

DATE: 5/2/2022

TO: City of Puyallup
Engineering Division
333 S. Meridian, Puyallup, WA 98371

FROM: Marc Pudists, P.E.

SUBJECT: Comment Response Memo

PROJECT: Larson Automotive Group - Building 300 - Permit #PRCCP20220092

MC Job No: LARS-0001

Thank you for providing review comments for this project. Please find below our comment responses to the memo provided by your review team on April 1st, 2022.

Attached is our revised civil engineering plan set for the right-of-way and onsite civil construction permits. We have reproduced the review comments in *italics* while our responses are shown in **bold**. For clarity, we have also added blueline responses to the face of the redlined plans – please see the document entitled “MC bluelines of first city comments-Larson Jeep.pdf”.

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

- *Pre-Application and Preliminary Site Plan review notes request a new street light on 4th St NW. Street lighting plan not found. Submit a separate street lighting plan for review.*
MC: A lighting plan is being prepared and will be submitted under a separate cover.
- *Include City of Puyallup fire official approval block on pertinent sheets.*
MC: added fire approval block to the Civil Site Plan (C3.0), the Utility Plan (C5.0), the Utility and Landscape Overlay Plan (C5.01), and the Water Details (C5.1)
- *Notes 10 and 18 seem to conflict. Clarify what is to remain. Civil Plans 300 Building, Sheet C2.1*
MC: Bollard to be removed and hydrant preserved. Keynote 10 has been revised and no longer calls out for protection/preservation of bollard.



The proposed curbing shall act as vehicle impact barrier for hydrant in final condition.

- *Power pole not found. Change Keynote. Civil Plans 300 Building, Sheet C2.1*
MC: This has been revised to Keynote 13 (existing sanitary sewer manhole to remain. No power pole is present).

- *Detail not found. Civil Plans 300 Building, Sheet C2.1*
MC: This Keynote has been deleted. Since the site is already paved and fully stabilized, no temporary construction entrance is proposed. Construction access will be limited to one entrance only.

- *Note says protect, but utility line removal symbol is shown. Manhole not found on plan. Civil Plans 300 Building, Sheet C2.1*

The keynote in this location has been deleted. This section of pipe is designated for removal.

- *Remove Keynote. Civil Plans 300 Building, Sheet C2.1*
Revised to be Keynote 15 – pull box designated to remain and be retrofitted with slip resistant lid and coating.
- *Correct typo as indicated. Civil Plans 300 Building. Sheet C2.1*
MC: Thy typo has been revised accordingly.

- *Insert Key Note 14 or clarify intent for pole. Civil Plans 300 Building, Sheet C2.1*

MC: Keynote 14 has been added.

- *Is the extruded curb to surround the entire planter? Civil Plans 300 Building, Sheet C3.0*

MC: Yes. Please refer to detail 5/C4.2. Additional keynote leader has been added to clarify extruded curbing on both sides of gutter.

- *Detail 1 on C4.2 shows Contech Stormfilter. Civil Plans 300 Building, Sheet C4.0*

MC: The reference to Biopod has been removed. Detail is correct.

- *Key Note misplaced. Civil Plans 300 Building, Sheet C4.0*

MC: The leader has been revised accordingly.

- *Clean outs 1 and 5 not found. Show clean outs or renumber. Civil Plans 300 Building, Sheet C4.0*

MC: The cleanout numbering has been revised accordingly.

- *Utility boxes in curb ramps are problematic. Explore feasibility of moving this box out of proposed ramp. Civil Plans 300 Building, Sheet C4.0*

MC: Pull box will be retrofitted with slip resistant lid/coating. Please see added Keynote 10.

- *City of Puyallup design standards section 302.2 state that the DDCVA shall be placed 3 feet downstream from the meter. Civil Plans 300 Building, Sheet C5.0*

MC: Keynote 4 has been revised to callout for DCVA downstream of domestic meter in yard. We have added City of Puyallup standard detail 03.04.01 as detail 6/C5.1.

