



COMMUNITY DEVELOPMENT DEPARTMENT  
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

September 14, 2023

Merle Ash  
Land Technologies, Inc.  
18820 3<sup>rd</sup> Avenue NE  
Arlington WA 98223

**Re: PA23-012 – English Crossing Townhomes – Technical Review @**

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Merle,

After second review of the above referenced proposal and your response letter, the Planning Division has the following comments:

1. Please see comments from Jesse Hannahs regarding the Traffic Impact Analysis. Please note that more information related to the final Roundabout design will be forthcoming.
2. Please see comments from Don McGhee, Assistant Fire Marshall, regarding hydrant requirements.

### **Site Design**

1. Consistent with [MMC 22C.065.040\(2\)\(a\)\(ii\)](#), Primary building entrance(s) shall face the street unless it is not feasible due to parcel size, topography, environmental conditions, or other factors as determined by the director, and alternate design elements are incorporated into the facade which enliven the streetscape.
  - . Units adjacent to 19<sup>th</sup> Ave. (175-190, and 222-232) shall have the primary entrance oriented towards 19<sup>th</sup> Ave. This is a code requirement and anticipated to be a condition of approval. A landscape buffer in place of this required orientation will not be acceptable as none of the above referenced site conditions make this infeasible, and a landscape buffer does not enliven the streetscape.
2. Consistent with [MMC 22C.065.040\(2\)\(a\)\(iii\)](#), Buildings with individual ground floor entries should face the street and/or common open space to the extent possible. This is a code requirement and anticipated to be a condition of approval.
3. [MMC 22C.120.140\(2\)\(a\)](#) requires street trees along all City streets and access easements. Street trees shall be installed along all roadways.
4. [MMC 22C.065.040 \(4\)\(b\)\(i-iv\)](#) - Sidewalks and pathways should be separated from the roadway by planting strips with trees whenever possible. Below are additional details that support/require street trees:
  - . Since the project proposes sidewalks that are at the same grade as the street, it is likely that vehicles will be parked on the sidewalks, further necessitating the need for planter strips between the roadway and sidewalk.

- MMC 22C.065.040(2)(b) requires the development to create a well-defined streetscape to allow for safe movement of pedestrians. With no curb, the planter strips will provide increased safety for pedestrians.
- MMC 22C.065.040(4)(a)(ii) requires the landscape plan to provide physical separation between vehicular and pedestrian traffic.

### **Connectivity**

5. Pedestrian connections are required from entries of the units adjacent to 19<sup>th</sup> Avenue (Units 175-190, and 222-232). Installation of stairs will likely be needed to address the grade change. These connections shall be depicted on the site plan. This is a code requirement and is expected to be a condition of approval.
6. Consistent with [MMC 22C.065.130](#), Street Connectivity, new development in the mixed use zones shall provide an integrated and connected network of streets to provide “direct” walking route options, orientation, a sense of place, and multiple travel route options. Blocks shall be designed to provide vehicular connections at intervals no greater than 600 feet and pedestrian access at intervals no greater than 300 feet (200 feet is preferred). Please add one additional access from Aisle H, between Units 88 and 89 as shown below, to meet this requirement.



7. Consistent with [MMC 22C.065.130](#), Street Connectivity, internal paths are encouraged to provide access at intervals no greater than 300 feet to improve pedestrian mobility. These pathways shall be constructed to sidewalk standards for local access roads or be designed as multi-use trail per City standards. Pedestrian access ways shall conform to applicable ADA requirements. The EDDS standards referenced in the response letter are not acceptable. As required by the code section above, the internal paths shall be constructed to sidewalk standards for local access roads.

Enclosed are copies of comments received from other City departments, and reviewing agencies. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on, or reach out to a particular staff person. Once received, I can set up a conference meeting with all of the applicable city and agency representatives, if needed. If you have any questions, please do not hesitate to contact me at 360.363.8215, or by e-mail at [ahess@marysvillewa.gov](mailto:ahess@marysvillewa.gov).

