



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

April 5, 2022

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

Re: White Barn Convenience Store and Gas Station  
PreApp 22015

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. 12 below.**
2. Please confirm any special landscaping requirements?  
**See comment No. 13 below.**
3. What impact fees will be owed, as part of this project?  
**See comment No. 25 below.**
4. Any special vehicle/pedestrian connectivity should be considered?  
**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 2 to Lots, 1, 5, 6 & 7.**
5. What design guidelines should be considered for this proposed Convenience Store and Gas pump Canopy?  
**See comment No.'s 10 & 11 below.**
6. Parking calculations – it it per employee or do you calculate based on largest number of employees during a shift?  
**See comment No. 14 below.**

**Pre-Application Comments:**

7. The site is currently zoned Whiskey Ridge - Community Business (WR-CB). Convenience stores and gasoline pumps are a permitted use in the WR-CB zone. For other allowed uses see [MMC 22C.020.060](#).
8. Permit processing fees for Preliminary Site Plan review and State Environmental Policy Act (SEPA) review (tanks) are as follows:
  - . Site Plan Review: \$750.00
  - . SEPA: \$350.00

Pursuant to [WAC 197-11-800\(2\)\(g\)](#) the proposal is only exempt for fuel storage tanks have a total capacity of 10,000 gallons or less.

9. 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.
10. 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.2 *Street Corners*
  - . B.3.1 *Open Space for Non-Residential Uses*
  - . B.4 *Side and Rear Yard Treatments*
  - . C.1 *On-site Vehicular Access and Connections*
  - . C.2 *Parking*
  - . 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.

11. 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:
  - . Parking lots shall not be located between the building and the street.
  - . 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. B.2.1: Street Corner Treatment. All development proposals located at street corner sites shall include at least one of the following design treatments:
  - . Locate a building towards the street corner (within 15 feet of the corner property line).
  - . Provide *pedestrian-oriented space* (as defined in Standard B.3.2) at the corner leading directly to a building entry or entries.
- c. 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.
- d. 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
- e. 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.
- f. 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 from Lot 2 to Lots 5 & 6, as well as providing pedestrian connectivity.
- g. 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.
- h. 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.
- i. 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.
- j. E.1: Building Entries. Prior to building permit issuance, the architect **shall** demonstrate compliance with Section E.1 *Building Entries*.

- k. E.2: Architectural Character and Scale. Prior to building permit issuance, the architect **shall** demonstrate compliance with Section E.2 *Architectural Character and Scale*.
  - l. E.3: Building Details. Prior to building permit issuance, the architect **shall** demonstrate compliance with Section E.3 *Building Details*, including any blank wall treatment.
  - m. E.4: Building Materials and Color. Prior to building permit issuance, the architect **shall** demonstrate compliance with Section E.4 *Building Materials and Color*.
  - n. 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.
  - o. 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.
  - p. 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.
12. 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.

13. 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 30' L3 landscape buffer shall be installed between parking areas and drive-aisles and Soper Hill Road.
  - d. A 20' L3 landscape buffer shall be installed between parking areas and drive-aisles and 89<sup>th</sup> Avenue NE.
  - e. Street trees shall be provided along Soper Hill Road and 89<sup>th</sup> Avenue NE and 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.
  - f. All street-facing elevations must have landscaping along any exposed foundation in accordance with Section F.1.3.
  - g. 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.
  - h. 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);
    - . 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;
    - . 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.
  - i. 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.
  - j. The landscape plan shall include maintenance provisions, as outlined in [MMC 22C.120.180](#).
14. Off-street parking will be required to be provided in accordance with [MMC 22C.130.030 Table 1](#), as follows:
  - . Gasoline station with grocery - 1 per employee on maximum working shift, plus 1 per 200 SF GFA
15. 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.

16. Accessible (ADA) parking shall be provided in accordance [MMC 22C.130.050\(5\)\(e\)](#).
17. 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.
18. Pursuant to [MMC 22C.130.050 \(3\)\(b\)](#), all required parking spaces shall be striped in conformance with the minimum parking and aisle dimensions.
19. 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.
20. 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](#).
21. The applicant shall be required to demonstrate compliance with [MMC Chapter 22C.140 Drive-Through Facilities](#). A minimum of three (3) stacking spaces shall be provided for a gasoline station, measuring a minimum of 8' 6" in width by 20' in depth. Stacking lanes shall be separated from the proposed drive-aisles. It does not appear that any stacking has been proposed for the fuel pumps.
22. Provide an auto-turn exhibit with the formal land use application to ensure adequate circulation for both patrons and fueling trucks. Additionally, the applicant shall be required to demonstrate how a fueling truck can safely navigate through the White Barn Center.
23. Electric vehicle (EV) parking and charging stations (if proposed) shall comply with [MMC Chapter 22C.150](#).
24. 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](#).
25. 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](mailto:cholland@marysvillewa.gov).

