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FurrEngineering@gmail.com

City of Marysville
501 Delta Avenue
Marysville, WA 98270

SUBJECT: **TECHNICAL REVIEW 1**
PROJECT NAME: **Margaret Estate Apartments**
PERMIT NUMBER: **PA 23-027**

Dear Ms. Hess,

On behalf of Mr. Benny Kim, we are resubmitting revised Civil Plans for the above referenced project in accordance with your Technical Review comments dated December 26th, 2023.

City of Marysville Community Development – Planning Division:

Amy Hess, Senior Planner (360) 363-8215 ahess@marysvillewa.gov

1. Provide File Number PA23-027 on all future site, civil, and landscape plan submittals.
Number has been added to the plans.
2. Please see the attached comments from Department of Archaeology & Historic Preservation (DAHP) regarding the requirement for a professional archaeological survey of the project to be completed prior to ground disturbing activities.
Cultural Resources report, DAHP Project Number 2023-12-08226, will be uploaded.
3. Please review comments received from citizens during the public comment period.
Comments have been reviewed.
4. There are discrepancies in the gross project area between the survey, site plan, and civil plans. Please review and revise for consistency/accuracy.
The gross project area is updated and is shown on A007.
5. Clearing limits fencing is required. Please provide detail of the clearing limits fencing required to be installed.
Please see C2.0. Clearing limits are shown. Orange color plastic fence will be provided.
6. After review of the Critical Areas Study prepared by Acre Environmental Consulting, LLC, dated August 30, 2022, staff agrees with the identification and classification of a Category III wetland and Type Ns stream on site.
Noted.

7. The site plan shall be amended, as follows:
 - a. Provide impervious surface calculations demonstrating compliance with the 70% maximum impervious surface allowance.
**Bldg Roof: 21,829 SF, Asphalt: 41,799 SF, Sidewalk & dumpster: 10,308 SF
 Total Impervious Surface: 73,936 SF / 211,266 SF lot = 35%**
 - b. Provide pedestrian connections to 55th Avenue NE.
There is a pedestrian connection to 55th Ave NE show on the plans, at the approximate center of the building.
 - c. Provide open space calculations and amenity details.
Please check page A006 – SITE PLAN for the updated open space and amenity areas and calculations.

8. A detailed landscaping plan depicting all of the applicable elements outlined in MMC 22C.120.030 will be required to be submitted with your formal land use application. The following are specific design requirements outlined in MMC Chapter 22C.120:

Type L1 Planting Standards:

1. Type L1 landscaping is a "full screen" that functions as a visual barrier. This landscaping is typically found between residential and non-residential areas, or other incompatible land uses.
 2. General guidelines for Type L1 landscaping:
 - a. A mix of primarily evergreen trees and shrubs placed to form a continuous screen;
 - b. At least 70 percent evergreen trees;
 - c. Evergreen trees spaced no more than 15 feet on center;
 - d. Deciduous trees spaced no more than 20 feet on center;
 - e. Evergreen shrubs spaced no more than four feet apart; and
 - f. Ground cover.
- a. A 10-foot wide, type L-1 buffer and six-foot sight obscuring fence is required along the southern and western property boundary. Please see L1 standards below and revise accordingly. Please provide detail of the required fence.
Fence has been added along with type L-1 buffer requirements.
 - b. Pursuant to MMC 22C.120.040, all landscaped areas shall be provided with an irrigation system or a readily available water supply with at least 1 outlet located within 50 feet of all plant material.
Irrigation plans have been provided for this submittal.
 - c. Water conservation measures shall be applied as outlined in MMC 22C.120.050.
Water conservation measures have been taken by way of irrigation plan.
 - d. No parking stall shall be located more than 45 feet from a landscaped area. It

appears that additional landscape areas are needed in the parking areas along the east, south, and north of the building.

Landscape areas have been added to noted areas.

- e. A minimum 5 foot wide L2 landscape buffer shall be provided on all sides of dumpster enclosure.
L2 buffer has been added.
- f. Street trees are required to be planted along 55th Avenue NE and comply with the following:
 - i. Street trees shall be planted 5 to 8' behind the sidewalk and 30 feet on center to create a continuous canopy.
 - ii. Street trees shall meet the most recent ANSI standards for a 1 ½" caliper at the time of planting and shall be spaced to provide a continuous canopy coverage within 10-years.

Street trees have been changed to meet this requirement.

- 9. Provide detail of required root barriers for street trees
Root barrier detail added.
- 10. Provide detail of proposed open space amenities demonstrating compliance with MMC 22C.010.320.
 - a. Sheet 3 of the Site Plan calls out 'Children's Play Area with Seating', but no details are provided.
Rubber mulch nuggets for ground covering. Manufactured cedar wood swing set, playhouse with grill, rock climbing wall, deck slide will be provided.
- 11. Dumpster enclosure shall be screened with a six-foot high solid masonry wall with an L2 buffer between the wall and the property line. Please provide details of proposed dumpster enclosure.
See L1.01 for 5 ft L-2 landscape buffer around 6 ft high CMU wall for the dumpster enclosure.
- 12. New developments shall provide a lighting site plan which identifies lighting equipment, locations and standards, and implements the design standards as prescribed in MMC 22C.020.290(4)(c). Please provide a lighting plan.
Please see the site lighting plan E001.

