

Environmental Checklist

File No. _____

Purpose of Checklist:

The State Environmental Policy Act (SEPA) chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An Environmental Impact Statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Use of checklist for nonproject proposals:

Complete this checklist for nonproject proposals, even though questions may be answered "*does not apply*."

IN ADDITION, complete the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Part D).

For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

A. BACKGROUND

1. Name of proposed project, if applicable: Brick West Production Facility

2. Name of applicant: Storhaug Engineering

3. Address and phone number of applicant or contact person: _____
Storhaug Engineering -- 510 E 3rd Avenue, Spokane, WA 99202 – 509.242.1000 – Contact: William Sinclair

4. Date checklist prepared: 08.22.2022
5. Agency requesting checklist: City of Spokane, Washington

6. Proposed timing or schedule (including phasing, if applicable): Conditioned on City approvals, the project is expected to break ground as soon as weather permits in Spring of 2023 - see attached Preliminary Site Plan.

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. Future expansion of production facility is possible with market demand - not currently planned..

b. Do you own or have options on land nearby or adjacent to this proposal? If yes, explain. No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to his proposal. SEPA Environmental Checklist, Geotechnical Report, Drainage Report, Erosion and Sediment Control Plan

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. None known.

10. List any government approvals or permits that will be needed for your proposal, if known. Building Permits, Grading Permit, Sign Permit, Fence Permit

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

[The Brick West Production Facility is a proposed on a 6.2-acre lot with an existing single-family residential home and will conduct brewery production activities with related tasting room and retail components. The 17,500 sf building will include the followingsite improvements: commercial approach, landscaping, refuse enclosure, parking, and maneuvering areas - see attached Preliminary Site Plan..](#)

12. Location of the proposal. Give sufficient information to a person to understand the precise location of your proposed project, including a street address, if any, and section, township and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit application related

to this checklist.

[1624 S SPOTTED RD SPOKANE, WA 99224 – Assessor's Parcel No: 25291.9032](#)

[Legal Description\(s\), per Spokane County Assessor Information:](#)

[29 25 42 S448FT OF E1/2 OF NE1/4 OF NE1/4 SUBJ TO ESMT](#)

[See Vicinity Map on attached Preliminary Site Plan.](#)

13. Does the proposed action lie within the Aquifer Sensitive Area (ASA)? The General Sewer Service Area? The Priority Sewer Service Area? The City of Spokane? (See: Spokane County's ASA Overlay Zone Atlas for boundaries.)

[The proposed action lies within the Moderate ASA, and will be served by City of Spokane Sewer.](#)

14. The following questions supplement Part A.

a. Critical Aquifer Recharge Area (CARA) / Aquifer Sensitive Area (ASA)

- (1) Describe any systems, other than those designed for the disposal of sanitary waste, installed for the purpose of discharging fluids below the ground surface (includes systems such as those for the disposal of stormwater or drainage from floor drains). Describe the type of system, the amount of material to be disposed of through the system and the types of material likely to be disposed of (including materials which may enter the system inadvertently through spills or as a result of firefighting activities).

[Stormwater swales and drywells will be designed and constructed to receive run-off from impervious surfaces for treatment on-site, per City of Spokane regulations \(SMC 17D.060.140\). Stormwater run-off is anticipated during precipitation events and is anticipated to primarily include typical automobile wastes, and to a lesser extent, household chemicals, animal waste, and fire-fighting chemicals.](#)

- (2) Will any chemicals (especially organic solvents or petroleum fuels) be stored in aboveground or underground storage tanks? If so, what types and quantities of material will be stored?

[Chemicals involved in the fermentation process will be present and stored in above ground storage tanks. Exact quantities unknown. Best management practices listed in the Industrial Pretreatment Program \(attached\) will be followed.](#)

(3) What protective measures will be taken to ensure that leaks or spills of any chemicals stored or used on site will not be allowed to percolate to groundwater. This includes measures to keep chemicals out of disposal systems.
Best management practices in compliance with applicable regulations are anticipated to mitigate chemicals from percolation to groundwater and out of disposal systems - see answer 2 above.

(4) Will any chemicals be stored, handled or used on the site in a location where a spill or leak will drain to surface or groundwater or to a stormwater disposal system discharging to surface or groundwater?
No. See answers 2 and 3, above.

