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# Memorandum

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**To:** Lori Barlow, Senior Planner

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**From:** Chad Riggs, Development Engineer

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**Date:** February 28, 2017

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**Re:** SUB-2015-0001 / PRD-2015-0001: Painted Hills Preliminary Plat and PRD - SEPA  
Comments and Recommended Conditions of Approval

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**The following are comments from the SEPA checklist:**

*The SEPA checklist was reviewed for environmental impacts due to the proposed grading only. Once designs for the development itself are submitted then comments can be prepared addressing the site details and anticipated traffic impacts.*

Per SEPA sections:

1. Section A BACKGROUND, Part 14.a.1: Stormwater will discharge below the ground surface in the swales/ponds via percolation through grass during small storms and via infiltration by drywells during large storms.
2. Section A BACKGROUND, Part 14.b.2: Stormwater will be discharged below the ground surface (see Part 14.a.1). A significant impact could occur during high flows where pollutants contained in the stormwater would be introduced into the soil via the drywells.
3. Section B ENVIRONMENTAL, Part 3.a.5: The flood zone is a compensatory storage area which means that any loss of storage volume or infiltration capacity needs to be compensated for.
4. Section B ENVIRONMENTAL, Part 3.b1: Low stormwater flows discharged to groundwater via infiltration through vegetated swales, large storm flows discharged to groundwater via drywells. Flood water being infiltrated is currently from primarily non-PGIS (pollution generating impervious surface) areas.
5. Section B ENVIRONMENTAL, Part 3.c.1: offsite stormwater will be coming into the site from Chester Creek to the south and an unnamed tributary at the site's northeast corner. This stormwater will be disposed of onsite using gravel galleries and drywells.
6. Section B ENVIRONMENTAL, Part 14 Transportation: This project has not yet received transportation concurrency.

**The following recommended conditions are to be included in the staff report. Prior to final plat submittal or issuance of any building permit, the following items shall be addressed:**

## **Design**

1. A Professional Engineer, licensed in the State of Washington, shall prepare required engineering documents (including civil/street plans, drainage plans, drainage calculations, traffic studies, shared access driveway plans, etc.) Plans shall conform to the *2009 City of Spokane Valley Street Standards (SVSS)* or as amended, the *2008 Spokane Regional Stormwater Manual (SRSM)* or as amended, the *City of Spokane Valley Municipal Code (SVMC)* and all other federal, state and local regulations, as applicable.
2. Review of civil plans and supporting documents cannot proceed until an application for a Land Disturbance permit has been received. All documents (plans, reports, etc) must be submitted through the Building Department Permit Center located at 11707 E Sprague Avenue, Suite 108.
3. All areas of the development within a floodplain will require a Floodplain Development Permit.
4. **Dishman-Mica Road** is designated as a 2-Lane Minor Arterial and half-street frontage improvements are required per SVSS Chapters 2 and 7. Required improvements are detailed below:
  - 22' of asphalt width from street centerline to edge of gutter.
  - 2' wide Type 'B' curb and gutter per SVSS Std. Plan R-102.
  - 10' wide roadside swale per SVSS Std. Plan S-130. The applicant shall install seed/grass in the roadside swale and maintain the swale.
  - 6' wide concrete sidewalk per SVSS Std. Plan R-103.
  - Additional improvements as documented within the approved Traffic Impact Analysis and addendums.
5. A soil investigation and pavement design shall be prepared for all streets per SVSS Chapter 8.
6. The following determines the **Dishman-Mica Road** right-of-way (ROW) and border easement dedications per SVSS 7.5.2 and 7.5.3. Existing dedication widths were estimated using information from the Spokane County Assessor's Office. **The project applicant is responsible for verifying all values listed below.**
  - Existing half ROW width is 30'.
  - Required half ROW width is 26'.
    - ROW dedication not required.
  - A Border Easement is required and shall extend from the ROW to the back of sidewalk.
    - 10' minimum wide Border Easement dedication required.
    - Where the sidewalk/pedestrian path meanders into the project site, a Public Access Easement shall be provided.
    - Note: building setbacks begin at the edge of border easement.

