



Shaping
our community
together

Community & Economic Development
420 College Street SE
Lacey, Washington 98503
(360) 491-5642

COMMUNITY DEVELOPMENT DEPARTMENT PRESUBMISSION CONFERENCE AGENDA

- The following projects will be considered on **Wednesday, November 8th, 2023**
- **VIA VIDEO CONFERENCE – LINK WILL BE SENT PRIOR TO MEETING**
- SPR Team Meeting will be held on the Tuesday prior to presub meeting date

Meeting Time	Assigned Staff	Project Details
10:00	S.Seymour Planner T. Stiles, Public Works	Case #23-0314 – Chic-Fil-A Address/Parcel: 8302 Quinault Dr NE Zoning: Gen Co Description of Proposal: Expansion of the Drive-Thru
11:00	R. Fant Planner T. Stiles, Public Works	Case #23-0317 – JRJ Architects Address/Parcel: 4525 3 rd Ave SE Zoning: WD Description of Proposal: Remove portion of asphalt to prep for Mobile PET/CT Trailer



CITY OF LACEY
 Community Development Department
 420 College Street SE
 Lacey, WA 98503
 (360) 491-5642

10

RECEIVED

OCT 31 2023

BY 23-0314

OFFICIAL USE ONLY

CASE NUMBER:
RELATED CASE NUMBERS:
PLANNER ASSIGNED:
PW ASSIGNED:

PRESUBMISSION CONFERENCE REQUEST FORM

ONE WEEK PRIOR TO REQUESTED DATE, SUBMIT VIA EMAIL TO PLANNING@CI.LACEY.WA.US, OR TO LACEY CITY HALL. NO FEE IS REQUIRED. SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: **Barghausen Consulting Engineers, inc.**

ADDRESS: 18215 72nd Avenue South CITY: Kent STATE: WA ZIP: 98032
 PHONE NUMBER: (253) 359-5070 EMAIL: gmahar@barghausen.com

REPRESENTATIVE: Glenna Mahar / Barghausen Consulting Engineers, Inc.

ADDRESS: 18215 72nd Avenue S CITY: Kent STATE: WA ZIP: 98032
 PHONE NUMBER: (253) 359-5070 EMAIL: gmahar@barghausen.com

PROJECT ADDRESS: 8302 Quinault Drive NE
ASSESSOR'S TAX PARCEL NUMBER(S): 52950000100
BRIEF DESCRIPTION OF PROJECT: Expansion of drive thru lane at existing chick fil a site from one (1) lane to two (2) with striping.
TOTAL ACREAGE: 1.14 TOTAL SQ. FT OF BLDG: NA ZONING: Commercial General (GC)
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: Quinault Drive NE PROPOSED ACCESS: Existing to remain.

INDICATE PREFERENCE FOR A MEETING DATE AND TIME:
(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 11/8/23 TIME: 2:00pm 10:00

A presubmission conference is an opportunity for the developer and/or their representative to meet with staff to discuss preliminary studies or sketches of the proposed project. At the conference, staff will make available, pertinent information relating to the proposed development. The intent is to identify and/or eliminate as many potential problems as possible in order for the project to be processed without delay. The conference should take place prior to detailed work by an engineer or surveyor; however, the site drawing submitted, should have sufficient information to allow for staff review. Discussion topics will include such things as Comprehensive Plan, Street Plan, Storm Run Off & Retention, Shoreline Master Program, Zoning, Availability of Water/Sewer, Development Concepts, other requirements and permits, and the environmental impact. If the applicant owns adjacent land, the possibilities of future development will be discussed. Written information regarding process, specific requirements & related issues, will be furnished at the meeting. Staff will typically visit the site prior to the meeting and may enter the property if deemed necessary to gain a full understanding of the project.



