

CES ♦ NW
INCORPORATED
CIVIL ENGINEERING & SURVEYING

March 11, 2025

City of Puyallup
Development Services Center
333 South Meridian
Puyallup, WA 98371

RE: 7th Avenue Townhomes– Response to Civil Construction; E21-0286 (CES #19078)

Dear City of Puyallup,

On behalf of our client, we are resubmitting revised plans and documents to address the City's comments. Below are comments as written, with responses on how each comment has been addressed. Thank you for the opportunity to respond to the City's comments for 7th Avenue Townhomes application. The following are our response to comments.

Engineering Lance Hollingsworth

1. Coordinate with Kelton Parker, CIP PM, for final sidewalk/driveway design and include it in Plans as future "CIP improvements." Various utilities will be impacted by the improvements. [Civil Plans, C1]
Response: We have coordinated with Kelton Parker and updated our plans so the driveway location and width matches the CIP plans.
2. Saddle manhole with solid lid. [Civil Plans, C4]
Response: CB#1 has been revised accordingly. Please see Sheets C4 and C6.
3. Provide water and sewer general notes. [Civil Plans, C9]
Response: Water and sewer notes have been added to Sheet C9
4. Provide existing hard surface area. [Site Plan, C1]
Response: The existing hard surface area is shown in the Project Statistics on Sheet C1.
5. Impervious area information does not match storm report. confirm areas. [Site Plan, C1]
Response: The impervious surface area on Sheet C1 has been updated to match the drainage report.
6. Developed sit hydrology areas differ from project overview areas. confirm correct areas. [Storm Report, Pg 4]
Response: The areas on Sheet C1 were incorrect and not match the drainage report.
7. confirm new+replaced PGIS [Storm Report, Pg 5]
Response: The new/replaced PGIS is less than 5,000 sq.ft. and the actual area is provided within the facility sizing and minimum requirement #6 discussions in the drainage report.

8. Minimum tree setback from storm/sewer pipes is 10 feet or 3 feet when root barriers are proposed. [LS Plan]
Response: The landscape plan has been revised accordingly.
9. Landscape plan is 8.5x11. Provide a minimum sheet size of 24x36. [LS Plan]
Response: The landscape plan has been revised accordingly.
10. trash enclosure location is farther north on civil plans. [LS Plan]
Response: The landscape plan has been revised accordingly.
11. Revise title to be 13 elements. [SWPPP, Pg 3]
Response: The title within the SWPPP has been revised accordingly.
12. Supplement soil stabilization with COP standard 501.5. [SWPP, Pg 4]
Response: The soil stabilization section of the SWPPP has been supplemented with the COP standard 501.5
13. Update construction schedule. [SWPPP, Pg 10]
Response: The construction schedule has been updated as requested.
14. Elevations do not align with WWHM elevation differences. Does the 48 need to be 50? Please confirm. [Civil Plans, C5]
Response: Per the riser control structure detail the bottom orifice is constructed 2' below the design elevation. The outlet of the tank is at elevation 50; therefore, the tank will operate as modelled.

Planning Review Nabila Comstock

1. Landscape plan set is blurry and not legible. Please reupload clear copy.
Response: The landscape plan has been revised accordingly.
2. Add the following note to the landscape plan, "A minimum of eight (8) inches of top soil, containing ten percent dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0 to 8.0 or matching the pH of the original undisturbed soil. The topsoil layer shall have a minimum depth of eight inches (8") except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 6 inches with some incorporation of the upper material to avoid stratified layers, where feasible. Installation of the eight inches (8") of top soil, as described above, shall generally be achieved by placing five inches (5") of imported sandy-loam top soil into planned landscape areas (sub-base scarified four inches (4")) with a three-inch (3") layer of compost tilled into the entire depth."
Response: Section 8.2(b) of the VMS has been added to the landscape plan.
3. Please estimate the total top soil required to meet the 8 inch minimum soil standard for all landscaped areas in cubic yards. The contractor will be required to submit delivery sheets and demonstrate compliance with top soil required and specified on plans at the time of final inspection.
Response: The landscape plan has been revised with the estimated topsoil required.
4. Add the following note to the civil plans, "All planting areas shall be mulched with a uniform

four (4") inch layer of organic compost mulch material or wood chips over a properly cleaned, amended and graded subsurface."

