City of Puyallup
Engineering Division

RE: Permit Review Correction Letter #PRCCP20240215 for new construction at **325 Todd RD NW, Puyallup, WA 98371**

Dear Review Team,

The following is our written response to your review comments dated 05/15/2024:

Engineering Traffic Review – Bryan Roberts

- A detailed Sight Distance Assessment (ESD) at the intersection of Todd Road & 4th Street NW is required.

  A detailed Sight Distance Assessment at the intersection of Todd Road & 4th Street NW is included with this submittal.

- At the time of civil permit review provide a separate street lighting plan for the City to review.

  A street lighting plan was submitted with the Civil Permit, 2024.01.25_PSE OTC_ELEC_100% CD Set_E1.01.pdf.

  This has been replaced with a new street lighting plan from TenW.

- City standard streetlights are required every 150ft along commercial frontage. This will result with approximately (8) City standard lights along frontage. (30ft pole with 12ft arm)

  Streetlights are proposed at 150-ft spacing along Todd Road NW. See new Street Lighting plan for more details.

- Streetlight design shall provide the following:
  - Provide details on how streetlights will be powered. City standard service cabinet required. Service cabinet location must meet sight distance standards.

    Comment incorporated as requested. Power source and service cabinet location are shown in Street Lighting Plan.

  - Location of conduit runs and junction boxes per City standards.

    Streetlights are proposed at 150-ft spacing along Todd Road NW. See street lighting plan for more details.
  - Wiring Schedule including conduit size/type for each raceway.

Comment incorporated as requested. See Wiring Schedule in Street Lighting Plan for more details.

- Pole schedule including STA & offset for each luminaire.

  Comment incorporated as requested. See Illumination Pole Schedule in Street Lighting Plan for more details.

- Streetlights shall have shorting caps installed with remote photocell located on the service cabinet.

  Comment incorporated as requested. See Illumination Pole Schedule in Street Lighting Plan for more details.

- Coordinate with the the City regarding the preferred Leotek fixture for this corridor.

  Per email from Bryan Roberts on 5/23/2024, a Leotek GCJ1 30J fixture is proposed.

- Traffic control plan will be reviewed after Civil permit approval.

  Comment acknowledged.

  - Adjust face of curb alignment/taper as shown (between STA 24+50 and 26+91.6 [CIVIL C2.4]

  The face of curb alignment/taper has been adjusted as shown.

  - Adjust CL striping between STA 24+50 and 28+66 as shown. Adjust fog line as necessary. [CIVIL C2.4]

  Centerline striping has been adjusted as shown.

  - Re-use existing NO TRUCK PARKING signs along entire frontage. [CIVIL C2.4]

  No Truck Parking signs are indicated to be moved.

  - Extend fog line to curb [CIVIL C2.4]

  Fog line now shown to be extended to curb.

  - Adjust curb offset along frontage to maintain 34ft between face of curb (between STA 16+25.5 and STA 24+50). Adjust planter width to maintain ROW width. [CIVIL C2.4]

The curb offset has been deemed acceptable per correspondence with Bryan Roberts.

- Adjust curb offset along frontage to maintain 34ft between face of curb (between STA 16+25.5 and STA 24+50). Adjust planter width to maintain ROW width. [CIVIL C2.4]

The curb offset has been deemed acceptable per correspondence with Bryan Roberts.

- Per City Standards, commercial driveway throat must be 30ft wide. Internally, the 30ft width can taper to meet 26ft drive isle width [CIVIL C2.4]

The throat is now shown to be 30 ft wide. An internal taper to 26 ft drive aisle width is now shown.

- Transition 30ft commercial driveway to 26ft internal drive isle. [CIVIL C2.4]

An internal taper from 30 ft driveway to 26 ft internal drive aisle is now shown.

Fire Review – David Drake

- 1. Provide a fire lane No Parking / painted / stenciled curb layout page. Include City Municipal code details with applicable signs from the 2018 IFC. 16.04.015 Emergency vehicle parking

A fire lane marking and signage plan is now included.

Planning Review – Josh Kubitza

- PLPSP20230096 SEPA MDNS Mitigation Measure #1: The Puyallup Tribe of Indians has requested a cultural resource survey prior to ground disturbance as the project proposal is located in a high probability area for encountering cultural resources. The applicant must provide a cultural resource survey with their civil permit application and should be reviewed by the Puyallup Tribe of Indians.

The cultural resource survey was submitted.

- A cultural resource survey was provided by the applicant after submitting for the grading permit. The Puyallup Tribe of Indians have no comments on the cultural resource survey, but they are unable to approve until the monitoring plan is reviewed and approved. No response to this is required at this time.

Monitoring plan was submitted. Acknowledged.

- The cultural report recommends that a Monitoring Plan and an Inadvertent Discovery Plans are in place prior to site disturbance. You have provided a Monitoring Plan which was sent to the Tribe on April 23, 2024. Staff will coordinate any comments received form the Tribe. The Monitoring Plan shall be approved and associated notes provided on the construction drawings prior to issuance of grading permit. No response to this is required at this time.

  Acknowledged.

- PLPSP20230096 Condition of Approval: Final landscape plan shall be in compliance with the vegetation managements standards (VMS) manual. As such, Storm water facilities, including bioretention areas, swales, and raingardens, shall be landscaped in accordance with SLD-02, contained in the Vegetation Management Standards Manual (VMS).

  Acknowledged.
  Sheet L1.0 Bioswale Blend Mix is shown on the plans. This is a native grass mix that is infrequently high-mowed. SLD-02 allows grass in the water treatment structure where grass is required by the project engineer for water quality treatment purposes. The design program requires that landscaping adjacent to the outdoor training area be minimal to prevent the landscaping from being ignited during training.

  Sheet L1.0 Stormwater Pond landscaping per Civil Sheets.

  Sheet L1.2 The VMS states that the required landscaping can be stormwater facilities, as long as the required landscaping meets the code. In this case, the guiding rule is the parking lot landscaping. Minor adjustments have been made in the location of a few plants to better meet growth requirements of the zones. A reference to the Civil detail on sheet C3.5 (City Standard Detail) is added.

- PLPSP20230096 Condition of Approval: Permanent critical area markers are required to be installed every 50 ft around the boundary of critical area buffers for the following critical areas; wetlands, streams, landslide hazard areas. See City buffer posting details at www.cityofpuyallup.org/1591/Master-Document-List. The City will provide the buffer posting signs at no cost. Applicant is responsible for cost of post and all other materials for installation. Contact the Planning Division to order signs at Planning@puyallupwa.gov. This project will require the critical area markers around the wetland boundary since the onsite wetland has no buffer.

