



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

April 4, 2022

Ryan C. Larsen
LandPro Group, Inc.
10515 20th Street SE, Suite 202
Lake Stevens, WA 98258

Re: White Barn Dental
PreApp 22014

Dear Ryan,

This letter is intended to summarize the Planning Divisions comments regarding the above referenced proposal. These comments are preliminary in nature and are based on the applicable development standards outlined in the Marysville Municipal Code (MMC). Preliminary comments do not vest an applicant to the existing MMC. Development conditions will be based on the most current MMC provisions in effect at the time a *Determination of Completeness* has been issued on a formal land use application.

Questions from the Applicant:

1. Please confirm setback requirements?
See comment No. 11 below.
2. Please confirm any special landscaping requirements?
See comment No. 12 below
3. What impact fees will be owed, as part of this project?
See comment No. 22 below
4. Any special vehicle/pedestrian connectivity should be considered?
Provide pedestrian pathway along the Fire Access Drive on the south side of the building to Drive A. All pedestrian pathways that traverse a drive-aisle shall be constructed with decorative concrete. Also see Section D.1 of the Whiskey Ridge Design Standards and Guidelines.
Pedestrian connectivity should be provided from Lot 6 to Lots, 1, 2, 5 & 7.
5. What design guidelines should be considered for this proposed dentist office?
See comment No. 9 & 10 below

Pre-Application Comments:

6. The site is currently zoned Whiskey Ridge - Community Business (WR-CB). Dental clinics are permitted outright in the WR-CB zone. For other allowed uses see [MMC 22C.020.060](#).

7. Permit processing fees for Preliminary Site Plan review, State Environmental Policy Act (SEPA) review and a Boundary Line Adjustment are as follows:
 - . Site Plan Review: \$750.00
8. The following supporting environmental documentation will be required to be submitted with your application:
 - . Geotechnical soils report
 - . Preliminary engineered drainage plans and drainage report
 - . Traffic Impact Analysis
 - . Any additional relevant professional or environmental studies that have been prepared for the site.
9. Site and building design shall comply with all of the applicable standards outlined in the [East Sunnyside – Whiskey Ridge Design Standards and Guidelines](#), including:
 - . B.1 *Building Location and Orientation*
 - . B.3.1 *Open Space for Non-Residential Uses*
 - . B.4 *Side and Rear Yard Treatments*
 - . C.1 *On-site Vehicular Access and Connections*
 - . D.1 *Sidewalk and Pathway Standards and Guidelines*
 - . D.2 *Pedestrian Circulation*
 - . D.3 *Lighting*
 - . E.1 *Building Entries*
 - . E.2 *Architectural Character and Scale*
 - . E.3 *Building Details*
 - . E.4 *Building Materials and Color.*
 - . F.1 *Landscaping*
 - . F.2 *Fences and Screening Elements*

The applicant shall be required to submit a cover letter with the site plan application outlining how the proposed development complies with the design standards outlined above.

10. Based on a review of the preliminary site plan, the following standards, outlined in the [East Sunnyside – Whiskey Ridge Design Standards and Guidelines](#), apply to this proposal:
 - a. B1.3: Buildings **shall** be located and oriented towards the street. To meet this requirement, the building entries and windows **must** face the street. Specific provisions and exceptions include:
 - . Building facades facing the street **must** have transparent windows or doors covering at least 25% of the ground floor *facade* between 4-8 feet above the level of the sidewalk. Departures will be considered by the *Director* provided the proposed building configuration and design enhances the pedestrian environment of the neighborhood.
 - b. B3.1: Open Space for Non-Residential Uses. Non-residential uses **shall** provide pedestrian-oriented space, defined in Standard B.3.2 (see design standards for qualifications), at a rate of 2% of the site, plus 1% of the building floor area. Required sidewalks and walkways **shall** not count as pedestrian-oriented space.

