

March 7th, 2023

Emily Morgan
501 Delta Avenue
Marysville WA 98270

PA23-003 - Response to City of Marysville comments
7728 & 7808 47th Ave NE – APN 30052100412500 / 30052100414500

Site Plan review comments:

1. Include File Number PA23-003 on all future correspondence, in addition to all site, civil and landscape plans.

No problem.

2. Being as the security fencing is to be 7ft. in height, a building permit would be required per MMC 16.04.010(4).

No problem; just need the application to fill out.

Landscaping Comments

3. Staff has reviewed the provided landscape plan, Sheets S-135-KL1 – S-135-KL5, and finds it acceptable. The following will be required prior to final inspection for the proposed security fencing:

3.1. All required landscaping shall be in place prior to final inspection. The final inspection may be granted only after a maintenance bond, irrevocable letter of credit, or assignment of cash deposit has been posted in accordance with MMC 22G.040 . The secured funds shall be held for a minimum duration of two growing seasons (March through October) to assure the full establishment of all plantings. After two growing seasons, if the plantings are fully established, secured funds are released. If the plantings have not been fully established, secured funds shall be held for one additional growing season, then released or used to re-establish the plantings, whichever is appropriate.

Sounds good; as mentioned per RCW 35.21.470, a surety is not required.

The City can be assured the landscaping will be kept in good shape.

- Our PWC contacts require a one year warranty of landscaping and irrigation.
- The PUD is a local government agency which has been around since 1936. Our substations are not sold to a different party; the District owns, maintains and operates our facilities until decommissioning; we are not going anywhere.
- The PUD has a facilities department which maintains landscaping and irrigation across the Districts various facilities throughout the service territory. After the one year warranty care of the site falls to the Districts facilities department

In addition, post landscape installation and prior to final inspection, the District will provide the City with a letter documenting that the District will monitor and maintain the required landscaping for the two growing seasons to ensure adequate performance.

Response to Memorandum from Billy Gilbert

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

So noted.

- This is a commercial facility requiring a RPBA directly downstream of the domestic water meter. For the purpose of premise isolation of the domestic water line. The RPBA shall be in accordance with Design standards 2-151-002.

There is no water service to this site other than irrigation; please see response to bullet point 4 below.

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

There is no fire line proposed.

- 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.

The District is proposing to install an irrigation system – the proposed system will not include a chemical/fertilizer injection system.

We understand a DCVA is required; in this instance it is acceptable that the DCVA is adequate in lieu of an RPBA? Please confirm our understanding.

- 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.

So 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.

So noted.

Response to Memorandum from Brook Ensor

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.

So noted.

2. Per the information provided in the drainage report, the site is constructing biocells in order to satisfy Minimum Requirement 5. The City is not required to inspect these facilities. No additional easements will be required. This policy may be modified if the design changes in the future.

So noted.

Response to Memorandum from Kim Bryant, Tim King and Ryan Keefe

No comments provided; so no response needed.

Response to Memorandum from Brad Zahnow

The District will pay the applicable City fees required for the project.

Response to Memorandum from Shane Whitney

1. Existing utilities:

- a. Sanitary sewer: The sewer main is shown on record drawing S41.
- b. Water: The existing water main is shown on record drawing W246.
- c. Storm: The existing stub out is shown on record drawing SD186.

So noted.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No extension of mains are required of the project.

We understand this comment to mean that no utilities are to be extended, given this is an existing frontage. Please clarify if needed.

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. The existing access for the home should be removed and the curb replaced. It would appear that because of ownership the project could gain access via the existing driveway on parcel 30052100414500. As the sidewalk is adjacent to the curb the sidewalks should also be replaced with a 6 foot sidewalk. The project is proposing the requested 6 foot sidewalk.

Confirmed – our submitted plans reflect these comments curb/gutter and sidewalk will be replaced across the frontage as part of this project.

4. Dedication Requirements:

- a. It does not appear that additional right-of-way is required for 47th Ave. NE.

So noted.

5. Access:

- a. The proposed access appears to align with the roadway across the street, there is an existing access on parcel 30052100414500 which should be utilized if possible. The use of the proposed access can be approved provided that there are no objections from the Traffic Engineer.

The existing access from parcel 30052100414500 will be used as noted above. This access is not only for use by the District but the business to the north holds easement on this area for access. Termination of this access would interfere with their operations as well.

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

- a. Stormwater drainage: The city has adopted the 2019 Ecology Manual. The project

must comply with the requirements stipulated in Volume I, Chapter 2 of the Stormwater Management Manual for Western Washington. The report that has been supplied is substantially compliant and will have a complete review during the grading permit process. In the next version that will be submitted, a basin map will need to be provided showing the onsite routing of the runoff for both pre and post developed.

We can work this out during the detailed review. The site does not have runoff so not sure how to satisfy the basin map.

b. The geotech will need to provide verification of the infiltration facilities for the project after construction is complete.

The Geotech is on site commonly throughout earthwork construction, observes these facilities being built and provides daily field reports verifying the construction is completed per drawings and specifications. Should not be an issue if that is what the City is after for verification, please further clarify if needed.

c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.

So noted.

Other 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.

So noted.

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.

proposal
As part of the substation construction – we do not anticipate trenching across 47th. The substation installs conduits for the feeders which will serve the City only within the parcels described above.

Outside of the parcel – the Districts distribution department routes the feeders where they are needed to supply the City's electrical demands; it would be prudent to facilitate a discussion with the District's distribution department. We can facilitate this during the detailed review.

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

So noted.

10. A grading permit will be required for the onsite work.

The District will apply for a grading permit.

11. If the project will utilize City water for irrigation purposes, backflow protection will be required behind the meter.

So noted – requirements are also discussed in the memo provided from Billy Gilbert above.

12. The existing storm stub to the property is connected to the City system and is designed as an outfall location for this property. The project must either detain or infiltrate onsite.

The site will infiltrate.

13. 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.

Ok – just need the application and we'll fill it out.

14. 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 search of ecology's WAECY map does not indicate active wells on adjacent properties. There is a monitoring well on District property which will be decommissioned per Ecology's standards.

A search of the as built records available online at the Snohomish County Health Districts RME data base does not show any records of septic at the adjacent properties.

The building which was on District property was connected to City water and sewer - the parcel the station is going upon was never developed. There is a monitoring well which was installed by our Geotech which will be decommissioned per the requirements of Ecology.

15. 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.

The District will pay applicable City fees.

16. 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

The District will pay applicable City fees.

17. **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 completed grading permit application, 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 weeks

iv. Subsequent reviews will be 3 weeks.

So noted.

For reference of the City – we will need to hire a PWC contractor to conduct the permitted civil construction. Like most local government organizations there are significant laws and time lengths that make this a lengthy process; we will need to go to bid perhaps 2-3 months ahead of construction.

The District desires to start construction during June/July period. A late start on this site will be problematic due to the high groundwater level observed later in the year and will likely make construction more difficult and messy than it should be.

18. 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.

So noted.

Response to Memorandum from Michael Snook

1. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, 2020 NEC, and current Washington State Amendments.

The District will comply with applicable codes and state amendments.

Please note that per 1981 NEC section 90.2(b)(5); the NEC does not cover installations "...under the exclusive control of electric utilities for the purpose of communication, or metering; or for generation, control, transformation, transmission, and distribution of electric energy located outdoors on property owned or leased by the utility..." Refer to RCW 19.28.010(1) which refers to this section of the NEC.

The National Safety Electric Code (NESC) is the code which is applicable to the utility sector and will be complied with.

2. Contractor is to follow the Geotech of Record's Report.

The Contractor shall abide by the recommendations made within the geotechnical report.

3. Any dewatering of the site is to be approved by Land Development first.

So noted.

4. A separate electrical permit may be required. Please contact Chris Field at 360-363-8231, to verify electrical permitting requirements.

Given the NEC lack of applicability as noted above – the electrical permits have historically not been required. Will call Chris Field to discuss.

5. Contact our office if you have questions in regards to permit applications, checklists and/or handouts.

Will do.

Thanks – let me know if there are any other questions or needs.



Will Blanchard, PE
Principal Engineer
Substation Civil/Structural Engineering