

January 12, 2024  
Electronic Submittal

Permit Center  
City of Puyallup  
333 South Meridian, 2nd Floor  
Puyallup, WA 98371

RE: Civil Permit Application Resubmittal  
ARCO ampm – Puyallup  
1402 South Meridian, Puyallup, WA, Puyallup, Washington 98371  
Permit No. PRCCP20231423  
Our Job No. 21730

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated December 22, 2023. Enclosed are the following documents for your review and approval:

1. Revised SSP Dated 1/12/24
2. Revised Civil Engineering and Landscape Drawings dated 1/12/24
3. ROW Dedication Exhibits
4. Turn Pocket Exhibit

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

**Engineering Civil - Review - Anthony Hulse (253)841-5553 AHulse@PuyallupWA.gov**

- *See all review comments from clear, fill and grading permit PRGR20231482. [civils, sheet C2.0]*  
**Response:** Comments have been addressed, refer to permit number PRGR20231482 for the demolition and TESC Plans.
- *See all review comments from clear, fill and grading permit PRGR20231482. [civils, sheet C2.1]*  
**Response:** Comments have been addressed, refer to permit number PRGR20231482 for the demolition and TESC Plans
- *See all review comments from clear, fill and grading permit PRGR20231482. [civils, sheet C2.2]*  
**Response:** Comments have been addressed, refer to permit number PRGR20231482 for the demolition and TESC Plans.
- *See all review comments from clear, fill and grading permit PRGR20231482. [civils, sheet C2.3]*  
**Response:** Comments have been addressed, refer to permit number PRGR20231482 for the demolition and TESC Plans.

- *During the next submittal, provide a draft right of way dedication form to review. The template form can be found here: chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.cityofpuyallup.org/DocumentCenter/View/7331/Appendix-C-?bidId=[civils, sheet C3.0]*

**Response:** Refer to the enclosed Right of Way Dedication within this submittal.

- *Revise to curb and gutter to collect and convey stormwater runoff. [site plan, pg 6]*

**Response:** Site plan has been revised to include curb and gutter.

- *Provide utility crossing information. [Sheet C5.0]*

**Response:** A complete sewer and storm utility crossing table has been added to sheet C6.0.

- *Revise CB #6 to be a solid lid, bypassed stormwater shouldn't be collected after the treatment device. [civils, sheet C5.1]*

**Response:** CB lid has been revised to a solid locking lid, refer to sheet C5.1.

- *Duplicate/overlapped details. Revise accordingly. [civils, sheet C5.6]*

**Response:** Details have been revised.

- *Provide a yard drain at the low-point of the landscape swale and connect to the storm system. [civils, Sheet C4.1]*

**Response:** SDCO #13 has been revised to a yard drain, refer to sheet C4.1.

- *Revise this section of curb to be curb and gutter to convey stormwater to the proposed catch basins. Provide the gutter run slope [civils, sheet C5.]*

**Response:** Site plan has been revised to include curb and gutter.

- *Connect the retaining wall drain to the private stormwater system. [civils, sheet C5.1]*

**Response:** A footing drain has been added to the plans for the retaining wall, refer to callout no. 14 on sheet C5.1. Please refer to the retaining wall permit PRRWF20231581 for more details.

- *Revise to standard grate. [civils, sheet C6.0]*

**Response:** The catch basin has been revised to have a standard grate.

- *Provide commercial sewer sampling tees per city standard 04.03.04 [civils, sheet C6.0]*

**Response:** Additional cleanouts have been added to provide the sampling tee locations.

- *The grease interceptor will be installed per this civil plan set. Include city standards 04.06.01 and 04.06.02 and size the GI per puyallup municipal code 14.06. [civils, sheet C6.0]*

**Response:** The City standards 04.06.01 and 04.06.02 have been added to the plan set.

- *Provide the sampling box detail within the civil plan set. [civils, sheet C6.0]*

