May 4, 2023

City of Marysville
Attn: Emily Morgan
Community Development
80 Columbia Ave
Marysville, WA 98270

Project Name / File No.:	Brodie / G22-0054
Applicant:	JM1 Holdings, LLC
Project Description:	45 Lot PRD-Subdivision
Re:	Response to Civil 1st Review Comments

Dear Emily Morgan,

This letter serves as the Applicant's formal response to the Civil 1st review comments received on December 29th, 2022 to our recent application materials submitted to the City of Marysville. To ensure that each of the comments have been responded to, we have incorporated each of the City's comments along with the Applicant's response to each below.

Civil Plan Review

1.

Page Label: 1
Author: ksimon
Color:

Please add G22-0054 to all sheets.

Applicant's Response: This has been added to all sheets as requested.

2.

Page Label: 2
Author: ksimon
Color:

Please note that all overhead power must be moved underground. What is the plan with this utility pole?

Applicant's Response: This utility pole will be undergrounded along with the rest of all overhead utilities onsite and along the frontage. A note has already been included on sheet RD-01 (note 6).

3.

Page Label: 4
Author: kmcintyre
Color:

TESC measures will be installed early in the construction sequence, so the TESC plan should generally be compatible with the existing ground. Please remove all proposed grading from this sheet.

Applicant's Response: The TESC Plan has been revised to show closer to existing conditions with two TESC ponds graded into the existing grade. The TESC Pond has been relocated outside of the footprint of the vault.

4.

Page Label: 4
Author: kmcintyre
Color:

Please show how the proposed TESC pond will be graded. It appears that the northeast corner of the pond is in a 10'± cut, so a 3:1 side slope in that area would extend well into the 87th Ave NE corridor. The pond is also proposed at the same location as the underground detention vault. How will sedimentation be provided while the vault is under construction?

Applicant's Response: The TESC Plan has been revised to show closer to existing conditions with two TESC ponds graded into the existing grade. The TESC Pond has been relocated outside of the footprint of the vault.

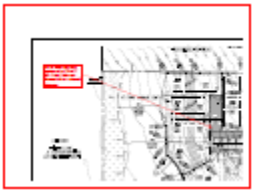
5.

Page Label: 8
Author: ksimon
Color:

This TRACT must be labeled as an Alley and dedicated to the City.

Applicant's Response: The notation for the tract has been revised to call out the alley. Please see sheet HC-01 for revisions.

6.



Page Label: 10
Author: ksimon
Color:

Lot 28 shall not take access off of TRACT 992. Only 2 lots are allowed off of a shared driveway.

Applicant's Response: The proposed Tract 992 is proposed as an autocourt. Per Chapter 3 of the EDDs, autocourts can serve 3 or more lots. The tract access remains as proposed.

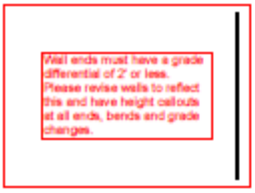
7.

Page Label: 10
Author: ksimon
Color:

Please make room for City approval block in this area on any pages where it is missing.

Applicant's Response: City approval block has been added to the specifications as discussed previously with City staff regarding size & location.

8.



Page Label: 10
Author: ksimon
Color:

Wall ends must have a grade differential of 2' or less. Please revise walls to reflect this and have height callouts at all ends, bends and grade changes.

Applicant's Response: A note has been added to the grading sheet indicating that the end of each wall will end with a 2' termination. Adding callouts as requested would clutter the plan sheet too much and so it was agreed upon with the City that this would be the best method of portraying the requirement.

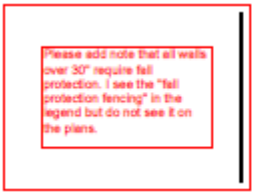
9.

Page Label: 10
Author: ksimon
Color:

Please add tack/seal notes.

Applicant's Response: Callouts have been adjusted to reference EDDS Standard Details 3-703-002 and 3-702-003 that include the detailed tack and seal notes for the areas of utility trenching and overlay.

10.



Page Label: 10
Author: ksimon
Color:

Please add note that all walls over 30" require fall protection. I see the "fall protection fencing" in the legend but do not see it on the plans.

