



MARYSVILLE
COMMUNITY
DEVELOPMENT

(360) 363-8100

Community
Development
80 Columbia Avenue
Marysville, WA 98270

April 26, 2022; updated May 3, 2022

Jesse Jarrell, P.E.
LDC, Inc.
20210 142nd Avenue NE
Woodinville, WA 98072

Re: Marysville 10 Degrees, 2703 156th Street NE (PA21-039)

Dear Jesse,

Thank you for your project submittal. Upon second review of the above-referenced project, the Planning Division has the following comments/requirements. **Comments 1 through 8, and any major design or layout comments from other departments, will need to be addressed prior to the project being scheduled for consideration by the Hearing Examiner:**

1. Prior to issuing SEPA, a traffic concurrency recommendation must be issued by the Traffic Engineer Manager, and a letter accepting the traffic concurrency recommendation must be submitted to the City by the applicant. A traffic concurrency recommendation will be provided when the project's traffic impacts and any major road layout comments are resolved. The SEPA determination must be issued prior to scheduling the proposed plat and concurrent rezone for consideration by the Hearing Examiner.
2. A mitigation planting plan will be required to be submitted proposing restoration of any degraded critical areas and associated buffers with plantings as required by MMC Sections 22E.010.220(2) and 22E.010.100(3). The mitigation plantings will be required to be installed and inspected prior to final plat approval.

A preliminary mitigation plan is needed prior to preliminary plat approval, and a final mitigation plan is needed prior to civil construction plan approval. The resubmittal letter indicates that "no new impacts to wetlands/streams or their associated buffers are being proposed. As such mitigation is not necessary." However, under the codes cited above, mitigation is required when "inadequate" buffers are present on-site (this includes existing conditions; the inadequate buffers don't have to be caused by the development); therefore, a mitigation plan for the critical areas buffers is required to be submitted.

3. Mitigation will also be required for any temporary or permanent wetland and stream impacts. Utility lines in wetlands or wetland buffers are subject to compliance with MMC Section 22E.010.100(9), and utilities through streams are subject to compliance with MMC Section 22E.010.220(8)(b). **The utility crossing of the stream and a portion of the wetland buffer at the south end of the site, and the utility and road crossing of the ditch (which is presumed to be regulated) at the north end of the site, require compliance with the code sections cited above. It is anticipated that boring under the ditches/streams will be required. In addition, an HPA for the stream crossing and approvals from USACE and/or DOE for the ditch impacts, as necessary, are required prior to civil construction plan approval.**
4. Include a density calculation on the preliminary plat map which meets the requirements set forth in MMC Sections 22A.020.150, 22C.010.110, and 22C.010.120. Stream channels are a required deduction in the net project area calculation. **Please reference the 'Net Project Area' definition in MMC Section 22A.020.150 for all areas which must be deducted, and amend the density calculation accordingly. Please also resolve any discrepancy between the 'Net Site Area' referenced under 'Landscape/Open Space Calculations' (shows 34.67 acres), and 'Project Information' (shows 34.54 acres) on Sheet PP-01.**
5. **The following revisions to the landscape plan are needed:**
 - Street trees need to be provided along 19th Avenue NE. Recognizing the landscape island within right-of-way is a bioswale, can limited upland areas be provided (i.e. shorter bioswales) to enable the installation of street trees? If not, the bioswale should be moved to the 10 foot landscape buffer that is provided behind the townhomes and planted to satisfy both screening and rain garden requirements, and the landscape strip in the

right-of-way should be converted to a landscape strip with street trees and sod. If a regional dry utility corridor is needed, it will likely need to be located along the west side of 19th Avenue NE to avoid conflicts with landscaping.

Consistent with MMC Sections 22G.080.050(2)(i) and 22G.080.100, provide landscaping or fencing in the following areas:

- Between lot 23 and Tract 998 (ideally have along the east side of the pedestrian path to afford privacy to lot 23);
- Between lot 102 and Tract 984; and
- Between Tract 987 and lots 71 and 72.

The plans now provide 20 square feet of landscaping adjacent to the entry as required by LNMP Section B.3(8)(c). Since the sod in these areas is more limited, would it make more sense from a maintenance perspective to have these areas vegetated with shrubs and ground cover instead of the limited shrubs and sod?

It appears that two large play structures, two small play structures, two picnic tables, and eight benches are proposed for the project. An adequate amount of amenities is provided. Most the play equipment is designed for small children. Recommend that an amenity for older children or teenagers (e.g. basketball, pickleball, etc.) be provided instead of one of the smaller play structures.

6. The City's Parks, Culture and Recreation Department is in discussions with Snohomish County Parks regarding the City potentially assuming ownership or joint maintenance responsibilities for Gissberg Twin Lakes Park. In anticipation of this potential change, a trail connection will need to be provided. Please provide a trail connection from the northern Terminus of 'Road I' through Tract 985 to the eastern property line common with the park. In the event that the City's role in this park does not change, the trail connection can be eliminated.
7. The on-site square footage of critical areas and critical area buffers appears to be undercounted on the site and landscape plans. Please amend the figures to include the area that will be a part of the property after the BLA.

