

LAND TECHNOLOGIES, INC.

PLANNING • PERMITTING • ENGINEERING



Date: March 15, 2022

To:

City of Marysville
 Development Services
 80 Columbia Avenue
 Marysville, WA 98270

Response to Comments

Project Name: Quality Auto Center
 Project File Number: PA22-005
 Review Completion: March 15, 2022

CITY COMMENTS	LAND TECH RESPONSE
Community Development: Reviewer: Chris Holland, Planning Manager	
1. Provide File Number PA22005 on all future site, civil and landscape plan submittals.	Added file number to Landscape and Irrigation Plans
2. After conducting a site visit and reviewing the Critical Areas Report, prepared by Sewall Wetland Consulting, dated January 10, 2022, the Planning Division concurs that there are no regulated critical areas located on-site. The linear ditch located along the eastern property boundary is considered a "Water of the US" as it is hydrologically connected to a fish bearing stream. Any proposed alterations to the ditch will require a permit from the US Army Corps of Engineers.	Thank you.
3. Sheet P1 shall be amended, as follows (see attached redlines):	

CITY COMMENTS	LAND TECH RESPONSE
<p>a. The pedestrian connection shall be relocated to align with the front entry to the showroom to the sidewalk. Pursuant to MMC 22C.130.050(5)(c), the pedestrian pathway shall be constructed with decorative concrete and physically separated from vehicle traffic and maneuvering areas.</p> <p>A minimum 5' landscape islands shall be provided on either side of the pedestrian pathway as it traverses through the proposed parking spaces and/or inventory lot.</p> <p>b. Provide turning radii, demonstrating compliance with the following: Turning radii- 20' (inside) Turning radii (fire/solid waste) - 30.5' (inside) 46' (outside);</p> <p>c. Amend SIGNS language to read as follows: All signs <u>shall</u> are to comply with MMC Chapter 22C.160 Signs22C.160.160(1).</p> <p>d. Under NOTES, remove notes d, e, f and g, and add the following notes: Prior to civil construction plan approval, the applicant shall be required to demonstrate compliance with the applicable landscaping standards outlined in MMC 22C.020.250(4). Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Site Design Utilizing Crime Prevention</p>	<p>a.) pedestrian connection cannot be made at midpoint of the property frontage and have the required fill material to provide separation from groundwater. The Elevations here do not work. 130.050(5)(c) requires that pedestrians and wheelchairs easily gain access from Public Streets... to building entrances through use of raised concrete or pervious pavement sidewalks..., <u>or</u> pedestrian paths which are physically separated from vehicle traffic...</p> <p>We are proposing the use of pervious pavement dyed brick red and not optioning for the "or" separated path.</p> <p>We do provide landscape on the side of the walk as it crosses landscape areas and do not see in code where the 5' landscape islands on either side of the path are required. <i>Five foot landscape islands are not included in MMC 22C.130.050(5)(c)</i>.</p> <p>b.) turning radii are included through the fire lane route to show compliance with the standards. This is located on Sheet P1- Site Plan.</p> <p>c.) Notes updated to read Chapter 22C.160 <u>SIGNS</u></p> <p>d.) All notes have been updated as items e.) through n.).</p>

CITY COMMENTS	LAND TECH RESPONSE
<p>Through Environmental Design (CPTED) Principles outlined in MMC 22C.020.250(5).</p> <ul style="list-style-type: none"> · Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design - Human-Scale Standards outlined in MMC 22C.020.250(6). · Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design - Architectural Scale standards outlined in MMC 22C.020.250(7). · Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Design Details standards outlined in MMC 22C.020.250(9). · Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Materials standards outlined in MMC 22C.020.250(10). · Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Blank Walls standards outlined in MMC 22C.020.250(11). · Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Building Entrance standards outlined in MMC 22C.020.250(12). · Prior to building permit issuance, the applicant shall be required to demonstrate compliance with the Storage Space and Collection Points for 	

