



September 1, 2022

William Page

Re: 8619 36th Avenue NE – Heart Saved Enhanced Services Facility (PA22-036)

Dear William,

Thank you for your project submittal. Upon first review of the above-referenced project, the Planning Division has the following comments/requirements. Planning Comments 1-4 shall be addressed prior to a SEPA determination or preliminary site plan approval being granted.

- 1) The fence adjacent to the critical area/buffer shall be two-rail fencing constructed with pressure treated posts and rails and cemented into the ground with either cedar or treated rails. Alternative materials may be used subject to approval by the city. Signs designating the presence of an environmentally sensitive area shall be posted along the buffer boundary. The signs shall be posted at a minimum rate of one every 100 lineal feet.
- 2) Please include the Assessor File Number (AFN) of any/all easements on the site plan.
- 3) Please provide a copy of drain field easement (201810040117) listed in Schedule B of the title report. A note regarding easement will need to be added to site plan prohibiting buildings, construction activities, etc.
- 4) A mitigation planting plan will be required to be submitted identifying and proposing restoration of any degraded critical areas and associated buffers with plantings as required by MMC Sections 22E.010.220(2) and 22E.010.100(3). The mitigation plantings will be required to be installed and inspected prior to final occupancy. Mitigation will also be required for any wetland impacts.
- 5) A lighting plan in accordance with MMC 22C.020.250(4)(d). This shall be required prior to civil construction plan approval.
- 6) Please see comments from Don McGhee regarding elevator requirements.
- 7) Please provide detail of the proposed trash enclosure. Sight obscuring slats will likely be required if the gate is oriented towards the west.

Building Design Requirements

The following comments are related to the building design and will be required to be addressed prior to building permit approval.

- 8) Commercial buildings must be oriented towards at least one street. It does not appear that the entrance on the west elevation is open to and intended for public use. Please revise the west elevation to orient towards 36th Avenue.
- 9) The proposed building shall comply with design requirements outlined in [MMC 22C.020.250](#). The following design requirements do not appear to be met and will require revisions.

Human Scale standards

PA22-036 Heart Saved Enhanced Services Facility

The west elevation shall implement at least three of the following:

- (a) Balconies in upper stories, at least one balcony per upper floor on the facades facing streets, provided they are integrated into the architecture of the building;
- (b) Bay windows or other window treatments that extend out from the building face;
- (c) At least 150 square feet of pedestrian-oriented space for each 100 lineal feet of building facade;
- (d) First floor individual windows, generally less than 32 square feet per pane and separated from the windows by at least a six-inch molding;
- (e) Spatially defining building elements, such as a trellis, overhang, canopy, or other element, that defines space that can be occupied by people;
- (f) Upper story setbacks, provided one or more of the upper stories are set back from the face of the building at least six feet;
- (g) Composing smaller building elements near the entry of pedestrian-oriented street fronts of large buildings;
- (h) The director may consider other methods to provide human-scale elements not specifically listed here. The proposed methods must satisfy the intent of these standards.

Please identify which of the above elements you are implementing on the south elevation.

Architectural Scale (MMC 22C.020.250(7))

Proposed design appears to meet architectural scale design requirements.

Street Front Articulation (MMC 22C.020.250(7)(b))

West Elevation – Must include at least two of the following:

- (a) Use of window and/or entries that reinforce the pattern of small storefront spaces.
- (b) Use of weather protection features that reinforce the pattern of small storefronts. For example, for a business that occupies three lots, use three separate awnings to break down the scale of the storefronts. Alternating colors of the awnings may be useful as well.
- (c) Change of roofline.
- (d) Articulation of the building's top, middle, and bottom for multistory buildings. This typically includes a distinctive ground floor or lower floor design, consistent articulation of middle floors, and a distinctive roofline.
- (e) Change in building material or siding style.
- (f) Other methods that meet the intent of these standards.

As proposed, Street Front Articulation standards are not being met on the west elevation.

Articulation for Facades not fronting directly on a street (MMC 22C.020.250(7)(c))

South Elevation – As proposed, these requirements appear to be technically met, though staff would recommend a change in siding material of the second floor to provide a more distinctive ground floor.

Roofline Modulation (MMC 22C.020.250(7)(d))

Proposed design appears to meet roofline modulation requirements.

