BARGHAUSEN

February 15, 2022

City of Puyallup
Permit Center
Engineering Division
333 South Meridian
Puyallup, WA 98371

RE: Responses to Comments
Best Parking Lot Cleaning Site Improvements
2412 Inter Avenue Puyallup, Washington 98372
Our Job No. 20630

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter received on January 13, 2022. Enclosed are the following documents for your review and approval:

1. One (1) Revised Set of Civil Drawings prepared by Barghausen Consulting Engineers dated February 10, 2022

2. One (1) Revised Set of Landscape Drawings prepared by Barghausen Consulting Engineers dated February 10, 2022

3. One (1) Revised Stormwater Site Plan prepared by Barghausen Consulting Engineers dated February 10, 2022

4. One (1) Geotechnical Report prepared by Earth Solutions dated August 3, 2021.

5. One (1) Completed SEPA Checklist dated February 7, 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:

Planning Review

- *The applicant needs to resubmit under the SEPA checklist to complete SEPA review prior to Planning approval of the civil permit. Please resubmit revised site plan and SEPA checklist updated to match current design to Permitcenter@puyallupwa.gov, Re: resubmittal P-20-0015.*

  Response: The SEPA Checklist and attachments have been updated and included with a separate submittal**.**

- *Planning staff supports Water Division request for a dedicated water filling site and will consider this issue under the SEPA review as a mitigation condition. The use of the hydrant (overflow spillage in the ROW) has also caused roadway damage and flooding conditions on properties to the north.*

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Response: The owner has prepared a response letter to this comment to document that the fire hydrant use has been discontinued and all filling/loading is now done within the gates of the Pro-Vac yard. Please see attached letter.

- *Adjust the tree planting plan to meet the 10' requirements from the water department notes. This appears to require adjustment of the street tree location by 2.5' to the south slightly.*

  Response: The tree locations along the north side of the site have been adjusted to be minimum 10 feet away from the water line.

- *5. Intermix a large conifer tree species in with a large shade tree in the landscape islands, per city landscape islands requirements. 50% of the parking lot trees must be evergreen conifer*

  Response: Evergreen conifer trees have been substituted for deciduous trees so there are at least 50% of the parking lot trees are evergreen.

- *6. Please add solid lines and call outs on the landscape plan sheet indicating where the contractor is required to install root barrier panels.*

  Response: Solid lines have been added where root barriers are required. All trees are more than 5 feet away from underground utility lines; however, root barrier was added in one place where the dimension is exactly 5 feet to a utility line.

- *7. Native plants of specific type are required in the storm pond per city design requirements. See below.*

  Response: We have revised the storm water facility area planting to conform to the city design requirements.

- *8. Add a 6' planted perimeter landscape buffer to the pond on the west side of the pond area.*

  Response: A 6-foot-wide perimeter landscape buffer has been added to the west side of the pond area – west of the fence.

- *Storm pond landscaping standards must be adhered to:*

  SLD-02 - Landscaping in storm water control facilities (Implementing standards - PMC 20.58.005 (3) code requirement). Landscaping of storm water ponds and other storm water control or treatment facilities (e.g., rain gardens, bio-swales, bio-filtration cells, etc.) shall be designed to use native and/or climate adaptable plant materials to provide 100% ground coverage and 75% visual coverage within five (5) years of installation. In order to reduce maintenance requirements, the use of turf lawn is prohibited in these areas, unless part of a water treatment structure (e.g., bio-swale) where grass is required by the project engineer for water quality treatment purposes.

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Ground covers shall be spaced at 18" intervals and shrubs at 3-5' intervals, or as specified by the project landscape architect, to meet the 100% ground coverage and 75% visual coverage requirement within five (5) years. Groupings or clusters of native evergreen and native deciduous trees shall be integrated into the overall design. NW native shrubs and ground cover plant species that provide a native, wildflower-rich landscape area that utilizes native plant species that bloom in successive timeframes throughout the growing season shall be used in all storm pond areas.

This is intended to promote local biological diversity and provide pockets of landscape area to benefit pollinator species. Selections from the following shrub species, in addition to other acceptable native plants the meet the criteria of providing blooming plants throughout the growing season, may be utilized to meet the SLD-02 requirements:

10. *Early season (April/May):*
    a. *Osoberry (Oemlaria cerasiformis)*
    b. *Oregon grape (Mahonia aquifolium)*
    c. *Evergreen Huckleberry (Vaccinium ovatum)*
    d. *Red elderberry (Sambucus racemosa)*
11. *Early/Mid-season (May/June):*
    a. *Ninebark (Physocarpus capitatus)*
    b. *Twinberry (Lonicera involucrate)*
    c. *Red Flowering Currant (Ribes sanguineum)*
    d. *Snowberry (Symphoricarpos albus)*
12. *Mid-season (June/July):*
    a. *Nootka rose (Rosa nutkana)*
    b. *Mockorange (Philadelphus lewisii)*
    c. *Rugosa rose (Rosa rugose)*
13. *Late season (August+):*
    a. *Douglas spirea (Spiraea douglassi)*
    b. *Oceanspray (Holodiscus discolor)*

Response: Storm pond landscaping has been updated.

