



BARGHAUSEN
A DIVISION OF CORE STATES GROUP

**CORE
STATES**

MEMORANDUM

Pre-Application Submittal

DATE: March 6th, 2025

FROM: 4G Development and Consulting
Barghausen Consulting Engineers, LLC.

RE: Chick-fil-A, Inc. Store No. 05561
Martin Way & College FSU

4505 Martin Way E
Olympia, WA
BCE#22864

Project Overview

The project site is located at 4505 Martin Way E in Olympia, Washington, on a 79,326-square-foot lot currently occupied by a Red Lobster restaurant. The proposed development involves demolishing the existing building and pavement to accommodate a new 5,383-square-foot Chick-fil-A restaurant. Site improvements will include:

- Two canopies
- A trash enclosure
- An outdoor patio
- Parking and a drive-through queue

Additionally, the project will require modifications to existing utilities and drainage systems to support the new development.

Operational Characteristics

Chick-Fil-A is considered one of the nation's largest fast-food chains, operating more than 2,800 stores in all 50 states. The subject Chick-fil-A location will provide in-house dining and drive-through services for the surrounding area. The hours of operation are typically 6:30 a.m. to 10:00 p.m. from Monday through Saturday, with locations closed on Sunday.

Site Design and Orientation

The dual-lane drive-through will have a total length of approximately 430 linear feet, measured along the centerline from entrance to exit. Upon project completion, the site will feature:

- 73 total parking spaces, including three ADA stalls and 70 standard stalls
- Utility connections, including:
 - Sanitary sewer service with a grease interceptor
 - Water service for domestic use and irrigation
 - Electrical and telecommunication services

Access

The project will maintain existing access through a shared aisle that provides connectivity to driveways on Martin Way E and College Street SE, ensuring smooth traffic flow within the overall development.

Number of Buildings – Total: 1

Building Height - Total (ft.): 21'-8"

Gross Floor Area of Building - Existing (sq. ft.): N/A

Gross Floor Area of Building - To Be Added (sq. ft.): N/A

Gross Floor Area of Building - Total (sq. ft.): 5,383 sf

Paved Parking - Existing (sq. ft.): 46,306

Paved Parking - To Be Added (sq. ft.): -12,714

Paved Parking - Total (sq. ft.): 33,592

Number of Parking Spaces – Existing: 124

Number of Parking Spaces - To Be Added: N/A

Number of Parking Spaces – Total: 73 (NEW)

Bicycle Parking - Existing (spaces): 0

Bicycle Parking - To Be Added (spaces): 3

Bicycle Parking - Total (spaces): 3

Total Impervious Area - Existing (sq. ft.): 59,210

Total Impervious Area - To Be Added (sq. ft.): -6,458

Total Impervious Area - Total (sq. ft.): 52,752