



P.O. Box 949, Gig Harbor, WA 98335  
4706 97<sup>th</sup> St. NW, Suite 100  
Gig Harbor, WA 98332

Phone: 253-857-5454  
Fax: 253-509-0044  
Email: [info@contourpllc.com](mailto:info@contourpllc.com)

**CIVIL ENGINEERING ♦ SURVEYING ♦ LAND PLANNING**

November 17, 2023

City of Puyallup  
Engineering Division  
333 S. Meridian  
Puyallup, WA 98371

SUBJECT/RE: Valley Avenue Yard – 1<sup>st</sup> Comment Response Letter  
Civil Construction Permit Review – Permit #PRCCP20231180  
Contour Project #21-247

Please see the below responses to the Development Review Team (DRT) comment letter dated October 16, 2023. The following items are included for review with this comment response letter:

1. One (1) copy of the revised Civil Plans, prepared Contour Engineering, LLC, dated November 17, 2023.
2. One (1) copy of the revised Landscape Plans, dated November 7, 2023.
3. One (1) copy of the revised Drainage Report, prepared by Contour Engineering, LLC. November 17, 2023.
4. One (1) copy of the Revised SWPPP, prepared by Contour Engineering, LLC dated November 17, 2023.
5. One (1) copy of the Revised O&M Manual, prepared by Contour Engineering, LLC, dated November 17, 2023
6. One (1) copy of the revised Engineering Estimate of Cost Breakdown form
7. One (1) copy of the Revised – License Use of Property – Access Ramp Agreement form
8. One (1) copy of the Draft – Gate Conditions Agreement Letter

**CORRECTIONS:**

**Planning Review**  
**Rachael Brown – (253) 770-3363**

1. Comment: To avoid conflicts between underground and overhead utilities and trees as they grow and mature, please review the VMS tree installation standards table for required distances from various utilities and improvements. Utilities shall be relocated where they conflict with required landscaping or comment response letter will address why utilities cannot be relocated to avoid conflicts with required landscaping.

**Response:** The Landscape Plans were reviewed and revised for compliance with the Vegetation Management Standards (VMS). A note was added/revised on sheet L1 to specifically state that there will be no evergreen trees under power lines, and only small scale, native trees will be planted along the southern property line, near/under the existing overhead power lines.

2. Comment: Relocate all stormwater system pipes out of the required landscape islands or provide justification for why it is infeasible to locate them elsewhere on the site. [Civil, Sheet C2]

**Response:** The stormwater system pipes need to be inside the landscape area along the south end of the site because of the selected water quality unit, BioPod Biofilter System. The BioPod unit has a curb inlet that collects the stormwater runoff and conveys the treated water out the side of the unit. The existing city storm system in the area of the site is fairly shallow and so we are limited in the depth of the detention system. This water quality unit was selected because it allows the stormwater drainage system to be as shallow as possible to utilize gravity to convey the runoff to the detention and to City's storm system. We will revise our plan to swap out the currently proposed units with the units that support tree growth to fit better with the landscaping requirements.

3. Comment: Please estimate the total topsoil 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 topsoil required and specified on plans at the time of final inspection.

**Response:** We anticipate there will be approximately 250-300 cubic yards of topsoil required within the sites landscaping areas to meet the 8" minimum. The landscape plans have been revised with an additional note on sheet L2, stating that during excavation activities, the existing onsite topsoil will be stockpiled on the project site, to be used in the landscape planters and landscape areas throughout the project site. The existing topsoil is good quality, undisturbed Puyallup Valley topsoil, and the existing topsoil is not allowed to be used as structural fill for the developed/paved areas. The anticipated amount of excavated/cut soil from the site was over 700 cubic yards, so there will be plenty of good topsoil to add to the landscape areas. No topsoil will be imported to the project site.

### **Public Works Collection Review**

**Josh Grbich – (253) 841-5560**

1. Comment: An additional CB should be placed at the back of the new ROW to distinguish ownership transfer of the stormwater system. [Civil Plans, Sheet C8]

**Response:** An additional catch basin has been added behind the new ROW line.

2. Comment: The private force lateral shall terminate to gravity at this point. Use standard detail 04.05.01, install cleanout at edge of property and run epoxy coated ductile iron 6-inch lateral to manhole connection. Keep lateral as deep as possible while achieving 2 percent slope. [Civil Plans, Sheet C13]

**Response:** A gravity sewer line is not feasible in this area because of how shallow the depth of the existing sewer system is, as well as the two water service lines the proposed sewer line will have to cross. The outlet sewer pipe invert elevation is just over 3 feet below the surface and with water line requiring 3 feet of cover it is not feasible to place a gravity sewer line in the private easement area and meet the separation requirements while also achieving a 2 percent slope.

