



October 19, 2023

Mike Reid
PO Box 1930
Woodinville, WA 98072

Re: PA22-040 – 87th & 40th PRD – Technical Review 2
4218 / 4112 / 4018 / 3922 / NNA 87th Ave NE

Dear Mike,

After preliminary review of the above referenced proposal, the following comment(s) are provided:

CITY OF MARYSVILLE COMMUNITY DEVELOPMENT – PLANNING

Emily Morgan, Senior Planner
360.363.8216
emorgan@marysvillewa.gov

1. After reviewing the proposal to design, dedicate and construct 40th Street NE along the project’s frontage, less the RAB at the intersection of 40th Street NE & 87th Avenue NE, in exchange for credits of both Traffic Impact Fees (TIF) and RDI Benefit 3.a., the Public Works Department believes there is an opportunity to enter into an agreements to ensure construction of 40th Street NE.
2. For clarity, in the table for “Open Space Calculations”, please add a footnote that mentions Tracts B and G are not included. By omitting a reference to these tracts, it appears like an oversight for not including them.
 - 2.1. Also, due to the location and the size, Tract G should just be included into Lot 135.

MARYSVILLE FIRE DISTRICT

Brian Merkley, Deputy Fire Marshal
360.363.8541
bmerkley@mfdrra.org

3. **HYDRANTS** – additional hydrants need to be installed at the following locations:
 - 3.1. At the intersection of 40th St and Road F – SW corner preferred.
 - 3.2. Midway down north section of alley A, near lot 131.
 - 3.3. Midway down south section of alley A, near lot 120.
4. **ACCESS** - Signage stating “NO PARKING – FIRE LANE” needs to be installed on both sides of any 20’ wide roadway.

CITY OF MARYSVILLE PUBLIC WORKS – ENGINEERING

Kacey Simon, Civil Plan Reviewer
360.363.8280
ksimon@marysvillewa.gov

5. **UTILITIES** - We will accept the removal of sanitary sewer along 40th St NE.
 - 5.1. I am unsure as to what sewer main along 85th Ave NE comment number 5 in the response letter from Michael Reid is referring to? It appears that the most recent revised preliminary civil plans shows the sewer main along 85th Ave NE. Was comment #5 an error or are the plans not correct?
 - 5.2. We will also accept the removal of the water main along 85th Ave NE and pulling the individual water services off of Road B and Road A.
6. **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.
 - 6.1. We will be requiring 40th St NE to be built out to full road section SP 3-201-002 with a 12 ft. multi-use trail from 87th Ave NE to the western property boundary.

CITY OF MARYSVILLE PUBLIC WORKS – SURFACE WATER

Ryan Carney, Surface Water Inspector
360.363.8140
rcarney@marysvillewa.gov

7. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA when there are park amenities on the lot. The HOA will be responsible to maintain the landscaping and park amenities. The City will receive an easement to maintain the vault. This policy may be modified depending on facility design.
8. Drivable access will be required to all inlets, outlets and control structures of the vault on Tract C.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on. Once received I can set up a conference meeting with all of the applicable city and agency representatives, if needed. If you have any questions, please do not hesitate to contact me at 360.363.8216, or by e-mail at emorgan@marysvillewa.gov.

Sincerely,



Emily Morgan
Senior Planner

ecc: Chris Holland, Planning Manger
Ben Mateo, Core Design