



July 15, 2024

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

RE: Responses to Comments  
Wesley Homes Bradley Park Phase 2 Project  
Permit Application PRCC20231028  
707 – 39th Avenue S.E., Puyallup, Pierce County, Washington  
Our Job No. 16718

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated June 27, 2024. Enclosed are the following documents for your review and approval:

1. One (1) electronic copy revised Civil Engineering Plans dated July 15, 2024
2. One (1) electronic copy revised Stormwater Report dated July 15, 2024
3. One (1) electronic copy revised Landscape plans dated July 15, 2024
4. One (1) electronic copy Wetland Memo prepared by Grette Associated dated October 3, 2023
5. One (1) electronic copy Comment Responses on original plan redlines

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

### **Engineering Civil Review**

*Prior to civil permit issuance, the project's critical area biologist shall evaluate the existing stormwater treatment wetland plantings to ensure the wetland plantings are thriving and comply with the current 2019 Ecology Manual*

**Response:** Please see the included report by Grette.

### ***Plans***

**Response:** Please see comment responses within the original redlined plans.

### **Engineering Traffic Review**

*Coordinate with the Planning Dept (Chris Beale) about relocation of these (4) trees closer to the building (outside the sight distance triangle)*

**Response:** The trees have been relocated.

*Walls not shown in ESD profile*

**Response:** Walls have been added to the ESD profile.

*Per previous comments, sight distance analysis must include vertical profile that identifies future improvements. Sight distance compliance must be field verified at project completion. ESD verification will be included as a condition of building occupancy.*

**Response:** Comment noted. The ESD profile has taken into account all improvements.

*Show location of wall + vertical profile of future improvements @ sight line.*

**Response:** Walls have been added to the ESD profile.

*Remove pedestrian access from this area. Tables, chairs, umbrellas, etc will block sight distance.*

**Response:** A note has been added to the plan.

#### **Planning Review**

Daffodils required in 12 foot front setback yard area. See section 7.4 of the VMS and integrate into design and plant list on sheet L3.

**Response:** Daffodils has been added to the landscape plan.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated June 27, 2024. 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,

Cara Visintainer, P.E.  
Senior Civil Project Manager

CV/sr  
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enc: As Noted  
cc: