

MACKENZIE.

December 14, 2022

City of Marysville
Public Works Department
Attention: Shane Whitney
80 Columbia Avenue
Marysville, WA 98270

Re: **Marysville Corporate Center**
BSP File# PA22-004
Project Number 2200444.00

Dear Shane:

In response to your plan review checklist dated September 1, 2022, we have addressed the items below, with our responses following your comments.

1. *Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. Sanitary sewer and water mains shall be installed within the new City roads. Storm drainage facilities shall also be supplied for the new City roadways that are to be constructed.*

Response: The utilities along street frontages and on the project site will be shown on the site development permit set (G22-0040).

2. **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. The design comments have not changed from my previous letter.*

Response: Frontage improvements are shown on the site development/grading plans (G22-0040).

3. **Dedication Requirements:**

- a. *156th Street NE will require a 90 foot dedication.*
- b. *Provided that a half street type designed is allowed, it would appear that a 42 foot dedication would be necessary for half street construction of 160th Street NE.*
- c. *47th Ave NE will need to have 35 feet of dedication. If the multi-use path is on the west side of the road a 40 foot dedication will be required. The alignment of the dedication at the south end of 47th will need to start sweeping to the west to align with what I previously provided. Let me know if you need the drawing for reference.*

Response: As shown on the BSP, 44' will be dedicated on both 160th and 47th. Adequacy of the 44' width is illustrated on the site development and road way plans (G22-0040).

4. **Access:**

- a. *The access locations shall be compliant section EDDS 3-301 of the EDDS, which is the arterial access standards. It would appear that the locations will be acceptable. Further guidance from the Traffic Engineer may require that the accesses on the west side near the future crossings of the creek be limited to a right in and right out traffic pattern.*



- b. *The minimum width of a commercial driveway is 24-feet and the maximum is 40- feet.*
- c. *The internal circulation of the access driveways within the project will need to meet the Fire Marshalls requirements.*

Response: See site development (G22-0040). All driveways are no greater than 40' wide.

5. **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 following revisions will need to be made to the drainage report in the next submittal, prior to preliminary approval:***
 - ***The report will need to be revised to account for the construction of 160th Street and 47th Ave and for extending 156th Street further to the east.***
 - ***Include a developed basin map that also shows where the runoff will be addressed for 160th Street and 47th Ave.***
 - ***With what was submitted, we do not have verification that the infiltration facilities are meeting the required separation distances from the seasonal water table. Please also provide information that the bioswales are meeting the required separation distance.***
 - *Should the infiltration areas not have 5 feet of separation, a mounding analysis shall be required to be able to reduce to the requirement down to 3 feet.*
 - *As noted in the report, for the civil plan review process, a conveyance analysis, water quality design and an O & M section will be required.*
 - b. *The geotechnical engineer is to approve the final design and provide inspection documentation that constructed facilities function as designed.*
 - c. *The maximum allowed impervious surface coverage for the Zoning designation is 85%.*

Response: All stormwater drainage requirements are noted in the storm drainage reports and site development plans submitted with G22-0040.

Please contact me if you have any questions.

Sincerely,



Michael Chen
Principal Planner

Enclosure(s): Revised BSP uploaded seperately

c: Matt Oyen – PacTrust
Greg Mino, Adam Solomonson – Mackenzie