

April 3, 2023

Elden McCall
Mac Engineering
PO Box 177
Silvana WA 98287

Re: Armar Road Townhomes – *Technical Review 1*
PA22047

Dear Elden,

After reviewing the application materials for the above referenced proposal, the Planning Division has the following technical review comments:

1. Reference File No. PA22047 on all future, site, civil and landscape plan submittals.
2. Provide a Traffic Impact Analysis.
3. Amend Sheet P1.0 *Preliminary Site Plan* to include the following information:
 - a. Density calculations. The maximum base density is 18 du/acre and no maximum density (using Residential Density Incentives);
 - b. Dimensional standards as outlined in MMC 22C.080.140(2);
 - c. Provide bicycle parking calculations and locations in accordance with MMC 22C.130.060.
4. Provide color elevation drawings, including proposed construction materials, so staff can review for compliance with the applicable design standards outlined in MMC Chapter 22C.080.
5. Units 12-17 shall be oriented towards Armar Road, with front entry and windows facing Armar.
6. A decorative garage door complementing the architecture of the buildings shall be required.
7. Prior to granting occupancy permits CC&Rs shall be required to be recorded with the Snohomish County Auditor, including provisions which address the following:
 - a. Maintenance of the common areas, drainage system, open space, landscaping and other private improvements within the development.



- b. Provisions for storage parking of boats, RV's, non-operable vehicles and similar vehicle storage so as not to reduce the proposed parking within the development and enforcement of these provisions.
8. Please provide detailed open space calculations and amenity specifications, in accordance with [MMC 22C.080.420](#). This should include amount of common and private open space per unit, and identification of open space on site plan. Please note that required setbacks shall NOT count as common internal open space.
9. Please see comments from Kacey Simon for required street frontage standards.
10. A landscape plan, meeting standards in MMC 22C.120 and MMC 22C.080 shall be submitted.
11. Prior to civil construction plan approval, a lighting plan in accordance with [MMC 22C.080.460](#) shall be submitted.
12. Please see comments from Alex Himshcoot regarding eligibility for SnoPUD's Energy Design Assistance program.
13. See comments from Kacey Simon and Don McGhee related to required roadway widths.

Enclosed are copies of comments received from other City departments, and reviewing agencies. If you have any questions, please contact me at 360.363.8215, or by e-mail at ahess@marysvillewa.gov.

Sincerely,

Amy Hess

Amy Hess
Senior Planner

ecc: Chris Holland, Planning Manager
Balwant Singh, Owner



MARYSVILLE
WASHINGTON

MARYSVILLE CIVIC CAMPUS
501 Delta ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Amy Hess, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Armar Road Townhomes, File# PA22-047
17 unit townhome development
6506 Armar Road & Parcel # 30052800402700

Date: 3/23/2023

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

1. **Existing utilities:**

- a. Sanitary sewer, water and storm are all located on Armar Road and can be found on record drawings: S59, W44 and SD5.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No extensions along the projects frontage of Armar Road are necessary.

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.

- a. Armar Road is to be constructed compliant with SP 3-201-007 including bike lanes, planter strip and 6' sidewalk.

4. **Dedication Requirements:**

- a. 10' of right-of-way will need to be dedicated to ensure we have a 30 foot half width.

5. **Access:**

- a. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.
- b. Adequate emergency turn around will be required based on the Fire Marshall's guidelines.
- c. Sidewalks cannot be flush to the driving surfaces. A rolled curb is acceptable. It does not need to be a vertical curb.

- d. The required road section for townhomes is 22' of asphalt then the gutter section for rolled curb, giving us a 24' wide driving surface. This applies to both Road A and Road B.
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. Stormwater drainage: The city has adopted the 2019 Ecology Manual. Projects above the 2,000 square feet and/ or 5,000 square feet threshold must comply with requirements stipulated in Volume I of the Stormwater Management Manual for Western Washington.
 - b. A geotechnical report has been provided. Infiltration has be proposed and it doesn't appear that there is 5 feet of separation to the seasonal high water table based on their anticipation of the seasonal fluctuations so a mounding analysis will be required or further investigation shall be done to determine the groundwater levels. The mounding analysis shall be performed during the wet season.
 - c. **Projects that are submitted after 7/1/22 must be compliant with the 2019 Ecology manual.**

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. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review.
- 9. Trench restoration is to be completed in accordance with section 3-703 of the EDDS. A full lane or full street overlay may be required.
- 10. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
- 11. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit issuance.
- 12. 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.
- 13. 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.