Chick-Fil-A
 8200 Bufington Road
 Atlanta, Georgia 30349-2998



Berghausen
 Consulting Engineers, Inc.
 1825 72nd Avenue South
 Auburn, WA 98002
 Phone: 253.833.4444
 berghausen.com

CHICK-FIL-A MARVIN RD & QUINALT LACEY, WA FSR#04281

PROJECT NO.	04281
DATE	08/20/2021
SCALE	AS SHOWN
DESIGNED BY	DR. R. M. HARRIS
CHECKED BY	DR. R. M. HARRIS
DATE	08/20/2021
PROJECT NO.	04281
PRELIMINARY SITE PLAN 2	
SHEET NUMBER	



VICINITY MAP LACEY, WASHINGTON

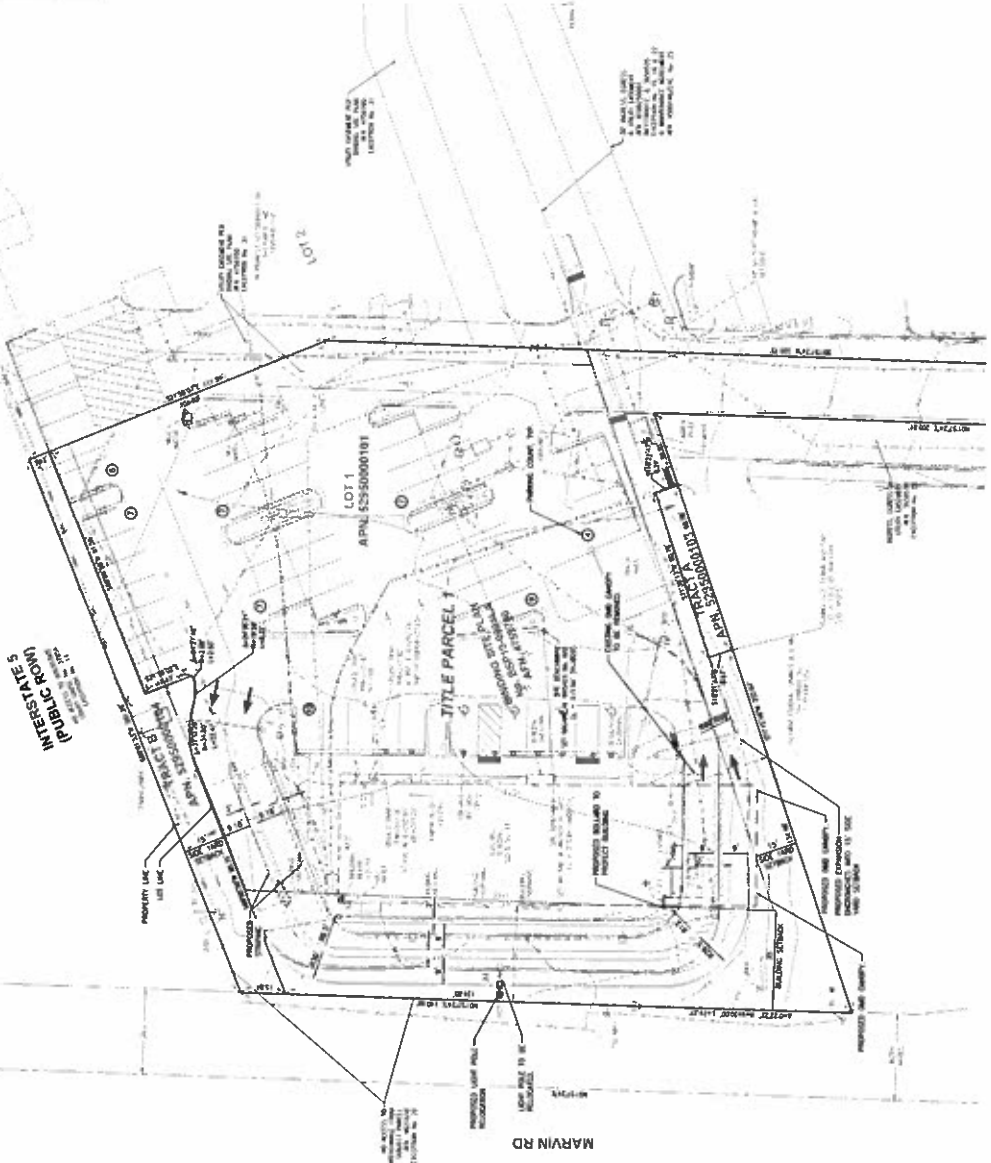
PARKING COUNT

- ADULTS: 1 PER 100 SQ FT LANDING
- CHILDREN: 1 PER 200 SQ FT LANDING
- BIKE: 1 PER 100 SQ FT LANDING
- TRUCKS: 5 PER 100 SQ FT LANDING
- RETAIL: 1 PER 100 SQ FT LANDING
- RESTAURANT: 1 PER 100 SQ FT LANDING
