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: Habitat for Humanity Riverton

2. Name of applicant: Morgan Will; Storhaug Engineering

3. Address and phone number of applicant or contact person: 510 E Third Ave, Spokane, WA, 99202
509-242-1000

4. Date checklist prepared: 8/29/2025

5. Agency requesting checklist: City of Spokane

6. Proposed timing or schedule (including phasing, if applicable):
Development in 2026.

7. a. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. No.

   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. Cultural resource study.

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.

10. List any government approvals or permits that will be needed for your proposal, if known. Shoreline Conditional Use Permit, Unit Lot Subdivision.

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. A unit lot subdivision project with 5 residential lots proposed. Utility connections and normal construction activity anticipated. Site is approximately 14,500 square feet, and lies completely outside the 500 year flood zone.

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. 3028 E South Riverton, Spokane, WA. Township 25 North, Range 43 East, Section 10. See attached exhibits A, B, C & D.

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 project lies within the City of Spokane, served by Spokane water and sewer. See exhibit E.
Yes the project lies within the Critical Aquifer Sensitive Area, and the project is in the "High Susceptibility" area. See Exhibit F.

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).
Minor stormwater runoff to yard swales typical of residential home and driveway construction.

(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?
None.

(3) What protective measures will be taken to insure 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.

N/A

(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?

None.

b. Stormwater

(1) What are the depths on the site to groundwater and to bedrock (if known)?

Unknown.

(2) Will stormwater be discharged into the ground? If so, describe any potential impacts?

Stormwater will drain into yards and swale areas.

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*: Flat.

b. What is the steepest slope on the site (approximate percent slope)? Approximately 2%.

Evaluation for Agency Use Only

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 soils report indicates mostly urban land-opportunity disturbed complex, with some garrison very gravelly ashy loam. See exhibit G.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. No erodible soils are shown in the area.

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill:
Minimal grading will be required for construction.

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
The completed site plan will mitigate erosion by stabilizing the soil via approved permits. An ESC plan will also be included for the construction, with best management practices in place, approved by the Spokane County Building and Planning Department.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? Approximately 45%.

h. Proposed measures to reduce or control erosion or other impacts to the earth, if any: The construction will most likely utilize mitigation such as silt fences , stabilization of construction entrances and straw waddles.

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.
Some dust and exhaust emissions will occur during the grading/construction. At permitting, the appropriate control measures will be used to mitigate and reduce dust pollution.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
No.

Evaluation for Agency Use Only

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

Conformance to all applicable local, state and federal emission control requirements.

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.

Yes, the Spokane river lies just north of Riverton Ave.

(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. The project would not require work in or over the river. The property is on the opposite and south side of E South Riverton Ave, and approximately 100' from the Spokane river. See attached exhibit C, D, & H.

(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.

None.

(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

Evaluation for Agency Use Only

(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. Property is served by the City of Spokane Sewer Department.

b. GROUND:

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

No groundwater will be withdrawn. No water will be discharged from the proposed use to groundwater. Storm water on the site from impervious surfaces will be managed as required by local jurisdictional standards. Quantities to be determined at time of construction permit.

(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.

None.

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.

An approved stormwater plan will be implemented including all appropriate BMP's, as approved by the City at the time of construction.

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

No. None anticipated.

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

Conformance with applicable design standards and requirements for land disturbance. Proposed erosion control measures for runoff and drainage impacts, which may include measures such as silt traps and straw waddles.

Evaluation for Agency Use Only

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? The site will be cleared and new landscaping implemented.

c. List threatened or endangered species known to be on or near the site. No Plants. See attached exhibit I - Priority Habitat Species (PRS) report.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: Landscaping plan will be developed at time of 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.

See attached exhibit I - Priority Habitat Species (PRS) report.

PRS reports occurence of "Big brown bat".

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

None known.

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

None.

6. Energy and natural resources

a. What kinds or 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. All new structures will comply with applicable energy code, specific energy needs will be calculated in future construction application.

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:

None proposed at this time.

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.

Not anticipated. However, during construction all safety and BMP's will be followed or use and storage of any sensitive materials per all applicable permitting process'.

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

None known.

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

None.

b. NOISE:

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

Normal neighborhood traffic noise will not affect this project.

(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 will be created during brief construction.

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

Conformance with all applicable noise standards. Construction activities will be typical.

8. Land and shoreline use

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

Site: Vacant,
Adjacent properties: Single Family Residential, & Church

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

No.

c. Describe any structures on the site.
None present.

d. Will any structures be demolished? If so, which?
N/A

e. What is the current zoning classification of the site?
RMF

f. What is the current comprehensive plan designation of the site? Residential Moderate

g. If applicable, what is the current shoreline master program designation of the site?
SPOKANE RIVER - SHORELINE RESIDENTIAL ENVIRONMENT

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?
5 single family residential units with approximately 10-15 total residents anticipated.

j. Approximately how many people would the completed project displace? None.

k. Proposed measures to avoid or reduce displacement impacts, if any: N/A

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 development codes regarding building/permitting, as well as the type 2 entitlement process for the shoreline proposal.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle or low-income housing. 5 residential units are planned in the low-income housing category.

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: N/A

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? Building height is 30' maximum. Exterior materials unknown.

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

c. Proposed measures to reduce or control aesthetic impacts, if any: Compliance with all building and planning regulations.

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur? None anticipated.

b. Could light or glare from the finished project be a safety hazard or interfere with views? No, not anticipated.

c. What existing off-site sources of light or glare may affect your proposal? None.

d. Proposed measures to reduce or control light and glare impacts, if any: None, N/A.

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity? River activities, along Spokane river

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: No impacts to recreation anticipated.

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. None known.

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: Compliance with mitigation requested by the Tribe and/or DAHP.

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. E South Riverton serves the site. See exhibit C.

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop? Approx. 0.2 miles to the nearest bus stop.

c. How many parking spaces would the completed project have? How many would the project eliminate? 4-5 new parking spaces none 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. No water transportation use expected, although located approximately 100 feet from the Spokane River.

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak would occur. Approximately 47 weekday trips with 4 AM peak hour trips between 7 & 9 AM, and 5 PM peak trips between 4 & 6 PM. See attached exhibit J.

(*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: None.

Evaluation for Agency Use Only

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. Minimal impact associated with an additional 5 residences is anticipated.

b. Proposed measures to reduce or control direct impacts on public services, if any: None.

16. Utilities

a. Circle utilities currently available at the site: *electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other*: 45 new parking spaces

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. Water main extension is needed to reach the site, route is still undetermined. Sewer connection is planned at the corner of Fiske St and E South Riverton.

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* must withdraw any determination of Nonsignificance that it might issue in reliance upon this checklist.

