

CES ♦ NW
INCORPORATED
CIVIL ENGINEERING & SURVEYING

December 21, 2023

City of Puyallup
Development Services Center
333 South Meridian
Puyallup, WA 98371

Dear City of Puyallup Staff:

On behalf of our client, HC Homes LLC, we are resubmitting revisions to Building Permit PRRNSF20230918 & PRRNSF20230919 and supporting documents. Below are the comments as written, with a response explaining how each comment was addressed.

Engineering Review Linda Lian

1. Site plan cannot be approved until the stormwater report is approved and all requirements are verified between the two documents. [Site plan Sheet 1 of 3]

Response: *Understood.*

Engineering Storm Review Lance Hollingsworth

1. Include why the infiltration trench is not feasible for the other duplex. Include feasibility narrative on downspout dispersion for lot 2. [Storm Report, Page 9]

Response: *Revised storm report per comment.*

2. A feasible bmp has not been identified in the "other hard surface category" analyze each bmp in the list and cite infeasibility criteria from the manual for each. [Storm Report, Page 9]

Response: *Revised storm report per comment.*

3. Expand on permeable pavement infeasibility. Cite specific infeasibility criteria from Manual. shallowest groundwater is stated at 6.7 feet BGS. permeable pavement criteria is 1 foot below bottom layer. [Storm Report, Page 9]

Response: *Revised storm report per comment.*

4. Fill out the flowchart circling the yes or no describing the site thresholds. {Storm Report, Page 7]

Response: *Revised storm report per comment.*

5. Provide a filled out Figure I-3.5 Flow Chart for Determining Wetland Protection Level Requirements from the Ecology Manual. [Storm Report, Page 10]

Response: *Revised storm report per comment.*

6. Provide O&M Manual. [Storm Report, Page 10]

Response: *O&M Manual provided with current submittal.*

7. Provide inspection forms and site log [SWPPP, Pg 41]

Response: *As stated in Appendix D, this project is not subject to the NPDES permit therefore Appendix E (inspection and site log book) is not applicable. The site log book the City requested for would include the inspections, a copy of the general permit and the coverage letter as issued by Ecology. Since none of these exist, the only document required to be retained on site is the SWPPP.*

8. Provide SWPPP BMP details [SWPPP, Pg 44]

Response: *The BMPs have been added to Appendix G.*

9. The City uses the CityView Online Permit Portal to schedule inspections. There is no inspection line to call. [Site Plan, Sheet 1 of 3]

Response: *Revised plans per comment.*

10. Request for inspections online. Note, Contractor must be a portal user to request inspections [Site Plan, Sheet 1 of 3]

Response: *Revised plans per comment.*

11. Add approximate grading cut/fill quantities in CY. [Site Plan, Sheet 1 of 3]

Response: *Revised plans per comment.*

12. Reference short plat amendment where storm easement is recorded. [Site Plan, Sheet 1 of 3]

Response: *Revised plans per comment.*

13. Low spots are draining toward landscaping instead of catch basin. [Site Plan, Sheet 1 of 3]

Response: *Finish grade spot elevations previously provided create an inverted crown for the shared driveway access that drains to CB#1. As noted as been added to plans providing further information on the construction of the shared driveway access.*

14. Add clean out in perf pipe of interceptor trench Minimum spacing between structures is 100 feet. [Site Plan, Sheet 1 of 3]

Response: *Revised plans per comment.*

15. Add roof drain min slope and lengths. Add cleanouts as needed to achieve min 100' spacing [Site Plan, Sheet 1 of 3]

Response: *Revised plans per comment.*

16. Add inlet protection on all proposed inlets if used during construction [Site Plan, Sheet 1 of 3]

Response: *Revised plans per comment.*

17. Add stormwater notes per City Design Standards Section 207. [Site Plan, Sheet 3 of 3]

Response: *Revised plans per comment.*

18. Add Type 1 Catch Basin Detail 02.01.02. [Site Plan, Sheet 3 of 3]

Response: *Revised plans per comment.*

19. Add Storm Drain Cleanout Detail 02.01.09. [Site Plan, Sheet 3 of 3]

Response: *Revised plans per comment.*

20. Add Downspout Infiltration Trench Detail 02.05.01. [Site Plan, Sheet 3 of 3]

Response: *Revised plans per comment.*

21. Add Trash Rack Detail 02.02.03. [Site Plan, Sheet 3 of 3]

Response: *Revised plans per comment.*

22. Callout trash rack [Site Plan, Sheet 3 of 3]

Response: *Revised plans per comment*

23. Show energy dissipater dimensions. See COP Detail 02.02.02 for reference. [Site Plan, Sheet 3 of 3]

Response: *Revised plans per comment.*

24. Add 811 call before you dig note [Site Plan, Sheet 1 of 3]

Response: *Revised plans per comment.*

25. Add FEMA floodplain note [Site Plan, Sheet 1 of 3]

Response: *Revised plans per comment.*

26. Add to narrative how Effective impervious surfaces towards MR 7 was reduced to under 10,000, thus making MR 7 no longer required. The manual's glossary lists 3 criteria that is needed to reduce effective impervious surface. This project appears to have some of these criteria. [Storm Report, Page 9]

