

December 11, 2023

Land Resolutions  
Attn: Jen Haugen  
3605 Colby Ave  
Everett, WA 98201

**Re: SP23-006 – Linscott-Kirk Short Plat – Technical Review 1**  
9803 48<sup>th</sup> Dr NE – APN(s): 00538500001200

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Dear Jen,

After preliminary review of the above referenced proposal, the Planning Division has the following comment(s):

1. Include File Number SP23-006 on all future correspondence, in addition to all site, civil and landscape plans.
2. Per [MMC 22C.010.290\(2\)](#), sites shall be oriented to create an attractive street edge and are to have primary entrances facing the street. Additionally, street facing residences would be consistent with the character of the neighborhood. As proposed, Lot 1 would not meet the intent of this section.

Staff does note that the comments from the pre-application mentioned that if units along 48<sup>th</sup> Dr NE are not oriented towards the street, then a 10 ft. landscape easement would be allowed. However, this is not an allowable or desired deviation to the above code section. Revise site plan to remove the proposed landscape easement and orient the lots to have the primary entrances facing 48<sup>th</sup> Dr NE with garage access in the rear.

**Staff proposes the following configuration:**



3. Please provide a preliminary landscape plan that demonstrates compliance with MMC 22C.010.400(3) regarding required duplex landscaping as well as the required landscaping along 48th Dr NE and the private access per MMC 22C.120.

- The project shall have all power lines, telephone wires, televisions cables, fire alarm systems and other communication wires, cables or lines placed in underground location either by direct burial or by means of conduit or ducts, providing service to each lot or potential building site in the plat. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including but not limited to the city and state applicable regulations and specific requirements of the appropriate utility.

Please contact the appropriate utility (e.g. PUD, Frontier Communications, Ziply, etc.) in advance to obtain information on costs, permit requirements, timeframes, etc.

- The following are the current impact fees, vesting and payment due dates:

IMPACT FEE TYPE	IMPACT FEE RATE	VESTING	PAYMENT DUE
Marysville Traffic	\$6,300 per lot/unit	Complete Application	Prior to recording
Marysville Parks	\$1,824 per lot/unit	BP Submittal	Prior to BP issuance
Marysville Schools	Currently \$0 for SFR	BP Submittal	Prior to BP issuance

Enclosed are copies of comments received from other City departments and reviewing agencies. Revised application materials must be accompanied with a written response detailing how each of the items outlined above and attached hereto have been addressed, and what sheet the change(s) can be found on.

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](mailto:emorgan@marysvillewa.gov).

Sincerely,

*Emily Morgan*

**Emily Morgan**  
Senior Planner

ecc: Chris Holland, Planning Manger

**COMMENTS ATTACHED:**

1.	<b>Community Development Building</b> – Mike Snook, Building Official (360) 363-8210 or <a href="mailto:msnook@marysvillewa.gov">msnook@marysvillewa.gov</a>
2.	<b>Marysville Fire District</b> – Brian Merkley, Deputy Fire Marshal (360) 363-8500 or <a href="mailto:MFInspectors@MFDRA.org">MFInspectors@MFDRA.org</a>
3.	<b>Public Works Development Services</b> – Brad Zahnow, Development Services Technician (360) 363-8205 or <a href="mailto:bzahnow@marysvillewa.gov">bzahnow@marysvillewa.gov</a>
4.	<b>Public Works Surface Water</b> – Ryan Carney, Surface Water Inspector (360) 363-8140 or <a href="mailto:rcarney@marysvillewa.gov">rcarney@marysvillewa.gov</a>
5.	<b>Public Works Engineering</b> – Kacey Simon, Civil Plan Reviewer (360) 363-8280 or <a href="mailto:ksimon@marysvillewa.gov">ksimon@marysvillewa.gov</a>
6.	<b>Public Works Traffic</b> – Jesse Hannahs, Traffic Engineer Manager (360) 363-8287 or <a href="mailto:jhannahs@marysvillewa.gov">jhannahs@marysvillewa.gov</a>

## MEMORANDUM

Date: **November 22, 2023**

**SP23-006**

To: **Emily Morgan, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Linscott-Kirk Short Plat

**Applicant:** Robert Linscott (Applicant) c/o Jen Haugen – Land Resolutions (Agent)

**Proposal:** The applicant is proposing a 3-lot short plat. Lot 1 and 3 are proposed as duplex lots with Lot 2 proposed as single family residential, for a total of (5) units. The proposed lots would be accessed via an access tract off of 48th Dr. NE.