- c. C1.1: Vehicular Circulation Network. Developments **shall** provide a safe and convenient network of vehicular circulation that connects to the surrounding road/access network and provides the opportunities for future connections to adjacent parcels, where desirable and applicable
- d. C1.2: Internal Access Roads. Commercial and mixed-use developments are encouraged to design interior access roads to look and function more like public streets. This includes planting strips and street trees on both sides, sidewalks on one or both sides, and perpendicular parking on one or both sides.
- e. C.2.3: Parking Lots at Intersections. Parking lots shall not be located adjacent to intersections. Exceptions may be granted by the *Director* where alternative design treatments, such as special landscaping and architectural components adjacent to the street corner, enhance the visual character of the street and the pedestrian environment and where the project meets all other applicable design standards and guidelines. Encourage providing a joint use driveway off of Drive B for Lots 6 & 7, as well as providing vehicular and pedestrian connectivity to Lots 1 & 2.
- f. D1.2: Internal Pedestrian Walkways. The applicant shall successfully demonstrate that the proposed walkway is of sufficient width to accommodate the anticipated number of users. See Figure D-1 for considerations.
- g. D2.1: Pedestrian Access. All buildings **shall** have clear pedestrian access to the sidewalk. Where a use fronts two streets, access **shall** be provided from the road closest to the main entrance, preferably from both streets. Buildings with entries not facing the street should have a clear and obvious pedestrian access way from the street to the entry.
- h. D.3: Lighting. Prior to civil construction plan approval, a lighting plan meeting the applicable standard outlined in Section D.3 *Lighting*, **shall** be approved by the Community Development Department.
- i. E.1: Building Entries. Prior to building permit issuance, the architect **shall** demonstrate compliance with Section E.1 *Building Entries*.
- j. E.2: Architectural Character and Scale. Prior to building permit issuance, the architect **shall** demonstrate compliance with Section E.2 *Architectural Character and Scale*.
- k. E.3: Building Details. Prior to building permit issuance, the architect **shall** demonstrate compliance with Section E.3 *Building Details*.
- l. E.4: Building Materials and Color. Prior to building permit issuance, the architect **shall** demonstrate compliance with Section E.4 *Building Materials and Color*. See Section E4.4 *Special Standards and Guidelines for Metal Siding*, and Section E4.5 *Special Standards for Exterior Insulation and Finish System (EIFS) and Other, Similar Troweled Finished*.
- m. F2.4: Service Element Location and Design. All developments **shall** provide a designated spot for service elements (refuse and disposal). Such elements **shall** meet the following requirements:
 - . Service elements **shall** be located to minimize the negative visual, noise, odor, and physical impacts to the street environment, adjacent (on and off-site) residents or other uses, and pedestrian areas.
 - . The designated spot for service elements **shall** be paved with concrete.
 - . Appropriate enclosure of the common trash and recycling elements **shall** be required, as follows:

- A 6' fence constructed of concrete block or brick enclosing trash and recycling receptacles is required. Coordination with the current franchise hauler is required. Enclosures **shall** include screening for any openings.
 - Preferably, service enclosures are integrated into the building itself.
- n. F2.5: Utility Meters, Electrical Conduit, and Other Service Utility Apparatus. These elements **shall** be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street, pedestrian pathway, or common open space, they **shall** be screened with vegetation or by architectural features.
- o. F2.6: 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. For example, screening features should utilize similar building materials and forms to blend with the architectural character of the building.
11. The following bulk and dimensional standards apply in the WR-CB zone:
- | | | |
|-------------------------------|-----|---------------------------------------------------------------------------------------------------------------------------|
| . Street | 0' | Subject to sight distance review at driveways and intersections. |
| . Side & Rear Setbacks | 0' | For window-less walls up to 20' in height. |
| | 15' | for all other buildings up to 35' in height. One foot of additional setback is required for each foot of height over 35'. |
| . Height | 55' | |
| . Impervious Surface Coverage | 85% | |

Impervious surface coverage will need to be included on the preliminary site plan submitted with your application.

12. Prior to civil construction plan approval, a detailed landscaping plan depicting all of the applicable elements outlined in Section F *Landscaping and Screening* of the [East Sunnyside – Whiskey Ridge Design Standards and Guidelines](#) and [MMC Chapter 22C.120 Landscaping and Screening](#) shall be approved. Below are applicable design requirements:
- a. An automated irrigation system plan shall be provided.
 - b. Identify compliance with the water conservation measures shall be applied as outlined in [MMC 22C.120.050](#).
 - c. A 10' L3 landscape buffer shall be installed between Drive B and the proposed parking stalls. This affects stalls 1 & 50.
 - d. Street trees shall meet the most recent ANSI standards for a minimum of 1 ½ – 2" caliper at the time of planting and shall be spaced to provide a continuous canopy coverage within 10-years of planting. Root barriers shall be provided for street trees.
 - e. All street-facing elevations must have landscaping along any exposed foundation in accordance with Section F.1.3.