Date: 11/11/2025 Signature: 

Please Print or Type:

Proponent: Storhaug Engineering Address: 510 E Third Ave, Spokane, WA, 99202

Phone: 509-242-1000

Person completing form (if different from proponent): Morgan Will Address: 510 E Third Ave, Spokane, WA, 99202

Phone: 509-242-1000

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

__ A. there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.

__ B. probable significant adverse environmental impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.

__ C. there are probable significant adverse environmental impacts and recommends a Determination of Significance.

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS
(Do not use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage or release of toxic or hazardous substances; or production of noise?

   _____
   _____
   _____

   Proposed measures to avoid or reduce such increases are:

   _____
   _____
   _____

2. How would the proposal be likely to affect plants, animals, fish or marine life?

   _____
   _____
   _____

   Proposed measures to protect or conserve plants, animals, fish or marine life are:

   _____
   _____
   _____

3. How would the proposal be likely to deplete energy or natural resources?

   _____
   _____
   _____

   Proposed measures to protect or conserve energy and natural resources are:

   _____
   _____
   _____

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, flood plains or prime farmlands?

   _____
   _____
   _____

   Proposed measures to protect such resources or to avoid or reduce impacts are:

   _____
   _____
   _____

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

   _____
   _____
   _____

   Proposed measures to avoid or reduce shoreline and land use impacts are:

   _____
   _____
   _____

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

   _____
   _____

   Proposed measures to reduce or respond to such demand(s) are:

   _____
   _____
   _____

7. Identify, if possible, whether the proposal may conflict with local, state or federal laws or requirements for the protection of the environment.

   _____
   _____

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: _____ Signature: _____

Please Print or Type:

Proponent: _____ Address: _____

Phone: _____ _____

Person completing form (if different from proponent): _____

_____ Address: 4-45 new parking spaces

Phone: _____ _____

FOR STAFF USE ONLY

Staff member(s) reviewing checklist: _____

Based on this staff review of the environmental checklist and other pertinent information, the staff concludes that:

A. _ there are no probable significant adverse impacts and recommends a Determination of Nonsignificance.

B. _ probable significant adverse impacts do exist for the current proposal and recommends a Mitigated Determination of Nonsignificance with conditions.

C. _ there are probable significant adverse environmental impacts and recommends a Determination of Significance.

Exhibit A

storhäug
civil engineering | planning
landscape architecture | surveying

510 East Third Avenue
Spokane, Washington 99202
509-242-1000 Info@Storhaug.com

PARCEL B

LOTS 1 - 3, BLOCK 44 OF PETER SAPRA'S RIVERSIDE ADDITION TO SPOKANE FALLS RECORDED IN VOLUME A OF PLATS, PAGE 206, RECORDS OF SPOKANE COUNTY, WASHINGTON;

EXCEPT THAT PORTION OF LOTS 1 AND 2, BLOCK 44 AS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1;

THENCE S87°41'38"W ALONG THE SOUTH BOUNDARY LINE OF SAID LOT 1, A DISTANCE OF 27.07 FEET;

THENCE N02°11'47"W, A DISTANCE OF 17.57 FEET;

THENCE S88°49'29"W, A DISTANCE OF 39.95 FEET;

THENCE N02°11'47"W, A DISTANCE OF 8.97 FEET;

THENCE S88°49'29"W, A DISTANCE OF 5.23 FEET;

THENCE N02°07'23"W, A DISTANCE OF 42.44 FEET;

THENCE N87°52'37"E, A DISTANCE OF 5.24 FEET;

THENCE N02°11'47"W, A DISTANCE OF 20.28 FEET;

THENCE N88°24'28"E, A DISTANCE OF 61.69 FEET TO THE EAST BOUNDARY LINE OF SAID LOT 1;

THENCE S02°11'47"E ALONG SAID EAST BOUNDARY LINE, A DISTANCE OF 81.47 FEET TO THE POINT OF BEGINNING.

SITUATE IN THE CITY OF SPOKANE, COUNTY OF SPOKANE, STATE OF WASHINGTON.

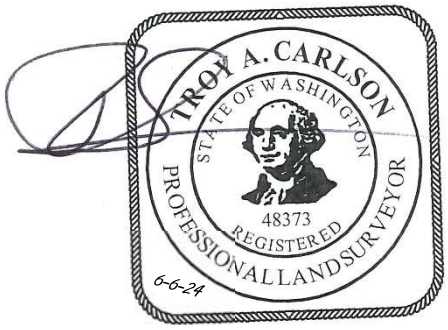


Exhibit B

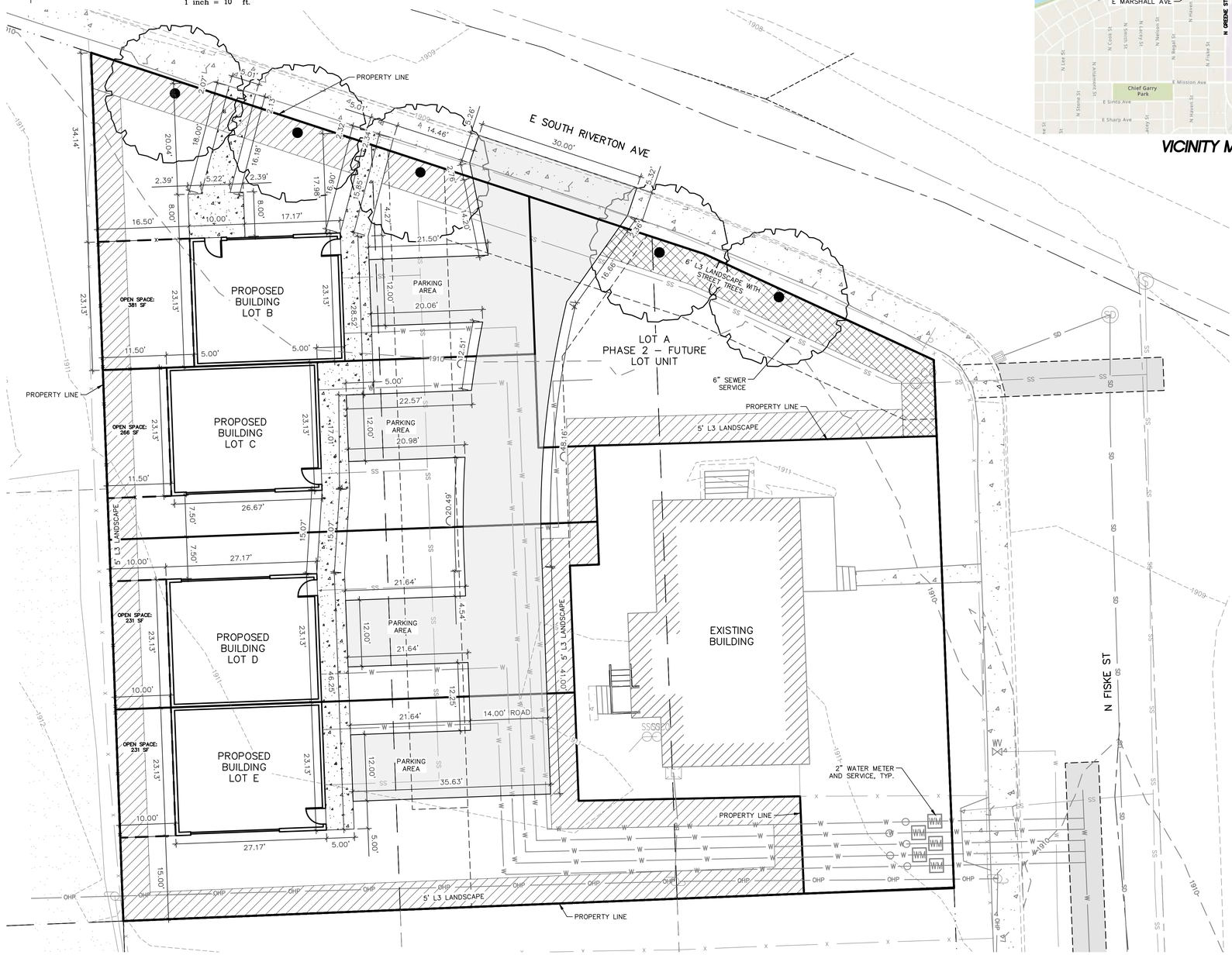
HABITAT FOR HUMANITY – APN: 35103.0303 – SPOKANE, WA
SITE ADDRESS – 3028 E SOUTH RIVERTON
PROPERTY OWNER – HABITAT FOR HUMANITY–SPOKANE, INC
1805 E TRENT AVE, SPOKANE WA
AARON BREEN – ABREEN@HABITAT–SPOKANE.ORG
509–847–8091

