict with parking lot landscape islands on full civil plan set. Landscape architect to coordinate with civil design to show all water, sanitary, storm and other underground utilities on each quadrant plan set sheet, ensuring proper separation is provided [landscape comment, sheet L1.0]
- Any area in a stream buffer must be restore/re-vegetated with native plants only. [landscape comment, sheet L1.3]
- Show city standard sight distance triangle area on both sides of drive way [landscape comment, sheet L1.4]
- Move walk way interior to drive aisle, move landscape to edge of curb line, add trees. Must use a medium sized tree for area, such as a european hornbeam, zelkova, Frontier elm, ginkgo, or similar species here [landscape comment, sheet L1.4]
- Planter strip must be 6 feet wide, contain trees. See type IV design standards, VMS. Same comment on civil design plan [landscape comment, sheet L1.4]
- Some islands not correctly sized (8 feet required width). See type IV design standards, VMS. Same comment on civil design plan [landscape comment, sheet L1.4]
- Acer rubrum on prohibited street tree list, pick another large canopy tree from approved list in VMS. Also provide intermix of species consistent with VMS section 12.6 [landscape comment, sheet L1.4]
- This plaza space shall include amenities such as bike parking, bench seating, planters, fountains, artwork, decorative railing, decorative light fixtures, hanging baskets or other features that are pedestrian scaled in nature on street frontages, per code. Please show pedestrian scale improvements on plan sheets. [landscape comment, sheet L1.4]
- Provide low growing native shrubs and daffodils in these cut outs along curb line [landscape comment, sheet L1.4]
- Space street trees on frontage of site (immediately back of walk) at 25-30 feet on center. Appear to be 40 feet or more as shown. [landscape comment, sheet L1.4]
- All landscaping islands and connector strips shall be designed using either evergreen and deciduous shrub masses spacing at tight on-center intervals (designed to provide 90 percent coverage in 3 years) that will prevent foot traffic and associated soil compaction into these landscaping areas. Appears to need additional plants to provide coverage requirements. [landscape comment, sheet L1.4]
- The following comment applies throughout the plan set, where applicable. Please show a cross hatch for site frontages and grouped throughout the site landscape plan set. Section 7.4 from the VMS:

**7.4 Daffodils**

The Puyallup area has a long history with daffodil bulb agricultural cultivation. To reflect that cultural heritage, daffodils shall be used in all perimeter yard areas. All perimeter landscape

yard areas required by PMC 20.58 shall include Narcissus trumpet 'King Alfred' or 'Dutch Master' in the first 3' of landscape areas behind the property line, planted at 6" on-center. Other groupings of Narcissus shall be used in groupings through landscape areas.

A. Daffodil Bulbs may be interspersed throughout the perimeter landscape areas with standard landscaping shrubs/ground cover/trees, as required.

B. Other varieties of Narcissus trumpet may be used, with the preference of 'King Alfred' or 'Dutch Master' in the frontage areas closest to any property line for visibility from the right of way.

C. Daffodil bulb planting shall be completed at appropriate time of year to allow establishment (September – November). Applicants may be required to post an assignment to secure the installation at the appropriate time of year. Project landscape architect may spec an alternative time of year to plant, such as during the winter or very early spring.

- Provide low growing native shrubs and daffodils in these cut outs along curb line [landscape comment, sheet L1.4]
- 7.3 Native plant materials A minimum of 50 percent of the shrubs and ground covers used in projects under the requirements of the PMC and the VMS shall be native to the Puget Sound region. Drought tolerant non-PNW Native species, such as xeriscape plants, may be used as a substitute to native plant requirements to create landscapes adaptable to climate change and localized heat island

issues that may not allow PNW native species to successfully establish. PNW native species shall be used in all cases as a first priority; the project landscape architect must detail why xeriscape species of plants would be used as a supplement or substitute. [landscape comment, sheet L1.5]

- Is the November 30, 2022 stream corridor revegetation plan (drawn by 'Nature by Design', KOWens) the current plan set for the mitigation plan? Please include those plan sheets with the landscape sheets. Will the mitigation plan be updated as a result of the USACE review and approval process?

