



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

December 29, 2016

Mr. Joseph Smeby, PE
Omega Engineering, Inc.
2717 Rockefeller Ave.
Everett, WA 98201

**Re: R&D Masonry G16-0032 and PA16-050
13120 41st St. NE - Grading**

Dear Mr. Smeby,

The Land Development Division of the Community Development Department has completed the review for the first submittal of the above project. The following comments have been provided.

1. Be aware that approval of this grading plan will not be approved prior to site plan approval. The site plan application was accepted and vested on December 28, 2016.

Sheet 1 of 4 Cover Sheet

2. Add the city file numbers to the sheet – G16-0032 and PA16-050.
3. A right of way permit is required. Please add a note to the plan sheet.

Sheet 3 of 4 Frontage improvements

4. The street is to be built per SP3-203-001, matching the existing improvements to the south.
5. Show the CB#5 on the profile.
6. The road is to be ground and overlaid to the centerline in addition to the new pavement.
7. The ramp is to be installed per SP3-513-001.

Drainage Report

8. In the narrative explain why pasture condition was used for the predeveloped land use rather than forest. The facilities still pass using forest, but the report is to support the pasture condition.
9. The drainage report doesn't satisfactorily address the stormwater from frontage improvements. Section 1 indicates that frontage improvements are proposed for this construction phase. Section A indicates 0.05 acres of off-site improved area is included

in the basin but there is no other information in the report, the grades don't support the street flow using the infiltration facility, and there is no bypass in the WWHM2012 printout. Section 5 doesn't address the frontage improvements in the narrative.

Resubmittal information

Upon resubmittal, please provide two sets of revised plans and reports to Anne Miller, Associate Engineer III. Also include a response letter. If the redlines were picked up, please add to the resubmittal package.

Fee Information

Civil construction plan review fees are \$250.00 base fee plus \$135.00/hour. Current fees for this first civil construction plan review of the R&D Masonry are \$655.00 (3 hours). Civil construction plan review fees are to be paid prior to final plan approval by Douglas van Gelder, PE, Engineering Services Manager.

Please be aware these comments are limited to the issues and topics identified in this comment letter and shall not be construed as a complete and all encompassing review of this proposal.

If you have any questions or concerns, please contact me by email at amiller@marysvillewa.gov or at 360-363-8218.

Sincerely,



Anne Miller, Associate Engineer III

cc: Douglas van Gelder, PE, Engineering Services Manager