

CITY OF MARYSVILLE

EXECUTIVE SUMMARY FOR ACTION

CITY COUNCIL MEETING DATE: April 13, 2015

AGENDA ITEM: Final Plat Approval Rock Creek North Division 2, Phase 3	AGENDA SECTION: New Business	
PREPARED BY: Cheryl Dungan, Senior Planner	APPROVED BY:	
ATTACHMENTS: 1. Hearing Examiner's Decision dated May 26, 2005 2. Site Plan 3. Vicinity Map 4. Final Plat Checklist		
	MAYOR	CAO
BUDGET CODE:	AMOUNT:	

DESCRIPTION:

On May 26, 2005, the Snohomish County Hearing Examiner approved the preliminary plat of Rock Creek North, creating 160 lots on approximately 44.5 acres. The applicant is constructing the project in 5 phases. Phase 1 which consisted of 20 lots was constructed and recorded on July 24, 2013. Phase 2 which consists of 15 lots was constructed and recorded on February 20, 2014. Phase 3, which consists of 36 lots has been constructed and is ready to be recorded.

The plat is generally located at 7227 83rd Ave NE.

The applicant has met all conditions of final plat approval.

RECOMMENDED ACTION: City staff recommends the City Council approve and authorize the Mayor to sign the Final Plat of Rock Creek North Division 2, Phase 3.
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COUNCIL ACTION:



Snohomish County

**DECISION of the SNOHOMISH COUNTY
DEPUTY HEARING EXAMINER**

Hearing Examiner's Office

Email: Hearing.Examiner@co.snohomish.wa.us

Robert J. Backstein
Hearing Examiner

Ed Good
Deputy Hearing Examiner

M/S 405
3000 Rockefeller Ave.
Everett, WA 98201

(425) 388-3538
FAX (425) 388-3201

DATE OF DECISION: May 26, 2005

PLAT/PROJECT NAME: *Rock Creek North*

APPLICANT/
LANDOWNER: Harbour Homes, Inc.

FILE NO.: 04 100385

TYPE OF REQUEST: 160 lot subdivision on 44.47 acres utilizing lot size averaging

DECISION (SUMMARY): **APPROVAL** subject to precondition and conditions.

BASIC INFORMATION

GENERAL LOCATION: The property is located at 7227 83rd Avenue NE, Marysville, WA.

ACREAGE: 44.47 acres

NUMBER OF LOTS: 160

AVERAGE LOT SIZE: 5,792 square feet

MINIMUM LOT SIZE: 4,916 square feet

DENSITY: 3.60 du/ac (gross)
7.52 du/ac (net)

ZONING: Residential-9,600 (R-9,600)

COMPREHENSIVE PLAN DESIGNATION:

General Policy Plan Designation: Urban Low Density Residential (4-6 du/ac)

Subarea Plan: Marysville

Subarea Plan Designation: Rural (1 du/2.3 ac), with an Environmentally Sensitive Area Overlay

UTILITIES:

Water/Sewer: City of Marysville (proposed)

SCHOOL DISTRICT: Marysville No. 25

FIRE DISTRICT: No. 22

SELECTED AGENCY RECOMMENDATIONS:

Department of:

Planning and Development Services (PDS): Approval subject to a precondition and conditions.

Public Works (DPW): Approval subject to a precondition and conditions.

INTRODUCTION

The applicant filed the Master Application on April 20, 2004. (Exhibit 1)

The Hearing Examiner (Examiner) made a site familiarization visit on May 16, 2005

The Department of Planning and Development Services (PDS) gave proper public notice of the open record hearing as required by the county code. (Exhibits 15, 16 and 17)

A SEPA determination was made on April 7, 2005. (Exhibit 14) No appeal was filed.

The Examiner held an open record hearing on May 17, 2005, the 127th day of the 120-day decision making period. Witnesses were sworn, testimony was presented, and exhibits were entered at the hearing.

PUBLIC HEARING

The public hearing commenced on May 17, 2005 at 9:00 a.m..

1. The Examiner announced that he had read the PDS staff report, reviewed the file and viewed the area and therefore was generally apprised of the particular request involved.
2. The applicant, Harbor Homes, Inc., was represented by Luay Joudeh of D. R. Strong Consulting Engineers, Inc. Snohomish County was represented by David Radabaugh of the Department of Planning & Development Services and by Andy Smith of the Department of Public Works.
3. Dean Fink, who owns a parcel abutting the subject site on the north, testified at the hearing with concerns about drainage, grading, vegetation, traffic, his water well, and impacts of the proposed development on his 95 year-old neighbor, Mr. Campbell, who has lived at this vicinity since 1941. Mr. Fink's attorney, Cynthia Thomas, by letter dated April 22, 2005, points out that Mr. Fink has an exclusive easement across the proposed plat and has not granted any right to cross it with a plat road.
4. The hearing concluded at 10:37 a.m.