**Response:** The sampling box detail has been added to the plan set.

- *Provide pipe size and material for water service line. [civils, sheet C6.0]*

**Response:** The pipe size and material of the water service lines is now identified on the plan set.

- *Provide pipe size and material for water service line. [civils, sheet C6.0]*

**Response:** The pipe size and material of the water service lines is now identified on the plan set.

- *Provide pipe size and material for water service line. [civils, sheet C6.1]*

**Response:** The pipe size and material of the water service lines is now identified on the plan set.

- *Why is the sidewalk being proposed to be installed at a reverse slope? [civils, sheet C8.0]*

**Response:** The sidewalk is being propose to be installed at a reversed slope to minimize the runoff that contributes to this project's stormwater bypass. Sidewalk runoff will flow toward the site, over the proposed landscaping and curbs along the east side of the property, where it will ultimately be collected within the proposed on-site pavement areas.

- *The pierce county transit bench is blurry, provide an updated detail during the next submittal. [civils, sheet C8.3]*

**Response:** Our office has made contact with Pierce County Transit to obtain a bench detail with greater clarity. The plans will be subsequently updated upon receipt of a clean detail.

- *Make a note to amend all disturbed soils per cs 01.02.08a [civils, sheet C2.1]*

**Response:** A note to amend all disturbed soils per cs 0.1.02.08a has been added to the plans.

- *City permit number is PRCCP20231423. [drainage report, pg 1]*

**Response:** The permit number has been added to the drainage report.

- *Revise preliminary note, this detail will be used for construction. [civils, sheet C5.6]*

**Response:** The detail has been revised to remove the preliminary note.

- *Revise treatment flows to match. [civils, sheet C5.6]*

**Response:** The treatment flows shown on the detail match the flows calculated in the stormwater report.

- *Revise detail overlapping. [civils, sheet C5.7]*

**Response:** The detail has been revised.

- *The predeveloped conditions within the WWHM calculation do not match existing conditions basin map on page 33. Revise accordingly. [drainage report, pg 54]*

**Response:** The area seen in the WWHM does not include the proposed landscaping. Per SWMMWW only landscape areas that are classified as converted vegetation area are required to be accounted for within your flow control model. On page 1041 under the definitions section, Converted vegetation are surfaces on a project site where native vegetation, pasture, scrub/shrub, or unmaintained non-native vegetation (e.g., Himalayan blackberry, scotch broom) are converted to lawn or landscaped areas, or where native vegetation is converted to pasture. Since this project is not converting native vegetation for our landscape areas, it is our understanding that this area can be discounted from our WWHM models.

- *Clarify that this is oil/water separator calculation for the overall site. [drainage report, pg 123 of 365]*

**Response:** The stormwater report now distinguishes the overall site oil/water separator vs the under canopy oil/water separator.

- *Provide a separate oil/water separator calculation for the fuel canopy ie Oldcastle 660-SA. [drainage report, pg 123 of 365]*

**Response:** A separate oil/water separator calculation for the fuel canopy is now provided in the stormwater report.

- *These two pipe runs will be underwater a majority of the year as the 30" storm main constantly flows with stormwater. Consider revising. [civils, sheet C5.8]*

**Response:** The drainage design now proposes a connection to the existing off-site manhole, and avoids crossing the existing pipes that required the submerged connection. The outlet of the drainage system is no longer proposed to be in a submerged condition.

- *Consider revising the sewer service from the trash enclosure to be parallel to the building (setback 10' from the building) and connect into the building's service line. [civils, pg C6.0]*

**Response:** The sewer service from the trash enclosure has been revised to run parallel with the building.

- *Provide the IE for the connection of the roof downspout to the detention system [civils, Sheet C5.0]*

**Response:** The IE for the connection of the roof downspout to the detention system has been added to the plans.

- *Dimension the riser diameter. [civils, Sheet C5.5]*

**Response:** The riser diameter is now shown at 1'.

- *To SDMH #3. [civils, sheet C5.5]*

**Response:** This is not correct, SDMH#2 drains to SDMH#1 as shown on the proposed drainage plan.

- *Apply for separate building permits for each of the underground storage tanks. [civils, Sheet C5.1]*

**Response:** A separate building permit will be applied for each of the underground storage tanks.

- *Provide the vault access riser detail within this plan set. [civils, Sheet C5.2]*

**Response:** The vault access riser will consist of a standard manhole access, and adjustment rings as shown on the Type 2 catch basin detail. A reference to this detail has been added to the vault plan.