Building Design Details (MMC 22C.020.250(9))

The south and west elevations shall be revised to include one item from each of the following categories:

Window and/or Entry Treatment

- (a) Display windows divided into a grid of multiple panes.
- (b) Transom windows.
- (c) Roll-up windows/doors.
- (d) Other distinctive window treatment that meets the intent of the standards and guidelines.
- (d) Recessed entry.
- (e) Decorative door.
- (f) Arcade.
- (g) Landscaped trellises or other decorative element that incorporates landscaping near the building entry.
- (h) Other decorative entry treatment that meets the intent of these standards.

Decorative façade attachments

- (a) Decorative weather protection element such as a steel canopy, decorative cloth awning, or retractable awning.
- (b) Decorative, custom hanging, sculptural, or hand-crafted sign(s).
- (c) Decorative building-mounted light fixtures with a diffuse visible light source or unusual fixture.
- (d) Decorative or special railings, grill work, or landscape guards.

Building materials and other façade elements

Proposed design appears to meet these requirements.

Blank Walls (MMC 22C.020.250(11))

The north and east elevations meet the definition of 'blank wall'. Blank walls visible from an interior pathway are prohibited, and must be treated in one or more of the following measures:

- (a) Incorporate transparent windows or doors and/or display windows;
- (b) Install a vertical trellis in front of the wall with climbing vines or plant materials sufficient to obscure or screen at least 60 percent of the wall's surface within three years. For large blank wall areas, the trellis must be used in conjunction with other treatments described below;
- (c) Provide a landscaped planting bed at least five feet wide or a raised planter bed at least two feet high and three feet wide in front of the wall. Plant materials must be able to obscure or screen at least 60 percent of the wall's surface within three years;
- (d) Provide artwork (mosaic, mural, sculpture, relief, etc.) over at least 50 percent of the blank wall surface; and/or

(e) Other method as approved by the director. For example, landscaping or other treatments may not be necessary on a wall that employs high-quality building materials (such as brick) and provides desirable visual interest

Building Entrances (MMC 22C.020.250(12))

Primary Building Entrance - The principal building entrance (south elevation) shall be revised to feature the following improvements:

- (a) Weather Protection. Weather protection at least five feet deep and at least eight feet above ground level is required over the primary entrance to all commercial buildings. Entries may satisfy this requirement by being set back into the building facade.
- (b) Lighting. Pedestrian entrances must be lit to at least four foot candles as measured on the ground plane for commercial buildings.
- (c) Visibility and Accessibility. Building entrances must be prominent and visible from the surrounding streets and must be connected by a walkway to the public sidewalk. Pedestrian pathways from public sidewalks to primary entrances or from parking lots to primary entrances shall be accessible, conforming to federal and state Americans with Disabilities Act requirements, and shall be clearly delineated.
- (d) Transparency. Entries must feature glass doors, windows, or glazing (window area) near the door so that the visitor and occupant can view people opening the door from the other side.

Secondary Building Entrance - It does not appear that the door on the west elevation is for active, public use. This may be considered a secondary entrance, and shall be revised to comply with the following:

- (a) Weather protection at least three feet deep and at least eight feet above the ground is required over each secondary entry.
- (b) Two or more of the design elements must be incorporated within or adjacent to the secondary entry:
 - (i) A transparent window or door to allow visibility into the building;
 - (ii) A landscape bed, trellis, or other permanent landscape element adjacent to the entry;
 - (iii) Decorative architectural treatments that add visual interest to the entry;
 - (iv) Outdoor dining or pedestrian-oriented space;
 - (v) Decorative lighting; or
 - (vi) Other design elements that meet the intent of these standards as determined by the director.

Landscaping

The following comments are related to landscape design and will be required to be addressed prior to civil construction plan approval.

