



3/13/2024

Emily Morgan  
Senior Planner  
City of Marysville  
[emorgan@marysvillewa.gov](mailto:emorgan@marysvillewa.gov)  
360.363.8216

Re: Review letter for The Bluffs at Whiskey Ridge (PA22-019)

Dear First Name,

Thank you for your review letter dated March 6<sup>th</sup>, 2024. Attached is a copy of the letter and comments with responses to your comments. Should you have any questions regarding my responses or require additional information, please don't hesitate to contact me on my cell at 425.941.1250 or by email at [mpendergraft@atwell-group.com](mailto:mpendergraft@atwell-group.com)

Sincerely,  
Mark Pendergraft, PLS

A handwritten signature in black ink, appearing to read "Mark Pendergraft", written in a cursive style.

Atwell LLC  
Associate Director



## Public Works

### Final Plat

Project drawings (as-builts) have not been received to date. Final plat approval is dependent on approved record drawings.

**Noted**

### Easements

Dedication of Tract 996 for access and maintenance of a city-owned sewer main will be required.

**An easement has been added (Easement provisions No. 7 on sheet 2) for the sewer main across the tract.**

### Recovery (Latecomer) Fees

This project is subject to Sewer Recovery Contract RC23-305 for the construction of the 75th Avenue sewer main. The total amount due is \$89,035.50.

**Noted - this fee has been paid by Century Communities.**

### Utility Main Fees

No utility main fees are applicable to this project.

**Noted**

### ULID/LID Fees

No ULID/LID fees are applicable to this project.

**Noted**



March 6, 2024

Century Communities  
 Attn: Stacia Bloom  
 20000 North Creek Pkwy  
 Suite 201  
 Bothell, WEA 98011

**Re: Bluffs at Whiskey Ridge (FKA Groundhog PRD) – PA22-019 - Final Review 1**

---

Dear Stacia,

The Planning Division has reviewed the provided final plat submittal. The final plat cannot be approved until all conditions of approval and plat construction items have been completed.

The applicant is required to revise, accomplish, or provide the following to the Community Development Department **prior to final plat approval:**

1. Installation of landscaping shall be installed in accordance with the approved Landscaping Plan; a final planning inspection to ensure compliance with said plan is required necessary.
  - 1.1. The applicant has requested to defer the plantings of the required street trees. Prior to final plat recording, a performance bond or assignments of funds is required to be provided—see attached for the performance security templates. **The total amount to be secured for the deferred street trees (Performance):** **Noted.- please find enclosed Performance/Improvement Bond - Street Trees**

Deferred Landscaping - Street Trees	
Street Trees - Labor & Materials	\$13,269.52
<b>TOTAL</b>	<b>\$13,269.52</b>
<b>SECURITY REQUIREMENTS</b>	
Security Performance (150%)	\$19,904.28
Administrative and legal costs (30% or \$100,000)	\$3,980.86
<b>TOTAL SECURITY</b>	<b>\$23,885.14</b>

- 1.2. Prior to the recording of final plat, all site landscaping, excluding the deferred street trees, shall be installed. A landscape maintenance security in the form of a bond or assignment of funds shall be submitted upon completion of the installation—see attached for the maintenance security templates. **The total amount to be secured for the site landscaping (Maintenance):** **Noted.**

Landscape Maintenance and Warranty	
Site landscaping including street trees	\$120,422.32
Sales Tax (9.3%)	\$11,199.28
<b>TOTAL</b>	<b>\$131,621.60</b>
<b>SECURITY REQUIREMENTS</b>	
Ten-percent (10%) of total cost	\$13,162.16
Administrative and legal costs (30% or \$100,000)	\$3,948.65
<b>TOTAL SECURITY</b>	<b>\$17,110.81</b>

- please find enclosed Maintenance Bond - Landscaping

2. The Mitigation Plan (Approved June 1, 2023), prepared by Soundview Consultants dated May 2023, shall be installed with a monitoring program implemented as outlined in [MMC 22E.010.160\(2\)\(d\)](#). A final planning inspection is required prior to final sign off of the plat.
  - 2.1. Per [MMC 22G.040](#), once the required plantings are installed, a performance security in the form of a bond or assignment of funds, must be secured and approved by the City—see attached for the performance security templates. **The total amount to be secured for the mitigation plantings (Performance): Noted.**

Critical Area Plantings	
Mitigation & Monitoring	\$34,866.22
<b>TOTAL</b>	<b>\$34,866.22</b>
SECURITY REQUIREMENTS	
Security Performance (150%)	\$52,299.33
Administrative and legal costs (30% or \$100,000)	\$10,459.87
<b>TOTAL SECURITY</b>	<b>\$62,759.20</b>

- please find enclosed Performance/Improvement Bond - Mitigation

3. Staff has reviewed the provided CC&Rs and finds them acceptable. **Noted.**
4. Payment of traffic mitigation fees are due prior to final plat approval. Based on the total PMPHT, the total due is \$151,200 (invoice attached). **Noted. - this fee has been paid by Century Communities.**

To submit payment, please send check, attention to Emily Morgan, to the address in the letterhead. If payment via credit card is desired, please coordinate with Janis Lamoureux at 360.363.8214 or [jlamoureux@marysvillewa.gov](mailto:jlamoureux@marysvillewa.gov)

Enclosed are the planning reviewed redlines along with copies of comments received from other City departments. Please provide 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.

Sincerely, Please see responses in purple

*Emily Morgan*

**Emily Morgan**

Senior Planner

ecc: Mark Pendergraft, Atwell LLC

Chris Holland, Planning Manager

# BLUFFS AT WHISKEY RIDGE

A PLANNED RESIDENTIAL DEVELOPMENT  
NE1/4 SE1/4 SEC. 35, T. 30 N., R. 5 E., W.M.  
CITY OF MARYSVILLE, WASHINGTON (FILE #PA22-019)

VOL/PG

## DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS THAT CENTURY COMMUNITIES OF WASHINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY, THE UNDERSIGNED OWNER(S), IN FEE SIMPLE OF THE LAND HEREBY PLATTED, HEREBY DECLARE THIS PLAT AND DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, AVENUES, PLACES AND PUBLIC EASEMENTS OR WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT AND THE USE FOR ANY AND ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES. ALSO, THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON LOTS, BLOCKS, TRACTS, ETC. SHOWN ON THIS PLAT IN THE REASONABLE ORIGINAL GRADING OF ALL THE STREETS, AVENUES, PLACES, ETC. SHOWN HEREON. ALSO, THE RIGHT TO DRAIN ALL STREETS OVER AND ACROSS ANY LOT OR LOTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE STREET OR STREETS ARE GRADED. ALSO, ALL CLAIMS FOR DAMAGE AGAINST ANY GOVERNMENTAL AUTHORITY ARE WAIVED WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF SAID ROADS.