**Address:** 9803 48<sup>th</sup> Drive NE

**In response to your request for review of the above project. Please see requirements below;**

1. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments, or 2021 International Codes and Uniform Plumbing code if submitted after March 15, 2024
2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, and 2018 Washington State Energy Code work sheets. 2021 Washington State Energy Codes required if submitted after March 15, 2024.
3. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.
4. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.
5. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.
6. A grading permit will be required. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
  - Soil Classification
  - Required Drainage Systems
  - Soil Compaction Requirements
  - Type of Footings, Foundations, and Slabs Allowed
  - Erosion Control Requirements
  - Retaining Walls
  - Fill and Grade
  - Final Grade

**Please provide the below information in regards to this overall project;**

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. Or 2021 IBC if submitted after March 15, 2024. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.
2. Please provide scaled floor plans with square footage.
3. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
4. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
5. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.
6. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments, or 2023 NEC after January 1, 2024. A separate application, plans, and plan review will be required.
7. Special Inspection may be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.
8. **Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.**

**We look forward to your project coming to our City!**

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or [msnook@marysvillewa.gov](mailto:msnook@marysvillewa.gov) during office hours 7:30 am – 4:00 pm, Monday through Friday.



**MARYSVILLE FIRE DISTRICT**  
**REGIONAL FIRE AUTHORITY**  
**Fire Marshal's Office**  
1635 Grove St. Marysville, WA 98270 - (360) 363-8500  
[MFInspectors@MFDRFA.org](mailto:MFInspectors@MFDRFA.org) - [www.marysvillefiredistrict.org](http://www.marysvillefiredistrict.org)



To: Emily Morgan, Senior Planner  
From: Brian Merkley, Deputy Fire Marshal  
Date: November 22, 2023  
Subject: SP23-006, Linscott Kirk 9803 48<sup>th</sup> Dr NE

I have reviewed the proposed development of a 0.77 acre 3-lot short plat which includes 2 duplexes and 1 SFR. Access and turn around appear adequate.

Comments related to fire code compliance for this project are noted below:

1. Both duplexes will likely require residential fire sprinklers due to total square footage. Lots 2 and 3 will require fire sprinklers due to distance from public ROW. Residential fire sprinklers shall be reflected on civil plans to be approved.
2. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
3. **Future homes to be constructed may require residential sprinkler installation for a number of reasons, including: if homes are three or more stories tall, if fire flow from hydrants does not meet fire code requirements, if any part of homes is further than 200' from the public road ROW with no hydrant provided on-site, or to mitigate access deficiencies.**
4. Where residential fire sprinklers may be required the developer shall install a water service per Standard Plan 2-090-001 Full ¾" x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.
5. The fire code permits required for fire sprinkler installations (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.
6. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.
7. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information.

8. The minimum required fire flow for hydrants protecting SFR dwellings is 1,000 gpm (with 20-psi minimum residual pressure) for dwellings not exceeding 3,600 square feet in size. For buildings greater than 3,600 square feet, the minimum fire flow is 1,500 gpm.
9. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5” Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
10. Turnaround provision is required for dead-end access in excess of 150 feet long. Turnaround will require to be signed “NO PARKING - FIRE LANE” this will need to be noted on the civil plans.
11. An adequate access route for fire apparatus must be in service prior to any building construction.
12. Access for firefighting operations along all sides of all buildings is required. A minimum 5’ wide access is required for SF dwellings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20’ wide fire apparatus access.
13. The city address committee will determine road names and address numbers for the proposed lots.



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Emily Morgan, Senior Planner

FROM: Brad Zahnow, Development Services Technician

DATE: December 11, 2023

SUBJECT: SP23-006 Linscott-Kirk Short Plat  
9803 48th Dr NE  
APN: 00538500001200

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### **Utility Capital Improvement Fees**

Capital utility fees are assessed in accordance with the attached rate sheet. The “City” rates will be applicable to this project.

