



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

February 23, 2024

Brian Kalab
Insight Engineering, Co.
PO Box 1478
Everett, WA 98206

Re: Kendall Auto Group Auto Storage Yard – *Technical Review 2*
PA 23020

Dear Brian,

After preliminary review of the above referenced proposal, the following comments have been prepared:

City of Marysville Community Development – Planning Division

Chris Holland, Planning Manager
360.363.8207
cholland@marysvillewa.gov

1. **TR1 Comment:** Amend sheets S1 and C1.1 to depict all encumbrances outlined in Schedule B of the Title Report prepared by Chicago Title Insurance Company, dated July 25, 2023. If the encumbrances cannot be depicted then they will need to be referenced.
TR1 Response: Encumbrances have been depicted onsite. Those that have not been depicted a merely referenced.
TR2 Response: In review of the title report there are number of easements that have not been depicted, and have not been referenced on Sheets S1 and C1.1 (i.e. AFN 201706210438, 201907310731 & 202306150110).
2. The site plan shall be amended, as follows:
 - a. **TR1 Comment:** Provide impervious surface calculations demonstrating compliance with the 85% maximum impervious surface allowance.
TR2 Response: Please review to impervious surface calculations on C1.
TR2 Response: Impervious surface calculations are not provided on Sheet C1.
3. The intersection spacing requirements along 39th Avenue NE and the future signalized arterial of 160th Street NE is 250'. After discussing with Public Works, due to the unlikely traffic volumes from this development and future development of the City owned property access spacing of 200' would be acceptable. The current access spacing is proposed at approximately 132'. The site and civil plans will need to be amended to include a minimum 200' intersection spacing from the intersection of 39th Avenue NE and 160th Street NE.

4. The landscape plan will need to be amended to provide a minimum 5 foot L1 landscape buffer shall be required around the perimeter of the storage yard, or a 6 foot-high solid masonry wall or sight-obscuring fence 5 feet inside the property line with an L2 landscape buffer. The existing landscape buffer on the Subaru Auto Dealership site does not meet the L1 or L2 landscape buffer requirements.
5. The illumination plan is approved, as proposed.

City of Marysville Public Works – Engineering Services

Kacey Simon, Civil Plan Reviewer
360.363.8280
ksimon@marysvillewa.gov

6. A coalescing plate will be needed for enhanced treatment, prior to outfall to the City system. Please show flows to justify sizing of required coalescing oil water separator. – *Storage areas for vehicles and equipment are not categorically exempt. Please site from the manual that you are not exceeding the prescribed limits.*
7. Please note that all adjoining easements must be recorded prior to civil plan approval.
8. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
9. Fire flow will need to be completed prior to 1st civil plan review and submitted with 1st civil plan review.
10. 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.
11. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
12. 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.
13. 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.
14. Engineering construction plan review fees are required in accordance with MMC 22G.030.020 and are due prior to release of approved civil construction plans. The construction plan review fees are increasing on October 1, 2023.
15. Engineering construction inspection fees are required in accordance with MMC 22G.030.020. The construction inspection fees are increasing on October 1, 2023.
16. 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. The following review times apply:
 - a. First review = 5 weeks
 - b. Subsequent reviews = 3 weeks

17. 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.

City of Marysville Public Works – Engineering

Jesse Hannahs, PE, Traffic Engineering Manager
360.363.8287
jhannahs@marysvillewa.gov

18. Frontage Improvements/Roadway construction shall be required for 39th Ave NE along eastern property line.
- a. Roadway cross-section shall be per EDDS Standard Plan 3-201-003.
 - b. Existing Temporary cul-de-sac at northern terminus of 39th AVE NE shall be removed by development with, at minimum, west side curbing connected into existing curbing just south of temp cul-de-sac.
19. Per EDDS 3-506, street lighting will be required.
- a. 39th Ave NE street lighting layout shall be designed as a Collector Arterial.
 - i. Designed LED street lighting should be PUD owned/maintained fiberglass pole type with City responsible for utility bills.
 - ii. Street lights provided shall be 200 watt equivalent LED street lights.
 - iii. Spacing of fixtures should be approximately 150'-200'
 - iv. As part of civil construction approval proposed PUD street lighting locations shall be submitted to the City for review/approval.
 - v. Contact Eddie Haugen of Snohomish County PUD at (425) 783-8276 or wehaugen@snopud.com for more information regarding PUD design.

Marysville Fire District

Brian Merkley, Deputy Fire Marshal
360.363.8500
bmerkley@mfdrrfa.org

20. 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.
21. 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.
22. The City GIS water map shows an existing 12" water main ending at the current terminus of 39th Ave NE. Hydrants on site appear to be inadequate. Please add additional hydrants to meet the required maximum 300' spacing for commercial development. *FM agrees to no added hydrants unless site is built upon.*
23. Maximum hydrant spacing for the proposed use is 300' apart. The spacing of existing fire hydrants appears inadequate for this proposed use.
24. 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.

25. Emergency access for firefighting operations appears adequate and shall be equipped with approved Knox padlocks or products at all locked gates (IFC 504/506). Please ensure lanes are minimally 20 feet wide and inside turn radius is at least 25 feet. *This item was not acknowledged in response letter as it was above the numbered list. Please respond. Thank you.*

After you have had an opportunity to review the technical review comments, please let me know what technical review comments you need clarification on. Once received I can set up a Zoom meeting with all of the applicable city and agency representatives. If you have any questions, please contact me at 360.363.8207, or by e-mail at cholland@marysvillewa.gov.

Sincerely,

Chris Holland

Chris Holland
Planning Manager

e-copy: Haylie Miller, CD Director