



September 9, 2022

Amy Hess  
 Senior Planner  
 80 Columbia Avenue  
 Marysville, Washington 98270

**Subject:** *Third Review Comment Response Letter  
 Ray Townhomes  
 PACE Project No. 41500118  
 PA20-007*

Dear Amy:

We are pleased to submit this letter (and the accompanying documents) in support of our proposed subdivision of parcel 30051500302100. These submittal documents are provided in response to a review completion letter issued by the City on April 4, 2022. Review comments contained in that letter are provided below (plain text), along with a response (*bold italics*) indicating how each comment was addressed.

## Planning

*Review Staff: Amy Hess – AHess@marysvillewa.gov – 360.363.8100*

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### General Comments:

Duplex is defined as a building that contains two primary dwelling units. It appears that the density calculation provided is considering the duplex, identified as '5', as a single unit. Consistent with the afore mentioned definition, a duplex is two dwelling units. Please review and revise the plans and density calculation accordingly.

*Density Calc Revised, duplexes removed.*

Units 18 and 19 do not meet the definition for a townhome (row of at least three units), and shall be considered a duplex. Please revise the site plan to depict this as a duplex and ensure that it meets the bulk and dimensional standards for a duplex.

*Site Plan Changed to include no two unit buildings, all are 3 or more*

Planting strips shall be provided between shared driveways. Please provide depict these planting strips on all plans.

*Planting Strips are included between driveways:*

A 10-foot, type L1 landscape buffer, along with a six-foot sight obscuring fence or wall, is required along the western project boundary. Please revise the landscape plan accordingly.

*Buffer included and shown on site plan and landscape plans*

MMC 22G.080.100 requires a minimum of 15% of the net project area to be established as open space. Thirty-five percent of the required open space shall be active open space. Given 89,125 SF of net project area, 13,369 SF of open space is required. Of the total required open space, 4,679 SF shall be active open space which is of a grade and surface suitable for recreation, shall have no dimensions less than 30 feet. As proposed, it does not appear that the active open space standard is being met. Please review and revise to meet the 4,679 square feet of active open space.

*Site Plan revised to meet this requirement.*

A 15-foot structure setback from the edge of a wetland buffer is required. Please revise the setback and structure on Lot 1 to reflect this setback.

*Site Plan Revised to accommodate this setback, shown correctly on site plan.*

The path around the detention pond shall be concrete and ADA accessible. Please revise plans accordingly.

*Path shown on south, east and west sides of the pond, north side will use the site road sidewalk.*

Pursuant to MMC 22C.120.120, a five foot wide, L5 landscape buffer is required for stormwater facilities as follows:

*Site Plan revised to show this buffer*

On all sides visible from public right of way;

*Now Shown*

On all sides adjacent to residentially zoned properties;

*Now Shown*

Shall incorporate no more than 30% deciduous plantings; and

*Now Shown*

Shall be consistent with the Marysville Administrative landscaping guidelines.

*Now Shown, see revised landscape plans*



:

Please revise the landscape plan accordingly.

*see revised landscape plans*

NGPA fencing and signage shall be installed along tract 997. Two-rail fencing shall be constructed with pressure treated posts and rails and cemented into the ground with either cedar or treated rails. The signs shall be posted at a minimum rate of one every 100 lineal feet. Please revise Landscape Plan Sheet L.1 to depict and call out the required split rail.

*Signs shown*

Pursuant to MMC 22D.050.030(4)(e), if retaining walls taller than four feet are used, as measured from the average grade, and are visible from the street or adjacent property, they shall be terraced so that no individual segment is taller than four feet; provided, that where adjacent properties are not adversely affected or the retaining wall is minor in nature, the community development director may reduce or waive these standards. Terraced walls shall be separated by a landscaping bed at least two feet in width. Alternative landscaping treatments will be considered, provided they reduce the bulk and scale of the retaining wall and enhance the streetscape or transition between properties. Portions of the wall along the northern property boundary exceed 4 feet and are subject to these standards. Please review and revise plans to include terracing wall detail.

*We will apply for wall permits during construction plan review, we will change wall types, or grading to comply with this code section, may involve grading the site to limit wall heights to 4 ft.*

Figure 1. Tall retaining walls must be terraced with landscaping as depicted below.

*We will apply for wall permits during construction plan review, we will change wall types, or grading to comply with this code section, may involve grading the site to limit wall heights to 4 ft.*

## Traffic

Review Staff: Jesse Hannahs – 360.363.8100

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### General Comment:

Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State. a. As TIF based upon residential units and total units is less than 25, TIF amounts in TIA shall suffice.

