



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

March 12, 2024

Tom Abbott
Solid Ground Engineering
8105 166th Ave NE
Redmond, WA 98052

Re: Serenity Trails Subdivision – PA24-001 – Technical Review 2
3209 83rd Ave NE – APN(s) 00590700028500

Dear Tom,

After preliminary review of the above referenced proposal, there are no further planning comments that need to be addressed at this time.

Enclosed are the review comments received from other departments and agencies. There appears to be revisions to the civil plans that are required. Once those revisions have need addressed, please provide an updated site plan that reflects the changes so planning staff may approve the site plan for preliminary plat approval.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. If you have any questions, please do not hesitate to contact me at 360.363.8216, or by e-mail at emorgan@marysvillewa.gov.

Sincerely,

Emily Morgan

Emily Morgan
Senior Planner

ECC: Chris Holland, Planning Manager
Joe Long, Keystone Land (applicant)



MARYSVILLE
WASHINGTON

MARYSVILLE CIVIC CAMPUS
501 Delta ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Emily Morgan, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Serenity Trails Subdivision, File# PA24-001 TR2

The applicant is proposing a 14-lot subdivision of approximately 2.07 acres. Drainage is proposed via an open stormwater detention pond with vertical cast-in-place sides. Proposed access to Lots 1-10 would be from 32nd Pl NE (Boulder Heights - PA21-048) with access to Lots 11-14 proposed from 32nd St NE (Enclave South @ WR - PA 21-028).
3208 83rd Ave NE & Parcel # 00590700028500

Date: 2/29/2024

The following comments are offered after review of the above referenced application.

1. **Access:**
 - a. Elbow intersections per SP 3-209-002 are allowable on local access streets only and are subject to intersection spacing requirements established under section 3-209 of the EDDS. Please provide a zoomed in detail for the proposed elbow on 32nd ST NE showing the turning movement.
 - b. Please show how lot 14 will take access off of 32nd ST NE.

Standard Comments:

2. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
3. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review.
4. 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.
5. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

6. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$648.00. ROW permit fees must be paid before right of way permit issuance.
7. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.
8. Please refer to MMC 22G.030.020 for applicable plan review and construction inspection fees.
9. **All civil construction plan submittals are to be routed directly to Kacey Simon, 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 week
 - iv. Subsequent reviews will be 3 weeks.
10. 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 ksimon@marysvillewa.gov or at (360) 363-8280.

cc: Josh King, PE, Engineering Services Manager



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Brad Zahnow, Development Services Technician

DATE: March 12, 2024

SUBJECT: PA24-001 Serenity Trails Subdivision
3208 83rd Ave NE
APN's: 00590700028500

Utility Capital Improvement Fees

Capital utility fees are assessed in accordance with the attached rate sheet. The "City" rates will be applicable to this project.

Recovery (Latecomer) Fees

No recovery fees are applicable to this project.

Utility Main Fees

No main fees are applicable to this project.

ULID/LID Fees

No ULID or LID fees are applicable to this project.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



UTILITY CAPITAL IMPROVEMENT CHARGES - 2024

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670
 Community Development Department • 501 Delta Avenue • Marysville, WA 98270
 (360) 363-8100 • Office Hours: Monday - Friday 8:00 AM - 4:30 PM

**MARYSVILLE
PUBLIC WORKS**

RESIDENTIAL UNITS

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Residential DU*	Eff 1/1/06	\$4,750/du	\$5,490/du	\$4,490/du	\$4,890/du
Inspection		Plumb permit varies	Plumb permit	\$100	\$100
Admin/Filing Fee		\$20	\$20	\$20	\$20

*Dwelling unit includes single-family, multi-unit housing, apts, condos, manufactured homes and mobile homes.
 Main fees or latecomer fees may apply, depending on location.