Response: *Revised storm report per comment.*

27. Effective impervious surfaces towards MR 7 was reduced to under 10,000 sf so this sentence is not applicable [Storm Report, Page 10]

Response: *Revised storm report per comment.*

28. General protection and protection from pollutants is still required. Add to narrative how the project will meet the criteria for each level of protection required. Add additional protection measures to site plan as required. [Storm Report, Page 10]

Response: *Revised storm report per comment.*

29. Label Wetland with Category. [Site Plan, Sheet 1 of 3]

Response: *Revised plans per comment.*

30. Show on plans additional wetland protection measures as applicable from stormwater report. (General protection and pollutant protection measures) [Site Plan, Sheet 1 of 3]

Response: *Wetland buffer sign detail added to plans and its installation called out on the plans per comment.*

Planning Josh Kubitza

1. Perimeter of wetland buffer shall be staked every 50 ft with permanent buffer signs. Mark on site plan and include required detail. Detail available for download at www.cityofpuyallup.org/1591/Master-Document-List. Signs will be provided by City of Puyallup at no charge. Contact Planner for more details.

Response: *Noted, the buffer will be staked every 50' with buffer signs per the City of Puyallup sign posting detail added to sheet C3 for each building permit plan set.*

2. Additional Submittal Item Required: The project is located in the Downtown Design Guidelines Review Area. The project is therefore subject to design review by the Design Review and Historic Preservation Board (DRHPB) because it meets one of the following scopes of work: all new development projects of any size; or exterior alterations, redevelopment or additions to existing buildings that affect: 25% of an exterior elevation that is a street or alley-facing façade; or 50% of an exterior elevation that is facing a side lot line or adjacent property; buildings constructed prior to 1949. Additional thresholds apply to RM zoned parcels. See the Downtown Design Guidelines (DDGs) pg. 4-5 for more details. This design review is a separate permit application. The application form can be downloaded from the City website here: www.cityofpuyallup.org/DocumentCenter/View/12898/Downtown-Design-Review-Application_2020. Please submit this application form through the City's online permit portal by applying for the Planning permit called "Downtown Design Review". The Downtown Design Guidelines can be downloaded at www.cityofpuyallup.org/DocumentCenter/View/1362/Downtown-Design-Guidelines-. Your project will be reviewed by the Board who will approve, approve with conditions or deny your application. You can schedule a pre-application meeting with the Board to receive early feedback before proceeding into the formal design review process. Contact the case planner for further details. Your design review meeting with the Board cannot be scheduled until your land use permit, if one is required for your project, has been issued its first Design Review Team Comment (DRT) comment letter. Therefore, your design review permit will not be accepted until your land use permit has been submitted (again if one is required for your project). Planning is unable to approve building permit application until design review is complete.

Response: *Understood.*

3. No dispersion trenches, pipes or other storm facilities shall be allowed in the wetland buffer without an approved mitigation plan and hydroperiod analysis. See PMC 21.06.940 (1) (c) for requirements for stormwater facilities in wetland buffers. While you have relocated the stormwater in the out 25% of the wetland buffer, your resubmittal did not address PMC 21.06.940 (1) (c) requirements. In your resubmittal, please provide a response to PMC 21.06.940 (1) (c) (i) - (vi). If mitigation is required, please provide a mitigation plan for 3rd party review.

Response: *All proposed storm facilities have been removed from the wetland buffer area.*

Construction SWPPP

1. Provide inspection forms and site log Pg 41.

Response: *As stated in Appendix D, this project is not subject to the NPDES permit therefore Appendix E (inspection and site log book) is not applicable. The site log book the City requested for would include the inspections, a copy of the general permit and the coverage letter as issued by Ecology. Since none of these exist, the only document required to be retained on site is the SWPPP.*

2. Provide SWPPP BMP details SWPPP Pg 44.

Response: *The BMPs have been added to Appendix G.*

Stormwater Report

1. Fill out the flowchart circling the yes or no describing the site thresholds. Page 7.

Response: *Revised storm report per comment.*

2. Include why the infiltration trench is not feasible for the other duplex. Include feasibility narrative on downspout dispersion for lot 2. Page 9.