NOTE: The above information summarizes the information submitted to the Examiner at the hearing. However, for a full and complete record, verbatim audio tapes of the hearing are available in the Office of the Hearing Examiner.

FINDINGS, CONCLUSIONS AND DECISION

FINDINGS OF FACT

Based on all the evidence of record the following findings of fact entered.

1. The applicant, Harbour Homes, Inc., proposes a 160-lot subdivision known as Rock Creek North on 44.47 acres bounded by SR-9 on the east. The City of Marysville abuts on the west and north. The western boundary is 83rd Avenue NE. The site is bisected by a Type 4 stream with associated wetlands. The stream flows into Lake Martha. But for one bridge, the stream and all wetlands will be in Native Growth Protection Areas.
2. Approximately 18 acres of the site's 44.5 acres (40%) will be covered by impervious surface. Witness Fink submitted into evidence seven colored photographs showing storm water standing on his property's west corner in April 2005. The applicant responds that the storm drainage plans for the project are engineered to detain runoff and then disperse it through the Native Growth Protection Areas.
3. Mr. Fink points out that grading will fill between 6,600 and 10,000 trucks. He is concerned that that amount of grading and hauling might (1) damage his utilities, which are located in his easement (above-mentioned), (2) cause vibrations resulting in collapse of his unlined well, (3) remove so much vegetation that wind will blow down what trees remain, (4) cause physical or emotional harm to 95-year-old neighbor, Mr. Campbell. (Mr. Fink has 130-foot trees standing within 30-feet of his porch.)
4. The applicant responds that the grading is "balanced"; i.e., grading will not involve export or import of fill. (Presumptively, that results in less truck movement and noise and vibration than would be the case if the trucks were entering and leaving the site.) The applicant also responds (1) that no site work will be deep enough to cause Mr. Fink's well walls to collapse, (2) that the applicant will hire a locator service to find and mark Mr. Fink's utilities, (3) that the density of residences per acre is higher in adjoining Marysville than in the County's R-9600 zoning on the subject site and (4) Marysville has placed a condition on all plats to the north to participate in improving 87th Avenue NE to neighborhood collector standards. The applicant commented that the loss of trees and resultant risk to the stability of what trees remain is, at times, an unavoidable risk of land development.
5. The Examiner expressed hope that some accommodation could be found to ease the impact of such change in the vicinity on the 95-year-old neighbor but acknowledged that there is no specific requirement to do so. The Examiner finds as fact that the PDS staff report has correctly analyzed the nature of the application, the issues of concern, the application's consistency with adopted codes and policies and land use regulations, and the State Environmental Protection Act (SEPA). The staff report is hereby adopted by the Examiner as if set forth in full herein unless otherwise noted. The master list of exhibits and witnesses which is a part of this file and which exhibits were considered by the Examiner is hereby made a part of this file as if set forth in full herein.
6. The project would comply with park mitigation requirements under Chapter 30.66A SCC (Title 26A SCC) by the payment of \$1,040.00 for each new single-family home.
7. The DPW reviewed the request with regard to traffic mitigation and road design standards. This review covered Title 13 SCC and Chapter 30.66B SCC (Title 26B SCC) as to road system capacity, concurrency, inadequate road conditions, frontage improvements, access and circulation, and dedication/deeding of right-of-way, state highway impacts, impacts on other streets and roads, and

Transportation Demand Management. As a result of this review, the DPW has determined that the development is concurrent and has no objection to the requests subject to various conditions.

8. School mitigation requirements under Chapter 30.66C SCC (Title 26C SCC) have been reviewed and set forth in the conditions.
9. The PDS Engineering Division has reviewed the concept of the proposed grading and drainage review pursuant to Chapter 30.63A SCC (Title 24 SCC) and recommends approval of the project subject to conditions which would be imposed during the full detailed drainage plan.
10. The Snohomish County Health District has no objection to this proposal provided that public water and sewer are furnished.
11. Public water and sewer service will be available for this development as well as electrical power.
12. The property is designated Urban Low Density Residential (ULDR 4-6 du/ac) on the General Policy Plan (GPP) Future Land Use Map (FLUM) and is located within an Urban Growth Area (UGA). According to the GPP, the ULDR designation covers various subarea plan designations which would allow mostly detached housing developments on larger lot sizes. Land in this category may be developed at a density of 4-6 du/ac and one of the implementing zones is the R-9,600 zone which is the case here.
13. The request complies with the Snohomish County Subdivision Code, Chapter 30.41A SCC (Title 19 SCC) as well as the State Subdivision Code, RCW 58.17. The proposed plat complies with the established criteria therein and makes the appropriate provisions for public, health, safety and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds, and other planning features including safe walking conditions for students.
14. The proposal has been evaluated by PDS for compliance with the lot size averaging provisions of SCC 30.41A.240 and SCC 30.23.210. This proposal is consistent with these provisions.
15. The request is consistent with Section 30.70.100 SCC (Section 32.50.100 SCC), which requires, pursuant to RCW 36.70B.040, that all project permit applications be consistent with the GMACP, and GMA-based county codes.
16. Any finding of fact in this decision which should be deemed a conclusion is hereby adopted as such.