7. **Thorpe Road** is designated as a Collector Arterial and half-street frontage improvements are required per SVSS Chapter 2 and SVSS Std. Plan R-122, "Swale Section". Required improvements are detailed below:

- 20' of asphalt width from street centerline to edge of gutter.
- 2' wide Type 'B' curb and gutter per SVSS Std. Plan R-102.
- 10' wide roadside swale per SVSS Std. Plan S-130. The applicant shall install seed/grass in the roadside swale and maintain the swale.
- 5' wide concrete sidewalk per SVSS Std. Plan R-103.

8. The following determines the **Thorpe Road** right-of-way (ROW) and border easement dedications per SVSS Std. Plan R-122. Existing dedication widths were estimated using information from the Spokane County Assessor's Office. **The project applicant is responsible for verifying all values listed below.**

- Existing half ROW width is 25'.
- Required half ROW width is 24'.
  - ROW dedication not required.
- A Border Easement is required and shall extend from the ROW to the back of sidewalk.
  - 12' wide Border Easement dedication required.
  - Note: building setbacks begin at the edge of border easement.

9. **Madison Road** is designated as a Collector Arterial and half-street frontage improvements are required per SVSS Chapter 2 and SVSS Std. Plan R-122, "Swale Section". Required improvements are detailed below:

- 20' of asphalt width from street centerline to edge of gutter.
- 2' wide Type 'B' curb and gutter per SVSS Std. Plan R-102.
- 10' wide roadside swale per SVSS Std. Plan S-130. The applicant shall install seed/grass in the roadside swale and maintain the swale.
- 5' wide concrete sidewalk per SVSS Std. Plan R-103.

10. The following determines the **Madison Road** right-of-way (ROW) and border easement dedications per Std. Plan R-122. Existing dedication widths were estimated using information from the Spokane County Assessor's Office. **The project applicant is responsible for verifying all values listed below.**

- Existing half ROW width is 30'.
- Required half ROW width is 24'.
  - ROW dedication not required.
- A Border Easement is required and shall extend from the ROW to the back of sidewalk.

- 7' wide Border Easement dedication required.
  - Note: building setbacks begin at the edge of border easement.
11. All internal streets designated as public streets shall be designed per SVSS Table 7.3 and Standard Plan R-120.
  12. Any internal streets located behind gated accesses shall be designated as private streets and designed per SVSS Section 7.3.2, Table 7.3, and Standard Plan R-133 (Turnarounds).
  13. All block lengths shall be limited to 600 feet per SVSS Section 7.5.14.
  14. Local access street intersections shall meet the minimum spacing requirements per SVSS Table 7.5.
  15. All residential developments with greater than 30 single family dwelling units shall have two (2) street accesses that meet the Fire Department separation requirement to ensure adequate emergency access per SVSS Section 7.5.14.
  16. In accordance with the SVMC, Zoning Regulations (19.40.020 Residential Standards), all residential driveways shall be paved. Private driveways shall conform to SVSS Section 7.3.4.
  17. **Dishman-Mica Road** is a Minor Arterial. Access to an arterial is limited to a single access point. One additional access point may be granted on an arterial by the Development Services Senior Engineer if the criteria outlined in SVSS Section 7.8.2 demonstrate an adequate need.
  18. **Madison Road** is a collector. Access to a collector is limited to two access points. Additional access points may be granted by the Development Services Senior Engineer if the criteria outlined in SVSS Section 7.8.2 demonstrate an adequate need.
  19. Driveway approach design shall follow the 2009 SVSS, or as amended.
  20. All stormwater facilities are to be designed per the SRSM. Linear roadside facilities such as swales shall be located within the right of way and/or border easements when adjacent to public streets or within a tract or easement when adjacent to a private street or driveway serving more than one lot. Non-roadside facilities such as ponds (especially consolidated ponds, which are those receiving runoff from more than one lot) shall be within a tract (see SRSM 11.2).
  21. A Homeowners Association (HOA) is required for the perpetual operation and maintenance of any on-site private streets, associated stormwater facilities, common areas and all flood improvements within the City and County constructed for this project. A draft copy of the CC&Rs for the HOA is required to be submitted with the drainage submittal.
  22. An Operations and Maintenance Manual, per SRSM Chapter 11 shall be submitted with the initial submittal of final design plans for the street and/or stormwater systems. Prior to plan approval, a complete Operations and Maintenance Manual under a single cover, which includes all operations and maintenance information for the street and stormwater systems as well as all of the operations and maintenance for the flood improvements including levees, shall be accepted.
  23. For the General Construction Notes use those in the SVSS Appendix 4A rather than those in the SRS Appendix 3B.

