



# BARGHAUSEN

March 5, 2024

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

RE: Civil Permit Responses to Comments  
Fortress - Puyallup  
240 15th Street Southeast, Puyallup, Washington 98372  
Permit No. PRCCP20231096  
Our Job No. 22085

We have revised the plans and technical documents for the above-referenced project in accordance with the comments from February 6, 2024. Enclosed are the following documents for your review and approval:

1. City of Puyallup resubmittal form dated March 5, 2024
2. Revised Civil Plan Set dated March 5, 2024
3. Civil plan response to comments dated March 2, 2024
4. Autoturn maneuvering exhibit dated August 23, 2023
5. Right of Way Cost Estimate dated March 5, 2024
6. Revised Technical Information Report dated March 5, 2024
7. Revised SWPPP dated March 5, 2024
8. Revised Operation and Maintenance Manual dated March 5, 2024
9. Greenline Responses to Technical Information Report
10. Greenline Responses to SWPPP

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

## **Corrections**

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

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

- *Revise this sheet to match the information provided on sheet 3 of the clear, fill and grade plans per permit PRGR20230909. [civils, pg. 3]*

**BARGHAUSEN CONSULTING ENGINEERS, INC.**

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BRANCH OFFICES: CHEHALIS, WA KLAMATH FALLS, OR LONG BEACH, CA RICHLAND, WA ROSEVILLE, CA  
**barghausen.com**

**Response:** Information revised to match GRAD plans.

- *Show temporary treatment devices as shown on the clear, fill and grade plans. [civils, Sheet C3]*

**Response:** Temporary treatment devices shown to match GRAD plans.

- *Denote that this section of pipe should be solid, whereas the wall drain will have perforations. [civils, sheet C7]*

**Response:** Pipe denoted as solid.

- *Add an additional water note on sheets C13-C15 that mentions the 8" looped water line is private. [civils, sheet C13]*

**Response:** Private looped water line note added to plans.

- *City standards require a minimum of 1.5' vertical clearance for water lines above sewer measured from the outer edge of each pipe. Revise to meet spacing requirements or submit for a separate Alternative Methods Request via the CityView portal. [civils, sheet C15]*

**Response:** Clearances revised to meet minimum separation requirements.

- *City design standards require 1' of vertical clearance from storm crossing sewer, if this cannot be met, sleeve the pipe per city design standard 204.4(8). [civils, sheet C15]*

**Response:** Clearances revised to meet minimum separation requirements

- *Enclose the trash enclosure, what is the purpose of the gap here? [civils, sheet C6]*

**Response:** The trash enclosure is covered. Reference building permit submittal (PRCNC20230967). The gap is to allow employees to throw away bags of trash/garbage without throwing over gate or being required to open large swing gates. The purpose is to improve the sanitation of the area.

*Apply for a separate building permit for this wall as it exceeds 4' in height. [civils, sheet C7]*

**Response:** Separate building permit submitted for the wall design.

- *Indicate if this will be a solid or standard grate lid. [civils, sheet C7]*

**Response:** Lid type added to plan.

- *Provide a detail for the proposed fence/ pedestrian guard rail. [civils, Sheet C30]*

**Response:** Details provided for fence and guard rail.

- *Include a construction sequence. Use city design standard 501.6 as the basis. [civils, sheet C2]*

**Response:** Construction sequence added

- *What is this dashed line representing? Make a callout or add to the legend. [civils, sheet C7]*

**Response:** Contour label added to plan.

- *Provide additional information regarding this landscape wall. Is this referring to a separate building? I don't see enough information on the plans to construct this. Provide detail and elevations on the civils or landscape plans. [civils, sheet C7]*

**Response:** Wall is a 6' concrete wall. Details/elevation will be submitted as a revision to the building permit.

- *Provide another grading detail showing the grading south of the parking stalls and drive isle. [civils, sheet C7]*

**Response:** Additional grading detail added for this area.

- *Provide SDCO # and define IE in the table. [civils, sheet C8]*

**Response:** SDCO number and invert added to plan.

- *The elevation between the rim and IE is greater than 5', revise to a type 2 catch basin. [civils, sheet C9]*