Applicant's Response: Note has been added to sheet GR-01 as requested.

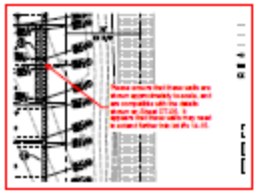
11.

Page Label: 10
Author: ksimon
Color:

This stub road must meet full public road standards, consistent with SP 3-218-002. The intersection with 87th Ave NE must also meet intersection standards per EDDS 3-209. A turn-around is required per EDDS 3-207(A).

Applicant's Response: A 40' width public ROW road section including 24' pavement width, a 5' attached sidewalk on one side and 5' sidewalk and 5' planter on the other side was agreed upon with the City during follow up discussions. A driveway drop across the multi-use path along 87th Ave was also agreed upon as the best way in which to provide access to 87th Ave. This would minimize speeds for vehicles crossing the multi-use path and provide a safer transition for pedestrians.

12.

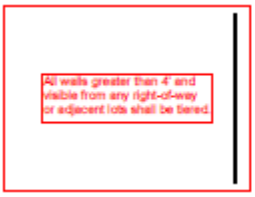


Page Label: 10
Author: kmcintyre
Color:

Please ensure that these walls are shown approximately to-scale, and are compatible with the details shown on Sheet DT-05. It appears that these walls may need to extend further into lot #'s 14-15.

Applicant's Response: Tiered walls are shown to their horizontal location per the wall details included in the plan set.

13.



Page Label: 10
Author: ksimon
Color:

All walls greater than 4' and visible from any right-of-way or adjacent lots shall be tiered.

Applicant's Response: Noted. Please see the revised grading on sheet GR-01 that includes tiered walls for all walls that are visible by the ROW.

14.

Page Label: 10
Author: ksimon
Color:

The north half of the cul-de-sac shall be ground/overlaid.

Applicant's Response: The north half of the cul de sac has been called out on RD-01 to have a 2" grind and overlay.

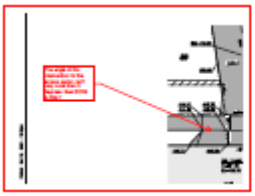
15.

Page Label: 11
Author: kmcintyre
Color:

Reduce ramp length. Max slope is 8.3%

Applicant's Response: Ramp length has been reduced as requested.

16.

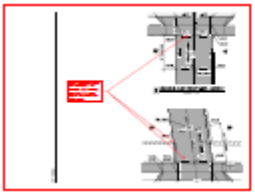


Page Label: 14
Author: ksimon
Color:

The angle of this intersection for the access apron can't vary more than 5 degrees. See EDDS 3-209.C

Applicant's Response: The angle of the intersection has been adjusted to 5 degrees or less as requested. Please see HC-05 for revised centerline alignments to verify design.

17.



Page Label: 14
Author: ksimon
Color:

Alley's must meet public road standards. For example: 20% running slope and 15% cross slope is not allowed for public roads.

Applicant's Response: The 15% cross slope is depicted as that meets the running slope of Road B. A transition that helps vehicle movements into and out of the alley begins immediately at the back of sidewalk to get back to the standard inverted crown section of the alley. All slopes are 15% or less throughout the transition.

18.

Page Label: 14
Author: kmcintyre
Color:

PLEASE REVISE CUL-DE-SAC SLOPES TO MORE CLOSELY-MATCH EXISTING GROUND ELEVATIONS.

Applicant's Response: Additional pavement has been designed for repavement and match grades along existing asphalt have been revised to different locations to reflect the edge of the newly reconstructed road grade. Additional match grade locations have been added along the curbline for slope verification.

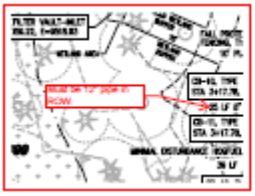
19.

Page Label: 15
Author: ksimon
Color:

This basin doesn't appear to be labeled.

Applicant's Response: CB has been labeled on the revised RD-01 sheet.

20.



Page Label: 15
Author: ksimon
Color:

Must be 12" pipe in ROW.

