



October 4, 2022

Project No. 21101

Emily Morgan
City of Marysville
Community Development Department
80 Columbia Avenue
Marysville WA 98270

**Re: PA22-024- Marysville 44th PRD – Technical Review 1
7315 / 7417 44th St NE – APN(s) 30053500303700 / 30053500303600**

Dear Ms. Morgan,

This letter is provided as response to comments dated August 17, 2022. Each item has been carefully reviewed and considered and the following is a summary of how each item was addressed.

Binding Site Plan/ Planned Residential Development Comments

1. Include File Number PA22-024 on all future correspondence, in addition to all site, civil and landscape plans.

Done.

2. To aid in quick reference and review, provide a table within the site plan that includes details for Tracts 995 – 999, including tract size and proposed use.

See table on cover sheet.

3. Revise the proposed building envelope lines of Lot 17 to include a 10 ft. setback from the eastern property boundary, north of the panhandle.

Revised.

4. The provided plans (civil, landscaping, and site) appear to include multiple retaining walls throughout the proposed development.

4.1. Please clarify how compliance with MMC 22D.050.030(4) is to be satisfied if the proposed retaining walls exceed 4 ft. in height. If the walls are to be terraced, the terraced sections are required to be separated by a 2 ft. landscaping bed. If terracing is required, add the 2 ft. landscaping bed to the landscaping plans.

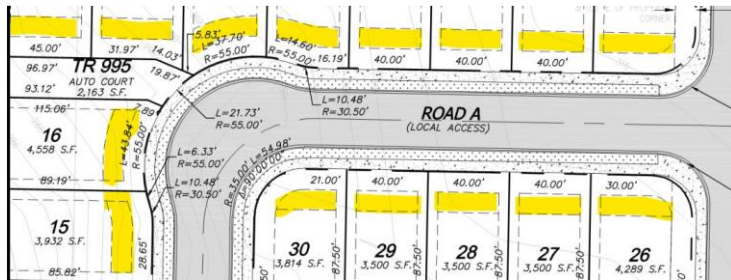
Per our follow up meeting, most walls are ok being taller than 4 feet and not being terraced since they are screened by wetland buffer. Other walls will meet the terraced design.

- 4.2. Provide call out details for said walls and include wall symbols in legend.

Call outs are shown and wall has a symbol that is shown on grading plan.

5. Please provide clarification as to what the roughly 300 sq. ft. highlights areas are below:

620 7th Ave
Kirkland, WA 98033-5565
Phone: (425) 827-3063
Fax: (425) 827-2423
Toll Free: (800) 962-1402
www.drstrong.com



The two lines represent the 10' Front street setback and the back line is the setback to face of garage, 10 and 20 feet respectively.

- Per MMC 22E.010.100(10), stormwater facilities, such as biofiltration swales and dispersion facilities, may be located in the outer 25% of wetland buffers. The provided plans appear to meet this provision; please confirm.

Yes, dispersal trenches are shown in the outer 25% of buffer.

- Per MMC 22G.080.070(4), a total of (8) lots are required to access off an alternate driveway (i.e. shared driveway, alley, auto court, etc.). With the comment provided by Kacey Simon, Civil Plan Reviewer in Public Works, the proposed Tract 999 access would not be allowed. Revise development layout to ensure at least (8) of the proposed lots would have Public Works approved access to satisfy this provision.

Layout has been revised to shorten Tract 999 to 150 feet.

- During the comment period, a public concern is the removal of the trees adjacent to the northern boundary. These trees have provided shade and privacy for the existing single family residences. Revise plans to include a perimeter fence along the northern boundary of Lots 17 – 25 in accordance with MMC 22G.090.580, to ensure site obstruction and privacy.

Construction plans will show and specify a cedar wood fencing along said lots.

- Prior to recording the FINAL BSP the applicant shall be required to provide FINAL restrictive covenants as required by MMC 22G.080.120 and including provisions to address parking enforcement, together with a statement from a private attorney as to the adequacy of the same to fulfill the requirements of the PRD code.

Noted.

- The following are the impact fees that apply to this project:

Impact Fee Type	Impact Fee Rate
Traffic*	\$6,300 per SFR
Parks**	\$1,684 per SFR
Schools (Marysville)**	Currently \$0 per SFR

Noted.

