

March 6, 2024

City of Marysville
Attention: Chris Holland
510 Delta Avenue
Marysville, WA 98270

Re: **Marysville Corporate Center**
Final BSP – PA22004
Project Number 2200444.06

Dear Chris:

In response to your plan review checklist dated December 21, 2023, we have addressed the items below, with our responses following your comments.

1. *All Sheets:*
 - a. *Provide File No. PA22004.*
 - b. *Map all proposed water, sewer, storm and other utility easements, including an arrow pointing to the easement, with the following language for each:*
(INSERT WIDTH) (INSERT TYPE) EASEMENTAFN _____

Response: File number has been added to all sheet. Easements will be recorded via separate instrument, once said easement area recorded we will provide the recording number on the final BSP. Proposed easements are submitted with this resubmittal.

2. *Sheet 1 of 13:*
 - a. *Add the following:*
DEDICATION
156TH STREET NE, 160TH STREET NE AND 47TH AVENUE NE IS HEREBY DEDICATED TO THE CITY OF MARYSVILLE AS PUBLIC RIGHT OF WAY WITH THE RECORDING OF THIS BINDING SITE PLAN.
 - b. *Pursuant to MMC 22G.100.140(18), include the following inscription:*
ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN, OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.
 - c. *Under DECLARATION, if there is no MORTGAGE then that portion of the sentence can be removed. If there is a MORTGAGE then provide name and notary ACKNOWLEDGEMENT. Additionally, if there is no MORTGAGE then change ACKNOWLEDGEMENTS.*

d. Under DECLARATION, amend from year 2023 to 2024.

Response: All requested text has been added, removed, and amended.

3. Sheet 2 of 13:

- a. Amend the AFN so they are correctly referend on the map (i.e. 23603 should read 236003, etc.).
- b. Easement No. 2: A strip of land ten feet (10') in width coincident with of 156th Street NE, recorded under AFN 202309250108, will need to be mapped on all applicable sheets. Easement No. 1 is an "as-constructed" easement that cannot be mapped.
- c. Add the "Arlington Airport Protection District Disclosure Statement" and recording number under TITLE REPORT ITEM NOTES, as this will be required to be recorded, prior to recording the BSP.

Response: All requested text has been added, removed, and amended. The Arlington Airport Protection District Disclosure Statement has been recorded and a copy of the recorded agreement is included in our resubmittal.

4. Sheet 3 of 13:

- a. Remove the word (PROPOSED) for 156th ST NE, 160th St NE and 47th Ave NE.
- b. Add the following note:

NATIVE GROWTH PROTECTION AREA

TRACTS A & H ARE NATIVE GROWTH PROTECTION AREAS (NGPA) TRACTS THAT SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE. NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION, OR PLACEMENT OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR WITHIN SAID TRACT EXCEPT REMOVAL OF HAZARDOUS TREES, AND THOSE ACTIVITIES SET FORTH IN MMC CHAPTER 22E.010, CRITICAL AREAS MANAGEMENT, ARE ALLOWED WHEN AUTHORIZED BY THE CITY OF MARYSVILLE.

THE GRANTOR, ITS SUCCESSORS, AND ASSIGNS SHALL BE RESPONSIBLE FOR OPERATING, MAINTAINING, REPAIRING, AND RESTORING THE CONDITION OF THE NGPAS IF ANY UNAUTHORIZED DISTURBANCE OCCURS.

THE CITY OF MARYSVILLE, IT SUCCESSORS, AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS TO AND FROM SAID TRACTS FOR THE PURPOSE OF MONITORING AND ENFORCING PROPER OPERATION AND MAINTENANCE OF THE NGPAS.

Response: All requested text has been added, removed, and amended.

