

LAND TECHNOLOGIES, INC.

PLANNING • PERMITTING • ENGINEERING



Date: April 20, 2023

To:

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

Response to Comments

Project Name: Undi Commerce Park
 Project File Number: PA22008 Technical Review 1
 Review Completion: April 27, 2022

CITY COMMENTS	LAND TECH RESPONSE
Community Development: Reviewer: Chris Holland, Planning Manager	
1. Provide File Number PA22008 on all future site, civil and landscape plan submittals.	PA 22-008 has been added to all civil sheets.
2. The amended NWP issued by the US Army Corps of Engineers (Corps) authorizes 1,300 c. y. of fill to install a two 36-inch and one 18-inch diameter culvert in an unnamed ditch. The approval was valid through March 18, 2022, unless the NWP is modified, reissued, or revoked prior to that date. However, if the authorized work has not been completed by that date and you have commenced or are under contract to commence this activity before March 18, 2022, you will have until March 18, 2023, to complete the activity.	JARPA has been resubmitted by Soundview Consultants and will be separate from this submittal. The USACE NWP is expected to be renewed in May 2023. Upon renewal, we will continue this work.
3. An existing conditions sheet will need to be provided, which depicts all encumbrances outlined in Schedule B of the Title Report prepared by Old Republic Title, Ltd., dated February 1, 2022. If the	Existing conditions/Topographic survey sheets have been added to the architectural plans package as sheets 1 of 7 prepared by Mead Gillman with encumbrances depicted or

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<p>encumbrances cannot be depicted they shall be referenced.</p>	<p>referenced. The encumbrances are also referenced on sheet C3 of the Concept Civil Plans, Existing Conditions sheet.</p>
<p>4. It appears UPC is proposing two 30' wide accesses through APN 31053300302400 to 40th Street NE. Please provide a copy of the recorded access easement between UCP and APN 31053300302400. 40th Street NE is failing and directing trips to this roadway may not be desired by Public Works. Access from UPC through APN 31053300302400 to 40th Street NE will be required to be approved by the City Engineer.</p>	<p>See architectural response letter.</p> <p>“We are currently in the process of negotiating an easement (between UCP and APM 31053300302400) with the adjacent property owner (PCS-Scotts LLC) and his lender, regarding the structure of the easement. We will provide the easement agreement upon signing it (expected end of May 2023).”</p>
<p>5. Sheet A0.1 - Overall Site Plan, shall be amended, as follows:</p> <ul style="list-style-type: none"> a. Pursuant to MMC 22G.120.060(3)(b), provide additional sheets at a reviewable scale (i.e. 1" = 20', 1"= 30', 1"= 40' or 1" = 50'). b. The site plan shall be revised to comply with EDDS 3.301 <i>Arterial Access Management Standards</i>. See attached comments from Kacey Simon, Civil Plan Reviewer, dated April 14, 2022 and Jesse Hannahs, PE, Traffic Engineering Manager, dated April 27, 2022. c. Provide storage space and collection points for recyclables in accordance with MMC 22C.020.320. Additionally, note the required SF calculations on the site plan, including area provided. This is in addition to the solid waste collection areas below. Collection areas are required to be paved with concrete and screened with a minimum 6' high enclosure constructed of concrete block or brick, in addition to the landscaping provisions outlined below. d. Provide collection points for solid waste. 	<ul style="list-style-type: none"> a. See arch plans for scale meeting the example listed. Future civil construction plans will be at a scale appropriate for construction and will be maximized for constructability and readability. (i.e. 50-scale or 'less') For broad site planning and overall function of the entire site, scale less than required to show the entirety of the site does not lend to legibility of the overall site and flow. b. Access locations have been revised following meeting with City staff. (Access and site 'flow' review is facilitated with plan scale showing entire site on single sheet.) c. See arch plans.