### **Recovery (Latecomer) Fees**

No recovery fees are applicable to this project.

### **Utility Main Fees**

No main fees are applicable to this project.

### **ULID/LID Fees**

No ULID or LID fees are applicable to this project.

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270



**MARYSVILLE  
PUBLIC WORKS**

**UTILITY CAPITAL IMPROVEMENT CHARGES - 2023**

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670 - Effective 1-1-2006  
Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

**RESIDENTIAL UNITS**

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Residential DU*	Eff 1/1/06	\$4,750/du	\$5,490/du	\$4,490/du	\$4,890/du
Inspection		Plumb permit varies	Plumb permit	\$100	\$100
Admin/Filing Fee		\$20	\$20	\$20	\$20

\*Dwelling unit includes single-family, multi-unit housing, apts, condos, manufactured homes and mobile homes.  
Main fees or latecomer fees may apply, depending on location.

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Hotel/Motel	Eff 1/1/06	\$1,816/ <u>rm</u>	\$2,099/ <u>rm</u>	\$1,717/ <u>rm</u>	\$1,870/ <u>rm</u>
RV Park Pads	Eff 1/1/06	\$2,375/pad	\$2,745/pad	\$2,245/pad	\$2,445/pad

**COMMERCIAL / INDUSTRIAL**

**WATER**

Gallons per Minute	City	Outside City
0 – 2000 <u>gpm</u>	\$1.64 / square foot ( <u>bldg</u> )	\$1.99 / square foot ( <u>bldg</u> )
2001 – 4000 <u>gpm</u>	\$2.40 / sf	\$2.87 / sf
4001+ <u>gpm</u>	\$3.16 / sf	\$3.80 / sf
Warehouse/Storage (Ord No. 3026, Eff 7/15/16)	\$0.48 / sf	\$0.65 / sf
Warehouse/Storage with fire sprinklers	\$0.36 / sf	\$0.49 / sf

**SEWER**

Type of Use	City	Outside City
Retail Sales/Manufacturing/ Churches/Schools/Day Care	\$1.03 / square foot ( <u>bldg</u> )	\$1.24 / square foot ( <u>bldg</u> )
Offices/Medical/Dental/Nursing Homes and all other uses not listed	\$1.67 / sf	\$2.00 / sf
Warehouses/Storage	\$0.49 / sf	\$0.65 / sf
Restaurants/Taverns/Esspresso	\$2.38 / sf	\$2.86 / sf
Schools without kitchens	\$0.77 / sf	\$0.93 / sf

**SURFACE WATER / STORM DRAINAGE**

Surface water capital fee – Eff 1/1/11	Residential - \$95/du	Commercial - \$95/3200sf of imp surface
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**METER SERVICES**

Meter Size	Tapping Fee	Meter Drop Fee
5/8" x 3/4"	\$1,050	\$500
3/4" x 3/4"	\$1,075	\$525
1"	\$1,200	\$560
1.5"	\$1,600	\$750
2"	\$1,900 min	\$850
3", 4", 6", 8"	Time and Material - \$3,500 min + \$1K/inch	Included in tapping fee

Fire sprinkler systems may require a larger meter for adequate fire flow – consult your designer.

All non-residential water services, including fire sprinkler systems and irrigation systems, require a backflow prevention assembly to be installed immediately downstream of the water meter. Contact the city's cross connection control specialist at (360) 363-8100 to determine the type of assembly required.

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270





**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Emily Morgan, Senior Planner  
FROM: Ryan Carney, Surface Water Inspector  
DATE: 11/28/2023  
SUBJECT: SP23-006 Linscott-Kirk Short Plat

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

(UIC rules apply to infiltration trenches, see Volume I chapter 4 UIC Program. Contact the Department of Ecology for permitting information.)

2. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the HOA gets lot ownership and landscaping responsibility. The City gets routine maintenance easement for hard infrastructure maintenance.

