



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Ave ♦ Marysville, WA 98270
(360) 363-8100

24 January 2023

Kechien Yang & Jennifer Hsiao
800 116th Ave SE
Lake Stevens, WA 98258

Re: Hsiao Short Plat – *Technical Review 2*
File #SP22-004

Dear Ms. Hsiao & Mr. Kechien Yang,

The Planning Department has conducted an initial review of your short plat application, located at XXX 81st PI NE (APNs 005500600001200, 00550600001300, & 30052100314700), and has the following comments:

PRIOR TO PRELIMINARY APPROVAL

1. The portion of lot 3 extending to the south is not buildable. For clarity, only depict setbacks on the upper portion of lot 3.

PRIOR TO CIVIL PLAN APPROVAL

2. The portion of the hammerhead turnaround and accesses to Lots 4 & 5, beginning at the northern property boundary of Lot 4, shall be constructed with scored concrete, paving blocks, bricks, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles. A portion of the proposed access to Lot 5 still shows as asphalt. This will be a condition of preliminary SP Approval
3. Provide a detail on the civil construction plans demonstrating adequate on-site turnaround on Lot 5, ensuring residents are not required to back out onto the Access Tract. This will also be required to be demonstrated, prior to building permit issuance, and shall be a condition of preliminary SP approval.
4. A landscape plan shall be approved. Landscaping shall include street trees spaced 30 feet on center along the internal plat road and 81st Place NE. Street trees shall be a minimum of one and one-half inches in caliper and six to eight feet high at the time of planting. Tree species should be selected from the city's recommended street tree listing in the administrative landscape guidelines. Placement of street trees and treatment of the planting strip shall be subject to the street tree standards set forth in the Engineering Design and Development Standards, Section 3-504, Street Trees and Landscaping, and Standard Plan 3-504-001.

PRIOR TO FINAL PLAT APPROVAL

5. Extinguish 20' ingress/egress and utility easement under AFN 20011200502.

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.

If you have any questions, please contact me at (360) 363-8232, or by e-mail at kbird@marysvillewa.gov.

Sincerely,

Kathryn Bird

Kathryn Bird
Associate Planner

ecc: Chris Holland, Planning Manager



MARYSVILLE
WASHINGTON

PUBLIC WORKS DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Chris Holland, Planning Manager

From: Kacey Simon, Civil Plan Reviewer

RE: Hsiao Short Plat, File# SP22-004
Preliminary Short Subdivision of 1.14 acres into five (5) single-family detached lots
4100 81st Place NE & Parcel # 00550600001200, 00550600001300, 30052100314700

Date: 1/5/2023

The following comments are offered after review of the above referenced application.

1. **Utilities:**

a. Water:

- i. The water main will need to be 8" and the end of the water main will require a blow off assembly. Please also move the hydrant located at the corner of the private road and 81st PL NE behind the sidewalk.

2. **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:

- i. The water and the sewer on site are both main lines requiring easements. The city does not want the infiltration trenches encroaching on each utility easement. The infiltration trenches should not be located within the easement to inhibit maintenance of those utilities. Perhaps the engineer could consider located the gravel trench beds within the flag pole of lot 3.

b. Projects that are not submitted prior to 7/1/22 will be required to be compliant with the 2019 Ecology manual.

Standard Comments:

3. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
4. 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.

5. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
6. 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.
7. 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.
8. Engineering construction plan review fees will be due prior to release of approved civil construction plans.
Engineering construction plan review per MMC 22G.030.020:
Residential = \$250.00 per lot or unit (for duplex or condominium projects),
\$2000.00 minimum for first two reviews, \$120.00/hour for each subsequent review.
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
9. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.
Engineering construction inspection fees per MMC 22G.030.020:
Residential = \$250.00 per lot/unit (for duplex or condominium projects),
\$2000.00 minimum
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00
10. **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.**
 - 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.
11. 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.

If you have additional questions regarding the above comments, please contact me at ksimon@marysvillewa.gov or at (360) 363-8280.

cc: Ken McIntyre, PE, Assistant City Engineer



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

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

To: Kathryn Bird, Planning
From: Don McGhee, Assistant Fire Marshal
Date: January 10, 2023
Subject: SP22-004 Hsiao Short Plat 4100 81 PL

I have completed a second review of the civil plans for this project proposing development of 1.09 acres into a 5-lot short plat for SFH use. Plans show construction of a 20' wide roadway about 200' long with a hammerhead turnaround. Existing water main and fire hydrants are shown.