Sincerely,

*Amy Hess*

Amy Hess  
Senior Planner

ecc: Chris Holland, Planning Manager



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Amy Hess – Senior Planner

FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager

DATE: August 31, 2023

SUBJECT: PA 23-012 – English Crossing

I have reviewed the Site Plan submittal for the proposed English Crossing at 17406 19<sup>th</sup> Ave NE and have the following comments:

- 1) Traffic impact fees will be required from 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.
  - a. Conclusions:
    - i. Intersection of 172<sup>nd</sup> ST NE & 27<sup>th</sup> Ave NE:
      1. WSDOT intersections which prior to a development submittal have an existing historical LOS failure of E, shall be required to mitigate only upon falling below a LOS E.
      2. 172<sup>nd</sup> ST NE & 27<sup>th</sup> Ave NE intersection, to date, does not have an existing historically documented LOS failure.
        - a. TIA shall document Existing 2023 LOS for intersection of 172<sup>nd</sup> ST NE (SR 531) & 27<sup>th</sup> Ave NE without development.
      3. If existing 2023 LOS is documented as D, mitigation to LOS D shall be required as TIS documents that Opening Year intersection LOS will be E..
      4. If existing 2023 LOS is documented as E, mitigation to LOS E shall be required as TIA documents that Horizon Year intersection LOS will be F.
    - ii. Mitigation:
      1. Mitigation of 172<sup>nd</sup> ST NE & 27<sup>th</sup> Ave NE LOS failure could include construction of off-site roadway construction per Comp Plan and Lakewood Sub-Area Plan to complete portion of arterial roadway system. An example would be completion of 169<sup>th</sup> PL NE/23<sup>rd</sup> Ave NE from 27<sup>th</sup> Ave NE to 172<sup>nd</sup> ST NE.
        - a. Updated TIA with Traffic Modeling would need to be performed to assign/verify traffic shift and subsequent LOS as a result of an arterial roadway completion project.
          - i. Updated TIA would need to evaluate capacity of intersections in which traffic

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270

was to be shifted to and from to verify that diversion does not negate LOS standard at any intersections, such as signalized intersection of 27<sup>th</sup> Ave NE & 169<sup>th</sup> PL NE and that LOS is met at all intersections.

- ii. Subject modeling shall not include 156<sup>th</sup> ST NE Interchange.
- 3) Frontage improvements shall be required upon 19<sup>th</sup> Ave NE and 172<sup>nd</sup> ST NE (including 19<sup>th</sup> Ave NE roundabout construction) including additional asphalt pavement, curb, gutter, landscape strip, sidewalk and street lighting.
- a. 19<sup>th</sup> Ave NE:
    - i. Roadway shall be per EDDS Standard Plan 3-201-005 with three lanes including curb/gutter, landscape strip and 5' bike lanes.
  - b. 172<sup>nd</sup> ST NE (west of 19<sup>th</sup> Ave NE):
    - i. Roadway shall be per EDDS Standard Plan 3-201-005 with three lanes including curb/gutter, landscape strip, 12' multi-use path on both sides and City owned decorative street lighting.
  - c. 172<sup>nd</sup> ST NE & 19<sup>th</sup> Ave NE Roundabout:
    - i. Roundabout construction should be required as part of development construction given location upon development frontage.
      1. Other developments are or are likely to also be required to construct the roundabout including but not limited to "The Lodge 5".
      2. Coordination between developers is encouraged to define roundabout design and facilitate construction.
      3. City has not yet received full Lodge 5 Civil Plans for review including Roundabout design therefore any preliminary layouts as subject to change based upon Roundabout review.
- 4) Per EDDS 3-506, street lighting will be required upon all public street frontages as part of civil construction plans.
- a. Street lighting on 19<sup>th</sup> Ave NE and 172<sup>nd</sup> ST NE shall be required as decorative style street light assemblies with LED fixtures to match existing fixtures on each street.
    - i. 19<sup>th</sup> Ave NE shall be designed as Collector Arterial/Commercial.
    - ii. 172<sup>nd</sup> ST NE (west of 19<sup>th</sup> Ave NE) shall be designed as Principal Arterial/Commercial.
    - iii. 172<sup>nd</sup> ST NE (east of 19<sup>th</sup> Ave NE) shall be designed as Principal Arterial/Commercial.
    - iv. Fixtures would be Lumec Renaissance Series per to be provided City Specification.
      1. Specification should be requested via emailed to [jhannahs@marysvillewa.gov](mailto:jhannahs@marysvillewa.gov)
      2. PUD street lighting shall not be installed in Lakewood area upon arterial or connector roadways.
  - v. Lighting design shall incorporate fixture wattage to match those already installed upon each respective roadway.

