

November 28, 2023

Amy Hess, Senior Planner
501 Delta Avenue
Marysville, WA 98270
(360) 363-8000

Re: **MSR Tuscany Woods Townhomes – PA23-015**
IECO No. 22-1215

Dear Amy,

The project referenced above is revised in response to the review comments dated October 31, 2023. The review comments are numbered on the letter and have been addressed in *italics* as follows:

1. What is proposed for the portion of the private road (44th 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.

The private road will remain a private road in an easement. We elected to remove a flat 20 percent of the site area for net area, so it was not counted in there and should therefore not affect the unit calculations.

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.

9 bonus units are proposed. The landscaping for that portion has been identified on the landscape plan, which make for 2 bonus units. In addition, fees for capital projects are proposed for 7 of the units. Please see bonus unit calculations on the site plan.

3. Setbacks for the proposal are as follows:
 - Front (south) - 20 feet
 - Rear (north) - 25 feet
 - Side (west) - 10 feet
 - Side (east) - 20 feet

These setbacks have been noted and followed.

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.

A 10' buffer has been proposed. Please see revised plans.

5. Building setbacks shall be measured from the property lines, not the edge of the private road as it appears has occurred.

The private road is existing, and is not to be removed from the project, even as the units will not gain access from it. In addition, MMC 22C.010.180, it states that, "Structures may be built to five feet of the property line on lots adjacent to a private road or access easement." Therefore the setback from the private road, even as it is existing, is 5'.

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.

Each driveway is at least 20' deep.

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 garages will be at least 20 feet deep. The impacts will not happen, and this will be verified at building permit stage.

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

The sidewalks have been removed. Please see the revised site plan.

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

This portion of the driveway has been removed. Please see the revised site plan.

Landscape and Open Space

10. 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.

The landscape buffer behind those units has been pared down to 10 feet, meaning that the 10' between the buffer and the building should be available as private open space.

11. Planter strips between units shall be a minimum of 5 feet in width.

The planter strips are at least 5' wide. Please see landscape plan.

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.

We have elected to not do this, as it is not technically required.

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.

The callout has been removed from sheet L3.

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.

The 20 square feet landscape area has been identified by a dark rectangle. A callout exists on sheet L2 near unit 14, on sheet L3 near unit 26 and on sheet L4 near unit 30. A hatch has been added so they can be more easily identified.

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.

Additional building designs have been added for Buildings A and Building E. Buildings G&H are unique buildings from all other buildings as well due to a completely different massing/footprint. We now have three different building “look” throughout the site with each unit having individual identity within each building. Please see new elevations for Buildings “A” and “E”.

Memorandum from Kacey Simon, Civil Plan Reviewer | 10/28/2023

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.

The Drainage Report is updated and included with this submittal.

- 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.

Comment noted. This will be provided along with the first construction submittal.

Please feel free to contact me with any questions or comments you may have.

Sincerely,



Brian Kalab, P.E.