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- The public may also watch, listen to, or participate in the meeting live by visiting <https://us02web.zoom.us/j/89255646791> or by telephoning 1-253-215-8782 and entering Meeting ID 892 5564 6791.
- The public is encouraged to comment via email to cityclerk@cityofanacortes.org or via written comment addressed to City Clerk, P.O. Box 547, Anacortes, WA 98221. Public comments received by the [City Clerk](#) prior to 3:00 p.m. the day of the meeting will become part of the record for the meeting, just as if presented in person.
- Complete guidelines for virtual participation in Anacortes City Council meetings are available [here](#). View the quick video example for connecting to the meeting [here](#).



Anacortes City Council

Municipal Building Council Chambers

904 6th Street

**** Attendees in Council Chambers must comply
with [Dept. of Health orders](#) ****

**September 27, 2021
6:00 PM**

PRELIMINARY AGENDA

[Packet Materials](#) / [Watch Meeting](#)

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Announcements and Committee Reports**
 - a. COVID-19 Update (Discussion)
 - b. Finance Committee (Discussion)
 - c. Housing Affordability and Community Services Committee (Discussion)
 - d. Library Committee (Discussion)
 - e. Fiber Committee (Discussion)
 - f. Planning Committee (Discussion)
4. **Public Comment**
5. **Consent Agenda**
 - a. Minutes of September 20, 2021 (Action)
 - b. Approval of claims in the amount of \$215,041.36 (Action)
 - c. Contract Modification: WWTP Outfall - Construction Management Services #20-032-SEW-001 (Action)
 - d. Resolution 3053: Extending the Duration of Resolution 2082 Providing Temporary Procedures to Respond to the COVID-19 Epidemic (Action)
 - e. Street Fair Application: Anacortes Christmas Parade (Action)

Per Resolution 2044, citizens wishing to comment on items not on the agenda may do so under the Public Comment portion of the agenda. Citizens wishing to comment on agenda items indicated with an asterisk () may do so as those items are considered by Council during the course of the meeting.*

The City of Anacortes is committed to making public meetings available and accessible to all members of the community.
For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.

6. **Closed Record Decision Hearing**
 - a. Closed Record Decision Hearing: SDP-2021-0001, MJB Properties Shoreline Clearing & Grading (Discussion/Action)
7. **Other Business**
 - a. * Conservation Easement Program Contract Review (Discussion/Possible Action)
 - b. * Ordinance 3095: An Interim Ordinance Declaring an Emergency and Adopting a Moratorium on the Acceptance of Certain Land Use Applications in the Commercial Use Zone Related to Self-Service Storage Facilities (Discussion/Possible Action)
8. **Executive Session**
 - a. Potential Litigation or Litigation per RCW 42.30.110(1)(i) (15 minutes) (Discussion)
 - b. Potential Real Estate Transaction per RCW 42.30.110(1) (15 minutes) (Discussion)
9. **Adjournment**

Per Resolution 2044, citizens wishing to comment on items not on the agenda may do so under the Public Comment portion of the agenda. Citizens wishing to comment on agenda items indicated with an asterisk () may do so as those items are considered by Council during the course of the meeting.*

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Anacortes City Council Minutes - September 20, 2021

Call to Order

Mayor Laurie Gere called to order the Anacortes City Council meeting of September 20, 2021 at 6:00 p.m. Councilmembers Jeremy Carter, Christine Cleland-McGrath, Carolyn Moulton and Bruce McDougall participated in the meeting remotely via Zoom. Councilmembers Anthony Young, Ryan Walters, and Matt Miller were absent.

CAROLYN MOULTON moved, seconded by BRUCE MCDOUGALL, to excuse the absence of Anthony Young. Vote: Ayes - JEREMY CARTER, CHRISTINE CLELAND-MCGRATH, CAROLYN MOULTON, BRUCE MCDOUGALL. Nays - None. Result: Passed

Pledge of Allegiance

The assembly joined in the Pledge of Allegiance.

Announcements and Committee Reports

COVID-19 Update: Mayor Gere shared current case statistics and vaccination progress for Anacortes, Skagit County and Washington State. Ms. Cleland-McGrath acknowledged the exceptional service of the Skagit County contact tracers.

Public Comment

No one present wished to address the Council on any topic not already on the agenda.

Consent Agenda

Mr. McDougall moved, seconded by Mr. Carter, to approve the following Consent Agenda items. The motion carried unanimously by voice vote.

- a. Minutes of September 13, 2021
- b. Approval of claims in the amount of \$1,798,466.74
The following vouchers/checks were approved for payment:
EFT numbers: 101188 through 101241, total \$1,696,824.78
Check numbers: 101242 through 101264, total \$88,042.21
Wire transfer numbers: 290209 through 290391, total \$13,397.29
- c. Contract Modification: Fidalgo Avenue Emergency Repairs #21-138-STM-001
- d. Contract Modification: FEMA Funding For Stormwater Repairs #20-152-STM-001

OTHER BUSINESS

Resolution 3051: Adopting Updated City Council Procedures

City Clerk Steve Hoglund introduced Resolution 3051 adopting updated City Council procedures. Mr. Hoglund summarized the changes and the rationale for allowing the special COVID-19 procedures adopted by Resolution 2082 to lapse, referring to his slide presentation which had been included in the packet materials for the meeting.

The four councilmembers present discussed whether there should be limits on how many meetings could be attended in absentia (paragraph 4.3(e)), whether there should be a limit on the number of councilmembers participating in absentia for any one meeting (paragraph 4.3(d)), which means Council would have for allowing exceptions to whatever procedures were adopted, and whether it was appropriate to make any such changes at the present time or to extend the current practice of universal councilmember participation in absentia due to

current COVID case rates.

Ms. Moulton moved, seconded by Mr. McDougall, to adopt Resolution 3051 amended to remove paragraph 4.3(e). After additional discussion, Ms. Moulton withdrew her motion and Mr. McDougall withdrew his second.

Mr. Carter moved to adopt Resolution 3051 as presented, with an expiration date of December 31, 2021. The motion died for lack of a second.

Ms. Cleland-McGrath suggested adopting a separate resolution to extend the special procedures of Resolution 2082 through December 31, 2021 and revisiting new permanent procedures at that time. Mr. Hoglund agreed that staff would prepare such a resolution and present it to Council for action at the September 27, 2021 meeting.

Resolution 3052: Establishing the City's use of American Rescue Plan Act Funds

Mr. Hoglund introduced for a first read draft Resolution 3052 establishing the City's use of American Rescue Plan Act Funds. He summarized the rationale for the resolution, a draft of which had been reviewed by the Finance Committee on August 25, 2021.

Ms. Moulton supported the resolution as presented. Mr. McDougall asked for approximate dollar figures for the first two bullet points, which Mr. Hoglund provided. Ms. Cleland-McGrath asked if any screening or qualifying process would be required for forgiveness of utility billing arrears. Mr. Hoglund indicated that staff was still investigating that question. Mayor Gere concluded that Mr. Hoglund would bring a possibly revised resolution back to Council for action after further consideration of the draft resolution by the Finance Committee on September 22, 2021.

R4 Bonus Height Draft Concepts

Planning Director Don Measamer explained that staff would like to begin the review process with the Planning Commission on possible concepts to mitigate the impact of a potential 5-story building in a predominately residential neighborhood. He reminded Council that the City Council had adopted Ordinance 3054, Declaring an emergency and Adopting a Moratorium on acceptance of building permit applications or land use applications for the R4 Area west of the Commercial Use zone proposing to use the bonus height provisions of AMC 19.42.050. Mr. Measamer's slide presentation had been included in the packet materials for the meeting.

Mr. Measamer, Mayor Gere and councilmembers discussed a number of the draft concepts in more detail. Mr. Measamer indicated that staff would begin working with the Planning Commission and eventually bring a recommendation from the Planning Commission back to City Council after additional public hearings.

Adjournment

There being no further business, at approximately 7:30 p.m. the Anacortes City Council meeting of September 20, 2021 was adjourned.

The following claims against the City of Anacortes have been preaudited and certified by the Clerk-Treasurer as ready for City Council approval at the September 27, 2021 City Council meeting:
[Download this file in OpenDocument spreadsheet format.](#)

Invoice Doc #	Transaction Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
290887	8/9/2021	INVL000962	LIFE TEK, INC	TRAINING - FIRST AID CPR BBP	\$ 300.00	dwwtp
290893	8/10/2021	1 LTAC RACE WEEK	WHIDBEY ISLAND RACE WEEK LLC	LTAC RACE WEEK INVOICE 7	\$ 1,100.00	plan
290883	8/17/2021	07/25/2021	ECONOWASH LAUNDRY&CLEANERS	UNIFORM CLEANING 7/25-8/25/21	\$ 67.46	apd
290889	8/17/2021	INVL000963	LIFE TEK, INC	TRAINING - FA/CPR/BBP	\$ 300.00	dwwtp
290906	8/19/2021	54389922	INGRAM LIBRARY SERVICES, LLC	073121EJ JUVENILE BOOKS	\$ 33.93	publib
290907	8/19/2021	54389923	INGRAM LIBRARY SERVICES, LLC	080421A ADULT BOOKS	\$ 1,165.54	publib
290908	8/23/2021	54440125	INGRAM LIBRARY SERVICES, LLC	081121YAGN YOUNG ADULT GRAPHIC NOVELS	\$ 235.39	publib
290890	8/24/2021	INVL000964	LIFE TEK, INC	TRAINING - FA CPR BBP	\$ 300.00	dwwtp
290909	8/25/2021	54491479	INGRAM LIBRARY SERVICES, LLC	081221YA YOUNG ADULT BOOKS	\$ 666.11	publib
290910	8/26/2021	54514901	INGRAM LIBRARY SERVICES, LLC	081321A ADULT BOOKS	\$ 580.33	publib
290536	8/27/2021	08/27/2021	SCOTT MILO GALLERY/FRAMEMAKER	PLAQUE AND PICTURE REPLACEMENT	\$ 87.71	executive
290892	8/28/2021	197158	INFOSEND, INC.	AUGUST 2021 PROCESSING	\$ 3,988.83	finance
290532	8/30/2021	14034	ENVIROCARE INTERNATIONAL, INC,	INCINERATOR OPERATING SUPPLIES - MERCURY MODULES	\$ 21,101.23	dwwtp
290771	8/31/2021	65784590	150-PRAXAIR DISTRIBUTION INC	CYLINDER RENTAL AND GASES	\$ 862.02	dwwtp
290764	8/31/2021	FB-1701	CITY OF MOUNT VERNON	DARK FIBER	\$ 350.00	fiber
290531	8/31/2021	3093445539	LEXISNEXIS	ON-LINE LEGAL LIBRARY SERVICES FOR	\$ 332.93	legal
290533	8/31/2021	386000156	US BANK NA - CUSTODY TREAS DIV	INVESTMENT FEES 08/01-08/31/21	\$ 40.00	finance
280852	9/1/2021	RefundButterfly	BUTTERFLY BODYWORK	REFUND CITY ENDORSEMENT - BUTTERFLY BODYWORK	\$ 40.00	finance
290767	9/1/2021	P495533	CORE & MAIN LP	COTTER PIN RETNR	\$ 785.92	wdist
290565	9/2/2021	179564	RAINBOW ENTERPRISES	PUMPED SEPTIC AT HEART LAKE VAULT	\$ 489.60	parks1
290542	9/2/2021	554517431	SIGMA-ALDRICH, INC.	MEMBRANE FILTERS	\$ 201.27	dwwtp
290784	9/7/2021	N03851	DEPARTMENT OF HEALTH	REVIEW OF TRACER STUDY	\$ 306.00	dwwtp
290711	9/7/2021	2192196	HACH COMPANY	APPLIED CREDIT 2X IN ERROR DOC 290039	\$ 130.76	wwtpcc
290541	9/8/2021	817445	CASCADE COLUMBIA DISTRIBUTION	FLUORIDE 20 BAGS	\$ 1,036.61	dwwtp
290783	9/8/2021	WAANA136554	FASTENAL COMPANY	SMALL TOOLS	\$ 262.10	dwwtp
290788	9/8/2021	9323263230	GRAYBAR ELECTRIC COMPANY, INC	MICRO-CONDUIT COUPLERS	\$ 441.73	fiber
290880	9/8/2021	460997	PROFORCE LAW ENFORCEMENT	TASER BATTERIES	\$ 518.98	apd
290539	9/8/2021	13824	SKAGIT PUBLISHING LLC	PUBLISH AA-143189	\$ 109.62	finance
290540	9/8/2021	13825	SKAGIT PUBLISHING LLC	PUBLISH AA-143193	\$ 182.70	finance
290706	9/9/2021	96273	BLYTHE PLUMBING & HEATING, INC	HOT WATER HEATER REPAIR @ WTP	\$ 4,058.66	pwwfac
290537	9/9/2021	775883	HASA, INC	SODIUM HYPOCHLORITE	\$ 5,089.44	dwwtp
290911	9/9/2021	54750165	INGRAM LIBRARY SERVICES, LLC	082621A ADULT BOOKS	\$ 979.43	publib

Invoice Doc #	Transaction Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
290525	9/10/2021	300000000343	PUGET SOUND ENERGY INC	PARKS/CEM/WASH. PARK/FAC/DEPOT 08/05-09/03/21	\$ 3,219.37	parks1
290712	9/11/2021	8498 30 017 0464628	COMCAST	WA PARK INTERNET 9/21-10/20/21	\$ 106.16	finance
290618	9/11/2021	174010	LAKESIDE INDUSTRIES, INC.	DUMP FEES- STREET DEPT	\$ 1,767.40	dshop
290619	9/11/2021	174011	LAKESIDE INDUSTRIES, INC.	DUMP FEES- STREET DEPT	\$ 1,224.80	dshop
290624	9/13/2021	RefundBronson	BRONSON, CURTIS	WA PARK CAMPGROUND REFUND BRONSON	\$ 61.00	parks1
290545	9/13/2021	98044330	ECO SERVICES OPERATIONS CORP	ALUMINUM SULFATE	\$ 4,441.46	dwtpt
290528	9/13/2021	2799193	FOSTER GARVEY PC	GENERAL (PUBLIC RECORDS) MATTER NO. 1	\$ 377.00	legal
290529	9/13/2021	2799194	FOSTER GARVEY PC	WHOLESALE WATER CONTRACT MATTER NO. 84	\$ 611.00	legal
290530	9/13/2021	2799195	FOSTER GARVEY PC	SEWER UTILITY ISSUES MATTER NO. 97	\$ 1,504.00	legal
290793	9/13/2021	21411.11-01	GRAY & OSBORNE INC	ON-CALL STORMWATER ENGINEERING SERVICES CONSULTANT: FIDALGO RIDGE	\$ 766.57	pw1
290621	9/13/2021	235392	NAPA	GREASE FITTING	\$ 6.77	dshop
290623	9/13/2021	837710	PACIFIC LAMP & SUPPLY COMPANY	EXTERIOR LED FIXTURES FOR THE PUBLIC SAFETY BUILDING	\$ 3,330.74	pwfac
290538	9/13/2021	1576093	POLYDYNE, INC	CLARIFLOC A-3310 COAG POLY - 4 SUPERSACKS	\$ 12,889.80	dwtpt
290789	9/13/2021	300000290027	PUGET SOUND ENERGY INC	WTP RESERVOIR & PUMP STATION 8/5-9/3/21	\$ 5,146.66	dwtpt
290705	9/14/2021	308066	BAY CITY SUPPLY	FACILITY USE ITEMS	\$ 424.43	pwfac
290782	9/14/2021	2021623	GATEWAY CONTROLS, INC	GATE REPAIR	\$ 456.42	dwwtpt
290534	9/14/2021	U2116047367	ICONIX WATERWORKS INC	CLEAN OUT ADAPTER AND PLUGS X 7	\$ 1,605.05	pw1
290766	9/14/2021	U2116047363	ICONIX WATERWORKS INC	COUPLINGS TO RESTOCK INVENTORY	\$ 469.52	wdist
290791	9/15/2021	818091	CASCADE COLUMBIA DISTRIBUTION	SODIUM FLUORIDE 8 50-LB BAGS	\$ 372.00	dwtpt
290763	9/15/2021	0001158	CITY OF BURLINGTON	DARK FIBER & RACK SPACE	\$ 275.00	fiber
290912	9/15/2021	54847354	INGRAM LIBRARY SERVICES, LLC	083121A ADULT BOOKS	\$ 517.34	publib
290774	9/15/2021	3198	SKAGIT 911	4TH QTR RADIO MAINTENANCE	\$ 7,363.00	medic
290879	9/15/2021	3197	SKAGIT 911	4TH QTR LAW RADIO MAINTENANCE	\$ 55,201.00	apd
290792	9/15/2021	2021-1449	THE WATERSHED COMPANY	PERIODIC REVIEW OF SHORELINE MASTER PROGRAM - AUG 2021	\$ 1,467.50	plan
290544	9/15/2021	331 0594562	UNIFIRST CORPORATION	WTP LAUNDRY SERVICE	\$ 107.57	dwtpt
290772	9/16/2021	AN 872511	CENTRAL WELDING SUPPLY CO, INC	O2 FOR AMBULANCE	\$ 44.24	medic
290794	9/16/2021	RefundDroppo	DROPPA, KIMBERLY	CAMPGROUND REFUND	\$ 61.00	parks1
290768	9/16/2021	1029911	FERGUSON ENTERPRISES, INC	OMNI + R2 100CF AMR	\$ 729.43	wdist
290769	9/16/2021	1134318	LIFE ASSIST, INC	SURGICAL FACE MASKS	\$ 114.24	medic
290779	9/16/2021	235764	NAPA	WIRE LOOMS- #193	\$ 5.57	dshop
290761	9/16/2021	114238	WALTON BEVERAGE COMPANY, INC	AFD BREAKROOM SUPPLIES	\$ 106.50	medic
290781	9/16/2021	114240	WALTON BEVERAGE COMPANY, INC	OPS: BREAKROOM SUPPLIES	\$ 71.75	dshop
290785	9/16/2021	114242	WALTON BEVERAGE COMPANY, INC	WTP BREAKROOM SUPPLIES	\$ 55.50	dwtpt

Invoice Doc #	Transaction Date	Invoice #	Vendor Full Name	Description	Total Amount	Approval Queue
290716	9/17/2021	04412	ANCHOR QEA, LLC	A AVENUE PROJECT - MATTER NO. 200	\$ 6,640.07	legal
290717	9/17/2021	04413	ANCHOR QEA, LLC	WTP DEMO - MATTER NO. 96	\$ 37,251.80	legal
290755	9/17/2021	6760276	CARDINAL HEALTH 110, INC.	PHARMA: NALOXONE	\$ 196.37	medic
290756	9/17/2021	6760277	CARDINAL HEALTH 110, INC.	PHARMA: ATROPINE	\$ 97.45	medic
290884	9/17/2021	8498 30 017 0543538	COMCAST	DEPOT INTERNET 611 R AVENUE - 9/22-10/21/21	\$ 186.16	finance
290773	9/17/2021	WAANA136785	FASTENAL COMPANY	BATTERIES	\$ 14.35	medic
290780	9/17/2021	ReimbHolden	HOLDEN, ALEXANDRA	TRAVEL TO LITHTEX	\$ 16.20	executive
290778	9/17/2021	235904	NAPA	SHOP SUPPLIES	\$ 54.38	dshop
290715	9/17/2021	PI 22	UNITED STATES POSTAL SERVICE	REPLENISH POSTAGE FOR BULK MAILING PERMIT CRID 11222290	\$ 1,886.95	finance
290902	9/17/2021	15218	WASHINGTON CITIES INSURANCE	LEGCONSIDERATIONS FOR EMPLOYEES WORKING REMOTLY - NO SHOW	\$ 50.00	hr
290900	9/18/2021	1018392	FERGUSON ENTERPRISES, INC	PRORATED MXU'S	\$ 1,246.67	wdist
290881	9/18/2021	00005W5A83381	UNITED PARCEL SERVICE, INC	UPS SHIPPING CHARGES; WEEK ENDING 9-18-21	\$ 9.57	apd
290904	9/20/2021	795 700 0000 4	CASCADE NATURAL GAS CORP.	CITY HALL 8/19-9/17/21	\$ 14.69	finance
290905	9/20/2021	154 700 0000 9	CASCADE NATURAL GAS CORP.	LIBRARY 8/19-9/17/21	\$ 366.70	publib
290913	9/20/2021	54922333	INGRAM LIBRARY SERVICES, LLC	090321EJ JUVENILE BOOKS	\$ 652.62	publib
290894	9/20/2021	236141	NAPA	WIRE LOOM- SHOP SUPPLIES	\$ 79.97	dshop
290714	9/21/2021	217059	CIVICPLUS, INC.	HOSTING FEES FOR CITY WEBSITE AND CITY COUNCIL AGENDA PACKET MATERIALS	\$ 10,412.64	infosys
290885	9/21/2021	190-2020-01	HAGLAND, CECELIA & GARY	UB Refund Cst #055105	\$ 172.84	finance
290896	9/21/2021	236258	NAPA	OPERATING SUPPLIES- SHOP	\$ 10.88	dshop
290899	9/21/2021	430-0210-00	SPRINGER, GEORGE & PAMELA	UB REFUND CST #046018	\$ 2,236.96	finance
290754	10/1/2021	20211001	CHOWANEC, WILLIAM	STA 3 RENT - OCTOBER	\$ 2,400.00	medic

Total **\$215,041.36**



City Council Agenda Bill

Meeting Date: September 27,
2021

Agenda Item: 5.c.

