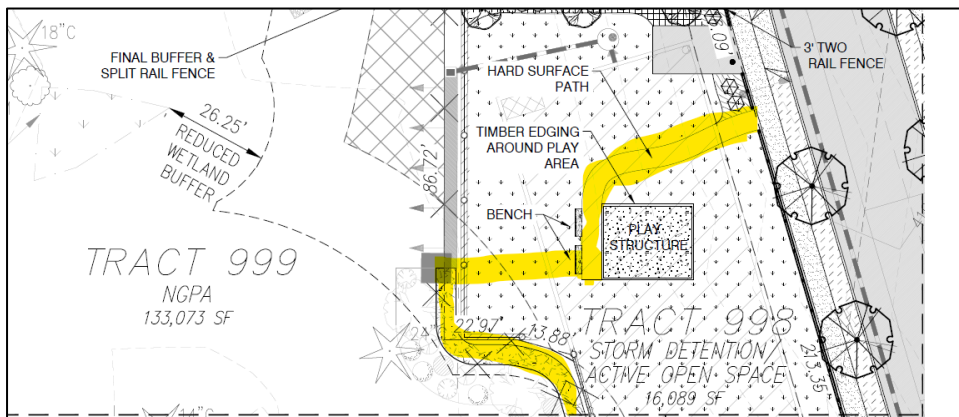


MEMORANDUM

DATE: May 12, 2023
TO: Kacey Simon, Civil Plan Reviewer
FROM: Emily Morgan, Senior Planner
RE: Brodie Rezone PRD – Civil Review 3 (PA22-023 / G22-0054)
CC: Chris Holland, Planning Manager
Ken McIntyre, PE, Assistant City Engineer

The Planning Division has reviewed the revised application materials for the above referenced projects, and has the following comments:

1. Based on the plan sets, there is to be a pervious pathway located along the outer edges of Tract 999. Revise Civil and Landscape plans to include the pedestrian trail connection (shown as highlighted below) to another pedestrian trail/sidewalk rather than dead ending.



2. The details for the Active Open Space of Tract 998 is a bit lacking. The proposed large amenity play structure (specs shown on Sheet L-6 of the Landscape Plan) does not appear to meet the standards of MMC 22G.080(2)(h)(ii). Provide details of Tract 998, in its entirety, on a single page.
3. Staff has reviewed and concurs with the findings in the revised Critical Area Study and Buffer Mitigation Plan prepared by Wetland Resources, Inc., dated April 26, 2023.

If you have any questions regarding the comments outlined above, please contact me at 360.363.8216, or by e-mail at emorgan@marysvillewa.gov.