- OFFICE: 1 PER 100 SQ FT LANDING
- INDUSTRIAL: 1 PER 100 SQ FT LANDING
- HAZARDOUS: 1 PER 100 SQ FT LANDING
- AV: 1 PER 100 SQ FT LANDING
- TRUCKING: 5 PER 100 SQ FT LANDING

SETBACK INFORMATION:

- REAR: 10 FEET
- SIDE: 5 FEET
- FRONT: 10 FEET
- TRUCKING: 5 FEET
- AV: 10 FEET
- TRUCKING: 5 FEET

PRELIMINARY SITE PLAN 2 FOR CHICK-FIL-A LACEY PTN OF THE SERIAL OF THE NE 1/4 OF SEC. 11, TWP. 18 N., RGE. 1 WEST, W.M. CITY OF LACEY, THURSTON COUNTY, STATE OF WASHINGTON





Chick-fil-A
5200 Buffington Road
Atlanta, Georgia 30349-2898



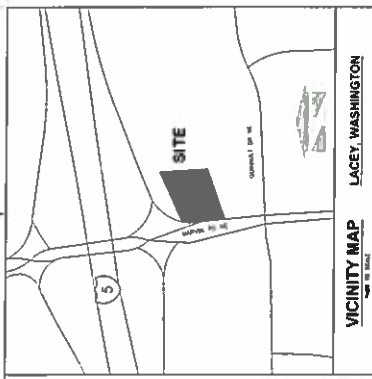
Barghausen
Consulting Engineers, Inc.
18715 77th Avenue South
Kennesaw, GA 30143
405-251-8222
barghausen.com

