



MARYSVILLE
COMMUNITY
DEVELOPMENT

September 21, 2021

Robert & Diana Linscott
1717 3rd St.
Marysville, WA 98270

Re: Linscott Short Plat pre-application, 9622 48th Dr. NE, WA 98270 (PREA21-042)

Dear Mr. & Mrs. Linscott,

This letter is intended to summarize the Planning Division's comments regarding the above-referenced proposal. These comments are preliminary in nature, are subject to change based on more detailed information provided, and are based on the zoning provisions outlined in the Marysville Municipal Code (MMC) as of the date of this letter. The applicant does not vest to existing codes through the pre-application process and will be subject to the current MMC provisions in effect at the time a Determination of Completeness has been issued on a formal land use application.

- 1) Administrative Processing fees for subdivisions apply as follows:
 - Preliminary Short Plat - \$3,000 + \$100/lot or unit
 - Civil Construction Plans review and inspection fees - See Kacey Simon's memo
 - Final Short Plat - \$1,000 + \$100/lot
- 2) A 'Land Use Permit Application' and all items on the 'Preliminary Plat Submittal Checklist' must be submitted for formal land use review. The applicant will be required to obtain all necessary permits and approvals from other agencies as required (e.g. Department of Ecology (DOE), Department of Natural Resources (DNR), Ziplu, Public Utility District (PUD), etc.).
- 3) The subject property is zoned R-6.5, Single Family Medium Density. The standards set forth in MMC 22C.010.080 Densities and dimensions, will apply:

▪ Density: dwelling units/acre	-	6.5 du/acre
▪ Minimum street setback	-	20 feet
▪ Minimum driveway length	-	20 feet
▪ Minimum side yard setback	-	5 feet
▪ Minimum street side yard setback	-	10feet
▪ Minimum rear yard setback	-	20 feet
▪ Minimum lot width	-	50 feet
▪ Base height	-	30 feet
▪ Maximum building coverage	-	40 percent
▪ Maximum Impervious surface	-	50 percent
▪ Minimum lot size	-	5,000 square feet
▪ Minimum duplex lot size	-	7,200 square feet

(360) 363-8100

Community
Development
80 Columbia Avenue
Marysville, WA 98270

PREA21-042 Linscott Short Plat

The building setback lines, density calculation, allowable impervious surfaces, driveway access and parking areas will need to be shown on the site plan.

- 4) Pursuant to MMC 22C.180.010, accessory structures are not permitted to be established on a lot until a primary structure is constructed. The final short plat cannot be recorded until a building permit has been submitted/issued for a primary residence on Lot 2. Additionally, the footprint of an accessory structure shall not exceed eighty percent of the primary residential structure. The future residence will need to be sized in order to comply with this requirement. Alternatively, the garage can be removed from this lot.
- 5) The allowable number of units is calculated using the 'net project area' definition set forth in MMC Section 22A.020.150, "N" definitions. "Net project area" means the gross project area minus:
 1. Floodplains;
 2. Nontransferable critical areas (e.g., stream channels) per MMC 22E.010.360;
 3. Utility easements 30 feet wide or greater;
 4. Publicly owned community facility land;
 5. Storm water detention facility tracts or easements (unless underground and usable for recreation). If stormwater detention areas are designed and constructed to meet low impact development standards, 50 percent of the area used for detention may be counted as net project area; and
 6. Right-of-way, private roads, access easements, and panhandles. As an alternative to an itemized deduction, the developer may elect to take a flat 20 percent deduction from the gross project area for right-of-way, private roads, access easements, and panhandles.

* When calculations result in a fraction, the fraction shall be rounded to the nearest whole number as follows: (a) Fractions of 0.50 or above shall be rounded up; and (b) Fractions below 0.50 shall be rounded down.

- 6) Pursuant to MMC 22A.020.150, "As an alternative to an itemized deduction, the developer may elect to take a flat 20 percent deduction from the gross project area for right-of-way, private roads, access easements, and panhandles." The flat 20 percent deduction results in a net project area of 30,386 square feet, which is greater than the provided calculated net project area of 29,686 square feet.
- 7) Pursuant to MMC 22G.090.670 Lot requirements, "The computations for complying with the zoning code minimum lot size shall not include the minor portion of a panhandle-shaped lot." Please remove the panhandle portion from the Lot 4 size calculation.
- 8) Please see memos from Kacey Simon, David VanBeek, and Jesse Hannahs regarding access, required frontage improvements, road standards, Right of Way Dedication, utility extensions, and storm water requirements, including existing driveways.

