

March 8, 2024

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

Re: **PA23-023 – Spitzenberg Apartments**
IECO No. 23-1280

Dear Amy,

The project referenced above is revised in response to the review comments dated November 6, 2023. The review comments are numbered on the letter and have been addressed in *italics* as follows:

Site Design

1. A clearly defined walking path shall be provided to the dumpster enclosure. As currently proposed, it appears a resident would have to walk in the rain garden in order to access the pedestrian door for the enclosure.

Please see revised plans.

2. Please provide detail of the proposed dumpster enclosure. The following are design requirements for the enclosure.
 - A structural enclosure shall be constructed of masonry, architectural concrete, heavy-gauge metal, or decay-resistant material that is also used with the architecture of the main building. The director may allow materials other than those used for the main building if the finishes are similar in color and texture or if the proposed enclosure materials are more durable than those for the main structure. The walls shall be sufficient to provide full screening from the affected roadway, pedestrian areas or adjacent use. The enclosure may use overlapping walls to screen dumpsters and other materials.
 - Gates shall be made of heavy-gauge, site-obscuring material. Chain link or chain link with slats is not an acceptable material for enclosures or gates.
 - Where the interior of a service enclosure is visible from surrounding buildings, an opaque or semi-opaque horizontal cover or screen shall be used to mitigate unsightly views. The horizontal screen/cover should be integrated into the

enclosure design (in terms of materials and/or design). See Figure 22C.080.450(3) for examples.

- Collection points shall be located and configured so that the enclosure gate swing does not obstruct pedestrian or vehicular traffic, or does not require that a hauling truck project into any public right-of-way. Ensure that screening elements allow for efficient service delivery and removal operations.

To be provided by others

3. All power/utility lines shall be placed underground.

A note has been added to underground all power.

**Memorandum from Marysville Fire District | Don McGhee, Assistant Fire Marshal
November 6, 2023**

1. 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.

OK

2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.

OK

3. 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.

Please see note 1 on sheet C4.0.

4. Buildings with NFPA 13/13R sprinkler systems require a riser room separated by fire resistive construction, with an exterior door and a fire department connection (FDC) in an approved location away from the building near a fire hydrant (FDCs to be within 3'-10' from hydrants). A location in the sprinkler riser room is required for the backflow prevention for the fire sprinkler system (not in a vault). The location of fire hydrants and FDCs shall be shown on civil construction water plans, and submitted for fire marshal review and approval.

FDC is shown near proposed fire hydrant.

5. Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.

OK

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6. Recommend the buildings to be constructed here include fire-resistant exterior construction (such as hardiplank type siding).

OK

7. Access planned appears adequate for fire apparatus. Access of 20' to 24' wide is shown on the plan. A minimum 26 feet wide fire apparatus access is required within 20 feet on both sides of fire hydrants. 24' would be acceptable for this development

OK

8. Access planned appears adequate for aerial fire apparatus access. Access of 24' 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).

OK

9. Turnaround provision is required for dead-end access in excess of 150 feet long.

OK

10. The turnaround area proposed appears adequate. Turnarounds shall comply with city standard plans. Access and turnaround area be posted "NO PARKING – FIRE LANE" to maintain unobstructed emergency access.

OK

11. An adequate access route for fire apparatus must be in service prior to any building construction.

OK

12. 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.

OK

13. Access for firefighting operations along all sides of all buildings is required. A minimum 10' wide access is required for MF 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 (within 200' allowed for sprinklered buildings).

OK

**Memorandum from Kacey Simon, Civil Plan Reviewer
November 6, 2023**

1. Utilities:

- a. Please ensure there is at least 10' of separation between the water and side sewer along the private drive.

A dimension between the water main and side sewer has been shown on sheet C4.0.

Standard Comments

2. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.

The survey has been done in NAVD-88 datum.

3. 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.

OK

4. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

No retaining walls are proposed.

5. 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.

OK

6. 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.

There is no well or septic system existing on-site.

7. Please refer to MMC 22G.030.020 for applicable plan review and construction inspection fees.

OK

8. 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.

OK

9. 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.

OK

**Memorandum from Ryan Carney, Surface Water Inspector
November 1, 2023**

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.)

The design has been based on the 2019 SWMMWW. The registration process has begun.

2. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the City. The HOA will receive an easement to maintain the landscaping on the exterior of the lot. This policy may be modified depending on facility design. The City will take operation and maintenance responsibility for residential stormwater facilities built for minimum requirements #6 Runoff Treatment and #7 Flow Control, the dedication method will depend on final design.

OK

**Memorandum from Jesse Hannahs, P.E. – Traffic Engineering Manager
November 7, 2023**

- 1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.

OK

- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. TIA is acceptable
- 3) Overhead utilities along frontage shall be undergrounded.

OK

- 4) Per EDDS 3-506, street lighting will be required.
 - a. Existing PUD street lights upon north side of Grove ST shall suffice for street lighting requirements.

OK

- 5) A signing and channelization plan may be required as part of civil construction plans.

OK

**Memorandum from Kim Bryant, Water Operations Supervisor
November 6, 2023**

1. New water main will need to be 8" in diameter with a blow off assembly at end of water main. 8" gate valve will be needed at tie in. Plans currently show 6" water main reducing down to 4".

The water main is shown at 8" diameter.

2. Hydrant assembly needs to be installed in accordance with design and construction standards 2-060; Plans currently show 4" hydrant lead;

The fire hydrant comes off of the 8" main now.

3. What is the water valve for that is shown on the end of the water main?

That valve is for the fire line.

**Memorandum from Billy Gilbert, Water Quality Lead
November 8, 2023**

- Plumbing system is subject to applicable requirements of MMC Chapter 14.10 "Water Supply Cross-Connections" and WAC 246-290-490.
- This is a multi-family residential facility currently classified as a low-hazard risk to the City's water system. Installation of a Double Check Valve Assembly (DCVA) is required immediately downstream of each water service meter for the purpose of premise isolation of the domestic water line.

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- A Double Check Detector Assembly (DCDA) for any residential fire line that is connected to the city's water system.
 - A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault.
 - A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any commercial use or pool meter and in a above ground hotbox.
 - On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final – prior to activation of the water services. 48 hours notice is required, prior to inspection.

Please see the revised plans for the DCVA behind the water meter. The DCDA will be located in the sprinkler room.

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

Sincerely,



Brian Kalab, P.E.