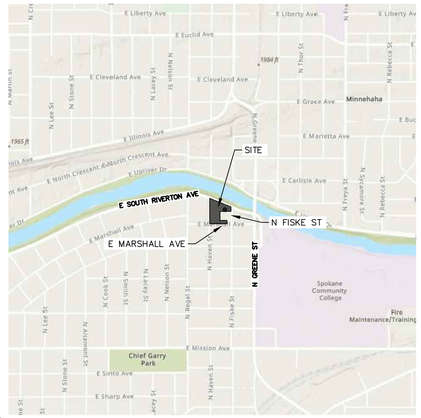
SITE IMPROVEMENTS

3028 E. SOUTH RIVERTON

LOTS 1, 2 AND 3, BLOCK 44, PETER SAPRO'S RIVERSIDE ADDITION
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 10, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON

GRAPHIC SCALE
10 0 5 10 20
(IN FEET)
1 inch = 10 ft.





VICINITY MAP

LEGEND

EXISTING FEATURES		PROPOSED FEATURES
	HATCHES	
	ASPHALT PAVEMENT	
	CONCRETE / SIDEWALK	
	GRAVEL	
	ROCK / RIP RAP	
	POND / SWALE	
	BUILDING	
	LINETYPES	
	CURB (TYPE A)	
	CURB (TYPE B)	
	CURB (ROLLED)	
W	WATER LINE	W
SS	SANITARY SEWER LINE	SS
SD	STORM DRAIN / CULVERT	SD
OHP	OVERHEAD / BURIED POWER	OHP
BP		BP
BT	BURIED TELEPHONE LINE	BT
G	GAS LINE	G
BFO	BURIED FIBER	BFO
2435	CONTOUR MAJOR	2435
2434	CONTOUR MINOR	2434
X	FENCE	X
OR	RETAINING WALL	OR
	STORM SYMBOL	
	CATCH BASIN	
D	DRYWELL	D
SD	STORM MANHOLE	SD
SDO	STORM CLEANOUT	
DS	DOWNSPOUT	DS
	SANITARY SEWER SYMBOL	
S	SANITARY SEWER MANHOLE	S
SSO	SANITARY SEWER CLEANOUT	
S S	OIL/WATER SEPARATOR	S S
	WATER SYMBOLS	
WM	WATER METER	WM
	WATER VALVE	
	WATER MANHOLE	
	FIRE HYDRANT	
PIV	PIV	P.I.V.
	FDC	
	ICV	
WSO	WSO	WSO
W	WELL	W
PRV	PRESSURE REDUCING VALVE	PRV
W	WATER VAULT	W
	POWER SYMBOLS	
	TRANSFORMER	
E	UTILITY VAULT	E
EM	ELECTRICAL METER	EM
	POWER POLE	
	GUY POLE	
	GUY ANCHOR	
ELEC. RISER	UTILITY RISER	ELEC. RISER
U	UTILITY MANHOLE	U
E	ELECTRICAL MANHOLE	E
	COMMUNICATION SYMBOLS	
TEL RISER	PHONE RISER	TEL RISER
TV RISER	TELEPHONE RISER	TV RISER
	GAS SYMBOL	
GM	GAS METER	GM
	GAS VALVE	
GAS	GAS RISER	GAS
	MISCELLANEOUS SYMBOLS	
	SIGN (SINGLE)	
	SIGN (DOUBLE)	
	LIGHT POLE	
MB	MAIL BOX	MB
	BOLLARD POST	
	TREE (CONIFEROUS)	SEE LANDSCAPE PLANS
	TREE (DECIDUOUS)	SEE LANDSCAPE PLANS

