



Jeff Brown Architecture

November 28, 2023

City of Puyallup  
**Engineering Division**  
333 South Meridian  
Puyallup, WA 98372

RE: Revision 01 Letter to revise **PRCCP20220589**  
**(Cascade Christian School – Track & Field)**

Thank you for providing comments on the RCCP20220589 for Cascade Christian School. Architectural responses are in Red. Civil Responses are in Green. Landscape comments in Blue.

Engineering Civil Review: Jamie Carter

### Drainage Report

Page Comments/Response

Include SWPPP and other reports listed as Appendices in the final drainage report. Combine as one document.

*Attachments appended.*

- 1 Provide this report. Staff cannot locate it in the 2008 files  
*A zip file of scanned paper documents is submitted in a separate upload due to file size limitations.*
- 10 Fix leader  
*End zone revised, so this note and leader removed.*
- 25 Cite source for this credit  
*BMPT5.16 SWMWW Volume V. Easiest look up is the 2019 online version, page 933. Added to report.*
- 3 Plans say max water surface for end zone is 61.19. Clarify or Review (MGS Project Report Page 3)

*The elevation pointed out is the Input parameter for the elevation at which water overtops the detention feature. Per MGS instructions, this needs to be at least 1 ft above the highest design outfall (AKA max. water surface) to facilitate automated optimization routines.*

*Please see the POST DEVELOPED WSEL (Water Surface Elevation) table on MGS page 5 for the calculated high water elevation at each storm return interval. Note that after this calculation, the entire SW conveyance and detention design was raised up 0.20 ft to minimize cut and fills.*



## Civil Drawing

Page Comments/Response

Include City of Puyallup Sewer Standard Notes on plans

*Added to C13*

C1 Fill in estimated cut and fill totals

*Added to C1*

C1 Indicate location for construction entrance or method of track out control. If temporary construction entrance is not to be used then remove City Standard Detail 05.01.01

*Removed.*

C2 Revise Leader layers

*Revised.*

C3 Number the City Standard Details to correspond with reference bubbles.

*Revised call outs so City Details numbers are used to call standard details and bubbles for consultant details.*

C5 Where are walls relocated from? Provide details. If walls are over 4 feet in height, a building permit must be applied for structural review.

*Walls are 1 high Eco block, founded below finished grade, so are less than 4 feet from base to top. They are being removed to facilitate construction, and replaced within a few inches of matching their existing footprint, which is too small to view at this scale.*

C5 Fix text overlap. Bubble not filled. City requests more information about rubberized CB lids. These are not in our standards.

*L10.0 shows details of adding rubberized surface to CB covers.  
Overlap and bubble corrected.*

C5 Show new outlet to pond. Protect from erosion with rock lining, rip-rap, or bio-stabilization

*Outlet now to SDMH at re-routed 48" bypass.*

C5 Are these storm pipes? Revise line type.

*These are the outlines of the StormTank assembly. The trapezoid is now simplified to a rectangle.*

C5 Remove leader or clarify.

*Removed.*

C5 Fill reference bubble or remove.

*Revised to reference L8.0.*

C5 Clarify where and how storm line terminates.

*Clarified. Now continuous.*



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C7 Clarify where this is in the design.

*Call out added to C5, in north end zone.*

C9 Fix text overlap and cut off notes.

*Fixed.*

C9 Check clearance where storm crosses sewer (typ). 12 inch min above and 18 inch in below.

*Note added to deflect pressure line as needed to provide clearance.*

C9 Verify existence of this water line. Operations believes this is actually a large storm pipe. Confirmed as a 48" SD Bypass. Multiple design changes including Re Routing to avoid conflict with new restrooms and concessions.

C10 Grinder Pump shall be Model #2010. Revise or Justify. See City Detail 04.05.06

*Justification added to sheet. Manufacturer Model # changed to DH series. Sizing calcs provided to correlate the fixture counts per ME to the equivalent Residential units.*

C5 Is roof drainage attached to storm system? Show details of roof leaders and connection too drainage system.