The following comments are provided for informational purposes at this time:

8. The quantity of active open space provided appears to be acceptable. Prior to civil construction plan approval, it must be demonstrated that the active open space is of grade and surface suitable for recreation as required by MMC Section 22G.080.100(4)(a).
9. The project is subject to Lakewood Neighborhood Master Plan (LNMP) Appendix A, Section B.3, Site and building design standards. The single family residences are subject to subsections (2) and (4) and Section B.5, Single Family and Duplex Development Standards, while the townhouses are subject to all of Section B.3. Where alley access is proposed, the front of the house needs to orient towards a public street or open space. Coordination is occurring on the single family elevations. Compliance with the applicable standards must be demonstrated prior to building permit issuance.
10. On the interior plat roads, the single family residences should face the street. Where side yards need to abut the street along arterials or the interior plat roads, an architectural approach similar to what is shown below should be proposed in lieu of the house facing the street. In the example below, the front of the house is oriented towards the auto court while the elevation that faces the street has variation in siding, windows, trims, and a gable entry feature with decorative posts that gives the sense of the house being oriented towards the street. On lots that take access off of an auto court that have a side yard abutting the street, a pedestrian pathway should be provided to the street and auto court.



11. Prior to final PRD subdivision approval, the applicant shall submit to the city, for its approval, covenants, deed restrictions, homeowners' association bylaws, and/or other documents providing for preservation and maintenance of all common open space, parking areas, walkways, landscaping, signs, lights, roads and community facilities at the cost of the property owners in the PRD consistent with MMC Section 22G.080.120. All common areas and facilities shall be continuously maintained at a minimum standard at least equal to that required by the city, and shall be approved by the city at the time of initial occupancy.
12. The applicant shall be required to obtain all necessary Federal, State and local permits for any critical area or buffer impacts prior to commencing construction. An HPA from WDFW will be required for any stream crossings. A culvert installed with the prior grading work may have been damaged and, if so, will be required to be replaced.
13. Exterior lighting shall be part of the architectural concept. Lighting shall enhance the building design and adjoining landscaping. Appropriate lighting levels shall be provided in all areas used by pedestrians or automobiles, including building entries, walkways, parking areas, circulation areas, and other open space areas, in order to ensure safety and security; enhance and encourage evening activities; and provide a distinctive character to the area. New developments shall provide a lighting site plan which identifies lighting equipment, locations and standards, and implements the following design standards as required by LNMP, Appendix A, Section B.3 subsection(4)(c):
 - All public areas shall be lighted with average minimum and maximum levels as follows:
 - Minimum (for low or nonpedestrian and vehicular traffic areas) of one-half foot candle;
 - Moderate (for moderate or high volume pedestrian areas) of one to two foot candles; and
 - Maximum (for high volume pedestrian areas and building entries) of four foot candles.
 - Lighting shall be provided at consistent levels, with gradual transitions between maximum and minimum levels of lighting and between lit areas and unlit areas. Highly contrasting pools of light and dark areas shall be avoided.
 - Pedestrian-scale lighting (light fixtures no taller than 15 feet) is encouraged in areas with high anticipated pedestrian activity. All fixtures over 15 feet in height shall be fitted with a full cut-off shield, be dark sky rated, and mounted no more than 25 feet above the ground with lower fixtures preferable so as to maintain a human scale. Lighting shall enable pedestrians to identify a face 45 feet away in order to promote safety.
 - Light levels at the property line should not exceed 0.1 foot candles (fc) adjacent to business properties, and 0.05 foot candles adjacent to residential properties.
 - All building lights shall be directed onto the building itself and/or the ground immediately adjacent to it. The light emissions should not be visible above the roofline of the building. Light fixtures other than traditional cobra heads are encouraged.
 - Uplighting on trees and provisions for seasonal lighting are encouraged.
 - Accent lighting on architectural and landscape features is encouraged to add interest and focal points.
14. Decorative street lighting shall be provided where required by the City's Traffic Engineer Manager pursuant to LNMP, Appendix B, Section B.1, *Decorative Street Lighting Standards*.
15. The project will be subject to *Lakewood Neighborhood Master Plan, Appendix A – Design Standards*.
 - *B.8 Maintenance or dedication of open space*
 - *B.11 Fences*
16. Prior to beginning construction, the applicant shall prepare an arborist report for the project that evaluates any on-site trees that are proposed for retention that are within striking distance of project improvements, and any off-site or shared trees that are located along the common property line with Gissberg Twin Lakes Park. Said report shall be submitted to Snohomish County Parks, Recreation and Tourism for review. Documentation shall be submitted to the City demonstrating that Snohomish County Parks has reviewed the arborist report for the project, and concurs with the recommendations outlined in the report. During project construction, a certified arborist shall be required to monitor impacts to trees along the southern property line with Gissberg Twin Lakes Park; provide written confirmation from the Snohomish County Parks as to whether 'at risk' trees on their property can be protected, removed, or replaced; and what type of compensation will be required. Prior to a final plat approval, a certified arborist shall do a final evaluation of the trees that will be retained along the common property line and make a written recommendation to Snohomish County Parks in regards to the treatment of the treed areas.
17. To provide the best protection for trees within the on-site critical areas and along the common property line with Gissberg Twin Lakes Park that may be impacted during the construction stage, the applicant

