



BARGHAUSEN
A DIVISION OF CORE STATES GROUP

**CORE
STATES**

May 15, 2025

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

RE: Responses to Development Review Comments
Normandy Heights
2007 Shaw Rd, Puyallup, WA 98372
City File No. PLPMP20240053
Our Job No. 12663

Dear Rachael Brown:

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated September 17, 2024. Enclosed are the following documents for your review and approval:

1. Preliminary Plat prepared by Barghausen Consulting Engineers, dated April 17, 2025
2. Landscape Plan prepared by Nature by Design, dated April 29, 2025
3. Architectural Elevations prepared by RM Homes dated April 10, 2025
4. Preliminary Storm Report prepared by Barghausen Consulting Engineers, dated April 16, 2025
5. Wetland Report prepared by Soundview Consultants, dated March 6, 2025
6. Wetland Comment Response prepared by Soundview Consultants, dated March 12, 2025
7. Geotechnical Comment Response prepared by ESNW dated November 4, 2024
8. Cultural Resource Report prepared by Antiquity Consulting dated June 25, 2024
9. Traffic Scoping Worksheet
10. Alternative Methods and Materials Request Application
11. SEPA Checklist prepared by Barghausen Consulting Engineers dated May 7, 2025
12. Cultural Resource Submittal Documentation dated May 8, 2025
13. Project Narrative prepared by Barghausen Consulting Engineers dated May 15, 2025
14. Public Comment Response Letters prepared by Soundview Consultants (to be supplemented at a later date)

BARGHAUSEN CONSULTING ENGINEERS, LLC

A DIVISION OF CORE STATES GROUP

18215 72ND AVENUE SOUTH, KENT, WA 98032 P) 425.251.6222 F) 425.251.8782

barghausen.com

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

Planning Review – Rachael N. Brown; (253) 770-3363; RNBrown@PuyallupWA.gov

1. *Wetland review letter dated 7.18.2022 calls for this section to be recalculated to include an additional area of undisturbed area.*

Response: Please see the updated Wetland Report and comment response letter by Soundview Consultants, dated March 6, 2025, included with this submittal.

2. *Wrong stream rating, wetland review letter calls for type to be changed to Type II. Also this lists 'Snohomish County' instead of 'City of Puyallup'*

Response: Please see the updated Wetland Report and comment response letter by Soundview Consultants, dated March 6, 2025, included with this submittal.

3. *Habitat score has been updated to be 5 points*

Response: Please see the updated Wetland Report and comment response letter by Soundview Consultants, dated March 6, 2025, included with this submittal.

4. *Habitat score has been revised to 5*

Response: Please see the updated Wetland Report and comment response letter by Soundview Consultants, dated March 6, 2025, included with this submittal.

5. *Architectural Elevations do not meet required garage standards:*

(c) Garages should be oriented with diminished garage doors, and shall meet the performance standards listed below.

(i) At least 25 percent of garages shall be located within rear yards and accessed via an alley; or

(ii) Accessed from the side and oriented perpendicular to the street, where the street-facing facade is finished with a window or other architectural features; or

(iii) Accessed via a shared driveway serving a minimum of two units and set back at least five feet from the front door of the home; or

(iv) Detached and set back at least 10 feet from the front door of the home; and

(v) All other garages shall be set back at least five feet from the front door of the home.

Revise architectural design of homes to meet the standards above. Copy those standards as a note on the plat document along with the setbacks.

Response: This project meets criteria (iii). The PD proposes a total of 25 lots, of which 40 percent provide garage access via a shared driveway serving a minimum of two units. Please refer to Sheet 3 of the Preliminary Plat Plans, note 21.

6. *Add note on face of plat 'maximum floor area ratio: 0.65'*

Response: Please see updated plat with requested note, Sheet 3 of the Preliminary Plat Plans, note 19.

7. *Min lot size along common boundary with adjacent property shall be 7,500 sf per PMC20.40.025 (3)*

Response: The PD does not contain any lots along common boundary lines. Tract E separates the lots on the eastern side of the development from the undeveloped open space to the east.