- SEPA mitigation measures require implementation of a requirement for off-site safe routes to schools improvements. See P-21-0034 SEPA (June 27, 2023). Please provide those plans for further review and agency consultation.

<b>Public Works Streets Review</b>	<b>Scott Hill</b>	<b>(253)841-5409</b>	<b>Shill@puyallupwa.gov</b>
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- NO COMMENTS AVAILABLE

<b>Public Works Water Review</b>	<b>Brian Johnson</b>	<b>(253)841-5442</b>	<b>BrianJ@PuyallupWA.gov</b>
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- Civil C-14: For pages C-14, C-15, C-16, C-17: Make corrections to all Development Engineering comments on these pages.

- Civil C-14: For pages C-14, C-15, C-16, C-17: Many of the proposed fire hydrant runs are located off dead-end 8-inch water mains, which reduces the available fire flow. Pay to have a hydraulic model of the proposed water layout, to see if the available fire flow will meet the building requirements.

- Civil C-14: For pages C-14, C-15: The existing 8-inch water main that runs through this project also supplies water to the property to the south, which requires the water main to be public. Since this existing water main will be running through proposed parking areas, the City will allow a one-time exception from our 40-foot utility easement requirement, and allow the water main to be placed in the middle of a 20-foot easement.

- Civil C-14: For pages C-14, C-15, C-16, C-17: All water infrastructure for this project outside the proposed public utility easement shall be private, and the property owners responsibility to repair and maintain. This includes all parts of each water service (i.e. connection taps, service line, meter setters, meter boxes, etc.), the only exception would be the water meters and radio transmission equipment (MXU) which would be owned by the City, but paid for and installed by the contractor.

- Civil C-14: For pages C-14, C-15, C-16, C-17: 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.

- Landscape L1.0: No tree within 10-feet of water mains, hydrants, FDC's, PIV's, meters, and back flow protection. Provide 3-foot planting clear zone around hydrants, FDC's, PIV's, meters, and back flow protection.

- Landscape L1.0: No irrigation plan is shown. Show irrigation service, size of meter, protected by same size DCVA on Landscape and Civil plans.