shall install a temporary, five-foot high, orange clearing limits construction fence in a line generally corresponding to the drip line of any significant tree(s) to be retained. No construction will be permitted within the dripline of trees identified to be saved. All such fencing shall be installed and inspected by the Community Development Department prior to commencement of site work.

- 18. All required landscaping, open space/recreational improvements, fencing, etc. shall be installed prior to final plat approval.
- 19. A landscape maintenance security shall be required for a minimum duration of two growing seasons (March through October). Invoices/receipts shall be submitted when the landscaping work is complete so that a security amount can be calculated. The security will be required to be on forms provided by the Community Development Department, and will be required to be submitted prior to final plat approval (see MMC Section 22C.120.060).
- 20. A wetland maintenance security will be required pursuant to MMC Section 22E.010.160(2). The security shall be provided for a period of five years and monitoring reports shall be submitted per the schedule outlined in MMC Section 22E.010.160(2). Invoices/receipts shall be submitted when the mitigation work is complete so that a security amount can be calculated. The security will be required to be on forms provided by the Community Development Department, and will be required to be submitted prior to final plat approval (see MMC Section 22C.120.060).
- 21. The critical areas and associated buffers shall be placed in a separate tract (Native Growth Protection Area or NGPA tract) on which development is prohibited. The location and limitations associated with the critical area and its associated buffer shall be shown on the face of the deed or plat applicable to the property and shall be recorded with the Snohomish County Auditor as required by MMC Section 22E.010.350(2).
- 22. Wetland fencing and signage shall be installed adjacent to the protected NGPA tract. Two-rail fencing shall be constructed with pressure treated posts and rails and cemented into the ground with either cedar or treated rails. Signs designating the presence of an environmentally sensitive area shall be posted along the buffer boundary at a minimum rate of one every 100 lineal feet (see MMC Section 22E.010.370).
- 23. An Arlington Airport avigation easement will be required to be recorded prior to final plat approval.
- 24. The following note will need to be included on the civil construction plans:

The Department of Archaeology and Historic Preservation’s (DAHP) Inadvertent Discovery Plan shall be followed during site construction. If at any time during construction archaeological resources are observed on the project site, work shall be temporarily suspended at the location of discovery and a professional archaeologist should document and assess the discovery. The DAHP and all concerned tribes should be contacted for any issues involving Native American sites. If project activities expose human remains, either in the form of burials or isolated bones or teeth, or other mortuary items, work in that area should stopped immediately. Local law enforcement, DAHP, and affected tribes should be immediately contacted. No additional excavation should be undertaken until a process has been agreed upon by these parties, and no exposed human remains should be left unattended.

- 25. Pursuant to MMC Section 22G.120.270(2), all projects shall have all power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or lines placed in underground location either by direct burial or by means of conduit or ducts with the exception of the city fire alarm system. **Please note that it is important to contact the appropriate utilities (i.e. PUD, Ziplly, etc.) with any questions regarding process, timing, and cost.**
- 26. Any signage for the subdivision will need to comply with MMC Chapter 22C.160, *Signs*. Under MMC Section 22C.160.150, *Development Standards – Residential Zones*, one monument sign that is up to 32 square feet in area may be installed at the plat entrances. Said sign shall not exceed five (5) feet in height, shall be set back 10 feet from the property line, and shall comply with the design standards set forth in MMC Section 22C.160.170. Any proposed signage will require that a sign permit be obtained.
- 27. The following are the school, traffic, and park impact fees for the proposed project. Please see Tom Kukitz’s comments for water, sewer, and stormwater fees:

Impact Fee Type	Impact Fee Rate	Vesting	Payment Due

Traffic	\$6,300.00 per PMPHT	Complete Land Use Application	Prior to BP issuance
Parks	\$1,684.00 per unit	BP submittal	Prior to BP issuance
Schools (Lakewood)	\$3,566.00 per unit ¹	BP submittal	Prior to BP issuance

¹ A school administration fee of \$50.00 per single family residence, or \$100.00 per multi-family building applies.

- 44. Noise producing mechanical equipment such as fans, heat pumps, etc must be located and/or shielded so that noise reaching the adjacent properties is less than 50 dBA. Equipment specifications must be provided with any mechanical permit submittal.
- 28. Roof mounted mechanical equipment must be located and screened by a parapet, or other primary building element, so the equipment is not visible within 150 feet of the structure when viewed from the ground level of adjacent properties. Match the color of roof mounted equipment with the exposed color of the roof to minimize visual impacts when equipment is visible from higher elevations nearby.