8. *Curb cuts should not exceed more than 30 percent of total street frontages internal to the development, but shall not exceed 50 percent of any individual lot frontage. Provide calculation demonstrating how the project meets this requirement*

Response: The PD proposes curb cuts along 18 percent of the total street frontage. The maximum curb cut along any individual lot frontage is 40 percent, which does not exceed the 50 percent limit per lot. A curb cut calculation has been provided on the updated plat, please refer to Sheet 3 of the Preliminary Plat Plans, note 24.

9. *Those projects which provide each residential unit with at least 500 square feet of private open space immediately contiguous to the unit and separate from the private open space for any other unit may reduce the overall common open space requirement to 10 percent of the total gross parcel area, excluding public streets. Those projects providing this lesser 10 percent common open space shall still be subject to the requirement that at least five percent of the total parcel area be devoted to amenity areas for active use by residents. Such amenity areas shall also meet the standards cited in subsection (4)(b) of this section.*

The maximum lot coverage per the RS-10 zone is .40. Given the minimum lot size of 5255 and the maximum lot coverage of 0.40, it is clear that 500sf will be available for private open space for each lot. Therefore, the required common open space for the project may be reduced to 10% of gross parcel area, excluding public streets or 280,492 sf. Project must therefore provide 28,049 SF of common open space. Demonstrate how this project is meeting this requirement.

"Open space, common" means land available for recreational, park or environmental amenity for collective enjoyment by occupants of the development.(1) Common open space shall not include public or private streets, driveways, parking areas, storage, or utility/trash service areas.

Response: The preliminary plat has been updated and the minimum lot area is 5,165 sf. The gross parcel area is 264,187, and the project will provide 500 sf of private open space per lot. The project additionally provides 84,321 square feet or 32 percent of open space, exceeding the minimum standard.

(2) In projects consisting of six or fewer dwelling units, common open space may include the required yards for buildings or structures. For all projects larger than six dwelling units, common open space shall be separate from private open space.

“Open space, private” means a yard, garden, patio, or balcony that is attached or directly accessible to each dwelling unit and provided with vegetative screening, berms or structural screening to achieve a degree of vertical closure of the space and to obstruct the view from common open space or public rights-of-way. Required private open space attached to ground floor dwelling units open space shall be landscaped. All required landscaping shall be maintained in a neat and healthy condition.

Response: Acknowledged, common open space is separated from private open space. Private open space is provided in the form of yards and front patio and is attached to the residential units and will be landscaped.

Proposed common areas and facilities shall conform to the following:

(a) Facilities benefiting more than one property owner shall be considered common area/facilities, designated by easement or separate tract, and corresponding dedication statements included on the face of the final plat specifying the use for which the easement or tract is created, and assigning ownership and use interest;

Response: Acknowledged. Dedication language will be provided describing the common area/facilities on the face of the plat.

(b) Common areas/facilities which primarily benefit the residents/property owners within the development such as subdivision entrances containing signage/landscape treatment, and private parks and recreation facilities shall be considered “private” common areas/facilities and the primary ownership and responsibility for maintenance assigned to said residents/property owners;

Response: Acknowledged.

(c) All private common areas shall be of a size sufficient to accommodate associated facilities;

Response: Acknowledged.

(d) Adequate provisions for ownership and maintenance in the form of statements of easement; conditions, covenants and restrictions; and/or creation of a homeowner’s association shall be specified at the time of platting. The documents shall address continued ownership interest, right of use, responsibility for maintenance, remedies in the event any of the responsible parties fail to perform, and procedures for modification or vacation of easements or tracts and associated facilities not required as a condition of plat approval. The documents shall also include an adequate funding mechanism for those areas/facilities requiring regular maintenance; and

Response: Acknowledged.

(e) Common areas/facilities which are determined by the city to primarily benefit the general public or are considered part of a city facility such as storm water detention/retention ponds

and bioswales shall be delineated as a separate tract and dedicated to the public for future ownership and maintenance.

Response: Acknowledged.

(3) Common open space may include land occupied by noncommercial recreational buildings or structures serving residents of the project site area.

Response: Acknowledged. Common open space is provided in Tracts A, C, D, and E.

(4) Common open space shall be landscaped. All required landscaping shall be maintained in a neat and healthy condition.

Response: Acknowledged. Landscaping is provided in the common open space areas.