- *Provide a note stating the minimum reinforced concrete strength of the detention vault. The DOE manual specifies a minimum 3,000 psi. [civils, sheet C5.2]*

**Response:** The concrete specifications provided by the structural engineer stating the required strength have been added to the plan set. The concrete is specified to have a strength of at least 3,000 psi.

- *Apply for a separate building permit for the construction of the detention vault. [civils, sheet C5.2]*

**Response:** Acknowledged.

- *What is this? [civils, Sheet C5.2]*

**Response:** The rectangles shown on the vault plan are internal walls to provide structural, and ladder support at the manhole locations.

- *Provide area of the proposed vault. [civils, sheet C5.2]*

**Response:** The area of the proposed vault is now provided on the plans.

- *The vault section C-C is missing the vertical walls within the profile view. [civils, sheet C5.3]*

**Response:** The vertical walls are now shown within the profile view.

- *Provide a utility crossing table showing all utility IE's/ conflicts similar to what is provided to avoid potential conflicts during construction. [civils, sheet C6.0]*

**Response:** The utility crossing table has been updated to include crossing information for all utilities with known and proposed depths.

- *How is stormwater going to be captured/mitigated at the base of the proposed retaining wall to prevent surcharge on the wall? [civils, Sheet C5.1]*

**Response:** Stormwater at the top of the wall will pass through the free draining material placed behind it. It will then flow through the proposed footing drain into the downstream storm system.

- *Provide the running slope of the proposed gutter? These flows appear to be conveyed to CB #1 rather than CB #4. [drainage report, sheet 133 of 365]*

**Response:** The pipe conveyance map has been revised.

- *Revise the instances that refer to a separate grading permit to sheet C7.0 of this plan set. [civils, Sheet C5.4]*

**Response:** Reference to the separate grading permit have been removed from sheet C7.0.

- *Provide a narrative summarizing how the car wash reclaim is intended to work. [civils, sheet C6.3]*

**Response:** A narrative describing the reclaim system operations has been included on the reclaim details sheet in the upper right hand corner of the page.

- *Include city standard details 02.01.02 and 02.01.03. [civils, sheet C6.5]*

**Response:** The utility plan now refers to standard details 02.01.02, and 02.01.03. These details are included on page C5.7.

- *Show a max 2% cross slope. [civils, Sheet C8.1]*

**Response:** Additional slope arrows have been provided to show a cross slope less than 2%.

- *Make this a single sidewalk panel 15' in length to meet ADA compliancy rather than 2 panels. [civils, Sheet C8.1]*

**Response:** The sidewalk ramp has been revised to a single panel.

- *Dimension the length of the landings. Revise to be 2% max run and cross-slopes to the maximum extent feasible. [civils, Sheet C8.1]*

**Response:** A landing is provided on the north side of the proposed driveway along meridian.

- *Provide a 3' cross gutter per city standard 01.02.19. [civils, Sheet C8.1]*

**Response:** A 3' wide cross gutter has been added to the driveway.

- *Define exactly where this is on sheet C8.0. [civils, Sheet C8.1]*

**Response:** A reference to detail 2 on sheet C8.1 is provided on sheet C8.0. The callout is located near the right hand side of the page and states S. Meridian Bus Stop and Ramp Connection. See detail 2/C8.1 proposed grading information.

