

December 27, 2022

City of Marysville
501 Delta Avenue
Marysville, WA 98270

**RE: Stack Short Plat
SP-22006**

Dear Reviewer(s),

Please refer to our responses below which address all review comments received from the City of Marysville on November 2nd, 2022, regarding the Stack Short Plat submittal package. You will find the markup comments listed in the order that they were written followed by our response in *italics*.

Planning Comments:

Michael Beck, Associate Planner

1. After conducting a site visit and reviewing the Wetland Reconnaissance prepared by Wetland Northwest LLC, dated August 11, 2022, the Community Development Department concurs that there are no critical areas located onsite.

Response: Understood.

2. Please include file number SP22-006 on all future maps.

Response: File number has been added to all sheets.

3. Revise title to 'STACK SHORT PLAT' instead of 'STACK SHORT PLAN'.

Response: Title has been revised to reflect this comment.

4. Add Tax Parcel 30050900202201 to 'PROJECT INFORMATION',

Response: Tax parcel has been added to reflect this comment.

5. Revise 'PROJECT INFORMATION' to include AVERAGE LOT SIZE AND SMALLEST LOT SIZE.

Response: The project information section has been revised to reflect this comment.

6. Revise 'DIMENSIONAL STANDARDS' to include:

- a. **Minimum lot area:** 5,000 sq. ft.
- b. **Minimum lot width:** 60 ft.
- c. **Minimum lot frontage on cul-de-sac, sharp curve, or panhandle:** 20 ft.

Response: The dimensional standards have been revised to reflect this comment.

7. Lot tract road ROW and property boundary lines shall be solid lines not dashed.

Response: All lines addressed in this comment have been revised to be solid lines.

8. Pursuant to the definition of "Lot Lines" outlined in MMC 22A.020.130 "Rear lot line" means the lot line opposite and most distance from the front lot line. Therefore, the rear lot line for Lot 3 shall be the west property boundary. It appears this would leave a building envelope depth of approximately 33'. Amend Sheet SP-01 to reflect the correct rear lot BSBL.

Response: Sheet SP-01 has been revised to reflect this comment.

9. The sidewalk along 122nd Street NE needs to match the sidewalk to the east. Amend the plans to show 6 feet of sidewalk adjacent to the curb. See comments from Shane Whitney.

Response: Sidewalk along 122nd Street has been revised to be 6 feet in width.

10. Tract 999 labeled as "Access/Detention" on the provided preliminary plan needs to be relocated behind Lots 1 & 2. Access for maintenance of the Tract shall come from 122nd Street NE. Revise the plans showing the tract relocation and access coming from 122nd Street.

Response: The proposed overflow path has been revised. Infiltration Gallery #1 will overflow to the south by connecting to the existing City of Marysville stormwater system located within 122nd Street.

11. Public works is currently reviewing the proposed EDDS Deviation request to eliminate the sidewalk on the east side of the cul-de-sac.

Response: Understood.

12. The project shall have all power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines placed in underground location either by direct burial or by means of conduit or ducts, providing service to each lot or potential building site in the plat. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including but not limited to the city and state applicable regulations and specific requirements of the appropriate utility. **Please contact the appropriate utility (e.g. PUD, Frontier Communications, Ziplly, etc.) in advance to obtain information on costs, permit requirements, timeframes, etc.**

Response: Understood.

13. The following are the school, traffic, and park impact fees required for this project.

Impact Fee Type	Impact Fee Rate	Vesting	Payment Due
Marysville Traffic	SFR -\$6,300.00/unit	Complete Application	Prior to final short plat approval
Marysville Parks	SFR and Duplex - \$1,684.00/unit	Building permit submittal	Prior to building permit issuance
Marysville Schools	Currently, SFR \$0.00/unit	Building permit submittal	Prior to building permit issuance

Response: Understood.

Building Comments:

Michael Snook, Building Official

1. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments.

Response: Noted

2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, Geotech Report, and 2018 Washington State Energy Code work sheets.

Response: Noted

3. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360-363-8100, to ask any specific questions. An asbestos report will be required for each demo permit.

