



COMMUNITY DEVELOPMENT DEPARTMENT
501 Delta Avenue ♦ Marysville, WA 98270 ♦ (360) 363-8000

October 12, 2023

Stef Escamilla
PO Box 270571
San Diego, CA 92198

Re: White Barn – Chick-fil-A – *Technical Review 1*
PA23019

Dear Stef,

After reviewing the application materials for the above referenced proposal, the following technical review comments are provided below.

City of Marysville Community Development – Planning Division

Chris Holland, Planning Manager
360.363.8207
cholland@marysvillewa.gov

1. Provide file number PA23-019 on all future plan submittals.
2. Sheet C1.0 is too busy to review. Provide a clean version, by removing a majority of the notes and arrows, so staff can review to determine compliance with the applicable design standards and setbacks. Once a clean version is received staff will provide comments on the site plan. The following comments that were provided during pre-application review still apply:
 - a. Provide the required 30' L3 buffer on Soper Hill Road and 87th Avenue NE.
 - b. Provide the required 20' L3 buffer along the eastern boundary of the property.
 - c. Provide the required 15' L2 landscape buffer between Soper Hill Road and 87th Avenue NE drive-thru lanes. This can be incorporated into the required within a portion of the required 30' L3 landscape buffer.
 - d. Provide the required 5' wide L2 landscape buffer between the parking areas and drive-thru. It appears a pedestrian sidewalk is proposed instead of the required landscaping.
 - e. Provide a minimum 5' wide L1 landscape buffer around the proposed dumpster enclosure.
 - f. The applicant will need to ensure the size of the dumpster enclosure fits their needs. Sanitation does not provide service on Saturdays. Contact Kristy Beedle, Sanitation Supervisor, phone: 360.363.8152 email: kbeedle@marysvillewa.gov, for additional information.
 - g. No more than 50 percent of the 87th Avenue NE frontage may be occupied by vehicular access or parking.

- h. Provide auto-turn from the north private drive demonstrating the largest vehicles using the drive-thru have adequate turning radius to enter into the drive-thru. The drive-thru appears rather close to the east-west private drive in order to make this turn. Suggested changes included on attached red lined site plan.
 - i. Both motor vehicle and pedestrian cross access will be required from the Soper Hill Station to Chick-fil-A. Provide the pedestrian connection.
 - j. The pedestrian crossings along the north entrance shall be constructed with decorative concrete, similar to what has been installed on the White Barn development site. This detail will need to be provided.
 - k. Provide required open space calculations. Non-residential uses shall provide pedestrian-oriented space, defined in subsection (2)(c) (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. See [MMC 22C.070.100\(2\)\(c\)](#) for examples of qualifying pedestrian oriented open space.
 - l. Add the following notes:
 - 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](#);
 - Where lighted signs and illuminated areas are permitted, such illuminating devices shall be shaded and/or directed so as not to visibly create a nuisance to any property in a residential zoning classification. Residential zoning is located east of the proposed site;
 - Mechanical equipment located on the roof, facade or external portions of a building shall be architecturally screened so as not to be visible from adjacent properties at street level or the public street; and
 - Equipment or vents which generate noise or air emissions shall be located on the opposite side of the building from adjoining residentially designated properties.
3. As noted in Comment No. 2 above the proposed landscaping does not comply with the provisions outlined in [MMC Chapter 22C.070 East Sunnyside – Whiskey Ridge Subarea – Design Requirements](#). A full review of the preliminary landscape plans will be conducted once the site plan is closer to being approved. Noted deficiencies include, but are not limited to:
- a. Landscape buffer widths and plantings on the north (10' L3), east (20' L3), south and west perimeters (30' L3). The director may approve and condition reduced planter widths provided the design meets the intent of the standards and guidelines. For example, reduced widths may be allowed provided the landscaped area is supplemented with architectural features that help to define the street edge and maintain visual continuity along the street. Examples could include a decorative low wall made of stone or masonry that is used in conjunction with landscaping, and/or use of a landscaped trellis or architectural columns.
 - b. Solid waste collection area screening.

