January 10, 2026

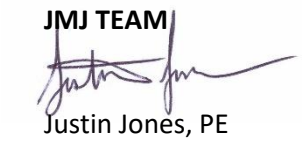
City of Puyallup
333 South Meridian
Puyallup, WA 98371

RE: Todd Rd Sewer Extension Permit Application #PRCCP20251419

This letter includes our responses to comments received from the county regarding the Todd Rd Sewer & Water Extensions on December 26, 2025.

Please feel free to contact us with any questions.

Sincerely,
JMJ TEAM



Justin Jones, PE
Civil Engineer

ENGINEERING REVIEW COMMENTS
(Staff Contact: Jamie Carter, (253)436-3616, JCarter@puyallupwa.gov)

1. Include all parcel numbers. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24 Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg. 1]
   Response: Noted. All Parcel Numbers have been added to the Cover Sheet, C1-001.

2. Ensure that all inlets that require protection are called out on this plan. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24 Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg.7]
   Response: Noted. Additional inlet protection locations are called out on Sheet C2-101.

3. It is suggested to try and increase the slope of this long lateral as close to 2% as possible to avoid future maintenance issues. And although the project is private it is not recommended to drive heavy trucks over PVC pipe especially when there is 3 feet of cover or less. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24 Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg. 12]
   Response: Noted. Pipes in areas with reduced cover have been updated to be DI. Pipe slopes. See Sheet C4-101 for revisions.

SEWER SEPTIC:

4. A. Proof of decommissioning of existing tanks, drain fields and systems required after connection is made during Utility Connection Permit phase. Once the connection is made to sewer and testing

and inspection is complete then the septic systems must be decommissioned to the satisfaction of the Tacoma Pierce County Health Department and decommissioning paperwork must be submitted to the city.
Response: Noted.

5. B. System Development Charges for each new sewer connection are currently $6,555.06.
   Response: Noted.

6. C. Clean outs in paved areas (or to be paved areas) shall conform to City Standard Detail 04.03.05. Include this detail if relevant.
   Response: Noted. No cleanouts shall be used in paved areas.

7. D. The city has been transitioning from tees to facotry wyes. Using wyes instead would help mitigate the low slopes and keep material moving better. [Comment Correction; ; pg. N/A]
   Response: Noted. Factory wyes shall be used instead of tees to help mitigate low slopes on Sheet C4-101.

STORMWATER:

8. A. Considering the entire project, this correction is intended to prepare the applicant for the stormwater testing and information that is required for a commercial project that is triggering stormwater requirements. For stormwater designs that intend to infiltrate (or to claim infeasibility from infiltration) or use subsurface BMPs (bioretention, ponds, permeable pavements - or to claim infeasibility from sub-surface BMPs) long term wet weather monitoring must be conducted and analyzed. This window is starting now and goes until April 1st. It is HIGHLY recommended that this testing gets done as prescribed or the project could be delayed by a full year, as wet weather monitoring is the only type of data accepted. Results from dry months will not be useful or accepted. Determining the in-situ infiltration rate will also be required for feasibility/infeasibility
9. claims:
    a. Preliminary feasibility/infeasibility testing for infiltration facilities shall be in accordance with the site analysis requirements of the Ecology Manual, Volume III, Chapter 3.2, specifically:
        i. Groundwater evaluation, either instantaneous (MR1-5) or continuous monitoring well (MR1-9) during the wet weather months (December 1 through April 1). If you are not sure whether or not your project is required to perform this wet weather long term monitoring, then check with the review engineer from the city. For this project it will almost definitely be required. It is imperative that this monitoring is performed early in the design process so that the results can be utilized for storm design. Without it, the project could be delayed by a full year.
        ii. Hydraulic conductivity testing:
            1. If the development triggers Minimum Requirement #7 (flow control), if the site soils are consolidated, or is encumbered by a critical area a Small-Scale Pilot Infiltration Tests (PIT) during the wet weather months (December 1 through April 1) is required for properties under 1 acre. Properties that are over 1 acre that have predicted low infiltration rates should perform Large Scale PIT Tests for better accuracy.
            2. If the development does not trigger Minimum Requirement #7, is not encumbered by a critical area, and is located on soils unconsolidated by

glacial advance, grain size analyses may be substituted for the Small Scale PIT test at the discretion of the review engineer.

iii. Testing to determine the hydraulic restriction layer.

iv. Mounding analysis may be required in accordance with Ecology Volume V Section 5.2.7.

Response: Noted. Water improvements have been removed from project scope.

10. B. The City of Puyallup has determined through an informed interpretation of the 2019 SWMMWW that utility installation projects that construct new public utilities to enable private development are not "underground utility projects" as exempted by the 2019 Manual and the fully replaced sections count toward stormwater mitigation thresholds as new PGHS. Revise the totals and street paving based on this information and Detail 01.01.20 (attention to #6.b) and update the storm report to match. Areas outside of the fully replaced trench sections that are grind and overlay shall still be counted as like for like and not counted as new or replaced PGHS. Consider all totals and drainage basins for the future storm mitigation plan. [Comment Correction; ; pg. N/A]
    Response: Noted. Water improvements have been removed from project scope.