- f. In addition to the hardscaped screening requirements for garbage collection, dumpsters and recycling areas, a minimum 5' L2 screen shall be provided around the perimeter.
 - g. 10% of the required parking areas shall be landscaped with L4 landscaping, provided that:
 - . No parking stall shall be located more than 45' from a landscaped island (every 10 stalls). This affects the parking stalls proposed on the south side of the lot;
 - . All landscaping must be located between parking stalls, at the end of parking columns, or between stalls and the property line;
 - . All individual planting areas within parking lots shall be planted with at least one tree, be a minimum of 5' in width and 120 SF in size, and in addition to the required trees, shall be planted with a living groundcover. This affects the landscape island adjacent to the dumpster and the landscape island located near the southwest corner of the proposed building;
 - . All landscaped areas shall be protected from vehicle damage by a 6" protective curbing. Wheel stops may be substituted when required to allow storm water to pass.
 - . A minimum 2' setback shall be provided for all trees and shrubs where vehicles overhang into planted areas.
 - h. Utility meters, electrical conduit, and other service utility apparatus shall be located and/or designed to minimize their visibility to the public. If such elements are mounted in a location visible from the street or pedestrian pathway they shall be screened with vegetation or by architectural features.
 - i. The landscape plan shall include maintenance provisions, as outlined in [MMC 22C.120.180](#).
13. Off-street parking will be required to be provided in accordance with [MMC 22C.130.030 Table 1](#), as follows:
- . Dental clinics - 1 per 200 SF GFA
 - . Banks, business and office - 1 per 400 SF GFA
14. Off-street parking areas and associated drive-aisles will be required to comply with the following dimensional standards and turning radii:
- . 90° Stall width - 8.5'
 - . 90° Stall depth - 18'
 - . 90° 2-way aisle width - 22' (26' for fire apparatus access roads)
 - . 30° Stall width - 8.5'
 - . 30° Stall depth - 15'
 - . 30° 2-way aisle width - 22' (26' for fire apparatus access roads)
 - . Turning radii - 20' (inside)
 - . Turning radii (fire/solid waste) - 30.5' (inside) 46' (outside)
- Inside and outside turning radii will need to be included on the commercial site plan.
15. Accessible (ADA) parking shall be provided in accordance [MMC 22C.130.050\(5\)\(e\)](#).
16. Pursuant to [MMC 22C.130.050\(3\)\(a\)](#), all vehicle areas must be surfaced with a minimum all-weather surface. Gravel surfacing is not considered an all-weather surface.

17. Pursuant to [MMC 22C.130.050](#) (3)(b), all required parking spaces shall be striped in conformance with the minimum parking and aisle dimensions.
18. Pursuant to [MMC 22C.130.050](#) (3)(c), all perimeter and interior landscaped areas must have continuous, cast in place or extruded protective curbs along the edges.
19. Bicycle parking shall be provided at a rate of 5% of the number of required off-street auto parking spaces. Design and location shall be provided in accordance with [MMC 22C.130.060](#).
20. Electric vehicle (EV) parking and charging stations (if proposed) shall comply with [MMC Chapter 22C.150](#).
21. All necessary power lines, telephones wires, television cables, fire alarm systems and other communication wires, cables or lines shall be placed in underground location either by direct burial or by means of conduit or duct. All such underground installations or systems shall be approved by the appropriate utility company and shall adhere to all governing applicable regulations including, but not limited to, the applicable City and State regulations and specific requirements of the appropriate utility pursuant to [MMC 22G.120.270](#).
22. The following are the current impact fees, vesting and payment due dates:

Impact Fee Type	Impact Fee Rate	Vesting	Payment Due
Marysville Traffic	\$2,220 per PMPHT	Complete Application	Prior to BP issuance

Enclosed are copies of comments received from other City departments, and reviewing agencies. After you have had an opportunity to review, please let me know what pre-application 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

cc: Haylie Miller, CD Director
Douglas Brajcich, owner



PUBLIC WORKS DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

To: Chris Holland, Planning Manager

From: Shane Whitney, Civil Plan Reviewer

RE: White Barn Dental, File# PREA22-014
New Dental Office
8833 Soper Hill Rd & Parcel # 00590700031800

Date: 3/24/2022

The following comments are offered after review of the above referenced application.

1. **Existing utilities:** There are no existing utilities, utilities are being provided by the overall site construction.
2. Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed project. No utility extension will be required on frontage. To note though, water main will be required to be installed for looping purposes.
3. **Frontage Improvements:** The project is not required to construct any frontage improvements.
4. **Dedication Requirements:** No dedication is required for the project.
5. **Access:**
 - a. Access to the new private roadway will be adequate.
 - b. Internal vehicular circulation will need to meet the Fire Marshalls requirements.
 - c. The minimum width of a commercial driveway is 24-feet and the maximum is 40-feet.
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 2012 Ecology Manual as amended in 2014. As the project will be flowing to a system that has already been approved, the project will need to submit a stormwater site plan that is compliant with minimum requirements of 1 – 5. This will also be contingent on the project being submitted prior to July 1, 2022. At that time we will be implementing the 2019 Ecology manual.

