



December 19, 2022

Emily Morgan
Senior Planner
City of Marysville
Community Development Department
80 Columbia Avenue
Marysville WA 98270

**Re: Kendall Subaru – PA22-035 – Technical Review 1
16xxx Smokey Point Blvd – APN(s): 31052800300600 / 31052800300300 /
31052800301200**

Emily,

The following is in response to your Technical Review Comment Letter dated, September 15, 2022.

1. The PA number has been added to the plans.
2. The area in question is not being developed at this time. The owner has submitted additional wetland information to the city regarding this parcel and is awaiting a response. We have provided a fence and additional buffer area on the east side of the property to further separate this project from the possible wetland area. Clearing and grading has also occurred in the construction area proposed on these plans. No wetlands are present in the cleared area. We hope that this review process can move forward while the wetland issue is being addressed.
3. Our intent is to maintain the 39th Avenue easement between the 39th Avenue cul-de-sac and the southeast corner of parcel C so that parcel is not land locked.
4. Pedestrian connection has been provided to 160th street.
5. Site lighting plans with light levels are included with this resubmittal (E1.10, E1.11, E1.20, E1.21, E1.22). All of the on site light poles are 25' or less in height (see schedule on E1.20). Note that the decorative light poles that are located along Smokey Point Blvd. shown on these plans are set at 35' tall as required by the city.
6. Along with the masonry base, trims are provided at all corners. This is standard practice with metal sided buildings. We have also changed the metal siding colors along the north and south facades and added high windows to help break up the facades.
7. As noted above, high windows have been added to the north and south facades to help reduce the scale.
8. The recycle and trash area has been revised and is now 396 SF in area. For the purposes of this calculation (per definition) the area is 72,645 SF. $72,645/1000 = 72.645 \times 5 = 363.225$ SF. This number is below the proposed size of 396 SF so we are in compliance.
9. A mechanical platform is located above the Service Area break and restrooms for some of the mechanical equipment. The remaining equipment will be located on the roof between grids 2 and C2. This roof area is surrounded by parapets that are approximately 7' tall. These parapets will be adequate to screen all of the rooftop equipment. See sections 2 and 3 on drawing A4.2, 1,2 and 3 on A4.8 and 1,2 and 3 on A4.9 for the exterior roof areas.

10. Sign requirements are understood and will be submitted under a separate permit that will be handled by the sign supplier.
11. The plant schedule (as well as the landscape and irrigation plans) have been updated to reflect this comment.
12. Pedestrian oriented space is located on the north side of the building This contains an area for dog walking and also a covered plaza. Special landscaping has also been provided in this area and is shown on the landscape plans.
13. Street trees have been relocated. See the revised landscape plans.
14. Irrigation plans are included as part of the landscape plan drawings.

The responses above along with the resubmitted items are anticipated to be adequate for review and approval of this permit. Should additional information or questions arise from this response please let us know.

Sincerely,



Adam B. Clark
architect

October 25, 2022

Emily Morgan, Senior Planner
80 Columbia Ave
Marysville, WA 98270
(360) 363-8100

Re: **Kendall Subaru – PA22-035**
IECO No. 20-1092

Dear Emily,

The project referenced above is revised in response to the review comments dated September 15, 2022. The review comments are numbered on the letter and have been addressed in *italics* as follows:

1. Provide file number PA22-035 on all future plan submittals.

File number has been added to all the sheets.

**Memorandum from Kacey Simon, Civil Plan Reviewer
September 8, 2022**

1. Existing utilities:
 - a. Sanitary sewer: See record drawing S98 for the sewer within Smokey Point Blvd.
 - b. Water: See record drawing W775 for the water line in Smokey Point Blvd.
 - c. Storm: The storm system within Smokey Point Blvd can be found on RD66.

Please refer to the revised plan for existing utilities.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No extensions are required within Smokey Point Blvd. For looping purposes a water main will need to be installed along the projects frontage of future 160th Street NE. The water main for this entire project will need to be ductile iron and not C900.

Please refer to the revised utilities in C6.0. The water main has been changed to ductile iron.

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 sidewalk along Smokey Point Blvd. is adjacent to the curb, as such it is to be a 6 foot wide sidewalk. The sidewalk shall be removed and replaced with a 6 foot sidewalk.

Please refer to the revised cover sheet.

- b. 160th Street is to be a 3 lane arterial with planter strips and a 12 foot multiuse path. The project is required to construct a half street for asphalt, which is 20 feet in width and the curb and gutter, a 5 foot planter strip and the multiuse path.

Please refer to C5.1 for 160th St for profile and cross section.

4. Dedication Requirements: No further dedication is required along Smokey Point Blvd, nor will any be necessary for 160th Street NE.

Please refer to the revised plan in C1.0.

5. Access:
 - a. Any current accesses to the common ownership parcels should be eliminated and have the curb cuts and sidewalk replaced.

Please refer to the revised plan in C1 for revised accesses to parcels.

- b. The proposed access onto Smokey Point Blvd. will need to meet the Arterial Access Standard, see section 3-301 of the EDDS. It appears to align with the dealership across the street, which would be preferred location.

