

**CES ♦ NW**  
INCORPORATED  
CIVIL ENGINEERING & SURVEYING

October 16, 2024

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

RE: Sunset Pointe Preliminary Major Plat – Response to Preliminary Plat Comments  
P-18-0040 (CES #04148.7)

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 the Sunset Pointe Preliminary Major Plat application. The following are our responses to comments.

**Planning – Chris Beale**

1. (UPDATED COMMENT 08/22/24: Thank you for the transmittal letter from the Environmental Consultant to ECY staff. Please provide further documentation of a no further action opinion (NFA) letter is issued under WAC 173-340-515(5)(b). From ECY staff: "Aerotech Environmental submitted the referenced documents below to Ecology, which we logged in on July 2, I believe. On August 9, I met with the property owner's representative and Aerotech Environmental to discuss applying to the standard Voluntary Cleanup Program. Subsequently, the property owner decided to consider expedited VCP. I emailed information to them about that process. No application to apply to either Voluntary Cleanup Program has been received by Ecology to date. Once an application is received and accepted, then Ecology would review the documents related to the CSID 11739: [former] Pioneer Museum cleanup site and issue an opinion letter.

**Response:** *The VCP clean up number with DOE is SW1846. See the attached email.*

2. The intent of the NGPA behind lots 8-13 is to retain the land without modification due to neighboring property owner concerns. NGPA behind lots 8-13 should not be cleared or graded due to concerns from neighboring property owners regarding impacts to drainage and proximity to retaining wall below the subject property. Please confirm retention of NGPA in as-is condition without grading or clearing and modify plan exhibits. [R6-02 Prelim plat sheet P2, planning comment]

**Response:** *We are not grading the area along lots 8 – 13. There is a 35' NGPA Easement depicted on the plan. Please see sheet 2 of the plan set.*

3. Add a short purpose description of each tract to the cover sheet. [R6-02 Prelim plat sheet 1, planning comment]

**Response:** *The list of tracts has been added to sheet 1 of the Preliminary Plat as requested.*

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## **Engineering Review Jamie Carter**

4. What will become of the newly created areas of 23rd St Pl SE where the 'existing cul-de-sac is to be removed'? While these areas are dedicated to the City, they still need to be reconstructed or stabilized.

**Response:** *The area of the cul-de-sac is being removed will be revegetated. The plans have been updated to reflect the area to be revegetated.*

5. 10,000 square feet of driveway missing from table. [PRELIMINARY STORM DRAINAGE REPORT - RESUB 07\_10\_24, Page 9/383]

**Response:** *The driveway area for Lots 9 - 18 is draining towards the roadway basin and is included in the calculations. The basin map has been updated to reflect the driveway area.*

6. FULL DISPERSION

- Refer to BMP T5.30 for design of Full Dispersion. During civil submittal address each bullet from the section as to how the project is meeting the standard.
- Specify that the project is using FULL DISPERSION FROM ROADWAY SURFACES under BMP T5.30 to mitigate roofs and driveways. During civil submittal, address each bullet (requirement) from that section in detail.
- Refer to FULL DISPERSION FROM CLEARED AREAS IN RESIDENTIAL PROJECTS for requirements related to landscaped and cleared areas. During civil submittal address each bullet from that section in detail.

**Response:** *As part of the civil submittal the bullet items will be addressed as requested.*

7. The developed flow rate shall match pre-developed rates for the 2-, 10-, and 100-year events. Project states a 0.27 cfs increase in the 100-year event. Justify this increase using 2019 SWMMWW regulations.

**Response:** *The calculations have been updated to reflect the roof area (Lots 16 -19) being conveyed to a dispersal trench. BMP T5.10B indicates the roof area should be modelled as 50% landscaped/50% impervious. The disturbed soils will be amended per BMP T5.13 of the manual.*

We believe this response letter will meet the intent of a response to the review comments. Please review the resubmittal documents at your earliest convenience. Please call should you have any questions.

Sincerely,

*Dawn Sinagra*

Dawn Sinagra  
Senior Land Planner