

June 24th, 2019

WCE No. 2015-1409

City of Spokane Building Permits
808 W. Spokane Falls Blvd. #3
Spokane, WA 99201

Attn: Ali Brast

Re: **Review of File # Z19-145PPLT**
Woodridge 3rd Addition – Response to Comments

Dear Ms. Brast:

We have received your letter dated May 3, 2019 and offer the following response. For clarity your comments are listed below with our response in Bold.

Planning

1. The Preliminary Plat Map appears to include parcel 26151.5005 within the boundary of this proposed plat. This appears to be Tract 5 of Woodridge View 2nd Addition, but this preliminary plat seems to call it Tract I. Please remove that parcel from this identified plat boundary.

The boundary of the plat has been revised to not be included as part of Tract I.

2. Identify the widths of proposed right-of-way on the plat.

The proposed widths are labeled are sheet 2. The ROW widths are 60' wide except on Between Dr which has a ROW of 40'.

3. Identify the widths of existing and/or proposed easements on the plat.

Easements are labeled on sheet 2. Utility easements are 10' wide.

4. Identify the names and addresses of the record owners and tax payments of each parcel adjoining the plat.

Parcels and addresses of the record owners/tax payments of each adjoining parcel is shown. See sheet 5. Please note it is the same owner.

5. Unless a land use application has been submitted to Spokane County for the adjacent properties (in the County), please remove reference to anything outside the City limits.

Land use permit has been submitted/will be submitted and the surrounding area has been shown to more clearly show what the overall development plan is between the City and County projects.

Engineering

1. Update the drainage report, include basin maps and areas to reflect changes in the correct/final configuration for the plat.

Please see the drainage report. Basin maps show the correct/final configuration and the drainage report has been updated to reflect what is constructed onsite.

2. Clarify how the current post-development basin map and basin maps from the previous storm drainage report are related.

As the basin maps from previous drainage reports were copied from old files; they are almost identical. Also, please note that basin maps from previous reports had not been updated to show field changes during construction.

3. Clearly show in the analysis how this phase of the development fits in the previous phases.

As the previous phase was constructed with anticipation of development further up the hillside; the analysis from previous reports was utilized and revised where necessary to account for field changes during construction.

4. Provide the maintenance plan that was developed for the earlier phases of this development and referenced in the drainage report.

As this is a preliminary drainage report that simply expands previously approved analysis and storm drainage a maintenance plan has not been provided. At time of final if another copy of the maintenance agreement is required it will be provided.

5. A conceptual water plan must be submitted showing the intertie between the Woodridge and Kempe tanks. A supporting water analysis must be submitted showing phasing for each phase of development.

Please see sheet 3 for a plan view of the intertie between Woodridge and Kempe tanks.

6. The trip generation and distribution letter need to include the approved McCarroll's phases as background projects.

The trip generation and distribution letter has been revised to include the McCarroll's background trips.

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7. An analysis of Indian Trail Rd. at Pacific Park Dr. with the new street layout is required after this year's construction is completed and with the two southbound through lanes.

An analysis of Indian Trail Rd has been done including the new street layout. Additionally, Rustle Drive, located on the Eastern boundary of the site with Spokane County, is proposed to be dedicated to Spokane County with either Woodridge View 4th Addition or on it's own to complete the platting process.

8. All proposed streets serving this plat must be platted within the City limits.

Dedicated ROW will be provided for streets that are not within City limits. Please note that the adjacent property in the County is being developed and application to the County has been made. Please see attached preliminary plat for Woodridge View 4th Cluster.

9. Please show proposed street names on the re-submitted preliminary plat.

Proposed street names have been shown on the preliminary plat.

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

Sincerely,

Whipple Consulting Engineers, Inc.

Todd R. Whipple, P.E.

Encl:

CC: Sponsor
File