



October 31, 2023

Brian Kalab  
IECO  
PO Box 1478  
Everett WA 98206

**Re: PA23-015 – MSR Tuscany Woods Townhomes – Technical Review 2**

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Brian,

After preliminary review of the above referenced proposal, the Planning Division has the following comments:

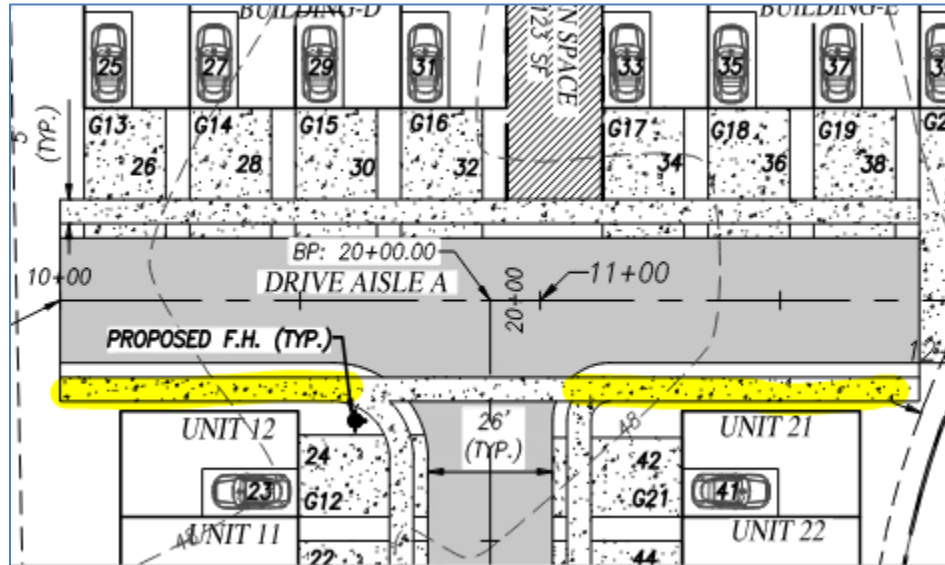
1. What is proposed for the portion of the private road (44<sup>th</sup> Drive NE) that is on the project property? Prior to further review, please identify how this area will be addressed. Is a Boundary Line Adjustment proposed? Whatever is proposed will likely impact allowable density, setbacks, etc.

**Site Design**

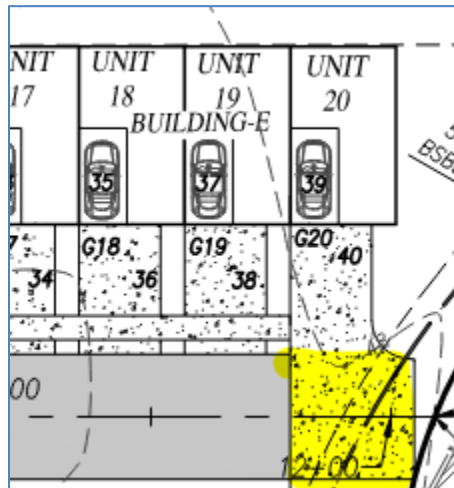
2. The proposal includes use of residential density incentives (RDI) in order to obtain seven (7) bonus units. Please identify the fencing/landscaping proposed for bonus units.
3. Setbacks for the proposal are as follows:
  - . Front (south) - 20 feet
  - . Rear (north) - 25 feet
  - . Side (west) - 10 feet
  - . Side (east) - 20 feet
4. A 10-foot L1 buffer is required along the entire eastern project boundary (MMC 22C.010.090(10)). A six foot sight obscuring fence is required along this boundary as well.
5. Building setbacks shall be measured from the property lines, not the edge of the private road as it appears has occurred.
6. In order to meet parking standards, driveways shall be a minimum of 20 feet in depth. A number of the unit driveways do not appear to meet this requirement. Please review and revise accordingly.
7. All garages proposed to be used to meet unit parking requirements shall be a minimum of 20 feet in depth. Please demonstrate that no equipment is proposed to be placed

within the garage that would impact this, i.e. water heater, washer/dryer, protective bollards, etc.

- The sidewalks on the south portion of Drive Aisle A effectively lead to nowhere and should be removed (see areas highlighted below).



- There is a portion of pavement that appears to be the proposed access for unit 20 that is shown in the private road (see area highlighted below). This is not acceptable and will need to be revised. No access from 44<sup>th</sup> Drive is permitted.



### **Landscape and Open Space**

- [MMC 22C.010.330](#) – Townhouse Open Space. Townhouses and other ground based multi-family residential units with individual exterior entries must provide at least 200 square feet of private open space per dwelling unit adjacent to, and directly accessible from each dwelling unit. This may include private balconies, individual rear yards, landscaped front yards, and covered front porch areas. Exception: Common Open Space designed in accordance with [MMC 22C.010.320\(1\)](#) may

substitute for up to 50% of each unit's required private or semi-private open space on a square foot per square foot basis.

Required setbacks and landscaping shall not be counted towards the common open space. Please provide a plan demonstrating compliance with and identifying common and private open space. The area behind units 28-35 that is required landscape buffer cannot be counted towards the unit's private open space.