- b. A geotechnical report will be required.
- c. The maximum allowed impervious surface coverage for the Zoning designation is 85%.

Other 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.
- 8. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
- 9. A grading permit will be required for the onsite work.
- 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:
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
- 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:
Multiple residential/commercial/industrial = \$250.00 base fee + \$135.00 per hour.
Bond administration fee = \$20.00/lot or unit, with a minimum amount being \$250.00
- 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 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 = 1 week
 - iv. Subsequent reviews repeat the above schedule.
- 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.

If you have additional questions regarding the above comments, please contact me at (360) 363-8227 or at swhitney@marysvillewa.gov.

cc: Ken McIntyre, PE, Development Services Manager



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager

FROM: Kim Bryant, Water Operations Supervisor
Tim King, Utility Construction Lead II
Ryan Keefe, Water Operations Lead II

DATE: March 24th, 2022

SUBJECT: White Barn Dental, PreA22014

Public Works Operations has reviewed the White Barn Dental submittal and has the following comments:

1. Water and corresponding details not shown, will comment when provided;
2. Install hydrant behind sidewalk and not in planter strip.

If the applicant has any questions about these comments, I can be contacted at (360) 363-8163 or kbryant@marysvillewa.gov.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland, Planning Manager

FROM: Brooke Ensor, NPDES Coordinator

DATE: 3/16/2022

SUBJECT: PREA22-014 White Barn Dental

1. The City has adopted the 2012 Stormwater Management Manual for Western Washington, as amended in 2014 (2014 Manual), as our design standard. All projects must conform to these standards and use Low Impact Development techniques when feasible.
 - The larger White Barn project site has a previously approved stormwater plan. However, documents should be prepared for this site to address requirements that may be specific to this lot.
 2. If your project triggers Minimum Requirement #6 Runoff Treatment, please refer to Marysville Municipal Code section 14.15.050 for treatment type thresholds.
 3. Surface Water capital improvement charges may apply to your project. Refer to code section 14.07.010 for more information.
 4. 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."
- A draft of this document has been prepared for the White Barn Development. The document will need to be updated with any additional infrastructure installed for lot 6. Provide the recording number when completed to Brooke Ensor at bensor@marysvillewa.gov
5. City requirements do not negate any other state or federal requirements that may apply.

If you have questions regarding these comments, please contact me at 360-363-8288 or bensor@marysvillewa.gov.

cc: Matt Eyer, Storm/Sewer Supervisor

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



Stormwater Covenant and Easement

Community Development Department 80 Columbia Avenue Marysville, WA 98270

(360) 363 -8100 Phone (360) 651-5099 FAX Office Hours: Monday – Friday 7:30 AM -4:00 PM

Instructions Page

For the Developer:

Does your Project trigger minimum requirements #6 Runoff Treatment, or #7 Flow Control AND the facility(ies) will be on private property?

If “no” then this covenant does not need to be recorded.

Otherwise, please complete the enclosed documents. The draft document should be submitted for review with the other civil plan documents. It does not need signatures at that time. Exhibit B- Facilities Maintenance Plan should include a map showing where the storm water features are located on the property and describe the maintenance requirements. Once the infrastructure is built, review the document. If construction altered the stormwater utility layout update the appropriate information. The documents must be signed by all parties with an ownership interest in the property (include additional signature blocks and notary acknowledgement forms as necessary). Have the final document signatures notarized. Record before final occupancy is issued.

Recording notes:

- Do not write within the one-inch border
- Type or print legibly and in an easily readable font
- Print documents single sided and provide original copies with original signatures

When Recorded, Return to:

City of Marysville
Community Development
80 Columbia Ave
Marysville, WA 98270

**Stormwater Covenant and Easement
(MMC 14.15.155)**

DOCUMENT TITLE: <i>Project Name</i> Stormwater Covenant and Easement
Grantor: <i>Property Owner Name</i>
Grantee: CITY OF MARYSVILLE, a Municipal Corporation
Legal Description (abbreviated):
Assessor's Parcel(s):
Address:
Reference Number(s):
City of Marysville Project No: City of Marysville Building Permit No:
Note The Auditor/Recorder will rely on the information provided on this form. City staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

Stormwater Covenant and Easement (MMC 14.15.155)

This Stormwater Covenant and Easement (the "Agreement") is executed in favor of the City of Marysville (the "City") by the undersigned owner(s) (the "Grantor") of the following described real property situated in the City of Marysville, Snohomish County, State of Washington (the "Property") (insert complete legal description):