Attached are other agency/department comments regarding this proposal. Please contact me at 360.363.8240 or agemmer@marysvillewa.gov if you have any questions.

Sincerely,

Angela Gemmer

Angela Gemmer, Senior Planner

CC: Haylie Miller, Community Development Director
Chris Holland, Planning Manager



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

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

To: Angela Gemmer, Senior Planner
From: David VanBeek, Assistant Fire Marshal
Date: April 11, 2022
Subject: PA21-039 Marysville 10 Degrees Townhomes 2703 156th St NE

I have completed a second review of the plans for this project proposing development of a 46-acre site for 333 lots, with 166 units/lots in townhomes and 167 lots with detached SF homes. Plans show townhome buildings along the 28' wide perimeter roads, and SF homes along the 20' wide interior drives/alleys. Plans note base height of 35 feet, with the units less than 35' height. Fire sprinklers are required in all homes to mitigate deficient access.

Utility plans show proposed water mains and fire hydrant locations. Hydrant locations and spacing is deficient, with hydrants required at all intersections, and with maximum spacing of 300' for townhome areas and maximum 600' hydrant spacing SF home areas. All SF homes should be no further than 300' from a hydrant, including alley homes. Additional fire hydrants are required to meet the location and spacing requirements.

No information about available fire flow is provided for the fire hydrants near this site. Minimum 1,500 gpm fire flow is required from hydrants. Provide fire flow test results.

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

1. 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.
2. 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.
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. Check with the city Public Works Dept. for water system information.
4. The minimum required fire flow for hydrants protecting MF buildings is 1,500 gpm.
5. The minimum required fire flow for hydrants protecting SF homes is 1,000 gpm.
6. Fire hydrants shall be provided in approved locations. Fire hydrants on approved water main extensions are required within the site for this development. Provide water main extensions with hydrants along the new roadways at all road intersections, and in additional locations as needed for spacing allowed.
7. Fire hydrants with approved water supply must be in service prior to building construction.
8. Fire hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fittings, with blue reflective hydrant markers to be provided in the roadways, located four inches off the centerline on the hydrant side of the road.
9. All townhome units and SF homes will require 13-D residential fire sprinkler installations.

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10. Where 13-D residential 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.
11. The internal access planned is inadequate for fire apparatus. Access to SF homes by 20' alleys/drives is shown on the plan. Minimum 26 feet wide fire apparatus access 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. Fire sprinklers are required in all homes to mitigate deficient access.
12. Recommend the roadways be posted "NO PARKING" where needed to maintain unobstructed emergency access.
13. An adequate access route for fire apparatus must be in service prior to any building construction.
14. Access for firefighting operations along all sides of all buildings is required. A minimum 10' wide access is required for MF townhome buildings, and 5' for SF homes.
15. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150' of a fire apparatus access roadway (within 200' allowed for sprinklered buildings).

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

MEMORANDUM

To: Angela Gemmer, Senior Planner

From: Shane Whitney, Civil Plan Reviewer

RE: Marysville 10 Degrees, File# PA21-039
335 Unit PRD
2703 156th Street NE & Parcel #'s 31052900303100 & 3102900303200

Date: 4/25/2022

The following comments are offered after review of the above referenced revised application. Some of these comments are repeated as they will not change through the life of the project. New comments or comments that have not been addressed yet will be in a ***bold italic*** font.

1. **Existing utilities:**

- a. Sanitary sewer: The sewer within 156th Street that will need to be tied into is shown on record drawing S726.
 - b. Water: The waterline within 30th Ave. NE is shown on record drawing RD81. There is a current project that is extending 164th Street NE to this parcel and this project will be required to connect to that extension.
 - c. Storm: The stormdrain system within 30th Ave. NE is shown on record drawing RD81.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. Sanitary sewer and water mains will be required to be installed within the right-of-way for all the new City streets. Storm drainage facilities shall be provided for the new City roads.

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. 19th Ave NE arterial roadway (from 156th ST NE or 30th Ave NE to northern property line):
 - i. Cross-section shall consist of three lanes of traffic including two-way left turn lane with curb/gutter, landscape strip, multi-use path, sidewalk and street lighting. ***Where the roadway is currently being shown necked***

down to 2 lanes, this appears to be acceptable. Some modification may be necessary and those comments will come during the civil plan review.