City of Marysville Public Works – Sanitation Division:

Kristy Beedle, Public Works Sanitation Supervisor (360) 363-8152 kbeedle@marysvillewa.gov

- 13. Is one dumpster location sufficient/convenient for 58 units? Recommend additional dumpster/refuse location(s).
Two dumpster locations are provided.

City of Marysville Public Works – Water Operations:

Ryan Keffe, Water Operations Lead (360) 363-8168 rkeffe@marysvillewa.gov

14. Water main tie ins on 55th Ave NE need to be a live taps.
Noted.
15. Install gate valve on east side of Tee near SSMH 3.
Noted.
16. Hydrant spacing exceeds the maximum of 300' around apartments. Hydrant assemblies will need to be added. At least one of the new assemblies on the west side of the complex will need a main line gate valve on either side of hydrant lead.
Noted.

City of Marysville Public Works – Development Services:

Ryan Zahnow, (360) 363-8205 bzahnow@marysvillewa.gov

17. Utility Capital Improvement Fees - Utility capital improvement fees are assessed in accordance with the rate sheet. The "City" rates will apply to this project.
Noted.
18. Recovery (Latecomer) Fees - None applicable to this project.
Noted.
19. Utility Main Fees - Main fees for an existing water main within 55th Avenue NE will be assessed at \$2.25/ft. of frontage.
Noted.
20. ULID/LID Fees - None applicable to this project.
Noted.

City of Marysville Public Works – Engineering Services:

Shane Whitney, Civil Plan Reviewer (360) 363-8227 swhitney@marysvillewa.gov

21. Existing utilities:
 - a. Sanitary sewer: The 8 inch sewer stub to the property is shown on record drawing S331.
Noted.
 - b. Water: The water main within 55th Ave is shown on record drawing W307.
Noted.
 - c. Storm: We do not have a record drawing for the storm system fronting the project on 55th Ave NE.
Noted.
22. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
 - a. The sewer that will be extended through the site needs to get out to 55th Ave and not just simply stub to the adjacent parcel.

The sewer main is extended to 55th Ave NE.

- b. Storm drainage will need to be provided for the widened portion of 55th Ave. NE.

A catch basin is provided for the proposed curb flow line on 55th Ave NE.

- 23. 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. The required frontage improvements shall be completed as will be directed by the Traffic Engineer. In his review he will detail what the required roadway section will be and what street lighting will be necessary.

Noted.

- 24. Dedication Requirements:

- a. A 10 foot dedication is necessary on 55th Ave. NE, plans show a planned 10 foot dedication.

10 foot dedication is shown.

- 25. Access:

- a. The proposed access point onto 55th Ave NE appears adequate.
- b. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet. The supplied drawings meet this requirement.
- c. The circulation plan around the building will need to meet the Fire Marshall's requirements.

Noted.

- 26. 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. In the next submittal we'll need to verify that the bottom of the bio cells are meeting the required separation from the seasonal water table. At time of civil submittal, a conveyance analysis will also be necessary.
- b. The geotechnical report will require an update with groundwater monitoring collected from a wet season review.
- c. The maximum allowed impervious surface coverage for the Zoning designation is 70%.

Noted.

Other Comments:

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

Survey control datum is NAVD-88 and NAD-83.

28. 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.
29. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
Noted.
30. A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$648.00, fees to be paid prior to issuance.
Noted.
31. 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.
No wells or septic systems are on site.
32. 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: \$976 plus a \$2000 deposit are due for submittal of the grading permit. Review fee of \$130 per hour will be charged against the deposit.
Noted.
33. 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: Inspection is charged at \$130 per hour with a \$2500 deposit required.
Noted.
34. All civil construction plan submittals are to be routed directly to Shane Whitney, Civil Plan Reviewer. The first civil construction plan submittal is to consist of a completed grading permit application, a plan set, a copy of the drainage report, and a copy of the geotechnical report. Once the documents are ready to be submitted, we will provide you a link to where the materials can be uploaded to.
- c. Review timing:
 - i. First review = 5 weeks
 - ii. Second review = 3 weeks
 - iii. Third review = 3 week
 - iv. Subsequent reviews will be 3 weeks.
- Noted.**
35. 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.

City of Marysville Public Works – Engineering:

Jesse Hannahs, PE, Traffic Engineering Manager (360) 363-8287 jhannahs@marysvillewa.gov

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36. Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
37. A Traffic Impact Analysis (TIA) will be required.
- a. Analysis Years:
 - i. Per City TIA Guidelines, analysis years shall be Opening Year and Horizon Year.
 - 1. Opening Year is defined as the year in which development construction is reasonably assumed to be complete.
 - 2. Horizon Year is defined as Opening Year plus 6 Years.
 - 3. TIA shall be updated to provide analysis of each with and without development traffic.