Sincerely,

***Chris Holland***

Chris Holland  
Planning Manager

cc: Haylie Miller, CD Director  
Gurpreet Thind, 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 Convenience, File# PREA22-015  
Store & Gas Station  
8833 Soper Hill Rd & Parcel # 00590700031800

Date: 3/24/2022

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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. As well as following Ecology guidelines for stormwater design for gas stations. 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](mailto:swhitney@marysvillewa.gov).

cc: Ken McIntyre, PE, Development Services Manager



**MARYSVILLE**  
PUBLIC WORKS

## MEMORANDUM

TO: Chris Holland, Planning Manager

FROM: Brad Zahnow, Development Services Technician

DATE: March 17, 2022

SUBJECT: PreA22-015 White Barn Convenience Store and Gas Station  
NE corner of Soper Hill Road and 87th Avenue NE  
Lot 2 of White Barn Binding Site Plan recorded under AFN 202107205003

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### **Residential Utility Capital Improvement Fees**

Capital utility fees are assessed in accordance with the attached rate sheet. The "City" rates will be applicable to this project.

### **Recovery (Latecomer) Fees**

No recovery fees are applicable to this project.

### **Utility Main Fees**

No utility main fees are applicable to this project.

### **ULID/LID Fees**

No ULID/LID fees are applicable to this project.

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270



**UTILITY CAPITAL IMPROVEMENT CHARGES - 2022**

MMC Section 14.07.010 - Marysville Ord. Nos. 2607 & 2670 - Effective 1-1-2006  
 Community Development Department ♦ 80 Columbia Avenue ♦ Marysville, WA 98270  
 (360) 363-8100 ♦ (360) 651-5099 FAX ♦ Office Hours: Monday - Friday 7:30 AM - 4:00 PM

**RESIDENTIAL UNITS**

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Residential DU*	Eff 1/1/06	\$4,750/du	\$5,490/du	\$4,490/du	\$4,890/du
Inspection		Plumb permit varies	Plumb permit	\$100	\$100
Admin/Filing Fee		\$20	\$20	\$20	\$20

\*Dwelling unit includes single-family, multi-unit housing, apts, condos, manufactured homes and mobile homes.  
 Main fees or latecomer fees may apply, depending on location.

Type of Connection		Water		Sewer	
		City	Outside City	City	Outside City
Hotel/Motel	Eff 1/1/06	\$1,816/rm	\$2,099/rm	\$1,717/rm	\$1,870/rm
RV Park Pads	Eff 1/1/06	\$2,375/pad	\$2,745/pad	\$2,245/pad	\$2,445/pad

**COMMERCIAL / INDUSTRIAL**

**WATER**

Gallons per Minute	City	Outside City
0 – 2000 gpm	\$1.64 / square foot (bldg)	\$1.99 / square foot (bldg)
2001 – 4000 gpm	\$2.40 / sf	\$2.87 / sf
4001+ gpm	\$3.16 / sf	\$3.80 / sf
Warehouse/Storage (Ord No. 3026, Eff 7/15/16)	\$0.48 / sf	\$0.65 / sf
Warehouse/Storage with fire sprinklers	\$0.36 / sf	\$0.49 / sf

**SEWER**

Type of Use	City	Outside City
Retail Sales/Manufacturing/ Churches/Schools/Day Care	\$1.03 / square foot (bldg)	\$1.24 / square foot (bldg)
Offices/Medical/Dental/Nursing Homes and all other uses not listed	\$1.67 / sf	\$2.00 / sf
Warehouses/Storage	\$0.49 / sf	\$0.65 / sf
Restaurants/Taverns/Esspresso	\$2.38 / sf	\$2.86 / sf
Schools without kitchens	\$0.77 / sf	\$0.93 / sf

**SURFACE WATER / STORM DRAINAGE**

Surface water capital fee – Eff 1/1/11	Residential - \$95/du	Commercial - \$95/3200sf of imp surface
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**METER SERVICES**

Meter Size	Tapping Fee	Meter Drop Fee
5/8" x 3/4"	\$1,050	\$500
3/4" x 3/4"	\$1,075	\$525
1"	\$1,200	\$560
1.5"	\$1,600	\$750
2"	\$1,900 min	\$850
3", 4", 6", 8"	Time and Material - \$3,500 min + \$1K/inch	Included in tapping fee

Fire sprinkler systems may require a larger meter for adequate fire flow – consult your designer.