14. 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

15. **All civil construction plan submittals are to be routed directly to Kacey Simon, 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 week

iv. Subsequent reviews will be 3 weeks.

16. 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 ksimon@marysvillewa.gov or at (360) 363-8280.

cc: Ken McIntyre, PE, Assistant City Engineer



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

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

To: Elden McCall, Mac Engineering
From: Don McGhee, Assistant Fire Marshal
Date: March 23, 2023
Subject: PA22-047 6506 Armar Rd. Townhomes

I have completed a review of the plans for this project proposing development of a 1-acre site for MF use with townhomes. Three buildings are shown totaling 17 units. The building height and construction type is not shown.

Plans do not show proposed water main extensions or fire hydrants. *Water main extension with approved fire hydrants onsite will be required.* All townhomes will require sprinklers.

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 501 Delta Avenue.
3. 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.
4. 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.
5. The minimum required fire flow for hydrants protecting MF buildings is 1,500 gpm.
6. Maximum hydrant spacing for the proposed use 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, with maximum spacing of 300 feet apart. 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.

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9. For townhomes where NFPA 13D residential fire sprinklers are required in each unit the developer should install a water service for each unit per city 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.
10. For apartment buildings with NFPA 13R fire sprinkler systems the sprinkler water service main controls and backflow prevention shall be located in a 1-hr separated sprinkler riser room with exterior door.
11. Access planned appears adequate for fire apparatus. Access of 20-22' wide is shown on the plan. A minimum 20 feet wide fire apparatus access road is required. 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.
12. Access planned appears inadequate for aerial fire apparatus access. Access of 20'-22' wide is shown on the plan. 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, 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).
13. An adequate access route for fire apparatus must be in service prior to any building construction.
14. 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.
15. 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.
16. A minimum 5' wide side access and 10' rear access is required for MF dwellings.
17. The city address committee will determine road names and address numbers.
18. The drive aisle be posted "NO PARKING – FIRE LANE" to maintain unobstructed emergency access. This will be also shown on the approved civil plan to identify the required fire lane.
19. Plans show a 20' drive aisle. A 26' wide paved access may be required due to hydrant access requirements, and/or building exceeding 30' tall (building heights not provided). Approved fire access is required. Rolled curbing or no curbing sidewalks can be used to meet this requirement.

We Care About You!

Amy Hess

From: Alex Himschoot <AHimschoot@willdan.com>
Sent: Friday, March 31, 2023 7:39 AM
To: Amy Hess
Cc: Grinczel, Allison; McManis, Rob
Subject: [External!] RE: Request for Review - Armar Road Townhomes (PA22-047)

External Email Warning! Use caution before clicking links or opening attachments.

Amy,

See below comment. My intent is to use similar language for most responses, but we will dive into the documentation submitted and cater to the project as best we can (typically the bolded section). Please let me know if you have any concerns, I want to be respectful of your primary purpose with this preliminary application.

It appears your project is eligible for SnoPUD's Energy Design Assistance program – this program uses complimentary energy analysis to offer early insight into energy savings opportunities and monetary utility incentives for new construction projects.

Based on the preliminary plans, some common efficiency improvements eligible for incentive on your project include **heat pumps (including for service water heating), appliances, and windows.**

If you are interested in learning more, please reach out to us directly at snopud@willdan.com or fill out an application at <https://energyassistance.willdan.com/SNOPUD> and we will be in touch!

Thank you,

Alex Himschoot

Willdan | *Comprehensive. Innovative. Trusted.*
10858 Meredith Dr, Urbandale, IA 50322
T. 515.271.9922 | C. 515.451.5916

-----Original Appointment-----

From: Amy Hess <ahess@marysvillewa.gov>
Sent: Friday, March 17, 2023 10:30 AM
To: Mike Snook; Ken McIntyre; Kacey Simon; Shane Whitney; 'Stillaguamish Tribe'; Todd Gray; knelson@tulaliptribes-nsn.com; Brooke Ensor; Matthew Eyer; klyste@stillaguamish.com; Max Phan; Jesse Birchman; Kim Bryant; Tom Maloney; Don McGhee; Brian Merkley; Brad Zahnow; Kristy Beedle; Chris Holland; Janis Lamoureux; Nance, Rob; McManis, Rob; Alex Himschoot; capital_projects@msvl.k12.wa.us; stephanie.jolivette@dahp.wa.gov
Subject: Request for Review - Armar Road Townhomes (PA22-047)
When: Thursday, March 30, 2023 10:00 PM to Friday, March 31, 2023 10:00 PM (UTC-08:00) Pacific Time (US & Canada).
Where: N/A RFR

CAUTION: This email originated from outside of Willdan. Do not click links or open attachments unless you recognize the sender and know the content is safe.