- b. Photometric layouts shall be required for design with photometrics consisting of staggered lighting on both sides of each roadway and development to install only street lighting on frontage side of each roadway.
- 5) Channelization and Signing Plan shall be required as part of civil construction plans for all public roadways.



# Marysville Fire District

**YOUR RISK PREVENTION TEAM**  
1094 Cedar Avenue, Marysville WA 98270

Phone (360) 363-8500  
Fax (360) 659-1382

To: Merle Ash, Land Technologies  
From: Don McGhee, Assistant Fire Marshal  
Date: August 22, 2023  
Subject: PA23-012 English Crossing Townhomes 17406 19<sup>th</sup> Avenue NE

I have completed a third review of the plans for this project proposing development of a 19.79-acre site in the Lakewood. Located on the northwest corner of 19th Ave NE and 172nd St NE. The site is zoned for mixed use, and 247 townhomes buildings are proposed. Plans show construction of a circulating drive aisle through the site.

**The maximum hydrant spacing allowed for MU/MF use is 300' apart. The spacing of fire hydrants shown on the Civil Plan is not adequate, add two more to make spacing work. I have attached the site plan with the desired placement of all hydrants with two hydrants added. A revised site plan will be required for review.**

Road width proposed will meet the 26' requirement with the rolled curb 6" thick sidewalk being installed.

*We Care About You!*

8/8/2023 12:15 PM  
Z:\Hilcock\_Joe\_Larson\Projects\Sheets\C1 Civil Site Plan.dwg

**LEGEND**

	PROJECT BOUNDARY
	R/W LINE, EXIST.
	R/W LINE, PROPOSED
	LOT LINE
	TRACT LINE
	UTILITY EASEMENT
	EXIST. PARCEL LINE
	BUILDING SETBACK
	PROPOSED PAVED AREA
	POWER POLE, EXIST
	PROPOSED STORM CULVERT
	ROCK WALL
	FENCE (MIN 48" H)

**Sheet List Table**

Sheet Number	Sheet Title
C1	Civil Site Plan
C2	Construction Notes
C3	Clearing Grading & TESC
C4	Grading & TESC Details
C5	Site Cross Sections
C6	Site Cross Sections
C7	Frontage Improvement Plan
C8	Frontage Improvement Plan
C9	172nd Frontage Improvement Plan
C10	Aisle A Plan and Profile
C11	Aisle B Plan and Profile
C12	Aisle C Plan and Profile - Sta 18+70 to 26+80
C13	Aisle C Plan and Profile - Sta 26+80 to 32+70
C14	Aisle D Plan and Profile
C15	Aisle E Plan and Profile
C16	Aisle F Plan and Profile - Sta 50+00 to 55+70
C17	Aisle F Plan and Profile - Sta 55+70 to 59+50
C18	Aisles G & H Plans and Profiles
C19	Road Details
C20	Stormwater Management Plan
C21	Stormwater Management Plan
C22	Biocells A & B Plan and Profile
C23	Biocell C Plan and Profile
C24	Biocell D Plan and Profile
C25	Biocells E Plan and Profile
C26	Biocell E Plan and Profile
C27	Stormwater Management Details
C28	Sewer and Water Overview Plan
C29	19th Ave. NE Sewer and Water Plan and Profile
C30	Aisle C South Sewer and Water Plan and Profile
C31	Aisle F South Sewer and Water Plan and Profile
C32	Aisle H Sewer and Water Plan and Profile
C33	Aisle A Sewer and Water Plan and Profile
C34	Aisle C North Sewer and Water Plan and Profile
C35	Aisle F North Sewer and Water Plan and Profile
C36	Aisle E Sewer and Water Plan and Profile
C37	Aisles G & D Sewer and Water Plan and Profile
C38	Aisle B Sewer and Water Plan and Profile
C39	City of Marysville Sewer Details
C40	City of Marysville Sewer Details
C41	City of Marysville Water Details