**Response:** Revised to Type 2.

- *Indicate the north arrow on this vault detail. [civils, sheet C11]*

**Response:** North arrow added.

- *Replace cleanout with sewer manhole. [civils, sheet C15]*

**Response:** Manhole added, and cleanout removed.

- *Provide dimensions for the trash enclosure. [civils, sheet C6]*

**Response:** Dimensions added to trash enclosure.

- *Provide sheet reference as intended. [civils, sheet C16]*

**Response:** Sheet reference added to callout.

- *Revise curb cut to be 3' wide per city standards. [civils, sheet C16]*

**Response:** Curb cut revised to 3'.

- *Provide the gutter flow slope, ensure the proposed gutter is a minimum slope of 0.5%. [civils, sheet 16]*

**Response:** Gutter flow slopes added to profile

- *Replace curb and gutter along the entire length of frontage per PMC 11.08.135. [civils, sheet C16]*

**Response:** Curb and gutter shown removed and replaced over entire frontage.

- *Include city standard detail 01.01.19 Half Street Improvements. [civils, sheet C28]*

**Response:** City detail 01.01.19 added to plans.

- *Update phone number to 253-405-4390. [civils, sheet 33]*

**Response:** Phone number has been updated

- *Make a note that dewatering will be stored in a vehicle for offsite disposal as stated within the CSWPP. [civils, sheet C3]*

**Response:** Dewatering note added to plans.

- *What is the node summary ponded area for CB's 11, 12 and 13 on page 135 representing? Page 152 shows that all pipes can convey the peak flow for the 25-year storm event. Page 157 for the 100-year design shows identical information. [drainage report, pg. 133 of 230]*

**Response:** The flooding is due to backwater effects, not pipe capacity. The text on page 133 diagram has been revised to indicate this.

- *Provide calculations for WQ #1 and WQ#2 for the minimum filter size area per Ecology's decision. [drainage report, sheet 108/230]*

**Response:** Calculations for the minimum filter size have been added to the biopod details on pages 113 and 117.

- *Revise this sheet to represent the adjusted SW pond per the CFG plans per PRGR20230909 [CSWPP, pg 204 of 216]*

**Response:** The sheet has been revised to match the current plans.

- *Include City of Puyallup sewer notes per design standard 405. [civils, pg. C28]*

**Response:** City Sewer notes provided on sheet C33.

- *Include City of Puyallup water notes per design standard 304. [civils, pg. C28]*

**Response:** City Water notes provided on sheet C33.

- *Include City of Puyallup Engineering Approval Block on both of the illumination sheets. [civils, pg 33]*

**Response:** Approval Block added to both sheets

- *Provide longer mast arm, the luminaire shall overhand the face of curb, a minimum of 3'. See city standard 01.05.04. [civils, sheet IL-01]*

**Response:** Comment noted. All light poles proposed have 12-ft arm which provides minimum 3-ft overhang from face of curb.

- *Provide existing west basin impervious area for reference. [drainage report, pg. 31]*

**Response:** The amount of existing impervious area in the west basin has been added to the paragraph above the table.

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

- *Place streetlight and j-box in the back of sidewalk. See recent streetlight installation along 37th Ave SE near the At-Home development.*

**Response:** Comment incorporated as noted.

[IL-01 sheet 33/44]

- *For these two streetlights, center pole offset within 10ft plater strip unless it conflicts with overhead utilities. This will still meet overhang requirements and provide greater distance from edge of road.*

**Response:** Comment incorporated as noted.

[IL-01 sheet 33/44]

- *Provide City standard streetlight in this area. This light will need to be field fit to ensure there are no obstructions with RR flashers/signage.*

**Response:** Comment incorporated as noted.

[IL-01 sheet 33/44]

- *J-box contains wiring/conduit for (2) sets of loop detectors (SB approach). Streetlights shall use this existing conduit (install new #8 conductors) to run lights from existing service at traffic signal. This will eliminate the need for a dedicated power service cabinet/foundation along frontage. See sheet C17 for additional details on required vehicle detection modification.*

**Response:** Comment incorporated as requested. Removed new service cabinet. New street lighting is shown to be powered by existing service cabinet at NW corner of intersection E Pioneer & 15th. Detection modifications incorporated as requested. See construction notes 7 & 8.