  Critical area markers are now shown on sheet C1.5A with detail on C3.12.

- Add the following note to the landscape plan, “A minimum of eight (8) inches of top soil, 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 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 top soil, as described above, shall generally be achieved by placing five inches (5") of imported sandy-loam top soil into planned landscape areas (sub-base scarified four inches (4")) with a three-inch (3") layer of compost tilled into the entire depth."

This is currently addressed per City Standards, graphically, as follows. Sheet L2.1, Detail 4. The plans include COP Soil amendment and depth detail. Note also added.

- Please estimate the total top soil required to meet the 8 inch minimum soil standard for all landscaped areas 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.

  Acknowledged – The bid plans and documents provide the following for the Contractor to base their bid on,
  - **Sheet L2.1, Detail 4. The plans include COP Soil amendment and depth detail.**

  To allow for use of on-site soil resources, the contractor is required to provide the following submittals which cover both the intended method to achieve required soil preparation and documentation how the plan was completed:
  - **Specification Section 329113 Soil Preparation also includes the following submittal requirements:**
    1. **Soil Management Plan: Per BMP T5.13, prior to commencement of site work, submit an approved copy of the project Soil Management Plant with an attached implementation schedule.**
    2. **Submit the following for City of Puyallup permit close-out per BMP T5.13,**
       (a) Landscape professional to inspect soil delivery tickets for compost, topsoil, and mulches. Copies of such to be provided to the City. Tickets shall include delivery location, total quantities for each soil product and mulch, and product descriptions and sources.
  - **Adding a prescriptive amount of topsoil could interfere with the contractor's means and methods of providing the intended soil preparation.**

- A minimum of 25 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 and include calculations that verify percentage of natives.

  Completed on the submitted plans:

Native plants are identified on the plant schedule Sheet L1.4. 82% percent of trees and shrubs on the planting plan are native plants as shown on the submitted plans.

- Storm water facilities, including bioretention areas, swales, and raingardens, shall be landscaped in accordance with SLD-02, contained in the Vegetation Management Standards Manual (VMS).

  Sheet L1.0 Bioswale Blend Mix is shown on the plans. This is a native grass mix that is infrequently high-mowed. SLD-02 allows grass in the water treatment structure where grass is required by the project engineer for water quality treatment purposes. The design program requires that landscaping adjacent to the outdoor training area be minimal to prevent the landscaping from being ignited during training.

  Sheet L1.0 Stormwater Pond landscaping per Civil Sheets.

  Sheet L1.2 The VMS states that the required landscaping can be stormwater facilities, as long as the required landscaping meets the code. In this case, the guiding rule is the parking lot landscaping. Minor adjustments have been made in the location of a few plants to better meet growth requirements of the zones. A reference to the Civil detail on sheet C3.5 (City Standard Detail) is added.

- Wetland Boundaries shall be clearly identified on all civil construction drawings, TESC plans, and Lanscape drawings. This shall include callouts regarding wetland protection.

  Sheet L1.1 Added callout. "this area to remain undisturbed unless otherwise approved by City Planner."

- Daffodils Required: The Puyallup area has a long history with daffodil bulb agricultural cultivation. To reflect that cultural heritage, daffodils shall be used in all perimeter yard areas. All perimeter landscape yard areas required by PMC 20.58 shall include Narcissus trumpet 'King Alfred' or ‘Dutch Master’ in the first 3’ of landscape areas behind the property line, planted at 6” on-center. Other groupings of Narcissus shall be used in groupings through landscape areas.
  A. Daffodil Bulbs may be interspersed throughout the perimeter landscape areas with standard landscaping shrubs/ground cover/trees, as required.
  B. Other varieties of Narcissus trumpet may be used, with the preference of 'King Alfred' or ‘Dutch Master’ in the frontage areas closest to any property line for visibility from the right of way.
  C. Daffodil bulb planting shall be completed at appropriate time of year to allow establishment (September – November).
  D. Applicants may be required to post an assignment to secure the installation at the appropriate time of year. Project landscape architect may spec an alternative time of year to plant, such as during the winter or very early spring.

Plans revised. Daffodils Added to the maximum extent possible interspersed with other code required landscaping in the first 3' of the perimeter yards, and in other visible landscape areas. See sheet L1.4 for bulb quantities and notes.

- A minimum of 25 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 and provide calculations on the landscape plans.

  Acknowledged. Added identification of Native plants identified on the plant schedule. The percentage was met with the submitted plans.

- All parking spaces facing each other (e.g., 'head-to-head') shall be designed with a wheel stop to prevent damage to trees and vegetation within the 6' connector strip. Please ensure wheel stop for "head-to-head" parking.

  The 10' planter with no wheel stops was determined to be acceptable based on correspondence with Josh Kubitza.

- Update note to comply with the VMS: 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. (L 2.1)

  Updated note as requested.

- Add note that this area remains undisturbed unless otherwise approved by City Planner. (L 1.1)

  Sheet L1.1 Added callout. "this area to remain undisturbed unless otherwise approved by City Planner."

- Remove note as there is no proposed electrified security fencing. (L1.0)

  Modified note 11. "… shall not touch the fence" There will be laser beams detecting movement beamed up the fence. Client requested that plants shall not touch the fence.

- Storm water facilities shall be landscaped in accordance with SLD-02, contained in the VMS. It isn't clear if the lawn mixture is needed for water quality. Please revise or identify were the reasoning is provided in the SWPPP (L1.0)

  Bioswale Blend Mix is shown on the plans. This is a native grass mix that is infrequently high-mowed. SLD-02 allows grass in the water treatment structure where grass is required by the project engineer for water quality treatment

purposes. The design program requires that landscaping adjacent to the outdoor training area be minimal to prevent the landscaping from being ignited during training.

- Storm water facilities shall be landscaped in accordance with SLD-02, contained in the VMS. This includes stormwater pond. Please note that the VMS doesn't differentiate between wet and dry ponds. (L1.0)

  Detention pond landscaping has been coordinated with the City.

- The internal designed walk-thru pathways are designed to create a break in the continuous landscape connector strip, the pavement under the walk-thru zone shall connect the landscape strip via the use of structural soil cells, as to achieve to the intent of continuous, connected landscaping throughout the parking lot. (L1.0)

  The VMS states that the required landscaping can be stormwater facilities, as long as the required landscaping meets the code. In this case, the guiding rule is the parking lot landscaping. The stamping Landscaping Architect designed the landscaping shown to meet the growth requirements of the zones.
  A reference to the Civil detail on sheet C3.5 (City Standard Detail) is added.

