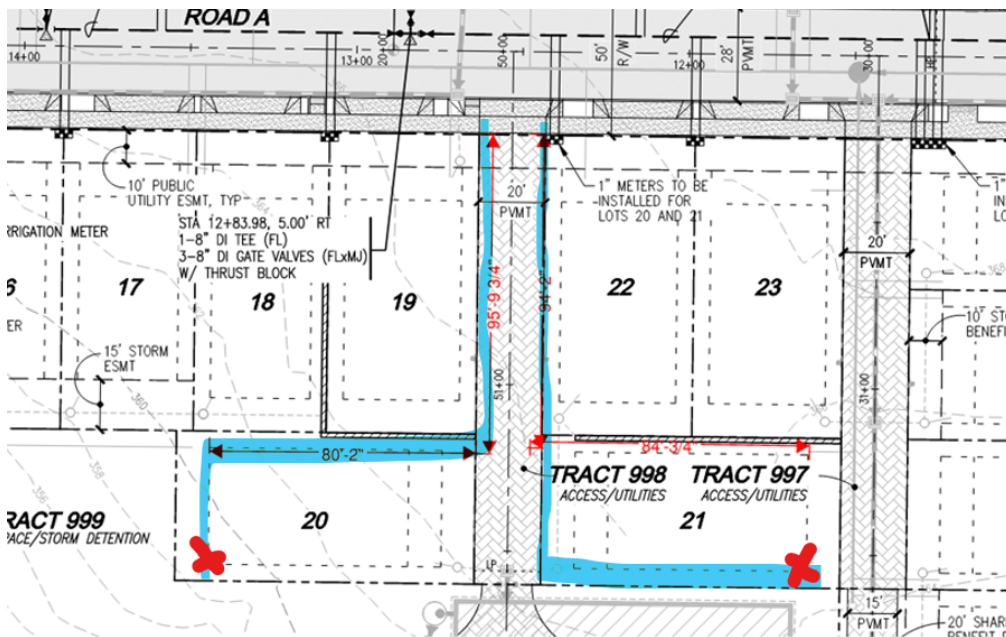


Chris Holland

From: Aubrey, Jamie
Sent: Tuesday, September 24, 2024 4:46 PM
To: Tom Maloney
Cc: Enstrom, Erik; Prater, Jacob; Condit, Kate; Mark Pendergraft; Kathryn Bird; Emily Morgan; Tom Abbott; Brian Merkley
Subject: RE: West Magnolia (FKA East Sunnyside) - Final Plat TR1, PA22-033

Thanks Tom,

My error with measurements on Lots 20 & 21! Understood!



Thanks again!

Jamie Aubrey
Project Manager, Land Development
KB Home
(206) 612-2123
jmaubrey@kbhome.com

From: Tom Maloney <tmaloney@mfdrra.org>
Sent: Tuesday, September 24, 2024 4:34 PM
To: Aubrey, Jamie <jmaubrey@kbhome.com>
Cc: Enstrom, Erik <eenstrom@kbhome.com>; Prater, Jacob <japrater@kbhome.com>; Condit, Kate <kacondit@kbhome.com>; Mark Pendergraft <mpendergraft@atwell-group.com>; Kathryn Bird <kbird@marysvillewa.gov>; Emily Morgan <emorgan@marysvillewa.gov>; Tom Abbott <tabbott@solidgroundPNW.com>; Brian Merkley <bmerkley@mfdrra.org>
Subject: RE: West Magnolia (FKA East Sunnyside) - Final Plat TR1, PA22-033

Hi Jamie,

Thank you and I believe I have already talk to someone about this project. The lots on 87th do not need fire sprinklers as they are being addressed off of 87th. If they get addressed off of the auto court than access becomes an issue and they will require fire sprinklers.

Lots 20 and 21 will require fire sprinklers because of access and distance. Your measurements are not to the furthest point for the hose deployment and again access is an issue. While there is required signage parking will still occur and it will not be enforced because homeowners do not turn each other in.

If you have any other questions please let me know.