CONCLUSIONS OF LAW

Based on the findings of fact entered above the following conclusions of law are entered.

1. The Examiner having fully reviewed the PDS staff report, hereby adopts said staff report as properly setting forth the issues, the land use requests, consistency with the existing regulations, policies, principles, conditions and their effect upon the request. It is therefore hereby adopted by the Examiner as a conclusion as if set forth in full herein, in order to avoid needless repetition. There are no changes to the recommendations of the staff report.
2. The Department of Public Works recommends that the request be approved as to traffic use subject to certain conditions.

3. The request is consistent with the GMACP; GMA-based County codes; and the type and character of land use permitted on the site and the permitted density with the applicable design and development standards.
4. The application should be approved subject to the following stipulations.

PRECONDITION

The preliminary plat map (Exhibit 18) shall be modified so that the lots and access easements shall not be within Native Growth Protection Areas (NGPA).

CONDITIONS

- A. The preliminary plat received by the Department of Planning and Development Services on April 21, 2005 (Exhibit 18), as modified by the Precondition above, shall be the approved plat configuration. Changes to the approved plat are governed by SCC 30.41A.330.
- B. Prior to initiation of any further site work; and/or prior to issuance of any development/construction permits by the county:
 - i. All site development work shall comply with the requirements of the plans and permits approved pursuant to Condition A, above.
 - ii. The platlor shall mark with temporary markers in the field the boundary of all Native Growth Protection Areas (NGPA) required by Chapter 30.62 SCC, or the limits of the proposed site disturbance outside of the NGPA, using methods and materials acceptable to the county.
 - iii. A Final Mitigation Plan shall be submitted for review and approval during the construction review phase of this project, based on the January 9, 2005 Conceptual Compensatory Mitigation Program by Habitat Technologies (Exhibit 4).
 - iv. Certificates of water and sewer availability shall be obtained from the City of Marysville.
- C. The following additional restrictions and/or items shall be indicated on the face of the final plat:
 - i. "The lots within this subdivision will be subject to school impact mitigation fees for the Marysville School District No. 25 to be determined by the certified amount within the Base Fee Schedule in effect at the time of building permit application, and to be collected prior to building permit issuance, in accordance with the provisions of SCC 30.66C.010. Credit shall be given for four existing parcels. Lots 1 through 4 shall receive credit."
 - ii. Chapter 30.66B SCC requires the new lot mitigation payments in the amounts shown below for each single-family residential building permit:
 - \$1,924.83 per lot for mitigation of impacts on county roads paid to the County,
 - \$2.45 per lot for impacts to Washington State Department of Transportation project DOT-22 (SR 9 at SR528) paid to the County,

\$1,222.43 per lot for impacts to the City of Marysville paid to the City. Proof of payment to the city is required.

\$205.72 per lot for impacts to the City of Arlington paid to the City. Proof of payment to the city is required.

\$74.32 per lot for TDM paid to the County per SCC 30.66B.630.

These payments are due prior to or at the time of building permit issuance for each single-family residence. Notice of these mitigation payments shall be contained in any deeds involving this subdivision or the lots therein. Once building permits have been issued all mitigation payments shall be deemed paid by the Department of Planning and Development Services.

- iii. Ten feet of right-of-way along the development's frontage and parallel with 83rd Avenue NE shall be dedicated to Snohomish County on the final recorded plat. [SCC 30.66B.510, SCC 30.66B.520]
- iv. All Critical Areas shall be designated Native Growth Protection Areas (NGPA) (unless other agreements have been made) with the following language on the face of the plat;

"All NATIVE GROWTH PROTECTION AREAS shall be left permanently undisturbed in a substantially natural state. No clearing, grading, filling, building construction or placement, or road construction of any kind shall occur, except removal of hazardous trees. The activities as set forth in SCC 32.10.110(29)(a), (c), and (d) are allowed when approved by the County."