Applicant's Response: Pipe size has been increased to 12" as requested.

21.

Page Label: 15
Author: ksimon
Color:

Please make note that all pipes extended beneath walls must be inside steel casing and provide detail.

Applicant's Response: A steel casing detail has been added to the plan detail sheets in the set. A

note has been added at this location as requested which calls out the steel casing. Steel casing has also been shown visually centered on the wall/pipe crossing.

22.

Page Label: 18
Author: ksimon
Color:

Since this is deeper than 5' CB-20 must be a Type 2.

Applicant's Response: The depth on this CB has been revised such that the CB is less than 5' and it remains a type 1 structure.

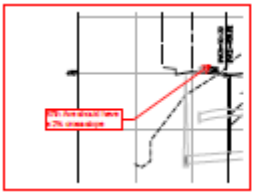
23.

Page Label: 18
Author: ksimon
Color:

Please adjust these callouts to be legible.

Applicant's Response: Callouts have been revised for legibility as requested.

24.



Page Label: 18
Author: kmcintyre
Color:

87th Ave should have a 2% cross-slope

Applicant's Response: Cross slope of 87th Ave has been revised and the profile of Road B, curbline grades and associated rims heights of catch basins has been adjusted accordingly.

25.

Page Label: 18
Author: kmcintyre
Color:

87th Ave should have a 2% cross-slope

Applicant's Response: Cross slope of 87th Ave has been revised and the profile of Road B, curbline grades and associated rims heights of catch basins has been adjusted accordingly.

26.

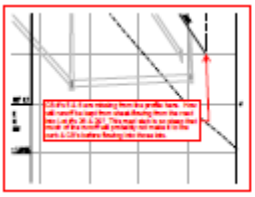
Page Label: 18
Author: kmcintyre
Color:

The proposed road stub shall match the proposed grade of 87th Ave.

Applicant's Response: After discussion with the City, it has been determined that a drop driveway

would continue to be the most appropriate intersection transition for this portion of the ROW. However, the road slope has been adjusted from 15% to 6% in order to adhere to the maximum allowable cross slope across the proposed hammerhead turnaround.

27.

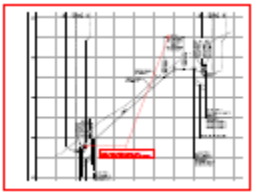


Page Label: 18
Author: kmcintyre
Color:

CB #'s 5 & 6 are missing from the profile here. How will runoff be kept from sheet-flowing from the road into Lot #'s 28 & 29? This road stub is so steep that much of the runoff will probably not make it to the curb & CB's before flowing into those lots.

Applicant's Response: The information for CB's 5 & 6 have been added to this profile sheet as requested.

28.



Page Label: 19
Author: kmcintyre
Color:

Alleys must meet public road standards. Please revise vertical curves to be consistent with AASHTO/EDDS Standards.

Applicant's Response: Vertical curves have been added/adjusted such that minimum standards per the EDDS are met. Please see the revised profile sheet for verification.

29.

Page Label: 22
Author: ksimon
Color:

Please note that shear gate must be 8".

Applicant's Response: This clarification has been added to the shear gate callout as requested.

30.

Page Label: 22
Author: kmcintyre
Color:

Long, narrow notches like this are generally not allowed. Please revise design to a 3-orifice configuration. Minimum notch width shall be 1/2".

Applicant's Response: The control structure has been revised to remove the long, narrow notch as requested. Please see the revised design on sheet SD-02.

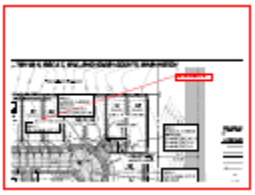
31.

Page Label: 29
Author: ksimon
Color:

Side sewer not allowed out of cleanout. Side sewer must be pulled from the main prior to the cleanout.

Applicant's Response: Generally, the sewer design at the elbows has been designed to include additional manholes and 8" pipe with one instance of two separate side services located in a single trench.

32.