All non-residential water services, including fire sprinkler systems and irrigation systems, require a backflow prevention assembly to be installed immediately downstream of the water meter. Contact the city's cross connection control specialist at (360) 363-8100 to determine the type of assembly required.



**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 24<sup>th</sup>, 2022

SUBJECT: White Barn Convenience Store and Gas Station, Pre-A 21015

Public Works Operations has reviewed the White Barn Convenience Store and Gas Station submittal and has the following comments:

1. Plans show keynotes referencing new fire hydrant, do not see corresponding keynote on plans;
2. Is water meter shown for irrigation or domestic use, if for irrigation subsequent backflow prevention is needed;
3. No water details shown;
4. Plans indicate water meter and fire hydrant connected to PUD water main on Soper Hill Road. Need to verify connection. Previous White Barn submittals have shown new water meters and hydrant assemblies connected to City of Marysville water;
5. Water main is shown on 89<sup>th</sup> Ave NE and heading east to Hwy 9 on Soper Hill Road. Unsure where it is going. Previous White Barn submittals have new water main being extended from Soper Hill Road and 87<sup>th</sup> Ave NE intersection east to 98<sup>th</sup> Ave NE;
6. On Soper Hill Road and 89<sup>th</sup> Ave the plans show what appears to be a 90 degree fitting and thrust block. Explain what this is indicating

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

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270



**MARYSVILLE**  
**PUBLIC WORKS**

## Memorandum

To: Chris Holland

From: Julie Davis Cross-Connection Control Specialist

Subject: PREA 22015 White Barn Convenience store and gas station

Date: 03/31/22

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In response to your request for review of the above project, please note the following items.

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

This is a commercial facility requiring a RPBA directly downstream of the domestic water meter. For the purpose of premise isolation of the domestic water line. The RPBA shall be in accordance with Design standards 2-151-002

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

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

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.

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.

Any questions regarding these comments, and scheduling for onsite inspections should be directed to Julie Davis 360-363-8141 [jdavis@marysvillewa.gov](mailto:jdavis@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: PREA22-015 White Barn Convenience Store and Gas Station

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 specific to this use. For example, source control and oil control facilities.
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 1. Provide the recording number when completed to Brooke Ensor at [ensor@marysvillewa.gov](mailto:ensor@marysvillewa.gov)

5. Catch basins placed under the canopy are required to be connected to the sewer system. See City Engineering Design and Development Standards Chapter 4, section 4-040 STORMWATER DESIGN STANDARDS, item J. Oil Control Devices. Contact Shane Freeman, Industrial Waste/Pre-Treatment Tech at 360-363-8128 or [sfreeman@marysvillewa.gov](mailto:sfreeman@marysvillewa.gov) for more information.
6. Paving plan shall include access to the inlets and outlets of stormwater facilities on lot 1.

(360) 363-8100

Public Works  
80 Columbia Avenue  
Marysville, WA 98270

7. 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](mailto:bensor@marysvillewa.gov).

cc: Matt Eyer, Storm/Sewer Supervisor



## 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)**

<b>DOCUMENT TITLE:</b> <i>Project Name</i> Stormwater Covenant and Easement
<b>Grantor:</b> <i>Property Owner Name</i>
<b>Grantee:</b> CITY OF MARYSVILLE, a Municipal Corporation
<b>Legal Description (abbreviated):</b>
<b>Assessor's Parcel(s):</b>
<b>Address:</b>
<b>Reference Number(s):</b>
City of Marysville Project No: City of Marysville Building Permit No:
<b>**Note**</b> 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

**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 \_\_\_\_\_

**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 & 87<sup>th</sup> 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 87<sup>th</sup> 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 Convenience Store and Gas Station PreApp22-015

Applicant: Gurpreet Thind

Proposal: New 2-story convenience store building with approximately 6,000 SF on the bottom floor and 4,000 SF on the top floor and a 6 double-sided gas pump islands with canopy.

Site Address: NE corner of Soper Hill Road and 87<sup>th</sup> 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](mailto:jdorcas@marysvillewa.gov) or Mike Snook, Assistant Building Official at 360-363-8210 or [msnook@marysvillewa.gov](mailto: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: PreA22-015 White Barn Convenience Store and Gas Station 8833 Soper Hill Rd

I have completed a preliminary review of the plans for this project proposing development of a 1.16-acre site for construction of a commercial building with fuel station. The building proposed is 2-stories, with 6,000 SF main floor retail, and 4,000 SF upper floor office and storage. Plans show construction of a canopy over six fuel dispensers. Plans do not show the underground fuel tank locations. *Fire alarm and sprinkler systems will be required.*

Plans show 24' wide driveways with circulation through the site. *Access appears acceptable.*

Plans do not show proposed water main extensions, fire hydrants, or sprinkler system FDC. *Water main extension with approved fire hydrant onsite will be required. Maximum hydrant spacing of 300' apart is allowed for commercial uses. The building sprinkler system FDs is required to be located within 3' to 10' from a fire hydrant.*

No information about available fire flow is provided for the fire hydrants near this site. *Minimum fire flow required for the site is 1,500 gpm.*

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. Maximum hydrant spacing for the proposed commercial use is 300' apart.
7. 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 600 feet apart. Fire hydrants with approved water supply must be in service prior to building construction.