- Civil Resub Sheet C6.01: The existing 8-inch water main through this project will be public and all other water lines will be private. Show and call out the public water easement on this plan set.
- Civil Resub Sheet C6.01: This tee will be an 8-inch by 8-inch wet tap with a stainless steel tapping sleeve and an 8-inch gate valve. Not 8-inch by 6-inch as called out.
- Civil Resub Sheet C6.01: Call out PIV.
- Civil Resub Sheet C6.01: Follow City standards. Call out 2-inch PE with 2-inch gate valves shown on plan set.
- Civil Resub Sheet C6.01: 1.5-inch meter requires 1.5-inch RPBA not 1-inch.
- Civil Resub Sheet C6.01: 1-inch PE for 1-inch water service.
- Civil Resub Sheet C6.01: The hydrant tee should be called out as 8-inch by 8-inch by 6-inch FI tee. An 8-inch FI by MJ adapter to the east. An 8-inch by 6-inch FI reducer to the west. A 6-inch gate valve FI by MJ west of reducer. Call out PIV by fire vault.
- Civil Resub Sheet C6.01: Fire flow will be reduced by not looping in the dead-end 8-inch water main runs.
- Civil Resub Sheet C6.02: The existing 8-inch water main through this project will be public and all other water lines will be private. Show and call out the public water easement for this plan set.
- Civil Resub Sheet C6.02: No line valves are called out on the public water main through this project. If any work needs to be done on this public main, all water to this complex will be off until work is completed. At a minimum, consider installing three 8-inch gate valves at this tee for better control. One 8-inch gate valve is required on the east side of this tee.
- Civil Resub Sheet C6.02: Call out and show a 6-inch gate valve at this tee.
- Civil Resub Sheet C6.02: Call out PIV.
- Civil Resub Sheet C6.02: Install an 8-inch by 6-inch reducer on south side of tee, with a 6-inch gate valve.
- Civil Resub Sheet C6.02: Call out and show an 8-inch gate valve at south side of tee.
- Civil Resub Sheet C6.02: Call out PIV.
- Civil Resub Sheet C6.02: Call out and show 2-inch gate valve at water main tap.
- Civil Resub Sheet C6.02: No backflow protection is shown for this water service.
- Civil Resub Sheet C6.02: Call out 2-inch PE, not 3-inch PE.
- Civil Resub Sheet C6.02: Call out 8-inch stainless steel tapping sleeve with gate valve. Show valve.
- Civil Resub Sheet C6.02: Call out and show 2-inch gate valve at water main tap. Call out 2-inch PE not 3-inch PE. No backflow protection is shown for this water service.
- Civil Resub Sheet C6.02: Call out PIV.
- Civil Resub Sheet C6.02: Call out and show 6-inch gate valve at tee.
- Civil Resub Sheet C6.02: Call out and show 6-inch gate valve at tee.
- Civil Resub Sheet C6.02: Call out PIV.
- Civil Resub Sheet C6.02: Call out and show 2-inch gate valve at water main tap. Call out 2-inch PE not 3-inch PE. No backflow protection is shown for this water service.
- Civil Resub Sheet C6.02: Fire flow will be reduced by not looping in the dead-end 8-inch water main run. If the water main is not looped, install an 8-inch MJ plug on the west side of the hydrant tee with a thrust block. No 8-inch gate valve needed.
- Civil Resub Sheet C6.02: Fire flow will be reduced by not looping in the dead-end 8-inch water main run. If the water main is not looped, install an 8-inch MJ plug on the west side of the hydrant tee with a thrust block. No 8-inch gate valve needed. Show the 6-inch gate valve for the hydrant. A fire hydrant run should be 20-feet or less in length. Move hydrant back in parking bump-out.
- Civil Resub Sheet C6.02: Show 8-inch gate valve at tee.
- Civil Resub Sheet C6.03: Call out and show 2-inch gate valve at water main tap. Call out 2-inch PE not 3-inch PE. No backflow protection is shown for this water service.
- Civil Resub Sheet C6.03: Call out and show 2-inch gate valve at water main tap. Call out 2-inch PE not 3-inch PE. No backflow protection is shown for this water service.
- Civil Resub Sheet C6.03: Do not install 8-inch gate valve until the phase 2 tie-in. Install a 2-inch blow-off assembly per

City Standard detail 03.06.01.

- Civil Resub Sheet C6.04: Call out and show 2-inch gate valves at water main taps. Call out 2-inch PE not 3-inch PE. No backflow protection is shown for these water services.
- Civil Resub Sheet C6.04: When phase 2 is installed the 8-inch water main will be looped for better fire flow. Install an 8-inch by 6-inch fire hydrant tee west of the fire line tee to provide better future fire flow for the hydrant. The fire line tee can now be 8-inch by 6-inch with a 6-inch gate valve. The 8-inch gate valve to the east will be installed at the phase 2 tie-in. For now install an 8-inch MJ plug in the east end of the fire line tee with thrust blocking.
- Civil Resub Sheet C6.04: Call out PIV.
- Civil Resub Sheet C6.07: In a perfect world it would be great to keep our water main at 36-inches of cover. To eliminate trapped air high points, it would be best to run the relocated 8-inch water main under the 12-inch storm line at STA 51+00. Run the 8-inch relatively flat and transition with 45-degree bends to the low tie-in.
- Civil Resub Sheet C6.09: Move the standard detail to Sheet C6.08.
- Civil Resub Sheet C6.09: Remove this Standard detail and replace with 03.06.01 2-inch blow-off assembly.
- Civil Resub Sheet C6.10: Remove this unneeded Standard detail.

## Conditions

The items listed in the table below are conditions of the permit that do not need to be addressed on the next resubmittal of plans but will need to be fulfilled at some point in the permit review process. The "Condition Category" indicates the approximate phase of the permit process by which the condition must be fulfilled in order for the City to continue processing this permit. "Condition Status" if "Open" means that the condition has not been fulfilled, if "Resolved" means the condition has been fulfilled successfully. For some conditions that require submittal of a document to the City, those documents can be submitted via the Conditions Section of the [City's permit portal](#).

