



**MARYSVILLE**  
**COMMUNITY**  
**DEVELOPMENT**

(360) 363-8100

Community  
Development  
80 Columbia Avenue  
Marysville, WA 98270

April 11, 2022

Tom Abbott  
LDC, Inc.  
20210 142<sup>nd</sup> Ave NE  
Woodinville WA 98072

Re: Evans Park PRD, 17909 25<sup>th</sup> Avenue NE (PA22-003)

Dear Tom,

Thank you for your project submittal. Upon first review of the above-referenced project, the Planning Division has the following comments/requirements.

1. Please depict all easements on the plat map (AFN's 9909150395, and 202002120373).
2. Please add file number PA22-003 to map.
3. Please see comments from Jesse Hannahs regarding ROW dedication, lighting, and required construction of frontage improvements.
4. Consistent with MMC 22G.090.580(a), a six-foot-high, sight-obscuring fence shall be required if it is determined during grading plan review that the existing grade will be increased by a two-foot or greater vertical grade change and the grade increase causes the newly created lots to be at a higher elevation than the abutting property. The grade change shall be measured from the affected property line to the foundation wall of the newly constructed dwelling. In the case of formal subdivisions, the fencing issue shall be determined by the hearing examiner at the public hearing for the preliminary plat. The community development director shall be responsible for determining the fencing requirements for short subdivisions. The community development director's decision may be appealed to the hearing examiner, in accordance with Chapter 22G.010 MMC, Article VIII, Appeals. Credit shall not be given for any portion of fencing that is required by code. The grading on the southern property boundary will need to be reviewed carefully once the project to the south is complete and finished grades are known.
5. **The following comments are related to the landscape plan:**
  - The landscape plan shows a different number of lots than the plat map and preliminary civil plans. Please review and revise accordingly.
  - Street tress on Road B shall be the same species as what is planted on 26<sup>th</sup> Drive to the south (proposed landscape plan appears to be in compliance).
  - Pursuant to MMC Section 22G.080.100, "Fencing and/or landscaping shall separate, while maintaining visual observability of, recreation areas from public streets, parking areas and driveways." Fencing in compliance with the LNMP standards, or appropriate buffering, shall be installed along the western portion of Tract 999 to ensure that play equipment/users cannot accidentally enter 25<sup>th</sup> Avenue NE.
  - Please provide details on any trails/paths, surfacing, paving, etc. that is proposed in the open space areas. Trails must be a minimum of five feet wide, meet Americans with Disabilities Act (ADA) standards, and be improved with an appropriate all-weather surface (gravel does not qualify).

**The following comments are provided for informational purposes at this time:**

6. Prior to final PRD subdivision approval, the applicant shall submit to the city, for its approval, covenants, deed restrictions, homeowners' association bylaws, and/or other documents providing for preservation and maintenance of all common open space, parking areas, walkways, landscaping, signs, lights, roads and community facilities at the cost of the property owners in the PRD consistent with MMC Section 22G.080.120. All common areas and facilities shall be continuously maintained at a minimum standard at least equal to that required by the city, and shall be approved by the city at the time of initial occupancy.
7. Prior to civil construction plan approval, the applicant shall demonstrate that the natural topography of the site is preserved to the extent feasible, and that the proposal complies

[1 Evans Prak PRD, first technical review comments \(PA22-003\)](#)

with the design criteria outlined in MMC Section 22D.050.030(4). *The applicant shall design the project to ensure a smooth transition to neighboring sites.*