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?
According to a Dept. of Ecology Well Report from the area, static water may be at 123' - 195' depth, and bedrock may be at a 195'-213' depth.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts?
The proposed development will include stormwater swales and drywells and will comply with applicable stormwater regulations to mitigate stormwater impacts. Stormwater requirements can be found in the Spokane Regional Stormwater Manual (SRSM) and City of Spokane Design Standards Section 6.

TO BE COMPLETED BY APPLICANT

B. ENVIRONMENTAL ELEMENTS

Evaluation for
Agency Use
Only

1. Earth

a. General description of the site (circle one): flat, rolling hilly, steep slopes, mountains, other: _____

b. What is the steepest slope on the site (approximate percent slope)? _____
The steepest slopes are approximately 24% and are associated with the existing home. Slopes in the area of proposed improvement are sloped approximately 0-5%.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The Natural Resource Conservation Service (NRCS) lists the native soils associated with the site as primarily Phoebe, dry-Bong complex, 0 to 8 percent slopes (Unit 3026), minor amounts of Rockly-Deno complex, 0 to 15 percent slopes (Unit 3045) are also potentially present near Spotted Road - please see attached NRCS Soil Survey document.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. _____

None known.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:

Grading will occur to accommodate utilities, construct parking and driveways, stormwater facilities, and building foundations. Small quantities of clean topsoil from approved sources may be imported for landscaping. Gravel, concrete, and asphalt will be purchased to construct driveways, parking areas, and foundations. Cuts and fill quantities are anticipated to balance on-site with approximately 5,000 CY of total grading.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Some minor erosion will likely occur during construction activities however the Contractor will be required to protect water quality.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

Approximately 39% of the site is anticipated to be covered with impervious surfaces including roads/parking areas, walks, roofs, and driveways.

- h. Proposed measures to reduce or control erosion or other impacts to the earth, if any:

Erosion is anticipated to be mitigated through implementation of the required Erosion and Sediment Control Plan.

2. Air

- a. What type of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial, wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known. _____

Dust and fuel emissions are anticipated during construction. The completed project is anticipated to increase vehicle trips with the typical emissions associated with automobile use. Quantities are unknown. The proposal will comply with Spokane Regional Clean Air Agency (SRCAA) requirements.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. _____

None anticipated.

- C. Proposed measures to reduce or control emissions or other impacts to air, if any:

During construction, applicable clean air regulations are anticipated, i.e.,
water truck operations to control dust.

3. Water

a. SURFACE:

- (1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

- (2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- (3) Estimate the amount of fill and dredge material that would be placed in or removed from the surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

- (4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- (5) Does the proposal lie within a 100-year floodplain? No. If so, note location on the site plan.

N/A

- (6) Does the proposal involve any discharge of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. GROUND:

- (1) Will groundwater be withdrawn, or will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

The proposed project will connect to available public water and sewer systems.
Stormwater systems will conform to applicable City and Regional regulations.

- (2) Describe waste material that will be discharged into the ground from septic tanks or other sanitary waste treatment facility. Describe the general size of the system, the number of houses to be served (if applicable) or the number of persons the system(s) are expected to serve.

The proposed facility will be served by the City of Spokane sanitary
Sewer system available near the site.

c. WATER RUNOFF (INCLUDING STORMWATER):

- (1) Describe the source of runoff (including stormwater) and method of collection and disposal if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

Stormwater run-off is anticipated from the impervious surfaces proposed.

Treatment and disposal will be consistent with City and Regional regulations.

- (2) Could waste materials enter ground or surface waters? If so, generally describe.

It is not anticipated that waste materials would enter ground or surface waters.

The proposed project will be served by City Solid Waste services as well as public
sanitary sewer.

- d. PROPOSED MEASURES to reduce or control surface, ground, and runoff water impacts, if any.

The proposed project will connect to City sanitary sewer and water available near the
site. Erosion and Stormwater will be controlled in accordance with applicable
regulations.