(5) Common open space may include environmentally critical areas and buffers; however, at least five percent of the net lot area shall be devoted to amenity areas for active use by residents of site units.

Response: This proposal includes six percent of the net lot area to be devoted to amenity areas for active use by residents.

The net lot area is = 173,114 sf, five percent of the net lot area is = 8,656 sf. The PD has provided approx. 10,453 sf of amenity area for active use by residents in Tract D. Please see Sheet 3 of the Preliminary Plat Plans for amenity area calculation.

The proposed amenities include a play structure, benches, ADA picnic table, lawn areas, pathways, additional landscaping. Please see the Landscape Plans for details of the amenity areas.

(6) Common open space may contain structures or improvements as are necessary and appropriate for the out-of-doors enjoyment of residents of the development.

Response: Structures and other improvements have been provided in the amenity space, please see the Landscape Plan for amenity details.

(7) Safe age-appropriate amenities shall be provided in common open space for the provision of play and other activities corresponding to the needs of the intended resident types (e.g., full spectrum of age groups and household types, family housing, special needs housing for elderly or handicapped, housing for singles and couples).

Response: The amenity spaces contain a variety of improvements that are suitable for all ages and abilities, including a play structure, benches, ADA picnic table, lawn areas, pathways, a pergola, and additional landscaping. Please see the Landscape Plan for details.

Amenity space: Of the 10% required open space, a portion of this shall be active amenity space for residents. This amenity space shall be equal to 5% of the gross area of the site or 5% of 308,061 sf = 15,403sf amenity space Provide calculation demonstrating how this standard is being met. Show active amenity space on the plat map.

Response: This proposal includes six percent of the net lot area to be devoted to amenity areas for active use by residents as required in Comment #5.

The net lot area is = 173,114 sf, five percent of the net lot area is = 8,656 sf. The PD has provided approx. 10,453 sf of amenity area for active use by residents in Tract D. Please see Sheet 3 of the Preliminary Plat Plans for amenity area calculation.

General principles for common facilities to be reflected in the proposed development include: common areas and facilities benefiting more than one party should be designated as a common area/facility and delineated by easement or separate tract, and the ownership/use interest and provisions for maintenance should be specified at the time of platting; ownership and maintenance of common areas/facilities which primarily benefit the residents/property owners within the development should be the responsibility of said residents/property owners; adequate provisions should be included for continued ownership and maintenance of private common facilities; and common facilities which primarily benefit the general public or are considered part of a city facility should be delineated at separate tracts and dedicated to the public.

Response: Acknowledged. Common areas are provided within separate tracts and dedicated language describing the common area/facilities on the face of the plat.

10. *Required Landscaping. Required yards for individual lots shall be landscaped. The project landscape architect shall provide sample landscape plans for each residential lot on the preliminary and final landscape plans; each lot shall contain at least two PNW native evergreen conifer trees in suitable yard locations. Such sample landscape plan shall be shown on the building permit site plan for each lot. All such required landscaping shall be maintained in a neat manner.*

Response: Please see the Landscape Plans for details.

11. *The following shall be included in the next submittal: Specific development standards to be applied to the project, formatted into a table on the master site plan and final plat document(s), including maximum building heights, yard setbacks, lot coverage maximum, floor area ratio maximum, mix of garage types and lots where alternative garage designs are assigned (ex. "lot 18 shall be side loaded with a shared driveway approach," etc.), an inventory of all individual lot sizes, and any other information or design standards relevant to the project approval which will dictate standards applied to the construction of homes in the project;*

Response: Acknowledged. Please refer to the Master Site Plan on Sheet 3 of the Preliminary Plat Plans for lists and tables of specific development standards and individual lot areas.

12. *Retaining walls within 30ft of the front or street side property line shall be no taller than 3.5ft tall. See PMC 20.58.005 (2) (a) (i) for more information on requirements for retaining walls.*

Response: Acknowledged. Retaining walls have been revised to meet the requirements of PMC 20.58.005.

Per previous correspondence, the City is in agreement that obligations for Normandy's frontage improvements along Shaw road will be met with a ROW dedication, rough grading of shoulder

area from existing pavement to the proposed retaining walls, and the construction of retaining walls.

