

May 3, 2019

Todd Whipple
4114 E Broadway
Spokane, WA 99206



RE: Review of File # Z19-145PPLT

Dear Mr. Whipple,

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 following comments were received from various departments and agencies that require addressing before this application can be considered technically complete and proceed to Notice of Application and Public Hearing.

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.
2. Identify the widths of proposed right-of-way on the plat.
3. Identify the widths of existing and/or proposed easements on the plat.
4. Identify the names and addresses of the record owners and tax payments of each parcel adjoining the plat.
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.

Engineering:

1. Update the drainage report, including basin maps and areas, to reflect changes in the current/final configuration for the plat.
2. Clarify how the current post-development basin map and basin maps from the previous storm drainage report are related.
3. Clearly show in the analysis how this phase of the development fits in the previous phases.
4. Provide the maintenance plan that was developed for the earlier phases of this development and referenced in the drainage report.
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.

6. The trip generation and distribution letter needs to include the approved McCarroll's phases as background projects.
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.
8. All proposed streets serving this plat must be platted within the City limits.
9. Please show proposed street names on the re-submitted preliminary plat.

General Comments on the Plat:

1. The developer will be responsible for all costs associated with design and construction of sanitary sewer and water improvements necessary to serve the proposed plat.
2. Construction plans for water and sewer must be designed and constructed in accordance with City standards and must be submitted to Developer Services for review and acceptance. The water/sewer systems, including individual services connections to each lot, must be constructed and accepted for service prior to the City Engineer signing the final plat. Also prior to construction acceptance and prior to the City Engineer signing the final plat construction acceptance, sewer connection cards, asbuilt drawings, and construction costs must be submitted to the construction
3. The water system shall be designed and constructed in accordance with City standards. A pressure of 45 psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 psi at any point in the system during a fire situation. Pressures over 80 psi will require that pressure relief valves be installed at developer expense.
4. Two copies of an overall water plan and hydraulic analysis must be submitted to Developer Services for review and acceptance. The hydraulic analysis must include supporting calculations for domestic and fire flows.
5. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Stormwater Facilities", the 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 any 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 must be provided.
6. No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that the recommendations of SMC 17D.060 "Stormwater Facilities", the Regional Stormwater Manual, Special Drainage Districts, City Design Standards, and the Project Engineer's recommendations, based on the drainage plan accepted for the final plat, have been complied with. A surface drainage plan shall be prepared for each lot and shall be submitted to Engineering Services – Developer Services for review and acceptance prior to issuance of a building permit.
7. Since the proposed plat is located in the Five Mile Special Drainage District, basements

are **not** recommended. The development of any below grade structures (including basements) in the plat is subject to review of a geotechnical evaluation for foundation design to determine suitability and affects from stormwater and/or subsurface runoff. The geotechnical evaluation is required to be performed for each lot with below grade level structures and submitted for review and concurrence to the City of Spokane Building Department and Developer Services prior to issuance of a building permit. An overall geotechnical analysis may be performed in lieu of individual lot analyses to determine appropriate construction designs.

8. An erosion / sediment control plan, detailing how dust and runoff will be handled during and after construction, shall be submitted to Developer Services for review and acceptance prior to construction.
9. If drywells are utilized, they will be tested to insure design infiltration rates are met. A minimum factor of safety of 2 (two) will be required. In accordance with State Law, existing and proposed Underground Injection Control structures need to be registered with the Washington State Department of Ecology. Proof of registration must be provided prior to plan acceptance. The use of drywells within special drainage districts may pose potential problems for on-site or adjacent properties because of areas with shallow soil, bedrock near the surface, specific soils, or other geological features.
10. Public streets, including paving, curb, sidewalk, signs, storm drainage structures/facilities, and swales/planting strips necessary to serve the proposed plat, shall be designed and constructed in accordance with City standards. Sidewalks shall serve each lot.
11. Street design for the plat shall include supporting geotechnical information on the adequacy of the soils underneath to support vehicular design loads.
12. Any grades exceeding 8% must be shown on the preliminary plat.
13. Street centerline monuments are required to be installed in the required locations as outlined in Section 3.3-20 of the City of Spokane Design Standards. If centerline monuments are not installed prior to the plat being finalized a \$250.00 deposit will be required for each.
14. 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 approval of the final plat.

STATEMENTS TO BE INCLUDED IN THE FINAL PLAT DEDICATION

15. Ten foot utility and drainage easements as shown hereon 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.
16. 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 Engineering Services – Developer Services prior to the issuance of any building and/or grading permits.

17. 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 Engineering Services Department and having adequate pressure for domestic and fire uses, as determined by the Water and Hydroelectric Services Department.
18. The water system shall be designed and constructed in accordance with City Standards. A pressure of 45 psi minimum at the property line is required for service connections supplying domestic flows. Pressures shall not drop below 20 psi at any point in the system during a fire situation. Pressures over 80 psi will require that pressure relief valves be installed at the developer's expense.
19. All stormwater and surface drainage generated on-site shall be disposed of on-site in accordance with SMC 17D.060 "Storm water Facilities", the 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.
20. 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 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.
21. The development of any below-grade structures, including basements, is subject to prior review of a geotechnical evaluation for foundation design to determine suitability and effects from stormwater and/or subsurface runoff. The geotechnical evaluation shall be submitted to Developer Services for review and concurrence 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 concurrence prior to issuance of any building permit for the affected structure. An overall or phase-by-phase geotechnical analysis may be performed in lieu of individual lot analyses to determine appropriate construction designs.
22. Slope easements for cut and fill, as deemed necessary by Developer Services in accordance with City Design Standards, are granted along all public right of ways.
23. All public improvements (street, sewer, storm sewer, and water) shall be constructed to City standards prior to the occupancy of any structures served by said improvements.
24. Shared driveways between lots is recommended. However, if that is your intention, we recommend shared use agreements between the lots.

25. No building permit shall be issued for any lot in the plat until evidence satisfactory to the City Engineer has been provided showing that sanitary sewer and water improvements, constructed to City standards, have been provided to the lot in question

26. A Transportation Impact Fee will be collected prior to the issuance of a building permit for the affected lot.

Department of Historic Preservation:

1. A professional archeological survey of the project area is recommended to be conducted prior to ground disturbing activity. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues. (See full letter dated 4/9/19 attached to email).

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 625-6638. Please make an appointment with me to resubmit these materials with me. Thank you for your cooperation.

Sincerely,

Ali Brast
Assistant Planner
City of Spokane