If you have questions regarding these comments, please contact me at 360-363-8140 or rcarney@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270



## Stormwater Covenant and Easement

Community Development Department 80 Columbia Avenue Marysville, WA 98270

(360) 363 -8100 Phone (360) 651-5099 FAX Office Hours: Monday – Friday 7:30 AM -4:00 PM

### Instructions Page

#### For the Developer:

Does your Project trigger minimum requirements #6 Runoff Treatment, or #7 Flow Control AND the facility(ies) will be on private property?

If “no” then this covenant does not need to be recorded.

Otherwise, please complete the enclosed documents. The draft document should be submitted for review with the other civil plan documents. It does not need signatures at that time. Exhibit B- Facilities Maintenance Plan should include a map showing where the storm water features are located on the property and describe the maintenance requirements. Once the infrastructure is built, review the document. If construction altered the stormwater utility layout update the appropriate information. The documents must be signed by all parties with an ownership interest in the property (include additional signature blocks and notary acknowledgement forms as necessary). Have the final document signatures notarized. Record before final occupancy is issued.

#### Recording notes:

- Do not write within the one-inch border
- Type or print legibly and in an easily readable font
- Print documents single sided and provide original copies with original signatures

When Recorded, Return to:

**City of Marysville**  
**Community Development**  
80 Columbia Ave  
Marysville, WA 98270

**Stormwater Covenant and Easement  
(MMC 14.15.155)**

<b>DOCUMENT TITLE:</b> <i>Project Name</i> Stormwater Covenant and Easement
<b>Grantor:</b> <i>Property Owner Name</i>
<b>Grantee:</b> CITY OF MARYSVILLE, a Municipal Corporation
<b>Legal Description (abbreviated):</b>
<b>Assessor's Parcel(s):</b>
<b>Address:</b>
<b>Reference Number(s):</b>
City of Marysville Project No: City of Marysville Building Permit No:
<b>**Note**</b> The Auditor/Recorder will rely on the information provided on this form. City staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

## Stormwater Covenant and Easement (MMC 14.15.155)

This Stormwater Covenant and Easement (the "Agreement") is executed in favor of the City of Marysville (the "City") by the undersigned owner(s) (the "Grantor") of the following described real property situated in the City of Marysville, Snohomish County, State of Washington (the "Property") (insert complete legal description):

(attach Exhibit A if necessary to fit full legal description)
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WHEREAS, pursuant to Marysville Municipal Code Chapter 14.15, as may be hereafter amended, a condition of developing the Property requires that it have adequate stormwater drainage; and

WHEREAS, the Grantor has installed a private storm drainage system for the Property; and

WHEREAS, such a private storm drainage system will require ongoing maintenance as detailed in the approved Facility Maintenance Plan to ensure it operates as designed;

WHEREAS, the private storm drainage system includes the following specified drainage control facilities, which are documented in the drainage control plan drawing(s), as amended by record drawing(s) on file with the City of Marysville. The following runoff treatment or flow control facilities are onsite:

	Detention or Infiltration Pond		BMP T8.20 Sand Filter vault
	Detention or Infiltration Vault		BMP T8.30 Linear Sand Filter
	BMP T5.15 Permeable Pavements		BMP T8.40 Media Filter Drain
	Detention Tank/Pipes		BMP T9.10 Basic Biofiltration Swale
	BMP T5.16 Tree Retention and Tree Planting		BMP T9.20 Wet Biofiltration Swale
	BMP T5.17 Vegetated Roofs		BMP T9.30 Continuous Inflow biofiltration Swale
	BMP T5.20 Rainwater Harvesting		BMP T9.40 Basic Filter Strip
	BMP T5.30 Full Dispersion area		BMP T10.10 Wetponds-Basic and Large
	BMP T6.10 Presettling Basin		BMP T10.20 Wetvaults
	BMP T7.10 Infiltration Basins		BMP T10.30 Stormwater Treatment Wetlands
	BMP T7.20 Infiltration trenches		BMP T10.40 Combined Detention and Wetpool Facilities
	BMP T7.30 Bioretention Cells, Swales and Planter Boxes		BMP T11.10 API (Baffle type) Separator bay
	BMP T7.40: Compost-amended Vegetated Filter Strips (CAVFS)		BMP T11.11 Coalescing Plate (CP) Separator Bay