3. Comment: Additional utility crossings will occur at this point, show elevations and separation. An 18-inch storm pipe from the east, discharging to CB #11, is missing on these plans. [Civil Plans, Sheet C8]

**Response:** Water and Sewer crossings have been added along with the missing IE of the 18" storm pipe.

**Public Works Water Review**  
**Brian Johnson – (253) 841-5442**

1. Comment: Civil Sheet C14: Connect to existing 12-inch D.I. City water.

**Response:** Callout has been updated.

2. Comment: Civil Sheet C14: To limit length of water service run, set water meter to south property line.

**Response:** Water meter was moved as close to the south property line as possible.

3. Comment: Civil Sheet C14: 1-inch poly pipe, not 3/4-inch.

**Response:** Water lines have been updated to be 1-inch poly pipe.

4. Comment: Civil Sheet C14: Install a 3/4-inch above ground RPBA within 3-feet of back of meter setter

**Response:** An RPBA has been added within 3-feet of back of meter.

5. Comment: Civil Sheet C14: Installing 1-inch poly pipe can provide better water volume.

**Response:** Water line has been changed to be a 1-inch poly pipe.

**Engineering Civil Review**  
**Jamie Carter – (253) 435-3616**

1. Comment: Measured at approximately 2375 square feet. Clarify or correct units to square yards. [2023\_08\_10 Engineering Estimate of Cost Breakdown]

**Response:** Units have been corrected to be square yards.

2. Comment: Double check this number: 8,790 cubic yards is about 237,000 cubic feet. [2023\_08\_10 Engineering Estimate of Cost Breakdown]

**Response:** Number has been reviewed and is correct.

3. Comment: Separate off-site pipe from on-site pipe. [2023\_08\_10 Engineering Estimate of Cost Breakdown]

**Response:** Off-site and on-site pipe have been separated.

4. Comment: - Commercial projects require backflow protection. See notes from water department. An RPBA shall be required due to the existing wells on site. If it can be shown that all wells have been decommissioned to Pierce County standards and is documented as

such, then a DCVA may be installed instead. Include on plans and in estimate. [2023\_08\_10 Engineering Estimate of Cost Breakdown]

**Response:** RPBA has been added to plans and in the cost estimate.

5. Comment: Refer to City of Puyallup Design Standards 208.1 - Enclosures: All commercial projects that require stormwater mitigation shall provide a covered enclosure for garbage receptacles. The plans say 'bidder to design'. Complete approved design is required prior to permit issuance. [Civil Plans, Sheet C2]

**Response:** As discussed/confirmed with the Engineering reviewer via email, this project has an existing office use on site, which only generates small amounts of office related trash, and is serviceable via standard sized/individual garbage and recycling totes. These can/will be stored in the existing, to remain garage building as necessary. The dumpster/enclosure note has been removed from the plan set. The civil plans have been revised to provide a sanitary sewer stub for future connection near the front property line, behind the frontage perimeter landscape/screening, if a dumpster/enclosure was to eventually be needed on the project site.

6. Comment: Call out sawcut or other method of preserving concrete to remain. [Civil Plans, Sheet C2]

**Response:** Sawcut line and callout have been added to the demo sheet, sheet C.

7. Comment: Fix text overlap. Verify only pertinent data is shown here. [Civil Plans, Sheet C10]

**Response:** Overlapping text has been fixed.

8. Comment: Remove references to and project specific information for Bay Oaks Towers Project. Confirm annotations are for Valley Ave Contractor Yard. [Civil Plans, Sheet C11]

**Response:** References to Bay Oaks Towers project have been removed.

9. Comment: Note cut off. [Civil Plans, Sheet C13]

**Response:** Callouts have been adjusted to be cut off.

10. Comment: Correct typo (TYP) [Civil Plans, Sheet C5]

**Response:** Typo has been correct.

11. Comment: No detail 6 found on C15. [Civil Plans, Sheet C13]

**Response:** Detail callout has been updated to match the correct details on sheet C15.

12. Comment: On the plans these 'top manifolds' are shown as the same elevation as the other inverts in the manholes. Adding 26.36 inches to bottom of chamber would result in an elevation of 37.59 which would provide the elevated bypass manifold. [Civil Plans, Sheet C11]

**Response:** Manifold inverts have been corrected to 37.59 and are reflected on the drainage plan.

13. Comment: Include City of Puyallup Fire Reviewer Approval Stamp. Review Engineer can provide. [Civil Plans, Sheet C1]

**Response:** City of Puyallup Fire Reviewer Approval Stamp has been added to sheet C1.

14. Comment: All commercial water connections shall have back flow protection as specified in CoP Design Standards 302.2(1). [civil Plans, Sheet C14]

**Response:** An RPBA has been added to the waterline for backflow protection.

15. Comment: Liners shall be as detailed in manufacturer specifications. ADS Geosynthetics 601T for the non-woven geotextile inside of and outside of the liner (outside only if there is opportunity for puncture) and thermoplastic liner to protect from groundwater intrusion. [Civil Plans, Sheet C11]

**Response:** The note under the Valley Avenue Yard Project Specific Cross Section has been updated to state the type of geotextile that should be used.