- *Replace with city standard 01.01.05. [civils, Sheet C8.3]*

**Response:** The road section detail has been revised with City standard 01.01.05.

- *The beam guardrail detail states that curb is to be under the guardrail, revise accordingly. [civils, sheet C4.1]*

**Response:** The project no longer proposes a beam guard rail. A fence is now proposed to provide fall protection along the top of the proposed slope and wall.

- *Why isn't the guardrail being extended further east to the point of highest elevation/slope. The end of the guardrail here creates a hazard. [civils, sheet C4.1]*

**Response:** The project no longer proposes a beam guard rail. A fence is now proposed to provide fall protection along the top of the proposed slope and wall.

- *This detail has been updated, revise to standard plan C-20.10-06. [civils, sheet C7.3]*

**Response:** See response above regarding the removal of the guard rail from the design.

- *Replace with updated WSDOT standard detail. [civils, sheet C7.3]*

**Response:** See response above regarding the removal of the guard rail from the design

- *Note: The roof is considered non-pollution generating and can be routed directly to the detention system if the yard drain is disconnected from the roof drains and re-routed. [drainage report, page 119 of 365.]*

**Response:** Acknowledged.

- *Provide a sizing calculation for the modular wetland unit. [drainage report, pg 119 of 365]*

**Response:** A sizing letter for the modular wetland is provided and is included in the drainage report.

- *Provide a detail for the proposed landscape swale. [civils, Sheet C4.1]*

**Response:** A detail of the proposed landscape swale is now provided.

- *Show the car wash re-circulation lines. [civils, sheet C6.1]*

**Response:** The plan has been revised to show the car wash re-circulation lines.

- *Revise to proposed oil water separator. [civils, sheet C6.7]*

**Response:** The profile callout has been revised.

- *Revise linetype from water to sewer. [civils, Sheet C6.]*

**Response:** The linetype has been revised from water to sewer..

- *Revise slope to 2% towards planter. [civils, sheet C8.0]*

**Response:** The project proposes a reverse slope sidewalk to minimize the quantity of bypass runoff. Sloping the sidewalk toward the street will not allow this runoff to be collected by the detention vault, and will present a significant feasibility issue for this project, as the flow control standard cannot be met.

- *How deep will this irrigation line be? Ensure irrigation does not conflict with storm lines or treatment BMP on sheet C5.1 [Civils, L4]*

**Response:** Mainline pipe is 18" depth in landscape beds and 24" depth under roads.

- *Indicate the trash enclosure dimension required per design standard 208. [civils, sheet C3.0]*

**Response:** The dimensions required per the design standard 208 present significant feasibility issues for this project. The trash enclosure cannot be expanded at its currently proposed location without the potential elimination of parking, required landscaping, or encroachment within setbacks and easements.

- *Include city standard 01.02.10 curb cut for the curb and gutter replacement within Meridian. [civils, sheet C8.3]*

**Response:** City standard 01.02.10 is now included in the plan set, and the plans have been revised to show the additional curb cut, and pavement replacement.

- *Provide construction note and show required curb cut along the frontage for the curb and gutter replacement. [civils, sheet C8.]*

**Response:** The required curb cut along the frontage for the curb and gutter replacement is now shown on the plans.

- *Install a catch basin to collect gutter runoff and connect to the perpendicular storm main. [civils, Sheet C8.0]*

**Response:** A new 54" manhole is now proposed to be installed at this location to connect with the existing 30" storm pipe.

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

*Meridian Driveway:*

- *Thermoplastic right arrow*

**Response:** This added to the plan.

- *Outbound "RIGHT TURN ONLY" signage*

**Response:** This has been added to the plan.

- *Private access easement should be modified to account for future SBR turn pocket radius + possible walls.*



**Response:** It appears that the proposed ROW dedication will encompass a future SBR turn pocket.

- *“DO NOT ENTER” sign on north side of driveway facing SE to prevent inbound NBL turns.*

**Response:** A DO NOT ENTER sign is provided on the north side of the driveway facing SE to prevent inbound NBL turns.

- *As stated in the preliminary site plan review, please include an updated sight distance analysis with next Civil submittal that identifies all sight obstructions. (Street tree placement, railing, guard rail, monument signage, fences, bus pad, etc.)*

**Response:** An updated sight distance exhibit is provided as sheet C9.0.

- *Provide detailed dimensions for ramped/mountable edge of curb island. Provide paint details.*

**Response:** A detail for the mountable curb island is provided as detail 7 on sheet C7.1. Pavement marking details are also provided in the plan set.