- 9) The project shall have all power lines, telephone wires, televisions 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, providing service to each lot or potential building site in the plat. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including but not limited to the city and state applicable regulations and specific requirements of the appropriate utility. **Please contact the appropriate utility (e.g. PUD, Frontier Communications, etc.) in advance to obtain information on costs, permit requirements, timeframes, etc.**
- 10) Any on-site septic systems shall be decommissioned in accordance with Snohomish Health District standards. Documentation of decommission shall be provided prior to final plat approval.
- 11) Pursuant to MMC 22C.130.050 (3), all vehicle areas must be surfaced with a minimum all-weather surface (gravel does not constitute an all-weather surface).
- 12) A landscape plan shall be submitted with the short plat application which includes the following:
- (i) Street trees are required to be planted along interior plat road at a rate of one tree for every forty (40) feet and shall comply with the following: Street trees shall be a minimum of one and one-half inches in caliper and six to eight feet high at the time of planting, and shall be planted behind the sidewalk in root barriers made of pre-cast concrete sections or similar impermeable durable materials that extends at least 24-inches below grade. Tree species should be selected from the City's recommended street trees listed in the *Administrative Landscaping Guidelines*. When planting street trees, the location of existing utilities, lighting and existing and proposed signs should be considered and, if overhead power lines are present, street trees shall be limited to a mature height of twenty-five feet to avoid conflict with utility lines and maintenance crews.
 - (ii) Significant trees, which include evergreen trees eight inches in diameter or greater and/ or deciduous trees 12 inches in diameter or greater measured four and one-half feet above grade, shall be retained as follows:
 - Perimeter landscaped areas that do not constitute a safety hazard shall be retained.
 - At the discretion of the Community Development Director, the applicant shall be required to hire a certified arborist to evaluate trees proposed for retention. The arborist shall make a written recommendation to the Community Development Department with regards to the treatment of the treed area. In the event of an immediate hazard, this requirement shall be waived.

- To provide the best protection for significant trees 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. All such fencing shall be installed and inspected by the Community Development Department prior to commencement of site work.
- At the discretion and approval of the Community Development Director, where it is not feasible and/or desirable to retain the significant trees, the applicant may propose a planting plan on an alternative site or area, or payment into the City tree fund, that provides effective replacement

(iii) Stormwater management facilities are required to be screened with a 5 foot wide, Type L5 landscape buffer on all sides visible from a public right of way; and all sides located adjacent to residentially zone property.

- 13) All landscape areas and plants must be permanently maintained in healthy growing condition in order to accomplish the purpose for which it was required. Landscaping maintenance security in the form of a bond, assignment of funds or irrevocable letter of credit, in an amount equal to the cost of landscape work (materials and labor) will be required to be submitted (See MMC Section 22G.040.040(2)). The 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 determined. The security will be required to be on forms provided by the Community Development Department, and will be required to be submitted prior to a Certificate of Occupancy being granted.

- 14) The following are the school, traffic, and park impact fees required for the proposed project. Please see comments from Tom Kukitz, Development Services Technician, for water, sewer, and stormwater fees:

Impact Fee Type	Impact Fee Rate ¹	Vesting	Payment Due
Marysville Traffic	SFR - \$6,300.00/unit	Preliminary short plat approval	Prior to final short plat approval
Marysville Parks	SFR - \$1,570.00/unit	Building permit submittal	Prior to building permit issuance
Maryville Schools²	SFR - \$0.00/unit	Building permit submittal	Prior to building permit issuance

¹The impact fees noted are subject to change.

²A \$50.00 Administration fee per unit applies.

I have enclosed a copy of the Preliminary Plat Checklist and Land Use Application as well as other agency/department comments regarding this proposal. Any additional comments received will be forwarded to you. Please do not hesitate to contact me at 360.363.8220 or mwiltshire@marysvillewa.gov if you have any questions.

Sincerely,

Mara Wiltshire

Planning Technician



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Mara Wiltshire, Planning Technician

FROM: Tom Kukitz, Development Services Tech

DATE: August 26, 2021

SUBJECT: Linscott SP PREA21042 9622 48th Dr NE
APN 00538500000501

Residential Utility Capital Improvement Fees

Capital utility fees are assessed in accordance with the attached rate sheet. The "City" rates will be applicable to this project.

Recovery (Latecomer) Fees

No recovery fees are applicable to this project.