Response: Noted

4. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:

- Soil Classification
- Required Drainage Systems
- Soil Compaction Requirements
- Type of Footings, Foundations, and Slabs Allowed
- Erosion Control Requirements
- Retaining Walls
- Fill and Grade
- Final Grade

Response: Noted

5. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria are to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.

Response: Noted

6. Please provide scaled floor plans with square footage of each room, open areas, and all levels throughout the building.

Response: Noted

7. For the main structure, show on the plans the type of building materials proposed, and if required, what type of fire- resistant construction will be required.

Response: Noted

8. All Mechanical Equipment shall be screened from public view under MMC Provisions. Please indicate how this will be achieved on your building plan, elevation submittal sheets.

Response: Noted

9. A Fire Sprinkler system may be required. The applicant is to verify this with the Fire Marshal's Office.

Response: Noted

10. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.

Response: Noted

11. Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.

Response: Noted

Engineering Comments:

Shane Whitney, Civil Plan Reviewer

1. Existing utilities:

- a. Sanitary sewer: The sewer cleanout to the west is shown on record drawing RD277.

Response: Sanitary sewer cleanout information has been revised to match as-built drawing.

- b. Water: The 6-inch watermain in 122nd Street is shown on record drawing W42.

Response: Understood, water main is shown on the plans.

- c. Storm: The storm system along the frontage and east side of the parcel is shown on record drawing SD151.

Response: Understood.

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

- a. Sewer will need to be extended across the project's frontage.

Response: Sewer extension across the project frontage has been provided, additional notes have been added to the plans.

- b. Watermain currently fronts the project, it may need to be upgraded to an 8-inch line.

Response: Understood.

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. 122nd Street NE is a local access street. The standard would be to have a 5-foot planter behind the curb and a 5-foot sidewalk, in this instance we will want to have the project match the project to east and install a 6-foot sidewalk adjacent to the curb.

Response: The plans have been revised to provide a 6' sidewalk along 122nd.

4. Dedication Requirements:

- a. It does not appear that further dedication is necessary for 122nd Street NE.

Response: Understood.

- b. The new access road will need to be a City street with a 40-foot dedication necessary.

Response: A 40' ROW Dedication has been provided.

5. Access:

- a. The minimum width of a residential driveway is 12-feet, and the maximum is 26- feet. Curb cuts shall be limited to a maximum width of 20 feet.

Response: Understood.

- b. The new road shall be constructed in accordance with standard plan 3-202-003. Which is to include a 6-foot sidewalk.

Response: A 6-foot sidewalk has been provided for the proposed roadway.

- c. The cul-de-sac shown must be compliant with standard plan 3-207-001.

Response: Understood.

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. Projects above the 5,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington. The following revisions will be required in future submittals:

- In the narrative of the drainage analysis, it was noted that pervious pavement was going to be used. I'm not seeing in the rest of the materials that it is planned for, please revise.
- It is not clear that the frontage improvements cannot be captured and routed to a stormwater system. The engineer shall demonstrate that it's not practical to capture the frontage rather than bypassing it.
- At time of civil plan review, a conveyance analysis will be required.
- With the increased amount of impervious surface based on some of the above comments, please revised the stormwater calculations as necessary.

Response: The narrative of the drainage report has been revised, the design will not include pervious pavement. Due to the shallow depth to groundwater, and the flat nature of the existing roadway, the frontage improvements cannot be captured in the on-site systems. Additionally, the proposed frontage improvements will only add approximately 350 s.f. of new impervious surfaces, therefore the existing conveyance systems are anticipated to have capacity to convey the stormwater runoff from this area.

Understood that a conveyance analysis will be required at the time of the civil permit submittal.

- b. A geotechnical report has been submitted. As proposed the infiltration systems will have less than 5 feet of separation from the seasonal watertable, a mounding analysis is required to ensure that the facilities will not be adversely affected.

Response: Understood, a mounding analysis has been included in the resubmittal.

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

Response: Understood.

Standard Comments:

- 7. The engineer will need to revise the Engineering Variance. The criteria listed in section 22G.010.420 of the MMC are what need to be noted.