D. Prior to recording of the final plat:

- i. The developer shall pay the County \$1,040.00 per new dwelling unit as mitigation for parks and recreation impacts in accordance with Chapter 30.66A SCC; provided, however, the developer may elect to postpone payment of the mitigation requirement until issuance of a building permit for that lot. The election to postpone payment shall be noted by a covenant placed on the face of the recorded plat and included in the deed for each affected lot within the subdivision.
- ii. Urban frontage improvements shall be constructed along the parcel's frontage on 83rd Avenue NE to the specifications of the Department of Public Works. [SCC 30.66B.410]
- iii. A waiting area 10 foot by 15 feet for school children shall be constructed along the development on 83rd Avenue NE to the specifications of the Department of Public Works. [RCW 58.17.110]
- iv. Public road access shall be provided to all lots within the development [SCC 30.24.052].
- v. Native Growth Protection Area boundaries (NGPA) shall have been permanently marked on the site prior to final inspection by the county, with both NGPA signs and adjacent markers which can be magnetically located (e.g.: rebar, pipe, 20 penny nails, etc.). The platlor may use other permanent methods and materials provided they are first approved by the county. Where an NGPA boundary crosses another boundary (e.g.: lot, tract, plat, road, etc.), a rebar marker with surveyors' cap and license number must be placed at the line crossing.

NGPA signs shall have been placed no greater than 100 feet apart around the perimeter of the NGPA. Minimum placement shall include one Type 1 sign per wetland, and at least one Type 1 sign shall be placed in any lot that borders the NGPA, unless otherwise approved by the county biologist. The design and proposed locations for the NGPA signs shall be submitted to the Land Use Division for review and approval prior to installation.

- vi. The final wetland mitigation plan shall be completely implemented.
 - vii. The following easement shall be extinguished:
 - a. Snohomish County Auditor's File Number (AFN) 8905110242
 - b. AFN 7808020195 and 8811290342
 - c. AFN 8906010223
 - viii. The area of the easement (Auditor's File Number 8603280301, as amended by Auditor's File Number 8905160403) intersected by the north stub of 85th Avenue NE to the north boundary of the plat shall be constructed to public road standards if the adjacent property to the east (Tax Parcel Number 300525-002-017-00) develops or the easement is extinguished prior to final plat approval.
- E. All development activity shall conform to the requirements of Chapter 30.63A SCC.

Nothing in this permit/approval excuses the applicant, owner, lessee, agent, successor or assigns from compliance with any other federal, state or local statutes, ordinances or regulations applicable to this project.

Preliminary plats which are approved by the county are valid for five (5) years from the date of approval and must be recorded within that time period unless an extension has been properly requested and granted pursuant to SCC 30.41A.300.

5. Any conclusion in this decision which should be deemed a finding of fact is hereby adopted as such.

DECISION:

The request for a 160 lot subdivision utilizing lot size averaging is hereby APPROVED, subject to the precondition and conditions set forth in Conclusion 4, above.

Decision issued this 26th day of May, 2005.



Ed Good, Deputy Hearing Examiner

EXPLANATION OF RECONSIDERATION AND APPEAL PROCEDURES

The decision of the Hearing Examiner is final and conclusive with right of appeal to the County Council. However, reconsideration by the Examiner may also be sought by one or more parties of record. The following paragraphs summarize the reconsideration and appeal processes. For more information about reconsideration and appeal procedures, please see Chapter 30.72 SCC and the respective Examiner and Council Rules of Procedure.

Reconsideration

Any party of record may request reconsideration by the Examiner. A petition for reconsideration must be filed in writing with the Office of the Hearing Examiner, 2nd Floor, County Administration-East Building, 3000 Rockefeller Avenue, Everett, Washington, (Mailing Address: M/S #405, 3000 Rockefeller Avenue, Everett WA 98201) on or before **JUNE 6, 2005**. There is no fee for filing a petition for reconsideration. **“The petitioner for reconsideration shall mail or otherwise provide a copy of the petition for reconsideration to all parties of record on the date of filing.”** [SCC 30.72.065]

A petition for reconsideration does not have to be in a special form but must: contain the name, mailing address and daytime telephone number of the petitioner, together with the signature of the petitioner or of the petitioner's attorney, if any; identify the specific findings, conclusions, actions and/or conditions for which reconsideration is requested; state the relief requested; and, where applicable, identify the specific nature of any newly discovered evidence and/or changes proposed by the applicant.