CHICK-FIL-A
MARVIN RD & QUINALT
8302 QUINALT DR NE
LACEY, WA

FSR#04281

DATE: 1/27/21
NO. DATE: 2021/1/27

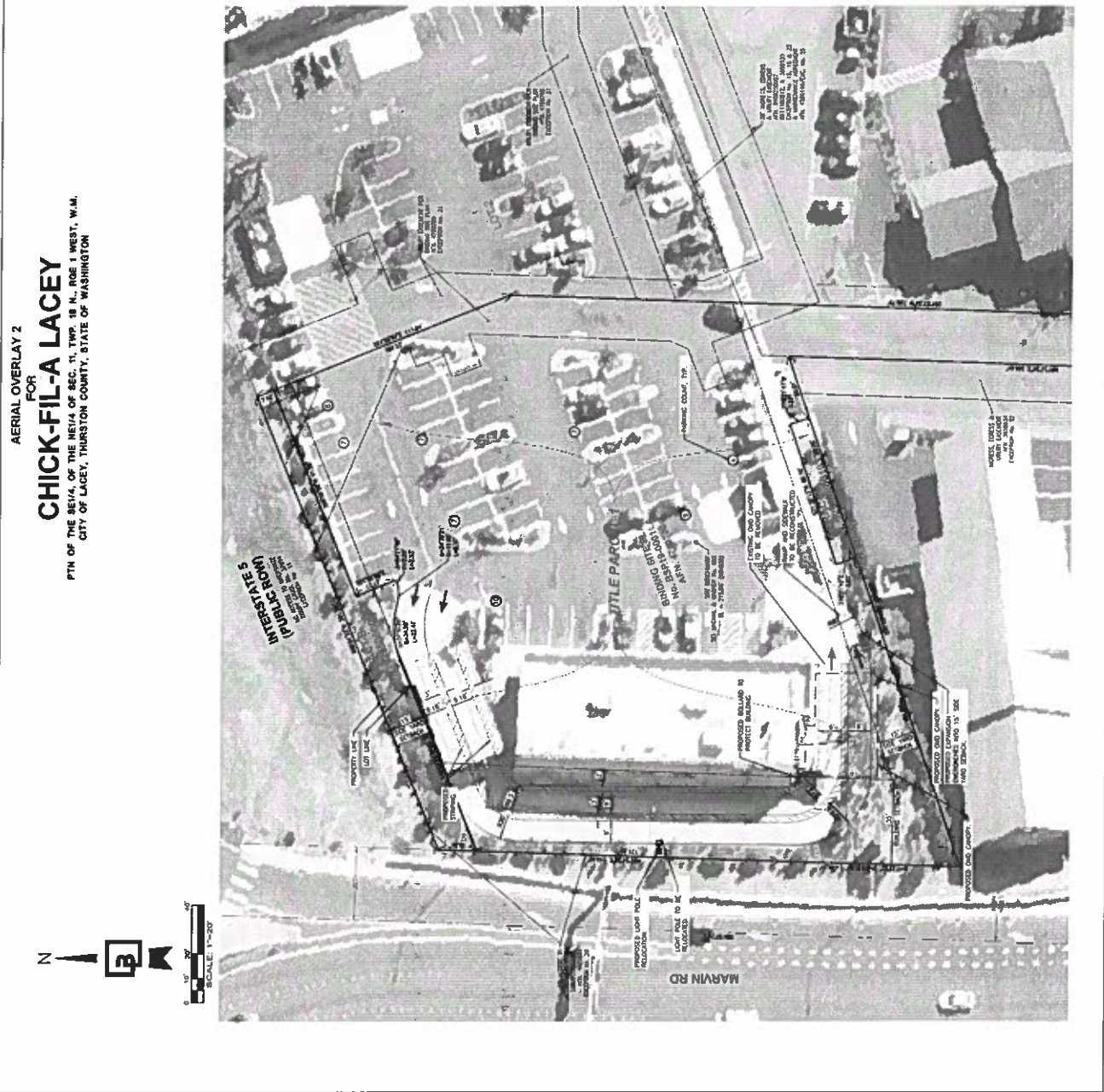
NO	DATE	DESCRIPTION
1	2021/1/27	ISSUED FOR PERMIT
2	2021/1/27	REVISED
3	2021/1/27	REVISED



VICINITY MAP
LACEY, WASHINGTON

PARKING COUNT:
ZONING: L-2
MAXIMUM PERMITTED: 105 (50 FT. SIDEWALK)
MAXIMUM PERMITTED: 105 (50 FT. SIDEWALK)
REQUIRED: 105 (50 FT. SIDEWALK)
REMARKS: SEE SITE PLAN FOR
PARKING LAYOUT

SETBACK INFORMATION:
REAR SETBACK: 10 FT.
SIDE SETBACK: 5 FT.
FRONT SETBACK: 5 FT.





City of Lacey
DEPARTMENT OF PUBLIC WORKS
420 College Street S.E.
Lacey, WA 98503-1238
(360) 491-5600

**COMMERCIAL
TRAFFIC
GENERATION
WORKSHEET**

Date: October 31 2023

Project No.: _____

Project Name: Chick-fil-A drive-thru expansion

Parcel No.: 52950000100

Project Address: 8302 Quinault Drive NE

Applicant's Name: Glenna Mahar / Barghausen Consulting Engineers, Inc. Phone: (253) 359-5070

Applicant's Address: 18215 72nd Avenue S Kent WA 98032

Existing Use

- Is there an existing use on the proposed project site: Yes No
- Has the existing use been vacant for more than 18 months? Yes No
- Will any of the existing buildings be demolished? Yes No

Please explain the current use, if any (type of business; business license number, if available; size in gross square feet; number of employees; hours of operation, etc.):

The current use is an existing 5,005 square foot Chick-fil-A restaurant and drive thru, proposed to remain. The scope of work is to expand the drive-thru to include a second lane to increase vehicle queuing.