[IL-01 sheet 33/44]

- *J-box contains wiring/conduit for (2) sets of loop detectors (SB approach). Streetlights shall use this existing conduit to power lights from existing service at traffic signal on the south side*

*of RR tracks. Additionally, the new #8 streetlight conductors (to be installed within existing conduit) will necessitate the removal of loop detection wires (requiring traffic signal to be converted to video detection).*

**Response:** Comment incorporated as requested. Removed new service cabinet. New street lighting is shown to be powered by existing service cabinet at NW corner of intersection E Pioneer & 15th. Detection modifications incorporated as requested. See construction notes 7 & 8, IL-01.

[C17 sheet 17/44]

- *(2) sets of loop detectors will be destroyed with grind/overlay of 15th Street SE. City no longer deploys or maintains induction loops for vehicle detection. Rather than running new conduit/j-boxes and cutting in loop detectors, the City will require the existing traffic signal to be converted to video detection (Grid-Smart).*

**Response:** Comment incorporated as requested. See construction notes 7 & 8 on IL-01.

[C17 sheet 17/44]

- *Replace curb/gutter along entire 15th St SE frontage.*

**Response:** Curb and gutter shown replace along entire frontage.

[C17 sheet 17/44]

- *Remove driveway approach and replace with curb/gutter/sidewalk.*

**Response:** Drive approach shown removed and replaced with curb, gutter, and sidewalk.

[C17 sheet 17/44]

- *Per previous comment, the design engineer must determine the required radius on the north side of intersection to allow inbound right trucks (SBR) to access site without encroaching into adjacent lane of (SB) traffic. Curb radii and entrance dimensions shall be increased as necessary to allow vehicles to access the site without encroachment. Provide AutoTurn analysis showing this movement.*

**Response:** This comment has been previously designed and discussed with City Engineering staff and the driveway approach width/radii as designed was mutually agreed upon, in order to minimize the overall size of the approach.

[C17 sheet 17/44]

- *Given the length of this pedestrian crossing, I would recommend including a thermoplastic crosswalk to help guide pedestrians safely across the driveway.*

**Response:** Crosswalk to remain as designed.

[C18 sheet 18/44]

- *Half-street grind/overlay will likely require replacement of c-curb and delineator posts.*

**Response:** C-curb and delineator posts shown to be replaced.

[C18 sheet 18/44]

- *Half-street grind/overlay will likely require replacement of centerline striping. Use 20" double yellow CL provide lane striping across driveway*

**Response:** Centerline striping shown to be replaced.

[C18 sheet 18/44]

- *Lane striping between vehicles going the same direction is white. Use City standard skip striping.*

**Response:** Skip stripe callouts revised to color 'white'.

[C18 sheet 18/44]

- *Lane striping between vehicles going the same direction is white. Use City standard skip striping.*

**Response:** Skip stripe callouts revised to color 'white'.

[C18 sheet 18/44]

- *Use City standard skip striping in this area.*

**Response:** City standard used for the lane skip striping.

[C18 sheet 18/44]

- *Verify asphalt removal.*

**Response:** Verified. Asphalt removal per Rough Grading/Demolition phase.

[L1.10 sheet 36/44]

- *Show entering sight lines from previous analysis. Some street trees in planter may need to be removed due to interference with truck sight lines.*

**Response:** Added sight distance triangles and centered street trees in planter. All street trees are outside of the triangles. No trees were removed.

[L1.10 sheet 36/44]

- *Streetlights shall have shorting caps installed. Remote photocell located on signal cabinet.*

**Response:** Comment incorporated as requested.

[IL-01 sheet 33/44]

- *Provide the following note on plans: It is the sole responsibility of the design engineer to ensure streetlight design/placement is outside of the 10ft minimum safe zone area from PSE primary. [IL-01 sheet 33/44]]*

**Response:** Notes added to Illumination General Notes.

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

Add the following note to the landscape plan and ensure there are no contradictory instructions.

- *"A minimum of eight (8) inches of topsoil, containing ten percent dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches (8") except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 6 inches with some incorporation of the upper material to avoid stratified layers, where feasible. Installation of the eight inches (8") of topsoil, as described above, shall generally be achieved by placing five inches (5") of imported sandy-loam top soil into planned landscape areas (sub-base scarified four inches (4")) with a three-inch (3") layer of compost tilled into the entire depth."*

**Response:** Note added see sheet 1.10, Planting Note #1. Detail 5/L5.13 Puyallup Soil has been removed and all other soil notes have been updated to align.