Agenda Item Title: Contract Modification: WWTP Outfall - Construction Management Services #20-032-SEW-001

Staff Contact(s): FRED BUCKENMEYER

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
TIFFANY MATSON	Contract Modification

Item Summary: City staff seeks Council consent to issue a contract modification to Dalton, Olmsted & Fuglevand, Inc. in the amount of \$462,000.00, increasing the total contract price to \$824,240.00, to provide ongoing Construction Management, Environmental Support and Sediment Sampling services to the City for the WWTP Outfall Project thru December 31, 2022, the anticipated completion of construction.

Background:

1. History: The City of Anacortes' recommended alternative from Phase 1 of the Sanitary Sewage Storage Study Project (Project) is to design and construct a new outfall for the Wastewater Treatment Plant(WWTP) and increase discharge of wastewater flows to the new outfall. During this phase of the project the location and viable construction methods of the new WWTP outfall will be established, the improvements at or near the wastewater treatment plant to increase the discharge of wastewater flows to the new WWTP outfall will be developed, and permitting constraints related to the construction of a new WWTP outfall will be established.
2. Reason for Contract Change: This modification includes Tasks #1-#4 which are FEMA reimbursable (City Responsibility 12.5%):
 - Task 1 – Ongoing Construction Management Services during Design, Permitting and Contractor Selection, Project Management and Technical Support August 2021- December 31, 2022 (17 months)
 - Task 2 - Construction Quality Assurance Plan (CQAP) for Marine Construction
 - Task 3 - CQAP for Upland Construction
 - Task 4 - Pre-Construction Sub Surface Confirmation Sediment – Field Sampling and Report Preparation

3.Key Terms:

- Work will be performed on a time and materials basis not-to-exceed \$824,240.00.
- No change in period of performance.

4. Competitive Bidding: Per RCW 39.80 this engineering consultant was selected from the City's MRSC Architectural, Landscape Architectural, and Engineering Service Roster to provide a proposal for this scope of work, after which a price was negotiated.

Budget Impact:

Consultant	Dalton, Olmsted & Fuglevand, Inc.
Original Agreement Amount	\$30,000.00
Current Agreement Amount	\$362,240.00
Change Per this Modification	\$462,000.00
Total After Modification	\$824,240.00
Earmarked Funds	\$
BARS #	440.000.594.35.63
Paid on Contract as of 9/21/21	\$336,558.77
Budget Amendment Required?	No
Start Date	Inception
End Date	12/31/22

Previous Action: [Modification 01](#) was approved by City Council at the [10/26/20](#) meeting. [Modification 02](#) was approved by City Council at the [3/1/21](#) meeting.

Recommended Motion: I move that City Council authorize the Mayor to sign a modification to contract 20-032-SEW-001 with Dalton, Olmsted & Fuglevand, Inc. in the amount of \$462,000.00, increasing the total contract price to \$824,240.00.

Alternative Actions: Not approve the modification.

Attachments (listed in order presented):

1. 20-032-SEW-001 Mod 03



Contract Number 20-032-SEW-001
MODIFICATION 03

Date September 27, 2021
Page 1 of 1 Pages

Project Title WWTP Outfall Project
Prime Contractor Dalton, Olmsted & Fuglevand, Inc.

BACKGROUND

This modification increases the scope of work to include additional environmental consulting services and construction management services during the WWTP Outfall Project. The contract price will increase from \$362,240.00 by \$462,000.00 to \$824,240.00.

Accordingly, the following changes are incorporated under this contract:

Article 1. Scope of Work: Insert the following fourth paragraph under Article 1:

“In addition to the services described above, the Consultant shall perform the services described as Tasks #1, #2, #3, and #4 in attached Exhibit D; an Exhibit under Modification 03 which is hereby incorporated by reference and made a part hereof.”

Article 2. Price and Payment Terms: Delete the first sentence in its entirety and insert the following:

“The services provided under this Agreement shall be on a time and materials basis not-to-exceed **Eight Hundred Twenty-Four Thousand Two Hundred Forty Dollars (\$824,240.00).**”

All other terms of the contract remain unchanged.

CITY OF ANACORTES

DALTON, OLMSTED & FUGLEVAND, INC.

By _____
Laurie Gere, Mayor

By _____

Date _____

Date _____

Original Agreement Amount	<u>\$30,000.00</u>	Original Contract Completion Date	<u>12/31/22</u>
Current Agreement Amount	<u>\$362,240.00</u>	Current Contract Completion Date	<u>12/31/22</u>
Change Per this Modification	<u>\$462,000.00</u>	Net Change	<u>0 Days</u>
Total After Modification	<u>\$824,240.00</u>	Contract Completion Date After Change	<u>12/31/22</u>



August 27, 2021

Fred Buckenmeyer, Public Works Director
City of Anacortes
Anacortes, Washington 98221

Via email: erics@cityofanacortes.org

Re: Proposal for Ongoing Environmental Technical Support, Design Coordination &
Construction Management Services – August 2021 thru December 31, 2022
Proposed WWTP Outfall for City of Anacortes

Fred,

This is our proposal to provide ongoing services to the City of Anacortes for the proposed wastewater treatment plant outfall to Puget Sound for the City of Anacortes. This proposal is based on our conversations with you and our ongoing work efforts.

This work would be performed under our existing agreement with the City of Anacortes, Agreement 20-032-SEW-001, and executed 4/16/2020, Period of Performance thru December 31, 2022.

This proposal covers the period August 2021 thru December 2022, the anticipated completion of construction for both the upland and marine portions of the outfall.

OBJECTIVE

Provide environmental consulting services including serving as “Construction Manager” during permitting and design phases of a new marine outfall for the City of Anacortes WWTP for management of contaminated sediment and wood debris for a new wastewater treatment plant (WWTP) outfall for the City of Anacortes, during the ongoing permitting and design phases of the project.

Provide onsite, full time Construction Management services during both the upland and marine outfall construction providing the City with a single point of contact for all construction activities.

BACKGROUND

The preferred alignment of the new WWTP outfall extends offshore through part of the Anacortes Port Log Yard currently under a State of Washington Department of Ecology (Ecology) Agreed Order (AO) with the Port of Anacortes (No. DE 10630). Test results

of marine sediment with wood waste indicate toxicity to benthic organisms and Ecology has determined that a “release” or “threatened release” of “hazardous substance(s)” has occurred at the Site.

Planning, permitting, design, and construction of an outfall along the proposed alignment will be complicated by and possibly delayed due to the technical and regulatory issues associated with the wood waste. Trenching through wood waste to install the outfall could require remediation dredging methods beyond the capabilities of conventional contractors, and Ecology oversight and environmental monitoring may be required during construction.

As part of our work to date on the project, DOF has worked with the Department of Ecology Toxics Control Program to develop a project Dredge Plan and Pre/Post Perimeter Monitoring Plan to address issues related to the Log Yard Wood Waste and chemicals of concern. This proposal includes the implementation of sediment sampling as required by those plans.

Our Construction Management services will be provided primarily by Rob Webb, P.E. (Sr. Consultant 2), Rich May, P.E. (Consultant 1) and Dan Pickering, P.E. (Project 3) with support by our staff for sediment sampling and field engineering.

CONSULTANT SERVICES

The following major tasks are identified for the work.

Task 1 – Ongoing Construction Management Services during Design, Permitting and Contractor Selection, Project Management and Technical Support August 2021 - December 31, 2022 (17 months)

1. Serve as City of Anacortes “Construction Manager”, working with the Design and Permitting team during the design phase. In this role, Rob Webb P.E. would report directly to Fred Buckenmeyer, City of Anacortes Public Works Director and would work as the City’s representative to the design team on technical (non-financial) matters.
2. Review documents prepared by the design and permitting team and provide comments.
3. Review environmental documents relating to the project including sediment characteristics, bathymetry, aquatic resources, outfall configuration concepts, hydrodynamic data, and agency agreements. Review documents prepared by Port of Anacortes for the Site as available.
 - a. Coordinate with various parties including Port of Anacortes, Port’s Consultant (GeoEngineers – John Herzog), the Dredge Material Management Office (DMMO) and the Washington State Department of Ecology (DOE) regarding outfall construction activities and related sediment impacts.

4. Participate in project meetings with City and the design and permitting team to support the City's outfall project.
5. Revise previously prepared detailed, bottom-up Engineers Estimate for outfall construction based on local prevailing wages and DOF's experience working with local contractors.
6. Assist the City in Contractor Selection for the upland and marine outfall construction. This includes separate Contractors for the upland and marine construction phases. This includes an RFQ process to shortlist qualified marine contractors.
7. Assist in coordination of access agreements as needed.
8. Assist in Washington Department of Natural Resources (DNR) easement for outfall.

Level of Effort

1. Rob Webb
 - a. 10 hours per week during August – December 2021
 - b. 6 hours per week during January thru December 2022
2. Support Staff
 - a. 6 hours per week during August – December 2021 and January thru December 2022

Deliverables:

1. As required to provide technical support as described above.
2. Agendas and meeting notes for weekly design team meetings documenting current project status, planned activities and identifying critical path items.

Task 2 - CQAP for Marine Construction

Complete Department of Ecology required Construction Quality Assurance Plan (CQAP) for marine portion of outfall construction. A draft of the Marine CQAP has been previously prepared. This includes the preparation of a Final CQAP that incorporates Department of Ecology comments. The CQAP will document all required quality assurance procedures inspections, testing and reporting requirements.

Deliverables:

1. Draft CQAP for Ecology review.
2. Response to comments.
3. Final CQAP incorporating Ecology comments as appropriate.

Task 3 - CQAP for Upland Construction

Prepare Department of Ecology required Construction Quality Assurance Plan (CQAP) for upland portion of outfall construction. This includes the preparation of a Draft and Final CQAP that incorporates Department of Ecology comments. The CQAP will

document all required quality assurance procedures inspections, testing and reporting requirements.

Deliverables:

1. Draft CQAP for Ecology review.
2. Response to comments.
3. Final CQAP incorporating Ecology comments as appropriate.

**Task 4 - Pre-Construction Sub Surface Confirmation Sediment –
Field Sampling (Task 4A) and Report Preparation (Task 4B)**

Perform pre-construction sub surface sediment sampling in accordance with Ecology approved Dredging, Dewatering, and Backfill Plan Including Dredge Confirmation Sampling dated June 16, 2021.

This sampling is being performed to confirm chemical nature of sediment to be left in place at bottom of outfall dredging.

Due to the density of the site sediments, a barge mounted drill rig will be used to perform the sampling. Holt drilling, working with Culbertson Marine, have provided an estimate for their support in performing this sampling. Per the Ecology approved plan we have included the analysis of 24 sample (three depth intervals from eight boring locations).

We will then prepare a Pre-Construction subsurface Sampling Report in accordance with Ecology approved Dredging, Dewatering, and Backfill Plan Including Dredge Confirmation Sampling dated June 16, 2021. Input data to Ecology EIM system.

Deliverables:

1. Draft Pre-Construction subsurface Sampling Report for Ecology review.
2. Response to comments.
3. Final Pre-Construction subsurface Sampling Report incorporating Ecology comments as appropriate.

Task 5 - Construction Management Services During Upland Outfall Construction

Serve as City of Anacortes “Construction Manager”, working with the Construction team, to construct outfall in 2022 as practicable, in accordance with all approved project plans, contracts, and permits. In this role, Rob Webb would report directly to Fred Buckenmeyer, City Public Works Director and would work as the City’s representative to the construction team on technical (non-financial) matters.

1. Review Contractor submittals.
2. Provide daily onsite CM representation for marine outfall construction, 10 hours per day, 6 days per week, Rob Webb onsite 1 day per week (average).

3. Coordinate materials testing (gradation, compaction, material type) for upland outfall construction as required by project specifications. As the exact scope of this cannot be determined until contracting and construction based on contractor's schedule, we have included an allowance in the Cost Estimate for these services.
4. Perform quality assurance work as required by Department of Ecology approved CQAP for upland construction.
5. Prepare detailed daily reports of construction activities including details on weather, crews and equipment on site, materials imported, materials exported, work performed, any issues encountered and photos of the day's activities.

**Task 6 - Pre-Construction Surface Confirmation Sediment –
Field Sampling (Task 6A) and Report Preparation (Task 6B)**

Perform pre-construction surface sediment sampling in accordance with Ecology approved Pre and Post Outfall Construction Perimeter Sediment Monitoring Plan, City of Anacortes Wastewater Treatment Plant Outfall, Guemes Channel, Anacortes, WA. Dated June 16, 2021

We will then prepare a Pre-Construction surface Sampling Report in accordance with Ecology approved Pre and Post Outfall Construction Perimeter Sediment Monitoring Plan, City of Anacortes Wastewater Treatment Plant Outfall, Guemes Channel, Anacortes, WA. Dated June 16, 2021. Input data to Ecology EIM system.

Deliverables:

1. Draft Pre-Construction surface Sampling Report for Ecology review.
2. Response to comments.
3. Final Pre-Construction surface Sampling Report incorporating Ecology comments as appropriate.

Task 7 - Construction Management Services During Marine Outfall Construction

Serve as City of Anacortes "Construction Manager", working with the Construction team, to construct outfall in 2022 as practicable, in accordance with all approved project plans, contracts, and permits. In this role, Rob Webb would report directly to Fred Buckenmeyer, City Public Works Director and would work as the City's representative to the construction team on technical (non-financial) matters.

1. Review Contractor submittals.
2. Provide daily onsite CM representation for marine outfall construction, 10 hours per day, 6 days per week, Rob Webb onsite 1 day per week (average).
6. Coordinate materials testing (gradation, compaction, material type) for marine outfall construction as required by project specifications. As the exact scope of this cannot be determined until contracting and construction based on contractor's schedule, we have included an allowance in the Cost Estimate for these services.

3. Perform quality assurance work as required by Department of Ecology approved CQAP for marine construction.
4. Prepare detailed daily reports of construction activities including details on weather, crews and equipment on site, materials imported, materials exported, work performed, any issues encountered and photos of the day's activities.

Task 8 - Post-Construction Surface Sediment – Field Sampling (Task 8A) and Report Preparation (Task 8B)

Perform post-construction surface sediment sampling in accordance with Ecology approved Pre and Post Outfall Construction Perimeter Sediment Monitoring Plan, City of Anacortes Wastewater Treatment Plant Outfall, Guemes Channel, Anacortes, WA. Dated June 16, 2021.

We will then prepare a post-Construction surface Sampling Report in accordance with Ecology approved Pre and Post Outfall Construction Perimeter Sediment Monitoring Plan, City of Anacortes Wastewater Treatment Plant Outfall, Guemes Channel, Anacortes, WA. Dated June 16, 2021. Input data to Ecology EIM system.

Deliverables:

1. Draft Post-Construction Subsurface Sampling Report for Ecology review.
2. Response to comments.
3. Final Post-Construction Subsurface Sampling Report incorporating Ecology comments as appropriate.

SCHEDULE

Our services are ongoing and would extend through completion of construction of the new outfall and any related reporting, currently estimated to be December 31, 2022.

The anticipated time frame for each Task is shown below.

Task	Description	Anticipated Timeframe
1	Ongoing Construction Management Services during Design, Permitting and Contractor Selection, Project Management and Technical Support	August 2021 thru December 2022 (17 Months)
2	Prepare CQAP for Marine Construction	2021
3	Prepare CQAP for Upland Construction	2021
4	Pre-Construction Sub Surface Confirmation Sediment – Field Sampling (Task 4A) and Report Preparation (Task 4B)	2021
5	Construction management Services During	2022

	Upland Outfall Construction	
6	Pre-Construction Surface Confirmation Sediment – Field Sampling (Task 6A) and Report Preparation (Task 6B)	2022
7	Construction management Services During Marine Outfall Construction	2022
8	Post-Construction Surface Sediment – Field Sampling (Task 8A) and Report Preparation (Task 8B)	2022

BUDGET

We have prepared the attached Cost Estimate based on our current understanding of the project, the project schedule and DOF's role as requested by the City of Anacortes.