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<p>Contact Skip Knutsen, Public Works Service Manager, at 360.363.8173 or sknutsen@marysvillewa.gov, for solid waste collection area dimensional and location criteria.</p> <p>Collection areas are required to be paved with concrete and screened with a minimum 6' high enclosure constructed of concrete block or brick, in addition to the landscaping provisions outlined below.</p> <p>e. Thank you for referencing the minimum turning radii on the site plan. Depict actual turning radii proposed on site plan.</p> <p>f. Provide an auto-turn exhibit showing that the largest trucks navigating through the site will not damage any vertical curbs and landscape islands.</p> <p>g. Additional pedestrian connections traversing the proposed drive-aisles and in some instances landscape buffers, shall be provided per the attached redlines</p> <p>Pedestrian pathways are required to be constructed with decorative concrete clearly denoting the pedestrian pathway. The pathways must be universally accessible and meet ADA standards. This detail shall be required to be provided on the civil construction plans.</p> <p>h. Provide carpool parking locations and calculations in accordance with MMC 22C.130.030(3).</p> <p>i. Provide a detail of the required carpool parking signage. Signs must be posted indicating these spaces are reserved for carpool use before 9:00 a.m. on weekdays.</p> <p>j. Provide bicycle parking locations and calculations in accordance with MMC 22C.130.060.</p>	<p>d. See arch plans</p> <p>e. Actual turning radius along curb line, centerline, and outside curb have been added to sheet C1 for demonstration of turning radius on select corners within the development.</p> <p>f. An auto-turn exhibit has been added as sheet C9.</p> <p>g. See Arch Response “Pedestrian connections have been added to the site plan per the marked up plans provided in review #1. All buildings are interconnected, and access is provided at multiple locations along 152nd Street NE and Smokey Point Boulevard. Pedestrian access through al drive aisles will be concrete with a decorative pattern.”</p> <p>h. See Arch response “Carpool parking calculations have been provided on sheet A1.1 under SITE INFORMATION. Carpool parking locations have been added around all buildings as required by MMC 22C.130.030(3). Provided carpool parking is greater than required for all buildings.”</p>

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<p>k. Add the following notes:</p> <ul style="list-style-type: none"> Where illuminated signs and illuminated areas are permitted, such illuminating devices shall be shaded and/or directed so as not to visibly create a nuisance to any property in a residential zone classification. Residential zoning is located to the east of the proposed development. Mechanical equipment located on the roof, facade or external portions of a building shall be architecturally screened so as not to be visible from adjacent properties at street level or the public street. Equipment or vents which generate noise or air emissions shall be located on the opposite side of the building from adjoining residentially designated properties. Industrial and exterior lighting shall not be used in such a manner that it produces glare on public highways. Arc welding, acetylene-torch cutting, or similar processes shall be performed so as not to be seen from any point beyond the outside of the property. The storage and handling of inflammable liquids, liquefied petroleum, gases, and explosives shall comply with rules and regulations falling under the jurisdiction of the city's fire chief, and the laws of the state of Washington. Bulk storage of inflammable liquids below ground shall be permitted, and the tanks shall be located not 	<ul style="list-style-type: none"> i. See Arch response "Carpool parking signage will be provided at all carpool parking depicted. A detail of the sign and typical parking space is shown on sheet A1.4" j. See arch response "Bicycle parking calculations have been provided on sheet A1.1 under Site Information. Bicycle parking locations have been added around all buildings as required by MMC 22C.130.060. Provided bicycle parking is greater than required for all buildings." k. See Arch Response "Marysville specific notes have been added to sheet A1.1 under MARYSVILLE NOTES."

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<p>closer to the property line than the greatest dimension (diameter, length or height) of the tank.</p> <p>Provisions shall be made for necessary shielding or other preventive measures against interference as occasioned by mechanical, electrical and nuclear equipment, and uses or processes with electrical apparatus in nearby buildings or land uses.</p> <p>Liquid and solid wastes and storage of animal or vegetable waste which attract insects or rodents or otherwise create a health hazard shall be prohibited. No waste products shall be exposed to view from eye level from any property line in an industrial district.</p> <p>All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to MMC 22G.120.270.</p>	

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<p>6. A preliminary landscaping plan depicting all of the applicable elements outlined in MMC 22C.120.030 will be required to be submitted, prior to granting industrial site plan approval. The following are specific design requirements outlined in MMC Chapter 22C.120:</p> <ul style="list-style-type: none"> a. The project engineer and landscape architect shall confirm any required landscaping proposed to be located within a bioretention cell can survive and flourish within the bioretention swale. b. All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least 1 outlet located within 50' of all plant material. c. Water conservation measures shall be applied as outlined in MMC 22C.120.050. d. A 15' L3 landscape buffer is required between Smokey Point Boulevard and 152nd Street NE and the proposed parking, drive-aisle and storage areas. e. The perimeter of the site shall be screened by one of the following techniques, or equivalent: <ul style="list-style-type: none"> . A five-foot-wide L1 visual screen; . A six-foot-high solid masonry wall or sight-obscuring fence five feet inside the property line with an L2 buffer between the fence and the property line; and f. Stormwater management facilities require a 5' L5 landscape buffer around the perimeter of the facility. g. All garbage collection, dumpsters, recycling areas, loading and outdoor storage or activity areas (including but not limited to areas used to store raw 	<p>We agree with the Architectural Response. "Preliminary landscape plans will be provided as part of site plan review. The plans will comply with the conditions listed in MMC 22C.120."</p> <p>A full landscape plan submittal will accompany any future Site Plan submittal.</p>