8. Overhead utilities on all frontages shall be placed underground.
9. Shared access driveways/autocourts will be required to be paved with concrete, colored concrete, or similar decorative paving. This note will need to be added to the civil construction plans.
10. Decorative street lighting shall be provided where required by the City's Traffic Engineer Manager pursuant to LNMP, Appendix B, Section B.1, Decorative Street Lighting Standards.
11. The project will be subject to *Lakewood Neighborhood Master Plan, Appendix A – Design Standards*.
  - *B.8 Maintenance or dedication of open space*
  - *B.11 Fences*
  - *B.12 Street Connectivity*
12. Prior to beginning construction, the applicant shall prepare an arborist report for the project that evaluates any on-site trees that are proposed for retention that are within striking distance of project improvements, and any off-site or shared trees that are located along the common property lines. During project construction, a certified arborist may be required to monitor impacts to trees along the shared property lines. Prior to a final plat approval, a certified arborist shall do a final evaluation of the trees that will be retained along the common property lines and make a written recommendation in regards to the treatment of the treed areas.
13. A landscape maintenance security shall be required for a minimum duration of two growing seasons (March through October). Invoices/receipts shall be submitted when the landscaping work is complete so that a security amount can be calculated. The security will be required to be on forms provided by the Community Development Department, and will be required to be submitted prior to final plat approval (see MMC Section 22C.120.060).

Please contact me at 360.363.8215 or [ahess@marysvillewa.gov](mailto:ahess@marysvillewa.gov) if you have any questions.

Sincerely,

*Amy Hess*

Senior Planner



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Amy Hess, Associate Planner

FROM: Brad Zahnow, Development Services Technician

DATE: March 23, 2022

SUBJECT: PA22-003 Evans Park PRD  
17909 25th Avenue NE  
APN: 31052000301500

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### **Residential 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 utility main fees are applicable to this project.

### **ULID/LID Fees**

No ULID/LID fees are applicable to this project.

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Public Works  
80 Columbia Avenue  
Marysville, WA 98270



**UTILITY CAPITAL IMPROVEMENT CHARGES - 2022**

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670 - Effective 1-1-2006  
 Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270  
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

**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/Esspresso	\$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.



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Amy Hess, Associate Planner  
FROM: Brooke Ensor, NPDES Coordinator  
DATE: 4/7/2022  
SUBJECT: PA22-003 Evans Park PRD

1. Surface Water capital improvement charges will apply to your project. Refer to code section 14.07.010 for more information.
2. Long term ownership notes:
  - Where Bioretention facilities are placed in right of way the City will maintain all the hard infrastructure (curbs, pipes, overflow structures, etc.). The HOA will be responsible to maintain the vegetation. This is consistent with Marysville Municipal Code 12.12 Sidewalks- Maintenance by abutting Owners.
  - **Please confirm:** It appears that the infiltration gallery in Tract 999 is only used to meet minimum requirement 5, therefore the City is not required to inspect this facility annually. The tract and maintenance responsibility will be dedicated to the HOA.
  - Dedications will be subject to change until the design is finalized.
3. The prelim civil and landscaping plans show a different number of lots.
4. Please add a detail showing how the bioretention areas will be planted.
5. When the SWPPP is submitted please add information about decommissioning the septic system, consistent with Snohomish Health Department requirements. Please verify with them if there is a conflict in using the old drain field area for a new infiltration facility.
6. While the City may not need to inspect and maintain the infiltration gallery, the structures still need to be accessible. Please ensure there is a drivable access route to the structures.
7. City requirements do not negate any other state or federal requirements that may apply.

If you have questions regarding these comments, please contact me at 360-363-8288 or [bensor@marysvillewa.gov](mailto:bensor@marysvillewa.gov).