- c. Landscape separation between the proposed pedestrian connection and the drive-thru.
- d. Lack of trees within required buffer areas.
- e. Provide parking lot landscaping calculations. 10% of the required parking areas shall be landscaped with L4 landscaping. This excludes required perimeter buffer.
- f. Provide the following notes:
 - . 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.
 - . All landscaped areas and plants required by this chapter must be permanently maintained in a healthy growing condition in order to accomplish the purpose for which they were required.
 - . Dead or diseased plants must be replaced within 30 days of notification, or as soon as practical in regard to freezing weather, or complex situations involving the removal and replacement of large trees.
 - . All landscaped areas must be kept free of debris and weeds.
 - . Plant material must not interfere with public utilities, restrict pedestrian or vehicular access, or constitute a traffic hazard.
 - . Planted areas next to pedestrian walkways and sidewalks shall be maintained or plant material chosen to maintain a clear zone between three and eight feet from ground level.
 - . The owners, their agents and assigns are responsible for providing, protecting, and maintaining all landscaping material in a healthy and growing condition, replacing it when necessary, and keeping it free of refuse and debris.
 - . All fencing, walls and other features used for screening purposes shall be kept free of litter, debris, and weeds.
- 4. Provide manufacturer's specifications (brochures) for proposed luminaire's and poles.
- 5. Prior to building permit issuance, the applicant shall be required to demonstrate compliance with all of the applicable building design standards outlined in [MMC Chapter 22C.070 East Sunnyside – Whiskey Ridge Subarea – Design Requirements](#). A full review of the preliminary building plans will be conducted once the site plan is closer to being approved.
- 6. 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
87 th Ave / Soper Hill Road RAB	\$1,700 per PMPHT	Complete Application	Prior to BP issuance

City of Marysville Public Works – Development Services

Shane Whitney, Civil Plan Reviewer
360.363.8227
swhitney@marysvillewa.gov

Utilities

7. All applicable utilities on-site and for frontage are shown on record drawing RD 474.

Frontage Improvements

8. No frontage improvements are required.

ROW Dedication

9. No ROW dedication is required.

Drainage

10. All projects in the city of Marysville must comply with requirements stipulated under the MMC 14.15.040 and 14.15.050.
11. Stormwater drainage: The city has adopted the 2019 Ecology Manual. The site has a detention vault currently installed to address the onsite runoff. The project will simply need to provide a drainage report that addresses minimum requirements 1 – 5.
12. A geotechnical report will be required.
13. The maximum allowed impervious surface coverage is 85%.

Standard Comments

14. Survey control datum NAVD-88 and NAD-83 are required to be used. Civil construction plans will not be accepted in any other datum.
15. The onsite grading and placement of any retaining walls must be compliant with section 22D.050.030 of the MMC.
16. The proposed trash enclosure should not have a roof. The runoff can be routed to the stormwater system. See section 4-120 of our EDDS for further guidance on what will be required.
17. The sewer system within the project is private, but the water system is Public. The water mains within the site must be within a 15 foot easement that is granted to the City.
18. Engineering construction plan review fees will be due prior to release of approved civil construction plans.
19. Engineering construction plan review fees will be due prior to release of approved civil construction plans.
 - a. Engineering construction plan review per MMC 22G.030.020:
 - b. Fees for a grading permit will be \$976 plus \$130/hour with a \$2000 deposit.
20. Engineering construction inspection fees will be due prior to project final or building final whichever comes first.
 - a. Engineering construction inspection fees per MMC 22G.030.020:
 - b. Fees for the project will be \$130/hour with a \$2500 deposit. The deposit is required prior to issuance of the grading permit. Should final inspection fees exceed the deposit, fees shall be paid prior to project acceptance.

21. All civil construction plan submittals are to be routed directly to Shane Whitney, Civil Plan Reviewer. The first *civil construction* plan submittal is to consist of a completed grading permit application, a plan set, a copy of the drainage report, and a copy of the geotechnical report. Once the documents are ready to be submitted, we will provide you a link to where the materials can be uploaded to.
 - a. Review timing:
 - b. First review = 5 weeks
 - c. Subsequent reviews will be 3 weeks.
22. 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.

City of Marysville Public Works – Engineering

Jesse Hannahs, PE, Traffic Engineering Manager
360.363.8287
jhannahs@marysvillewa.gov

23. TIA memorandum fails to provide for comparison of original SEPA approved White Barn TIA with trip generation of constructed and proposed development uses/businesses.
24. Decorative street lighting per White Barn requirements as set forth in civil construction plans shall be installed upon 87th Ave NE.

