

January 24, 2024

Emily Morgan
City of Marysville
Community Development Department
501 Delta Avenue
Marysville, WA 98270

RE: Responses to Technical Review 1
White Barn Brown Bear Car Wash
8907 & 8915 Soper Hill Rd
City File No. PA23-021
Our Job No. 22681

Dear Emily:

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated December 5, 2023. Enclosed are the following documents for your review and approval:

1. Revised Colored Elevations prepared by Barghausen Consulting Engineers, Inc.
2. Revised Preliminary Civil and Landscaping Plans prepared by Barghausen Consulting Engineers, Inc.
3. Revised Stormwater Site Plan prepared by Barghausen Consulting Engineers, Inc.

The following outline provides each of your comments in italics exactly as written, along with a narrative response describing how each comment was addressed:

Letter from City of Marysville dated December 5, 2023

Site Plan Review Comments

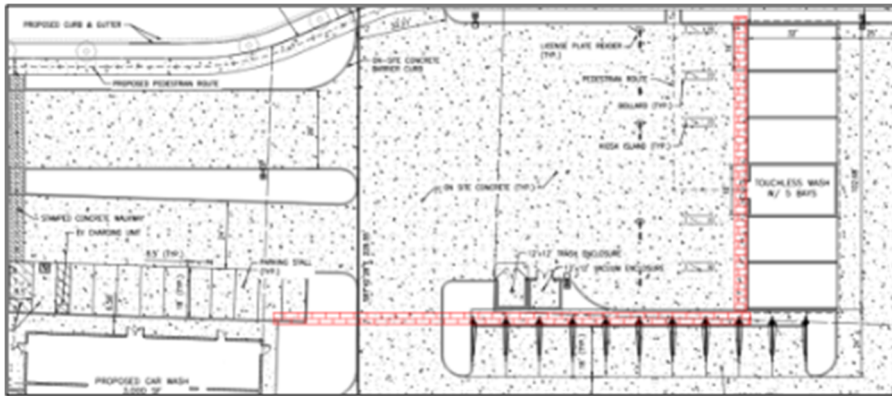
1. *Include File Number PA23-021 on all future correspondence, in addition to all site, civil and landscape plans.*

Response: The file number has been added to the all the Plans within the upper right corner.

2. *Car washes are required to meet the design standards of MMC 22C.020.265. Please demonstrate compliance with the following:*
 - 2.1. *A 3 ft. wide strip of foundation landscaping shall be provided along at least 50 percent of the building's front elevation.*
 - 2.2. *A 2 ft. plus border of textured paving should be provided around the touchless wash building. Further, the noted "Pedestrian Route" should be clearly depicted with stamped concrete.*

Response: A 3-foot-wide planter has been added to the front of the car wash refer to sheet C1.0. Additionally, the pedestrian route from Drive A to the touchless car wash bays has been revised to stamped concrete, refer to sheet C1.0.

3. *There should be a pedestrian connection from the Main Car Wash Building to the island south of the vacuum station. As a method to satisfy the above comment 2.2 as well as this pedestrian connectivity issue, staff suggests the following revision:*



Response: Refer to sheet C1.0, the pedestrian route from Drive A to the touchless car wash bays has been revised to stamped concrete.

Building Design Comments

4. *To better meet the intent of MMC 2C.070.190(2) in regard to building details standards, architectural design elements should be included the windows and doors (i.e. awnings, trimming, recessed entries, decorative doors etc.).*

4.1. *Demonstrated compliance with (2)(d) for blank wall treatment is needed. Especially for the east/west elevation of the Self-Wash building.*

Response: Please see the provided revised color elevations, demonstrating compliance with blank wall treatment requirements.

5. *MMC 22C.070.220(2)(f): Rooftop Mechanical Equipment. All rooftop mechanical equipment shall be organized, proportioned, detailed, screened, landscaped (with decks or terraces) and/or colored to be an integral element of the building and minimize visual impacts from the ground level of adjacent streets and properties. Demonstrated compliance will be needed.*

Response: Noted. Any rooftop mechanical equipment will be screened from view.

