

April 24, 2024

City of Marysville Public Works Department
ATTN: Amy Hess
80 Columbia Avenue
Marysville, WA 98270
(360) 363-8100



RE: Minor PRD Technical Review 1 Comment Response Letter

Project: Minor PRD (PA 24-003)

Amy,

Please find below responses to all comments as received from the Public Works Department with the City of Marysville. All comments have now been addressed and responses to each comment are outlined below.

Traffic Engineer Comments – Jesse Hannahs, P.E.

1. Traffic impact fees will be required from the City and depending on trip generation/ distribution, may be required from the County and State.

Response: Noted.

2. A Traffic Impact Analysis (TIA) will be required.
 - a. Horizon Year Roadway Network:
 - i. Extension of 44th ST NE from 83rd Ave NE to 87th Ave NE shall be assumed as complete for the Horizon Year with existing Sunnyside School RD segment to be changed to a multi-use trail.
 1. Intersections analyzed at 83rd Ave NE with 44th ST NE & E Sunnyside RD in Horizon Year shall be merged into 1 intersection at 44th ST NE per roadway network plans.

Response: Please see the revised TIA that has been submitted along with the resubmittal items.

3. Undergrounding of existing overhead utilities along the frontage of E Sunnyside School RD shall be required.

Response: Noted. See note 4 on RG-01.

4. Per EDDS 3-506, street lighting will be required.
 - a. Street Lighting within residential area shall be PUD installed fiberglass pole installation type street lighting.
 - i. New Residential streets shall be designed as neighborhood collector/ residential utilization 100-watt equivalent LED fixtures.
 - b. Spacing of fixtures should be approximately 180'-220'.
 - i. As part of civil construction approval proposed PUD street lighting locations will be provided by the City to the developer for submission for submission to PUD and incorporation into the PUD site electrical plans.
 - c. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or for more information regarding PUD design.

Response: Noted.

5. A signing plan shall be required as part of civil construction plans.
 - a. Signing:
 - i. Parking restrictions on the outside of the 90-degree elbow will be required 15' to either side of elbow to enable pickup by sanitation.
 1. Utilize "No Parking (Symbol) w/ arrows" signs.
 - ii. Parking restrictions will be required within temporary cul-de-sac to enable emergency vehicle and sanitation access.
 1. Utilize "No Parking (Symbol) in Cul-de-sac" sign at entry to cul-de-sac.
 - iii. Future Roadway connection sign and Type IV Object Markers (2) will be required at terminus of Road A.
 1. Barricades are not desirable.
 - iv. Each private access tract shall be signed upon both sides with "No Parking (symbol) – Fire Lane" signs.

Response: These signs have all been added to sheet CH-01 of the civil plans that are submitted at the same time as the preliminary plat resubmittal documents. Please see these plan sheets.

Planning Division Comments – Amy Hess

1. Include File Number PA24-003 on all future plans and correspondence.

Response: This has been added to the civil plan set.
2. Please note this project is subject to the codified standards of the East Sunnyside Whiskey Ridge (ESWR) Design Standards in MMC 22C.070.

Response: Noted.
3. Please depict all encumbrances noted in the title report that and whether or not they be relinquished on the site plan, including Assessor File Numbers (AFN's). It does not appear AFN 7903290226 or 7905180246 were included on the site plan.

Response: After coordination with the surveyor of record and the title company, these AFNs were not plottable on the survey and so the existing survey remains as-is.
4. Please depict on-site and adjacent property septic systems and water wells.

Response: All that are existing have been depicted. A septic area on the adjacent lot to the west has been added.

Binding Site Plan / Planned Residential Development Comments

1. The City will require that this project work closely with the Cornelius Lacey project to the west to ensure continuity and a cohesive design.

Response: Noted. Coordination has been undertaken to this point with the engineer of the Cornelius Lacey project.
2. MMC 22G.090.560 requires that the design and development of subdivisions attempt to preserve the topography of the site by selection and location of buildings which fit the natural

slope of the land. Walls proposed strictly to obtain flat lots will not be permitted. Other alternatives (i.e. truck-under house plans) should be implemented to reduce/eliminate wall height. Please review proposed walls and adjust accordingly.

Response: Walls shown on the project site that can be seen from the ROW or offsite properties are a maximum of 4' in height. All walls greater than 4' will be visible to internal plat lots only.

3. Pursuant to MMC 22D.050.030 (4)(e), if retaining walls taller than four feet are used, and are visible from the street or adjacent property, they shall be terraced so that no individual segment is taller than four feet. Any walls ultimately permitted exceeding 4 feet shall comply with these requirements. Walls between lots 11 and 13, 12 and 14, 18 and 15, and adjacent to lots 6 and 29 shall meet these requirements. Please provide details/sections of the proposed walls.

Response: Walls shown on the project site that can be seen from the ROW or offsite properties are a maximum of 4' in height. All walls greater than 4' will be visible to internal plat lots only.

4. Please identify the Residential Density Incentives (RDI) proposed for 10 bonus lots/units.

Response: This has been added and identified on the Preliminary Plat map under density calculations. 10 RDI credits are needed to support the project and they are proposed under RDI credit option 3(a).