10) Prior to civil construction plan approval, a landscape plan in accordance with [MMC 22C.120](#), including, but not limited to street trees and parking lot landscaping, shall be submitted and approved. The plan shall include the following:

- Designation and dimensions of all use areas within the lot;

- Boundaries and dimensions of all landscape areas including location and common names of all landscape elements (i.e. trees, shrubs, groundcover, etc.);
 - Location of screening, where required;
 - Method of irrigation;
 - Location of outdoor waste collection and storage areas; and
 - Location of access.
- 11) A 10-foot wide L3 buffer shall be required between 36th Avenue NE and parking areas. Detail, including plant species and quantities, shall be included on the landscape plan.
- 12) All mechanical equipment shall be screened so as not to be visible from adjacent properties or public roadways. Please indicate where mechanical equipment will be located in order to determine compliance.
- 13) Ten percent of the parking area, in addition to the required buffers above, shall be landscaped with Type L4 landscaping; provided, that:
- No parking stall shall be located more than 45 feet from a landscaped area;
 - All landscaping must be located between parking stalls, between rows of stalls, or at the end of parking columns. The use of strips or islands as bioretention swales or cells is encouraged, subject to approval by the city engineer. No landscaping which occurs between the parking lot and a building or recreation area shall be considered in the satisfaction of these requirements;
 - All individual planting areas within parking lots shall be planted with at least one tree, be a minimum of five feet in width and 120 square feet in size, and, in addition to the required trees, shall be planted with a living ground cover;
 - All landscaped areas shall be protected from vehicle damage by a six-inch protective curbing. Wheel stops may be substituted when required to allow storm water to pass;
 - A minimum two-foot setback shall be provided for all trees and shrubs where vehicles overhang into planted areas;
- 14) All perimeter and interior landscaped areas must have cast in place or extruded protective curbs along the edges. Curbs separating landscaped areas from parking areas may allow storm water runoff to pass through them. Tire stops, bollards or other protective barriers may be used at the front ends of parking spaces. Curbs may be perforated or have gaps or breaks. Trees must have adequate protection from car doors as well as car bumpers.
- 15) Street trees will be required to be planted along 36th Avenue NE at a rate of one tree for every 30 lineal feet of frontage. The street trees shall comply with MMC Section 22C.120.140, Street tree requirements.
- 16) Please revise the ESF Management Plan to address the following:
- Please indicate how you intend to mitigate for potential negative impacts (i.e. limiting deliveries to certain hours, enforcing curfew/quiet times for residents).

- Please identify how 24-hour contact information for persons responsible to resolve concerns pertaining to the facility will be provided to neighbors (i.e. location of contact info).
- Please identify measures for addressing an emergency requiring a police response.

An approved FINAL plan shall be completed *prior to granting occupancy*.

17) Please include the following note on the civil construction plans:

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.

I have enclosed other agency/department comments regarding this proposal. Any additional comments received will be forwarded to you. Please do not hesitate to contact me at 360.363.8215 or ahess@marysvillewa.gov if you have any questions.

Sincerely,

Amy Hess

Senior Planner



MARYSVILLE
WASHINGTON

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

MEMORANDUM

To: Amy Hess, Senior Planner

From: Kacey Simon, Civil Plan Reviewer

RE: Heart Saved Enhanced Services Facility, File# PA22-036
2 Story, 12,000sf building with retail/commercial on 1st floor and 16 bed enhanced services facility on the 2nd floor.
8619 36th Ave NE & Parcel # 004560000202

Date: 8/23/2022

The following comments are offered after review of the above referenced application. **Most of these comments are duplicates from the last review. There were no civil plans provided so a more thorough review could not be completed at this time.**

1. **Existing utilities:**

- a. Sanitary sewer: Sewer is currently located along 36th Ave NE and can be found on record drawing S774.
- b. Water: Water is currently located along 36th Ave NE and can be found on record drawing W925.
- c. Storm: Storm is currently located along 36th Ave NE and can be found on record drawing SD437.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project.

- a. All utilities currently run along the frontage of the proposed project.

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. 37th Ave NE is classified as a three lane arterial and is to be built compliant with SP 3-201-003 of the EDDS.

4. **Dedication Requirements:**

- a. It appears that there will need to be 15 feet of right-of-way dedicated to the city.

5. **Access:**

- a. Direct access will take place from 36th Ave NE.
 - b. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.
 - c. Per EDDS 3-302 bullet 5: A minimum corner clearance of 50 feet shall be maintained from the nearest edge of any access point to the edge of traveled way. When minimum corner clearances cannot be attained, the Engineer may require investigation to substantiate whether or not left turns should be prohibited into or out of the access point. See standard plan 3-301-001 dimension A.
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. **Projects that are not submitted prior to 7/1/22 will be required to be compliant with the 2019 Ecology manual.**
 - b. 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.
 - c. 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.
 - d. The maximum allowed impervious surface coverage for the Zoning designation is 85%.

