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March 26th, 2026

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

SUBJECT: SDEV Permit #PRCCP20250460 – Bradbury Townhomes
Contour Project #20-223

This letter is to address the comments provided on June 13th, 2025 from the first review of Bradbury Townhomes. See the original comment in black followed by the Contour Engineering response in red. Attached you will find the revised plans along with the supporting documentation.

Document Review Comments

Document Name: Civil Plans_Bradbury 20-223_2025_04_02_JHf (Flattened).pdf

Page	Comment
C1	Add the City's Civil Permit Approval Block to all sheets in the civil planset. See City Design Standards section 1.4. City Approval Block added to all sheets.
C1	This project is served by Fruitland Mutual Water Company. The proposed water system is not being reviewed by the City, and must be reviewed and approved by Fruitland Water. Add Fruitland Water Approval Block to any plan sheets associated with water design. See City Design Standards section 1.4. FMWC Appoval Block will be added to sheets when water plan is approved
C1	During the next round of review, submit a draft Right of Way Dedication Deed. This form can be found of the city website here: https://www.cityofpuyallup.org/DocumentCenter/View/5117/Right-of-Way-Deed-4-6-17?bidId= ROW Dedication Deed provided in this submittal.
C1	At both driveways, provide entering sight distance exibit (per City standards, 300ft w/14.5ft setback) to ensure there are no obstructions. Coordinate with Chris Beale (Senior Planner) to ensure street tree species will not impact sight distance. Sight Distance sheets added to plans. Note added to landscape plans L1.0 to ensure street trees do not impact sight distance. Sight Distance Measurement added to plans and trees and larger shrubs were relocated to avoid obstructions.

C1 Per comment made during the preliminary site plan review, refer to City Standards Section 2.0 for cover sheet layout. Update to be compliant with this section. [Civils, pg. 1]
Cover sheet updated to comply with City Standards.

C1 extend the pavement restoration so these "slivers" of asphalt are not left, most likely compromised during construction SH
Updated.

C2 Remove "Road Narrows" signage when roadway widening is completed.
Callout added.

C3 Correct these: 1" = 40' is for 36" x 24". (typ.)
Corrected on all sheets.

C3 Include relevant details for the proposed sediment pond.
Details added.

C3 Update this soil amendment note to call to updated city standard detail.
Updated.

C4 Replace with City of Puyallup Standard Detail 01.02.08A for soil amendment and depth.
Detail replaced.

C4 Replace with grading, erosion and sedimentation control notes from section 505 of the city's design standards.
Updated.

C4 Replace with stormwater notes from section 207 of the city's design standards.
Stormwater notes added to sheet C17.

C4 Add city standard detail 05.02.01.
Added.

C4 Add the city's standard roadway notes from section 104 of the design standards.
Roadway notes added to sheet C9.

C5 Any retaining walls exceeding 4-feet in in height from the top of wall to the base of the footing will require building permits. Note that the walls appear to have a surcharge load from the proposed townhomes.
Note added.

C5 Provide the driveway widths (typ.)
Added.

C6 For upcoming Fire Apparatus AutoTurn analysis, please include garbage truck navigating site. Will there be a centralized garbage pickup? Please make sure locations will not cause sight obstruction.
Garbage truck turning movements included as separate document from plans in this submittal.
Garbage bin pickup locations are shown in turning exhibits.

C6 Will there be a mailbox cluster? Please make sure locations will not cause sight obstruction
Paved mailbox locations shown in plans. Mailboxes will not cause sight obstructions.

C7 Provide detailed signage & striping layout (on-site/off-site) with next submittal.
Signage and striping layout onsite and offsite sheets added to plans.

C8 Replace with City Standard Detail 02.03.01.
Updated.

C8 Provide further detailing so that the pond is constructible. Be sure to include specifications as prescribed by the manual including vegetation specifications, sizing of rip rap pads, etc. See BMPT7.10: Infiltration Basins from the 2019 SWMMWW for guidance and design criteria.
Additional details from SWMMWW included.