#### *Streetlights*

- *City of Puyallup is actively coordinating with WSDOT to determine scope of necessary improvements. The existing WSDOT streetlights are located in City ROW and it's unclear which jurisdiction owns and maintains lighting along this segment. The City will coordinate with the applicant once more information is known.*

**Response:** Acknowledged.

#### *AutoTurn*

- *Need to see fuel truck and fire apparatus navigating driveway(s)*

**Response:** A fuel truck and fire truck turning exhibits have been added to the plan sets.

- *Need to coordinate with David Drake (City Fire) if there are additional AutoTurn requirements for site circulation or access.*

**Response:** Acknowledged.

#### *Frontage*

- *Along the Meridian frontage, evaluate ADA guidance to determine if railing is required behind the sidewalk.*

**Response:** It does not appear that the proposed grading plan necessitates railing behind the sidewalk. The proposed slopes do not create a greater than 30" vertical drop within a horizontal distance of 30" from the proposed edge of the sidewalk.

- *If grind/overlay is required, must provide a striping plan.*

**Response:** Additional callouts for lane striping restoration have been added to sheet C8.0.

- *Future SBR turn pocket – Is it possible to minimize utilities in planter strip make this future improvement easier?*

**Response:** These are existing utilities, and they are not currently proposed to be relocated.

- *To verify ROW dedication and private easement modifications, designer needs to show SBR turn pocket design.*

**Response:** A SBR turn pocket exhibit has been included with this resubmittal.

- *Actual construction of SBR turn pocket is not required for this project.*

**Response:** Acknowledged.

- *Bus Stop/Pad/Bench – City of Puyallup will coordinate with Pierce Transit to verify the proposed improvements will meet their requirements.*

**Response:** Acknowledged.

- *City of Puyallup inspectors will verify ADA compliance at WSDOT ramp terminal*

**Response:** Acknowledged.

- *Sidewalk transitions to ADA ramps (north & south) will require modification. See Sheet C6.0 & C6.1*

**Response:** The sidewalk transitions have been revised per the mark-ups provided on the utility plans.

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

1. *Provide auto-turn for review.*

**Response:** Autoturn exhibits are now provided in the plan set. See sheets C9.1, and C9.2.

2. *Provide fire lane / no parking signage plan*

**Response:** See sheet C9.2 for the fire lane, and no parking signage plan.

3. *Provide Stortz fitting on fire hydrant SW 048 on Meridian*

**Response:** The hydrant is proposed to be replaced with a Stortz fitting hydrant.

**Planning Review Nabila Comstock (253)770-3361 NComstock@PuyallupWA.gov**

- *All shrubs required shall be no smaller than two (2) gallon in size at the time of planting. Please include gallon size for shrubs on landscape plan set.*

**Response:** Plant schedule revised as noted

- *Sight Distance standards. Adjacent to public rights-of-way and points of access, no fences or landscape material at maturity, shall exceed three (3) feet above the local finish grade within a clear sight triangle. Please spec plants that meet this standard and, please show the sight distance area on the plans.*

**Response:** SDT added to landscape plan. No plants over 3' ht. specified within triangle.

- *The City's Vegetation Management Standards Manual (VMS) outlines specific treatment "types" that are required to be adhered to, dependent upon the yard area the landscaping is located within. See the VMS, sections 13 and 14 for full details. The VMS can be downloaded here: <https://www.cityofpuyallup.org/puyallupvms>*

**Response:** Landscape types are shown on landscape plan (interior lot lines Type IIIa, r/w Type II, parking lot Type IV). Tree/shrub breakdown for Type IIIa buffers shown on plan. Where parking lot trees are impracticable due to site plan (lot lights or underground utilities), additional trees have been added to Type IIIa area at the north end of the site to compensate.

