



Whipple Consulting Engineers, Inc.

WCE No. 23-3505

December 5, 2023

City of Spokane, Development Services  
ATTN: Melissa Owen, assistant planner  
808 W Spokane Falls Boulevard  
Spokane, WA 99201

**Re: Ash Place Townhomes – A 21-lot BOCA Preliminary Plat  
Supplemental Information and Development Narrative**

Dear Ms. Owen:

This letter is intended to provide a development narrative that includes an in-depth description of the proposed project as well as provide the supplemental information that is requested in the applications.

The Ash Place Townhomes project proposes to develop approximately 1.32 acres of land into a 21-lot townhome preliminary plat under the Building Opportunity and Choices for All (BOCA) interim ordinance. The subject properties include 3 existing parcels: 25014.4207, 25014.4701 and 25014.4702 at 3242 N Ash Place. The project will access the public street system on Ash Place via a private alley, and the proposed townhomes will have frontage along Ash Place for western properties, and Ash Street for eastern properties. The project site is in the SE ¼ of the SE ¼ of Section 1, Township 25 N., Range 42 E.W.M. The property is currently undeveloped land with primarily shrubs and grasses, and trees on the east side of the property.

#### **Sewer System**

The proposal intends to connect into the existing system with the use of a gravity sewer system. There is an 8-inch sewer line located within Ash Place approximately 7 feet +/- below grade. Preliminary sewer use calculations are attached to this letter.

#### **Water System**

The City of Spokane has a network of water lines within the project area. There is a 6-inch distribution main within Ash Place. While water is available to the project, the project may use a master tap or individual connections. The choice and design will be finalized during the design phase of the project. We would expect these for the most part to be complimentary to sewer. Preliminary water use calculations are attached to this letter.

#### **Storm Drainage**

The intent is to convey stormwater to catchments or pond areas to treat and discharge the treated stormwater as required by the SRSM to the underlying soils, via swales, ponds, drywells, retention and/or detention ponds, galleries, etc. An overflow path is anticipated to follow the existing path into the Ash Street Right of Way. Within Ash Street is a City stormwater catch

basin connected to a stormwater network, the intent of design is to maintain a discharge at or below the predevelopment offsite flow.

**Legal Description**

Please see the attached document including legal descriptions for each of the three parcels.

**Consistency with Policies, Regulations, and Criteria**

This project as proposed will adhere to all policies, regulations, and criteria set forth by SMC 17G.080.050 as follows:

**Predevelopment Meeting** – A pre-development meeting was held on Thursday, March 16, 2023, and facilitated by Donna deBit.

**Community Meeting and Public Notice** – A public community meeting was held on November 14, 2023, and noticed in accordance with the standards set forth in SMC 17G.060 in addition to staff recommendations.

**Preliminary Plat Application and Map Requirements** – This project will contain all applications in the same form and content as a short plat as provided in SMC 17G.080.040(B)(1) and (2).

**Review of Preliminary Plat** – This application will be submitted to the City of Spokane, who will circulate the preliminary plat to reviewing agencies for preliminary plat and SEPA review.

**Preliminary Plat Approval Criteria** – After review and comment, a public hearing will be held to determine whether the plat serves the public use and interest. If the Hearing Examiner approves the preliminary plat, the property owner has five years to final plat the project.

**Phasing** – This project may be phased with phasing to be determined later and subject to approval of the planning director.

**Final Plat Review Procedure** – This project proposes to follow final plat regulations as provided in SMC 17G.070.200.G.

**Final Plat Map Requirements** – This project will contain a final plat in the same form and with the same content as the preliminary plat as well as the exceptions and additional requirements as described in SMC 17G.080.050(H)(1) and (2).

**Filing** – After the City of Spokane approves the final plat and applicable departments sign the final plat, the final plat will be filed with the Spokane County Auditor and the platted lots may be submitted for applicable building permits.

City of Spokane  
Ash Place Townhomes – Narrative and Supplemental Information  
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If you have any questions or comments regarding this letter, please feel free to contact us at  
(509) 893-2617

Thank you,

A handwritten signature in black ink, appearing to read "Ben Goodmansen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ben Goodmansen, E.I.T.  
Whipple Consulting Engineers, Inc.

TRW/ajf

Encl: Parcel Legal Descriptions  
Preliminary Water and Sewer Calculations

Ash Place Townhomes  
Parcel numbers and legal descriptions from SCOUT

25014.4207

DRUMHELLER SPRING ADDITION LTS 4, 5, 6, 8, 9 & 10 BLK 3 TOGETHER WITH N1/2 VAC  
DALTON AVE S OF & ADJ TO LT 10 (VAC ORD #C-27577) EXC PTN THEREOF DEEDED FOR  
ASH ST

25014.4701

01-25-42: KELLY FINAL CITY SHORT PLAT Z22-233 (AFN 7249860) LOT 1

25014.4702

01-25-42: KELLY FINAL CITY SHORT PLAT Z22-233 (AFN 7249860) LOT 2



**CITY OF SPOKANE WATER AND SEWER  
PRELIMINARY USE CALCULATIONS**

PROJECT 23-3505  
 NAME Ash Place Townhomes  
 DATE 12/11/2023  
 ENGR TRW

**SEWER**

CITY SEWER ANTICIPATED USE CALCULATIONS ADD/MDD/PHD  
 GALLONS PER DAY (GPD)

# OF UNITS	21.0						
	100.0	GALLONS PER CAPITA PER DAY					
	2.5	CAPITA PER UNIT					
	5,250.0	CAPITA FLOW W/O PEAKING FACTOR (GPD)					
	52.5	POPULATION SEE TABLE BELOW FOR FACTOR					
	3.5	PEAKING FACTOR, SEE TABLE BELOW					
	18,375.0	PEAK FLOW (GPD)					

CITY WATER ANTICIPATED USE CALCULATIONS ADD/MDD/PHD  
 GALLONS PER MINUTE (GPM) NOTE 1440= 24HR/DAY X 60MIN/HR

W/O	3.6	GPM
PEAK	12.8	GPM

Population	Peak Factor
0 to 300	3.5
300 to 400	3.0
400 to 1,000	2.5
1,000 to 4,000	2.0
4,000 to 70,000	1.5



**CITY OF SPOKANE WATER AND SEWER  
PRELIMINARY USE CALCULATIONS**

PROJECT 23-3505  
 NAME Ash Place Townhomes  
 DATE 12/11/2023  
 ENGR TRW

**WATER**

CITY WATER ANTICIPATED USE CALCULATIONS ADD/MDD/PHD  
 GALLONS PER DAY (GPD)

# OF UNITS	21.0					
	261.0	GALLONS PER CAPITA PER DAY				
	2.5	CAPITA PER UNIT				
	<b>13,702.5</b>	AVERAGE DAILY DEMAND (GPD) (ADD)				
	2.6	FACTOR FOR MAXIMUM DAILY DEMAND (GPD)(MDD)				
	<b>35,626.5</b>	MAXIMUM DAY DEMAND (GPD)(MDD)				
	1.7	FACTOR FOR PEAK HOUR DEMAND (GPD)(PHD)				
	<b>60,565.1</b>	PEAK HOUR DEMAND (GPD)(PHD)				

CITY WATER ANTICIPATED USE CALCULATIONS ADD/MDD/PHD  
 GALLONS PER MINUTE (GPM) NOTE 1440= 24HR/DAY X 60MIN/HR

ADD	<b>9.5</b>	GPM
MDD	<b>24.7</b>	GPM
PHD	<b>42.1</b>	GPM