- All Irrigation facilities shall be located outside of the wetland boundary limits. (IR1.1)

  Added callout "All Irrigation facilities shall be located outside of the wetland boundary limits."

- An Archaeological Monitoring Plan and Inadvertent Discovery Protocol (MIDP) has been prepared for this project. These plans shall be updated to reference the MIDP and provided the necessary notes regarding coordinating with Archaeological Monitors. (C0.0)

  The archaeology note on the cover sheet has been updated.

- This slope shall be stabilized with landscaping. (L1.3)

  Detention pond landscaping has been coordinated with the City.

Public Works Collection Review – Josh Grbich

- Continue piping after CB #2 to the south, not the west for connection to the public storm system. Install a new CB in the curb line. [Civil Plans, C1.3A]

  Piping is now directed south from the control structure for connection to public storm in the curb line.

- Replace existing concrete storm along full extent of frontage. [Civil Plans, C2.3E]

  Concrete storm along the full extent of frontage is now shown to be replaced.

- With new curb CB proposed by the collections' division, this storm pipe will most likely need to be up sized when replaced. [Civil Plans, C2.3E]

  Storm pipe shown upsized from connection to ditch.

- Connections to the NW, NE and possible not surveyed SW will no longer be needed. This structure will only need to be 48 inch in diameter with two connections. Discharging connection to the west may need to be up sized as to not create surcharging. [Civil Plans, C2.3E]

  The structure is now 48 inch with connections updated as advised. Storm pipe upsized as advised.

- Don't cross new storm piping under curb, gutter or sidewalk. Intercept existing pipe at road edge and place CB #P6 at this point instead of at existing CB. Adjust new piping as needed to keep in gutter line. [Civil Plans, C2.3G]

  The storm piping is now adjusted to remain under the gutter line as requested.

Public Works Streets Review – Scott Hill

- I do not see the electrical drawings for street light details C2.3G SH

  See new street lighting plan containing the City of Puyallup electrical drawings.

- all "arrows" & "only" should be thermoplastic as shown in City Standard 01.03.15 C2.4 SH

  “Arrows” and “only” have been clarified to be thermoplastic.

Public Works Water Review – Brian Johnson

- Civil C2.2E: The maximum 6-inch fire hydrant run allowed is 20-feet per City Standards. All the proposed hydrant runs scale to around 30-feet. To correct this issue, consider switching the water main and sewer main locations, so the water main is north of the sewer.

  The sewer and water have been shifted north to reduce the length of the lateral to approximately 23.5 feet. This response has been coordinated with Lance and Brian.

- Civil C2.2E: To eliminate the need for a blow-off assembly at the west end of the 12-inch water main run, install a 12-inch MJ plug in the west end of the last hydrant tee with blocking.

  The blowoff has been removed and an MJ plug is shown at the last hydrant tee.

- Civil C2.2E: Shift the fire hydrant 10-feet to the west to better protect it from vehicle furn radius off-tracking.

  The hydrant has been shifted as requested.

- Civil C2.2E: Relocate domestic water service to where the fire hydrant is presently located. Then the water meter can be set in the public right-of-way between the curb and sidewalk. Show the 2-inch gate valve at the water main connection point.

  The domestic service and meter have been relocated as requested. 2-inch gate valve is now shown.

- Civil C2.2E: To eliminate the need for an Air/Vac Valve, lower the proposed 12-inch water main in this area for minimum clearance with the north / south sewer line. Sleeve the sewer line 10-feet both sides of the water crossing to allow minimum clearance.

  The water line has been lowered for minimum clearance and the Air/Vac valves have been removed as advised

- Civil C2.2E: To protect the people in the main building, install an in-premise 1-inch RPBA between the main building and training building.

  The hose bib at the compressor building is now served from the water line serving the training hydrant. This line has a dedicated RPBA for backflow prevention. This response was coordinated with Brian Johnson.

- Civil C2.2F: Call out and show an 8-inch gate valve at the fire line tee.

  The 8-inch gate valve is now shown

- Civil C2.2F: All 12-inch valve will be butterfly valves, not gate valves.

  12 inch valves are now butterfly valves.

- Civil C2.2F: Show the 2-inch gate valve at the domestic service water main connection point.

  2-inch gate valve now shown on domestic service.

- Civil C2.2F: The irrigation service cannot be installed as shown. A separate irrigation service can be installed off the 12-inch water main with the meter located in the public right of way between the curb and sidewalk and the DCVA installed behind the sidewalk on private property, If you choose this option, not sewer charges will be associated with this irrigation only water service. Call out the size of the irrigation service. The other option would be to install an irrigation branch connection between the domestic meter and domestic RPBA, and set an irrigation DCVA behind the sidewalk on private property. With this option sewer charges could be associated with the irrigation water usage. Call out the size of the irrigation line.

  The landscape architect coordinated this design with Mike Nelson at City of Puyallup. Based on correspondence with Lance and Brian the design is acceptable as is with the addition of a double check valve on the irrigation line outside the building as shown on the landscape drawings. In addition, the mechanical piping inside the building is now included as a reference.

- Civil C2.2F: Shift the fire hydrant 10-feet to 15-feet to the east to better protect it from vehicle turn radius off-tracking.

  The water main has been moved north to correct the hydrant run issue. This has been coordinated with Lance and Brian.

- Civil C2.2F: Relocating water main to the north will correct the maximum 20-foot fire hydrant run issue.

  The water main was not able to be shifted far enough north eliminate the 45-degree bends.

- Civil C2.2G: Relocating water main to the north will eliminate the need for these 45-degree bends.

  The water main was not able to be shifted far enough north eliminate the 45-degree bends.

- Civil C2.2G: This Air/Vac Valve is not required. Lower the water main slightly to flatten the elevation if needed.

  The water main was lowered slightly and the air/vac valve has been removed.

- Civil C2.2G: A 12-inch butterfly valve is required at the connection to the existing tee. There are potential elevation conflicts between water and fiber and storm. Pot holing may be required, and possible water main layout redesign.

  A note has been provided to pothole to verify if conflicts exist prior to water installation.

- Civil C3.3: The blow-off assembly will be removed. Please remove this standard detail.

  The blowoff assembly has been removed.

- Civil C3.3: Both Air/Vacuum Valves will be removed. Please remove this standard detail.

  The air/vac valve detail has been removed.