4. Plants

a. Check or circle type of vegetation found on the site:

Deciduous tree: *alder, maple, aspen, other.*

Evergreen tree: *fir, cedar, pine, other.*

Shrubs

Grass

Pasture

Crop or grain

Wet soil plants, *cattail, buttercup, bullrush, skunk cabbage, other.*

Water plants: *water lilly, eelgrass, milfoil, other.*

Other types of vegetation.

b. What kind and amount of vegetation will be removed or altered? Some of the above-mentioned vegetation will be removed during construction of the proposed facility.

c. List threatened or endangered species known to be on or near the site. None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Anticipated new landscaping includes required street frontage and parking lot landscaping in accordance with City requirements. Significant existing vegetation is anticipated to be retained around the existing residential home where outside the limits of disturbance for the proposed construction.

5. Animals

a. Circle any birds and animals which have been observed on or near the site are known to be on or near the site:

birds: hawk, heron, eagle, songbirds, other: _____

mammals: deer, bear, elk, beaver, other: _____

fish: *bass, salmon, trout, herring, shellfish, other.* _____

other: _____

- b. List any threatened or endangered species known to be on or near the site.

None known

- c. Is the site part of a migration route? If so, explain. _____

Not known.

- d. Proposed measures to preserve or enhance wildlife, if any:

Preservation of significant existing vegetation in steep slope areas along and extending into the site from portions of the project boundary, south, west and north.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. The proposed project will use electricity for lighting, cooking, mechanical operation, heating, and cooling. Natural gas may also be used for heating and cooking.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

The proposed project will comply with applicable energy codes and regulations.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. _____

None known.

(1) Describe special emergency services that might be required.

None known.

(2) Proposed measures to reduce or control environmental health hazards, if any:

The proposed project will comply with applicable regulations.

b. NOISE:

(1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

Traffic noise is located at Spotted Road along the project frontage and Highway 2 to the north and are not anticipated to significantly impact the proposed project.
Airplane noise is also present and may lead to noise abatement mitigations to be required.

(2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short-term noise associated with construction activities will be mitigated by applicable noise ordinance requirements for these activities. Long-term noise generated is anticipated to be vehicle-oriented and mitigated by applicable noise ordinance requirements for these activities.

(3) Proposed measure to reduce or control noise impacts, if any:

The proposal is anticipated comply with applicable noise ordinance requirements.

8. Land and shoreline use

a. What is the current use of the site and adjacent properties?

Current use of the site is a Single-Family Residence
Adjacent uses: Commercial Parking Lot (North);
Fire Station (East); Vacant (West and South)

b. Has the site been used for agriculture? If so, describe. _____

Not known.

- c. Describe any structures on the site. _____
Single-Family home with large, detached garage.

- d. Will any structures be demolished? If so, which? _____
No.

- e. What is the current zoning classification of the site? _____
LI – Light Industrial

- f. What is the current comprehensive plan designation of the site? _____
Light Industrial

- g. If applicable, what is the current shoreline master program designation of the site?
N/A

- h. Has any part of the site been classified as a critical area? If so, specify. No

- i. Approximately how many people would reside or work in the completed project?
Approximately three (3) people are anticipated to reside in the existing home, and approximately twelve (12) people are anticipated to work at the completed project.
- j. Approximately how many people would the completed project displace? None
- k. Proposed measures to avoid or reduce displacement impacts, if any:
None.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: _____
The project will comply with applicable regulations to ensure compatibility with existing and projected land uses and plans.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. _____
One existing single-family home to remain - middle income.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high-, middle- or low-income housing. _____
None

- c. Proposed measures to reduce or control housing impacts, if any: None

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? _____
75' maximum height. Anticipated exterior materials are black metal siding.

- b. What views in the immediate vicinity would be altered or obstructed? _____
None

- c. Proposed measures to reduce or control aesthetic impacts, if any: _____
The project will comply with applicable regulations to reduce or control aesthetic impacts.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? _____
The proposed project is anticipated to produce headlights from the residential users and from worker vehicles when it is dark, typically in the evening/nighttime.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not anticipated.

c. What existing off-site sources of light or glare may affect your proposal?

Spotted Road traffic lights will likely be visible from, but are not anticipated to have a negative effect on the proposed project.

d. Proposed measures to reduce or control light and glare impacts, if any:

The project will comply with applicable regulations to reduce or control light or glare impacts.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

None.

b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None.

13. Historic and cultural preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

No.

b. Generally describe any landmarks or evidence of historic archaeological, scientific or cultural importance known to be on or next to the site.

None known.

C. Proposed measures to reduce or control impacts, if any: _____

None anticipated.

