



February 2, 2022
Electronic Submittal

Rachael Brown
Associate Planner
Development & Permitting Services
333 South Meridian
Puyallup, WA 98371

RE: Boundary Line Adjustment Comment Response
1015 39th Avenue S.E., Puyallup, WA 98374
Parcel No. 0419034038
Permit No. P-21-0138
Our Job No. 18111

Dear Rachael:

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated January 20, 2022. Enclosed are the following documents for your review and approval:

1. Revised Boundary Line Adjustment map
2. Updated Title Report dated January 28, 2022
3. Requested documents, AFN's 2433908, 2487221 & 2562573

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

Map Redlines

SHEET 1 OF 7

Complete application number (P-21-0138) all sheets. [Plans; Sht 1]

Response: The City application number has been added to all sheets.

SHEET 2 OF 7

Callout Dedication (AFN 8907240162)[Plans; Sht 2]

Response: The recording number for this dedication has been added as requested.

Reference Parcel 0419032111 [Plans; Sht 2]

Response: The adjacent parcel number has been added.

Show ROW Dedication [Plans; Sht 2]

Response: The area of ROW dedication has been graphically depicted.

Callout Easement [Plans; Sht 2]

Response: The easement recording number has been added.

Add AFN 2433908 [Plans; Sht 2]

Response: The additional easement recording number has been added.

This bearing does not agree with the recorded gas easements and prior Records of Survey, but does appear on a prior BLR. Clarify how/when the bearing was changed and whether it is correct/accurate. [Plans; Sht 2]

Response: The bearings on the recorded gas easements have been shifted & rotated into the NAD 83/91 horizontal datum and are correct as shown.

NOTE: Callout shown twice [Plans; Sht 2]

Response: One of these callouts has been removed.

SHEET 3 OF 7

Verify w Lot 1 Legal Desc on Sheet 4 [Plans; Sht 3]

Response: The dimension on sheet 3 is correct, the error in the legal description on sheet 4 has been corrected.

Verify-N89d59'0"WEST for Lot 1? [Plans; Sht 3]

Response: The bearing on sheet 3 is correct, the error in the legal description on sheet 4 has been corrected.

Verify POB w Sheet 4 [Plans; Sht 3]

Response: This error has been corrected.

This bearing does not agree with the recorded gas easements and prior Records of Survey, but does appear on a prior BLR. Clarify how/when the bearing was changed and whether it is correct/accurate. [Plans; Sht 3]

Response: The bearings on the recorded gas easements and prior Records of Survey have been shifted & rotated into the NAD 83/91 horizontal datum and are correct as shown.

SHEET 4 OF 7

Verify POB w Sheet 3 [Plans; Sht 4]

Response: The POB callout within the legal description is correct, the graphic depiction of the POB on sheet 3 has been corrected.

Verify... West? [Plans; Sht 4]

Response: This error has been corrected.

Verify... West? [Plans; Sht 4]

Response: This error has been corrected.

Verify Bearing 89d41m48s? [Plans; Sht 4]

Response: This error has been corrected.

Provide document [Plans; Sht 4]

Response: The requested document is being provided with this resubmittal.

This is associated with a different Concomitant Agreement on a nearby parcel. See Concomitant Agreement AFN 8609290435. Notify Title Company of discrepancy. [Plans; Sht 4]

Response: The title company has confirmed that this document does not affect the subject parcel and has been removed from the report. The updated report is being provided with this resubmittal.

SHEET 5 OF 7

170'-10"

Response: This requested tie from the building line to the property line has been added.

12'-6 1/4"

Response: The lot lines in this area have been revised to address this comment. The new lot lines provide for a 15' interior side yard setback.

15' interior side yard setback required

Response: The lot lines in this area have been revised to address this comment. The new lot lines provide for a 15' interior side yard setback.

129'-7 3/4"

Response: This requested tie from the building line to the property line has been added.