The grounds for seeking reconsideration are limited to the following:

- (a) The Hearing Examiner exceeded the Hearing Examiner's jurisdiction;
- (b) The Hearing Examiner failed to follow the applicable procedure in reaching the Hearing Examiner's decision;
- (c) The Hearing Examiner committed an error of law;
- (d) The Hearing Examiner's findings, conclusions and/or conditions are not supported by the record;
- (e) New evidence which could not reasonably have been produced and which is material to the decision is discovered; or
- (f) The applicant proposed changes to the application in response to deficiencies identified in the decision.

Petitions for reconsideration will be processed and considered by the Hearing Examiner pursuant to the provisions of SCC 30.72.065. Please include the County file number in any correspondence regarding this case.

Appeal

An appeal to the County Council may be filed by any aggrieved party of record. Where the reconsideration process of SCC 30.72.065 has been invoked, no appeal may be filed until the reconsideration petition has been disposed of by the hearing examiner. An aggrieved party need not file a petition for reconsideration but may file an appeal directly to the County Council. If a petition for reconsideration is filed, issues subsequently raised by that party on appeal to the County Council shall be limited to those issues raised in the petition for reconsideration. Appeals shall be addressed to the Snohomish County Council but shall be filed in writing with

the Department of Planning and Development Services, 2nd Floor, County Administration-East Building, 3000 Rockefeller Avenue, Everett, Washington (Mailing address: M/S #604, 3000 Rockefeller Avenue, Everett, WA 98201) on or before **JUNE 9, 2005** and shall be accompanied by a filing fee in the amount of five hundred dollars (\$500.00); PROVIDED, that the filing fee shall not be charged to a department of the County or to other than the first appellant; and PROVIDED FURTHER, that the filing fee shall be refunded in any case where an appeal is dismissed without hearing because of untimely filing, lack of standing, lack of jurisdiction or other procedural defect. [SCC 30.72.070]

An appeal must contain the following items in order to be complete: a detailed statement of the grounds for appeal; a detailed statement of the facts upon which the appeal is based, including citations to specific Hearing Examiner findings, conclusions, exhibits or oral testimony; written arguments in support of the appeal; the name, mailing address and daytime telephone number of each appellant, together with the signature of at least one of the appellants or of the attorney for the appellant(s), if any; the name, mailing address, daytime telephone number and signature of the appellant's agent or representative, if any; and the required filing fee.

The grounds for filing an appeal shall be limited to the following:

- (a) The decision exceeded the Hearing Examiner's jurisdiction;
- (b) The Hearing Examiner failed to follow the applicable procedure in reaching his decision;
- (c) The Hearing Examiner committed an error of law; or
- (d) The Hearing Examiner's findings, conclusions and/or conditions are not supported by substantial evidence in the record. [SCC 30.72.080]

Appeals will be processed and considered by the County Council pursuant to the provisions of Chapter 30.72 SCC. Please include the County file number in any correspondence regarding the case.

Staff Distribution:

Department of Planning and Development Services: David Radabaugh
Department of Public Works: Andrew Smith

The following statement is provided pursuant to RCW 36.70B.130: "Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation." A copy of this Decision is being provided to the Snohomish County Assessor as required by RCW 36.70B.130.

This decision is binding but will not become effective until the above precondition(s) have been fulfilled and acknowledged by the Department of Planning and Development Services (PDS) on the original of the instant decision. Document(s) required for fulfillment of the precondition(s) must be filed in a complete, executed fashion with PDS not later than May 26, 2016

1. "Fulfillment" as used herein means recordation with the County Auditor, approval/acceptance by the County Council and/or Hearing Examiner, and/or such other final action as is appropriate to the particular precondition(s).
2. One and only one six month period will be allowed for resubmittal of any required document(s) which is (are) returned to the applicant for correction.
3. This conditional approval will automatically be null and void if all required precondition(s) have not been fulfilled as set forth above; PROVIDED, that:
 - A. The Examiner may grant a one-time extension of the submittal deadline for not more than twelve (12) months for just cause shown if and only if a written request for such extension is received by the Examiner prior to the expiration of the original time period; and
 - B. The submittal deadline will be extended automatically an amount equal to the number of days involved in any appeal proceedings.

ACKNOWLEDGMENT OF FULFILLMENT OF PRECONDITIONS

The above imposed precondition(s) having been fulfilled by the applicant and/or the successors in interest, the Department of Planning and Development Services hereby states that the instant Decision is effective as of _____.

