



BARGHAUSEN

STORMWATER DRAINAGE REPORT

Chick-fil-A Restaurant

NEC Soper Hill Road and 87th Avenue N.E.
Marysville, Washington 98258

Parcels: 005090700031802 & 00590700031803



07/20/2023

Prepared for:
Chick-fil-A, Inc.
5200 Buffington Road
Atlanta, GA

July 20, 2023
Our Job No. 22579

BARGHAUSEN CONSULTING ENGINEERS, INC.

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barghausen.com

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1.0 INTRODUCTION

This project is a 2.08-acre portion of a larger commercial development currently under construction. The site is surrounded by single-family residential development to the south and multi-family housing is proposed in the future to the west. The proposed CFA restaurant will be 5,773 square feet with 130 interior seats and an outdoor patio containing seating for up to 28 persons. The proposed parking lot will consist of 84 standard parking spaces and five ADA spaces. Per the City's Municipal Code, a minimum of 38 stalls is required.

2.0 DEVELOPED SITE CONDITIONS

The developed lot will contain 1.62 acres (77.9%) of impervious surface and 0.46 acres of landscaping. Assuming that the overall development has accounted for the maximum impervious surface percentage outlined in Table 1 below which comes directly from Section 22C.020.080 Densities and Dimensions within the City of Marysville Municipal Code, the approved facility will be able to manage all stormwater discharge from the proposed Chick-Fil-A parcel. Seeing as the maximum/assumed design impervious surface is approximately 11% higher than the actual impervious area, this will allow the system a larger margin between regular flows and overflow.

Table 1

Standards	NB	CB	GC	DTC	MU (12)	LI	GI	REC	P/I	WR-MU (15)	WR-CB (15)
Base density: Dwelling unit/acre	None (18)	12	12	12	28 (1)	0	0	0	0	12	0
Maximum density: Dwelling unit/acre	None (18)	27 (13)	None (13)	None	28	0	0	0	0	18 (13)	0
Minimum street setback (3)	20 feet	None (7)	None (7)	None (7)	None (7, 8)	None (7)	None (7)	20 feet	None (7, 8)	None (7, 8, 14)	None (7, 14)
Minimum interior setback	10 feet (side) 20 feet (rear)	None (4)	None (4)	None (4)	None (9)	None (4) 50 feet (5)	None (4) 50 feet (5)	None (4)	None (4)	5 feet (9, 16, 17)	None (4)
Base height (6)	25 feet	55 feet	35 feet	55 feet	45 feet	65 feet	65 feet	35 feet	45 feet	45 feet	55 feet
Maximum impervious surface: Percentage	75%	85%	85%	85%	85%, 75% (11)	85%	85%	35%	75%	85%, 75% (11)	85%

