



MARYSVILLE
COMMUNITY
DEVELOPMENT

August 1, 2022

Tom Abbott, LDC
20210 142nd Ave NE
Woodinville WA 98072

Re: 22-Unit Townhome – 11115 Smokey Point Blvd Avenue (PA 22-027 Mack Townhomes)

Dear Tom,

Thank you for your project submittal. Upon first review of the above referenced project, the Planning Division has the following comments/requirements. Comments 1-3 will need to be addressed prior to preliminary approval being granted. Comments 4-8 are informational or will need to be addressed prior to civil construction plan approval.

- 1) The Pedestrian pathway connections to the development to the east do not connect to the walkways of the development currently under construction. Please see redline site plan attached for suggested revisions to ensure connection of ped. paths between developments.
- 2) Please identify the AFN for the access easement on parcel 3005000041120.
- 3) Please include AFN's for all easements and encumbrances and depict on the site plan/map.
- 4) The following elevations will need to comply with MMC 22C.010.290(12): East elevation of building housing units 18-22; West elevation of building housing units 12-17; West elevation of building housing units 5-11; and North elevation of building units 1-4.
- 5) Are private garbage toters proposed?
- 6) Please see comments from Don McGhee, Assistant Fire Marshall, regarding required access and turnaround.
- 7) Mechanical equipment located on the roof, façade, or external portions of the building shall be architecturally screened so as not to be visible from adjacent properties at street level or the public street.
- 8) The property owner/developer shall be responsible for decommissioning any on-site septic system in accordance with Snohomish County Health District requirements and providing documentation of the decommissioning.

I have enclosed other agency/department comments regarding this proposal. Any additional comments received will be forwarded to you. Please do not hesitate to contact me at 360.363.8215 or ahess@marysvillewa.gov if you have any questions.

(360) 363-8100

Community
Development
80 Columbia Avenue
Marysville, WA 98270

Sincerely,

Amy Hess

Amy Hess

Senior Planner



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

MEMORANDUM

To: Amy Hess, Senior Planner

From: Shane Whitney, Civil Plan Reviewer

RE: Mack Townhomes, File# PA22-027
22 Units of Townhomes
11115 Smokey Pt. Blvd. & Parcel # 30050900400300

Date: 7/14/2022

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

1. **Existing utilities:**
 - a. Sanitary sewer: The sewer stub to the property is shown on record drawing RD331.
 - b. Water: There is no stub shown on our GIS extending to the property at this time. The supplied narrative mentioned that the extension will come via the adjacent development.
 - c. Storm: Adjacent projects are utilizing 100% infiltration and there is no tie in available for an outfall.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. As the project does not front any City streets, no extensions are required. Looping of the water main through the project is planned per the supplied narrative.
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. No frontage improvements will be necessary.
4. **Dedication Requirements:**
 - a. No dedication will be necessary for the site.
5. **Access:**
 - a. The new access must have 22 feet of asphalt for a driving surface. A rolled curb section could be allowed to complete the tie in to the sidewalks, a vertical curb is not mandatory for this project. The sidewalks shall not be placed at grade with the driving surface. What has been submitted appears to meet that standard.

- b. As the project is constructing a private drive, an emergency vehicle turnaround can be allowed versus a cul-de-sac. See standard plan 3-207-004 of the EDDS for the hammerhead design which will need to be constructed on the east end of the project. The design that is shown does not meet the standard.
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. The submitted report demonstrates general compliance with applicable standards. Further review and comments will be addressed in the civil plan approval process.
 - b. It appears that the infiltration facilities will only have 3 feet of separation from the seasonal watertable. I did not see a supporting mounding analysis in the submittal to allow for this separation. Please include it in the civil submittal.
 - c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.

Standard Comments:

7. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
8. A grading permit is required for the proposed civil work on the site.
9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
10. 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.
11. 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.
12. 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
13. **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 completed grading permit application, 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 will be 3 weeks.

14. 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 swhitney@marysvillewa.gov or at (360) 363-8227.

cc: Ken McIntyre, PE, Assistant City Engineer



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Brooke Ensor, NPDES Coordinator

DATE: 7/12/2022

SUBJECT: PA22-027 Mack Townhomes

1. This project had a complete application on June 29, 2022 and will be will be vested to the 2012 Stormwater Management Manual for Western Washington, as amended in 2014 until July 1, 2027.
2. For commercial projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control will be required to record a covenant/easement for all of the facilities that will become privately owned and maintained (attached). A draft should be submitted with Civil Plan review documents. An online copy of this form can be found by visiting the City web site:
<http://www.marysvillewa.gov/96/Community-Development> then clicking on "Permit applications, forms and fees" then "Engineering Services."
3. City requirements do not negate any other state or federal requirements that may apply.

If you have questions regarding these comments, please contact me at 360-363-8288 or bensor@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



Stormwater Covenant and Easement

Community Development Department 80 Columbia Avenue Marysville, WA 98270

(360) 363 -8100 Phone (360) 651-5099 FAX Office Hours: Monday – Friday 7:30 AM -4:00 PM

Instructions Page

For the Developer:

Does your Project trigger minimum requirements #6 Runoff Treatment, or #7 Flow Control AND the facility(ies) will be on private property?

If “no” then this covenant does not need to be recorded.

Otherwise, please complete the enclosed documents. The draft document should be submitted for review with the other civil plan documents. It does not need signatures at that time. Exhibit B- Facilities Maintenance Plan should include a map showing where the storm water features are located on the property and describe the maintenance requirements. Once the infrastructure is built, review the document. If construction altered the stormwater utility layout update the appropriate information. The documents must be signed by all parties with an ownership interest in the property (include additional signature blocks and notary acknowledgement forms as necessary). Have the final document signatures notarized. Record before final occupancy is issued.

Recording notes:

- Do not write within the one-inch border
- Type or print legibly and in an easily readable font
- Print documents single sided and provide original copies with original signatures

When Recorded, Return to:

City of Marysville
Community Development
80 Columbia Ave
Marysville, WA 98270

**Stormwater Covenant and Easement
(MMC 14.15.155)**

DOCUMENT TITLE: <i>Project Name</i> Stormwater Covenant and Easement
Grantor: <i>Property Owner Name</i>
Grantee: CITY OF MARYSVILLE, a Municipal Corporation
Legal Description (abbreviated):
Assessor's Parcel(s):
Address:
Reference Number(s):
City of Marysville Project No: City of Marysville Building Permit No:
Note The Auditor/Recorder will rely on the information provided on this form. City staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Stormwater Covenant and Easement (MMC 14.15.155)

This Stormwater Covenant and Easement (the “Agreement”) is executed in favor of the City of Marysville (the “City”) by the undersigned owner(s) (the “Grantor”) of the following described real property situated in the City of Marysville, Snohomish County, State of Washington (the “Property”) (insert complete legal description):

(attach Exhibit A if necessary to fit full legal description)

WHEREAS, pursuant to Marysville Municipal Code Chapter 14.15, as may be hereafter amended, a condition of developing the Property requires that it have adequate stormwater drainage; and

WHEREAS, the Grantor has installed a private storm drainage system for the Property; and

WHEREAS, such a private storm drainage system will require ongoing maintenance as detailed in the approved Facility Maintenance Plan to ensure it operates as designed;

WHEREAS, the private storm drainage system includes the following specified drainage control facilities, which are documented in the drainage control plan drawing(s), as amended by record drawing(s) on file with the City of Marysville. The following runoff treatment or flow control facilities are onsite:

	Detention or Infiltration Pond		BMP T8.20 Sand Filter vault
	Detention or Infiltration Vault		BMP T8.30 Linear Sand Filter
	BMP T5.15 Permeable Pavements		BMP T8.40 Media Filter Drain
	Detention Tank/Pipes		BMP T9.10 Basic Biofiltration Swale
	BMP T5.16 Tree Retention and Tree Planting		BMP T9.20 Wet Biofiltration Swale
	BMP T5.17 Vegetated Roofs		BMP T9.30 Continuous Inflow biofiltration Swale
	BMP T5.20 Rainwater Harvesting		BMP T9.40 Basic Filter Strip
	BMP T5.30 Full Dispersion area		BMP T10.10 Wetponds-Basic and Large
	BMP T6.10 Presettling Basin		BMP T10.20 Wetvaults
	BMP T7.10 Infiltration Basins		BMP T10.30 Stormwater Treatment Wetlands
	BMP T7.20 Infiltration trenches		BMP T10.40 Combined Detention and Wetpool Facilities
	BMP T7.30 Bioretention Cells, Swales and Planter Boxes		BMP T11.10 API (Baffle type) Separator bay
	BMP T7.40: Compost-amended Vegetated Filter Strips (CAVFS)		BMP T11.11 Coalescing Plate (CP) Separator Bay

	BMP T8.10 Basic Sand Filter basin	Ecology approved Emerging Technology Manufacturer: Device Name:
	BMP T8.11 Large Sand Filter basin	

Now, therefore, the Grantor, on behalf of Grantor and Grantor's heirs, successors, and assigns, agrees to the following and hereby creates a covenant running with the land that shall be binding upon all parties and their heirs, successors, and assigns forever:

- (1) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, agrees to and shall:
 - (a) inspect and maintain the above described drainage control facilities in accordance with the provisions of Marysville Municipal Code (MMC) Title 14, the approved Facility Maintenance Plan (attached hereto as Exhibit B and incorporated by this reference), and any other provisions applicable to the facilities, as now and hereafter in effect;
 - (b) implement the terms of the drainage control plan required for development; and
 - (c) inform all future purchasers, heirs, successors, and assigns of the existence of the drainage control facilities and other elements of the drainage control plan and the limitations of the drainage control facilities.

- (2) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants permission for authorized representatives of the City of Marysville to enter onto the Property for inspection, monitoring, correction, or abatement of conditions related to the Property's drainage control plan, drainage control facilities, MMC Title 14, or any other MMC provision applicable to drainage control, as now and hereafter in effect.

- (3) If the private storm drainage system is not maintained in accordance with the approved or record drawing design, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns grants the City the right to inspect and repair the system and assess reasonable costs for the work that may be charged against the Property, the Property owner, or any beneficiary.

- (4) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns:
 - (a) Agrees and acknowledges that the City is not responsible for the adequacy or performance of the drainage control plan or the drainage control facilities;
 - (b) Agrees to accept any and all risks of harm, loss, injury, or damage related to the drainage control plan or the drainage control facilities; and
 - (c) Hereby waives any right to assert any and all present and future claims against the City, whether known or unknown, for any harm, loss, injury, or damage occurring either on or off the Property, related to the drainage control plan, the drainage control facilities, or drainage

or erosion on the Property, except only for such harm, loss, injury, or damage that directly results from the sole negligence of the City.

- (5) This Agreement shall be recorded in the real estate records of the Auditor's Office of Snohomish County, Washington. If any provision of this Agreement is held invalid, the remainder of the Agreement is not affected.
- (6) The obligations of the Grantor and each of the Grantor's heirs, successors, and assigns under this Agreement shall terminate when that person sells, devises, or transfers the Property, or his or her interest therein, unless the obligation arises out of a claim of negligence or intentional act of that person.

Now, therefore, to this end, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants a perpetual easement to the City of Marysville and its authorized representatives to enter the Property, inspect the private storm drainage system, and make necessary repairs, with any expenses incurred being chargeable against the Property, the Property owner, and any beneficiary.

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary
act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute
the instrument and acknowledged it as the _____
of _____ to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary
act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute
the instrument and acknowledged it as the _____
of _____ to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

EXHIBIT A

LEGAL DESCRIPTION

(Insert complete legal description):

Situated in the City of Marysville, County of Snohomish, State of Washington.

EXHIBIT B

FACILITIES MAINTENANCE PLAN



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess – Senior Planner
FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager
DATE: July 11, 2022
SUBJECT: PA 22-027 – Mack Townhomes

I have reviewed the Site Plan for the proposed Mack Townhomes at 11115 State Ave and have the following comments:

- 1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. TIA is acceptable.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

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

To: Amy Hess, Planning Assistant
From: Don McGhee, Assistant Fire Marshal
Date: August 1, 2022
Subject: PreA22-027 Mack Townhomes 11115 State Ave

I have completed a second review of the plans for this project proposing development of a 1.18-acre site for multifamily residential use with townhomes. Four buildings are shown with 4-7 townhome units in each and 22 units total. **Building heights are shown to be 45'**. Residential type fire sprinkler systems are required in townhomes.

Plan show access to all units by a 22' wide paved private access road. Minimum 20' width is required for buildings up to 30' tall. **Minimum 26' width access is required for buildings over 30' tall and near hydrants.** The access road construction shall meet city Engineering Design and Development Standards (EDDS). A private access road may not be allowed per city EDDS 3-205 Private Streets. A public local access street with 28' wide pavement may be required per EDDS 3-202 Residential Access Streets, or alley per EDDS 3-208 Alleys. The total length of private access road appears to be about 550' long. The city EDDS limits private street lengths to not exceed 300' and alleys to 400' maximum. The turnaround proposed appears acceptable.

Water line should be a minimum of 8" pipe. There is only one hydrant proposed as seen on plan the location of the proposed hydrant is acceptable, one more hydrant will be needed and the desired location is approximately 200' north and on the east side of the road from where Drive A begins. Maximum spacing allowed for hydrants in MF areas is 300' apart. **No information about available fire flow is provided for nearby existing fire hydrants. Minimum 1,500 gpm fire flow is required. Request fire flow test results from the city water department.**

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

1. The project shall comply with current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code, city design standards, and applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.
3. It is the developer's responsibility to see that adequate water for fire protection is attainable. The minimum required fire flow is determined using IFC Appendix B, and depends upon building sizes, construction types, and sprinkler systems. Proof of fire flow will be required. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information.

We Care About You!

4. 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.
5. The minimum required fire flow for hydrants protecting MF use areas is 1,500 gpm.
6. Maximum hydrant spacing for business, commercial, and multifamily uses is 300' apart.
7. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension are required within the site for this development. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations. Fire hydrants with approved water supply must be in service prior to building construction.
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. A fire apparatus access roadway is required to extend to within 150' of all parts of buildings (within 200' with fire sprinklers).
10. The minimum allowed width for fire apparatus access is 20' wide. A minimum 26 feet wide fire apparatus access roadway is required within 20 feet on both sides of fire hydrants.
- 11. A minimum 26' wide fire apparatus access is required in the immediate vicinity of any building more than 30' in height for ladder truck operations (measured to peak height), with the near edge of the access located within 15'-30' of the building, positioned parallel to one entire side of the building (MMC 9.04.503.1.4).**
12. Turnaround provision is required for dead-end access in excess of 150 feet long.
13. Turnarounds shall comply with city standard plans, with cul-de-sacs for public roadways and hammerheads allowed for private roads.
14. Recommend the roadways be posted "NO PARKING" where needed to maintain unobstructed emergency access.
15. An adequate access route for fire apparatus must be in service prior to any building construction.
16. 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.
17. All parts of building exteriors should be accessible for firefighting by an approved route around the building with minimum 5' wide access for SF and 10' wide access for MF sites.
18. The city address committee will determine road names and address numbers.
19. Residential NFPA 13D type fire sprinkler systems are required in each townhome unit. Be clear when plans are submitted to show that these will be IRC townhomes, not IBC apartments (sprinklers and construction differ).
- 20. Where residential NFPA 13D type fire sprinklers are required the developer should install a water service per Standard Plan 2-090-001 Full 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 3/4" water meter will suffice then all that is required is to install two reducer bushings with the 3/4" water meter. A single service tap should be used where sprinklers are required, not a double service installation.**
21. Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.
22. Recommend the buildings to be constructed here include fire-resistant exterior construction (such as cement fiber type siding).

We Care About You!



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

MEMORANDUM

Date: July 15, 2022

To: Amy Hess, Senior Planner

From: Michael Snook, Building Official

Project name: Mark Townhomes

PA22-027

Applicant: LDC, Tom Abbott

Proposal: 22-Unit Townhome development, with associated improvements. All existing structures will be demolished. Access will be provided via a 31-foot access from the adjacent property to the south, as property has no frontage on State Ave. Water and sewer will be extended on site, and storm water is proposed to be infiltrated.

Address: 11115 State Avenue

In response to your request for review for the above project. Please see requirements below.

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.
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.
3. Contact our office if you have questions in regards to any other specific type of “Residential R-3” permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project. Then when submitting plans, calculations and specifications, by you and/or your design team. Please contact the Building Division at 360-363-8100, to ask any specific questions.
4. 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.
5. 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
 - Critical Area/Slope Issues

6. Each lot shall be posted with the address and lot number
7. Erosion control measures are to be in place at all time during the construction of the structure
8. Sidewalk and Public Right of Ways are to be clear of all construction materials and debris.
9. **Each lot is to provide Premise identification: Since this property is setback from the street;**
 - Provide a temporary address at the main street during permitted construction of the residence. This is to assure the inspection team can locate the site when you request an inspection.
10. **Please design your plans to meet the IRC Table R302.1, Exterior Walls:** Fire rated construction protection of the exterior walls and eave areas, may be required.
11. Dwelling unit separation walls, ceilings, laundry rooms and storage areas are to be designed to 1-hour fire-resistant construction per Section 317.
12. **Plans are to meet the sound transmission requirements under Section 1207.1:** This section shall apply to common interior walls, partitions and floor/ceiling assemblies between adjacent *dwelling units* or between *dwelling units* and adjacent public areas such as halls, *corridors*, *stairs* or service areas.
1207.2 Air-borne sound. Walls, partitions and floor/ceiling assemblies separating *dwelling units* from each other or from public or service areas shall have a sound transmission class (STC) of not less than 50 (45 if field tested) for air-borne noise when tested in accordance with ASTM E 90. Penetrations or openings in construction assemblies for piping; electrical devices; recessed cabinets; bathtubs; soffits, or heating, ventilating or exhaust ducts shall be sealed, lined, insulated or otherwise treated to maintain the required ratings. These requirements shall not apply to **dwelling unit** entrance doors; however, such doors shall be tight fitting to the frame and sill.
13. **If there are any three (3) stories residences purposed, a fire sprinkler system will be required.**
 - **Building application for SFR plan reviews are approximately (4-6) weeks.**

We look forward to your project coming to our City!

If I may be of any further assistance, feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or msnook@marvsvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Associate Planner

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

DATE: July 14th, 2022

SUBJECT: Mack Townhomes, PA22-027

Public Works Operations has reviewed the Mack Townhomes submittal and has the following comments:

1. Water details not shown;
2. Domestic and irrigation meters not shown;
3. Size of new water main not shown;
4. Location of valves not shown;
5. Will comment when more information is given.

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