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July 2, 2023

City of Puyallup
333 South Meridian Street
Puyallup, Washington 98371

Re: Farris Short Plat Lot 2 Improvements – Revised Plans
B-20-0741
AGC Job # 2349
Project P-15-0024

Please find attached our resubmittal of revised civil plans in response to comment notice dated 2/3/23 and follow-up discussions. This submittal consists of:

- Revised building plans
- revised civil plans
- drainage report
- revised proposed access easement covenant
- revised proposed storm easement covenant
- proposed water easement covenant

Following are our responses to review comments.

BUILDING REVIEW

- It appears the house configuration was modified with the site plan revision. If the garage was flipped to the new approach submit new plans to support the change. This could have changed the foundation design, structural elements, plumbing, truss layout etc. Provide new plans to support the changes proposed with flipping the house.
 - Revised building plans are included with this submittal.

ENGINEERING REVIEW

- The City Attorney has determined that it is not appropriate for a property owner to grant easement rights to themselves since the property owner already has the underlying property rights. Instead, there are two options for recording the easement areas depicted on permit application B-20-0741:
 1. Amend short plat P-180060, AFN 201902055001 to add and adjust the existing and proposed easements. This is strongly suggested.
 2. Record all new and existing easements as covenant easements. It is important to note that a covenant easement obligates the owners to include the easement that complies with the covenant in the deed when the property is sold to a new owner.

Please let me know if you decide to amend the short plat.



- The applicant has decided to record the new and existing easements as covenant easements.
- Otherwise, we reviewed your submitted easements/covenant easements and had the following comments for each:
 1. Ingress/egress easement per AFN 202012170856.
 2. Water Easement per AFN 2020012170855.
 3. New Covenant Storm Drainage Easement.
 - Covenant easements revised per comments.

ENGINEERING STORM REVIEW

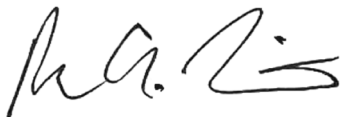
- Provide storm pipe crossing information [site plan, pg 4]
 - Added pipe crossing information.
- Provide a detail for the proposed filter strip. The project may utilize figure V-9.4.9 from the DOE manual [site plan, pg 5]
 - Detail added.
- Include a detail for the proposed type 1 catch basin. Be sure to provide an 18" sump and upturned elbow or tee. The project may utilize city standard detail 02.05.02 [site plan, pg 5]
- Provide a detail for the proposed yard drain, ensure an 18" sump and upturned elbow and tee are installed. [site plan, pg 4]
 - Type 1 detail and tee riser detail added, although there is nothing in the details or manual that indicate the riser tees are required.
- No fill or cut side slopes shall be steeper than 2H:1V unless a geotechnical report dictates otherwise. The provided geotech report does not mention that a slope cut of 4H:1V can be constructed. Revise accordingly. [site plan, pg 4]
 - The design slope of 4:1 is flatter than the maximum slope of 2:1 so no revision is necessary.

DRAINAGE REPORT

It appears that the previous version of the drainage report was reviewed. The latest version addresses both comments from page 11.

If you have any questions or desire further information, please contact me.

Sincerely,



Robert Trivitt, P.E.
Project Manager
rob@mailagc.com.

