



December 5, 2022

Nabila Comstock, Assistant Planner
City of Puyallup
Planning Division
333 South Meridian
Puyallup, WA 98371

RE: Responses to Short Plat Letter Comments for Mullan Short Plat
808 14th Street S.W., Puyallup, Washington 98371
City of Puyallup Permit No. PLSHP20220003
Our Job No. 22001

Dear Nabila:

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated October 28, 2022. Enclosed are the following documents for your review and approval:

1. Short Plat Map dated November 30, 2022
2. Site Plan, Grading and Utility Plan, dated November 28, 2022
3. Preliminary Stormwater Site Plan dated November 30, 2022
4. Revised SEPA Checklist dated December 5, 2022

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

Planning Review – *Nabila Comstock; (253) 770-3361; NComstock@PuyallupWA.gov*

- *Please remove the line:*

“a _____ note for each lot shall indicate.” from each critical area note. This part of the comment is an instruction rather than what needs to be stated on the plat. [short plat, pg.2]

Response: This line has been removed from all applicable notes.

- *Delineate the existing lot lines using a heavy dashed line, and the proposed lot lines shown using a heavy solid line (PMC 19.02.100(g)). In the most recent submittal, all the lines are heavy solid lines [short plat, pg. 2]*

Response: The existing and proposed lot lines have been revised so the existing lot lines are shown as heavy dashed lines and the proposed lot line is shown as a heavy solid line.

- *Please delineate the floodplain on the short plat site plan. (PMC 19.02.100 (o)) Boundaries and associated buffers, development envelopes, or other information for any critical areas as defined or required by Chapter 21.06 PMC; [short plat, pg. 2]*

Response: The floodplain is now shown on the short plat site plan.

- *Please see the full letter from Confluence Environmental Company which has conducted a third party review of the August 2022 Critical Areas Assessment & Biological Evaluation letter by Habitat Technologies. (document title: Confluence Environmental Company Review 10172022 -808 14th St SW)*

Response: Confluence has found that the Habitat Technologies report is complete according to relevant Puyallup Municipal Code and they are in concurrence with the conclusions reached. We note that site plan or building design changes that may alter the results of the floodplain habitat analysis would require a revised analysis be prepared and submitted to the city. There are not site plan or building design changes currently proposed or anticipated that impact the analysis performed.

- *Please update the language of the short plat cover page to match the exact language of the City of Puyallup's template. Specifically, the acknowledgements, development engineering division, planning division sections:
<https://www.cityofpuyallup.org/DocumentCenter/View/13810/Short-Plat-Cover-Page-Template-2021-?bidId=>
[short plat, pg. 1]*

Response: The short plat language has been revised to match the exact language of the City of Puyallup's template.

Engineering Review – Anthony Hulse; (253) 841-5553; AHulse@PuyallupWa.gov

- *Provide the driveway BMP flow path lengths on the plans. [site plan, pg 1]*

Response: The Sheet Flow Dispersion flow path lengths for portions of the onsite driveway and the single-family residence entry driveway are now shown on the grading and utility plan.

- *Provide preliminary calculations for the driveway dispersion BMP's. Additionally, it does not appear that there is an adequate flowpath for splashblocks for the carport building, a dispersion trench may be necessary. [drainage report, pg 10]*

Response: Discussion of the sizing of the Sheet Flow Dispersion BMP used for portions of the onsite driveway is included in Section 5.4 of the Preliminary Stormwater Site Plan. As discussed with Anthony Hulse on 10/31, the flow paths for the splashblocks for the carport building are adequate.

- *Show the existing lot lines using a heavy dashed line, and proposed lot lines using a heavy solid line. [short plat, pg 2]*

Response: The existing and proposed lot lines have been revised on the Short Plat Map so the existing lot lines are shown as heavy dashed lines and the proposed lot line is shown as a heavy solid line.

- *Create a note 15 that speaks to the structure being required to provide a minimum of 2 flood openings, not having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding. [short plat, pg 2]*

Response: A note discussing this requirement has been added to the Short Plat Map.

- *Show the existing 8" PVC pipe in this location and existing catch basin [short plat, pg 2]*

Response: The existing 8" PVC pipe and catch basin near the southeast corner of the site are now shown on the Short Plat Map.

- *The proposed floodplain compensatory storage does not meet Puyallup Municipal Requirements, the project must provide compensatory storage located within the regulated AE floodplain at equivalent elevations to the fill. [site plan, pg 1]*

Response: As discussed with Anthony Hulse and Hans Hunger on 10/31, the location of the compensatory storage area shown on the Site Plan and Grading and Utility Plan meets the Puyallup Municipal Requirement as it is hydraulically connected to the regulated AE floodplain.

- *Provide the elevations that fill will be placed. The compensatory storage must be provided at equivalent elevations of that of the fill. [site plan, pg 1]*

Response: A table breakdown has been provided on the Grading and Utility Plan showing the floodplain fill and compensatory storage volumes at each applicable elevation.

- *Provide the finish floor elevation of the proposed structure. [site plan, pg 1]*

Response: The minimum finished floor elevation has been added to the single-family residence callout on the Site Plan and Grading and Utility Plan.

- *Provide a table breaking down the new plus replaced hard surfaces, with pollution generating hard surfaces (PGHS) being their own category. I measured 5,569SF of PGHS. See grading plan. [drainage report, pg 10]*

Response: A table breakdown for the New and Replaced Impervious Surfaces has been added to Section 5.6 of the Preliminary Stormwater Site Plan. The proposed Pollution Generating Hard Surfaces have been revised to be less than 5,000 square feet.

- *Since the project is using List #2 provide the in-feasibility criteria for each BMP for Roofs and Other Hard Surfaces. [Drainage Report, pg 10]*

Response: A discussion for the infeasibility criteria of each BMP for Roofs and Other Hard Surfaces is included in Section 5.4 of the Preliminary Stormwater Site Plan. This was discussed with Anthony Hulse on 10/31.

- *Show locations of splash blocks for the proposed shop. Splashblocks require a 50' flowpath. [site plan]*

Response: As discussed in the Infeasibility Criteria in Section 5.4 of the Preliminary Stormwater Site Plan, Downspout Dispersion BMP's cannot be applied to the rooftop runoff from the single-family residence and shop because the available flowpath area is insufficient for the adequate application of these BMP's. This was discussed with Anthony Hulse on 10/31.

- *Create a note 14 that speaks to something similar to "This project is proposing to fill in the regulated AE floodplain. 1:1 compensatory storage to fill will be required. [short plat, pg 2]*

Response: A note discussing this requirement has been added to the Short Plat Map.

- *There are future plans for a shared driveway, single family home, carport, shed, etc. Fill out question 7. [SEPA, pg 3]. Document not resubmitted 3rd round of review.*

Response: A revised SEPA checklist is provided with this response included for question 7.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated October 28, 2022. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Cheryl Ebsworth
Senior Planner

CE/kb/jk
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enc: As Noted