*Noted*



A Traffic Impact Analysis (TIA) will be required. This would include, for City approval, development of trip generation/distribution followed after City review/approval by identification of impacts and, where required, mitigation approaches. TIA should follow City guidelines to be provided.

*TIA submitted with original submittal, included again in this submittal.*

As trip generation for townhomes has, per City policy been confirmed, as lower than single family and only 21 lots are proposed, resubmission of TIA at this time should not be required considering that TIF is based upon residential units and no intersection analysis would be required based upon size of development.

*TIA submitted with original submittal, included again in this submittal*

Per EDDS 3-506, street lighting will be required.

Street Lighting upon residential streets shall be PUD installed fiberglass pole installation type street lighting.

**Noted**

Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.

**Noted**

Spacing of fixtures should be approximately 150'-200'.

**Noted**

As part of civil construction approval proposed PUD street lighting locations shall be provided by the City for incorporation into PUD site electrical plan.

**Noted**

Approximate 55th Ave NE locations:

STA 21+50

**Noted**

Approximate "Road A" locations:

STA 10+50

STA 12+30

STA 14+10

STA 15+90

**Noted**



Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD design.

*OK*

Intersection sight distance analysis shall be required of new Public Street connecting to 55th Ave NE.

*OK*

Sight Distance shall be calculated, based upon City & AASHTO Guidelines at 14.5' off travel way rather than 20'.

*See submitted revised sight distance exhibit.*

20' offset shows that vegetation removal would likely be required upon parcel at 9806 55th Ave NE.

*See submitted revised sight distance exhibit:*

A signing and marking plan may be required as part of civil construction plans.

*Noted*

Channelization:

Show existing pavement markings indicating they shall be replaced if disturbed.

*Will show on construction plans*

Signs:

Install "dead end" sign upon WB entrance to Road A.

*Will show on construction plans*

Install "speed limit 25 mph" sign WB following dead end sign.

*Will show on construction plans*

Install street name signs at all new public street intersections.

*Will show on construction plans*

Best location for T intersections is upon "top of T".

*Will show on construction plans*



Install Type IV Object markers (2) and "Future Road Connection" signs at end of Road B.

*Will show on construction plans*

Install "No Parking (Symbol) in cul-de-sac at entrance to Road A cul-de-sac.

*Will show on construction plans*

ADA Curb Ramps:

Curb ramps for all legs shall be provided at intersection of Road A & Road B.

*Not room for a ramp on SE corner, development to the south will construct.*

Add curb ramp on NW corner.

*Don't understand where NW corner is..?:*

Lot 22 driveway may be utilized as curb ramp for NE corner however it must meet slope requirements of ADA.

*Noted*

Lot 20 driveway:

Consideration should be given to construct Lot 20 driveway to incorporate curved radius on western side of driveway at "Road A" to facilitate ease for backing out of driveway and driving eastbound.

*Noted*

**Fire**

*Review Staff: David VanBeek – 360.363.8500*

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General Comment:

I have completed a third review of the plans for this project proposing development of a 2.9-acre site for development of a 21-lot subdivision that includes 16 townhomes, 2 duplexes, and 2 single-family lots (for two existing homes to remain in place). The plans show three separate townhome buildings, with 4-6 units in each building. The townhomes will be 3-story units(assumed, no height shown).

*A fire sprinkler system is required in each townhome unit.*

*Noted*



Aerial fire apparatus access minimum 26' wide is required for buildings over 30' tall. Plans show access Road A 28' wide into the site from existing 55th Ave NE at the east end of the site, with Road A shown extending about 600' west through the site to a 80' cul-de-sac dead-end.

*Access shown appears acceptable.*

***Noted***

Plans show proposed water main extensions and three new fire hydrants. Water main extension into the site with approved fire hydrant locations is required.

*The three new hydrant locations shown appear acceptable.*

***Noted, thank you***

The City GIS water map shows an 8" CI water main along 55th Ave NE, with existing hydrants to the north and south spaced about 518' apart. A city fire flow test on 4-17-20 showed 3,553 gpm fire flow available for the fire hydrants tested near this site. Minimum 1,500 gpm fire flow is required. *The fire flow available to the site appears adequate.*

***Noted, thank you***

*Fire Code Comment:*

The project shall comply with the current fire code requirements (2018 IFC) including WA State and local City of Marysville amendments to the fire code. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue. Permits are required for sprinkler installations.

***Noted***

Fire marshal approval of fire access and fire hydrant/water supply systems will be a required part of the civil construction plan review and approval process for this project.

