

April 24, 2023

Adams & Clark, Inc.
Mike Markovich
1720 W Forth Ave.
Spokane, WA 99201

RE: Review of File # Z23-036PSP

Dear Mr. Markovich,

This letter is to inform you that the application materials for the above mentioned preliminary plat were found to be technically incomplete, based on a review required under Spokane Municipal Code (SMC) 17G.060.090, Determination of a Complete Application. The first comment will be required to be addressed before this application can be considered technically complete and proceed to Notice of Application:

Comments to be addressed prior to Preliminary Plat Approval:

Engineering:

1. How are you proposing to get sewer to the north lot? Please submit a conceptual utility layout plan to Engineering for consideration. Please note that because of the topography, a gravity connection to the main in 17th Ave may not be possible.

The following comments must be addressed prior to approval of the final plat:

Engineering:

1. There are no existing sewer mains in Madelia that could provide sewer service to the northern lot. Because of this, a sewer main will need to be extended so that it fronts at least 10' of the northern lot. A connection to this main would then be made to serve the north lot.
 - a. This sewer main extension will need to be designed by a Professional Engineer licensed in the State of Washington and the plans must be approved by the City of Spokane prior to the installation of the main.
 - b. This sewer main must be fully installed and accepted for service prior to the finalization of the final plat.
2. Frontage improvements will be required on Madelia St, including curb, sidewalk, a full pavement section to the centerline of Madelia St. with an adjacent 12-foot strip paved line on the east side of the centerline, and street stormwater drainage design.
 - a. These items must be designed by a Professional Engineer, licensed in the State of Washington.

- b. These frontage improvements must be installed and accepted or bonded for prior to final plat.
3. Addresses must be shown on the final plat. Address permits can be applied for at the City of Spokane permit center, or by emailing a request to addressing@spokanecity.org, or by calling (509) 625-6999.
4. All easements, existing or proposed, must be shown on the face of the final plat. If blanket in nature, they must be reference in a Surveyor's Note.

General comments:

City of Spokane Planning:

1. Assessor's parcel number on preliminary map needs to be changed to 35282.0633.

Spokane Tribe of Indians:

1. After archive research this area has a high potential for cultural resources, however the area has been extensively developed in the surrounding area and the Spokane Tribe is not requesting a cultural survey at this time. This project will require an Inadvertent Discovery Plan (IDP) implemented into the scope of work. However, if any artifacts or human remains are found upon excavation, the Tribal historic Preservation office (THPO) should be immediately notified and the work in the immediate area cease. Should additional information become available, or the scope of work changes our assessment may be revised.

The following statements will be required in the dedication of the final plat:

1. Only City water and sanitary sewer systems shall serve the plat; the use of individual on-site sanitary waste disposal systems and private wells is prohibited.
2. Ten-foot utility easements as shown here on the described plat are hereby dedicated to the City and its permittees for the construction, reconstruction, maintenance, protection, inspections and operation of their respective facilities together with the right to prohibit structures that may interfere with the construction, reconstruction, reliability and safe operation of the same.
3. Development of the subject property, including grading and filling, are required to follow an erosion/sediment control plan that has been submitted to and accepted by Developer Services prior to the issuance of any building and/or grading permits.
4. Prior to the issuance of any building permits, the lots shall be connected to a functioning public or private sanitary sewer system and connected to a public or private water system, complying with the requirements of the Development Services and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department and the Fire Department.
5. All parking areas and driveways shall be hard surfaced. All new or modified driveway locations will need to be reviewed and approved prior to construction.
6. All Stormwater and surface drainage generated on-site must be disposed of on-site in accordance with chapter 17D.060 SMC, Stormwater Facilities, the Spokane Regional

Stormwater Manual, and City Design Standards. A surface drainage plan shall be prepared for each lot and shall be submitted to the City of Spokane Developer Services Department for review and acceptance prior to the issuance of a building permit on said lot.

7. No building permit shall be issued for any lot in this subdivision until evidence satisfactory to the Director of Engineering Services has been provided showing that the recommendations of Chapter 17D.060 SMC, Stormwater Facilities, and the Project Engineer's recommendations, based on the drainage plan accepted for the final subdivision/PUD, have been complied with.
8. Slope easements for cut and fill, as deemed necessary by the Developer Services Department in accordance with City Design Standards, are granted along all public right of ways.

Due to the need for additional information this application is thus deemed technically incomplete and will be halted until such is resubmitted. You have 60 days from the receipt of this letter to provide the required data in accordance with SMC 17G.060.090.C.2. If additional time is warranted, a request in writing for an extension may be granted by the Planning and Development Director. If requested data or an extension request are not received within 60 days, all application materials and a portion of fees paid will be returned your client.

If you have any questions regarding these requirements, please let me know by calling 509-625-6312 or email at sbafus@spokanecity.org. Resubmittal documents can be emailed to me directly. Thank you for your cooperation.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steven Bafus".

Steven Bafus, Assistant Planner
City of Spokane