

January 4, 2024

ZGA Architects
Attn: Lowell Alseth
300 E Mallard Dr, Suite 325
Boise, ID 83706

Re: KAG Ford Service Center – PA23-024 – Technical Review 1
16100 Smokey Point Blvd – APN(s): 31052900400600

Dear Lowell,

After review of the preliminary Site Plan Review, the Planning Division has the following comments:

1. Provide file number PA23-024 on all future plan submittals.
2. Per MMC 22C.020.250(12), recessed entries for purpose of weather protection is permitted. Please demonstrate that the proposed recessed pedestrian entries meet the required dimensional requirements.
3. Demonstrate compliance with MMC 22C.020.340(2) - *Mechanical equipment located on the roof, facade or external portions of a building shall be architecturally screened so as not to be visible from adjacent properties at street level or the public street.*
4. The proposed signage must be reviewed and approved under a separate sign permit. Signage must be designed for compliance with MMC 22C.160.
5. Please add calculations for how the total number of required parking spaces was determined. Per MMC 22C.130.030, off-street parking spaces must be calculated for the proposed uses as listed below:
 - 5.1. Motor Vehicle Repair – 2 spaces plus 2 spaces per service bay
 - 5.2. Office – 1 space per 400 sq. ft. of gross floor area.
6. Bicycle parking shall be provided at a rate of 5% of the number of required off-street auto parking spaces. Design and location shall be provided in accordance with MMC 22C.130.060.

LANDSCAPING PLAN

7. At this time, the provided preliminary landscaping plan is sufficient for proceeding with site plan approval. The final landscape plan will be reviewed and approved by planning staff at time of formal civil construction plan review.
 - 7.1. All landscaped areas shall be provided with an irrigation system or a readily available water supply with at least one outlet located within 50 ft. of all plant material. Provide irrigation plan with resubmittal of landscape plan during formal civil plan review

Once the above amendments have been completed, please provide an electronic copy for review. If you have any questions, please contact me at 360.363.8216 or by e-mail at emorgan@marysvillewa.gov

Respectfully,

Emily Morgan

Emily Morgan
Senior Planner

ECC: Chris Holland, Planning Manager
Haylie Miller, CD Director
Todd McFarlane, Kendall Development Corp.

MEMORANDUM

Date: **December 4, 2023**

PA23-024

To: **Chris Holland, Planning Manager**

From: **Michael Snook, Building Official**

Re: **Project Name:** Kendall Auto Group-Ford Service Center

Applicant: Kendall Development Group

Proposal: New construction of a 52,000 SF service center for medium-duty and super-duty trucks with 24 service bays. The facility is not intended for automobiles and standard pickup trucks.

Address: 16100 Smokey Point Boulevard

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, or 2021 International Codes and Uniform Plumbing code if submitted after March 15, 2024
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, and 2018 Washington State Energy Code work sheets. 2021 Washington State Energy Codes required if submitted after March 15, 2024.
3. Provide on plan set the amount of batteries, if any, will be stored in the proposed structure.
4. 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.
5. If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any 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.
6. Any located underground or above ground fuel tanks will need a fire construction permit for the decommissioning of such fuel tanks.
7. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.
8. All utility easements and easement setbacks are to be met.
9. A grading permit will be required. An updated Geotechnical report or summary letter stating that the submitted Geotechnical Report represents the current site conditions, shall be submitted to the City for this project. Submitted Geotechnical Report is from 2005. 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 International Building requirements:

1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. Or 2021 IBC, if submitted after March 15, 2024. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Structural Engineer and based on the Geotech report.
2. Please provide scaled floor plans with square footage.
3. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
4. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
5. A Fire Sprinkler system will be required. The applicant is to verify these requirements with the Fire Marshal's Office.
6. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. The 2023 NEC will be adopted January 1, 2024. A separate application, plans, and plan review will be required.
7. 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.
8. **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
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager

FROM: Brad Zahnow, Development Services Technician

DATE: January 4, 2024

SUBJECT: PreA23-024 Kendall Auto Group – Ford Service Center
16100 Smokey Point Boulevard
APN: 31052900400600

Utility Capital Improvement Fees

Utility capital improvement fees are assessed in accordance with the attached rate sheet. The “City” rates will apply to this project.

Recovery (Latecomer) Fees

None applicable to this project.

Utility Main Fees

Main fees for an existing water main within Smokey Point Boulevard will be assessed at \$2.25/ft. of frontage.

ULID/LID Fees

This parcel is subject to LID #71 for construction of the 156th St Overpass. The current balance on the assessment account may be obtained from:

Rick Knopf
Public Finance, Inc.
Publicfinanceinc@gmail.com
(425) 885-1604



MARYSVILLE
PUBLIC WORKS

UTILITY CAPITAL IMPROVEMENT CHARGES - 2023

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	<u>City</u>	<u>Outside City</u>
Hotel/Motel	Eff 1/1/06	\$1,816/ <u>rm</u>	\$2,099/ <u>rm</u>	\$1,717/ <u>rm</u>	\$1,870/ <u>rm</u>
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 <u>gpm</u>	\$1.64 / square foot (<u>bldg</u>)	\$1.99 / square foot (<u>bldg</u>)
2001 – 4000 <u>gpm</u>	\$2.40 / sf	\$2.87 / sf
4001+ <u>gpm</u>	\$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 (<u>bldg</u>)	\$1.24 / square foot (<u>bldg</u>)
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.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270

MEMORANDUM

To: Chris Holland, Planning Manager

From: Kacey Simon, Civil Plan Reviewer

RE: Kendall Auto Group – Ford Service Center, File# PA23-024
New construction of a 52,000 SF service center for medium-duty and super-duty trucks with 24 service bays. The facility is not intended for automobiles and standard pickup trucks.
16100 Smokey Point Blvd. & Parcel # 31052900400600

Date: 12/13/2023

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

1. **Existing utilities:**

- a. Sanitary sewer: There currently is a 12” PVC sewer main located in Smokey Point BLVD can be found on record drawing S98.
- b. Water: There currently is a 16” ductile iron water main located in Smokey Point BLVD can be found on record drawing W420.
- c. Storm: There is an 18” storm line located on the east side of Smokey Point BLVD can be found on record drawing SD179.

