

May 16, 2023

Tom Abbott  
20210 142<sup>nd</sup> Ave. NE  
Woodinville WA 98072

**Re: PA22-044 – Olympic Vista PRD – Technical Review 2**  
4128 Sunnyside Blvd. APN 29050300102200

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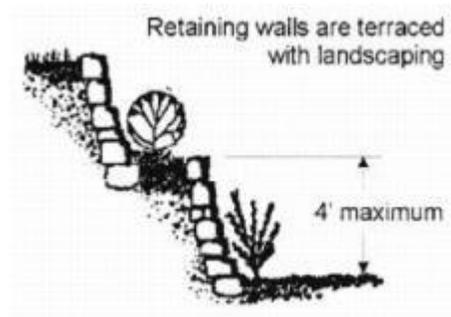
Dear Tom,

After review of the above referenced proposal resubmittal, the Planning Division has the following comment(s):

**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.**



**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.

**OTHER**

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.

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.

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. Once received, I can set up a conference meeting with all of the applicable city and agency representatives, if needed. 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 Manger  
Joe Long, Keystone Land LLC



## MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Jesse Birchman, Transportation & Parks Maintenance Manager

DATE: May 12, 2023

SUBJECT: PA 22-044 – Olympic Vista PRD, Technical Review #2

The following comments are providing following review of the provided materials for the proposed Olympic Vista PRD at 4128 Sunnyside Blvd.

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.
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 project 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 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 segments with a cul-de-sac or no turnaround



# Marysville Fire District

**YOUR RISK PREVENTION TEAM**  
1094 Cedar Avenue, Marysville WA 98270

Phone (360) 363-8500  
Fax (360) 659-1382

To: Tom Abbott, P.E.  
Amy Hess, Senior Planner  
From: Thomas J. Maloney, Fire Marshal  
Date: May 3, 2023  
Subject: PA22-044 Olympic Vista PRD 4128 Sunnyside Blvd Resubmittal

I have reviewed the plans regarding the construction of a 5.3 acre 23-lot PRD. Proposing 23 detached single-family units.

Hydrants will be placed as required according to the City of Marysville requirements placement appears to be adequate. All homes will require fire sprinklers as the access does not meet the requirements for homes over 30 without two accesses as this proposed project is using an existing development that does not meet the access requirements.

Additional comments related to fire code compliance for this project are noted below:

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

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*not more than 600 feet apart” (MMC 14.03.050).* The location of fire hydrants requires fire marshal approval on civil construction plans.

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.
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 41<sup>st</sup> Street NE and 59<sup>th</sup> 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.
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.
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.
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.
11. **Turnaround provision is required for dead-end access in excess of 150 feet long. A minimum 80’ cull-d-sac is required.**
12. An adequate access route for fire apparatus must be in service prior to any building construction.

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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.
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.
15. All no parking signs will reflect "No Parking Fire Lane" and noted on all approved plans.
16. The city address committee will determine road names and address numbers for the lots.

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