Utility Main Fees

No utility main fees are applicable to this project.

ULID/LID Fees

No ULID/LID fees are applicable to this project.

Existing Well/Septic

Snohomish Health District records do not identify existing septic facilities at the site. This does not mean there is no septic on the property. The city has no record of a side sewer be connected to the site, so there may be some type of septic or outhouse. If found would need to be decommissioned as per SnoCo Health District specifications.

WA State Dept. of Ecology records do not identify existing well logs on at the site. This does not mean there is no old/existing well on the property as the city has no record of a water meter on the site, nor is there a water service account for site. If found would need to be decommissioned as per Department of Ecology specifications.



UTILITY CAPITAL IMPROVEMENT CHARGES - 2021

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670 - Effective 1-1-2006
 Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

RESIDENTIAL UNITS

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Residential DU*	Eff 1/1/06	\$4,750/du	\$5,490/du	\$4,490/du	\$4,890/du
Inspection		Plumb permit varies	Plumb permit	\$100	\$100
Admin/Filing Fee		\$20	\$20	\$20	\$20

*Dwelling unit includes single-family, multi-unit housing, apts, condos, manufactured homes and mobile homes.
 Main fees or latecomer fees may apply, depending on location.

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Hotel/Motel	Eff 1/1/06	\$1,816/rm	\$2,099/rm	\$1,717/rm	\$1,870/rm
RV Park Pads	Eff 1/1/06	\$2,375/pad	\$2,745/pad	\$2,245/pad	\$2,445/pad

COMMERCIAL / INDUSTRIAL

WATER

Gallons per Minute	City	Outside City
0 – 2000 gpm	\$1.64 / square foot (bldg)	\$1.99 / square foot (bldg)
2001 – 4000 gpm	\$2.40 / sf	\$2.87 / sf
4001+ gpm	\$3.16 / sf	\$3.80 / sf
Warehouse/Storage (Ord No. 3026, Eff 7/15/16)	\$0.48 / sf	\$0.65 / sf
Warehouse/Storage with fire sprinklers	\$0.36 / sf	\$0.49 / sf

SEWER

Type of Use	City	Outside City
Retail Sales/Manufacturing/ Churches/Schools/Day Care	\$1.03 / square foot (bldg)	\$1.24 / square foot (bldg)
Offices/Medical/Dental/Nursing Homes and all other uses not listed	\$1.67 / sf	\$2.00 / sf
Warehouses/Storage	\$0.49 / sf	\$0.65 / sf
Restaurants/Taverns/Esspresso	\$2.38 / sf	\$2.86 / sf
Schools without kitchens	\$0.77 / sf	\$0.93 / sf

SURFACE WATER / STORM DRAINAGE

Surface water capital fee – Eff 1/1/11	Residential - \$95/du	Commercial - \$95/3200sf of imp surface
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METER SERVICES

Meter Size	Tapping Fee	Meter Drop Fee
5/8" x 3/4"	\$1,050	\$500
3/4" x 3/4"	\$1,075	\$525
1"	\$1,200	\$560
1.5"	\$1,600	\$750
2"	\$1,900 min	\$850
3", 4", 6", 8"	Time and Material - \$3,500 min + \$1K/inch	Included in tapping fee

Fire sprinkler systems may require a larger meter for adequate fire flow – consult your designer.

All non-residential water services, including fire sprinkler systems and irrigation systems, require a backflow prevention assembly to be installed immediately downstream of the water meter. Contact the city's cross connection control specialist at (360) 363-8100 to determine the type of assembly required.



Septic Tank Abandonment

Chapter 246-272A of the Washington Administrative Code (WAC), On-Site Sewage Systems, contains regulatory requirements for septic tank abandonment.

The Snohomish Health District does not have additional regulations, recording, notice, certification, or any other requirements beyond those required by WAC. The specific chapter is quoted below:

WAC 246-272A-0300

Abandonment.

Persons permanently abandoning a septic tank, seepage pit, cesspool, or other sewage container shall:

- (1) Have the septage removed by an approved pumper;
- (2) Remove or destroy the lid; and
- (3) Fill the void with soil or gravel.

[Statutory Authority: RCW [43.20.050](#). WSR 05-15-119, § 246-272A-0300, filed 7/18/05, effective 7/1/07.]