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. 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.
- 12. 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.

13. 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

14. **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.

15. 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 ksimon@marysvillewa.gov or at (360) 363-8280.

cc: Ken McIntyre, PE, Development Services Manager



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess – Senior Planner

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

DATE: August 29, 2022

SUBJECT: PA 22-036 – Heart Saved Adult Care Facility

I have reviewed the Site Plan for the proposed Heart Saved Adult Care Facility at 8619 36th 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. TIA is acceptable.
- 3) 36th Ave NE Frontage improvements:
 - a. Roadway frontage improvements shall be per EDDS Standard Plan 3-201-003 for a three lane Collector Arterial including curb/gutter, sidewalk, landscape strip and street lighting within 60' ROW.
- 4) Undergrounding of overhead utilities shall be required upon frontage.
- 5) Per EDDS 3-506, street lighting will be required.
 - a. Street Lighting upon 36th Ave NE shall be PUD installed fiberglass pole installation type street lighting.
 - i. Street shall be designed as collector arterial utilizing 200 watt equivalent LED fixtures.
 - ii. Spacing of fixtures should be approximately 180'-220'.
 1. If wood poles on east side of 36th Ave NE upon frontage length have street lights installed, they may serve as required street lighting.
 - 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.
 - iv. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD street lighting.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

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

To: Amy Hess, Senior Planner
From: Don McGhee, Assistant Fire Marshal
Date: August 24, 2022
Subject: PA22-036 Heart Saved Enhanced Services Facility 8619 36th Ave NE

I have completed a second review of the plans for this project proposing development of a 1.01-acre site for a mixed use building, with 16-unit adult care facility over office/retail space. The building proposed is 2-stories, with central hallways, stairs at lobby entrance and two stairwells located on the north side of the building, central elevator, lobby, kitchen, and two second story porch decks. The building construction type is noted as wood with 1-hour rated walls/ceiling, with sprinkler system throughout and fire alarm system. *Sprinkler room appears acceptable for sprinkler riser and alarm panel.*

Access meeting city code requirements for aerial fire apparatus access may be required. The front drive aisle may provide the access required. See MMC 9.04.503.1.5.

Plans do not show proposed water main extension. Plans show a new fire hydrant along the south side of the drive aisle, off the center of the building. Hydrant location is good. *Water main extension with approved fire hydrants onsite will be required. The building sprinkler system FDC is required to be located within 3' to 10' from a fire hydrant.*

The City GIS water map shows a 12" water main in the roadway, with existing fire hydrants located along the west side of the road, about 100' apart. *The spacing of existing fire hydrants meets current fire code requirements for this use. Maximum 300' apart is allowed for MF use.*

No information about available fire flow is provided for the fire hydrants near this site. *The minimum fire flow required for the site is 1,500 gpm. Contact the city water dept. for flow test.*

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. 3002.4 Elevator car to accommodate ambulance stretcher.
Where elevators are provided in buildings four or more stories above, or four or more stories below, grade plane, not fewer than one elevator shall be provided for fire department emergency access to all floors. The elevator car shall be of such a size and arrangement to accommodate an ambulance stretcher 24 inches by 84 inches (610 mm by 2134 mm) with not less than 5-inch (127 mm) radius corners, in the horizontal, open position and shall be identified by the international symbol for emergency medical services (star of life). The symbol shall be not less than 3 inches (76 mm) in height and shall be placed inside on both sides of the hoist-way door frame.

We Care About You!