Certified by:

(Name)

(Title)

Parties of Record Register
04-100385 SD ROCK CREEK NORTH
HRG: 5/17/05 UPDATED 5/25/05(KD)
04100385 KW

HARBOUR HOMES INC
906 SE EVERETT MALL WAY
EVERETT WA 98208

SNOHOMISH HEALTH DISTRICT
BRENT RAASINA
3020 RUCKER AVE SUITE 104
EVERETT WA 98201-3900

SNO CO DEPT OF PUBLIC WORKS
ANDREW SMITH
3000 ROCKEFELLER AVE M/S 607
EVERETT WA 98201

SNO CO PLAN & DEV/LAND USE DIV
DAVID RADABAUGH
3000 ROCKEFELLER AVE M/S 604
EVERETT WA 98201

DR STRONG CONSULTING
LUAY JOUDEH/JAMES BARNETT
10604 NE 38TH PL #101
KIRKLAND WA 98033

JOHN SIGLER
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MARYSVILLE WA 98270

NORMAN C WEBB
7125 83RD AVE NE
MARYSVILLE WA 98270

JOHN W HOLTUM
2754 S IRENELLA LN
CAMANO ISLAND WA 98292

DAVID KELLER
6911 83RD AVE NE
MARYSVILLE WA 98270

NEDRA SHUMAKER
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MARYSVILLE WA 98270

MJ SCOTT
509 OLIVE WAY #533
SEATTLE WA 98104

FAMILY QUALITY CONST & DEV II
11406 AIRPORT RD
EVERETT WA 98204

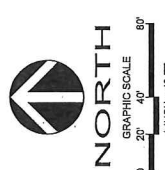
DEAN FINK
7131 83RD AVE NE
MARYSVILLE WA 98270-6525

REAL PROPERTY LAW GROUP
CYNTHIA THOMAS
1218 THIRD AVE, SUITE 1900
SEATTLE WA 98101

MARYSVILLE SCHOOL DISTRICT
JOSEPH LEGARE
4220 80TH ST NE
MARYSVILLE WA 98270-3498

CITY OF MARYSVILLE
LIBBY GRAGE
80 COLUMBIA AVE
MARYSVILLE WA 98270

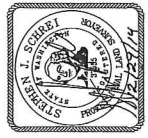
ROCK CREEK NORTH DIVISION 2, PHASE 3
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 A PORTION OF THE NW 1/4, SEC. 25, TWP. 30N., RGE. 5E., W.M.,
 CITY OF MARYSVILLE, SNOHOMISH COUNTY, WASHINGTON