(attach Exhibit A if necessary to fit full legal description)

WHEREAS, pursuant to Marysville Municipal Code Chapter 14.15, as may be hereafter amended, a condition of developing the Property requires that it have adequate stormwater drainage; and

WHEREAS, the Grantor has installed a private storm drainage system for the Property; and

WHEREAS, such a private storm drainage system will require ongoing maintenance as detailed in the approved Facility Maintenance Plan to ensure it operates as designed;

WHEREAS, the private storm drainage system includes the following specified drainage control facilities, which are documented in the drainage control plan drawing(s), as amended by record drawing(s) on file with the City of Marysville. The following runoff treatment or flow control facilities are onsite:

	Detention or Infiltration Pond		BMP T8.20 Sand Filter vault
	Detention or Infiltration Vault		BMP T8.30 Linear Sand Filter
	BMP T5.15 Permeable Pavements		BMP T8.40 Media Filter Drain
	Detention Tank/Pipes		BMP T9.10 Basic Biofiltration Swale
	BMP T5.16 Tree Retention and Tree Planting		BMP T9.20 Wet Biofiltration Swale
	BMP T5.17 Vegetated Roofs		BMP T9.30 Continuous Inflow biofiltration Swale
	BMP T5.20 Rainwater Harvesting		BMP T9.40 Basic Filter Strip
	BMP T5.30 Full Dispersion area		BMP T10.10 Wetponds-Basic and Large
	BMP T6.10 Presettling Basin		BMP T10.20 Wetvaults
	BMP T7.10 Infiltration Basins		BMP T10.30 Stormwater Treatment Wetlands
	BMP T7.20 Infiltration trenches		BMP T10.40 Combined Detention and Wetpool Facilities
	BMP T7.30 Bioretention Cells, Swales and Planter Boxes		BMP T11.10 API (Baffle type) Separator bay
	BMP T7.40: Compost-amended Vegetated Filter Strips (CAVFS)		BMP T11.11 Coalescing Plate (CP) Separator Bay

	BMP T8.10 Basic Sand Filter basin	Ecology approved Emerging Technology Manufacturer: Device Name:
	BMP T8.11 Large Sand Filter basin	

Now, therefore, the Grantor, on behalf of Grantor and Grantor’s heirs, successors, and assigns, agrees to the following and hereby creates a covenant running with the land that shall be binding upon all parties and their heirs, successors, and assigns forever:

- (1) The Grantor, on behalf of the Grantor and the Grantor’s heirs, successors, and assigns, agrees to and shall:
 - (a) inspect and maintain the above described drainage control facilities in accordance with the provisions of Marysville Municipal Code (MMC) Title 14, the approved Facility Maintenance Plan (attached hereto as Exhibit B and incorporated by this reference), and any other provisions applicable to the facilities, as now and hereafter in effect;
 - (b) implement the terms of the drainage control plan required for development; and
 - (c) inform all future purchasers, heirs, successors, and assigns of the existence of the drainage control facilities and other elements of the drainage control plan and the limitations of the drainage control facilities.

- (2) The Grantor, on behalf of the Grantor and the Grantor’s heirs, successors, and assigns, hereby grants permission for authorized representatives of the City of Marysville to enter onto the Property for inspection, monitoring, correction, or abatement of conditions related to the Property’s drainage control plan, drainage control facilities, MMC Title 14, or any other MMC provision applicable to drainage control, as now and hereafter in effect.

- (3) If the private storm drainage system is not maintained in accordance with the approved or record drawing design, the Grantor, on behalf of the Grantor and the Grantor’s heirs, successors, and assigns grants the City the right to inspect and repair the system and assess reasonable costs for the work that may be charged against the Property, the Property owner, or any beneficiary.

- (4) The Grantor, on behalf of the Grantor and the Grantor’s heirs, successors, and assigns:
 - (a) Agrees and acknowledges that the City is not responsible for the adequacy or performance of the drainage control plan or the drainage control facilities;
 - (b) Agrees to accept any and all risks of harm, loss, injury, or damage related to the drainage control plan or the drainage control facilities; and
 - (c) Hereby waives any right to assert any and all present and future claims against the City, whether known or unknown, for any harm, loss, injury, or damage occurring either on or off the Property, related to the drainage control plan, the drainage control facilities, or drainage

or erosion on the Property, except only for such harm, loss, injury, or damage that directly results from the sole negligence of the City.

