



January 8, 2024

Emily Morgan
City of Marysville
Community Development Department
501 Delta Avenue
Marysville, WA 98270

**Re: PA22-040 – 87th & 40th PRD – Technical Review 3
4218 / 4112 / 4018 / 3922 / NNA 87th Ave NE
CORE Project No. 21036**

Dear Emily:

The purpose of this letter is to provide a response to the review comments for PA22-040 – 87th & 40th PRD – Technical Review 3 - 4218 / 4112 / 4018 / 3922 / NNA 87th Ave NE dated January 2, 2024. We have addressed each comment and revised the plan/documentation accordingly. This letter contains the review comments immediately followed by our response to each in bold lettering.

Public Works - Engineering Comments:

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

1. **Access:**

- a. The temporary cul-de-sac shown on the plan set will need to meet the EDDS Standard Plan 3-207-002.

Response: Acknowledged. A note has been added to plans stating, “Temporary cul-de-sac is to be constructed per standard plan 3-207-002.” During Civil Plan Review the required temporary cul-de-sac improvements per standard plan 3-207-002 will be designed and shown on the plans.

- b. 85th Ave NE will need at least 20’ of pavement. Please show revised plans accommodating 20’ of pavement.

Response: The proposed design has been revised per this comment. The Preliminary Engineering plans now show 85th Ave NE providing 20’ of pavement.

Standard Comments:

2. 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: Acknowledged.

3. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review.

Response: A fire flow memo was provided with the 1st Preliminary Resubmittal package. Another fire flow analysis will be requested during civil plans review if required.

4. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.

Response: Acknowledged.

5. The onsite grading and placement of any retaining walls must be complaint with section 22D.050.030 of the MMC.

Response: Acknowledged.

6. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$648.00. ROW permit fees must be paid before right of way permit issuance.

Response: Acknowledged.

7. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.

Response: Acknowledged.

8. Please refer to MMC 22G.030.020 for applicable plan review and construction inspection fees.

Response: Acknowledged.

9. **All civil construction plan submittals are to be routed directly to Kacey Simon, Civil Plan Reviewer.** The first civil construction plan submittal is to consist of a completed grading permit application, a plan set, a copy of the drainage report 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 review will be 3 weeks.

Response: Acknowledged.

10. 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: Acknowledged.

Public Works Comments:

Reviewer: Ryan Carney, Surface Water Inspector 360.363.8140 / rcarney@marsyvillewa.gov

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.

Response: The project complies with the 2019 SMMWW and is referenced in the Storm Drainage Report.

2. 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.

Response: Acknowledged. The Draft Stormwater Covenant and Easement document provided in the City comment letter will be provided during the civil construction plans review process.

Public Works – Traffic Comments:

Reviewer: Jesse Hannahs, P.E. – Traffic Engineering Manager / jhannahs@marsyvillewa.gov

1. Traffic impact fees will be required from the City and depending on trip generation distribution, may be required from the County and State.

Response: Acknowledged. A signed Traffic Concurrency Recommendation letter has been provided to the City by the applicant.

2. A Traffic Impact Analysis (TIA) will be required.

Response: Acknowledged.

- a. TIA is acceptable.

Response: Acknowledged.

3. Per EDDS 3-312, Intersection sight distance for both new roadways shall be evaluated.

Response: Intersection sight distance is evaluated for each roadway on sheets C7.21-C7.23.

- a. Sight Distance shown on plans appears to be Stopping Sight Distance rather than Intersection Sight Distance.

Response: Sight distance triangles have been revised to match entering sight distance requirements.

- b. For 40th ST NE, roadway speed shall be assumed as 35 mph, not 25 mph.

Response: Sight distance triangles have been revised accordingly.

- c. Based upon information shown, it does not appear that sight distance is likely to be inadequate, however plan sheets shall be updated for confirmation of such based upon intersection sight distance with corrected speed limit.

Response: Sight distance has been revised to match entering sight distance and speed limit per comments.

4. Per EDDS 3-506, street lighting will be required upon all public street frontages as part of civil construction plans.

Response: Acknowledged. This will be provided as part of civil construction plans review.

- a. Street lighting on 87th Ave NE and 40th ST NE shall be required as decorative style street light assemblies with LED fixtures to match existing fixtures on 87th Ave NE.
 - i. 87th Ave NE north of 40th ST NE shall be designed as Collector Arterial/Residential
 - ii. 40th ST NE and 87th Ave NE south of 40th ST NE shall be designed as Principal Arterial/Residential
 - iii. Fixtures would be Lumec Renaissance Series per to be provided City Specification.
 1. Specification should be requested via emailed to jhannahs@marysvillewa.gov
 2. PUD street lighting shall not be installed in Lakewood area upon arterial or connector roadways.
 - iv. Photometric layouts shall be required for design with photometrics consisting of staggered lighting on both sides of each roadway and development to install only street lighting on frontage side of each roadway.

Response: Acknowledged. This will be provided as part of civil construction plans review.

- b. Street lighting upon public residential streets shall be PUD installed fiberglass pole installation type street lighting.
 - i. Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures
 - ii. Spacing of fixtures should be approximately 180'220'.
 - iii. As part of civil construction approval proposed PUD street lighting locations will be provided by the City to the developer for incorporation into the PUD site electrical plans.

- iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD street lighting.

Response: Acknowledged. This will be provided as part of civil construction plans review.

- 5. Channelization and Signing Plan shall be required as part of civil construction plans for all public roadways.
 - a. Channelization:
 - i. 40th ST NE shall be striped as a 5 lane arterial utilizing MMA for long lines and thermoplastic for stop bars, crosswalks, arrows, etc.
 - ii. 87th Ave NE shall be striped as a two lane arterial:
 - 1. As 87th Ave NE will only be half-street improvement, long line striping shall be interim as paint.
 - 2. Thermoplastic shall be used for stop bars, crosswalks, arrows, etc.
 - iii. The only channelization for residential streets shall be thermoplastic stop bar installation upon approaches to arterial streets of 40th ST NE and 87th Ave NE.

Response: Acknowledged. This will be provided as part of civil construction plans review.

- b. Signing:
 - i. Street name signs shall be installed at all intersections and locations such as 90 degree corners where street names change.
 - ii. Stop signs shall only be installed upon residential street approaches to arterials of 40th ST NE and 87th Ave NE.
 - iii. Speed limit 25 mph signs shall be installed upon all residential roadways at entry to development.
 - iv. No Outlet signs shall be installed upon Road F south of 40th ST NE.
 - v. Dead End Signs shall be installed upon:
 - 1. Road F south of Road G
 - 2. Road H south of Road G
 - 3. Road E west of Road D
 - 4. 85th Ave NE north of Road B
 - vi. No parking with arrow signs shall be installed upon both sides of all alleys.
 - vii. No parking with arrow signs shall be installed 25' from entry/exist to alleys to enable sanitation and emergency vehicle access to/from alley.
 - viii. Type IV Object Markers and Future Road Connection signs shall be installed at all ends of roadways.

Response: Acknowledged. This will be provided as part of civil construction plans review.

Sincerely,
CORE DESIGN, INC.



Ben A. Madeo
Project Manager