Proposed Use (Include Site Plan)

Commercial projects can cover a wide variety of land uses, not all uses are covered in the Trip Generation Manual. A private traffic engineer may be required for exceptional proposals. Please provide as much information as possible, if applicable to your development:

Project Site Gross Acres: Number of Gas Pumps / Fueling Positions:
 Building Size Gross Square Feet: Number of Drive-through Windows: 1
 Number of Employees: Number of Service Bays:
 Number of Parking Stalls: Number of Car Wash Stalls:
 Number of Students / Children: _____ Number of Seats (Theaters, etc.): _____
 Number of Rooms (Hotels, etc.): _____ Number of Courts / Fields / Tees: _____

Please explain the proposed use (type of business and all other information not provided above that you feel is relevant in determining traffic generation):

The current use is an existing 5,005 square foot Chick-fil-A restaurant and drive thru, proposed to remain.

I declare that I have completed this form and to the best of my knowledge and belief the above information is true and correct. I understand the City is relying on this information to accurately determine the traffic impacts from my development.

Signature Gmt

Date: 10/31/23

For Official Use Only:			
HTE	Number:	Approved for Traffic Division	By:
Development	Reviewer:	Planner:	_____
Land Use	Code:	Discounts	Applied:
Total PM Peak Hour Trips: _____		New PM Peak Hour Trips: _____	
Comments: _____			
Calculated by: _____			



CITY OF LACEY
Community & Economic Development Department
420 College Street SE
Lacey, WA 98503
(360) 491-5642

OFFICIAL USE ONLY

CASE NUMBER:	22-0517
RELATED CASE NUMBERS:	
PLANNER ASSIGNED:	
PW ASSIGNED:	

PRESUBMISSION CONFERENCE REQUEST FORM

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SUBMISSION SHOULD INCLUDE COMPLETED APPLICATION, SITE PLAN DRAWING, VICINITY MAP, AND TRAFFIC GENERATION WORKSHEET.

APPLICANT: **Vlad Petrich**

ADDRESS: 4525 3rd Ave SE	CITY: Lacey	STATE: WA	ZIP: 98503
PHONE NUMBER: 503-690-1779	EMAIL: vpetrich@jrjarch.com		

REPRESENTATIVE: **Jon Johnson**

ADDRESS: 413 Lilly Road NE	CITY: Olympia	STATE: WA	ZIP: 98506
PHONE NUMBER: 360-493-7852	EMAIL: jon.johnson@providence.org		

PROJECT ADDRESS: 4525 3rd Ave SE Lacey WA, 98503
ASSESSOR'S TAX PARCEL NUMBER(S): 11817410500
BRIEF DESCRIPTION OF PROJECT: The scope includes to remove portion of asphalt for preparation of the new concrete pad for new Mobile PET/CT.
TOTAL ACREAGE: 148,540 Exist TOTAL SQ. FT OF BLDG: 31,283 Exist ZONING: WD
PROPOSED LAND USE: () SINGLE-FAMILY () MULTI-FAMILY () INDUSTRIAL DUPLEX () COMMERCIAL () M.H. PARK
EXISTING ACCESS: PROPOSED ACCESS:

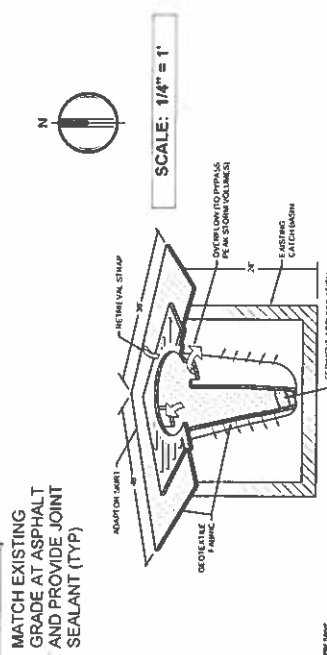
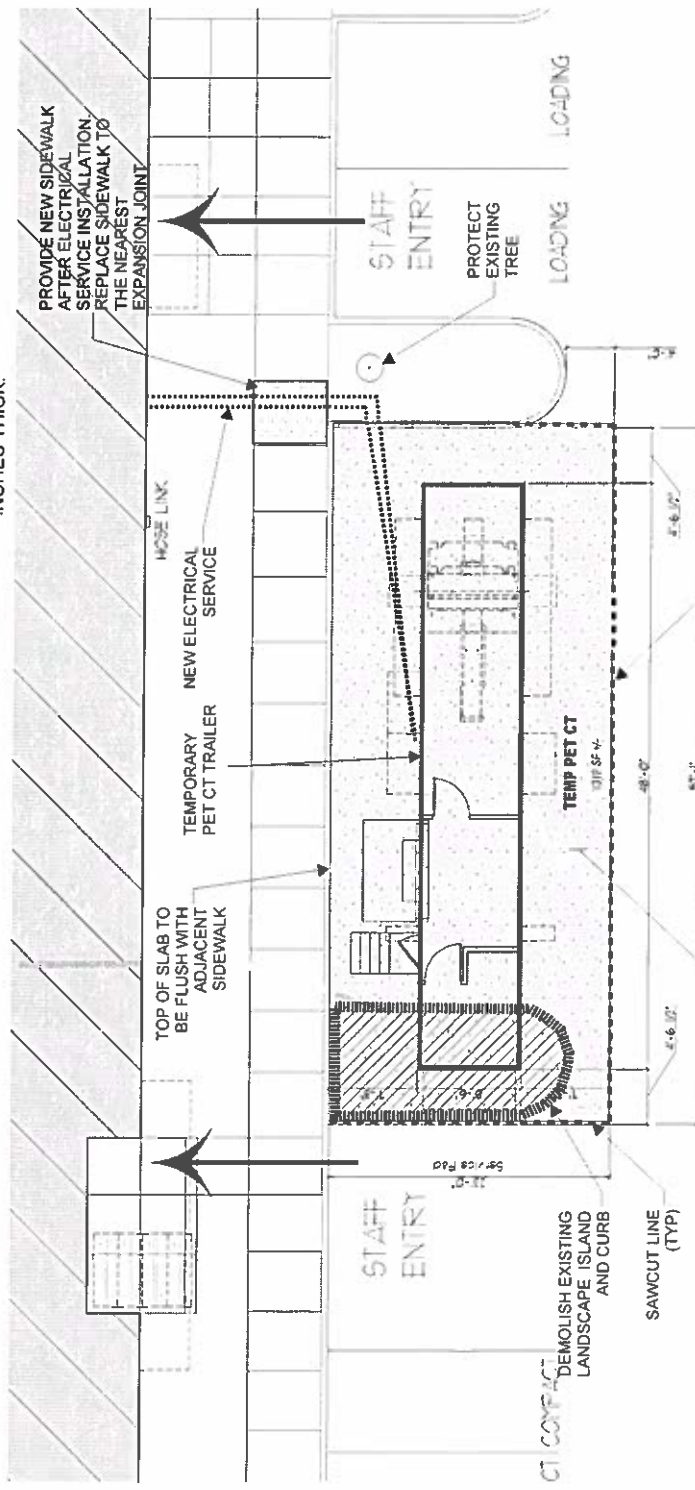
INDICATE PREFERENCE FOR A MEETING DATE AND TIME:

(MEETINGS ARE HELD THE 2ND AND 4TH WEDNESDAY OF EACH MONTH) DATE: 11/08/2023 TIME: 1 PM

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CIVIL NOTES:

1. CONCRETE SIDEWALK SHALL BE 4-INCHES OVER 2 INCHES OF CRUSHED ROCK
2. PROVIDE CATCH BASIN INLET PROTECTION ON ALL CATCH BASINS IN EXISTING PARKING LOT PER DETAIL 2 THIS SHEET.
3. EXISTING ASPHALT TO BE REMOVED IS ASSUMED TO BE 3 INCHES THICK



