



January 29, 2024p

Ms. Emily Morgan
Marysville Community Development
501 Delta Avenue
Marysville, Washington 98270

**Re: Kendall Auto Group Service Center – PA23-024
16100 Smokey Point Boulevard
ZGA Project Number: 2310.00**

Subject: Responses To Land Use Technical Review Comments

Dear Ms. Morgan,

This letter is in response to the Land Use Technical Review Comments provided on January 4, 2023, and provides a written confirmation of how the review comments have been addressed.

Planning Division Comments by Emily Morgan:

1. "PA23-024" has been added to each drawing in the lower right corner of the title block.
2. Confirming keynotes 5 and 6 have been added on drawing G002, Fire and Life Safety Summary. This is the code compliance drawing. The primary pedestrian entrance has a weather protection overhang approximately 7'-6" deep and the secondary public access entries have a weather protected overhang of approximately 4'-0" deep.
3. The building has parapets which provide screening for the rooftop mechanical units.
4. Acknowledged; a separate sign permit will need to be procured.
5. The calculations for determining the minimum number of parking spaces has been included in the Site and Building Data on drawing A101, Site Plan.
6. The calculations for determining the minimum bicycle parking is included in the Site and Building Data on drawing A101, Site Plan. Three bicycle parking spaces required; two bicycle racks accommodating two bicycles each are indicated by keynote 4.
7. Acknowledged; final landscape plan will be reviewed in conjunction with formal civil construction plan review.
 - 7.1 Acknowledged.

Building Division Comments by Michael Snook:

1. Acknowledged; please see Code Data on drawing G002, Fire and Life Safety Summary.
2. Acknowledged.
3. Quantities of batteries stored on site is indicated on drawing A101 for the electric vehicle batteries and on drawing A113 for the gasoline powered vehicle batteries.
4. Acknowledged.
5. No demolition of structures is proposed.
6. No fuel tanks proposed.
7. Acknowledged.
8. Acknowledged.
9. Early grading permit is EG24-003. The updated geotechnical report has been submitted.

International Building Requirements:

1. Acknowledged; please see Code Data on drawing G002, Fire and Life Safety Summary. Structural engineering is based on the 2018 IBC, Chapter 16 and its reference documents. Based on the building



- being a Risk Category II building, the seismic 'zone' design criteria may be established under the guidance of a structural engineer that is licensed as a Washington State Civil Engineer.
2. All plans are drawn to scale. Square footage of each floor is indicated in the Code Data on drawing G002 and on drawing A111.
 3. Types of building materials are indicated on the exterior elevations, wall sections, and details. No fire-resistance-rated construction is necessary.
 4. See drawing A101, Site Plan.
 5. Fire sprinkler system will be an NFPA 13 system. This is indicated in the Code Data on drawing G002.
 6. Acknowledged; separate electrical permit will be required.
 7. Special inspections are listed on drawing S101. The Owner will hire the special inspection agency; therefore, the Owner will provide to Marysville the name of the registered special inspection agency.
 8. Acknowledged.

Civil Plan Review Comments by Kacey Simon:

1. Existing utilities:
 - a. Acknowledged.
 - b. Acknowledged.
 - c. Acknowledged.
2. No action required.
3. Patching of existing improvements is indicated on the drawings.
4. No action required.
5. Acknowledged.

Standard Comments:

6. Acknowledged.
7. Acknowledged.
8. Acknowledged.
9. Acknowledged. No retaining walls proposed.
10. Acknowledged; a right-of-way permit will be procured by the contractor for all work in the City right-of-way.
11. Acknowledged.
12. Acknowledged; construction inspection fees will be paid by the contractor.
13. Acknowledged; early grading permit in process, permit number EG24-003.
14. Acknowledged.

Public Works Operations Comments by Kim Bryant:

1. Fire hydrant locations are per the drawing provided by Don McGhee in the Pre-Application technical review comments.

Snohomish County Public Works Comments by Monica Summerset:

Acknowledged; "no mitigation and no offer is required...under the county/city interlocal agreement"; therefore, no action required.

Traffic Impact Analysis Comments by Jesse Hannahs:

1. Acknowledged; traffic impact fees will be required by the city, and perhaps by the county and state.
2. An offer to Snohomish County has been included.

Surface Water Comments by Ryan Carney:

1. Acknowledged.
2. A copy of the stormwater easement will be submitted during construction review of the site.

WWTP Operations Comments by Jeff Cobb:

1. All floor drains in areas that have potential for oil and grease spills will drain to coalescing plate oil/water separator as required. Coalescing plate separator drain routing is shown on drawing P201_Waste and Vent Plan – Area A and drawing P202_Waste and Vent Plan – Area B.

2. Coalescing plate separator is detailed on drawing P101_Plumbing Schedules & Details.
3. Wastewater plumbing to meet all MMC 14.20 pretreatment requirements.

Should there be any questions or a need for additional information, please do not hesitate to contact me.

Sincerely,



Lowell Alseth
Architect
ZGA Architects and Planners, Chartered

cc: Todd McFarlane and Duane Farnham, Kendall Auto Group