Noted. Please see the updated TIA.

38. 55th Ave NE Frontage Improvements:
- a. 50' ROW residential roadway cross-section with 28' of asphalt width shall be required per EDDS Standard Plan 3-202-002.

Total asphalt width in 55th Ave NE is 32'.

39. Undergrounding of existing overhead utilities along frontage of 55th Ave NE shall be required.

Existing overhead utilities are shown as being undergrounded.

40. Per EDDS 3-506, street lighting will be required as part of civil construction plans.
- a. 55th Ave NE shall be designed as neighborhood collector/residential utilizing 100 watt equivalent LED fixtures.
 - b. Spacing of fixtures should be approximately 180'-220'.
 - c. As part of civil construction approval proposed PUD street lighting locations will be provided by the City to the developer for submission to PUD and incorporation into the PUD site electrical plans.
 - d. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or for more information regarding PUD design.

Noted. Will incorporate the PUD site electrical plans.

41. A signing plan shall be required as part of civil construction plans.
- a. Any signs located upon development frontage will need to be relocated as part of project.
 - b. A Neighborhood Traffic Safety (NTS) project is likely to be installed upon 55th Ave NE in summer of 2024 and will consist of speed tables.
 - i. One of these speed tables and/or associated signs may be located upon development frontage with development required to incorporate speed table and signs into future civil construction plans.

Noted.

City of Marysville Public Works – Surface Water Division:

Ryan Carney, Surface Water Inspector (360) 363-8140 rcarney@marysvillewa.gov

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42. The City has adopted the 2019 Stormwater Management Manual for Western Washington.
Noted.
43. For commercial and multifamily 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 (see here). A draft should be submitted with Civil Plan review documents.
A draft will be submitted with Civil Plan review documents.

City of Marysville Public Works – Building Division:

Michael Snook, Building Official (360) 363-8210 msnook@marysvillewa.gov

44. 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, or 2021 International Codes and Uniform Plumbing code if submitted after March 15, 2024.
Noted.
45. 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, and 2018 Washington State Energy Code work sheets. 2021 Washington State Energy Codes required if submitted after March 15, 2024.
Noted.
46. 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.
Noted.
47. 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.
There are no existing structures on the site.
48. Any located underground or above ground fuel tanks will need a fire construction permit for the decommissioning of such fuel tanks.
There are no existing fuel tanks on the site.
49. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.
Noted.
50. A grading permit will be required. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:

- a. Soil Classification
- b. Required Drainage Systems
- c. Soil Compaction Requirements
- d. Type of Footings, Foundations, and Slabs Allowed
- e. Erosion Control Requirements
- f. Retaining Walls
- g. Fill and Grade
- h. Final Grade

A Geotechnical report is submitted.

Marysville Fire District:

Brian Merkley, Deputy Fire Marshal (360) 363-8500 bmerkley@mfdrrfa.org

- 51. 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 all applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
Noted.
- 52. 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.
Noted.
- 53. Building will require a 13R fire sprinkler system to be installed.
Noted.
- 54. 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. Letter from water shows sufficient fire flow at 4,000 gpm.
Noted.
- 55. Maximum hydrant spacing for the proposed multi-family use is 300 ft. Locations shown on plans are not sufficient. Please add an additional hydrant to the NE corner to meet spacing and fire flow requirements.
Spacing has been revised to 300 feet or less.
- 56. 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.
Markers are shown on Sheet C6.0.
- 57. Fire hydrants with approved water supply must be in service prior to building construction.
Noted.
- 58. The location of fire hydrants requires fire marshal approval on civil construction plans.
Noted.

59. An adequate access route for fire apparatus must be in service prior to any building construction.
Noted.
60. Access for firefighting operations along all sides of all buildings is required. A minimum 5' wide access is required for SF 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.
Noted.
61. "NO PARKING - FIRE LANE" markings are required on both sides of all roads that are 26 feet wide or less. The signage shall be identified on the approved Civil Plans. (MMC 9.04.101, 2018 IFC Appendix D103.6.1) Marking shown on plans appear adequate.
Markings are shown on plans.
62. The city address committee will determine road names and address numbers for the lots.
Noted.
63. An NFPA 13R compliant fire sprinkler system is required.
Noted. Will be included in the building permit.
64. A fire alarm is required including full occupant notification. The FACP shall be installed inside the riser room.
Noted.
65. A separate riser room is required with an outside access door. Riser room sizing shall comply with MMC 9.04.901.4.6.
Noted.
66. Emergency Responder Radio Coverage System testing is required due to square footage. Please have bare ground test done initially, followed by another test at approximately 90% construction completed, including all glass. (MMC 9.04.510.1)
Noted.
67. Recommend installing Class 1 standpipe system to improve fire operations.
Noted.

We believe this will address all of the city's comments. Please review and approve at your earliest convenience. If you have further questions or concerns, feel free to contact me at my office.