Landscape Plan Comments

6. *Pursuant to MMC 22C.070.210(2)(a)(ii), parking lots adjacent to internal roadways must provide a 20 ft. landscaped planting strip to provide screening. Because the western boundary is for parking and vehicle queueing, adequate screening is required. Per section (iv) of the*

previously referenced section, the director may allow deviations from this section if the alternate design meets the intent of this section. As proposed, this area would not meet the requirements.

Response: Please see revised sheet L1 of the submitted preliminary landscape plans. An enhanced L3 landscape buffer is proposed in lieu of a 20 ft landscaped planting strip. Adequate screening in the form of plantings is provided, with visibility maintained above 3 feet.

- 7. 10 ft. buffer of L3 landscaping is required along Drive A and Drive B. The provided landscape plan does not appear to propose a buffer that would adequately meet the intent of this requirement.*

Response: Please see revised sheet L1 of the submitted preliminary landscape plans. An enhanced L3 landscape buffer is proposed along Drives A and B.

- 8. Provide a typical elevation view of the required perimeter buffer landscape areas.*

Response: An elevation view is provided on sheet L2

General Comments

- 9. Submit a photometrics plan and design specifications for the proposed site lighting to determine compliance with MMC 22C.070.160.*

Response: Noted. A Photometrics plan will be submitted with the Civil Plan application submittal.

Surface Water Inspector Memorandum dated November 15, 2023

- 1. The City has adopted the 2019 Stormwater Management Manual for Western Washington.*

Response: Acknowledged, refer to Prelim. Stormwater Report for a complete discussion on how this development will meet the requirements set forth in the DOE 2019 Stormwater Manual.

- 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."*

Response: Acknowledged, a draft covenant will be provided upon Final Engineering Review.

Building Memorandum dated November 17, 2023

- 1. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer, or 2021 IBC Structural Design Requirements if submitted after March 15, 2024.*

Response: Noted.

2. *Please provide scaled floor plans with square footage of each room, open areas, and all levels throughout the building.*

Response: Noted. Floor plans will be provided in the architectural plan set with the building permit submittal.

3. *Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.*

Response: Building materials are shown on the submitted color elevations (Sheet CWA2.1)

4. *Construction shall comply with the 2018 IBC, Chapter 5 "General Building Heights and Areas", and any "Area Modifications", or 2021 IBC, Chapter 5 "General Building Heights and Areas", and any "Area Modifications" if submitted after March 15, 2024.*

Response: Noted.

5. *Exterior walls are to comply with the 2018 International Building Code, Chapter 6. This includes allowable openings under the 2018 IBC, Chapter 7. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building, or 2021 International Building Code Chapters 6 and 7 if submitted after March 15, 2024.*

Response: Noted.

6. *If mixed occupancy areas or non-separated are proposed inside the buildings, they will be required to comply with the 2018 IBC, Chapter 5, or 2021 IBC, Chapter 5 if submitted after March 15, 2024.*

Response: Noted.

7. *An "Exit study plan" is to be shown in the architectural plan set, and to be to scale.*

Response: Noted.

8. *Buildings may be required to be accessible to all areas to persons with physical disabilities per the 2018 IBC, Chapter 11. Or 2021 IBC, Chapter 11 if submitted after March 15, 2024. This includes the Washington State Amendments, and ICC A117.1.-2017.*

Response: Noted.

9. *Accessible parking stalls may be required to be shown on the site plan and meet the requirements of the 2018 IBC, Chapter 11. Or 2021 IBC, Chapter 11 if submitted after March 15, 2024.*

Response: Accessible parking stalls are shown on sheet C3.0.

10. *Restrooms shall be provided per the Washington State Amendments of the 2018 IBC, Chapter 29, and the 2018 UPC. Or 2021 IBC, Chapter 29 and 2021 UPC if submitted after March 15, 2024.*

Response: Noted. Bathrooms will be considered and will be provided with the architectural plan set.

11. *All Mechanical Equipment shall be screened from public view under MMC Provisions. Please indicate how this will be achieved on your building plan, elevation submittal sheets.*

Response: Noted.

12. *A Fire Sprinkler system may be required. The applicant is to verify this requirement with the Fire Marshal's Office.*

Response: Noted. The project team will verify this requirement with the fire marshal's office.

