



City of Puyallup

Engineering Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Comment Notice

Permit Application # PRCCP20221569

January 13, 2023

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.

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

- ◆ Detail not found on this sheet. [Copperberry-D-Civil-2022-11-06, Sheet C2]
- ◆ No hatch shown in EXISTING ASPHALT Legend box, but existing asphalt in drawing is hatched. Typical, Sheets C2-C5. [Copperberry-D-Civil-2022-11-06, Sheet C2]
- ◆ EXISTING CONCRETE TO REMAIN hatch does not match existing sidewalks which are proposed to remain. [Copperberry-D-Civil-2022-11-06, Sheet C2]
- ◆ Existing curb to remain symbol does not match symbol used on plans. Typical, Sheets C2-C5. [Copperberry-D-Civil-2022-11-06, Sheet C2]
- ◆ Existing Edge of Pavement symbol does not match symbol used on plans. Typical, Sheets C2-C5. [Copperberry-D-Civil-2022-11-06, Sheet C2]
- ◆ Remove tree labels, Typical Sheets C2-C5. [Copperberry-D-Civil-2022-11-06, Sheet C2]
- ◆ Existing Concrete hatching legend does not match existing concrete hatching on plan. Typical Sheets C3-C5. [Copperberry-D-Civil 2022-11-06, Sheet C3]
- ◆ Hatching not applied to proposed on-site sidewalks. Typical Sheets C3-C4. [Copperberry-D-Civil-2022-11-06, Sheet C3]
- ◆ Proposed Asphalt hatching not shown. Typical Sheets C4-C5. Show all paving improvements consistently across sheets, or designate a sheet for paving design. [Copperberry-D-Civil-2022-11-06, Sheet C4]
- ◆ Proposed concrete Sidewalk hatching is incomplete or labels are misplaced. [Copperberry-D-Civil-2022-11-06, Sheet C5]
- ◆ Sewer slopes are proposed at 50%. Confirm slope and angle of pipe for conformance with general standards. Angle should not exceed 45 degrees. [Copperberry-D-Civil-2022-11-06, Sheet C5]
- ◆ What do the circles represent? How does the 8-inch PVC work with the pavement swale? What is a pavement swale? Provide rationale for not using traditional conveyance. [Copperberry-D-Civil-2022-11-06, Sheet C4]
- ◆ Provide rationale or standard to allow free drainage at or near the property line. [Copperberry-D-Civil-2022-11-06, Sheet C4]
- ◆ Provide and/or show details of emergency overflow for IG. Ensure that overflow meets requirements of the SWMMWW V-5.3 General Design Criteria for Infiltration BMPs. [Copperberry-D-Civil-2022-11-06, Sheet C4]
- ◆ COST ESTIMATE

Submit the OFF-SITE portion of the estimate. Include all storm pipes, erosion control, and water meters and pipes. It is difficult to tell from the hatching but reviewers estimate on site sidewalks at over 400 square yards. Verify and revise if appropriate. If no line exists within the estimate template for a significant item (one that requires inspection or has significant cost), then include the item on a Miscellaneous Items line. TRAFFIC Engineering has requested a half street improvement and city standard illumination/street lighting. These items should be included in the estimate, also.



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- ◆ Both basins have the same name. [Drainage Report 2022-11-06, Page 20/105]
- ◆ Remove DRAFT stamp prior to final submittal, all sheets. [Drainage Report 2022-11-06, Page 40/105]
- ◆ During Preliminary Site Plan the city requested half street improvements and illumination/street lights. Include or address these items in the next submittal.
- ◆ Fade back existing utilities and bold proposed utilities consistent with legends.
- ◆ Include City Engineer and FIRE approval blocks on appropriate sheets. See CoP engineering standards for placement.
- ◆ Water plan is in index of Civil Plans but was submitted separately for Fruitland Mutual Water Company review. Include W1 in future submittals as part of plan set and insert as the last page for review program continuity.
- ◆ Include the following City of Puyallup Standard Details:
 - 01.01.20 for water line trenching restoration. Ensure plans are updated to match.
 - 01.02.03 - see planning and water comments
 - 01.02.09 for water line trenching restoration as applicable
 - Replace 01.02.18 with 01.02.17. The alternate is to be used when grades create a site constraint.
 - 02.01.03 for catch basins against gutters
 - 06.01.01 for trenching backfill
- ◆ These details repeated on next sheet. [Copperberry-D-Civil 2022-11-06, Sheet C8]
- ◆ Flow routed through these parking lot CBs appears to not flow through the proposed Stormfilter Catch Basin. Revise or clarify. [Copperberry-D-Civil-2022-11-06, Sheet C4]
- ◆ Water Plan states that Fire Service Line Plan will be submitted separately by others. Fire Service Line Plan not found in current submittal.