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<p>materials, finished and partially finished products and wastes) shall be screened from view of persons on adjacent properties and properties that are located across a street or alley. Screening may be accomplished by any one of the following techniques or their equivalent:</p> <ul style="list-style-type: none"> . A five-foot-wide L1 visual screen; . A six-foot-high solid masonry wall or sight-obscuring fence five feet inside the property line with an L2 buffer between the fence and the property line; and . Storage areas are not allowed within 15 feet of a street lot line. h. 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. i. 10% of the required parking areas shall be landscaped with L4 landscaping, provided that: <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. 	

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<p>Wheel stops may be substituted when required to allow storm water to pass.</p> <p>A minimum 2' setback shall be provided for all trees and shrubs where vehicles overhang into planted areas.</p> <p>j. Street trees are required to be planted along all public streets and private access driveways, and comply with the following:</p> <p>Street trees shall be planted 5 to 8' behind the sidewalk to create a continuous canopy.</p> <p>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.</p> <p>k. 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>l. The landscape plan shall include maintenance provisions, as outlined in MMC 22C.120.180.</p> <p>All landscaping shall comply with the design standards outlined MMC Chapter 22C.120 and the Marysville Administrative Landscaping Guidelines.</p>	
<p>7. Prior to civil construction plan approval an illumination shall be approved and designed in accordance with MMC 22C.130.050(3)(d), as follows:</p> <p>a. 25' maximum height;</p> <p>b. Fixtures shall be full cut-off, dark sky rated, with lower fixtures preferable so as to maintain a human scale;</p>	<p>We agree with the Architectural Response. Illumination plans will be provided as part of site plan review prior to civil construction plan review. The plans will comply with the conditions listed in MMC 22C.130.050(3)(d).</p>

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<p>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;</p> <p>d. Parking lot lighting shall be designed to provide security lighting to all parking spaces;</p> <p>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.</p> <p>f. Fixture design shall incorporate unique design features that coincide with the architectural design of the building(s); and</p>	

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Public Works: Reviewer: Kacey Simon, Civil Plan Review	
<p>1. Existing utilities:</p> <p>a. Sanitary sewer:</p> <ol style="list-style-type: none"> 1. Smokey Point Blvd: A 10" polyvinyl main can be found along Smokey Point Blvd and cutting east across the middle of the site and can be found on record drawing RD66 and S98. 2. 152nd St NE: A 10" concrete main can be found along 152nd ST NE and can be found on record drawing S697. <p>b. Water:</p> <ol style="list-style-type: none"> 1. Smokey Point Blvd: An 18" ductile iron main can be found along Smokey Point Blvd and can be found on record drawing RD66. 2. 152nd St NE: A 10" ductile iron main can be found along 152nd ST NE and can be found on record drawing W255. <p>c. Storm:</p> <ol style="list-style-type: none"> 1. Smokey Point Blvd: Storm currently fronts the project along Smokey Point Blvd and can be found on record drawing RD66. 2. 152nd St NE: Storm currently fronts the project along 152nd ST NE and can be found on record drawing SD351 . 	<p>Thank you. Sewer, water, and storm is surveyed and depicted on plans.</p>
<p>2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. All utilities currently front the project and will not need to be extended.</p>	<p>Thank you.</p>
<p>3. Frontage Improvements: Frontage improvements are required per MMC 12.02A.090 on all projects. Frontage</p>	<p>Improvements along 152nd St will be established and provided with site plan approvals and civil construction plans.</p>