LEGEND

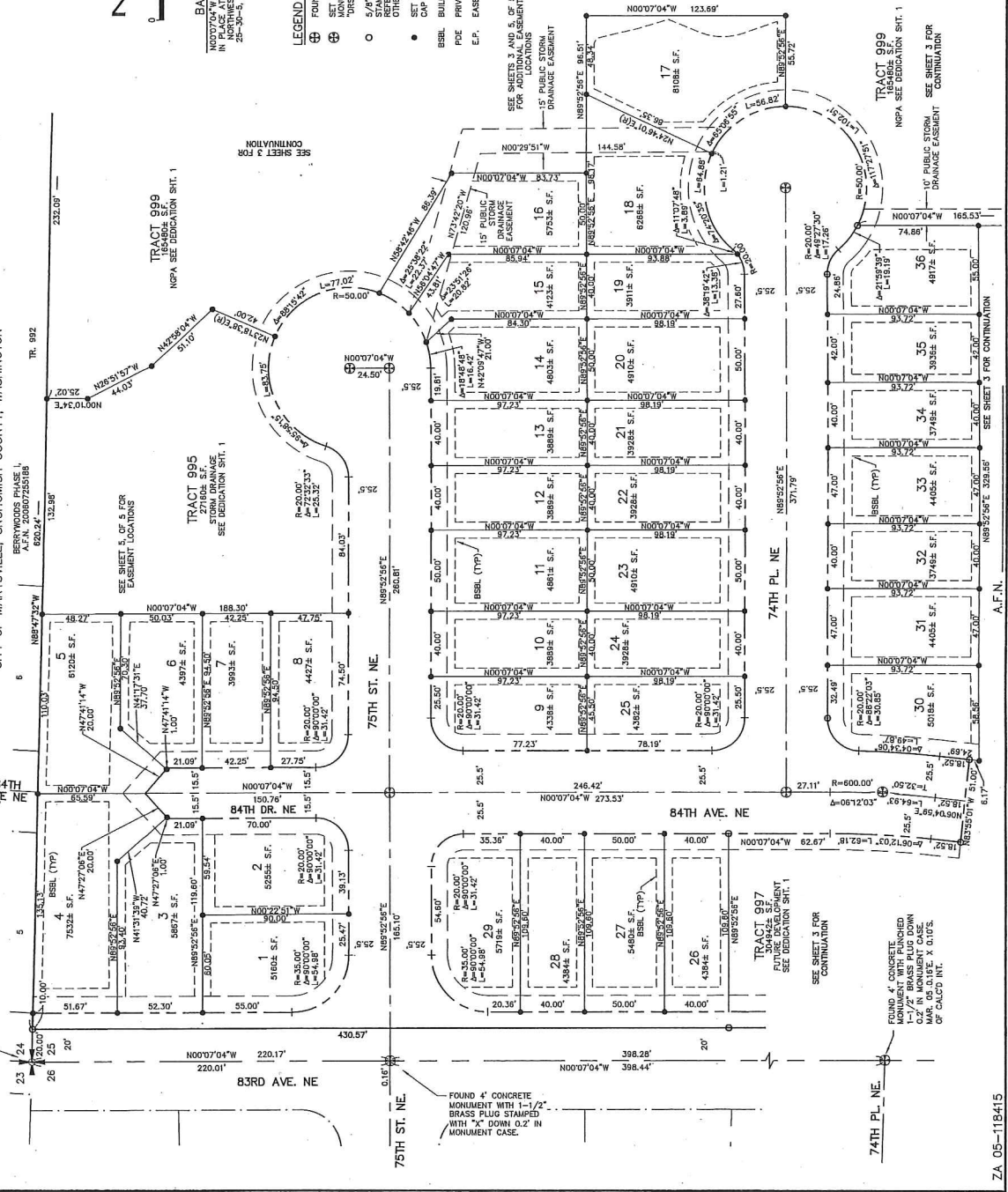
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- ⊕ SET STANDARD CITY OF MARYSVILLE MONUMENT WITH BRASS DISK STAMPED "MS 37855" IN MONUMENT CASE
- 5/8" REBAR WITH PLASTIC CAP FOR ADJACENT LOCATIONS OTHERWISE
- SET 5/8" X 24" REBAR WITH PLASTIC CAP STAMPED "DRS 37855"
- BSBL BUILDING SETBACK LINE
- - - PDE PRIVATE STORM DRAINAGE EASEMENT
- - - E.P.A. EASEMENT PROVISIONS

BASIS OF BEARINGS
 ALL BEARINGS TO MONUMENTS AND IN PLACE BEARINGS TO MONUMENTS AND NORTHWEST CORNER OF SECTION 25-30-5E., A.F.N. 20409155006