**LOT YIELD ANALYSIS**

Gross Project Area	850,175 sf (19.52 ac)
Zoning Multiplier	28.0
Net Project Area Percentage	100%
Maximum Yield (Standard)	547

**OPEN SPACE ANALYSIS**

Total Development Area	850,175 sf (19.52 ac)
Gross Floor Area	605,583 sf (13.90 ac)
Minimum Open Space (OS) Required	20.0%
	121,117 sf (2.78 ac)

**Open Space Provided**

COS 999 - Open space active recreation and SWM	24,668 sf (0.57 ac)
COS 998 - Open space active recreation and SWM	32,021 sf (0.74 ac)
COS 997 - Open space active recreation	18,788 sf (0.43 ac)
COS 996 - Open space passive recreation	7,834 sf (0.18 ac)
COS 995 - Open space active recreation	41,562 sf (0.95 ac)
COS 994 - Landscape buffer	18,017 sf (0.41 ac)
COS 993 - Landscape buffer	3,275 sf (0.08 ac)
COS 992 - Landscape buffer	14,551 sf (0.33 ac)
COS 991 - Open space passive and landscape buffer	49,378 sf (1.13 ac)
<b>Total Open Space Provided</b>	<b>34.7%</b>
<b>Total Active Open Space Provided</b>	<b>19.3%</b>

**IMPERVIOUS AREAS**

New road pavement area (onsite)	13.58%	115,458 sf (2.65 ac)
New road pavement area total	15.42%	131,102 sf (3.01 ac)
New driveway area	5.28%	44,879 sf (1.03 ac)
New concrete and parking area	1.45%	12,291 sf (0.28 ac)
New roof area	23.74%	201,861 sf (4.63 ac)
New sidewalk area (onsite)	2.48%	21,060 sf (0.48 ac)
New sidewalk area total	3.11%	26,438 sf (0.61 ac)
<b>Total Impervious area (onsite)</b>	<b>46.53%</b>	<b>395,549 sf (9.08 ac)</b>

**SITE AREA ANALYSIS**

Gross Site Area	850,175 sf (19.52 ac)
Area in ROW	36,911 sf (0.85 ac)
Area in Lots	440,660 sf (10.12 ac)
Area in COS & Easement	372,605 sf (8.55 ac)
<b>Total</b>	<b>850,175 sf (19.52 ac)</b>

**DESIGNATION COMMON OPEN SPACE BY AREA**

COS 999 - Open space active recreation and SWM	25,875 sf (0.59 ac)
COS 998 - Open space active recreation and SWM	35,596 sf (0.82 ac)
COS 997 - Open space active recreation	21,428 sf (0.49 ac)
COS 996 - Open space passive recreation	7,930 sf (0.18 ac)
COS 995 - Open space active recreation	41,678 sf (0.96 ac)
COS 994 - Landscape buffer	18,017 sf (0.41 ac)
COS 993 - Landscape buffer	3,344 sf (0.08 ac)
COS 992 - Landscape buffer	14,551 sf (0.33 ac)
COS 991 - Open space passive and landscape buffer	49,378 sf (1.13 ac)
<b>Total Open Space Area</b>	<b>217,797 sf (5.00 ac)</b>

**VEGETATIVE ANALYSIS**

<b>EXISTING</b>	
Pasture grass fields	850,175 sf (19.52 ac)
Building & gravel areas	0 sf (0.00 ac)
<b>Total</b>	<b>850,175 sf (19.52 ac)</b>
<b>PROPOSED</b>	
Landscape areas	433,604 sf (9.95 ac)
Building & driveway areas	259,031 sf (5.95 ac)
Road & sidewalk areas	157,540 sf (3.62 ac)
<b>Total site area</b>	<b>850,175 sf (19.52 ac)</b>