Thank you,
Tom

Thomas J. Maloney, MBA/PA, CFO, EFO, FM
Assistant Chief / Fire Marshal
Marysville Fire District Regional Fire Authority
1635 Grove Street
Marysville, WA 98270
360 363-8500 Office
360-363-8506 Direct
360 659-1382 Fax
tmaloney@mfdrra.org
www.marysvillefiredistrict.org

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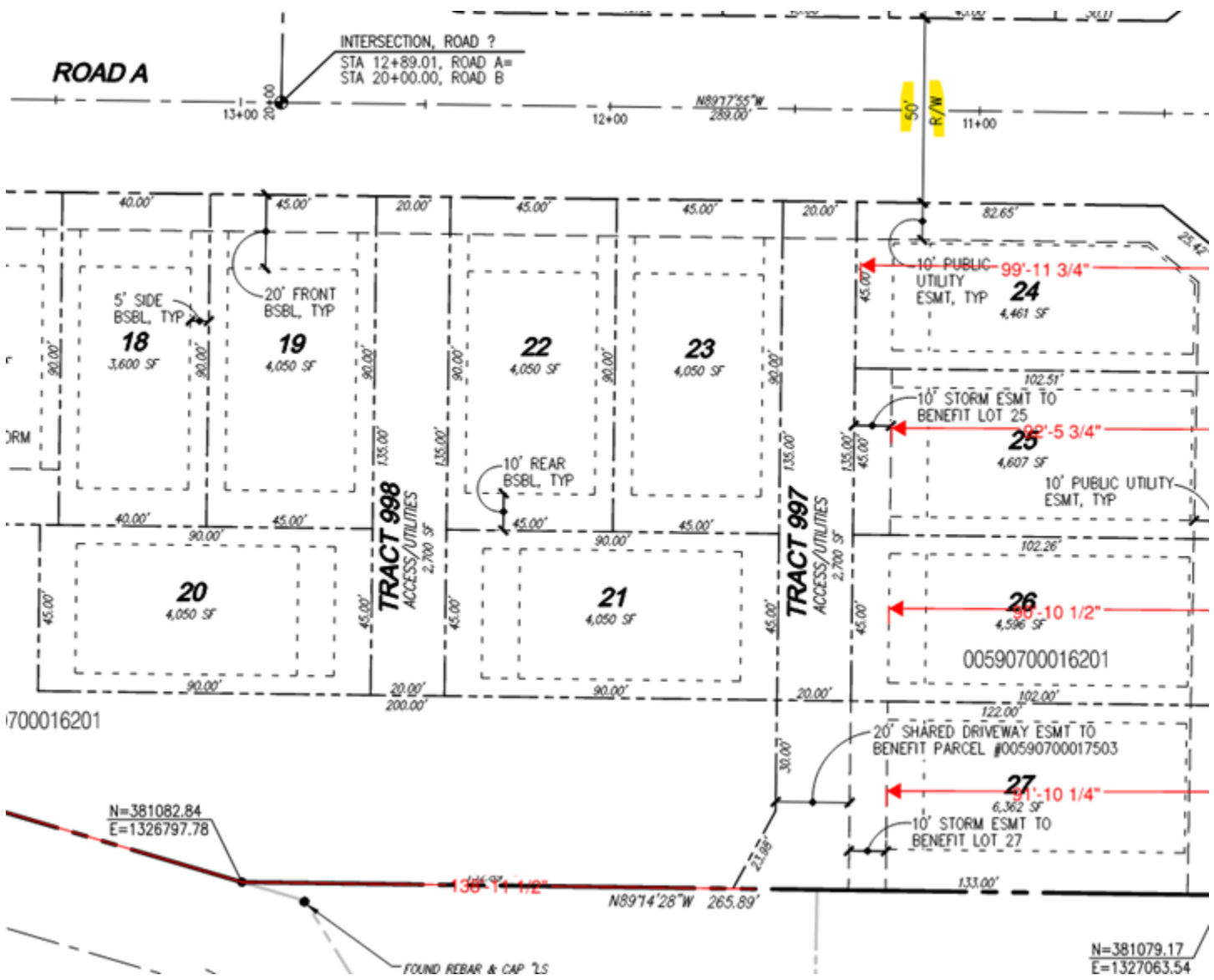
From: Aubrey, Jamie <jmaubrey@kbhome.com>
Sent: Tuesday, September 24, 2024 16:04
To: Tom Maloney <tmaloney@mfdrra.org>
Cc: Enstrom, Erik <eenstrom@kbhome.com>; Prater, Jacob <japrater@kbhome.com>; Condit, Kate <kacondit@kbhome.com>; Mark Pendergraft <mpendergraft@atwell-group.com>; Kathryn Bird <kbird@marysvillewa.gov>; Emily Morgan <emorgan@marysvillewa.gov>; Tom Abbott <tabbott@solidgroundPNW.com>; Brian Merkley <bmerkley@mfdrra.org>
Subject: RE: West Magnolia (FKA East Sunnyside) - Final Plat TR1, PA22-033

