

# MEMORANDUM



Development Services

**DATE:** August 13, 2020  
**TO:** Melissa Owen, Assistant Planner  
**FROM:** Joelle Eliason, Engineering Technician IV – Development Services  
**THROUGH:** *Ewb*  
Eldon Brown, P.E., Principal Engineer – Development Services  
**File No:** Z20-129PSP  
**SUBJECT:** Hogan Pocket Residential Preliminary Short Plat

## PLAT COMMENTS

**The following items must be addressed prior to approval of the preliminary plat:**

1. Show the existing topography at two-foot maximum intervals.
2. Per AFN 373411C, there is a five-foot easement on the rear of all lots of Glennaire 4<sup>th</sup> Addition for utility purposes. Please show this easement on the preliminary plat or provide documentation that the easement has been revoked/abandoned.
3. Provide a conceptual water and sewer plan.

**The following comments must be addressed prior to approval of the final plat:**

1. Addresses must be shown on the final plat. Address permits can be applied for at the City of Spokane permit center or by calling (509) 625-6300.

**The following statements will be required in the dedication of the final plat:**

1. Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.
2. Ten foot utility easements as shown here on the described plat are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance, protection, inspections and operation of their respective facilities together with the right to prohibit structures that may interfere with the construction, reconstruction, reliability and safe operation of the same.

**Date:** August 5, 2020

**Comments:** Hogan Pocket Preliminary Short Plat

(Continuation)

3. Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by Development Services prior to the issuance of any building and/or grading permits.
4. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system and connected to a public or private water system, complying with the requirements of the Development Services and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.
5. All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved prior to construction.
6. All Stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SCM, Stormwater Facilities, the Spokane Regional Stormwater Manual, and City Design Standards. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Planning & Development Department for review and acceptance prior to the issuance of a building permit on said lot.
7. Slope easements for cut and fill, as deemed necessary by Planning & Development in accordance with City Design Standards, are granted along all public right of ways.
8. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.
9. General Facilities Charges for new and/or upsized water and sewer services will apply to the Lots within this plat.

cc: Developer Services File  
Kris Becker, P.E., Manager, Development Services  
John Sawyers, P.E., Principal Engineer, Development Services  
Mike Nilsson, P.E., Associate Engineer, Development Services  
Patty Kells, Traffic Engineering Assistant, Development Services  
Erik Johnson, Engineering Technician IV, Development Services