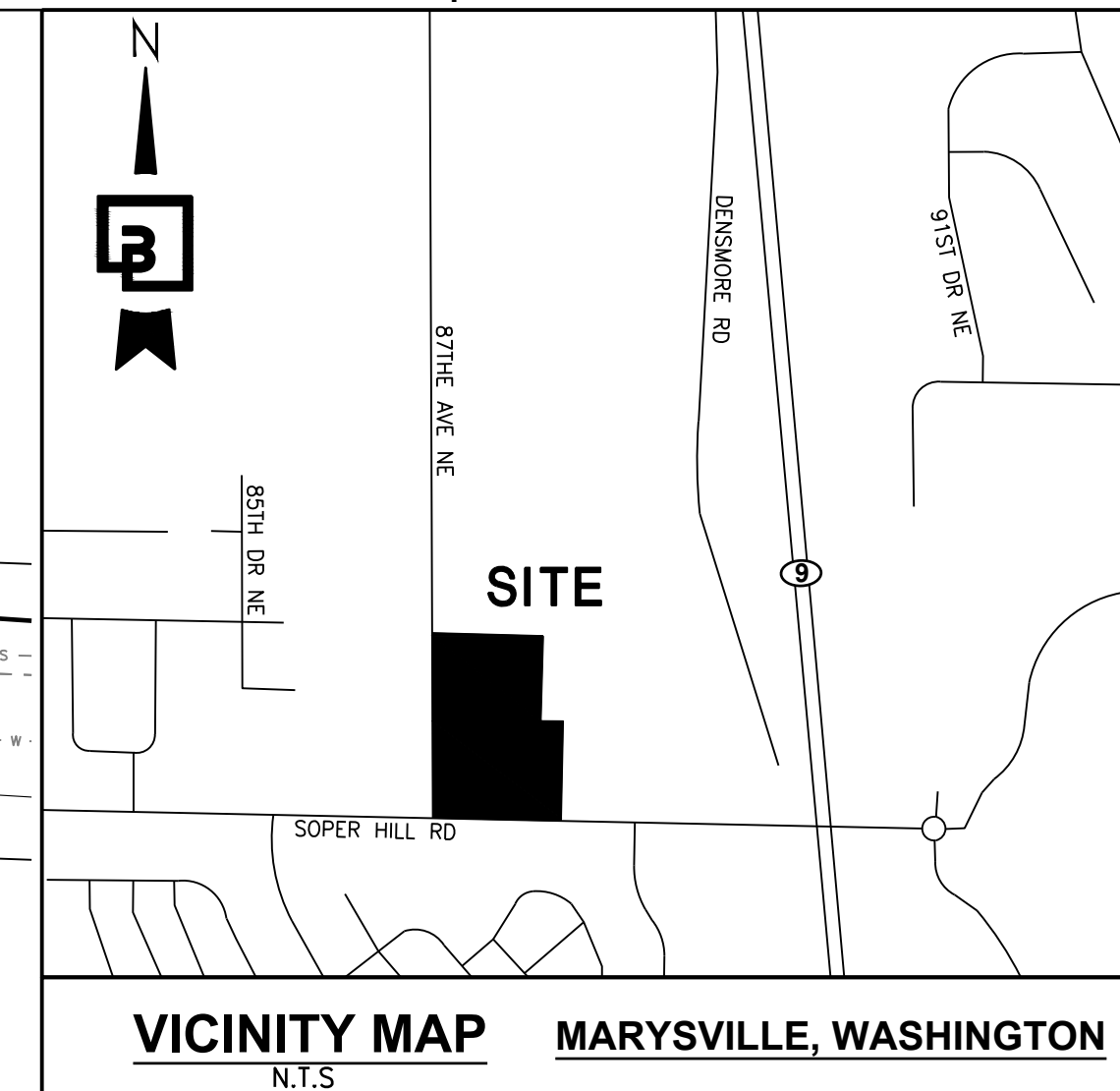
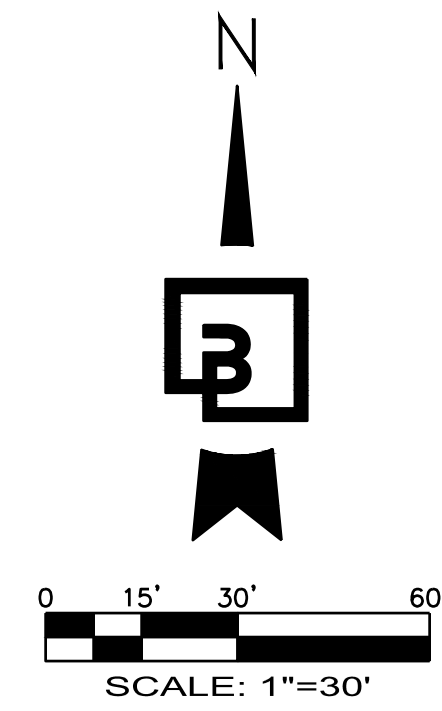
3.0 CONCLUSION

In conclusion, with the impervious surface quantities of the proposed Chick-fil-A not exceeding the assumed maximum design value found in the City of Marysville Municipal Code, there will be no need for additional flow control or water quality facilities included in this design package.

Exhibit A
DEVELOPED CONDITION

PRELIMINARY SITE PLAN FOR CHICK-FIL-A MARYSVILLE

PTN OF THE SE 1/4, OF THE SW 1/4 OF SEC. 01, TWP. 29 NORTH, RGE. 5 EAST, W.M.
CITY OF EVERETT, SNOHOMISH COUNTY, WASHINGTON



OWNER/DEVELOPER:

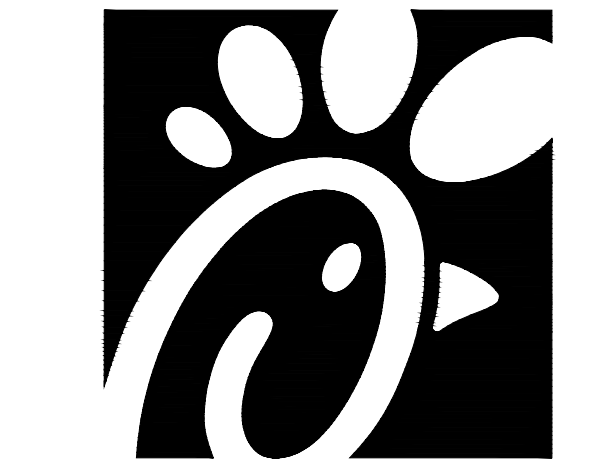
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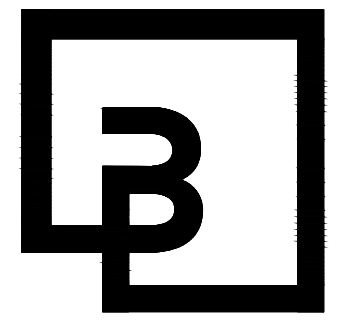
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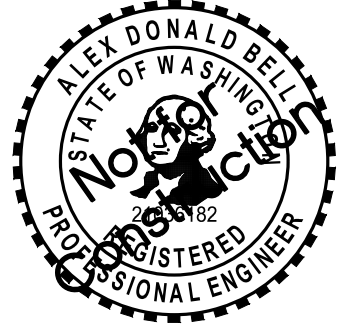
Chick-fil-A
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CHICK-FIL-A
MARYSVILLE, WA

SOPER HILL RD & SR 9
MARYSVILLE, WA 98258

FSR#05328

BUILDING TYPE / SIZE:
RELEASE:

NO.	DATE	DESCRIPTION

CONSULTANT PROJECT #	22579
PRINTED FOR	
DATE	07-19-2023
DRAWN BY	CMH

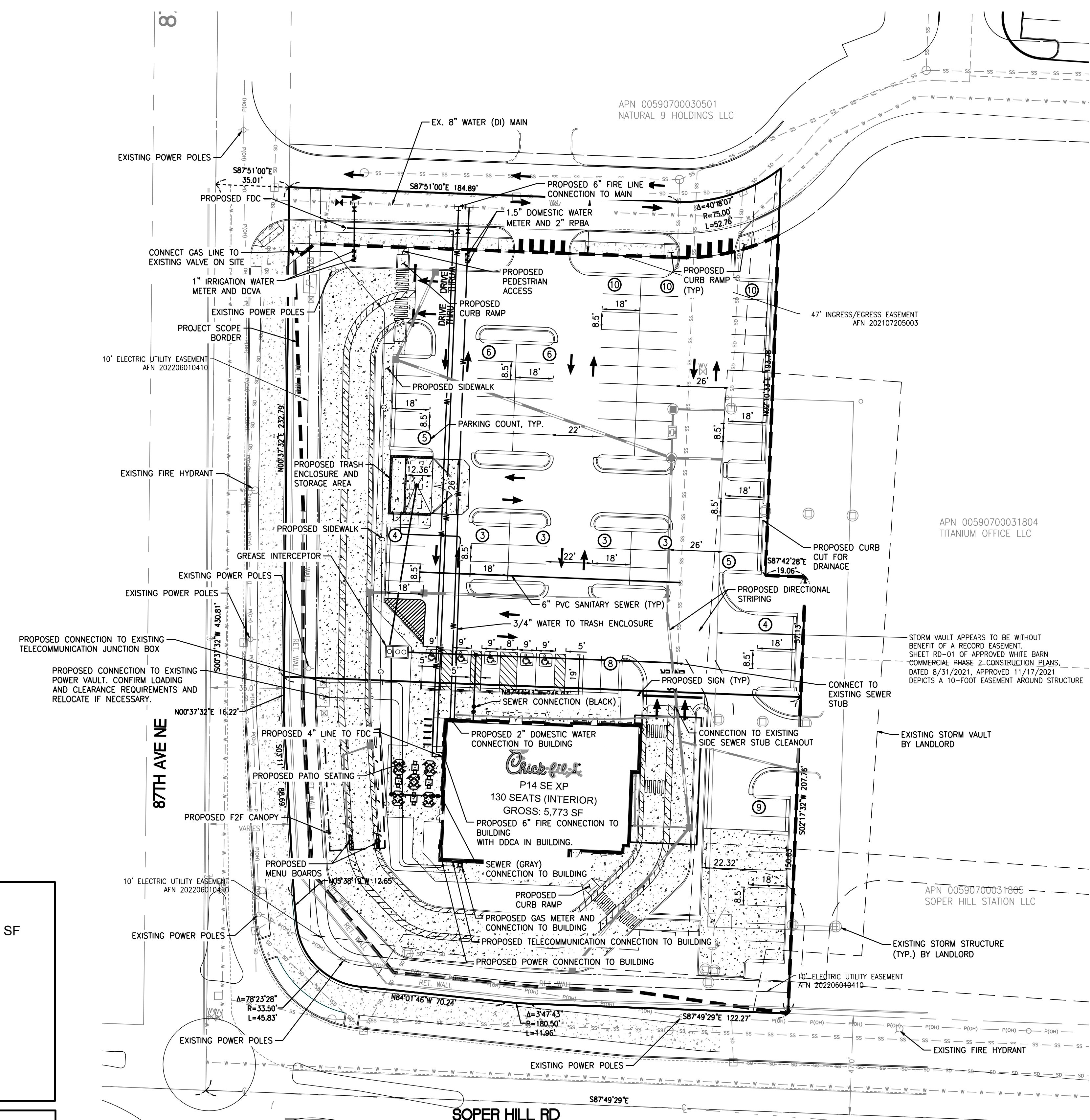
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SHEET **PRELIMINARY SITE PLAN**

SHEET NUMBER **C1.0**



Know what's below.
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SETBACK NOTES:

- 15' L2 SETBACK WITH SCREENWALL ON 87TH AND SOPER HILL ROAD.

INTERIOR LANDSCAPE NOTES:

- LANDSCAPE AREA MUST MAKE UP AT LEAST 15% OF SITE.
- A MINIMUM OF 10% OF THE PARKING AREA SHALL BE LANDSCAPED.

LAND COVER DATA:

PROPOSED PERVIOUS AREA: 20,121 SF (0.46 AC)
PROPOSED IMPERVIOUS AREA: 70,472 SF (1.62 SF)

PARKING CALCULATIONS

STANDARD SPACES	20 PLUS 1 PER 100 SF OVER 4,000 SF
REQUIRED	38
TOTAL PROVIDED	5 ADA (1 VAN)
BIKE RACKS REQUIRED	84 STANDARD
BIKE RACKS PROVIDED	5% OF PARKING STALLS
	6
	6

BUILDING DATA

CONSTRUCTION TYPE	NEW
SITE AREA	90,528 SF
BUILDING AREA	5,773 SF
BUILDING HEIGHT	25 FT
ZONING	CB-WR (COMMUNITY BUSINESS - WHISKEY RIDGE SUBURB AREA)