Hi Tom,

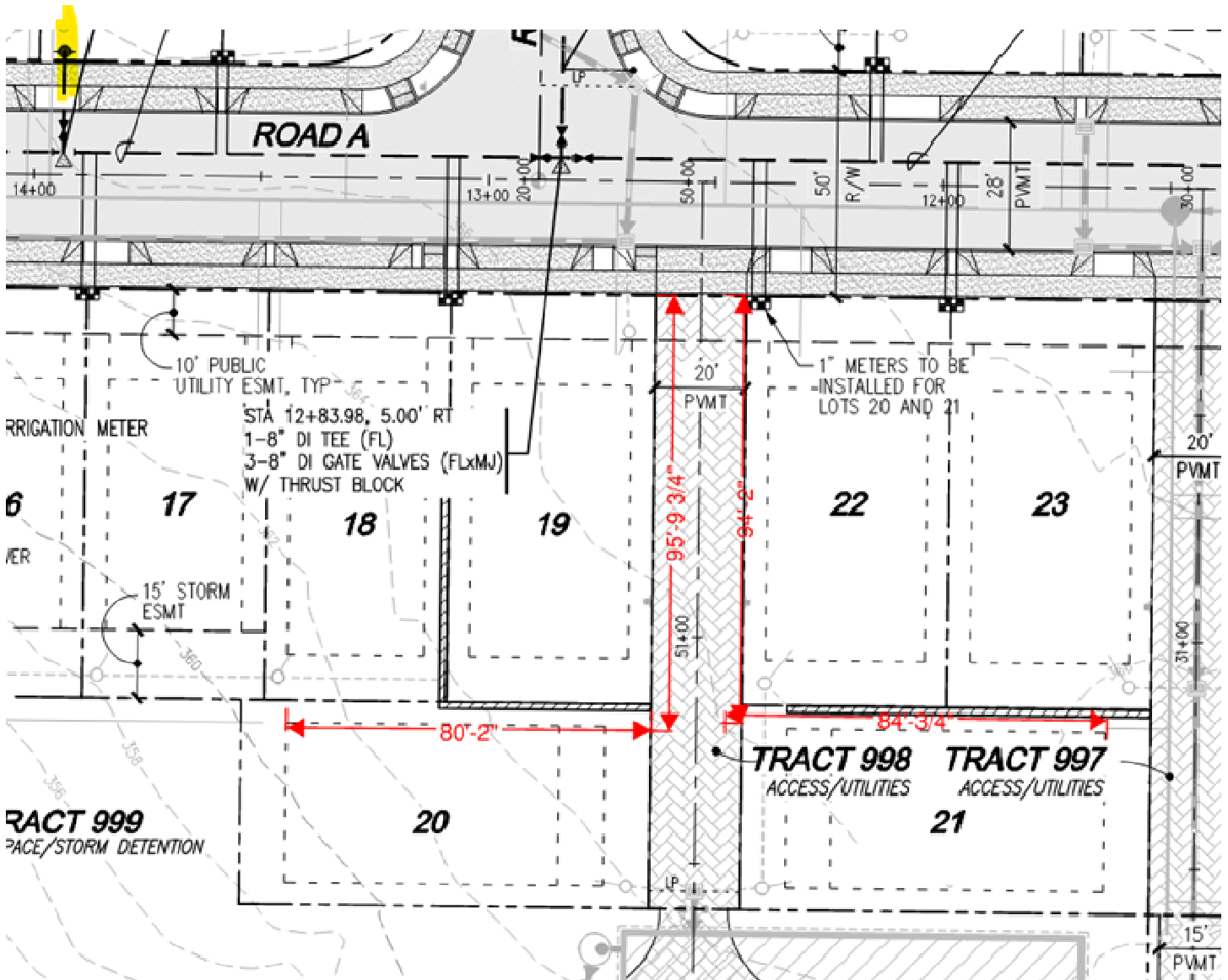
I've been bugging Brian about his comment letters for two (2) different plats that are concurrently in final plat review. This email pertains *only* to West Magnolia (FKA East Sunnyside) - Final Plat TR1, PA22-033. There is a

separate email chain for **Magnolia Crest, phase 2** (very similar names), but I am waiting for our civil engineer to look into Brian's latest response to those questions.

