



September 17, 2015

Richard Okimoto
raoarch@mindspring.com

RE: PLAN REVIEW COMMENTS FOR PLAN CHECK # 2015-0962
TENANT IMPROVEMENTS AND SITE MODIFICATIONS AT 23107 100TH AVE. S

Dear Richard,

Thank you for the photos and revised site plan of August 24, 2015. I have reviewed these and completed a site visit. Before I can sign off on the permit, the following information needs to be clarified in a written response and through submittal of updated plans:

1. Trash enclosure and improvements near the south property line: As you are aware, the site is now zoned Westgate Mixed Use. There is a 15' landscaped setback along the southern boundary per ECDC 16.110.020.C since it is adjacent to residential property:

All buildings shall be set back a minimum of 15 feet from adjacent P- or R-zoned properties. The required setback from P- or R-zoned property shall be permanently landscaped with trees and ground cover and permanently maintained by the owner of the WMU lot. A six-foot minimum height fence, wall or solid hedge running the length of the setback shall be provided within the setback area.

Given this, the proposed location of the trash enclosure can't be permitted. On my site visit I noticed that there is a handicapped parking stall immediately south of the east building. This stall isn't shown on the site plan; if it is to be removed, the trash enclosure could logically go there near the descending steps and still provide access for the haulers (see attached markup).

Similarly, additional paving is proposed in the area near the 'parent drop off point'. This new pavement would be located within the required setback area and that can't be permitted either. No additional paving or improvements can be permitted within the south property line setback area. Please revise the site plan accordingly.

2. Landscape plan: Please submit a landscaping plan that shows the proposed areas of improvement along the south property boundary – include the area from the proposed fence south of the building (Note 14 on the site plan), the 'children's play area', the space between the driveway and entry that is currently paved, along with the remainder of the south setback area to the east end of the parking lot (see attached markup).

If any existing trees are proposed to be removed, please indicate those – replacement will be required. Show what type of ground cover is proposed within the 15' setback area [note that *“materials such as wood, brick, stone and gravel (as opposed to asphalt or concrete) may be substituted for planting in areas unsuitable for plant growth”* per ECDC 20.11.030.B.7]. Also show what type of landscaping is proposed near the building entry. Indicate the location of any permanent structures in the play area (can't be located within the 15' setback).

3. Scale: Please use an engineering scale on the site plan and landscaping plan.

All referenced code sections are available here:

<http://www.codepublishing.com/wa/edmonds/>.

Please submit three copies of your updated site plan and two sets of any updated sheets of the building plans. Please make all submittals to a Permit Coordinator, Monday through Friday, 8:00 am to 4:30 pm (closed Wednesdays for permit intake). If you have any questions, please contact me at (425) 771-0220.

Sincerely,



Mike Clugston, AICP
Associate Planner