



# Sound Development Group, L.L.C.

Engineering, Surveying & Land Development Services

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July 18, 2023

Ms. Amy Hess  
COMMUNITY DEVELOPMENT DEPARTMENT  
80 Columbia Avenue  
Marysville, WA 98270

Re: **PA23-004 – Gamlam Subdivision – Technical Review 1**

Dear Ms. Amy,

Please find attached a revised/updated set of plans per the recent comment letters dated April 18, 2023. Please note that the comments are addressed below.

1. Include File Number PA23-004 on all future correspondence, in addition to all site, civil and landscape plans.

*So noted, see revised plans.*

2. Please clearly delineate the wetland buffer (use bold or differing line weight/type) on the plat map. It should **not** be the same line weight/type as lot lines. Also see comments from Washington Department of Fish and Wildlife.

*The wetland is denoted with a different line type, though the buffer currently lies on the new property lines, will be difficult for you to differentiate on the plat map.*

3. The note '15' Wetland Buffer Setback and 20' Building Setback' shown highlighted below, is confusing as it is shown as the same measurement; please remove.

*The note has been updated/removed.*

4. Lot 9 does not appear to meet the minimum lot width of 40 feet. Lot width is the horizontal distance between the side lot lines measured on a line intersecting at right angles the line of the lot depth 30 feet from the front lot line. Please revise lot 9 to meet the minimum lot width.

*The width has been updated to meet 40' requirements.*

5. The Geotechnical Report is labeled as 'Draft' in multiple locations. Please provide a final Geotechnical Report with the next submittal.

5.1. Once a final Geotechnical Report is submitted, it will be reviewed and additional comments may be provided.

*An updated report has been provided.*

6. Amend civil plans to add the top and the base elevations for any/all retaining walls.

*The proposed wall within the ROW and the northwestern property corner has been noted with elevations.*

9. Consistent with MMC 22E.010.090(10), as well as comments received from Department of Ecology, Storm water management facilities, such as biofiltration swales and dispersion facilities, may be located within the outer 25 percent of wetland buffers only if they will have no negative effect on the functions and purpose the buffers serve for the wetland or on the hydrologic conditions, hydrophytic vegetation, and substrate characteristics necessary to support existing and designated beneficial uses. The proposed infiltration trench is very close to the wetland boundary, will within the buffer. Please relocate the facility to be wholly within the outer 25% of the buffer.

*The propose dispersal trench has been located within pond parcel, Tract 998.*

10. All portions of individual lot spreaders shall be fully on the private lots. Additionally, these facilities shall be set back 10 feet from property lines (reduction to 5-foot setback on a case by case basis).

*This is not feasible on all lots, due to existing contours, as I am sure you recognized. If you want to push Lots 6 and 7 up the hill, the storm conveyance system can be pushed down the hill. For now, all but Lot 6 and 7 have your requested distance to future property line. Upon home building permit applications, these spreaders may be relocated to fit site design.*

11. Please include building setback lines on all civil plan sheets.

*Building setback lines have been shown on the civil sheets.*

12. Consistent with MMC 22E.010.360, utilizing on-site density transfer for critical areas, the bulk and dimensional standards of the next higher zoning classification may be utilized. This proposal may use the R-8 Bulk and Dimensional standards, as outlined in [MMC 22C.010.080](#).

*So noted*

13. Before the City can issue approval of the critical area report and mitigation plan, Wetlands & Wildlife, Inc. shall conduct two (2) additional test pits in the area indicated below and provide an addendum to the report dated February 15, 2023.

*This has been completed.*

14. With application, an EDDS variance was proposed to allow relief from complying with EDDS 3-208(A)(1) which would prohibit a dead end alley. The proposed variance has not yet been formally approved. Additional information on approval and any conditions will be forthcoming. It is anticipated that automatic sprinkler systems will be required on lots 1-3. Any lots requiring sprinklers shall require 1" meter-setters, which will need to be specified for those lots.

*So noted, civil plans will reflect meter sizing. Plat currently calls out sprinklers on lots 1-3.*

15. A final landscape plan shall be required to be approved, prior to civil construction plan approval, and designed to comply with the applicable provisions outlined in [MMC Chapter 22C.120, Landscaping and Screening](#). **Specifically, please ensure the Landscaping Plan includes:**

*So noted.*

12. Tract 999 shall be placed in a Native Growth Protection Area Easement. Dedication and maintenance language shall be placed on the final plat map.

*So noted.*

13. Prior to recording the **Plat map**, dedication and maintenance obligations of tracts 996, and 997 shall be provided and approved by the City. Said language shall be required to be placed on the final plat map.

*So noted.*

14. What does the line highlighted below on lot 6 represent? Please review and revise accordingly.

*The line(s) in question are existing contours.*

15. The following are the impact fees that apply to this project:

*So noted.*

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

1. The project shall comply with the current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.

*So noted.*

2. Fire marshal approval of fire access and fire hydrant/water supply systems is required and will be part of the civil construction plan review and approval process for this project.

*So noted.*

3. Water main extension with approved fire hydrants will be required.

*So noted, see previously submitted plans.*

4. 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.

*So noted.*

5. 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.

*So noted.*

6. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension are required within the site for this development. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved

locations, with maximum spacing of 600 feet apart. Fire hydrants with approved water supply must be in service prior to building construction.