The estimate is based on estimated durations for construction of the upland and marine portions of the projects. These would be adjusted as appropriate based on Contractors actual schedule and construction duration.

Task	Description	Estimated Cost (Rounded to nearest \$1,000)
1	Ongoing Construction Management Services during Design, Permitting and Contractor Selection, Project Management and Technical Support	\$198,000
2	Complete CQAP for Marine Construction	\$13,000
3	Prepare CQAP for Upland Construction	\$19,000
4	Pre-Construction Sub Surface Confirmation Sediment – Field Sampling (Task 4A) and Report Preparation (Task 4B)	\$232,000
5	Construction management Services During Upland Outfall Construction	\$446,000
6	Pre-Construction Surface Confirmation Sediment – Field Sampling (Task 6A) and Report Preparation (Task 6B)	\$98,000
7	Construction management Services During Marine Outfall Construction	\$357,000
8	Post-Construction Surface Sediment – Field Sampling (Task 8A) and Report Preparation (Task 8B)	\$89,000

Estimated Total	\$1,454,000
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Our charges will be on a time and materials basis in accordance with attached rate schedule.

Should it become apparent that we will expend the existing budget based on City requests, or that project requirements have changed we will notify you and request review and consideration of approval for added costs.

Terms and Conditions

This proposal has been prepared with the understanding that the terms under which we would perform our services would be those in our existing agreement with the City of Anacortes, Agreement 20-032-SEW-001, and executed 4/16/2020, Period of Performance thru December 31, 2022. Any modification to those terms would first need to be mutually agreed to in writing.

Please call should you wish to discuss the scope of work, estimated budget or if you have any questions.

Sincerely,
Dalton, Olmsted & Fuglevand, Inc.



Rob Webb, President

Attachments:

- Rate Schedule
- Cost Estimate

RATE SCHEDULE - Dalton, Olmsted & Fuglevand, Inc.

LABOR

Category	Hourly 2021
Sr. Consultant 3	\$260.00
Sr. Consultant 2	\$230.00
Sr. Consultant 1	\$215.00

Consultant 3	\$190.00
Consultant 2	\$180.00
Consultant 1	\$175.00
Project 3	\$165.00
Project 2	\$160.00
Project 1	\$150.00
Staff 3	\$140.00
Staff 2	\$135.00
Staff 1	\$125.00
Over-Water Premium	\$10.00

Hourly rate for the identified individual staff members will apply while the staff person is working in the designated Category. Staff promoted to a new Category will be billed out at the rate associated with the new Category. New staff will be billed at the stated rate for their assigned Category. Rates are adjusted each January 1.

EXPENSES

Category	Description	Rate
1. DOF Equipment		Attached
2. Pre-approved Travel and Out-of-Pocket Expenses	a. Mileage Per Current IRS b. Parking, lodging, meals c. Out-of-Pocket expenses d. Airfare, Vehicle Rental, and other travel	a. 2021 = \$0.56/mile b. Cost plus 8% c. Cost plus 8% d. Cost plus 8%
3. Specific Services	a. Analytical Laboratory b. Subconsultants c. Material Purchases	a. Cost plus 8% b. Cost plus 8% c. Cost plus 8%

DOF EQUIPMENT RATE SCHEDULE

DESCRIPTION	RATE
DOF Pickup Truck - day	\$125.00
Field Computer - day	\$35.00
Field Meter, QRAEII CGI - day	\$80.00
Field Meter, MiniRAE PID - day	\$95.00
Field Meter, Magnehelic Gauges - day	\$10.00
Field Meter, Metal detector - day	\$30.00
Field Meter, Dissolved O2 (200 foot) - day	\$100.00
Field Meter, O/W Interface Probe - day	\$75.00
Field Meter, Turbidity - day	\$40.00
Field Test, alkalinity - ea	\$10.00
Field Test, ferrous iron -ea	\$10.00
Generator - day	\$60.00
GPS, Trimble GeoXH System - day	\$195.00
Padlocks - ea	\$10.00
PPE, Basic Consumables - person per day	\$10.00
PPE, Disposable Tyvek Suits - ea.	\$7.00
Remote access video camera - day	\$25.00
Sediment Sampler, Core Tubes -ea	job quote
Sediment Sampler, Hand Core - day	\$100.00
Sediment Sampler, Petite Ponar	\$25.00
Strap-on Flow Meter w/ Pressure Transducer	\$100.00
Well Sampling, Bailers, Disposable - ea.	\$10.00
Well Sampling, Basic Equipment - day	\$30.00
Well Sampling, Grunfos Pumpw/ line - day	\$295.00
Well Sampling, Metals Filter & Fittings - ea.	\$20.00
Well Sampling, Peristaltic Pump - day	\$50.00
Well Sampling, Purging pump, 12V - day	\$50.00
WQM, YSI 556 Conductivity/pH/O2 Meters - day	\$100.00
WQM, YSI 650/6000 Water Quality Meter -day	\$150.00

(1) Rates are portal to portal

(2) Rates do not include consumables, which will be invoiced separately

Prepared For:			Task 1		Task 2		Task 3		Task 4A		TASK 4B		TASK 5		TASK 6A		TASK 6B		TASK 7		TASK 8A		TASK 8B		TOTAL				
City of Anacortes - WWTP Outfall Construction Construction Management Services August 2021 to December 2022			August 2021 - December 31, 2022 (17 months)		CQAP for Marine Construction		CQAP for Upland Construction		Pre-Construction Sub Surface Confirmation Sediment - Field Sampling		Pre Construction Sub-Surface Confirmation Sediment - Analysis and Reporting		Construction Management Services During Upland Outfall Construction		Pre-Construction Surface Sediment - Field Sampling		Pre Construction Surface Sediment - Analysis and Reporting		Construction Management Services During Marine Outfall Construction		Post-Construction Surface Sediment - Field Sampling		Post Construction Surface Sediment - Analysis and Reporting						
DOF DALTON OLMSTED FUGLEVAND Prepared by: R. Webb Date: 8/24/2021			Coordinate Design Team, Review Design Deliverables, Manage RFP and proposal review process, coordinate with Contractors, provide input on technical issues, participate in public outreach, DNR Easement, Port access		Prepare Department of Ecology required Construction Quality Assurance Plan (CQAP) for marine portion of outfall construction.		Prepare Department of Ecology required Construction Quality Assurance Plan (CQAP) for upland portion of outfall construction.		Perform pre-construction sub surface sediment sampling in accordance with Ecology approved Dredge Plan		Prepare Pre-Construction subsurface Sampling Report in accordance with Ecology approved Dredge Plan. Input data to Ecology EIM system.		DOF Senior Construction engineer onsite full time, 6d/wk., 10/hr./day. RW 10 hours per week Site/Office Support 10 hrs./week. Materials Testing Sub		Perform pre-construction surface sediment sampling in accordance with Ecology approved Pre & Post Construction Monitoring Plan		Prepare Pre-Construction Sampling Report in accordance with Ecology approved Pre-Post Construction Monitoring Plan. Input data to Ecology EIM system.		DOF Senior Construction engineer onsite full time, 6d/wk., 10/hr./day. RW 10 hours per week Site/Office Support 10 hrs./week. Materials Testing Sub		Perform post-construction surface sediment sampling in accordance with Ecology approved Pre & Post Construction Monitoring Plan		Prepare post-construction surface sediment sampling report in accordance with Ecology approved Pre-Post Construction Monitoring Plan. Input data to Ecology EIM system.						
LABOR CATEGORY		NAME	UNIT RATE	UNITS	\$\$\$				UNITS	\$\$\$			UNITS	\$\$\$			UNITS	\$\$\$			UNITS	\$\$\$			UNITS	\$\$\$			
Sr. Consultant 3		PF	\$260																										
Sr. Consultant 2		RW	\$230	529	\$121,593	4	920	4	920	8	1,840	10	\$2,300	260	\$59,800	8	1,840	10	2,300	217	\$49,833	8	\$1,840	10	\$2,300	1067	\$245,486		
Consultant 3		TG	\$190																										
Consultant 2		MO/NC	\$180			8	1,440	8	1,440	8	1,440	8	\$1,440			8	1,440	8	1,440			8	\$1,440	8	\$1,440	64	\$11,520		
Consultant 1		RM/DC/TD	\$175	222	\$38,850	40	7,000	60	10,500	42	7,350		780		\$136,500					650	\$113,750					1794	\$313,950		
Project 3		LB/CL/DP	\$165	222	\$36,630	20	3,300	40	6,600	42	6,930	12	\$1,980	780	\$128,700	42	6,930	12	1,980	650	\$107,250	42	\$6,930	12	\$1,980	1874	\$309,210		
Project 2		EB	\$160							42	\$9,600	60	\$6,720			42	6,720	60	9,600			42	\$6,720	60	\$9,600	306	\$48,960		
Staff 1			\$125								6,720	60	\$2,500	260	\$32,500				20	2,500	217	\$27,083			20	\$2,500	537	\$67,083	
overwater premium		10% of marine site hours	\$10																130	\$1,300					130	\$1,300			
TOTAL LABOR COST				973	\$197,073	72	\$12,660	112	\$19,460	142	\$24,280	110	\$17,820	2080	\$357,500	100	\$16,930	110	\$17,820	1863	\$299,216	100	\$16,930	110	\$17,820	5772	\$997,509		
Materials Testing															\$30,000					\$10,000							\$40,000		
Marine Sampling																		\$20,000					\$18,000				\$38,000		
Drill Rig and Barge																											\$112,898		
Lab Analysis (Chemistry - ARI)																		\$24,000					\$19,200				\$84,800		
Data Validation (DEQ required for all sediment data)																											\$40,000		
TOTAL SUBCONTRACTOR										\$154,498		\$18,000		\$30,000		\$44,000		\$12,000		\$10,000		\$37,200		\$10,000			\$315,698		
TRAVEL																													
MILEAGE			\$0.555							690	\$383			5980	\$3,319	690	\$383			4983	\$2,766	690	\$383			13033	\$7,234		
DOF truck			\$125	10	\$1,250									26	\$3,250					22	\$2,708					58	\$7,208		
MISC. TRAVEL (gas, parking, tolls)																													
LODGING -			\$175							9	\$1,575			182	\$31,850	9	\$1,575			152	\$26,542	9	\$1,575			361	\$63,117		
MEALS & I EXPENSE			\$60							9	\$540			182	\$10,920	9	\$540			162	\$9,100	9	\$540			361	\$21,640		
Other Expenses																													
TOTAL TRAVEL COSTS					\$1,250					\$2,498				\$49,339		\$2,498				\$41,116		\$2,498					\$99,199		
OTHER DIRECT COSTS																													
COMMUNICATION																													
SHIPPING / POSTAGE																													
COMPUTER TIME																													
GIS / CAD COMPUTER TIME																													
REPRODUCTION																													
MISC. EQUIP. & SUPPLIES			\$500.00							2	1,000			6	\$3,000	1	500			5	\$2,500	1	\$500			15	\$7,500		
TOTAL OTHER DIRECT COSTS										\$1,000				\$3,000		\$500				\$2,500		\$500					\$7,500		
TOTAL ESTIMATED COST					\$198,323		\$12,660		\$19,460		\$182,276		\$35,820		\$439,839		\$63,928		\$29,820		\$352,832		\$57,128		\$27,820		\$1,419,906		
FEE ON EXPENSES			8.0%		\$100						\$12,640		\$1,440		\$6,587		\$3,760		\$960		\$4,289		\$3,216		\$800		\$33,792		
GRAND TOTAL					\$198,423		\$12,660		\$19,460		\$194,916		\$37,260		\$446,426		\$67,688		\$30,780		\$357,121		\$60,344		\$28,620		\$1,453,698		
										\$232,176								\$98,468											

Assumptions and Notes

1. Material Testing - Allowance - to be finalized at time of construction based on

Level of Effort - Technical Services
RW 10 hrs./week weeks (August 1 2021 to January 1, 22 2022)
6 hrs./week weeks (January 1, 2022 - December 52 31, 2022)
staff support
6 hrs./week weeks (August 1 2021 to December 31 74 2022

Field Crew
3 person crew 3 days onsite 10 hours/day
30 hours onsite 12 Prep/MOB/Demob 42 hours per person
180 miles - P'bo - Anacortes - RT
50 site - per person 230 miles per person
Lab \$150 grain size \$55 carbon \$600 dioxin \$275 TBT \$215 PCB \$305 PAH \$1,600 per sample
8 sample locations @ 3 24 intervals 2 QC 26 samples analyzed

UPLAND
Construction Duration 6 months 26 weeks
Site Engineer 10 hours/day
6 days/week 60 hours per week 156 per diem (days)
miles - P'bo - Anacortes - RT 180 RT
50 site - per week 230 miles per week
RW 1 day per week 10 hrs./day 10 hours/week 26 per diem (days)
Site/Office Support 5 days/week 2 hours/day 10 hours/week
Lab \$150 grain size \$55 carbon \$600 dioxin \$275 TBT \$215 PCB \$305 PAH \$1,600 per sample
13 sample locations 2 QC 15 samples analyzed

MARINE
Construction Duration 5 months 22 weeks
Site Engineer 10 hours/day
6 days/week 60 hours per week 130 per diem (days)
180 miles - P'bo - Anacortes - RT
50 site - per week 230 miles per week
RW 1 day per week 10 hrs./day 10 hours/week 22 per diem (days)
Site/Office Support 5 days/week 2 hours/day 10 hours/week
Lab \$150 grain size \$55 carbon \$600 dioxin \$275 TBT \$215 PCB \$305 PAH #### per sample
10 sample locations 2 QC 12 samples analyzed

HOLT SERVICES INC

10621 Todd Road East
Edgewood, WA 98372
253 604-4878

ESTIMATE 8/18/2021

Client: DOF
Contact: Dave Cooper
Email: dcooper@dofnw.com
Tel: 206-660-3466

Project: WWTP Outfall Project, Anacortes, WA
Drill Type: Auger/MR/HQ3 Core Drill

Description	Unit	Quantity	Price	Total
Mobilization/Demobilization - barge	EA	1	\$ 22,000.00	\$ 22,000.00
Barge and crew - up to 10 hours on site.	EA	3	\$ 21,500.00	\$ 64,500.00
Mobilization/Demobilization - driller	EA	1	\$ 10,500.00	\$ 10,500.00
Per diem/Daily travel - two person crew	DY	3	\$ 350.00	\$ 1,050.00
Drill Rig & Crew Over-water drilling - up to a 10 hr shift, day shift only	EA	3	\$ 4,500.00	\$ 13,500.00
Additional hours / Standby	HR	0	\$ 400.00	\$ -
Borehole sealing and patch	FT	64	\$ 12.00	\$ 768.00
IDW disposal - per drum	EA	4	\$ 145.00	\$ 580.00
Shelby tube & caps	EA	0	\$ 35.00	\$ -
Subtotal				\$ 112,898.00
Sales Tax			0.0%	\$ -

Scope: Up to 8 at -8' below mudline, geotechnical soil borings.
Range of 12 to 28' depth to mudline.
Hollow stem auger drilling method.
2.5' sampling, Shelby tube sampling if needed.
Bid assumes up to 10 hour day shift only. No nights or weekends.
IDW disposal of drill cuttings or sample waste (non contaminated soil only).
Possible need to decontaminate tooling between borings. Load decon trailer on barge.

USL&H applies.

Crane to load barge and decon trailer provided by Culbertson Marine.

No special wages or work hour restrictions.



City Council Agenda Bill

Meeting Date: September 27,
2021

Agenda Item: 5.d.

Agenda Item Title: Resolution 3053: Extending the Duration of Resolution 2082 Providing Temporary Procedures to Respond to the COVID-19 Epidemic

Staff Contact(s): STEVE HOGLUND

Approved for Submittal to Council by **Action Type**

STEVE HOGLUND

Resolution

DARCY SWETNAM

Item Summary: The City of Anacortes first responded to the COVID crisis with Resolution 2082 adopted on 3/16/2020, which (in part) directed that Council and Committee meetings be held remotely. The provisions of Resolution 2082 have been extended by resolution several times since then. The current resolution extended the provisions through 9/30/2021. If adopted as presented this resolution will extend to December 31, 2021.

Budget Impact:

Previous Action: On March 16, 2020 City Council adopted [Resolution 2082](#) Ratifying Proclamation of Emergency and Providing Temporary Procedures to Respond to the COVID-19 Epidemic.

On April 27, 2020 City Council adopted [Resolution 2085](#), extending the duration of Resolution 2082 through July 31, 2020.

On July 27, 2020 City Council adopted Resolution 2096, extending the duration of Resolution 2082 through September 30, 2020 with the exception of paragraph 3c which expired July 31, 2020. Under [Resolution 2096](#), both public comment and public hearings are allowed electronically.

On September 21, 2020 City Council adopted [Resolution 3000](#), extending the duration of Resolution 2082 through December 31, 2020.

On December 28, 2020 City Council adopted [Resolution 3010](#), extending the duration of Resolution 2082 through March 31, 2021, with the exception of paragraph 4(a), as the hiring freeze provision had been adopted in the 2021 budget ordinance 3078 .

On March 15, 2021 City Council adopted [Resolution 3025](#), extending the duration of Resolution 2082 through June 30, 2021 with the exception of paragraphs 2(C) and

2(D), as the Library and Parks and Recreation followed State and local Health department guidelines in allowing Citizens to use the respective facilities. On June 28, 2021 City Council adopted [Resolution 3038](#) extending the remaining provisions of Resolution 2082 through September 30, 2021.

Recommended Motion: I move to adopt Resolution 3053 extending the COVID response procedures through December 31, 2021.

Alternative Actions: Do not adopt new procedures and revert to procedures adopted by Resolution 2044; propose alternative procedures; propose alternative expiration date.

Attachments (listed in order presented):

1. Resolution 3053

RESOLUTION NO. 3053

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ANACORTES EXTENDING THE DURATION OF RESOLUTION 2082 PROVIDING TEMPORARY PROCEDURES TO RESPOND TO THE COVID-19 EPIDEMIC

WHEREAS, on March 16, 2020 City Council adopted Resolution 2082 ratifying a proclamation of emergency and providing temporary procedures to respond to the COVID-19 epidemic; and

WHEREAS, on April 27, 2020 City Council adopted Resolution 2085 extending the duration of Resolution 2082 through July 31, 2020; and

WHEREAS, on July 27, 2020 City Council adopted Resolution 2096 extending the duration of Resolution 2082 through September 30, 2020; and

WHEREAS, on September 21, 2020 City Council adopted Resolution 3000 extending the duration of Resolution 2082 through December 31, 2020; and

WHEREAS, on December 28, 2020 City Council adopted Resolution 3010 extending the duration of Resolution 2082 through March 31, 2021; and

WHEREAS, on March 22, 2021 City Council adopted Resolution 3025 extending the duration of Resolution 2082 through June 30, 2021; and

WHEREAS, on June 28, 2021 City Council adopted Resolution 3038 extending the duration of Resolution 2082 through September 30, 2021; and

WHEREAS, the public emergency for the novel coronavirus (COVID-19) continues and the future course of the emergency remains uncertain,

NOW THEREFORE, BE IT RESOLVED, by the City Council of the City of Anacortes, Washington, that:

Section 1 – Continuing Effect of Resolution 2082

The provisions of Resolution 2082 shall remain in effect until December 31, 2021, or earlier if rescinded by future City Council resolution, with the exception of Section 3(C) which expired on July 31, 2020, Section 4(A) which expired on December 31, 2020, Section 2(C) which expired March 31, 2021, Section 2(D) which expired March 31, 2021 and Section 2(B), 3(B), 4(C), 4(D), and 6(B) which expired June 30, 2021, and Section 5 which expired June 30, 2021.