Open Space Calculation Comments

- Demonstrate compliance with the following standard of MMC 22G.080.100(1): Fencing and/or landscaping shall separate, while maintaining visual observability of, recreation areas from public streets, parking areas and driveways.

12. Confirm that open space calculations for proposed Tract 998 exclude any proposed buffer landscaping from the dedicated active open space areas.

There is no buffer landscaping required in open space.

13. Define the area of Tract 996 – 998 and lots 10 – 16 with solid lines.

Done.

14. As proposed, Tract 998 does not appear to meet the open space requirements of MMC 22G.080.100(4), specifically: (g) *be accessible and convenient to all residents within the development.* Unusable sloped areas must be deducted from the active open space area calculations.

Revised per discussion with City staff.

15. Based on the provided plans, Tract 996 is to be completely landscaped with Salal.

As proposed, this tract would not meet the open space requirements of MMC 22G.080.100(4), specifically: (a) *be of a grade and surface suitable for recreation.*

Noted as open space but not included as part of the minimum open space required.

Landscaping Comments

See attached letter.

Critical Area Review Comments

See attached letter.

Public Works Comments: Kacey Simon

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

- a. Sewer will need to be installed along the projects frontage. *This includes along 75th Ave NE to the north at least to service parcel number 00590700018101.*

Per meeting with staff, the sewer in Road A will be extended 50 feet east to 75th to address service to said parcel.

- b. *Water services will need to be pulled off of 75th Ave NE for lots 1 - 6. It is best to avoid a dead end water main that will need to be flushed and I'm not sure if you will meet separation requirements with the proposed sewer going through TRACT 999.*

Separation in Tract 999 will be achieved. A blow off is provided for this short main.

- c. *All fire hydrants must be located behind the sidewalk.*

Noted and revised.

2. Dedication Requirements:

- a. The proposed 75th Ave NE will require a 25' dedication.

Noted.

- b. It appears there is an additional 5' of right-of-way required for 44th St NE.

Noted.

3. Access:

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

Noted.

- b. Section 3-303C of the EDDS notes that driveways shall not be within 6 feet of adjacent property lines, except for joint use driveways.

Noted.

- c. The new roads shall be constructed in accordance with SP 3-218-001 for a PRD.

Noted

- d. Auto courts are permitted in a PRD. The auto courts are to be built compliant with section 3-219 of the EDDS, and to be surfaced with decorative concrete or stamped asphalt. They shall serve lots maximum and shall not access from an arterial street. The proposed TRACT 999 does not qualify as an auto court as it exceeds 150' in length. This location will not qualify for a private road either since private roads are only allowed in Short Plats.

Auto court is revised.

- e. Please remove the Alley detail to avoid confusion as there are no alleys on this project.

Removed.

- f. Even though 75th Ave NE will only be built as a half street it still must be built per SP 3-202-001, including a planter strip, matching the development to the north.

Revised.

- g. Shared driveways shall be in a tract or easement with a minimum width of 20 feet. See section 3-303c of the EDDS.

Noted.

4. Engineering:

- a. The wall end (or any wall end on site) located on the east side of the vault along the auto court must not have a grade differential of greater than 2'.

Revised.

- b. Per MMC 22D.050.030 (4) Any walls taller than 4' that are visible to the street or adjacent property must be terraced.

Revised.

5. 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 2,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington.

Reference was revised in TDR.

- b. As stated in the drainage report a conveyance analysis will be required at the time of civil submittal.

Noted.

- c. The project narrative states porous pavement will be used but the drainage reports says porous pavement is infeasible. Please revise.

No porous pavement is proposed. Narrative revised.

- d. It does not appear that Minimum Requirement 8 is being met.

Per discussion, language in said report section has been revised.

- e. Please show that roof dispersion trenches for lots 10 – 16 meet the slope requirements for dispersion trenches.

Dispersion trenches serve a dual purpose: as BMPs but also are needed to balance wetland hydrology. Per Geotech the slopes, although slopes are slightly greater than 15%, it should be safe to discharge this minor roof runoff in the manner shown on plans (See Geotech memo attached).

- f. Projects that are not submitted prior to 7/1/22 with a letter of completeness will be required to be compliant with the 2019 Ecology manual. Please revise the drainage report to reflect these changes.

Revised to reference the 2019 Manual.