- Civil C3.4: The Fire Service Installation Notes listed do not cover all the notes is City Standard detail 03.10.01-2 Double Detector-Check Valve Assembly Installation (Notes). Please add this detail in the plan set.

  The DDCVA Installation Notes detail has been added to the plan set.

Engineering Civil Review – Lance Hollingsworth

- Adjust approval blocks dimensions to be 2 1/4" wide x 3 1/4" tall. [Civil Plans, C.0.0]

  The approval block have been adjusted.

- Add AMR# PRAMR20231722 reference on Cover sheet. [Civil Plans C0.0]

  The AMR has been added to cover sheet.

- Polyethylene is approved with exception that it complies with WSDOT standard 9-05.20 Corrugated Polyethylene Storm Sewer Pipe. If polyethylene is used, use CPEP for acronym. [Civil Plans, C0.0]

  The acronym has been updated to CPEP.

- Add 811 note on every Plan sheet with a planview. [Civil Plans, C0.0]

  811 note has been added to every sheet.

- Suggestion for all plans except paving plan: Remove contours from paving plan and all hatching but concrete hatching from grading plan. [Civil Plans, C0.0]

  Contours have been removed from paving plans. Hatching (except concrete) has been removed from grading plans.

- Revise matchlines on each applicable sheet to avoid duplicate information. [Civil Plans, C0.0]

  Matchlines have been updated.

- Add project property bearings and dimensions to each sheet where the project's property line is present. [Civil Plans, C0.0]

  Property bearings and dimensions have been added where property lines are shown.

- How is there no replaced hard surface in this project? [Civil Plans, C1.0]

  Areas table has been updated.

- The areas table numbers are not adding up. This may be due to missing replaced hard surface area numbers. [Civil Plans, C1.0]

  Areas table has been updated.

- Remove contours, demolished existing conditions and all utilities from site plan. [Civil Plans, C1.0]

  Contours, demolished existing conditions and all utilities are removed from the site plan.

- Mask Street names for legibility. [Civil Plans, C1.0]

  Street names are now masked.

- ROW dedication has been recorded and is officially ROW per AFN 202402270065. You may remove the old property line and remove the dedication from the civil scope or "screen back" the old property boundary on all sheets if you wish to keep it in the civil plans. [Civil Plans, C1.0]

  The old property line has been removed.

- Enlarge property dimension font sizes. [Civil Plans, C1.0]

  Property dimension font sizes have been enlarged.

- Remove surcharge phase from Civil set and reference CFG permit on C1.1B. [Civil Plans C1.1A]

  TESC plans have been updated.

- Remove proposed improvements from TESC plan and use bold linetype on elements to be demolished if using TESC plan as DEMO plan. [Civil Plans, C1.1B]

TESC plans have been updated.

- Revise to be 2019 Ecology Manual [Civil Plans, C1.1B]

  2019 Manual is now referenced.

- Revise to add City of Puyallup design standards. Alternatively, this note is already accounted for in the standard TESC Notes and may be omitted. [Civil Plans, C1.1B]

  City of Puyallup design standards are now referenced.

- Construction sequence required. See Standard Section 501.6 as a guide. [Civil Plans, C1.1B]

  Construction sequence has been added.

- Add soil stabilization note from Design Standards Section 501.5. [Civil Plans, C1.1B]

  Soil stabilization note has been added.

- Per Design Standards Section 502.1, Cross sections of fill/grading shall be shown at 200-foot minimum intervals across the total width/length of the property. [Civil Plans, C1.1B]

  Cross section have been added.

- Identify the type of fill material and compaction requirements. [Civil Plans, C1.1B]

  Type of fill and compaction requirements are included.

- State whether or not the fill material will be placed upon native or stripped vegetation. [Civil Plans, C1.1B]

  Fill will be placed on subgrades in accordance with geotechnical recommendations.

- Per Ecology Manual BMP C241: "The pond shall be divided into two roughly equal volume cells by a permeable divider that will reduce turbulence while allowing movement of water between the cells. The divider shall be at least one-half the height of the riser, and at least one foot below the top of the riser. Wire-backed, 2- to 3-foot high, high strength geotextile fabric supported by treated 4"x4"s can be used as a divider. Alternatively, staked straw bales wrapped with geotextile fabric may be used. If the pond is more than 6 feet deep, a different divider design must be proposed. A riprap embankment is one acceptable method of separation for deeper ponds. Other designs that satisfy the intent of this provision are allowed as long as the divider is permeable,

structurally sound, and designed to prevent erosion under and around the divider." [Civil Plans, C1.1B]

Geotextile and 4x4's are now shown down the middle of the pond.

- Identify storm pipes and control structures that are temporary and not part of the final storm system. [Civil Plans, C1.1B]

  TESC plan has been updated.

- Show in TESC plans how construction storm runoff will reach the sediment pond. Will storm system be installed first and used as construction runoff conveyance or will v-ditches be used first? [Civil Plans, C1.1B]

  TESC plan has been updated.

- Why are check dams proposed for install offsite across the road? Civil Plans, C1.1B]

  The check dams are now omitted.

- Confirm location of "IP" callout. [Civil Plans, C1.1B]

  Location of "IP" has been updated.

- Some of the engineer's TESC notes are equivalent to City Standard ESC notes. You may opt to remove duplicates from engineer's notes. [Civil Plans, C1.1B]

  The notes are consolidated and the City notes have been removed.

- Revise leaders that go to text outside of viewport limits. [Civil Plans, C1.2A]

  Leader and viewports have been updated to eliminate text outside of limits.

- Add a utility separation note to plans stating applicable separation requirements. [Civil Plans, C1.2A]

  A utility separation note has been added to the water sheets.

- Add separation distances in addition to elevations at crossings. A utility crossing table may help organize this information easier. [Civil Plans, C1.2A]

  Separation distances have been added.

- A Sewer structure table and a water structure table may help organize civil details easier. [Civil Plans, C1.2A]

A table was not added, however, the plans have been updated for legibility.

- Utility crossing shows storm is less than 18 inches below sewer. Revise to meet separation requirements or provide additional protection as described in City Standards section 204.4(8). [Civil Plans, C1.2A]

  Protection notes have been added.

- Callout water/sewer crossing and separation. [Civil Plans, C1.2A]

  Water/sewer crossing is called out with separation.

- SS pipe at SSCO #4, #6 is less than Minimum 3-foot cover under pavement for PVC. Consider lowering or using ductile iron (Note #10 Sanitary Sewer Notes). [Civil Plans, C1.2A]

  The sewer pipes with less than 3-foot cover are now ductile iron.

