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April 25, 2025

City of Puyallup  
333 S Meridian  
Puyallup, WA 98371

Subject: Bradley Heights – Site Development Permit Resubmittal  
PRCCP20240845  
AGC Job #3227

Please find attached our resubmittal of civil plan materials with revisions in response to recent review comments. This submittal consists of the following:

- Revised civil plan
- Revised Drainage Report
- Revised O&M Plan
- Revised Traffic Control Plan
- Revised cost estimate

**List of additional plan revisions**

In addition to revision based on City review comments, the following additional revisions were made based on input from the contractor and some revisions based on site plan review comments received by the architect:

- Grading in front of Building B revised to eliminate separate landscape block wall, replace with extending foundation wall, added yard drain to resulting low point with new connection to Vault #4.
- Grading south of Building E revised to create flat spot for play area.
- Added slot drain to pool with sewer connection on SS-1
- ADA parking stall added to west of Building D. This required a shift to the planter island which required a shift to the 5x10 grated opening for Vault #3.
- ADA parking stall added to west of Building B

Following are all review comments with our responses in italics:

**Engineering Civil Review**

**Sheet SD-2**

Fix reference

*Fixed.*

Cost estimate calls out one wheelchair ramp off-site. Cannot locate it on the plans. Include ramp here and show details of ramp on applicable ADA sheets including conforming slopes.

*There is no proposed ADA ramp. Removed from cost estimate.*

**Sheet SD-3**

Fix hatching. Outline walkway if it is to extend through landscape. Other sheets show no connection to the frontage here. SD3

*Corrected hatching.*

#### Sheet SD-4

Shift wheel stop symbols north. [CIVIL PLANS - RESUB, Sheet SD4]

*Fixed wheel stops.*

#### Sheet SD-7

Are the 2 12-inch pipes at CB 3-1 supposed to be the same IE? SD7

*Yes, due to nature of the CAD software and the vertical exaggeration, inverts do not appear to match.*

*Revised to show matching inverts.*

Double check slope.  $393.08 - 389.32 / 23 = .163$  SD7

*Revised design for 20% slope on this run.*

#### Sheet SD-17

Sidewalk with integral curb detail shows 6-inch elevation difference in between the pave and TOC. This appears to be in conflict with the flush transitions on the plans. Clarify or revise. SD17

*Added callout to cross-section regarding flush sidewalk vs integral curb. Added callouts to AD-1 through AD-8 for begin and end sidewalk with integral curb. On paving sheets, key note "L" references sidewalk with integral curb. (On previous submittal was called out as "I" incorrectly.)*

#### Sheet AD-1

Provide key note legend so notes will be together. AD1

*Added key note legend and key note callouts throughout the AD sheets.*

O&M –

Include the city's site inspection report. This can be downloaded here:

The Report is in Appendix D of the SMP

*Added inspection report.*

Specify in the O&M Manual responsibility for all treatment cartridges. Onsite will be Bradley Heights and the off site one will be City of Puyallup.

*Added section to clarify this.*

#### Other comments via e-mail:

Include on structural plans a note that directs the posting of the sign for confined space entry. If these plans can't be edited again then make it obvious on the civils.

*Per your follow-up approval of the vault plans, you added said note. I have added to the civil plans as well. I have asked the structural engineer to add to his plans given that we will need to resubmit vaults 3 and 4 due to changes made on this set of civils.*

Cartridge issue that was brought up in email

*Corrected site specific data table on sheet SD-22.*

#### COST ESTIMATE

1. ON SITE STREET: Remove TOP COURSE and ASPHALT from ON SITE. Inspector will not correct private paving

*Removed.*

2. ON SITE STORM: Reviewer counts 28 yard drains, 34 CBs and 1 OC. Double check quantities.

*Corrected quantities. Note: one yard drain added in front of Building B.*

3. WATER: Remove domestic water items. Fruitland Mutual Water will install/inspect. Retain FIRE items in estimate.

*Removed Fruitland Mutual water items. Added FDC lines and FDC's.*



City of Puyallup will inspect fire lines and apparatus'. I do note that the estimate currently lists nine 2-inch meters and eight 1.5-inch meters, but again these are to be removed from estimate and FMW has given approval to the project. Ensure plans show the correct number of meters.

*Verified plans show correct number of meters.*

4. ON SITE STORM: Include on site clean outs.

*Due to the use of yard drains, there are no proposed cleanouts.*

### **Engineering Traffic Review**

#### **Sheet G-4**

The City requires hydro-blasting for striping removal. Please include a note on this sheet. G-4

*Added callout for hydro-blasting.*

#### **Sheet SD-1**

There appears to be inconsistency with the updated curb alignment on the western frontage (~STA 12+00). Sheet SD-2 and SD-23 are showing the correct alignment at this stationing. Most sheets are incorrectly showing angle point.

*Failed to update certain sheets when final alignment determination was made. Corrected.*

#### **Sheet SD-2**

Provide gradual transition between new 8ft sidewalk and existing 5ft sidewalk.

*Added a 12' taper from 8' to existing 5'.*

#### **Sheet SD-23**

Center CL striping within widened curved segment. As noted on the demolition sheet, striping removal must use hydro-blasting.

*Note added to demo sheet regarding hydro-blasting. Revised channelization per e-mail conversation.*

Prior to laying out new striping, contractor shall coordinate with the City Sign/Striping technician.

Jason Rogge 253-341-8371

*Added note to sheet.*

Incorrect scale. Please check scale throughout submittal.

*Corrected scale.*

#### **Sheet SD-25**

Prior to installing streetlights, contractor shall coordinate with the City Signal/Illumination technician at 253-341-8439 (Cary Bertram). Place note on lighting plans. SD-25

*Added note.*

For the streetlight design, additional details for required: Location of conduit runs, wiring schedule, conduit size and type for each raceway, pole schedule, etc. SD-25

*Added data for conduits, wiring, and poles.*

shorting caps required for both streetlights. SD-25

*Added as callout below luminaire schedule.*

If overhead utilities remain, it is the sole responsibility of the design engineer to ensure streetlight design/placement is outside of the 10ft minimum "safe zone" area from overhead lines. The City will not allow streetlights to be within 10ft of the PSE primary for safety reasons.

*All overhead lines on project's frontage will be removed.*

Streetlight at STA 21+70.99 Shift ~10ft west. This will center this new light between existing lighting along 27th Ave SE and 5th St SE. Center within planter strip.

*Shifted location.*



J-box at face of curb not necessary. Only one j-box needed at back of new sidewalk panel.

*Eliminated J-box.*

Streetlight at STA 17+19.20 Shift ~10ft west. This will center this new light between existing lighting along 5th St SE.

*Shifted location.*

Traffic Control Plan

Proposed traffic control plan using Pierce County templates. Please provide site specific TCPs or utilize City of Puyallup TCP templates.

*Replaced P.C. templates with city templates.*

**Planning Review**

- School Bus Stop shall be reconfigured so that there is only a small strip of concrete between sidewalk and the curb.

*Bus waiting area revised per this comment and e-mail conversation. See sheet SD-2, key note "16".*

Please call or e-mail if you have any questions or need additional information to process.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. A. Trivitt', with a stylized flourish at the end.

Robert A. Trivitt, PE  
Project Manager

