

July 6, 2016

Whipple Engineering
Jon Gordon
2528 N Sullivan Road
Spokane Valley, WA 99216

Dear Mr. Gordon,

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.

PLANNING – (Ali Brast)

1. Please add the planning file number Z1500028FPLT to the top of the first page of the plat, under the title.
2. Please add the current zoning to the map, RSF.

AVISTA – (Randy Myhre):

1. Please ensure that the Avista language matches the comment letter sent May 7, 2015. That letter is attached to this email.

ENGINEERING SERVICES – (Erik Johnson):

1. The boundary description, shown in the dedication, does not match the boundary that is depicted on sheet 2. It also does not match the County's legal description for the existing parcel of land or the legal description listed in the title report. Please revise.
2. Street centerline monuments are shown as being ½" rebar with cap or plug and washer. This does not meet City of Spokane standards for centerline monumentation. Centerline monuments must match section H of the Standard Plans and must be placed at the locations outlined in section 3.3-20 of the Design Standards.

Note 7, on Sheet 2, mentions that the centerline monuments are per City of Spokane Standard Detail H-105. H-105 depicts a full case and cover. Please revise the legend to read, "SET #4 REBAR W/CAP OR PLUG & WASHER "WCE LS 43610 INSIDE OF A CITY OF SPOKANE CASE AND COVER"

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 plat. Sewer and water facilities must be constructed prior to the approval of the final plat.
4. Please show block numbers on the face of the plat.
5. The previous engineer submitted an overall phasing plan for McCarroll's East. Because the submitted 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. Or you must submit an updated

6. Please work with Joeline Eliason on addressing of these new parcels. Her number 625-6385.

STATEMENTS TO BE INCLUDED IN THE DEDICATORY LANGUAGE

7. Stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Storm water Facilities", the Spokane 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 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 shall be provided.
8. Please revise the 14th dedicatory statement to say the following, "*No building permit shall be issued for any lot in this plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17.060 "Stormwater Facilities", the Spokane Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and the Project Engineer's recommendations, based on the drainage plan accepted for this final plat, have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to Developer Services for review and acceptance prior to issuance of a building permit.*"
9. 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 Planning & Development Department.
10. All required improvements serving the plat, including streets, sanitary sewer, stormwater, and water, shall be designed and constructed at the developer's expense. The improvements must be constructed to City Standards by the developer prior to the occupancy of any structures within the development.
11. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private water system complying with the requirements of the Planning & Development Department and having adequate pressure for domestic and fire uses, as determined by the Water Department.
12. Prior to the issuance of any building permits, the lots shall be served by fire hydrants and shall have appropriate access to streets as determined by the requirements of the City Fire Department and the Planning & Development Department.

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. 4 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