No.	DESC. / DATE	BY
5		
4		
3		
2		
1		

storhäug
civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

SHEET TITLE: CONCEPT PLAN
PROJECT TITLE: HABITAT FOR HUMANITY
3028 E SOUTH RIVERTON AVE
SPOKANE, WA

SEAL

PRELIMINARY

NOT FOR CONSTRUCTION
FOR REGULATORY REVIEW ONLY

DATE	03/05/25
DRAWN	JCL
CHECKED	AJS
PROJECT NUMBER	23–382
DRAWING NO.	1 OF 2
	COVER

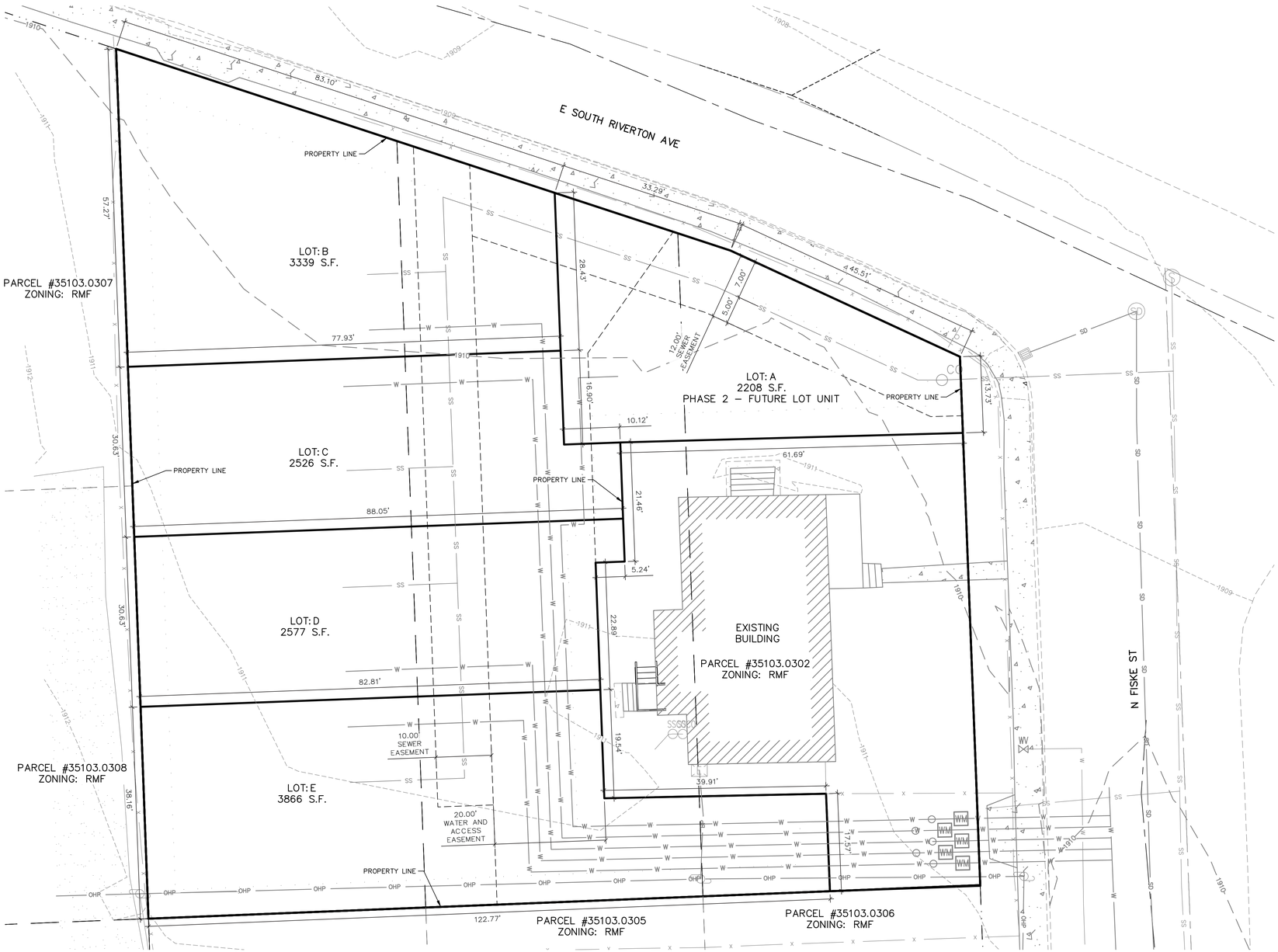
23–382 LS Set PRE DEV.dwg LCONCEPT 1

FIRE DISTRICT:	CITY OF SPOKANE
SCHOOL DISTRICT:	SPOKANE PUBLIC SCHOOLS
WATER PURVEYOR:	CITY OF SPOKANE
SEWER PURVEYOR:	CITY OF SPOKANE
URBAN GROWTH AREA:	N/A

SITE IMPROVEMENTS

3028 E. SOUTH RIVERTON

LOTS 1, 2 AND 3, BLOCK 44, PETER SAPRO'S RIVERSIDE ADDITION
A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 10, TOWNSHIP 25 NORTH, RANGE 43 EAST, W.M.,
CITY OF SPOKANE, SPOKANE COUNTY, WASHINGTON



LOT DEVELOPMENT STANDARDS: PER COS 17C.111.205	
ZONING:	RMF
DENSITY STANDARDS	
MAXIMUM DENSITY ON SITES 2 ACERS OR LESS:	NO MAXIMUM
MAXIMUM DENSITY ON SITES LARGER THAN 2 ACRES:	NO MAXIMUM
MINIMUM DENSITY:	15 UNITS/ACRE
MINIMUM NUMBER OF UNITS (ADJUSTED FOR SITE SIZE):	5 UNITS
PROPOSED UNITS:	PHASE 1: 4 UNITS PHASE 2: 1 UNITS TOTAL: 5 UNITS
PROPOSED DENSITY:	15 UNITS/ACRE
LOT DIMENSIONS FOR SUBDIVISIONS AND SHORT SUBDIVISIONS	
MINIMUM LOT AREA:	REQUIRED: 1200 SF REQUIRED: > 1690 SF
MINIMUM LOT WIDTH:	REQUIRED: 15 FT PROVIDED: > 30.63 FT
MINIMUM LOT WIDTH WITHIN AIRFIELD OVERLAY ZONE:	REQUIRED: N/A PROVIDED: N/A
MINIMUM LOT DEPTH:	REQUIRED: N/A PROVIDED: N/A
MINIMUM LOT FRONTAGE:	REQUIRED: SAME AS MINIMUM LOT WIDTH PROVIDED: > 30.63 FT
MINIMUM LOT DIMENSIONS FOR UNIT LOT SUBDIVISIONS	
MINIMUM PARENT LOT AREA:	NO MINIMUM
MAXIMUM PARENT LOT AREA:	2 ACRES
MINIMUM CHILD LOT AREA:	NO MINIMUM
MINIMUM CHILD LOT DEPTH:	NO MINIMUM
LOT COVERAGE	
MAXIMUM TOTAL BUILDING COVERAGE:	100%
MAXIMUM LOT IMPERVIOUS COVERAGE WITHOUT ENGINEER'S STORMWATER DRAINAGE PLAN – NOT IN A.D.C.:	N/A
MAXIMUM LOT IMPERVIOUS COVERAGE WITHOUT ENGINEER'S STORMWATER DRAINAGE PLAN – INSIDE A.D.C.:	N/A
BUILDING AND SITING STANDARDS:	
PRIMARY BUILDINGS	
FLOOR AREA RATIO:	N/A
MAXIMUM BUILDING FOOTPRINT PER PRIMARY BUILDING – LOT AREA 7,000 SF. OR LESS:	N/A
MAXIMUM BUILDING FOOTPRINT PER PRIMARY BUILDING – LOT AREA MORE THAN 7,000 SF.:	N/A
MAXIMUM BUILDING HEIGHT:	55 FT.
MINIMUM SETBACKS	
FRONT:	10 FT.
INTERIOR SIDE LOT LINE – LOT WIDTH 40 FT OR LESS:	3 FT.
INTERIOR SIDE LOT LINE – LOT WIDTH MORE THAN 40 FT:	N/A
STREET SIDE LOT LINE – ALL LOT WIDTHS:	5 FT.
ATTACHED GARAGE OR CARPORT ENTRANCE FROM STREET:	20 FT.
REAR:	10 FT.
OPEN SPACE:	
MINIMUM OPEN SPACE PER UNIT:	150 SQ. FT. PER UNIT
MINIMUM COMMON OPEN SPACE PER UNIT AS A SUBSTITUTE FOR PRIVATE AREA – FIRST SIX UNITS:	N/A
MINIMUM COMMON OPEN SPACE PER UNIT AS A SUBSTITUTE FOR PRIVATE AREA – ALL UNITS AFTER SIX:	N/A