FOLLOWING ORIGINAL REASONABLE GRADING OF ROADS AND WAYS HEREON, NO DRAINAGE WATERS ON ANY LOT OR LOTS SHALL BE DIVERTED OR BLOCKED FROM THEIR NATURAL COURSE SO AS TO DISCHARGE UPON ANY PUBLIC ROAD RIGHTS-OF-WAY TO HAMPER PROPER ROAD DRAINAGE. THE OWNER OF ANY LOT OR LOTS, PRIOR TO MAKING ANY ALTERATION IN THE DRAINAGE SYSTEM AFTER THE RECORDING OF THE PLAT, MUST MAKE APPLICATION TO AND RECEIVE APPROVAL FROM THE DIRECTOR OF THE DEPARTMENT OF PUBLIC WORKS FOR SAID ALTERATION. ANY ENCLOSING OF DRAINAGE WATERS IN CULVERTS OR DRAINS OR REROUTING THEREOF ACROSS ANY LOT AS MAY BE UNDERTAKEN BY OR FOR THE OWNER OF ANY LOT SHALL BE DONE BY AND AT THE EXPENSE OF SUCH OWNER, AFTER ACQUIRING NECESSARY PERMITS FROM THE DEPARTMENT OF PUBLIC WORKS, IF REQUIRED, AND SUBJECT TO ANY OTHER EXISTING PERMITTING REQUIREMENTS THEREFORE.

TRACTS 995, 996, AND 998 ARE HEREBY GRANTED AND CONVEYED TOGETHER WITH ALL MAINTENANCE OBLIGATIONS TO THE BLUFFS AT WHISKEY RIDGE OWNERS ASSOCIATION (HOA). USE OF SAID TRACTS ARE RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. THESE TRACTS SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING AN INTEREST IN THE TRACTS OR LOTS.

TRACTS 997 AND 999, TOGETHER WITH DRAINAGE AND DETENTION FACILITIES, ARE HEREBY GRANTED AND CONVEYED TO THE BLUFFS AT WHISKEY RIDGE OWNERS ASSOCIATION (HOA) UPON THE RECORDING OF THIS PLAT, SUBJECT TO BOTH AN EMERGENCY AND ROUTINE MAINTENANCE EASEMENT GRANTED AND CONVEYED TO THE CITY OF MARYSVILLE. OWNERSHIP AND MAINTENANCE OF SAID TRACTS CONSISTENT WITH THE CITY OF MARYSVILLE CODE SHALL BE THE RESPONSIBILITY OF THE HOA. USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA AND THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION SHALL COMPLY WITH THOSE CITY OF MARYSVILLE REGULATIONS AND CONDITIONS OF FINAL SUBDIVISION APPROVAL SPECIFIED ON THE PLAT. IN THE EVENT THE HOA SHOULD BE DISSOLVED THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS. IN THE EVENT THAT THE CITY OF MARYSVILLE SHALL BE REQUIRED TO MAKE CHANGES TO DRAINAGE OR DETENTION FACILITIES, CITY RIGHTS SHALL BE PRIMARY AND HOLD PRECEDENCE OVER THE RIGHTS RESERVED BY THE HOA. THE CITY MAY TAKE ALL SUCH ACTS AS ARE REASONABLY REQUIRED TO PRESERVE, PROTECT, AND MAINTAIN THESE IMPROVEMENTS.

USE OF SAID TRACTS IS RESTRICTED TO THAT SPECIFIED IN THE APPROVED FINAL PLAT. THE HOA SHALL REMAIN IN EXISTENCE UNLESS AND UNTIL ALL LOTS WITHIN THIS SUBDIVISION HAVE ASSUMED COMMON OWNERSHIP OF SAID TRACTS. IN THE EVENT THAT THE HOA SHOULD BE DISSOLVED, THEN EACH LOT SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST IN THE TRACTS PREVIOUSLY OWNED BY THE HOA AS WELL AS RESPONSIBILITY FOR MAINTAINING THE TRACTS. MEMBERSHIP IN THE HOA AND PAYMENT OF DUES OR OTHER ASSESSMENTS FOR MAINTENANCE PURPOSES SHALL BE A REQUIREMENT OF LOT OWNERSHIP, AND SHALL REMAIN AN APPURTENANCE TO AND INSEPARABLE FROM EACH LOT. THIS COVENANT SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE HOA, THE OWNERS OF ALL LOTS WITHIN THE SUBDIVISION AND ALL OTHERS HAVING AN INTEREST IN THE TRACTS OR LOTS.

THE UNDERSIGNED OWNER OR OWNERS OF THE INTEREST IN THE REAL ESTATE DESCRIBED HEREIN HEREBY DECLARE THIS MAP AND DEDICATE THE SAME FOR A COMMON INTEREST COMMUNITY NAMED BLUFFS AT WHISKEY RIDGE, A PLAT COMMUNITY, AS THAT TERM IS DEFINED IN THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT, SOLELY TO MEET THE REQUIREMENTS OF THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT AND NOT FOR ANY PUBLIC PURPOSE. THIS MAP AND ANY PORTION THEREOF IS RESTRICTED BY LAW AND THE DECLARATION FOR BLUFFS AT WHISKEY RIDGE, RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NO. \_\_\_\_\_.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

CENTURY COMMUNITIES OF WASHINGTON, LLC  
A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_

ITS: \_\_\_\_\_

## ACKNOWLEDGMENTS

STATE OF WASHINGTON )  
 ) SS.  
COUNTY OF \_\_\_\_\_ )

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT (HE/SHE/THEY) SIGNED THIS INSTRUMENT, ON OATH STATED THAT (HE/SHE/THEY) WAS/WERE AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF CENTURY COMMUNITIES OF WASHINGTON, LLC, A DELAWARE LIMITED LIABILITY COMPANY TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

(PRINT NAME)  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON.

RESIDING AT \_\_\_\_\_

MY APPOINTMENT EXPIRES \_\_\_\_\_

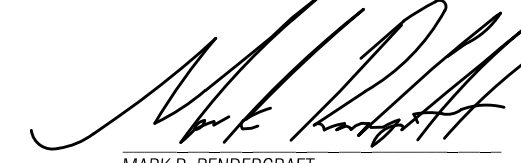
## LEGAL DESCRIPTION

LOT 105, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

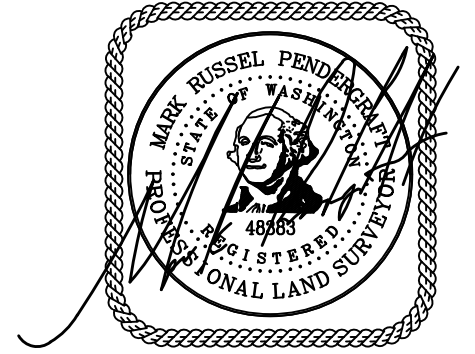
## SURVEYOR'S CERTIFICATE & ACKNOWLEDGMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CENTURY COMMUNITIES OF WASHINGTON, LLC, ON 1/10/2024. I HEREBY CERTIFY THAT THIS MAP FOR BLUFFS AT WHISKEY RIDGE IS BASED UPON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT TO BE REFLECTED ON THE MAP IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.