16. Comment: LICENSE AGREEMENT: Page 3, Number 10 - remove language about the fence. The ramp will not be encumbered by the fence. Starting with "Furthermore, the City shall...." through the end of the bullet.

**Response:** The license agreement has been revised as requested. A revised copy has been included with this resubmittal for further review.

17. Comment: LICENSE AGREEMENT: Update personnel. We sent you an old document. The City Manager is Steve Kerkelie, the City Clerk is Dan Vessels, and the attorney uses the full name Joseph N. Beck. These changes can also be made by the city prior to finalizing the permit and agreement.

**Response:** The license agreement has been revised as requested. A revised copy has been included with this resubmittal for further review.

18. Comment: O&M MANUAL: Page 1/183 - Correct refence from Sumner to Puyallup.

**Response:** Corrected reference.

19. Comment: O&M MANUAL: No Drainage Plan found in Appendix A.

**Response:** The Drainage plan has been added to Appendix A.

20. Comment: O&M MANUAL: Remove irrelevant portions from Appendix D. It is too difficult to locate pertinent information for the future owners. Customize.

**Response:** Removed irrelevant portions of Appendix D

21. Comment: STORM WATER POLLUTION PREVENTION PLAN: Page 3/55 - Correct parcel numbers and address.

**Response:** Parcel numbers and address have been corrected.

22. Comment: STORM WATER POLLUTION PREVENTION PLAN: Projects over 1 acre will require a CESCL. Correct language on Page 11/55.

**Response:** Page has been updated to include a CESCL.

23. Comment: STORM WATER POLLUTION PREVENTION PLAN: Not consistent with plans. See sheet C10, Outlet Control Structure table. [STORMWATER REPORT, Page 9/136]

**Response:** Report has been updated to reflect the correct outlet control structure information.

24. Comment: STORM WATER POLLUTION PREVENTION PLAN: Correct parcel numbers and addresses. [STORMWATER REPORT, Page 3/136]

**Response:** Parcel numbers and addresses have been corrected.

25. Comment: SEPTIC and WELL: Provide TPCHD approval of decommissioning. They are the reviewing agency.

**Response:** As discussed with the Engineering reviewer, the existing septic system and well will be decommissioned during site development/construction activities. The required TPCHD decommissioning approval documents for both the septic system and well will be provided to the City of Puyallup prior to final inspection approval and receipt of certificate of occupancy.

26. Comment: Projects over one acre shall provide a temporary detention facility. [Civil Plans, Sheet C3]

**Response:** Temporary sediment pond has been added to sheet C3.

27. Comment: Switching to a 6-inch gravity line at the ROW will cause more utility conflicts and require more restoration. Provide details including restoration, pipe crossings, ADA considerations and protection of existing utilities that coincide with the new proposed 6 inch gravity line. [Civil Plans, Sheet C13]

**Response:** A gravity sewer line is not feasible in this area because of how shallow the depth of the existing sewer system is and the two water service lines the proposed sewer line will have to cross. The outlet sewer pipe invert elevation is just over 3 feet below the surface and with water line requiring 3 feet of cover it is not feasible to place a gravity sewer line in the private easement area and meet the separation requirements while also achieving a 2 percent slope.

28. Comment: What is planned for the area between the landscaping and the edge of asphalt? It is currently vegetated and a relic of a drainage ditch and an established drainage course. Without the installation of curb, gutter and sidewalk this area will receive water from the road and will be expected to function properly which may require reconstructing/preserving the ditch and installing a culvert underneath the proposed driveway. If necessary an on-site or on-line meeting can be arranged to discuss. [Civil Plans, Sheet L1]

**Response:** The existing conditions in the right-of-way along the project's frontage will remain, planted (and replanted as necessary) with grass. The landscape plans have been revised to show grass, and they note that areas of existing impervious that are removed (existing residential driveways) will be repaired via adding grass seed mix. There is an existing raised

asphalt edge along Valley Ave that prohibits water from the public road flowing onto the project site.

29. Comment: Include City of Puyallup Roadway Notes on plans.

**Response:** City of Puyallup Roadway Notes have been added to sheet C8.

30. Comment: Provide new location of mailbox on plans and coordinate new location with the P.O. if necessary.

**Response:** A new/replaced mailbox will be mounted on the east facing exterior wall of the south(office) building facing Valley Avenue. A note has been added to the site plan.