- *Is this the location for the power transformer? Symbol not found in legend. Clarify how installation of transformer and bollards will work within the ramp. Show bollards. Civil Plan 300 Building, Sheet C5.0*

MC: This keynote reference has been deleted. The symbol shown is the



existing gas meter which shall be decommissioned (please see Keynote 20 on Sheet C2.1).

- *Connection shown is incorrect. Either connect to 6 inch farther north or 8 inch on west side of 4th St NW. Water department prefers a connection to the looped 8 inch main. Civil Plans 300 Building, Sheet C5.0*

MC: The proposed connection to the existing system has been revised to connect to the looped 8-inch DIP on the west side of 4th St NW.

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

- *Traffic Engineering has not completed a full review of this permit. The following "high level" items need to be addressed prior to full review:*
- *Missing streetlight design along 4th St NW.*

MC: A lighting plan is being prepared and will be submitted under a separate cover.

- *No striping plan provided for 4th St NW. Need to use thermoplastic pavement markings and City standard details*

MC: A channelization plan for 4th St NW has been added. Please see Sheets C3.3 and C3.4

- *Need to Verify with City inspector (Jason Little) that the correct curb/gutter/sidewalk replacements are being proposed.*

MC: A site visit with the City inspector was performed on October 11, 2021 and the replacement areas for curb, gutter and sidewalk were identified. The Civil plans reflect these replacement areas.

- *Half-street paving not showing transition area past centerline. Need to provide standard detail 01.01.19*

MC: Standard detail 01.01.19 has been added to the plans as detail 7 on Sheet C3.1.

- *Provide details of the proposed 4th St NW gate*

MC: The existing gate will be salvaged and reused for the relocated driveway approach. The only newly constructed portion will be the foundations for the relocated gate posts.

- *ROW dedication at signal - when the City installs a 35ft radius here, we need enough ROW to fit 8ft walk behind curb.*

MC: A right-of-way dedication is now shown on the plans.



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

- *Fire Hydrant NW 237 install Stortz fitting.*

MC: Please see Keynote 1 on Sheet C5.0

- *Comply with 2018 IFC Section 312 Vehicle Impact Protection, existing site conditions do not meet code.*

MC: The proposed site plan has curbing surrounding the existing fire hydrant and the proposed PIV and FDC. This fulfills the requirements of pg 312 Vehicle Impact Protection (2018 IFC).

- *Provide Fire Lane designation with painted / stenciled curb, at both entry's and around building. Show on site plan.*

Please refer to Civil Site Plan (C3.0) and Keynotes 12, 13, 19

- *All areas around building except designated parking spaces shall be signed with Fire Lane No Parking signs along with painted curb. Show on site plan.*

MC: Please refer to Civil Site Plan (C3.0) and Keynotes 12, 13, 19

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

- *Omit tree from this island - conflicts with water lines and fire utilities [landscape plan sheet L1.0]*

MC: The tree has been removed.

- *New internal landscape islands must be 15' wide throughout and must include 1 large shade tree, per Type IV design standards [landscape plan sheet L1.0]*

MC: internal landscape islands have been modified to be a minimum of 15-feet wide. The landscape islands along the east face of building have been removed as they could not be enlarged without conflicting with access into the building for vehicles and pedestrians.

- *New internal landscape islands must be 15' wide throughout and must include 1 large shade tree, per Type IV design standards [landscape plan sheet L1.0]*

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

- *The curb line CB would be the preferred discharge location of this storm pipe. Increase the diameter to 12" to meet CoP standard. [2022-01-19 Civil Plans 300 Building - Larson Automotive Group - pg10]*

MC: Preferred curb line CB is too shallow. The proposed connection has an IE = 36.21 whereas the curb line CB has an IE = 36.97. The proposed pipe run cannot have a higher IE due to the minimum pipe slope and hydraulic head required for the upstream treatment device.