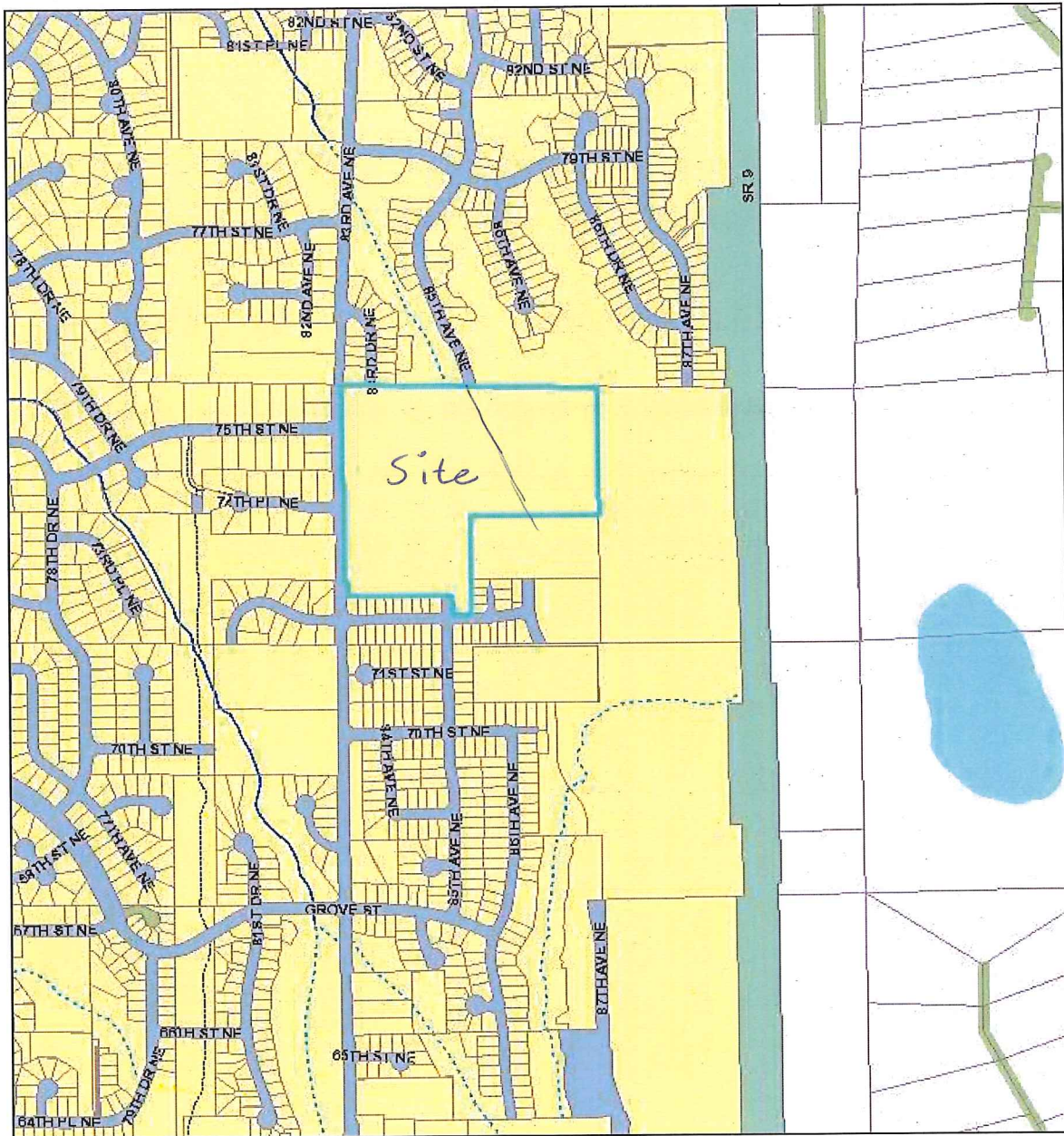


D.R. STRONG CONSULTING ENGINEERS
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JOB NO. 11034



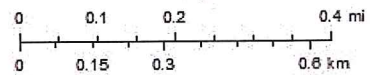
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October 15, 2014

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|--|------------------|--|---------------------|
| | Parcels | | STATE OF WASHINGTON |
| | Railroad | | Streets |
| | MUNICIPALITY | | Trails |
| | PRIVATE | | Arlington airport |
| | RAILROAD | | Water bodies |
| | SNOHOMISH COUNTY | | |



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COMMUNITY DEVELOPMENT DEPARTMENT
 80 Columbia Avenue, Marysville, WA 98270
 (360) 363-8100, (360) 651-5099 FAX

FINAL PLAT CHECK LIST

Plat Name:	Rock Creek North Div 2, Phase 3	PA #	
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Item	Department	Initials	Date
1. Plat Map- Checked & Approved	Land Dev.	SAS	3/2/15
	Planning	COW	3/5/15
2. Letter of Segregation to Assessor	Planning	COW	3/5/15
3. Water System/Sewer System			
Letter of Acceptance	Const. Insp.	SAS	2/24/15
Asbuilts – Including Digital Files	Const. Insp.	SA	2/24/15
Bill(s) of Sale	Const. Insp.	SAC	2/24/15
Maintenance and Warranty Funding	Const. Insp.	SAS	2/27/15
4. Road/Storm Sewer			
Letter of Acceptance	Const. Insp.	SAS	2/24/15
Asbuilts – Including Digital Files	Const. Insp.	SAS	3/5/15
Bill(s) of Sale	Const. Insp.	SAS	2/24/15
Maintenance and Warranty Funding	Const. Insp.	SAS	2/27/15
5. Performance Bond – Submitted/Approved		N/A	
(If Required - Road and Storm Drain Only)	Const. Insp.	N/A	
6. Inspection Fees - Calculated and Paid	Const. Insp.	SAS	2/24/15
7. Final Plat Fee - Calculated and Paid	Planning	COW	11/20/14
8. TIP Fees: _____	Planning	COW	3-5-15

9. Parks Mitigation Fees: _____	Planning	CDD	3-2-15
10. School District Mitigation Fees: _____	Planning	CDD	3-2-15
11. Signage and Striping Installed	Const. Insp.	SAS	2/17/15
12. Final Grading and TESC Inspection	Const. Insp.	SAS	2/17/15
13. Satisfied Hearing Examiner's Conditions of Approval	Planning	CDD	3-2-15
14. Utility/Recovery/Main Fees	Land Dev.	SAS	3/2/15

Plat Approved for Recording:

Community Development Director: _____

Date: _____

City Engineer: _____

Date: _____

Note: The final plat will not be scheduled before the City Council until this checklist is complete.