



BARGHAUSEN

April 9, 2024

Chris Holland
Planning Manager
City of Marysville
501 Delta Avenue
Marysville, WA 98210

RE: Responses to Comments
White Barn – Chick-Fil-A
Highway 9 and Soper Hill Road, Marysville, Washington
Permit No. PA23-019 / Our Job No. 22579

Dear Chris:

We have revised the plans and technical documents for the above-referenced project in accordance with your comments dated October 12, 2023. Enclosed are the following documents for your review and approval:

1. One (1) copy of the revised Preliminary Site Plan by Barghausen Consulting Engineers, Inc. dated April 9, 2024
2. One (1) copy of the Preliminary Landscape Plans dated April 9, 2024
3. One (1) copy of the revised Passenger Truck Turning Exhibit by Barghausen Consulting Engineers, Inc. dated April 9, 2024
4. One (1) copy of the revised Trash Truck Turning Exhibit by Barghausen Consulting Engineers, Inc. dated April 9, 2024
5. One (1) copy of the Example Screenwalls from previous Chick-fil-A Projects
 - a. Highway 99 and 196th, Lynnwood, Washington
 - b. Rainier Avenue, Renton, Washington
6. One (1) copy of the Decorative Concrete Stamp - Chick-fil-A Standard Specifications
7. One (1) copy of the Typical Chick-fil-A Luminaire Specifications

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

**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.*

Response: The file number has been added to site plan included with submittal (bottom right corner).

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.*

Response: Per a meeting with Chris Holland and Marysville Municipal Code Section 22C.070.210(2)(a)(iv), the buffer may be reduced should this meet the intent of the standards and guidelines. Two examples of other screenwalls have been provided for reference. These would both accomplish the intent of code by providing something visually appealing and blocks the headlights. More dense landscaping can also be provided in this buffer beyond what Type L3 requires.

- b. *Provide the required 20' L3 buffer along the eastern boundary of the property.*

Response: Per a meeting with Chris Holland, this 20-foot landscaping buffer is provided between the fuel station property and the Chick-fil-A property, and meets the intent of the buffer.

- 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.*

Response: The 15-foot L2 landscape buffer is incorporated into site plan.

- 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.*

Response: The 5-foot-wide L2 landscape buffer between parking areas and drive-through is provided to the maximum extent feasible due to site constraints.

- e. *Provide a minimum 5' wide L1 landscape buffer around the proposed dumpster enclosure.*

Response: The 5-foot-wide L1 landscape buffer is provided around the proposed trash 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.*

Response: Trash enclosure size, orientation and location has been coordinated with Kristy Beedle, Sanitation Supervisor.

- g. *No more than 50 percent of the 87th Avenue NE frontage may be occupied by vehicular access or parking.*

Response: Due to site constraints, the drive-through location must be along the frontage of the site. Screening is provided by the 15-foot landscape buffer and screenwall.

- 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.*

Response: Vehicle turning path is included with the submittal.

- i. *Both motor vehicle and pedestrian cross access will be required from the Soper Hill Station to Chick-fil-A. Provide the pedestrian connection.*

Response: The sidewalk connection from the Soper Hill Station is located at the southeast corner of the site. There's a shared drive aisle that is located just north of the sidewalk connection, providing vehicle cross access from the Soper Hill Station to Chick-fil-A.

- 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.*

Response: Decorative concrete will be provided at pedestrian crossings along the north entrance. Detail will be provided with permit plans and has been shown with a new hatch on the site plan included with this submittal.

- 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.*

Response: With a site area of 90,528 square feet and a gross floor area of 5,773 square feet, the project is required to provide approximately 1,867 square feet of a pedestrian oriented area. There is a pedestrian area on site provided that is approximately 1,985 square feet.

- l. *Add the following notes:*

- o *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.*

Response: Notes have been added to the site plan.

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 free of litter, debris, and weeds.*

Response: Updated landscape plans are included with this submittal for review.

4. *Provide manufacturer's specifications (brochures) for proposed luminaire's and poles.*

Response: Typical Chick-fil-A poles and specs included with this submittal.

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.*

Response: This comment is noted.

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

Response: This comment is noted.

Utilities

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

Response: This comment is noted.

8. *No frontage improvements are required. ROW Dedication*

Response: This comment is noted.

9. *No ROW dedication is required.*

Response: This comment is noted.

Drainage

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

Response: This comment is noted.

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.*

Response: This comment is noted.

12. *A geotechnical report will be required.*

Response: This comment is noted.

13. *The maximum allowed impervious surface coverage is 85%.*

Response: This comment is noted.

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.*

Response: This comment is noted.

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

Response: This comment is noted.

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.*

Response: This comment is noted.

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.*

Response: This comment is noted.

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

Response: This comment is noted.

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.*

Response: This comment is noted.

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.*

Response: This comment is noted.

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.*

Response: This comment is noted.

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.*

Response: This comment is noted.

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.

Response: This comment is noted.

24. Decorative street lighting per White Barn requirements as set forth in civil construction plans shall be installed upon 87th Ave NE.

Response: This comment is noted.

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.”

Response: This comment is noted.

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.

Response: This comment is noted.

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.

Response: This comment is noted.

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

Response: This comment is noted.

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.

Response: This comment is noted.

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.*

Response: This comment is noted.

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.*

Response: This comment is noted.

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).*

Response: This comment is noted.33. *MMC 14.20.150 requires an approved grease interceptor to be installed.*

Response: This comment is noted.

34. *All wastewater plumbing is subject to MMC 14.20 PRETREATMENT REQUIREMENTS*

Response: This comment is noted.

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.*

Response: This comment is noted.

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.*

Response: This comment is noted.

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.*

Response: This comment is noted.

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.*

Response: This comment is noted.

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*

Response: This comment is noted.

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.*

Response: This comment is noted.

41. *Please provide scaled floor plans with square footage.*

Response: This comment is noted.

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

Response: This comment is noted.

43. *Site plan is to show the distance from the proposed structure to the property lines, from all sides of the building.*

Response: This comment is noted.

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

Response: This comment is noted.

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.*

Response: This comment is noted.

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.*

Response: This comment is noted.

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

Response: This comment is noted.

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.*

Response: This comment is noted.

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.*

Response: This comment is noted.

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.*

Response: This comment is noted.

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.

Response: This comment is noted.

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.*

Response: This comment is noted.

53. *The minimum required fire flow for hydrants protecting commercial is 1,500 gpm.*

Response: This comment is noted.

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.*

Response: This comment is noted.

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.*

Response: This comment is noted.

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.*

Response: This comment is noted.

Preliminary Site Plan Redline Comments

Sheet C1.0

- *Remove Access*

Response: Site access is to remain as discussed in a meeting with Chris Holland.

Widen access to three lanes including a dedicated left and right out and eliminate proposed parking. Provide auto-turn to show that the largest vehicle entering the drive-thru can make this turning movement

Chris Holland
Planning Manager
City of Marysville

-13-

April 9, 2024

Response: Site access is to remain as discussed in a meeting with Chris Holland.

- *Install LS Island*

Response: This is no longer applicable with site access points to remain.

- *Provide Auto-turn analysis demonstrating solid waste vehicles can make this movement.*

Response: The trash hauler route has been included with this submittal.

Please review the enclosed application materials at your earliest convenience. If you have any questions or need additional information, please contact me at this office. Thank you.

Sincerely,



Alex Bell, P.E.
Project Engineer

AB/sdb/jd
22579c.001.docx
Enc: As Noted