



LEROY SURVEYORS & ENGINEERS, INC.

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December 19, 2022

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RE: Plans & Report Redlines – Dos Lagos Lot E

City of Puyallup Permit # P-21-0100

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 C4.1

Provide supporting documentation that verifies that the proposed project does not interfere with existing easement rights. (Easement Release; Grantee acknowledgment; etc) (Plans; C4.1)

RESPONSE: Information requested is included with the submittal package.

Provide referenced ALTA Survey (Plans; C4.1)

RESPONSE: Information requested is included with the submittal package.

Provide copies of all easements referenced for this site (Plans; C4.1)

RESPONSE: Information requested is included with the submittal package.

Sheet C4.2

Dedicate a 20' wide public access easement to the city for possible future trail network connection around Willows Pond (per South Hill Neighborhood Comp Plan)

RESPONSE: Plans updated as requested.

40-ft Utility Esmt req'd per City Stds (Plans; C4.2)

RESPONSE: Plans updated as requested.

Show proposed streetlight locations on 5th St SE

RESPONSE: Plans updated as requested.

Per previous comments, direct access to 5th St SE will not be allowed. Driveway does not meet:

1. City sight distance standards
2. Spacing requirements from driveways
3. Driveway alignment requirements.

RESPONSE: Plans updated as requested.

Provide supporting documentation that verifies that the proposed project does not interfere with existing easement rights. (Easement Release; Grantee acknowledgment; etc) (Plans; C4.2)

RESPONSE: Information requested is included with the submittal package.

For 5th St SE, match stationing with Affinity street tree cutouts

RESPONSE: Plans updated as requested.

See Comments in Storm Report re: storm pump (Plans; C4.2)

RESPONSE: Acknowledged

Push building closer to ROW line per code - max 20' setback

RESPONSE: Plans updated as requested.

ROW dedication required on 39th Ave SE or 5th St 9'-11" SE?

RESPONSE: Plans updated as requested.

Additional ROW needed to relocate traffic signal

RESPONSE: Plans updated as requested.

Upgrade to non-slip lids

RESPONSE: Plans updated as requested.

Update driveway design to accommodate 30ft wide & 35ft radii City standard

RESPONSE: Plans updated as requested.

Show physical right-in/right-out access restriction treatments

RESPONSE: Plans updated as requested.

ADA ramps need to be directional

RESPONSE: Plans updated as requested.

Existing ramp does not meet current ADA standards

RESPONSE: Plans updated as requested.

39th Ave SE sidewalk must be at least 8ft wide per City Standards

RESPONSE: Plans updated as requested.

Verify right-on-red sight distance meets City Standards

RESPONSE: Plans updated as requested.

Maintain 8ft walkable path in radius

RESPONSE: Plans updated as requested.

Preliminary Drainage Report Redlines

There is an existing storm conveyance pipe which conveys public road runoff onto and through Parcel 0419106028 (Lot E). An easement, if one does not currently exist, shall be granted to the City for the portion of the storm conveyance system on private property. Minimum easement width is 40-ft per current City Standards. A DRAFT easement document shall be submitted with the Civil Engineering Permit Application. (Storm Report; Cover) (1)

RESPONSE: Acknowledged, a 40' Public Storm Drainage Easement has been proposed as part of the revised plans.

-The preliminary stormwater plan indicates the project's stormwater discharge to pass through a pump system located downstream of the control structure. The City is concerned that the end-of-the-line pump system cannot comply with the Ecology duration standard (vs. controlling the rate of flow from the pump) and would anticipate any pump system to be located upstream of the control riser.

-If pumping stormwater, the applicant will have to show how the pump system meets both the predeveloped release rates as well as the flow duration standard during pump operation (considering the pumps are the point-of-compliance and evaluating the intermittent pump cycling when evaluating the Ecology duration standard).

-Based on correspondence with Ecology (Doug Howie), Ecology has never seen a project that complies with the Flow Duration Standard when using a pump system downstream of the control riser.

