

CES ♦ NW
INCORPORATED
CIVIL ENGINEERING & SURVEYING

November 11, 2022

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. Provide the names and addresses of the owners of the existing lots. This appears to be HC homes for parcels 0419095003 and 0419095022. David Artz appears to own 0419095004, revised accordingly. [short plat, pg 1]

Response: The property is owned by HC Homes. The quit claim deed has been recorded under AFN 202211020265. The document is included in the resubmittal package.

- ◆ 2. Add 43rd Ave SW to the vicinity map. 116th St E is the county's road. [short plat, pg 1]

Response: 43rd Ave SW has been added to the vicinity map.

- ◆ 3. Show the existing lot lines using a heavy dashed line, and the proposed lot lines shown using a heavy solid line. Add these line types to the legend. [short plat, pg 2]

Response: The line work has been revised and added to the legend.

- ◆ 4. Show the existing and proposed easements being relinquished and created on this map based on the title report. [short plat, pg 2]

Response: The easements and relinquishments have been added to the map.

- ◆ 5. Illegible typo. [short plat, pg 2]

Response: Rebar cap revised.

- ◆ 6. Update engineering note 2 to read 43rd Ave SE/116th St E. As 116th St E is a county road. [short plat, pg 1]

Response: The shared access easement note has been added to the map.

- ◆ 7. Provide topography contours for the site. The contours should be shown in 5 foot intervals unless it has slopes greater than 15 percent, otherwise use 2 foot intervals. [short plat, pg 2]

Response: The contours have been added to the map.

- ◆ 8. Where is the proposed septic system? The previous short plat mentioned lots 2 and 4 didn't have adequate soil for sewer, but lots 1 and 3 may have adequate soils for sewer. Provide a utility easement as necessary. [short plat, pg 2]


Response: The proposed septic system is shown on the map in compliance with the approved septic design. The preliminary storm drainage report has not been prepared at this time.

- ◆ 9. Include the following engineering note: Any subdivision of land as part of a short plat or formal platting process shall require curb, gutters, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) in accordance with the city's Public Works Engineering and Construction Standards and Specifications. The frontage improvements shall be required along all street frontage adjoining the properties created by the land division process. Frontage improvements shall also be required where any reasonable access to the property connects to the public right-of-way, although the primary access is located on another parcel. [short plat, pg 1]

Response: The engineering note has been added to the map.

10. Include permit application number: PLSHP20220104 [short plat, pg 1]

Response: The permit number has been added to the map.

- ◆ 11. Is a shared septic system still proposed on the western lot (433 43rd Ave SW)? Show this on the short plat and provide the agreement letter/show the private easements. [short plat, pg 2] 

Response: Each lot has an individual septic system proposed. Lot 1 will have their system within an easement of the neighboring parcel 0419091068.

- ◆ 12. Show Fruitland Mutual's Water Main in 116th St E [short plat, pg 2]

Response: The Fruitland Mutual water main is shown on the map.

- ◆ 13. City records show Fruitland Mutual Water is the purveyor rather than Tacoma Water. [Short plat, pg 1]

Response: Thank you, acknowledged.

14. How is stormwater going to be mitigated as part of development? There is not an existing storm system along this property frontage. If each building site cannot mitigate stormwater accordingly, the project will be required to extend the storm main within 116th St E and connect. Note this may be challenging as the grade increases as the right of way heads east. Provide a preliminary storm drainage site plan, geotech report with site specific infiltration testing and groundwater monitoring and drainage report stating how the project will feasibly mitigate stormwater runoff as part of this development. [short plat, pg 2]

Response: The preliminary storm drainage system will consist of a combination of the following: stormwater runoff from a portion of or potentially all the roof surface areas will be collected and conveyed to dispersal trenches located within the wetland buffer to help maintain wetland hydrology. In addition, rear and side yard finish grading will direct stormwater runoff towards the wetland buffer to also help with maintaining wetland hydrology. A geotechnical evaluation was completed for the site and found an area of soils suitable for infiltration located in the southwest corner (See attached Earth Solutions NW, LLC draft Infiltration Evaluation and Seasonal Groundwater

Monitoring report dated June 8, 2022). Stormwater runoff from sidewalks, driveways, and front and side yard areas will be collected by a drainage ditch along the length of the property frontage. Stormwater runoff from this developed area will be conveyed to the southwest corner of the site where it will flow through an appropriately sized biofiltration swale prior to discharging to an appropriately sized infiltration gallery. The project intends to submit a Fee-in-Lieu of Frontage Improvements. If the request is granted, then a roadside drainage ditch will be constructed along the project frontage to collect existing stormwater runoff generated by the road system and convey it to the southwest corner of the site. A public storm drainage easement will be granted along the west boundary of the site to allow for an extension of the roadside drainage ditch to the edge of the wetland buffer to allow existing stormwater runoff to maintain its natural drainage characteristics. If the Fee-in-Lieu of Frontage Improvements is not granted, then the same general scenario will occur for addressing existing stormwater runoff from the right of way. New curb and gutter will collect the existing stormwater runoff and convey it to the west end of the frontage improvements where it will be collected by a proposed catch basin. A storm pipe will convey the existing stormwater runoff from the catch basin through the previously mentioned public storm easement where it will discharge within the wetland buffer to maintain natural drainage characteristics.

- ◆ 15. Provide the 116th St E right of way width. [short plat, pg 2]

Response: The ROW width is shown on the map.

- ◆ 16. Update Engineering note 2 to state Access to lots 1 and 2 shall be via a shared access easement. The access will be maintained equally by lots 1 and 2 [short plat, pg 1]

Response: The shared access easement note 2 has been revised.

- ◆ 17. Update Tract note 4 to read "maintenance of the said tract" [short plat, pg 1]

Response: Tract note 4 has been updated on the map.

Planning Rachael Brown

18. 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 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: The note has been added to the map.

19. Tract "A" must be re-named as a "Native Growth Protection Area" the description of the tract shall read: "This tract contains wetland and wetland buffer that is protected by federal, state and local regulations. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior approval from the City's Planning Division; and, It is the right of the City to enforce the terms of the restriction in the tract area. All lots in the short plat shall have an

equal and undivided interest in the maintenance of said tract”

Response: Tract A has been renamed.

20. Remove 10 ft building setback from plat map.

Response: The setback has been removed.

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,

A handwritten signature in black ink, appearing to read 'Charles Podzalne', written over a light blue rectangular stamp.

Charles Podzalne , PLS
Survey Manager

Prepared by DM