	BMP T8.10 Basic Sand Filter basin		Ecology approved Emerging Technology Manufacturer: Device Name:
	BMP T8.11 Large Sand Filter basin		

Now, therefore, the Grantor, on behalf of Grantor and Grantor's heirs, successors, and assigns, agrees to the following and hereby creates a covenant running with the land that shall be binding upon all parties and their heirs, successors, and assigns forever:

- (1) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, agrees to and shall:
  - (a) inspect and maintain the above described drainage control facilities in accordance with the provisions of Marysville Municipal Code (MMC) Title 14, the approved Facility Maintenance Plan (attached hereto as Exhibit B and incorporated by this reference), and any other provisions applicable to the facilities, as now and hereafter in effect;
  - (b) implement the terms of the drainage control plan required for development; and
  - (c) inform all future purchasers, heirs, successors, and assigns of the existence of the drainage control facilities and other elements of the drainage control plan and the limitations of the drainage control facilities.
  
- (2) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants permission for authorized representatives of the City of Marysville to enter onto the Property for inspection, monitoring, correction, or abatement of conditions related to the Property's drainage control plan, drainage control facilities, MMC Title 14, or any other MMC provision applicable to drainage control, as now and hereafter in effect.
  
- (3) If the private storm drainage system is not maintained in accordance with the approved or record drawing design, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns grants the City the right to inspect and repair the system and assess reasonable costs for the work that may be charged against the Property, the Property owner, or any beneficiary.
  
- (4) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns:
  - (a) Agrees and acknowledges that the City is not responsible for the adequacy or performance of the drainage control plan or the drainage control facilities;
  - (b) Agrees to accept any and all risks of harm, loss, injury, or damage related to the drainage control plan or the drainage control facilities; and
  - (c) Hereby waives any right to assert any and all present and future claims against the City, whether known or unknown, for any harm, loss, injury, or damage occurring either on or off the Property, related to the drainage control plan, the drainage control facilities, or drainage

or erosion on the Property, except only for such harm, loss, injury, or damage that directly results from the sole negligence of the City.

- (5) This Agreement shall be recorded in the real estate records of the Auditor's Office of Snohomish County, Washington. If any provision of this Agreement is held invalid, the remainder of the Agreement is not affected.
- (6) The obligations of the Grantor and each of the Grantor's heirs, successors, and assigns under this Agreement shall terminate when that person sells, devises, or transfers the Property, or his or her interest therein, unless the obligation arises out of a claim of negligence or intentional act of that person.

Now, therefore, to this end, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants a perpetual easement to the City of Marysville and its authorized representatives to enter the Property, inspect the private storm drainage system, and make necessary repairs, with any expenses incurred being chargeable against the Property, the Property owner, and any beneficiary.

By: \_\_\_\_\_ Date: \_\_\_\_\_

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

By: \_\_\_\_\_ Date: \_\_\_\_\_

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

**ACKNOWLEDGEMENT**

(Individual)

STATE OF WASHINGTON        )  
  )ss.  
COUNTY OF SNOHOMISH    )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
\_\_\_\_\_ is the person who appeared before me, and said person  
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary  
act for the uses and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

(Entity)

STATE OF WASHINGTON )

)ss.

COUNTY OF SNOHOMISH )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
\_\_\_\_\_ is the person who appeared before me, and said person  
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute  
the instrument and acknowledged it as the \_\_\_\_\_  
of \_\_\_\_\_ to be the free and voluntary act of such party for the uses  
and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at \_\_\_\_\_

My commission expires \_\_\_\_\_



**ACKNOWLEDGEMENT**

(Individual)

STATE OF WASHINGTON        )  
  )ss.  
COUNTY OF SNOHOMISH    )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
\_\_\_\_\_ is the person who appeared before me, and said person  
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary  
act for the uses and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

(Entity)

STATE OF WASHINGTON        )  
  )ss.  
COUNTY OF SNOHOMISH     )

I certify that I know or have satisfactory evidence that \_\_\_\_\_  
\_\_\_\_\_ is the person who appeared before me, and said person  
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute  
the instrument and acknowledged it as the \_\_\_\_\_  
of \_\_\_\_\_ to be the free and voluntary act of such party for the uses  
and purposes mentioned in the instrument.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
\_\_\_\_\_

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at \_\_\_\_\_

My commission expires \_\_\_\_\_

**EXHIBIT A**

**LEGAL DESCRIPTION**

(Insert complete legal description):

Situated in the City of Marysville, County of Snohomish, State of Washington.