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<p>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.²</p> <p>a. 152nd ST NE is classified as a 3 lane arterial and is to be built compliant with SP 3201-004 of the EDDS with a 5' sidewalk, 5' planter and a bike lane.</p> <p>b. Smokey Point Blvd is considered a principal arterial and has already had frontage improvements completed.</p>	
<p>4. <u>Dedication Requirements:</u></p> <p>a. It appears that roughly 5 feet will need to be dedicated to the City along Smokey Point Blvd, a 45 foot half-width is required.</p> <p>b. It does not appear that additional right-of-way is required for 152nd St NE</p>	<p>Currently, 50-ft of ROW is shown on the proposal's side of Smokey Point Blvd. This is an element which may be straightened out during site plan approval process.</p>
<p>5. <u>Access:</u></p> <p>a. Per EDDS 3-301 only 1 full access is allowed for every 500 feet along an arterial frontage. It appears the project will only be allowed 2 access points along Smokey Point Blvd.</p> <p>b. Access on 152nd will need to be shifted to the east unless a different direction is provided by the traffic engineer.</p> <p>c. The minimum width of a commercial driveway is 24-feet and the maximum is 40- feet.</p> <p>d. Per EDDS 3-302 bullet 5: A minimum corner clearance of 50 feet shall be maintained from the nearest edge of any access point to the edge of traveled way. When minimum corner clearances cannot be attained, the Engineer may require investigation to substantiate whether or not left turns should be prohibited into or out of the access point. See standard plan 3-301-001 dimension A.</p>	<p>Three accesses have been provided along Smokey Point Blvd following our meeting with City staff.</p> <p>Corner clearances at 152nd st with 39th Ave meets the 50-ft requirement as depicted on the plan. However, this access may be revised with a site plan submittal for proposed use of the site.</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.</p>	<p>Thank you A. Thank you.</p>

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<p>a. Stormwater drainage: The city has adopted the 2012 Ecology Manual as amended in 2014. Projects above the 2,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington.</p> <p>b. Ecology has given us clear direction that a pumping system is not allowed. Please remove comment about the pump station being conveyed to the bio-swale.</p> <p>c. Please provide a basin map.</p> <p>d. Please provide a complete SWPPP or state if project is being phased.</p> <p>e. The maximum allowed impervious surface coverage for the Zoning designation is 85%.</p>	<p>B. Pumps are not preferred. This was discussed with Kacey Simon, Ken McIntyre via email on April 12th, 2023. For SPA and civil plans, pumps will be eliminated as practical. For SEPA, pumps are retained as a ‘worst case’.</p> <p>C. Basin maps will be provided with specific site plan proposal. Storm design is based on an overall site assessment (“modeling multiple Bioretention areas” in manual) and tributary area of stormwater facilities provided. SEPA plan shows 49,036sf of bioretention areas. Only 21,000sf is required per modeling.</p> <p>D. SWPPP will be provided</p> <p>E. Thank you. Max impervious will meet the 85% or less requirement.</p>
<p>Public Works: Reviewer: Kim Bryant, Water Operations Supervisor Tim King, Utility Construction Lead II Ryan Keefe, Water Operations Lead II</p>	
<p>1. FH 12 is calling out a 12”x6” Tee in the existing 18” water main. The hydrant assembly will need to be a live tap;</p>	<p>An 18”x6” Live Tap Tee is called out in place of the 12” x6” tee.</p> <p>These plans only contemplate a SEPA permit process approval and do not constitute a full site plan approval submittal. Site Plan approval submittal will be provided with specific project proposal.</p>
<p>2. FH 13 is calling out a 12”x6” Tee on an 8” water main;</p>	<p>Tee updated to an 8”x6”. Thank you.</p>
<p>3. FH 14 is calling out a 12”x6” Tee on an 8” water main;</p>	<p>Tee updated to an 8”x6”. Thank you.</p>
<p>4. Plans do not show locations of domestic meter or irrigation meters with appropriate backflow prevention;</p>	<p>Specific requirements for each building and irrigation will be provided with any site plan approval and civil construction plans. A note will be added to the water plan that specific</p>