*Not tightlined. Downspouts and splash blocks to pond side.*

C6 Include City Standard Detail 02.01.08 -Flow Control Manhole Notes

*Added.*

Engineering Traffic Review: Bryan Robert

## CUP & SEPA

### Page Comments/Response

Per the CUP & SEPA condition, pedestrian improvements were required on 25<sup>th</sup> St SE (raised pedestrian crossing with actuated flashing beacon). Please show these improvement with your next submittal

*Please see "CCS-TF\_Rev01-Doc\_Modified SEPA MDNS.pdf"*

*SEPA was revised per ID PLSSP20230073 to modify the MDNS to remove this requirement since the other side of 25<sup>th</sup> is now owned by another party and used differently than previously expected.*



## CUP & SEPA

### Page Comments/Response

Provide documentation that the project lighting will comply with all mitigation measures in the March 24, 2009 SEPA MDNS regarding lighting operation, glare/spill and height limitation. Provide a letter from designer or architect itemizing compliance for each condition.

**Please refer to PRCA20220482 Revision 01 submittal**

Also confirm all outdoor activities will end by 10 pm per SEPA mitigation for Noise/Environmental Health. This will require a letter from the school administration. Prior to approval, the application shall (per 02/08/22 email from Katie Baker): "Cascade Christian School send a letter to property owners adjacent to and across the street from the school property. The purpose of this letter is to let them know that the CUP will expire as of March 31, 2022, and any additions after this current permit cycle will required a new CUP. The letter should also include a description of the project anticipated in this final permit cycle – including the addition to the gym/junior high building, field improvements and lighting, and addition to the administrative building  
**School is aware and preparing to send this information to the neighborhood prior to permit approval**

Plan sheets regarding lighting fixtures state poles will be 80' in height. Per previous SEPA, poles are limited to 70'.

**Proposed Light pole is 70. Please refer to PRCA20220482 Revision 01 submittal**

Also, the lighting poles cannot be permitted under a civil permit – where is building permit submittal? Is there a permit or details for the scoreboard system?

**Please refer to PRCA20220482 Revision 01 submittal for BOTH light pole and scoreboard**

## Landscape Drawing

L6.0 Perimeter landscaping shall meet PMC 20.26.500 code for understory shrubs and trees (size, on center placement, etc), along with an opaque fence. Please revise L6.0 to add plants materials and fencing.

**Perimeter landscaping and opaque fence have been added to the plans.**

L4.0 New Track area encroaching into 30' buffer. Provide documentation of CUP and/or variance allowing a reduced landscape buffer

**Please see "CCS-TF Civil-Rev01-Doc\_Hearing Examiner Decision.pdf" page 13, #3 All proposed 15' perimeter landscaping buffer reductions shall incorporate the same amount of vegetative quality and quantity that would be otherwise required in a 30 foot wide landscaped buffer pursuant to PMC 20.26.500. A final landscaping plan, prepared by a licensed landscape architect, shall be submitted at the time of building permit submittal. Final Landscape Plan has been prepared.**



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- L6.0 All Perimeter buffers need to be 30' unless otherwise provided on CUP or variance approvals previously  
Please see "CCS-TF Civil-Rev01-Doc\_Hearing Examiner Decision.pdf" page 13, #3

Publish Works Collection Review: Josh Grbich

### Landscape & Civil Drawing

Page Comments/Response

- L2.0 the existing 48 inch storm water pipe, pertinent structures and recorded easement (9611260290) is not shown. It appears as if it may be mis-marked with this water main. It extends from 25<sup>th</sup> St SE through the parcel to 21<sup>st</sup> St SE.  
Added and partially re-routed.
- L2.0 Buried type II CB verify by CoP TV inspection  
Added, thank you, we did not have that information.

Publish Works Water Review: Brian Johnson

### Landscape & Civil Drawing

Page Comments/Response

- C9 This is new construction. No wet taps needed. Looking at what is drawn, install 1-10"x4" FI tee, 2- 10" GVs FI x Mj, 1-4" flange with 2" threaded outlet, 1-2" 4" brass nipple, 1-2" threaded GV  
Revised.
- C9 Normally, water service meters should be placed in City ROW, but since all other water services for this parcel are on private property, this will be allowed. Please note that this water service is private and is property owners responsibility to maintain. The only thing owned by the City is the water meter and radio sending unit (MXU), which is purchased and installed by the contractor. Install an above ground RPBA 3-feet behind the proposed meter. If irrigation will also be used through this water service, create a irrigation tee between the meter and RPBA and protect that tee with a DCVA.  
PRBA added. No irrigation is proposed from this service.
- C11 Remove this City Standard detail. It is not needed for this project.  
Removed.
- C11 Add City Standard details 03.04.01, and 03.04.02 to this plan set.  
Added.



**Jeff Brown Architecture**

Thank you,

**Rebecca Vader, PE | Managing Principal Engineer**

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