- *Replace existing CB horizontal grate with herringbone grate. [2022-01-19 Civil Plans 300 Building - Larson Automotive Group - pg10]*

MC: Keynote 6 now calls out for herringbone grate.

- *This area is the low point for the parcel, currently the broken extruded curb allows storm run off to flow through landscaping and across the sidewalk. Inadequate stormwater collection and discharge should be addressed in this area. [2022-01-19 Civil Plans 300 Building - Larson Automotive Group - pg10]*

MC: this comment has been redacted via an email dated 4/18 from Jamie Carter of the City of Puyallup. Also, Keynote 11 has been added to Sheet C4.0 directing contractor to improve rock drainage ways at the conclusion of construction.

- *A future stormwater CIP project is currently in design and staff should be consulted about where/what discharge from this site might impact plans. Contact Paul and/or Ryan, CoP engineering. [2022-01-19 Civil Plans 300 Building - Larson Automotive Group - pg10]*

MC: noted, these individuals have been contacted for comment.

- *The sanitary lateral was TV'd, from the driveway CO in a metal casting, and found to continue west and is tapped on 4th St NW. It does not turn to the south and travel along the back of the sidewalk. [2022-01-19 Civil Plans 300 Building - Larson Automotive Group - pg13]*

MC: noted, the survey has been revised to reflect this on the civil plans.

- *This CO was found to be part of the storm system and should be addressed, with any connection to the city system removed if not needed. [2022-01-19 Civil Plans 300 Building - Larson Automotive Group - pg13]*

MC: No changes are planned for this CO.



Public Works Streets Review (Reviewed By: Scott Hill, (253)841-5409,
Shill@puyallupwa.gov)

(No comments were listed under this reviewer in the city comment letter)

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

- 2022-01-19 Civil Plans 300 Building - Larson Automotive Group Sheet C5.0: This fire hydrant is at the end of a dead-end 6-inch water main run. The maximum possible flow from that hydrant meeting current City standards is 880 GPM. It will take a hydraulic model to see if this water line can support the addition of a fire line. Please note that there is a looped 8" D.I. water main on the west side of 4th St NW that might be a better water source for the proposed fire line tap.
MC: The proposed connection to the existing system has been revised to connect to the looped 8-inch DIP on the west side of 4th St NW.
- 2022-01-19 Civil Plans 300 Building - Larson Automotive Group Sheet C5.0: The Water Division records indicate that the existing dead-end 6-inch water main travels south from River Road and ends at the fire hydrant. If you are not going to tap the fire line from the looped 8" D.I. water main on the west side of 4th St NW, then you will need to move the wet tap north of the fire hydrant.
MC: The proposed connection to the existing system has been revised to connect to the looped 8-inch DIP on the west side of 4th St NW.
- 2022-01-19 Civil Plans 300 Building - Larson Automotive Group Sheet C5.0: The FDC shall be placed 10' minimum and 15' maximum from hydrant.
MC: noted, the current configuration meets these requirements. The letters 'FDC' have been added to better clarify the water symbols.
- 2022-01-19 Civil Plans 300 Building - Larson Automotive Group Sheet C5.0: The commercial water meter needs to be protected by a DCVA. Presently only the irrigation teed behind the meter has the required DCVA. Reconfigure plumbing for new DCVA. Add City Standard detail 03.04.01 to the plan set.
MC: Keynote 4 has been revised to callout for DCVA downstream of domestic meter in yard. Added City of Puyallup standard detail 03.04.01 as detail 6/C5.1.
- 2022-01-19 Civil Plans 300 Building - Larson Automotive Group Sheet C5.01: No trees within 10' of a water main or fire line. Create 3' planting clear zone around fire hydrant, FDC riser, water meter, and DCVA.



MC: The tree has been removed.

Thank you for attention on these matters and we look forward to working together with you to gain project approval.

Attachments/Enclosures: Revised Plans, Revised Drainage Report, Blue-line markup of City's first plan comments,