Therefore, the provisions remaining in effect from Resolution 2082, as of the implementation of this resolution, are:

Section 1
Section 2A
Section 3A
Section 3D
Section 4B
Section 6A

Section 2 – Public Hearings

Any public hearing that cannot be held in person during the effective period of this resolution must offer public participation via telephone and other electronic means. City Council and staff will also encourage and accept public comment via email or written comment.

INTRODUCED, PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ANACORTES on this 27th day of September, 2021.

LAURIE M. GERE, MAYOR

Approved as to form and legality:

Darcy Swetnam, WSBA #40530
City Attorney

ATTEST:

Steven D. Hoglund, City Clerk Treasurer



City Council Agenda Bill

Meeting Date: September 27,
2021

Agenda Item: 5.e.

Agenda Item Title: Street Fair Application: Anacortes Christmas Parade

Staff Contact(s): DON MEASAMER

<u>Approved for Submittal to Council by</u>	<u>Action Type</u>
Joann Stewart	Motion

Item Summary: Parade of seasonally decorated floats, vehicles, animals, or walkers to start on December 4, 2021, Saturday at 10 a.m. for assembly of participants. Parade starts at 11 a.m., ending at approximately noon. Parade route from 3rd and Commercial south to 10th & Commercial, turning left on 10th for dispersal of parade participants at 10th & N Avenue.

Budget Impact:
None

Previous Action: None

Recommended Motion: Approve Street Fair Application as submitted.

Alternative Actions: Deny Application

Attachments (listed in order presented):

1. Christmas Parade Application LF
2. Christmas Parade Map
3. Christmas Parade Indemnification Agmt



Street Fair Application Processing

Administrator adds this event to the City Council agenda, creates the agenda bill, downloads the reviewed application and any attachments using the link in the email, and uploads those attachments in CivicClerk to go into the City Council packet.

View Anacortes Municipal Code [Chapter 7.04, Special Events](#)

Application

Application Date *

8/27/2021

Event Name *

Anacortes Christmas Parade

Applicant/Organization Name *

Anacortes Lions Club

Mailing Address *

P O Box 61, Anacortes WA 98221

Event Contact Person *

Cathryn (Cato) Woods

Event Contact Email *

catowoods@gmail.com

Event Contact Phone *

(360) 708-9314

Event Website

Estimated Number of Participants/Attendees *

500

Event Description *

Parade of seasonally decorated floats, vehicles, animals or walkers to start on December 4th 2021, Saturday at 10Am for assembly of participants, parade start of 11AM. ending approximately at 12 noon.

Will food vendors participate in this event? *

All Food Vendors must be inspected by the Fire Marshall on site prior to the start of the event.

☐ Yes ☒ No

Date Event Starts *

12/4/2021

Time Event Starts *

10:00:00

AM ▾

Date Event Ends *

12/4/2021

Time Event Ends *

12:00:00

PM ▾

Date Street Closure Starts *

Include requested closures before and after the event hours if required for set up and tear down.

12/4/2021

Time Street Closure Starts *

9:00:00

AM ▾

Date Street Closure Ends *

12/4/2021

Time Street Closure Ends *

12:00:00

PM ▾

Event Location *

List end points of each street that will be closed (e.g. 6th Street from O Ave to Q Ave). Also include location and dimensions of any structures that will be erected and locations of the event that will not be on city street right of way.

Street closure to mainly be on 2nd and Commercial to 11th and Commercial. Closure of 3rd and O Ave to 2nd and O Ave for assembly points, parade to start at 3rd and O Ave going South along Commercial Avenue to turn East at 10th and Commercial (street closure just beyond 11th and Commercial recommended) with Police directing traffic at 10th and O and 10th and N Avenues so parade participants can disburse safely at intersection near Library.

Parking Location

List any public parking areas that the event requests to use for dedicated event parking, including handicapped parking.

Event Map (optional)

Upload one or more maps of the event

Upload

COA map.jpg

4.28MB

Indemnification Agreement *

Upload scan of SIGNED indemnification agreement

Upload

Special Event Indemnificatio... 475.47KB

Download the Indemnification Agreement [here](#).

Signage

Street closure signs will be provided by the City of Anacortes. Applicants must contact City staff one week prior to the event to arrange sign delivery. Event sponsor personnel are responsible for placing street closure signs, which may not be posted more that 48 hours prior to the approved closure, must be removed immediately following the event, and must be returned to city staff the first business day following the event.

Insurance

The applicant may be required to provide public liability insurance subject to the provisions of AMC 7.04.100. Applicants will be notified following application approval of insurance requirements for the specific event.

Electronic Signature Agreement

By checking the "I agree" box below, you agree and acknowledge that 1) your application will not be signed in the sense of a traditional paper document, 2) by signing in this alternate manner, you authorize your electronic signature to be valid and binding upon you to the same force and effect as a handwritten signature, and 3) you may still be required to provide a traditional signature at a later date.

I state that I am over the age of 18, that I agree to assume responsibility for the above-described event and to abide by all conditions stipulated by the approval of the application. *

☒ Yes

Signature

Cathryn (Cato) Woods

Admin Review

Council Meeting Date *

Target date for presentation to City Council; no later than 30 days prior to event

9/20/2021



Staff Review Deadline *

Staff review/approval required no later than 7 days prior to City Council meeting to allow packet preparation

9/13/2021

Administrator comments and conditions of approval

Insurance Certificate

Upload

Insurance certificate may be required by staff or as a condition of Council approval

Departmental Review

Building Department will provide the following services for this event:

Building Department concerns, objections, or conditions of approval *

None

Fire Department will provide the following services for this event:**Fire Department concerns, objections, or conditions of approval ***

None

Parks Department will provide the following services for this event:**Parks Department concerns, objections, or conditions of approval ***

None

Police Department will provide the following services for this event:

APD Auxiliary Patrol will assist with manning street closure points as assigned and if available

Police Department concerns, objections, or conditions of approval *

None

Public Works Department will provide the following services for this event:

Street closure signs will be provided by the City of Anacortes. Applicants must contact City staff one week prior to the event to arrange sign delivery. Event sponsor personnel are responsible for placing street closure signs, which may not be posted more that 48 hours prior to the approved closure, must be

Public Works Department concerns, objections, or conditions of approval *

None

Departmental attachments

Upload any staff memos, guidelines, or requirements that will be in effect for this event.

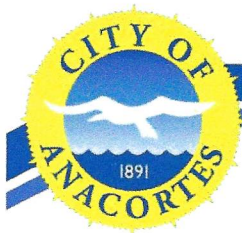
Upload

Comments

Council Packet Complete

Cancel Application





SPECIAL EVENT INDEMNIFICATION AGREEMENT

The undersigned applicant, by signing below, certifies that the applicant is the authorized officer of the sponsoring organization and agrees as follows:

Pursuant to Anacortes Municipal Code Title 7.04.090, the undersigned applicant agrees to defend, indemnify and hold the City of Anacortes, its agents, employees and officers, harmless from any and all claims, injuries, suits, damages, losses, demands and judgments including the attorneys' fees and other costs of their defense, arising out of in whole or in part, the activities, omissions or appliances of the applicant, his employees, agents, volunteers or otherwise, except any claims arising from the sole negligence of the City. The applicant further agrees to comply with all provisions of pertinent laws, rules and regulations, and agrees that any failure to so comply may lead to revocation of an applicant's permit. This Indemnification Agreement constitutes substantial adequate consideration in return for the City's issuance of a special event permit.

Date: 8/27/2021

Cathryn (Cato) Woods,
Pres. Anacortes Lion's Club

Name and Title – Printed

Cathryn (Cato) Woods
Signature

Name and Title – Printed

Signature



City Council Agenda Bill

Meeting Date: September 27,
2021

Agenda Item: 6.a.

Agenda Item Title: Closed Record Decision Hearing: SDP-2021-0001, MJB Properties
Shoreline Clearing & Grading

Staff Contact(s): MORGAN EMILY

Approved for Submittal to Council by **Action Type**

MORGAN EMILY

Closed Record Decision Hearing

LIBBY GRAGE

DON MEASAMER

Item Summary: An open record public hearing for the above referenced permit application was held by the [Planning Commission on September 8, 2021](#). The Planning Commission unanimously voted to recommend to the City Council approval with conditions of the Shoreline Substantial Development Permit.

Budget Impact:

N/A

Previous Action: N/A

Recommended Motion: I move to approve SDP-2021-0001 subject to the conditions of approval contained in the Staff Report, dated August 25, 2021, as well as the proposed condition provided in the Planning Commission Recommendation.

Alternative Actions: Approve the application with modified conditions or deny the application.

Attachments (listed in order presented):

1. Signed PC Recommendation - SDP-2021-0001
2. Exhibit A - SR
3. Exhibit B - Application Materials
4. Exhibit C - Approved Plans
5. Exhibit D - Notices
6. Exhibit E - Comments

7. Exhibit F - MDNS
8. Staff Slide Presentation



ANACORTES PLANNING COMMISSION

Findings of Fact, Conclusions of Law and Recommendation

File Number	SDP-2021-0001
Project Name	MJB Shoreline Clearing & Grading
Proposal	The applicant has requested a Shoreline Substantial Development Permit (SSDP) for clearing and grading activities to occur within shoreline jurisdiction of Fidalgo Bay. The proposed SSDP is for Phase 2 of the property development; Phase 1 was approved June 23, 2021, under Clearing & Grading Permit, BLD-2021-0033. The rough site grading for Phase 2 would include 100,000 cu. yds. of fill and over 400 cu. yds. of cut for the preparation of land development. The development proposes the construction activities as follows: installing erosion control BMPs, clearing the existing land cover, placing fill soils, compacting, and placing permanent soil stabilization; all proposed work is to occur no less than 10 ft. landward of the Ordinary High Water Mark (OHWM).
Public Hearing	Anacortes Planning Commission
Public Hearing Date	September 8, 2021
PC Deliberations	September 8, 2021
Decision Body	Anacortes City Council
Closed Record Hearing Date	September 27, 2021
Exhibits	A. Staff Report B. SSDP Application Materials C. Approved Plans D. Notices E. Agency/Public Comments F. Adopted MDNS

Documents are available at City Hall in the Planning, Community, and Economic Development Department or may be accessed on the public portal:

<https://docs.cityofanacortes.org/WebLink/Browse.aspx?dbid=0&startid=434848&row=1>

After considering the written and spoken comments and considering the record before it, the Planning Commission enters the following findings of fact, conclusions of law, and decision:

Findings of Fact & Conclusions of Law

1. The Staff report dated August 25, 2021, accurately describes the project proposal and is hereby incorporated by reference. (Exhibit A)
2. The following members of the public provided testimony during the public hearing:
 - a. Kathleen Lorence Flanagan
 - b. Sara Holahan
 - c. Catherine Houck
 - d. Wayne Huseby
3. The following additional exhibits were entered into the record at the public hearing: N/A
4. The following additional Findings of Fact and/or Conclusions of Law are entered:
 - a. The location of the OHWM was delineated in 2019; an updated delineation/verification would be conditioned to be provided prior to commencement of shoreline construction activities.

Recommendation

Based on the foregoing findings and conclusions of law, and review of the City's regulatory authority to implement the policies, standards, and regulations of the Anacortes Municipal Code, the Planning Commission hereby makes the following recommendation regarding the subject Shoreline Substantial Development Permit:

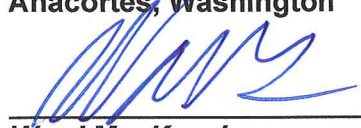
- ☒ Approve with Conditions
☐ Approve
☐ Deny

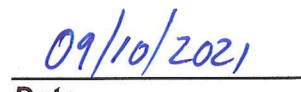
Subject to staff's recommended conditions in the Staff Report dated August 25, 2021 and any additional Commissioner conditions of approval as listed below:

1. ***Prior to commencement of construction activities within shoreline jurisdiction, the applicant shall coordinate with WA Dept. of Ecology for the verification of the ordinary high water mark (OHWM).***

Commission Vote	Support	Oppose	Absent	Abstain
Frank Jeretzky	x			
Mike Cortright	x			
Sarah Ruether	x			
Jeff Mount	x			
Gary Molyneaux	x			
Jeff Graf	x			
Ward MacKenzie	x			
Total	7	0	0	0

ANACORTES PLANNING COMMISSION
Anacortes, Washington


Ward MacKenzie
Planning Commission Chair


Date



Anacortes Planning, Community & Economic Development Department

904 6TH Street / P.O. Box 547, Anacortes, WA 98221

360.299-1984 - Office Hours: Mon-Fri 8:00 AM – 5:00 PM

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT: STAFF REPORT

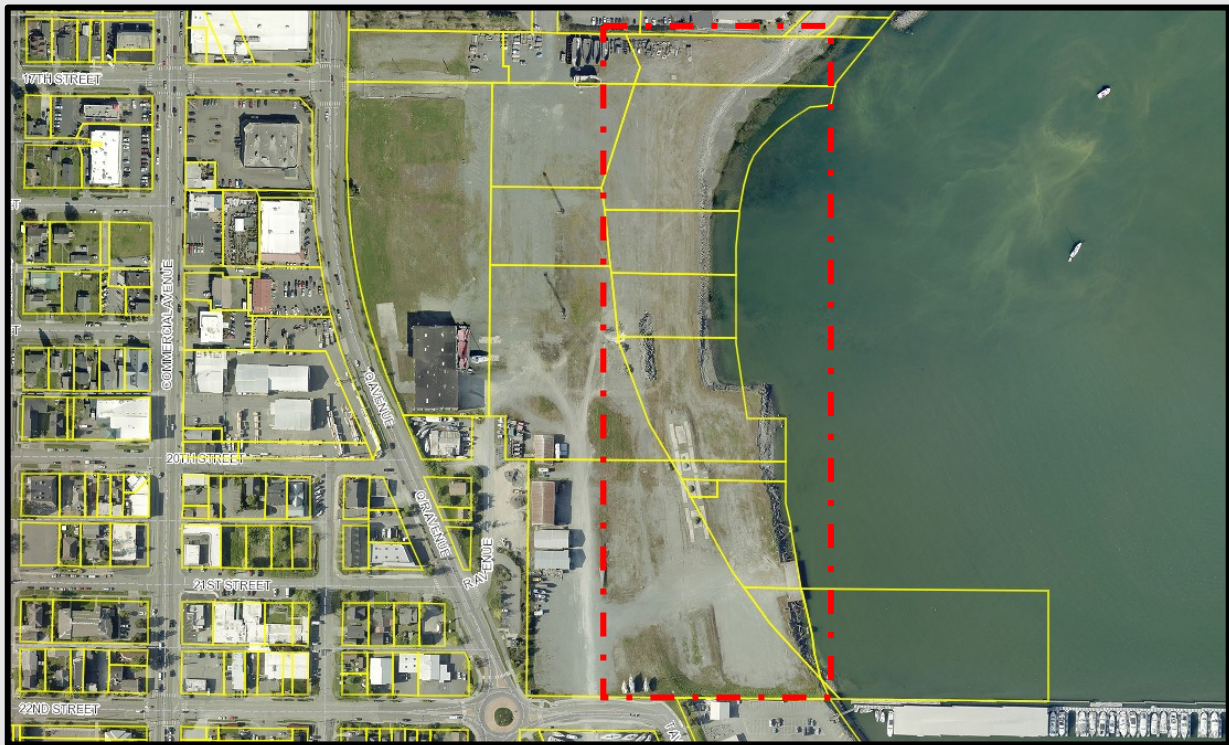
File Number	SDP-2021-0001	Date of Report	August 25, 2021
Project Title	MJB Shoreline Clearing & Grading	Related File(s)	BLD-2021-0033
Project Location	The project site is located along Q/R Ave on the following parcels: P78000, P32963, P32965, P32966, P32967, P32968, P32969, P32970, P32971, P32941, P32916, P32915, P32929, P32913, P32943, P58064		
Request	The applicant has requested a Shoreline Substantial Development Permit (SSDP) for clearing and grading activities to occur within shoreline jurisdiction of Fidalgo Bay. The proposed SSDP is for Phase 2 of the property development; Phase 1 was approved June 23, 2021, under Clearing & Grading Permit, BLD-2021-0033. The rough site grading for Phase 2 would include 150,000 cu. yds. of fill and over 400 cu. yds. of cut for the preparation of land development. The development proposes the construction activities as follows: installing erosion control BMPs, clearing the existing land cover, placing fill soils, compacting, and placing permanent soil stabilization; all proposed work is to occur no less than 10 ft. landward of the Ordinary High Water Mark (OHWM).		
Landowner	MJB Properties, LLC - 5050 1 st Ave S, Suite 102, Seattle, WA 98134		
Applicant	KPFF Consulting Engineers - 1601 5 th Ave, Suite 1600, Seattle, WA 98101		

SITE INFORMATION

Zoning	Marine Mixed Use	Comprehensive Plan Designation	Marine Mixed Use
Shoreline Environment	Urban	Water Body	Fidalgo Bay
Present Use of Property	The subject property is primarily vacant and undeveloped. The area of development had been historically cleared and has minimal vegetation. There are no existing buildings on site, but a few abandoned concrete pads are present.		
Critical Areas	Pursuant to Appendix "A" of the Shoreline Master Program (SMP) regulating critical areas, the subject development was reviewed for proximity to critical areas. The subject property is subject to the following: • SMP A-3: Geologically Hazardous Areas ○ With application, a Geotechnical Report prepared by PanGeo, Inc, dated March 26, 2021, was provided. Said report was peer reviewed and accepted by GeoEngineers, Inc, dated April 14, 2021. • SMP A-1: Frequently Flooded Areas		

	- Majority of the subject property was indicated as being in Zone AE per FIRM Panel 5303170040A. However, based on accepted LOMA 21-10-0614A, effective March 10, 2021, majority of the upland area is now amended to a Zone X for having minimal flood hazard. - Work to occur within the portions of the parcels that are indicated to be located within Zone AE shall be subject to the applicable code provisions. SMP A-5: Fish & Wildlife Conservation Habitat Areas - Based on the City mapping, the subject property is adjacent to priority habitat and species for herring spawning and Dungeness crab. - With application, a Habitat Assessment dated December 16, 2020, by Brianna Hines, MES, WPIT of KPFF Consulting Engineers, concludes, <i>"The proposed development, though it will involve permanent changes to the existing shoreline/upland habitat, will not result in a net loss of ecological function due to the minimal vegetation and low functionality of the existing habitat"</i>.
--	--

PROJECT LOCATION & SURROUNDING USES

		
	Comprehensive Plan	Zoning
North	Marine Mixed Use	Marine Mixed Use
South	Commercial Marine / Industrial	Commercial Marine 2 / Industrial
West	Commercial / Residential High Density	Commercial / Residential High DensityS 4

PROCEDURAL

1. **Type of Review.** According to AMC 19.20.030(1) and 18.16.100(B), shoreline substantial development permit applications for projects valued greater than \$1 million or on sites of 3-acres or more are considered a Type 4 type of review. For Type 4 reviews, the Planning Commission provides a recommendation for final decision to City Council regarding the proposed shoreline substantial development permit.
2. **Project History.** A mandatory preapplication meeting was held on November 11, 2020. A neighborhood meeting was held on January 5, 2021.
3. **Environmental Review.** Based on the submitted application for Phase 2 of the development and the scope of the project, the existing SEPA document, Mitigated Determination of Non-Significance, issued June 3, 2021, was adopted per WAC 197-11-630.

