

MEMORANDUM



DATE: May 16, 2014

TO: Dave Compton, Assistant Planner

FROM: *EB*
Eldon Brown, P.E., Principal Engineer – Planning & Development

SUBJECT: Crestline Mews Preliminary Plat

Preliminary Plat Comments

1. Public sanitary sewer which, could provide sewer to this proposed plat, is a 10-inch line in Crestline St.
 - a) The developer will be responsible for all costs associated with design and construction of sanitary sewer improvements necessary to serve the proposed plat.
 - b) The sanitary sewer system shall be designed and constructed in accordance with City standards. Each lot must have individual service connections.
 - c) Construction plans shall be submitted to the City of Spokane Planning & Development Department for review and acceptance. The sanitary sewer system, shall be constructed and accepted for service prior to the City Engineer signing the final plat.
2. Street address of each unit shall be shown on the face of the final Plat.
3. Both parcels of ground must be shown as Lot 1 and Lot 2 on the face of the final plat.
4. The preliminary plat mentions that the City of Spokane is the water purveyor for this plat. This plat cannot currently be served by the City of Spokane. This area is served by the North Spokane Irrigation District.
5. All parking and maneuvering areas must be paved. All required parking, landscaping and onsite stormwater designs must be within the property lines and not in the public right-of-way.
6. City Standard driveway approach will be required and please note on the site plan which type from our City Standards will be proposed. Traffic Engineering must review and approve any new or modified driveway access locations prior to permit issuance.
7. Accessible barrier-free parking spaces are required and need to comply with current City of Spokane Standard Plans G-54 & G-80A. Accessible routes of travel connecting to

both the primary entrances with a marked accessible route of travel are required.

1. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Stormwater Facilities", the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and, per the Project Engineer's recommendations, based on the drainage plan accepted for the final plat. Pre-development flow of any off-site runoff passing through the plat shall not be increased (rate or volume) or concentrated due to development of the plat, based on a 50-year design storm. An escape route for a 100-year design storm must be provided.
 - a. All stormwater facilities necessary to serve the proposed plat shall be designed and constructed in accordance with City standards.
 - b. Prior to construction, a grading and drainage plan shall be submitted to the City of Spokane Planning & Development Department for review and acceptance.
 - c. An erosion / sediment control plan, detailing how dust and runoff will be handled during and after construction, shall be submitted to the City of Spokane Planning & Development Department for review and acceptance prior to construction.
 - d. If drywells are utilized, they will be tested to insure design infiltration rates are met. A minimum factor of safety of 2 (two) will be required. In accordance with State Law, existing and proposed Underground Injection Control structures need to be registered with the Washington State Department of Ecology. Proof of registration must be provided prior to plan acceptance.
 - e. The developer will be responsible for all costs associated with constructing storm water improvements necessary to serve the proposed plat.

EJ/ejohnson

cc: Developer Services File
Kris Becker, P.E., Manager – Permit Center
Eldon Brown, P.E., Principle Development Engineer
Cindy Kinzer, P.E., Senior Engineer
Mike Nilsson, P.E., Associate Engineer
Patty Kells, Traffic Engineer