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8. 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.
9. 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).
10. A location in the sprinkler riser room is required for the backflow prevention for the fire sprinkler system (not in a vault).
11. Fire extinguishers are required in approved locations- minimum 2A-10B-C UL rated in the store on each level, and minimum 2A-20B-C UL rated within 75’ of all pumps.
12. Vehicle impact protection of dispensing equipment shall comply with IFC Sections 2306 and 312. Guard posts (bollards) and 6” islands are typically required for protection of gas dispensing equipment.
13. Access planned appears adequate for fire apparatus. Access of 24’ 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. All work shall comply with manufacturer’s specifications and instructions, and fire code requirements including 2018 IFC Chapter 23 for motor fuel dispensing facilities, 2018 IFC Chapter 57 for flammable and combustible liquids, and most recent NFPA 30A standard for motor fuel dispensing facilities. Full compliance must be confirmed by inspections.
18. Location of dispensing devices shall comply with IFC 2303.1
  - Dispensing devices shall be located as follows:*
    1. Ten feet (3048 mm) or more from lot lines.
    2. Ten feet (3048 mm) or more from buildings having combustible exterior wall surfaces or buildings having noncombustible exterior wall surfaces that are not part of a 1-hour fire-resistance-rated assembly or buildings having combustible overhangs.  
*Exception: Canopies constructed in accordance with the International Building Code providing weather protection for the fuel islands.*
    3. Such that all portions of the vehicle being fueled will be on the premises of the motor fuel-dispensing facility.
    4. Such that the nozzle, when the hose is fully extended, will not reach within 5 feet (1524 mm) of building openings.
    5. Twenty feet (6096 mm) or more from fixed sources of ignition.

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19. Provide an emergency pump shutoff switch located within 100 feet of, but not less than 20 feet from, all fuel dispensers and labeled: EMERGENCY PUMP SHUT OFF SWITCH. Signs shall be provided in approved locations (IFC Section 2303.2).
20. Portable fire extinguishers with minimum 2A-20B-C rating are required in approved locations. They shall be located within 75 feet of the dispensers and tank fill openings (IFC Section 2305.5).
21. Provide warning signage per IFC 2305.6 within sight of each dispenser.
22. Electrical equipment, dispensers, hoses, nozzles and pumps used in fuel dispensing systems shall be *listed* (IFC Section 2306.7.1). The information submitted does not show if the items are all *listed*. These items shall all be labeled as *listed*.
23. Dispenser emergency shutoff valves shall be installed at the base of each dispenser and tested in accordance with IFC Section 2306.7.4.
24. Dispenser hose shall have breakaway device, and be no longer than 18' max (IFC 2306.7.5).
25. Fuel delivery nozzles shall comply with IFC 2306.7.6 for latch-open and automatic-closing features.
26. Tank vent pipe outlets shall comply with IFC 5704.2.7.3.3  
*Vent pipe outlets for tanks storing Class I, II or IIIA liquids shall be located such that the vapors are released at a safe point outside of buildings and not less than 12 feet (3658 mm) above the finished ground level. Vapors shall be discharged upward or horizontally away from adjacent walls to assist in vapor dispersion. Vent outlets shall be located such that flammable vapors will not be trapped by eaves or other obstructions and shall be at least 5 feet (1524 mm) from building openings.*
27. Construction documents shall be submitted for review and approval prior to the installation of fuel-dispensing facilities. Construction documents and supporting data shall be submitted with each application for a permit and in such form and detail as required by the fire code official to ascertain whether the work indicated and described is in accordance with the requirements of this code. Construction documents shall be drawn to scale upon suitable material. Construction documents shall be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of this code and relevant rules and regulations (IFC 105.4).
28. Final approval of installation is subject to fire inspection and field verification of compliance to approved plans and any required revisions.
29. Contact MFD at (360) 363-8525 to schedule fire inspections. Inspections are required for testing of tanks and piping prior to cover, and for final acceptance. Systems shall have passed final electrical inspection, and be pretested in good working order prior to scheduling the final acceptance inspection. Third party inspections and reports may be required.

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