Please refer to the revised plan in C1 for revised accesses to parcels.

- c. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.

The width of commercial driveway is greater than 24-feet.

- d. The project is showing an access to future 160th Street. At this time that is not right-of-way but part of a larger City owned parcel. City staff is beginning the process to have that abutting area become right-of-way.

Okay.

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- e. Since the future 39th Ave NE is no longer going to extend to the north, access will need to be granted to the parcel to the east of the proposed project.

Please refer to the revised Cover Sheet for access through the proposed development to Parcel C.

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. 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.
 - b. A geotechnical report has been provided.
 - c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.
 - d. Projects that are not submitted prior to 7/1/22 will be required to be compliant with the 2019 Ecology manual.

Please refer to the drainage report and geotechnical report along with this submittal.

**Memorandum from Brook Ensor, NPDES Coordinator
September 8, 2022**

1. This site has allocated space in the regional pond for 15.7 acres of flow control and treatment. The initial 10% deposit was paid March 17, 2021 under PREA20-043. The final payment in the amount of \$817,568.20 is due prior to the first building permit issuance. This was recorded on PREA20-043. See attached receipt.

Comment Noted

2. This site must address Minimum Requirement 3 Source Control in the drainage report. Refer to Volume IV of the SWMMWW to find applicable/required BMPs. Where will vehicles be washed? A vehicle wash area should be installed undercover and drain to sewer. Please see MMC 14.20 Wastewater Pretreatment for requirements.

A covered car wash section is proposed within the building. Any runoff from this area will be directed to the sewer system through a coalescing plate oil/water separator.

3. The property owner is responsible for the maintenance of all stormwater infrastructure onsite. Please add an Operation and Maintenance section to the drainage report. It should reference the SWMMWW for inspection timeframes and maintenance thresholds (catch basins).

Please refer to the Operation and Maintenance Manual in Section 5 Appendix C within the drainage report.

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4. The City has adopted the 2019 Stormwater Management Manual for Western Washington. This project received a complete application determination on August 18, 2022 and is subject to the 2019 SWMMWW.

2019 Stormwater Management Manual for Western Washington has been adopted for this project.

**Memorandum from Kim Bryant, Water Operations Supervisor
September 8, 2022**

1. All new water main is called out as C900. All new water main shall be Ductile Iron;

The new water mains have been changed to ductile iron.

2. Live taps are preferred for water main connections on Smokey Point Blvd;

Live taps are proposed for water main connections on Smokey Point Blvd in C6.0.

3. Mainline valves are shown on water main but not called out;

Mainline valves are shown on water main in C6.0.

4. Move both mainline valves from STA 31+51.04 to STA 44+67.84 on either side of hydrant lead;

Please refer to the revised water main in C6.0.

5. 8" ductile iron cap on east dead end water main will require a 2" blow off assembly;

A 2" blow off assembly is shown in C6.0.

6. Hydrant assembly will need to be installed on east side of building. Currently there is 618 LF of water main without a hydrant, Design and Construction Standards require a hydrant assembly at 300' minimum intervals in commercial applications;

Please refer to the revised hydrant assemblies in C6.0.

7. Move both mainline valves from STA 47+53.48 and install on either side of hydrant assembly listed in item #5;

Please refer to the revised main valves in C6.0.

8. 160th St NE Extension will require a hydrant assembly in accordance with 2-060 part D;

A hydrant assembly is proposed in 160th St NE Extension.

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9. Gate valve is required in fire line;

Gate valve is proposed in fire line.

10. Hydrant assemblies call out 4" Stortz adapters need to be 5".

Hydrant assembly's adapters call out have been changed to 5".

**Memorandum from Jeff Cobb, WWTP Operations Lead
September 6, 2022**

- For all car washes, the City of Marysville MMC 14.20.150(4)(b) requires a coalescing plate oil/water separator to be installed such that excessive amounts of oil, sand and inert solids are effectively prevented from entering the City of Marysville sewer system.

A coalescing plate oil/water separator has been proposed in C6.0.

- All proposed floor drains in areas that have the potential for oil and grease spills will be required to be connected to a coalescing plate oil/water separator. Any floor drain connected to the coalescing plate oil/water separator must be under a covered structure.

A covered car wash section is proposed within the building. Any runoff from this area will be directed to the sewer system through a coalescing plate oil/water separator.

- Coalescing plate oil/water separators must meet the City of Marysville's engineering design standards.

Plumbing contractor to size and spec out the oil/water separator.

- All wastewater plumbing is subject to MMC 14.20 PRETREATMENT REQUIREMENTS

Okay

**Memorandum from Billy Gilbert, Water Quality Lead
September 7, 2022**

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

Okay

- 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.

A RPBA directly downstream of the domestic water meter is proposed in C6.0.

- 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 a in-ground meter type box or vault.

A RPBA directly downstream of irrigation meter is proposed in C6.0.

- 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.


Okay

- 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.

Okay

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

Sincerely,



Brian Kalab, P.E.