- ii. Full ROW shall be constructed.
- iii. 12' multi-use path shall be constructed along east side of roadway for full length of parcel and along 30th Ave. NE then connecting to 156th ST NE.
- iv. Landscape strip and 5' sidewalk should be installed on west/south side of 19th Ave NE from "Road C" to 30th Ave NE.
- v. Sidewalk is not desired/necessary on west side of 19th Ave NE from 164th PL NE to "Road C".
- vi. 19th Ave NE & 164th ST NE Roundabout:
 - 1. Roundabout shall be constructed as part of subject development.
 - 2. Geometric layout of roundabout shall be reviewed in much greater detail by the City during the civil plan review phase
- vii. 19th Ave NE & 30th Ave NE Roundabout:
 - 1. Roundabout shall be constructed as part of subject development.
The note saying that the City will construct it shall be removed from the plans.
 - 2. Geometric layout of roundabout shall be reviewed in much greater detail by the City in the civil review process.
- b. 164th ST NE:
 - i. Planned arterial roadway shall not be allowed to encroach onto Snohomish County Parks property or existing mobile home park property.
 - 1. Full ROW width of such roadways including multiuse path and roundabout shall be located upon development parcel and/or proposed parcel for Twin Lakes Landing phase 2.
 - ii. Cross-section shall consist of three lanes of traffic including two-way left turn lane with curb/gutter, landscape strip, multi-use path (north side), sidewalk (southside) and street lighting.
 - iii. Coordination is necessary between subject projects and Twin Lakes Landing Phase 2 to the east which shall be constructing 164th ST NE extension with development.
 - iv. 12' multi-trail shall be constructed on north side of 164th ST NE roadway through parcel.

4. Dedication Requirements:

- a. The new interior roadways will require a 50 foot dedication. This includes the eastern end of road F as well as Road I.
- b. The alley ways require a 20 foot dedication.
- c. 19th Ave. NE will have a varied dedication width.
- d. 164th Street dedication shall be wide enough to encompass the proposed roadway and sidewalks.

5. Access:

- a. No direct lot access is permitted to either 19th Ave or the future 164th Street as they will be arterials. No access was shown onto these arterials.

- b. Per EDDS 3-302, bullet 6: Where a property has frontage on more than one roadway, access will generally be limited to the lowest volume roadway where the impacts of a new access will be minimized.
 - c. The minimum width of a residential driveway is 12-feet and the maximum is 26-feet. Curb cuts for driveways shall be limited to a 20 foot maximum.
 - d. The new roads shall be constructed to SP 3-218-001.
 - e. ***Drive P and Q do not reflect what is to be an autocourt. It does not meet the spacing requirement from an arterial and is serving more than 6 homes. Where the access has been designed as anything other than a straight leg, we have allowed it to be constructed in a T shape with all lots accessing via the top end of the roadway. An engineering variance will be required to deviate from the standard. Prior to that occurring, a discussion should happen with the Assistant City Engineer to discuss a possible redesign of this access. I'm not sure it can be approved in the current configuration.***
 - f. The alleys shall be situated and constructed in accordance with section 3-208 of the EDDS. Where they connect to a City street, they shall have a 20 foot radius. ***We are aware that the EDDS does not currently have the radius call out in place, this is however the request we have from our Sanitation crews to make access better for the trash collection. As such we must have the radius installed.***
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 2012 Ecology Manual as amended in 2014. Projects above the 5,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington. The following changes shall be made to the drainage report in the next submittal.
 - ***Please prepare a pre and post developed basin map in the next submittal.***
 - ***It is not clear at this point that the interior roadways are all being routed directly to infiltration facilities without first receiving pretreatment. Please clarify, infiltration systems must have pretreatment from pollution generating surfaces.***
 - ***With the updated groundwater info that will be provided, please detail that the bioswales are meeting the required separation levels.***
 - ***Please provide the data for the groundwater monitoring in the next submittal.***
 - With the final design at time of civil plan submittal, a conveyance analysis will be required.
 - b. A geotechnical report was submitted. ***The geotech is to review the final construction plans and to inspect the stormwater facilities to ensure they function as designed.***
 - c. The maximum allowed impervious surface coverage for the Zoning designation is 70%.

Other 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. 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.
9. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC. In the residential zones abrupt grade changes next to adjacent parcels must be avoided, if retaining walls are constructed, they cannot exceed 4 feet in height and must be terraced.
10. ***Along roads F and I, the planter has been eliminated on one side of the roadway. For this to be considered, as this is a PRD, the request and justification must be made to the Planner for the project.***
11. ***From stationing 23+30 to about 25+00 on 19th Ave, the planter has been reduced to 3 feet. This can be requested in the engineering variance application.***
12. The alleys should meet separation requirements from other intersections. For the interior roads of this development they need to have a 150 foot separation from intersections. An engineering variance would be required for anything less than that. The 150 feet is measured from centerline to centerline. ***I will provide the engineering variance application to the engineer. Be advised in the narrative if there is any benefit to the City that can be realized by granting the variance, that should be featured in the justification.***
13. ***As an informational note for final design, for the house infiltration trenches, we are now allowing for those to be setback as little as 5 feet from property lines but must remain 10 feet from structures.***
14. 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.
15. 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.
16. 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

17. **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 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 = 1 week
- iv. Subsequent reviews repeat the above schedule.

