

CES ♦ NW
I N C O R P O R A T E D
CIVIL ENGINEERING & SURVEYING

December 27, 2022

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

Dear City of Puyallup Staff:

On behalf of our client, HC Homes LLC, we are resubmitting a revised boundary line adjustment and supporting documents. Below are the plan comments as written, with a response explaining how each comment was addressed.

Planning Gabriel Clark

1. Lots A and B contain critical aquifer recharge areas. A critical aquifer recharge area note for each affected lot shall indicate: “The site is within a high susceptibility/critical aquifer recharge area. Uses and activities on this site shall comply with the city’s critical area ordinance (Puyallup Municipal Code 21.06, Article XI). Activities that do not cause degradation of ground water quality and will not adversely affect the recharging of the aquifer may be permitted in a critical aquifer recharge area and do not require preparation of a critical area report; provided, that they comply with the city storm water management regulations and other applicable local, state and federal regulations.”

Response: The critical aquifer note has been added to the map.

2. Prior to submittal to the city for final signatures, please add a 'Critical Area' note to denote the presence of a 'CRITICAL AREA ON SITE' on Sheet 1

Response: The Critical Area note has been added to the map.

3. Lot A contain steep slope/landslide hazard areas and/or erosion areas. A note shall be included on the face of the plat for each affected lot indicating: “This lot contains a steep slope/landslide hazard and/or erosion hazard area. These areas are prone to mass land movement and/or soil erosion. Retention of vegetation and land covered by vegetation is key to preventing impacts to life, structures and improvements in these areas. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval.”

Response: The steep slopes note has been added to the map.

4. Lots A and B contain wetland areas and protective wetland buffers. A note shall be included on the face of the plat for each affected lot indicating: “This lot contains a wetland and/or wetland buffer that is protected by federal, state and local regulations. A wetland is a permanently, semi-permanently, or seasonally flooded area of land with a distinct ecosystem based on hydrology, hydric soils, and vegetation adapted for life in water saturated soils. Wetlands provide numerous benefits to the natural environment including water quality, flood control, wildlife habitat, shoreline stability, and aesthetic values. Since the 1780s, Washington has lost 31 percent of its wetland areas, from 1.35 million acres to 938,000 acres, contributing to loss of flood storage and habitat areas. Wetlands are critical to the overall health of watersheds and property owners are key for protecting, restoring, and managing our state's remaining wetland resources. Modification of land or vegetation and/or encroachment/conversion of these areas is strictly prohibited without prior government approval.”

Response: A wetland note has been added to the map.

5. BLA cover page shall match the template seen <https://www.cityofpuyallup.org/DocumentCenter/View/13811/BLA-Cover-Page-Template-2021?bidId=> Please revise Per PMC 19.02.100 (2)(g) The existing lot lines shall be shown using a heavy dashed line, and the proposed lot lines shown using a heavy solid line.

Response: The BLA cover matches the provided template.

6. Per PMC 19.02.100 (2)(g) The existing lot lines shall be shown using a heavy dashed line, and the proposed lot lines shown using a heavy solid line.

Response: The existing lot lines are shown with a heavy dashed line and proposed lots with a heavy solid line.

7. Per PMC19.02.100 (2)(m) please show topography showing existing and proposed contours at five-foot contour intervals except for any portion of the site containing slopes of 15 percent or greater which shall be shown at two-foot contour intervals. The contour intervals shall extend at least 100 feet beyond the boundaries of the site.

Response: Two foot contours are shown and sloped contours are shown at two foot intervals.

8. Per PMC 19.02.100 (2)(d) The scale shall be one inch equals 50 feet for sites two acres in size or less, and one inch equals 100 feet for sites greater than two acres in size.

Response: The scale has been revised to 50 feet.

9. Per note (2)(g) please show original boundaries and proposed adjustment. I am not entirely sure what line(s) will be moved.

Response: The BLA lines are shown.

Engineering Lance Hollingsworth

1. Directional bearings do not line up with new legal description. Example: Legal description shows South/East and Line table shows North/west for the same line. [Site Plan, Page 2]

Response: Revised

2. Add Street Name. [BLR, Pg 2]

Response: The street name has been added to the map on page 2.

We believe we have addressed all your comments. Please review and approve at your earliest convenience. Let me know if you have any additional concerns or need additional information.

Thank you,



Charles Podzalne , PLS
Survey Manager