3. Fire permits are required for fire alarm and sprinkler system installations (IFC section 105.7) Obtain permits through Marysville Community Development at 80 Columbia Avenue.
4. 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.
5. 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.
6. The minimum required fire flow for hydrants protecting commercial MF buildings is 1,500 gpm (with 20-psi minimum residual pressure).
7. Existing fire hydrant spacing along the roadway appears adequate. The city GIS water map shows the two closest hydrants along the roadway frontages are spaced about 100' apart.
8. Maximum hydrant spacing for the proposed use is 300' apart.
9. Fire hydrants shall be provided onsite in approved locations. Fire hydrants on an approved water main extension are required within the site for this development. Provide water main extensions with hydrants in approved locations, with maximum spacing of 300 feet apart. Fire hydrants with approved water supply must be in service prior to building construction.
10. 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.
11. Buildings with NFPA 13 sprinkler systems require a riser room separated by fire resistive construction, and a fire department connection (FDC) in an approved location away from the building near a fire hydrant (FDCs to be within 3'-10' from hydrants). A location in the sprinkler riser room is required for the backflow prevention for the fire sprinkler system on NFPA 13 type systems (not in a vault). The location of fire hydrants and FDCs requires approval on civil plans. Plans for underground fire sprinkler piping shall be shown on civil construction water plans, and submitted for fire marshal review and approval.
12. Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.
13. Recommend the buildings to be constructed here include fire-resistant exterior construction (such as hardiplank type siding).
14. Access planned appears adequate for fire apparatus. The drive aisle access width that is shown is 26' access appears adequate. 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.
15. Turnaround provision is required for dead-end access in excess of 150 feet long.
16. Recommend the driveway be posted "NO PARKING" where needed to maintain unobstructed emergency access.
17. An adequate access route for fire apparatus must be in service prior to any building construction.
18. 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.
19. Access for firefighting operations along all sides of all buildings is required. A minimum 10' wide access is required. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 200 feet of a fire apparatus access.

We Care About You!



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Amy Hess, Senior Planner

FROM: Brooke Ensor, NPDES Coordinator

DATE: 8/29/2022

SUBJECT: PA22-036 Heart Saved Enhanced Services Facility

1. **The City has adopted the 2019 Stormwater Management Manual for Western Washington.** This project received a complete application determination on August 16, 2022 and must be designed to the 2019 SWMMWW. **Please note that the infiltration requirements have changed in this edition of the manual and the proposed design may need to incorporate UIC requirements/approvals.**

Visit the City's surface water web page to view a 2019 SWMMWW training.
www.marysvillewa.gov/179/Surface-Water

2. For commercial projects triggering minimum requirements #6 Runoff Treatment and #7 Flow Control will be required to record a covenant/easement for all of the facilities that will become privately owned and maintained (attached). A draft should be submitted with Civil Plan review documents. An online copy of this form can be found by visiting the City web site:
<http://www.marysvillewa.gov/96/Community-Development> then clicking on "Permit applications, forms and fees" then "Engineering Services."

If you have questions regarding these comments, please contact me at 360-363-8288 or bensor@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



Stormwater Covenant and Easement

Community Development Department 80 Columbia Avenue Marysville, WA 98270

(360) 363 -8100 Phone (360) 651-5099 FAX Office Hours: Monday – Friday 7:30 AM -4:00 PM

Instructions Page

For the Developer:

Does your Project trigger minimum requirements #6 Runoff Treatment, or #7 Flow Control AND the facility(ies) will be on private property?

If “no” then this covenant does not need to be recorded.

Otherwise, please complete the enclosed documents. The draft document should be submitted for review with the other civil plan documents. It does not need signatures at that time. Exhibit B- Facilities Maintenance Plan should include a map showing where the storm water features are located on the property and describe the maintenance requirements. Once the infrastructure is built, review the document. If construction altered the stormwater utility layout update the appropriate information. The documents must be signed by all parties with an ownership interest in the property (include additional signature blocks and notary acknowledgement forms as necessary). Have the final document signatures notarized. Record before final occupancy is issued.

Recording notes:

- Do not write within the one-inch border
- Type or print legibly and in an easily readable font
- Print documents single sided and provide original copies with original signatures

When Recorded, Return to:

City of Marysville
Community Development
80 Columbia Ave
Marysville, WA 98270

**Stormwater Covenant and Easement
(MMC 14.15.155)**

DOCUMENT TITLE: <i>Project Name</i> Stormwater Covenant and Easement
Grantor: <i>Property Owner Name</i>
Grantee: CITY OF MARYSVILLE, a Municipal Corporation
Legal Description (abbreviated):
Assessor's Parcel(s):
Address:
Reference Number(s):
City of Marysville Project No: City of Marysville Building Permit No:
Note The Auditor/Recorder will rely on the information provided on this form. City staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Stormwater Covenant and Easement (MMC 14.15.155)

This Stormwater Covenant and Easement (the "Agreement") is executed in favor of the City of Marysville (the "City") by the undersigned owner(s) (the "Grantor") of the following described real property situated in the City of Marysville, Snohomish County, State of Washington (the "Property") (insert complete legal description):