CITY COMMENTS	LAND TECH RESPONSE
<p>Recyclables standards outlined in MMC 22C.020.320. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street, pedestrian pathway, common open space, or shared auto courtyards, they shall be screened with vegetation or by architectural features.</p>	
<p>4. Sheet A1.1: The autoturn analysis provided appears to show that car carrier truck and trailer would need to mount the landscape islands and travel into designated parking areas, or inventory lot to make the necessary movements for pick-up and delivery. The site plan will need to be amended to ensure the truck and trailer can navigate through the site without impacting landscape islands and designated parking areas, or the inventory lot.</p>	<p>The turning analysis works as shown on the Civil Plans which are showing the exact results of the turning analysis we provided.</p> <p>It may be the Architects site plan the wheel tracking lines are just a widget off graphically.</p>
<p>5. Prior to civil construction plan approval, a detailed landscaping plan depicting all of the applicable elements outlined in MMC 22C.120.030 will be required to be approved. Below are specific design requirements outlined in MMC Chapter 22C.120 and in MMC 22C.020.250(4). The landscape architect shall be required to amend the preliminary landscape plan to ensure compliance with the specific type of landscape buffer requirement:</p> <p>a. The applicant shall be required to demonstrate that landscaping can be planted and thrive within the proposed bioretention cells. Staff</p>	<p>a. Most of the buffer plantings are located on the sides of the bioretention cells. Plantings located within the cells are capable of handling the occasional inundation. Biocells have been used numerous times to provide landscaping—one</p>

CITY COMMENTS	LAND TECH RESPONSE
<p>has concerns about utilizing the bioretention cells to satisfy the required landscape buffers.</p> <p>b. Identify compliance with the water conservation measures shall be applied as outlined in MMC 22C.120.050.</p> <p>c. Because the proposed auto dealership is not located along the street edge, enhanced landscaping shall be required within the 15' L3 buffer along Smokey Point Boulevard, in order to create an attractive street edge. The landscape architect shall propose enhanced landscape materials such as boulders, or other decorative materials that would enhance the streetscape.</p> <p>d. The landscape architect shall be required to demonstrate compliance with the buffer planting requirements outlined in MMC Chapter 22C.120 and the general planting guidelines outlined in the Administrative Landscaping Guidelines. It does not appear that the perimeter landscaping and landscape islands comply with the L4 standards.</p> <p>e. The following landscape buffers are required:</p> <ul style="list-style-type: none"> . A 15' L3 landscape buffer is required between vehicle display areas and Smokey Point Boulevard. . In addition to the hardscaped screening requirements for garbage collection, dumpsters and recycling areas, a minimum 5' L2 screen shall be provided around the perimeter. <p>f. 10% of the required parking areas shall be landscaped with L4</p>	<p>the oldest examples is the Shell Station in Lakewood. We can provide photos if needed.</p> <p>b. To comply with the water conservation measures I have removed the majority of lawn areas. Plantings are chosen that are compatible with the local climate.</p> <p>c. Perennial flower plantings and annual color spots have been added to the streetscape providing the enhanced landscape.</p> <p>d. Buffers have been corrected to meet the requirements</p> <p>e. Trees were added to meet the buffer requirements.</p> <p>A 5' planting buffer is provided around the dumpster.</p>

CITY COMMENTS	LAND TECH RESPONSE
<p>landscaping, provided that:</p> <ul style="list-style-type: none"> No parking stall shall be located more than 45' from a landscaped area; All landscaping must be located between parking stalls, at the end of parking columns, or between stalls and the property line; All individual planting areas within parking lots shall be planted with at least one tree, be a minimum of 5' in width and 120 SF in size, and in addition to the required trees, shall be planted with a living groundcover; All landscaped areas shall be protected from vehicle damage by a 6" protective curbing. Wheel stops may be substituted when required to allow storm water to pass. A minimum 2' setback shall be provided for all trees and shrubs where vehicles overhang into planted areas. g. Street trees are required to be planted along all public streets and access roads/easements and comply with the following: <ul style="list-style-type: none"> Street trees shall be planted 5 to 8' behind the sidewalk to create a continuous canopy. Street trees shall meet the most recent ANSI standards for a 1" caliper at the time of planting and shall be spaced to provide a continuous canopy coverage within 10-years. h. Provide a detail of the required root barriers for the street trees. i. Provide the following notes: 	<ul style="list-style-type: none"> f. Parking lot landscape meets the requirements, added note regarding curb protection. Only plantings closer than the 2' overhang are located in the bottom of the bio cell and are dwarf in scale. g. Additional street trees were added to meet the continuous canopy requirement. Note regarding American Nurseryman Standards already was in the general notes. h. Marysville street tree planting detail added i. Notes provided