WASHINGTON DEPARTMENT OF ECOLOGY

Decommissioning a Well

<https://ecology.wa.gov/Water-Shorelines/Water-supply/Wells/Information-for-drillers/Abandoned-wells>

How to decommission a well

Property owners cannot legally decommission a well themselves. They must contact a licensed well driller to decommission it. The cost of decommissioning a well depends on its depth, diameter, and the geologic conditions in your area. Special equipment may be required.

To decommission a well on your property:

- [Find a licensed well driller](#)*
- Send us a notice of intent (NOI) to decommission a well
 - The NOI must be sent at least 72 hours before the work begins.
 - [Use this NOI online form to decommission a well](#)
- Pay the well decommission fee
 - When you complete the NOI online form, a link appears so you can pay online
 - Decommissioning a water well is \$50

*We do not guarantee or warranty any of the work provided by the licensees listed. This search is provided as a convenience and is not an endorsement of any listed licensees. You may contact our office to determine if an official complaint or enforcement action has been filed for any licensee.

Laws and regulations

- [WAC 173-160-261](#) requires all dug wells to have a proper cap to prevent injury and contamination.
- [WAC 173-160-381](#) describes the standards for decommissioning a well.
- [Chapter 18.104 RCW](#), the Washington Well Construction Act, requires decommissioning work to be done by licensed well drillers.



MARYSVILLE
WASHINGTON

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

MEMORANDUM

To: Mara Wiltshire, Planning Technician

From: Kacey Simon, Civil Plan Reviewer

RE: Linscott Short Plat, File# PREA21-042
4 lot short plat
9622 48th Dr. NE & Parcel # 00538200000501