To meet the City's goals for improvements along Shaw Road, a 6 ft tall retaining wall is proposed along the rear of Lot 15, within 30 ft of the street side property line. This wall will eventually align with the existing ROW at the rear of Lot 16. The height of the wall will gradually decrease in response to changes in the proposed shoulder grade of Shaw Road. Please refer to Sheet 4.

13. *Retaining walls within 30ft of the front or street side property line shall be no taller than 3.5ft tall. See PMC 20.58.005 (2) (a) (i) for more information on requirements for retaining walls.*

Response: Acknowledged. Retaining walls have been revised to meet the requirements of PMC 20.58.005.

14. *Retaining walls within 30ft of the front or street side property line shall be no taller than 3.5ft tall. See PMC 20.58.005 (2) (a) (i) for more information on requirements for retaining walls.*

Response Acknowledged. Retaining walls have been revised to meet the requirements of PMC 20.58.005.

15. *The site contains steep slope/landslide hazard areas and/or erosion areas. A note shall be included on the face of the plat for each affected lot indicating: "This lot contains a steep slope/landslide hazard and/or erosion hazard area. These areas are prone to mass land movement and/or soil erosion. Retention of vegetation and land covered by vegetation is key to preventing impacts to life, structures and improvements in these areas. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval."*

Response: Acknowledged, the above information will be included on the face of the plat.

16. *The site contains wetland areas and protective wetland buffers. A note shall be included on the face of the plat for each affected lot indicating: "This lot contains a wetland and/or wetland buffer that is protected by federal, state and local regulations. A wetland is a permanently, semi-permanently, or seasonally flooded area of land with a distinct ecosystem based on hydrology, hydric soils, and vegetation adapted for life in water saturated soils. Wetlands provide numerous benefits to the natural environment including water quality, flood control, wildlife habitat, shoreline stability, and aesthetic values. Since the 1780s, Washington has lost 31 percent of its wetland areas, from 1.35 million acres to 938,000 acres, contributing to loss of flood storage and habitat areas. Wetlands are critical to the overall health of watersheds and property owners are key for protecting, restoring, and managing our state's remaining wetland resources. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval."*

Response: Acknowledged, a wetland note will be included on the face of the plat.

17. *The site contains a fish and wildlife conservation area. A note shall be included on the face of the plat for each affected lot indicating: "This lot contains a fish and wildlife habitat area that is*

protected by federal, state and local regulations. These areas serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. Property owners are key for protecting, restoring, and managing our state's remaining habitat areas. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval."

Response: Acknowledged, a fish and wildlife conservation area note will be included on the face of the plat.

18. *Native trees within Tract A, landslide hazard area, must be retained unless demonstrated in revised tree risk assessment that they are a hazard. Revise landscape plan and all other relevant plans to show native tree retention in Tract A. [Landscape Plan, Sheet L1]*

Response: Please see note on Landscape Plan stating that native trees within Tract A will be retained.

19. *Native trees within landslide hazard area, must be retained unless demonstrated in revised tree risk assessment that they are a hazard. Revise landscape plan and all other relevant plans to show native tree retention in landslide hazard area and buffer [Landscape Plan, Sheet L1]*

Response: Please see note on Landscape Plan stating that native trees within the landslide hazard area will be retained.

Engineering Review – Jamie Carter; (253) 435-3616; JCarter@puyallupwa.gov

1. *As this is a new application all design shall be to the most currently adopted version - 2019. Revise all references and the design to conform to this version. [PRELIM STORM REPORT p.5/208]*

Response: The report references have been updated in the Preliminary Storm Report to the current adopted version, 2024 Stormwater Management Manual for Western Washington.

2. *See Section II-3.2 of the 2019 SWMMWW. Many Construction Source Control BMPs are Erosion and Sediment Controls. At least reference the TESC Plan in this section. [PRELIM STORM REPORT, P.14/208]*

Response: Source Control BMPs identified for MR#3 are separate from the Construction BMPs implemented in Section II-3.2 of the 2019 SWMMWW. The report narrative for this section has been updated and expanded to discuss the means of preventing stormwater from coming in contact with pollutants.