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

CALL BEFORE YOU DIG 811

No.	DESC. / DATE	BY
5		
4		
3		
2		
1		

storhaug
civil engineering | planning
landscape architecture | surveying
510 east third avenue | spokane, wa | 99202
p 509.242.1000 | f 509.242.1001

PROJECT TITLE
CONCEPT PLAN
HABITAT FOR HUMANITY
3028 E SOUTH RIVERTON AVE
SPOKANE, WA

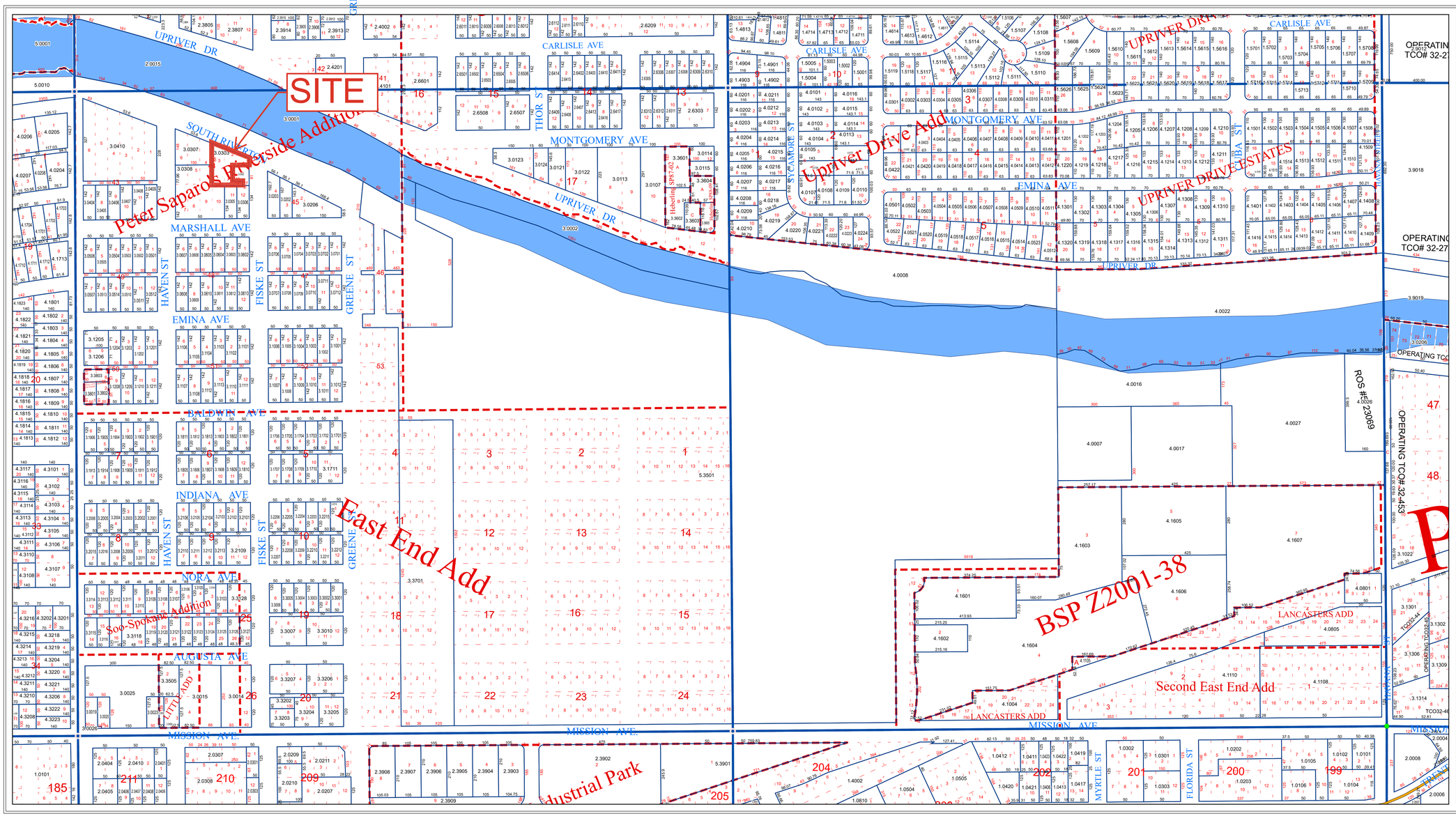
SHEET TITLE
COVER

SEAL
PRELIMINARY
NOT FOR CONSTRUCTION
FOR REGULATORY REVIEW ONLY

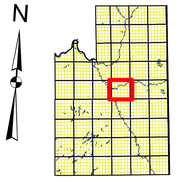
DATE	03/05/25
DRAWN	JCL
CHECKED	AJS
PROJECT NUMBER	23-382
DRAWING NO.	2 OF 2

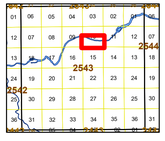
23-382 LS Set PRE DEV.dwg LCONCEPT 2

Exhibit C



S1/2 Sec.10
T 25N.,RNG 43 E.W.M





Map Legend

- Quarter Section Boundary
- Mobile Park Boundary
- Parcel Boundary
- Subdivision Boundary
- Platted Lots
- Vacated Platted Lots
- BPA Easement
- Water Feature
- Major Highways

Layer

- PLSS POINT (GPS)
- PLSS POINT (Record)
- PLSS POINT (APPROXIMATE)

