



October 4, 2024

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

RE: Responses to Civil Permit 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 April 12, 2024. Enclosed are the following documents for your review and approval:

1. Revisions to Existing Residential or Commercial Applications Form (PDF) dated October 4, 2024
2. Revised Civil plan set dated October 3, 2024
3. Civil plan response to comments dated October 3, 2024
4. Cost Estimate dated October 4, 2024
5. Stormwater Pollution Prevention Plan (SWPPP) dated October 3, 2024
6. Operations and Maintenance Manual (O & M) dated October 3, 2024
7. Technical Information Report (TIR) dated July 24, 2024

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

- *Create a note 8 that wall drainage must be installed for all proposed walls. [civils, pg 7]*

Response: Note number 8 added for required wall drainage.

- *Include city standard detail 02.01.09 storm drain cleanout. [civils, sheet 29]*

Response: Detail added to sheet C29.

- *Include City standard 01.02.10 curb cut on the plans. [civils, sheet C27]*
Response: Detail added to sheet C29.
- *Show proposed/existing grading in this section. [civils, pg 11]*
Response: Proposed grading provided in this location.
- *Reference the wall detail and page. [civils, sheet 6]*
Response: Wall detail reference added to callout.
- *- Show the wall drainage connected to the storm system. [civils, sheet 8]*
Response: 4-inch PVC SDR-35 SD connections provided for walls, typical.
- *Show the landscape wall drain pipe connected to the drainage system. [civils, sheet 7]*
Response: 4-inch PVC SDR-35 SD connections provided for walls, typical.
- *Unless trash enclosure will be accessed by employees only, an access door is required by building code. [civils, sheet 6]*
Response: The trash enclosure will be accessed by employees only. Note added to plan.
- *Connect the trash enclosure roof downspouts to the storm system. [civils, sheet 9]*
Response: Storm drain connection added for roof drain.
- *The trash enclosure must be fully enclosed per city design standard 208.1(1). [civils, sheet 9]*
Response: The trash enclosure is fully enclosed. Roof is not shown on Civil plans for clarity to show the floor area grading.
- *An access door to the trash enclosure is required unless accessed by employees only. Provide an access door or provide a statement that access will be from employees only. [civils, sheet 9]*
Response: The trash enclosure will be accessed by employees only. Note added to Site plan.
- *Reference the landscape plans as well, 5/L5.10. [civils, sheet 7]*
Response: Wall reference added to plan.
- *Reference sheet IL-02, the details are not shown on this sheet. [civils, pg 35]*
Response: Reference to IL-02.

- *What set of Geotech plans is this referring to? [civils, pg 4]*
Response: Callout revised to reflect actual wall design (separate building permit).
- *Reference the wall detail/page. [civils, pg 6]*
Response: Wall detail reference added to callout.
- *Connect wall drains to storm system. [civils, sheet 9]*
Response: 4-inch PVC SDR-35 SD connections provided for walls, typical.
- *Fill out and submit City Engineering Cost Estimate found here during the next submission: <https://www.cityofpuyallup.org/1591/Master-Document-List#C>. [civils, sheet 1]*
Response: Cost Estimate added to resubmittal package.
- *What is this contour linetype representing. This does not match the existing or proposed contour linetype within the legend on sheet C2. [civils, sheet C11]*
Response: Legend updated to exactly match the existing plan contours.
- *Provide detectable warning surfaces if this approach will be stop controlled leaving the site. [civils, sheet C18]*
Response: Detectable warnings added at both drive approaches.
- *Include city standard detail 01.02.19 Sidewalk ramp with commercial approaches. [civils, sheet C27]*
Response: Detail provided on sheet C29.
- *Provide detectable warning surfaces if this approach will be stop controlled. [civils, pg 10]*
Response: Detectable warnings added at both drive approaches.
- *Revise the conduit under the driveway approach to be SCH80 PVC. [civils, pg 35]*
Response: Comment incorporated as requested.
- *Include additional City Fire Hydrant/FDC approval block. [civils, sheet C16]*
Response: Additional Fire Hydrant/FDC approval block added to this sheet.
- *Include City of Puyallup Planning Division Approval block on all landscape sheets. [civils, pg 37]*
Response: Approval block added to all landscape sheets.