14. Transportation

a. Identify public streets and highways serving the site and describe proposed access to the existing street system.

Show on site plans, if any. _____

Primary access to the site is currently from S Spotted Road via US Rt 2. A commercial access is anticipated to be added for the proposed brewing production facility.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? No – Not applicable.

c. How many parking spaces would the completed project have? How many would the project eliminate?

Approximately 38 parking spaces are proposed at project completion including at least two existing spaces associated with the residential home. None will be eliminated.

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets not including driveways? If so, generally describe (indicate whether public or private).

No.

e. Will the project use (or occur in the immediate vicinity of) water, rail or air transportation? If so, generally describe. _____

Yes - The project site is in the Airport Overlay Zone, Traffic Pattern Zone (ACZ-5).

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur.

Per 11th Edition of Trip Generation Manual by the Institute of Transportation Engineers, Land Use: the proposed Manufacturing, Warehousing, Brewery Tap Room, and Small Office land uses were calculated together with the existing Detached Single-Family Residence. Vehicle trips are summarized as follows: 204 weekday trips, 8 7-9AM Peak Hour trips, and 29 4-6PM Peak Hour trips. See Trip Generation and Distribution Letter on file with the City of Spokane.

(Note: to assist in review and if known indicate vehicle trips during PM peak, AM Peak and Weekday (24 hours).)

g. Proposed measures to reduce or control transportation impacts, if any:

The project will comply with applicable regulations to reduce or control transportation impacts and may provide traffic mitigation, if necessary.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe. _____

The project will result in an incremental increase in the need for public services.
Impacts are anticipated to be partially offset by tax revenues generated by the project.

- b. Proposed measures to reduce or control direct impacts on public services, if any: _____

The project will comply with applicable regulations to reduce or control impacts to public services.

16. Utilities

- a. Circle utilities currently available at the site. electricity, natural gas, water,
refuse service, telephone, sanitary sewer, septic system, other: _____

- b. Describe the utilities that are proposed for the project, the utility providing the service and the general construction activities on the site or in the immediate vicinity which might be needed. Electricity and Natural Gas: Avista; Sewer, Water, and Refuse: City of Spokane; Cable/Phone: Comcast

C. SIGNATURE

I, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge. I also understand that, should there be any willful misrepresentation or willful lack of full disclosure on my part, the *agency* may withdraw any Determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 8/24/22

Signature:  _____

Please Print or Type:

Proponent: Airway Project, LLC Address: 4813 W Hayden Lane

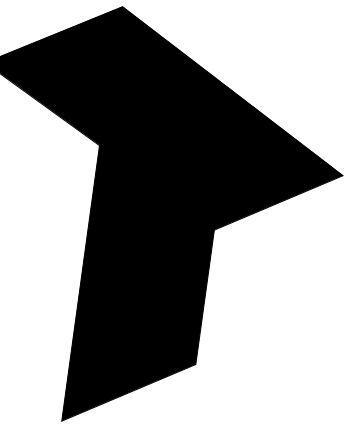
Phone: _____ Spokane, WA 99208

Person completing form (if different from proponent): _____

Storhaug Engineering - William Sinclair Address: 510 E 3rd Ave

Phone: 509.242.1000 Spokane, WA 99202

<p>FOR STAFF USE ONLY</p> <p>Staff member(s) reviewing checklist: _____</p> <p>Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:</p> <p>A. <input type="checkbox"/> there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.</p> <p>B. <input type="checkbox"/> probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.</p> <p>C. <input type="checkbox"/> there are probable significant adverse environmental impacts and recommends a Determination of Significance.</p>



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GENERAL
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ARCHITECT
TREK ARCHITECTURE
122 S MONROE, STE #202
SPOKANE, WA 99201
509.315.4830
HELLO@TREKARCH.COM