C8 Sections calling to incorrect location. (typ.)
Updated.

C8 The proposed pond does not meet setbacks for aboveground facilities per city design standards section 212. The minimum setback from facility is 20-feet to property lines and structures.
Pond updated to meet required setbacks.

C8 Because the proposed pond is over 2-feet in depth and has steeper than 3:1 side slopes, fencing will be required. Show in resubmittal.
Fence shown and called out in plans.

C9 The restoration area will need to follow the City's Standard Detail 01.01.20 for street patches. Include this detail in the associated detail sheets, and update the restoration area to meet the requirements. (typ.)
Restoration area updated per detail. Detail added.

C10 City Standard Utility location for new sewer mains are 5-feet east of the ROW centerline, or 5-feet north of the ROW centerline depending on the direction of the street. Update the proposed sewer main location for compliance.
Sewer revised to follow standard.

C10 Remove C-Curb
C-curb removed.

C10 More details needed on the proposed channelization island (dimensions, color, type, etc.). Provide a separate pavement striping plan sheet (within the civil set) that includes all striping/signage and applicable City standard details.
Offsite signage and striping plan added to civil plans.

C10 Per the MUTCD, signage not allowed to be mounted on STOP sign post. Signage must be mounted separately in advance of the STOP sign. Per the latest MUTCD, R3-2 can be post mounted (R3-5 cannot). Please provide MUTCD sign code and sizing
R3-5 sign replaced with R3-2 sign. MUTCD section 2B.26 permits R3-2 sign to be placed “in conjunction with STOP or YIELD sign located on the near right corner.”

C10 New streetlights shall connect to existing lighting circuit and service. J-box located here.
Callout added. Conduit routing shown in separate lighting plans included with this submittal.

C11 C12
Updated.

C11 Streetlights will be further evaluated in resubmittal. Provide a full street lighting plan in resubmittal.
Full streetlighting plan included in submittal.

C11 Per PMC 14.20.020, the sewer extension must be carried across the full width of the property being served except in those cases where, in the opinion of the city engineer, the utility involved can never, under any circumstances, be extended beyond the property being served. Please revise the sewer design to extend across the full width of the property.
Updated.

C11 Add the city's standard illumination notes from section 105 of the design standards on the lighting plans.
Updated.

C11 Elaborate on why a transition panel is necessary. There does not apprear to be an existing sidewalk in this location.
Transition panel is no longer proposed. Temporary asphalt pedestrian access transition proposed per End of Sidewalk requirement in section 101.8.1 of City standards.

C11 Place streetlight #1 at this location.
Updated.

C11 Place streetlight #2 at this location
Updated.

C11 it is the LeoTek LED luminaire noted above , not a GE cobra head for streetlights, include 2" spare conduit when running streetlight conduit SH
Updated. See separate streetlighting plan.

C12 In this area, call out the infiltration trench. Clearly identify the edges of the trench in reference to the curbline and property line.
Updated.

C12 Update the infiltration trench detail so that it aligns with the infiltration trench detail and design criteria from the 2019 SWMMWW.
Updated.

C12 Replace this detail with City Standard Detail 02.01.10 for Storm Drain Inspection Ports.
Updated.

C12 Provide "end of road" and "end of sidewalk" treatments per City standards. Provide standard details.
Updated. Details provided. Temporary asphalt pedestrian access transition proposed per End of Sidewalk requirement in section 101.8.1 of City standards.

C12 What is this elevation referencing, please clarify.
Elevation removed.

C12 0.5 foot minimum would be from the bottom of the frame, not the top of the lid. The top invert of the flow control riser would most likely not have enough clearance. The required ring and lid for this application would also need to follow standard 06.01.02 due to being in the vehicular RoW and not collecting stormwater.
Updated.

C12 The discharging pipe to the west is not identified on these plans. The invert for the new 12 inch pipe from the east should match existing inverts.
Updated.