1. In regard to Lots 26 & 27, like Lots 24 & 25, it is our understanding that fire sprinklers are not required as the homes on these lots front the 87th Ave NE ROW and the distance from the ROW to furthest portion of the homes is less than 200 feet. Do you concur that fire sprinklers are not needed on Lots 26 & 27?



2. In regard to Lots 20 & 21, it is our understanding that fire sprinklers are not required as the distance from the furthest portion of the homes to the ROW is less than 200 feet. Do you concur that fire sprinklers are not needed on Lots 20 & 21?



Thank you for your review and clarification,

Jamie Aubrey
 Project Manager, Land Development
 KB Home
 (206) 612-2123
jmaubrey@kbhome.com

From: Brian Merkley <bmerkley@mfdrrfa.org>
Sent: Tuesday, September 24, 2024 3:42 PM
To: Aubrey, Jamie <jmaubrey@kbhome.com>
Cc: Enstrom, Erik <eenstrom@kbhome.com>; Prater, Jacob <japrater@kbhome.com>; Condit, Kate <kacondit@kbhome.com>; Mark Pendergraft <mpendergraft@atwell-group.com>; Kathryn Bird <kbird@marysvillewa.gov>; Emily Morgan <emorgan@marysvillewa.gov>; Tom Abbott <tabbott@solidgroundPNW.com>; Tom Maloney <tmaloney@mfdrrfa.org>
Subject: RE: West Magnolia (FKA East Sunnyside) - Final Plat TR1, PA22-033

Hi Jamie,

Sorry about that, he is added now.

Thanks,



Brian Merkley, Assistant Fire Marshal
Marysville Fire District RFA | 1635 Grove St. | Marysville, WA 98270
360.363.8541 BMerkley@MFDRA.org

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From: Aubrey, Jamie <jmaubrey@kbhome.com>
Sent: Tuesday, September 24, 2024 3:34 PM
To: Brian Merkley <bmerkley@mfdra.org>
Cc: Enstrom, Erik <eenstrom@kbhome.com>; Prater, Jacob <japrater@kbhome.com>; Condit, Kate <kacondit@kbhome.com>; Mark Pendergraft <mpendergraft@atwell-group.com>; Kathryn Bird <kbird@marysvillewa.gov>; Emily Morgan <emorgan@marysvillewa.gov>; Tom Abbott <tabbott@solidgroundPNW.com>
Subject: RE: West Magnolia (FKA East Sunnyside) - Final Plat TR1, PA22-033

Hi Brian,

Apologies, I do not see Tom Maloney's email address included?

Jamie Aubrey
Project Manager, Land Development
KB Home
(206) 612-2123
jmaubrey@kbhome.com

From: Brian Merkley <bmerkley@mfdra.org>
Sent: Tuesday, September 24, 2024 3:16 PM
To: Aubrey, Jamie <jmaubrey@kbhome.com>
Cc: Enstrom, Erik <eenstrom@kbhome.com>; Prater, Jacob <japrater@kbhome.com>; Condit, Kate <kacondit@kbhome.com>; Mark Pendergraft <mpendergraft@atwell-group.com>; Kathryn Bird <kbird@marysvillewa.gov>; Emily Morgan <emorgan@marysvillewa.gov>; Tom Abbott <tabbott@solidgroundPNW.com>
Subject: RE: West Magnolia (FKA East Sunnyside) - Final Plat TR1, PA22-033

EXTERNAL EMAIL: Do not click links or open attachments unless you recognize the source of the email.

Hi Jamie,

As stated last week, these four lots will require fire sprinklers due the distance from ROW to furthest portion of the homes being greater than 200 feet. If you have any further questions on this matter, please direct them to Fire Marshal Tom Maloney (cc'd).