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Hotel/Motel	Eff 1/1/06	\$1,816/rm	\$2,099/rm	\$1,717/rm	\$1,870/rm
RV Park Pads	Eff 1/1/06	\$2,375/pad	\$2,745/pad	\$2,245/pad	\$2,445/pad

COMMERCIAL / INDUSTRIAL

WATER

Gallons per Minute	City	Outside City
0 – 2000 gpm	\$1.64 / square foot (bldg)	\$1.99 / square foot (bldg)
2001 – 4000 gpm	\$2.40 / sf	\$2.87 / sf
4001+ gpm	\$3.16 / sf	\$3.80 / sf
Warehouse/Storage (Ord No. 3026, Eff 7/15/16)	\$0.48 / sf	\$0.65 / sf
Warehouse/Storage with fire sprinklers	\$0.36 / sf	\$0.49 / sf

SEWER

Type of Use	City	Outside City
Retail Sales/Manufacturing/ Churches/Schools/Day Care	\$1.03 / square foot (bldg)	\$1.24 / square foot (bldg)
Offices/Medical/Dental/Nursing Homes and all other uses not listed	\$1.67 / sf	\$2.00 / sf
Warehouses/Storage	\$0.49 / sf	\$0.65 / sf
Restaurants/Taverns/Espresso	\$2.38 / sf	\$2.86 / sf
Schools without kitchens	\$0.77 / sf	\$0.93 / sf

SURFACE WATER / STORM DRAINAGE

Surface water capital fee – Eff 1/1/11	Residential - \$95/du	Commercial - \$95/3200sf of imp surface
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METER SERVICES

Meter Size	Tapping Fee	Meter Drop Fee
5/8" x 3/4"	\$1,050	\$500
3/4" x 3/4"	\$1,075	\$525
1"	\$1,200	\$560
1.5"	\$1,600	\$750
2"	\$1,900 min	\$850
3", 4", 6", 8"	Time and Material - \$3,500 min + \$1K/inch	Included in tapping fee

Fire sprinkler systems may require a larger meter for adequate fire flow – consult your designer.

All non-residential water services, including fire sprinkler systems and irrigation systems, require a backflow prevention assembly to be installed immediately downstream of the water meter. Contact the city's cross connection control specialist at (360) 363-8100 to determine the type of assembly required.

(360) 363-8100

Public Works
 80 Columbia Avenue
 Marysville, WA 98270



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Emily Morgan – Senior Planner

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

DATE: March 8, 2024

SUBJECT: PA 24-001 – Serenity Trails

I have reviewed the Site Plan for the proposed Serenity Trails at the 3209 83rd 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. TIA is acceptable.
- 3) Undergrounding of existing overhead utilities along frontage of 83rd Ave NE shall be required.
- 4) Per EDDS 3-506, street lighting will be required as part of civil construction plans.
 - a. Street Lighting upon 83rd Ave NE and within residential area shall be PUD installed fiberglass pole installation type street lighting.
 - b. Roadways:
 - i. 83rd Ave NE lighting shall be designed as minor arterial/residential utilizing 200 watt equivalent LED fixtures.
 - ii. New residential streets shall be designed as neighborhood collector/residential utilizing 100 watt equivalent LED fixtures.
 - c. Spacing of fixtures should be approximately 180'-220'.
 - d. 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.
 - i. Existing PUD street light locations installed by existing developments of Boulder Heights and Enclave South at Whiskey Ridge will likely suffice for street lighting requirements upon residential streets however existing locations will need to be provided upon site plan for verification.
 - e. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or for more information regarding PUD design.
- 5) Per EDDS 3-204, 3-211, 3-212, etc. sight distance analysis should be required of intersections with both new and existing roadways. Sight distance analysis will be required with civil design submittals.
- 6) A signing and channelization plan shall be required as part of civil construction plans.
 - a. To the extent feasible, 83rd Ave NE Channelization shall be installed per the ultimate roadway cross-section.
 - b. Signing:

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

- i. 32nd PL NE:
 - 1. Dead End sign upon entry into development.
 - 2. Speed Limit 20 mph sign 50'100' following entry into development.
 - 3. No Parking (symbol) in Cul-De-Sac prior to entry into cul-de-sac.
- ii. 32nd ST NE:
 - 1. No Parking (symbol) with arrows signs on outside of 90 degree corner approximately 15' prior to/after curve.