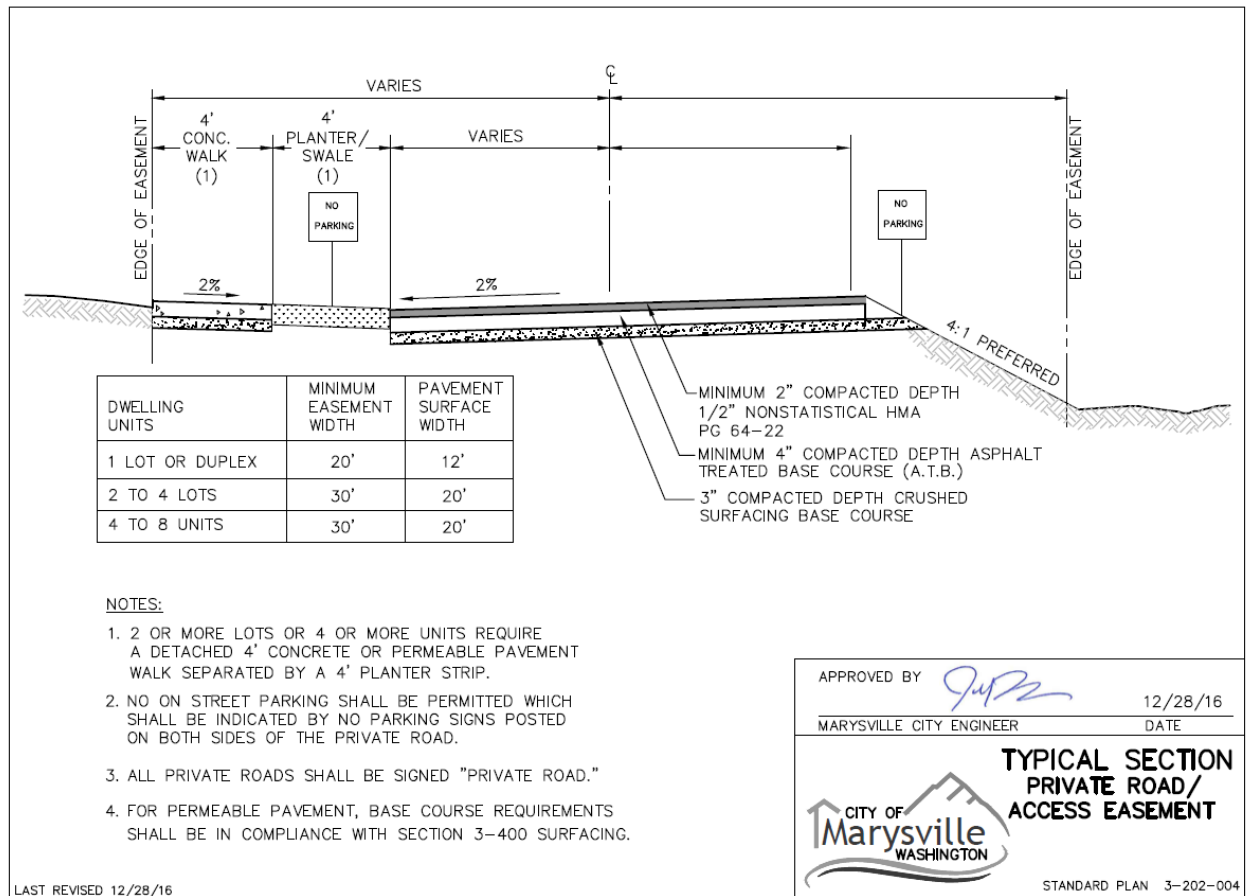
Date: 8/17/2021

The following comments are offered after review of the above referenced application.

1. **Existing utilities:**
 - a. Sanitary sewer and water are located along 48th Drive NE & can be found on record drawings S273 and W452.
 - b. Storm: There is no City conveyance to tie into.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.
 - a. Storm drain facilities will need to be provided for the widened section of 48th Drive NE.
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. 48th Drive NE is classified as a local access street and is to be built compliant with SP 3-202-002 of the EDDS.
 - b. In order for the sidewalk to meet up with the adjacent development to the north a larger planter strip may be needed.
4. **Dedication Requirements:**
 - a. From 116th St NE to the existing City right-of-way for 37th Ave NE, a 50 foot wide dedication will be required.
 - b. It does not appear that additional right-of-way is required for 116th St NE.

5. **Access:**

- a. The access road will need to be compliant with the drawing provided below. When serving 2 or more lots a 30 foot easement is required.



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 requirements include, but are not limited to, the following components:
- Minimum Requirement #1: Preparation of Stormwater Site Plans
 - Minimum Requirement #2: Construction Stormwater Pollution Prevention (SWPP) to include all 12 elements.
 - Minimum Requirement #3: Source Control of Pollution
 - Minimum Requirement #4: Preservation of Natural Drainage Systems and Outfalls
 - Minimum Requirement #5: On-site Stormwater Management
 - Minimum Requirement #6: Runoff Treatment

- Minimum Requirement #7: Flow Control
- Minimum Requirement #8: Wetlands Protection
- Minimum Requirement #9: Operation and Maintenance
- b. A geotechnical report will be required. Should infiltration methods be proposed and 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.
- c. The maximum allowed impervious surface coverage for the Zoning designation is 50%

Standard 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.
10. 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.
11. 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.
12. 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
13. **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.

14. 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) 363-8280 or at ksimon@marysvillewa.gov.

CC: Ken McIntyre, PE, Development Services Manager



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Mara Wiltshire – Planning Technician

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

DATE: August 16, 2021

SUBJECT: PREA 21-048 – Linscott SP

I have reviewed the Pre-application Site Plan for the proposed Linscott Short Plat at 9622 48th Ave 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.
 - i. Trip Generation shall be for 3 single family units and 1 duplex unit equaling 5 PM Peak Hour Trips.
 - b. TIA should follow City guidelines to be provided.
 - i. TIA is not necessary given size and location of development.
 - c. Trip Distribution shall follow representations to be provided for neighboring areas developed based upon Comprehensive Plan Traffic Model to be provided.
 - i. No distribution is necessary given size of development.
- 3) 48th Ave NE frontage improvements shall be required with planned future roadway to consist of:
 - a. 50' ROW residential roadway with 28' of asphalt pavement width.
 - b. Improvements shall include asphalt widening, curb, gutter, landscape strip and sidewalk.
- 4) Per EDDS 3-506, street lighting will be required.
 - a. Existing PUD street light upon wood pole is present on east side of 48th Ave NE near southern parcel boundary and shall suffice for street lighting requirement.



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Mara Wiltshire, Planning Technician

FROM: Brooke Ensor, NPDES Coordinator

DATE: 8/17/2021

SUBJECT: PREA21-042 Linscott Short Plat

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.
2. If your project triggers Minimum Requirement #6 Runoff Treatment, please refer to Marysville Municipal Code section 14.15.050 for treatment type thresholds.
3. Surface Water capital improvement charges will apply to your project. Refer to code section 14.07.010 for more information.
4. If the stormwater facilities satisfying minimum requirements #6 Runoff Treatment and #7 Flow Control are only receiving water from a private access drive they will be dedicated to private ownership. This policy may be modified depending on facility design.
5. 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



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

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

To: Mara Wiltshire, Planning Technician
From: David VanBeek, Assistant Fire Marshal
Date: August 17, 2021
Subject: PreA21-042 Linscott Short Plat 9622 48th Drive NE

I have completed a review of the plans for this project proposing development of a 0.87-acre site with a four lot short plat. Residential fire sprinkler systems, or an on-site fire hydrant in the turnaround area, will be required for lots 3 and 4, and possibly lot 2, due to the long distance on the private road from the 48th Dr NE public road ROW.