3. *2019 SWMMWW (TYP). [PRELIM STORM REPORT, P.15/208]*

Response: The report reference has been updated.

4. *Clarify. Is this referring to the east shoulder adjacent to the site, or the pervious pavement portion of Shaw Rd E further to the south? [PRELIM STORM REPORT, Page 26/208]*

Response: Correct, the referenced area is the east shoulder adjacent to the site. The report has been updated.

5. *25 lots times 2500 sq ft/lot is 62,500 sq ft. Revise or clarify. [PRELIM STORM REPORT, Page 28/208]*

Response: The report has been updated; each lot is assumed to have 3,000 sf of impervious surface.

6. *Update report to include most current design elements. [PRELIM STORM REPORT, Page 31/208]*

Response: Acknowledged. See updated Preliminary Storm Report.

7. *Run model for water quality for first civil submittal. Specify which proprietary unit will be used at that time. [PRELIM STORM REPORT, Page 56/208]*

Response: Acknowledged. See updated Preliminary Storm Report.

8. *Include building permits for all walls over 4 feet in height. [PRELIM STORM REPORT, Page 204/208]*

Response: Acknowledged. Building permits for walls over 4 feet will be included with the final design submittal.

9. *WALLS: Should retaining walls touch or be within the building footprint? Why do some walls/lots have rear setbacks while other similar ones don't? Side and street-side setbacks seem inconsistent, as well. Clarify. More elevation labels are required. There is one span where the elevation changes by 18 feet with no intermediary elevations called out. [COVER SHEET, Sheet C3]*

Response: Acknowledged. Retaining walls have been revised to meet the requirements of PMC 20.58.005.

10. *This wall is drawn facing the wrong direction. [COVER SHEET, Sheet C3]*

Response: Acknowledged. Retaining walls have been revised to meet the requirements of PMC 20.58.005.

11. *Correct dimensions. [COVER SHEET, Sheet C3]*

Response: Acknowledged.

12. *All Retention/Detention facilities shall be 20 feet from ROW, tracts, vegetative buffers and property lines. Consider eliminating a lot to provide proper space for stormwater controls. Maximizing dwelling units at the cost of proper storm drainage is not the intent of The Manual. From the pre-application notes: In the event that during civil design there is insufficient room for proposed stormwater facilities in the area(s) shown on the major plat, the stormwater area(s) shall be increased as necessary so that the final design will be in compliance with current*

standards. This may result in the number of lots being reduced, or a reduction in other site amenities. [COVER SHEET, Sheet C3]

Response: Acknowledged. The proposed detention facility has been relocated. Additionally, the PD lot configuration has been revised. Please refer to the Preliminary Plat Plans for details.

13. *SEWER: Pre-application notes specify sewer connection in Crystal Ridge Dr. SE. Standard notes and procedures call for sewer mainlines to be extended 'through' the development when possible. Existing configuration suggests a that a new pipe connection in the ROW would be prudent between the 2 existing manholes in Crystal Ridge. Connecting in Shaw may trigger upgrades to the conveyance system (identified in the sewer comp plan, although pre-application notes state that initial analysis indicates that there is capacity - more research is required) and we are also concerned about achieving gravity flow from the plat to the system in Shaw. [COVER SHEET, Sheet C3]*

Response: From our analysis of the existing sewer infrastructure, the complexity of gravity flow is optimized by routing the system to the connection point on Shaw Road. The proposed site elevations are configured to meet the City's sewer design standards, as outlined in Section 400. Please see preliminary road profiles, Sheet 5 and 6.

14. *City Standard 101.4.2(5) - Streets are to intersect between 90 to 85 degrees measured at center line intersects. [COVER SHEET, Sheet C3]*

Response: Tract B has been updated as Road B and is now designated as a public roadway. Road B intersects Road A at an angle of 85 degrees. Please refer to the dimensioning provided on the plat map, Sheet 2.

15. *This project is NOT a Single Family Residential site. This is a major plat permit. Drainage controls for the individual lots shall be reviewed under separate individual building permits. [PRELIM STORM REPORT, Page 29/208]*

Response: Acknowledged. See updated Preliminary Storm Report.

