



Whipple Consulting Engineers, Inc.

September 5, 2023
WCE No. 2022-3376

Planning & Development
808 W. Spokane Falls Blvd.
Spokane, Washington 99201-3329

Attn: Melissa Owen

Re: Crestview Estates Short Plat
Parcel # 26241.0410
City Project No: Z22-423PSP
Review Comments for Submittal #4

To: Melissa Owen

We have received your letter dated August 30th, 2023 an offer the following response. For clarity your comments are listed below with our response in **Bold**.

Planning, Melissa Owen (509-625-6063):

Items that must be addressed prior to deeming the application technically complete and moving the proposed to the public comment period:

1. Please update the plat map to include the 10' drainage easement located at the rear lot line of each lot (including the lots on west). As per the June 8th, technically incomplete letter, the easement was added to the east lot lines but appears to be missing from the west lot lines associated with all rear lot lines in the original Crestview Estates 1st Addition.

WCE_ This has been added to the west side of the replat of crestview estates 1st addition.

The following comments are general in nature and are provided for reference during the preliminary and final plat processes. The below also includes conditions that will be associated with preliminary plat approval:

Item to be addressed prior to approval of the final plat:

- I. Add "replat of Crestview Estates 1st Addition" to the title block of the map and dedication pages.
WCE_ This has been added.
- II. Please update the site data table to state "proposed" density instead of "allowed" density. The proposed density based on the current Lot 1 and Lot 2 sq. ft. would be 6 units/acre.
WCE_ this has been updated.
- III. Please make sure that the final plat submittal includes a vicinity map at a scale where road names are legible at the minimum 24" X 36" map size.

Engineering, Joelle Eliason (509-625-6385)

The following items **must be addressed for the plat to be technically complete:**

2. Correct the spelling of “STROMWATER” in the note regarding Tract A.
WCE_ This has been updated.
3. Paragraph two of the storm report memorandum introduction states that the site is located within the City of Spokane Valley. Please correct.
WCE_ This has been updated.
4. Per the storm report memorandum pre-development basin information, the stormwater flows to the ponds adjacent to the intersection of Ash Street and Tieton Avenue to “an existing drywell in the low spot of the street”. Our records do not indicate a drywell in the street. Please clarify.
WCE_ This has been updated to better reflect the existing conditions, The existing drywell is in the Ponds.
5. The introduction paragraph of the storm report memorandum calls out equation 6-1d; V-1815A, but the post-development analysis Table 5 calls out method 1133A. Please clarify.
WCE_ This has been updated per the above comment, 1815A is the method.
6. Table 5 – Post-Development Project Site Pond Summary in the drainage report shows that more area is required than is provided. Please clarify and revise accordingly.
WCE_ The pond area provided, and pond design have been updated, per the above and below comments. We are now proposing a bio-infiltration swale that does not touch the existing gravel galley, does not modify the pond bottom elevation, and does not modify the existing drywell elevation, and stitches to match the existing treatment soil and the proposed treatment soil together at the original existing pond bottom elevation.
7. The response letter indicates the existing drywells will be used although the first Operational Characteristics section in the drainage report states that excess stormwater will spill into a catch basin that is interconnected to a subsurface gallery. Please clarify.
WCE_ we have updated the below sting to utilize a reduce infiltrate rate, only one drywell will remain.
8. Although it is not stated in the drainage report, the plat shows two lots being created on the east side of Ash which will eliminate the existing pond. The second Operational Characteristics section in the drainage report indicates that Pond B will be reconstructed presumably in an effort to handle all the runoff for this basin (although also not clear in the drainage report). Please clarify how runoff on the east side of crowned Ash Street will be conveyed to the remaining pond.
WCE_ we are installing a catch basin and a proposed 8-inch ductile iron storm pipe.

9. The Liberty Geotechnical Engineering Report states that there was standing water at the drywells during the exploration and that basalt bedrock was encountered three to four feet below the ground surface. Clarify how infiltration will be attained with the new configuration.

WCE_ The pond volume based on the updated pond configuration can handle the volume requirements for the 50-year storm event at or below the approved rate used by Taylor of 0.05cfs for infiltration.

10. O & M Manual, Section 5.00: the second paragraph appears to be missing some text at the beginning. Please clarify.

WCE_ This has been updated.

11. Please verify that the areas used to determine the design infiltration rate are consistent (i.e., both include or exclude the sidewalks).

WCE_ We are proposing a design infiltration rate of 5×10^{-7} cfs (Taylor used 0.05cfs) we are going to our proposed design to be conservative.

we have removed the sidewalk from the PGIS area based on a site visit. The above-mentioned sidewalks drain into existing roadside swales.



- a. If drywells are utilized, they will be tested to ensure 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.

WCE_ No, New drywells or UIC registration will be required.

IV. Addresses must be shown on the final plat. Recommended addresses are as follows:

b. Lot 1: 8900 N Ash St

c. Lot 2: 8904 N Ash St

WCE_ this has been added.

V. and submitted to the City of Spokane for review and acceptance prior to the final plat being
General comments to be included in the staff report:

If you have any questions or comments regarding this letter, please feel free to contact me at
(509) 893-2617.

Sincerely,

A handwritten signature in blue ink, reading "Elliott Whipple". The signature is fluid and cursive, with the first name "Elliott" written in a stylized, somewhat abbreviated manner, and the last name "Whipple" written more fully.

Elliott Whipple
Whipple Consulting Engineers, Inc.