(attach Exhibit A if necessary to fit full legal description)

WHEREAS, pursuant to Marysville Municipal Code Chapter 14.15, as may be hereafter amended, a condition of developing the Property requires that it have adequate stormwater drainage; and

WHEREAS, the Grantor has installed a private storm drainage system for the Property; and

WHEREAS, such a private storm drainage system will require ongoing maintenance as detailed in the approved Facility Maintenance Plan to ensure it operates as designed;

WHEREAS, the private storm drainage system includes the following specified drainage control facilities, which are documented in the drainage control plan drawing(s), as amended by record drawing(s) on file with the City of Marysville. The following runoff treatment or flow control facilities are onsite:

	Detention or Infiltration Pond		BMP T8.20 Sand Filter vault
	Detention or Infiltration Vault		BMP T8.30 Linear Sand Filter
	BMP T5.15 Permeable Pavements		BMP T8.40 Media Filter Drain
	Detention Tank/Pipes		BMP T9.10 Basic Biofiltration Swale
	BMP T5.16 Tree Retention and Tree Planting		BMP T9.20 Wet Biofiltration Swale
	BMP T5.17 Vegetated Roofs		BMP T9.30 Continuous Inflow biofiltration Swale
	BMP T5.20 Rainwater Harvesting		BMP T9.40 Basic Filter Strip
	BMP T5.30 Full Dispersion area		BMP T10.10 Wetponds-Basic and Large
	BMP T6.10 Presettling Basin		BMP T10.20 Wetvaults
	BMP T7.10 Infiltration Basins		BMP T10.30 Stormwater Treatment Wetlands
	BMP T7.20 Infiltration trenches		BMP T10.40 Combined Detention and Wetpool Facilities
	BMP T7.30 Bioretention Cells, Swales and Planter Boxes		BMP T11.10 API (Baffle type) Separator bay
	BMP T7.40: Compost-amended Vegetated Filter Strips (CAVFS)		BMP T11.11 Coalescing Plate (CP) Separator Bay

	BMP T8.10 Basic Sand Filter basin	Ecology approved Emerging Technology Manufacturer: Device Name:
	BMP T8.11 Large Sand Filter basin	

Now, therefore, the Grantor, on behalf of Grantor and Grantor's heirs, successors, and assigns, agrees to the following and hereby creates a covenant running with the land that shall be binding upon all parties and their heirs, successors, and assigns forever:

- (1) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, agrees to and shall:
 - (a) inspect and maintain the above described drainage control facilities in accordance with the provisions of Marysville Municipal Code (MMC) Title 14, the approved Facility Maintenance Plan (attached hereto as Exhibit B and incorporated by this reference), and any other provisions applicable to the facilities, as now and hereafter in effect;
 - (b) implement the terms of the drainage control plan required for development; and
 - (c) inform all future purchasers, heirs, successors, and assigns of the existence of the drainage control facilities and other elements of the drainage control plan and the limitations of the drainage control facilities.

- (2) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants permission for authorized representatives of the City of Marysville to enter onto the Property for inspection, monitoring, correction, or abatement of conditions related to the Property's drainage control plan, drainage control facilities, MMC Title 14, or any other MMC provision applicable to drainage control, as now and hereafter in effect.

- (3) If the private storm drainage system is not maintained in accordance with the approved or record drawing design, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns grants the City the right to inspect and repair the system and assess reasonable costs for the work that may be charged against the Property, the Property owner, or any beneficiary.

- (4) The Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns:
 - (a) Agrees and acknowledges that the City is not responsible for the adequacy or performance of the drainage control plan or the drainage control facilities;
 - (b) Agrees to accept any and all risks of harm, loss, injury, or damage related to the drainage control plan or the drainage control facilities; and
 - (c) Hereby waives any right to assert any and all present and future claims against the City, whether known or unknown, for any harm, loss, injury, or damage occurring either on or off the Property, related to the drainage control plan, the drainage control facilities, or drainage

or erosion on the Property, except only for such harm, loss, injury, or damage that directly results from the sole negligence of the City.

- (5) This Agreement shall be recorded in the real estate records of the Auditor's Office of Snohomish County, Washington. If any provision of this Agreement is held invalid, the remainder of the Agreement is not affected.
- (6) The obligations of the Grantor and each of the Grantor's heirs, successors, and assigns under this Agreement shall terminate when that person sells, devises, or transfers the Property, or his or her interest therein, unless the obligation arises out of a claim of negligence or intentional act of that person.

