



March 9, 2022
Electronic Submittal

Jamie Carter, P.E.
Development Engineer
City of Puyallup
333 South Meridian
Puyallup, WA 98371

RE: Response to Civil Review Comments
1212 39th Ave. SW. Puyallup, WA 98373
Permit No. E-21-0374
Our Job No. 21545

Dear Jamie:

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated September 17, 2021. Enclosed are the following documents for your review and approval:

1. Construction Plans dated March 9, 2022
2. Stormwater report dated March 9, 2022
3. Landscape Plans prepared by Nature by Design dated February 14, 2022

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

Stormwater Report – Also See Redlined Report

Section 1.0 page 4

Remove description of undeveloped. PMC defines undeveloped as property that has not been altered by construction or improvements.

Response: The undeveloped description has been removed from the narrative.

Section 1 page 16

Map legend and title is not legible

Response: Map has been replaced.

Section 4 page 46

Pavement area is labeled as feet

Response: The pavement label has been corrected.

Section 4 page 59

Pavement area is labeled as feet

Response: *The pavement label has been corrected.*

Section 4 page 73

Include pervious facilities to model entire basin

Response: The analysis has been revised to include the pervious facilities. Per guidance from the DOE SMMWW, pervious pavements are modeled as grass over the underlying soil type and the fully infiltrated roof area is discounted from the project area.

Section 6 page 108

June 22, 2020 Soils Report is in Stormwater Report Twice

Response: Duplicate storm report has been removed.

Section 7 page 122

If sidewalk construction occurs a right of way permit will be required

Response: Comment noted.

Section 8 pages 125-130

Include infiltration trench in Operations and Maintenance Manual

Response: The infiltration trench maintenance standards have been added.

Civil Plan Sheets – Also See Redlined Plans

Sheet C1 of 9

Utility symbols are missing

Response: Utility symbols have been added to the plan.

Sheet C2 and C4 of 9

Pervious concrete sidewalk reference bubble is incorrect

Response: Reference has been corrected.

Sheet C5 of 9

Provide traditional asphalt or concrete ring around sewer manhole for separation from pervious asphalt or provide alternative design. See existing manholes in pervious concrete in 39th Ave SW and City Standard 4.01.02 and 4.01.03.

Response: Notes have been added to the plan.

Print out BMPT5.13 – Post Construction Soil Quality and Depth on the plans

Response: BMPT5.13 printout has been added to Sheet C8.

Sheet C6 of 9

Move existing water meter out of proposed paved area. Meters should be placed in softscape

Response: Water meter has been relocated.

Show existing water line and address vertical and horizontal separation from the sewer

Response: Notes have been added to the plan.

Show details of sewer connection to existing manhole

Response: Details have been added to the plan.

Show symbols for SSMH and water meter on water and sewer plan

Response: Utility symbols have been added to the plan.

Revise sewer note to have correct reference

Response: Sewer note has been revised.

Provide Fruitland Mutual Water Company approval block

Response: Approval block added to plan.

Provide Central Pierce Fire District approval stamp

Response: Approval block added to plan.

Provide North arrow and scale bar

Response: Added to plan.

These plans have been provided to the Fruitland Mutual Water Company for review and are subject to any comments and/or revisions requested by that utility

Response: Comment noted.

Traffic

Per pre-application comments, right-of-way dedication to match the existing ROW line bordering the west side of the property will be required.

Response: Right of Way dedication has been added to the plan and documents are in process.

Retaining walls are not allowed in City ROW

Response: The existing wall is proposed to be removed.

Major arterials have a driveway spacing requirement of 300 feet. With the proposed access not meeting spacing requirements the driveway will be restricted to right-in, right-out only.

Response: Signage has been added to the plan. Please refer to Sheet C4.

Please show how access restriction will be implemented.

Response: Signage has been added to the plan. Please refer to Sheet C4.

Fire

No fire related comments at this time.

Planning

Landscape plan required. See landscape plan submittal requirements (link below) for list of requirements for a final landscape plan
<http://www.cityofpuyallup.org/DocumentCenter/View/13103/Landscape-Plan-Submittal-Requirements?bidId=>

Response: Landscape plans are included with this submittal for City review and approval.

Add sight distance triangles for driveways per PMC 20.20.040 (11) on landscape plan.

Response: Sight distance triangles are shown on the landscape plan.

Include street trees in newly dedicated City ROW

Response: Street trees are shown on the landscape plan.

When designing the final landscape plan, please design to the following:

- MC 20.58 outlines landscaping requirements. The city has a companion design manual – the Vegetation Management Standards (VMS) manual – found here:
- (cityofpuyallup.org → Planning Services → Current Planning (tab) → Vegetation Management Standards (PDF link)
- VMS:
- <https://www.cityofpuyallup.org/DocumentCenter/View/1133/Vegetation-Management-Standards-?bidId=>
- Appendices: <https://www.cityofpuyallup.org/DocumentCenter/View/6054/VMS-Appendices-Complete-Documents?bidId=>

Response: Comment noted.

General landscaping standards

Top soil on private property shall be installed per the standards of the VMS, section 8.2A, 8" depth of compost amended soil to meet the standards.

