



Preliminary Drainage Report

For the Dos Lagos Lot 'B'
Parcel Number: 0419106025 and Parcel 0419106024
212 39th Ave SE
Puyallup, Washington

For

Dos Lagos Asset, LLC
810 E. Pico Blvd, Unit B24
Los Angeles, CA. 90021

By

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June 2021
Job No: 12896

Please be aware that parcels, 0419106025 and 0419106024 are designated stormwater facilities for Parcel 0419102095. Unless documents can be presented showing that the existing stormwater facilities were properly abandoned, the Dos Lagos project shall meet the following conditions:

- The recorded short plat, AFN 201912305002, shall be amended to reflect actual site conditions and regulatory constraints and re-recorded.
- Any proposed site improvements shall be located outside of the existing stormwater facilities serving Parcel 0419102095 or the existing stormwater facilities shall be redesigned and reconstructed to provide equal or better performance.
- The applicant shall provide acknowledgement from the ownership of Parcel 0419102095 that any proposed site improvements do not interfere with the use and maintenance of the existing stormwater facilities serving Parcel 0419102095.

I hereby state that this Preliminary Drainage Report for the Dos Lagos Lot 'B' has been prepared by me or under my supervision and meets the standard of care and expertise which is usual and customary in this community for professional engineers. I understand the City of Puyallup does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities prepared by me.



6/16/2021



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Section 1 – Proposed Project Overview

Project Name: Dos Lagos Lot 'B' Project (P-20-0088)

Permit Type: Civil Construction Permit

Permit No:

Site Address: 212 39th Ave SE, Puyallup, WA 98374

Parcel Numbers: 0419106024 & 0419106025

Legal Descriptions:

PARCEL #s: 0419106024 & 0419106025

Tract A and Lot 1 of City of Puyallup Short Plat No. P-18-0172, recorded December 30, 2019 under Recording No. 201912305002, in Pierce County, Washington.

Zoning: Urban Center Mixed-use Zone (UCX)

Mixed-use Design Review Overlay Zone (MX-DRO)

The project proposes to construct an electric vehicle (EV) parking area consisting of approximately 8 spaces on 0.26 acres, located at the southwest corner of the intersection of 3rd Street SE and 39th Ave SE in Puyallup, Washington, 98374. Figure 1 illustrates the site parcel location within the local vicinity. Access to the site will be from public road 39th Ave SE. The project is connected to a predevelopment application (No. P-20-0088) and may require a completed SEPA checklist. Site development permit previously submitted by LS&E, Inc.

Stormwater runoff in the existing condition partially infiltrates, and the remainder flows to the adjacent wetland via stormwater drainage pipe, existing drainage channel, and culvert. There is one drainage basin onsite (Threshold Discharge Area, TDA) in the existing and developed condition. In the developed state, 1,934 square feet of new asphalt drive lanes, parking, and walkway are proposed. Stormwater runoff quality and quantity impacts from the proposed hard surfaces need not be mitigated. See *Figure 2: Flow Chart for Determining Requirements for New Development*.

Revise per Cover Sheet comments

Figure 1: Site Vicinity Map

Minimum Requirements

The project shall comply with the requirements of the 2012 Stormwater Management Manual for Western Washington, as Amended in December 2014 (The 2014 SWMMWW) (Manual), with amendments from City of Puyallup Municipal Code (PMC), Section 21.10. The Dos Lagos Lot 'B' project is a new development project and proposes to add approximately 1,572 sq. ft. of impervious area in the form of vehicle parking and drive lane, resulting in approximately 1,934 sq. ft. of total impervious surfaces. Less than 35% of the site consists of existing impervious coverage. Since less than 5,000 sq. ft. of new impervious surfaces are proposed to be added, the proposed project converts less than 0.75 acres of vegetation to lawn or landscape areas, and less than 7,000 square feet of disturbance is proposed, only Minimum Requirement #2 applies. The Washington State Department of Ecology (DOE) flow chart, "Figure I-2.4.1 – Flow Chart for Determining Requirements for New Development," is found in Figure 2 on the following page.

Figure 2: Flow Chart for Determining Requirements for New Development

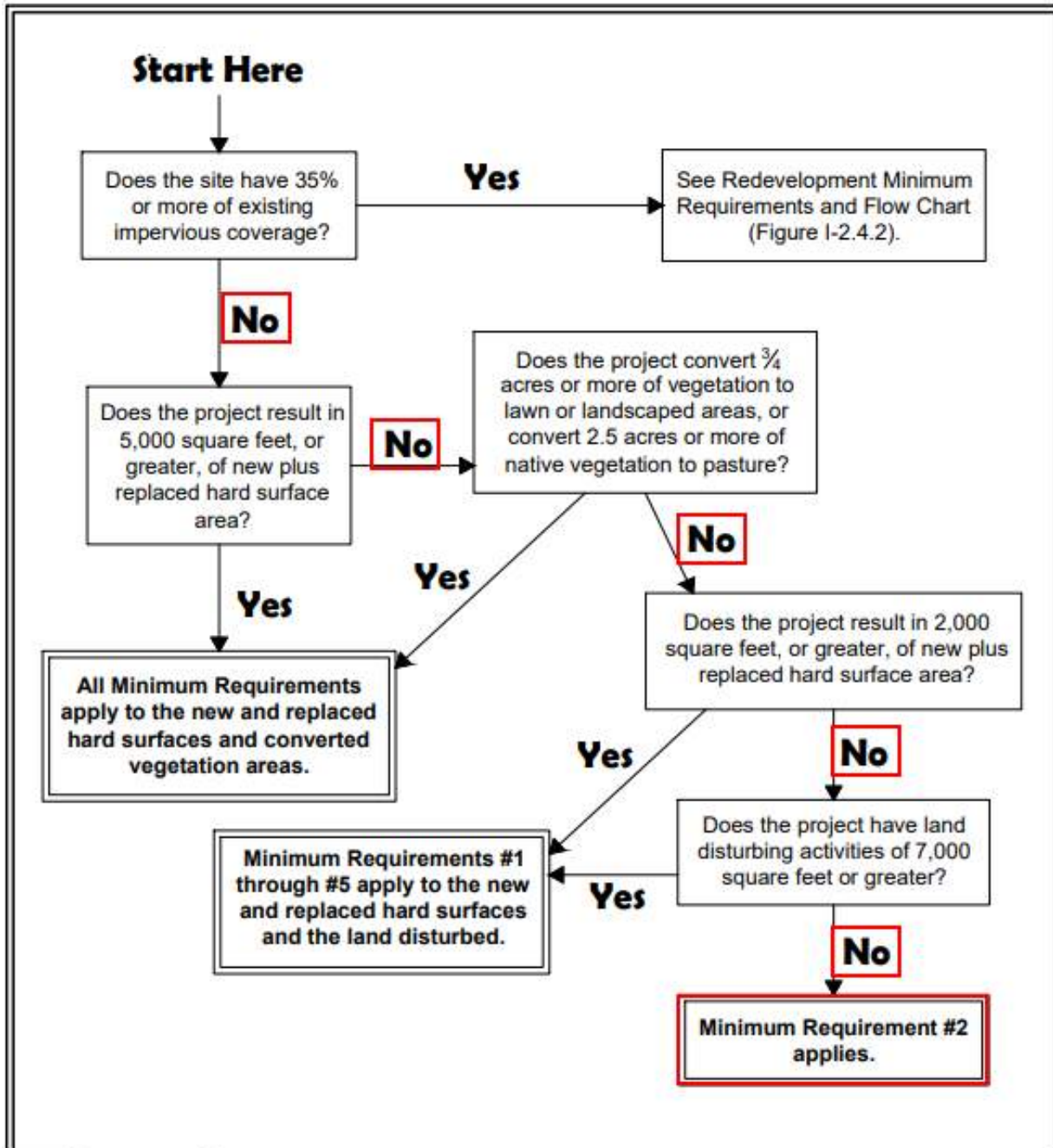


Figure I-2.4.1
Flow Chart for Determining Requirements for
New Development

Revised June 2015

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- Minimum Requirement #2: Construction Stormwater Pollution Prevention (SWPPP)
 - In accordance with Volume 1, Chapter 2, Section 2.5.2, a Construction Stormwater Pollution Prevention Plan is not required for projects which replace or add less than 2,000 sq. ft. of impervious surfaces or disturb less than 7,000 sq. ft. of land. However, the project must consider all of the 13 Elements of Construction Stormwater Pollution Prevention and develop controls for all elements that pertain to the project site. The following thirteen (13) elements will be addressed:
 - Element 1: Preserve Vegetation/Mark Clearing Limits
 - Element 2: Establish Construction Access
 - Element 3: Control Flow Rates
 - Element 4: Install Sediment Controls
 - Element 5: Stabilize Soils
 - Element 6: Protect Slopes
 - Element 7: Protect Drain Inlets
 - Element 8: Stabilize Channels and Outlets
 - Element 9: Control Pollutants
 - Element 10: Control De-Watering
 - Element 11: Maintain BMPs
 - Element 12: Manage the Project
 - Element 13: Protect Low Impact Development BMPs

stormwater controls associated with Parcel 0419102095

Section 2 – Existing Conditions Summary

Topography

Topographically, the site is variably sloped. The extreme western and most of the eastern portions of the site are characterized by slight depressions apparently built for area drainage and overflow purposes, with a vertical relief of approximately 4 feet. These features currently allow stormwater to flow into the adjacent wetland, east of the site.

The central portion of the site is characterized by a small knoll, approximately 4 feet in height. A small drainage culvert and a riser are located within this knoll, allowing stormwater to be conveyed from the western portion of the site to the eastern portion.

Ground Cover

As stated above in ‘Topography’, a large portion of the site is made up of shallow depressions, most likely manmade, and used for off-site drainage. The western portion of the site is partially treed, with grasses and blackberries as understory. The remainder of the site is covered by grass and blackberries.

Drainage

Parking lot drainage originating from the businesses found just to the west of the site flows onto the western portion of parcel 0419106025 (Tract A) into a grassed settling pond. Just west of the border between parcels 041910025 and 0419106024 (Lot 1), there exists a small knoll through which stormwater is conveyed via a culvert, then follows along a shallow swale toward the east. At the location where the swale meets the access road that exists in the southern and

outlet of detention facility

WQ bioswale

this is a detention facility

this is a WQ bioswale

eastern portions of the site, there exists a culvert that conveys the stormwater into the wetland to the east, parcel 0419102118. The remainder of the site is currently paved with asphalt, and apparently sheet flows northward into the identified depressions.

The site is in the aquifer recharge area. It is also within a 10-year wellhead protection area.

Section 3 – Off-Site Analysis Report

Upstream Analysis

Stormwater from the adjoining property to the west is collected by various catch basins and conveyed onto the site via pipes.

Downstream Analysis

A downstream analysis has been completed for this project. An offsite analysis study area definition map (Figure 4) is shown below. The study area for this project extends approximately ¼ mile to the northwest portion of the water body known as Willow’s Pond. This pond eventually drains into Bradley Lake, then downstream for an unspecified distance.

Figure 3: Downstream Analysis Map