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Amy Hess – Senior Planner

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

DATE: April 8, 2022

SUBJECT: PA 22-003 – Evans Park PRD

I have reviewed the Site Plan for the proposed Evans Park PRD at 17909 25<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. TIA is acceptable.
- 3) Undergrounding of overhead utilities along frontage shall be required.
- 4) 25<sup>th</sup> Ave NE frontage improvements:
  - a. Roadway cross-section shall be per 3-301-003 (attached).
- 5) Public Roadway(s) shall be required for construction through parcel(s) to access and provide ability to access surrounding parcels.
  - a. Residential roadway(s) shall be constructed to 50' ROW standard with 28' of asphalt width, landscape strip, sidewalk, street lighting, etc.
- 6) Per EDDS 3-506, street lighting will be required.
  - a. Street Lighting upon residential street(s) shall be PUD installed fiberglass pole installation type street lighting.
    - i. Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.
    - ii. Spacing of fixtures should be approximately 180'-220'.
    - iii. 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.
      1. Locations of existing PUD street lighting shall be provided upon Site plan in order for new locations to be determined.
    - iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or [wehaugen@snopud.com](mailto:wehaugen@snopud.com) for more information regarding PUD design.
  - b. Street lighting on 25<sup>th</sup> Ave NE shall be required as decorative style street light assemblies with LED fixtures to match existing fixtures on street.
    - i. 25<sup>th</sup> Ave NE shall be designed as Collector Arterial/Residential.
    - ii. Fixtures would be Lumec Renaissance Series per to be provided City Specification.

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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.
  - iii. Lighting design shall incorporate fixture wattage to match those already installed upon each respective roadway.
  - c. 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.
- 7) A signing and channelization plan shall be required as part of civil construction plans for residential street(s).
- a. Speed table and corresponding signs upon frontage shall remain in place or be reinstalled by development as part of construction.

## Amy Hess

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**From:** Kerry Lyste <klyste@stillaguamish.com>  
**Sent:** Tuesday, March 22, 2022 12:11 PM  
**To:** Amy Hess  
**Cc:** THPO Stillaguamish  
**Subject:** [External!] Accepted: Request for Review - Evans Park Planned Residential Development (PA22-003)  
**Attachments:** E13-RFR - Evans Park PRD.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Hi Amy,  
We would request notification of ground disturbance, in this case, the removal of the old home; clearing and grubbing; and trenching for utilities.  
Best, KL



# REQUEST FOR REVIEW

Community Development Department • 80 Columbia Avenue • Marysville, WA 98270  
 (360) 363-8100 • (360) 651-5099 FAX • Office Hours: Mon - Fri 7:30 AM - 4:00 PM