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	<p>criteria be applied to site plan approvals for irrigation and domestic meters. See "Notes".</p> <p>These plans only contemplate a SEPA permit process approval and do not constitute a full site plan approval submittal. Site Plan approval submittal will be provided with specific project proposal.</p>
<p>5. Plans indicate existing water meters along State Ave. Will these service lines and meters be used? If not they will need to shut off at water main and removed;</p>	<p>Existing water meters will be used to the maximum extent practical with building design. Note added under notes section.</p>
<p>6. Hydrant assemblies require the installation of Storz adapters;</p>	<p>5" Storz adaptor added to all hydrant notation. 5" Storz is also included in the Fire Marshall notes section.</p>
<p>7. Water details are not shown on plans.</p>	<p>Water details will be provided with Civil Construction plans.</p> <p>These plans only contemplate a SEPA permit process approval and do not constitute a full site plan approval submittal or civil plans intended for construction design.</p>
<p>Public Works: Reviewer: Brooke Ensor, NPDES Coordinator</p>	
<p>1. The City has adopted the 2012 Stormwater Management Manual for 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.</p>	<p>Thank you.</p>
<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.</p>	<p>Thank you.</p>
<p>3. Surface Water capital improvement charges will</p>	<p>Thank you.</p>

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apply to your project. Refer to code section 14.07.010 for more information.	
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."	Thank you.
5. Will construction be phased for this project? Please show phases or trucking route(s) through the site on the SWPPP. The number of construction entrances should be minimized if possible.	The project will more than likely follow a phased construction plan. Phases have not been laid out as different portions of the property have been identified by separate entities as desirable. Site Plan approvals for the entire site or portions of the site will minimize construction entrances and show trucking routes.
6. As noted in the offsite analysis the ditch lines at this site drain adjoining properties. The ditch lines must be preserved or piped to maintain the historic flow paths. If piping is to occur the applicant must assess the quantity of water discharged to the ditch line and size conveyance accordingly	Thank you. At this time the concept stormwater system is designed for full infiltration.
7. Will the buildings that have drive-in doors be designed for auto repair activities? If so these buildings would be high use and the associated drainage areas would need oil control.	At this time, there is no auto repair activities proposed or anticipated to be utilized at this site.
8. City requirements do not negate any other state or federal requirements that may apply.	Thank you.
Stormwater Covenant & Easement	
If Project triggers MR #7 Flow Control AND the facility(ies) will be on private property a Stormwater Covenant will need to be recorded, Form is in Drainage Folder	Thank you.

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Public Works: Reviewer: Jesse Hannahs, P.E.- Traffic Engineering Manager	
1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.	
<ul style="list-style-type: none"> a. A Traffic Impact Analysis (TIA) will be required. <ul style="list-style-type: none"> b. This would include, for City approval, development of trip generation/distribution followed after City review/approval by identification of impacts and, where required, mitigation approaches. c. TIA should follow City guidelines to be provided. <ul style="list-style-type: none"> d. Trip Distribution shall follow representations to be provided for neighboring areas developed based upon Comprehensive Plan Traffic Model to be provided. <ul style="list-style-type: none"> e. Trip distributions for Existing and Horizon year shall be based upon corresponding roadway network for each. f. Intersection Analysis shall be required for Existing and Horizon years, based upon Trip generation of 316 PM Peak Hour trips for any intersection during either time period with a trip distribution of 8% or greater total through the intersection. 1. For Existing year based upon distribution provided, this appears to be the intersections listed in the TIA plus: <ul style="list-style-type: none"> g. The City or Arlington and/or WSDOT may request analysis of the following intersections or others at their request through development 	See TENW Traffic report and responses.

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<p>review or SEPA:</p> <ul style="list-style-type: none"> h. I-5 & 172nd ST NE (SR 531) Interchange signalized intersections i. Smokey Point Blvd. & 172nd ST NE (SR 531) j. 172nd St NE (SR 531) & 51st Ave NE k. Snohomish county may request analysis of intersections upon 67th Ave NE at their request through development review or SEPA l. Distribution and determination of intersections for analysis for Horizon year shall be determined through resubmittal of TIA and/or revised Scoping Memo. <ul style="list-style-type: none"> a. Horizon year analysis should assume HZ roadway system is in place and TIF calculation projects are constructed 	
<p>3) Frontage improvements including street lighting as well as ROW dedication may be required, specifically but not limited to, on 152nd St NE.</p> <ul style="list-style-type: none"> a. 152nd St NE, per the Comp Plan is designated as a Minor Arterial per EDDS Standard Plan 3-201-004 	<p>Thank you. Frontage improvements will be provided on 152nd st NE consistent with Std Plan 3-201-004. Frontage improvements are shown on C1 and will be detailed specifically with future SPA and civil construction plan submittals.</p>
<p>4) Per EDDS 3-301, Arterial Access Management Standards shall apply:</p> <ul style="list-style-type: none"> a. Per Access management standards, one access is allowed onto an arterial for each 500' of frontage. i. With frontage length on Smokey Point Blvd. of 1024', only three (3) access points shall be allowed onto State Ave. b. Spacing of access points must meet access management standards. 	<p>Access locations have been reduced following meeting with City staff and coordinated with adjacent property owner for shared driveway location.</p> <p>A note has been added to C1- Site plan to remove all unused curb cuts. "Unused curb cuts shall be removed and replaced with planter and sidewalk (typ.)"</p>

