

April 6, 2024

Michael Chen
Mackenzie
500 Union Street, Suite 410
Seattle, WA 98101

Re: Marysville Corporate Center BSP – *Final Review 2*
PA22004

Dear Michael,

After reviewing the revised Final Binding Site Plan (BSP) application materials for the above referenced proposal, the following technical review comments are provided below.

City of Marysville Community Development – Planning Division

Chris Holland, Planning Manager
360.363.8207
cholland@marysvillewa.gov

FINAL BSP Amendments

1. **Final 1 Comment:** Map all proposed water, sewer, storm and other utility easements, including an arrow pointing to the easement, with the following language for each:

(INSERT WIDTH) (INSERT TYPE) EASEMENT AFN _____

Final 1 Response: Easements will be recorded via separate instrument, once said easement area recorded we will provide the recording number on the final BSP. Proposed easements are submitted with this resubmittal.

Final 2 Comment: Easements not provided for review. Additionally, they are not depicted on the FINAL BSP. It is understood that separate individual easements will be recorded prior to or concurrently with recording the FINAL BSP, however, they will need to be specifically depicted on all applicable sheets and the type of easement and AFN referenced on said sheets.

2. Sheet 2 of 9: TITLE REPORT ITEM NOTES No. 10, Add AFN 202402010260
3. Sheet 6 of 9: Remove CARPOOL PARKING SIGN exhibit and language.
4. Sheet 7 of 9: Remove the swale from Lot 4. Only the lot lines should be shown.

General Comments

5. Prior to recording the BSP, the following items will be required to be submitted:
 - a. **Final 1 Comment:** Justification related to the permanent buffer impacts for installation of the electrical vaults. This was an area of temporary buffer impacts that was to be restored.
Final 1 Response: The placement of the electrical vaults was necessary at their current location due to other conflicting utilities along the 156th right of way. The vaults were placed outside of the Hayho Creek buffer.

Final 2 Comment: The electrical vaults were not placed outside of the Hayho Creek and are now permanent buffer impacts that was not contemplated in the original critical areas report and mitigation plan. The applicant shall be required to demonstrate how they intend to mitigate for the permanent buffer impacts.

- b. As-built critical areas mitigation plan.
- c. Monitoring reports are required, as follows:
 - At the time of construction;
 - 30-days after planting;
 - Early in the growing season of the 1st year (March);
 - End of the growing season of 1st year (October);
 - Early in the growing season of the 2nd year (March);
 - End of the growing season of 2nd year (October);
 - Annually thereafter for years 3, 4 & 5 (October).
6. A performance bond is required for critical areas monitoring and maintenance for a period of no less than five (5) years. Provide invoice of the cost of materials and labor and the city will provide you with the bond amount and the performance bond.

City of Marysville Public Works – Development Services

Shane Whitney, Civil Plan Reviewer
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7. The project is still under construction. The project has not received civil construction final approval as of this date. No final plat approval is to be granted prior to civil construction final approval.
8. The project has not submitted record drawings for review and acceptance. The record drawings could change the easements, boundaries, or road alignment shown on the site plans. No final plat approval is to be granted prior to final record drawings being submitted and accepted by the city.
9. Bills of sale for the water and sanitary sewer have not been submitted to date.
10. No bonds have been submitted.

After you have had an opportunity to review the Final BSP comments outlined above, please let me know what comments you would like to discuss or need clarification on. If you have any questions, please contact me at 360.363.8207, or by e-mail at cholland@marysvillewa.gov.

Sincerely,

Chris Holland

Chris Holland
Planning Manager

ecc: Haylie Miller, CD Director
Matt Oyen, PacTrust