

August 16, 2022

City of Marysville
Attention: Shane Whitney, Civil Plan Reviewer
80 Columbia Avenue
Marysville, WA 98270

Re: **Marysville Corporate Center**
Binding Site Plan, PA22-004
Project Number 2200444.00

Dear Shane:

In response to your plan review checklist dated April 27, 2022, we have addressed the items below, with our responses following your comments.

1. **EXISTING UTILITIES:**

a. *Sanitary sewer: The sewer manhole in 156th Street NE adjacent to the project is shown on RD325. The 18 inch trunk line, west of the project is shown on record drawing S619.*

Response: Detail will be shown with the site development plan set to be submitted separately from the BSP.

b. *Water: The waterline within 156th Street NE is available on RD325.*

Response: Detail will be shown with the site development plan set to be submitted separately from the BSP.

c. *Storm: The storm drainage in 156th Street NE is also on RD325.*

Response: Detail will be shown with the site development plan set to be submitted separately from the BSP.

2. *Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. Sanitary sewer and water mains shall be installed within the new City roads. Storm drainage facilities shall also be supplied for the new City roadways that are to be constructed.*

Response: Site development plan set to be submitted separately will reflect utility connections.

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.*

a. *156th Street shall be 5 lanes with curb and gutter, a 5 foot planter, a 5 foot sidewalk on the south side of the road and a 12 foot multi-use path on the north side of the roadway. See standard plan 3-201-002. The extension shall be constructed to within 5 feet of the east property line. With the 5 lane roadway, a cul-de-sac is not required to be constructed.*

Response: The 156th Street improvement plans were submitted by Harmsen Engineers.

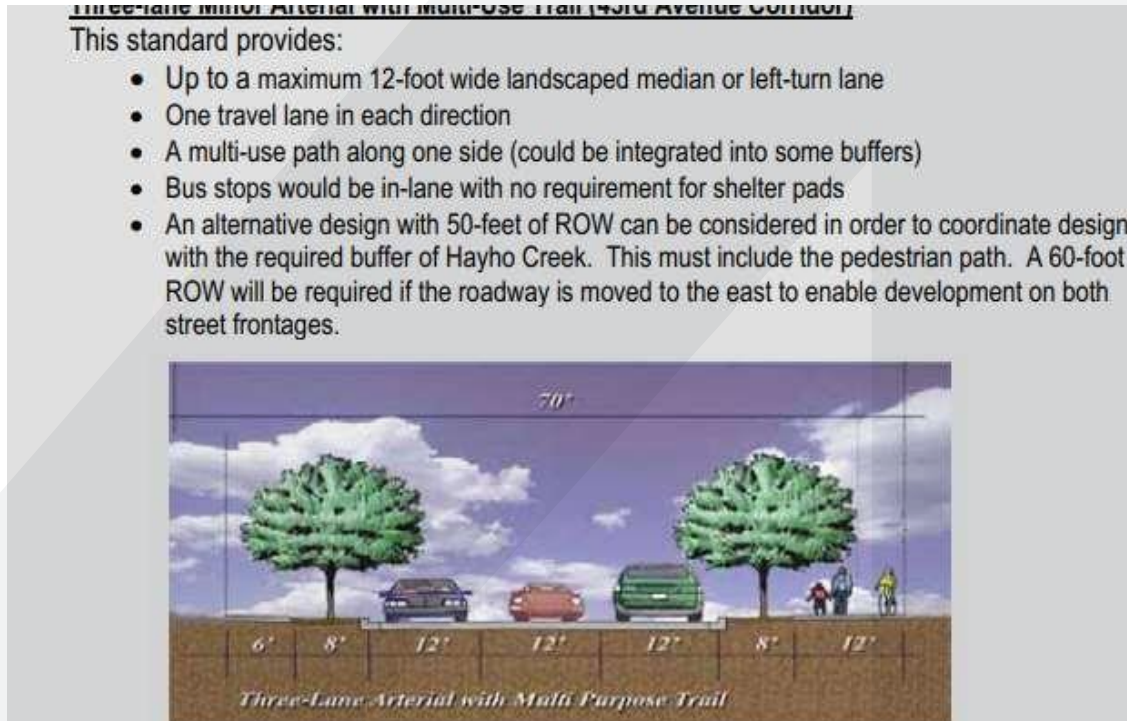
b. *160th Street is planned to run along the north end of the project. The full build out is to have 2 travel lanes, a turn lane, curb gutter and a 12 foot multi-use path on the south side of the road. See*



standard plan 3-201-005 of the EDDS. If the projected ADT is within allowable thresholds, a half street improvement may be allowed.

