

August 21, 2015

Pat Moore
Pat Moore & Associates
7224 W Johannsen Ave
Nine Mile Falls, WA 99026

Dear Mr. Moore,

The City of Spokane has conducted a review of your recent revision submittal for the proposed McCarroll East 4th Addition Final Short Plat located east of the intersection of Lowell Ave and James Dr. (Z1500028FPLT). The documents submitted for the proposed development at the above address have been checked and the following items require correction, clarification, or additional detailing before they can be approved.

ENGINEERING SERVICES – (Erik Johnson):

1. Please remove the following from the dedicatory language: "Easements for drainage ponds, swales, structures and related appurtenances are hereby granted to Spokane County across all of Tract "A". Maintenance responsibility for Tract "A" is per Spokane County Resolution and Maintenance Agreement 3-0772 adopted August 19, 2003."
2. Because the submitted overall phasing map indicates that Seminole Avenue will not continue through and connect with the existing Seminole Avenue, this street must be platted with a different name and must be shown accordingly on sheet 2 of the plat.
3. In accordance with the City's Financial Guarantee Policy, a financial guarantee will be required for all street, drainage, and erosion/sediment control improvements not constructed prior to the approval of the final PUD/plat. Sewer and water facilities must be constructed prior to the approval of the PUD/plat.

After all the above comments have been addressed, please contact me to set up a meeting to submit revised plans. I will need the following:

1. **Response Letter**
2. **2 sets of the revised plans**

Should you have additional questions or concerns I can be contacted at (509) 625-6638 or abrast@spokanecity.org.

Sincerely,



Ali Brast
Assistant Planner
Planning & Development Services

Cc by Email:

Eldon Brown, Engineering Services
Erik Johnson, Engineering Services