PROJECT INFORMATION									
<b>File Number</b>	PA22-003			<b>Date Sent</b>	3/22/2022	<b>Please Return by</b>	4/7/2022		
<b>Project Title</b>	Evans Park PRD			<b>Related File Number(s)</b>	PreA21-056				
<b>Project Description</b>	13-lot Planned Residential Development of approximately 1.92 acres, and associated improvements. The proposal is within the Lakewood Neighborhood Master Plan area. Existing SFR and outbuildings to be removed.								
BACKGROUND SUMMARY									
<b>Applicant</b>	Huseby Homes/LDC, Inc.								
<b>Location</b>	17909 25 <sup>th</sup> Avenue NE			<b>APNs</b>	31052000301500				
<b>Acreage (SF)</b>	1.92 acres (83,492 SF)			<b>Section</b>	20	<b>Township</b>	31	<b>Range</b>	05
<b>Comprehensive Plan</b>	Single Family High - Small Lot	<b>Zoning</b>	R-8	<b>Shoreline Environment</b>			N/A		
REVIEWING AGENCIES									
<b>Marysville</b>	<b>Local Agencies &amp; Districts</b>		<b>State &amp; Federal</b>			<b>County</b>		<b>Other</b>	
<input checked="" type="checkbox"/> Building <input checked="" type="checkbox"/> Fire District <input checked="" type="checkbox"/> LD (K. McIntyre) <input type="checkbox"/> LD (Kacey Simon) <input type="checkbox"/> LD (S. Whitney) <input checked="" type="checkbox"/> LD (Brad Zahnow) <input checked="" type="checkbox"/> Parks <input checked="" type="checkbox"/> Police <input checked="" type="checkbox"/> PW - Operations <input checked="" type="checkbox"/> PW - Water Res. <input checked="" type="checkbox"/> PW - Sanitation <input checked="" type="checkbox"/> PW - Streets <input checked="" type="checkbox"/> PW - Engineering (Max Phan) <input checked="" type="checkbox"/> PW - Traffic Eng. (Jesse Hannahs)	<input type="checkbox"/> Arlington (city) <input checked="" type="checkbox"/> Arlington Airport <input checked="" type="checkbox"/> Comcast <input type="checkbox"/> Community Transit <input type="checkbox"/> Everett (city) <input type="checkbox"/> Lake Stevens (city) <input type="checkbox"/> Lake Stevens SD 4 <input checked="" type="checkbox"/> Lakewood SD 306 <input type="checkbox"/> Marysville SD 25 <input checked="" type="checkbox"/> PUD No. 1 (electric) <input checked="" type="checkbox"/> Ziply		<input type="checkbox"/> US Army Corps of Engineers <input type="checkbox"/> BNSF <input type="checkbox"/> DAHP <input type="checkbox"/> DNR <input type="checkbox"/> DOE (Bellevue) <input type="checkbox"/> DOE (Floodplain) <input type="checkbox"/> DOE (Olympia) <input type="checkbox"/> DOE (Register) <input type="checkbox"/> DOE (Shorelands) <input type="checkbox"/> WDFW <input type="checkbox"/> WSDOT <input type="checkbox"/> WUTC			<input type="checkbox"/> Health District <input type="checkbox"/> Planning <input checked="" type="checkbox"/> Public Works - Land Development <input type="checkbox"/> Public Works		<input type="checkbox"/> Olympic Pipeline <input type="checkbox"/> Puget Sound Energy <input checked="" type="checkbox"/> Stillaguamish Tribe <input checked="" type="checkbox"/> Tulalip Tribes <input type="checkbox"/> <input type="checkbox"/>	
PROJECT MANAGER									
<b>Name</b> Amy Hess		<b>Title</b> Senior Planner		<b>Phone</b> 360.363.8215		<b>E-mail</b> ahess@marysvillewa.gov			

The City of Marysville Community Development Department is reviewing this application and encourages other affected agencies, departments, community groups and municipalities to respond. Your comments will assist the City's evaluation of this application. Furthermore, you will become a Party of Record to this case if you submit a response with your name and address. We highly recommend that you send your comments on letterhead. Without a full name and address, you will not be considered a Party of Record. You may e-mail, fax or send via regular mail your comments to this project manager listed above.

If you have no comments, please check the box below, sign and return this form to the project manager.

**NO COMMENTS**    **Signature:** Tam K. Myself    **Date:** 3/22/22  
 **ATTACHED**        **Title:** Director of Parks        **Agency:** City of Marysville


## REQUEST FOR REVIEW

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PROJECT MANAGER									
<b>Name</b> Amy Hess	<b>Title</b> Senior Planner		<b>Phone</b> 360.363.8215			<b>E-mail</b> ahess@marysvillewa.gov			

The City of Marysville Community Development Department is reviewing this application and encourages other affected agencies, departments, community groups and municipalities to respond. Your comments will assist the City's evaluation of this application. Furthermore, you will become a Party of Record to this case if you submit a response with your name and address. We highly recommend that you send your comments on letterhead. Without a full name and address, you will not be considered a Party of Record. You may e-mail, fax or send via regular mail your comments to this project manager listed above.

If you have no comments, please check the box below, sign and return this form to the project manager.

**NO COMMENTS** Signature:  Date: 4/4/22  
 **ATTACHED** Title: Ecologist Agency: Tulalip Tribes



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

## MEMORANDUM

Date: April 1, 2022

To: Amy Hess, Senior Planner

From: John Dorcas, Building Official

Project name: Evan Plat - PRD

PA22-003 (PreAp21-056)

Applicant: Huseby Homes/LDC, Inc.