**HOUSING MIX RATIO**

Proposal - 100% Single Family Attached Homes

**ZONING NOTES MU**

Density: Dwelling units/acre	28 du/acre
Minimum Street Setback	0 feet
Minimum Side Yard Setback	0 feet
Minimum Rear Yard Setback	15 feet
Base Height	45 feet
Impervious Surface Coverage	85%
Parking	3 stalls per unit

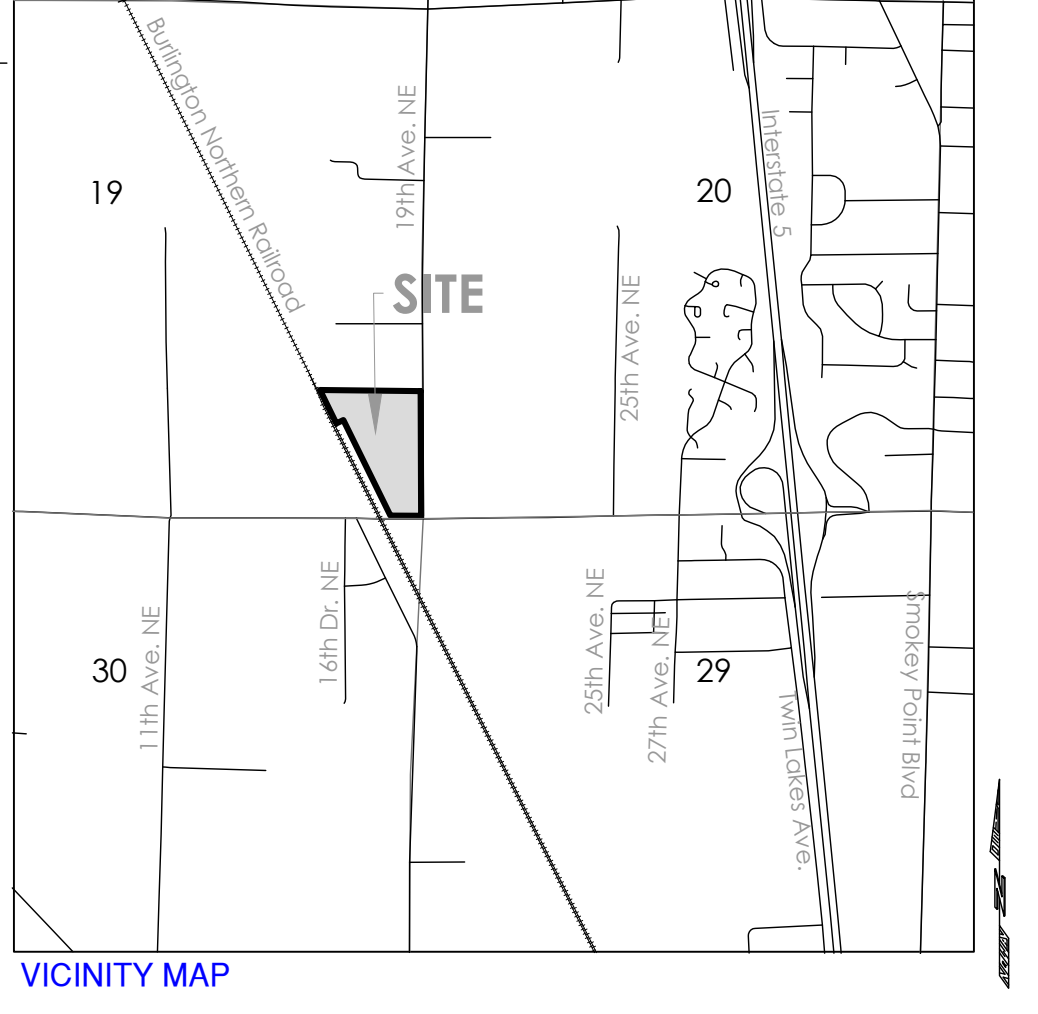
**SLOPE ANALYSIS**

Slopes vary across the site. Slopes typically range from 0 to 5%. Average slope is 3.66%. Site slopes generally downward from the west to east.

There are no indications of unstable slopes on the site.