11. Planter strips between units shall be a minimum of 5 feet in width.
12. While technically not required, the 10' L1 Buffer along the portion of the northern property boundary adjacent to the single family zone could be extended to run the entire length of the northern project property line to create a cohesive, finished asset to the future residents and community, rather than ending abruptly.
13. There is a callout on sheet L3 of the landscape plans that indicates a Horseshoe court in the driveway of Unit 28. Please remove callout.
14. Townhomes and all other multifamily dwelling units with private exterior ground-floor entries shall provide at least 20 square feet of landscaping adjacent to the entry. This is particularly important for units where the primary entrance is next to private garages off an interior access road. Such landscaping areas soften the appearance of the building and highlight individual entries. Please identify this area on the landscape plan in order to demonstrate compliance.

### **Building Design Standards**

15. Compliance with the following sections of MMC 22C.065.040 are expected to be conditions of approval and will be reviewed once building permits are submitted.

MMC 22C.065.040(6): Building Design – Human Scale Standards

MMC 22C.065.040 (7): Building Design – Architectural Scale.

MMC 22C.065.040 (8): Building Design – Entrances.

MMC 22C.065.040 (9): Building Design – Details.

MMC 22C.065.040 (10): Window Design for Residential Uses.

MMC 22C.065.040 (11): Building Materials.

MMC 22C.065.040 (12): Blank Walls.

The building elevation submitted is acceptable, however, at least one additional plan/elevation will be required to meet the individual identity requirements. The same elevation cannot be used for all buildings.

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.

After you have had an opportunity to review, please let me know what technical review comments you need clarification on, or reach out to a particular staff person. If you have any questions, please do not hesitate to contact me at 360.363.8215, or by e-mail at [ahess@marysvillewa.gov](mailto:ahess@marysvillewa.gov).

Sincerely,

*Amy Hess*

Senior Planner

ecc: Chris Holland, Planning Manager



**MARYSVILLE FIRE DISTRICT**  
**REGIONAL FIRE AUTHORITY**  
**Fire Marshal's Office**

1635 Grove St. Marysville, WA 98270 - (360) 363-8500  
[MFInspectors@MFDRA.org](mailto:MFInspectors@MFDRA.org) - [www.marysvillefiredistrict.org](http://www.marysvillefiredistrict.org)



To: Amy Hess, Senior Planner  
From: Brian Merkley, Deputy Fire Marshal  
Date: October 26, 2023  
Subject: PA23-015 4407 84th St. Tuscany Woods Townhomes

\*Below contains notes from the previous letter. Item 1 was relocated from the opening paragraph as it was not acknowledged in comments.

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I have completed a review of the plans for this project proposing development of a 2.76-acre site for MF use with townhomes. Eight buildings are shown totaling 37 units. The building height and construction type is not shown. Proposed hydrant locations within the site appear acceptable. 26' road width through the site is acceptable.

1. **All townhomes will require 13D sprinkler systems.**
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. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.
4. It is the developer's responsibility to see that adequate water for fire protection is attainable.
5. 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.
6. 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. The minimum required fire flow for hydrants protecting MF buildings is 1,500 gpm.
7. Maximum hydrant spacing for the proposed use is 300' apart.
8. Fire hydrants with approved water supply must be in service prior to building construction.
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. For townhomes where NFPA 13D residential fire sprinklers are required in each unit the developer should install a water service for each unit per city Standard Plan 2-090-001 Full 3/4" 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 3/4" 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.

11. Access planned appears adequate for fire apparatus. Access of 26' wide is shown on the plan.
12. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet on both sides of fire hydrants.
13. Access planned appears adequate for aerial fire apparatus access. Access of 26' wide is shown on the plan. A minimum 26' wide fire apparatus access is required in the immediate vicinity of any building more than 30' in height for ladder truck operations, with the near edge of the access located within 15'-30' of the building, positioned parallel to one entire side of the building (MMC 9.04.503.1.4).
14. An adequate access route for fire apparatus must be in service prior to any building construction.
15. If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.
16. 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.
17. A minimum 5' wide side access and 10' rear access is required for MF dwellings.
18. The city address committee will determine road names and address numbers.
19. The drive aisle shall be posted with text stating "**NO PARKING – FIRE LANE**" to maintain unobstructed emergency access. This shall be shown on the approved civil plan to identify the required fire lane.



**MARYSVILLE**  
WASHINGTON

**PUBLIC WORKS DEPARTMENT**  
80 Columbia Avenue ♦ Marysville, WA 98270  
(360) 363-8100 ♦ (360) 651-5099 FAX

**MEMORANDUM**

To: Amy Hess, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: MSR Tuscany Woods Townhomes, File# PA23-015  
Proposed 37-unit townhome development, utilizing Residential Density Incentives to achieve 11 bonus units, and associated improvements. Access proposed from 84<sup>th</sup> Street NE.  
4407 84<sup>th</sup> Street NE & Parcel #30052100105200

Date: 10/18/2023

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

1. **Drainage:** All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
  - a. Please edit your drainage report to reflect using the 2019 SWMMWW. There are still references to the 2014 manual.
  - b. Wet weather monitoring shall be required for proper infiltration rates. If less than 5 feet of separation exists to the seasonal high water table as proposed, a mounding analysis will be required. The mounding analysis shall be performed during the wet season also. These items were not identified in the geotechnical report. Please complete these prior to first civil submittal.

Standard Comments:

2. **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 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.

3. 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