1/10/2024  
DATE

MARK R. PENDERGRAFT  
PROFESSIONAL LAND SURVEYOR  
CERTIFICATE NO. 48383



STATE OF WASHINGTON )  
 )  
COUNTY OF KING )

1/10/2024

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT MARK RUSSEL PENDERGRAFT IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED \_\_\_\_\_

(SIGNATURE OF NOTARY)

(LEGIBLY PRINT OR STAMP NAME OF NOTARY)  
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON,

RESIDING AT \_\_\_\_\_

MY APPOINTMENT EXPIRES \_\_\_\_\_

## CITY OF MARYSVILLE APPROVALS

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

CITY ENGINEER, CITY OF MARYSVILLE

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

COMMUNITY DEVELOPMENT DIRECTOR, CITY OF MARYSVILLE

EXAMINED, FOUND TO BE IN CONFORMITY WITH APPLICABLE ZONING AND OTHER LAND USE CONTROLS, AND APPROVED

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

MAYOR, CITY OF MARYSVILLE

ATTEST: CITY CLERK

## TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED, INCLUDING \_\_\_\_\_ TAXES.

TAX ID OF EXISTING PARCEL BEING HEREIN SUBDIVIDED: 00590700010500

TREASURER, SNOHOMISH COUNTY )  
 ) BY: \_\_\_\_\_  
DEPUTY COUNTY TREASURER

## AUDITOR'S CERTIFICATE

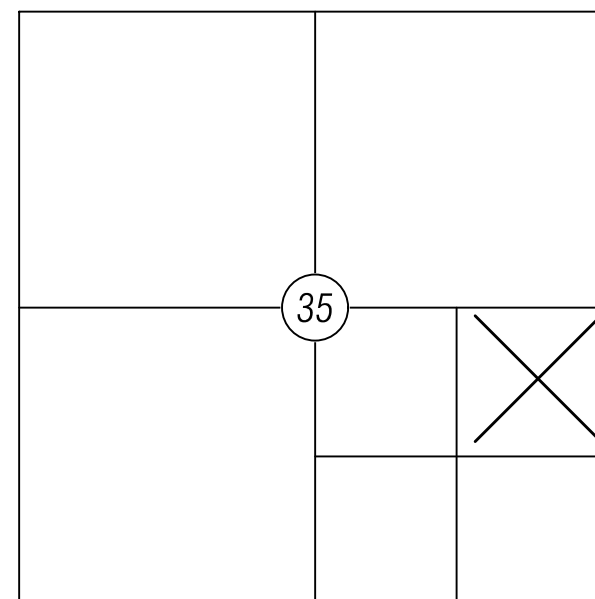
FILED FOR RECORD AT THE REQUEST OF CENTURY COMMUNITIES OF WASHINGTON, LLC, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_.

MINUTES PAST \_\_\_\_\_ M. AND RECORDED IN VOL. \_\_\_\_\_ OF PLATS, PAGE(S) \_\_\_\_\_, AFN \_\_\_\_\_,  
RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

AUDITOR, SNOHOMISH COUNTY )  
 ) BY: \_\_\_\_\_  
DEPUTY COUNTY AUDITOR

AFN \_\_\_\_\_

## INDEXING SECTION 35, TOWNSHIP 30 NORTH, RANGE 5 EAST, W.M.



ATWELL  
P.O. BOX 289, WOODINVILLE, WA 98072  
425.486.1252 | WWW.ATWELL-GROUP.COM  
PROJ. NO. 23026/23005457 SHEET 1 OF 4

VOL/PG

# BLUFFS AT WHISKEY RIDGE

A PLANNED RESIDENTIAL DEVELOPMENT  
NE1/4 SE1/4 SEC. 35, T. 30 N., R. 5 E., W.M.  
CITY OF MARYSVILLE, WASHINGTON (FILE #PA22-019)

Added guarantee number.

**RESTRICTIONS OF RECORD** Reference Guarantee Number

- THIS SITE IS SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS AS SET FORTH IN THE RESTRICTIVE COVENANT FOR ON-SITE SEWAGE SYSTEM AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AFN 9304160713. THE INSTRUMENT IS BLANKET IN NATURE, NOTED HERE.
- THIS SITE IS SUBJECT TO CITY OF MARYSVILLE RECOVERY CONTRACT NO. 233 AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AFN 200105300299, A PARTIAL RELEASE OF RECOVERY CONTRACT WAS RECORDED UNDER AFN 200107060109. NOTED HERE.
- THIS SITE IS SUBJECT TO CITY OF MARYSVILLE RECOVERY CONTRACT NO. 251 AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AFN 200304240256. NOTED HERE.
- THIS SITE IS SUBJECT TO AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION AND THE TERMS AND CONDITIONS THEREOF AS RECORDED UNDER AFN 201906260482. THE DOCUMENT CONTAINS INSUFFICIENT INFORMATION TO LOCATE HEREON, NOTED HERE.
- THIS SITE IS SUBJECT TO ANY RIGHTS, INTERESTS, OR CLAIMS WHICH MAY ARISE BY REASON OF THE FOLLOWING MATTERS DISCLOSED BY SURVEY AS PREPARED BY LATTA ENGINEERING PLLC UNDER JOB NO. 16160-5 DATED APRIL 29, 2022. THE DOCUMENT WAS NOT PROVIDED, NOTED HERE.

**TRACT NOTES**

- A "TRACT" IS LAND RESERVED FOR SPECIFIC USES LIMITED TO THOSE SPECIFIED ON THE FACE OF THE PLAT. TRACTS ARE NOT CONSIDERED LOTS FOR BUILDING SITES FOR PURPOSES OF RESIDENTIAL DWELLING CONSTRUCTION.
- TRACTS 995 AND 996 ARE FOR PRIVATE ACCESS AND UTILITIES. THE BLUFFS AT WHISKEY RIDGE OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL FACILITIES LYING WITHIN SAID TRACT.
- TRACT 997 IS FOR STORMWATER DETENTION AND LANDSCAPE. THE BLUFFS AT WHISKEY RIDGE OWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE AMENITIES AND LANDSCAPING. THE CITY OF MARYSVILLE SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER INFRASTRUCTURE WITHIN SAID TRACT.
- TRACT 998 IS OPEN SPACE AND CRITICAL AREA TRACTS. THE BLUFFS AT WHISKEY RIDGE OWNERS ASSOCIATION SHALL OWN AND MAINTAIN ALL FACILITIES LYING WITHIN SAID TRACT.
- TRACT 999 IS FOR STORM WATER DETENTION UTILITIES, RECREATION, AND LANDSCAPING. THE BLUFFS AT WHISKEY RIDGE OWNERS ASSOCIATION SHALL OWN AND MAINTAIN THE PARK AMENITIES AND LANDSCAPING. THE CITY OF MARYSVILLE SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER INFRASTRUCTURE WITHIN SAID TRACT.

added easement over Tract 996 for sewer

added reference to Restriction 12

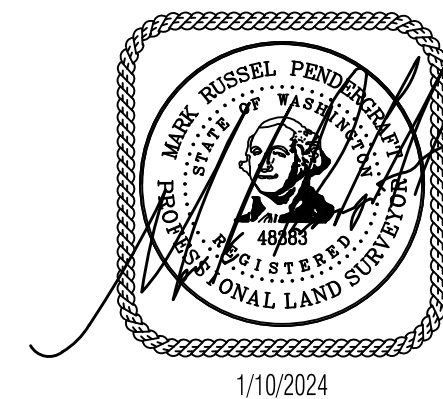
Add reference to Restriction #12 for extra clarity