Now, therefore, to this end, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants a perpetual easement to the City of Marysville and its authorized representatives to enter the Property, inspect the private storm drainage system, and make necessary repairs, with any expenses incurred being chargeable against the Property, the Property owner, and any beneficiary.

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary
act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute
the instrument and acknowledged it as the _____
of _____ to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary
act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute
the instrument and acknowledged it as the _____
of _____ to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

EXHIBIT A

LEGAL DESCRIPTION

(Insert complete legal description):

Situated in the City of Marysville, County of Snohomish, State of Washington.

EXHIBIT B

FACILITIES MAINTENANCE PLAN



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager

FROM: Brad Zahnow, Development Services Technician

DATE: January 4, 2022

SUBJECT: PreA21-063 Heart Saved Adult Care Facility
8619 36th Avenue NE
APN: 00459600000202

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 contracts are applicable to this project.

Utility Main Fees

No utility main fees are applicable to this project.

ULID/LID Fees

No ULID or LID fees are applicable to this project.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



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
--	-----------------------	---

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.



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue □ Marysville, WA 98270
(360) 651-5100 □ (360) 651-5099 FAX
24-Hour Recorder 360-363-8204

MEMORANDUM

Date: **August 30, 2022**

PA22-036

To: **Amy Hess, Senior Planner**

From: **Michael Snook, Building Official**

Re: **Project Name:** Heart Saved Enhanced Services Facility

Applicant: Heart Saved Adult Family Home, LLC

Proposal: Construction of 2-story, approximately 12,000 square foot building with retail/commercial on the first floor and a 16-bed Enhanced Services Facility (ESF) on the second floor. Project will construct frontage and other associated improvements.

Address: 8619 36th Ave NE

In response to your request for review of the above project. Please see requirements below:

1. Applicant shall comply with any and or all provisions the 2018 Edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes, and current Washington State Amendments.
2. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, Geotech Report, and 2018 Washington State Energy Code work sheets.
3. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.
4. If any demolition of structures is proposed, 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. An asbestos report will be required for each demo permit.
5. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - Soil Classification
 - Required Drainage Systems
 - Soil Compaction Requirements
 - Type of Footings, Foundations, and Slabs Allowed
 - Erosion Control Requirements
 - Retaining Walls
 - Fill and Grade
 - Final Grade

Please provide the below information in regards to the 2018 International Building requirements:

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.
2. Please provide scaled floor plans with square footage of each room, open areas, and all levels throughout the building.

3. For the main structure, show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
4. Construction shall comply with the 2018 IBC, Chapter 5 “General Building Heights and Areas”, and any “Area Modifications”.
5. Exterior walls are to comply with the 2018 International Building Code, Chapter 6. This includes allowable openings under the 2018 IBC, Chapter 7. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
6. If mixed occupancy areas or non-separated are purposed inside the buildings, they will be required to comply with the 2018 IBC, Chapter 5.
7. An “Exit study plan” is to be shown in the architectural plan set, and to be to scale.
8. Buildings shall be accessible to all areas to persons with physical disabilities per the 2018 IBC, Chapter 11. This includes the Washington State Amendments, and ICC A117.1.-2017.
9. Accessible parking stalls shall be shown on the site plan and meet the requirements of the 2018 IBC, Chapter 11.
10. Restrooms shall be provided per the Washington State Amendments of the 2018 IBC, Chapter 29, and the 2018 UPC.
11. All Mechanical Equipment shall be screened from public view under MMC Provisions. Please indicate how this will be achieved on your building plan, elevation submittal sheets.
12. A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal’s Office.
13. Per the Marysville Municipal Code, Chapter 14.10, Cross-connection devices are required on the domestic and fire sprinkler water supply. Prior to final acceptance, all required backflow devices are to be tested by an independent third party testing agency.
14. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.
15. Deferred Electronic Submittals applications are to be submitted per the requirements below;
 - The registered design professional in charge of the project shall review and stamped each set of plans and specifications approved.
 - The registered design professional in charge of the project shall provide a letter stating that the plans and specifications have been reviewed and that package is general conformance with the design of the building.
 - The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.
 - The deferred submittal items shall not be installed until the deferred submittal documents have been reviewed and approved by the Building Official.
16. Special Inspection will be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.
17. **Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.**

We look forward to your project coming to our City!