### **Engineering Traffic Review Bryan Roberts – (253) 841-5542**

1. Comment: Per previous coordination, provide a draft agreement that requires the gate will remain open during normal operating hours [CIVIL SHEET C2]

**Response:** A draft copy of the gate agreement has been prepared and included with this resubmittal for review.

2. Comment: Provide entering sight distance analysis per City standards. Identify any sight obstructions and show any off-site private property that may be impacted by sight lines. Given the anticipated truck volume at this driveway, assume 18ft setback from edge of road. [CIVIL SHEET C2]

**Response:** Sight distance analysis sheet and an associated note has been added to the plan set.

3. Comment: Remove existing driveway. [CIVIL SHEET C2]

**Response:** Existing driveways have been removed from this sheet.

4. Comment: Remove existing driveway. [CIVIL SHEET C2]

**Response:** Existing driveways have been removed from this sheet.

5. Comment: Verify landscaping does not have sight distance obstructions. Given the anticipated truck volume at this driveway, assume 18ft setback from edge of road for sight distance analysis. [Landscape L1]

**Response:** The sight distance triangle lines have been added to both of the civil and landscape plan sheets. As shown, there is no conflict/obstruction with sight distance and proposed landscape areas and plant types. The sight distance lines do not cross into the landscape areas along the project site frontage.

6. Comment: Verify this area along entire frontage will remain passable for pedestrians [CIVIL SHEET C2]

**Response:** The project frontage will remain passable for pedestrians. The frontage &

dedicated ROW area will remain as grass and will be repaired/reseeded as necessary with grass. Existing residential driveways will be removed, and one (1) new driveway approach will be installed. The landscape plans have been revised to show grass and note that areas of removed impervious will be repaired as necessary with grass.

7. Comment: Remove existing driveway. [CIVIL SHEET C2]

**Response:** Existing driveways have been removed from this sheet.

8. Comment: Will this area between road and landscaping have gravel to maintain pedestrian access along frontage? [Landscape L1]

**Response:** As discussed above, the existing conditions in the right of way along the project site frontage include grass. Grass will remain, no gravel will be provided. It will remain accessible to pedestrians.

#### **CONDITIONS:**

1. Condition: A Performance Bond must be received by the City of Puyallup prior to permit issuance. The Performance Bond shall be 150% of the estimated cost of work in the ROW per the approved cost estimate received prior to plan approval (attached in CityView Portal under Documents & Images section). See <https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal> for more information. (ENGINEERING DIVISION)

**Response:** Acknowledged.

2. Condition: Certificate of Insurance/CG2012 must be received prior to issuance (ENGINEERING DIVISION)

**Response:** Acknowledged.

3. A Clear, Fill and, Grade Bond must be received by the City of Puyallup prior to permit issuance. The amount of the bond shall not be less than the total estimated construction cost of the interim and permanent erosion and sediment control measures per the approved cost estimate received prior to plan approval. See <https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal> for more information. (ENGINEERING DIVISION)

**Response:** Acknowledged.

4. Condition: An approved double check valve assembly (DCVA) backflow device is required to be installed on the commercial water service per City Standard Detail 03.04.01. For more information, visit <https://www.cityofpuyallup.org/1131/Backflow-Prevention-Cross-Connection>.

Upon approval of the installation by the city inspector, the backflow device shall be tested by a Washington State certified backflow assembly tester, and the test report results shall be submitted to the City prior to occupancy of the building. (ENGINEERING DIVISION)

**Response:** Acknowledged.



5. Condition: Provide decommissioning paperwork for well and septic tank and drain field that has been stamped and approved by TPCHD. (ENGINEERING DIVISION)

**Response:** Acknowledged. As discussed in the above civil engineering comment responses, decommissioning will occur/be completed during site development, and the approved decommissioning paperwork for the septic system and the well will be obtained from TPCHD and provided to the City of Puyallup prior to final inspection/approval and receipt of the certificate of occupancy.

Should you have any questions or require additional information, please contact me at [Patrick.Hopper@contourengineeringllc.com](mailto:Patrick.Hopper@contourengineeringllc.com) or (253) 236-3151. Thank you.

Sincerely,

*Patrick Hopper*

Patrick Hopper  
Land Planner II

CC: Kermit Jorgensen, 1124 Valley Ave, LLC  
Kathy Owens, Nature by Design, Inc.  
Brett Allen, P.E., Contour Engineering, LLC  
Kyle Mauren, P.E., Contour Engineering, LLC  
Connor Jost, Contour Engineering, LLC  
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