Revise note to state "Ex. water service line to be removed from the 6" main and plugged with a brass plug. Schedule a water main shutdown with the water division." [civils, sheet C16]

Response: Callout revised as noted.

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

- *Gridsmart Bell camera to be installed on existing streetlight near signal cabinet. Contractor to contact City of Puyallup signal technician for any coordination with traffic signal or streetlight installation. 253-341-8439. Contractor shall coordinate with Gridsmart representative (Nick Coffee - nick.coffee@gridsmart.com) for hardware and configuration needs. [IL-1 35/46]*

Response: Comment incorporated into Construction Note No. 7, as requested

- *Provide note that requires video detection system to be installed and fully operational prior to disabling in-ground loop detection system. [IL-1 35/46]*

Response: Separate note added below construction notes, as requested.

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

Comment outstanding in re-submittal #3 - 03/28/2024

- *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: Screening wall/fence changed to 8-foot high black chain link fence with closed mesh woven poly privacy panels sized to match fence ht. See fence note L1.12 for basis of design.

- *Please remove this tree from plans (eastern-most tree in west-to-east oriented planter) (requested by Public Works Water Div.) [L1.11]*

Response: Tree removed, see sheet L1.11.

- *Please shift the trees in this planter area further west so that they meet the 10ft distance from the water main [L1.11]*

Response: Trees shifted east to maintain 10-ft clear of water main, see sheet L1.11.

- *Please plants only shallow rooted planted on the eastern side of the planter [L1.11]*

Response: Noted. Tree species in this planter are not typically known as deep rooted trees and are often listed as shallow rooted. No changes made to L1.11.

- *Concerns have been raised about tree choices adjacent to railway. Please replace the Type Ic trees along the southern property line abutting the railway with a continuous evergreen hedge (e.g., arborvitae, Leyland cypress, etc.) that will provide 100 percent screening from ground level to 6 feet within three years of installation [civil plans, L1.10]*

Response: All trees removed. Added continuous arborvitae hedge along the southern property line abutting the railroad. Arborvitae sized to meet 6-foot height within 3 years of installation. See L1.10-L1.12.

- *Concerns have been raised about tree choices adjacent to railway. Please replace the Type Ic trees along the southern property line abutting the railway with a continuous evergreen hedge (e.g., arborvitae, Leyland cypress, etc.) that will provide 100 percent screening from ground level to 6 feet within three years of installation [civil plans, L1.10]*

Response: All trees removed. Added continuous arborvitae hedge along the southern property line abutting the railroad. Arborvitae sized to meet 6-foot height within 3 years of installation. See L1.10-L1.12.

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, the Bond will be coordinated with the Owner.

- *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, the Bond will be coordinated with the Owner.

- *Right-of-way dedication to match the abutting street classification shall be required as determined by Development Engineering. No building permit or development permit shall be granted for the construction or substantial improvement of any industrial, commercial, or*

residential building, or plat unless the plans and specifications contain provisions for the dedication to the City of sufficient street right of way for the classification of the street abutting the property according to the street plans and street development needs of the city for that street. In accordance with Puyallup Municipal Code Chapter 11.08.120, the subject site property owner shall dedicate approximately XX' of right-of-way to match the 60' street classification of [abutting roadway]. Please fill out the attached REETA template form and the Right of Way Dedication Deed form. The Deed form must include a legal description and be accompanied by an exhibit (survey completed by licensed surveyor) depicting the right-of-way dedication. Once drafted, please return these documents to me to review with the Engineering Support Specialist and City Engineer. If accepted, the City Engineer will sign the Deed so that it can be recorded with Pierce County.

Response: Right-of-way is currently 60-feet wide. No R/W dedication required.

- *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.

- *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 permits have been applied for detention tank and lock-n-load walls.

We believe that the above responses, together with the enclosed revised plans and technical documents, address the comments in your email dated April 12, 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 Civil Project Manager

JH/sdb
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enc: As Noted