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

- ◆ The two parking stalls closest to 10th St SE do not meet MX performance standards for sight distance per PMC 20.31.040(11)(b). Sight triangle shown on plans. Relocate stalls from current location.
[CIVIL C1]
- ◆ Show half-street grind/overlay on plans. Per preliminary site plan review: "Based on the current condition of 10th St SE (poor), half-street grind & overlay will be required."
[CIVIL C3]
- ◆ Design must show that existing curb/gutter/sidewalk meet standards. Per preliminary site plan review: "Depending on condition and ADA compliance, the existing sidewalk can remain"
[CIVIL C4]
- ◆ Design must provide a separate street light design. Per preliminary site plan review: "(2) Streetlights will be required along frontage spaced approximately 150ft apart."
[CIVIL C4]
- ◆ Per preliminary site plan "To minimize possible sight distance concerns, street trees adjacent to proposed driveway must have narrow foliage characteristics and branches high up on trunk (+7ft). Please coordinate with planning dept to spec proper species."
[LANDSCAPE TR-1]
- ◆ Per preliminary site plan "To minimize possible sight distance concerns, street trees adjacent to proposed driveway must have narrow foliage characteristics and branches high up on trunk (+7ft). Please coordinate with planning dept to spec proper species."
[LANDSCAPE TR-1]
- ◆ NO COMMENTS AVAILABLE
- ◆ NO COMMENTS AVAILABLE
- ◆ Provide grade of proposed driveway



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[CIVIL C4]

◆ Clarify if walls are proposed behind sidewalk. Per preliminary site plan: "Site plan shows conceptual retaining wall behind sidewalk that may require handrail. Engineer to evaluate the need for ADA compliant handrail at this location.

[CIVIL C4]

◆ NO COMMENTS AVAILABLE

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

- ◆ Maximum Driveway grade is 10%.
- ◆ Provide FDC, PIV Locations on site plan
- ◆ A dedicated fire hydrant is required to be within 10-15' of both FDC's
- ◆ Vault is in fire lane and will need to be fire apparatus rated per the 2018 IFC Appendix D section D102

Planning Review (Reviewed By: Nabila Comstock, (253)770-3361, NComstock@PuyallupWA.gov)

- ◆ Type III
- ◆ Type III
- ◆ Type II
- ◆ Type III?
- ◆ Water line?
- ◆ Add the following details:
 - street tree planting strip detail
https://www.cityofpuyallup.org/DocumentCenter/View/5286/010207_street-tree-planting-in-planting-strip?bidId=
 - root barrier detail
https://www.cityofpuyallup.org/DocumentCenter/View/5288/010208a_soil-amendment-and-depth?bidId=
[landscape set, TR-1]
- ◆ Please estimate the total top soil required to meet VMS 8.2 soil quantity and quality standards in cubic yards. The contractor will be required to submit delivery sheets and demonstrate compliance with top soil required and specified on plans at the time of final inspection.
[landscape set, L-1]
- ◆ Show water lines on the landscape set sheets [landscape set, L-1]
- ◆ Remove the proposed tree as it is located too close to the water line [landscape set, L-1]
- ◆ Trees that are proposed on the west, interior to the 15ft vegetation easement are being proposed over SD and S lines. They will that need to be removed [landscape set, L-1]
- ◆ Trees are required to be a minimum distance of 10ft from SD and S lines [landscape set, L-1]
- ◆ Remove the proposed tree as it is located too close to the water line [landscape set, L-1]
- ◆ measure distance from SD and S lines
- ◆ Type IV street tree are required, please see VMS 12.10 - large street trees for options and propose street trees accordingly [landscape set, L-1]
- ◆ Propose at least two different large street tree species to meet the variety requirement. Please see VMS 12.10 - large street trees for options and propose street trees accordingly [landscape set, L-1]
- ◆ Please replace planting note #5.1. with the following general soil requirements from VMS 8.2A "A minimum of eight (8) inches of topsoil, containing ten percent dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches (8") except where tree roots limit the depth of incorporation of amendments needed to



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meet the criteria. Subsoils below the topsoil layer should be scarified at least 6 inches with some incorporation of the upper material to avoid stratified layers, where feasible. Installation of the eight inches (8") of topsoil, as described above, shall generally be achieved by placing five inches
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(5") of imported sandy loam topsoil into planned landscape areas (sub-base scarified four inches (4")) with a three-inch (3") layer of compost tilled into the entire depth."