-Reference City Standard 204.7 for additional stormwater pumping requirements. (Storm Report; Cover) (1)

RESPONSE: Due to the listed concerns about a pump system meeting city and DOE standards, a pump system is no longer proposed for this project. Please review the revised drainage report for an updated plan to address stormwater runoff.

"and Stormwater pond" (Willows Pond) (Storm Report; Pg 4) (4)

RESPONSE: The report has been updated to note that Willows Pond is a wetland and stormwater pond.

Storm Report- Lot E discharges to a wetland, MR8 analysis required. (Storm Report; Pg 4) (4)

RESPONSE: MR8 analysis has been added within the revised drainage report.

Storm Report-A conservative assumption for PSP application, but wet season infiltration testing must be evaluated per Standards (Storm Report; Pg 4) (4)

RESPONSE: Please review the revised Geotechnical Report within the appendix. Infiltration testing has now been completed for this project.

Storm Report-If pumping stormwater, the applicant will have to show how the pump system meets both the predeveloped release rates as well as the flow duration standard during pump operation (pumps are the point-of-compliance; must consider cycling of pumps when evaluating the Ecology duration standard).

-Reference City Standard 204.7 for stormwater pumping requirements. (Storm Report; Pg 4) (4)

RESPONSE: Due to the listed concerns about a pump system meeting city and DOE standards, a pump system is no longer proposed for this project. Please review the revised drainage report for an updated plan to address stormwater runoff.

2.5.1? (Storm Report; Pg 8) (8)

RESPONSE: The narrative within the MR#5 section has been revised to refer to Table I-2.5.1.

Very difficult, if not impossible, to do w/ a pump system (Storm Report; Pg 8)

RESPONSE: Due to the listed concerns about a pump system meeting city and DOE standards, a pump system is no longer proposed for this project. Please review the revised drainage report for an updated plan to address stormwater runoff.

Only a qualitative analysis provided...see comments in Appendix E.

NOTE: Lot E is shown to discharge to Willows Pond which is a combined stormwater facility and regulated wetland. In addition, Tract A contains wetland(s) per Short Plat AFN 201912305004. As a result, MR8 applies to both Willows Pond and Tract A and a quantitative analysis shall be conducted in accordance with the Ecology Manual to ensure no impacts to the wetlands as a result of the proposed project. (Storm Report; Pg 8) (8)

RESPONSE: MR8 analysis has been added within the revised drainage report.

At the time of civil application, provide pre-developed and post-developed basin exhibits which confirm landuse breakdowns. (Storm Report; Pg 9) (9)

RESPONSE: A more detailed land breakdown has been provided within the revised report. Additionally, a pre-developed and post-developed basin exhibit will be provided at time of full submittal (not preliminary).

Calcs indicate 1.93ac (Storm Report; Pg 9) (9)

RESPONSE: A revised land breakdown table has been provided within the revised report.

Calcs indicate 1.93ac (Storm Report; Pg 9) (9)

RESPONSE: As noted previously, a revised land breakdown table has been provided within the revised report.

If pumping stormwater, the applicant will have to show how the pump system meets both the predeveloped release rates as well as the flow duration standard during pump operation (considering the pumps are the point-of-compliance and evaluating the intermittent pump cycling when evaluating the Ecology duration standard) (Storm Report; Pg 13) (13)

RESPONSE: Due to the listed concerns about a pump system meeting city and DOE standards, a pump system is no longer proposed for this project. Please review the revised drainage report for an updated plan to address stormwater runoff.

If pumping stormwater, the applicant will have to show how the pump system meets both the predeveloped release rates as well as the flow duration standard during pump operation (considering the pumps are the point-of-compliance and evaluating the intermittent pump cycling when evaluating the Ecology duration standard). (Storm Report; Pg 15) (15)

RESPONSE: Due to the listed concerns about a pump system meeting city and DOE standards, a pump system is no longer proposed for this project. Please review the revised drainage report for an updated plan to address stormwater runoff.