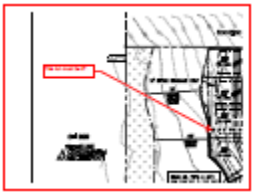


Page Label: 29
Author: ksimon
Color:

This run must be 8".

Applicant's Response: Generally, the sewer design at the elbows has been designed to include additional manholes and 8" pipe with one instance of two separate side services located in a single trench.

33.

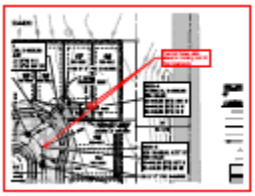


Page Label: 29
Author: ksimon
Color:

This run must be 8".

Applicant's Response: Generally, the sewer design at the elbows has been designed to include additional manholes and 8" pipe with one instance of two separate side services located in a single trench.

34.

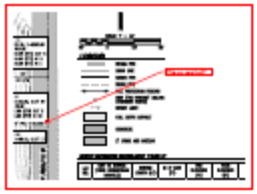


Page Label: 29
Author: ksimon
Color:

Cannot have side sewers coming out of the cleanouts.

Applicant's Response: Generally, the sewer design at the elbows has been designed to include additional manholes and 8" pipe with one instance of two separate side services located in a single trench.

35.



Page Label: 29
Author: ksimon
Color:

This run must be 8".

Applicant's Response: Generally, the sewer design at the elbows has been designed to include additional manholes and 8" pipe with one instance of two separate side services located in a single trench.

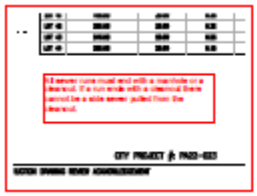
36.

Page Label: 29
Author: ksimon
Color:

See notes on other TRACTs. Must be an 8" run and no side sewers out of cleanouts.

Applicant's Response: Generally, the sewer design at the elbows has been designed to include additional manholes and 8" pipe with one instance of two separate side services located in a single trench.

37.



Page Label: 29
Author: ksimon
Color:

All sewer runs must end with a manhole or a cleanout. If a run ends with a cleanout there cannot be a side sewer pulled from the cleanout.

Applicant's Response: Generally, the sewer design at the elbows has been designed to include additional manholes and 8" pipe with one instance of two separate side services located in a single trench.

38.

Page Label: 44
Author: ksimon
Color:

There are not any areas in Marysville that require phosphorus treatment. Please revise MR#6 to reflect that.

Applicant's Response: The discussion of a phosphorus treatment requirement has been removed from the drainage report.

39.

Page Label: 44
Author: ksimon
Color:

Please edit to match other descriptions or correct to proper discharge location. Other entries state flow is northwest, Lake Stevens is Southeast.

Applicant's Response: The downstream flowpath description has been revised in Section 1 and Section 3. The downstream flowpath generally flows towards the northwest along Grace Creek after leaving the project site.

40.

Page Label: 52
Author: ksimon
Color:

This is referenced to Appendix 3 but is not located in Appendix 3. Please revise.

Applicant's Response: There are no applicable 303d Category 5 listings. The report narrative has been revised.

41.

Page Label: 53
Author: ksimon
Color:

Please edit. This doesn't make sense. The first sentence says it travels NE to SW but the rest of the paragraph explains it goes from SE to NW. A prior entry say it travels SE to Lake Stevens.

Applicant's Response: The downstream flowpath description has been revised in Section 1 and Section 3. The downstream flowpath generally flows towards the northwest along Grace Creek after leaving the project site.

42.

Page Label: 61
Author: ksimon
Color:

The proposed zoning would allow this to be reduced to 50%.

Applicant's Response: This project is being proposed as a Planned Residential Development (PRD). Section 22G.080.080 of the Marysville code states that the maximum impervious surface for a PRD is 70%.

43.

Page Label: 62
Author: kmcintyre
Color:

Please verify the pasture area listed here. This indicates that there is more planter area than sidewalk, but most of the sidewalks in this area are much larger than the planters.

Applicant's Response: The additional pasture bypass area in the model was located on the west edges of lots 26-30. That area could not be collected due to vertical constraints, so it was modeled as

bypass. However, the lot layout and grading in that area has been revised and that area can not be collected. So this comment is no longer applicable. See revised description of the bypass area in section 4 as well as the revised Figure 5.0: Developed Hydrology Map in Appendix 4.

