

October 12, 2023

Amy Hess, Senior Planner
501 Delta Avenue
Marysville, WA 98270
(360) 363-8000

Re: **MSR Tuscany Woods Townhomes – PA23-015**
IECO No. 22-1215

Dear Amy,

The project referenced above is revised in response to the review comments dated July 27, 2023. The review comments are numbered on the letter and have been addressed in *italics* as follows:

Planning

1. Include File Number PA23015 on all future plans and correspondence.

This number has been added to the sheets.

Site Design

2. The proposal includes use of residential density incentives (RDI) in order to obtain eleven (11) bonus units. As noted in the Pre-application comments, and consistent with MMC 22C.090.050(4), fractional dwelling units earned shall be rounded down. The density calculation shall be revised rounding fractional units earned down, and additional incentives identified in order to achieve 11 total bonus units needed for 37 townhome units. Please also identify the areas and lineal feet of fencing/landscaping proposed for bonus units.

The total yield has been redone, and the RDIs have been recalculated. Please see revisions on the sheet set.

3. Rear yard setbacks in the R-12 zone are 25 feet. Please revise the rear yard setback for buildings D and E to meet this requirement.

The rear setback in this area has been adjusted to 25 feet.

4. Side yard setbacks in the R-12 zone for properties adjacent to R-6.5 zoned properties are 20 feet. Please revise the setbacks for buildings F, G, and H to meet this requirement.

The side setback in this area has been revised to be 20 feet.

5. The side yard setback for Unit 1 shall be 10 feet, please revise accordingly.

This setback was present, however it has been called out better and the west setback is now 10 feet instead of 25 feet.

6. Unit 37 shall be oriented towards 84th Street NE, including primary entry and windows, and shall provide a pedestrian path connecting the unit to the public sidewalk. Access for unit 37 shall be from the internal drive.

Comment noted.

7. Schedule B of the title report identifies a PUD easement. Please depict all easements on the site plan.

This easement is part of the private road that is on our property. The AFN has been added to the callout.

8. Any/all encroachments shall be remedied prior to final approval. Any contested area shall be removed from the total project area and density calculations revised as needed.

Comment noted.

Landscape and Open Space

9. MMC 22C.010.330 – Townhouse Open Space. Townhouses and other ground based multi-family residential units with individual exterior entries must provide at least 200 square feet of private open space per dwelling unit adjacent to, and directly accessible from each dwelling unit. This may include private balconies, individual rear yards, landscaped front yards, and covered front porch areas. Exception: Common Open Space designed in accordance with MMC 22C.010.320(1) may substitute for up to 50% of each unit's required private or semi-private open space on a square foot per square foot basis. Please provide a plan demonstrating compliance with this requirement. It does not appear that units 28-37 have any private open space.

With the setback moved and the buildings shortened, the at-townhome open space is now present behind the units.

10. The Horseshoe Court is not easily accessible. MMC 22C.010.320 requires open space to provide usable, accessible, and inviting open space accessible to all residents. This area is 'hidden' behind unit 28 and the parking area, and only accessible from one access point, which does not meet the intent.

The open space amenities have been adjusted to the new open space boundaries.

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11. Required setbacks and landscaping shall not be counted towards the common open space.

Comment noted.

12. Please provide a revised plan identifying required open space and identify that which is proposed for bonus units.

Open space is no longer being proposed for bonus units.

13. A minimum 5' L4 landscape buffer shall be required between the proposed driveways. As currently designed, this requirement is not being met for units 28-37. Please revise the landscape plan accordingly.

This was provided. Please see correspondence dated 8/2/23.

14. A minimum 5' L4 landscape buffer shall be required around the perimeter of the proposed guest parking areas. Please revise the landscape plan accordingly to meet the L4 standards.

A minimum of 5' L4 landscape buffer has been added around the guest parking area.

15. Townhomes and all other multifamily dwelling units with private exterior ground-floor entries shall provide at least 20 square feet of landscaping adjacent to the entry. This is particularly important for units where the primary entrance is next to private garages off an interior access road. Such landscaping areas soften the appearance of the building and highlight individual entries. Please identify this area on the landscape plan in order to demonstrate compliance.

Refer to sheets L2-L4 for entry landscaping information.

16. Turf is required in the planter strips along the interior access road. The landscape plan shows groundcover and shrubs. Please revise landscape plan accordingly.

All planting strips are now showing turf.

17. Please indicate whether units are proposed to utilize individual garbage and recycle totes. If not, please indicate where collection bins will be located.

Yes, the units are proposed to utilize individual garbage and recycling totes.

Building Design Standards

18. Compliance with the following sections of MMC 22C.065.040 are expected to be conditions of approval and will be reviewed once building permits are submitted.
MMC 22C.065.040(6): Building Design – Human Scale Standards
MMC 22C.065.040 (7): Building Design – Architectural Scale.
MMC 22C.065.040 (8): Building Design – Entrances.

MMC 22C.065.040 (9): Building Design – Details.
MMC 22C.065.040 (10): Window Design for Residential Uses.
MMC 22C.065.040 (11): Building Materials.
MMC 22C.065.040 (12): Blank Walls.
This is expected to be a condition of approval.

Comment noted.

**Memorandum from Kacey Simon, Civil Plan Reviewer
July 24, 2023**

1. Existing utilities: Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
 - a. The 6” cast iron water main will need to be upsized to an 8” along the project’s frontage.

This is now called out on plans.

2. 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. Projects above the 2,000 square feet threshold must comply with requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington.

Comment noted.

- b. A geotechnical report has been provided. Wet weather monitoring shall be required for proper infiltration rates. If less than 5 feet of separation exists to the seasonal high water table, a mounding analysis will be required. The mounding analysis shall be performed during the wet season also.

Geotech.

- c. The maximum allowed impervious surface coverage for the Zoning designation is 70%.

Comment noted.

Standard Comments:

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

Comment noted

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4. 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.

Comment noted. Plans are preliminary and more details will be added later.

5. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.

Comment noted.

6. 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.

This will be submitted concurrently with the construction plans.

7. 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.

A note had been added. Please see revised C4

8. 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.

9. 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

10. All civil construction plan submittals are to be routed directly to Kacey Simon, 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 = 3 week
- iv. Subsequent reviews will be 3 weeks.

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11. 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.

Ok. Understood. More information will be provided on the construction plan review of the site.

**Memorandum from Jesse Hannahs, P.E. – Traffic Engineering Manager
July 25, 2023**

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

Comment noted.

- 2) A Traffic Impact Analysis (TIA) will be required.
a. TIA is acceptable.

Comment noted.

- 3) Undergrounding of overhead utilities along frontage shall be required.

All utilities will be placed underground. See note 6 on the site plan.

- 4) Frontage improvements shall be required upon 84th ST NE frontage.
a. Roadway cross-section shall be 60' ROW two lane roadway with parallel parking on both sides.
i. Site specific roadway cross-section with dimensions of existing and proposed components/lane designations shall be included upon plans to verify that development project providing for ultimate roadway.

Please see section D-D on Sheet C1 for cross section.

- 5) Per EDDS 3-506, street lighting will be required.
a. 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'.
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. Identify on Site/Civil Plans, location of existing PUD street lights upon existing wood poles and identify whether poles/street lights

to remain or be undergrounded in order to assist in identifying additional street lights potentially required/not required.

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.
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.

Lighting design shall be shown during the building permit stage as all the lights will be attached to the buildings. Please see revised plans for the location of existing streetlights.

**Memorandum from Don McGhee, Assistant Fire Marshal
July 17, 2023**

1. 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 applicable NFPA standards, including IFC Chapter 33 and NFPA 241 construction codes.
2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.
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. Proof of fire flow will be required. 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.
4. The minimum required fire flow for hydrants protecting MF buildings is 1,500 gpm.
5. Maximum hydrant spacing for the proposed use is 300' apart.
6. Fire hydrants with approved water supply must be in service prior to building construction.
7. 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.
8. For townhomes where NFPA 13D residential fire sprinklers are required in each unit the developer should install a water service for each unit per city 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.

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9. Access planned appears adequate for fire apparatus. Access of 26' wide is shown on the plan. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet on both sides of fire hydrants.
 10. Access planned appears adequate for aerial fire apparatus access. Access of 26' wide is shown on the plan. A minimum 26' wide fire apparatus access is required in the immediate vicinity of any building more than 30' in height for ladder truck operations, with the near edge of the access located within 15'-30' of the building, positioned parallel to one entire side of the building (MMC 9.04.503.1.4).
 11. An adequate access route for fire apparatus must be in service prior to any building construction.
 12. If vehicle impact protection is deemed required for protection of any equipment it shall comply with IFC Section 312. Guard posts (bollards) are typically required for protection of gas piping, electrical equipment, fire protection piping and hydrants located where they could be subject to vehicle damage.
 13. 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.
 14. A minimum 5' wide side access and 10' rear access is required for MF dwellings.
 15. The city address committee will determine road names and address numbers.
 16. The drive aisle be posted "NO PARKING – FIRE LANE" to maintain unobstructed emergency access. This will be also shown on the approved civil plan to identify the required fire lane.

Plans are preliminary and other details will be added later. Also, we are in the process of obtaining a fire flow test.

**Memorandum from Ryan Carney, Surface Water Inspector
July 19, 2023**

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington. (UIC rules apply to infiltration trenches, see Volume I chapter 4 UIC Program. Contact the Department of Ecology for permitting information.)

The UIC registration is pending with the Department of Ecology under Site Number 37955. We will submit the documentation once the status changes from "Pending" to "Rule-Authorized".

2. For residential projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control, the stormwater facility lot will be dedicated to the City. The HOA will receive an easement to maintain the landscaping on the exterior of the lot. This policy may be modified depending on facility design. The City will take operation and maintenance responsibility for residential stormwater facilities built for minimum requirements #6 Runoff Treatment and #7 Flow Control, the dedication method will depend on final design.

Comment noted.

3. Please show maintenance access lids of stormwater facility on landscaping plans.

The plans are preliminary and this will added to landscape plans later.

4. Please discuss the Stormtech design with Engineering. These proprietary systems are allowed on a case by case basis.

Comment noted.

**Memorandum from Billy Gilbert, Water Quality Lead
July 18, 2023**

- Plumbing system is subject to applicable requirements of MMC Chapter 14.10 “Water Supply Cross-Connections” and WAC 246-290-490.

Comment noted.

- A Double Check Detector Assembly (DCDA) is required for any non-flow through fire line that is connected to the city’s water system.

Comment noted.

- 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

Comment noted.

- 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.

Comment 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.

Comments noted. More information will be provided on the construction plan review of the site.

**Memorandum from Kim Bryant, Water Operations Supervisor
July 26, 2023**

1. Water details not shown.

Plans are preliminary and details will be added later.

2. Water services not shown.

Please see revised plans.

3. Water main tie in on 84th St NE shall be a live tap;

Comment noted. More details will be added later.

4. Water main dead ends on Drive Aisle A will require a blow off assembly at each end;

Blow off Assemblies has been added. Please see revised plans.

5. Size of new water main not called out.


This is now called out. Please see revised plans.

6. Assume existing water service will not be used. Will need to be removed and turned off at main.

This callout has been added to ex water meter.

Please feel free to contact me with any questions or comments you may have.

Sincerely,



Brian Kalab, P.E.