2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. All required utilities currently front the project. No extensions necessary.

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. Frontage improvements appear to extend along Smokey Point BLVD. Outstanding improvements shall include repairing sidewalk if in poor condition.

4. **Access:**

- a. No direct access is permitted along Smokey Point BLVD and none is proposed.

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. As the project is meeting its flow control requirement by usage of the regional facility the drainage report need only meet requirements 1 – 5 and at time of civil submittal provide a conveyance analysis.
- b. The maximum allowed impervious surface coverage for the Zoning designation is 85%.

Standard Comments:

6. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
7. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review.
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 \$648.00. 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. Please refer to MMC 22G.030.020 for applicable plan review and construction inspection fees.
13. **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 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 week
 - iv. Subsequent reviews will be 3 weeks.
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 ksimon@marysvillewa.gov or at (360) 363-8280.

cc: Josh King, PE, Engineering Services Manager



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager

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

DATE: December 22nd, 2023

SUBJECT: Kendall Auto Group. PA23-024

Public Works Operations has reviewed the Kendall Auto Group submittal and has the following comments:

1. Ensure hydrant spacing does not exceed 300' per Design and Construction Standards 2-060.

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

Chris Holland

From: SPW-Contact.pwCMS <Contact.pwCMS@snoco.org>
Sent: Tuesday, December 5, 2023 12:31 PM
To: Chris Holland
Subject: [External!] SNOCO COMMENTS: Kendall Auto Group - Ford Service Center (PA23024)

[CAUTION:] This email originated from outside the City of Marysville. **Do not click links or open attachments** unless you recognize the sender and know the content is safe. Contact helpdesk if you have any concerns or questions.

Hello Chris,

Snohomish County Public Works concurs with the distribution and the conclusion that this development will not impact any county capital improvement projects or county road with three or more directional peak hour trips.

Therefore, no mitigation and no offer is required of this development to the county under the county/city interlocal agreement.

Thank you.

Monica Summerset | Associate Land Development Analyst

[Snohomish County Public Works](#)

3000 Rockefeller Ave, M/S 607 | Everett, WA 98201

425-262-2860 | Contact.pwCMS@snoco.org

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: Chris Holland <CHolland@marysvillewa.gov>

Sent: Saturday, December 2, 2023 11:11 AM

To: Mike Snook; Jordan Sanchez; Joshua King; Kacey Simon; Ken McIntyre; Matthew Eyer; Kim Bryant; Ryan Keefe; Tim King; Kristy Beedle; Darrin Douglas; Jesse Hannahs; jbirchman; Danny Hagen; Jason Crain; Shane Freeman; Billy Gilbert; mwrap@arlingtonwa.gov; planning@arlingtonwa.gov; Friedman, Jacob; Development Review; tmaloney@mfdrra.org; Don McGhee; Brian Merkley; Susan Carver; Wicklund, Mary; Robert.nance@ziply.com; Robert.larson@ziply.com; Anderson, Dawn; SPW-Contact.pwCMS; csteven; Todd Gray; Kurt Nelson; Ryan Carney; Pretreatment; Jeff Cobb; Benjamin Gunn

Subject: Kendall Auto Group - Ford Service Center (PA23024)

When: Friday, December 22, 2023 12:00 AM to Saturday, December 23, 2023 12:00 AM (UTC-08:00) Pacific Time (US & Canada).

Where: N/A - Request for Review





MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland – Planning Manager

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

DATE: December 19, 2023

SUBJECT: PA 23-024 – Kendall Auto Group – Service Center

I have reviewed the Site Plan and Traffic Impact Analysis for the proposed Kendall Auto Group Service Center at 16100 Smokey Point Blvd. 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. Snohomish County Intersection of 152nd ST NE & 67th Ave NE:
 - i. During both Open and Horizon Years, based upon Distribution, during the PM peak 3 or more PM Directional Trips from the EB 152nd ST NE approach would impact the intersection therefore Impact Fees should be due to Snohomish County.



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager

FROM: Ryan Carney, Surface Water Inspector

DATE: 12/22/2023

SUBJECT: PA23-024 Ford Service Center

1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.
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 360-363-8140 or rcarney@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: Jeff Cobb, WWTP Operations/Pretreatment Lead

DATE: December 22, 2023

SUBJECT: Kendall Auto Group – Ford Service Center, PA2-024

Address - Project Location: 16100 Smokey Point Blvd

In response to the request for review of the above-mentioned project, please note the following:

- 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.
- Coalescing plate oil/water separators must meet the City of Marysville's engineering design standards.
- All wastewater plumbing is subject to **MMC 14.20 PRETREATMENT REQUIREMENTS**

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