The adoption of an existing MDNS and SEPA environmental checklist requires a public notice and comment period. A Notice of Application with Adoption of MDNS was published on June 16, 2021, with the public comment period ending on July 16, 2021.

4. **Public notice and reviewing departments/agencies.** A notice of application with a 30-day public was published in the Anacortes American, posted on the project site and mailed to property owners within 300 ft.

Application Submitted	February 22, 2021
Determination of Completeness issued	June 8, 2021
Notice of Application with Adoption of Existing MDNS Published	June 16, 2021
Notice of Hearing Published	August 18, 2021
Open Record Public Hearing (Planning Commission)	September 8, 2021
Closed Record Public Hearing (City Council)	Tentatively, September 27, 2021

5. **Reviewing departments/agencies.** The project application was routed for review to applicable agencies and City departments.

REVIEWING DEPARTMENTS & AGENCIES:				
City of Anacortes	Local Agencies & Districts	State & Federal	Skagit County	Other
☒ Building ☒ Fire Dept. ☒ Parks ☒ Planning ☒ Police ☒ Public Works ☒ Operations	☐ Skagit Transit ☐ Anacortes School District 103 ☒ Port of Anacortes	☒ DOE ☒ WDFW ☐ WSDOT ☒ DNR ☒ DAHP	☐ Health District ☐ Planning ☐ Public Works	☒ Swinomish Tribe ☒ Samish Tribe ☒ Upper Skagit Tribe
X = Request for review/comments sent to department or agency.				

6. **Consideration of written comments and applicant responses.** The notice of application public comment period ended on July 16, 2021. In making its recommendation, the Department considered timely received written comments and the applicant's responses, if any, as required in AMC 19.20.130(C). The following comments were received:

- 6.1. Agency comment from the City's Public Works Engineering Dept. on July 1, 2021, stated that the civil plans and drainage report have been accepted.

- 6.2. Public comment from Sara Holahan, received July 16, 2021, was in support of the proposed development, but did have some concerns and provided recommendations, to include: keeping fill out of the buffer, staff should apply the uncoded 2017 SMP regulations in lieu of the 2010 SMP, and the habitat assessment should be updated to include surf smelt.

DEPARTMENT REVIEW – FINDINGS OF FACT

1. The application was submitted by KPFF Consulting Engineers on behalf of the property owner, MJB Properties, LLC for clearing and grading activities to occur within shoreline jurisdiction of Fidalgo Bay.
2. The applicant proposes the clearing and grading for site development, to occur within shoreline jurisdiction of Fidalgo Bay; the proposed application is for Phase 2 of the property development; Phase 1 was approved June 23, 2021, under Clearing & Grading Permit, BLD-2021-0033.
 - 2.1. The rough site grading for Phase 2 would include 150,000 cu. yds. of fill and over 400 cu. yds. of cut for the preparation of land development. The development proposes the construction activities as follows: installing erosion control BMPs, clearing the existing land cover, placing fill soils, compacting, and placing permanent soil stabilization.
 - 2.2. All proposed work within shoreline jurisdiction would occur 10 ft. landward of the Ordinary High Water Mark (OHWM).
3. With application, a Cultural Resource Assessment dated January 20, 2021, prepared by Drayton Archaeology, was submitted. The report concluded that the subject property does not appear to have the potential to affect and historic or precontact cultural resources. Further, that *“based on the results of the present review, Drayton recommends that the project proceed as designed, and that no further archeological oversight is warranted”*. Therefore, meeting the goals and policies of SMP Chapter 4.9, Historic, Cultural, Scientific, and Educational Element.
4. According to Table 5.1 of the SMP, upland fill is permitted in the Urban Shoreline Environment Designation.
 - 4.1. Permitted, when meeting requirements for that use and shoreline area, may be subject to Shoreline Substantial Development Permit or shoreline exemption requirements.
 - 4.2. Due to the scope of work, the proposed development is not exempt from a Shoreline Substantial Development Permit.
5. The placement of fill, upland or in water, is subject to the policies and development regulations of SMP 9.7, specifically the following:
 - 5.1. Per SMP DR-9.7.2, fill is permitted only when a proposal or activity is otherwise permitted under the SMP.

Upland fill is permitted to occur within the Urban shoreline environment designation. The proposed clearing and grading is for the site preparation to support the future multi-phase water-front development. All future phases of development would require City shoreline permitting and/or review.
 - 5.2. Per SMP DR-9.7.4, projects are to be located and designed to minimize the area of fill necessary to accommodate the use.

Based on the application materials, fill is proposed to be limited to the amount necessary to provide positive sewer drainage and will result in no net loss of shoreline ecological function.
 - 5.3. Per SMP DR-9.7.5, applications for fill should address impacts; fill that will result in significant adverse impacts that cannot be mitigated is prohibited.

Based on the provided Habitat Assessment Report, the proposed fill is not anticipated to result in adverse impacts or a loss of ecological function due to the lack of existing vegetation and upland habitat.

- 5.4. Per SMP DR-9.7.6, fill should be provided with some means for erosion control and/or shoreline stabilization.

As indicated in the approved civil plans, the proposed development would provide for soil stabilization. Additionally with application, a geological site assessment report was provided; as conditioned, the proposed development would be required to comply with the recommendations and conclusions of said report.

- 5.5. Per SMP DR-9.7.7, fill material is to be of sand, gravel, soil, rock or similar material.

As stated in the project narrative, the proposed fill material is to be composed of sand and gravel.

- 5.6. Per SMP DR-9.7.8, excavation of beach material for the purpose of obtaining fill material is prohibited.

Per the application materials, no beach excavation is proposed. Fill material is to be trucked in from an upland source and placed on the subject property.

- 5.7. Per SMP SR-9.7.9, fill is to be located, designed, and constructed to protect ecological functions and ecosystem-wide processes.

As indicated, the existing site conditions have minimal native vegetation or upland habitat. The proposed placement of fill would not occur within 10 ft. from the OHWM.

CONCLUSIONS OF LAW

1. Pursuant to AMC 19.20.030 and AMC 19.20.040(A), the Planning Commission has authority to make recommendation on the proposal after conducting a pre-decision open record public hearing. The proposal requires shoreline substantial development permit.
2. Property notice for the public hearing has been provided. Notice was posted on the property and published in the Anacortes American newspaper on August 18, 2021, more than 15 days prior to the date of the hearing.

SHORELINE MANAGEMENT ACT (RCW 90.58):

3. Proposed development lies within 200 ft. of a shoreline of statewide significance (RCW 90.58.030(2)(f)) and is therefore subject to conformance with the City of Anacortes' Shoreline Master Program (SMP).
4. The subject proposal is located in the Urban Shoreline Environment Designation.
5. The subject proposal is not exempt from obtaining an approved Shoreline Substantial Development Permit (SSDP) per WAC 173-27-040. Accordingly, on February 22, 2021, the City of Anacortes' Department of Planning, Community, & Economic Development received the subject application from the applicant.
6. According to AMC 19.20.030(1) and 18.16.100(B) shoreline substantial development permit applications for projects valued greater than \$1 million or on sites of 3-acres or more are considered a Type 4 type of review. For type 4 reviews, the Planning Commission makes a recommendation for final decision to City Council regarding the subject shoreline substantial development permit.
7. The purpose of the "Urban" shoreline designation is to provide for commercial, industrial, and recreational uses that are consistent with the Shoreline Management Act, this Master Program, while seeking the opportunity for the protection and restoration of ecological functions.
8. Based on the existing site conditions of minimal vegetation and the provided Habitat Assessment Report, the proposed development would not result in a net loss of ecological function of the shoreline.
9. The subject shoreline permit was reviewed for conformance with all applicable Shoreline Master Program regulations, including but not limited to, Section 5.10 Urban Environment, Chapter 5, Shoreline Environments & Associated Policies and Regulations, Chapter 6 Environmental Protection General

Regulations, Chapter 8 Specific Use Policies and Development Regulations, and Section 9.7 of the Shoreline Master Program that regulates the placement of fill.

10. The subject proposal is consistent with the Washington State's Shoreline Management Act, City of Anacortes' 2010 Shoreline Master Program and development regulations listed therein for developments within the "Urban" shoreline environment designations.
11. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.
12. Staff reserves the right to supplement the record of the case to respond to matters and information raised subsequent to the writing of this report.

RECOMMENDATION

Based upon the application, Findings of Fact, and Conclusions of the staff report, staff recommends that the Planning Commission recommend approval of the shoreline substantial development permit with the following conditions of approval:

1. The scope of the project shall not exceed that as set-out in the shoreline permit application shall be valid for the activities described within the JARPA and shown on the site plan of record (Exhibit D), date stamped February 22, 2021, except as modified by this decision or other jurisdictional agencies.
2. All applicable permits (local, state, & federal) shall be secured before any construction activities begin onsite and copies provided to the City of Anacortes' PCED.
3. The proposed development shall be in strict conformance with the reviewed and approved construction plans, date stamped February 22, 2021, including but not limited to, the proposed TESC plan and notes.
4. The proposed development shall be in strict conformance with the stormwater report and plan, approved by the City's Public Works Department.
5. No work or development shall occur within 10 ft. of the Ordinary High Water Mark (OHWM).
 - 5.1. Throughout the duration of construction activities, 10 ft. from OHWM shall be fenced with a highly visible and durable protective barrier to prevent access and sedimentation from disturbed areas from entering Fidalgo Bay.
6. The proposed development shall adhere to the recommendations and conclusions provided by the Geotechnical Report prepared by PanGeo, Inc, dated March 26, 2021, and the peer review prepared by GeoEngineers, Inc, dated April 14, 2021.
7. The proposed development shall adhere to the recommendations and conclusion provided in the Habitat Assessment Report prepared by KPFF Consulting Engineers, dated December 16, 2020,
8. Development shall comply with the mitigation measures as listed in the Adopted SEPA Mitigated Determination of Non-Significance (MDNS) issued on June 3, 2021.
9. Pursuant to the City of Anacortes Comprehensive Plan Land Use Policy 8.5, all proposed plans for development along Fidalgo Bay Waterfronts should take into account sea-level rise, tsunamis and other natural hazards. As part of construction of on-site infrastructure, site grades shall be planned and located to accommodate potential long-term sea level rise and tsunami conditions, appropriate to the design lifetime of the project, as determined using the higher end of the range predicted using best available science.
10. Hours of construction/work are limited to 7:00 AM to 10:00 PM, (7) days a week. If work must occur outside these hours, a noise variance shall be first obtained.
11. Noise levels shall not to exceed those standards as established by the state pursuant to Chapter 70.107 RCW and contained in Chapter 173.60 WAC.
12. Mud and debris tracked onto City of Anacortes public streets and right-of-way is prohibited. The applicant shall be responsible to sweep the adjacent streets as needed to prevent track out.

13. The applicant /landowner shall comply with federal statutes including but not limited to: Endangered Species Act, Clean Water Act, Marine Mammal Protection Act, and other federal statutes.
14. The project shall comply with all applicable Shoreline Master Program regulations, including but not limited to, Section 5.10 Urban Environment, Chapter 5, Shoreline Environments & Associated Policies and Regulations, Chapter 6 Environmental Protection General Regulations, Chapter 8 Specific Use Policies and Development Regulations, and Chapter 9 Specific Shoreline Modification Policies and Development Regulations.
15. Development shall comply with SMP 9.7 regulating the development regulations for the placement of shoreline fill shall be as follows:
 - 15.1. Projects shall be located and designed to minimize the area of fill necessary to accommodate the use.
 - 15.2. Fill shall be provided with some means for erosion control and/or shoreline stabilization consistent with the policies and regulations of Section 9.11, Shoreline Stabilization Measures and Flood Protection Works.
 - 15.3. Fill material shall be sand, gravel, soil, rock, or similar material. Clean dredge material from a permitted dredging operation shall be permitted except for capping project(s) approved for clean-up under applicable federal and state regulatory programs.
 - 15.4. Excavation of beach material for the primary purpose of obtaining fill material is prohibited. When practical and where it would not result in significant adverse impacts, excess beach material from construction of utilities or other allowed improvements shall be used for beach enhancement and/or environmental restoration projects, rather than fill.
 - 15.5. Fills shall be located, designed, and constructed to protect shoreline ecological functions and ecosystem-wide processes.
16. Development shall comply with AMC 18.16.130 regulating the time limit for shoreline permits as follows:
 - A. *Construction, or substantial progress toward completion, must begin within two (2) years after approval of the permit. Substantial progress toward construction shall include, but not limited to, the letting of bids, making of contracts, purchasing of materials involved in development, but shall not include development or uses which are inconsistent with the Shoreline Management Act or the city's master program. In determining the running two-year period hereof, there shall not be included the time during which development was not actually pursued by construction and the pendency of litigation reasonably related thereto made it reasonable not to so pursue; provided, that the city may, in its discretion, extend the two-year time period for a reasonable time based on factors, including the inability to expeditiously obtain other governmental permits which are required prior to the commencement of construction.*
 - B. *5-Year Permit Authorization: If construction has not been completed within five years of approval by the City of Anacortes, the city will review the permit, with prior notice to parties of record, and, upon showing of good cause, either extend the permit for one additional year, or terminate the permit. Prior to the city authorizing any permit extensions, it shall notify any parties of record and the Department of Ecology. Note: Only one single extension is permitted.*

MJB NORTH
CLEARING AND GRADING PERMIT
MAY 24, 2021

SHORELINE PLAN SHEET INDEX	
SHEET NO	SHEET TITLE
CS0.00	COVER SHEET
CS0.01	NOTES, LEGEND, AND ABBREVIATIONS
CS1.10	TESC PLAN
CS1.11	TESC PLAN
CS1.12	TESC PLAN
CS1.50	TESC DETAILS
CS1.51	TESC DETAILS
CS2.10	ROUGH GRADING PLAN
CS2.11	ROUGH GRADING PLAN
CS2.12	ROUGH GRADING PLAN
CS2.30	SITE SECTIONS

CIVIL SHEET INDEX	
SHEET NO.	SHEET TITLE
C0.00	COVER SHEET
C0.01	NOTES, LEGEND, AND ABBREVIATIONS
C0.02	CITY OF ANACORTES GENERAL NOTES
C0.03	CITY OF ANACORTES GENERAL NOTES
C0.10	OVERALL PLAN
C1.00	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.11	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.12	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.13	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.50	TESC DETAILS
C1.51	TESC DETAILS
C2.10	DEMOLITION PLAN
C2.11	DEMOLITION PLAN
C2.12	DEMOLITION PLAN
C3.00	HORIZONTAL CONTROL AND ALIGNMENT PLAN
C3.10	PAVING AND ROADWAY PLAN AND PROFILE
C3.11	PAVING AND ROADWAY PLAN AND PROFILE
C3.12	PAVING AND ROADWAY PLAN AND PROFILE
C3.13	PAVING AND ROADWAY PLAN AND PROFILE
C3.14	PAVING AND ROADWAY PLAN AND PROFILE
C3.15	PAVING AND ROADWAY PLAN AND PROFILE
C3.16	PAVING AND ROADWAY PLAN AND PROFILE
C3.50	TYPICAL ROADWAY SECTIONS
C3.51	PAVING DETAILS
C4.10	GRADING AND DRAINAGE PLAN AND PROFILE
C4.11	GRADING AND DRAINAGE PLAN AND PROFILE
C4.12	GRADING AND DRAINAGE PLAN AND PROFILE

CIVIL SHEET INDEX	
SHEET NO.	SHEET TITLE
C4.13	GRADING AND DRAINAGE PLAN AND PROFILE
C4.14	GRADING AND DRAINAGE PLAN AND PROFILE
C4.15	GRADING AND DRAINAGE PLAN AND PROFILE
C4.16	GRADING AND DRAINAGE PLAN AND PROFILE
C4.17	GRADING AND DRAINAGE PLAN AND PROFILE
C4.18	GRADING AND DRAINAGE PLAN AND PROFILE
C4.30	DRAINAGE PROFILES
C4.31	DRAINAGE PROFILES
C4.50	GRADING AND DRAINAGE DETAILS
C5.10	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.11	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.12	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.13	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.14	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.15	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.16	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.50	SANITARY SEWER AND WATER DETAILS
C6.10	CHANNELIZATION AND SIGNAGE PLAN
C6.11	CHANNELIZATION AND SIGNAGE PLAN
C7.00	GRADING OVERALL PLAN
C7.10	ROUGH GRADING PLAN
C7.11	ROUGH GRADING PLAN
C7.12	ROUGH GRADING PLAN
C7.13	ROUGH GRADING PLAN
C7.14	ROUGH GRADING PLAN
C7.15	ROUGH GRADING PLAN
C7.30	SITE SECTIONS

ACCEPTED FOR CITY ENGINEER
6-21-2021 [Signature]