**EASEMENT PROVISIONS**

- AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO ALL UTILITIES SERVING SUBJECT PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET AND ALLEY FRONTAGE OF ALL LOTS, TRACTS AND COMMON AREAS IN WHICH TO INSTALL, LAY, CONSTRUCT, RENEW, OPERATE AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPE, AND WIRES WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, TELEVISION CABLE AND OTHER UTILITY SERVICES TOGETHER WITH THE RIGHT TO ENTER UPON THE LOTS, TRACTS AND COMMON AREAS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. DRAINAGE EASEMENTS DESIGNATED ON THE PLAT ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF MARYSVILLE, EXCEPT THOSE DESIGNATED ON THE PLAT AS PRIVATE EASEMENTS, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND THE RIGHT TO EXCAVATE, CONSTRUCT, OPERATE, MAINTAIN, REPAIR AND/OR REBUILD AN ENCLOSED OR OPEN CHANNEL STORM WATER CONVEYANCE SYSTEM AND/OR OTHER DRAINAGE FACILITIES, UNDER, UPON OR THROUGH THE DRAINAGE EASEMENT.
- A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF ALL LOTS WITHIN THIS PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 10 FEET PARALLEL WITH AND ADJOINING THE STREET AND ALLEY FRONTAGE OF ALL LOTS AND TRACTS FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REBUILDING THE FOOTING AND ROOF DRAIN CONVEYANCE SYSTEMS FOR EACH LOT. THE OWNERS OF THE LOTS BENEFITING FROM THE FOOTING AND ROOF DRAIN CONVEYANCE SYSTEM SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE DRAINAGE FACILITIES USED IN COMMON, HOWEVER NO LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, OR RECONSTRUCTION OF THE DRAINAGE FACILITIES LYING ABOVE THEIR POINT OF CONNECTION.
- A PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 19 AND 20 AS SHOWN HEREON IS HEREBY GRANTED TO THE OWNERS OF LOTS 18 AND 19. THE OWNERS OF LOTS 18, 19 AND 20 SHALL SHARE EQUALLY THE RESPONSIBILITY FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THE PRIVATE STORM DRAINAGE FACILITIES LYING WITHIN SAID EASEMENT WITH THE EXCEPTION THAT NO OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES ABOVE THEIR POINT OF CONNECTION.
- A PRIVATE STORM DRAINAGE EASEMENT OVER LOTS 21 AND 22 AS SHOWN HEREON IS HEREBY GRANTED TO THE OWNERS OF LOTS 22 AND 23. THE OWNERS OF LOTS 21, 22 AND 23 SHALL SHARE EQUALLY THE RESPONSIBILITY FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THE PRIVATE STORM DRAINAGE FACILITIES LYING WITHIN SAID EASEMENT WITH THE EXCEPTION THAT NO OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PRIVATE DRAINAGE FACILITIES ABOVE THEIR POINT OF CONNECTION.
- A PRIVATE WATER EASEMENT OVER LOTS 17 THROUGH 19 AS SHOWN HEREON IS HEREBY GRANTED TO THE OWNERS OF LOTS 18 THROUGH 20. THE OWNERS OF LOTS 18 THROUGH 20 SHALL BE RESPONSIBLE FOR THE COST OF MAINTENANCE, REPAIRS, AND RECONSTRUCTION OF THEIR RESPECTIVE PRIVATE WATER FACILITIES LYING WITHIN SAID EASEMENT.
- A PRIVATE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF ALL LOTS WITHIN THIS PLAT AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR 15 FEET PARALLEL WITH AND ADJOINING THE STREET FRONTAGE OF LOTS 1 THROUGH 17, 21 THROUGH 25, AND TRACTS 995 AND 996 FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, REPAIRING, AND REBUILDING THE FOOTING AND ROOF DRAIN CONVEYANCE SYSTEMS FOR EACH LOT. THE OWNERS OF THE LOTS BENEFITING FROM THE FOOTING AND ROOF DRAIN CONVEYANCE SYSTEM SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND RECONSTRUCTION OF THE DRAINAGE FACILITIES USED IN COMMON, HOWEVER NO LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, OR RECONSTRUCTION OF THE DRAINAGE FACILITIES LYING ABOVE THEIR POINT OF CONNECTION.

