

CES ♦ NW
INCORPORATED
CIVIL ENGINEERING & SURVEYING

October 9, 2023

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

Dear City of Puyallup Staff:

On behalf of our client, HC Homes LLC, we are resubmitting a revised short plat amendment and supporting documents. Below are the plan comments as written, with a response explaining how each comment was addressed.

Engineering Anthony Hulse

1. Both 409 and 433 43rd Ave SW are currently owned by HC Homes per the Pierce County Auditor and provided quit claim deed, revise accordingly.

Response: The plans have been updated with HC Homes as the owner.

2. City of Puyallup Staff discussed fee in lieu for the proposed development. The City is not in favor of utilizing the fee in lieu program for the proposed development. 43rd Ave SW is considered a minor collector and would benefit from increased pedestrian infrastructure. Per the provided exhibits emailed 7/28/23, the city can accept exhibit 3 with a few modifications. 1. Shift the back of the sidewalk to abut the property line. 2. The proposed sidewalk must be ADA compliant. Due to the location of the hydrant, the sidewalk can be stopped just short of the western property line to avoid re-location. Additionally, the planter strip can be shortened to provide additional sidewalk width to provide a minimum 4' ADA pathway. 3. The planter strip width should vary along the western property line to avoid the sidewalk being placed on private property and require additional right of way dedication. The planting strip design will need to account for the roadway runoff. 4. Show the proposed street light on the south side of 43rd Ave SW. Show preliminary frontage improvements on the next submittal. [short plat, pg 2].

Response: *We have worked with the city for an agreeable frontage plan which consists of a proposed 5' wide asphalt pavement sidewalk installed along the edge of right of way and has been included in this submittal.*

3. The city is requiring frontage improvements for the proposed development. The requirement of curb and gutter makes this interceptor trench redundant and can likely be removed. [Storm Site Plan, pg 2]

Response: The frontage plan only consists of a proposed 5' wide asphalt pavement sidewalk installed along the edge of right of way. As a result, the interceptor trench is still necessary to collect and convey stormwater runoff.

4. Full dispersion requires a 100' flow path to be preserved in a separate tract. Show the preserved area within an independent tract. [Storm Site Plan].

Response: Full dispersion is not feasible as the site does not meet the 100' vegetated flow path requirement. Basic dispersion is feasible for both the dispersion trench and riprap outfall as a minimum 25' vegetated flow path is provided.

5. Provide a legend for this sheet. [Storm Site Plan, pg 2]

Response: A legend has been provided.

6. It does not appear that the proposed dispersion trench is sized correctly for minimum requirement #5. Provide a sizing calculation for the proposed roof area with the preliminary drainage report. [Storm Site Plan]

Response: Dispersal trench flow calculation has been provided in the revised storm report.

7. Show required curb, gutter and sidewalk along the plat frontage and inherent stormwater mitigation within the public right of way. Public and Private stormwater facilities shall be separate. [Storm Site Plan, pg 2]

Response: As previously indicated, the frontage plan only consists of a proposed 5' wide asphalt pavement sidewalk installed along the edge of right of way. As a result, the interceptor trench is still necessary to collect and convey stormwater runoff to the existing onsite wetland to maintain natural drainage characteristics.

8. The storm site plan and preliminary site plan do not match. The preliminary storm report states that "other hard surfaces" are being mitigated per full dispersion whereas the plans show the driveway infiltrating via a trench. Infiltration for the driveway is not an option for list #2, revise to another BMP or meet the LID performance standard. [Storm Site Plan, pg 3]

Response: Storm report was revised to reflect full dispersion is ultimately not feasible due to not meeting the 100' vegetated flow path requirement. Stormwater runoff from most of the developed site and some offsite area is utilized to maintain hydropool protection of the existing onsite wetland. Stormwater runoff from the remaining developed area is collected and conveyed to the proposed infiltration trench to comply with the flow control standard. The site does not create enough new PGHS to runoff treatment and therefore the driveway area is conveyed to the infiltration trench.

9. Is this private storm drainage easement to allow lot 2 to discharge stormwater from their driveway approach onto lot 1? [short plat, pg 2]

Response: Correct. The proposed storm drainage system for the shared access and the individual driveways for Lots 1 and 2 collects stormwater runoff from these areas and conveys it to a proposed infiltration trench located within Lot 1. Also, the proposed private storm drainage easement allows runoff from Lot 2 that is collected by the interceptor trench to be conveyed through and discharged within Lot 1.

10. Show the proposed boundary line change per PLBDJ20220164 for the parking lot. The boundary line adjustment will need to be recorded prior to the short plat amendment being approved. [short plat, pg 2]

Response: City staff indicated the SPA will need to be approved before the boundary line adjustment can be recorded. See email dated 8.17.2023.

11. Show proposed Boundary Line change per PLBDJ20220164.

Response: This comment was removed per the email dated 8.17.2023.

12. Is this private storm drainage easement to allow lot 2 to discharge stormwater from there driveway approach onto lot 1?

Response: Yes, the storm water is being collected by a catch basin within the shared access easement and directed to an outfall on the west side of lot 1, draining North from there into the wetland area.

13. The city can accept exhibit 3 with a few modifications. 1. Shift back of sidewalk to abut the property line.

Response: As previously indicated the frontage plan consists of a proposed 5' wide asphalt pavement sidewalk installed along the edge of right of way and abutting the property line.

14. 2. The proposed sidewalk can be stopped just short of the western property line to avoid relocation. Additionally, the planter strip can be shortened to provide additional sidewalk width to provide minimum 4' ADA pathway.

Response: As directed the proposed sidewalk was stopped short of the western property line to avoid conflict with the existing fire hydrant.

15. 3. The planter strip width should vary along the western property line to avoid sidewalk being placed on private property and require additional right of way dedication. The planting strip design will need to account for the roadway runoff.

Response: With the proposed sidewalk being installed abutting the property line this creates a varying width planter strip. The plans call for the existing shoulder to be regraded to provide smooth transition from edge of pavement to front of sidewalk.

16. 4. Show the proposed street light on the south side of 43rd Ave SW, Show preliminary frontage improvements on the next submittal.

Response: The proposed street light is to be shown on separate street lighting plan.

Engineering Traffic Mico Hutchens

17. Per meeting with City Staff, compile several alternative frontage designs for review.

Response: The frontage options were submitted, and a final option was agreed upon for review.

We believe we have addressed all your comments. Please review and approve at your earliest convenience. Let me know if you have any additional concerns or need additional information.

Thank you,



Charles Podzalne , PLS
Survey Manager