Comment Letter

PLANNING - Rachael Brown (253) 770-3363 rnbrown@puyallupWA.gov

Site Plan

1. *The MP zone requires a 15' interior side yard setback. It appears that one of the adjusted property lines between lots 1 & 2 may be too close to the western most building on the site. See Sheet 5 of the marked up BLA map for details.*

Response: The lot lines in this area have been revised to address this comment. The new lot lines provide for a 15' interior side yard setback.

ENGINEERING - Mark Higginson (253) 841-5559 mhigginson@puyallupWA.gov

Title Report

2. *Schedule B, Special Exception 1 – Provide a copy of the recorded amendment AFN 2487221.*

Response: The requested document is being provided with this resubmittal.

3. *Schedule B, Special Exception 3 – Provide a copy of the recorded amendments AFN 2433908 and AFN 2562573*

Response: The requested documents are being provided with this resubmittal.

4. *Schedule B, Special Exception 6 – FYI...please note that the clarification noted as AFN 8707210280 is associated with a different Concomitant Agreement for a nearby parcel. See Concomitant Agreement AFN 86092904435. Notify Title Company of the discrepancy.*

Response: The title company has confirmed that this document does not affect the subject parcel and has been removed from the report. The updated report is being provided with this resubmittal.

Preliminary Planset

All Sheets

5. *Add the application number (P-21-0138) to all sheets.*

Response: The City application number has been added to all sheets.

Sheet 2 of 7

6. *Show dedication described in AFN 8907240162.*

Response: The recording number for this dedication has been added as requested.

7. *Callout Parcel 0419032111 and show associated property line.*

Response: The adjacent parcel number has been added.

8. *The bearing associated with the gas easement and Revised Parcel 4, Detail A, does not agree with the recorded gas easements and prior Records of Survey, but does appear on a prior BLR. Clarify how/when the bearing was changed and whether it is correct.*

Response: The bearings on the recorded gas easements and prior Records of Survey have been shifted & rotated into the NAD 83/91 horizontal datum and are correct as shown.

9. *Add AFN 2433908 to the Pipeline Easement callout as noted.*

Response: The additional easement recording number has been added.

10. *Indicate the ROW dedication as noted (AFN 201212200909).*

Response: The area of ROW dedication has been graphically depicted.

11. *FYI...reference to the 75-ft buffer along the east property line is called out twice.*

Response: One of these callouts has been removed.

Sheet 3 of 7

12. *Verify Lot 1 legal description with the bearings as noted.*

Response: The dimension on sheet 3 is correct, the error in the legal description on sheet 4 has been corrected.

13. *Verify the Lot 1 POB with the legal description on Sheet 4.*

Response: This error has been corrected.

14. *Confirm-the bearing associated with the gas easement and Revised Parcel 4, Detail A, does not agree with the recorded gas easements and prior Records of Survey, but does appear on a prior BLR. Clarify how/when the bearing was changed and whether it is correct.*

Response: The bearings on the recorded gas easements and prior Records of Survey have been shifted & rotated into the NAD 83/91 horizontal datum and are correct as shown.

Sheet 4 of 7

15. *Verify the Lot 1 POB with the callout on Sheet 3.*

Response: The POB callout within the legal description is correct, the graphic depiction of the POB on sheet 3 has been corrected.

16. *Verify Lot 1 legal description with the bearings as noted.*

Response: This error has been corrected.

17. *See Title Report comments above for review items specific to the special exceptions.*

Response: Noted.

TRAFFIC – Bryan Roberts (253) 841-5542 broberts@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

FIRE PREVENTION – David Drake (253) 864-4171 ddrake@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

BUILDING – David Leahy (253) 435-3618 DLeahy@puyallupWA.gov

No actions requiring a resubmittal under this permit application at this time; conditions are shown below. Conditions may affect final plan submittal documents, please review and contact staff if you have questions.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated January 20, 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,



Kimberly Anderson
Project Manager

KMA/am
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enc: As Noted