**RESTRICTIONS, COVENANTS**

- NO FURTHER DIVISION OF ANY LOT IS ALLOWED WITHOUT SUBMITTING FOR A NEW SUBDIVISION OR SHORT SUBDIVISION.
- ALL LANDSCAPED AREAS IN PUBLIC RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE DEVELOPER OR HIS OR HER SUCCESSOR(S) AND MUST BE REDUCED OR ELIMINATED IF DEEMED NECESSARY FOR OR DETRIMENTAL TO CITY OF MARYSVILLE ROAD PURPOSES.
- ALL POWER LINES, TELEPHONE WIRES, TELEVISION CABLES, FIRE ALARM SYSTEMS AND OTHER COMMUNICATION WIRES, CABLES OR LINE SHALL BE PLACED UNDERGROUND EITHER BY DIRECT BURIAL OR BY MEANS OF CONDUIT OR DUCTS PROVIDING SERVICE TO EACH BUILDING.
- DIRECT ACCESS FROM INDIVIDUAL LOTS ONTO 83RD AVENUE NE IS PROHIBITED.
- CONSTRUCTION OF THE SUBDIVISION AND EACH SINGLE-FAMILY DWELLING SHALL BE REQUIRED TO COMPLY WITH ALL APPLICABLE STANDARDS OUTLINED IN THE EAST SUNNYSIDE/WHISKEY RIDGE DESIGN STANDARDS AND GUIDELINES.
- ANY LOTS UNDER 5,000 SQUARE FEET MUST DEMONSTRATE COMPLIANCE WITH MMC SECTION 22C.010.310, SMALL LOT SINGLE FAMILY DWELLING DEVELOPMENT STANDARDS, PRIOR TO BUILDING PERMIT ISSUANCE.
- THE MAXIMUM HEIGHT OF SOLID (MORE THAN 50% OPAQUE) FREE-STANDING WALLS, FENCES, OR HEDGES IN ANY FRONT YARD OR OTHER LOCATION BETWEEN THE STREET AND THE FACADE SHALL BE 3.5 FEET UNLESS A TALLER WALL IS REQUIRED, PER THE COMMUNITY DEVELOPMENT DIRECTOR, TO MITIGATE SIGNIFICANT NOISE AND TRAFFIC IMPACTS.
- IN DEVELOPMENT CONFIGURATIONS WHERE SIDE YARDS ABUT A STREET, FENCES TALLER THAN 3.5 FEET SHALL BE SETBACK AT LEAST 5 FEET FROM THE SIDEWALK TO ALLOW FOR LANDSCAPING TO SOFTEN THE VIEW OF THE FENCE.
- IN ACCORDANCE WITH MMC CHAPTER 22D.040, SCHOOL IMPACT FEES AND MITIGATION, SCHOOL MITIGATION FEES WILL BE BASED ON THE FEE SCHEDULES IN EFFECT AT THE TIME AN INDIVIDUAL BUILDING PERMIT APPLICATION IS ACCEPTED BY THE CITY, AND WILL BE REQUIRED TO BE PAID PRIOR TO BUILDING PERMIT ISSUANCE UNLESS DEFERRED UNTIL A TIME PRECEDING FINAL BUILDING INSPECTIONS BEING GRANTED.
- IN ACCORDANCE WITH MMC CHAPTER 22D.020, PARKS, RECREATION, OPEN SPACE AND TRAIL IMPACT FEES AND MITIGATION, PARK MITIGATION FEES WILL BE BASED ON THE FEE SCHEDULES IN EFFECT AT THE TIME AN INDIVIDUAL BUILDING PERMIT APPLICATION IS ACCEPTED BY THE CITY, AND WILL BE REQUIRED TO BE PAID PRIOR TO BUILDING PERMIT ISSUANCE UNLESS DEFERRED UNTIL A TIME PRECEDING FINAL BUILDING INSPECTIONS BEING GRANTED.
- THE LOCATION AND HEIGHT OF ALL FENCES AND OTHER OBSTRUCTIONS WITHIN AN EASEMENT AS DEDICATED ON THIS PLAT SHALL BE SUBJECT TO THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OR THEIR DESIGNEE.
- CRITICAL AREA TRACT 998 SHALL BE LEFT PERMANENTLY UNDISTURBED IN A SUBSTANTIALLY NATURAL STATE, NO CLEARING, GRADING, FILLING, BUILDING CONSTRUCTION OR PLACEMENT, OR ROAD CONSTRUCTION OF ANY KIND SHALL OCCUR, EXCEPT REMOVAL OF HAZARDOUS TREES WHEN APPROVED BY THE CITY OF MARYSVILLE. THE ACTIVITIES AS SET FORTH IN CHAPTER 22E.010 MMC ARE ALLOWED WHEN APPROVED BY THE CITY.
- ALL OPEN SPACE SHALL BE PROTECTED AS OPEN SPACE IN PERPETUITY. USE OF THE OPEN SPACE TRACTS WITHIN THIS SUBDIVISION IS RESTRICTED TO THOSE USES APPROVED FOR THE PLANNED RESIDENTIAL DEVELOPMENT, TO INCLUDE OPEN PLAY AREAS, PICNIC AREAS, RECREATION TRAIL SYSTEM, VIEWING PLATFORM, DRAINAGE FACILITIES, BENCHES, AND REQUIRED LANDSCAPE IMPROVEMENTS AS SHOWN ON THE APPROVED SITE PLAN AND THE APPROVED LANDSCAPE PLAN. COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED WITH THE PLAT, AND AS MAY BE AMENDED IN THE FUTURE, SHALL INCLUDE PROVISIONS FOR THE CONTINUING PRESERVATION AND MAINTENANCE OF THE USES, FACILITIES, AND LANDSCAPING, WITHIN THE OPEN SPACE AS APPROVED AND CONSTRUCTED.
- ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED FOR SINGLE-FAMILY DETACHED DWELLINGS.
- TRACTS 995 AND 996 ARE SUBJECT TO A ROUTINE AND EMERGENCY MAINTENANCE AGREEMENT GRANTED AND CONVEYED TO THE CITY OF MARYSVILLE. IN THE EVENT THAT THE CITY OF MARYSVILLE WILL BE REQUIRED TO MAKE CHANGES TO DRAINAGE OR DETENTION FACILITIES, CITY RIGHTS SHALL BE PRIMARY AND HOLD PRECEDENCE OVER THE RIGHTS RESERVED BY THE LOTS WITHIN THIS PLAT. THE CITY SHALL HAVE ALL SUCH ACTS AS ARE REASONABLY REQUIRED TO PRESERVE, PROTECT AND MAINTAIN THESE IMPROVEMENTS.
- ALL DEVELOPMENT AND USE OF THE LAND DESCRIBED HEREIN SHALL BE IN ACCORDANCE WITH THIS BINDING SITE PLAN, AS IT MAY BE AMENDED WITH THE APPROVAL OF THE CITY, TOWN, OR COUNTY HAVING JURISDICTION OVER THE DEVELOPMENT OF SUCH LAND, AND IN ACCORDANCE WITH SUCH OTHER GOVERNMENTAL PERMITS, APPROVALS, REGULATIONS, REQUIREMENTS, AND RESTRICTIONS THAT MAY BE IMPOSED UPON SUCH LAND AND THE DEVELOPMENT AND USE THEREOF. UPON COMPLETION, THE IMPROVEMENTS ON THE LAND SHALL BE INCLUDED IN ONE OR MORE CONDOMINIUMS OR OWNED BY AN ASSOCIATION OR OTHER LEGAL ENTITY IN WHICH THE OWNERS OF UNITS THEREIN OR THEIR OWNERS' ASSOCIATIONS HAVE A MEMBERSHIP OR OTHER LEGAL OR BENEFICIAL INTEREST. THIS BINDING SITE PLAN SHALL BE BINDING UPON ALL NOW OR HEREAFTER HAVING ANY INTEREST IN THE LAND DESCRIBED HEREIN.
- IN ORDER TO OBTAIN THE DENSITY SHOWN FOR THE PRD, THE PROJECT'S DEVELOPER INSTALLED A PERIMETER QUALITY SIGHT OBSCURING FENCE. SAID FENCE SHALL BE CONTINUOUSLY MAINTAINED IN GOOD CONDITION CONSISTENT WITH THE APPROVED PLAN. FENCING THAT IS IN DISREPAIR MUST BE REPLACED TO MATCH EXISTING FENCING OR AS OTHERWISE APPROVED BY THE COMMUNITY DEVELOPMENT DEPARTMENT.
- THIS PROJECT IS SUBJECT TO COVENANTS, CONDITIONS, AND RESTRICTIONS AS RECORDED UNDER AUDITOR'S FILE NUMBER \_\_\_\_\_.
- LOTS 18, 19 AND 20 SHALL BE EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEMS.