*So noted, see previously submitted plans.*

7. 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.

*So noted.*

8. Fire hydrant coverage shall be provided along all roads and at intersections. *“Fire hydrants meeting city specifications shall be installed on all extensions of the city water system at the time such extensions are constructed. All hydrants shall be owned and maintained by the city. The location and frequency of fire hydrants shall be specified by the city utility department and fire department; provided, that fire hydrants in single-family residential zones shall be spaced not more than 600 feet apart” (MMC 14.03.050).* The location of fire hydrants requires fire marshal approval on civil construction plans.

*So noted.*

9. The lot 1, 2, and 3 shared alley should be paved 20’ wide and be posted “NO PARKING FIRE LANE” to maintain unobstructed emergency access. Please show required signage on the civil plans.

*So noted.*

10. 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 there are access deficiencies, over 3600 sf or if any part of homes is further than 200’ from the public road ROW.

*So noted.*

Comments from NPDES Coordinator:

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

*So noted.*

2. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA when there are park amenities or substantial landscaping elements. The HOA will be required to maintain the landscaping. The City will receive an easement to maintain the hard infrastructure and inspect and operate the facility.

*So noted.*

3. Is the stormwater facility a pond or bioretention? Please provide details and a planting plan with civil plan submittal.

*Per previously submitted plans, it is referenced as a pond. So noted.*

4. Please move the dispersion trench closer to the facility and within Tract 998. Typical maintenance activities are not allowed in critical areas tracts.

*So noted, the dispersal has been relocated..*

5. The catch basin alignment from tract 996 to the facility is not ideal. As the grade will allow please minimize the number of catch basins that are located on private lots.

*Though not ideal, it is a private system on private property. No cost efficient options are available to relocate.*

Civil plan review

**1. Existing utilities:**

a. Sanitary sewer: The manhole within 88<sup>th</sup> Ave is shown on record drawing RD318. There is an existing 8 inch stub to the property from 87<sup>th</sup> Ave, it is shown on record drawing RD343.

*So noted.*

b. Water: The water main within 88<sup>th</sup> Ave is shown on record drawing RD318.

*So noted.*

c. Storm: The storm drain within 88<sup>th</sup> is also shown on record drawing RD318.

*So noted.*

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.

a. Sewer and water mains currently front the project on 87<sup>th</sup> Ave NE, no extensions are necessary.

*So noted.*

b. Storm drainage will need to be installed for the improvements along 87<sup>th</sup> Ave. NE.

*So noted, catch basin spacing will be investigated at the time of civil plan preparation.*

**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. 87<sup>th</sup> Ave NE is an arterial and is to be constructed per standard detail drawing SP3-201-008 with a 12 multi-use path, curb and gutter and the planter strip.

*So noted.*

b. 88<sup>th</sup> will need to match the improvements of the subdivision to the south. Standard

plan 3-202-002 is the reference.

*So noted.*

#### **4. Dedication Requirements:**

a. 88<sup>th</sup> Ave NE will require a 50 foot right of way.

*So noted.*

b. The cul-de-sac requires a 50 foot radius for dedication.

*So noted.*

c. It does not appear that additional right-of-way is needed for 87<sup>th</sup> Ave. NE.

*So noted.*

#### **5. Access:**

a. No direct lot access is permitted to 87<sup>th</sup> Ave NE as it is an arterial (EDDS 3-301). None is shown.

*So noted.*

b. 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.

*So noted.*

c. The new road shall be constructed to SP 3-202-002.

*So noted.*

d. The cul-de-sac shall be in accordance with SP 3-207-001.

*So noted.*

e. The engineering variance for the extension of the alley to serve as access to lots 1, 2, and 3 will be approved. The Assistant City Engineer will send the approved variance once he's completed it.

*So noted.*

**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. The project must demonstrate compliance with all 9 minimum requirements. In the next submittal the following revisions will be necessary to ensure compliance with the required standards.

i. A basin map for the pre and post developed conditions will be necessary.

*A basin map and slopes exhibit have been added.*

ii. Verify that the downstream slope from the dispersion trenches do not exceed 15%.

*Slopes exceed 15%, see attached dispersal memo from the Geotech.*

iii. I could not tell if the new sidewalk along 87<sup>th</sup> Ave was accounted for or not in the drainage calculations.

*Yes, See Basin Map*

b. The maximum allowed impervious surface coverage for the Zoning designation is 50%.

*So noted.*

Other 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.

*So noted.*

8. 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.

*So noted.*

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

*So noted.*

10. The water meters shown on 87<sup>th</sup> Ave will need to be moved to the backside of the sidewalk.

*They have been moved.*

11. I noticed that sewer cleanouts are shown behind the sidewalk around the cul-de-sac. When we can get a straight shot into the lot we just need a cleanout just before the house.

*So noted.*

12. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit issuance.

*So noted.*

13. 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.

*So noted.*

14. Engineering construction plan review fees will be due prior to release of approved civil construction plans.

*So noted.*

15. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.

*So noted.*

**16. 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.****

*So noted.*

17. 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.

*So noted.*

Please feel free to call or email with any further comments or questions. Thank you Andy.

Sincerely,

*Tammy Zempel*

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