Thanks,



Brian Merkley, Assistant Fire Marshal
Marysville Fire District RFA | 1635 Grove St. | Marysville, WA 98270
360.363.8541 BMerkley@MFDREA.org

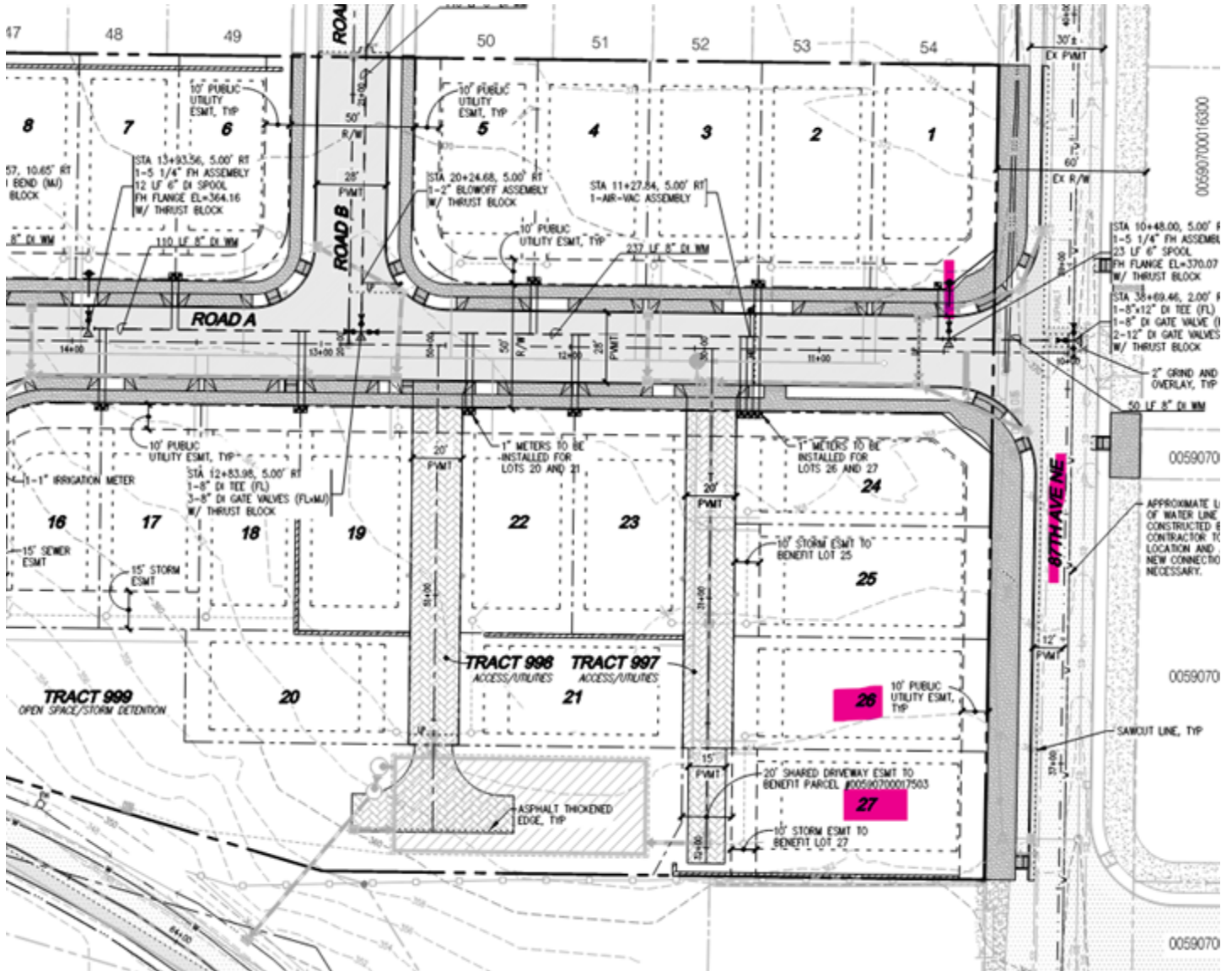
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From: Aubrey, Jamie <jmaubrey@kbhome.com>
Sent: Tuesday, September 24, 2024 2:14 PM
To: Brian Merkley <bmerkley@mfdrea.org>
Cc: Enstrom, Erik <eenstrom@kbhome.com>; Prater, Jacob <japrater@kbhome.com>; Condit, Kate <kacondit@kbhome.com>; Mark Pendergraft <mpendergraft@atwell-group.com>; Kathryn Bird <kbird@marysvillewa.gov>; Emily Morgan <emorgan@marysvillewa.gov>; Tom Abbott <tabbott@solidgroundPNW.com>
Subject: RE: West Magnolia (FKA East Sunnyside) - Final Plat TR1, PA22-033

Hi Brian,

The comment letter for **West Magnolia (FKA East Sunnyside) - Final Plat TR1, PA22-033** is attached for quick reference. We have 2 questions:

1. For lots 26 & 27, the homes on Lots 24 – 26 will front 87th Ave NE. The house addresses will be on 87th Ave NE. Tract 997 serve as rear vehicle access (and will have “No Parking - fire Lane” signs posted). Because they front 87th Ave NE, we understand that these lots do not require fire sprinklers. Will you please confirm?