- Callout invert at trench connection. [Civil Plans, C1.2A]

  Invert at trench location now shown.

- Call out sheet location for OWS Detail. See C3.2 for additional comments. [Civil Plans, C1.2A]

  OWS detail now referenced.

- SSCO #7 cover shows to be 2.99'. adjust to 3 feet or switch pipes to ductile iron. [Civil Plans, C1.2A]

  Adjusted to 3 feet.

- Conflicting lines. Adjust SSCO #7 leader to make more legible.[Civil Plans, C1.2A]

  Leader has been adjusted for legibility.

- Add sampling tees where specified in connection detail C/C3.2. [Civil Plans, C1.2A]

  The sampling tee is now shown.

- Sewer pipes past SSCO #7 will need to be Ductile Iron where placed under pavement if cover is less than 3 feet. [Civil Plans, C1.2A]

  Sewer pipe past SSCO #7 are now ductile iron.

- 1 foot of clearance needed between storm over sewer crossings. see City Standards Section 204.4(8). [Civil Plans, C1.2A]

  Protection notes have been added.

- Add leader to point to RPBA. [Civil Plans, C1.2A]

  A leader is now provided for the RPBA.

- move water meter into public ROW.See PW water comments for suggested location. [Civil Plans, C1.2A]

  The water meter has been moved to public ROW.

- See PW water comments on C2.2E and C2.2F. [Civil Plans, C1.2A]

  Comment acknowledged.

- Remove duplicate information found on ROW sewer plans and Screen back ROW Sewer from Onsite Sewer Plans, then reference applicable sheets. [Civil Plans, C1.2A]

  Duplicate information has been removed.

- Specify building type and intended use. [Civil Plans, C1.2A]

  This is a compressor building. The waste line is labeled for a floor drain.

- Add note to refer to grading plan for elevations. [Civil Plans, C1.3A]

  A note has been added to refer to grading plan.

- Revisit invert direction labels for Control structure. [Civil Plans, C1.3A]

  Invert labels updated.

- (1) Add pipe information [Civil Plans, C1.3A]

  Pipe information has been added.

- Add invert details to this Manhole [Civil Plans, C1.3A]

  Invert details have been added.

- (2) Add pipe information. [Civil Plans, C1.3A]

  Pipe information has been added.

- Detail reference table would be acceptable if desired. [Civil Plans, C1.3A]

  A table was not added, but the plan has been updated for legibility.

- On all applicable sheets, move labels or viewport limits or use layer controls to avoid cutting off leaders. [Civil Plans, C1.3A]

  Viewports and labels have been updated to avoid cutting off leaders.
- Add storm structure tables to each storm sheet and remove invert information from plan view for plan increased legibility. [Civil Plans, C1.3A]

  A table was not added, but the plan was updated for legibility.

- For each applicable storm sheet Individually label each pipe run with pipe information and flow direction arrows, including for downspout conveyance and bioretention. [Civil plans, C1.3A]

  Each pipe run is labeled with pipe information and direction arrows.

- Provide engineered detail for energy dissipater calculations. [Civil Plans, C1.3A]

  A detail for energy dissipation is now included.

- Why is outlet invert higher than inlet invert? show this invert difference does not impact required treatment flow capacity [Civil Plans, C1.3A]

  There is a primary outlet from the bioretention cell and this is a secondary outlet.

- Reference offsite improvements sheets on all applicable sheets [Civil Plans, C1.3A]

  Off-site improvements are now referenced on applicable sheets.

- Storm pipe material for slopes under [Civil Plans, C1.3A]

  Comment acknowledged.

- For pipes less than minimum 0.50% slopes, provide capacity analysis such that the pipe's barrel capacity at normal flow is equal to, or greater than, the 25- yr storm. [Civil Plans, C1.3D]

A capacity analysis is provided in the SSP.

- Verify inverts for pipe run between SDCB #21 and upstream roof downspout SDCO. [Civil Plans, C1.3B]

  Inverts have been verified.

- Number SDCOs to easily identify on plans. [Civil Plans, C1.3B]

  SDCOs have been identified with numbers.

- Screen public storm and add reference to appropriate sheets. [Civil Plans, C1.3B]

  Screening and references are now included.

- Add "see C2.3E" to increase plan readability. [Civil Plans, C1.3B]

  This has been updated.

- Provide a 1:10 blow up of this location to clarify connections. and move applicable leaders with it. Keeping it on this sheet should work. When I zoom in on screen I can see what's is going on, but a printed plan set may be unclear. [Civil Plans, C1.3B]

  A blow up is now provided.

- Remove proposed demolished existing conditions from all sheets except Demo plan. [Civil Plans, C1.3B]

  The drawings have been updated to clarify demolished items.

- Call out SDCO [Civil Plans, C1.3B]

  The SDCO is now called out.

- Verify Outfall structure callouts for roof downspouts. [Civil Plans, C1.3B]

  Outfall structure callouts have been verified.

- Add IE (S) to SDCB #25. [Civil Plans, C1.3B]

  South invert now added to SDCB #25.

- Add SDCOs at 90 degree bends. [Civil Plans, C1.3B]

SDCO's shown at 90 degree bends.

- Minimum pipe slope for storm conveyance is 0.50%. [Civil Plans, C1.3B]

  This has been coordinated with Lance. A capacity analysis is provided in the SSP.

- Verify Capacity for 4" pipe run or upsize to minimum 8" [Civil Plans, C1.3B]

  A capacity analysis for the 4" pipe is now in the SSP.

- BMP T5.13: Post-Construction Soil Quality and Depth is only required BMP for lawn and landscaped areas. Area drains if proposed, need to convey to a treatment facility prior to entering detention pond. [Civil Plans, C1.3B]

  The area drains are now omitted.

- Reference erosion protection around pipe inlet/outlets. [Civil Plans, C1.3B]

  Erosion protection is now referenced at pipe outlets.

- Verify shoulder widths for each facility. Shoulder widths appear to be less than 24" minimum on BR #1 and #2. [Civil Plans, C1.3B]

  Shoulder widths are verified at 24".

- Callout erosion protection for bioretention outfalls. [Civil Plans, C1.3B]

  Erosion protection for bioretention outfalls is now called out.

- Clarify top of bank elevations and max ponding elevations for each bioretention facility. use a line to identify top of free board like shown in Detail 02.07.05 [Civil Plans, C1.3B]

  Top of freeboard and max ponding is now clarified for each facility.

- Why are SDCB #A1 inverts not equal to bioretention underdrain inverts? [Civil Plans, C1.3B]

  The inverts are updated.

