



MARYSVILLE
COMMUNITY
DEVELOPMENT

January 9, 2023

Tom Abbott
LDC, Inc.
20210 142nd Ave. NE
Woodinville, WA 98072

Re: Evans Park PRD – First Final Plat Review (PA22-003)

Dear Tom,

Thank you for your submittal. After review of the first final plat submittal for Evans Park, the Planning Division has the following comments:

1. Please be aware that these comments are provided prior to having all items required for a complete review of the final subdivision (i.e. final approval of civil construction drawings, as-builts, bills of sale, etc.); therefore, comments may change and/or additional comments may be added as additional information is provided. The final subdivision cannot be approved until all conditions of approval and plat construction items have been completed.

Prior to final plat approval, the applicant will be required to revise, accomplish, or provide the following to the Community Development Department:

1. Contact Jon Wessel, Construction Inspector, at 360.363.8218 or jwessel@marysvillewa.gov regarding any construction items which must be completed.
2. Please depict PUD easement identified by AFN 202207190309 on the final plat map.
3. Please revise language for special exceptions 8 and 9 to reflect that impact fees have been deferred and will be required to be paid prior to final inspection.
4. Please add a special exception for payment of traffic impact fees (\$75,600.00 total).
5. Please add a special exception prohibiting establishment of Accessory Dwelling Units (ADU's) in the PRD.
6. Please add a special exception for the CC&R's that includes a line for the recording number (AFN) of the CC&R's. CC&R's shall be recorded prior to final PRD/plat approval.
7. Please add the following Special Exception:
 - In order to obtain the density shown for the PRD/BSP, the project's developer installed a perimeter quality sight obscuring fence along the south and east boundaries of the plat. Said fence shall be continuously maintained in good condition consistent with the approved plan. Fencing that is in disrepair must be replaced to match existing fencing or as otherwise approved by the Community Development Department.
8. Please add a special exception limiting fence height on front lot lines to a maximum of three (3) feet.
9. Prior to final PRD/plat approval, the applicant shall provide a letter from the project engineer to verify that final grading has been completed consistent with

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the approved grading plans; that all recommendations outlined in the geotechnical investigation and subsequent amendments have been followed; and that fill has been properly placed.

10. Please add a prohibition of Accessory Dwelling Units (ADU's) to the CC&R's.
11. On pages 13 and 15 of the CC&R's, please revise the references from *Island County* to *City of Marysville*.
12. Prior to final PRD/plat approval, any existing on-site septic systems or wells shall be abandoned in accordance with Snohomish Health District requirements. Please submit documentation demonstrating that this requirement has been met.
13. Prior to final PRD/plat approval, all required landscaping, fencing, and open space improvements shall be installed. Please contact me when this work is complete for an inspection.
14. Prior to final PRD/plat approval, a landscape maintenance security in the form of a bond or assignment of funds shall be submitted. When the landscape work is complete, please submit invoices/receipts so that a landscape maintenance security amount can be determined. Please also indicated whether a bond or assignment of funds is needed so that the correct security amount can be determined.
15. Please see comments from Brooke Ensor and revise language for Tract 999 accordingly.

If you have any questions, please feel free to contact me at 360.363.8215 or ahess@marysvillewa.gov.

Sincerely,

Amy Hess

Senior Planner



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner
FROM: Brooke Ensor, NPDES Coordinator
DATE: 1/3/2023
SUBJECT: PA22-003 Evans Park Plat

1. The City is not required to inspect or maintain stormwater facilities that are installed for residential downspout drainage (Minimum Requirement 5). Tract 999 should be dedicated to the HOA, please change to the following:

TRACT 999, together with storm infiltration facilities, are hereby granted to the Evens Park Homeowners Association (HOA) with an equal and undivided interest upon the recording of this Plat, subject to an emergency easement granted and conveyed to the City of Marysville. Ownership and maintenance of said tracts consistent with the City of Marysville code shall be the responsibility of HOA. Use of said tracts is restricted to that specified in the approved final plat. The owners of all lots within the subdivision shall comply with those City of Marysville regulations and conditions of subdivision approval specified on the plat.

2. The HOA will be responsible for landscaping in the Bioretention areas. Please add the following note:

The subject PRD/BSP contains bioretention stormwater plantings within the landscape strips in public right of way. Said bioretention stormwater plantings, shall be the obligation of the Evens Park Homeowners Association (HOA) to maintain, and in the event of the HOA's dissolution, the responsibility of all of the lot owners within the Evens Park PRD with an equal and undivided interest. Bioretention stormwater plantings shall not be removed unless diseased/dying or determined to interfere with sight distance by the City Engineer. Replacement Bioretention stormwater plantings must meet the requirements outlined in mmc chapter 22C.120, landscaping and screening, or the Stormwater Management Manual for Western Washington.

If you have questions regarding these comments, please contact me at 360-363-8288 or bensor@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

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MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Brad Zahnow, Development Services Technician

DATE: December 28, 2022

SUBJECT: PA22-003 Evans Park
Final plat review of 14 lot plat
APN: 31052000301500

Lot Closures

Lot closure calculations have been performed by Darren J Riddle, PLS of Pacific Coast Surveys, Inc. Documents appear to be complete and accurate. Responsibility for accuracy lies with the PLS.

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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