16. *Provide data (actual logs) from reported wet weather monitoring to ensure groundwater levels will not impact storm infrastructure.*

Response: Groundwater monitoring program results were prepared by Earth Solutions NW, LLC August 9, 2022. The report has been included in the Preliminary Storm Report, please see the Special Reports and Studies section.

17. *If the Tracts are to be public, then a public road connection and not an approach will be required. City Standard 101.4.3 (2) states: Where the same class of street intersect, the center*

line and slopes shall be matched at the center line of the intersection with cross slopes varying through the intersection to allow for drainage. In addition, City Standard 101.7 states that Alleys...shall not be provided in residential blocks except where the subdivider produces evidence satisfactory to the Hearing Examiner or City Council for the need for alleys. [COVER SHEET, Sheet C3]

Response: Acknowledged. The intersection has been revised, see updated plat map.

18. *Water quality unit and control structure in the same manhole? Clarify basic details for next submittal and provide full details of release and treatment at civil submittal. [COVER SHEET, Sheet C3]*

Response: A water quality unit will be provided in a separate structure. Please see Sheet 4 for updated information.

19. *The city is willing to accept the Geotechnical Engineers assertion that infiltration of storm water into the native soils or imported fill is not recommended. At civil submittal include all recommendations and reports in a permanent storm water management plan that conforms to PMC Section 21.10.*

Response: Acknowledged.

Engineering Traffic Review – Bryan Roberts; (253) 841-5542; broberts@puyallupwa.gov

General Comments

1. *Update traffic scoping worksheet with latest trip generation rates from ITE. Land use 210 (Single Family Detached) generates 0.94 trips per dwelling unit. Current Scoping worksheet assumes 0.99 trips per dwelling unit.*

Response: See updated traffic scoping worksheet included with this submittal.

2. *Per entering sight distance exhibit, private sight distance easement required prior to PSP approval.*

Response: Acknowledge. A private sight distance easement will be provided across Lot 25.

3. *Include SSD analysis with next submittal per City Standards.*

Response: Acknowledged. See SSD exhibits included with plat plans.

4. *Based on the updated site plan, include sight distance analysis for tract B @ Road A. Remove walls/buildings as necessary to meet the City's sight distance requirements. Verify all internal driveways meet sight distance requirements.*

Response: Acknowledged. See sight distance exhibits included with plat plans.

5. *Final horizontal alignment and elevations are not known at this time. North of 23rd, the future roadway section will have spiral transitions with superelevation. The preliminary KPG alignment did not include this level of design. The continuous 10ft ROW dedication along Shaw*

Rd frontage likely won't capture the correct ROW alignment. We need to know the future geometry of this Shaw Rd segment to verify wall alignment, wall height, ROW dedication, parcel layout, handrail placement, guardrail alignment, etc.

Response: Acknowledged.

6. *At time of civil, wall height must be coordinated with City CIP project with top of wall a minimum of 1-ft above proposed Shaw Road finished grade.*

Response: Acknowledged.

7. *Tract B & C must be modified to meet major plat engineering standards: 2-4 Dwelling Units: 300' length, maximum, 30' right-of-way: 24' width face of curb to face of curb, curb and gutter, sidewalks required.*

Response: Tract B is proposed as an alley and Road B will be constructed as a local road, please see the Preliminary Plat Plans Sheet 2 for road section details.

8. *Unclear where Lot 16 will access City ROW. Driveway must be located at least at least 35ft away from future 20th Ave SE/Road A intersection.*

Response: Acknowledged. Lot 17 will take access from Road A and the driveway will be located at least 35 feet from the future 20th Ave SE/Road A Intersection.

9. *Detention vault access exceeds 10% grade.*

Response: Per Section 205.2, access roads shall be designed with a max slope not to exceed 12%. See updated vault access ramp on Sheet 4.

10. *Length of proposed cul-de-sac exceeds 500ft maximum length. The City will require an AMR to document this deviation. Submit prior to next submittal.*

Response: Please see included AMR requesting a deviation to the maximum 500-foot maximum cul-de-sac length.

11. *Verify proposed cul-de-sac turnaround meets City standards (37' radius to face of curb, 48' radius to right-of-way)*

Response: The temporary CDS has been provided for future extension along Road A and will provide a paved temporary turnaround and easement with a roadway radius of 35 feet, per City Standard 101.6.