- Provide addtional contour labels. [Civil Plans, C1.3B]

  Additional contour labels are provided.

- Add pipe information. [Civil Plans, C1.3B]

Pipe information has been added.

- pipe material missing from pipe label. [Civil Plans, C1.3B]

  Pipe material is added.

- Bioretention freeboard must be 6 inches minimum. [Civil Plans, C1.3B]

  Bioretention freeboard is 6 inches.

- Overflow rim elevation is called out as 44 on the structure and 43.5 for the pond callout. Verify overflow elevation. [Civil Plans, C1.3C]

  The overflow rim elevation has been updated.

- Ecology recommends signage for detention ponds. See criteria for signage in Section D.1: Detention Pond for Ecology Manual detention pond signage recommendations. [Civil Plans, C1.3C]

  A detention pond sign is now shown.

- Add invert details to this manhole. [Civil Plans, C1.3D]

  Inverts are now added.

- Show utility separation requirements are met per comment on C1.2A. [Civil Plans, C1.3D]

  Protection notes are now included on the drawings.

- Add missing invert information. [Civil Plans, C1.3D]

  Missing invert information is now shown.

- For SDCB #21, Add invert and pipe outline for 8" downspout pipe. [Civil Plans, C1.3D]

  Invert and pipe outline now shown.

- Less than .50% slope is acceptable for this conveyance run because it is in between the detention pond and control structure. [Civil Plans, C1.3D]

  Comment noted.

- Call out swale. [Civil Plans, C1.3D]

  Swale called out.

- Call out driveways. [Civil Plans, C1.3D]

  Driveways called out.

- Adjust invert to be minimum 6" difference to maintain minimum 12" live storage or provide a capacity analysis to show the pipe can adequately convey the 25 yr storm with sediment storage accounted for. [Civil Plans, C1.3D]

  Inverts have been adjusted as requested.

- Separate Paving Plan from the Horizontal Control and grading plan to increase legibility. [Civil Plans, C1.4A]

  Paving plans are now separate from grading plan.

- Verify Detail reference. [Civil Plans, C1.4A]

  Detail reference updated.

- Provide rolled curb and gutter detail. [Civil Plans, C1.4A]

  Rolled curb detail included.

- Is this a transition point from flush curb to rolled curb? [Civil Plans, C1.4A]

  Yes, transition point noted.

- Is this per Detail B/C3.12? [Civil Plans, C1.4A]

  Detail reference updated.

- Verify catch basin collar reference. [Civil Plans, C1.4A]

  Detail reference updated.

- Create and reference ramp detail. [Civil Plans, C1.4A]

  This is a utility ramp, not an ADA ramp.

- Reference ADA Garbage Access detail. [Civil Plans, C1.4A]

The ADA garbage access detail is now referenced.

- Reference offsite improvements sheets on all applicable sheets. [Civil Plans, C1.4A]

  Off-site improvements are now referenced on all applicable sheets.

- Reference ADA Parking and Pedestrian Access detail. To avoid duplicating information, It is OK to leave out spot elevations and dimensions for ramp and driveway locations on this sheet if "boxed out" and included in referenced detail. [Civil Plans, C1.4B]

  ADA Parking and pedestrian access detail now referenced.

- Reference ramp and Steps detail [Civil Plans, C1.4B]

  Ramp and steps detail now referenced.

- Verify Detail barrier curb reference. [Civil Plans, 1.4B]

  Barrier curb detail reference verified.

- Will there be exposed footing at southeast building corner or curb? [Civil Plans, C1.4B]

  No, there would be exposed stem wall/rigid insulation, but the siding flashing extends down to conceal. This is covered in the building permit.

- Call out gates and reference which plan set the detail lives in. [Civil Plans, C1.4B]

  Gates are called out and landscape sheets referenced.

- Add spot elevation. [Civil Plans, C1.4B]

  Spot elevation added.

- Call out this symbol. [Civil Plans, C1.4B]

  Symbol called out.

- call out grade break lines. [Civil Plans, C1.4B]

  Grade break lines called out.

- Call out fence type and height. Provide detail or reference the plans that provide it. Fences over 7 feet need a separate permit. [Civil Plans, C1.4B]

Fence type and height called out. Landscape plans are now referenced. Note added that fence will require a separate permit.

- Walls over 4 feet in height, including footing, require separate building permit. [Civil Plans, C1.4C]

  The pond wall has been removed as a cost savings measure.

- Cite Ecology's S427 BMP containment requirement reference. [Civil Plans, C1.5]

  BMP S427 is now referenced.

- Per discussion with engineer OWS is not required for containment area and will be removed from plans. [Civil Plans, C1.5]

  Comment acknowledged.

- make solid lid like oil stop valve detail. Reference detail this sheet. [Civil Plans, C1.5]

  The lid is solid and noted to be solid. The structure is a "grate inlet" per WSDOT.

- Remove onsite scope items and refer to onsite TESC plan. [Civil Plans, C2.1]

  The drawings have been updated to clarify demolished items.

- Pavement hatches appear to be frozen from some TESC viewports. [Civil Plans, C2.1]

  Pavement hatches updated.

- Add Existing pipe Invert information. [Civil Plans, C2.2A]

  Existing pipe information added.

- Reference Structure Stationing to street centerlines or add distance dimension. [Civil Plans, C2.2A]

  Distance dimensions have been added.

- expand viewport extents to avoid cutting off labels. [Civil Plans, C2.2A]

  Viewport and labels have been adjusted to avoid cutting off labels.

- Reference street patch detail. [Civil Plans, C2.2A]

Street patch detail referenced.

- Add Utility separation note specifying separation requirements. [Civil Plans, C2.2A]

  Utility separation note has been added.

- Add dimensions for nearest separation distances from adjacent Utilities. [Civil Plans, C2.2A]

  Dimensions to nearest utilities have been added.

- Show all street and driveway locations in profile view for each applicable sheet. [Civil Plans, C2.2A]

  Street and driveway locations now shown on profile view.

- Confirm Dry Utility purveyor and add not to coordinate with identified purveyor for relocation. Purveyor will need a franchise Utility Permit to relocate. [Civil Plan, C2.2B]

  Dry utility purveyor now noted. Franchise utility permit noted.

- Callout in plans as "Type 2-48" Shallow" [Civil Plans, C2.2C]

  Callout updated.

- Gas extension by PSE will need a separate franchise utility permit. [Civil Plans, C2.2C]

  Noted on plans.

- Reference monument detail. [Civil Plans, C2.2C]

  Monument detail referenced.