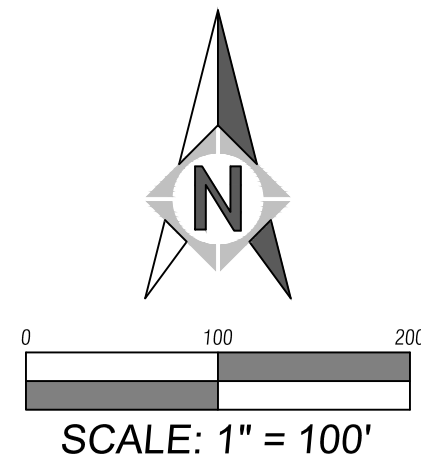
AFN



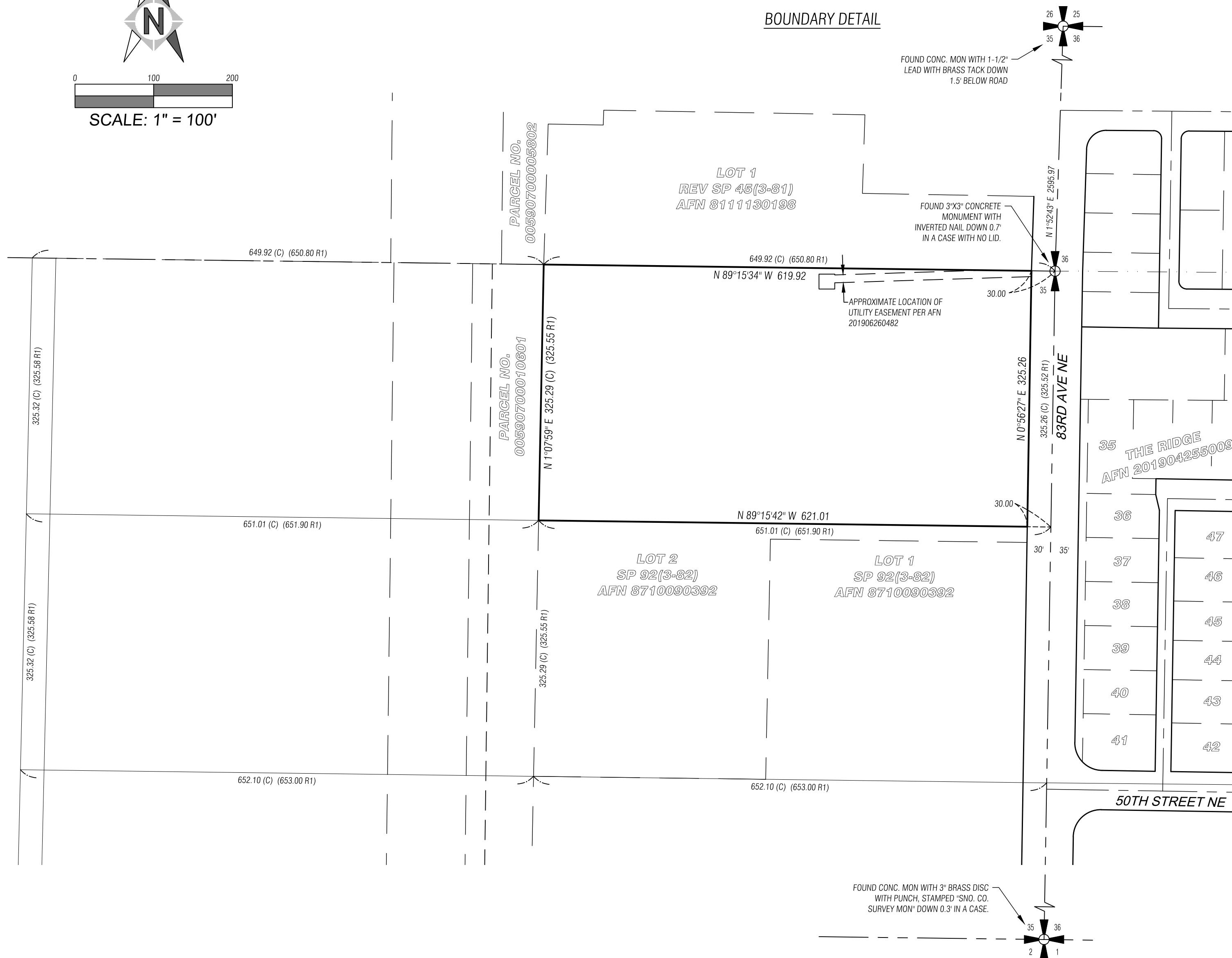
P.O. BOX 289, WOODINVILLE, WA 98072  
425.486.1252 | WWW.ATWELL-GROUP.COM

# BLUFFS AT WHISKEY RIDGE

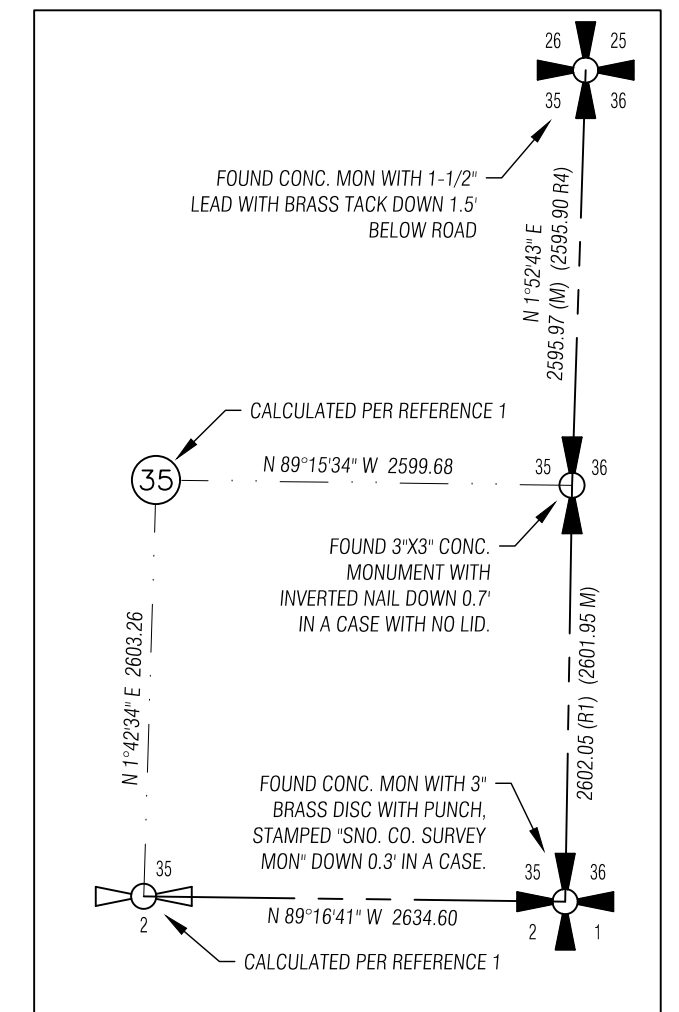
A PLANNED RESIDENTIAL DEVELOPMENT  
NE1/4 SE1/4 SEC. 35, T. 30 N., R. 5 E., W.M.  
CITY OF MARYSVILLE, WASHINGTON (FILE #PA22-019)



## BOUNDARY DETAIL



## SW QUARTER OF SECTION 35 TOWNSHIP 30 N RANGE 5E SUBDIVISION DETAIL SCALE: 1" = 1200'



### MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/2011)  
2010.00 EPOCH PER OBSERVATIONS UTILIZING CORRECTIONS FROM THE  
WASHINGTON STATE REFERENCE NETWORK (WSRN)

### VERTICAL DATUM

NAVD 88 PER GNSS OBSERVATIONS UTILIZING THE WSRN.