OWNER
AIRWAY PROJECT LLC
4813 WEST HAYDEN LANE
SPOKANE, WA 99208

PROFESSIONAL SEAL

NEW COMMERCIAL PROJECT
BRICK WEST
PRODUCTION FACILITY

ADDRESS
1624 S SPOTTED RD
SPOKANE, WA 99224

JOB
22-14

DRAWN BY
JWO

CHECKED BY
EJV

SCALE
As Indicated

DATE
08.22.22

PROJECT STATUS
75% PROGRESS - NOT FOR CONSTRUCTION

REVISIONS

DESCRIPTION DATE

SITE PLAN NOTES

- LOTS SHALL BE GRADED TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET, WHERE SLOPES OR OTHER PHYSICAL BARRIERS PROHIBIT 6 INCHES OF FALL WITHIN 10 FEET THE FINAL GRADE SHALL SLOPE AWAY FROM THE FOUNDATION AT A MINIMUM SLOPE OF 2 PERCENT AND THE WATER SHALL BE DIRECTED TO DRAINS OR SWALES TO ENSURE DRAINAGE AWAY FROM THE STRUCTURE. SWALES SHALL BE SLOPED A MINIMUM OF 2 PERCENT WHEN LOCATED WITHIN 10 FEET OF THE BUILDING FOUNDATION. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A MINIMUM OF 1 PERCENT MINIMUM AWAY FROM THE BUILDING.
- ALL SITE MEASUREMENTS ARE APPROXIMATE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. IN NO WAY DOES THIS DOCUMENT REPRESENT OR CONSTITUTE A LAND SURVEY.

SITE PLAN LEGEND

- 1' CONTOUR
- 5' CONTOUR
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO REMAIN

SITE PLAN KEYNOTES (SP)

- SP-1 EXISTING GRAVEL DRIVE TO REMAIN
- SP-2 EXISTING RESIDENCE TO REMAIN
- SP-3 EXISTING OUTBUILDING TO REMAIN
- SP-4 EXISTING OVERHEAD POWER TO REMAIN. SEE ELEC FOR UG DROP AND ROUTING
- SP-5 42" BARRIER, SEE 18/A003
- SP-6 RECESSED LOADING DOCK W/ TRENCH DRAIN AT BOTTOM
- SP-7 LIGHT POLE PER ELEC. PROVIDE POLE BASE PER DTL 7/A003
- SP-8 PAINTED STRIPING PER CITY OF SPOKANE STANDARDS
- SP-9 TRASH ENCLOSURE W/ (1) 16 YD FRONT FACING CONTAINER
- SP-10 CURB CUT TO FLUSH CURB FOR VEHICULAR SITE ACCESS
- SP-11 8" BOARDFORMED CONCRETE MECH ENCLOSURE. SEE MECH AND ELEC DWGS FOR EQUIP LOCATIONS
- SP-12 XFRMR LOCATION. SEE ELEC
- SP-13 SWALE AREA. SEE CIVIL DWGS
- SP-14 GRAIN SILO. SEE STRUCT FOR FOUNDATION REQ'S. SEE ELEC FOR RECESSED GROUND UPLIGHTS
- SP-15 FIRE APPARATUS TURN AROUND AREA
- SP-16 TRUNCATED DOME WARNING STRIP. SEE CIVIL DWGS
- SP-17 LANDSCAPING PER LANDSCAPE DWGS
- SP-18 ACCESSIBLE ROUTE TO R.O.W.
- SP-19 12" W/ FLUSH MOW STRIP. SEE LANDSCAPE DWGS
- SP-20 FUTURE FOOD TRUCK LOCATION W/ POWER PENSAL. SEE ELEC
- SP-21 BUILDING FEATURE SIGNAGE. SEE
- SP-22 C.I.P. CONCRETE PATIO SEGMENTS. SEE ENLARGED PLAN FOR EXTENTS / FINISH
- SP-23 SITE FENCE. SEE
- SP-24 EXISTING TREE TO REMAIN
- SP-25 5' SEPARATED SIDEWALK W/ TREES PER CITY OF SPOKANE STANDARDS. SEE LANDSCAPE DWGS
- SP-26 WATER P.O.E. FIRE RISER AND IRRIGATION CONTROL ROOM. SEE ELEC AND CIVIL DWGS FOR MORE INFORMATION
- SP-27 ADA ACCESSIBLE PARKING AND SIGNAGE. SEE CIVIL DWGS AND 2/A003
- SP-28 GRASSCRETE AREA FOR FUTURE FOOD TRUCK PARKING. SEE LANDSCAPE DWGS

