

## **CIVIL DESIGN SUMMARY**

### **Site Background**

The project address is 9014 W Hilton Ave and located within the city limits of Spokane. The main site consists of one large parcel of land, the parcel is bounded by W Hilton Ave on the South and U.S. Route 2 on the North. The site is bordered by similar zoned parcels to the West and East. This parcel of land is approximately 4.54 acres. We are proposing a Binding Site Plan to create seven parcels which will then be developed over the next several years as determined by the market. Beginning in August of 2019 the first two lots will be developed with the construction of a Bush Car Wash and a Roasters Coffee. Construction is expected to be complete by March of 2020. With the construction on lots 1 and 2, this phase will also include additional civil improvements to include the internal access roads, water and sewer services for all lots, landscaping, road side improvements on W Hilton Ave and some additional parking. The future development of the remaining lots is expected to be restaurants and general retail sales facilities. The proposed development is in accordance with the Light Industrial zoning as well as the restrictions of the Airport Compatibility zoning due to the site's proximity to the Spokane International Airport.

### **Traffic & Parking Considerations**

There are some traffic considerations here at the site which were explored during the trip generation investigation as identified in the attached trip generation letter. Access to the site can currently be made from U.S. Route 2 with the anticipation of joint access road to be installed upon completion of the project. The civil design will explore improving the safety of all the existing crosswalks and any new proposed crosswalks to further improve site circulation and pedestrian safety and connectivity.

The main parking for each building will be located directly in front of said building with some cross-parking easements designated as needed. A primary access easement will be designated in order to allow for most efficient flow of traffic on site and to allow for connectivity to the adjacent lots. The addition of building square footage and will likely require traffic impact fees as ultimately determined by the City.

Safe site circulation is important when considering the site layout of the future building. Accessible concrete walks will be used to collect and route pedestrian traffic from public walks and parking areas to and from the building. Asphalt areas, grass and other landscaping will be used to direct traffic and provide site beautification. Ease of maintenance and up-keep will be integrated into the design. Vehicle circulation shall be coordinated in the overall site layout.

### **Grading**

The overall site topography is relatively flat, with very little measurable slope across the site. The average elevations are approximately  $\pm 2322$  feet above sea level. The civil grading design will attempt to balance the site cut and fills. The grades around the

building will be sloped to keep irrigation and stormwater drainage away from the building. Geotechnical investigation has been completed for the site and the substrate soils will be suitable for reuse on site and will not require any unusual earthwork placement methods.

**Stormwater**

The site will be graded to keep all stormwater onsite. The stormwater drainage system will collect stormwater from roofs and paved surfaces through roof drains and catch basins. The stormwater will be transported from the collection structures through pipes to a stormwater infiltration swale located on the site. The swale is proposed to be centrally located on the site with lawn or landscape where possible. The stormwater infiltration systems will be designed in accordance with the Spokane Regional Stormwater Manual.

**Utilities – Sewer**

A 12-inch sewer main is located 6' deep in W Hilton Ave, an 8-inch main is existing through the middle of the site and a 30-inch sewer main is located 26' deep in U.S. Route 2. The sewer flow from the developed property will discharge into the 8-inch main.

**Utilities - Water**

A 12-inch water mains travels through W Hilton Ave south of the site. We will design the water service system in accordance with the water department and the fire department requirements.

**Utilities - Irrigation**

This site is currently serviced by a 2-inch irrigation line that will be used for the proposed landscape.

**Utilities – Dry Utilities**

All additional utilities are also available at the site: Avista Corporation will provide gas, Avista Utilities provides electricity, telephone and cable services are available from numerous providers in the area. There will be extensive coordination required for this work.