### LEGAL DESCRIPTION

LOT 105, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF,  
RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY,  
WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

### REFERENCES

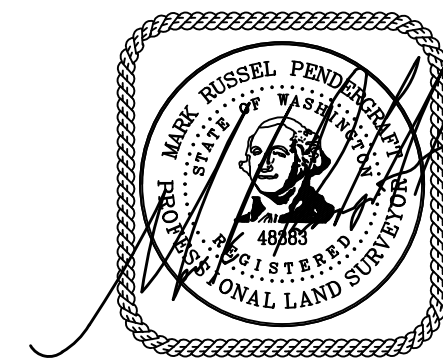
1. RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT AS RECORDED UNDER AUDITOR'S FILING NUMBER 200806065003, HELD FOR SECTION SUBDIVISION.
2. PLAT OF SUNNY SIDE FIVE ACRE TRACTS AS RECORDED IN VOLUME 7 OF PLATS, PAGE 19.
3. RECORD OF SURVEY AS RECORDED UNDER AUDITOR'S FILING NUMBER 200606085248.
4. PLAT OF THE RIDGE AS RECORDED UNDER AUDITOR'S FILE NUMBER 201904255009.

### SURVEYOR'S NARRATIVE

THE SECTION SUBDIVISION SHOWN IN REFERENCE 1 WAS HELD AND ROTATED 0°40'58" CLOCKWISE TO THE MERIDIAN. THE PLAT OF SUNNYSIDE FIVE ACRE TRACTS (REFERENCE 2) WAS PRORATED INTO THE SECTION SUBDIVISION.

### SURVEYOR'S NOTES

1. A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT WAS MAINTAINED PER MANUFACTURERS GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
2. ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM CHICAGO TITLE COMPANY COMMITMENT NUMBER 500141787, DATED 12/20/2023. ATWELL, LLC HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH, AND HAS RELIED WHOLLY ON THE TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
3. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN APRIL, 2023, UNLESS OTHERWISE NOTED.
4. PROPERTY AREA = 201,817± SQUARE FEET.
5. ALL DISTANCES ARE IN U.S. FEET AND REPRESENT GROUND MEASUREMENTS.



1/10/2024



P.O. BOX 289, WOODINVILLE, WA 98072  
425.486.1252 | WWW.ATWELL-GROUP.COM

PROJ. NO. 23026/23005457 SHEET 3 OF 4

# BLUFFS AT WHISKEY RIDGE

A PLANNED RESIDENTIAL DEVELOPMENT  
 NE1/4 SE1/4 SEC. 35, T. 30 N., R. 5 E., W.M.  
 CITY OF MARYSVILLE, WASHINGTON (FILE #PA22-019)

VOL/PG

PARCEL NO.  
00590700005802

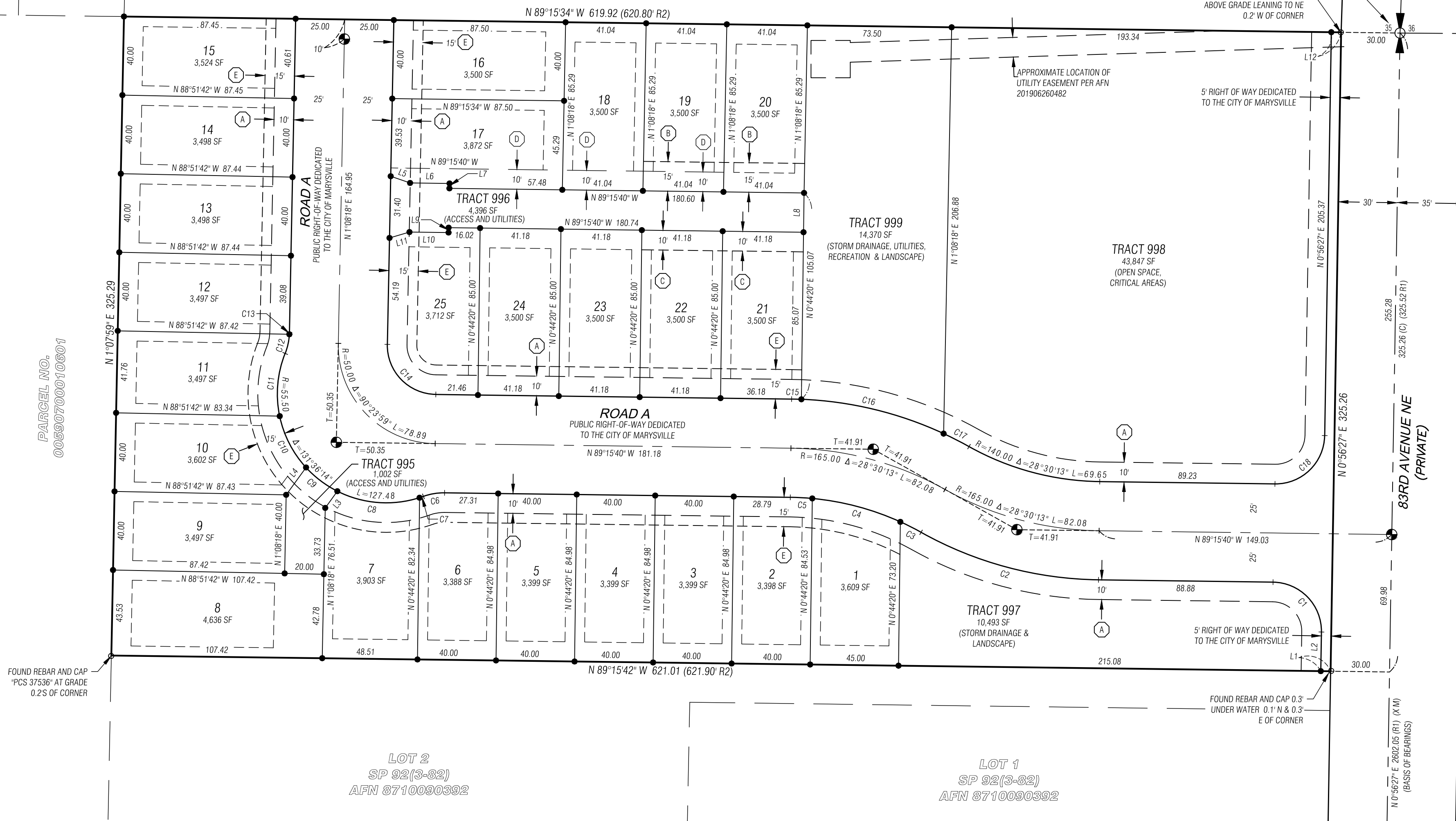
PARCEL NO.  
00590700010601

LOT 1  
REV SP 45(3-81)  
AFN 8111130198

LOT 2  
SP 92(3-82)  
AFN 8710090392

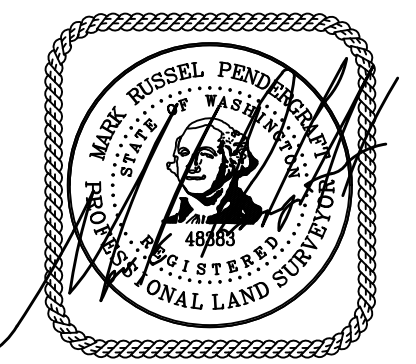
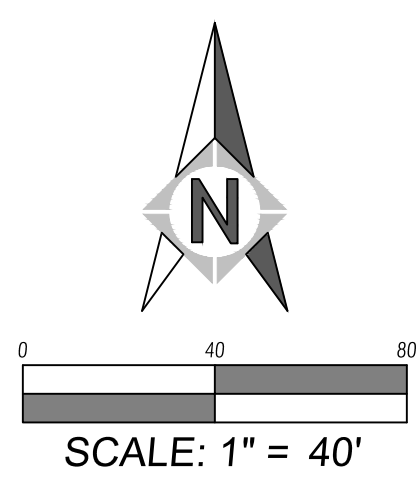
LOT 1  
SP 92(3-82)  
AFN 8710090392

