



Comment Notice

Permit Application # E-21-0406

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.

Fire Review (Reviewed By: David Drake, (253)864-4171, DDrake@PuyallupWA.gov)

- ◆ 1. Maintain no less than 24' Fire Lane throughout all isles in parking lot.
 - 2. See traffic notes for changes. Provide New Auto-turn or equivalent program to demonstrate fire apparatus turning radius.
 - 3. Provide Fire Lane painting/stripping and No Parking Signs site plan.
 - 4. A Fire Hydrant is required in the SW area parking lot. Place in a parking island to reach all areas within 400'. Comply with C.O.P. standards.
 - 5. Will the parcel that was removed from the plans be fenced off? If the parcel is not used as per the SEPA the Auto-turn shall not be shown as access.
 - 6. Will the storage yard be fenced off with a gate? If an electronic gate is used Opticon will be required for Fire Department access. This will need to be review by Traffic and Fire for code compliance.
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- ◆ 1. Provide Fire Lane painting/stripping and No Parking Signs site plan.
New - All parking islands will be required be painted and stenciled unless its the side that is parallel with a stall. Show on site plan both details and sign placement. This will also be a requirement around the existing building. Provide on a separate page.
 - 2. Will the parcel that was removed from the plans be fenced off? If the parcel is not used as per the SEPA the Auto-turn shall not be shown as access.
New - remove plans that show unused parcel from set showing Auto-turn.
 - 3. Will the storage yard be fenced off with a gate? If an electronic gate is used Opticon will be required for Fire Department access. This will need to be review by Traffic and Fire for code compliance.
New - Future gates will not be allowed unless the current design can show both Fire and Traffic conditions can be met. Placement and Traffic Cueing would need to be determined now.

Public Works Collection Review (Reviewed By: Josh Grbich, (253)841-5560, JGrbich@PuyallupWA.gov)

- ◆ Keynote 25 is pointing at mainline cleanout. Cap lateral, not mainline cleanout. Lateral is tapped between mainline cleanout and water service - Sheet 3
- ◆ Detail for lid replacement should say Sewer, not Storm - Sheet 10

Public Works Water Review (Reviewed By: Brian Johnson, (253)841-5442, BrianJ@PuyallupWA.gov)

- ◆ Sheet C2.0 - Is a hydraulic model needed for this proposed hydrant?
- ◆ Sheet C2.0 - Change hydrant tee call-out to read 1-8"x6" TEE, MJxFI1-6" GATE VALVE F1xMJ1-8" MJ PLUGTHRUST BLOCKING
- ◆ Sheet C2.0 - Acquire a private water easement through this parcel unless it is owned by the applicant.



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Assuming that it is, let it be known that should ownership change at anytime during the future, then an easement would have to be procured for the utilities at that time.

- ◆ Sheet C2.0 - Call out private 8-inch ductile iron pipe
- ◆ Sheet C2.1 - Change 1-8"x8" TAPPING TEE to read 1-8"x16" TAPPING TEE (FI)
- ◆ Sheet C2.1 - If the existing dual water service will be located in the ADA sidewalk ramp, the contractor will have to install a new 1-inch water line from the tap on the water main in River Road and relocated the meters directly behind the sidewalk. Add City Standard detail 03.03.01-1 to this plan set. The west side dual water service feeds the existing building to remain. If this building is just an office type building, install a 3/4-inch DCVA 3-feet down stream of the meter. If the building will include a car wash and / or mechanic shop, upgrade the protection to an above ground RPBA. The east side dual water service will be used for irrigation. Install a DCVA 3-feet down stream of the meter.
- ◆ Sheet C2.1 - Call out private 8-inch ductile iron pipe
- ◆ Sheet L1.0 - No trees within 10-feet of a water main.
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Engineering Civil Review (Reviewed By: Jamie Carter, (253)435-3616, JCarter@puyallupwa.gov)

- ◆ Correct punctuation and display entire note. Site Plan, #22, Sheet C1.0.
- ◆ Clarify which CBs are to be demolished. Site Plan, Sheet C1.0.
- ◆ 7 buildings are being demolished, but no sewer lines are called out for demo (just caps at main). In addition it is suspected that some buildings were connected to septic drainfields. Clarify and provide all details of drainfields, existing sewer and proposed sewer.. Clarify. Site Plan, Sheet C1.0.
- ◆ Key note indicators are difficult to see within this hatching. Site Plan, Sheet C1.0 and C1.1.
- ◆ Clarify language. Is the entire hydrant being replaced? Or is a STORZ fitting being added to an existing. Site Plan, Sheet C2.1.
- ◆ Change in curb type? Revise or clarify. Site Plan, Sheet C2.0.
- ◆ The City would like to discuss different options for the CE. Placing it in a gravel road that is used by residents for access and has a CB within its proposed boundary could be problematic. Site Plan, Sheet C1.1
- ◆ Clarify purpose of curb cut. Run off should be directed toward the system unless dispersion or infiltration is proposed for this area. Site Plan, Sheet C2.1.
- ◆ Infrastructure is proposed on parcel that is not a part of this project. Revise or justify. Site Plan, Sheet C3.0
- ◆ Complete legend. Site Plan, Sheet C3.0
- ◆ Complete legend. Site Plan, Sheet C3.1
- ◆ Change reference to 2012 SWMMWW. SSP, Page 1.
- ◆ Enhanced treatment of runoff will be required before release to the 60 inch drainage pipe in 15th St NW. SSP, General.
- ◆ The SSP report does not do enough to illustrate that onsite BMPs are not practical and that infiltration is completely infeasible. Revise with references to the 2012 SWMMWW that use project specific site data.
- ◆ Update all references in plans and reports to specify the Baysaver and remove references to Contech or clarify. Also update all maps, figures and language to exclude parcel # 0420204263.
- ◆ This project is in Puyallup, not Eatonville. Geotech report, Geologic Setting, Page 2.
- ◆ Page 2 of the Geotech report under Groundwater Conditions says that groundwater was observed at DEPTHS of 4.5-5.5 feet below grade. On page 7 of the same report, under Infiltration Characteristics, the groundwater table is reported to be within 1-2 feet of the bottom of the test pits which are reported to be 3.5-3.75 feet deep. This must be reconciled. This is why the City requires long term monitoring of groundwater



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during the wet season. Reporting that groundwater levels "will fluctuate" does not inform the technical design of stormwater BMPs and is not acceptable for permitting.