CITY COMMENTS	LAND TECH RESPONSE
<p>Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street or pedestrian pathway they shall be screened with vegetation or by architectural features.</p> <p>All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.</p> <p>Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.</p> <p>All landscaped areas must be kept free of debris and weeds.</p> <p>Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.</p> <p>Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.</p> <p>The owners, their agents and assigns are responsible for</p>	

CITY COMMENTS	LAND TECH RESPONSE
<p>providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.</p> <p>All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.</p>	
<p>6. Pursuant to MMC 22C.130.050(3)(d), prior to civil construction plan approval, a parking lot illumination plan shall be approved, in accordance with the following design standards:</p> <ul style="list-style-type: none"> a. 25' maximum height; b. Fixtures shall be full cut-off, dark sky rated, with lower fixtures preferable so as to maintain a human scale; c. Pedestrian scale lighting (light fixtures no taller than 15 feet) is encouraged in areas of pedestrian activity. Lighting shall enable pedestrian to identify a face 45 feet away in order to promote safety; d. Parking lot lighting shall be designed to provide security lighting to all parking spaces; e. Lighting shall be shielded in a manner that does not disturb residential uses or pose a hazard to passing traffic. Lighting should not be permitted to trespass onto adjacent private parcels nor shall light source (luminaire) be visible at the property line. f. Fixture design shall incorporate unique design features that coincide with the architectural 	<p>Parking lot illumination plan will be provided prior to civil construction plan approval.</p> <p>Thank you.</p>

CITY COMMENTS	LAND TECH RESPONSE
<p>design of the building(s).</p> <p>g. Also see MMC 22C.020.250(4)(d) for exterior lighting requirements.</p>	
SEE PLANSHEET COMMENT MARKUPS	
<p>After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received I can set up a Zoom meeting with all of the applicable city and agency representatives. If you have any questions; please contact me at 360.363.8207, or by e-mail at cholland@marysvillewa.gov.</p>	
<p>Public Works: Reviewer: Shane Whitney, Civil Plan Review</p>	
<p>1. <u>Existing utilities:</u></p> <ul style="list-style-type: none"> a. Sanitary sewer: The sewer in Smokey Pt. Blvd is shown on record drawing S98. b. Water: The water main in Smokey Pt. Blvd. is shown on record drawing W274. c. Storm: Elements of the storm system in the road are shown on record drawing SD179. 	<ul style="list-style-type: none"> a. Thank you. b. thank you c. Thank you.
<p>2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No extension of mains is required.</p>	Thank you.
<p>3. <u>Frontage Improvements:</u> Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage improvements are described as curbs, gutters, and sidewalks; underground storm drainage facilities; patching the street from its preexisting edge to the new curb line; and overlayment of the existing public street to its centerline.</p> <ul style="list-style-type: none"> a. Smokey Point Blvd. is constructed to the necessary standard, it appears that a 5 foot 	<p>Note added to site plan for 6-ft sidewalk width on site plan. Civil plans will be updated pending measurement in field.</p>