Slope analysis based on T.I.N. triangle slopes of the LIDAR surface:

Range	Area [sf]
0% - 5%	850,175 sf
5% - 10%	0 sf
10% - 15%	0 sf
15% - 33%	0 sf
33% +	0 sf
<b>Total =</b>	<b>850,175 sf (19.52 ac)</b>



**LEGAL DESCRIPTION**

ALL THAT PORTION OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 5 EAST, W.M., LYING EASTERLY OF THE GREAT NORTHERN RAILWAY RIGHT-OF-WAY, LESS COUNTY ROAD, SNOHOMISH COUNTY, WASHINGTON.

**SITUATION IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.**

**DATUM & BENCHMARK**

VERTICAL DATUM:  
NAVD 88 (NGVD 29+NAVD 88-3.71)  
FOUND A STANDARD NO.3 7" BRASS DISK SET IN 4" IRON PIPE IN NW QUAD OF INTERSECTION 172ND ST. NW AND BNRR.  
ELEVATION = 124.68' PER GPS OBSERVATIONS.

**SURVEY REFERENCES**

(R1) BOUNDARY LINE ADJUSTMENT BLA 06-004 - A.F. #200701125006  
(R2) SURVEY FOR MYRON GEMMER - A.F. #9309275016

**SURVEY NOTES**

1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR OF RECORD.

2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE OR USE OF SUBJECT PROPERTY.

**EQUIPMENT & PROCEDURES**

**METHOD OF SURVEY:**  
SURVEY PERFORMED BY FIELD TRAVERSE

**INSTRUMENTATION:**  
LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION

**PRECISION:**  
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

**BASIS OF BEARING:**  
THE MONUMENTED CENTERLINE OF 172ND ST. NE, AS THE BEARING OF N 89°56'15" W.

**PROJECT INFORMATION**

Tax Parcel Numbers	310519-004-012-00
Total Area	850,175 sf (19.52 ac)
GPP Designation	Mixed Use
Existing Zoning	Mixed Use
Existing Land Use	Undeveloped
Proposed Land Use	Single Family Dwelling Units
Number of Lots	243
Average Lot Size	1,813
Smallest Lot	1,224
Net Lot Density	12.45 du/net acre

**LOCAL SERVICES**

Sewage Disposal:	City of Marysville
Water District:	City of Marysville
School District:	Lakewood School #306
Fire District:	City of Marysville
Post Office:	Marysville
Electric:	Snohomish County PUD
Phone:	Frontier Communications
Cable:	Comcast
Gas:	

**CONTACT PERSON**

Land Technologies Inc.  
Mefie Ash  
18820 3rd Ave. NE  
Arlington, WA 98223  
360.652.9727  
mefie@landtechway.com

**SITE ADDRESS**

17406 19th Ave NE  
Marysville, WA 98271

**ENGINEER**

Land Technologies, Inc.  
Tyler S. Foster, PE  
18820 3rd Ave. NE  
Arlington, WA 98223  
360.652.9727  
tyler@landtechway.com

**APPLICANT/OWNER**

Hanson Sisters, LLC  
16720 Smokey Point Blvd, Ste 3  
Arlington, WA 98223

**CERTIFIED EROSION CONTROL SPECIALIST**

Pacific Coast Surveys, Inc.  
Dorren J. Riddle  
P.O. BOX 13619  
Clinton, WA 98236  
425.512.7099

**CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT**

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF THE LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE BUT ARE NOT LIMITED TO WSDW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), ANY CORPS OF ENGINEERS FILL PERMITS AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT. THIS DAY OF \_\_\_\_\_, 202\_\_.

KEN MCINTYRE, P.E., ASSISTANT CITY ENGINEER

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL. PER MMC 22A.040.020 & 22A.040.030.

**LAND TECHNOLOGIES**  
18820 Third Avenue, N.E.  
Arlington, WA 98223  
360-652-9727

**English Crossing**  
17406 19th Ave NE, Marysville, WA 98271  
A PORTION OF SECTION 19, TOWNSHIP 31 NORTH, RANGE 05 EAST, W.M.