00590700016300

STA 10+48.00, 5.00' F
 1-5 1/4" FH ASSEMBL
 23 LF 6" SPOOL
 FH FLANGE EL=370.07
 W/ THRUST BLOCK

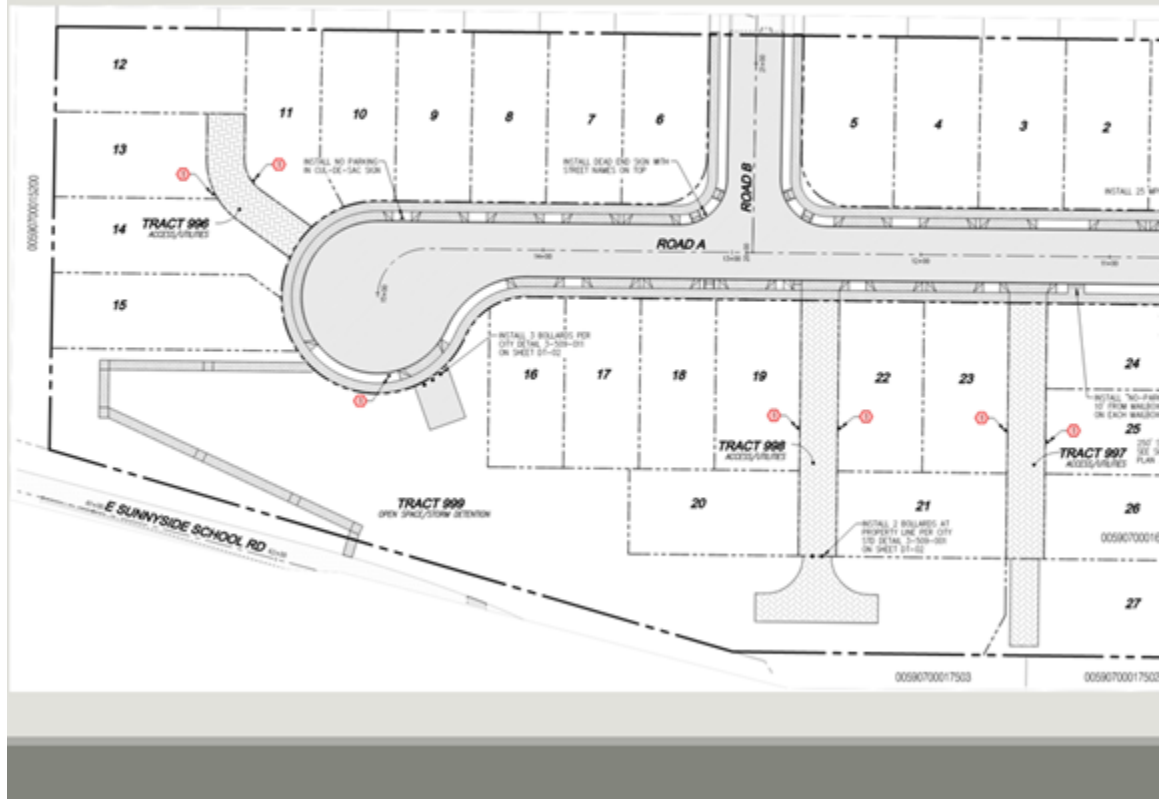
0059070

APPROXIMATE L
 OF WATER LINE
 CONSTRUCTED &
 CONTRACTOR TO
 LOCATION AND
 NEW CONNECTIO
 NECESSARY.