CITY COMMENTS	LAND TECH RESPONSE
<p>sidewalk is fronting the parcel. If this is the case, the sidewalk must be removed and a 6 foot sidewalk installed as it is adjacent to the curb.</p>	
<p>4. <u>Dedication Requirements:</u> a. It does appear that a 5 foot dedication is required for Smokey Point Blvd.</p>	<p>5' dedication shown on plans</p>
<p>5. <u>Access:</u> a. The access that is shown meets the spacing guidelines from the lighted intersection. Spacing from adjacent access must also be maintained per the guidance given by the Traffic Engineer. b. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet. c. The internal traffic circulation will need to meet the Fire Marshall's requirements.</p>	<p>Thank you. Location specified satisfies requirements and is safest access location available on site. 24' provided Drive Aisle consistent with FM Requirements</p>
<p>6. <u>Drainage:</u> All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050. a. Stormwater drainage: The city has adopted the 2012 Ecology Manual as amended in 2014. Projects above the 5,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington. Further information is required to fully demonstrate that the proposed bio retention areas can reliably infiltrate the planned parking areas and that the proposed infiltration trenches are sized to accommodate the planned building b. A geotechnical report was submitted. c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.</p>	<p>Thank you.</p>
<p>7. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.</p>	<p>Thank you. Noted.</p>

CITY COMMENTS	LAND TECH RESPONSE
8. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC	Thank you. Final grading will be dependent on final groundwater elevation monitoring. It is hopefully that groundwater depth is deep enough to lower the entire site.
9. A grading permit has been submitted for the preliminary grading of the site.	Thank you.
10. All overhead utilities serving the project shall be placed underground.	Understood, thank you.
Public Works: Reviewer: Kim Bryant, Water Operations Supervisor Tim King, Utility Construction Lead II Ryan Keefe, Water Operations Lead II	
1. Water details not shown;	Water system updated but details sheet will be provided with civil construction plan submittal after site plan approvals.
2. Only connection shown is presumed to be domestic connection with backflow protection;	These connections are now labeled.
3. Is an irrigation meter going to be needed;	An irrigation meter has been added to the composite utility plan.
4. Size of meter not called out.	Size of meter has been added to composite utility plan, sheet C11.
Public Works: Reviewer: Brooke Ensor, NPDES Coordinator	
1. Western Washington, as amended in 2014 (2014 Manual), as our design standard. All projects must conform to these standards and use Low Impact Development techniques when feasible. <ul style="list-style-type: none"> • Please review the Source Control BMP's listed in Volume V of the 2014 Manual and update the drainage report. Some of the BMPs do apply to this use, such as S414, S431 and possibly vehicle fueling or material storage BMPs. • Please show the location of the vehicle wash area on civil plans. The sewer connection is subject 	Thank you. Gas stations will be used for vehicle fueling. <p>S414 BMPs for Maintenance and Repair of Vehicles and Equipment. All vehicle repair and maintenance is indoors. Floor drains will be provided in the shop area and connected to the oil-water separator in case of any leaks or spills. All used oil, filters, greases, antifreeze etc. will be recycled. See composite utility plan, Sheet C11.</p> <p>S431 BMPs for Washing and Steam Cleaning Vehicles. All washing and cleaning of vehicles will be indoors and all wastewater from these</p>

CITY COMMENTS	LAND TECH RESPONSE
to the provisions in MMC 14.20.	<p>activities will be drained to an oil-water separator, connected to the sanitary sewer. See composite utility plan, Sheet C11.</p> <p>Vehicle Wash areas will be located and connected to an oil water separator.</p>
2. If your project triggers Minimum Requirement #6 Runoff Treatment, please refer to Marysville Municipal Code section 14.15.050 for treatment type thresholds.	Thank you.
3. Surface Water capital improvement charges will apply to your project. Refer to code section 14.07.010 for more information.	Thank you.
<p>4. For commercial projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control will be required to record a covenant/easement for all of the facilities that will become privately owned and maintained (attached). A draft should be submitted with Civil Plan review documents. An online copy of this form can be found by visiting the City web site: http://www.marysvillewa.gov/96/Community-Development then clicking on “Permit applications, forms and fees” then “Engineering Services.”</p>	Thank you.
5. Please refer to Engineering Design and Development standards, Chapter 4, Section 4-040, G. Special Provisions for Fill Use. The infiltration rates of the fill, on top of the native soil, should be evaluated for facility designs.	We agree. Thank you.
6. City requirements do not negate any other state or federal requirements that may apply.	Thank you.
Stormwater Covenant and Easement Form included in review letter.	Thank you, this will be included with civil construction plans.
<p>Public Works: Reviewer: Jesse Hannahs, P.E., Traffic Engineer</p>	
1) Traffic impact fees (TIF) will be required from	

