



January 17, 2023

Gabriel Clark
City of Puyallup / Planning Division
333 S Meridian
Puyallup, WA 98371

**Re: Step by Step 2 lot BLA / PLBDJ20220119
CORE Project No. 21374**

Dear Gabriel:

The purpose of this letter is to provide a response to the review comments for the Step by Step 2 lot BLA / PLBDJ20220119 review dated January 5, 2023. We have addressed each comment and revised the plan/documentation accordingly. This letter contains the review comments immediately followed by our response to each in bold lettering.

ACTION ITEMS:

Engineering Review Comments:

Reviewer: Mark Higginson

PLANS; SHT 3 of 6

1. Distance to Mon?

Response: Bearing and distance added as requested

PLANS; SHT 3 of 6

2. Show correct ROW width (36.5ft per Deed AFN 201912180173).

Response: ROW width shown per road deed

PLANS; SHT 6 of 6

3. Show and callout correct ROW width (36.5ft per Deed AFN 201912180173).

Response: ROW width shown per road deed

PLANS; SHT 6 of 6

4. NOTE to Surveyor: There is a buried Fiber Optic line adjacent to the frontage of the subject site.

Response: Fiber optic line shown as requested

PLANS; SHT 6 of 6

5. Verify Distance.

Response: Distance is correct along exterior boundary, combined, of news lots 1 and 2

PLANS; SHT 6 of 6

6. Incorrect Sheet Reference.

Response: Sheet reference corrected

PLANS; SHT 4 of 6

7. Is this callout necessary?

Response: Common to show for property corner ties. Left as is

PLANS; SHT 4 of 6

8. Incorrect Sheet Reference.

Response: Sheet reference corrected

PLANS; SHT 4 of 6

9. NOTE to Surveyor: There is a buried Fiber Optic line adjacent to the frontage of the subject site.

Response: Fiber optic line shown as requested

PLANS; SHT 4 of 6

10. Show and callout correct ROW width (36.5ft per Deed AFN 201912180173).

Response: ROW width shown per road deed

PLANS; SHT 5 of 6

11. Incorrect Sheet Reference.

Response: Sheet reference corrected

PLANS; SHT 5 of 6

12. Incorrect Sheet Reference.

Response: Sheet reference corrected

PLANS; SHT 5 of 6

13. Show and callout correct ROW width (36.5ft per Deed AFN 201912180173).

Response: ROW width shown per road deed

PLANS; SHT 5 of 6

14. NOTE to Surveyor: There is a buried Fiber Optic line adjacent to the frontage of the subject site.

Response: Fiber optic line shown as requested

PLANS; SHT 2 of 6

15. Typo?

Response: Typo correct to reflect "right" of way

CONDITIONS:

Engineering Division Comments:

Reviewer: Bryan Roberts

1. Standard Conditions: Per City Engineering standards, driveways must be spaced at least 300ft apart from the closest edge of each driveway. This also applies to driveways across the street.

Response: Added to Conditions on sheets 3 through 6

2. Standard Conditions: Per previous planning comments, site shall meet requirements per PMC 20.31.010 regarding connectivity & block length (600ft) for new public roadway alignment (for connectivity to western parcels).

Response: Added to Conditions on sheets 3 through 6

Planning Division Comments:

Reviewer: Gabriel Clark

1. Standard Conditions: Final access locations and connectivity are not determined by the approval of this Boundary Line Adjustment. Future access locations, requirements and connectivity shall be subject to review and approval at the time of site development permitting, as stipulated in PMC 20.31.010, and other sections of applicable city codes and standards. Parcel configuration reviewed under the boundary line adjustment process does not constitute a reviewed approval of internal connectivity required un master site plan review.

Response: Added to Conditions on sheets 3 through 6

Sincerely,
CORE DESIGN, INC.

A handwritten signature in blue ink, appearing to read "Ken Shipley". The signature is fluid and cursive, with the first name "Ken" and last name "Shipley" clearly distinguishable.

Kenneth W. Shipley,
Project Manager