The City GIS water map shows hydrants along 48th Dr NE spaced adequately within 600' apart as required. No additional hydrant is needed along the 48th Dr NE roadway. No information about available fire flow is provided for the existing fire hydrant. The minimum fire flow required is 1,000 gpm. Contact the city water dept. for fire hydrant flow test information.

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

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 80 Columbia Avenue.
3. 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.
4. 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.
5. 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 square feet in size.
6. Existing fire hydrant spacing along the roadway appears adequate. The city GIS water map shows the two closest hydrants along the roadway frontage are spaced within 600' apart.
7. Maximum hydrant spacing for the proposed use is 600' apart.
8. A fire hydrant on an approved water main extension is required near the turnaround- or fire sprinkler systems provided.
9. Future homes to be constructed may require residential sprinkler installation for a number of reasons, including: if homes are three or more stories tall, if fire flow from hydrants does not meet fire code requirements, if any part of homes is further than 200' from the public road ROW with no hydrant provided on-site, or to mitigate access deficiencies.

We Care About You!

10. Where residential fire sprinklers may be 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. Building height is limited to 30' maximum, as the access planned is inadequate for aerial fire apparatus access. Access of 20' 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).
12. Turnaround provision is required for dead-end access in excess of 150 feet long.
13. An adequate access route for fire apparatus must be in service prior to any building construction.
14. 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.
15. 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.
16. The city address committee will determine road names and address numbers for the lots.

We Care About You!



MARYSVILLE
PUBLIC WORKS

TO: Land Resolutions

FROM: Ryan Keefe, Water Operations Lead II

DATE: August 26th, 2021

SUBJECT: Fire Flow Test for Linscott Short Plat, PreA21-042

Water Operations has performed a fire flow test as requested for 9622 48th Dr NE.
The results were as follows:

Static: 44 psi

Residual: 40 psi

Pitot: 14 psi

GPM: 631

GPM @ 20 psi: 1660

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.

Any questions please contact me at 360-363-8168 or rkeefe@marysvillewa.gov.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

MEMORANDUM

Date: August 20, 2021

To: Mara Wiltshire, Planning Technician

From: Michael Snook, Assistant Building Official

Project name: Linscott Short Plat

PREA21-042

Applicant: Robert and Diana Linscott

Proposal: 4-lot short plat for 3 single family and 1 duplex units.

Address: 9622 48th Drive NE

In response to your request for review of the above project, please note the following items to be submitted by the applicant for this specific project. This project is subject to a review based on a complete application being submitted.

1. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical Codes, 2018 Uniform Plumbing Code, and current Washington State Amendments in which would apply to this project.
Prior to plan submittal; you will need to contact our office a minimum of 3-5 working days to schedule an electronic plan submittal. Prior to accepting your application for completeness, the city will need to review your permit package for approval.
2. Contact our office if you have questions in regards to any other specific type of “Residential” permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project. Then when submitting plans, calculations and specifications, by you and/or your design team. Please contact the Building Division at 360-363-8100, to ask any specific questions.
3. If any demolition work is purposed, 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. In addition, see our office and/or our website for our applications and permit process. Please include an asbestos survey report, by a licensed testing agency.
4. Geotechnical report shall be required to be submitted and approved by the city for this project. This is to be an in depth report to address the following all general information on the site for both specific and general soil information on the overall site and for each specific lot. It would be helpful to provide any reports that you may have for the surrounding plats or previously developed area. The Geotechnical report is to list at a minimum the below categories:
 - Soil classification type: Surface & sub-surface conditions. List the soil types with test documentation.
 - Drainage system type to be installed on site for each lot and/or structure to be constructed on this listed: Type of specific system to be installed. If the soil and slopes vary, does the type of drainage system change? Soils engineer to respond to this specific question.
 - Soil compaction requirements for the SFR: Type and size of foundations that is required or recommend due to the soil type, slopes and any other variables. Design professional for each SFR is to indicate in letter-form that they have reviewed the Final Geotechnical report and that their plans have been designed for the soil type of soils conditions on this plat.
 - Erosion control measures: Specify specific erosion control measures to be in place at final grading and when the SFR are under construction during seasonal months.
 - Retaining walls: It shall also identify and recommend what is require on any type of purposed retaining walls to be installed at plat development or during the construction of the SFR's.

