

June 9, 2023

City of Marysville  
Community Development Department  
501 Delta Avenue  
Marysville, WA 98270

**RE: PA22-044 – Olympic Vista PRD – Technical Review 2**

Dear Reviewer,

Please refer to our responses below which address all review comments received from the City of Marysville on May 16th, 2023, regarding the Olympic Vista PRD proposal resubmittal. You will find the markup comments listed in the order that they were written followed by our response in *italics*.

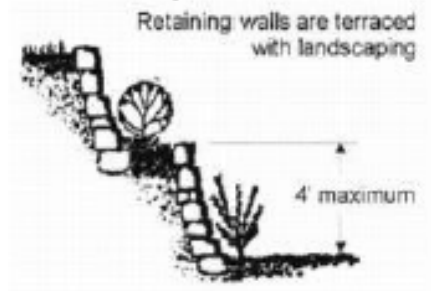
**Planning Comments:**

Amy Hess, Senior Planner, ahess@marysvillewa.gov

**BINDING SITE PLAN / PLANNED RESIDENTIAL DEVELOPMENT COMMENTS**

1. Pursuant to MMC 22D.050.030(4)(e), retaining walls taller than four feet and are visible from the street **or adjacent property** shall be terraced so that no individual segment is taller than four feet. This is anticipated to be a condition of preliminary approval. Compliance will be verified during civil construction plan review.

**Tall retaining walls must be terraced with landscaping as depicted below.**



***Response: The walls along the north property line that are greater than 4 feet are cut walls, so they will not be visible from the adjacent, offsite parcels. There are no fill walls along the south property line that are greater than 4 feet tall – see sheet GR-01 to confirm.***

**OPEN SPACE CALCULATION COMMENTS**

2. According to the Open Space Calculations table on sheet 2, required open space is 0.64 acres (27,843 SF) and total open space provided is only 0.42 acres (18,457 SF). Please revise the table on the site plan to accurately display open space quantities.

***Response: The table has been revised to show the correct values. The previously submitted table showed typos for the open space provided.***

**OTHER COMMENTS**

3. Per prior discussions, in order to pursue the proposed outfall plan utilizing Olympic View Park the following is required:
  - Applicant to provide analysis on flow capacity.

- All portions of the facility shall be piped/underground.
- An energy break or dispersion trench may be used near the trail at the end of the pipe. A culvert under the trail may be required.
- No check dams shall be utilized. Please revise the proposal to pipe it to the bottom of the hill and provide an energy dissipation structure near the base of the trail. The temporary check dams shown on the TESC plan are acceptable.
- Applicant to provide report demonstrating that the facilities will have no negative impact on the critical areas and associated buffers.
- All areas of disturbance shall be restored in compliance with MMC 22E.010. Please provide a planting plan for areas of disturbance.

***Response: The swale outfall has been revised to show a piped outfall that connects to the existing culvert. An energy dissipation manhole has been called out as CB-2. Additionally, a letter has been prepared by Wetlands Resources explaining the viability of the discharge scenario. This has been included with the resubmittal items.***

4. Please see comments below from Surface Water Department.

Tract 999 is proposed for water quality and to be planted with turf grass. From a functionality standpoint that should be fine. I am a little concerned that tract 999 won't be differentiated from the lot 1 yard at all. That lot doesn't really have a side yard, so the owner will probably think that grass is their lawn. Plus the HOA or lot 1 will be required to mow it, just like a park over a big vault. So it will look and feel like their yard, but they can't actually make any changes.

Language for tract maintenance and usage shall be included in the CC&R's, and the tract shall be clearly delineated from Lot 1.

***Response: This tract will be delineated via the CC&Rs which will explain the necessary maintenance requirements of the tract versus the requirements of Lot 1.***

#### **Transportation & Parks Comments:**

Jesse Birchman, Transportation & Parks Maintenance Manager

1. The submitted materials are acceptable for this permit approval. The identified removal of the existing temporary cul-de-sac asphalt and restoration of impacted driveways and lawn areas is a condition of approval. The applicant shall also provide evidence of temporary construction easements to accomplish this work before civic construction permit approval.