Does not agree w/ commentary (1.78ac) (Storm Report; Pg 16) (16)

RESPONSE: A revised MGS Flood calculation has been provided within the appendix of the revised report.

At time of civil application provide flow duration curves indicating compliance. (21)

RESPONSE: Acknowledged, these will be provided at time of full submittal (not preliminary).

This statement requires additional clarification for Site B (Parcel E). No groundwater was observed in any of the test pits with the deepest pit being 8-ft BGS and the onsite fill material, as well as the native Indianola and Bellingham soils, have not been tested for infiltrative capacity per the Ecology Manual requirements. It is unclear whether the fill material will remain or be removed en masse, but if it is to be removed, it is possible to provide imported fill material with infiltration capability which could support the use of permeable pavement. If the fill is to remain, hydraulic conductivity testing should be conducted to determine Minimum Requirement 5 feasibility. (Geo Report; Pg 31) (31)

RESPONSE: Acknowledged, please review the revised Geotechnical Report within the appendix.

Provide a quantitative analysis in accordance with the Ecology Manual, Minimum Requirement 8.

The analysis shall incorporate the downstream pump curves in the hydrologic modeling.

The hydrologic modeling used for the MR8 quantitative analysis shall be stamped by a licensed professional engineer. (Wetland; Pg 48) (48)

RESPONSE: It should be noted that the attached Enco Wetland report was previously completed for a neighboring property and approved by Puyallup. This is not a Wetland Report for the project parcels and was merely included in order to provide further information about how neighboring parcels are addressing concerns about the wetland in order to further inform how the wetlands are being addressed by the subject parcels. As such, requested revisions to the existing report can not be made.

Not included w/ report (Wetland; Pg 48) (48)

RESPONSE: Please see above previous response. It should be noted that the attached Enco Wetland report was previously completed for a neighboring property and approved by Puyallup.

not attached (Wetland; Pg 49) (49)

RESPONSE: Please see above previous response. It should be noted that the attached Enco Wetland report was previously completed for a neighboring property and approved by Puyallup.

not provided (Wetland; Pg 50) (50)

RESPONSE: Please see above previous response. It should be noted that the attached Enco Wetland report was previously completed for a neighboring property and approved by Puyallup.

not included (Wetland; Pg 50) (50)

RESPONSE: Please see above previous response. It should be noted that the attached Enco Wetland report was previously completed for a neighboring property and approved by Puyallup.

not included (Wetland; Pg 51) (51)

RESPONSE: Please see above previous response. It should be noted that the attached Enco Wetland report was previously completed for a neighboring property and approved by Puyallup.

not included (Wetland; Pg 51) (51)

RESPONSE: Please see above previous response. It should be noted that the attached Enco Wetland report was previously completed for a neighboring property and approved by Puyallup.

Provide the MR8 supporting documentation including the input screens, compliance graphs, and modeling results. Include exhibits for the pre and post-developed land cover conditions.
(Wetland; Pg 51) (51)

RESPONSE: Please see above previous response. It should be noted that the attached Enco Wetland report was previously completed for a neighboring property and approved by Puyallup.

not included (Wetland; Pg 51) (51)

RESPONSE: Please see above previous response. It should be noted that the attached Enco Wetland report was previously completed for a neighboring property and approved by Puyallup.

Confirm commentary/analysis using continuous hydrologic modeling and Appendix I-D of the Ecology Manual (MR8). If using a stormwater pump system, cycling of the pumps must be accounted for in the modeling and the duration analysis. (Wetland; Pg 52) (52)

RESPONSE: Please see above previous response. It should be noted that the attached Enco Wetland report was previously completed for a neighboring property and approved by Puyallup.

Clarify professional credentials of letter writer to complete the hydrologic analysis that complies with MR8 (53)

RESPONSE: Please see above previous response. It should be noted that the attached Enco Wetland report was previously completed for a neighboring property and approved by Puyallup.

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

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