- (5) This Agreement shall be recorded in the real estate records of the Auditor's Office of Snohomish County, Washington. If any provision of this Agreement is held invalid, the remainder of the Agreement is not affected.
- (6) The obligations of the Grantor and each of the Grantor's heirs, successors, and assigns under this Agreement shall terminate when that person sells, devises, or transfers the Property, or his or her interest therein, unless the obligation arises out of a claim of negligence or intentional act of that person.

Now, therefore, to this end, the Grantor, on behalf of the Grantor and the Grantor's heirs, successors, and assigns, hereby grants a perpetual easement to the City of Marysville and its authorized representatives to enter the Property, inspect the private storm drainage system, and make necessary repairs, with any expenses incurred being chargeable against the Property, the Property owner, and any beneficiary.

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

By: _____ Date: _____

Type signer's name here, Type signer's title or affiliation

Type company name here

Type address here

Type City, State, Zip here

(Entity)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute
the instrument and acknowledged it as the _____
of _____ to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

ACKNOWLEDGEMENT

(Individual)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument and acknowledged it to be his/her free and voluntary
act for the uses and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

(Entity)

STATE OF WASHINGTON)
)ss.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that _____
_____ is the person who appeared before me, and said person
acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute
the instrument and acknowledged it as the _____
of _____ to be the free and voluntary act of such party for the uses
and purposes mentioned in the instrument.

DATED this _____ day of _____, 20_____.

(Legibly print name of notary)

NOTARY PUBLIC in and for the State of

Washington, residing at _____

My commission expires _____

EXHIBIT A

LEGAL DESCRIPTION

(Insert complete legal description):

Situated in the City of Marysville, County of Snohomish, State of Washington.

EXHIBIT B

FACILITIES MAINTENANCE PLAN



MARYSVILLE
PUBLIC WORKS

MEMORANDUM

TO: Chris Holland – Planning Manager

FROM: Jesse Hannahs, P.E. – Traffic Engineering Manager

DATE: April 4, 2022

SUBJECT: PREA 22-014 – White Barn Convenience Store & Gas Station
PREA 22-015 – White Barn Dental

I have reviewed the Pre-application Site Plan for the proposed White Barn Convenience Store & Gas Station and White Barn Dental at 8833 Soper Hill Road and have the following comments:

- 1) Traffic Impact Fees and Traffic Impact Analysis shall be per Initial White barn TIA. Any alterations to original TIA assumptions, at a minimum, shall require a TIA Memo to provide understanding of the updated proposed site.
- 2) Traffic impact fees will be required from the City and depending on trip generation/distribution, may be required from the County and State.
 - a. Per ILA with City of Lake Stevens, Impact fees may be required for construction of Soper Hill Road & 87th Ave NE Roundabout if Trip Generation/Distribution will include trips through intersection during PM Peak.
- 3) A Traffic Impact Analysis (TIA) will be required.
 - a. This would include, for City approval, development of trip generation/distribution followed after City review/approval by identification of impacts and, where required, mitigation approaches.
 - b. TIA should follow City guidelines to be provided.
 - c. Trip Distribution shall follow representations to be provided for neighboring areas developed based upon Comprehensive Plan Traffic Model to be provided.
- 4) 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.

(360) 363-8100

Public Works
80 Columbia Avenue
Marysville, WA 98270



COMMUNITY DEVELOPMENT DEPARTMENT
80 Columbia Avenue ♦ Marysville, WA 98270
(360) 363-8100 ♦ (360) 651-5099 FAX

MEMORANDUM

Date: March 23, 2022

To: Chris Holland, Planning Manager

From: John Dorcas, Building Official

Re: Project name: White Barn Dental PreApp22-014
Applicant: Douglas Brajcich
Proposal: New Dental Office within a new 9,989 SF commercial building, with three tenant spaces.
Site Address: NE corner of Soper Hill Road and 87th Avenue NE.

In response to your request for review of the above project, please note the following items, to be submitted. These comments are similar to the review comments dated March 15, 2021 under Pre-App21-014. Prior to any type of grading site work, please submit a complete grading permit application with civil construction plans for review and approval. Please contact me to set up a plan submittal meeting or if there are any further questions in regards to these review comments.

