

February 7, 2023

City of Marysville
501 Delta Avenue
Marysville, WA 98270

**RE: Stack Short Plat
SP-22006 – Third Submittal**

Dear Reviewer(s),

Please refer to our responses below which address all review comments received from the City of Marysville on January 18th, 2023, regarding the Stack Short Plat submittal package. You will find the markup comments listed in the order that they were written followed by our response in *italics*.

Planning Comments:

Michael Beck, Associate Planner

1. TRC2 Comment: The entirety of Tract 999 will be required to be relocated west behind Lots 1 & 2 adjacent to APN 30050900202000, not the overflow path exclusively. Tract 999 shall not include private driveway access. Maintenance access to Tract 999 will be allowed to be accessed off of 122nd Street NE.

Response: After coordination with the City complying with this comment is not required.

1. The project shall have all power lines, telephone wires, televisions cables, fire alarm systems and other communication wires, cables or lines placed in underground location either by direct burial or by means of conduit or ducts, providing service to each lot or potential building site in the plat. 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 city and state applicable regulations and specific requirements of the appropriate utility. **Please contact the appropriate utility (e.g. PUD, Frontier Communications, Zply, etc.) in advance to obtain information on costs, permit requirements, timeframes, etc.**

Response: PUD will be contacted for the design and cost of undergrounding

Engineering Comments:

Shane Whitney, Civil Plan Reviewer

Drainage Comments

1. Please clarify about the separation of the infiltration facilities from the groundwater table. In what has been provided, it seems that there will not be the minimum 3 feet of separation from the bottom of the facilities. The mounding analysis states that the facilities will function with only 2 feet of separation, however the minimum standard is 3.

Response: Due to the conditions on site only 2 feet can be provided. A mounding analysis was provided to show that the facility will function.

Standard Comments

1. The revised variance is under review by the Assistant City Engineer. We will notify affected parties once the decision is made.

Response: Noted

Stormwater Comments:

Brooke Ensor, NPDES Coordinator

1. This design is not ideal. The private driveways will be utilized for parking. The cars and private use of the property will limit the City's ability to inspect and maintain the facility. I would rather see the facility in an area that is not encumbered by private property uses.

Response: Per conversations with the city this is the only feasible location for the facility.

2. The City has adopted the 2019 Stormwater Management Manual for Western Washington.
 - The infiltration facility is required to implement the UIC design criteria found in Volume I Chapter 4 and the associated permitting through Ecology.

Response: Noted

- Infiltration facilities that receive water from pollution generating surfaces are required to have pretreatment.

Response: This will be shown on the construction plans.

3. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA or residents, when there are amenities for private use. The HOA/residents will be required to maintain any landscaping and the private driveways. The City will receive an easement to maintain the stormwater infrastructure.

In this case a restriction on fencing or adding landscaping in the front yards would also be required.

Response: Noted

Water Operations Comments:

Kim Bryant, Water Operations Supervisor

1. Proposed new water main installed is shown as 6". New water main should be 8" in accordance with Design and Construction Standards 2-050 Part B.

Response: The main size was updated to 8".

2. Proposed single service connection for Lot 1 is shown connected to old water main.

Response: Please see the updated plans.

3. Design and Construction Standards 2-090 Part A states that all new connections should be single meter services. Suggest moving service line for Lot 4 to left side of driveway to allow for perpendicular connection to water main.

Response: See the revised water meter location

4. Water details not shown.

Response: These will be provided with the construction plans.

5. Replace proposed 6" water main going into plat with 8" water main in accordance with Design and Construction Standards 2-050 Part C.

Response: The plans have been updated to show an 8" main.

Traffic Comments

Jesse Hannahs, Traffic Engineering Manager

1. Cul-de-sac sidewalk variance:

- a. Public Works Traffic Division does not object to Variance request if sidewalk is fully extended along full frontage of all residential lots including Lot 5.

Response: Noted

2. Per EDDS 3-506, street lighting will be required.

- a. Street lighting shall upon 122nd St NE and proposed residential street shall be PUD installed fiberglass pole installation type street lighting.

- i. Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.

Response: Noted

- ii. 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.

Response: This will be provided as part of the construction plan review.

1. Given 122nd St NE frontage length, 1 street light should be required approximately 200' west of the existing PUD street light located the northwest corner of the intersection of 122nd St NE & 39 Ave NE.

Response: This will be provided as part of the construction plan review.

2. Given the curve of cul-de-sac roadway, 2 streetlights shall be installed at approximate stationing of 10+40 and at northern end of cul-de-sac.

Response: This will be provided as part of the construction plan review.

- b. Snohomish County PUD Process.

- i. For residential plats, contact PUD Plats via email at plats@snopud.com and include a PUD

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Plats application to begin Snohomish PUD process.

Response: Noted

- ii. For specific questions regarding street lighting, contact Eddie Haugen of Snohomish County PUD at (425)783-8276 or wehaugen@snopud.com for more information.

Response: Noted

3. Undergrounding of overhead utilities upon frontage shall be required.

Response: Noted

Sincerely,

LDC, Inc.



Mark Villwock, P.E.
Project Manager
Woodinville Office