Proposed: 13-lot Planned Residential Development of approximately 1.92 acres, and associated improvements. The proposal is within the Lakewood Neighborhood Master Plan area. Existing SFR and outbuildings to be removed.

Address: 17909 25<sup>th</sup> Avenue NE

In response to your request for review of the above project, please note the following items, to be submitted. Prior to any type of grading site work, please submit a complete grading permit application with civil construction plans for review and approval. Please contact me to set up a plan submittal meeting or if there are any further questions in regards to these review comments.

1. **Applicant shall comply with any and or all provisions the 2018 edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes and current Washington State Amendments in which would apply to this project.**  
**Prior to plan submittal; you will need to contact our office a minimum of 3-5 working days to schedule an electronic plan submittal. Prior to accepting your application for completeness, the city will need to review your permit package for approval.**  
**Note: In addition, you will need to submit one (1) complete set of building plans, including structural calculation and 2018-WA State Energy Code forms and specifications, when applying for each specific building application, for this project.**  
**NOTE: As of February 1, 2021, WA State and the City adopted the 2018 International Codes. In addition, when submitting Building Plans with your application, NO Plans can exceed 24" X 36". All plans will be required to be submitted electronically as part of their 1<sup>st</sup> submittal process.**  
**Please Note: For each set of "Residential Building Plans", you can request that your application be review and set-up as a "Basic Plan" under the current 2018 IRC-Code.**  
**However, if this is set up as a "Basic Plan". There can be "NO Changes" to that specific set of plans. This can be discussed during the Pre-Application meeting. If you would a copy of our "Basic Plan" ordinance. Please send me an email, requesting this ordinance to [jdorcas@marysvillewa.gov](mailto:jdorcas@marysvillewa.gov).**
2. **Contact our office if you have questions in regards to any other specific type of "Residential" permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.** Then when submitting plans, calculations and specifications, by you and/or your design team. Please contact the Building Division at 360-363-8100, to ask any specific questions.
3. **If any demolition work is purposed, and you are unsure if permit/s will be required for the removal of any existing structures.** Please contact the Building Division at 360-363-8100, to ask any specific questions. In addition, see our office and/or our website for our applications and permit process. Please include an asbestos survey report, by a licensed testing agency.
4. **Geotechnical report shall be required to be submitted and approved by the city for this project.** This is to be an in depth report to address the following all general information on the site for both specific and general soil information on the overall site and for each specific lot. It would be helpful to provide any reports that you may have for the surrounding plats or previously developed area. The Geotechnical report is to list at a minimum the below categories:

- **Soil classification type:** Surface & sub-surface conditions. List the soil types with test documentation.
- **Drainage system type to be installed on site for each lot and/or structure to be constructed on this listed:** Type of specific system to be installed. If the soil and slopes vary, does the type of drainage system change? Soils engineer to respond to this specific question.
- **Soil compaction requirements for the SFR:** Type and size of foundations that is required or recommend due to the soil type, slopes and any other variables. Design professional for each SFR is to indicate in letter-form that they have reviewed the Final Geotechnical report and that their plans have been designed for the soil type of soils conditions on this plat.
- **Erosion control measures:** Specify specific erosion control measures to be in place at final grading and when the SFR are under construction during seasonal months.
- **Retaining walls:** It shall also identify and recommend what is require on any type of purposed retaining walls to be installed at plat development or during the construction of the SFR`s.
- **During plat development stage:** Each specific lot will need to have soil log testing performed to verify the depth and location of where bearing soil will be for the building foundation/footprint area. This will also include the type of drainage system that should be installed around the structures.
- **Fill placement and location if on sloped grounds:** The report is also to specify the amount of fill placed on each lot after final grading is completed. This is to be outlined in the final Geotechnical report.
- **Each foundation inspection:** In addition, at the time of each foundation inspection request, a licensed WA State geotechnical engineer will need to be on site to verify the excavation cut has met the necessary soil depth for each specific lot, per the Final Geotechnical report.
- **Critical areas concerns:** This project is under review for critical areas and the proposed slopes in which the site appears will be developed on. Any hazardous conditions that arise during the review process and or construction of the plat, the Geotechnical engineer is to bring this to the attention of the design professionals of record or City staff.
- In addition, if specific site questions or questionable soils issues arise during excavations of the plat and/or lots excavation of the SFR lots, this will most likely require a geotechnical summary report prior to any approvals of above described work.
- **Final Grading:** The licensed design professional will be required to provide a letter indicating there has been a site visit completed, indicate the plans have been the prepared/designed to meet all new & current applicable codes for this project.
- **Final Geotechnical Soils Summary Report:** This report is required to be submitted by the final plat approval. This is to be provided by the licensed. WA State Geotechnical engineer of record or if another agency is to take over this project then that specific agency is to provide a cover letter they performed all the inspections & have now then provide a new updated geotechnical soils summary report.

