



#### Site Background

The subject site is located at 9304 N. Newport Hwy, Spokane, WA 99218. The existing parcel is approximately 139,181sf (3.19-acres). A portion of the site is currently occupied by a used car dealership, which the project proposes to replace with a new commercial restaurant. The Binding Site Plan will split the existing parcel in order to create a total of two properties, east and west. Only the western portion of the existing parcel will be developed, which includes approximately 69,596sf (1.59 acres). The remaining eastern portion will remain undeveloped until a new user is established. The undeveloped (eastern half) of the parcel has an active cell tower and an abandoned tennis court which is currently used as a parking lot for the car dealership. The project proposes a new 4,833sf building with 96 interior seats and 16 patio seats, a playground, and a dual order drive-thru lane with stacking capacity for 28 vehicles on the western portion.

#### Traffic and Parking Considerations:

A Trip Generation letter has been provided as part of the SEPA Determination of Nonsignificance dated August 7<sup>th</sup> 2019. The site has been designed to provide the safest, most efficient onsite traffic circulation. Currently, one access drive is provided to the site from E. Hoerner St. The new project proposes two access driveways, and parking which maximizes the site area to accommodate for the new use. ROW improvements will be performed as part of the new development to enhance pedestrian safety and connectivity.

#### Grading:

The site is relatively flat with the new building to be at an elevation of 1949.25. Estimated earthwork quantities include overexcavation as described per the Geotechnical report. The civil plans have been designed to balance the site with cut and fill graded to accommodate the stormwater requirements.

#### Stormwater:

Civil plans for the new development include a drainage plan which includes both bio-infiltration and drywells with overflow drains, as allowed per the City Stormwater Management Program and Regional Manual.

#### Sewer:

City records indicate the existing building is served by a PVC side sewer with a six-inch diameter in the street which transitions to a four-inch diameter pipe on property. The new project proposes to connect a new 6" line to the existing sewer running along N. Newport Hwy as shown on the civil design.

#### Water:

City records show two existing 2" domestic water services running to this parcel, one 12" cast iron water distribution main in Newport Hwy, and one 8" ductile iron water main located in Colton St. The new project will cut and cap the domestic services in N. Newport Hwy and install new water lines at the northwest corner of the property. Since water lines will not cross existing or proposed parcels as part of the BSP, no new connection on Colton St is required.

#### Dry Utilities:

Avista Corporation will coordinate the removal of existing infrastructure and provide new services to the new project. Services include electrical, gas, and telecom per the utility plan.