TAG TABLE			
TAG #	RADIUS	DIRECTION/ Δ	LENGTH
C1	25.00	90°12'07"	39.36
C2	190.00	28°30'13"	94.52
C3	140.00	4°49'48"	11.80
C4	140.00	19°04'51"	46.62
C5	140.00	4°35'34"	11.22
C6	30.50	20°36'08"	10.97
C7	55.50	2°08'55"	2.08
C8	55.50	44°27'43"	43.07
C9	55.50	20°45'53"	20.11
C10	55.50	30°41'56"	29.74
C11	55.50	33°31'46"	32.48
C12	30.50	18°52'41"	10.05
C13	30.50	1°43'27"	0.92
C14	25.00	90°23'59"	39.44
C15	190.00	1°30'29"	5.00
C16	190.00	22°36'56"	75.00
C17	190.00	4°22'48"	14.52
C18	25.00	89°47'53"	39.18
L1		N 89°15'42" W	5.00
L2		N 00°56'27" E	19.89
L3		N 35°57'52" E	10.53
L4		N 35°57'52" E	17.21
L5		N 71°01'27" W	10.43
L6		N 89°15'40" W	20.09
L7		N 01°08'18" E	2.50
L8		N 00°44'20" E	20.00
L9		N 01°08'18" E	2.50
L10		N 89°15'40" W	19.92
L11		N 73°31'00" E	10.60
L12		N 89°15'34" W	5.00



**LEGEND**

- SET CASED CONCRETE MONUMENT WITH 3" BRASS DISC STAMPED "48383"
- SET 1/2" X 24" REBAR WITH YELLOW PLASTIC CAP STAMPED "ATWELL 35145 48383"
- (A) PUBLIC UTILITY EASEMENT AND PRIVATE DRAINAGE EASEMENT, SEE EASEMENT PROVISIONS NOTES 1 AND 2, SHEET 2.
- (B) PRIVATE DRAINAGE EASEMENT, SEE EASEMENT PROVISIONS NOTE 3, SHEET 2.
- (C) PRIVATE DRAINAGE EASEMENT, SEE EASEMENT PROVISIONS NOTE 4 SHEET 2.
- (D) PRIVATE WATER EASEMENT, SEE EASEMENT PROVISIONS NOT 5 SHEET 2.
- (E) PRIVATE STORM DRAINAGE EASEMENT, SEE EASEMENT PROVISIONS NOTE 6, SHEET 2.
- BUILDING SETBACK LINE



**ATWELL**

P.O. BOX 289, WOODINVILLE, WA 98072  
 425.486.1252 | WWW.ATWELL-GROUP.COM

PROJ. NO. 23026/23005457      SHEET 4 OF 4

VOL/PG





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

## MEMORANDUM

DATE: March 5, 2024  
TO: Emily Morgan, Senior Planner  
FROM: Shane Whitney, Civil Plan Review  
RE: PA22-019 Bluffs at Whiskey Ridge  
*Final Plat first review*

---

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

1. The project is still under construction. The project has not received civil construction final approval as of this date. No final plat approval is to be granted prior to civil construction final approval. **Noted**
2. The project has not submitted record drawings for review and acceptance. The record drawings could change the easements, boundaries, or road alignment shown on the site plans. No final plat approval is to be granted prior to final record drawings being submitted and accepted by the city. **Noted**
3. Bills of sale for the water and sanitary sewer have not been submitted to date. **Noted**
4. No bonds have been submitted. **Noted**

If you have questions regarding these comments, please contact me at (360) 363-8227 or at [swhitney@marysvillewa.gov](mailto:swhitney@marysvillewa.gov).

cc: Joshua King, PE, Engineering Services Manager



**MARYSVILLE FIRE DISTRICT**  
**REGIONAL FIRE AUTHORITY**  
**Fire Marshal's Office**  
1635 Grove St. Marysville, WA 98270 - (360) 363-8500  
[MFInspectors@MFDRA.org](mailto:MFInspectors@MFDRA.org) - [www.marysvillefiredistrict.org](http://www.marysvillefiredistrict.org)



To: Emily Morgan, Senior Planner  
From: Brian Merkley, Deputy Fire Marshal  
Date: February 28, 2024  
Subject: PA22-0019 ~ Bluffs at Whiskey Ridge ~ 5110 83rd Ave NE

I have completed a review of the plans for this project proposing development of a 4.66-acre site for residential development for a proposed 25-lot single family subdivision. Site FKA "Groundhog PRD".

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

1. **GENERAL INFORMATION:** **Noted**
  - a. 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 all applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
  - b. 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.
  
2. **WATER RELATED:** *No water detail shown on plans.* **Lots 21-23 will access from Road A**
  - a. **Lots 18, 19, 20 will require a 13D fire sprinkler due to distance from ROW per EDDS 2-060.D.12.** *It remains unclear if lots 21, 22, and 23 are accessed via Road A. If they are to be accessed from the autocourt, they will also require sprinklers.*
  - b. 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. *No fire flow information provided at this time, must be provided prior to approval of civil plans.*
  - c. 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.
  - d. 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 SF in size.
  - e. The minimum required fire flow for dwellings exceeding 3,600 SF is 1,500 gpm.
  - f. 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.
  - g. 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.

- h. Fire hydrants with approved water supply must be in service prior to building construction.
  - i. 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).
  - j. The location of fire hydrants requires fire marshal approval on civil construction plans.
  - k. 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.
  - l. 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.
3. **ACCESS RELATED:** **Noted**
- a. Turnaround provision is required for dead-end access in excess of 150 feet long. Turnarounds shall comply with city standard plans. (MMC 9.04.503.2.5). *Tract 996 will require an approved turn-around, Appendix C in Land use narrative reflects this addition.*
  - b. An adequate access route for fire apparatus must be in service prior to any building construction.
  - c. 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.
  - d. “**NO PARKING - FIRE LANE**” signs are required on both sides of all roads that are 26 feet wide or less. The signage shall be identified on the approved Civil Plans. (MMC 9.04.101, 2018 IFC Appendix D103.6.1)
  - e. The city address committee will determine road names and address numbers for the lots.



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Emily Morgan, Senior Planner  
FROM: Ryan Carney, Surface Water Inspector  
DATE: 3/6/2024  
SUBJECT: PA22-019 Bluffs at Whiskey Ridge (FKA Groundhog PRD)

1. Please change “stormwater infrastructure” to “hard stormwater infrastructure” in #5 under the Tract Notes on page 2.

**Revised as requested**

If you have questions regarding these comments, please contact me at 360-363-8140 or rcarney@marysvillewa.gov.

cc: Nate Dickey, Storm/Sewer Supervisor

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270