***PACE Response:***

The minimum required fire flow for hydrants protecting MF buildings is 1,500 gpm.

***Noted***

A fire flow test by the city Public Works Dept. of a hydrant at 9820 55th Ave NE on April 17, 2020 showed 3,553 gpm fire flow available. The water system proposed appears acceptable.

***Noted***



Existing fire hydrant spacing along the 55th Ave NE roadway appears inadequate. The city GIS water map shows the two closest hydrants along the roadway frontages are spaced about 518' apart. Maximum hydrant spacing for the proposed use is 300' apart.

*Noted*

The new fire hydrant proposed for the intersection of 55th Ave NE and new Road A appears to reduce the hydrant spacing along 55th Ave NE to meet the 300' maximum requirement.

*Noted*

Fire hydrants shall be provided in approved locations. Locations shown appear acceptable. Hydrants with approved water supply must be in service prior to building construction.

*Noted*

Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.

*Noted*

Future townhomes will each require NFPA 13D residential fire sprinkler system installations.

*Noted, will be sprinklered*

Where residential fire sprinklers are required the developer should install a water service per Standard Plan 2-090-001 Full ¾" x 1" Meter Service. Under this plan a 1" tap is made at the water main and 1" piping is run to the 1" meter setter. If in the end a ¾" water meter will suffice then all that is required is to install two reducer bushings with the ¾" water meter. A single service tap should be used where sprinklers are required, not a double service installation.

*Noted*

Future homes may require residential fire sprinkler installation for a number of reasons, including: If a home is three or more stories tall, exceeds 3,600 SF fire area, the distance from a public ROW to the furthest part of a home exceeds 200', deficient access to any part of a home, lack of hydrants, or if the fire flow from hydrants does not meet fire code requirements.

*Noted*

Recommend the homes be constructed with fire-resistant exterior siding such as Hardiplank.

*Noted*





Access for firefighting operations along all sides of all buildings is required. A minimum 10' wide access is required for MF dwellings. 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 (within 200' is allowed with fire sprinklers).

**Noted**

Access width of the roadway planned appears adequate for fire apparatus. Access of 28' wide is shown on the plan. 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.

**Noted**

Aerial apparatus access is required for buildings over 30' tall measured to highest ridge peak. *MMC 9.04.503.1.4 Section 503.1.4 – Aerial fire apparatus access roads. MMC 503.1.4 Where Required. Buildings or portions of buildings or facilities exceeding 30 feet (9,144 mm) in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. MMC 503.1.4.1 Width. Fire apparatus access roads shall have a minimum unobstructed width of 26 feet (7,925 mm) in the immediate vicinity of any building or portion of building more than 30 feet (9,144 mm) in height. MMC 503.1.4.2 Proximity to building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet (4,572 mm) and a maximum of 30 feet (9,144 mm) from the building, and shall be positioned parallel to one entire side of the building.*

**Noted**

Turnaround provision is required for dead-end access in excess of 150 feet long. Plans show adequate access into the site from existing 55th Ave NE at the east end of the site, with 28' wide Road A shown extending about 600' west through the site to a 80' cul-de-sac dead-end.

**Noted**

Recommend the roadways be posted "NO PARKING" where needed to maintain unobstructed emergency access. An adequate access route for fire apparatus must be in service prior to any building construction.

**Noted**

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.

**Noted**

The city address committee shall determine road names and address numbers for the lots.



*Noted*

## **Public Works**

*Review Staff: Shane Whitney –360.363.8227 – swhitney@marysvillewa.gov*

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### Existing Utilities:

An 8-inch sewer main is located in 55th Ave NE. The main connects at the 55th Ave NE and 100th St. NE intersection, terminating at the NE corner of the project. (Record drawing S324). At its termination, the main is approximately 5-feet in depth.

*Noted, if we need to move the tie in manhole in 55<sup>th</sup> north on the main to not be in our sidewalk we can do that during construction plan review.*

Water: An eight-inch CI water main is located in 55th Ave NE (record drawing W307).

*Noted*

Storm: A 36-inch storm main is located in 55th Ave NE. There is no available record drawing.

*Noted*

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

*Noted*

The property frontage is covered with a water main. No extension is required in 55th Ave NE.

*Noted*

The sewer main that is shown in Road A must have at a minimum 5 feet of coverage over the pipe, see section 5-100 K, of the EDDS.

