

May 30, 2024

City of Marysville Community Development Department  
Attention: Chris Holland and Shane Whitney  
510 Delta Avenue  
Marysville, WA 98270

Re: **Marysville Corporate Center BSP**  
*Final Review 2 PA22004*  
Project Number 2200444.06

Dear Chris and Shane:

In response to your plan review checklist dated April 6, 2024, we have addressed the items below, with our responses following your comments.

**City of Marysville Community Development – Planning Division**  
**Chris Holland, Planning Manager 360.363.8207**  
[cholland@marysvillewa.gov](mailto:cholland@marysvillewa.gov)

#### **FINAL BSP Amendments**

1. **Final 1 Comment:** *Map all proposed water, sewer, storm and other utility easements, including an arrow pointing to the easement, with the following language for each:*

*(INSERT WIDTH) (INSERT TYPE) EASEMENTAFN \_\_\_\_\_*

**Final 1 Response:** *Easements will be recorded via separate instrument, once said easement area recorded we will provide the recording number on the final BSP. Proposed easements are submitted with this resubmittal.*

**Final 2 Comment:** *Easements not provided for review. Additionally, they are not depicted on the FINAL BSP. It is understood that separate individual easements will be recorded prior to or concurrently with recording the FINAL BSP, however, they will need to be specifically depicted on all applicable sheets and the type of easement and AFN referenced on said sheets.*

**Response:** Water and sewer easements were provided for review, we received approval of said easements on April 26, 2024, via email from Chris Holland. The water and sewer easements are now depicted on the revised final BSP. We will record said easements prior to recording of the final BSP and transfer recording number as necessary onto the final BSP.

2. *Sheet 2 of 9: TITLE REPORT ITEM NOTES No. 10, Add AFN 202402010260*

**Response:** AFN added to revised final BSP.

3. *Sheet 6 of 9: Remove CARPOOL PARKING SIGN exhibit and language.*

**Response:** Carpool parking sign exhibit and language have been removed.

4. *Sheet 7 of 9: Remove the swale from Lot 4. Only the lot lines should be shown.*

**Response:** Swale on lot 4 has been removed from the final BSP.



## General Comments

5. *Prior to recording the BSP, the following items will be required to be submitted:*
- a. **Final 1 Comment:** *Justification related to the permanent buffer impacts for installation of the electrical vaults. This was an area of temporary buffer impacts that was to be restored.*  
**Final 1 Response:** *The placement of the electrical vaults was necessary at their current location due to other conflicting utilities along the 156th right of way. The vaults were placed outside of the Hayho Creek buffer.*  
**Final 2 Comment:** *The electrical vaults were not placed outside of the Hayho Creek and are now permanent buffer impacts that was not contemplated in the original critical areas report and mitigation plan. The applicant shall be required to demonstrate how they intend to mitigate for the permanent buffer impacts.*
  - b. *As-built critical areas mitigation plan.*
  - c. *Monitoring reports are required, as follows:*
    - *At the time of construction;*
    - *30-days after planting;*
    - *Early in the growing season of the 1<sup>st</sup> year (March);*
    - *End of the growing season of 1<sup>st</sup> year (October);*
    - *Early in the growing season of the 2<sup>nd</sup> year (March);*
    - *End of the growing season of 2<sup>nd</sup> year (October);*
    - *Annually thereafter for years 3, 4 & 5 (October).*

**Response:** Please reference letter dated, May 15, 2024, from Wetland Resources that addresses the placement of the electrical vaults within the Hayho Creek stream buffer. The critical areas mitigation plan as-built compliance letter dated April 17, 2024, is included with our resubmittal. A 30-day checkup after planting letter is also included, dated May 20, 2024.

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

**Response:** A detailed invoice is included with our resubmittal, see invoice dated July 21, 2022 (Art By Nature).

**City of Marysville Public Works – Development Services**  
**Shane Whitney, Civil Plan Reviewer 360.363.8227**  
[swhitney@marysvillewa.gov](mailto:swhitney@marysvillewa.gov)

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

**Response:** Comment note, we are in the process of obtaining final approval.

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

**Response:** Record drawings were uploaded to the City on May 20, 2024.

City of Marysville Community Development Department  
Marysville Corporate Center BSP  
Project Number 2200444.06  
May 30, 2024  
Page 3

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

**Response:** The signed and notarized bill of sale for water, sanitary sewer, and storm are included with our resubmittal.

10. *No bonds have been submitted.*

**Response:** Bonds will be submitted shortly after all bond amounts are reviewed and confirmed by the City.

Please contact me if you have any questions.

Sincerely,



Michael Chen  
Associate Principal

Enclosure(s): Final BSP and corresponding documents (submitted via separate upload)

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