MARYSVILLE

WASHINGTON

THIS IS NOT A MEETING INVITE – THIS IS A [REQUEST FOR REVIEW](#) (RFR) WITH COMMENTS REQUESTED. COMMENTS MUST BE RETURNED BY 03.31.2023.

File Number:	PA22-047
Project Title:	Armar Road Townhomes
Project Description:	Seventeen unit townhome development, consisting of three (3) buildings. Existing structures demolished. Access via a private road from Armar Road. Extension of water and sewer stormwater to be infiltrated.
Applicant:	Mac Engineering/Elden McCall
Project Location:	6506 Armar Road
APNs:	30052800402700
Application Materials:	Armar Road Townhomes

Please return comments via e-mail to ahess@marysvillewa.gov on or before **March 31, 2023**.



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner
FROM: Brooke Ensor, NPDES Coordinator
DATE: 3/30/2023
SUBJECT: PA22-047 Armar Road Townhomes

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington. UIC rules apply to infiltration trenches, see Volume I Chapter 4 UIC Program. Contact the Department of Ecology for permitting information.
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."

If you have questions regarding these comments, please contact me at 360-363-8288 or ensor@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



MEMORANDUM

TO: Amy Hess, Associate Planner

FROM: Brad Zahnow, Development Services Technician

DATE: December 9, 2021

SUBJECT: PreA21-053 Ghag Apartments
6506 Armar Road, Marysville, WA
APNs: 30052800402700

Utility Capital Improvement Fees

Capital utility fees are assessed in accordance with the attached rate sheet. The "City" rates will be applicable to this project.

Recovery (Latecomer) Fees

No recovery fees are applicable to this project.

Utility Main Fees

Main fees for an existing water main within Armor Rd will be assessed at \$2.25/ft. of frontage.
Main fees for an existing sewer main within Armor Rd will be assessed at \$9.00/ft. of frontage.

ULID/LID Fees

No ULID or LID fees are applicable to this project.



UTILITY CAPITAL IMPROVEMENT CHARGES - 2021

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670 - Effective 1-1-2006
 Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

RESIDENTIAL UNITS

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Residential DU*	Eff 1/1/06	\$4,750/du	\$5,490/du	\$4,490/du	\$4,890/du
Inspection		Plumb permit varies	Plumb permit	\$100	\$100
Admin/Filing Fee		\$20	\$20	\$20	\$20

*Dwelling unit includes single-family, multi-unit housing, apts, condos, manufactured homes and mobile homes.
 Main fees or latecomer fees may apply, depending on location.

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Hotel/Motel	Eff 1/1/06	\$1,816/rm	\$2,099/rm	\$1,717/rm	\$1,870/rm
RV Park Pads	Eff 1/1/06	\$2,375/pad	\$2,745/pad	\$2,245/pad	\$2,445/pad

COMMERCIAL / INDUSTRIAL

WATER

Gallons per Minute	City	Outside City
0 – 2000 gpm	\$1.64 / square foot (bldg)	\$1.99 / square foot (bldg)
2001 – 4000 gpm	\$2.40 / sf	\$2.87 / sf
4001+ gpm	\$3.16 / sf	\$3.80 / sf
Warehouse/Storage (Ord No. 3026, Eff 7/15/16)	\$0.48 / sf	\$0.65 / sf
Warehouse/Storage with fire sprinklers	\$0.36 / sf	\$0.49 / sf