- adjust Plan view pipe material to DI for Pipe between SSMH#6 and SSMH #7. [Civil Plans, C2.2D]

  Plan view pipe material updated.

- Callout in plans as "Type 2-48" Shallow" [Civil Plans, C2.2D]

  Callout updated.

- Where crossing separations are below standards, call out protection per water main crossing notes and details and reference sheet number [Civil Plans, C2.2E]

  Protection notes are now included on the drawings.

- Per conversation, Push all utilities as far north as possible while maintaining separation requirements to minimum hydrant pipe runs. Confirmation needed with Streets PW to confirm lane width designation for Todd Rd WB Lane [Not official note]

  Utilities have been pushed north to reduce hydrant runs.

- For all applicable sheets, remove onsite information and add reference to applicable onsite sheets. [Civil Plans, C2.2E]

  On-site information has been removed and reference for on-site sheets now included.

- Call out Utility Main alignment and Road centerline for all applicable sheets. [Civil Plans, C2.2E]

  Utility main alignment and road centerline alignment called out.

- Show all Hydrant locations in profile view for each applicable sheet. [Civil Plans, C2.2E]

  Hydrants now shown in profile view.

- Remove finish grade gutter lip on all applicable sewer profile sheets or label accordingly. [CIvil Plans, 2.2E]

  Finish grade at gutter lip removed from sewer profile sheets.

- Remove Demo'd utilities from plans and add proposed utilities. Reference applicable plans and specify separate permits required. [Civil Plans, C2.2E]

  The drawings have been updated to clarify demolished items.

- For all applicable sheets, remove onsite information and add reference to applicable onsite sheets. [Civil Plans, C2.2F

  On-site information has been removed and reference added to refer to on-site sheets.

- Move fiber leader onto FO linetype. [Civil Plans, C2.2F]

  Leader moved.

- Confirm Fiber purveyor and add note to coordinate with purveyor for relocation. Purveyor will likely need a franchise Utility Permit to relocate. [Civil Plan, C2.2B]

  Dry utility purveyor now noted. Franchise utility permit noted.

- Where crossing separations are below standards, call out protection per water main crossing notes and details and reference sheet number [Civil Plans, C2.2F]

  Protection notes are now included on the drawings.

- WSDOT Review comment during preliminary site plan called out to include southern columns and distances that appeared to be missed in the survey. [Civil Plans, C2.2G]

  Comment noted.

- Specify to coordinate with Purveyor for removal/relocation. Separate Franchise Utility Permit needed. [Civil Plans, C2.2G]

  Dry utility purveyor now noted. Franchise utility permit noted.

- Show bridge location in Profile view

  Bridge now shown.

- Where crossing separations are below standards, call out protection per water main crossing notes and details and reference sheet number [Civil Plans, C2.2G]

  Protection notes are now included on the drawings.

- Remove duplicate information from this sheet. [Civil Plans, C2.3D]

  Duplicate information has been removed, except information for the storm drain manhole near the matchline.

- Reference provided curb ramp details from sheet C3.13. [Civil Plans, C2.3E]

  Curb ramp detail grading referenced.

- Remove dimensions and spot elevations from this sheet that are included in the curb details.[Civil Plans, C2.3E]

  Spot elevations removed from this sheet.

- Specify to coordinate with Purveyor for removal/relocation. Separate Franchise Utility Permit needed. [Civil Plans, C2.3E]

  Dry utility purveyor now noted. Franchise utility permit noted.

- See previous ROW dedication note on sheet C1.0. [Civil Plans, C2.3E]

  Property line updated.

- Reference provided Driveway grading detail on sheet C3.13[Civil Plans, C2.3E]

  Driveway grading detail referenced.

- Show utility pole to removed/relocated on demo plans and remove from all other sheets. Apply to all other demo/relocation items. [Civil Plans, C2.3E]

  The drawings have been updated to clarify demolished items.

- Add pipe information in profile view [Civil Plans, C2.3F]

  Pipe information added.

- Note Electrical Relocation in ROW by PSE will need a separate franchise utility permit. [Civil Plans, C2.2C]

  Franchise utility permit noted.

- Features to be removed shall be removed from design plans and added to ROW TESC plan or separate ROW DEMO plan. [Civil Plans, C2.3F]

  The drawings have been updated to clarify demolished items.

- Features to be removed shall be removed from design plans and added to ROW TESC plan or separate ROW DEMO plan. [Civil Plans, C2.3G]

  The drawings have been updated to clarify demolished items.

- Specify to coordinate with Purveyor for removal/relocation. Separate Franchise Utility Permit needed. [Civil Plans, C2.3G]

  Dry utility purveyor now noted. Franchise utility permit noted.

- Add East invert and existing pipe in profile view. [Civil plans, C2.3G]

East invert and existing pipe now shown.

- call out existing structure ID for upstream structure. [Civil plans, C2.3G]

  Callout added for upstream structure.

- Add Oil/water separator cut sheets and sizing calculations or calculations reference to Civil Plans. [Civil Plans, C3.2]

  OWS cut sheet and sizing added.

- Use COP Detail 2.05.02. [Civil Plans, C3.6]

  Detail referenced updated.

- Provide Zurn Z886 cut sheets in civil plans with site-specific parts identified. [Civil Plans, C3.7]

  Zurn cut sheet added.

- Reference location in storm report for Bioretention sizing and modeling. [Civil Plans, C3.7]

  Bioretention sizing and modeling is now referenced.

- Walls in profiles do not match proposed wall detail. [Civil Plans, C3.8]

  The pond wall has been removed as a cost saving measure.

- Include bioretention inlet to flow control manhole. [Civil Plans, C3.8]

  Bioretention inlet now added.

- See detention pond landscaping recommendations in Manual Section D.1: Detention Ponds. [Civil Plans, C3.8]

  Detention pond landscaping has been coordinated with the City.

- Walls over 4 feet in height including footing need a separate building permit. [Civil Plans, C3.8]

  The pond wall has been removed as a cost saving measure.

- More detail needed for the chain link fence around pond. Ecology Manual Section D.1: Detention Ponds references WSDOT fence details. Choose applicable WSDOT fence detail and provide in plans. [Civil Plans, C3.8]

  Landscape fencing now referenced.

- Add fence shown in plan view. [Civil Plans, C3.8]

  Fence added.

- Add overflow structure and outlet structure and structure/pipe labels. [Civil Plans, C3.8]

  Structure and pipe labels added.

- Provide stationing and scales for pond sections. North-south profile will likely need to be larger [Civil Plans, C3.8]

  Stationing and scale added.