CITY COMMENTS	LAND TECH RESPONSE
the City and depending on trip generation/distribution, may be required from the County and State.	
2) A Traffic Impact Analysis (TIA) will be required. i. TIA is acceptable.	Thank you.
3) Frontage improvements: a. Frontage improvements shall be required upon roadways adjacent to proposed development parcel and contiguously owned parcels. b. Smokey Point Blvd. frontage improvements: i. Smokey Point Blvd. is fully constructed including sidewalks. ii. Frontage improvements shall be limited to installation of City owned decorative street lighting.	“Frontage improvements shall be limited to installation of City owned decorative street lighting.” – Understood, thank you.
4) Per EDDS 3-301, access management standards apply. i. Smokey Point Blvd. access point(s) shall be: 1. Full access must be 250' from existing traffic signal. 2. Right-in/Right-out only access point must be 200' from existing traffic signal. 3. Right-in or right-out only access point must be 135' from existing traffic signal. ii. Existing Access points on west side of Smokey Point Blvd also must be considered and shall be shown on site plan: 1. Full access must be either 150' from opposing side access points or aligned with existing access points. 2. Right-in/right-out access must be either 120' from opposing side access points or aligned with existing access points.	Understood and compliant. Dimensions will be added to site plan for these parameters.
5) Per EDDS 3-506, street lighting will be required along frontages. a. Street Lighting upon 152 nd ST NE shall be PUD installed fiberglass pole installation	Property does not front along 152 nd St. Street lighting to match decorative standards of Smokey Point Blvd.

CITY COMMENTS	LAND TECH RESPONSE
<p>type street lighting.</p> <p>b. Smokey Point Blvd. street lighting shall be City standard decorative style street lighting to match standards found on Smokey Point Blvd to the north and south.</p> <p>c. i. Contact City Traffic Engineer for City specifications.</p>	<p>Thank you. Construction plans will incorporate this.</p>
<p>Police Department: Reviewer: Dept. Brad Akau, Commander</p>	
<p>The Police Department recommends the following:</p> <ul style="list-style-type: none"> • The contractor/owner provide low-level lighting in all parking/pedestrian areas • The lighting footprint does not extend beyond the project area • The address should be clearly visible from the street • Windows to be installed to overlook the parking areas • Shrubs should be no more than three (3) feet high for visibility from windows to parking/pedestrian areas • Lower branches on trees to be at least seven (7) feet off the ground for visibility to the parking/pedestrian areas 	<p>Visibility of the site and inventory of the car dealership is important, not only for crime prevention, but for customers.</p> <p>Thank you.</p>
<p>Fire District: Reviewer: David VanBeek, Assistant Fire Marshal</p>	
<p>The access shown appears adequate.</p>	<p>Thank you.</p>
<p>Plans do not show proposed water main extensions. The City GIS water map shows a 12” CI water main in Smokey Point Blvd with existing hydrants north and south of the site spaced about 512' apart. Water main extension with approved fire hydrants and fire flow will be required. No information about available fire flow is provided for the fire hydrants near this site.</p>	<p>Sheet C11 of the Civil Concept Plans show the watermain extension looping around the building. This plan will be perfected with Civil Construction Plan Applications</p>
<p>2. Fire marshal approval of fire access and fire hydrant/water supply systems is</p>	<p>Thank you, water main extensions will be provided with civil plan review.</p>