205.00 Record Distances
205 Approximate Distances

Assessor Parcel # = '3510(= the number shown on Map)
Unless Otherwise Specified

210 105 0 210
Feet

Spokane County
WASHINGTON

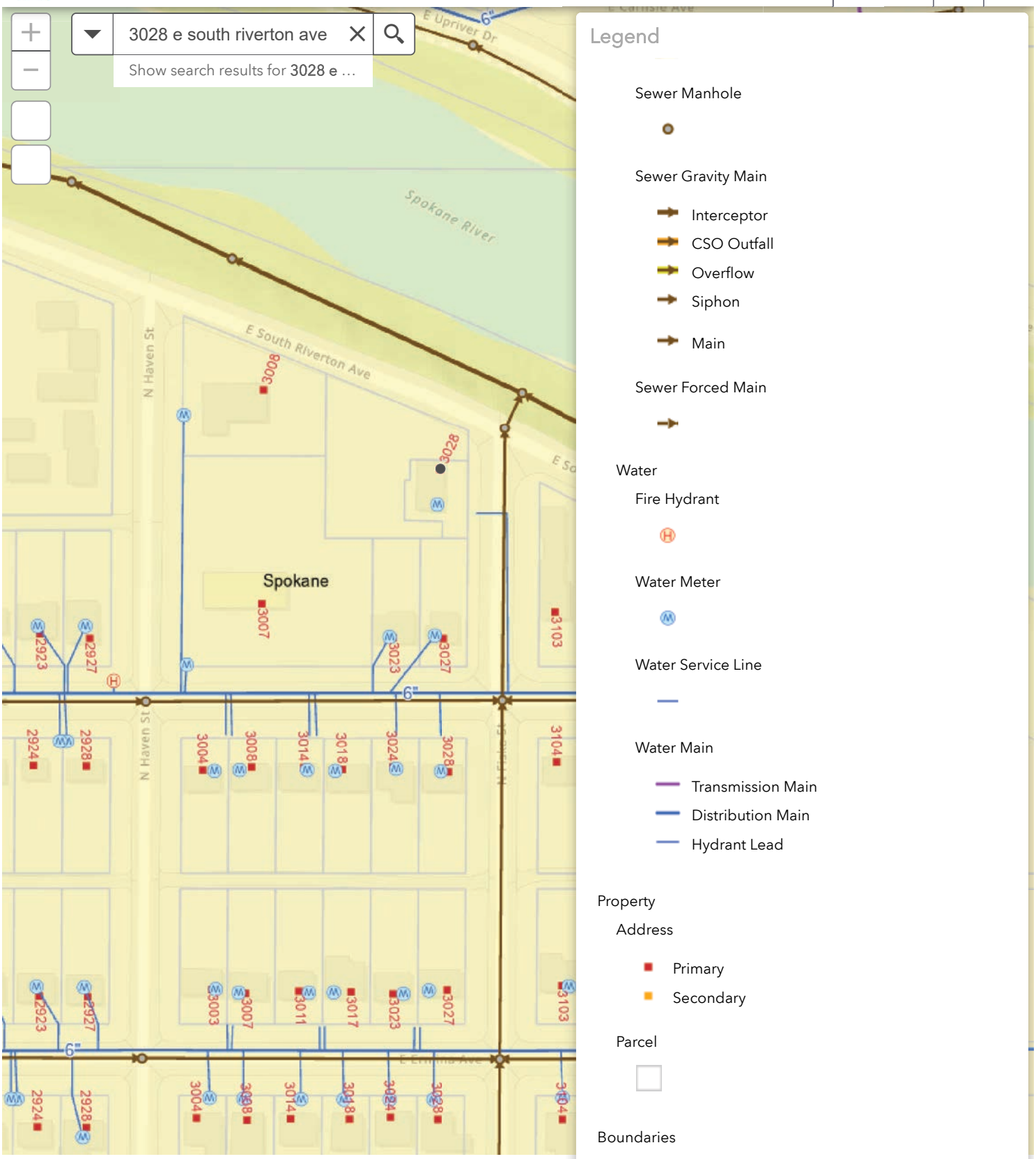
 Map Production Date: 7/1/2025

EXHIBIT D - TOPOGRAPHIC MAP

Exhibit E

Map Spokane

City of Spokane Washington



Legend

Sewer Manhole

Sewer Gravity Main

- Interceptor
- CSO Outfall
- Overflow
- Siphon

Main

Sewer Forced Main

Water

Fire Hydrant

Water Meter

Water Service Line

Water Main

- Transmission Main
- Distribution Main
- Hydrant Lead

Property

Address

- Primary
- Secondary

Parcel

Boundaries

Municipal Boundary

- City of Spokane
- Other

100ft

-117.362 47.677 Degrees

Exhibit F

Map Spokane City of Spokane Washington

3028 e south riverton

Show search results for 3028 e …

SITE

Legend

Map Layers

Environment

Critical Aquifer Recharge Area

High

Moderate

Low

Esri, NASA, NGA, USGS | City of Spokane, Spokan

2mi

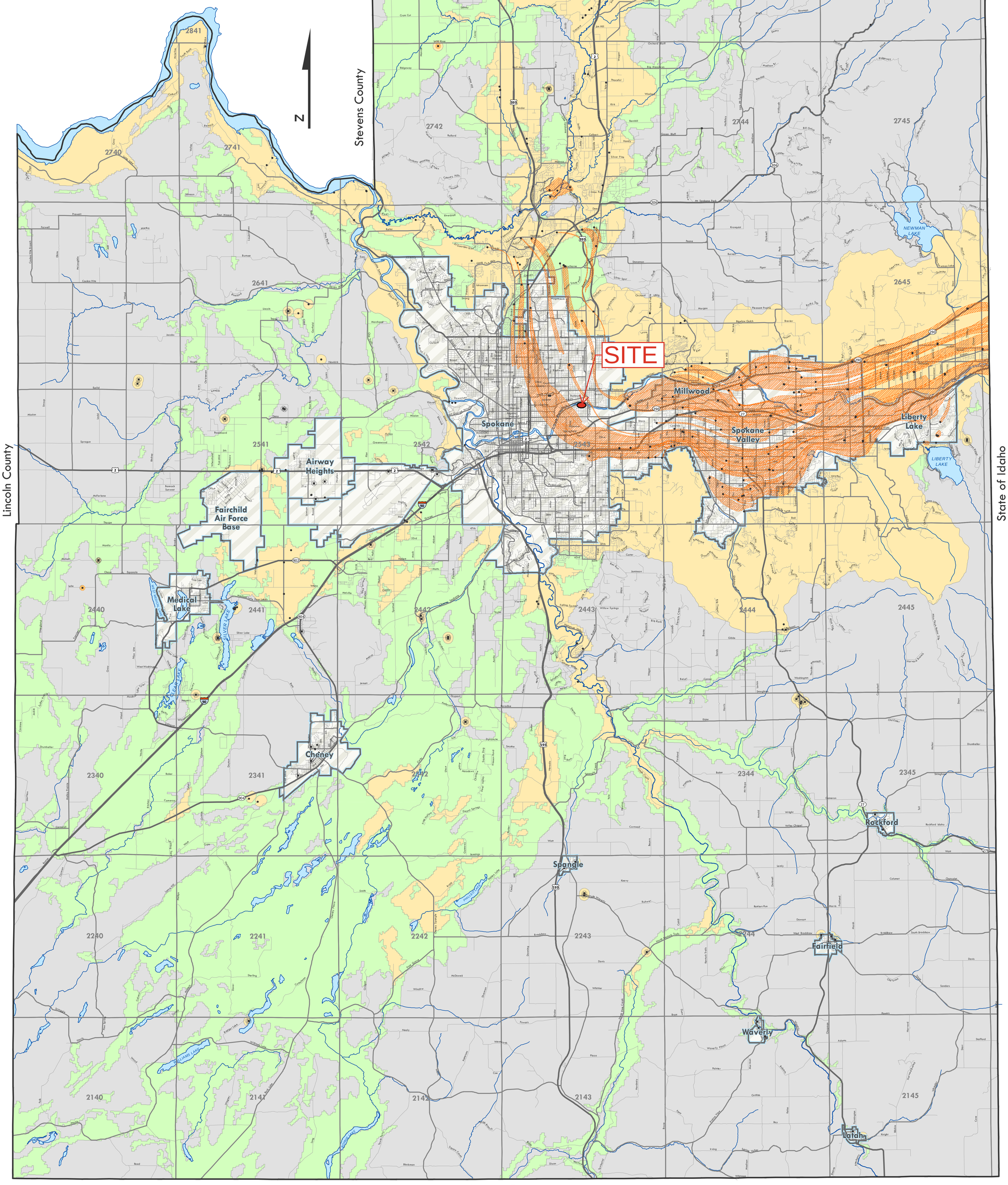
-117.166 47.603 Degrees

Exhibit F-2

Aquifer Susceptibility Map

- High Susceptibility *
- Moderate Susceptibility
- Low Susceptibility
- Well Head Protection Area *
- DOH Group A Well *
- Well Head Protection Area*
- 1,000' Radius Around Well Within Low or Moderate Area *
- Municipalities
- PLS Townships
- Interstate Highway
- State Highway
- Other Road

* Critical Aquifer Recharge Area (CARA)



Map Produced: February 2019
Spokane County GIS

This map was published by the Spokane County Department of Building and Planning as a general planning tool. Due to the differing quality of source documents, the Department cannot accept responsibility for errors or omissions, and therefore, there are no warranties which accompany this material.

Spokane County Building and Planning

0 0.5 1 2 3 4 5 Miles

Map Projection: State Plane NAD 83 HARN

Exhibit G

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Spokane County, Washington

August 26, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

Contents

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map

Map Scale: 1:357 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 15 30 60 90

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

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 16, Aug 26, 2024

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

Date(s) aerial images were photographed: May 9, 2022—Aug 15, 2022

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
3085	Garrison very gravelly ashy loam, 15 to 30 percent slopes	0.1	14.0%
7111	Urban land-Opportunity, disturbed complex, 3 to 8 percent slopes	0.3	86.0%
Totals for Area of Interest		**0.4**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Spokane County, Washington

3085—Garrison very gravelly ashy loam, 15 to 30 percent slopes

Map Unit Setting

National map unit symbol: 2wdb
Elevation: 1,870 to 2,050 feet
Mean annual precipitation: 18 to 19 inches
Mean annual air temperature: 46 to 50 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Garrison and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Garrison

Setting

Landform: Outwash plains
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and gravelly glaciofluvial deposits with minor amounts of volcanic ash and loess in the upper part

Typical profile

A1 - 0 to 4 inches: very gravelly ashy loam
A2 - 4 to 16 inches: very gravelly ashy loam
Bw - 16 to 24 inches: very gravelly loam
C - 24 to 60 inches: extremely gravelly loamy coarse sand