18. 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 (360) 363-8227 or at swhitney@marysvillewa.gov.

cc: Ken McIntyre, PE, Development Services Manager



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Angela Gemmer – Senior Planner

FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager

DATE: April 28, 2022

SUBJECT: PA 21-039 – Marysville 10 Degrees

I have reviewed the Site Plan for the proposed Marysville 10 Degrees Project west of Twin Lakes Blvd. and north of 156th ST NE and have the following comments:

- 1) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
- 2) A Traffic Impact Analysis (TIA) will be required.
 - a. 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.
 - b. TIA should follow City guidelines to be provided.
 - c. Trip Distribution shall follow representations to be provided for neighboring areas developed based upon Comprehensive Plan Traffic Model to be provided.
 - d. TIA shall include full development of contiguous parcels including estimate of trip generation for commercially zoned portion of property.
 - i. TIA must include commercial development of southern portion of property.
- 3) Per EDDS 3-506, street lighting will be required.
 - a. Street Lighting upon all arterial roadways within Lakewood sub-area shall including City owned decorative street lighting to match installations within the vicinity.
 - i. This requirement shall include 19th Ave NE and 164th ST NE.
 - ii. Product shall be Lumec Renaissance series per City requirements.
 - iii. Contact myself at jhannahs@marysvillewa.gov for City specs, details, sample plans, etc.
 - iv. Full street lighting plans shall be required as part of civil construction plans including all design elements required of public agency owned street lighting design.
 - b. Street Lighting upon public residential streets shall be PUD installed fiberglass pole installation type street lighting.
 - i. Street shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.
 - ii. Spacing of fixtures should be approximately 180'-220'.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

- iii. As part of civil construction approval proposed PUD street lighting locations shall be provided by the City for incorporation into PUD site electrical plans.
 - iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD street lighting.
- 4) Arterial roadway frontages shall be constructed including curb, gutter, sidewalk, landscape strip, street lighting, etc.
 - a. 19th Ave NE arterial roadway (from 156th ST NE or 30th Ave NE to northern property line):
 - i. Full ROW shall be constructed.
 - ii. Landscape strip and 5' sidewalk should be installed on west/south side of 19th Ave NE from "Road C" to 30th Ave NE.
 - iii. 19th Ave NE & 164th ST NE Roundabout:
 - 1. Roundabout shall be constructed as part of subject development.
 - 2. Geometric layout of roundabout shall be reviewed in much greater detail by City as portion of next review.
 - a. Design Vehicle Turning Templates shall be run through roundabout and provided as part of Plan review process.
 - i. Is proposed roundabout a compact with drivable center island or is center island to be landscaped?
 - b. Median islands:
 - i. Shall be installed on all approaches.
 - 1. Median island shall be added upon west leg of roundabout.
 - ii. Proposed median islands appear much too small.
 - c. Pedestrian crosswalks:
 - i. Crosswalk shall be provided across west leg of the roundabout including a pedestrian refuge island.
 - iv. 19th Ave NE & 30th Ave NE Roundabout:
 - 1. Roundabout shall be constructed as part of subject development.
 - a. All-way stop controlled intersection should not be considered given likelihood of significant LOS failure of such an all-way stop intersection.
 - 2. Geometric layout of roundabout shall be reviewed in much greater detail by City as portion of next review.
 - a. Design Vehicle Turning Templates shall be run through roundabout and provided as part of Plan review process.
 - i. Is proposed roundabout a compact with drivable center island or is center island to be landscaped?
 - b. Median islands:
 - i. Shall be installed on all approaches.

- ii. Proposed median islands appear much too small.
 - 1. Must be large enough to provide for pedestrian refuge.
 - c. Pedestrian crosswalks:
 - i. Crosswalk shall be provided across all legs of the roundabout.
 - 1. Given development frontage does not include west side of 30th Ave NE, design could include pedestrian refuge and locations for necessary curb ramps to be easily constructed in future.
 - b. 164th ST NE:
 - i. Planned arterial roadway shall not be allowed to encroach onto Snohomish County Parks property or existing mobile home park property.
 - 1. Full ROW width of such roadways including multiuse path and roundabout shall be located upon development parcel and/or proposed parcel for Twin Lakes Landing phase 2.
 - ii. Cross-section shall consist of three lanes of traffic including two-way left turn lane with curb/gutter, landscape strip, multi-use path (north side), sidewalk (southside) and street lighting.
 - iii. Coordination is necessary between subject projects and Twin Lakes Landing Phase 2 to the east which shall be constructing 164th ST NE extension with development.
 - iv. 12' multi-trail shall be constructed on north side of 164th ST NE roadway through parcel.
- 5) Alleys:
 - a. Curb radius rather than 90 degree point should be included at each alley intersection to facilitate entry/exit by emergency, sanitation and larger vehicles.
 - b. Per EDDS/Code, maximum alley length is 400'.
 - i. Drive L as proposed is 600' in length thus greater than allowable length.
 - ii. Drive M length shall be provided as it appears to be at or just greater than 400'.
 - c. For alleys that curve, emergency/sanitation vehicle turning templates shall be provided to verify that such vehicles can navigate the alley including entry/exit from both directions.
 - d. Drive P/Q:
 - i. Lots 332 & 333 should be reoriented to access either Drive P or Road C.
 - ii. Lot 125 will be severely challenged to exit driveway given orientation of shared driveway end.
- 6) Pavement marking and signing plan shall be required for proposed roadways as part of civil construction plans.
 - a. Pavement markings:
 - i. Intersection control:

1. Intersections of 19th Ave NE & Road B and 19th Ave NE & Road C shall not be all-way stop controlled intersections.
 - a. 19th Ave NE shall be free flow.
 - b. Remove stop bars on 19th Ave NE.
 - ii. Marked crosswalks shall not be installed upon side street approaches to 19th Ave NE.
 1. Remove marked crosswalks at 19th Ave NE on Road B and Road C.
 - iii. Marked crosswalk with pedestrian refuge island shall be installed upon west leg of roundabout of 19th Ave NE & 164th ST NE.
 - iv. Yield lines shall be installed upon all approaches to roundabouts.
- b. Signs:
- i. Alleys and roadways less than 24' in width will require no parking signs to be installed on both sides of roadway.
 - ii. Parking restriction signs shall be placed upon both sides of all short dead end road stubs to facilitate ability for home owners to turnaround, enter/exit driveways and provide for emergency and sanitation services.
 - iii. Given emergency and sanitation vehicle issues with entry/exit of alleys, parking restrictions shall be placed on alley side of residential street 20' to either side of alley.
 - iv. Dead End signs shall be required upon necessary roadways.
 - v. Street name signs shall be required at all intersection of public streets.
 - vi. Stop signs shall be required upon residential roadway approaches to 19th Ave NE.
 - vii. Each Dead End w/o turnaround shall be signed with Type IV Object markers (2) centered in each lane of apparently vehicle travel.
 - viii. Marked crosswalk across 19th Ave NE @ Road C shall require a rectangular Rapid Flashing beacon (RRFB) pedestrian actuated crossing system.



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Angela Gemmer, Senior Planner
FROM: Brooke Ensor, NPDES Coordinator
DATE: 4/26/2022
SUBJECT: PREA22-018 Montesa Mixed Use

1. The City has adopted the 2012 Stormwater Management Manual for Western Washington, as amended in 2014 (2014 Manual), as our design standard. All projects must conform to these standards and use Low Impact Development techniques when feasible.

On June 30, 2022 the City will adopt the 2019 Stormwater Management Manual for Western Washington. If a formal application is submitted after that date please use the 2019 edition. Please note that the infiltration requirements have changed in this edition.

2. Surface Water capital improvement charges will apply to your project. Refer to code section 14.07.010 for more information.
3. 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."
4. City requirements do not negate any other state or federal requirements that may apply.

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

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



Stormwater Covenant and Easement

Community Development Department 80 Columbia Avenue Marysville, WA 98270

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

Instructions Page

For the Developer:

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

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

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

Recording notes:

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

When Recorded, Return to:

City of Marysville
Community Development
80 Columbia Ave
Marysville, WA98270

**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 _____

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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



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue □ Marysville, WA 98270
(360) 651-5100 □ (360) 651-5099 FAX
24-Hour Recorder 360-363-8204

MEMORANDUM

Date: April 20, 2022

To: Angela Gemmer, Senior Planner

From: John Dorcas, Building Official

Re: Project name: Montesa Mixed Use

PreApp22-018

Applicant: Joshua Freed/ Equity Capital, Inc.

Proposal: Construction of five (5) mixed use buildings (528 units), a hotel (150 units), and a recreational clubhouse for the mixed use buildings.

Location: 2703 156th Street NE

In response to your request for review of the above project, please note the following items, to be submitted. Prior to any type of grading site work, please submit a complete grading permit application with civil construction plans for review and approval. In addition, the building application is a separate plan review submittal. Please contact me to set up a plan submittal meeting or if there are any further questions in regards to these review comments.

1. Please provide electronic plans, computations and specifications, prepared by your design team. Contact our office for all applications and any checklists/handouts for “Commercial Building” permits that may assist you. Please note: Prior to submittal; please contact our office to go over your electronic application submittal requirements. This is to review your application to assure each set of plans and specifications are complete for this project.
Note: Complete set of architectural & structural building plans, elevation details, site plan, structural calculations, geotechnical report and 2018 WA State Energy Code forms & specifications are required when applying for each specific building application for the project. All plans will be required to be submitted electronically, as part of their 1st submittal process.
2. Applicant shall comply with any and or all provisions the 2018 edition of the International Building, Mechanical, 2018 Uniform Plumbing Codes and current Washington State Amendments in which would apply to this project. NOTE: As of February 1, 2021, WA State and the City have adopted the 2018 International Codes.
3. Demolition permit/s will be required for the removal of any existing structures.
See our office for applications. Please include asbestos survey reports by a licensed testing agency.
4. Please provide the below information in regards to this overall project the 2018 International Building requirements: Appears that the structures would be classified as a Commercial Occupancies Uses, under section 303.
 - This overall building structure and project will be required to be designed under IBC Chapter 16, “Structural Design Requirements” for this project area. The seismic zone criteria is to be established under the guidelines of a Washington State architect and/or Structural engineer.
 - Please provide scaled floor plans with square footage of each room, open areas and all levels throughout the building: This is so we can review general building code requirements for the next submittal meeting.
 - For the main structure, please provide the type of building materials purposed to be used and if required, what type of fire-resistance materials are purposed to be installed on structure.