***Response: Noted.***

2. The following additional comments are provided as guidance for subsequent civil construction permit approval.
- a. The removal of the temporary 59th Dr NE cul-de-sac immediately south of the projects site shall more clearly identify the scope of work. This shall include the existing pavement to be removed and restoration improvements to be accomplished consistent with any terms negotiated to attain the temporary construction easements with the affected property owners.
  - b. 59th Dr NE and Road B are local residential streets, and no stop sign or stop bar should be installed. Only a street name sign is required.
  - c. No Parking signs shall not be installed along Road B except for the cul-de-sac

where only one (1) "No Parking in Cul-De-Sac" sign at all entrances to cul-de-sacs. A template for this sign can be provided on request.

- d. Only northern and southern No Parking signs along 59th Dr NE are necessary; the middle sign aligned with Road B shall be removed.
- e. A "Dead End" sign shall be installed at the entry/exit to a single street segment with a cul-de-sac or no turnaround

***Response:***

- a. ***Additional callouts and hatching have been added to the plans for the cul-de-sac removal. See sheet RD-02.***
- b. ***The stop sign and stop bar have been removed.***
- c. ***The no parking signs have been removed as requested and there is only one in the cul-de-sac.***
- d. ***The "No Parking" sign across from Road B has been removed.***
- e. ***The dead end sign has been added to the entrance to Road B.***

**Fire Comments:**

Thomas J. Maloney, Fire Marshal at Marysville Fire District

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.

***Response: Noted.***

2. The fire code permits required for sprinkler installations (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.

***Response: Noted.***

3. 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 of Marysville Public Works Dept. for water system information.

***Response: Fire flow calculations were submitted on 4/24/2023.***

4. 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.

***Response: Fire flow calculations were submitted on 4/24/2023 that show 1,559 gpm at 20-psi.***

5. 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 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 out more than 600 feet apart" (MMC 14.03.050). The location of fire hydrants requires fire marshal approval on civil construction plans.

**Response: Fire hydrants have been located along 59<sup>th</sup> Dr NE and at the end of Road B within the cul-de-sac. The hydrants are located less than 600 ft apart.**

6. 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.

**Response: Noted. The Marysville hydrant detail 2-060 has been included in the plans.**

7. The single external access proposed for the development does not meet a municipal code requirement for two separate access roads for developments exceeding 30 dwellings- as existing homes located off of 41st Street NE and 59th Drive NE are included with the new lots proposed for having a single access:

*MMC 9.04.503.1.5 Section 503.1.5 – One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with separate and approved, unobstructed fire apparatus access roads and shall be placed a distance apart equal to not less than one half of the length of maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 access from two directions shall not be required. 2. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.*

Sprinklers shall be provided in all homes to use exception 1, and future access road connections must be provided concurrently with this development to use exception 2. This will be added to all approved plans.

**Response: Sprinklers will be provided in all homes.**

8. All homes to be constructed will 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 any part of homes is further than 200' from the public road ROW with no hydrant provided on-site, or to mitigate access deficiencies.

**Response: Sprinklers will be provided in all homes.**

9. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full ¾" 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 ¾" 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.

**Response: Notes have been added on WA-01 to indicate that sprinklers will be provided in all homes and setters shall accommodate 1" meters.**

10. Recommend the buildings to be constructed here include fire-resistant exterior construction (such as hardiplank type siding). The construction materials will be required to meeting the current State of Washington requirements for Wildland Urban Interface (WUI) Code.

**Response: Noted.**

11. Turnaround provision is required for dead-end access in excess of 150 feet long. A minimum 80' cul-d-sac is required.

**Response: The cul-de-sac is 80' in diameter as requested.**

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

**Response: Noted.**

13. 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.

**Response: Noted.**

14. Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access is required for SF 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.

**Response: The buildings have a minimum 5 ft side setback and the rear of the buildings will be within 150 ft of the 28 ft wide access.**

15. All no parking signs will reflect "No Parking Fire Lane" and noted on all approved plans.

**Response: The no parking signs have been revised to "No Parking Fire Lane" signs.**

16. The city address committee will determine road names and address numbers for the lots.

**Response: Noted.**

Sincerely,

**LDC, Inc.**



Tom Abbott, PE

Olympic Vista PRD – Technical Review 2  
June 9, 2023

Project Manager  
HQ Office