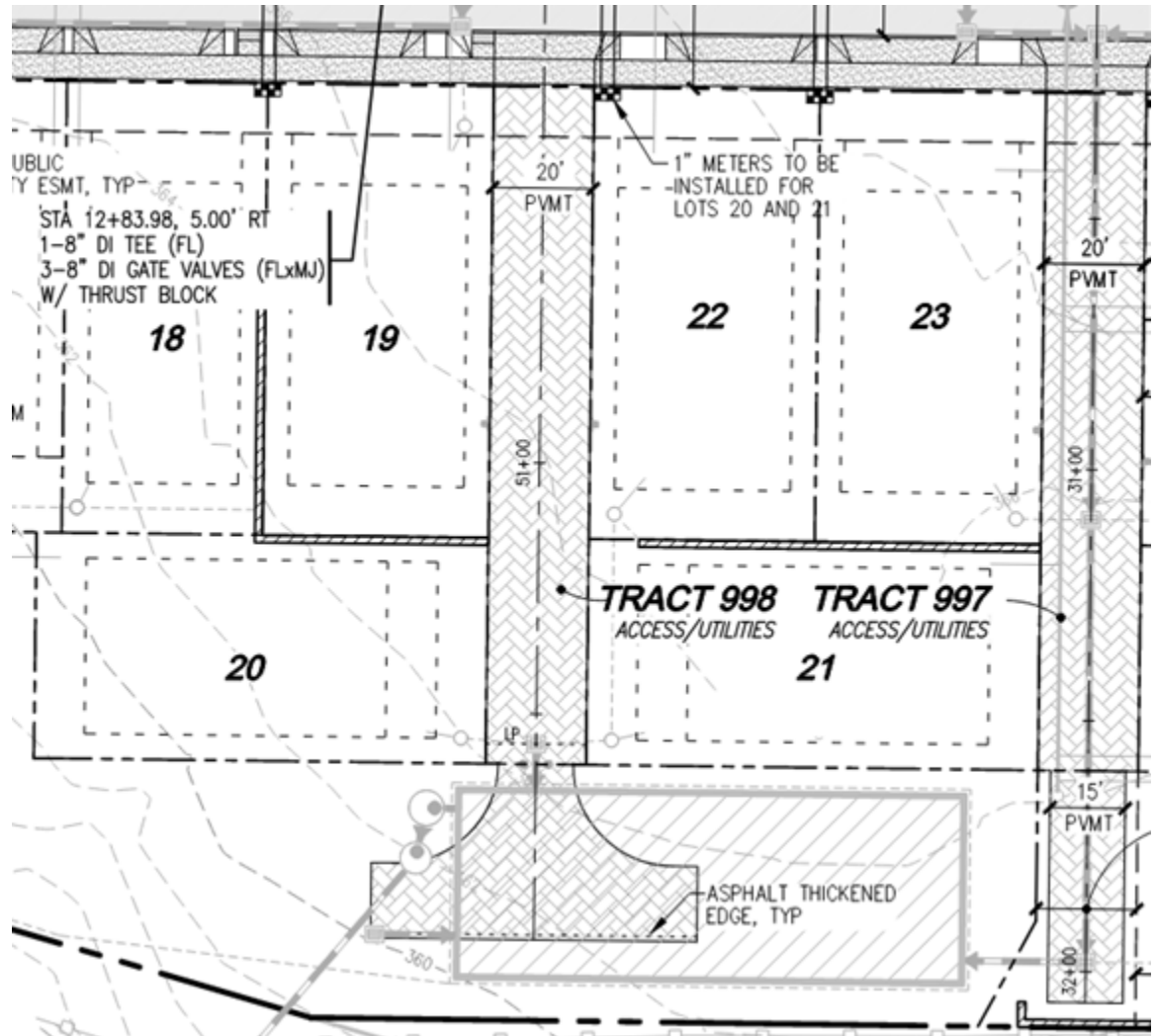
0059070

0059070

No Parking Signage



2. Lots 20 & 21 are accessed by Tract 998 with a hammerhead that extends across Tract 999 (and will have “No Parking - fire Lane” signs posted). Because of the hammerhead, we understand that these lots do not require fire sprinklers. Will you please confirm?



Thank you!

Jamie Aubrey
 Project Manager, Land Development
 KB Home
 (206) 612-2123
jmaubrey@kbhome.com



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From: Aubrey, Jamie
Sent: Monday, September 9, 2024 11:52 AM
To: bmerkley@mfdrra.org
Subject: West Magnolia (FKA East Sunnyside) - Final Plat TR1, PA22-033