Residential fire sprinkler systems will be required in lots 3, 4, 5 due to these access deficiencies: portion of home is more than 200' from PROW.

The City GIS water map shows existing fire hydrants along the north side of 81st PL NE, with a 6" water line in the roadway. There will be a hydrant required at or near the intersection of 81st PL and the new private road. Hydrant has been added to the civil plan near entrance into the short plat, hydrant location is acceptable.

Additional 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.
2. Any fire code required construction permits for sprinkler installations (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.
3. **The drive aisle be posted "NO PARKING – FIRE LANE" to maintain unobstructed emergency access. This will be also shown on the approved civil plan to identify the required fire lane.**
4. The city address committee will determine road names and address numbers for the lots.
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.
6. The minimum required fire flow for hydrants protecting SFR dwellings is 1,500 gpm (with 20-psi minimum residual pressure) for dwellings exceeding 3,600 square feet in size.
7. Maximum hydrant spacing for the proposed SFH use is 600' apart.
8. 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.
9. 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 any part of homes is further than 200' from the public road ROW with no hydrant provided on-site, or to mitigate access deficiencies.

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- 10. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full $\frac{3}{4}$ " 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 $\frac{3}{4}$ " water meter will suffice then all that is required is to install two reducer bushings with the $\frac{3}{4}$ " water meter. A single service tap should be used where sprinklers are required, not a double service installation.**
11. Recommend the buildings to be constructed here include fire-resistant exterior construction (such as hardiplank type siding).
12. The turnaround area proposed appears adequate. Turnarounds shall comply with city standard plans.
13. An adequate access route for fire apparatus must be in service prior to any building construction.
14. 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.
15. 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.

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MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Kathryn Bird – Associate Planner
FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager
DATE: January 19, 2023
SUBJECT: SP 22-004 – Hsiao SP

I have reviewed the Site Plan for the proposed Hsiao Short Plat at 4100 81st PL NE and have the following comments:

- 1) Undergrounding of overhead utilities shall be required upon frontage.
- 2) Per EDDS 3-506, street lighting will be required.
 - a. Street Lighting upon 55th Ave NE shall be PUD installed fiberglass pole installation type street lighting.
 - i. Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.
 - ii. Spacing of fixtures should be approximately 180'-220'.
 - iii. As part of civil construction approval proposed PUD street lighting locations will be provided by the City to the developer for submission to PUD and incorporation into the PUD site electrical plans.
 1. Identify upon site plan, location(s) of existing PUD wood pole mounted street lights which may be considered for street lighting require
 - iv. Snohomish County PUD Process:
 1. For residential plats, contact PUD Plats via email at plats@snopud.com and include a PUD Plats application to begin Snohomish PUD process.
 2. For specific questions regarding street lighting, contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



Memorandum

To: Kathryn Bird
From: Billy Gilbert, Water Quality Lead
Subject: SP22-004 Hsiao Short Plat
Date: January 12, 2023

In response to your request for review of the above project, please note the following items.

- Plumbing system is subject to applicable requirements of MMC Chapter 14.10 “Water Supply Cross-Connections” and WAC 246-290-490.
- A Double Check Detector Assembly (DCDA) is required for any non-flow through 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. In accordance with Design Standards 2-15-001
- On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 48 hours’ notice is required, prior to inspection.
- Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.

Any questions regarding these comments, and scheduling for onsite inspections should be directed to Krista Gessner 360-363-8141 crossconnection@marysvillewa.gov



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Kathryn Bird, Associate Planner

FROM: Kim Bryant, Water Operations Supervisor
Tim King, Utility Construction Lead II
Ryan Keefe, Water Operations Lead II

DATE: January 12th, 2023

SUBJECT: Hsiao Short Plat 2nd Submittal, SP22004

Public Works Operations has reviewed the Hsiao Short Plat 2nd submittal and has the following comments:

1. Water main needs to be 8" as opposed to proposed 6" in accordance with Design and Construction Standards 2-050 part C;
2. End of water main will require a 2" blow off assembly in accordance with Design and Construction Standards 2-050 part C;
3. Wet tap water main tie in on 81st PI Ne needs a gate valve on new water main, tapping tee is not currently shown;
4. Terminate meter for Lot 5 at the end of the concrete on side of asphalt, this will require tap to be moved slightly north to allow for perpendicular installation.
5. Water Comp Plan item #306 is listed as High Priority and lists 1954 6" cast iron water main on 81st PI be upsized to 8" ductile iron.

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or kbryant@marysvillewa.gov.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270