1 INLET PROTECTION
NOT TO SCALE

NOTES:

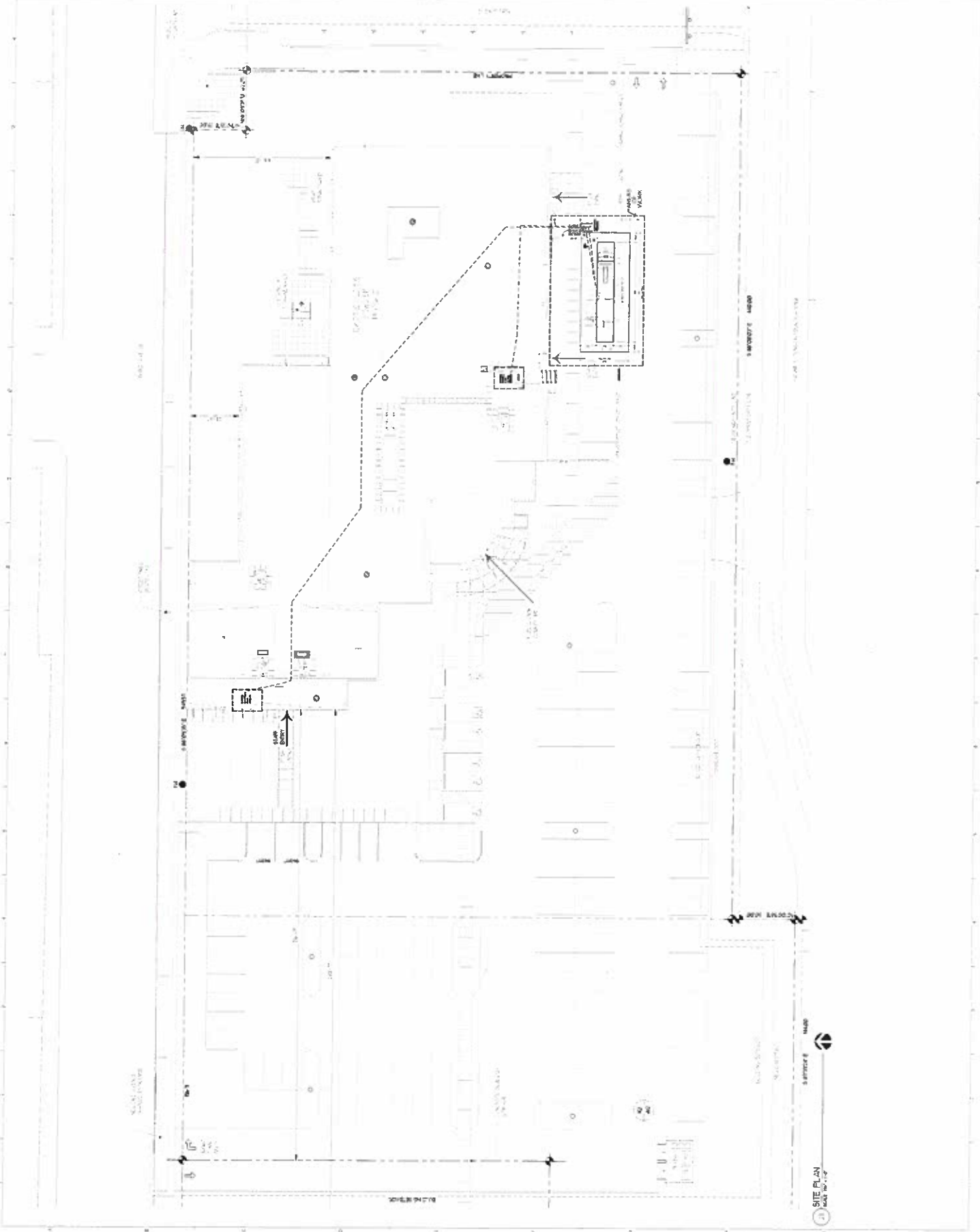
1. FILTERS SHALL BE INSPECTED AFTER EACH STORAGE CURB AND MUST BE REPLACED IMMEDIATELY AFTER EACH STORAGE CURB.
2. THAT SMALL DRAINAGE TOWNSHIP AS THEY ARE INSTALLED.