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<ul style="list-style-type: none"> i. Closely spaced access points between building A & Building G shall not be approved. ii. Access points shall align with existing access points on the west side of Smokey Point Blvd. or meet access management standards. <ul style="list-style-type: none"> 1. Show west side access points on site plan and civil construction plans. c. Existing curb cuts on property frontage which are not to be utilized, shall be removed and replaced with roadway standard landscape strip and sidewalk. 	
<p>5) Per EDDS 3-506, street lighting will be required. a. Smokey Point Blvd.</p> <ul style="list-style-type: none"> i. Existing City owned decorative street lighting is present along frontage and shall be maintained throughout project. ii. Any damage to street lighting system shall be repaired in kind by the development contractor. i. If relocation of decorative street lighting is required as part of project for access point relocation, etc., design of such shall be required as part of civil construction plans. <ul style="list-style-type: none"> b. 152nd ST NE: <ul style="list-style-type: none"> i. Street Lighting upon 152nd ST NE) shall be PUD installed fiberglass pole installation type street lighting. <ul style="list-style-type: none"> 1. 152nd ST NE shall be designed as a minor arterial utilizing 250 watt equivalent LED fixtures. 2. Spacing of fixtures should be approximately 180'-220'. 3. As part of civil construction approval proposed PUD street lighting locations will be provided by the City to the developer for submission to PUD and incorporation into the PUD site electrical plans. 	<p>Lighting plan will be provided with Site Plan Approval and civil construction plans.</p>

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<p>a. Street light shall be provided a minimum of 20' to the east of proposed 152nd ST NE access point.</p> <p>4. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD street lighting</p>	
<p>6) A signing and channelization plan shall be required as part of civil construction plans.</p> <p>a. Existing channelization shall be identified and replaced/repared if necessary by development contractor.</p>	<p>Channelization plan will be provided with site plan approval and civil construction plans.</p>
<p>See 3-Lane Arterial Detail Sheets in Response Letter</p>	<p>Channelization plan for 152nd St will be provided with site plan approval and civil construction plans.</p>
<p>See TIA Guidelines & Maps in Response Letter</p>	<p>See TIA report prepared by TENW.</p>
<p>Community Development: Reviewer: John Dorcas, Building Official</p>	
<p>1. Please provide electronic plans, computations and specifications, prepared by your design team. Contact our office for all applications and any checklists/handouts for "Commercial Building" permits that may assist you. Please note: Prior to submittal; please contact our office to go over your electronic application submittal requirements. This is to review your application to assure each set of plans and specifications are complete for this project.</p> <p>Note: Complete set of architectural & structural building plans, elevation details, site plan, structural calculations, geotechnical report and 2018 WA State Energy Code forms & specifications are required when applying for each specific building application for the project.</p>	<p>Thank you. See Arch Responses. Future Building Permits will comply with comments.</p>

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<p>All plans will be required to be submitted electronically, as part of their 1st submittal process.</p>	
<p>2. Applicant shall comply with any and or all provisions the 2018 edition of the International Building, Mechanical, 2018 Uniform Plumbing Codes and current Washington State Amendments in which would apply to this project. NOTE: As of February 1, 2021, WA State and the City have adopted the 2018 International Codes.</p>	<p>Thank you. See Arch Responses. Future Building Permits will comply with comments.</p>
<p>3. <u>Demolition permit/s will be required for the removal of any existing structures.</u> See our office for applications. Please include asbestos survey reports by a licensed testing agency.</p>	<p>Thank you. See Arch Responses. Future Building Permits will comply with comments.</p>
<p>4. <u>Please provide the below information in regards to this overall project the 2018 International Building requirements:</u> Appears that the structures would be classified as a Commercial Occupancies Uses, under section 303.</p>	<p>Thank you. See Arch Responses. Future Building Permits will comply with comments.</p>
<ul style="list-style-type: none"> <u>This overall building structure and project will be required to be designed under IBC Chapter 16, "Structural Design Requirements" for this project area.</u> The seismic zone criteria is to be established under the guidelines of a Washington State architect and/or Structural engineer. 	<p>Thank you. See Arch Responses. Future Building Permits will comply with comments.</p>
<ul style="list-style-type: none"> <u>Please provide scaled floor plans with square footage of each room, open areas and all levels throughout the building:</u> This is so we can review general building code requirements for the next submittal meeting. 	<p>Thank you. See Arch Responses. Future Building Permits will comply with comments.</p>
<ul style="list-style-type: none"> <u>For the main structure, please provide the type of building materials purposed to be used and if required, what type of fire-resistance materials are purposed to be installed on structure.</u> 	<p>Thank you. See Arch Responses. Future Building Permits will comply with comments.</p>
<ul style="list-style-type: none"> <u>In regards to the requirements for a Geotechnical soils report;</u> 	<p>Geotechnical report will be provided with civil construction plans (and Site Plan Approvals) and will provide</p>