MJB PROPERTIES



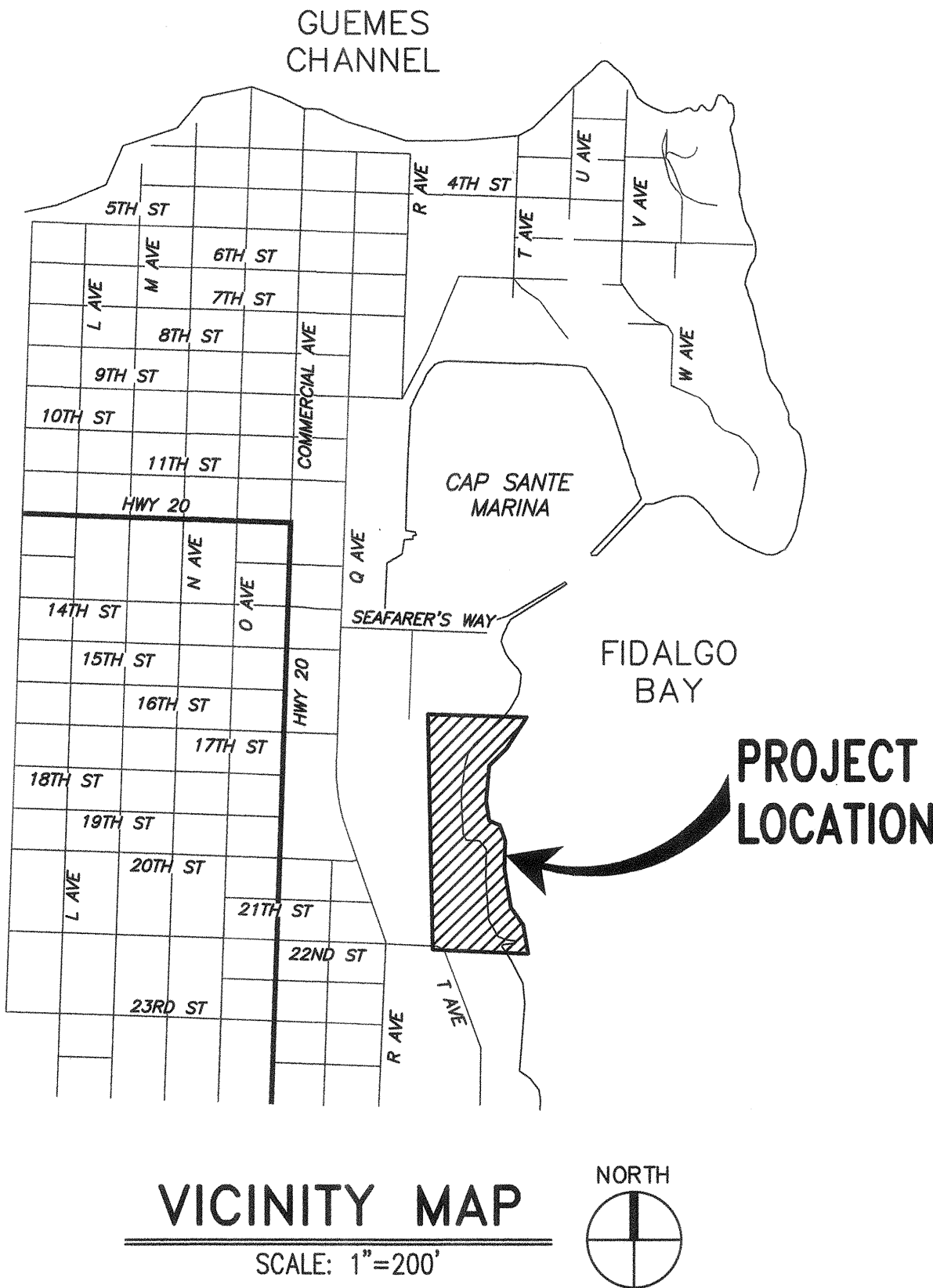
MJB NORTH SHORELINE
MJB PROPERTIES

SECTION 19, TOWNSHIP 35 NORTH, RANGE 02 EAST, WM
ANACORTES, WA
MAY 2021

DATUM

HORIZONTAL DATUM: NAD 83/91
VERTICAL DATUM: NAVD88

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE CASCADE NATURAL GAS (CNG) AND ENERGIZED PUGET SOUND ENERGY LIGHT FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH CNG AND PSE TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER CNG AND PSE REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH CNG AND PSE TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.



SHORELINE PLAN SHEET INDEX	
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CS2.12	ROUGH GRADING PLAN
CS2.30	SITE SECTIONS

CITY OF ANACORTES CONTACTS:

STEVEN LANCE, PROJECT MANAGER
OFFICE: 360.293.1920
CELL: 360.661.3468
FAX: 360.293.1938
E-MAIL: STEVEL@CITYOFANACORTES.ORG

JUSTIN SYMONDS, PUBLIC WORKS INSPECTOR
OFFICE: 360.299.1972
CELL: 360.661.3547
FAX: 360.293.1938

ERIC SHJARBACK, ASSISTANT CITY ENGINEER
OFFICE: 360.293.1920
FAX: 360.293.1938

THE PROJECT MANAGER IS THE KEY PERSON OF CONTACT FOR THE CITY OF ANACORTES REGARDING TECHNICAL AND ENGINEERING MATTERS. THE PUBLIC WORKS INSPECTOR IS THE KEY PERSON OF CONTACT FOR THE CITY OF ANACORTES FOR QUALITY ASSURANCE, SAFETY, FIELD COORDINATION AND INSPECTIONS. ANY PERSON OTHER THAN THE PROJECT MANAGER AND PUBLIC WORKS INSPECTOR SHOWING IMPLIED AUTHORITY ON-SITE SHOULD BE DIRECTED TO THE PROJECT MANAGER. IF THE PROJECT MANAGER IS UNAVAILABLE, FOLLOW THE LINE OF COMMUNICATION.

DEVELOPMENT TEAM CONTACT INFORMATION:

OWNER/DEVELOPER
MJB PROPERTIES
OFFICE: 206.762.9125
CELL: 206.255.5153
CONTACT: JIM BLAIS
E-MAIL: JBLAIS@CMCCINC.COM

CIVIL ENGINEER
KPFF CONSULTING ENGINEERS
OFFICE: 206.622.5822
DESK: 206.926.0737
CONTACT: KYLE CARRICK
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SURVEYOR
PACIFIC SURVEY & ENGINEERING, INC.
OFFICE: 360.671.7387
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GEOTECHNICAL ENGINEER
COASTAL GEOLOGIC SERVICES
OFFICE: 360.647.1845
CONTACT: JIM JOHANNESSEN
EMAIL: JIM@COASTALGEO.COM

TRANSPORTATION ENGINEER
WILLIAM POPP ASSOCIATES
OFFICE: 425.401.1030
CONTACT: BILL POPP, JR
EMAIL: BPOPPJ@WMPOPPASSOC.COM

ACCEPTED FOR CITY ENGINEER
06-21-2021 [Signature]

PERMIT SET

					DRAWN BY TNF	DESIGNED BY BSM/TSR	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555	kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com		MJB NORTH SHORELINE - MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M.	SHEET
					CHECKED BY KEC	APPROVED BY JDE					COVER SHEET
					DATE 04/30/2021						
NO.	DATE	BY	CHD.	APPR.	REVISION		J O B No. :1900301	SCALE: AS SHOWN			CS0.00

May 20, 2021 - 10:12am
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D:\1900001-1900999\1900301 MJB Anacortes\CADD\Design\Shoreline\MJB-00.00-Cy.dwg

SURVEYOR'S NOTES

1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH WAC 332-130-145
2. DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN MAY & JUNE OF 2019 AND FEBRUARY & MAY OF 2020.
3. EQUIPMENT USED:

- THEOMAT 00'01.5" ; EDM: ± 2 PPM, ± 3 MM

- TOPCON GR3 RTK GPS

- DJI PHANTOM 4 PRO 20mp ORTHO-RECTIFIED AERIAL IMAGERY AT 1/2" GROUND PIXEL RESOLUTION
4. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 WITH THE 1991 ADJUSTMENT (NAD 83/91) STATE PLANE COORDINATE SYSTEM (SPCS), WASHINGTON NORTH ZONE, BASED ON SURVEY CONTROL PROVIDED FROM THE PORT OF ANACORTES.
5. VERTICAL DATUM: ME NAVD88, PER WSDOT BENCHMARK #2488. PUBLISHED EL=15.96' (TO CONVERT TO LOCAL TIDAL DATUM (MLLW) ADD 0.65' TO ELEVATIONS SHOWN HEREON.
6. CONTOURS DEPICTED HEREON MEET OR EXCEED NATIONAL MAPPING STANDARDS FOR 1-FOOT ACCURACY TOPOGRAPHIC SURVEYS AND HAVE BEEN COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION
7. CONDUCTIBLE UNDERGROUND UTILITY LOCATES SERVICES WERE PERFORMED AND PAINTED ON-SITE BY APPLIED PROFESSIONAL SERVICES AND SURVEYED BY PSE FIELD CREWS IN MAY & JUNE OF 2019 AND FEBRUARY OF 2020. PAINTED AND VISIBLE UTILITY LOCATIONS WERE SUPPLEMENTED WITH AVAILABLE PUBLIC AND PRIVATE UTILITY RECORDS. UTILITIES ARE KNOWN TO EXIST WITHIN THE LIMITS OF THIS SURVEY THAT WERE UNDETECTABLE. ADDITIONAL UTILITY VERIFICATION MAY BE WARRANTED IN AREAS CONSIDERED FOR CONSTRUCTION
8. UTILITY LOCATION AREAS AND LEVEL OF LOCATE ACCURACY WERE DETERMINED BY SURVEYOR AND CLIENT PRIOR TO COMMENCEMENT OF FIELD SURVEY WORK
9. CURRENT TITLE REPORTS WERE PROVIDED FOR THIS SURVEY. EASEMENTS AND/OR TITLE ENCUMBRANCES MAY EXIST THAT ARE NOT NOTED THEREIN. THIS MAP IS RELIANT ON THE PROPERTY DESCRIPTIONS AND ENCUMBRANCES DETAILED IN COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 620038571, WITH AN EFFECTIVE DATE OF JUNE 10, 2019 AT 12:00 AM. (REFERENCE ALTA-NSPS SURVEY DATED 7/16/19 FOR ADDITIONAL SURVEY & BOUNDARY INFORMATION.
10. OCCUPATIONAL INDICATORS NOTE IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-130, THIS SURVEY MAP MAY DEPICT OCCUPATIONAL INDICATORS, SUCH AS FENCES, STRUCTURES, CONCRETE WALKWAYS, ETC. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.
11. VACATION DOCUMENTS ASSOCIATED WITH PLATTED ALLEYS WITHIN PORTIONS OF PARCELS 'A', 'G' AND 'I' WERE NOT INCLUDED OR REFERENCED IN PROVIDED TITLE COMMITMENT OR SCHEDULE 'B' DOCUMENTS.

EROSION CONTROL NOTES

- A. A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR IS REQUIRED. THE ESC SUPERVISOR MUST HAVE ATTENDED AN EROSION AND SEDIMENT CONTROL CLASS WITHIN 3- YEARS FROM TODAY'S DATE. MUST PROVIDE CERTIFICATION CARD.
- B. THE CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR WILL OVERSEE AND BE RESPONSIBLE FOR ALL EROSION CONTROL. THE FACILITIES SHALL BE INSPECTED DAILY AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS AND AFTER EVERY SIGNIFICANT STORM EVENT OF THE ESC FACILITIES DURING THE WET SEASON (OCTOBER 1 TO APRIL 30). MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30). WRITTEN RECORDS SHALL BE TURNED INTO THE PROJECT MANAGER OR INSPECTOR ON A WEEKLY BASIS AT THE WEEKLY SCHEDULED PROJECT MEETINGS.
- C. SHALL BE IN PLACE PER THE APPROVED SET OF PLANS PRIOR TO ANY CONSTRUCTION START.
- D. THE EROSION CONTROL SHALL BE INSPECTED ONCE A DAY AND MODIFIED TO MEET THE SURROUNDING CONDITIONS AS NEEDED.
- E. PROVIDE A SIGN DISPLAYING A 24-HOUR CONTACT NUMBER AND NAME OF THE ESC SUPERVISOR. THE LETTER SIZE SHALL BE A MINIMUM OF 2" LETTERS. THIS SHALL BE IN PLACE PRIOR TO CONSTRUCTION START. REMEMBER, THE LOOK OF THE SIGN WILL BE A REFLECTION OF THE CONTRACTOR AND DEVELOPER AND DEVELOPMENT.
- F. THE STORM DRAIN SYSTEM AND EXISTING DITCHES SHALL BE CLEANED DAILY (SECTION 7- 07.3). ALL DRAINAGE SYSTEMS SHALL BE CLEANED TO THE ACCEPTANCE OF THE CITY OF ANACORTES PRIOR TO ACCEPTANCE OF THE PROJECT.
- G. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED DURING THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED SUCH AS WASH PADS TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN. NO MUD IS ALLOWED TO ENTER ONTO CITY STREETS.
- H. ANY SOILS EXPOSED THAT WILL NOT BE DISTURBED FOR TWO (2) DAYS DURING THE WET SEASON OR SEVEN (7) DAYS IN THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (SEEDING, MULCHING, PLASTIC COVERING, ETC.)
- I. TWO (2) WEEKS PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE (1) WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PROJECT MANAGER. THE PROJECT MANAGER CAN REQUIRE SEEDING IN ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES OR DRAINAGE FACILITIES.
- J. PENALTIES FOR AN EROSION CONTROL VIOLATION ARE SUBJECT TO A \$300 TO \$1000 FINE UNDER CHAPTER 17.66 - PENALTIES FOR VIOLATION. EACH DAY IS CONSIDERED A DIFFERENT VIOLATION.

EXISTING LEGEND

EXISTING EDGE OF ASPHALT
EXISTING EDGE OF CONCRETE
EXISTING EDGE OF GRAVEL ROAD
EXISTING CURB
EXISTING SIDEWALK
EXISTING STORM CULVERT
EXISTING STORM DRAIN LINE
RECORD STORM DRAIN LINE
EXISTING SANITARY SEWER GRAVITY LINE
RECORD SANITARY SEWER LINE
EXISTING WATER LINE
RECORD WATER LINE
EXISTING OVERHEAD ELECTRIC & COMMUNICATION LINES
EXISTING UNDERGROUND POWER
EXISTING UNDERGROUND COMMUNICATIONS LINE
EXISTING UNDERGROUND GAS LINE
EXISTING UNDERGROUND COMPRESSED AIR LINE
EXISTING TOP OF SLOPE LINE
EXISTING TOE OF SLOPE LINE
EXISTING GRADE INDEX CONTOUR
EXISTING GRADE INTERVAL CONTOUR
EXISTING FLOW LINE
EXISTING EDGE OF BRUSH
EXISTING MEAN HIGH WATER LINE, PER NAVD88, EL=7.29'
EXISTING EDGE OF RIP-RAP ARMORING
EXISTING EDGE OF LANDSCAPED AREA
EXISTING RAILROAD RAIL
EXISTING CHAINLINK FENCE
EXISTING GUARDRAIL

EXISTING MONUMENT
EXISTING REBAR AND CAP
EXISTING IRON PIPE
SET REBAR & ORANGE PLASTIC CAP
SET HUB AND MAG
SET MAG NAIL
SET SPIKE
EXISTING NAIL/FLASHER
SET NAIL/FLASHER
EXISTING STORM DRAIN MANHOLE
EXISTING CATCH BASIN
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER CLEANOUT
EXISTING GATE VALVE
EXISTING FIRE HYDRANT
EXISTING HOSE BIB
EXISTING IRRIGATION BOX
EXISTING MONITORING WELL
EXISTING BOLLARD
EXISTING MARINE VEHICLE MOORING CLEAT
EXISTING MARINE VEHICLE MOORING DOLPHIN
EXISTING STREET SIGN
EXISTING MAILBOX
EXISTING POWER POLE
EXISTING POWER POLE W/DROP
EXISTING STREET LIGHT POLE
EXISTING YARD LIGHT
EXISTING GROUND GUY
EXISTING ELECTRIC HANDHOLD
EXISTING TELEPHONE PEDESTAL/RISER
EXISTING GAS METER
EXISTING NATURAL GAS VALVE
EXISTING COMPRESSED AIR VALVE
EXISTING PINE/SPRUCE TREE
EXISTING MAPLE TREE
EXISTING OAK TREE
DIAMETER OF EXISTING TREE
SPOT ELEVATION ON EXISTING GROUND

ABBREVIATIONS

#	NUMBER	LBS	POUNDS
&	AND	LF	LINEAR FOOT
@	AT	MAX	MAXIMUM
AASHTO	THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	MH	MANHOLE
AOS	APPARENT OPEN SIZE	MHW	MEAN HIGH WATER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MIN	MINIMUM
AVE	AVENUE	MM	MILLIMETER
CB	CATCH BASIN	N	NORTH
CFS	CUBIC FEET PER SECOND	NAD	NORTH AMERICAN DATUM
CLR	CLEAR	NAVD	NORTH AMERICAN VERTICAL DATUM
CNG	CASCADE NATURAL GAS	NTS	NOT TO SCALE
COA	CITY OF ANNACORTES	PSE	PUCKET SOUND ENERGY
CONC	CONCRETE	S	SOUTH
DIA/Ø	DIAMETER	SD	STORM DRAIN
DTL	DETAIL	SDMH	STORM DRAIN MANHOLE
E	EAST	SF	SQUARE FOOT
EG	EXISTING GRADE	ST	STREET
EL/ELEV	ELEVATION	STA	STATION
ESC	EROSION SEDIMENT CONTROL	STD	STANDARD
EX	EXISTING	TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
FG	FINISH GRADE	TYP	TYPICAL
FL	FLOWLINE	V/VERT	VERTICAL
FM	FORCEMAIN	W	WATER/WEST
GPM	GALLONS PER MINUTE	WAC	WASHINGTON ADMINISTRATIVE CODE
H/HORZ	HORIZONTAL	WSDOT	WASHINGTON DEPARTMENT OF TRANSPORTATION
IE	INVERT ELEVATION		
L	LENGTH		

EXISTING LEGEND AND SURVEYOR'S NOTES WERE PREPARED BY THE SURVEYOR AND ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO THE SURVEY SHEETS PREPARED BY PACIFIC SURVEY & ENGINEERING INC, DATED MARCH 03, 2020, FOR ALL SURVEY INFORMATION.