Properties and qualities

Slope: 15 to 30 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Low (about 3.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: B
Ecological site: F043AY510WA - Warm, Xeric, Loamy Hillsides, Low Available Water Capacity (Ponderosa Pine/Dry Grass) Pinus ponderosa / Pseudoroegneria spicata , Pinus ponderosa / Festuca idahoensis
Other vegetative classification: ponderosa pine/bluebunch wheatgrass (CN130)
Hydric soil rating: No

Minor Components

Opportunity

Percent of map unit: 4 percent
Landform: Outwash plains
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: ponderosa pine/Idaho fescue (CN140)
Hydric soil rating: No

Springdale

Percent of map unit: 4 percent
Landform: Outwash terraces
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: ponderosa pine/common snowberry (CN170)
Hydric soil rating: No

Urban land

Percent of map unit: 2 percent
Hydric soil rating: No

7111—Urban land-Opportunity, disturbed complex, 3 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2mdmx
Elevation: 1,800 to 2,200 feet
Mean annual precipitation: 18 to 20 inches
Mean annual air temperature: 45 to 50 degrees F
Frost-free period: 100 to 130 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 60 percent
Opportunity, disturbed, and similar soils: 35 percent
Minor components: 5 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydric soil rating: No

Description of Opportunity, Disturbed

Setting

Landform: Outwash plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy and gravelly glaciofluvial deposits with minor amounts of volcanic ash and loess in the upper part

Typical profile

Ap - 0 to 7 inches: very gravelly ashy loam
A1 - 7 to 13 inches: extremely gravelly ashy loam
A2 - 13 to 19 inches: extremely gravelly ashy loam
Bw1 - 19 to 33 inches: extremely gravelly loam
Bw2 - 33 to 43 inches: extremely gravelly loam
Bq - 43 to 53 inches: extremely gravelly loamy coarse sand
BCk - 53 to 60 inches: extremely gravelly coarse sand

Properties and qualities

Slope: 3 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 2 percent
Maximum salinity: Nonsaline (0.0 to 0.2 mmhos/cm)
Available water supply, 0 to 60 inches: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 4s
Hydrologic Soil Group: C
Ecological site: F043AY511WA - Warm, Xeric, Loamy Hillsides, Mixed ash surface (Ponderosa Pine/Dry Grass) Pinus ponderosa / Pseudoroegneria spicata, Pinus ponderosa / Festuca idahoensis
Other vegetative classification: ponderosa pine/Idaho fescue (CN140)
Hydric soil rating: No

Minor Components

Garrison, disturbed

Percent of map unit: 1 percent
Landform: Outwash plains
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: ponderosa pine/bluebunch wheatgrass (CN130)
Hydric soil rating: No

Battleplain, moist, disturbed

Percent of map unit: 1 percent
Landform: Outwash plains

Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: ponderosa pine/common snowberry (CN170)
Hydric soil rating: No

Springdale, disturbed

Percent of map unit: 1 percent
Landform: Outwash terraces
Landform position (three-dimensional): Riser
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: ponderosa pine/common snowberry (CN170)
Hydric soil rating: No

Marblespring, disturbed

Percent of map unit: 1 percent
Landform: Outwash terraces
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Other vegetative classification: ponderosa pine/bluebunch wheatgrass (CN130)
Hydric soil rating: No