C14 Sewer runs need to terminate with a manhole rather than a cleanout.
Updated.

C15 The matchlines provided do not line up with matchlines from other sheets. Revise the matchlines for consistency and accuracy in resubmittal (typ.).
Updated.

C18 Show the wall footing drain, and show where it will ultimately drain to.
Wall footing drain stub shown.

C18 Per section 204.3 of the city's design standards, the minimum private stormwater pipe diameter for laterals is 8-inches. Update accordingly.
4” and 6” sizing for roof drain pipes has been accepted by Sam Morman per a phone call on 2/26/2026. Roof drain pipes have been sized for capacity and calculations are provided in the SSP.

C18 Ensure that minimum cover requirements are being met. The minimum allowed cover for PVC is 3-feet. Alternatively, ductile iron is an allowed pipe material that only requires 1-foot of cover.
ADS N-12 and HP Storm pipes have been proposed in place of PVC SDR 35/18. See letter from ADS confirming that these pipes are rated for min. 1’ cover.

C19 Add city standard detail 01.01.19 for half street improvements. Verify that the street section detail from sheet C12 doesn't have conflicting information from detail 01.01.19.
Updated and street section detail verified for consistency.

C19 Add city standard detail 06.01.01 for pipe trench bedding and backfill.
Updated.

C19 Provide paving details for the on-site paving work (drive aisle, pathways, driveways).
Details provided.

C19 Add city standard detail 06.01.02 for manhole frame and cover.
Updated.

C20 Replace with city standard detail 04.03.04
Updated.

C22 Provide confirmation from manufacturer that the water quality device is sized correctly for the runoff intake.
Confirmation from manufacturer provided in Storm Report.

C23 Provide confirmation from manufacturer that the water quality device is sized correctly for the runoff intake.
Confirmation from manufacturer provided in Storm Report.

Document Name: Stormwater Report_20-223 Bradbury Place_2025_04_02_JHf (Flattened).pdf

3 A construction stormwater general permit will be required as this project disturbs more than an acre of land.
Noted. Permit application is in progress.

11 Provide more information about the selected runoff treatment devices. Provide manufacturer sheets, GULD approval sheets, confirmation from the manufacturer that the selected system is sized for the area draining to it.
Requested documents have been added to the report.

18 Per preliminary site plan comments, break out the offsite "Area Inflow" acreage for clarity.
Updated.

19 The total area called out in the predeveloped map is 3.05 AC.The total area called out here is 2.98 AC. These values should total to be the same, and should also match the modeling from WWHM.
Updated to match.

22 Update to be the current planset.
Updated.

59 The acreages shown in this section are inconsistent with the basin maps earlier in this report. Coordinate for consistency.
Updated to match.

60 Ensure that these values are being calculated in the modeling. The total columns show as 0.
Updated.

60 The acreages shown in this section are inconsistent with the basin maps earlier in this report. Coordinate for consistency.
Updated to match.

61 The acreages shown in this section are inconsistent with the basin maps earlier in this report. Coordinate for consistency.
Updated to match.

62 The acreages shown in this section are inconsistent with the basin maps earlier in this report. Coordinate for consistency.
Updated to match.

62 43' x 43' = 1849 SF
The plans show a pond with a bottom area of 1,534 SF, which is less than the modeling. Update so that the modeling matches the plans. Ensure that full infiltration is still achieved.
Calculation updated. Required bottom area is 1,600 SF and provided area is 1,656 SF.

Document Name: LANDSCAPE PLAN (Flattened).pdf

1 Location of the proposed infiltration trench appears to conflict with this proposed tree. Rectify so that there is no conflict.
See landscape plans for updated tree location.

Document Name: O&M Manual_20-223 Bradbury Place_2025_04_02_JHf (Flattened).pdf

1 The O&M Manual uses City of Tacoma maintenance tables. Update to the City of Puyallup maintenance tables whcih can be found here: https://www.cityofpuyallup.org/2157/Operations-and-Maintenance
Updated with COP maintenance tables.

