

# PROJECT NARRATIVE

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## Chick-fil-A Restaurant

NEC Soper Hill Road and 87<sup>th</sup> Avenue NE

Marysville, Washington 98258

Parcels: 005090700031802 & 00590700031803

Prepared for:

Chick-fil-A, Inc.

5200 Buffington Road

Atlanta, GA

July 17, 2023

Our Job No. 22579

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**PROJECT OVERVIEW:**

This project is a 2.08-acre portion of a larger commercial development currently under construction. The site is surrounded by single-family residential development to the south and multi-family housing is proposed in the future to the west. The proposed CFA restaurant will be 5,773 square feet with 130 interior seats and an outdoor patio containing seating for up to 28 persons. The proposed parking lot will consist of 84 standard parking spaces and 5 ADA spaces. Per the City's Municipal Code, a minimum of 38 stalls is required.

**Landlord Work:**

Per the LOI, the landlord shall be responsible for all rough grading, extending utilities to 5' inside of CFA's property line, and all roadway/frontage improvements. CFA shall be responsible for the processing of their own entitlements and construction permits, and constructing all on-site improvements, including utility connections.

**Engineering/Building**

No driveway cuts exist or are proposed for CFA's sole purpose. Access shall be limited to the approved shared access drive aisles within the overall development. No frontage improvements by CFA are anticipated.