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<p>Provided a letter from each design professional; the structural engineer and architect of record, stating that they performed a site visit, including the details of this site visit. In addition, that they have reviewed the most recent soils reports and the specific soil conditions will support the type of occupancy use and construction type.</p> <p><u>Geotechnical soils report is to address general information on the site.</u></p> <p>Such as: Soil classification type, surface & sub-surface conditions, drainage system to be installed, soil compaction requirements, type and size of foundation including placement location if on sloped ground, erosion control measures and final grading.</p>	<p>recommendations for soil capacity and drainage, amongst other items.</p> <p>Preliminary Soils report should have been provided with SEPA submittal.</p>
<ul style="list-style-type: none"> • <u>Construction shall comply with Chapter 5 General Building Heights and Areas, Area Modifications under section 506 and for the type of occupancy provisions outlined throughout the IBC and State Codes.</u> 	<p>Thank you.</p> <p>See Arch Responses. Future Building Permits will comply with comments.</p>
<ul style="list-style-type: none"> • <u>Exterior walls to property lines are required to comply with International Building Code, Table 601& 602 for the type of occupancy use. This includes allowable opening under Chapter 7, section 704:</u> Please clarify the distance to the property lines, from all areas of the buildings. Once this is determined, the exterior walls may need to be designed and constructed with fire-resistant requirements, if necessary. 	<p>Thank you.</p> <p>See Arch Responses. Future Building Permits will comply with comments.</p>
<ul style="list-style-type: none"> • <u>If mixed occupancy areas are purposed inside the buildings, they may be required to comply with IBC section 508 and Table 508.3.3 for required occupancy separations.</u> Or use could be classified as non- separated use under section 508.3.2, with the most restrictive type of construction being proposed and constructed. However, this design would need to be submitted by a licensed design 	<p>Thank you.</p> <p>See Arch Responses. Future Building Permits will comply with comments.</p>

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<p>professional and apply to the purposed building.</p>	
<ul style="list-style-type: none"> • <u>Please provide an “Exit study plan”. Per IBC, Chapter 10</u>; exit access travel is to be measured from the most remote point within a story to the entrance to an approved exit along the natural and unobstructed path of egress travel. In addition, all exits are to be clearly marked on the plans with the type of signage and door hardware proposed. Note: Please provide a scaled floor plan with square footage of each room and all areas. Note: Our department is volunteering to meet with your design team to review floor plans prior to final application submittal. 	<p>Thank you. See Arch Responses. Future Building Permits will comply with comments.</p>
<ul style="list-style-type: none"> • <u>Building/s shall be accessible to all areas to persons with physical disabilities; per IBC Chapter 11, this includes the Washington State Amendments and ICC A117.1.</u> In addition, all door hardware shall be accessible type. This can be discussed at the Pre-Application meeting 	<p>Thank you. See Arch Responses. Future Building Permits will comply with comments.</p>
<ul style="list-style-type: none"> • <u>The site will require accessible parking stalls per Table 1106.1-F and section 1106.1 of the Washington State Amendments.</u> Parking stalls are to be located on the shortest possible accessible route of travel to an accessible entrance. 	<p>Thank you. See Arch Responses. Future Building Permits will comply with comments.</p>
<ul style="list-style-type: none"> • <u>Accessible restroom is required per Chapter 29, Plumbing Code with Washington State Amendments.</u> The number of fixtures required will depend on the occupancy, and occupant load. Typically separate restrooms will be required for each sex. This will be determined during the plan review process. This information Table 29-A is to be provided on the cover sheet of the plans. 	<p>Thank you. See Arch Responses. Future Building Permits will comply with comments.</p>
<ul style="list-style-type: none"> • <u>All Mechanical Equipment shall be</u> 	<p>Thank you.</p>