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

- ◆ Provide all available recorded access and utility easements along the south side of the development. Trees and landscaping must be placed interior to all access and utility easements on TPNs 0420204263, 0420208027, 0420208039, 0420213006. Neighboring property owners have provided information regarding non-exclusive easements for all parcels listed here, starting at the SE corner of TPN 0420204069 and extending to 15th Ave.
- ◆ All interior light standards shall be removed and replaced by conforming and shielded lighting per PMC 20.26.500; Light fixtures shall be no higher than 20 feet above any finished grade level within 10 feet of the fixture.
- ◆ Confirm all underground fuel and storage tanks have been removed and soil remediation work completed in accordance with regulatory agencies (TPCHD, ECY, etc.) Confirm all existing storm water facilities and structures will be demolished, removed and properly disposed of.
- ◆ See other Planning Division comments in plan set mark ups, carried over from P-21-0087, documents and images, "E-21-0406 Pages from p-21-0087 resub 1 plans PLANNING REDLINES" document. Please also refer to P-21-0087 for full Planning comments as they relate to this permit.

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

- ◆ Traffic scoping worksheet will be required. City policy requires the project trips to be estimated using the Institute of Transportation Engineers' (ITE) Trip Generation, 11th Edition. In general, trip generation regression equations shall be used when the R2 value is 0.70 or greater. For single-family units and offices smaller than 30,000 SF, use ITE's Trip Generation, average rate. The project trips shall be rounded to the nearest tenth. Trip credits would be allowed for any existing development.
- The city has adopted a City-Wide Traffic Impact Fee of \$4,500 per PM peak hour trip. Final fees will be calculated and assessed by the City at the time of building permit issuance.

Driveway spacing requirement on River Rd is 300ft (Arterial), driveways on River Rd must be consolidated into one driveway to meet City standards. See exhibit previously provide by Jamie Carter.

Driveway spacing requirement on 15th St NW is 150ft (collector), driveways on 15th St NW must be relocated & consolidated to meet spacing standards. See exhibit previously provide by Jamie Carter.

Based on required access configuration, update AutoTurn analysis. Car carrier & Fire truck need to be modelled

- a. Each AutoTurn analysis must include the following:
 - i. All movements need to start straight and end straight.
 - ii. Make sure "Turn Wheels from Stop" is not selected.
 - iii. Please include the template of the vehicles used
 - iv. For clarity, wheel & overhang paths should be different colors.
- b. Curb radii and entrance dimensions shall be increased as necessary to allow vehicles to access the site without encroaching into adjacent lanes of traffic.

Because of River Rd curvature, it's critical a City standard sight distance analysis is completed for a 45mph



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roadway segment at the River Rd access location. Also complete a sight distance analysis for 15th St NW/River Rd intersection and the 15th St NW site access.

During civil review, City staff shall review street tree placement, monument signage, fences, etc. to ensure required sight distance requirements are met.

Per Puyallup Municipal Code Section 11.08.135, the applicant/owner will be expected to construct half-street improvements including curb, gutter, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during the course of construction, or which do not meet current City Standards, shall be replaced.

- Frontage improvements on River Rd will include 8ft sidewalk, 10ft planter, streetlights, & ROW dedication.
- Frontage improvements on 15th St NW will include 36ft roadway, 8ft sidewalk, 3.5ft planter, streetlights, & ROW dedication. Offsite tapers necessary to transition SB vehicles

Site access driveways shall meet our minimum commercial driveway requirements (35ft curb radius, 30ft width). This could change based on the results of the updated AutoTurn analysis.

Existing “jog” in frontage will be removed

Existing access easement on the south side of property must be paved

Any existing driveway cuts along frontage that are not utilized for this project shall be replaced with curb/gutter/sidewalk.

Once the City received an updated design showing the updated River Rd access location and City standard frontage improvements, the design will be sent to WSDOT for comment.

Separate street light design is required Street lighting plan:

- i. City standard streetlights are required every 150ft along frontage (River Rd & 15th St NW).
- ii. River Rd (Arterial) will require GE EVOLVE ELR2 Fixtures ERL2-3-23-A3-40-D-Gray-A-V1 (City to provide latest part numbers)
- iii. It is the sole responsibility of the design engineer to ensure streetlight design/placement is outside of the 10ft minimum “safe zone” area. The City will not allow streetlights to be within 10ft of the PSE primary for safety reasons.
- iv. Streetlights shall have shorting caps installed with remote photocell located on the service cabinet.
- v. PSE utility pole mounted streetlights do not meet current City standards and will be removed with installation of City standard streetlights.
- vi. Streetlight design shall provide the following:
 1. Provide details on how streetlights will be powered
 2. Location of conduit runs
 3. Wiring Schedule - Conduit size/type/details for each raceway, Conductors details
 4. Pole schedule - STA & offset for each luminaire
 5. Show location of junction boxes



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To resubmit, you must address all comments and complete the [resubmittal form](#). When you are ready to resubmit, you can do so using the customer portal, by **uploading a “new version” of the submittal requirement**. **Do not use “browse” to upload your resubmittal**. 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