- *Please estimate the total top soil required to meet the standard in cubic yards. The contractor will be required to submit delivery sheets and demonstrate compliance with top soil required and spec'd on plans at the time of final inspection*

Response: Please refer to the landscape plan.

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.

Response: Please refer to the landscape plan.

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.

Response: Please refer to the landscape plan.

All deciduous trees shall be at least one (1") inch in caliper, preferably 1.5" or larger, and branched with a strong, central single leader.

Response: Please refer to the landscape plan.

All shrubs required shall be no smaller than two (2) gallon in size at the time of planting.

Response: Please refer to the landscape plan.

All groundcover materials required shall be no smaller than one (1) gallon in size.

Response: Please refer to the landscape plan.

Coniferous evergreen trees shall be a minimum of 5 to 6 feet in height.

Response: Please refer to the landscape plan.

Please spec the total quantity of plants and on-center spacing for all landscape areas.

Response: Please refer to the landscape plan.

Storm water facilities shall be landscaped in accordance with SLD-02, contained in the VMS.

Response: Comment noted.

The VMS outlines specific treatment “types” that are required to be adhered to, dependent upon the yard area the landscaping is located within. See the VMS, sections 13 and 14 for full details.

Response: Please refer to the landscape plan.

The perimeter of all parking areas and associated access drives which abut public rights-of-way shall be screened with on-site landscaping, earth berms, fencing, or a combination thereof.

Response: Please refer to the landscape plan.

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

Response: Please refer to the landscape plan.

All portions of a lot not devoted to building, future building, parking, access drives, walks, storage or accessory uses shall be landscaped with trees and shrub cover.

Response: Please refer to the landscape plan.

Tree protection fencing and signage shall follow the city standard detail, see appendix 20.5. Standard detail shall be included on all plan sets with vegetation which is scheduled for retention and protection.

Response: Please refer to the landscape plan.

Sight Distance standards. Adjacent to public rights-of-way and points of access, no fences or landscape material at maturity, shall exceed three (3) feet above the local finish grade within a clear sight triangle.

- *Please spec plants that meet this standard and,*
- *Please show the sight distance area on the plans.*

Response: Please refer to the landscape plan.

Street trees

Criteria	Class I (Overhead Utility Street Trees)	Class II (Narrow Trees)	Class III (Medium Trees)	Class V (Large Trees)
Minimum planter strip width	3.5'* - 4' *limited species may be planted in 3.5' strips	4'	5'	6'

On-center spacing standards	20 - 25 ft	20 - 25 ft	25 - 35 ft	30 - 40 ft
Plant under overhead utility lines?	Yes	No	No	No
Planting distance from buildings	7.5'	7.5'	10'	10'
Distance from utility poles	10'	10'	10'	10'
Distance from fire hydrants	5'	5'	5'	5'
Distance from driveway (measured from the outer edge of driveway paving)	7.5'	7.5'	7.5'	7.5'
Distance from stop light signal poles	15'	15'	20'	25'
Distance from underground water, sanitary sewer or storm sewer lines	7.5'	7.5'	7.5'	7.5'
Distance from underground gas, power or other conduit	3'	3'	3'	5'
Minimum distance from intersection (as measured from the face of curbline corner at intersection)(See photo below	30 ft	30 ft	30 ft	30 ft
Minimum distances from street signs (excluding parking signs)	30' from leading side, 10' from trailing side	30' from leading side, 10' from trailing side	30' from leading side, 10' from trailing side	30' from leading side, 10' from trailing side

Please provide a landscape plan indicating street trees consistent with the city's requirements as outlined in the Municipal Code (PMC 20.58), the Vegetation Management Standards (VMS) manual and city Public Works standards, found here:

<https://www.cityofpuyallup.org/1445/100---Roadway>

- *Standards 01.02.02, 01.02.03, 01.02.04, 01.02.08A*

Response: Please refer to the landscape plan.

Over head power exists on the front of the site; please choose from the Class I trees in the VMS

Response: Please refer to the landscape plan.

Root barriers, in accordance with city standards, are required for all street trees. 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.

Response: Please refer to the landscape plan.

Street tree soil requirements. See section 8.2 of the VMS. Copy and paste the applicable section for street tree top soil and place on plans as requirement to meet the city standards.

Response: Please refer to the landscape plan.

Street Tree Mix. A mixture of street tree species and genera shall be provided throughout site-specific developments to provide visual interest and to ensure that a mixture of tree species are used throughout the city, as follows:

- *For projects involving one (1) to three (3) trees, one (1) species may be used*
- *For projects involving four (4) to eight (8) trees, at least two different species and/or cultivars of trees shall be included. Trees in this category can be of the same genus but shall be of differing cultivars.*
- *For projects involving nine (9) to fifteen (15) trees, at least three (3) different trees (all of differing genus) shall be used.*
- *For projects involving sixteen (16) or more street trees, at least four (4) different trees (all of differing genus) shall be used. Where a minimum of 8.5 planter strip or larger exists, a minimum of 25 percent of these trees shall be evergreen conifer.*

Response: Please refer to the landscape plan.

Section 12.11 of the VMS lists prohibited street tree species.

Response: Please refer to the landscape plan.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated September 17, 2021. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Respectfully,



Cara Visintainer, P.E.
Senior Project Engineer

CV/am
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enc: As Noted
cc: