

September 21, 2022

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

RE: Mack Townhomes - 1st Technical Review Comment Letter

Dear Reviewer(s),

Please refer to our responses below which address all review comments received from you via email on July 11, 2022. You will find the markup comments listed in the order that they were written followed by our response in *italics*.

Planning Comments:

Amy Hess, Senior Planner

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.

Response: A connection has been shown to the project to the east as requested.

2. Please identify the AFN for the access easement on parcel 3005000041120.

Response: The AFN reference 202205310569 has been added to the survey sheet TO-01.

3. Please include AFN's for all easements and encumbrances and depict on the site plan/map.

Response: AFNs for all easements and encumbrances on the project site have been shown on all sheets.

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.

Response: Please see the updated elevations included with the resubmittal items.

5. Are private garbage toters proposed?

Response: Correct. Each unit will have individual garbage cans brought out to the drive aisle on trash day.

6. Please see comments from Don McGhee, Assistant Fire Marshall, regarding required access and turnaround.

Response: The fire turnaround has been revised to meet EDDS standards as requested.

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.

Response: Noted.

8. The property owner/developer shall be responsible for decommissioning any onsite septic system in accordance with Snohomish County Health District requirements and providing documentation of the decommissioning.

Response: A note to this affect has been added to sheet ER-01.

Public Works Department Comments

Shane Whitney, P.E

Existing utilities:

- a. Sanitary sewer: The sewer stub to the property is shown on record drawing RD331.

Response: Noted.

- 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.

Response: Noted. Water supply will loop through the project from the south access and to the project adjacent to the east.

- c. Storm: Adjacent projects are utilizing 100% infiltration and there is no tie in available for an outfall.

Response: Noted. The project proposes a compliant infiltration system consisting of 100% infiltration.

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.

Response: Noted.

Dedication Requirements:

3. No dedication will be necessary for the site.

Response: Noted.

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.

Response: Noted. Thank you.

- 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.

Response: The fire turnaround has been updated to meet the EDDS standard.

Drainage: All All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050. The submitted report demonstrates general

1. The submitted report demonstrates general compliance with applicable standards. Further review and comments will be addressed in the civil plan approval process.

Response: Noted. Thank you.

2. It appears that the infiltration facilities will only have 3 feet of separation from the seasonal water table. I did not see a supporting mounding analysis in the submittal to allow for this separation. Please include it in the civil submittal.

Response: Per discussion with the City, mounding analysis calculations performed on the project site to the east are sufficient to demonstrate that no detrimental effects are anticipated with the infiltration of the project stormwater runoff within 3' of the seasonal groundwater table. Please see the mounding analysis information provided with the civil permit submittal documentation.

3. The maximum allowed impervious surface coverage for the Zoning designation is 85%.

Response: Noted. The project proposes approximately 73% coverage. See impervious coverage calculations on sheet SP-01.

Standard Comments:

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

Response: Noted.

5. A grading permit is required for the proposed civil work on the site.

Response: Noted.

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

Response: Noted.

7. The applicant is responsible for identifying any existing well or septic systems on site or on adjacent properties. If there are any existing septic systems on site they need to be decommissioned based on the Snohomish Health District standards. If there are any wells on site they need to be decommissioned based on Department of Ecology standards.

Response: Noted.

8. Engineering construction plan review fees will be due prior to release of approved civil construction plans.

Engineering construction plan review per MMC 22G.030.020:

Residential = \$250.00 per lot or unit (for duplex or condominium projects),
\$2000.00 minimum for first two reviews, \$120.00/hour for each subsequent review.

Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.

Response: Noted.

9. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.

Engineering construction inspection fees per MMC 22G.030.020:

Residential = \$250.00 per lot/unit (for duplex or condominium projects),
\$2000.00 minimum

Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.

Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00

Response: Noted.

10. 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.

Response: Noted.

NPDES Comments:

Brooke Ensor, NPDES Coordinator

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.

Response: Noted.

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."

Response: Please see the covenant easement documentation submitted with the civil permit items.

3. City requirements do not negate any other state or federal requirements that may apply.

Response: Noted.

Traffic Engineering Comments:

Jesse Hannahs, Traffic Engineering Manager

1. Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.

Response: Noted.

2. Traffic Impact Analysis (TIA) will be required.
 - a. TIA is acceptable

Response: Noted. Thank you.

Fire Comments:

Reviewers: Don McGhee, Assistant Fire Marshal

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.

Response: Noted.

2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.

Response: Noted.

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.

Response: Noted.

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.

Response: Noted.

5. The minimum required fire flow for hydrants protecting MF use areas is 1,500 gpm.

Response: Noted. Please see the fire flow testing performed at the site included with the resubmittal documents.

6. Maximum hydrant spacing for business, commercial, and multifamily uses is 300' apart.

Response: Noted. Project design meets this requirement.

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.

Response: Noted.

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: Noted.

9. A fire apparatus access roadway is required to extend to within 150' of all parts of buildings (within 200' with fire sprinklers).

Response: Noted.

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.

Response: Noted.

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).

Response: Noted.

12. Turnaround provision is required for dead-end access in excess of 150 feet long.

Response: Noted.

13. Turnarounds shall comply with city standard plans, with cul-de-sacs for public roadways and hammerheads allowed for private roads.

Response: Noted.

14. Recommend the roadways be posted "NO PARKING" where needed to maintain unobstructed emergency access.

Response: A channelization plan with no parking signage has been provided with the Civil plan resubmittal.

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

Response: Noted.

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.

Response: Noted.

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.

Response: Noted.

18. The city address committee will determine road names and address numbers.

Response: Noted.

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).

Response: Noted.

20. Where residential NFPA 13D type fire sprinklers are required the developer should install a water service per Standard Plan 2-090-001 Full $\frac{3}{4}$ " x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a $\frac{3}{4}$ " water meter will suffice then all that is required is to install two reducer bushings with the $\frac{3}{4}$ " water meter. A single service tap should be used where sprinklers are required, not a double service installation.

Response: Noted.

21. Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.

Response: Noted.

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

Response: Noted.

Community Development 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. 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

Response: Noted.

4. Each lot shall be posted with the address and lot number

Response: Noted.

5. Erosion control measures are to be in place at all time during the construction of the structure

Response: Noted.

6. Sidewalk and Public Right of Ways are to be clear of all construction materials and debris.

Response: Noted.

7. 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.

Response: Noted.

8. 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.

Response: Noted.

9. Dwelling unit separation walls, ceilings, laundry rooms and storage areas are to be designed to 1-hour fire-resistant construction per Section 317.

Response: Noted.

10. 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.

Response: Noted.

11. If there are any three (3) stories residences purposed, a fire sprinkler system will be required.
 - Building applications for SFR plan reviews are approximately (4-6) weeks.

Response: Noted.

Public Works Comments:

Kim Bryant, Water Operations Supervisor

1. Water details not shown

Response: Please see the full civil plans submitted with the review items.

2. Domestic and irrigation meters not shown;

Response: Please see the full civil plans submitted with the review items.

3. Size of new water main not shown;

Response: Please see the full civil plans submitted with the review items.

4. Locations of valves not shown;

Response: Please see the full civil plans submitted with the review items.

Mack Townhomes
September 21, 2022

Sincerely,

LDC, Inc.



Tom Abbott, PE
Project Manager
HQ Office