Response: Right of way dedication is shown on the preliminary BSP, no improvements of 160th Street are shown at this time.

- c. *47th Ave NE is at full build out is to have 2 travel lanes, with a turn lane, curb and gutter with a planter and sidewalks. See the diagram below.*



A half street design will be allowed. The proposed alignment for future 47th Ave has changed, I'll include a diagram of the alignment in my response.

Response: Right of way dedication is shown on the preliminary BSP, no improvements of 47th Avenue are shown at this time.

4. **DEDICATION REQUIREMENTS:**

- a. *156th Street NE will require a 90 foot dedication.*

Response: A 90 foot right of way dedication is shown on the preliminary BSP.

- b. *Provided that a half street type designed is allowed, it would appear that a 42 foot dedication would be necessary for half street construction of 160th Street NE.*

Response: The design of 156th Street NE is provided by Harmsen Engineers.

- c. *47th Ave NE will need to have 35 feet of dedication. If the multi-use path is on the west side of the road a 40 foot dedication will be required.*

Response: A 40 foot right of way dedication is shown on 47th Avenue NE.

5. **ACCESS:**

a. *The access locations shall be compliant section EDDS 3-301 of the EDDS, which is the arterial access standards. It would appear that the locations will be acceptable. Further guidance from the Traffic Engineer may require that the accesses on the west side near the future crossings of the creek be limited to a right in and right out traffic pattern.*

Response: Access detail will be shown on the site development permit submitted separately.

b. *The minimum width of a commercial driveway is 24-feet and the maximum is 40- feet.*

Response: Access detail will be shown on the site development permit submitted separately.

c. *The internal circulation of the access driveways within the project will need to meet the Fire Marshalls requirements.*

Response: Internal circulation will be shown on the site development permit submitted separately.

6. **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 5,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington. The following revisions will need to be made to the drainage report in the next submittal:*

- *The report will need to be revised to account for the construction of 160th Street and 47th Ave and for extending 156th Street further to the east.*
- *Include a developed basin map that also shows where the runoff will be addressed for 160th Street and 47th Ave.*
- *With what was submitted, we do not have verification that the infiltration facilities are meeting the required separation distances from the seasonal water table. Please also provide information that the bioswales are meeting the required separation distance.*
- *Should the infiltration areas not have 5 feet of separation, a mounding analysis shall be required to be able to reduce to the requirement down to 3 feet.*
- *As noted in the report, for the civil plan review process, a conveyance analysis, water quality design and an O & M section will be required.*

Response: Storm design will be submitted separately with the site development permit set.

b. *The geotechnical engineer is to approve the final design and provide inspection documentation that constructed facilities function as designed.*

Response: A geotechnical engineer letter will be provided for the site development design.

c. *The maximum allowed impervious surface coverage for the Zoning designation is 85%.*

Response: Code section noted.

Other Comments:

7. *Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.*

Response: Comment noted.

8. *The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.*

Response: Comment noted.

9. *A grading permit will be required for the civil work.*

Response: Comment noted; a separate site development application will be made that reflects final grading.

10. *A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit issuance.*

Response: Comment noted.

11. *Engineering construction plan review fees will be due prior to release of approved civil construction plans.*

Engineering construction plan review per MMC 22G.030.020:

Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.

Response: Comment noted.

12. *Engineering construction inspection fees will be due prior to project final or building final whichever comes first.*

Engineering construction inspection fees per MMC 22G.030.020:

Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.

Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00

Response: Comment noted.

13. ***All civil construction plan submittals are to be routed directly to Shane Whitney, Civil Plan Reviewer. The first civil construction plan submittal is to consist of a plan set, a copy of the drainage report, a completed grading permit application 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 weeks

iv. Subsequent reviews repeat the above schedule.

Response: Comment noted.

14. *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.*

Response: Comment noted.

Please contact me if you have any questions.

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Sincerely,



Michael Chen
Principal Planner

c: Matt Oyen – PacTrust
Adam Solomonson, Greg Mino – Mackenzie