13. *Per the Marysville Municipal Code, Chapter 14.10, Cross-connection devices are required on the domestic and fire sprinkler water supply. Prior to final acceptance, all required backflow devices are to be tested by an independent third party testing agency.*

Response: Acknowledged.

14. *All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.*

Response: Acknowledged.

15. *Deferred Electronic Submittals applications are to be submitted per the requirements below;*

The registered design professional in charge of the project shall review and stamped each set of plans and specifications approved.

The registered design professional in charge of the project shall provide a letter stating that the plans and specifications have been reviewed and that package is general conformance with the design of the building.

The registered design professional in responsible charge shall be responsible for reviewing and coordinating submittal documents prepared by others, including phased and deferred submittal items, for compatibility with the design of the building.

The deferred submittal items shall not be installed until the deferred submittal documents have been reviewed and approved by the Building Official.

Response: Acknowledged.

16. *Special Inspection may 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.*

Response: Special inspections forms will be provided with the engineered plan submittals.

17. *Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.*

Response: Noted. Thank you.

Water Quality Memorandum dated November 20, 2023

1. *Plumbing system is subject to applicable requirements of MMC Chapter 14.10 "Water Supply Cross-Connections" and WAC 246-290-490.*

Response: Acknowledged.

2. *This is a table 9 facility requiring a RPBA directly downstream of the domestic water meter. For the purpose of premise isolation of the domestic water line.*

Response: Acknowledged. A RPBA will be installed downstream of the water meter for this development, refer to sheet C4.0.

3. *A Reduced Pressure Backflow Assembly (RPBA) is required immediately downstream of any irrigation meter and in an above ground hotbox if a chemical/fertilizer injection system is installed. If the irrigation system is not chemically injected, a DCVA is sufficient for this application. The DCVA may be installed in an in-ground meter type box or vault. In accordance with Design Standards 2-15-001*

Response: Acknowledged. This development does not propose a chemical/fertilizer injection system therefore a DCVA is proposed, refer to the landscape plans.

4. *A Double Check Detector Assembly (DCDA) is required for any fire line that is connected to the city's water system.*

Response: Acknowledged. A DCDA is not proposed for this development.

5. *On-site inspections are to be performed by the City of Marysville Cross Connection Control Specialist at rough-in and final. 48 hours notice is required, prior to inspection.*

Response: Acknowledged.

6. *Testing of all backflow prevention assemblies, by a Washington State Certified Backflow Assembly Tester, is required prior to occupancy use per MMC 14.10.120. Test report shall be forwarded to the City of Marysville Water Quality Office, prior to occupancy.*

Response: Acknowledged.

Marysville Fire District Comments dated November 20, 2023

1. *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.*

Response: Acknowledged. The project team will ensure the project complies with WA state and local fire code requirements.

2. *Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 501 Delta Avenue.*

Response: Acknowledged.

3. *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.*

Response: Acknowledged.

4. *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 building construction. Check with the city Public Works Dept. for water system information.*

Response: The project team will provide proof of fire flow adequacy at the time of engineered plan submittal.

5. *Maximum hydrant spacing for the proposed use is 300' apart.*

Response: Acknowledged. It is our understanding that the overall development has provided the required hydrant spacing, location and design.

6. *Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension may be required within the site for this development. Provide water main extensions with hydrants along the new roadways and at all road intersections in approved locations, with maximum spacing of 300 feet apart. Fire hydrants with approved water supply must be in service prior to building construction.*

Response: Acknowledged. It is our understanding that the overall development has provided the required hydrant spacing, location and design.

7. *Fire 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, located four inches off the centerline on the hydrant side of the road.*

Response: Acknowledged. It is our understanding that the overall development has provided the required hydrant spacing, location and design.

8. *Access planned appears adequate for fire apparatus. Access of 30' wide is shown on the plan.*

Response: Noted. Thank you.

9. *Recommend the drive aisles be posted "NO PARKING – FIRE LANE" to maintain unobstructed emergency access where applicable.*

Response: Noted.

10. *An adequate access route for fire apparatus must be in service prior to any building construction*

Response: Noted.

11. *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.*

Response: Noted.

