

CES ♦ NW
INCORPORATED
CIVIL ENGINEERING & SURVEYING

May 30, 2024

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

**RE: Response to BPLC Properties LLC Civil Construction Permit Comments (E-20-0067)
(CES #20083)**

Dear City of Puyallup,

Thank you for the opportunity to respond to the City's May 20, 2024 comments for the BPLC Properties LLC, Civil Construction application under permit number E-20-0067.

Letter

Public Works Water Review, Jamie Carter, 253-435-3616, JCarter@puyallupwa.gov

- Civil Resub Sheet C6: Call out a 3/4-inch DCVA. Add City Standard detail 03.04.01 to the plan set.

Response: The DCVA is called out in Construction Callout #8 and the detail is included on Sheet C10.

Engineering Civil Review, Jamie Carter, 253-435-3616, JCarter@puyallupwa.gov

CIVIL PLANS

- Locate concrete washout 50 feet away from proposed and existing storm facilities. [Sheet C3, 20083 CIVIL SET, 2023_09_15 - RESUB].

Response: The Concrete washout has been relocated at least 50 feet away from all proposed existing storm facilities, depicted on Sheet C3.

COST ESTIMATE

- Include the OFF-SITE portion for the paving in the ROW. Also submit a pdf or screen shot of the grey box that calculates the inspection fee and required bond amount. On-site, off-site, and grey box all need to be submitted for review. Separate pdfs are acceptable, the sheet can be difficult to print.

Response: Because of restrictions on the City's excel file a pdf of the offsite calculations cannot be printed. So, a copy of the excel file is emailed to the reviewer directly. All requested information is included in the estimate.

- Include retaining walls for pond.

Response: The pond walls are included in the cost estimate.

- Include roadway excavation and haul for on and off site paving.

Response: Cost estimate includes roadway excavation and haul.

CIVIL PLANS

- Note still includes reference to liner. [CIVIL PLANS ONLY - RESUB, Sheet C3]
Response: The liner language has been removed from the PD note in the TESC Schedule.
- Move note to correspond with new overflow location. [CIVIL PLANS ONLY-RESUB, Sheet C6].
Response: The callout has been moved to the overflow spillway.
- Provide permit number, status and name of reviewer. [CIVIL PLANS ONLY-RESUB, Sheet C8]
Response: Blank spaces are included in the wall callout so the wall permitting information can be added once it is available.

STORM DRAINAGE REPORT

- Strike out this section and all other references to a liner for the pond. [Storm Drainage Report, 2023_12_22-RESUB, Page 94/96].
Response: The comment is on the soil grain analysis from the geotechnical engineer's report. The pond liner is not mentioned in the storm report and is removed from the civil plans.
- Mitigated Routing model input says 334 feet by 28 feet. Clarify dimensions and make consistent across plans, reports and model. [Storm Drainage Report, 2023_12_22, Page 7/96]
Response: The pond is trapezoidal with a bottom area of 9,374 square feet. The bottom dimensions of 334-feet by 28-feet has an area of 9,352 square feet so no changes are needed to the model.

CIVIL PLANS

- These two sections do not match. The City detail for a 36 foot public roadway shall be the target cross section, with the understanding that the road is in poor condition and that field adjustments or collaboration with the city may be required during construction. Remove the generic detail or clarify its purpose. [CIVIL PLANS ONLY, Sheet C9]
Response: Detail 01.01.04 has been removed from the plans.

LANDSCAPING

- Water main and street tree separation. Irrigation meters
Response: Landscaping plans have been updated, however Nature By Design completed the new landscaping plans.

If you have any questions, please do not hesitate to contact me.

Regards,

Daniel Smith

Daniel Smith
Senior Project Manager

Prepared by JC