Public Works: Brooke Ensor

1. NEW-The City has adopted the 2019 Stormwater Management Manual for Western Washington. This project submitted a complete application on July 21, 2022 and must be designed to the 2019 edition of the SWMMWW. Visit the City's surface water web page to view a 2019 SWMMWW training. www.marysvillewa.gov/179/Surface-Water

Per discussion with staff all elements of plans and reports civil engineering design will comply with newly adopted code. For purposes of this preliminary submittal references to code have been updated in drainage report.

2. There is an existing culvert under 44th St NE (SD-CV-156) that the project is proposing to utilize for stormwater discharge. This culvert may be in poor condition and may need to be replaced. Please assess the pipe condition, elevation and conveyance capacity for further discussion with Development Services at civil plan review.

Applicant's attempt to scope culvert was unsuccessful due to the amount of debris in culvert. We have contacted the city to have the pipe flushed in order to proceed with field inspection.

3. The vault access must extend to the vault outlet structure and water quality filter. Access must be suitable for a vector truck. Bring all precast vault lids to the surface and show them on the landscaping plan. This will ensure there are no conflicts between park amenities and the vault maintenance access.

Access has been extended. Final design will include auto turn analysis to accommodate a vector truck.

4. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA when there are park amenities on a vault. The HOA must maintain the park amenities and landscaping. The City will receive an easement to maintain the stormwater facility. This policy may be modified depending on facility design.

Noted

Public Works: Jesse Hannahs August 15, 2022

See attached letter.

Public Works: Kim Bryant

1. Water details not shown;
Will be shown with civil design.
2. Size of water main not shown;
Now shown as 8" DI.
3. Water connection shall be to 8" water main on 44th St NE;
Noted.
4. Verify hydrant spacing conforms with Design and Construction Standards 2-060 part D;
Will be done during civil design.
5. Will irrigation be needed? If so verify location of irrigation meters and appropriate backflow prevention;
Will be addressed at civil design phase.
6. Install air vacs as necessary on new water main.
Will do so at civil design phase. The plans submitted are conceptual.

Community Development Department: Michael Snook

Comments will be addressed at time of building permit

Marysville Fire Comments: Don McGhee

1. The project shall comply with the current fire code requirements (2015 IFC) including WA State and local City of Marysville amendments to the fire code. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.
Noted.
2. The city address committee will determine road names and address numbers for the lots.
Noted.
3. Fire marshal approval of fire access and fire hydrant/water supply systems is required and will be part of the civil construction plan review and approval process for this project.
Noted.
4. It is the developer's responsibility to see that adequate water for fire protection is attainable. Check with the city Public Works Dept. for water system information. The minimum required fire flow for hydrants protecting SFR dwellings is 1,000 gpm.
To be verified during civil design.
5. 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). The location of fire hydrants requires fire marshal approval on civil construction plans.

Two hydrants are currently shown. More will be provided if needed during civil design.

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.

Noted.

7. 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 there are access deficiencies, or if any part of homes is further than 200’ from the public road ROW with no hydrant provided on-site.

Noted.

8. The project will need to provide external access for the development that meets municipal code requirement for at least two separate access roads for developments exceeding 30 dwellings, or provide fire sprinklers in all homes:

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.

Applicant is hereby proposing to extend an external access from 44th Street NE, across Tract 998, to connect to the Auto court in Tract 999. Such access will be limited to emergency vehicles and possibly City maintenance vehicles for vault access. In an email conversation with Don and Tom, it appeared that such access may meet the secondary access requirement per code cited above, however both gentlemen deferred making a decision until plans are resubmitted.

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.

Noted.

10. A minimum 20 feet wide fire apparatus access is required to extend to within 150’ of all exterior portions of buildings. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet

on both sides of fire hydrants. An adequate access route for fire apparatus must be in service prior to any building construction.

Noted.

11. Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access around buildings is required. All parts of the buildings exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of fire apparatus access. Formal review of access for approval is normally part of the civil and building plans review processes.

Noted.

Sincerely yours,

D. R. STRONG Consulting Engineers Inc.

A handwritten signature in blue ink, appearing to read 'Luay R. Joudeh', with a stylized flourish at the end.

Luay R. Joudeh, P.E.

President

LRJ/dle

Enclosure

RMF