

Severns, Molly

From: Eliason, Joelle
Sent: Thursday, April 16, 2020 1:15 PM
To: Severns, Molly
Cc: Nilsson, Mike; Johnson, Erik D.
Subject: Engineering comments for B2004604SEPA The Papillion

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Molly,

Please see below comments for B2004604SEPA

Required Prior to SEPA Approval:

1. All Stormwater and surface drainage generated from re-development shall be disposed of onsite in accordance with recommendations of SMC 17D.060 Stormwater Facilities, the Spokane Regional Stormwater Manual, the City Design Standards, and the Project Engineer's recommendations for the re-development.
 - a. **Please provide a concept drainage report to clarify what is being proposed for stormwater management.**
 - b. A design variance is required for non-standard facilities.

General Comments:

1. Any dirt or gravel surfaces must be fenced until the site is redeveloped to prevent parking in those areas. When redeveloped, all parking, loading, and maneuvering areas are to be hard surfaced.
2. Underground or in-building parking will require a drain to an oil/water separator connected to the public sanitary sewer.
3. Any new or modified driveway access locations must be reviewed and approved by Traffic Engineering prior to building permit issuance. Any unused driveway approaches need to be removed and replaced with City Standard curb and sidewalk.
4. As part of the Cataldo Street vacation approval, closure requirements will needed to be included in the building permit submittal and during construction as private property.
5. All broken, heaved, or sunken sidewalk adjacent to this site shall be replaced to City Standard, whether existing or caused during site construction prior to the issuance of a Certificate of Occupancy. This can be addressed during the building permit review process.
6. There are existing utilities within an easement in vacated Cataldo Ave which must be protected during and after construction.
7. *"The City shall collect impact fees, based on the schedules in SMC 17D.075.180, or an independent fee calculation provided for in SMC17D.075.050, from any applicant seeking development approval from the City."*
8. Further comments regarding the design of access, sewer, water, stormwater, sidewalk, curb/gutter, etc., will be handled outside of this SEPA.

I will be working remotely until further notice and will respond to emails as quickly as possible. Thank you for your patience!



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