CITY COMMENTS	LAND TECH RESPONSE
<p>required and will be part of the civil construction plan review and approval process for this project. The site plans do not show proposed water main extensions or fire hydrants. Water main extension onsite with approved fire hydrants and fire flow will be required.</p>	
<p>3. Future building to be constructed will require fire sprinkler and alarm system installations.</p>	<p>Fire line, FDC, and hydrant added.</p>
<p>5. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information</p>	<p>Proof of fire flow has been requested, should have soon.</p>
<p>6. Existing fire hydrant spacing along the roadway appears inadequate. The city GIS water map shows the two closest hydrants along the roadway frontages are spaced 512' apart. Maximum hydrant spacing for the proposed use is 300'apart. An added hydrant is required along the frontage.</p>	<p>A hydrant is located directly north of the property and directly south. The property is fully covered by the 300-ft coverage from each.</p>
<p>7. Fire hydrants shall be provided onsite in approved locations. Fire hydrants on a looped water main extension are required within the site for this development. Provide water main extensions with hydrants in approved locations, with maximum spacing of 300 feet apart.</p>	<p>One location provided opposite of building, 36-ft away in planter. This is the only feasible location for hydrant and FDC adjacent to Riser room. Additional hydrant added at frontage for leniency in this spacing requirement.</p>
<p>9. The sprinkler system FDC shall be located within 3' to 10' from a fire hydrant. The FDC shall be signed and have locking Knox FDC plugs. See city EDDS FDC standard plan 2050-001.</p>	<p>FDC is placed adjacent to the on-site hydrant.</p>
<p>10. The preliminary building floor plan does not show a fire sprinkler room. A separated room with exterior door is required for the fire sprinkler and alarm systems controls. The backflow preventer for the sprinkler system shall be located in the riser room</p>	<p>Thank you. Architect notified.</p>

CITY COMMENTS	LAND TECH RESPONSE
Community Transit: Reviewer: Scott Ritterbush, Planning Project Manager	
<p>Regarding the "Quality Auto Center" we would like to explore with you a way to improve the bus stop on NB Smokey Point Blvd, far side of 152nd. This stop does not have a shelter pad and we would like to get this stop improved. However, this bus stop may be outside the footprint of the Quality Auto Center SP Blvd frontage improvements. Potentially, the most straight forward request would be to have the bus stop moved north to where the project frontage improvements would take place. However, it may be beneficial to keep the bus stop somewhat closer to the signalized intersection and crosswalk. Do you have any plans for sidewalk improvements near the existing bus stop, could those improvements be part of the development or should we just request a new bus stop location with bus shelter pad along the frontage of the Auto Center?</p>	<p>This would not be an obligation of the Applicant.</p>
Snohomish County Public Works: Reviewer: Gurpreet Dhaliwal, Engineer II	
<p>1. Please see attached Transportation Needs Report (TNR) Appendix D showing projects in various TSAs. It can also be found on County's website. Please note that 67th Ave NE @ 152nd St NE and 88th St NE (C/L to C/L) are also part of this list in TSA A. Thus, the developer needs to show trip distribution on/near 88th St NE as well.</p>	<p>New offer attached</p>
<p>2. I have attached the most up-to-date mitigation rate; it can also be found in SCC 30.66B.330.</p>	
<p>3. There are two options cited in the ILA to calculate the mitigation fee - it appears that the developer chose option one citing the TNR but performed the calculations based on option 2. The option 1 uses PM Peak Hour Trips (PHT) whereas option 2 uses ADT. It seems that the developer needs to revisit and resubmit the calculations.</p>	<p>New offer sheet and mitigation fee calculation fee updated.</p>
<p>I am relatively new with these responsibilities and temporarily helping our team after a team member</p>	<p>It is a pleasure to meet you 😊</p>

CITY COMMENTS	LAND TECH RESPONSE
retired, so please feel free to enhance/correct my understanding about the ILAs or the overall process.	
Community Development: Reviewer: John Dorcas, Building Official	
Informational Memo	