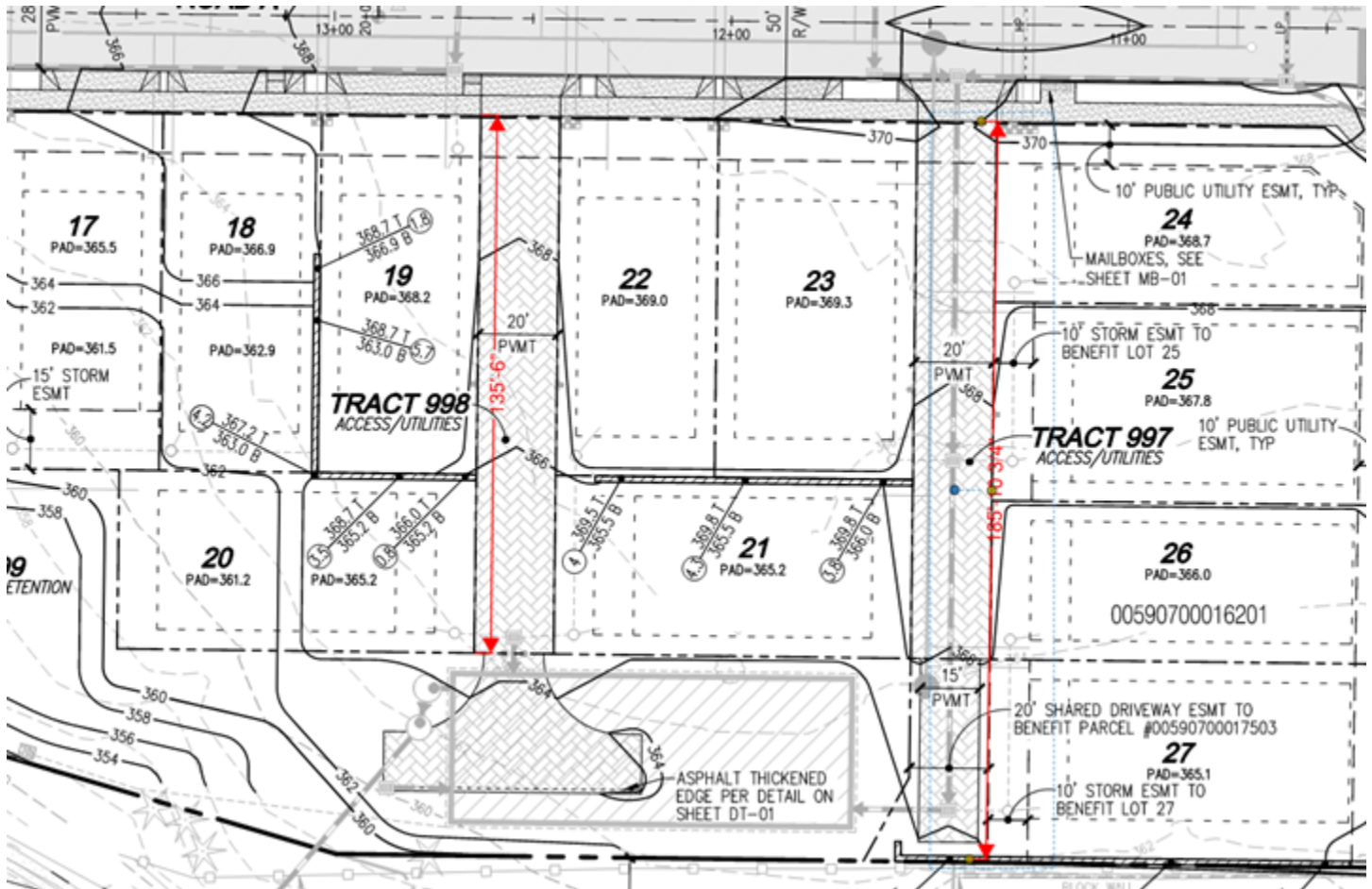
Good morning Brian,

I have a quick question on you comment letter, item 28.a. (page 4 of 6 of the attached comment letter).

Was this comment simply a “boiler-plate comment” to be sure reference the previous plan review letter, dated 9/7/23 (also attached for ease of reference) was not overlooked? Per Comment 10 of this letter, fire sprinklers would be required only if fire flow does not meet fire code requirements, if any part of the homes are less than 200’ from the public ROW. Based on this screenshot below we do not see any concern with distance from ROW for lots 20, 21, 26 & 27, but before we res-submit for second plan check, I wanted to confirm this to be MFD’s finding as well. If you concur, I’ll be happy to include this screenshot in the response for clear record keeping.

Please advise.

Thank you,



Jamie Aubrey
Project Manager, Land Development
Seattle Division
320 120th Ave NE, Suite 202
Bellevue, WA 98005
(206) 612-2123
jmaubrey@kbhome.com