- *All trash containers shall be screened from abutting properties and public rights-of-way by substantial sight-obscuring landscaping. Sight-obscuring fences and walls can be substituted for plant materials.*

**Response:** Trash enclosure, which includes wall, is screened by 100% sight-obscuring shrubs (arborvitae)

- *- Please see the condition of approval from the preliminary site plan (PLPSP20220079) below:*

**Response:** Noted, see below

- *Due to the existing location of utilities where the proposed planter strip is, planning is allowing for the applicant to propose no trees in the planter strip. However, during the time of civils we will require that your landscape architect propose shrubbery along the entirety of the landscape strip while keeping in mind placement and shrub type in order to accommodate sight distance. We recommend planting native pollinator plants in this area. You can reference chapter 14 of Puyallup's VMS for shrub species that promote local biological diversity and provide benefit to pollinator species.*

**Response:** Shrubs added to planter strip. As almost all of this landscape area is within the sight distance triangle, all shrubs in this area are varieties whose mature height is below 36". Please note that all of the native pollinator plants shown in the VMS are much taller than 36" at maturity and therefore cannot be used here.

- *Please update landscape plan set to included shrubbery along the entirety of the landscape strip.*

**Response:** Revised as noted, see above

- *Please see the SEPA condition from the preliminary site plan (PLPSP20220079) below:*

- *Pierce Transit is responsible for the closure and/or relocation of the bus stop along S Meridian St. while the sidewalk is being constructed. Pierce Transit is also responsible for the installation of the bus stop and bench once construction is complete and the concrete has cured. The applicant is required to give Pierce Transit two (2) weeks notice prior to construction to allow them to remove the bus stop sign and bench. The applicant is required to notify Pierce Transit when the construction is complete so they may arrange to have the bus stop reinstalled.*

**Response:** Acknowledged.

- *Please see the SEPA condition from the preliminary site plan (PLPSP20220079) below:*

- *The Puyallup Tribe has requested a cultural resource survey prior to any ground disturbance. The project location is within a high probability area for impacting cultural resources including multiple known/recorded village sites. The City of Puyallup has required the applicant to prepare an archaeological site investigation in accordance with state Department of Archaeology & Historic Preservation (DAHP) and Puyallup Tribal standards/guidelines prior to civil permit issuance.*

**Response:** Acknowledged, this has been engaged.

- *Daffodils Required: 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.*

**Response:** Revised as noted. Because addition of this information may impair legibility of the landscape plan, an additional bulb planting plan view has been added to sheet L1

- *Section 12.3 (d) specifies minimum size and plant quality requirements. 1" DBH minimum for most new street trees. Integrate the Street Tree Installation Standards Table (page 25 of the VMS) into plan sets. Please observe required spacing standards, as outlined in the table, when preparing drawings.*

**Response:** Revised as noted. All street trees specified as 1" DBH. Trees on plan located per the VMS Street Tree Installation Standards Table.

- *The city has required species mix requirements based on the quantity of street trees to be planted as a part of the project. See section 12.6 of the VMS for more information. Some common species of street trees are prohibited due to overuse and other reasons. Please check section 12.11 when specifying species to be planted.*

**Response:** Revised as noted. 7 street trees shown, two varieties per VMS 12.6

- *The city's policy is to plant the largest canopy tree for the rooting/overhead space available (section 12.4, VMS). Please replace class I and class II trees in the planting schedule with class III & Class IV trees from the VMS since the landscape buffer widths can fit larger trees. Use your discretion for placement of class III & class IV trees based on landscape buffer width.*

**Response:** In the wider landscape buffer along the north and northwest perimeter, the Class I and Class II trees have been replaced with larger native species. Because the VMS list specifies street trees, and these native trees are not street trees, there are not obvious choices in the list for upsizing these trees. Instead, suitable larger native trees (Douglas fir and Oregon ash) have replaced the smaller natives (incense cedar and vine maple). Perimeter planters along the west and south are narrower, surrounded by paving and also require the use of native trees; therefore, in these areas the smaller native species have been retained.