SEWER

Type of Use	City	Outside City
Retail Sales/Manufacturing/ Churches/Schools/Day Care	\$1.03 / square foot (bldg)	\$1.24 / square foot (bldg)
Offices/Medical/Dental/Nursing Homes and all other uses not listed	\$1.67 / sf	\$2.00 / sf
Warehouses/Storage	\$0.49 / sf	\$0.65 / sf
Restaurants/Taverns/Esspresso	\$2.38 / sf	\$2.86 / sf
Schools without kitchens	\$0.77 / sf	\$0.93 / sf

SURFACE WATER / STORM DRAINAGE

Surface water capital fee – Eff 1/1/11	Residential - \$95/du	Commercial - \$95/3200sf of imp surface
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METER SERVICES

Meter Size	Tapping Fee	Meter Drop Fee
5/8" x 3/4"	\$1,050	\$500
3/4" x 3/4"	\$1,075	\$525
1"	\$1,200	\$560
1.5"	\$1,600	\$750
2"	\$1,900 min	\$850
3", 4", 6", 8"	Time and Material - \$3,500 min + \$1K/inch	Included in tapping fee

Fire sprinkler systems may require a larger meter for adequate fire flow – consult your designer.

All non-residential water services, including fire sprinkler systems and irrigation systems, require a backflow prevention assembly to be installed immediately downstream of the water meter. Contact the city's cross connection control specialist at (360) 363-8100 to determine the type of assembly required.

MEMORANDUM

Date: **March 22, 2023**

PA22-047

To: **Amy Hess, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Armar Road Townhomes

Applicant: Mac Engineering/Elden McCall

Proposal: Seventeen unit townhome development, consisting of three (3) buildings. Existing structure to be demolished. Access via a private road from Armar Road. Extension of water and sewer on site, storm water to be infiltrated.

Address: 6506 Armar Road

In response to your request for review of 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 permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.
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

Please provide the below information in regards to the 2018 International Building requirements;

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.
2. Please provide scaled floor plans with square footage of each room, open areas, and all levels throughout the building.
3. For the main structure, show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.

4. Construction shall comply with the 2018 IBC, Chapter 5 “General Building Heights and Areas”, and any “Area Modifications”.
5. Exterior walls are to comply with the 2018 International Building Code, Chapter 6. This includes allowable openings under the 2018 IBC, Chapter 7. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
6. If mixed occupancy areas or non-separated are purposed inside the buildings, they will be required to comply with the 2018 IBC, Chapter 5.
7. An “Exit study plan” is to be shown in the architectural plan set, and to be to scale.
8. Building will be required to be accessible to all areas to persons with physical disabilities per the 2018 IBC, Chapter 11. This includes the Washington State Amendments, and ICC A117.1.-2017.
9. Accessible parking stalls will be required to be shown on the site plan and meet the requirements of the 2018 IBC, Chapter 11.
10. Restrooms shall be provided per the Washington State Amendments of the 2018 IBC, Chapter 29, and the 2018 UPC.
11. All Mechanical Equipment shall be screened from public view under MMC Provisions. Please indicate how this will be achieved on your building plan, elevation submittal sheets.
12. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal’s Office.
13. Per the Marysville Municipal Code, Chapter 14.10, Cross-connection devices are required on the domestic and fire sprinkler water supply. Prior to final acceptance, all required backflow devices are to be tested by an independent third party testing agency.
14. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.
15. Deferred Electronic Submittals applications are to be submitted per the requirements below;
 - The registered design professional in charge of the project shall review and stamped each set of plans and specifications approved.
 - The registered design professional in charge of the project shall provide a letter stating that the plans and specifications have been reviewed and that package is general conformance with the design of the building.
 - The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.
 - The deferred submittal items shall not be installed until the deferred submittal documents have been reviewed and approved by the Building Official.
16. Special Inspection will be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.
17. **Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.**

We look forward to your project coming to our City!

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

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



Memorandum

To: Amy Hess

From: Billy Gilbert, Water Quality Lead

Subject: PA22-047

Date: March 20, 2023

In response to your request for review of the above project, please note the following items.

- Plumbing system is subject to applicable requirements of MMC Chapter 14.10 “Water Supply Cross-Connections” and WAC 246-290-490.
- A Double Check Detector Assembly (DCDA) is required for any non-flow through fire line that is connected to the city’s water system.
- A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001
- On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 48 hours’ notice is required, prior to inspection.
- Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.

Any questions regarding these comments, and scheduling for onsite inspections should be directed to Krista Gessner 360-363-8141 crossconnection@marysvillewa.gov