DEDICATION - Continued

No building permit shall be issued the any lot in this subdivision/PSD until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of chapter 17.006 SMC, Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision/PSD, have been complied with.

Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system complying with the requirements of the Engineering Services Department.

Only City water and sanitary sewer systems shall serve the plot; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.

The drainage improvements shown on the plat shall be designed, constructed and maintained as required by the State Department of Health and the requirements of the Engineering Services Department.

The use of any building permits, the lots shall be connected to a functioning public or private water system complying with the requirements of the Engineering Services Department and having adequate provisions for domestic and fire use, as determined by the Washington Department of Health and the requirements of the Engineering Services Department.

Prior to the issuance of any building permits, the lots shall be served by the hydrant shall have appropriate access to streets as determined by the requirements of the City of Spokane and the Engineering Services Department.

Water mains and fire hydrants shall be installed at the developer's expense, in accordance with applicable State and Federal provisions.

All private improvements constructed within the boundary of a PSD are required to be

All perimeter and surface drainage systems on-site shall be disposed of on-site in accordance with SMC 17.006.040 "Storm Water Facilities", the Regional Stormwater Manual, Special Drainage District, City Design Standards, and per the Project Engineer's recommendations, based on the drainage plan accepted for this plat. Pre-development flow of off-site runoff passing through the plot shall be increased (rate or volume) or concentrated due to development of the plot, based on a 10-year design storm. An escape route for a 100-year design storm shall be provided.

No building permit shall be issued for any lot in this plat until evidence satisfactory to the City Engineer that has been provided showing that the recommendations of SMC 17.006.040 "Storm Water Facilities", the Regional Stormwater Manual, Special Drainage District, City Design Standards, and the Project Engineer's recommendations, based on the drainage plans accepted for this plat, have been complied with.

This plat lies within the Moran Precinct Special Drainage District. The development of any below-grade structures, including basement, is subject to prior review of a geotechnical evaluation for foundation design to determine stability of slopes and seepage from stormwater and subsurface runoff. The geotechnical evaluation will be submitted to Developer Services for review and approval prior to the issuance of a building permit. It must address the disposal of storm water runoff and the stability of soils for the proposed structure. This evaluation must be performed by a geotechnical engineer licensed in the State of Washington. It must be submitted to the City Building Department and to Developer Services for review and approval prior to issuance of any building permit for the affected structure.

The geotechnical assessment, fee paid by the developer, is deemed necessary by Developer Services in accordance with City Design Standards, are governed along all public right-of-way paths.

GFC charges and Transportation Impact Fees will be collected prior to issuance of a building permit for the affected lot.

If any archaeological resources, including sites, objects, structures, and artifacts, and/or implements, are discovered on the project site, all construction and site disturbing activities shall cease until appropriate authorities, agencies, and/or entities have been notified in accordance with Chapters 27.44 and 27.53 WCC.

A 10 x 42.27" shared driveway easement, detailed and shown herein, is for ingress and egress benefit to both lots 1 and 2 to be maintained by owner of said lots. Easement is centered on the existing curb drop on 20th Avenue.

The plat is made to the fullest extent and in accordance with the wishes of the owner of the land.

The owner is the owner of the property and the only party having interest in the land and is notNumeric or mathematical content.