5. Sheet 6 of 13:

- a. Remove "PROPOSED IMPROVEMENT."
- b. Remove "RIGHT-OF-WAY DEDICATION AFN ."
- c. Remove 156TH ST NE (PROPOSED), and amend to read "156TH ST NE (HEREBY DEDICATED PUBLIC RIGHT OF WAY)".
- d. Remove the proposed building pads, parking areas and swale from lot 5. Only the lot lines should be shown.
- e. Remove the proposed building pads, parking areas and swale from lot 6. Only the lot lines should be shown.
- f. Remove the swale from Tract D, E, F & H. Only the tract lines should be shown.
- g. Remove reference to parking stall dimensions.

Response: All requested text has been added, removed, and amended.

6. *Sheet 7 of 13:*
- a. Remove "PROPOSED IMPROVEMENT."
 - b. Bold the Lot Lines for all Lots and Tracts.
 - c. Remove "RIGHT-OF-WAY DEDICATION AFN _____," for both 156TH ST NE, 160TH ST NE AND 47TH AVENE.
 - d. Remove 156TH ST NE (~~PROPOSED~~), and amend to read "156TH ST NE (HEREBY DEDICATED PUBLIC RIGHT OF WAY)".
 - e. Remove 160TH ST NE (~~PROPOSED~~), and amend to read "160TH ST NE (HEREBY DEDICATED PUBLIC RIGHT OF WAY)".
 - f. Remove 47TH AVE NE (~~PROPOSED~~), and amend to read "47TH AVE NE (HEREBY DEDICATED PUBLIC RIGHT OF WAY)".
 - g. Remove the proposed building pads and parking areas from lot 1. Only the lot lines should be shown.
 - h. Remove the proposed building pads and parking areas from lot 2. Only the lot lines should be shown.
 - i. Remove the proposed building pads, parking areas and swale from lot 5. Only the lot lines should be shown.
 - j. Remove the swale from Lot 4. Only the lot lines should be shown.
 - k. Remove the swales from Tracts B, C, D, E, F & G. Only the tract lines should be shown.
 - l. Remove reference to parking stall dimensions.

Response: All requested text has been added, removed, and amended.

7. *Sheet 8 of 13:*
- a. Remove 156TH ST NE (~~PROPOSED~~), and amend to read "156TH ST NE (HEREBY DEDICATED PUBLIC RIGHT OF WAY)".
 - b. Remove 47TH AVE NE (~~PROPOSED~~), and amend to read "47TH AVE NE (HEREBY DEDICATED PUBLIC RIGHT OF WAY)".
 - c. Remove reference to parking stall dimensions.

Response: All requested text has been added, removed, and amended.

8. *Sheet 9 of 13:*
- a. Remove 156TH ST NE (~~PROPOSED~~), and amend to read "156TH ST NE (HEREBY DEDICATED PUBLIC RIGHT OF WAY)".
 - b. Remove reference to parking stall dimensions.

Response: All requested text has been added, removed, and amended.

9. *Sheet 10 of 13: Remove from FINAL BSP Set.*

Response: Sheet has been removed.

10. *Sheet 11 of 13: Remove from FINAL BSP Set.*

Response: Sheet has been removed.

11. *Sheet 12 of 13: Remove from FINAL BSP Set.*

Response: Sheet has been removed.

12. *Sheet 13 of 13: Remove from FINAL BSP Set.*

Response: Sheet has been removed.

13. *Provide power of attorney for signatory with Pacific Realty Associates.*

Response: Signatory authority for Benjamin Chessar on behalf of Pacific Realty Associates is included with our resubmittal.

14. *The applicant shall be required to submit an "Arlington Airport Protection District Disclosure Statement" with a legal description and map to the Arlington Airport for review before recording with the Snohomish County Auditor. Prior to granting occupancy permits, a recorded conformed copy of the "Arlington Airport Protection District Disclosure Statement" shall be provided to the Arlington Airport and City of Marysville.*

Response: A copy of the recorded Arlington Airport Project District Disclosure Statement is attached to this resubmittal.