Document Name: Permit Review Correction Letter.pdf
(Comments not included in previous documents)

Engineering Traffic Review
Per PSP approval conditions;

(2) Streetlights will be required along the 5th Street SE frontage. See markups for preliminary locations and details on how these units will be powered.
Updated. See streetlight plans included with this submittal.

For both lights, use Leotek GCJ3-30J-MV-40K-2R-GY-080-XX
At the time of civil permit review provide a separate street lighting plan (within the civil sheets) for the City to review.
Updated with correct luminaires. See streetlight plans included with this submittal.

Streetlight design shall provide the following:
-Location of conduit runs
-Wiring Schedule
-Conduit size and type for each raceway
-Conductors details
-Pole schedule
-STA & offset for each luminaire
-Show location of junction boxes
-Standard details
-Shorting caps required
See streetlight plans included with this submittal for the requested information.

Fire Review
1. 2021 IFC D103.6.1 No Parking signs will be required on both sides of the street. Provide a No Parking Fire Lane page. This page will need to include the following. All parking sign locations, painted curb, fire hydrants, PIV, FDC, and Riser Room locations. Provide street dimensions.
See onsite signage and striping plan for “No Parking” signage and striping. See Aisle C Plan & Profile (C13) for fire hydrant location. Street dimensions shown in grading sheets.

2. Provide FDC, PIV, and Riser Room locations.
The townhomes are designed under NFPA-13D and do not require a PIV, FDC, or fire alarm monitoring of the sprinkler systems. Therefore, none of these are applicable.

3. Placement of Fire Hydrants are required to reach all points of a structure within 400' as a hose lays. There will be no parking allowed within 15' of fire hydrants with a total painted curb line of 30' WAC 478-116-193.
Fire hydrant is placed accordingly. No parking striping added to plans around fire hydrant.

Plans are called out at 24x36 but the scale is for 22x34 or 11x17? Can not scale.
Updated.

4. Provide auto-turn.
Autoturn is provided with this submittal.
5. Provide FDC details.
No FDC is proposed since townhomes use NFPA-13D sprinkler system.

Planning Review
Please submit a tree risk assessment (arborist report) documenting the viability of trees to be retained. The report should establish root protection zones and those root protection zones need to be shown on the TESC sheet.
Arborist report included in this submittal.

LANDSCAPE:
A storm drain line runs along the north property line; there appears to be conflict with trees proposed on the landscape plan in proximity to the SD line.
Plants were relocated to avoid conflict with SD Lines.

Provide a Type III landscape buffer along the east property boundary. Review the Type III standards in the VMS and integrate the correct mix and density of plant materials.
https://cityofpuyallup.org/DocumentCenter/View/17925/Vegetation-Management-Standards-VMS-2022
Additional Trees, Shrubs and Groundcovers were added to meet minimum Type III Landscape Buffer requirement. Western Red Cedar, Pacific Dogwood, Mockorange, Red Flowering Currant, Pacific Rhododendron, Douglas Spirea, and Salal are proposed.

Are the sewer lines shown on the landscape plans? Are the trees shown near each unit entry/driveway spaced 5' from the sewer and water lines?
Sewer and water lines are shown on plans (screened back for clarity) and no trees are located within 5 feet of sewer and water lines.

Provide additional native flowering shrub diversity in the storm pond area. Provide additional early season and late season shrubs consistent with standard SLD-02.
Mockorange, Red Flowering Currant, Pacific Rhododendron, and Douglas Spirea are proposed at the storm pond area.

GRADING: A break in the wall area should be provided somewhere on the east side of the site plan to provide maintenance access to the perimeter landscape areas. Suggested there be two breaks, one in the NE and one in the SE corner, if possible.
Noted. Maintenance access is provided at the northwest and southwest parts of the wall, so breaks in the SE and NE corners are not needed.

End of Comments

Should you have any questions or need any additional information please feel free to contact me directly during your next review cycle.
Sincerely,

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