



Date: May 5, 2024

To:

City of Marysville  
 Development Services  
 80 Columbia Avenue  
 Marysville, WA 98270

**Response to Comments**

Project Name: 163 RV Storage  
 Project File Number: PA23-016 - Technical Review 2  
 Review Completion: March 5, 2024

CITY COMMENTS	LAND TECH RESPONSE
<b>Development Services:</b> <b>Reviewer: Emily Morgan, Senior Planner</b>	
1. The proposed trash enclosure may not be located within a building. Trash enclosures must be sited and designed in accordance with <a href="#">MMC 22C.120.160</a> and <a href="#">MMC 22C.020.320</a> . Please contact Kristy Beedle, Solid Waste Supervisor ( <a href="mailto:kbeedle@marysvillewa.gov">kbeedle@marysvillewa.gov</a> or 360.363.8152) for enclosure size and design requirements.	Trash Bins (dumpsters) not to be provided. There will be individual waste and recycle 'cans' that will be placed out on pick-up days for the office only.
2. Provide specifications for the proposed security fence. The plans currently do not provide the proposed height or material proposed	The specifications have been added on C1.
3. A revised preliminary landscape plan was not provided with the latest submittal. A final landscape plan, along with a site illumination plan and irrigation plan, is required to be submitted with civil	Revised landscape plan is provided along with the irrigation plan.  Illumination Plan to be submitted with the Civil Construction Plans but provided

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construction plan review.	here for cursory review.
4. Staff has reviewed and concurs with the findings of the Buffer Restoration Plan prepared by Wetland Resources, Inc, dated January 17, 2024.	Thank you
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 <a href="mailto:emorgan@marysvillewa.gov">emorgan@marysvillewa.gov</a>	
<b>Civil Plan Review:</b> Reviewer: Shane Whitney, Civil Plan Review	
1. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No extensions are necessary for this particular project.	Thank you
2. <b><u>Frontage Improvements:</u></b> 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. This project will not have any frontage improvements.	Thank you
3. <b><u>Access:</u></b> <i>a.</i> The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet. <i>b.</i> The access via the shared easement will need to be paved. If it is not paved by adjacent development prior to this project getting underway, the storage facility will be required to pave the roadway. <b><i>Planning has agreed that at this time it is not necessary for the shared access to be paved in its entirety.</i></b>	Thank you
4. <b><u>Drainage:</u></b> All projects in the city of Marysville	Understood and SWM is designed per

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<p>must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.</p> <p>a. Stormwater drainage: The city has adopted the 2019 Ecology Manual. The project as shown must be complaint with all 9 minimum requirements. The supplied report demonstrates general compliance with required standards. A complete review will take place with the grading permit.</p>	<p>the 2019 Ecology Manual.</p>
<p>Other Comments:</p>	
<p>5. <i>The trash dumpster cannot be located within the building.</i></p>	<p>Waste and Recycle will not use bins but will be "garbage cans" pulled out on pick-up day. (No dumpsters) Trash service is only provided for the leasing office.</p>
<p><b>Marysville Fire District:</b> Reviewer: Don McGhee, Assistant Fire Marshall</p>	
<p>6. <b>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 storage yard operation (IFC 507). Check with the city Public Works Dept. for water system information.</b></p>	<p>Proof of Fire Flow letter was provided and is provided again with this submittal. GPM @ 20 psi is reported at 3,671 gpm by Ryan Keefe on June 21<sup>st</sup>, 2023.</p>
<p>7. The minimum required fire flow for hydrants protecting storage facilities is 1,500 gpm.</p>	<p>Water Operations performed a fire flow test and measured 3,671 gpm@20psi</p>
<p>8. An approved water main extension is required within the site for this development (IFC 507). Fire hydrants will be required in approved locations, with maximum spacing of 300 feet apart along approved access roads. 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,</p>	<p>Understood, layout of hydrants should be found in compliance on the concept engineering plans here and will be perfected as needed for the engineering submittals</p>

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located four inches off the centerline on the hydrant side of the road. Fire hydrants with approved water supply must be in service prior to storage yard operation.	
9. Recommend the roadways be posted "FIRE LANE - NO PARKING" to maintain unobstructed emergency access.	Fire Lane markings will be provided through site to demonstrate clear fire lane through pavement. See Sheet C20 for autoturn analysis and fire lane markings
10. Emergency access to locked gates shall be provided for firefighting operations by use of approved Knox products (IFC 504/506).	Knox products will be provided at gate
11. Hazardous materials storage will not be allowed without meeting additional requirements.	No hazardous materials to be stored at this site.
<p><b>12. The storage structures proposed will require approved fire sprinkler and alarm systems appropriate for the proposed storage occupancy. Separate fire protection system plans must be submitted to the city for fire marshal approval and submittal may be deferred from building plans- but allow 6 weeks for initial plan reviews. Building 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 (if</b></p>	A Riser Room and Sprinklers are proposed. Engineering on the fire protection system will be submitted with the Engineering plans.
<p><b>Public Works:</b>  Reviewer: Kim Bryant, Water Operations Supervisor  Tim King, Utility construction Lead II,  Ryan Keefe, Water Operations Lead II</p>	
1. Per Design and Construction standards 2-060 part D #4, hydrant assemblies within a commercial setting spacing shall not exceed 300'.	Fire hydrant 300' circles have been added on C1.
<p><b>Public Works:</b>  Reviewer: Ryan Carney, Surface Water Inspector</p>	
1. The City has adopted the 2019 Stormwater	It is a confounding requirement but

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<p>Management Manual for Western Washington:  (UIC rules apply to infiltration trenches, see Volume I chapter 4 UIC Program. Contact the Department of Ecology for permitting information.)</p>	<p>understood and infiltration systems that meet the criteria for UIC will be registered as required.</p>
<p>2. For commercial and multifamily 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: <a href="http://www.marysvillewa.gov/96/Community-Development">http://www.marysvillewa.gov/96/Community-Development</a> then clicking on "Permit applications, forms and fees" then "Engineering Services."</p>	<p>Covenant/Easement to be provided with engineering submittal. Draft is provided here.</p>
<p><b>STORMWATER COVENANT AND EASEMENT DOCUMENT INCLUDED IN RESPONSE LETTER- saved in Drainage Folder</b></p>	<p>Will be provided for construction plans.</p>