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<p><u>screened from public view under MMC Provisions.</u> Please indicate how this will be achieved on your building plan, elevation submittal sheets.</p>	<p>See Arch Responses. Future Building Permits will comply with comments.</p> <p>These notes are included on Civil Site Plan to be applied for future Site Plan Approvals.</p>
<ul style="list-style-type: none"> • <u>The Fire Sprinkler system maybe required to comply with MMC Title 14, Chapter 14.10, for Cross connection devices required on the water supply.</u> Prior to final acceptance, all required backflow devices are to be tested by an independent third party testing agency. 	<p>Thank you.</p> <p>See Arch Responses. Future Building Permits will comply with comments.</p>
<ul style="list-style-type: none"> • <u>All Electrical installations are to be permitted, inspected and approved through the City.</u> <u>The current code is NEC 2020 with WCEC Amendments.</u> Separate applications and plan review are required for each building, prior to issuance of a permit. 	<p>Thank you.</p> <p>See Arch Responses. Future Building Permits will comply with comments.</p>
<ul style="list-style-type: none"> • <u>Deferred Electronic Submittals applications, under IBC section 107.3.4.2: Prior to any deferred plan review packages being submitted the following requirements shall be completed:</u> <ol style="list-style-type: none"> 1. The <i>registered design professional</i> in charge of the project shall review and stamped each set of plans and specifications approved. 2. The <i>registered design professional</i> in charge of the project shall provide a letter stating that the plans and specifications have been reviewed and that package is general conformance with the design of the building. 3. The <i>registered design professional in responsible charge</i> shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building. 	<p>Thank you.</p> <p>See Arch Responses. Future Building Permits will comply with comments.</p>

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<p>4. The deferred submittal items <i>shall not be installed</i> until the deferred submittal documents have been <i>approved</i> by the <i>building official</i>.</p>	
<ul style="list-style-type: none"> • <u>Special Inspection will be required under IBC Chapter 17 Structural Tests and Inspections.</u> The list of the type of inspections will be indicated in each plan review letter and/or by the architect/engineer of record. Owner to specify the registered special inspection agency prior to permit issuance. 	<p>Thank you. See Arch Responses. Future Building Permits will comply with comments.</p>
<ul style="list-style-type: none"> • <u>Preliminary plan check and building permit fee estimates:</u> You can send me an email, requesting an estimate on the Permit Fees. You will need the following information for each building application: The total square footage of each area, in each building. The Type of Occupancy of each area, inside of each building. The overall Type of Construction of each building structure. Alternatively, another option is you can also send me a valuation estimate of each building, submitting by your licensed, WA State design team. 	<p>Thank you.</p>
<ul style="list-style-type: none"> • <u>This structure is to provide Premise identification:</u> Address to be posted visible from the street with min. 6-8 inch contrasting numbers per IBC 501.2 	<p>Thank you</p>
<ul style="list-style-type: none"> • Building application for plan review will be approximately 6-8 weeks for first-time plan review comments. 	<p>Thank you.</p>
<p>Plansheet Comments:</p>	
<p>On Architect’s sheet A0.1, “Provide fire access through these two locations.”</p>	<p>Thank you.</p>

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On Land Tech Sheet C8, "Add fire hydrant at 5 locations"	Hydrants have been added to locations specified. Hydrant 12 has been relocated adjacent to the access for Building G.
PUD: Reviewer: Mary Wicklund for Mark Flury, Senior Manager	
Stock PUD Letter	
Please be advised that per WAC296-24-960 the minimum worker safety clearance from any District distribution conductor is 10 feet. Therefore, the District requires a minimum 14-foot clearance from any structure to accommodate workers, scaffolding and ladders. Minimum worker safety clearance from 115kV transmission wires is 2 feet	Thank you.
Community Transit: Reviewer: Scott rigger ush, Planning Project Manager	
We have an existing bus stop on eastbound 152 nd across from the Mobile Home park, but it does not have sidewalks, etc. The Undi Commerce Park provides an opportunity to explore creating an improved bus stop with sidewalk, tec. We would like to discuss this issue further with the City.	Thank you.