



# **LEROY SURVEYORS & ENGINEERS, INC.**

Surveying • Engineering • Geology • Septic Design • GPS • GIS Mapping

---

December 19, 2022

Chris Beale, AICP

Senior Planner

(253) 841-5418

cbeale@puyallupWA.gov

**RE: Plans & Report Redlines – Dos Lagos Lot B**

**City of Puyallup Permit # P-21-0099**

**LSE Job No.: 12896**

We have completed our responses to the items addressed per plan and report markups from you dated December 28, 2021, regarding the above-mentioned project. Our item-by-item responses to your comments, as well as the original comment, are presented below to assist with your re-review of the construction documents.

## *Preliminary Storm, Sewer, & Water Plans Redlines Sheet C1.0*

Callout and show the limits of the existing stormwater detention facility.

**RESPONSE: Plans updated as requested.**

Callout and show the existing Water Quality Swale

**RESPONSE: Plans updated as requested.**

Control Structure and Riser (See sketch below)

**RESPONSE: Plans updated as requested.**

Private Road

**RESPONSE: Plans updated as requested.**

Ensure EV stations/pedestals and other above ground features do not encroach into easement areas. At time of civil application, callout easements on the plans.

**RESPONSE: Plans updated as requested.**

Callout and Show Exist'g SD Culvert

**RESPONSE: Plans updated as requested.**

Please be aware that these two 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.

**RESPONSE: Plans have been revised, and stormwater facilities have been redesigned and will be reconstructed to provide equal or better performance. Acknowledgement from Parcel 0419102095 will be obtained during the construction document preparation and review process.**

### *Sheet C1.1*

Provide ALTA Survey as supporting documentation for the Preliminary Site Plan Application

**RESPONSE: Included with resubmittal**

### *Sheet C1.2*

See Comments Sheet C1.0

**RESPONSE: Acknowledged**

12' landscape required .

**RESPONSE: Plans updated as requested.**

5ft ADA pathway shall connect directly with existing sidewalk.

**RESPONSE: Plans updated as requested.**

30ft wide commercial driveway required. Driveway must meet current ADA standards

**RESPONSE: Plans updated with an Urban Commercial approach Alt. #2 due to the constraints of the existing location.**

Drive isle width shall be 24ft

**RESPONSE: Plans updated as requested.**

Provide ESD sight distance analysis @ 39th Ave SE driveway approach per City standards during Civil review

**RESPONSE: Acknowledged. Preliminary review has been performed and no sight distance issues present.**

### *Preliminary Drainage Report Redlines*

and Parcel 0419106024 (1)

**RESPONSE: Acknowledged, the additional parcel number has been added to the cover sheet.**

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. (1)

**RESPONSE: Plans have been revised, and stormwater facilities have been redesigned and will be reconstructed to provide equal or better performance. Acknowledgement from Parcel 0419102095 will be obtained during the construction document preparation and review process.**

Revise per Cover Sheet comments (4)

**RESPONSE: Plans revised as necessary.**

stormwater controls associated with Parcel 0419102095 (7)

**RESPONSE: The Topography section and report has been revised to acknowledge the stormwater controls within the site.**

this is a WQ bioswale (7)

**RESPONSE: The Drainage report has been revised to acknowledge the presence of an existing Biofiltration Swale through a portion of the site.**

this is a detention facility (7)

**RESPONSE: The Drainage report has been revised to acknowledge the presence of the existing detention facility.**

outlet of detention facility (7)

**RESPONSE: The Drainage report has been revised to acknowledge the presence of the existing detention facility and outlet.**

WQ bioswale (7)

**RESPONSE: The Drainage report has been revised to acknowledge the presence of an existing Biofiltration Swale through a portion of the site.**

Parcel 0419102095 (8)

**RESPONSE: Acknowledged.**

Verify...Figure 3 (8)

**RESPONSE: Corrected to Figure 3 within revised report.**

We trust that all items have been satisfactorily addressed. Please contact us if anything is missing or incomplete.

Sincerely,

Steve Nelson, P.E.

Professional Engineer

253-848-6608 ext. 107