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Engineering Traffic Review

- *Sight distance analysis needs to be updated based on the future curb alignment across frontage. Future roadway width will be approximately 40ft wide, measure 14.5ft back from the future face of curb offset. Shift the proposed fence farther from Inter Ave to avoid conflicts ~5ft. Adjust Street tree placement accordingly.*

  Response: The driveway site distances on sheet C10 have been updated to show the conditions for the future roadway width.

- *Swing gates must open toward site (not out to street)*

  Response: The swing gates are shown opening toward the site, please reference sheet C6.

- *Verify Scale on landscaping plans*

  Response: The landscape and irrigation plan scales have been corrected. Both are 1”=20’.

- *Half-Street improvements – pavement section needs to be 01.01.04 (Commercial Collector)*

  Response: Paving hatches on C6 (Civil Site Plan) differentiate the onsite paving and the ROW paving. City Standard 01.01.04 has been included on sheet C10 (called out with Keynote 5 on C6).

Engineering Civil Review

- *Page 70 of Stormwater Site Plan (size the emergency overflow spillway) says Let H=0.5 but 0.3 is used in the calculation. If 0.5 is used a negative number results. Clarify.*

  Response: The text error has been revised to read “Let H = 0.3 feet”; please see page 70 of the revised SSP.

- *SHEET C3 - Using the future permanent detention facility as a temporary detention facility during construction could impact the condition through siltation or erosion. Permanent facilities shall be repaired and restored to the inspector's satisfaction prior to removing temporary ESC measures if damaged during construction.*

  Response: The pond note (‘PD’) in the TESC Schedule, sheet C3 has been revised to include directions for repair in the case of damage.

- *The Best Parking Lot Cleaning business requires filling the tanks of their mobile equipment with water on a daily basis. Removing the existing hydrant meter from the public fire hydrant on Inter Ave does nothing to solve the problem of having a reliable metered filling site for all their equipment. It is well past time to install a permanent on-site water filling station. This would require a 3-inch water service protected by an above ground RPBA. See City Standard details 03.03.03 3"-4"-6" Water Service, and 03.04.03 3" and above Reduced Pressure Backflow Assembly for installation requirements.*

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- **Response:** The owner has prepared a response letter to this comment to document that the fire hydrant use has been discontinued and all filling/loading is now done within the gates of the Pro-Vac yard. Please see attached letter.

- *SHEET C6 - Remove reference to Geotechnical Engineer recommendations for paving from Construction Callout 1 or revise Geotechnical Report to include recommendations.*

  Response: The geotechnical engineer (Earth Solutions NW LLC) has provided pavement recommendations in their letter dated August 3, 2021 under job number ES-6481.01. The pavement section was included on sheet C10 and references the geotechnical engineer's report accordingly.

- *SD pipe sweeps/90's directly behind the existing structure. Verify by potholing and field correct.*

  Response: A note has been added to sheet C7 for the contractor to field verify the location of CB #6.

- *SHEET C9 - Flow control manhole detail describes TOR as 63.5 and the plan proposes a rim elevation of 63.88. Clarify or revise.*

  Response: The location of CB #1 has been revised to allow for appropriate clearances.

- *SHEET C10 - Replace thicknesses in paving detail with thickness from C.O.P. cross section (City Detail 01.01.04) or replace detail with City Detail 01.01.04. Annotate City Detail to show that frontage and road width shall be as depicted on plans.*

  Response: This comment was deemed N/A during our phone conversation – David Fillmore (BCE) to Jamie Carter (City) on 01/24/2022. Paving hatches on C6 (Civil Site Plan) differentiate the onsite paving and the ROW paving. The City details on C10 (called out with keynote 5) are sufficient for the paving required in the ROW. The paving section created for the project site on C10 (called out with keynote 1) is for onsite paving only and based on the Geotech's recommendations.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated January 13, 2022. 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.

Sincerely,

Jason Hubbell, P.E.
Senior Project Engineer

JGH/sdb
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enc: As Noted