Condition Category	Condition	Department	Condition Status
Prior to Issuance	A STORMWATER Performance Bond must be received by the City of Puyallup prior to permit issuance. The STORMWATER Performance Bond shall be 125% of the estimated cost of work RELATING TO STORMWATER per the approved cost estimate received prior to plan approval. THIS BOND AMOUNT SHOULD INCLUDE THE STORM TANKS (\$1.6M) FROM THE CFG PERMIT PRGR20230972. THE 1.6M WAS NOT INCLUDED IN THE CFG BOND AMOUNT. [Robyn Buck @ 01/17/2024 10:55 AM]	Engineering Division	Open
Prior to Issuance	Certificate or Insurance/CG2012 must be received prior to issuance	Engineering Division	Open
Prior to Issuance	A Clear, Fill and, Grade Bond must be received by the City of Puyallup prior to permit issuance. The amount of the bond shall not be less than the total estimated construction cost of the interim and permanent erosion and sediment control measures	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
	per the approved cost estimate received prior to plan approval. See <a href="https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal">https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal</a> for more information. <b>**NOT REQUIRED**</b>		
Prior to Issuance	Prior to permit issuance, right-of-way dedication along Shaw Road shall be approved and recorded. Right-of-way along Pioneer Ave shall be approved and recorded prior to issuance of Phase 2 civil permit.	Engineering Division	Open
Prior to Issuance	Prior to Permit Issuance, the applicant shall clarify whether it is the project's intent to dedicate right-of-way or grant an easement for maintenance and operation of the Shaw Road traffic signal and equipment	Engineering Division	Open
Prior to Occupancy	All private storm drainage facilities shall be covered by a maintenance agreement provided by the City and recorded with Pierce County. Under this agreement, if the owner fails to properly maintain the facilities, the City, after giving the owner notice, may perform necessary maintenance at the owner's expense. Prior to Occupancy the the agreement shall be approved and recorded.	Engineering Division	Open
Prior to Occupancy	Prior to Occupancy, a Street Maintenance Covenant will be required to ensure that pavement markings located on private property at the drive entrances will be maintained.	Engineering Division	Open
Prior to Occupancy	As mentioned during the landuse application (P-21-0034), the existing stormwater facility serving the offsite properties south of the project is currently in violation of NPDES regulations and the Puyallup Municipal Code due to lack of maintenance, breaching of the pond berm, and pass-through of a regulated stream through the control structure. However, the City is willing to allow the pond remediation to occur during Phase 2, provided the remediation is accomplished prior to any Occupancy of Phase 1 structures.	Engineering Division	Open
Prior to Issuance	Engineering Cost Breakdown Fee Calculation must be received for Reviewer to verify valuation for fee calculations	Engineering Division	Open
Prior to Issuance	Email a signed Inadvertent Discovery Plan to <a href="mailto:RBUCK@PUYALLUPWA.GOV">RBUCK@PUYALLUPWA.GOV</a> .	Engineering Division	Open
Prior to Issuance	This form is to be received prior to permit issuance. Signing this form is acknowledgement that there may be billed overtime inspection fees per the current fee schedule and that whenever the City Water Division staff is required to perform a mainline	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	shutdown the fees shall be billed at \$134.00 per event plus \$10.00 per tag. Instances when a shutdown is performed outside regular working hour's additional overtime fees will be billed at the current overtime billing rate (3 hour minimum call out time).		
Prior to Occupancy	Submit for review and approval an easement for the existing watermain that serves both the East Town site and the properties to the south. Easement shall be on a City easement form and recorded prior to Occupancy.	Engineering Division	Open
Prior to Issuance	Must provide Contractor doing the work to be named on permit. Contractor must be registered with Washington State Labor and Industries AND have a valid City of Puyallup business license endorsement with Washington State Department of Revenue.	Development & Permitting Services	Open

If you need assistance with resubmitting your corrections, please contact the Permit Center.

Sincerely,

City of Puyallup Permit Center  
(253) 864-4165 option 1  
[permitcenter@puyallupwa.gov](mailto:permitcenter@puyallupwa.gov)