*Please estimate the total topsoil required to meet the 8 inch minimum soil standard for all landscaped areas in cubic yards. The contractor will be required to submit delivery sheets and demonstrate compliance with topsoil required and specified on plans at the time of final inspection.*

**Response:** Total landscape area and total landscape area topsoil required noted, see site information notes on L0.01

- *Please amend Planting note #10 to state the following, "All planting areas shall be mulched with a uniform four (4") inch layer of organic compost mulch material or wood chips over a properly cleaned, amended and graded subsurface." [landscape plan, L0.01]*

**Response:** Note amended per comment. See sheet L1.10.

- *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. Please call out natives on the plant schedule for easy identification.*

**Response:** Native Plant Material calculations added to Site Information on L0.01.

- *All shrubs required shall be no smaller than two (2) gallons in size at the time of planting. Please adjust the gallon size of the proposed perennials.*



**Response:** Grasses are not shrubs. Reclassified as groundcover.

- *Please update the landscape type code legend and site information section on the landscape plan set to the correct landscape types and their associated trees, on-center spacing, etc.*
  - *Front yard (east): Type Id*
  - *Rear yard (west): Type Ia*
  - *Interior side yard (north): Type Ia*
  - *Interior side yard (south): Type Ic & Type Ic -residential screen*

**Response:** Landscape type code legend updated, see code plan and legend on sheet L0.01.

- *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 specify plants that meet this standard and, please show the sight distance area on the plans.*

**Response:** Sight distance triangles shown on plans. All plant material within is less than 3 ft in height. See sheet L1.10.

- *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 plans updated. See sheets L0.01, L1.10-L1.12.

- *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 containers are in enclosure, see Architecture details.

- *Street tree soil requirements. See section 8.2 of the VMS. Copy and paste the applicable section for street tree topsoil and place on plans as requirement to meet the city standards.*

*Root barriers, in accordance with city standards, are required for all street trees. A minimum of 8' of linear protection along the edge of the sidewalk adjacent to the street tree shall be provided, using a minimum 24" deep root barrier panels. See city standards #01.02.07 and #01.02.03 for further details. Please be aware of the following standards in the VMS and Public Works Engineering and Construction Standards (found here: [www.cityofpuyallup.org/1445/100---Roadway](http://www.cityofpuyallup.org/1445/100---Roadway)) as they apply to street trees: Integrate city standard detail 01.02.03 – root barrier detail. Integrate city standard detail 01.02.07 – street tree planting detail. Section 8.3 of the VMS requires (4") of organic compost mulch or wood chips. Integrate city standard detail 01.02.08a – soil amendment and depth. NOTE: Topsoil placement/installation specs, depth and quality standards can be found in section 8.2 of the*

*VMS. For new construction, cut and paste ALL of section 8.2(b) of the VMS into the planting notes/details of the final landscape plan sheets. 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. 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. The city's policy is to plant the largest canopy tree for the rooting/overhead space available (section 12.4, VMS). Please note this when specifying tree species for the planter strip.*

**Response:** Applicable notes and street tree installation standards table added, see sheet L5.14. Street tree species and layout changed, see sheet L1.10

- *Section 12.11 of the VMS lists prohibited street tree species. All tree selection shall follow the concept of 'right-tree, right-place'; the largest tree should be used for the rooting and overhead space available to improve overall canopy coverage throughout the city. Select street tree species based on available planter strip with and availability of overhead canopy area.*

*If over head power exists on the front of the site; please choose from the Class I trees in the VMS. A mixture of street tree species generally shall be provided throughout site-specific developments to provide visual interest and to ensure that a mixture of tree species are used throughout the city, as follows:*

- A. *For projects involving one (1) to three (3) trees, one (1) species may be used.*
- B. *For projects involving four (4) to eight (8) trees, at least two different species and/or cultivars of trees shall be included. Trees in this category can be of the same genus but shall be of differing cultivars.*
- C. *For projects involving nine (9) to fifteen (15) trees, at least three (3) different trees (all differing genus) shall be used.*
- D. *For projects involving sixteen (16) or more street trees, at least four (4) different trees (all differing genus) shall be used.*