5. The following design standards, outlined in the East Sunnyside/Whiskey Ridge Design Standards in MMC 22C.070, apply to the PRD. *(Please refer to Technical Review 1 Letter for specific standards to be followed).*

Response: Noted.

6. Auto courts shall be constructed with scored concrete, paving blocks, bricks, or other ornamental pavers to clearly indicate that the entire surface is intended for pedestrians as well as vehicles, as outlined in the City of Marysville Design Guidelines and Engineering Design and Development Standards (EDDS) Section 3-219, or as amended. A detail of the surfacing of the auto court will be required to be provided on the civil construction plans and approved by the City Engineer. This applies to Tracts 994, 995, and 996.

Response: This has also been added to Tract 997 as well. Details showing the stamped concrete pattern can be found in the civil plans that are also included with the submittal items.

7. Building setbacks shall be measured from the edge of the temporary cul-de-sac. Please revise setbacks on lots 23,24 and 26 accordingly.
 - The setback/building envelope on lot 24 shall reflect the access easement for lot 25.

Response: A deviation has been included with the submittal items noting that Tract 995 will now become a hammerhead turnaround area in lieu of the full temporary cul de sac. Setbacks on all lots in the vicinity remain as were previously depicted.

8. Prior to recording the FINAL BSP the applicant shall be required to provide FINAL restrictive covenants as required by MMC 22G.080.120 and including provisions to address parking enforcement, together with a statement from a private attorney as to the adequacy of the same to fulfill the requirements of the PRD code.

Response: Noted.

9. All lots less than 5,000 square feet shall comply with the small lot single family dwelling development standards outlined in MMC 22C.010.310.

Response: Noted.

10. Language regarding dedication and construction of ROW improvements in Tract 997 (see area clouded below) shall be provided on the plat map.

Response: Noted.

11. See comments from Brian Merkley, Deputy Fire Marshall, related to sprinkler requirements.

Response: Noted. See responses to the Fire Marshall comments below.

Open Space Comments

12. Please add an asphalt path in Tract 999 connecting to the path in the Cornelius Lacey project to the west. As currently proposed, a landscape area is blocking the continuation of the path from the adjacent property.

Response: Pathway is not feasible due to City's request to cover the previously proposed exposed face detention vault by grading down to EG along E Sunnyside Rd ROW.

Landscaping Comments

13. A final landscape plan shall be required to be approved, prior to civil construction plan approval, and designed to comply with the applicable provisions outlined in MMC Chapter 22C.120, Landscaping and Screening.
- Open space is required to incorporate perimeter plantings.
 - Location of precast vault lids need to be shown as well as proposed access to said lids.
 - Ensure compliance with the fencing/screening standards of East Sunnyside Whiskey Ridge Design Standards.

Response: Perimeter plantings have been provided in open space areas. Vault lids shown on landscape plan. Screening has been provided where applicable. Please see revised landscape plans included with this project resubmittal.

14. In development configurations where side yards abut a street, fences taller than 3-1/2 feet shall be setback at least 5 feet from the sidewalk to allow for landscaping to soften the view of the fence. Provisions for long-term maintenance of this landscaping shall be addressed on the plat. This will be applied to all lots adjacent to Road A and applicable interior lots (Lot 1, Lot 22, and Lot 26). Please indicate fence heights for these lots and add landscaping as required.

Response: 5' of landscaping adjacent sidewalks on lot 1, lot 22, and lot 26 have been provided. Note added to ensure landscaping shall be 5' in width for fences greater than 3 1/2' in height. Fence height is assumed to be 6', TBD by the builder. See revised landscape plans.

15. Please provide a similar planting plan along the edge of Tract 999 to what is proposed for the Cornelius Lacey Project (circled in green below) to create continuity and a smooth transition.

Response: Deciduous trees and evergreen shrubs of the same varieties have been proposed along the property line adjacent Tracts 998 and 999. See revised landscape plans for how this has been addressed.

16. Street tree species on Road A should be consistent with the street tree species on Road C in the Cornelius Lacey project.

Response: Street tree species match the Cornelius Lacey project. See revised landscape plans.

Critical Area Review Comments

17. Staff has reviewed and concurs with the findings in the Critical Area Reconnaissance Report prepared by Wetland Resources, dated January 31, 2024.

Response: Noted.

Fire District Comments – Brian Merkley

1. General Information:

- a. 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.

Response: Noted.

- b. 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.

Response: Understood.

2. Water Related: *No water detail shown on plans.*

- a. All lots will require residential sprinklers due to single access.

Response: Understood.

- b. 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. *No fire flow information provided at this time must be provided prior to approval of civil plans.*

Response: Noted.

- c. Documentation/certification of available water supplies for providing the required fire flows is required for final approval of the water system for this project and prior to building construction. Check with the city Public Works Dept. for water system information.

Response: Noted, we will coordinate with the City Public Works Department.

- d. The minimum required fire flow for hydrants protecting SFR dwellings is 1,000 gpm (with 20-psi minimum residual pressure) for dwellings not exceeding 3,600 SF in size.