12. *Provide preliminary channelization for Crystal Ridge Dr.
-Main access off Crystal Ridge Dr must be channelized to allow for a WBL turn pocket (at signal) + TWLTL across proposed access*

Response: Acknowledged. A Channelization plan will be included with the civil construction documents.

13. *Frontage wall design will need to provide guardrail. Show preliminary locations on site plan*

Response: Acknowledged. Additional details will be included with the civil construction documents.

14. *Show all locations where handrail is necessary along frontage. Show preliminary locations on site plan*

Response: Acknowledged. Additional details will be included with the civil construction documents.

15. *Along the Shaw Rd frontage (adjacent to lot 11) there is an angle point that needs to be removed. Realign the ROW and wall alignment as needed. Additional design is needed to determine the required alignment and wall height.*

Response: Acknowledged. The angle point will be removed.

External Agency Review – Rachael N. Brown; (253) 770-3363; RNBrown@puyallupwa.gov

1. *Revised 2024 wetland and fish and wildlife habitat report continues to have several of the same outstanding corrections needed that were outlined in the City's review of the first version of this report. Some of the outstanding corrections from the review letter sent in 2022 have been addressed in the updated report, but several remain unresolved. Please see the documents and images section for the original wetland report review letter for a list of the required changes to the report. I have highlighted those changes that remain unresolved. The document is called "Wetland Report Correction Letter 7/12/2022". It appears that Appendix E and Appendix F have been updated to reflect the review comments however the other corrections have not been addressed. Revise report and plat maps as needed to address review letter.*

Response: Please see the updated report and comment response letter provided by Soundview Consultants, revised March 6, 2025.

2. *Puyallup School District has provided comments on this proposal. See public comment letter "PSD Comment 07082024" in Documents and Images section. The following items shall be provided by the project:*

- 100 square feet of hardscape surface school bus waiting area located near the NE corner of Crystal Ridge Drive South and the proposed access road. The waiting area should be adjacent to, and separate from, the back of sidewalk fronting Crystal Ridge Drive South.

Response: Acknowledged. See Sheet 3 of the Revised Preliminary Plat Plans for location of 10 ft x 10 ft school bus waiting area.

- The waiting area shall include separation from private property (Lot 25), such as fencing, landscaping or other improvement approved by the district and the City of Puyallup.

Response: Acknowledged. Additional landscaping is provided, please see the Landscape Plans for details.

- Street and/or pedestrian level light shall be provided to illuminate the school bus stop waiting area.

Response: Acknowledged. Additional details will be included with the civil construction documents.

3. *Dept. of Archaeology & Historic Preservation (DAHP) Review: DAHP Letter dated July 15, 2024 cites a survey report submitted for their review. Provide verification that report has been reviewed by Puyallup Tribe and Nisqually Tribal Departments of Archaeology. Provide report to City of Puyallup in next resubmittal.*

Response: The Cultural Resource report and submittal email to the Tribes are provided with this resubmittal.

4. *Dept of Natural Resources has provided a comment letter indicating that this project may require a Washington State Department of Natural Resources Class IV-General Forest Practices Application/Notification*

Response: A Forest Practices Permit will be obtained as required by DNR.

5. *Neighborhood Comments: Two neighbors provided comments for the previous plat application for this project (PLPMP20220090). Address public comment in subsequent response letter. The two comment letters are available for your review in the documents and images section. They are titled "Barred Owls Comment" and "Angela Stalgis-Nelson Public Comment".*


Response: Please see attached public comment letter responses included with this resubmittal.

6. *Peer review of geo-tech report has identified several required corrections to the geo-tech report. Review comments are available in documents and images section in document titled "Geotechnical Peer Review 09.13.2024". Applicant's geologist shall review most recent version of the proposed plat map and grading plan and incorporate site plan into the geo-tech report.*

Response: Please see the comment response letter by Earth Solutions NW, LLC, dated November 4, 2024.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated September 17, 2024. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,


Jacob Miller
Project Planner

JM/kb
12663c.006.docx
enc: As Noted
cc: James Kerby
Ryan McGowan
Cara Visintainer
Cheryl Ebsworth