



Shree's Addition, Thorp

8/12/2021

Project Narrative

The intent of this project is to provide updated and adequate restrooms , cooler space and additional food service for the existing traffic using the facilities.

The construction consists of new men's and women's restrooms, second floor office space, increased walk in cooler area and new fast food (subway) takeout food shop. Exterior wall construction designed to meet 2018 Energy code. The addition of fire sprinkler system and energy efficient lighting. Also added is new energy efficient window system to front of existing store.

Expansion does not interfere with existing street access. No changes in parking, and access for vehicles entering and leaving fuel station. Truck fueling access not affected.

Water is private system which is tested and monitored regularly. Present system includes a fire pond, Fire pump and Hydrant adjacent to rear of building. System is monitored by Inland Fire Protection regularly. In previous pre construction review the fire pump was checked. NOTE: With addition of building sprinklers system pond was deemed more than sufficient. Pond was relined and approved in 2019.

Sewer is own septic system with appropriate drain field. System is monitored monthly by approved firm. System was acceptable in earlier Pre-Con. Number of fixtures is reduced in present proposal from original proposal.

The following determinations were made in December 4, 2019 Review:

1. SEPA required
2. Zoning Thorp type 3 LAMIRD in a highway commercial zone. Retail service permit per KCC 17.15.070
3. No critical areas were identified.
4. CDS Planning permit. "No additional land use application will be required".

We would like to proceed with both permit process and SEPA simultaneously; understanding permit will not be issued until SEPA is approved.