

April 2, 2024

Chris Holland, Planning Manager
501 Delta Avenue
Marysville, WA 98270
(360) 363-8000

Re: **Kendall Auto Group Auto Storage Yard - PA 23020**
IECO No. 20-1092

Dear Chris,

The project referenced above is revised in response to the review comments dated February 23, 2024. The review comments are numbered on the letter and have been addressed in *italics* as follows:

City of Marysville Community Development - Planning Division

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).

Please see the revised title report. The title report has been updated to not reflect the other tax parcels prior to the BLA. The only encumbrance on the property is the existing access easement on the east side of the property.

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.

The site plan has been amended to show the 85% impervious required calculation as well as the proposed impervious calculation. C1 has been updated.

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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.

Per conversations with Jesse Hannahs and Ken McIntyre, the current intersection spacing is acceptable.

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.

Please see the revised landscape plan with the revised plantings on the west side of the project.

5. The illumination plan is approved, as proposed.

Comment noted.

City of Marysville Public Works – Engineering Services

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.

The site is exempt from the need for oil control. There are 4 areas that require oil control facilities. The first is a commercial site with 300 total trip ends or more than 100 vehicles per 1,000 SF of building. We do not meet this criteria as we have no trip ends. The site is a secondary use to the Subaru Dealer and is only used for storage. The second area is a commercial site with petroleum storage. We do not have any petroleum storage so do not meet this criteria. The third area is a commercial site that stores more than 25 vehicles with a gross weight of 10 tons. The site only storing cars so it does not meet this criteria. And the fourth is a road intersection with an ADT count of 25,000 vehicles. We don't meet this criteria. Therefore, an oil/water separator is not needed for the site.

7. Please note that all adjoining easements must be recorded prior to civil plan approval.

The adjoining easements and right of way paperwork is going through the review process and should be recorded soon.

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8. Thru 17. Are general comments and don't require responses.

City of Marysville Public Works – Engineering

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.

The cross section has been revised.

- 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.

Please see the callouts on C5.0.

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.

PUD is currently working on the plan and it will be submitted to the city as soon as it is done.

Marysville Fire District

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.

Understood

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.

Understood

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.

Understood

23. Maximum hydrant spacing for the proposed use is 300' apart. The spacing of existing fire hydrants appears inadequate for this proposed use.

Please see comment number 22. Fire hydrant spacing is OK for this construction.

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.

Understood

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.

Understood

Please feel free to contact me with any questions or comments you may have.

Sincerely,



Brian Kalab, P.E.