



1145 BROADWAY, SUITE 115
TACOMA, WA 98402

MOMENTUMCIVIL.COM
(253) 319-1504

DATE: 6/17/2022

TO: City of Puyallup
(via permitting portal)
Engineering Division
333 S. Meridian, Puyallup, WA 98371

FROM: Marc Pudists, P.E.

SUBJECT: Comment Response Memorandum

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

MC Job No: LARS-0001

CC: Jim Castino, Mark Nelson

Thank you for providing review comments for this project. Please find below our comment responses to the comments by your team on June 10th, 2022. Attached is our revised civil engineering plan set for the right-of-way and onsite civil construction permit drawings. We have reproduced the review comments in *italics* while our responses are shown in **bold**.

GENERAL CIVIL

The road patch for the newly requested water connection does not conform to City Standard detail 01.01.20. Specifically the longitudinal length of the patch shall be no less than 18 feet.

MC: The full depth HMA patch has been expanded beyond 5-ft in minimum width to allow for construction of the water line and electrical conduits. This HMA patch is now accompanied by an 18-ft wide grind and overlay as shown in Standard Detail 01.01.20

COLLECTIONS:

A curb line CB discharge location will be needed for this storm pipe. Replace existing CB to achieve I.E. Replace the existing (SW) 8-in diameter with 12-in to meet CoP standard. [2022-01-19 Civil Plans 300 Building - Larson Automotive Group - pg10 (C4.0)]

MC: The plans have been revised accordingly. A new Type 1 CB will replace the existing catch basin located near the curb line, and the existing 8-inch diameter downstream pipe will be replaced with a 12-inch diameter pipe meeting City of Puyallup Standards.

WATER



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 planting plans have been revised accordingly.

Civil Sheet C5.0: Replace relocated water service back to water main. Add City Standard detail 03.03.01 to plan set.

MC: The existing water meter is connected to the existing 6-inch water main that terminates at the fire hydrant. We propose keeping the existing tap to the 6-inch water main and relocating the water meter slightly to the south to allow for a 2" or smaller DCVA to be constructed upstream of the meter. Please refer to the attached Water Service Map. Standard Detail 03.03.01 has been added to the plans.

Civil Sheet C5.0: Maintain minimum 2-foot separation between fire and FDC lines to aid with future maintenance repair.

MC: 2.5-feet of horizontal separation between the fire and FDC lines is now provided.

Civil Sheet C5.0: Call out DDCVA inside building. Add City Standard details 03.10.01-1 and 03.10.01-2 to plan set.

MC: A DDCVA is now called out on the plans (refer to keynote 5/C5.0). City of Puyallup standard details 03.10.01-1 and 03.10.01-2 have NOT been added as these details are specific for an underground vault installation, whereas the proposed location will be within the building – please refer to the mechanical plans for the DDCVA assemblage details.

Civil Sheet C5.1: Maintain 3-foot clear zone around fire hydrant, water meter, and DCVA. No plants should be placed between hydrant and FDC.

MC: The planting plans have been revised accordingly.

PLANNING

Restore all areas of frontage landscape demolished to match current shrub massing on site currently. Ground covers only will not be approved. [planning comment, sheet L1.0]

MC: The planting plans have been revised accordingly. Refer to Sheet L1.0

Restore disturbed landscape behind sidewalk [planning comment, sheet L1.0]

MC: All disturbed areas are called out for restoration.