SCALE: 1/4" = 1'

2 CEMENT CONCRETE PAVING
NOT TO SCALE

NOTES:

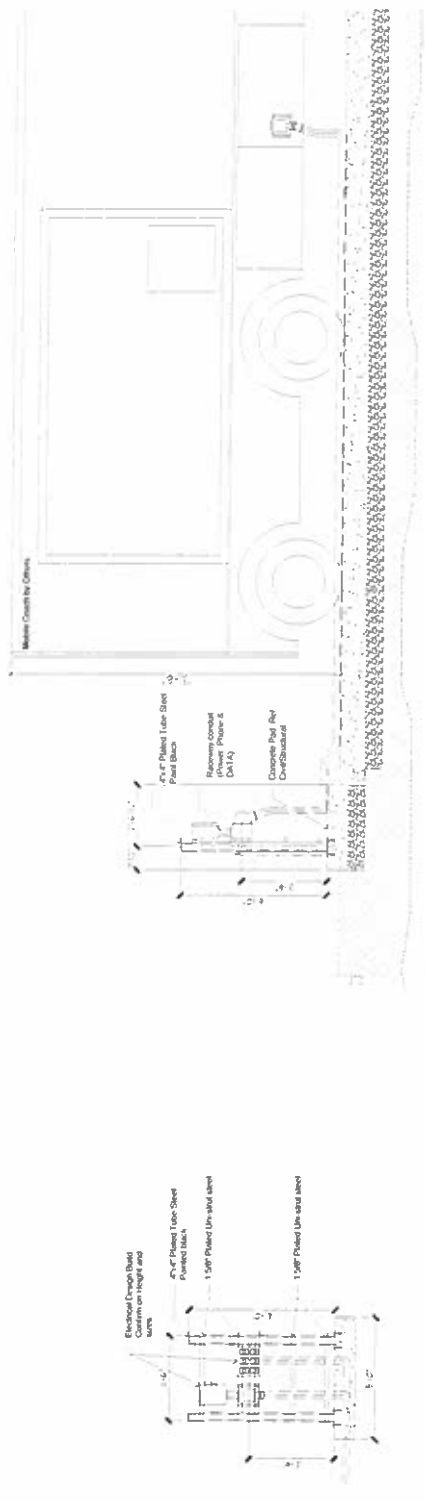
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS OF THE STATE OF MICHIGAN.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS OF THE STATE OF MICHIGAN.
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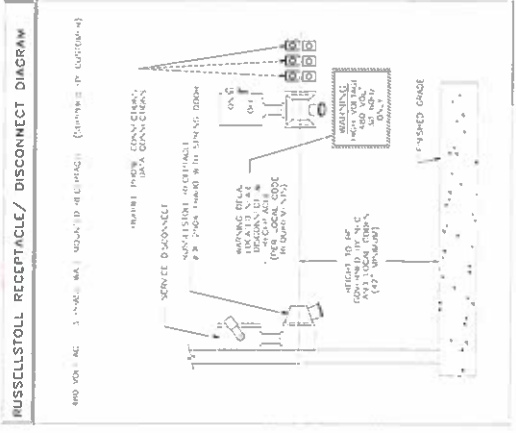
1 SITE PLAN
 SCALE: 1/8" = 1'-0"

DATE PLOTTED: 11/15/2017 10:58:11 AM
 PLOTTER: HP DesignJet 2400
 PLOT SCALE: 1/8" = 1'-0"

Electrical work shown to be design build and permitted



A Elevation (Electrical Pedestal)



APP. / REV.	DESCRIPTION	DATE	BY
	4	10/15/11	PKM
	1	10/15/11	PKM
	2	10/15/11	PKM