15. *Prior to recording the BSP, the following items will be required to be submitted:*

- a. *Justification related to the permanent buffer impacts for installation of the electrical vaults. This was an area of temporary buffer impacts that was to be restored.*
- b. *As-built critical areas mitigation plan.*
- c. *Monitoring reports are required, as follows:*
 - *At the time of construction;*
 - *30-days after planting;*
 - *Early in the growing season of the 1st year (March);*
 - *End of the growing season of 1st year (October);*
 - *Early in the growing season of the 2nd year (March);*
 - *End of the growing season of 2nd year (October);*
 - *Annually thereafter for years 3, 4 & 5 (October).*

Response: The placement of the electrical vaults was necessary at their current location due to other conflicting utilities along the 156th right of way. The vaults were placed outside of the Hayho Creek buffer. An as-built of the critical area mitigation plan and monitoring plan will be submitted once the planting is completed.

16. *A performance bond is required for critical areas monitoring and maintenance for a period of no less than five (5) years. Provide invoice of the cost of materials and labor and the city will provide you with the bond amount and the performance bond.*

Response: A performance bond will be prepared and submitted prior to recording of the final binding site plan.

City of Marysville Public Works – Development Services
Shane Whitney, Civil Plan Reviewer 360-363-8227
swhitney@marysvillewa.gov

17. *The project is still under construction. The project has not received civil construction final approval as of this date. No final plat approval is to be granted prior to civil construction final approval*

Response: Comment noted; Pacific Realty Associates LP is working with their general contractor.

18. *The project has not submitted record drawings for review and acceptance. The record drawings could change the easements, boundaries, or road alignment shown on the site plans. No final plat approval is to be granted prior to final record drawings being submitted and accepted by the city.*

Response: Comment noted.

19. *Bill of sale for the water and sanitary sewer have not been submitted to date.*

Response: A bill of sale for water and sanitary sewer will be prepared.

20. *No bonds have been submitted.*

Response: Copies of bonds are included with this resubmittal package.

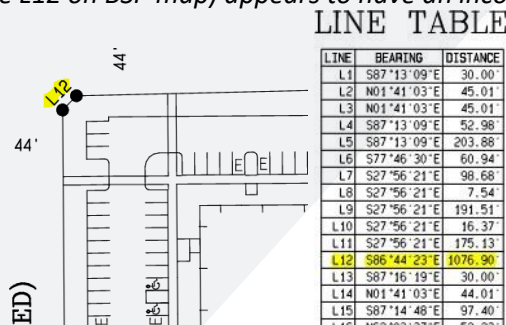
21. *The right-of-way for the new City streets shall have the word "proposed" removed from the plat map.*

Response: Text has been removed from all sheets.

City of Marysville Public Works – Development Services
 Brad Zahnow, Development Services Technician 360-363-8205
 bzahnow@marysvillewa.gov

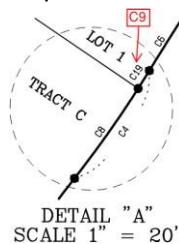
Lot Closures

22. *Point 1077 (Line L12 on BSP map) appears to have an incorrect distance and bearing.*



Response: Distance and bearing have been corrected.

23. *Detail "A" on sheet 7 of the BSP map is incorrectly labeled C19. This should read C9.*



Response: Label has been corrected.

Recovery Fees

24. *No recovery fees are applicable to this project.*

Response: Comment noted.

Utility Main Fees

25. *No utility main fee are applicable to this project.*

Response: Comment noted.

26. *All parcels associated with project are subject to LID #71 for construction of the 156th St Overpass. The current balances on the assessment account may be obtained from:*

*Rick Knopf
Public Finance, Inc. Publicfinanceinc@gmail.com
(425) 885-1604*

Response: Comment noted.

Please contact me if you have any questions.

Sincerely,



Michael Chen
Associate Principal

Enclosure(s): Revised Final BSP (submitted separately)

c: Matt Oyen – PacTrust
Adam Solomonson, Greg Mino – Mackenzie