*Where a 10' planter strip or larger exists or is being provided, a minimum of 25 percent of these trees shall be evergreen conifer. To prevent uniform disease susceptibility and eventual uniform senescence, no single species or cultivar shall make up more than 10 percent of the total City street tree population; no more than 20 percent of the total City street tree population shall be composed of one genus and no more than 30 percent of any one family. The Director may limit or adjust the required species mix on a given site, project, or area of the city if the proposed species presently or with the addition of the proposed trees would constitute over 15 percent of the total city-wide street tree species mix.*

**Response:** Applicable notes and street tree installation standards table added, see sheet L5.14. Street tree species and layout changed, see sheet L1.10. Due to utility and sign offsets, 5 trees and 2 species are proposed. 40% are evergreen.

- *As stated in the associated preliminary site plan conditions, staff is supportive of reducing the blank wall planter width along the south side of the building dependent upon mitigation in the form of CU-Structural plant soils (or equivalent) in a total soil volume equal to that which would have been provided if the full 15' planter had been installed. Mitigation and installation details are required at the time of civil permit approval. This note was included on page L0.01 of the submitted landscape plans. Please include details for the mitigation and installation details as well as the proposed total soil volume that would be equal to if the full 15' planter had been installed.*

**Response:** See soil volume calculations on L0.01.

- *As stated in the associated preliminary site plan conditions, the perimeter of all parking areas and associated access drives which abut public rights-of-way shall be screened with on-site Type I landscaping, earth berms, fencing, or a combination of both. The berm will need to be detailed to accurately depict the berm elevation, fence, and plantings on the final landscape plan and submitted with the associated civil permit application.*

**Response:** 3 ft height retaining wall added along street frontage. See L1.10 for wall and section.

- *As stated in the associated preliminary site plan conditions, the eastern (front) property line is required to have Type Id landscaping, which includes a berm and retaining wall system per the VMS (a graphic is provided in VMS Chapter 14.1). Slopes with a width to height ratio up to a maximum of three to one (3:1), not to exceed 6', shall be used. With a 12' landscape buffer, the berm will be required to be 3' and include a retaining wall interior to the site. All plant materials shall follow Type 1a standards or PMC 20.26.500.*

**Response:** See previous response.

- *The civil grading sheet (C8) calls out the 2' high berm with 4:1 side slope, but it is not shown on the landscape plan set.*

**Response:** Plans revised to show 3' high wall with 4:1 side slope along eastern frontage and shown on landscape plan set.

- *Please include the Type Id landscaping along the eastern frontage in the final landscape plan as part of the civil application.*

**Response:** Type Id landscaping provided along the eastern frontage.

- *A building permit will be required for the retaining wall if it is 4' or higher.*

**Response:** Acknowledged. The retaining wall Structural Design is being provided to City for building permit approval.

- *All trees, including private onsite landscape trees, must meet the street tree installation standards table found in the VMS. It appears the many trees are proposed too close to underground utilities (water, sanitary sewer, storm sewer, gas power, other conduit). Please re-submit landscape plans with trees planted the proper distance from the underground utilities. Please do not reduce the tree count, but replant elsewhere onsite where the trees*

*can fit without interfering with utility lines. As stated in previous correspondence, the City allowed for the proposal of two trees per 500SF of internal landscaping instead of two per internal landscaping island since they may not fit in the parking landscape island. Therefore, there cannot be a reduction in trees.*

**Response:** Trees and utilities have been adjusted to comply with required offsets. 2 trees per 500 sf are provided within the Type IV internal landscape area.

○ *Southern Landscape Buffer*

- *Along the RS-04 zone transition area on the southwest area of the site, the evergreen trees must be spaced no more than 15' on center and placed in a triangular pattern (having three equal sides, except in 15-foot-wide buffers) to resemble a natural growth pattern and to give depth and density to the screening.*

**Response:** Plants adjusted, see sheet L1.12.

○ *Western landscape buffer*

- *Please provide details for the fence shown on the landscape plan set. As discussed in e-mail correspondence from 07/24/23, Type Ia landscaping is required along this property line, which includes a "six-foot-high masonry wall or wood opaque fence shall be established and maintained along the common property line at either edge of the landscape buffer." The plans state there is a 6' sight obscuring chain link fence, which is not an acceptable substitute for a wood opaque fence.*

**Response:** Security fence with slats is provided at property line is only screening dense vegetation. The interior landscape slopes up and away from the property line. A continuous arborvitae hedge at the edge of pavement is used to obscure views to the elevated outdoor storage area. The arborvitae will be 8' ht. at installation and will do more to screen activities from day one than a 6' ht. wall or fence. A wood fence or masonry wall does not provide the level of security desired by the client.