- **During plat development stage:** Each specific lot will need to have soil log testing performed to verify the depth and location of where bearing soil will be for the building foundation/footprint area. This will also include the type of drainage system that should be installed around the structures.
- **Fill placement and location if on sloped grounds:** The report is also to specify the amount of fill placed on each lot after final grading is completed. This is to be outlined in the final Geotechnical report.
- **Each foundation inspection:** In addition, at the time of each foundation inspection request, a licensed WA State geotechnical engineer will need to be on site to verify the excavation cut has met the necessary soil depth for each specific lot, per the Final Geotechnical report.
- **Critical areas concerns:** This project is under review for critical areas and the proposed slopes in which the site appears will be developed on. Any hazardous conditions that arise during the review process and or construction of the plat, the Geotechnical engineer is to bring this to the attention of the design professionals of record or City staff.
- In addition, if specific site questions or questionable soils issues arise during excavations of the plat and/or lots excavation of the SFR lots, this will most likely require a geotechnical summary report prior to any approvals of above described work.
- **Final Grading:** The licensed design professional will be required to provide a letter indicating there has been a site visit completed, indicate the plans have been the prepared/designed to meet all new & current applicable codes for this project.
- **Final Geotechnical Soils Summary Report:** This report is required to be submitted by the final plat approval. This is to be provided by the licensed. WA State Geotechnical engineer of record or if another agency is to take over this project then that specific agency is to provide a cover letter they performed all the inspections & have now then provide a new updated geotechnical soils summary report.

5. **Once the Plat has approved by City Council, please provide the following information for your project in regards to the 2018 International Building and/or Residential Code requirements:**

- Applicant shall comply with the 2018 Edition of the International Building, Residential, Mechanical and 2018 Uniform Plumbing Codes and the current Edition of the Washington State Energy Code and current Washington State Amendments.
- **Washington State Architect and Structural Engineer professional design with calculations for lateral and gravity provisions are required for this project.** This is to avoid delays in your building application.
- **When submitting for individual lots.** Please submit lot specific site plans, building plans and specifications prepared by your design team. **Site plans to include; building height calculations measured at each mid-point of the residence, decks, patios, bay windows and any permanent structures.** Contact our office for applications, checklists/handouts for “Residential Building” permits.
- **Erosion control measures are to be implemented at all times during construction of each individual lot and any site work.** Contact our office to review these provisions if there are any questions in regards to these requirements.
- **Each lot to provide Premise identification:** Since this property is setback from the street;
 - You will need to provide a temporary address at the main street during permitted construction of the residence. This is to assure the inspection team can locate the site when you request an inspection.
 - You will need to provide a permanent address on a post, visible from the main street with min. 4-6 inch contrasting numbers to the background itself per IRC 501.2.
- **Please design your plans to meet the 2018 IRC Table R302.1, Exterior Walls,** for constructions and protection of the wall and eave areas.
- **Lot drainage (surface & sub-surface) shall be contained within the property boundaries. Provide provisions and details how this will be achieved.**
- **If there are any three (3) stories residences proposed, a fire sprinkler system will be required. NOTE: The City considers a daylight basement as a story.**

- **Building application for SFR plan reviews are approximately (6-8) weeks.**

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 during office hours 7:30 am – 4:00 pm, Monday through Friday or msnook@marysvillewa.gov



MARYSVILLE POLICE DEPARTMENT



MEMORANDUM

DATE: March 22, 2021
TO: Mara Whiltshire, Community Development Dept.
FROM: Brad Akau, Commander
RE: PREA21-042

I have reviewed the proposed construction of a 4-lot short plat for three single-family and one duplex units using the City of Marysville Development Standards

The Police Department recommends the following:

- The builder/developer to provide street lighting within the proposed development
- If lighting exists in the open spaces, it will be lower and maintained within the property lines.
- Addresses should be clearly visible from the street
- Shared securable mailboxes installed where residents can view activity around it from inside their residence
- Shrubs should be no more than three (3) feet high (common areas are exempt)
- Lower branches on trees to be at least seven (7) feet off the ground for visibility (newly planted trees in common areas are exempt)

Feel free to contact me at 360.363.8301 if you have any questions.