- *Please see the condition of approval from the preliminary site plan (PLPSP20220079) below:*
  - *Planning may accept landscaping as an alternative to the requirement for 60% transparency on the northern building façade under the condition that you provide a rendering of what the required landscaping will look like in approximately 3-5 years and as long as another option is chosen per PMC 20.26.300 (2.a).*

**Response:** Per BCE conversations with City, a single row of 100% sight-obscuring shrubs (arborvitae) has been added along the northern façade in place of the additional 10' wide landscape strip. Rendering sheet has been added to the landscape set.

- *PMC 20.26.300(ii) states: "Providing a landscaped strip at least 10 feet in width in front of the blank wall and planted with plant materials which will obscure or screen at least 50 percent of the blank wall within three years;"*

**Response:** Revised, see response above.

- *Please reach out to me if you have questions regarding plantings. Additional Submittal Item Required: Lot Combination Permit Application required. The civil cannot be issued until the lot combo is completed. Application form can be downloaded from the City website at <https://www.cityofpuyallup.org/DocumentCenter/View/11646/Lot-Combination-Application> Per VMS Chapter 14.4 Type IV: Parking lot landscaping - Type IV Design Standards (J)*

**Response:** Thank you for the clarity and references in these comments

- *All internal landscape islands and connector strips shall include a double row (horizontally) of structural soil cells – often called "Silva Cells", or equivalent - along the perimeter of all internal islands in parking stall areas only (under the pavement directly abutting the outer edge of the landscape island) to provide additional soil volume for tree growth. The landscape architect shall provide manufacturer's installation details for internal parking lot landscaping soil installation, including required structural soil cells, on the final landscape plan set. See section 8.2 for soil quality standards.*

**Response:** Because the structural soil cells are required in order “to provide additional soil volume for *tree growth*,” and because no trees are practicable in any of the three internal landscape islands due to lot lights and underground utilities, no structural soil cells are shown.

**Public Works Collection Review - Josh Grbich - (253)841-5560 - JGrbich@PuyallupWA.gov**

- *The diameters of these pipes are incorrectly labeled on this sheet and may impact separation and depths of new storm pipes and structures. [civils, sheet C5.8]*

**Response:** The profiles have been revised with the correct pipe sizes shown.

**Public Works Streets Review - Scott Hill (253)841-5409 Shill@puyallupwa.gov**

- *block wall detail sheet C4.2 shows raised curb back of sidewalk, repeat question..why reversed slope? Civil C8.0 SH*

**Response:** The raised curb is proposed at the back of the private on-site sidewalk. The public sidewalk is proposed to be reversed sloped toward the adjacent landscaping where stormwater will flow toward the on-site paved areas, and be collected by the on-site stormwater system. This was done to minimize the quantity of bypass stormwater runoff, and ensure the project meets the required flow control standards.

- *grind/overlay Sheet C8.0 SH*

**Response:** A grind and overlay has been added to the plans.

- *If existing asphalt is to remain and be used for forms must be protected and have no concrete residue or staining on road when complete. Sheet C8.2 SH*

**Response:** Callout 9 has been revised to include this information on sheet C8.2.

- *NO COMMENTS AVAILABLE*
- *NO COMMENTS AVAILABLE*
- *NO COMMENTS AVAILABLE*
- *NO COMMENTS AVAILABLE*
- *NO COMMENTS AVAILABLE*

**Response:** Acknowledged.

**Public Works Water Review - Brian Johnson - (253)841-5442 - BrianJ@PuyallupWA.gov**

- *Civil Sheet C6.0: Show 2-inch gate valves for 1.5-inch water services.*

**Response:** Gate valves for the proposed water services have been added to the plans.

- *Civil Sheet C6.0: Poly pipe is susceptible to fuel spill leaching, and should not be used in fuel station sites. Copper water service lines are a safer option. Call out size and type of water service lines for both 1.5-inch services.*

**Response:** The water service lines have been revised to American Type K copper rigid seamless pipe conforming to ASTM B88.

