

CES NW
INCORPORATED
CIVIL ENGINEERING & SURVEYING

March 31, 2026

City of Puyallup
Development Services Center
333 South Meridian
Puyallup, WA 98371

RE: Sunset Pointe Preliminary Plat (P-18-0040) (CES #04148.2)

Dear City of Puyallup Staff:

This letter serves as a narrative for the preliminary plat development of Sunset Pointe consisting of two parcels 0420353027 & 0420357011. The site is located off of 21st St SE & 23rd St PL SE. The proposal is for the approval of the preliminary plat. The proposed plat includes landscaping with the necessary preliminary site improvements, i.e. grading, storm, utilities and roadway improvement.

The enclosed site plan depicts the proposed use of the project area. The site is approximately 9.18 acres within the RS-10 (Low Urban Density SFR) zoning area; the site is largely bordered on all sides by residential development and/or undeveloped land to the north.

The site consists of 18 lots and five tracts. The tracts include open space, private access and storm and park area. There are three existing man-made ponds within the central portion of the plat. There are steep slopes located within Tracts A & E. The site formally known as Pioneer Museum was deemed a contaminated site by the Department of Ecology. Over the last 15 years clean-up actions have been taken. The property owner and the Department of Ecology entered into a Voluntary Clean Up Agreement. Subsequently, Aerotech was retained to perform additional studies to verify the site contaminants were no longer present. March 5, 2026 the Department of Ecology sent a letter indicated a No Further Action Likely necessary for the site. They have issued recommendations for any remaining clean-up which will be completed during site development.

A wetland reconnaissance was performed by Habitat Technologies, and no wetlands were located on site. Based on their site reconnaissance, the site has does have man-made ponds and have 50' buffers. A letter dated May 17, 2023 discusses the man-made ponds.

There was a geotechnical study updated for the site May 26, 2023. Proposed single-family residences may be constructed on conventional continuous and spread footing foundations bearing on competent native soil, recompacted native soil or new structural fill placed directly on native soil. Infiltration designs are considered infeasible for the project. There will be on-site geotechnical monitoring performed during construction.

PSE will serve the site with power and gas. Based on the surrounding developments, the dry utilities (power, gas, telecommunications) will be underground throughout the development. Streetlights will be required along the proposed roadways.

The proposed plat will be served via two public roadways. Lots 9 through 18 will be served by the extension of 23rd Street Place SE and Lots 1-8 will be served via the extension of 19th Avenue SE. The 23rd Street Place SE extension will be a fifty (50) foot right-of-way (ROW) with curb, gutter and sidewalk on both sides. The extension of 19th Avenue Se is proposing a sixty (60) foot ROW with curb, gutter and a sidewalk on the south side of the road. Pedestrian connectivity will be provided from 23rd Street Place NE to 19th Avenue Se through proposed plat via fifteen (15) foot ROW with a ten (10) foot gravel pathway. As well as a five (5) foot asphalt walkway is being provided from the end of the cul-de-sac in 19th Avenue Se to the existing sidewalk in Highlands Dive to the north.

Storm Drainage

Lots 1 through 8 and improvements to 19th Ave SE are fully dispersed to the north (State Highway Basin) onto parcel 0420353009. The driveways for Lots 9 through 18 and the improvements to 23rd Street Place SE are collected in the roadway storm conveyance system, treated prior to dispersing in the revegetated Tract 'B'. During the Preliminary Plat review process, the neighbors of Kodiak Estates, to the east, and Horizon Highlands, to the north, were concerned with the potential of additional stormwater runoff being conveyed to their lots. We are proposing to install an interceptor ditch along the east side of Lots 8 through 13 to convey the stormwater from the lots to the existing man-made ponds. The proposed shared access in Tract 'C' will intercept the stormwater runoff and be directed to the proposed stormwater system in the cul-de-sac 19th Avenue SE. Along the western portion of Lots 8, 9-13 a twenty (25) foot and a thirty-five (35) foot Native Growth Protection Area (NGPA) easement is being provided.

Water & Sanitary Sewer

The site will be served by the City of Puyallup for the domestic water system and sanitary sewer.

We look forward to your review and bringing this project to fruition.

Sincerely,



Craig Deaver
Principal