*We received a variance to go to 4 ft.*

Any water mains that are placed in fill sections shall have restrained joints

*Noted*

### 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.

***Included***

55th Ave NE is a neighborhood collector, built per SP 3-202-001. At full build out the right of way is to be 60-feet in width. The curb radius for the entrance shall be 25-foot.

***Noted***

The plat road will be a 50-foot local access road, built per SP 3-202-002. This is to include sidewalk installation on both sides of the road.

***Noted***

The overhead utilities on 55th Ave. NE shall be placed underground.

***Noted***

The sewer manhole and lid within 55th Ave. NE is shown in the sidewalk. Relocation will be required.

***We can discuss during construction plan review, we could move it north on the main to be out of the sidewalk but still in r/w and on the existing main terminus.***

The proposed hydrants will need to be located behind the sidewalk.

***Moved:***

There is no planter section on the south side of Road A near the cul-de-sac. The planter is required unless an engineering variance is approved

***Planter added.***

***Dedication Requirements:***

A 10 foot wide dedication will be required on 55th Ave. NE.

***Noted and shown***

The plat road is to be dedicated to the City

***Noted and will be.***



Access:

The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Driveways shall be the minimum width feasible. The curb cuts shall be limited to a 20 foot maximum.

**Noted**

The shared driveways shall be within an easement.

**Noted**

Drainage:

All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.

**Noted and done**

The geotechnical report will need to be updated when the ground water elevations are available after the wet season review is complete.

*Seasonal gw monitoring done, moved east pond to ne corner where gw is a bit lower, discussion with K. McIntyre about gw on this site has been done, variance on clearance discussed and will be applied for, we don't have 3 ft of clearance.*

Bio cells treating more than 5000 square feet of impervious surface must maintain 3 feet of surface from the bottom of the facility. If this distance cannot be attained, we'd suggest that you install a berm within the facility to create separate cells so that each cell is under the 5000 threshold. Thereby only 1 foot of separation is required.

**Noted**

Other Comments:

In accordance with section 2-170 of the EDDS, the contractor shall maintain a minimum of 18-inches of vertical separation and 10-feet of horizontal separation between sanitary/storm sewers and water mains.

**Noted**

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.

**Noted**

The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC. In particular the engineer shall pay particular attention to subsection(4), which reads:



***PACE Response:***

The aesthetic and spatial impact of altered grades on adjacent properties both public and private shall be considered in site design.

***Noted***

Sites shall be developed to promote continuity and to minimize abrupt grade changes between sites.

***Noted***

Grading shall be the minimum necessary to make installation and function of infrastructure feasible and economic for future service extensions to adjacent properties.

***Noted***

The developer shall consider the natural topography and the proposed layout of the subdivision when siting roads in order to anticipate grading needs and minimize extensive grading in order to build.

***Noted***

If retaining walls taller than four feet are used, as measured from the average grade, and are visible from the street or adjacent property, they shall be terraced so that no individual segment is taller than four feet; provided, that where adjacent properties are not adversely affected or the retaining wall is minor in nature, the community development director may reduce or waive these standards. Terraced walls shall be separated by a landscaping bed at least two feet in width. Alternative landscaping treatments will be considered, provided they reduce the bulk and scale of the retaining wall and enhance the streetscape or transition between properties. At this time, I'm unaware that this item has been addressed by the engineer.

***We will apply for wall permits during construction plan review, we will change wall types, or grading to comply with this code section, may involve grading the site to limit wall heights to 4 ft.***

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.

***Noted***

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.

***Noted***



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

***Noted***

All civil construction plan submittals are to be routed directly to Shane Whitney, Civil Plan Reviewer. Once the project is ready to submit for civil plan approval, an upload link will be provided to the engineer for uploading of documents.

Review timing:

First review = 5 weeks

Second review = 3 weeks

Third review = 3 week

Subsequent reviews repeat the above schedule.

***Noted***

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.

***Noted***

**Utility**

*Review Staff: Mary Wicklund – 425.783.4300*

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**General Comment:**

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. The developer is required to supply the District with suitable locations/easements on all parcels where electrical facilities must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors.

***Noted***

Existing PUD facilities may need relocations or modifications at the developer's expense. Any relocation, alteration or removal of District facilities to accommodate this project shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design. Please include any utility work in the scope of all land-use permits.

***Noted***



Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development.

***Noted***

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Everett office at 425-783-8272 to contact a Customer Engineer.

***Noted***

This concludes our response to the comments in the April 4, 2022, letter. Please feel free to call with any questions or if I can provide anything further.

Sincerely,

PACE Engineers, Inc.



Andrew Reeves  
Senior Principal

cc:

Attachments