1. Applicant shall comply with any and or all provisions the 2018 edition of the International Building, Residential, Mechanical, 2018 Uniform Plumbing Codes and current Washington State Amendments in which would apply to this project.
Prior to plan submittal; you will need to contact our office a minimum of 72-hours and/or three (3) working days to schedule a plan submittal meeting. During this submittal meeting, we will review your application and each set of plans for completeness.
Note: In addition, during your submittal meeting, you will need to submit one (1) complete set of building plans, including one (1) sets structural calculation and 2018-WA State Energy Code specifications, when applying for this specific building application, for this project.
NOTE: As of February 1, 2021, WA State and the City will be adopting the 2018 International Codes. All applications are be required to be submitted electronically for the review process.
2. Demolition permit/s will be required for the removal of any existing structures.
See our office for applications. Please include asbestos survey reports by a licensed testing agency.
3. Applicant shall comply with the 2018 edition of the International Building, Mechanical and 2018 Uniform Plumbing Codes and the current edition of the Washington State Energy Code and current Washington State Amendments.
The building plan and application, only information for that specific building is to be included in that designed set of plans. Do not include plans and/or details for any other buildings on the site, in this set of plans. NOTE: The plan sheets are not to exceed 24 x 36-inches. Plans submitted larger than this size, will not be accepted. Any questions, please call me.
4. Please provide the below information in regards to this overall project the 2018 International Building requirements: Appears that the structures would be classified as a Commercial Occupancies Uses, under section 303.
 - This overall building structure and project will be required to be designed under IBC Chapter 16, "Structural Design Requirements" for this project area. The seismic zone criteria is to be established under the guidelines of a Washington State architect and/or Structural engineer.

- **Please provide scaled floor plans with square footage of each room, open areas and all levels throughout the building;** This is so we can review general building code requirements for the next submittal meeting.
- **In regards to the requirements for a Geotechnical soils report;**
 Provided a letter from each design professional; the structural engineer and architect of record, stating that they performed a site visit, including the details of this site visit. In addition, that they have reviewed the most recent soils reports and the specific soil conditions will support the type of occupancy use and construction type.
Geotechnical soils report is to address general information on the site.
 Such as: Soil classification type, surface & sub-surface conditions, drainage system to be installed, soil compaction requirements, type and size of foundation including placement location if on sloped ground, erosion control measures and final grading.
- **For the main structure, please provide the type of building materials purposed to be used and if required, what type of fire-resistance materials are purposed to be installed on structure.**
- **Construction shall comply with Chapter 5 General Building Heights and Areas, Area Modifications under section 506 and for the type of occupancy provisions outlined throughout the IBC and State Codes.**
- **Exterior walls to property lines are required to comply with International Building Code, Table 601 & 602 for the type of occupancy use. This includes allowable opening under Chapter 7, section 704;** Please clarify the distance to the property lines, from all areas of the buildings. Once this is determined, the exterior walls may need to be designed and constructed with fire-resistant requirements, if necessary.
- **If mixed occupancy areas are purposed inside the buildings, they may be required to comply with IBC section 508 and Table 508.3.3 for required occupancy separations.** Or use could be classified as non-separated use under section 508.3.2, with the most restrictive type of construction being proposed and constructed. However, this design would need to be submitted by a licensed design professional and apply to the purposed building.
- **Please provide an “Exit study plan”.** Per IBC, Chapter 10; exit access travel is to be measured from the most remote point within a story to the entrance to an approved exit along the natural and unobstructed path of egress travel. In addition, all exits are to be clearly marked on the plans with the type of signage and door hardware proposed. Note: Please provide a scaled floor plan with square footage of each room and all areas.
 Note: Our department is volunteering to meet with your design team to review floor plans prior to final application submittal.
- **Building/s shall be accessible to all areas to persons with physical disabilities; per IBC Chapter 11, this includes the Washington State Amendments and ICC A117.1.** In addition, all door hardware shall be accessible type. This can be discussed at the Pre-Application meeting.
- **The site will require accessible parking stalls per Table 1106.1-F and section 1106.1 of the Washington State Amendments.** Parking stalls are to be located on the shortest possible accessible route of travel to an accessible entrance.
- **Accessible restroom is required per Chapter 29, Plumbing Code with Washington State Amendments.** The number of fixtures required will depend on the occupancy, and occupant load. Typically separate restrooms will be required for each sex. This will be determined during the plan review process. This information Table 29-A is to be provided on the cover sheet of the plans.
- **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.