Mara Wiltshire

From: Esparza, Elbert <Elbert.Esparza@co.snohomish.wa.us>
Sent: Thursday, August 12, 2021 9:55 AM
To: Mara Wiltshire
Subject: [External!] RE: Linscott Short Plat PREA21-042

External Email Warning! Use caution before clicking links or opening attachments.

Hello Mara,

The county received the city's request for review for PREA21-042. If the development is subject to SEPA, then mitigation under the county/city interlocal agreement is required.

The applicant has two options for determining the development's proportionate share mitigation. The applicant may (1) prepare a comprehensive traffic study to determine the development's proportionate share impact to the county adopted capacity improvements or (2) the applicant may have its proportionate share impact mitigation based on its average impact to County facilities as described in exhibit 2 of the ILA.

If option 1 is chosen, a comprehensive traffic study is needed consistent with the attached checklist.

If option 2 is chosen, the mitigation can be calculated based on \$/new ADT impacting the county road system.

The county requests mitigation based on one of the two options identified above. A written offer is required for either option chosen. The internet link for the required forms are attached for the applicant's use. Have the applicant submit the forms to the required city in order to forward them to the County.

<https://snohomishcountywa.gov/917/Reciprocal-Agreements>

Thank you for the opportunity to review this proposal.

Elbert H. Esparza Jr.
Associate Land Development Analyst



Snohomish County
Department of Public Works
3000 Rockefeller Ave M/S 607
Everett, WA 98201
Hours; 7 AM to 12PM and 1PM to 4 PM
Phone: 425-388-3184
FAX: (425) 388-6494
Email: Elbert.Esparza@snoco.org

I am working from home remotely on Tuesdays and Thursdays and may only be reached by e-mail at all times.

NOTICE: All emails, and attachments, sent to and from Snohomish County are public records and may be subject to disclosure pursuant to the Public Records Act (RCW 42.56)

-----Original Appointment-----

From: Mara Wiltshire <mwiltshire@marysvillewa.gov>

Sent: Thursday, August 12, 2021 8:59 AM

To: mgstevens@snopud.com; John Dorcas; Mike Snook; David VanBeek; TMaloney; Don McGhee; Shane Whitney; Bradley Akau; jrmyers; Darrin Douglas; Kim Bryant; Ryan Keefe; Tim King; Matthew Eyer; Kacey Simon; Brooke Ensor; Jeff Laycock; Jesse Hannahs; Tom Kukitz; Chris Holland; Angela Gemmer; Julie Davis; Brad Zahnow; mlwicklund@snopud.com; Robert.nance@ziply.com; Esparza, Elbert; doug.gresham@ecy.wa.gov; stephanie.jolivet@dahp.wa.gov; toddgray@tulaliptribes-nsn.gov; traceyboser@stillaguamish.com

Subject: Linscott Short Plat PREA21-042

When: Wednesday, August 25, 2021 12:00 AM to Thursday, August 26, 2021 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: THIS IS NOT A MEETING INVITE – THIS IS A REQUEST FOR REVIEW (RFR) WITH COMMENTS REQUESTED TO BE RETURNED BY 8.25.21

CAUTION : This email originated from outside of this organization. Please exercise caution with links and attachments.



THIS IS NOT A MEETING INVITE – THIS IS A REQUEST FOR REVIEW (RFR) WITH COMMENTS REQUESTED TO BE RETURNED BY 8.25.2021.

File Number:	PREA21-042
Project Title:	Linscott Short Plat
Project Description:	Linscott SP is being proposed as a 4-lot short plat for 3 single-family and 1 duplex units using City of Marysville Development Standards.
Applicant:	Robert & Diana Linscott
Project Location:	9622 48 th Dr NE
APNs:	00538200000501
Application Materials:	Linscott Short Plat

Please return comments via e-mail to mwiltshire@marysvillewa.gov on or before 8.25.2021.



Mara Wiltshire, Planning Manager
CITY OF MARYSVILLE
Community Development
80 Columbia Avenue
360.363.8220 or mwiltshire@marysvillewa.gov



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Mara Wiltshire, Planning Technician

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

DATE: August 25th, 2021

SUBJECT: Linscott Short Plat, PREA21-042

Public Works Operations has reviewed the Linscott Short Plat submittal and has the following comments:

1. No comment at this time, will comment when utilities are shown.

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or kbryant@marysvillewa.gov.