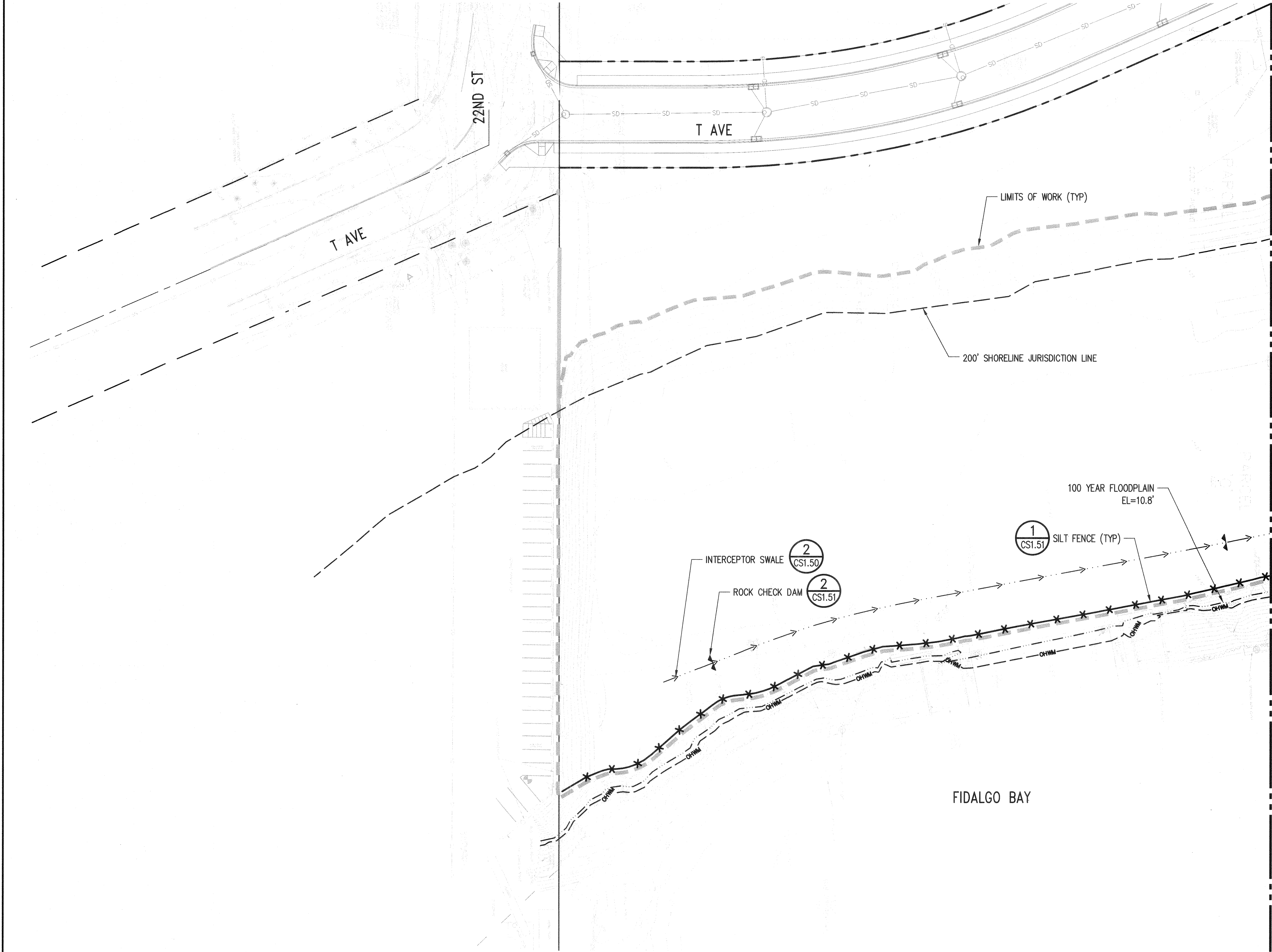
ACCEPTED FOR CITY ENGINEER
06-21-2021 *Steve Lang*

						DRAWN BY TNF	DESIGNED BY BSM / TSR	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555	kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com	 05/24/2021	MJB NORTH SHORELINE – MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M.		SHEET
						CHECKED BY KEC	APPROVED BY JDE				NOTES, LEGEND, AND ABBREVIATIONS		CS0.01
						DATE 04/30/2021							
NO.	DATE	BY	CHD.	APPR.	REVISION		J O B No. :1900301						

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DaveP

May 20, 2021 - 10:13am

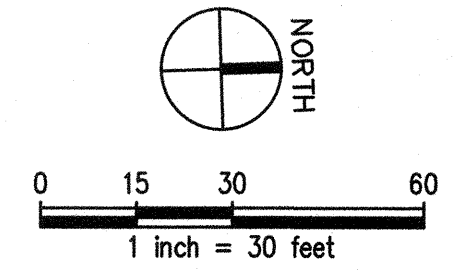
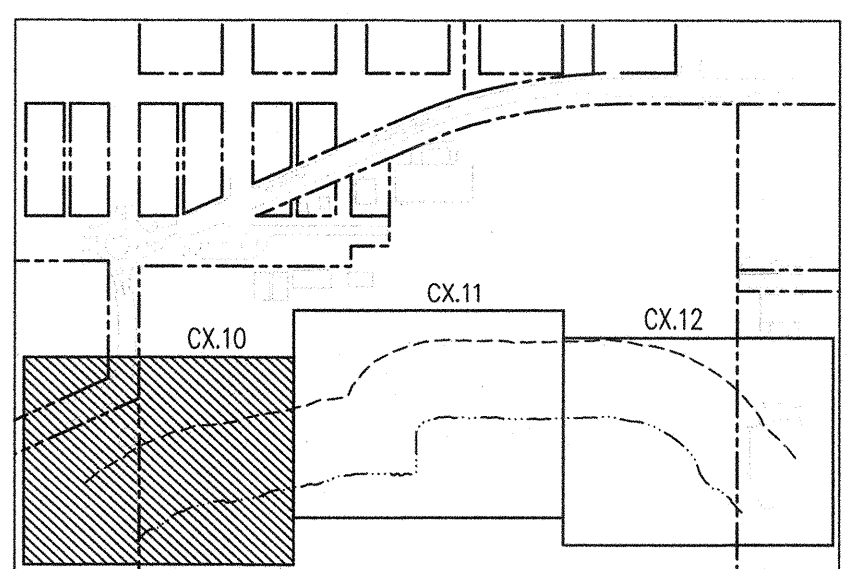


- TESC LEGEND:
- PROPERTY LINE
 - LIMITS OF WORK
 - ORDINARY HIGH WATER MARK
 - 200' SHORELINE JURISDICTION LINE
 - 100 YEAR FLOODPLAIN
 - INTERCEPTOR SWALE (BMP C201)
 - SILT FENCE (BMP C233)
 - TEMPORARY STORM FORCEMAIN
 - STORM DRAINAGE PIPE FLOW DIRECTION
 - ROCK CHECK DAM (BMP C207)
 - STABILIZED CONSTRUCTION ENTRANCE (BMP C105)
 - PUMP

- TESC NOTES:
- CONTRACTOR TO FIELD LOCATE ALL TESC CONTROLS AS NECESSARY TO ADJUST TO CHANGING SITE CONDITIONS AND CONSTRUCTION PROGRESS.
 - PROVIDE STORM DRAIN INLET PROTECTION TO ALL INLETS WITHIN 500 FEET OF THE PROPERTY LINE, OR ONE BLOCK.
 - REMOVE AND DISPOSE OF ALL TESC MEASURES AT THE COMPLETION OF THE PROJECT WHEN ALL DISTURBED AREAS HAVE BEEN FULLY AND FINALLY STABILIZED.
 - ADJUST SEDIMENT POND SIZE AS NEEDED TO PROVIDE SEDIMENT REMOVAL FOR RUNOFF FROM ALL UNSTABILIZED SURFACES DISCHARGING TO IT.
 - SEE SHEET CS0.01 FOR ADDITIONAL COA EROSION CONTROL NOTES.

MATCHLINE: SEE SHEET C1.12

ACCEPTED FOR CITY ENGINEER
06-21-2021 *St. Rago*



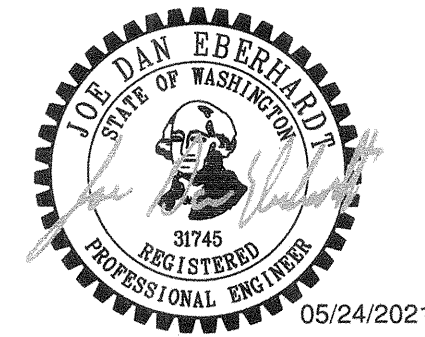
NO.	DATE	BY	CHD.	APPR.	REVISION

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CHECKED BY KEC	APPROVED BY JDE
DATE 04/30/2021	
J O B No.:1900301	

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SCALE:
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1601 5th Avenue, Suite 1600
Seattle, WA 98101
206.622.5822
www.kpff.com



MJB NORTH SHORELINE - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

TESC PLAN

SHEET
CS1.10

PERMIT SET

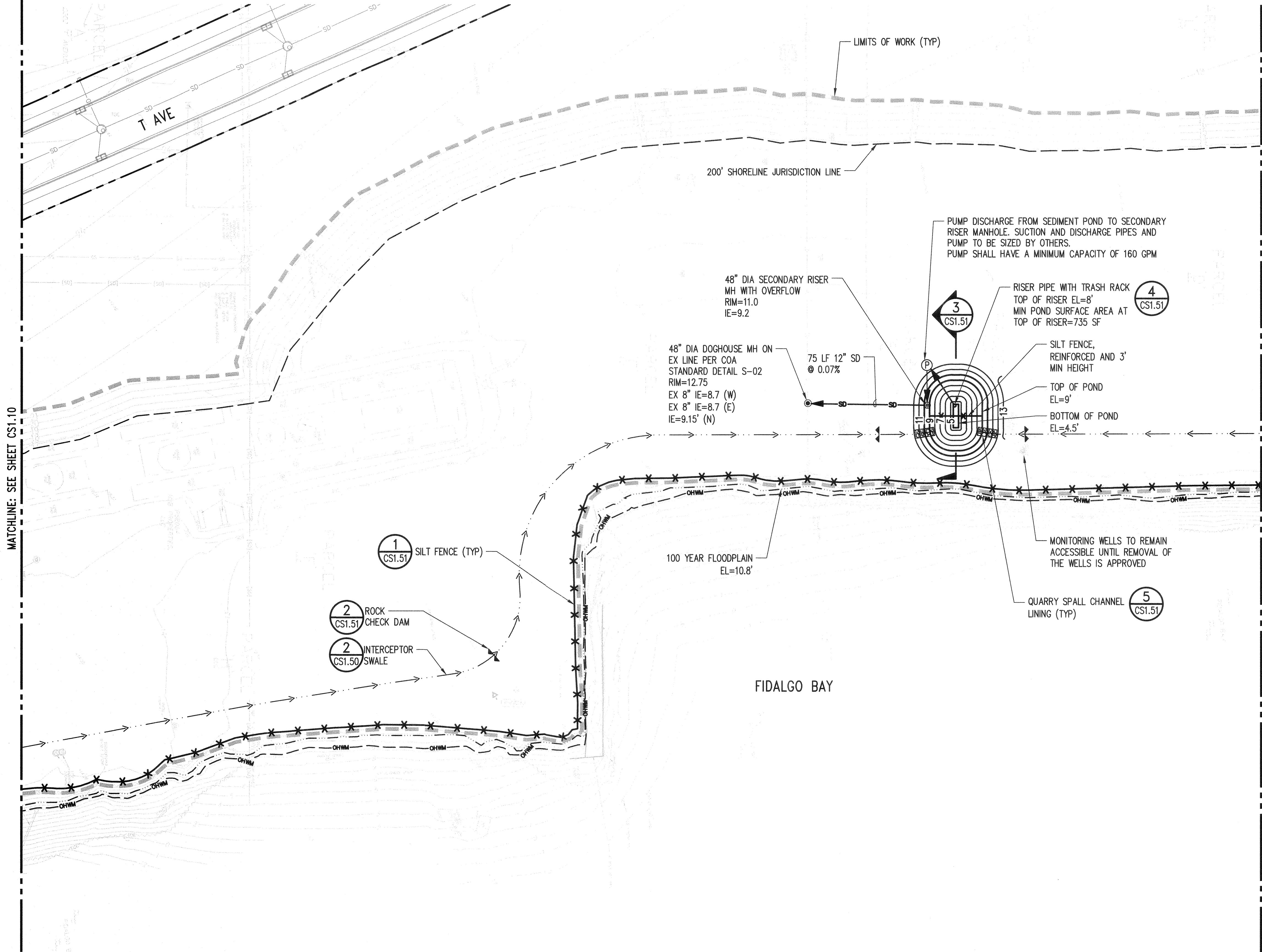
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May 20, 2021 - 10:35am

MATCHLINE: SEE SHEET CS1.10

MATCHLINE: SEE SHEET CS1.12



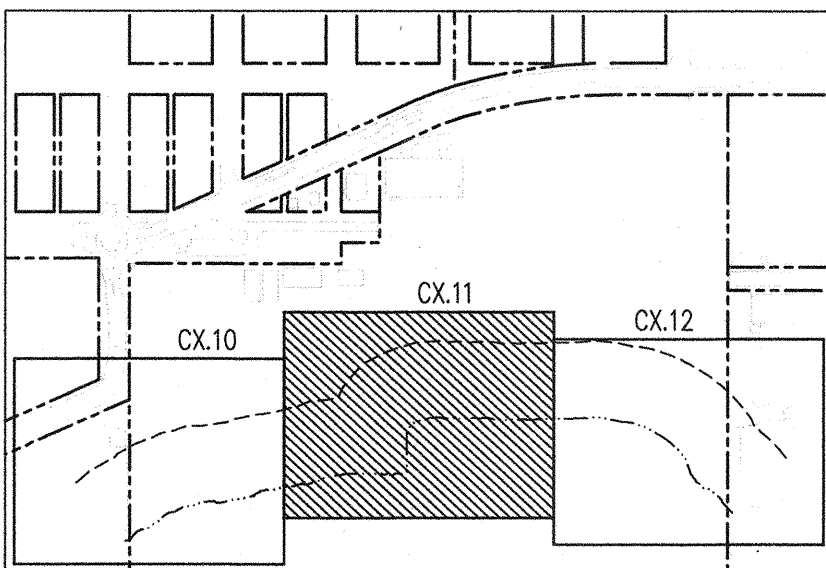
TESC LEGEND:

- PROPERTY LINE
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- PUMP

TESC NOTES:

- CONTRACTOR TO FIELD LOCATE ALL TESC CONTROLS AS NECESSARY TO ADJUST TO CHANGING SITE CONDITIONS AND CONSTRUCTION PROGRESS.
- PROVIDE STORM DRAIN INLET PROTECTION TO ALL INLETS WITHIN 500 FEET OF THE PROPERTY LINE, OR ONE BLOCK.
- REMOVE AND DISPOSE OF ALL TESC MEASURES AT THE COMPLETION OF THE PROJECT WHEN ALL DISTURBED AREAS HAVE BEEN FULLY AND FINALLY STABILIZED.
- ADJUST SEDIMENT POND SIZE AS NEEDED TO PROVIDE SEDIMENT REMOVAL FOR RUNOFF FROM ALL UNSTABILIZED SURFACES DISCHARGING TO IT.
- SEE SHEET CS0.01 FOR ADDITIONAL COA EROSION CONTROL NOTES.

ACCEPTED FOR CITY ENGINEER
06-21-2021 *Stillamp*



KEYMAP
NOT TO SCALE

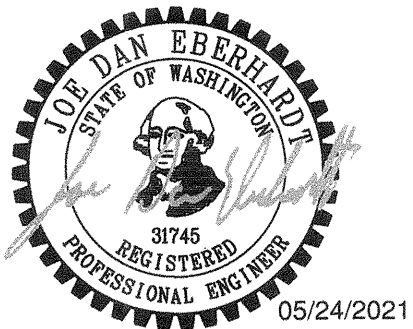
NO.	DATE	BY	CHD.	APPR.	REVISION

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CHECKED BY KEC	APPROVED BY JDE
DATE 04/30/2021	
J O B No. :1900301	