If I may be of any further assistance, please feel free to contact me.

Michael Snook, Building Official, 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.



MARYSVILLE POLICE DEPARTMENT



MEMORANDUM

DATE: August 18, 2022
TO: Amy Hess, Community Development Dept.
FROM: Brad Akau, Commander
RE: PA 22-036

I have reviewed the site plan for the Construction of a 2-story, approximately 12,000-square foot building with retail/commercial on the first floor and a 16-bed Enhanced Services Facility (ESF) on the second floor.

The Police Department recommends the following:

- The contractor/owner provides low-level lighting in all parking/pedestrian areas
- The lighting footprint does not extend beyond the project area
- The address should be clearly visible from the street
- Windows to be installed to overlook the parking areas
- Shrubs should be no more than three (3) feet high for visibility from windows to parking/pedestrian areas
- Lower branches on trees to be at least seven (7) feet off the ground for visibility to the parking/pedestrian areas

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

August 26, 2022

Amy Hess
 City of Marysville
 80 Columbia Avenue
 Marysville, WA 98270

Dear Ms. Hess:

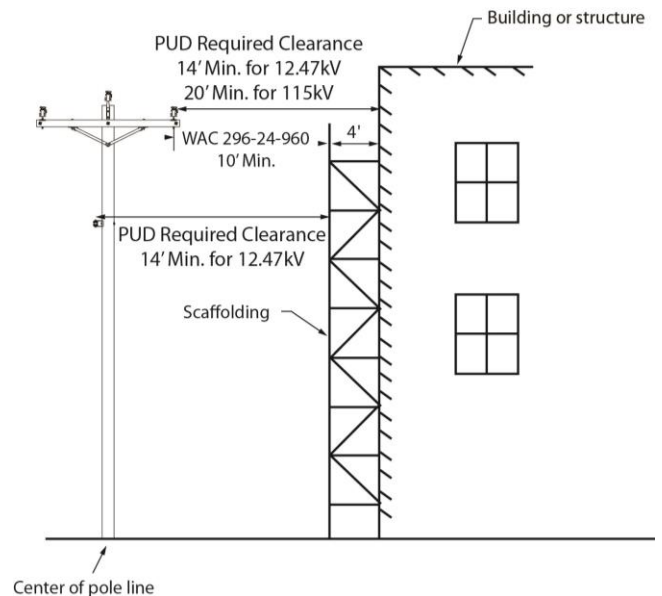
Reference Number: PA22 036 Heart Saved Enhanced Services

District DR Number: 22-10-544

The District presently has enough electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. The developer will be required to supply the District with suitable locations/easements upon its property for any electrical facilities that must be installed to serve the proposed development. It is unlikely that easements will be granted on District-owned property, or consents granted within District transmission line corridors.

Please be advised that per WAC 296-24-960 the minimum worker safety clearance from any District distribution conductor is 10 feet. **Therefore, the District requires a minimum 14-foot clearance from any structure to accommodate workers, scaffolding and ladders. Minimum worker safety clearance from 115kV transmission wires is 20 feet.**

Any relocation, removal or undergrounding of District facilities to accommodate this project and the worker safety clearances shall be at the expense of the project developer and must be coordinated with the PUD in advance of final design. Please include any project related utility work in all applicable permits.



Please be aware that if your project is being reviewed by Snohomish County and there are critical areas or buffers within your project as defined by Snohomish County in SCC 30.62A.300, you may be required to do a critical area study. Any utility work that will increase the utility footprint, such as installation, extension or construction is subject to these standards and requirements. New utility construction and installation is only allowed within critical areas or buffers when no alternative location exists and when you mitigate any impacts to the area. Snohomish County can provide the critical area study and has listed its fee structure under SCC 30.86.525. Snohomish PUD requires that, prior to applying for electrical service from the PUD, you address any critical area considerations and obtain the appropriate approvals to proceed with your project.

Please contact the District prior to design of the proposed project. For information about specific electric service requirements, please call the District's Everett office at 425-783-8272 to contact a Customer Engineer.

Sincerely,

Mary Wicklund for

Mark Flury, Senior Manager
Transmission & Distribution System
Operations & Engineering