- *Civil Sheet C6.0: This existing fire hydrant is a 53-years old scissor stem hydrant, that is not to current City standards. Replace with new center stem hydrant with Storz fitting. Add City Standard detail 03.05.01 to this plan set.*

**Response:** The existing hydrant is now proposed to be removed and replaced with a new center stem hydrant.

- *Civil Sheet C6.0: Back flow assemblies should be the same size as the water service meter. Please call out size.*

**Response:** The sizes of the backflow assemblies have been added to the plan set, and match the meter sizes.

- *Civil Sheet C6.1: The water service line branch connection between the car wash and the Air/Water unit will likely be made using a tee. It should be shown that way. Consider adding a quarter turn ball valve in a valve box downstream of the service line tee to the Air/Water unit. That way the service line can be isolated if in need of repair, and the car wash can remain in use. Call out size and type of pipe to both locations.*

**Response:** The water service line branch connection is now shown as a tee. The air water unit provides a valve that may be shut off if in need of repair.

- *Civil Sheet C8.2: This existing fire hydrant has been hit more than once due to turn radius issues with this traffic access entrance/exit. Now traffic on this access road will likely increase 20-fold. Concrete bollards cannot be used to protect the hydrant because they are not crash worthy and would create liability issues for the City. The hydrant needs to be relocated out of the potential large vehicle off tracking turn radius while providing a minimum 3-foot flat clear zone around the hydrant.*

**Response:** The existing hydrant appears to currently meet the City's standard required distance from the edge of a drive lane. The fuel tanker does not propose to utilize this driveway, and the hydrant appears to be located at least 3' away from the edge of pavement.

- *- Civil Sheet L-1: No trees within 10-feet of utility easement.*

**Response:** Revised as noted, tree located out of easement.

### **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.*

**Response:** Acknowledged.

- *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.*

**Response:** Acknowledged.

- *Prior to Issuance: A Performance Bond must be received by the City of Puyallup prior to permit issuance. The Performance Bond shall be 150% of the estimated cost of work in the ROW per the approved cost estimate received prior to plan approval (attached in CityView Portal under Documents & Images section). See <https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal> for more information.*

**Response:** Acknowledged.

- *Prior to Issuance: Email a signed Inadvertent Discovery Plan to [RBUCK@PUYALLUPWA.GOV](mailto:RBUCK@PUYALLUPWA.GOV).*

**Response:** Acknowledged.

- *Prior to Issuance: Certificate or Insurance/CG2012 must be received prior to issuance*

**Response:** Acknowledged.

- *Prior to Issuance: A Clear, Fill and, Grade Bond must be received by the City of Puyallup prior to permit issuance. The amount of the bond shall not be less than the total estimated construction cost of the interim and permanent erosion and sediment control measures per the approved cost estimate received prior to plan approval. See <https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal> for more information.*

**Response:** Acknowledged.

- *Prior to Occupancy: The approved Stormwater Maintenance Agreement shall be recorded prior to the City granting a certificate of occupancy. Once recorded, provide the City with the Auditor File Number (AFN) for verification.*

**Response:** Acknowledged.

- *Prior to Issuance: Apply for a separate building permit for the proposed detention vault.*

**Response:** Acknowledged.

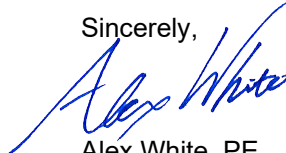
- *Prior to Issuance: Submit right of way dedication form to be reviewed and approved by the city*



**Response:** Acknowledged.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated December 22, 2023. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Alex White, PE  
Project Engineer

IA/sdb  
21730c.014  
Enc: As Noted