5. Once the Plat has approved by City Council, please provide the following information for your project in regards to the 2018 International Building and/or Residential Code requirements:  
In regards to the building plans:

- Applicant shall comply with the 2018 edition of the International Building, Residential, Mechanical and 2018 Uniform Plumbing Codes and the current edition of the Washington State Energy Code and current Washington State Amendments.
- **Washington State architect and structural engineer professional design with calculations for lateral and gravity provisions are highly recommended for this project.** This is to avoid delays in your building application.
- **When submitting for individual lots.** Please submit lot specific site plans, building plans and specifications prepared by your design team. **Site plans to include; building height calculations measured at each mid-point of the residence, decks, patios, bay widows and any permanent structures.** Contact our office for applications, checklists/handouts for “Residential Building” permits.

- **Erosion control measures are to be implemented at all times during construction of each individual lot and any site work.** Contact our office to review these provisions if there are any questions in regards to these requirements.
- **Each lot to provide Premise identification:** Since this property is setback from the street;
  - You will need to provide a temporary address at the main street during permitted construction of the residence. This is to assure the inspection team can locate the site when you request an inspection.
  - You will need to provide a permanent address on a post, visible from the main street with min. 4-6 inch contrasting numbers to the background itself per IRC 501.2.
- **Please design you plans to meet the IRC Table R302.1, Exterior Walls,** for constructions and protection of the wall and eave areas.
- **IRC Chapter 3 for the design and separation between the two residences.**
- **Lot drainage (surface & sub-surface) shall be contained within the property boundaries. Provide provisions and details how this will be achieved.**
- **If there are any three (3) stories residences purposed, a fire sprinkler system will be required. NOTE: The City considers daylight basements as a story.**
- **Building application for SFR plan reviews are approximately (6-8) weeks.**

**We look forward to your project coming to our City!**

If I may be of any further assistance, feel free to contact me at 360-363-8209 during office hours 7:30 am – 4:00 pm, Monday through Friday or [jdorcas@marysvillewa.gov](mailto:jdorcas@marysvillewa.gov)



## Amy Hess

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**From:** Anderson, Dawn <AnderDM@wsdot.wa.gov>  
**Sent:** Monday, April 4, 2022 2:05 PM  
**To:** Amy Hess  
**Cc:** Frantz, Randy  
**Subject:** [External!] Evans Park Planned Residential Development (PA22-003)  
**Attachments:** E13-RFR - Evans Park PRD.pdf

External Email Warning! Use caution before clicking links or opening attachments.

Hello Amy,  
Based on the location and it is 13 homes, WSDOT has no comment on this project.

*Thank you,  
Dawn M. Anderson  
Washington State Dept. of Transportation  
Development Services Engineer  
Snohomish County  
15700 Dayton Ave N  
PO Box 330310 MS 240  
Seattle, WA 98133  
206-440-4712 Office  
[anderdm@wsdot.wa.gov](mailto:anderdm@wsdot.wa.gov)*