Response: Please see updated Engineering Variance Request

- 8. The sewer alignment shown at the end of the cul-de-sac won't work. We can't have cleanouts in the street. The last manhole will need to swing over to the east.

Response: The sewer alignment has been revised to reflect this comment.

- 9. 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.

Response: Understood.

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

Response: Understood.

- 11. With the sewer extension that will need to take place and the location of the trench, it is likely that a full width replacement of the asphalt may be necessary as 122nd Street NE has a pavement rating of 76.

Response: Understood.

- 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.

Response: Understood.

- 13. 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.

Response: Understood.

14. 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

Response:

15. All civil construction plan submittals are to be routed directly to Shane Whitney, 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 weeks
 - iv. Subsequent reviews repeat the above schedule.

Response: Understood.

16. 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.

Response: Understood.

Development Services

Brad Zahnow, Development Services Technician

Utility Capital Improvement Fees

Capital utility fees are assessed in accordance with the attached rate sheets. The "City" rates will be applicable to this project.

Recovery (Latecomer Fees)

No recovery fees are applicable to this project.

Utility Main Fees

Main fees for an existing water main within 122nd St NE will be assessed at \$2.25 per lineal foot of frontage.

ULID/LID Fees

No ULID or LID fees are applicable to this project.

Response: Understood.

Fire Comments:

Don McGhee, Assistant Fire Marshall

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.

Response: Understood.

2. Fire marshal approval of fire access and fire hydrant/water supply systems is required as part of the civil construction plan review and approval process.

Response: Understood.

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

Response: Understood.

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.

Response: Understood.

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.

Response: Understood.

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.

Response: Understood.

7. Existing fire hydrant spacing along 122nd ST roadway appears adequate. Maximum hydrant spacing for the proposed SFH use is 600' apart.

Response: Understood.

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.

Response: Understood.

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.

Response: Understood.

10. 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: Understood.

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

Response: Understood.

12. The turnaround area proposed appears adequate. Turnarounds shall comply with city standard plans.

Response: Understood.

13. Recommend the roadways be posted "NO PARKING" to maintain unobstructed emergency access.

Response: This comment will be addressed with the civil permit submittal.

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

Response: An adequate access route and turnaround have been provided with this project.

15. 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: Understood.

16. 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: Understood.

Water Operations

Kim Bryant, Water Operations Supervisor

1. With the installation of new water main, it appears existing service is not going to be used and it needs to be removed when abandoned.

Response: Understood. A note has been added to plan WS-01 to remove this section of water main with this project.

2. Plans appear to show blow off assembly near the end of the water main. Blow off assembly needs to

be installed at the end of the water main.

Response: The blow off assembly location has been revised to be at the end of the water main.

3. It is preferred that service lines are installed perpendicular to water mains.

Response: Noted

4. No water details shown.

Response: Water details will be provided at the time of the civil permit submittal.

Stormwater Comments

Brooke Ensor, NPDES Coordinator

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington. Please note that UIC requirements now apply. Additional permitting with Ecology is required for UIC facilities.

Visit the City's surface water web page to view a 2019 SWMMWW training. www.marysvillewa.gov/179/Surface-Water

Response: Understood.

2. The stormwater facility should be in a separate tract.

Response: The proposed stormwater facility is in tract 999.

3. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility Operation and Maintenance responsibility will be assigned to the City. The HOA will be responsible to maintain the landscaping or open space amenities. The method for dedication will be determined based on facility design and layout.

Response: Understood.

Water Quality Comments

Billy Gilbert, Water Quality Lead

1. Plumbing system is subject to applicable requirements of MMC Chapter 14.10 "Water Supply Cross-Connections" and WAC 246-290-490.

Response: Noted

2. A Double Check Detector Assembly (DCDA) is required for any non-flow through fire line that is connected to the city's water system.

Response: Noted

3. 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

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in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001

Response: Noted

4. 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.

Response: Noted

5. 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.

Response: Noted

Sincerely,

LDC, Inc.



Mark Villwock, P.E.
Project Manager
Woodinville Office