One large shade tree is required. Snowbell is a small tree. [planning comment, sheet L1.0]

MC: A large shade tree has replaced the snowbell. Refer to Sheet L1.0



This island is missing a tree (required) [planning comment, sheet L1.0]

MC: A shade tree has been added to this landscape island – refer to Sheet L1.0

This island is missing a tree (required) [planning comment, sheet L1.0]

MC: A shade tree has been added to this landscape island – refer to Sheet L1.0

Add one tree here to compensate for no tree in adjacent planter island (due to utility conflicts) [planning comment, sheet L1/0]

MC: A shade tree has been added to this area – refer to Sheet L1.0

The Larson Motors sign here is non-conforming due to height to setback regulations in sign code. The sign is shown in an area of demolition. The sign must not be removed if the intent is to have it replaced in the same location. If removed, a new sign must meet setback and max height rules. [planning comment, sheet C2.1]

MC: The sign will not be demolished nor removed. The TESC and Demolition Plan has been revised to specifically call out for protection of this existing site feature (see Keynote 8, Sheet C2.1).

The Larson Motors sign placement here is dependent upon final design of sign and proximity to P/L. Relocating the sign is not approved on these plans nor is the location. Please consult PMC 20.60 (signs) for regulations. Relocation of signage requires a separate permit. The current pole sign on site now is non-conforming. Removal of non-conforming signs requires compliance w code when installing new [planning comment, sheet C3.0]

The sign will be removed under this permit; any plans or reference to the relocation of the sign will be performed under a separate future permit specific to the sign.

Traffic and Fire may not allow this gate relocation /reinstallation without compliance with code (sheet C3.0)

MC: This gate will be removed and will not be replaced at this time.

ENGINEERING TRAFFIC REVIEW

Show Northwest Motorsports driveway and centerline. Need to verify alignment with shifted 4th St NW driveway [civil C3.0]

MC: The approximate extents of the Northwest Motorsports driveway onto 4th St NW has been added to the plans and is shown on sheet C3.0

Provide STA and offset for Streetlight, j-box, service cabinet. [Illumination ES1.00]

MC: All station and offset information is provided on the civil plans – please refer to the utilities plan for station/offsets pertaining to the street light.



Verify driveway placement matches civil plans. It appears driveway shown here needs to be shifted south. [Illumination Sheet ES1.00]

MC: Sheet ES1.00 has been updated to match the civil plans.

Show location of streetlight, J-box, & service cabinet on this sheet. Provide STA & offset [Civil Sheet C3.0]

MC: these items have been added to sheet C3.0. Please refer to revised keynotes 15 and 16.

Extend conduit & J-box to the south end of frontage for the City to install street lighting in the future (~220ft). Place additional J-box midway because the maximum 195-foot run will be exceeded. Install pull string within empty conduit. [Illumination Sheet ES1.00]

MC: this comment has been contested by the applicant and relief from this condition is being sought at this time. Pending city review.

Service cabinet placement must meet entering sight distance standards (350 feet sight distance, 14.5 feet back from edge of road). Provide STA & offset [Civil C3.0]

MC: Please see Sheet C4.3 which depicts the site distance triangles. The service cabinet is not situated within the site distance triangles.

Insert this separate sheet to the civil set for next submittal [Illumination Sheet ES1.00]

MC: Noted. Sheet ES1.00 has been appended to the civil plans

Reference City standard 01.01.20 street patch for this work [Illumination ES1.00]

MC: All restoration work is detailed on the civil plans. Please refer to Sheets C3.0 and C5.0 for restoration callouts.