Hardesty, disturbed

Percent of map unit: 1 percent
Landform: Drainageways, depressions
Landform position (three-dimensional): Tread
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Other vegetative classification: ponderosa pine/ninebark (CN190)
Hydric soil rating: No

U.S. Fish and Wildlife Service
National Wetlands Inventory

Exhibit H

3028 E South Riverton Ave, Spokane, WA

August 27, 2025

Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

Exhbit I

Priority Habitats and Species on the Web

Report Date: 08/26/2025

PHS Species/Habitats Overview:

Occurence Name	Federal Status	State Status	Sensitive Location
Big brown bat			Yes

PHS Species/Habitats Details:

Big brown bat	
Scientific Name	*Eptesicus fuscus*
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00605

Exhibit J

August 29, 2025

Attn: City of Spokane Traffic Engineering Manager
City of Spokane
808 W. Spokane Falls Blvd.
Spokane, WA 99201

RE: 3028 E South Riverton Ave Missing Middle Housing Traffic Coordination
Storhaug Engineering Project #23-382

Dear City of Spokane Traffic Review,

This Trip Generation Letter is intended to predict the number of trips for the Habitat for Humanity Riverton missing middle housing development located on parcel 35103.0303, at 3028 E South Riverton Ave, in Spokane, WA. The project is listed under Permit B25M0035PDEV, and is located in the RMF zone. The parcel is currently vacant, with the project spanning across approximately 14,500 square feet. The project consists of 5 single family dwelling units, comprised of two 2-unit attached townhomes and one detached single family dwelling unit. The trip generation characteristics in this letter were calculated from traffic studies compiled by the Institute of Transportation Engineers, "Trip Generation Manual", 11th Edition, 2025, calculated under land use 210 – Single-family Detached Housing. The trips provided are as follows:

Calculation Legend: T = Trips; X = number of dwelling units
Y = K (X) + B

PROPOSED TRIPS ON SITE
Land Use 210 – Single-family Detached Housing, for **5 units.**

WEEKDAY ADT:
Average Rate: 47 (Total), 24 (Entry), 23 (Exit)
50% entering, 50% exiting.

AM PEAK HOUR BETWEEN 7 & 9 AM:
Average Rate: 4 (Total), 1 (Entry), 3 (Exit)
25% entering, 75% exiting

PM PEAK HOUR BETWEEN 4 & 6 PM:
Average Rate: 5 (Total), 3 (Entry), 2 (Exit)
63% entering, 37% exiting

Written by: Luke Engell

Reviewed by: Austin Storhaug, PE

Habitat Riverton Missing Middle Housing Traffic Coordination

TRIP GENERATION

	TOTAL	IN	OUT
AM PEAK	4	1	3
PM PEAK	5	3	2

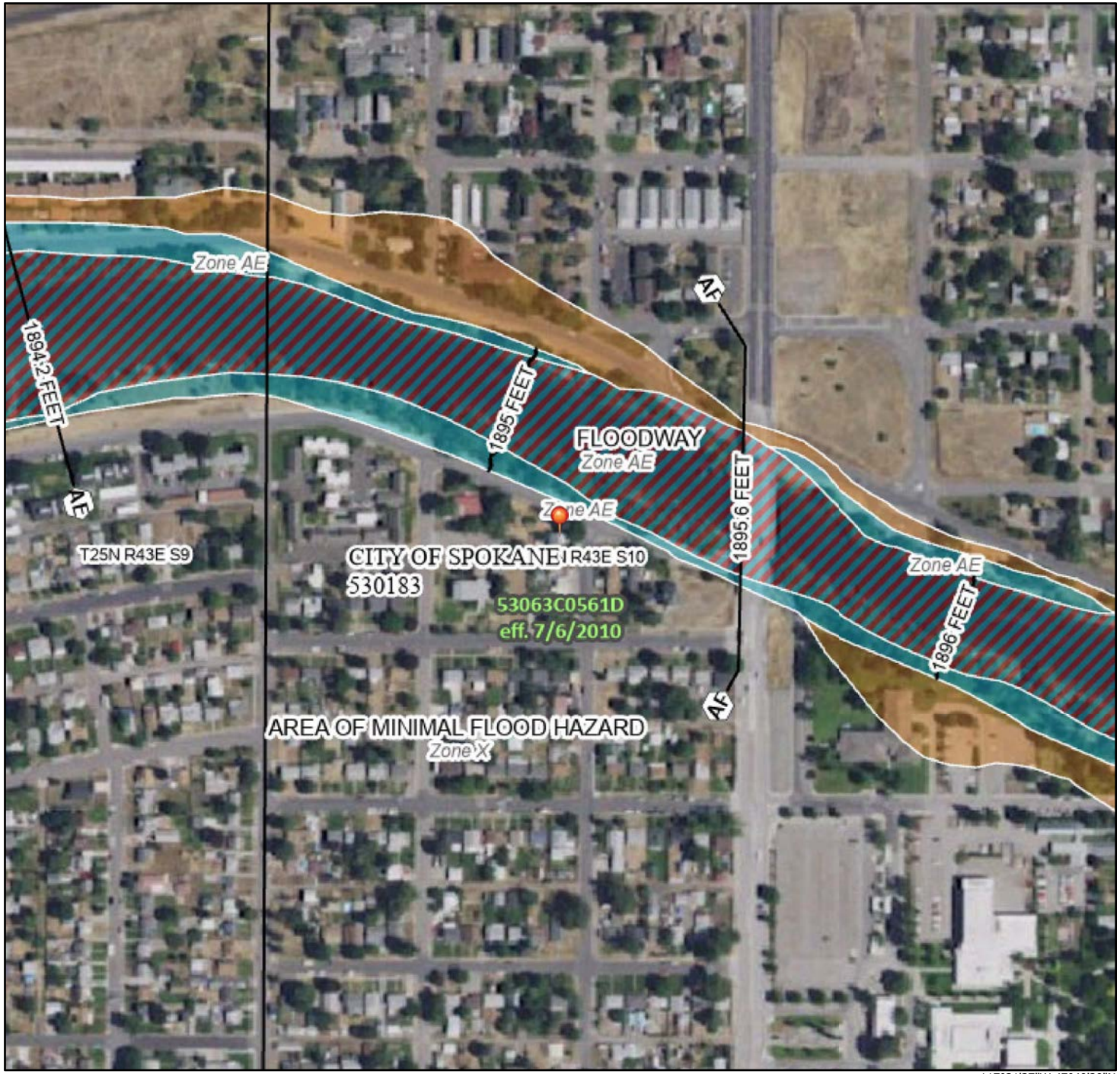
storhäug
civil engineering | planning
landscape architecture | surveying

National Flood Hazard Layer FIRMette

EXHIBIT K

FEMA

117°22'15"W 47°40'54"N



117°21'37"W 47°40'29"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/27/2025 at 12:52 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.