City of Marysville Public Works – Water Resources WWTP

Ryan Carney, Surface Water Inspector
360.363.8140
rcarney@marysvillewa.gov

25. 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."

City of Marysville Public Works – Water Resources WWTP

Billy Gilbert, Water Quality Lead
360.363.8143
bgilbert@marysvillewa.gov

26. Plumbing system is subject to applicable requirements of MMC Chapter 14.10 "Water Supply Cross-Connections" and WAC 246-290-490.
27. 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.
28. A Double Check Detector Assembly (DCDA) is required for any fire line that is connected to the city's water system.

29. 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.
30. 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.
31. 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.

City of Marysville Public Works – Water Resources WWTP

Jeff Cobb, WWTP Operations Lead/Pretreatment
360.363.8126
jcobb@marysvillewa.gov

32. The site plan proposes a grease interceptor, however the grease interceptor sizing is still to be determined depending on seating capacity and hours of operation per the City of Marysville's sizing criteria MMC 14.20.150(6)(a).
33. MMC 14.20.150 requires an approved grease interceptor to be installed.
34. All wastewater plumbing is subject to MMC 14.20 PRETREATMENT REQUIREMENTS

City of Marysville Community Development – Building Division

Michael Snook, Building Official
360.363.8210
msnook@marysvillewa.gov

35. 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.
36. All plans and permit applications will be required to be submitted electronically as part of their submittal process. One (1) complete set of building plans, structural calculations, and 2018 Washington State Energy Code work sheets.
37. Contact our office if you have questions in regards to permit applications, checklists and/or handouts that you and/or your design team will be preparing plans for on your project.
38. Separate permits will be required for any proposed rockeries or underground storm vaults. One (1) complete set of building plans, structural calculations, site plan, and Geotech Report are to be submitted for review.
39. A grading permit will be required. A Geotechnical report shall be submitted to the City for this project. This is to be an in-depth report to address the following:
 - a. Soil Classification
 - b. Required Drainage Systems
 - c. Soil Compaction Requirements
 - d. Type of Footings, Foundations, and Slabs Allowed

- e. Erosion Control Requirements
 - f. Retaining Walls
 - g. Fill and Grade
 - h. Final Grade
40. The building structure will be required to be designed under the 2018 IBC, Chapter 16, and Structural Design Requirements. The seismic zone criteria is to be established under the guidelines of a Washington State Licensed Architect and/or Structural Engineer.
 41. Please provide scaled floor plans with square footage.
 42. Show on the plans the type of building materials proposed, and if required, what type of fire-resistant construction will be required.
 43. Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.
 44. A Fire Sprinkler system will be required. The applicant is to verify this requirement with the Fire Marshal's Office.
 45. All Electrical installations are to be permitted, inspected and approved through the City. The current code is NEC 2020 with WCEC Amendments. A separate application, plans, and plan review will be required.
 46. Special Inspection may be required. The list of the type of inspections shall be indicated on the plans by the Engineer of Record. The owner is to notify the City of the registered special inspection agency prior to permit issuance.
 47. Building application for plan review will be approximately 4-6 weeks for first-time plan review comments.

Marysville Fire District

Brian Merkley, Deputy Fire Marshal
 360.363.8500
bmerkley@mfdrrfa.org

48. 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.
49. Access for firefighting operations is required around the building. All parts of the building must be accessible for firefighting by an approved route around the building, and be within 150' of fire apparatus access (within 200' allowed for sprinklered buildings). Access shown appears adequate for firefighting operations.
50. Proposed new building will be required to have fire sprinkler and fire alarm systems. The building sprinkler system will require a fire department connection (FDC) in an approved location away from the building near a fire hydrant. Separate fire protection system plans, stamped by a registered design professional, shall be submitted to Marysville CD as needed for approval and permitting of the systems design and construction. Final approval of fire systems is subject to independent technical fire plan review, revisions, and field inspections.
51. The site shall have an adequate water system for required fire flow. Provide documentation to the fire marshal of adequate water supply for the required fire flows prior to final approval of the water system on civil construction plans. Required fire flow will depend on building size, type of construction, and sprinkler systems. Available fire-

flow for the site shall meet 2018 IFC Appendix B requirements. Existing water mains appear adequate for fire flow.

52. 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.
53. The minimum required fire flow for hydrants protecting commercial is 1,500 gpm.
54. Recommend an additional hydrant be provided on-site located near the FDC (3-10ft) for the fire sprinkler system. The locations of fire hydrants and FDCs must be approved.

City of Lake Stevens

Melissa Place, Principal Planner
425.622.9433
mplace@lakestevenswa.gov

55. At the time of construction plan submittal, if runoff is being channeled to City of Lake Stevens drainage facilities, please coordinate with City of Lake Stevens Public Works at 425-622-9403 or email pw-info@lakestevenswa.gov.
56. At the time of construction plan submittal, please coordinate with the Lake Stevens Sewer District if those facilities are being impacted by increased usage as a result of this development.

After you have had an opportunity to review the pre-application comments outlined above, please let me know what comments you would like to discuss or need clarification on, so I can invite the applicable staff member and schedule a pre-application meeting. If you have any questions, please contact me at 360.363.8207, or by e-mail at cholland@marysvillewa.gov.

Sincerely,

Chris Holland

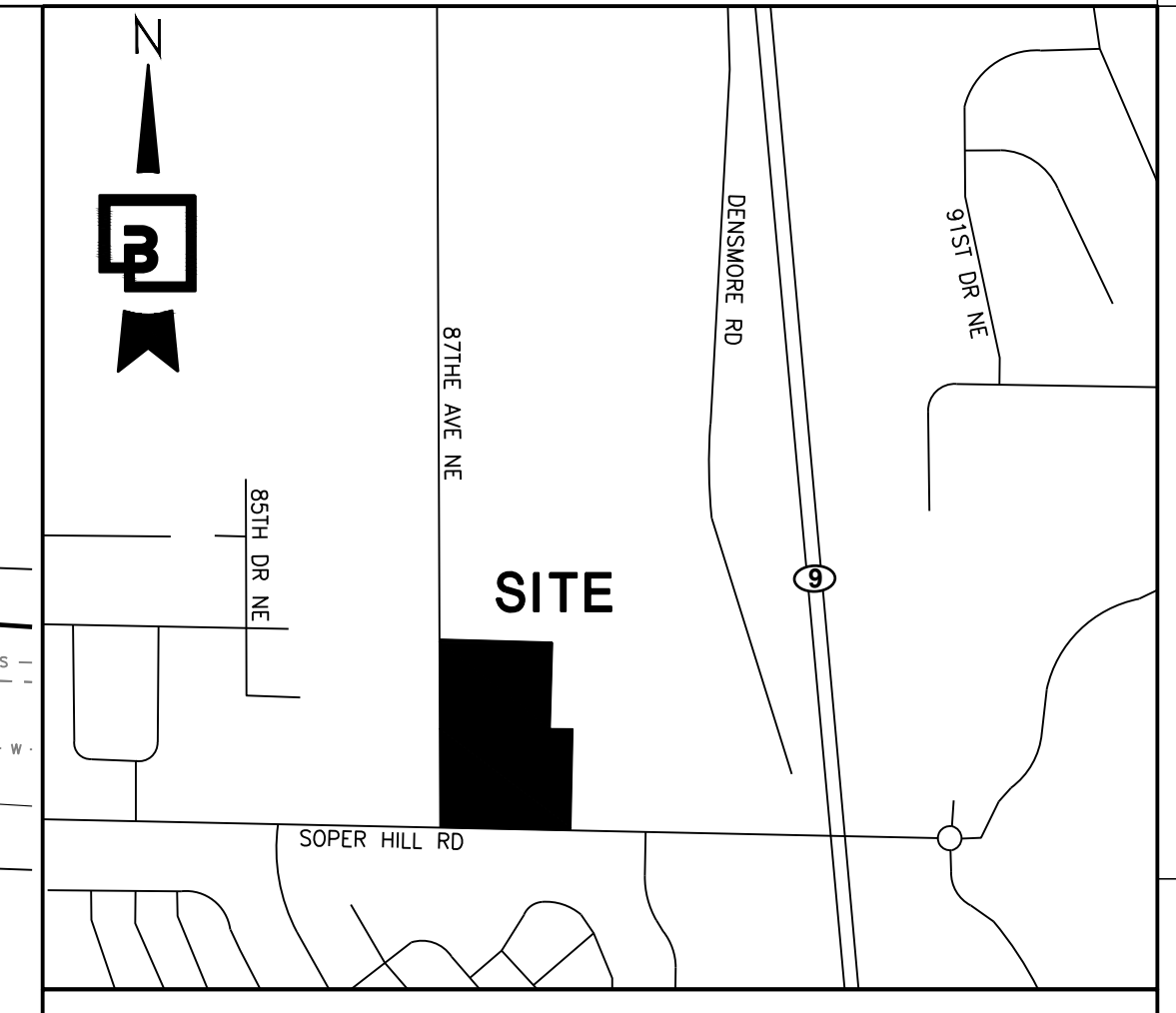
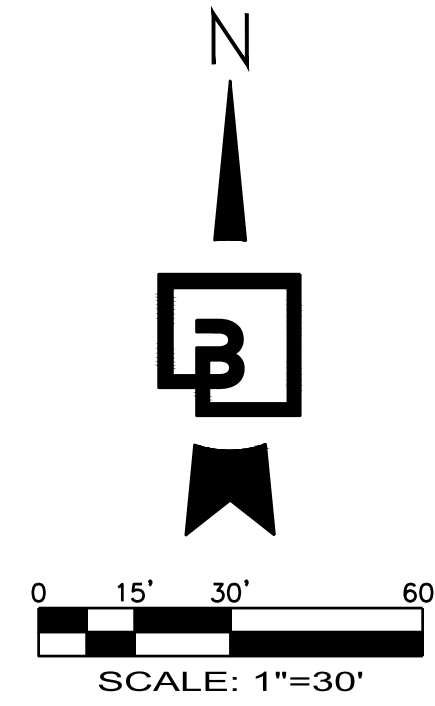
Chris Holland
Planning Manager

ecc: Haylie Miller, CD Director
Chick-fil-A, Inc., applicant
Natural 9 Holdings, LLC, owner

Attached: Site Plan Redlines

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

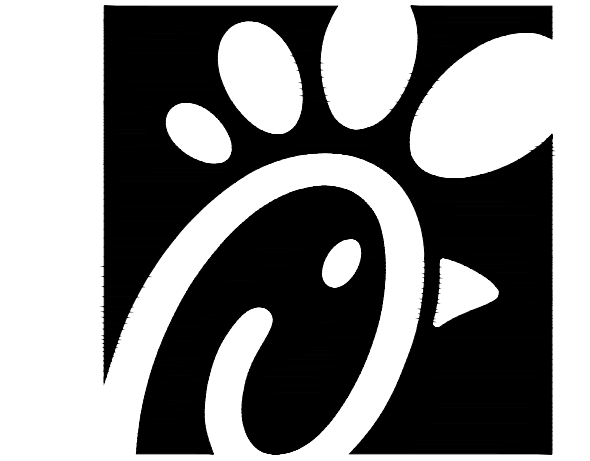


VICINITY MAP MARYSVILLE, WASHINGTON
N.T.S.

OWNER/DEVELOPER:
CHICK-FIL-A INC
105 PROGRESS
IRVINE, CA 92618
CONTACT: STEVE SCHWARTZ
EMAIL: STEVE.SCHWARTZ@CFACORP.COM
TEL: (303) 519-7206

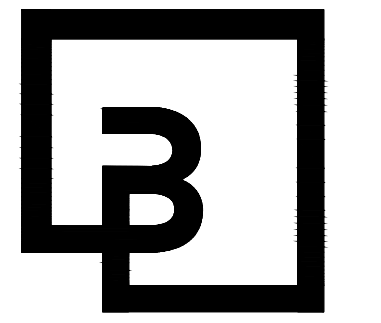
ARCHITECT:
WARE MALCOMB
3015 112TH AVE NE #205
BELLEVUE, WA 98004
TEL: (310) 903-4021
CONTACT: NONY RIVERA
EMAIL: NRIVERA@WAREMALCOMB.COM

ENGINEER:
BARGHAUSEN CONSULTING ENGINEERS, INC.
18215 72ND AVE. S.
KENT, WA 98032
TEL: (425) 251-6222
FAX: (425) 251-8782
CONTACT: ALEX BELL, P.E.



Chick-fil-A

Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2998



Barghausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222
barghausen.com



**CHICK-FIL-A
MARYSVILLE, WA**

**SOPER HILL RD & SR 9
MARYSVILLE, WA 98258**

FSR#05328

BUILDING TYPE / SIZE:
RELEASE:

REVISION SCHEDULE

NO.	DATE	DESCRIPTION

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

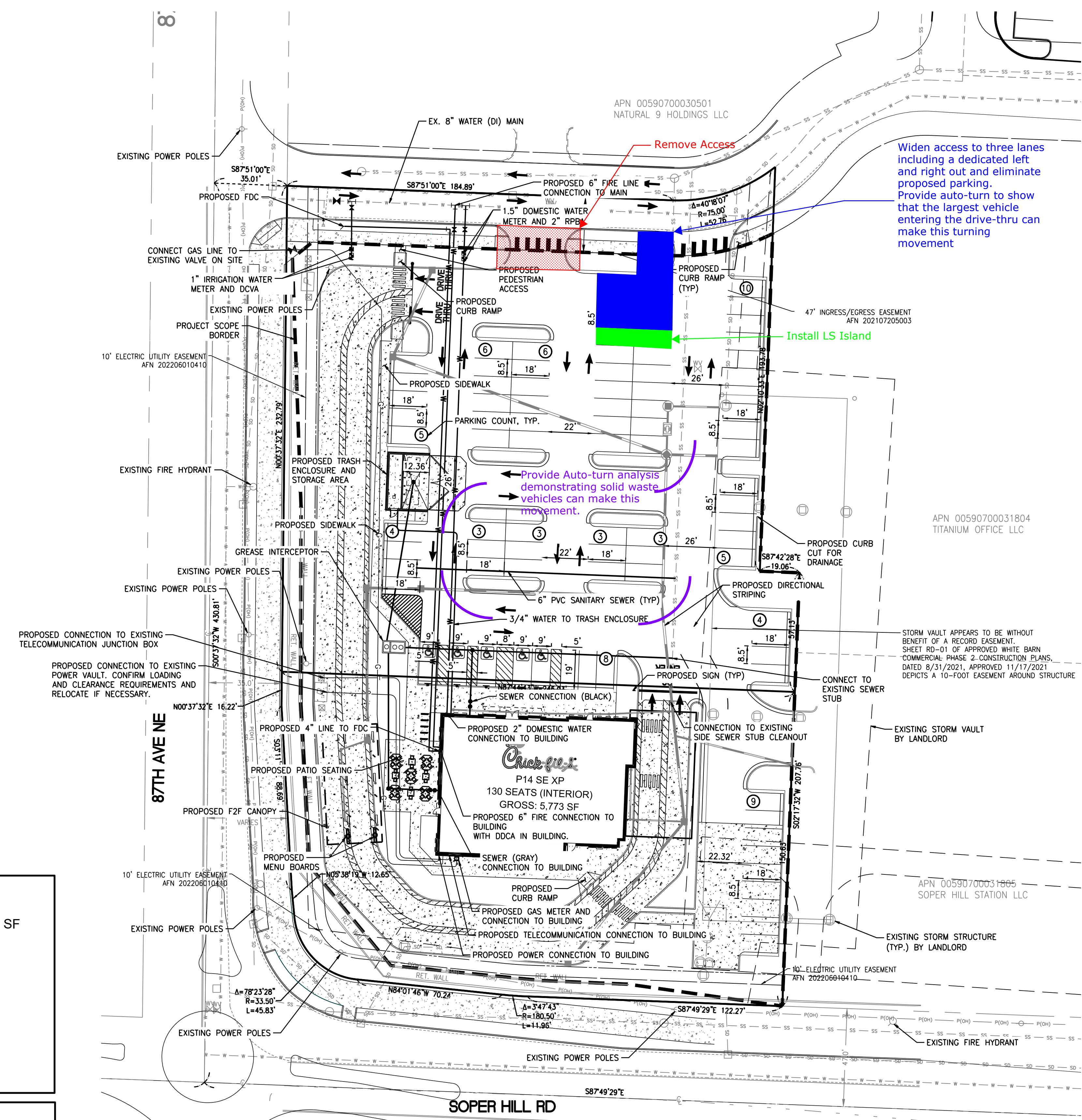
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SHEET
PRELIMINARY SITE PLAN
SHEET NUMBER



Know what's below.
Call before you dig.
Dial 811

C1.0



SETBACK NOTES:
1. 15' L2 SETBACK WITH SCREENWALL ON 87TH AND SOPER HILL ROAD.

INTERIOR LANDSCAPE NOTES:
1. LANDSCAPE AREA MUST MAKE UP AT LEAST 15% OF SITE.
2. 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)

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