○ *Southern Landscape Buffer*

- *Please provide the height of the wall on the landscape plan set in the RS-04 zone transition landscape area.*

**Response:** 6' height note added, see sheet L1.12.

○ *Northern landscape buffer*

- *Please update tree types to either class III or class IV since there is adequate space here for larger tree types.*

**Response:** Trees updated, see sheet L1.11, L1.12.

- *Please provide details for the proposed plant for the trellis on the southern wall of the building. Invasive vines/plants are not permitted.*

**Response:** See plant schedule on L0.01 for species proposed, proposed vine is not listed on the USDS invasive plant list for Pierce County.

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

- *I do not see this detail on Sheet C22 or C25 civils, pg. 16 SH*

**Response:** Detail provided for the Railroad pavement markings.

- *grind/overlay should end at new curb & gutter or end of project limits , civils pg. 16 SH*

**Response:** Grind and overlay limits revised to end of project limits.

- *markings shall be thermo plastic, civils pg. 16 SH*

**Response:** Marking revised to thermoplastic

- *sidewalk cannot be 3% cross slope Sheet 17 civils SH*

**Response:** Sidewalk cross-slope design confirmed to not exceed 2%.

- *is this crosswalk warranted, not shown on City Standard approach details Sheet 18 Civils SH*

**Response:** Crosswalk recommended by City due to length of the crossing.

- *see general note #12 . sheet 1 of IL-01 SH*

**Response:** Comment noted. All light poles proposed have 12-ft arm which provides minimum 3-ft overhang from face of curb.

- *there should be an additional 2" spare conduit run the entire length of project, sch 40 along sidewalk, sch 80 under driveways, not just at the ends.... Sheet 1 IL-1 SH*

**Response:** Additional spare conduit added the entire length of project.

- *City Standard States 14' above drive surface ... L1-01 SH*

**Response:** Revised Planting note #3 to align with City standard.

- *what planting detail is used along the right of way, L5.11 , L5.13 or L5.14....it should be the soil cells L5.11 and should note this somewhere....L1.10 SH*

**Response:** Added soil cell breakout zones at street trees (5/L5.11). The City Street tree planting detail (1/L5.14) applies to the street trees.

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

- *Civil Resub Sheet C14: Install 6-inch not 8-inch cap 3-foot south of wet tap tee heading east.*

**Response:** Revised to 6" cap.

- *Civil Resub Sheet C15: This will be an 8-inch by 8-inch wet tap, which requires a stainless steel tapping tee. Call out stainless steel tapping tee.*

**Response:** Revised to Stainless Steel tapping tee.

- *Civil Resub Sheet C15: The existing fire hydrant will need to be removed. Schedule at water main shutdown with the Water Division. Remove the hydrant and 6-inch gate valve and replace with a 6-inch blind flange on the existing tee.*

**Response:** Hydrant shown to be removed and tee capped with 6" blind flange.

- *Civil Resub Sheet L1.10: No trees within 10-feet of a fire line. Provide 3-foot clear zone around PIV.*

**Response:** Adjusted trees to maintain clearance noted.

- *Civil Resub Sheet L1.11: No trees within 10-feet of water main.*

**Response:** Adjusted trees to maintain clearance noted.

### **Conditions**

- *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. Right-of-way work cost estimate included in the resubmittal for City review and approval.

- *Certificate or Insurance/CG2012 must be received prior to issuance.*

**Response:** Acknowledged.

- *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.

- *Apply for separate building permits for the detention tank and lock-n-load retaining wall in the*

*western portion of the site. [Anthony Hulse @ 01/03/2024 8:10 AM]*

**Response:** Separate building permits applied for the detention tank and retaining wall.

We believe that the above responses, together with the enclosed revised plans and technical documents, address the comments in your email dated February 6, 2024. 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,



Jason Hubbell, P.E.  
Senior Project Engineer

JH/sdb  
22085c.009.doc  
enc: As Noted