- Add outlet structure and structure/pipe labels. [Civil Plans, C3.8]

  Outlet structure and pipe labels added.

- Cite detail 02.01.07 sheet location. [Civil Plans, C3.8]

  Detail location now referenced.

- Southern WSDOT bridge columns not in section view. see comment on C2.2G. [Civil Plans, C3.9]

  Bridge sections added.

- Include additionally, Sidewalk detail without planter strip for sidewalk locations that directly abut curbing. update detail references where applicable [Civil Plans, C3.9]

  Sidewalk detail added.

- Include geotechnical memo for gravel section recommendations in next submittal. [Civil Plans, C3.11]

  Geo memo now submitted.

- Ecology Manual specifies masonry unit walls, and keystone type walls may be used if designed by a geotechnical engineer or a civil engineer with structural expertise. The

wall designed by Terra associates meets this criteria after their engineer's stamp is placed on the detail. A separate permit is required for walls over 4 feet including footing and can be the location where the certification exists. [Civil Plans, C3.8]

The pond wall has been removed as a cost saving measure.

- Show slope arrows for all grading details. elevations in details will be evaluated closer in next submittal. [Civil Plans, C3.13]

  Slope arrows added.

- Curb ramps and cross slopes appear to be design at exactly 8.33% and 2%. Design to be under 8.33% and 2 % respectively to allow for construction buffer. 7.3% and 1.5% is a common buffer example.[Civil Plans , C3.13]

  Slopes updated.

- What is this? Label where shown in plans and provide detail if applicable. [Civil Plans, C3.13]

  This is now labeled.

- provide stationing and scale. [Civil Plans. C3.13]

  Stationing and scale added.

- Show driveway width here. [Civil Plans, C3.13]

  Driveway width now shown.

- specify fence height and detail location. [Civil Plans, 3.13]

  Fence type and height and detail location now referenced.

- Reference geotechnical report company, report title, and stamp date. [Civil Plans. C3.13]

  Geotechnical information now referenced.

- All details on this sheet shall be minimum 1:10 scale . [Civil Plans, C3.13]

  Scales are now noted.

- Show rim elevation of drain. [Civil Plans, C3.13]

  Rim elevation now noted.

- Top and bottom ramp landings must be 5 feet minimum. Width can be at least as wide as ramp run. [Civil Plans, C3.13]

  The landings have been coordinated with the reviewer.

- Landings with change in direction must have 5x5 landings. [Civil Plans, C3.13]

  The landings have been coordinated with the reviewer.

- Provide width dimensions in each detail to show ADA compliance. [Civil Plans, C3.13]

  Width dimensions have been added.

- Show truncated domes where applicable. [Civil Plans, C3.13]

  Truncated domes added.

- Change storm pipe order to back. [Civil Plans C3.13]

  Layer order has been updated.

- Identify each bioretention zone for all 3 bioretention facilities. Verify bioretention identification matches civil plans. Verify plantings align with planting requirements for bioretention. Include City bioretention detail in plans or refer to Civil plans for detail. [Landscape Plans, L1.2]

  Planting adjusted and civil detail noted.

- Trees shall not be located within 10-feet horizontally of stormwater pipes unless root barriers are provided. With root barriers, trees may be no closer than 3-feet to pipes. [Landscape Plan, [L1.2]

  Root barrier added at back of trees.

- Fencing over 7 feet require separate building permits. [Landscape Plans, L2.3]

  Added to note 1: “fencing over 7-feet requires separate building permit”

- All irrigation facilities shall be located on private property. [Landscape Plans, IR1.1]

  Irrigation removed from planting strip in ROW. Added note “All irrigation facilities to be located on private property”.

- irrigation valves and piping shall not be in ROW or concrete. Show current property line on plans. A 3-foot dedication per civil plans has been finalized and recorded. [Landscape Plans, IR1.2]

  Irrigation to be offset from back of sidewalk 3'

- Irrigation facilities not permitted in ROW [Landscape Plans, IR1.2]

  Irrigation removed from planting strip in ROW. Added note "All irrigation facilities to be located on private property"

- Provide any applicable manufacture maintenance guides. [O&M, Pg 1]

  Applicable manufacture guidelines are now included.

- Add oil stop valve and trench drain. [O&M, Pg 7]

  OSV and trench drain added to O&M.

- Add facilities exhibits. [O&M, Pg 11]

  Facilities exhibits added.

- Trench drain. [O&M, Pg 27]

  Trench drain noted.

- OSV valve. [O&M, Pg 27]

  OSV noted.

- AMR has been approved. reference AMR permit number. [Storm Report, Pg 7]

  AMR now noted.

- Revise "Sills" to "Spills." [Storm Report, Pg 13]

  Spelling updated.

- Provide OSV sizing calculations in relation to a manufacturer GPM sizing guide. [Storm Report, Pg13]

  OSV sizing language now included.

- Provide Spill Plan that is referenced here. Cite applicable source control BMPs listed above. [Storm Report, Pg 13]

  A draft Spill Plan is included with the resubmittal. This is a working document that will not be finalized until after construction.

- Provide containment calculations. [Storm Report, Pg 14]

  Containment calculations on plan sheet are now in Appendix.

- Mention bioretention facility next to steep slope and reference geotechnical recommendation associated with steep slope. [Storm Report, Pg, 53]

  Language regarding bioretention facility near steep slope is now included.

- Isn't this location in the graph .20 feet? resulting in the 48" birdcage? [Storm Report, Pg 56]

  Graph updated.

- Verify table C3 numbers. [Storm Report, Pg 57]

  Table numbers updated.

- Provide full WWHM report and breakdown of what each facility is in Figure C16 and FigureC17./ the wetland analysis should be built into the site's detention WWHM design. [Storm Report, Pg 54]

  WWHM breakdown of each element now included.

- I was unable to locate this information. Specify specific section in report for wetland hydro period discussion. [Storm Report, Pg 59]

  A memo from the wetland biologist is now included in the Storm Report.

- See comments on Civil Plans for Area Table. [Storm Report, Pg 328]

  The areas table has been updated.

- Label all applicable BMPS with there Ecology BMP numbers. [SWPPP, Pg 6]

  BMP numbers now labeled.

- Provide any modeling and calculations used to size sediment pond. [SWPP, Pg 9]

Sediment pond sizing calculations are now included.

- Show a valve a maximum of 10 feet downstream of OWS. [Civil Plans, C1.2A]

  A valve is now shown downstream of the OWS.

Please let us know if you have any questions.

Sincerely,

Matt Reeves

Matt Reeves