24. Show all utilities and utility easements (i.e. Telephone, power, etc.). The permittee is responsible for arranging all utility adjustments, improvements, or relocations as required for completion of the project. All rigid objects shall be located out of the clear zone. The clear zone requirements can be found in the 2009 SVSS, or as amended. The permittee shall contact every utility purveyor impacted by the project and conduct the following –
  - a. Discuss with the purveyor the proposed work including private services, utility improvements, and any relocations and adjustments as well as the costs for these activities,
  - b. When utility relocations are required, obtain from the purveyor a written statement that they acknowledge and concur with or have alternatives for the needed work; and
  - c. Forward a copy of the statement to Spokane Valley Development Engineering.  
Receipt of statements will be required prior to plan approval.
  
25. If sewer and/or water needs to be brought to the properties and to do this requires an Engineering design, copies of the approved sewer and water plans shall be submitted to Development Engineering. The civil plans for the project shall show the extents of pavement removal and replacement.
  
26. All new dry wells and other injection wells shall be registered with the Underground Injection Control program (UIC) at Department of Ecology prior to use and the discharge from the well(s) must comply with the ground water quality requirement (non-endangerment standard) at the top of the ground water table. Contact the UIC staff at UIC Program, Department of Ecology, P.O. Box 47600, Olympia, WA 98504-7600, (360) 407-6143 or go to: <http://www.ecy.wa.gov/programs/wq/grndwtr/uic/UIConlineregis.html> for registration forms and further information. Copies of the registration for drywells, which receive public road stormwater runoff, are to be sent to Development Engineering. The City of Spokane Valley NPDES Permit Number is WAR04-6507.
  
27. A Construction Stormwater Permit shall be obtained from the Department of Ecology if both of the following two conditions apply:
  - a. Construction project disturbs one or more acres of land (area is the cumulative acreage of the entire project whether in a single or in a multiphase project), and,
  - b. If there is a possibility that stormwater could run off the site during construction and into surface waters or into conveyance systems leading to surface waters of the state.
  - c. Construction site operators must apply for a permit 60 days prior to discharging stormwater. More information can be obtained from <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>

### **Construction**

28. A pre-construction conference with Development Engineering is required prior to the start of construction. During this meeting, standards and submittal requirements for the Construction Certification will be given to the project engineer/inspector. The grading permit shall be taken out following the pre-construction meeting.
  
29. For construction affecting public right-of-way, forty-eight (48) hours prior to construction securely post a sign at each ingress to the project area. Sign shall be clearly visible from the

right-of-way and provide project construction details. See SVSS Section 9.7.

30. Permits are required for any access to or work within the right-of-way of the Spokane Valley roadway system. A traffic control plan shall accompany the right-of-way obstruction permit.
31. The TESC structures (such as filter fence, silt ponds, silt traps) shall be installed prior to the start of site work and maintained throughout the duration of construction and until the site has stabilized.
32. All survey monuments shall be protected during construction. Any disturbed or damaged monuments shall be replaced prior to certification / final plat and/or release of surety.
33. Construction within the proposed public streets and easements shall be performed under the direct supervision of a licensed Washington State Professional Engineer/Land Surveyor. All work is subject to inspection by the City Senior Development Engineer or by his staff.
34. Upon completion of the improvements, a Construction Certification package and record drawings are required for the improvements and shall be submitted and approved prior to Final Plat approval.
35. All public improvements shall provide a Performance/Warranty Surety per SVSS Chapter 9. The City accepts Letters of Credit or Cash Savings Assignments only for Performance Sureties and Letters of Credit, Cash Savings Assignments, and Bonds for Warranty Sureties.

### ***Final Plat***

36. Right-of-way dedications and border easements shall be designated on the final plat map. Any right-of-way and easement dedications executed as part of the flood improvements prior to final plat submittal shall be shown on the final plat map with recording numbers.
37. The Homeowner Association's UBI number shall be referenced on the face of the Final Plat
38. Plat language will be determined at the time of final plat submittal. Contact Development Engineering after civil plan approval and/or prior to first submittal of final plat to obtain plat language.