ZONING PROVISIONS

LANDSCAPE AND SCREENING

17C.200.040 SITE PLANTING STANDARDS

6' WIDE PLANTING AREA OF L2 SEE-THROUGH BUFFER, INCLUDING STREET TREES, ALONG LIHT INDUSTRIAL ZONED PROPERTIES

17C.130.250-B GARBAGE COLLECTION AREAS

ALL EXTERIOR REFUSE COLLECTION AREAS MUST BE SCREENED FROM THE STREET AND ANY ADJACENT PROPERTIES W/ L1 BUFFER

PARKING REQUIREMENTS

17C.230.110 MINIMUM REQUIRED PARKING SPACES (TABLE 17C.230-2)

COMMERCIAL CATEGORY

REQUIRED: GENERAL OFFICE:
MIN: 1 SPACE PER 500 SF OF FLOOR AREA
342 SF / 500 SF = 1 SPACE

MAX: 1 SPACE PER 200 SF OF FLOOR AREA
342 SF / 200 SF = 1 SPACES

RETAIL SALES & SERVICE:
MIN: 1 SPACE PER 250 SF OF FLOOR AREA
2,060 SF / 250 SF = 9 SPACES

MAX: 1 SPACE PER 60 SF OF FLOOR AREA
2,060 SF / 60 SF = 35 SPACES

INDUSTRIAL CATEGORY

REQUIRED: MANUFACTURING AND PRODUCTION:
MIN: 1 SPACE PER 1,000 SF OF FLOOR AREA
14,597 SF / 1,000 SF = 15 SPACES
FUTURE ADDITION: 42,550 SF / 1,000 SF = 44 SPACES

TOTAL: 59 SPACES

MAX: 1 SPACE PER 200 SF OF FLOOR AREA
14,597 SF / 200 SF = 75 SPACES
FUTURE ADDITION: 42,550 SF / 200 SF = 213 SPACES

TOTAL: NOT TO EXCEED 275 SPACES

TOTAL REQUIRED (MIN): 1 + 9 + 59 = 69 SPACES (15 SPACES AT PHASE I)
TOTAL REQUIRED (MAX): 1 + 35 + 275 = NOT TO EXCEED 311 SPACES

PROVIDED: 36 SPACES W/ PHASED PLAN FOR 69 SPACES

17C.230.110-B-3 BICYCLE PARKING

BICYCLE PARKING MAY SUBSTITUTE FOR UP TO 10% OF REQUIRED PARKING

PROVIDED: 0 SPACES

17C.230.110-C CARPOOL PARKING

WHERE THERE ARE MORE THAN 20 PARKING SPACES ON THE SITE, 5% OF SPACES, MUST BE RESERVED FOR CARPOOL USE

PROVIDED: 2 SPACES



SITE PLAN
SCALE: 1" = 30'-0"

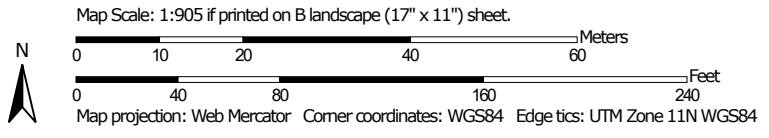
SITE PLAN

A001

Soil Map—Spokane County, Washington
(Brick West Production Facility)




Soil Map may not be valid at this scale.



Soil Map—Spokane County, Washington
(Brick West Production Facility)


MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Spokane County, Washington

Survey Area Data: Version 13, Aug 23, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 12, 2020—Aug 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3026	Phoebe, dry-Bong complex, 0 to 8 percent slopes	7.6	99.1%
3045	Rockly-Deno complex, 0 to 15 percent slopes	0.1	0.9%
Totals for Area of Interest		7.6	100.0%

City of Spokane Map



Legend

-  City of Spokane Boundary
-  Aquifer Sensitive Area
-  Critical Aquifer Recharge Area
-  Low
-  Parcel
-  High
-  Moderate

City of Spokane GIS



THIS IS NOT A LEGAL DOCUMENT:
 The information shown on this map is compiled from various sources and is subject to constant revision. Information shown on this map should not be used to determine the location of facilities in relationship to property lines, section lines, streets, etc.

INDUSTRIAL PRETREATMENT PROGRAM BEST MANAGEMENT PRACTICES FOR FERMENTATION BUSINESSES



Best Management Practices (BMPs) are enforceable procedures that your business performs to comply with wastewater regulations and prevent adverse effects at treatment plants.