12. *The city address committee will determine road names and address numbers.*

Response: Noted.

City of Lake Stevens Email dated November 21, 2023

1. *Any work in the City of Lake Stevens right of way requires a City of Lake Stevens ROW permit and traffic control plan.*

Response: Noted.

2. *If runoff is being channeled to City of Lake Stevens drainage facilities, please coordinate with City of Lake Stevens Public Works at 425-622-9403 or email pw-info@lakestevenswa.gov.*

Response: Noted.

3. *Please coordinate with the Lake Stevens Sewer District if those facilities are being impacted by increased usage because of this development.*

Response: Noted.

Civil Plan Memorandum dated November 28, 2023

1. *Existing utilities: The existing onsite utilities can be found on record drawing RD474.*

Response: Noted. Thank you.

2. *Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No extensions within the right-of-way are necessary.*

Response: Noted. Thank you.

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. There are no frontage improvements required of this development.*

Response: Noted that no frontage improvements are required for this project. Thank you.

4. *Dedication Requirements: There is no dedication required.*

Response: Noted. Thank you.

5. *Access:*

- a. *The internal circulation pattern must meet the Fire Marshall's requirements.*
- b. *The access locations are coming off a private drive, that being said I am concerned that there is not enough queuing onsite for vehicles that will enter the car wash.*

Response: Noted. The internal circulation pattern proposed intends to meet fire marshal requirements. Please see the submitted traffic impact analysis prepared in August 2023. In addition to this study, two queuing lanes have been provided for the tunnel wash as well as four (4) self-serve car wash stalls.

6. *Drainage: All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.*

- a. *Stormwater drainage: The city has adopted the 2019 Ecology Manual. The project need only comply with minimum requirements 1 – 5. The submitted report has demonstrated that the project can be compliant. A complete drainage analysis will be required with the submittal of the grading permit.*
- b. *No structures shall be located over the top of the stormwater vault. In addition, we're going to require that a structural engineer verify if the vehicle queuing over the top of the vault is within the design parameters of the lid.*
- c. *The maximum allowed impervious surface coverage for the Zoning designation is 85%.*

Response: Acknowledged. As seen on the Proposed Ground Cover table on sheet C1.0 the proposed impervious surface is 60%.

Standard Comments

7. *Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.*

Response: Acknowledged. Refer to survey within the Civil Plans.

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.*

Response: Acknowledged. Trenching is not anticipated for this development.

9. *The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.*

Response: Acknowledged. Retaining walls are not anticipated for this development.

10. *Engineering construction plan review fees will be due prior to release of approved civil construction plans.*

*Engineering construction plan review per MMC 22G.030.020:
\$976 plus a \$2000 deposit are due for submittal of the grading permit.
Review fee of \$130 per hour will be charged against the deposit.*

Response: Acknowledged.

11. *Engineering construction inspection fees will be due prior to project final or building final whichever comes first.*

*Engineering construction inspection fees per MMC 22G.030.020:
Inspection is charged at \$130 per hour with a \$2500 deposit required.*

Response: Acknowledged.

12. *All civil construction plan submittals are to be routed directly to Shane Whitney, 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 weeks*
- iv. *Subsequent reviews will be 3 weeks.*

Response: Acknowledged.

13. *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.*

Response: Acknowledged.

Traffic Engineering Memorandum dated November 30, 2023

1. *Traffic Impact Fees and Traffic Impact Analysis shall be per Initial White Barn TIA. Any alterations to original TIA Trip Generation assumptions, at a minimum, shall require a TIA Memo to provide understanding of the updated proposed site uses.*
 - a. *Provide TIA memo comparing original accepted TIA trip generation to currently proposed site land uses.*

Response: Please see the submitted Traffic Impact Analysis as part of this submittal.

2. *Roadway frontage improvements shall be per original White Barn roadway improvement plans requiring improvements be constructed on 87th Ave NE and Soper Hill Road including Roundabout construction and SR 9 traffic signal modification.*

Response: Acknowledged.

We believe that the above responses, together with the enclosed revised plans and technical documents, address all of the comments in your letter dated December 5, 2023. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,



Glenna Mahar
Project Planner

GM/kb
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enc: As Noted
cc: