

# J.R. BONNETT ENGINEERING

C i v i l & S t r u c t u r a l C o n s u l t i n g & D e s i g n  
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## ***SPORTSMAN'S WAREHOUSE BINDING SITE PLAN***

### *Application Narrative*

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#### ***GENERAL***

This application proposes to create 2 new commercial parcels from a single 8.44-acre commercial parcel through the Binding Site Plan process. The new parcels will be 150,215 sf to 220,754 sf. The subject site is located in the SW ¼ Sec.29, T.26 N, R.43 E W.M. in Spokane, WA with N Division St. along its west boundary, E Wedgewood Ave. along the north boundary and Lyons Ave. along its South boundary. The property currently has a GC (General Commercial) zoning designation and there are no limits to the number or size of structures (other than site coverage and height) that can be placed on the property. This application does not seek to alter the current zoning designation and does not seek specific vesting rights of current related development codes. The parcel to the North (lot 1) has an existing vacant building that it being designed to be expanded and the existing parking area to be completed. The curbed islands, stormwater management facilities and utilities are installed and functioning. No asphalt has been installed or landscaping. As such, no additional adverse impacts on the environment or to the surrounding properties are anticipated. Furthermore, it is acknowledged here that if the southern parcel (lot 2) is developed in the future, the development procedures in force at the time will be followed and any impacts to the surrounding infrastructure will be identified and mitigated, if necessary, at the time of building permit application.

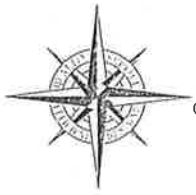
#### ***PURPOSE***

This narrative has been prepared to summarize the intent of the proposed and future development, of the newly created commercial parcels. As previously stated, the north site is partially developed and a new tenant wants to expand the existing building and complete the construction of the parking area as previously designed. The foot print of the existing building will be substantially smaller than the previous proposed building and will only need a portion of the existing parcel to support the building. The remaining parcel will not have a structure on it or paving, but does have the curbing and '208' ponds constructed based on the original design from 2001.

#### ***STORMWATER MANAGEMENT AND ANALYSIS METHODOLOGY***

It is intended that each parcel will collect, convey and dispose of onsite-generated stormwater runoff in accordance with the then-current stormwater guidelines adopted by the City. Based on current standards, drainage facilities will be designed to accommodate a 10-year design frequency storm event. This projects lies within the Aquifer Sensitive Area which requires the stormwater runoff from asphalt pavement to be treated by means of grassed infiltration areas commonly referred to as "208" swales whenever subsurface or surface discharge is expected.

For this project, surface storage and treatment will be provided by the use of '208' swales and



stormwater runoff will be discharged through standard pre-cast drywells based on pre-approved onsite soils.

The existing onsite swales and drywells have been sized to accommodate a 10-year design frequency storm event per the Spokane area intensity-duration-frequency curve set forth in the Spokane County Guidelines for Stormwater Management.

### ***TOPOGRAPHY***

The topography of the site has been previously modified to direct runoff to the existing '208' ponds ranging in slope of approximately 1% to 3%.

### ***SOILS***

As can be seen from the accompanying soils map from the Spokane County Soils Survey as performed by the NRCS, the site consists of Class A soil types. The soil description is as follows.

**3120 – Marble Loamy Sand, 0 - 8% slopes:** This soil is very deep, sandy, and excessively drained; formed from sandy glacio-fluvial material on gently sloping topography.

### ***CONCEPTUAL TRAFFIC***

Since the existing structure is being modified and the infrastructure is in place, the land-use action itself does not create any impact to the existing levels of service to the surrounding roadway systems. Traffic impacts have been provided for the previous building design (2001), but since the building will be approximately a quarter of the size originally design, no major changes to the study should be needed.

### ***CONCEPTUAL SEWER***

Since the existing structure is being modified and is being served by sewer, the land-use action itself does not create any impact to the existing sewer systems. It is anticipated the future development on the other parcel would utilize the adjacent public sewer system if capacity is available at the time. Sewage from each building would be conveyed by a private sewer system to the public system by direct gravity feed.

### ***CONCEPTUAL WATER***

Since the existing structure is being modified and is being served by water, the land-use action itself does not create any impact to the existing water systems. It is anticipated that future development on other parcel would utilize the adjacent public water system if capacity is available at the time. Water service to each building would be conveyed by a private water system from the public system within



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Wedgewood Avenue. The Master meter is at the right-of-way of Wedgewood Avenue.

***SITE ACCESS***

Access to the new parcels will be provided by a private 30-foot ingress/egress/ utility easement off of Wedgewood Ave, Division Street and Lyons Avenue. 30-foot commercial driveway approaches exist on all three public accesses.



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# **APPENDIX**

## **MAPS**

Vicinity Map

Soils Map

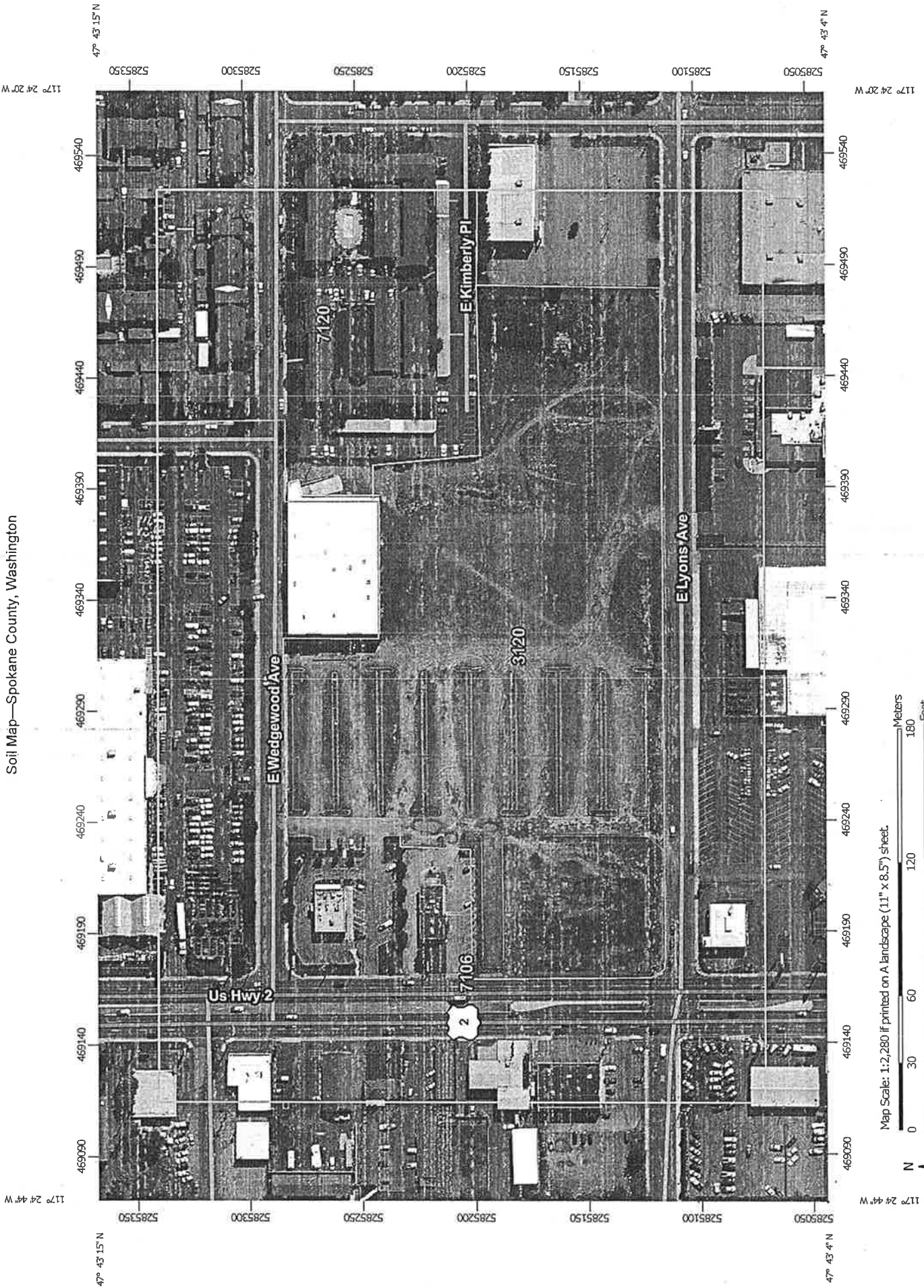


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# MAPS



Soil Map—Spokane County, Washington



Map Scale: 1:2,280 if printed on A landscape (11" x 8.5") sheet.

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

## 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: <http://websoilsurvey.nrcs.usda.gov>  
 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 4, Dec 7, 2013

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

Date(s) aerial images were photographed: Jun 4, 2011—Jul 5, 2011

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 LEGEND

- |  |                        |  |                       |
|--|------------------------|--|-----------------------|
|  | Area of Interest (AOI) |  | Spoil Area            |
|  | Soils                  |  | Stony Spot            |
|  | Soil Map Unit Polygons |  | Very Stony Spot       |
|  | Soil Map Unit Lines    |  | Wet Spot              |
|  | Soil Map Unit Points   |  | Other                 |
|  | Special Point Features |  | Special Line Features |
|  | Blowout                |  | Water Features        |
|  | Borrow Pit             |  | Streams and Canals    |
|  | Clay Spot              |  | Transportation        |
|  | Closed Depression      |  | Rails                 |
|  | Gravel Pit             |  | Interstate Highways   |
|  | Gravelly Spot          |  | US Routes             |
|  | Landfill               |  | Major Roads           |
|  | Lava Flow              |  | Local Roads           |
|  | Marsh or swamp         |  | Background            |
|  | Mine or Quarry         |  | Aerial Photography    |
|  | Miscellaneous Water    |  |                       |
|  | Perennial Water        |  |                       |
|  | Rock Outcrop           |  |                       |
|  | Saline Spot            |  |                       |
|  | Sandy Spot             |  |                       |
|  | Severely Eroded Spot   |  |                       |
|  | Sinkhole               |  |                       |
|  | Slide or Slip          |  |                       |
|  | Sodic Spot             |  |                       |



## Map Unit Legend

Spokane County, Washington (WA063)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
3120	Marble loamy sand, 0 to 8 percent slopes	9.1	33.2%
7106	Urban land, sandy substratum, 0 to 15 percent slopes	14.1	51.4%
7120	Urban land-Marble, disturbed complex, 0 to 3 percent slopes	4.2	15.4%
<b>Totals for Area of Interest</b>		<b>27.4</b>	<b>100.0%</b>