- In regards to the requirements for a Geotechnical soils report;**
 Provided a letter from each design professional; the structural engineer and architect of record, stating that they performed a site visit, including the details of this site visit. In addition, that they have reviewed the most recent soils reports and the specific soil conditions will support the type of occupancy use and construction type.
Geotechnical soils report is to address general information on the site.
 Such as: Soil classification type, surface & sub-surface conditions, drainage system to be installed, soil compaction requirements, type and size of foundation including placement location if on sloped ground, erosion control measures and final grading.
- Construction shall comply with Chapter 5 General Building Heights and Areas, Area Modifications under section 506 and for the type of occupancy provisions outlined throughout the IBC and State Codes.**
- Exterior walls to property lines are required to comply with International Building Code, Table 601& 602 for the type of occupancy use. This includes allowable opening under Chapter 7, section 704: Please clarify the distance to the property lines, from all areas of the buildings. Once this is determined, the exterior walls may need to be designed and constructed with fire-resistant requirements, if necessary.**
- If mixed occupancy areas are purposed inside the buildings, they may be required to comply with IBC section 508 and Table 508.3.3 for required occupancy separations. Or use could be classified as non-separated use under section 508.3.2, with the most restrictive type of construction being proposed and constructed. However, this design would need to be submitted by a licensed design professional and apply to the purposed building.**
- Please provide an “Exit study plan”. Per IBC, Chapter 10; exit access travel is to be measured from the most remote point within a story to the entrance to an approved exit along the natural and unobstructed path of egress travel. In addition, all exits are to be clearly marked on the plans with the type of signage and door hardware proposed. Note: Please provide a scaled floor plan with square footage of each room and all areas.**
 Note: Our department is volunteering to meet with your design team to review floor plans prior to final application submittal.
- Building/s shall be accessible to all areas to persons with physical disabilities; per IBC Chapter 11, this includes the Washington State Amendments and ICC A117.1.** In addition, all door hardware shall be accessible type. This can be discussed at the Pre-Application meeting.
- The site will require accessible parking stalls per Table 1106.1-F and section 1106.1 of the Washington State Amendments.** Parking stalls are to be located on the shortest possible accessible route of travel to an accessible entrance.
- Accessible restroom is required per Chapter 29, Plumbing Code with Washington State Amendments.**
 The number of fixtures required will depend on the occupancy, and occupant load. Typically separate restrooms will be required for each sex. This will be determined during the plan review process. This information Table 29-A is to be provided on the cover sheet of the plans.
- 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.
- The Fire Sprinkler system maybe required to comply with MMC Title 14, Chapter 14.10, for Cross-connection devices required on the water supply.** Prior to final acceptance, all required backflow devices are to be tested by an independent third party testing agency.
- All Electrical installations are to be permitted, inspected and approved through the City.**
The current code is NEC 2020 with WCEC Amendments. Separate applications and plan review are required for each building, prior to issuance of a permit.

- **Deferred Electronic Submittals applications, under IBC section 107.3.4.2: Prior to any deferred plan review packages being submitted the following requirements shall be completed:**
 1. The *registered design professional* in charge of the project shall review and stamped each set of plans and specifications approved.
 2. 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.
 3. 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.
 4. The deferred submittal items *shall not be installed* until the deferred submittal documents have been *approved* by the *building official*.
- **Special Inspection will be required under IBC Chapter 17 Structural Tests and Inspections.** The list of the type of inspections will be indicated in each plan review letter and/or by the architect/engineer of record. Owner to specify the registered special inspection agency prior to permit issuance.
- **Preliminary plan check and building permit fee estimates:**
You can send me an email, requesting an estimate on the Permit Fees. You will need the following information for each building application: The total square footage of each area, in each building. The Type of Occupancy of each area, inside of each building. The overall Type of Construction of each building structure. Alternatively, another option is you can also send me a valuation estimate of each building, submitting by your licensed, WA State design team.
- **This structure is to provide Premise identification:**
Address to be posted visible from the street with min. 6-8 inch contrasting numbers per IBC 501.2.
- **Building application for plan review will be approximately 6-8 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, feel free to contact me at 360-363-8209 or jdorcas@marysvillewa.gov or Mike Snook, Assistant Building Official at 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.