Response: A note has been added to Sheet C1.

5. A minimum of 50 percent of the shrubs and ground covers used in projects under the requirements of the PMC and the VMS shall be native to the Puget Sound region. Please call out natives on the plant schedule for easy identification.

Response: A column showing species native to Puget Sound region has been added to Plant Schedule on the landscape plan. The percentage of native species is calculated in each plant category heading.

6. All deciduous trees shall be at least one (1") inch in caliper, preferably 1.5" or larger, and branched with a strong, central single leader.

Response: Caliper size and "Branched w/ strong central leader" is specified on the schedule on the landscape plans for single-trunk deciduous trees. Note that native Acer circinatum is typically multi-trunked.

7. Please spec the total quantity of plants and on-center spacing for all landscape areas. Type III landscaping for interior property lines and Type II for front yard.

Response: The total quantity of plants has been specified in each plant category heading. Type II and Type III landscape areas and respective plant spacing has been specified on planting plan.

8. Sight Distance standards. Adjacent to public rights-of-way and points of access, no fences or landscape material at maturity, shall exceed three (3) feet above the local finish grade within a clear sight triangle. Please spec plants that meet this standard and, please show the sight distance area on the plans.

Response: No large plants are proposed within the sight distance triangle that has been added to the plan.

9. The City's Vegetation Management Standards Manual (VMS) outlines specific treatment "types" that are required to be adhered to, dependent upon the yard area the landscaping is located within. See the VMS, sections 13 and 14 for full details. The VMS can be downloaded here: <https://www.cityofpuyallup.org/puyallupvms>

Response: Columns identifying native species, evergreen species, and mature height have been added to Plant Schedule on the landscape plan to demonstrate compliance with plant type and screening requirements for the Type II and Type III Landscape Types.

10. Street tree soil requirements. See section 8.2 of the VMS. Copy and paste the applicable section for top soil and place on plans as requirement to meet the city standards. Root barriers, in accordance with city standards, are required for all street trees. A minimum of 8' of linear protection along the edge of the sidewalk adjacent to the street tree shall be provided, using a minimum 24" deep root barrier panels. See city standards #01.02.07 and #01.02.03 for further details. Please be aware of the following standards in the VMS and Public Works Engineering and Construction Standards (found here: www.cityofpuyallup.org/1445/100---Roadway) as they apply to street trees: Integrate city standard detail 01.02.03 – root barrier detail. Section 8.3 of the VMS requires (4") of organic compost mulch or wood chips. Integrate city standard detail 01.02.08a – soil amendment and depth. NOTE: Top soil placement/installation specs, depth and quality standards can be found in section 8.2 of the VMS. For new construction, cut and paste

ALL of section 8.2(b) of the VMS into the planting notes/details of the final landscape plan sheets. Integrate the Street Tree Installation Standards Table (page 25 of the VMS) into plan sets. Please observe required spacing standards, as outlined in the table, when preparing drawings.

Response: The topsoil standard 8.2.A is the applicable section since no street trees are proposed within a ROW planter strip, and has been copied onto the landscape plan.

Public Works Water Review Brian Johnson

1. Civil C9: This calls for a dual water service with 1-inch water meters. A 1-inch dual service has 5/8-inch meters, not 1- inch. This dual service should have a single service line instead of two as shown. The single water service should also have a 5/8-inch meter. Meters should be placed at back of sidewalk.

Response: The water services has been revised as requested. The water meters are placed per the City standard details within the planter, otherwise the water meters would be placed on private property.

2. Civil C9: This calls for a dual water service with 1-inch water meters. A 1-inch dual service has 5/8-inch meters, not 1- inch. The single water service should also have a 5/8-inch meter. Meters should be placed at back of sidewalk.

Response: The water services has been revised as requested. The water meters are placed per the City standard details within the planter, otherwise the water meters would be placed on private property.

3. Civil C9: Relocate hydrant to back of walk to get it out of the sidewalk.

Response: The hydrant is placed within the future planter, otherwise it would be placed on private property.

4. Civil C9: The City Water Division has upgraded the water main on 12th St SE, so the layout is different than shown. Our development review engineer will send a PDF showing the new water layout.

Response: The water main within 12th St SE has been updated as requested.

Sincerely,



Daniel Smith, PE
Senior Project Manager

Prepared by DS