◆ Regulation

Dangerous and hazardous wastes are prohibited from being discharged to the sanitary sewer. It is your responsibility under federal, state and local law to designate, manage and dispose of each waste properly.

BMPs

- Designate each waste material to determine which are dangerous and what the hazards are. Helpful information on this process can be found at ecy.wa.gov. Search keyword “designation”.
Some waste streams of concern include alcohol waste and cleaning and sterilizing solutions.
Post signs above all sinks and drains prohibiting the discharge of unapproved wastes:

**SINK DRAIN IS
FOR WATER ONLY
DO NOT DISPOSE
OF CHEMICALS
IN SINK**



◆ Regulation

All industrial users of the sanitary sewer must comply with Prohibited Discharge Standards. In addition to explosive, oily or greasy, toxic, foamy, and smelly discharges, Prohibited Discharge Standards include wastewater with high or low pH, high temperatures, and viscous or solid content. Prohibited pollutants, substances, or wastewater shall not be processed or stored in such a manner that they could be discharged to the sanitary sewer. A complete list of Prohibited Discharge Standards can be found online by searching “Spokane prohibited discharge standards” for Spokane and Airway Heights standards or “Spokane County industrial pretreatment program” for County standards.

BMPs

- Filter or settle solids from wastewater prior to discharge.
- Cool wastewater to less than 130° Fahrenheit (54° Celsius) before discharge.
- Check pH of wastewater and adjust before discharge. Businesses serviced by the City of Spokane must adjust pH to between 5.0 and 12.0. For businesses discharging to the County plant, pH must be between 5.0 and 11.0.
- Install secondary containment for all liquid storage, capable of holding 110% of the largest possible spill.
- Keep adequate spill prevention and clean-up materials on-site and available for use.
- Keep containers closed except when adding or removing materials.
- Immediately clean up spills and replace any leaking containers.
- Develop and implement written spill response procedures, and train employees.
- Clearly label all storage and waste container with content information.

Free Technical Advice Available for Environmental Compliance

The Local Source Control (LSC) program at Spokane Regional Health District (SRHD) visits small businesses that generate hazardous waste to evaluate their handling practices. Program specialists assess these businesses for regulatory compliance, while offering new and best management practices for improvements.

A visit from a pollution prevention specialist does not mean there is a violation or problem. If a practice needs improvement, the specialist will work with the owners to properly manage the pollutants. The goal of the program is to identify and control contaminants entering wastewater, groundwater and stormwater at the source. Technical assistance visits are offered without charge to small quantity generators. SRHD LSC specialists can be reached at 509-324-1560 ext. 3 or by email at: pollutionprevention@srhd.org.

Pollution Prevention Tips for Fermentation Businesses

These tips are not enforceable, but will help your business reduce its impact on the environment.

- Develop and follow a written Environmental Management Plan, periodically inspecting shop equipment and repairing defects.
- Use spigots, pumps, and funnels when pouring solvents and cleaners.
- Sweep floors and spot-clean for drips and spills in place of hosing.
- Spot clean spills immediately. This will cause total floor cleaning to occur less often.
- Only allow wash water to enter your floor drain. Non-caustic, non-organic cleaners may be rinsed down the floor drain.
- Use environmentally preferable cleaning products.

If you have any questions about how to handle your wastewater, please contact us:

City of Spokane Riverside Park Water Reclamation Facility	(509) 625-4600
Spokane County Regional Water Reclamation Facility	(509) 536-3703
Airway Heights Water Reclamation Plant	(509) 443-5667
Hazardous waste handling: Department of Ecology	(509) 329-3400
Hazardous spills: Spokane Fire Department	9-1-1

Large volumes of spills to a drain:

City of Spokane:	Sewer Maintenance	(509) 625-7900
	RPWRF	(509) 625-4600
Spokane County:	Sewer Maintenance	(509) 477-1984
	SCRWRF	(509) 536-3703

City of Airway Heights:	Public Works	(509) 244-5429
	AWHWRP	(509) 443-5667

Solid materials & recycling:

City of Spokane Solid Waste	(509) 625-7878
Spokane County Solid Waste	(509) 477-6800

Spokane Regional Health District Local Source Control
or by email at: pollutionprevention@srhd.org