

July 13, 2022

City of Puyallup
Development & Permitting Services
333 S. Meridian, Puyallup, WA 98371

Re: P-21-0130
All Saints Food Warehouse
607 3rd St SW

Below is an item-by-item reply to the First Review.

PLANNING

Site Plan

1. Denote the sight distance triangle on the landscape plans per PMC 20.25.035 (10). No tree, sight-obscuring fence, shrub, wall, or other visual obstruction shall be permitted higher than 30 inches above the adjacent street, alley or driveway grade within the sight distance triangle.
Sight distance triangles have been added to the landscape plans.
2. The zone transition buffers intent is to provide a dense screening the entire 30-foot depth. While the beach strawberry ground cover is providing landscaping, it is not a screening plant. Please include additional screening shrubs within the north and south zone transition landscape buffer.
Additional screening has been added.
3. Per PMC 20.26.500(1)(b), understory shrubs shall be spaced to assure full screening between required trees. The landscape plans only show shrubs behind the required trees. Update the landscape plan to ensure compliance with PMC 20.26.500(1)(a-b).
Landscape plans have been updated to ensure compliance with PMC 20.26.500(1)(a-b)

SEPA Checklist

4. The Nisqually Tribe provided a comment letter. See public comments document on portal. **Noted**
5. The Squaxin Island tribe provided a comment letter. See public comments document on portal. **Noted**
6. Applicant shall submit a cultural resources survey and report for this project completed by a qualified archeologist. Reports should follow guidelines from DAHP and any required by the Squaxin Island Tribe. Please contact Shaun Dinubilo at the Squaxin Island Tribe Cultural Resources Department directly for information on their requirements



weddermann.com



253.973.6611



2302 A Street, Tacoma, WA 98402

for the cultural resources survey at sdinubilo@squaxin.us or 360-432-3998 or 360-870-6324.

A Cultural Resource Report has been prepared and is included in this resubmittal.

Architectural Design Review

7. Per PMC 20.26.500(a)(i), certain building and trim colors are prohibited. The building elevations state that siding will be painted “typical.” No colors are provided on the building elevations. Provide color details in the building elevations note to ensure compliancy with this standard.
Colors have been added to the Building Elevations.
8. Per PMC 20.26.500(a)(iv), Window penetrations shall constitute at least 25 percent of exterior walls visible from the street. The site plan did not provide the associated fenestration calculations on the building elevations. Provide the fenestration calculations that demonstrate compliance with this standard and denote if glass is being utilized on the garage doors.
Fenestration Calculations have been added to sheet A3.01.
9. It appears from aerial images that the proposed project will require tree removal. The landscape plan, site plan, nor the demotion plan show existing trees. The SEPA checklist states that the land will be largely cleared. On the site plan, please show the existing tree locations, tree species, Diameter-at-Breast Height (DBH), and note if the tree will be retained or removed. If the tree exceeds 15-inches DBH, the tree will be considered significant and a tree risk assessment is required.
The trees were removed last summer. We do not have a record of the species or DBH.

Engineering

10. The City is operating under the 2012 Storm Water Management Manual for Western Washington with 2014 updates (2014 SWMMWW) as communicated in the pre-application notes dated February 3rd, 2021. Revise report to reference and adhere to the 2014 SWMMWW.
Revised as Noted.
11. Minimum Requirement #1 stipulates a dedicated Preliminary Stormwater Site Plan. Stormwater Site Plan not found in submitted materials. Provide Preliminary Stormwater Site Plan the conforms to Vol. 1, Section 2.5.1 of the 2014 SWMMWW and Sections 1.2, 2.0, and 200 of the City of Puyallup Design Standards.
Site plan was submitted with Civil Plans on Sheet C0.0
12. Minimum Requirement #4 – Free discharges in developed areas are not permitted. Natural Drainage patterns should be mapped and established. Discharging stormwater at the east and west property lines do not meet the intent of preserving natural drainage patterns and outfalls. Stormwater should be dealt with on site as much as possible in highly developed residential areas.
Both driveway areas have been routed to roof storm drain system that ultimately discharge into the public storm system
13. Minimum Requirement #5 – Revise drainage report to consider On-Site Stormwater Management BMPs from List #2. Refer to Flowchart in Figure 2.5.1 from 2014 SWMMQQ to determine List requirements. List #3 not a part of



weddermann.com



253.973.6611



2302 A Street, Tacoma, WA 98402

the City's review process.

Revised as noted

14. General Storm Requirements – In the event that during civil design, there is insufficient room for proposed stormwater facilities in the area(s) shown on the site plan, the stormwater area(s) shall be increased as necessary so the final design will be in compliance with the current City Standards. This may result in the number of lots or structures being reduced, or a reduction in other site amenities. [PMC 21.10.060(4), 21.10.150]

Noted

15. General Storm Requirements- Continuous wet weather monitoring required to determine groundwater elevation. See pre-application notes dated February 3rd, 2021. The 'window' for this monitoring is coming up (December 21st through April 1st).

A Wet Weather Testing report is included in this resubmittal.

16. All Saints Drainage Page 3 Section 7 – Report claims that runoff will follow the natural drainage pattern into the ROW on 3rd Ave, but later in the same section the runoff is described as being discharged through a perforated stub out connection directly into the City's public storm system. Clarify runoff scheme in detail and include stormwater site plan for illustration.

The perforated stub out connection will discharge runoff towards the west of the property, which is the natural drainage pattern since the site is sloped from east to west.

Traffic

17. Entire alley must be paved between 6th Ave SW and 7th Ave SW. However, if garage access to the alley (rear of building) is removed, existing alley can remain gravel.

Alley has been proposed to be paved

18. City standard streetlights are not required for this project. Remove from design.

Streetlights have been removed

19. Provide City standard conduit along frontage (within ROW) with junction boxes on the north & south side of frontage. Provide (2) schedule 40 conduit runs with pull strings to accommodate future streetlight expansion.

(2) 2" conduits and J11A handholes are shown for future street lighting.

20. During civil review, the existing frontage will be evaluated by City inspectors. Any existing improvements (curb/gutter/sidewalk/pavement), which are damaged now or during construction, or which do not meet the current City Standards, shall be replaced.

Noted. Damaged pavement at the north and south side of the alley shall be replaced.

Fire Prevention

21. No fire related comments

Building

22. [insert action item]



weddermann.com



253.973.6611



2302 A Street, Tacoma, WA 98402