

CES ♦ NW
INCORPORATED
CIVIL ENGINEERING & SURVEYING

June 19, 2025

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

**RE: Response to Comments for 2412 Inter Ave (PRCCP20250462)
 (CES #20083)**

Dear City of Puyallup,

Thank you for the opportunity to respond to the City's comments for the 2412 Inter Ave site development application. Below are the review comments with a response on how each comment has been addressed.

Engineering Civil Review Comments

- Additional Submittal Item Required: Engineering Cost Breakdown Fee Calculation - Include all high ticket and inspectable items. Include ESC and private utility trenching. Do not include on site paving. If an item is not expressly listed fill it in under MISC under the appropriate section and provide a reasonable unit price. Include all sheets, including 'totals box' as a pdf. The totals in the box (last sheet when printed) are important for determination of the Inspection Fee and Bond amounts.

Response: The engineer's estimate is provided as part of the resubmittal.

- Additional Submittal Item Required: Traffic Control Plan, required prior to any ROW work. [Comment Correction; ; pg. N/A]

Response: A traffic control plan will be provided by the contractor.

- Walls exceeding 4 feet in height (toe to top) require separate building permits. [Comment Correction; ; pg. N/A]

Response: The wall design will be submitted as a separate building permit.

- PMC 19.06.020 requires common facilities to be contained within one parcel. The footprint of the storm system and the parking lot drainage patterns would qualify this project to be required to convert at least the three easterly parcels into one, but if a lot combo is required it seems prudent to combine them all. Unless there is some compelling reason not to, the lots should be consolidated. This requirement was communicated to the applicant when the northern property consolidated its lots. [Comment Correction; ; pg. N/A]

Response: A lot combination application will be submitted separately.

- Update Drainage Report to most current design. EX: Report proposes installing two 100 foot bioswales. [Comment Correction; ; pg. N/A]

Response: The drainage report matches the current design. There are two bioswales sloping from the proposed driveways to the catch basin centered at their ends.

- Detail 01.01.04 not found on Sheet C9. Include this detail and/or Detail 01.01.19. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 6]

Response: As requested with previous reviews the commercial collector cross section and half street improvement details are not included on the plans. A typical section for the improvements along Inter Ave is shown on Sheet C11.

- Overflow spillway note in wrong location. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 7]

Response: The spillway callout has been revised on Sheet C6.

- Show outline of vault on site plan. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 7]

Response: A Biopod is not proposed and the callout has been removed from the plans.

- No details found. Provide product literature and site specific details on Biopod Filter. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 7]

Response: A Biopod is not proposed and references have been removed from the plans. Runoff treatment is provided by the combined detention/wetpond.

- Check this number. Section A-A indicates that the bottom of this portion of the pond is 57.5. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 7]

Response: The callout on sheet C7 has been updated to match the pond sections.

- Storm notes are repeated here. Remove and add CoP Water Notes. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 10]

Response: The storm notes on Sheet C10 have been replaced with the City's standard water notes.

- Call out all of the curbing. Consider making the space between the lines wider, It is hard to see. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 6]

Response: The curb is drawn at it's actual width and is not changed so that it can be accurately staked from the CAD files. Additional curbing callouts have been added to Sheet C6.

- Remove this note. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 11]

Response: The sidewalk and planter callouts on Sheet C11 have been removed.

- Detail not found. Include in plans. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 11]

Response: Since a sidewalk is not proposed the callout has been revised to no longer reference a City standard driveway approach. The callout now describes a 15' wide

asphalt approach for the pond road.

- C9 [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 11]
Response: The sheet reference has been updated as requested for the commercial driveway approach detail callouts.
- Detail not found. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 11]
Response: The callout has been revised and now references the pavements structural section shown on the Inter Ave typical section on Sheet C11.
- Correct typo as indicated. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 11]
Response: The typo in the Inter Ave typical section label has been corrected.
- Add Detail 02.01.08. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 8]
Response: Detail 02.01.08 has been added to Sheet C8 as requested.
- Replace with Detail 02.03.01. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 8]
Response: The overflow spillway detail has been replaced with the City's detail, please see Sheet C8.
- Replace with Detail 02.07.01. Refer to Landscape Plan for plantings. Include overflow or provide rationale for not. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 7]
Response: Detail 02.07.01 is for a bio-retention swale. The project proposes bio-filtration swales; therefore, the detail has not been replaced as requested.
- Include Detail 03.05.01 for relocation or replacement of hydrant. Include all applicable details on the appropriate plan sheet. The only sheet to mention the hydrant is the Signage Plan. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 10]
Response: The hydrant detail has been added to Sheet C10.
- Include Detail 06.01.01. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 9]
Response: The pipe trenching bedding and backfill detail has been added to Sheet C9.
- Revise Operations and Maintenance Manual to disinclude the large tables. Pierce County will be strict with formatting. Highly suggest using pre formatted BMPs, stand alone maintenance tables and inspection report from City's website.
Link: <https://www.cityofpuyallup.org/2157/Operations-and-Maintenance> [Comment Correction; ; pg. N/A]

Response: The O&M Manual has been updated with the City's standard schedules.

Engineering Traffic Review Comments

- With wall/hydrant removal, construct a radius to match the east side of this access [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 11]

Response: Per emails with Jamie Carter, the hydrant is not being removed, but the existing block wall is to be removed, and the hydrant lowered to meet the requirements of City detail 03.05.01. The bollards will be replaced in accordance with the City's standard hydrant detail. Therefore, the driveway radius has not be revised as requested.

- Civil, C11: This is the only page talking about the wall being removed and the hydrant being relocated. Show where the hydrant is to be relocated. If the wall is removed and the hydrant is not relocated, the hydrant will be sitting too high. This will require the hydrant to be replaced with a shorter bury hydrant, or the grading will have to be raised to match the hydrant bury. There are two concrete guard post in front of the existing hydrant to protect it front traffic. These guard posts are not crash worthy and need to be removed. The hydrant needs to be protected from traffic by some sort of curb or crash worthy barrier. Add City Standard detail 03.05.01 to this plan set. [CIVIL PLANS; 2025\PRCCP20250462\C1-C11 & SD, 2025_03_12.pdf; pg. 11]

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

Regards,

Jennifer Caldwell

Jennifer Caldwell, Planning Manager