**Hanson Sisters, LLC**  
16720 Smokey Point Blvd, Ste 3, Arlington, WA 98223

**CIVIL SITE PLAN**

**SHEET C1 of C41**

24x36  
PA 23-12

PROJECT LEAD: Mefie Ash  
CHECKED BY: Tyler, Mefie, Alex  
DRAWN BY: Mefie, Alex  
DATE: 08/08/2023  
REVISION 1: -  
REVISION 2: -  
REVISION 3: -  
REVISION 4: -  
AS-BUILT: -

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MAKING A WAY OUT OF NO WAY





PUBLIC WORKS DEPARTMENT  
80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 651-5099 FAX

## MEMORANDUM

To: Amy Hess, Senior Planner

From: Shane Whitney, Civil Plan Reviewer

RE: English Crossing, File# PA23-012  
247 New Townhomes  
17406 19<sup>th</sup> Ave NE & Parcel # 31051900401200

Date: 8/31/2023

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The following comments are offered after review of the above referenced revised application. Many of the comments will be same as they will pertain for the life of the project. Any new comments will be in a *bold italic font*.

1. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
  - a. Sewer main extension of the future trunkline will need to be completed along the projects frontage of 172<sup>nd</sup>.
  - b. Water mains should end up being extended along 19<sup>th</sup> Ave prior to this project starting. So if those projects are underway, an extension may not be necessary.
  - c. Storm drainage facilities will need to be provided for the sections of 19<sup>th</sup> Ave and 172<sup>nd</sup> Street that will be widened by this project.
2. **Frontage Improvements:** 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.
  - a. The position of the roundabout has not yet been finalized, the project will need to continue working productively with the adjacent projects to get it constructed.
3. **Dedication Requirements:**
  - a. It appears that a 15 foot dedication is necessary along 19<sup>th</sup> Ave to provide a 35 foot half width of right-of-way. Which is consistent with the typical dedication shown on the required road section shown on SP 3-201-004. As the adjacent project should have dedicated additional right-of-way and moved the centerline of the road to the

east, as stated above the City is agreeable to a modified section and deleting the planter strip.

- b. As shown on the supplied drawing additional area is necessary for the roundabout and widening on 172<sup>nd</sup>. At this time I cannot be specific on the amount of area that will be required.
4. **Access:**
    - a. Access appears to meet applicable standards.
  5. **Drainage:** 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 project has demonstrated the ability to be compliant with all applicable standards. Complete review shall be completed with the civil review portion of the project.***
    - b. The maximum allowed impervious surface coverage for the Zoning designation is 85%.

Other Comments:

6. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
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.
8. ***The proposed internal access drives should not have the sidewalk adjacent and at grade with the drive aisle. With the sidewalk being adjacent to the drive, either a vertical curb or a rolled curb should be utilized.***
9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
10. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit issuance.
11. Engineering construction plan review fees will be due prior to release of approved civil construction plans.  
Engineering construction plan review per MMC 22G.030.020:  
Residential = \$250.00 per lot or unit (for duplex or condominium projects),  
\$2000.00 minimum for first two reviews, \$120.00/hour for each subsequent review.  
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
12. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.  
Engineering construction inspection fees per MMC 22G.030.020:  
Residential = \$250.00 per lot/unit (for duplex or condominium projects),  
\$2000.00 minimum

Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.  
Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00

13. **All civil construction plan submittals are to be routed directly to Shane Whitney, Civil Plan Reviewer.** The first civil construction plan submittal is to consist of a completed grading permit application, a plan set, a copy of the drainage report, and a copy of the geotechnical report. **Once the documents are ready to be submitted, we will provide you a link to where the materials can be uploaded to.**
  - a. Review timing:
    - i. First review = 5 weeks
    - ii. Second review = 3 weeks
    - iii. Third review = 3 weeks
    - iv. Subsequent reviews will be 3 weeks.

14. Please be advised these comments are in reference to specific items and do not imply a full review of the proposed application. Additional comments which may change the design requirements will be provided during the civil construction plan review process.

If you have additional questions regarding the above comments, please contact me at [swhitney@marysvillewa.gov](mailto:swhitney@marysvillewa.gov) or at (360) 363-8227.

cc: Ken McIntyre, PE, Assistant City Engineer