**EXHIBIT B**

**FACILITIES MAINTENANCE PLAN**



**MARYSVILLE**  
WASHINGTON

**MARYSVILLE CIVIC CAMPUS**  
501 Delta ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 651-5099 FAX

**MEMORANDUM**

To: Emily Morgan, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Linscott-Kirk Short Plat, File# SP23-006  
3 lot short plat  
9803 48<sup>th</sup> DR NE & Parcel # 00538500001200

Date: 12/6/2023

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The following comments are offered after review of the above referenced application.

1. **Existing utilities:**
  - a. Sanitary sewer: There is an 8” PVC sewer main located in 48<sup>th</sup> DR NE and can be found on record drawing S437.
  - b. Water: There is an 8” ductile iron water main located in 48<sup>th</sup> DR NE and can be found on record drawing W452.
  - a. Storm: There is no City conveyance to tie into.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
  - a. Storm drain facilities will need to be provided for the widened section of 48th Drive NE.
3. **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.
  - a. 48th Drive NE is classified as a local access street and is to be built compliant with SP 3-202-002 of the EDDS.
4. **Dedication Requirements:**
  - a. It does not appear that additional right-of-way is required for 48th Drive NE.
5. **Access:**
  - a. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts shall be limited to a 20 foot maximum.

- b. The new roads shall be constructed to SP 3-202-004.
6. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
- a. Stormwater drainage: The city has adopted the 2019 Ecology Manual. Projects above the 2,000 square feet and/ or 5,000 square feet threshold must comply with requirements stipulated in Volume I of the Stormwater Management Manual for Western Washington.
  - b. A geotechnical report will be required. Should infiltration methods be proposed and less than 5 feet of separation exists to the seasonal high water table, a mounding analysis will be required. The mounding analysis shall be performed during the wet season.
  - c. The maximum allowed impervious surface coverage for the Zoning designation is 50%.

Standard Comments:

- 7. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
- 8. Fire flow will need to be completed prior to 1<sup>st</sup> civil plan review and submitted with 1<sup>st</sup> civil plan review.
- 9. 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.
- 10. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
- 11. 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.
- 12. 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.
- 13. Please refer to MMC 22G.030.020 for applicable plan review and construction inspection fees.
- 14. **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 week
- iv. Subsequent reviews will be 3 weeks.

15. 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.

If you have additional questions regarding the above comments, please contact me at [ksimon@marysvillewa.gov](mailto:ksimon@marysvillewa.gov) or at (360) 363-8280.

cc: Josh King, PE, Engineering Services Manager



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Emily Morgan – Senior Planner

FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager

DATE: December 11, 2023

SUBJECT: SP 23-006 – Linscott-Kirk Short Plat

I have reviewed the Site Plan for the proposed Linscott-Kirk Short Plat at 9803 48<sup>th</sup> DR NE and have the following comments:

- 1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
- 2) A Traffic Impact Analysis (TIA) will be required.
  - a. This would include, for City approval, development of trip generation/distribution followed after City review/approval by identification of impacts and, where required, mitigation approaches.
    - i. Given size of development, trip generation only shall be required:
      1. Trip Generation shall be 1.0 PM Peak Hour trips per new single family unit (Duplex = 2 units).
- 3) Undergrounding of existing overhead utilities along frontage of 48<sup>th</sup> DR NE shall be required.
- 4) Frontage improvements shall be required upon 48<sup>th</sup> DR NE frontage.
  - a. Roadway cross-section shall provide dimensions for existing and proposed pavement widths including any roadway channelization/lane widths.
- 5) Per EDDS 3-506, street lighting will be required.
  - i. Existing PUD street light upon existing PUD wood pole south of proposed frontage may be accepted as street lighting requirement.

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270