Response: *Revised storm report per comment.*

3. Expand on permeable pavement infeasibility. Site specific infeasibility criteria from manual. Shallowest groundwater is stated at 6.7 feet BGS. Permeable pavement criteria is 1 foot below bottom layer. Page 9.

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4. A feasible bmp has not been identified in the “other hard surface category” analyze each bmp in the list and cite infeasibility criteria from the manual for each. Page 9.

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5. Add to narrative how effective impervious surfaces towards MR 7 were reduced to under 10,000, thus making MR 7 no longer required. The manual's glossary lists 3 criteria that are needed to reduce to effective impervious surface. This project appears to have some of these criteria, Page 9

Response: *Revised storm report per comment.*

6. Provide a filled out figure I-3.5 Flow chart for determining wetland protection level requirements from the Ecology Manual Page 10.

Response: *Revised storm report per comment.*

7. Effective impervious surfaces towards MR 7 was reduced to under 10,000 sf so this sentence is not applicable. Page 10.

Response: *Revised storm report per comment.*

8. Provide O&M Manual. Page 10.

Response: *O&M Manual provided with current submittal.*

9. General protection and protection from pollutants is still required. Add additional protection measures to site plan as required. Page 10.

Response: *Wetland buffer sign detail added to plans and its installation called out on the plans per comment.*

Lot 1 Site Plan

Sheet 1

1. Label Wetland Category.

Response: *Revised plans per comment.*

2. Reference short plat amendment where storm easement is recorded.

Response: *Revised plans per comment.*

3. Show on plans additional wetland protection measures as applicable from stormwater report. General protection and pollutant protection measures.

Response: *Wetland buffer sign detail added to plans and its installation called out on the plans per comment.*

4. Add inlet protection on all proposed inlets if used during construction.

Response: *Revised plans per comment.*

5. Add cleanout in perf pipe of interceptor trench between structures is 100 feet.

Response: *Revised plans per comment.*

6. Add FEMA floodplains note.

Response: *Revised plans per comment.*

7. Add 811 Call before you dig note.

Response: *Revised plans per comment.*

8. Add approximate grading cut/fill quantities in CY.

Response: *Revised plans per comment.*

9. Low spots are draining toward landscaping instead of catch basin.

Response: *Finish grade spot elevations previously provided create an inverted crown for the shared driveway access that drains to CB#1. A noted as been added to plans providing further information on the construction of the shared driveway access.*

Sheet 3

1. Add stormwater notes per city design standards section 207.

Response: *Revised plans per comment.*

2. Add type 1 Catch Basin detail 02.01.02

Response: *Revised plans per comment.*

3. Add storm drain cleanout detail 02.01.09.

Response: *Revised plans per comment.*

4. Add downspout infiltration trench detail 02.05.01

Response: *Revised plans per comment.*

5. Add Trash Rack Detail 02.02.03

Response: *Revised plans per comment.*

6. Callout trash rack.

Response: *Revised plans per comment.*

7. Show energy dissipater dimensions See COP detail 02.02.02 for reference.

Response: *Revised plans per comment.*

Lot 2 Site Plan

Sheet 1

1. Show minimum flow path length.

Response: *Revised plans per comment.*

2. Label Wetland Category.

Response: *Revised plans per comment.*

3. Show on plans additional wetland protection measures as applicable from stormwater report. General protection and pollutant protection measures.

Response: *Wetland buffer sign detail added to plans and its installation called out on the plans per comment.*

4. Add roof drain min slope and lengths. Add cleanouts as needed to achieve min 100' spacing.

Response: *Revised plans per comment.*

5. Low spots are draining toward landscaping instead of catch basin.

Response: *Finish grade spot elevations previously provided create an inverted crown for the shared driveway access that drains to CB#1. A noted as been added to plans providing further information on the construction of the shared driveway access.*

6. Reference short plat amendment where storm easement is recorded.

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13. Add approximate grading cut/fill quantities in CY.

Response: *Revised plans per comment.*

Sheet 3

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Response: *Revised plans per comment.*

2. Add type 1 Catch Basin detail 02.01.02

Response: *Revised plans per comment.*

3. Add storm drain cleanout detail 02.01.09.

Response: *Revised plans per comment.*

We believe we have addressed all your comments. Please review and approve at your earliest convenience. Let me know if you have any additional concerns or need additional information.

Thank you,

Eric Oehler

Eric Oehler
Project Manager

Prepared by DM