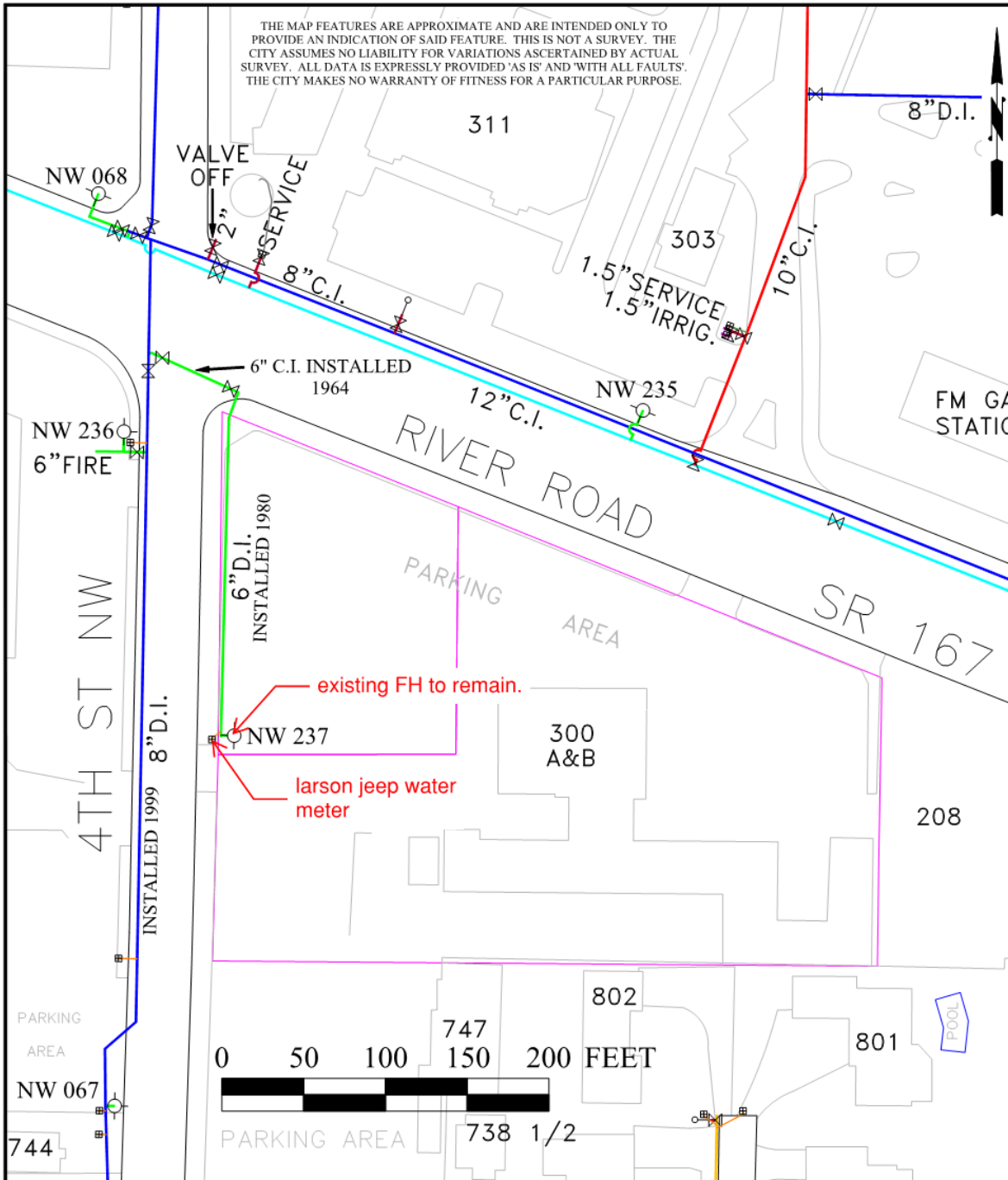
Call out any restoration work required in curb/gutter/sidewalk. [Illumination ES1.00]

MC: All restoration work is detailed on the civil plans. Please refer to Sheets C3.0 and C5.0 for restoration callouts.

Thank you for attention on these matters and we look forward to your reply.

Attachments/Enclosures:

- Revision 2 Civil Plans 6/17/22
- Revision 2 LA Plans 6/17/22
- Revised ES1.00
- Water Records from City of Puyallup (see below)



<p>CITY OF PUYALLUP PUBLIC WORKS WATER DIVISION</p>	<p>RECORDS REQUEST 21-1277 WATER AROUND 300 RIVER ROAD</p>	SCALE AS SHOWN
		09/23/2021
<p>COP:PW\WATER\S_MAINT\PDF\QSEC\PG084\REQUEST HEO AT 300 RIVER RD</p>		