

May 6, 2022

City of Marysville  
Community Development  
80 Columbia Avenue  
Marysville, WA 98270

**RE: Evans Park PRD, 17909 25<sup>th</sup> Ave NE  
1<sup>st</sup> technical review comment response letter  
Permit #: PA22-003**

Dear Reviewer(s),

Please refer to our responses below which address all review comments received from you via email on April 11, 2022. You will find the markup comments listed in the order that they were written followed by our response in *italics*.

---

Planning Division:

1. Please depict all easements on the plat map (AFN's 9909150395, and 202002120373).

***Response: All easements are now shown in the topographical survey, including the referenced easements.***

2. Please add file number PA22-003 to map

***Response: File number has been added to all sheets as requested.***

3. Please see comments from Jesse Hannahs regarding ROW dedication, lighting, and required construction of frontage improvements.

***Response: Noted. See responses below.***

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.

***Response: Noted. The intent of the grading for lots 1-10 is to include a maximum of 2' grade difference between the two projects. It appears that no more than 2' of difference is proposed between the two projects based upon the best available survey data.***

Following comments are related to landscape plan:

5. The landscape plan shows a different number of lots than the plat map and preliminary civil plans. Please review and revise accordingly.

***Response: Please see the revised landscape plans that are consistent with the revised proposal and updated submittal materials.***

6. Street trees on Road B shall be the same species as what is planted on 26th Drive to the south (proposed landscape plan appears to be in compliance).

***Response: Noted. Please see the revised landscape plans for compliance.***

7. 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 25th Avenue NE.

***Response: Please see the revised landscape plans.***

8. 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).

***Response: Please see the revised landscape plans.***

Following comments are provided for informational purposes at this time:

Reviewer- Amy Hess:

9. 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.

***Response: Noted.***

10. 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 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.*

***Response: Noted. The project is designed with as smooth as possible transition to the adjacent properties and surrounding projects.***

11. Overhead utilities on all frontages shall be placed underground.

**Response: Noted.**

12. 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.

**Response: Noted. See Note 3 on sheet RD-01.**

13. 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.

**Response: Noted.**

14. The project will be subject to *Lakewood Neighborhood Master Plan, Appendix A – Design Standards*.
  - a. *B.8 Maintenance or dedication of open space*
  - b. *B.11 Fences*
  - c. *B.12 Street Connectivity*

**Response: Noted.**

15. 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

**Response: There are no onsite trees that are proposed for retention. An arborist will be brought on to write an evaluation as necessary prior to final plat approval as required.**

16. 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).

**Response: Noted. This will be submitted prior to Final Plat approval.**

Following comments are related to NPDES:

Reviewer- Brooke Ensor:

1. Surface Water capital improvement charges will apply to your project. Refer to code section 14.07.010 for more information

**Response: Noted.**

2. Long term ownership notes:
  - a. 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.

**Response: Noted.**

- b. 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. o Dedications will be subject to change until the design is finalized.

***Response: Noted.***

3. The prelim civil and landscaping plans show a different number of lots.

***Response: Both sets have been revised for consistency to show the 13 proposed lots.***

4. Please add a detail showing how the bioretention areas will be planted

***Response: The bioretention area is to be planted with microclover per callouts and schedule found on the revised landscape plans. No detail was provided but clarity was given to the legend and schedule to depict this.***

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.

***Response: Please see the revised SWPPP that has been submitted with the civil construction documents that makes reference to these documents.***

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.

***Response: An access drive has been added off of 25<sup>th</sup> Ave that has bollards. This will provide access to the control structure for the infiltration gallery.***

Following comments are related Traffic Engineering:  
Reviewer- Jesse Hannahs:

1. Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.

***Response: Noted.***

2. A Traffic Impact Analysis (TIA) will be required
  - a. TIA is acceptable

***Response: Noted. Thank you.***

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

***Response: Note has been added to the construction civil plans.***

4. 25th Ave NE frontage improvements:
  - a. Roadway cross-section shall be per 3-301-003 (attached).

***Response: See the revised section in the provided resubmittal items.***

5. Public Roadway(s) shall be required for construction through parcel(s) to access and provide ability to access surrounding parcels.

**Response: Noted. The proposed roadway configuration satisfies this concern.**

- a. Residential roadway(s) shall be constructed to 50' ROW standard with 28' of asphalt width, landscape strip, sidewalk, street lighting, etc.

**Response: Noted. A portion of Road A into the site is a half-street, but all other portions of the street system are at 50' ROW.**

6. Per EDDS 3-506, street lighting will be required. Street Lighting upon residential street(s) shall be PUD installed fiberglass pole installation type street lighting.
  - a. Street Lighting upon residential street(s) shall be PUD installed fiberglass pole installation type street lighting.

**Response: Lighting locations have been provided as noted.**

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

**Response: Lighting locations have been provided as noted.**

- ii. Spacing of fixtures should be approximately 180'-220'.

**Response: Lighting locations have been provided as noted.**

- 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.

**Response: Lighting locations have been provided as noted.**

- b. Street lighting on 25th Ave NE shall be required as decorative style street light assemblies with LED fixtures to match existing fixtures on street.

**Response: Noted.**

- i. 25th Ave NE shall be designed as Collector Arterial/Residential.

**Response: Noted.**

- ii. 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.

**Response: See notes provided on sheet CH-01 regarding details related to Lumec type lighting. Specifications have been referenced in the details**

**called out on sheet CH-01 as well as EDDS detail 3-506-001 located on sheet DT-02.**

- iii. Lighting design shall incorporate fixture wattage to match those already installed upon each respective roadway.

**Response: Noted.**

- 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.

**Response: See revised lighting locations on sheet CH-01.**

- 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.

**Response: See channelization sheets provided in the civil plan set. Notes are provided on Sheet RD-01 that require the relocation of existing signage along 25<sup>th</sup> Ave NE.**

Public Works Comment

1. Existing utilities:

- a. Sanitary sewer: where & record drawings

**Response: Noted. LDC will work with the City to obtain these documents if necessary.**

- b. Water: The waterline within 25<sup>th</sup> Ave is shown on record drawings W743

**Response: Noted.**

- c. Storm: There is no record drawing for the conveyance fronting the parcel.

**Response: Noted. Survey data has been obtained, which has aided in design.**

- 2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. All utilities are already installed along project frontage.

**Response: Noted.**

- 3. 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.

**Response: Noted**

- a. It doesn't appear that a variance was submitted for the planter strip along Road A, regardless a full 5' planter along the entire street will be required

**Response: The Road A section has been revised to show a 5' planter and ROW**

Evans Park PRD, 17909 25<sup>th</sup> Avenue NE  
May 6, 2022

***dedication and lot depth have been adjusted accordingly.***

- b. A temporary construction easement will be required from the property to the north to do improvements. Please provide evidence of the easement prior to construction.

***Response: Noted. This will be provided prior to construction.***

- 4. 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 city has adopted the 2012 Ecology Manual as amended in 2014. Projects above the 2,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington.
    - i. Please edit the drainage report to reflect the same amount of lots on the plan set.

***Response: See the revised drainage report for revised narrative and figures.***

Sincerely,

***LDC, Inc.***



Tom Abbott  
Project Manager  
HQ Office