



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Comment Notice

Permit Application #E-20-0067

The City has completed the review of the above-mentioned permit submittal. Below please find the permit submittal review comments from your review team. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

Planning Review (Reviewed By: Chris Beale, (253) 841-5418, CBeale@puyallupwa.gov)

- ♦ The applicant needs to resubmit under the SEPA checklist to complete SEPA review prior to Planning approval of the civil permit. Please resubmit revised site plan and SEPA checklist updated to match current design to Permitcenter@puyallupwa.gov, Re: resubmittal P-20-0015.
- ♦ Planning staff supports Water Division request for a dedicated water filling site and will consider this issue under the SEPA review as a mitigation condition. The use of the hydrant (overflow spillage in the ROW) has also caused roadway damage and flooding conditions on properties to the north.
- ♦ Adjust the tree planting plan to meet the 10' requirements from the water department notes. This appears to require adjustment of the street tree location by 2.5' to the south slightly.
- ♦ 5. Intermix a large conifer tree species in with a large shade tree in the landscape islands, per city landscape islands requirements. 50% of the parking lot trees must be evergreen conifer
- 6. Please add solid lines and call outs on the landscape plan sheet indicating where the contractor is required to install root barrier panels.
- 7. Native plants of specific type are required in the storm pond per city design requirements. See below
- 8. Add a 6' planted perimeter landscape buffer to the pond on the west side of the pond area.

- ♦ Storm pond landscaping standards must be adhered to:

SLD-02 – Landscaping in storm water control facilities (Implementing standards - PMC 20.58.005 (3) code requirement). Landscaping of storm water ponds and other storm water control or treatment facilities (e.g. rain gardens, bio-swales, bio-filtration cells, etc.) shall be designed to use native and/or climate adaptable plant materials to provide 100% ground coverage and 75% visual coverage within five (5) years of installation. In order to reduce maintenance requirements, the use of turf lawn is prohibited in these areas, unless part of a water treatment structure (e.g. bio-swale) where grass is required by the project engineer for water quality treatment purposes.

Ground covers shall be spaced at 18" intervals and shrubs at 3-5' intervals, or as specified by the project landscape architect, to meet the 100% ground coverage and 75% visual coverage requirement within five (5) years. Groupings or clusters of native evergreen and native deciduous trees shall be integrated into the overall design. NW native shrubs and ground cover plant species that provide a native, wildflower-rich landscape area that utilizes native plant species that bloom in successive timeframes throughout the growing season shall be



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used in all storm pond areas.

This is intended to promote local biological diversity and provide pockets of landscape area to benefit pollinator species. Selections from the following shrub species, in addition to other acceptable native plants that meet the criteria of providing blooming plants throughout the growing season, may be utilized to meet the SLD-02 requirements:

10. Early season (April/May):
 - a. Osoberry (*Oemlaria cerasiformis*)
 - b. Oregon grape (*Mahonia aquifolium*)
 - c. Evergreen Huckleberry (*Vaccinium ovatum*)
 - d. Red elderberry (*Sambucus racemosa*)
11. Early/Mid-season (May/June):
 - a. Ninebark (*Physocarpus capitatus*)
 - b. Twinberry (*Lonicera involucrate*)
 - c. Red Flowering Currant (*Ribes sanguineum*)
 - d. Snowberry (*Symphoricarpos albus*)
12. Mid-season (June/July):
 - a. Nootka rose (*Rosa nutkana*)
 - b. Mockorange (*Philadelphus lewisii*)
 - c. Rugosa rose (*Rosa rugose*)
13. Late-season (August+):
 - a. Douglas spirea (*Spiraea douglassii*)
 - b. Oceanspray (*Holodiscus discolor*)

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

♦ Sight distance analysis needs to be updated based on the future curb alignment across frontage. Future roadway width will be approximately 40ft wide, measure 14.5ft back from the future face of curb offset. Shift the proposed fence farther from Inter Ave to avoid conflicts ~5ft. Adjust street tree placement accordingly

Swing gates must open toward site (not out to street)

Verify Scale on landscaping plans

Half-Street improvements – pavement section needs to be 01.01.04 (Commercial Collector)

Engineering Civil Review (Reviewed By: Jamie Carter, (253)435-3616, JCarter@puyallupwa.gov)



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- ♦ Page 70 of Stormwater Site Plan (size the emergency overflow spillway) says Let $H=0.5$ but 0.3 is used in the calculation. If 0.5 is used a negative number results. Clarify.
- ♦ SHEET C3 - Using the future permanent detention facility as a temporary detention facility during construction could impact the condition through siltation or erosion. Permanent facilities shall be repaired and restored to the inspector's satisfaction prior to removing temporary ESC measures if damaged during construction.
- ♦ The Best Parking Lot Cleaning business requires filling the tanks of their mobile equipment with water on a daily basis. Removing the existing hydrant meter from the public fire hydrant on Inter Ave does nothing to solve the problem of having a reliable metered filling site for all their equipment. It is well past time to install a permanent on-site water filling station. This would require a 3-inch water service protected by an above ground RPBA. See City Standard details 03.03.03 3"-4"-6" Water Service, and 03.04.03 3" and above Reduced Pressure Backflow Assembly for installation requirements.
- ♦ SHEET C6 - Remove reference to Geotechnical Engineer recommendations for paving from Construction Callout 1 or revise Geotechnical Report to include recommendations.
- ♦ SD pipe sweeps/90's directly behind the existing structure. Verify by potholing and field correct.
- ♦ SHEET C9 - Flow control manhole detail describes TOR as 63.5 and the plan proposes a rim elevation of 63.88. Clarify or revise.
- ♦ SHEET C10 - Replace thicknesses in paving detail with thickness from C.O.P. cross section (City Detail 01.01.04) or replace detail with City Detail 01.01.04. Annotate City Detail to show that frontage and road width shall be as depicted on plans.

To resubmit, you must address all comments and complete the [resubmittal form](#). Please note, partial resubmittals will be deemed incomplete and returned.

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