[landscape set, L-2]

- ◆ All planting areas shall be mulched with a uniform four (4) inch layer of organic compost mulch material or wood chips over a properly cleaned, amended and graded subsurface per VMS 8.3. Please change planting note #9 to reflect this requirement [landscape set, L-2]
- ◆ NO COMMENTS AVAILABLE
- ◆ NO COMMENTS AVAILABLE
- ◆ NO COMMENTS AVAILABLE
- ◆ NO COMMENTS AVAILABLE
- ◆ NO COMMENTS AVAILABLE
- ◆ 1-1/4" CAL.
- ◆ 1-1/4" CAL.
- ◆ 1-1/2" CAL.
- ◆ 2" CAL
- ◆ 1-1/4" CAL
- ◆ 1-1/4" CAL.
- ◆ 15' WEST PROPERTY LINE NATIVE PLANTING AREA
- ◆ 1
- ◆ 20'-0"
- ◆ All trash containers shall be screened from abutting properties and public rights-of-way by substantial sight-obscuring landscaping. Sight-obscuring fences and walls can be substituted for plant materials. [landscape set, TR-1]
- ◆ Per the VMS 7.3 - Native Plant Materials, a minimum of 50% percent of the shrubs and ground covers used in projects under the requirements of the PMC and the VMS shall be native to the Puget Sound region. Please call out natives on the plant schedule for easy identification. [landscape set, L-1]
- ◆ NO COMMENTS AVAILABLE
- ◆ Root barriers, in accordance with city standards, are required for all street trees in planter strips less than 8' in width; a minimum of 8' of linear protection along the edge of the sidewalk adjacent to the street tree shall be provided, using a minimum 24" deep root barrier panels. See city standards #01.02.07 and #01.02.03 for further details. [landscape set, L-2]
- ◆ The proposed shrubs within the sight distance triangle may not exceed three feet above the local finished grade at maturity. Please replace the rhododendron with a substitute shrub that will meet this requirement per VMS 6.5 [landscape set, L-1]
- ◆ Has the tree retention plan been updated since the grading plan was submitted? The arborist may have recommendations that change based on the update grading plan if you are grading too close to the trees. Please respond as part of the re-submittal. [landscape set, TR-1]

- ◆ The striped ADA loading zone appears to be directly in front of the first garage door for both the north and south building. Is this intentional? [civil, C1]

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



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- ◆ The sanitary sewer main does not cross over the existing storm pipe. They run parallel to one another. [Copperberry-D-Civil-2022-11-06, Sheet C5]
- ◆ Existing plugged lateral stubs exist along this sanitary main, adjust placement of proposed laterals to utilize them. Exact measurements will be provided to engineering. [Copperberry-D-Civil-2022-11-06, Sheet C5]

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

- ◆ NO COMMENTS AVAILABLE
- ◆ show street patch for driveway approach, include COP driveway approach detail.. sheet 3

- ◆ Include Street Patch Detail , Sheet 3
- ◆ Indicate sidewalk replacement extents, sheet 3

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

- ◆ Landscape Plan with Utility Overlay Sheet L-1: The City of Puyallup has a 16-inch transmission water main that runs on the west edge of 10th St SE. The proposed trees behind the sidewalk look to be places 10-feet from water main. To better protect the City infrastructure please provide a root barrier at the west edge of sidewalk.
- ◆ Copperberry-D-Civil Sheet C5 of 9: The City of Puyallup owns a 16-inch water transmission main that is located around the west curb line. Please call this out on the plan set.

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**. In addition, if any resubmittal fees have been assessed, **you will need to pay your resubmittal fee at the time of resubmittal. Your resubmittal will not be processed until the fee has been paid.** Please note, partial resubmittals will be deemed incomplete and returned.

The review team may have also added conditions to the permit application that are not listed above. The permit conditions can be found in the CityView portal. Please note, some of the conditions may need to be resolved prior to permit issuance.

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