Response: Noted.

- e. The minimum required fire flow for dwellings exceeding 3,600 SF is 1,500 gpm.

Response: Noted.

- f. 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.

Response: Understood.

- g. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 600 feet apart.

Response: Noted.

- h. Fire hydrants with approved water supply must be in service prior to building construction.

Response: Understood.

- i. Fire hydrant coverage shall be provided along all roads and at intersections. "Fire hydrants meeting city specifications shall be installed on all extensions of the city water system at the time such extensions are constructed. All hydrants shall be owned and maintained by the city. The location and frequency of fire hydrants shall be specified by the city utility department and fire department; provided, that fire hydrants in single-family residential zones shall be spaced not more than 600 feet apart" (MMC 14.03.050).

Response: Noted.

- j. Where residential fire sprinklers may be required the developer should install a water service per Standard Plan 2-090-001 Full 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 3/4" water meter will suffice then all that is required is to install two reducer bushings with the 3/4" water meter. A single service tap should be used where sprinklers are required, not a double service installation.

Response: Understood.

3. Access Related:

- a. Turnaround provision is required for dead-end access in excess of 150 feet long. Turnarounds shall comply with city standard plans. (MMC 9.04.503.2.5). Tract 996 will require an approved turn-around, Appendix C in Land use narrative reflects this addition.

Response: A deviation has been included with the submittal items noting that Tract 995 will now become a hammerhead turnaround area in lieu of the full temporary cul de sac. This has been preliminarily coordinated with city staff.

- b. An adequate access route for fire apparatus must be in service prior to any building construction.

Response: Understood.

- c. Access for firefighting operations along all sides of all buildings is required. A minimum of 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 minimum 20' wide fire apparatus access.

Response: Noted.

- d. A minimum 26 feet wide aerial 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.

Response: Understood.

- e. "NO PARKING – FIRE LANE" signs 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).

Response: Noted. Please see sheet CH-01 of the included civil plans for signage locations.

- f. The city address committee will determine road names and address numbers for the lots.

Response: Noted.

Civil Plan Review Comments – Shane Whitney

1. Existing Utilities:

- a. There are no record drawings for sewer or storm that front the property.

Response: Noted.

- b. Water: The waterline within E Sunnyside Blvd is shown on record drawing WE-61.

Response: Noted.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. The project will need to extend utilities within the new City roadway. We may need to tap into the water main within E Sunnyside Blvd for water looping purposes.

Response: Currently the design includes water ending onsite to anticipate further extension of Road A to the south and future utility connections for looping purposes. If connection to mains within E Sunnyside Blvd is required, please make this known to the applicant design team.

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. Any requirements for improvements along E Sunnyside Blvd will be provided by the Traffic Engineer.

Response: Understood. At this time, it is the applicant's understanding that there are no improvements required along E Sunnyside Blvd. None are proposed.

4. Dedication Requirements:

- a. The internal roadway will need to dedicate a 50-foot right-of-way, as is currently shown.

Response: Noted.

- b. Should right-of-way need to be dedicated on E Sunnyside Blvd, that also will tie in with comments from the Traffic Engineer.

Response: Understood.

5. Access:

- a. No access shall be given to E Sunnyside Blvd, none is shown.

Response: Noted.

- b. The minimum width of a residential driveway is 12-feet, and the maximum is 26-feet. Curb cuts shall be limited to a 20-foot maximum.

Response: Understood.

- c. The new roads shall be constructed to SP 3-202-002.

Response: Noted.

- d. Auto courts are permitted in a PRD. The auto court is to be built per the private road profile, SP 3-202-004, with decorative concrete or stamped asphalt.

Response: Noted. Details and sections are included on the civil plans showing stamped concrete for all autocourt tracts.

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

- a. Stormwater drainage: The city has adopted the 2019 Ecology Manual, the project as proposed will need to be compliant with minimum requirements 1-9. The supplied report demonstrates general compliance with the required standards. The following items will need to be addressed in the civil submittal:

1. A conveyance analysis will be required for the stormwater conveyance system.

2. A breakdown of the impervious surfaces is necessary to demonstrate that there is a 70% impervious coverage on the lots, in addition to all the impervious surfaces within the right-of-way.

Response: Understood.

Surface Water Comments – Ryan Carney

1. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the HOA when there are park amenities on the lot. The HOA will be responsible to maintain the landscaping and park amenities. The City will receive an easement to maintain the vault. This policy may be modified depending on facility design.

Response: Noted.

2. Please include all vault access locations (vents and manholes) on landscaping plans.

Response: See the revised landscape plans for these items to be included.

Public Works Operations Comments – Kim Bryant

1. Water details not shown.

Response: Details have been shown in the civil plans.

2. Do not see locations for hydrant assemblies, blow off assemblies or mainline valves.

Response: Details have been shown in the civil plans.

Thank you for your review. Let us know if you have any questions or if you need any additional information. We are happy to discuss this project further with you as necessary.

Regards,



Tom Abbott, P.E.
Principal Civil Engineer
Solid Ground Engineering