11. Gravel is not allowed for new storage or parking areas in Puyallup. All areas proposed to be for storage or parking shall be paved in the same phase that the building is erected. No building permits shall be issued until the unpermitted gravel is converted or removed and parking and storage areas meet city standards. Ensure any right of way work (paving, utility installation, restoration, mitigation, etc.) enables the future frontage installation as much as is possible. The next review will focus on compatability with future phases of design and construction. Provide as much detail about the final use and configuration as possible in the next submittal. [Comment Correction; ; pg. N/A]
    Response: Noted. Water improvements have been removed from project scope.

Cost Estimate:

12. A. ON SITE MISC - Include Private Utility trenching for on-site work.
    Response: Noted. Cost estimate has been updated to include on-site trenching work.

13. B. OFF SITE STREET - Include all elements of full depth road restoration as depicted on Detail 01.01.20. Include proper totals fpr HMA, top course and base course in off site street. Include channelization/striping if relevant.
    Response: Water improvements have been removed from project scope. The revised cost estimate has been updated accordingly.

14. C. OFF-SITE WATER - revise based on water department comments and to match new design.
    Response: Water improvements have been removed from project scope. The revised cost estimate has been updated accordingly.

15. D. Include all design revisions throughout Cost Estimate. Download and use new version available here: https://www.puyallupwa.gov/456/Additional-Forms [Comment Correction; ; pg. N/A]
    Response: Noted. Water improvements have been removed from project scope. The revised cost estimate has been updated accordingly.

ENGINEERING REVIEW COMMENTS

(Staff Contact: Brian Johnson, (253)841-5442, BrianJ@puyallupwa.gov)

16. Civil C5-201: This connection point is an existing12-inch tee with a 12-inch BFV to the south and a 12-inch M.J. plug to the east. Remove the plug, install a 2-foot section of 12-inch DI class 52 pipe, and a new 12-inch BFV. Install new 12-inch DI pipe to the east end of the project. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg. 15]
    Response: Water improvements have been removed from the project scope.

17. Civil C5-201: This is a 4-inch gate valve that controls the existing 2-inch water main to the east. After the new 12-inch water main has passed purity and pressure test and all three water services have been transferred to the new 12-inch water main, remove this valve and install a 4-inch blind flange to abandon the 2-inch water main. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24 Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg. 15]
    Response: Water improvements have been removed from the project scope.

18. Civil C5-201: Existing blow-off assembly to be abandoned. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24 Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg. 15]
    Response: Water improvements have been removed from the project scope.

19. Civil C5-201: New 1-inch tap on new 12-inch water main. New 1-inch poly pipe, new 1-inch curb stop, and tie to existing 3/4-inch meter setter. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24 Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg. 15]
    Response: Water improvements have been removed from the project scope.

20. Civil C5-201: New 1-inch tap on new 12-inch water main. New 1-inch poly pipe, new 1-inch curb stop, and tie to existing 3/4-inch meter setter. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24 Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg. 15]
    Response: Water improvements have been removed from the project scope.

21. Civil C5-201: 2-inch water main will be abandoned near STA 5+26. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24 Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg. 15]
    Response: Water improvements have been removed from the project scope.

22. Civil C5-201: New 12-inch D.I. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24 Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg. 15]
    Response: Water improvements have been removed from the project scope.

23. C5-202: Install a fire hydrant per city standard detail 03.05.01 around STA 8+40. It should be within 330-feet of existing hydrant to the west. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24 Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg. 16]
    Response: Water improvements have been removed from the project scope.

24. C5-202: New 1-inch tap on new 12-inch water main. New 1-inch poly pipe, new 1-inch curb stop, and tie to existing 3/4-inch meter setter. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24 Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg. 16]
    Response: Water improvements have been removed from the project scope.

25. C5-202: Existing 2-inch water main is already abandoned to the east. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24 Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg. 16]
    Response: Water improvements have been removed from the project scope.

26. C5-202: Install a 2-inch blow-off at the end of the 12-inch D.I. water per city standard detail 03.06.01. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24 Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg. 16]
    Response: Water improvements have been removed from the project scope.

27. C5-202: Install a 2-inch blow-off at the end of the 12-inch D.I. water per city standard detail 03.06.01. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24 Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg. 16]
    Response: Water improvements have been removed from the project scope.

28. Civil C5-202: New 12-inch D.I. [CIVIL PLANS; 2025\PRCCP20251419\2025_11-24 Todd Rd Sewer & Water Extensions Civil Plans.pdf; pg. 16]
    Response: Water improvements have been removed from the project scope.