

# PROJECT MEMO



**TO:** City of Puyallup  
**FROM:** Todd Sawin, PE  
Tacoma - (253) 383-2422  
**DATE:** May 17, 2024  
**PROJECT NO.:** 2230752.10  
**PROJECT NAME:** East Town Center  
**SUBJECT:** Phase 1 Civil Comment Response

This memo summarizes the plan revisions for the comment letter dated May 10<sup>th</sup> on application PRCCP20230970. Our responses are provided in bold below each comment. Note that additional water main near Shaw Road was added based on the modeling letter dated April 16<sup>th</sup> that wasn't provided with the previous comments. If any of the reviewers have questions about our responses, please give me a call or send me an email (253.363.3836 or tsawin@ahbl.com).

## Fire Comments

### Correction 1

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.  
**Response: Per discussion these are captured in comments and no additional information required. Please provide email if notes or anything is needed to be added.**
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.  
**Response: Completed as shown on C2.5.**
3. All F.D.C's are required to be within 10-15' of a Fire Hydrant.  
**Response: Completed as shown on C2.5 and water sheets (C6.01-C6.04).**
4. Provide fire turn-around dimensions and radiuses.  
**Response: Turn arounds and radii shown on C2.5. Additional dimensioning shown on C2.1-C2.4.**
5. Provide all fire lane widths and radiuses. All fire lanes are required to be 26' wide.  
**Response: 26' widths shown on C2.5. Additional dimensioning shown on C2.1-C2.4.**
6. Provide auto-turn analysis.  
**Response: Analysis provided with previous submittal. Attached for reference.**
7. Provide Riser Room locations with direct access to sidewalk.  
**Response: Riser locations shown on C2.5 for current phase. Future building FDC, riser room, and water line will be shown with future plans.**
8. Provide Fire Lane / No Parking Sign layout with painted curbs. Temporary Fire Truck turn-around will require No Parking Signs and painted curb. **Completed as shown on C2.5.**

### Correction 2

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.  
**Response: Completed as shown on C2.5.**
2. Confirm that all storm vaults in the fire lanes are rated for 75,000lb load minimum load limit per the 2018 IFC.  
**Response: Per discussion this information provided with previous resubmittal documentation.**



3. Place all F.D.C's and Fire Hydrants closer to fire lanes in all parking islands. Fire Hydrants are placed too 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 cannot be accomplished, vehicle impact protection "bollards" will be required.

**Response: FDC, Hydrants, and PIV's revised to provide 3' behind curbs. 36" clear space on hydrants also verified. See locations on C2.5. Larger scales will be provided on updated water plans with the submittal.**

4. Provide temporary fire truck turn-around dimensions per the 2018 IFC.

**Response: Completed as shown on C2.5.**

5. Provide Riser Room locations with direct access to sidewalk.

**Response: Riser rooms shown on C2.5. Note all locations have sidewalk to building at these locations.**

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.

**Response: Completed as shown on C2.5.**

#### Correction 3

1. Fire lane plan needs to have the following areas stenciled and painted. See page C2.5 markups.

**Response: Per discussion fire lane striping added to temp access (both sides), along future clubhouse, and at south dumpster enclosure.**

2. Municipal Code 16.04.015 Emergency vehicle parking. Lanes shall be identified by a 4 inch wide line and block letters 2 feet high, painted in the lane, at 50 foot or such other intervals which the Fire code official determines to be reasonable, stating "Emergency Vehicles Only," color to be determined by the Fire code official (bright yellow), and by posting of signs stating, "Emergency Vehicles Only - No Parking - Violator Vehicles Subject to Impound." Signs shall be posted on or immediately next to the curb line, or on the building. Signs shall be 12" x 18" and shall have letters and background of contrasting colors, readily readable from at least a 50 foot distance. Signs shall be posted at a minimum no further than 50 feet apart, unless a greater distance is deemed reasonable by the Fire code official, nor shall they be more than 4 feet from the ground unless a greater height is determined necessary by the Fire code official.

**Response: Completed as shown on C2.5.**

3. Confirm that all storm vaults in the fire lanes are rated for 75,000lb load minimum load limit per the 2018 IFC.

**Response: Per discussion this information provided with previous resubmittal documentation.**

4. Confirm placement of FDC's and Fire Hydrants have 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 cannot be accomplished, vehicle impact protection "bollards" will be required.

**Response: FDC, Hydrants, and PIV's revised to provide 3' behind curbs. 36" clear space on hydrants also verified. See locations on C2.5. Larger scales will be provided on updated water plans with the submittal.**

5. Riser Room locations have not been found. Show all Riser rooms on the fire lane stripping plan along with Fire Hydrant's and FDC's.

**Response: Completed as shown on C2.5**

#### Correction 4

Complete a correction response letter stating where and what pages changes were made on.



**Response: Noted.**

**Correction 5**

Based off the last G&O water model, the water system will be required to be looped. This will be required to be complete prior to vertical construction. This will not be allowed to be phased.

**Response: To be added to water plans as discussed. See sheet C6.01 and C6.02.**

Planning

- Correction #2. 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.

**Response: This information is shown on the frontage plans submitted under separate cover and currently being reviewed by the City.**

- Correction #3. LANDSCAPE 03/04/24: Daffodils are required throughout site design frontages, consistent with VMS section 7.3. 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. Not located on the landscape plan sheets.

**Response: Information shown on landscape plan sheet L1.1 and L1.4.**

- LANDSCAPE 03/04/24: Provide bench seating and other pedestrian features on the landscape plan sheets in the street corner plaza. This is required by PMC 20.30.037, and was previously noted. Providing bench seating and ped scale lighting will meet the min. requirements.

**Response: Benches and notes about lighting provided on sheet L1.4.**

Public Works Water

Water Comments 1 thru 32 have been previously address and formally resolved per discussion with Mark Higginson and updated on permit site.

33. Civil Resub Sheet C6.02: There are two old water services on Shaw Road that need to be removed as part of this project. A water main shutdown will need to be scheduled with the Water Division, and the corporation stops will need to be removed off the water main and replaced with brass plugs.

**Response: Note added to sheet C6.02 noting removal shown on frontage permit plans.**

34. Civil Resub 4-15-2024 Sheet C6.01: The latest hydraulic model on 4-16-2024 shows that a fire hydrant and a fire sprinkler system on a dead-end 8-inch water main cannot provide the 1,500 GPM fire flow required to support this building structure.

**Response: Water loop added per memo and shown on sheets C6.01 and C6.02. Note revised water modeling was completed after the last submittal and not provided to applicant.**

35. Civil Resub 4-15-2024 Sheet C6.02: The latest hydraulic model on 4-16-2024 shows that fire hydrants and fire sprinkler systems on a dead-end 8-inch water main cannot provide the 1,500 GPM fire flow required to support these building structures.

**Response: Water loop added per memo and shown on sheets C6.01 and C6.02**



36. Civil Resub 4-15-2024 Sheet C6.01: Remove the words 'stainless steel' from this call out.

**Response: Callout revised on sheet C6.01.**

TCS/

c: Greg Helle – Ash Development

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