MEMORANDUM

TO: Kacey Simon, Civil Plan Reviewer

FROM: Brooke Ensor, NPDES Coordinator

DATE: 12/19/2022

SUBJECT: G22-0054 Brodie PRD

1. This project received a complete application determination on June 30, 2022 and is vested to the 2012 Stormwater Management Manual for Western Washington, as amended in 2014 until July 1, 2027.
   Applicant's Response: Acknowledged.

2. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the City when there are no other amenities on the lot. This will apply to Tract 995. The HOA will receive an ownership and maintenance responsibility for landscaping and park amenities on Tract 998. The City will receive an easement for the operation and maintenance of the vault.
   This policy may be modified depending on facility design.
   Applicant's Response: Acknowledged.

3. Please designate an alternate location for the temporary sediment pond. Several developments have had sedimentation issues while they were trying to build the vault.
   Applicant's Response: The TESC approach for ponds has been adjusted. Two ponds are now proposed. Both have been located outside of the footprint of the detention vault.

4. Add a pull out for the modular wetland on tract 995. Please add a walking path to the dispersion trench, landscaping plantings should not obstruct access.
   Applicant's Response: A 12" width maintenance pull out for access along with bollards has been added to the location near the Modular Wetland. The walking path has also been extended down to the dispersion trench as requested.

MEMORANDUM

TO: Emily Morgan – Senior Planner

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

DATE: December 22, 2022

SUBJECT: PA 22-023 – Brodie Subdivision

I have reviewed the Site Plan for the proposed Brodie Subdivision at 8703 60th ST NE and have the following comments:

1) ADA Curb Ramps:
    a. 60th ST NE & 87th Ave NE intersection:
        i. Curb ramps shall be constructed on NW and NE corners to cross 60th DR NE with future construction/development to construct south side curb ramps.
        Applicant's Response: Curb ramps have been added at these locations as requested.

2) Per EDDS 3-506, street lighting will be required as part of civil construction plans.
    a. Street Lighting upon 87th Ave NE from Soper Hill RD to 64th ST NE (SR 528) shall including City owned decorative street lighting to match installations within the vicinity.
        i. WSDOT Type D Service Cabinet shall be per City Special Provision with height of 46".
        Applicant's Response: Noted. Lighting plans are being developed.

    b. Street Lighting upon residential street(s) shall be PUD installed fiberglass pole installation type street lighting.
        i. Residential street(s) shall be designed as collector arterial utilizing 100 watt equivalent LED fixtures.
        Applicant's Response: This note has been added to sheet CH-01 and updated with the information as requested.

        ii. Spacing of fixtures should be approximately 180'-220'.
        Applicant's Response: Noted.

        iii. 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.

1. Approximate Street Light locations upon Road B:
   a. STA 10+75
   b. STA 12+75
   c. STA 14+75
   d. STA 16+75

Applicant's Response: Street lights have been placed along Road B at the locations as requested.

iv. Snohomish County PUD Process:

1. For residential plats, contact PUD Plats via email at plats@snopud.com and include a PUD Plats application to begin Snohomish PUD process.
   Applicant's Response: Noted.

2. For specific questions regarding street lighting, contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information.
   Applicant's Response: Noted.

3) A signing and channelization plan shall be required as part of civil construction plans.
   a. Signing:
      1. Stop sign with street name signs upon SB approach of Road A to 60th ST NE.
         Applicant's Response: This has been added to sheet CH-01.

      2. No Outlet sign upon Road A north of 60th ST NE.
         Applicant's Response: This has been added to sheet CH-01.

      3. Street name signs at all intersections and 90 degree roadway curves.
         Applicant's Response: This has been added to sheet CH-01.

      4. No parking (symbol) with arrow signs on either side of alley entrance/exits to enable emergency vehicle and garbage collection access.
         Applicant's Response: This has been added to sheet CH-01.

      5. No parking (symbol) with arrow signs on outside or 90 degree curves, 15'-20' prior to and after 90 degree curve to enable garbage collection access.
         Applicant's Response: This has been added to sheet CH-01.

      6. Type IV Object Markers centered in each of NB/SB lanes at roadway end with Future Roadway connection sign upon centerline.
         Applicant's Response: This has been added to sheet CH-01. Markers have been centered on the lanes.

         1. Barricades shall not be approved/installed.
            Applicant's Response: Noted.

MEMORANDUM

TO: Kacey Simon, Civil Plan Reviewer

FROM: Kim Bryant, Water Operations Supervisor
Tim King, Utility Construction Lead II
Ryan Keefe, Water Operations Lead II

DATE: December 20th, 2022

SUBJECT: 1st Civil Review of Brodie PRD, G22-0054

Public Works Operations has reviewed the Brodie PRD submittal and has the following comments:

1. Water main installed on 60th St NE as well as water main extension on 87th Ave NE will require hydrant assemblies to be installed in accordance with Design and Construction standards 2-060;
Applicant's Response: Hydrant assemblies have been added to each intersection to meet the requirements of 2-060. See sheet WA-01 for locations.

2. Install service lines perpendicular to water main (see services currently located on Lots 8,18, 25 and 28).
Applicant's Response: Services for each of these lots have been adjusted so that their leads are as perpendicular to the main as possible.

Memorandum

To: Kacey Simon

From: Billy Gilbert, Water Quality Lead

Subject: G22-0054 Brodie PRD

Date: December 14, 2022

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

- Plumbing system is subject to applicable requirements of MMC Chapter 14.10 "Water Supply Cross-Connections" and WAC 246-290-490.
  Applicant's Response: Noted. Will be provided for compliance at the building permit stage.

- A Double Check Detector Assembly (DCDA) is required for any non-flow through fire line that is connected to the city's water system.
  Applicant's Response: No non-flow fire lines are proposed on this project.

- A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001
  Applicant's Response: No irrigation system is currently proposed, so no DCVA is necessary to the design at this time.

- On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 48 hours' notice is required, prior to inspection.
  Applicant's Response: Noted.

- Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.
  Applicant's Response: Noted.

MARYSVILLE Marysville Fire District
YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270
Phone (360) 363-8500
Fax (360) 659-1382

To: Kacey Simon, Civil Plan Reviewer

From: Don McGhee, Assistant Fire Marshal

Date: December 14, 2022

Subject: G22-0054 Brodie Subdivision 8703 60th St NE

1. Proposed fire hydrant coverage is acceptable. Hydrants shall comply with city Water Design Standard 2-060 Hydrants, including 5" Storz fitting, and include blue reflective roadway markers located four inches off the centerline on the hydrant side of the road.
   Applicant's Response: Noted.

2. Fire hydrants with approved water supply must be in service prior to building construction
   Applicant's Response: Acknowledged.

TO: Tom Abbott, PE. LDC Inc.

FROM: Ryan Keefe, Water Operations Lead II

DATE: October 6th, 2022

SUBJECT: Fire Flow Test for Brodie Project (8703 60th St NE)

Water Operations has performed a fire flow test as requested for Brodie Project. The results were as follows:

Static: 62 psi

Residual: 60 psi

Pitot: 60 psi

GPM: 1307

GPM @ 20 psi: 6765

The test was performed using Hose Monster equipment with the GPM taken from their flow chart. The GPM @ 20 psi was determined using the hydrant flow test calculator located on the Hose Monster website.

This test was performed at the intersection of 58th St NE and 87th Ave NE, which is the location of the last hydrants on the south end of the 560 pressure zone. Topography will need to be taken into account in relationship to project location at 8703 60th St NE when using these numbers.

Any questions please contact me at 360-363-8168 or rkeefe@marysvillewa.gov.
Applicant's Response: Acknowledged.

The provided Rezone Narrative appears to have inaccurate information. Revisions for the
Thank you for giving us the opportunity to provide the responses to the 2nd review comments. If you have any questions, please contact me at (360) 926-6770.

Respectfully,
JM1 Holdings, LLC
By: Land Pro Group, Inc., Applicant's Representative

By: Rochelle Smith, PM