- **The Fire Sprinkler system is to comply with MMC Title 14, Chapter 14.10, for Cross-connection devices required on the water supply.** Prior to final acceptance, all required backflow devices are to be tested by an independent third party testing agency.
- **All Electrical installations are to be permitted, inspected and approved through the City.** **The current code is NEC 2020 with WCEC Amendments.** Separate applications and plan review are required for each building, prior to issuance of a permit.
- **Deferred Submittals applications, under IBC section 107.3.4.2: Prior to any deferred plan review packages being submitted the following requirements shall be completed:**
 1. The *registered design professional* in charge of the project shall review and stamped each set of plans and specifications approved.
 2. 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.
 3. 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.
 4. The deferred submittal items *shall not be installed* until the deferred submittal documents have been *approved* by the *building official*.
- **Special Inspection may be required under IBC Chapter 17 Structural Tests and Inspections.** The list of the type of inspections will be indicated in each plan review letter and/or by the architect/engineer of record. Owner to specify the registered special inspection agency prior to permit issuance.
- **Preliminary plan check and building permit fee estimates:**
You can send me an email, requesting an estimate on the Permit Fees. You will need the following information for each building application: The total square footage of each area, in each building. The Type of Occupancy of each area, inside of each building. The overall Type of Construction of each building structure. Alternatively, another option is you can also send me a valuation estimate of each building, submitting by your licensed, WA State design team.
- **Each structure is to provide Premise identification:**
Address to be posted visible from the street with min. 6-inch contrasting numbers per IBC 501.2.
- Building application for plan review will be approximately 6-8 weeks for first-time plan review comments.

We look forward to your project coming to our City!

If I may be of any further assistance, feel free to contact me at 360-363-8209 or jdorcas@marysvillewa.gov or Mike Snook, Assistant Building Official at 360-363-8210 or msnook@marysvillewa.gov during office hours 7:30 am – 4:00 pm, Monday through Friday.



Marysville Fire District

YOUR RISK PREVENTION TEAM
1094 Cedar Avenue, Marysville WA 98270

Phone (360) 363-8500
Fax (360) 659-1382

To: Chris Holland, Planning Manager
From: David VanBeek, Assistant Fire Marshal
Date: March 24, 2022
Subject: PreA22-014 White Barn Dental Office Building 8833 Soper Hill Road

I have completed a preliminary review of the plans for this project proposing development of a 1.02-acre site for construction of a commercial office building, with three tenant suites. The building proposed is 20' high, 9,989 SF area with B occupancy, 5B construction with sprinklers. The building construction is noted as phased, with phase one core and shell, then separate permits for future tenant improvements. *Fire alarm and sprinkler systems will be required for the shell building and tenant suites.*

The preliminary site plan shows Drive B and a fire hydrant off the north side, and a riser room at the SE corner of the building. A 26' wide fire access drive is shown through the south and west side parking areas from Drive A to Drive B. Another building lot and Drive A sit to the east side. *Access for fire apparatus appears acceptable. The fire sprinkler FDC shall be located by a fire hydrant, within 3-10 from a hydrant.*

Additional comments related to fire code compliance for this project are noted below:

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.
2. Any fire code required construction permits (IFC section 105.7) are obtained through Marysville Community Development at 80 Columbia Avenue.
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.
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.
5. The minimum required fire flow for hydrants protecting commercial buildings is 1,500 gpm.
6. Fire hydrants shall be provided in approved locations. Fire hydrants on an approved water main extension are 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. Estimate three hydrants required.
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.

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8. Buildings with fire sprinkler systems require a riser room with exterior door, the room separated by fire resistive construction, and a fire department connection (FDC) in an approved location away from the building near a fire hydrant (FDCs to be within 3'-10' from hydrants).
9. A location in the sprinkler riser room is required for the backflow prevention for the fire sprinkler system (not in a vault).
10. Any medical gas use and storage is subject to AHJ approval for code compliance. Medical gas use and storage shall meet all IBC and IFC code requirements, including IFC Chapter 50 hazardous materials general provisions, Chapter 53 compressed gases, and material specific provision of IFC Chapters 54-67. The medical gas nitrous oxide is considered to be a compressed oxidizing gas for fire code compliance purposes (IFC Appendix E).
11. Any fire protection systems, including single sprinklers required for medical gas storage rooms, shall comply with IFC Chapter 9 fire protection systems, including Section 903 automatic sprinkler system provisions for water supplies and limited area sprinkler systems if applicable. A fire construction permit is required for automatic sprinkler system installation.
12. Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated.
13. Access planned appears adequate for fire apparatus. Access of 26' wide is shown on the plan. A minimum 20 feet wide fire apparatus access road is required. A minimum 26 feet wide fire apparatus access is required in the immediate vicinity of any building more than 30 feet in height for ladder truck operations, and within 20 feet on both sides of fire hydrants.
14. An adequate access route for fire apparatus must be in service prior to any building construction.
15. 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.
16. Access for firefighting operations along all sides of all buildings is required. A minimum 10' wide access is required for commercial buildings. All parts of building exteriors should be accessible for firefighting by an approved route around the building, and be within 150 feet of a minimum 20' wide fire apparatus access (within 200' for sprinklered buildings).
17. The city address committee will determine road names and address numbers for the lots.

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