

May 24, 2023

City of Marysville
Community Development Center
501 Delta Avenue
Marysville, WA 98270

RE: Response to Comments
Chick-fil-A
8811 35th Avenue, Marysville, Washington 98270
Our Job No. 17520

We have revised the plans and technical documents for the above-referenced project in accordance with your comment letter dated May 5, 2023. Enclosed are the following documents for your review and approval:

1. One (1) copy of updated Civil Plans
2. One (1) copy of updated Title Report
3. One (1) copy of updated ALTA Survey

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

Marysville Comment Letter

Planning Division

1. *Include File Number PA23001 on all future site, civil construction, landscape and lighting plan submittals.*

Response: The file number was added to all plans on the bottom right corner of the sheet.

2. *In the project description interior modifications to the kitchen equipment and meal assembly areas is proposed. A separate building permit will be required for the interior improvements. Please contact Mike Snook, Building Official, 360.363.8210, msnook@marysvillewa.gov, for permitting requirements.*

Response: Comment noted.

3. *In the project description it states that site improvements include new site lighting and planting areas. These plan will need to be provided for review.*

Response: Comment noted.

4. *It appears that Chick-fil-A is proposing to utilize a portion of APN 30052100207600 as part of the new drive-thru stacking lane. Has Chick-fil-A received approval to include the drive-thru off-site on APN 30052100207600? Provide documentation that Chick-fil-A has legal*

authority to utilize a portion of APN 30052100207600 as a permanent drive thru and stacking lane.

Response: This was included in the cross-site access agreement.

5. *In the Parking Variance Request it states that the site has a shared parking agreement in place, allowing the Chick-fil-A team members and customers to utilize parking stalls within the Shopping Center, bringing the total parking stall count to 112 available parking stalls. Please provide this documentation to supplement the parking variance request.*

Response: This was included in the shared parking agreement.

6. *The site plan shall be amended to depict and reference the applicable Auditor's File Number, of the encumbrances outlined in the Title Report, prepared by First American, dated March 22, 2023:*

- a. *City of Marysville water line easement, recorded under AFN 200703270866;*
- b. *Puget Sound Energy gas line easement, recorded under AFN 200703270869;*
- c. *PUD electrical distribution line facility easement, recorded under AFN 200703270871;*
- d. *City of Marysville utility line easement, recorded under AFN 201705250488; and*
- e. *City of Marysville utility maintenance easement, recorded under AFN 201806280258;*

Response: Easements referenced under 6a and 6b do not impact our site or neighboring sites. Plans have been updated to depict all on-site easements. The title report has been updated and is included with this resubmittal.

7. *The site plan shall be amended, as follows:*

- a. *Provide auto-turn movement for the drive-thru and solid waste collection areas.*
- b. *Provide impervious surface calculations (maximum 85%).*

Response: The Auto-Turn movements are on sheet C4 and the impervious calculations are found on C1 of the plans included with this resubmittal.

8. *A recommended condition of variance approval is to require Chick-fil-A to dedicate the necessary right-of-way needed for the funded 88th Street NE/I-5 interchange improvements.*

Response: Comment noted.

Engineering

9. *The onsite utilities are shown on record drawing RD 281.*

Response: Comment noted.

10. *Per MMC 14.03.250, utilities are to be extended along the street frontages of the proposed*

project. No extensions are required.

Response: Comment noted.

11. *Frontage improvements are not required for the proposed improvements.*

Response: Comment noted.

12. *No new access points are being proposed.*

Response: Comment noted.

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

Response: Comment noted.

14. *Stormwater drainage: The city has adopted the 2019 Ecology Manual. It appears the supplied report generally conforms to the requirements. A full review will be completed at time of civil submittal.*

Response: Comment noted.

15. *The maximum allowed impervious surface coverage for the Zoning designation is 85%.*

Response: Our site is under the maximum impervious coverage, and quantities are listed on sheet C1 included with this resubmittal.

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

Response: Comment noted.

17. *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: Comment noted.

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

Response: Comment noted.

19. *Prior to civil plan approval we will require conformation from WSDOT that the proposed project will not hamper their future improvements.*

Response: Comment noted.

20. *A right of way use permit for all work proposed within City right of way is required. Cost for the ROW permit is \$250.00. ROW permit fees must be paid before right of way permit*

issuance.

Response: Comment noted.

21. *Engineering construction plan review fees will be due prior to release of approved civil construction plans, pursuant to MMC 22G.030.020. Fees for commercial review is \$250.00 base fee + \$135.00 per hour.*

Response: Comment noted.

22. *Engineering construction inspection fees will be due prior to project closeout, pursuant to MMC 22G.030.020. Fees for commercial review is \$250.00 base fee + \$135.00 per hour.*

Response: Comment noted.

23. *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.*

Response: Comment noted.

24. *The following are civil plan review timelines:*

- a. *First review = 5 weeks*
- b. *Second review = 3 weeks*
- c. *Third review = 3 weeks*
- d. *Subsequent reviews will be 3 weeks.*

Response: Comment noted.

25. *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: Comment noted.

Water Resources

26. *The City has adopted the 2019 Stormwater Management Manual for Western Washington and the drainage report must address this project as redevelopment. The original site plan used the 2005 SWMMWW and significant changes to Minimum Requirement 5 have been made between these editions.*

Response: Comment noted.

27. *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." I believe the original development occurred before the stormwater covenant/easement was required, with the stormwater site changes it needs to be recorded now. If this document has already been completed, please provide the Assessors File Number.*

Response: Comment noted, a covenant or easement for the stormwater infrastructure on site will be prepared and completed during civil plan review.

Sanitation

28. *It looks like they are not providing enough room to accommodate the extra 4yd container that is needed for the weekend materials. They will need to make sure this is done as currently we are having to deliver the container on Friday and remove it Monday, which is not ideal especially when short staffed. Unless they have come up with another way of storing the extra and placing in the container after Mondays service. We also need to make sure that the new enclosure does not have a center wall or post.*

Response: Our trash enclosure has been expanded to adequately store the two 8-yard containers and an additional 4 yard container for weekends per the dimensions required that were provided to us by Darrin Douglas and Kristy Beedle during a meeting held May 11, 2023.

Building Division

29. *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: Comment noted.

30. *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: Comment noted.

31. *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: Comment noted.

32. *If any demolition of structures is proposed, and you are unsure if permit/s will be required for the removal of any existing structures. Please contact the Building Division at 360- 363- 8100, to ask any specific questions. An asbestos report will be required for each demo permit.*

Response: Comment noted.

33. *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: Comment noted.

34. *Any proposed structures 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: Comment noted.

35. *Please provide scaled plans with square footage.*

Response: Comment noted.

36. *ADA parking is to meet the requirements of the 2018 IBC, Chapter 11.*

Response: Comment noted.

37. *A Fire Sprinkler system may be required for the proposed canopies. The applicant is to verify this requirement with the Fire Marshal's Office.*

Response: Comment noted.

38. *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: Comment noted.

39. *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: Comment noted.

40. *Please allow approximately 4-6 weeks for first-time plan review comments.*

Response: Comment noted.

We believe that the above responses, together with the enclosed revised plans and technical documents, address the comments in your letter dated May 5, 2023. Please review and approve the enclosed at your earliest convenience. If you have questions or need additional information, please do not hesitate to contact me at this office. Thank you.

Sincerely,

Jason Carey
Senior Civil Project Manager