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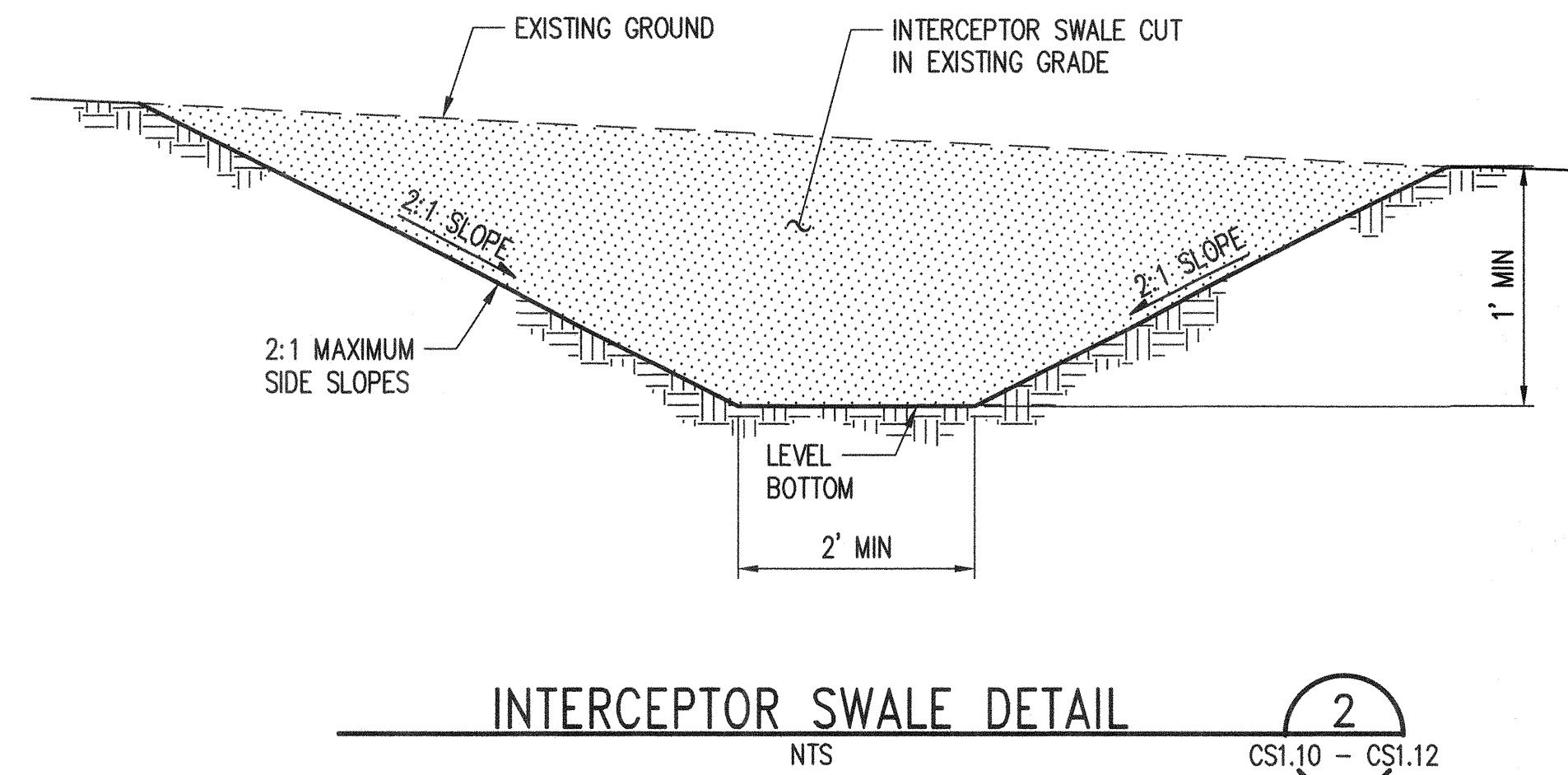
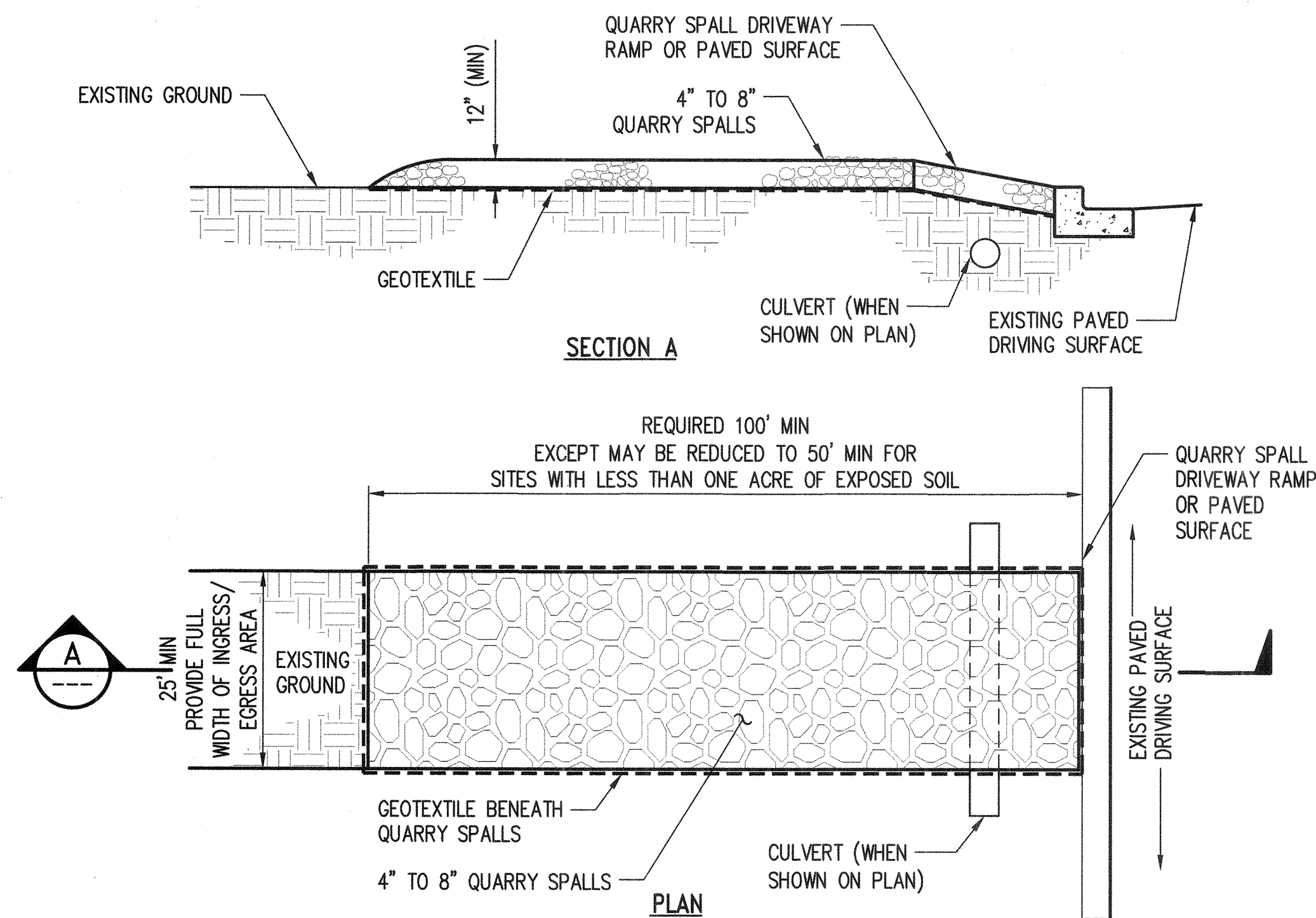
MJB NORTH SHORELINE - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

TESC PLAN

SHEET

CS1.11

PERMIT SET



MAINTENANCE STANDARDS

1. QUARRY SPALLS (TYPE 1) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
4. ANY QUARRY SPALLS THAT ARE LOOSENEED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

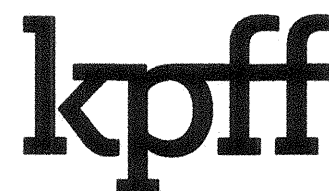
STABILIZED CONSTRUCTION ENTRANCE DETAIL

NTS

1
CS1.12

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06-21-2021 *[Signature]*

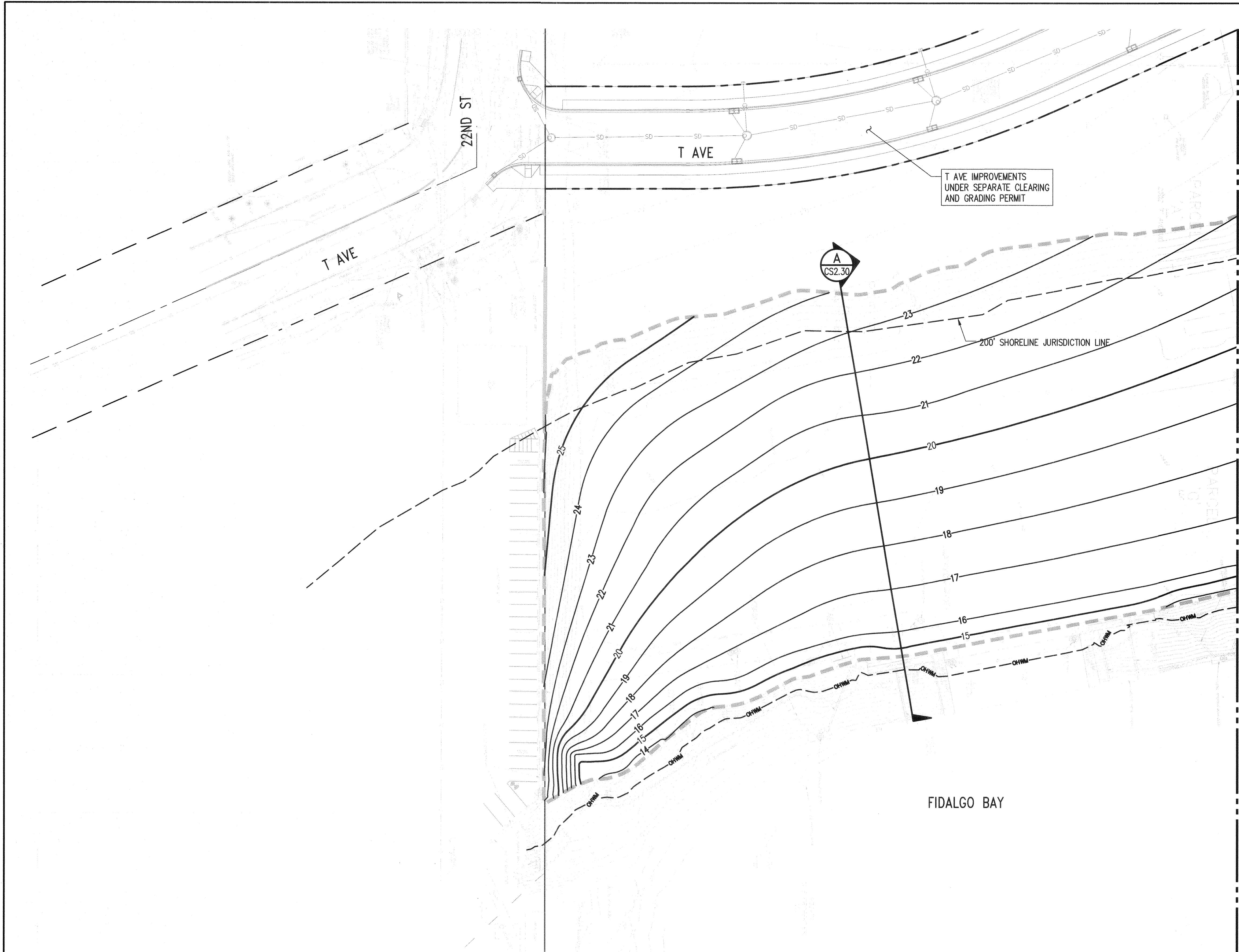
PERMIT SET

						DRAWN BY TNF CHECKED BY KEC DATE 04/30/2021 J O B No.: 1900301	DESIGNED BY BSM/TSR APPROVED BY JDE CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555 SCALE: AS SHOWN	 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com		MJB NORTH SHORELINE - MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M. TESC DETAILS	SHEET CS1.50
NO.	DATE	BY	CHD.	APPR.	REVISION						

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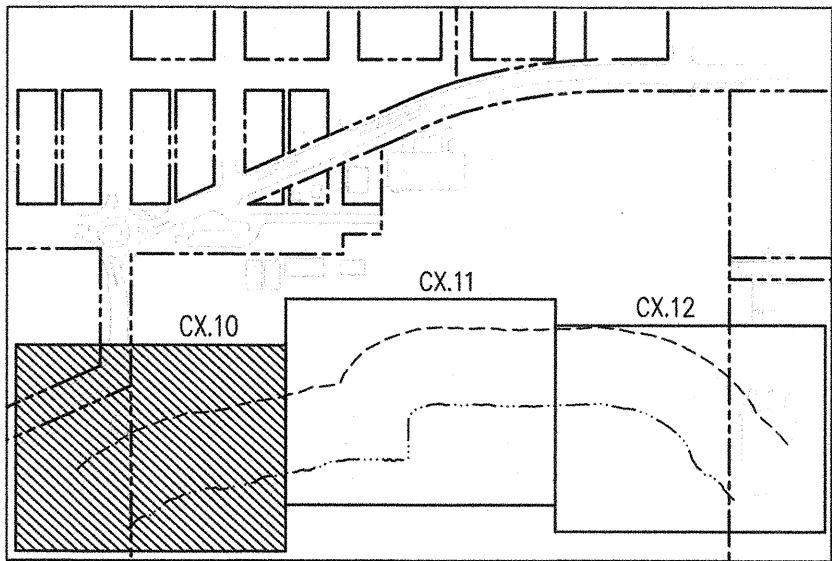
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May 20, 2021 - 10:13am

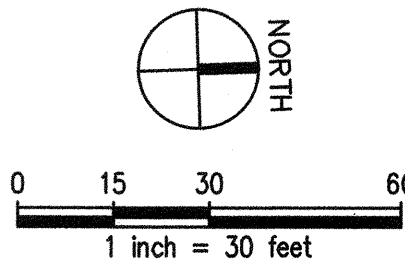


- GRADING LEGEND:**
- PROPERTY LINE
 - LIMITS OF WORK
 - ORDINARY HIGH WATER MARK
 - CONTOUR LINE
 - RIDGE LINE
 - SLOPE ARROW
 - SPOT ELEVATION
 - 200' SHORELINE JURISDICTION LINE

NOTE:
CONTRACTOR TO PROVIDE PERMANENT SOIL STABILIZATION MEASURES UPON COMPLETION OF GRADING ACTIVITIES.



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06-21-2021
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KEYMAP
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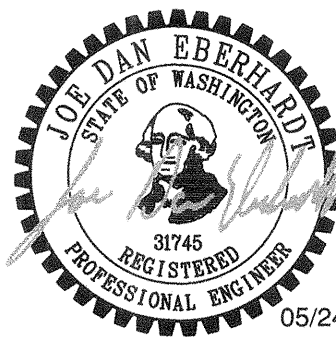
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MJB NORTH SHORELINE - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
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ROUGH GRADING PLAN

SHEET

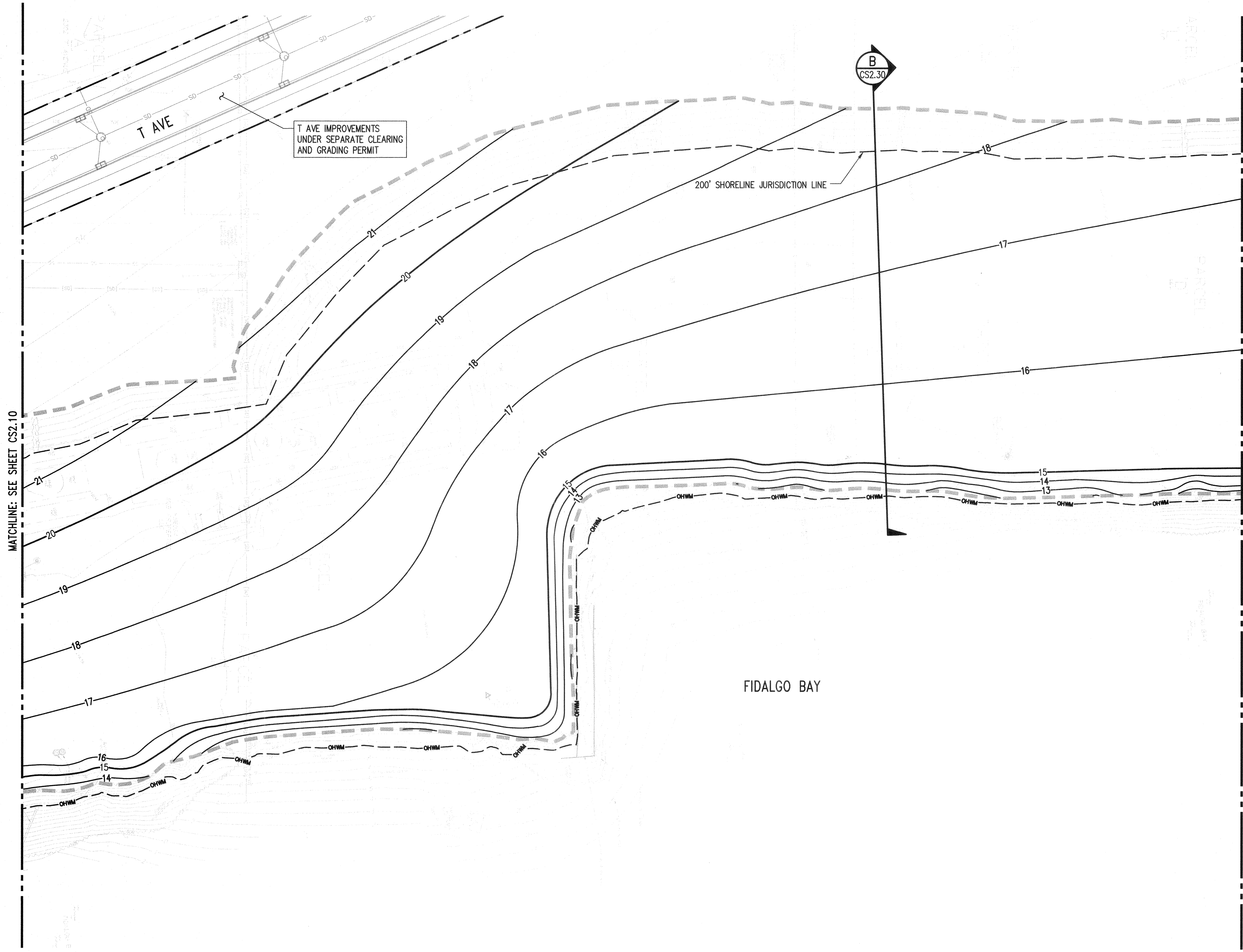
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PERMIT SET

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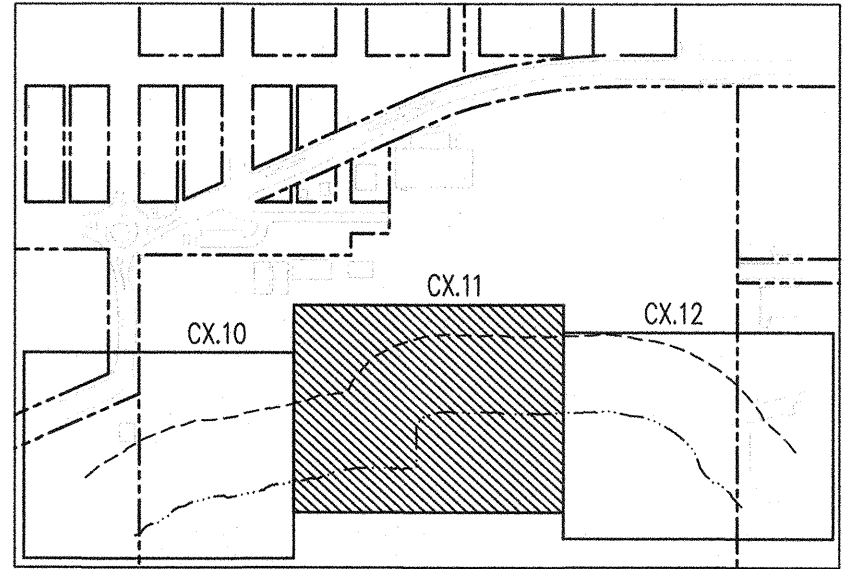
DavidP

May 20, 2021 - 11:24am



- GRADING LEGEND:**
- PROPERTY LINE
 - LIMITS OF WORK
 - ORDINARY HIGH WATER MARK
 - CONTOUR LINE
 - RIDGE LINE
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 - 200' SHORELINE JURISDICTION LINE

NOTE:
CONTRACTOR TO PROVIDE PERMANENT SOIL STABILIZATION MEASURES UPON COMPLETION OF GRADING ACTIVITIES.



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06-21-2021
Stallings

NORTH

0 15 30 60
1 inch = 30 feet

NO.	DATE	BY	CHD.	APPR.	REVISION

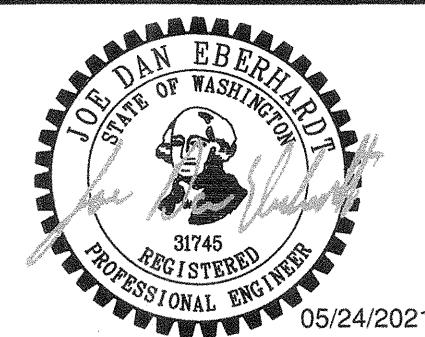
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KEC
DATE
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J O B No. :1900301

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1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.
ROUGH GRADING PLAN

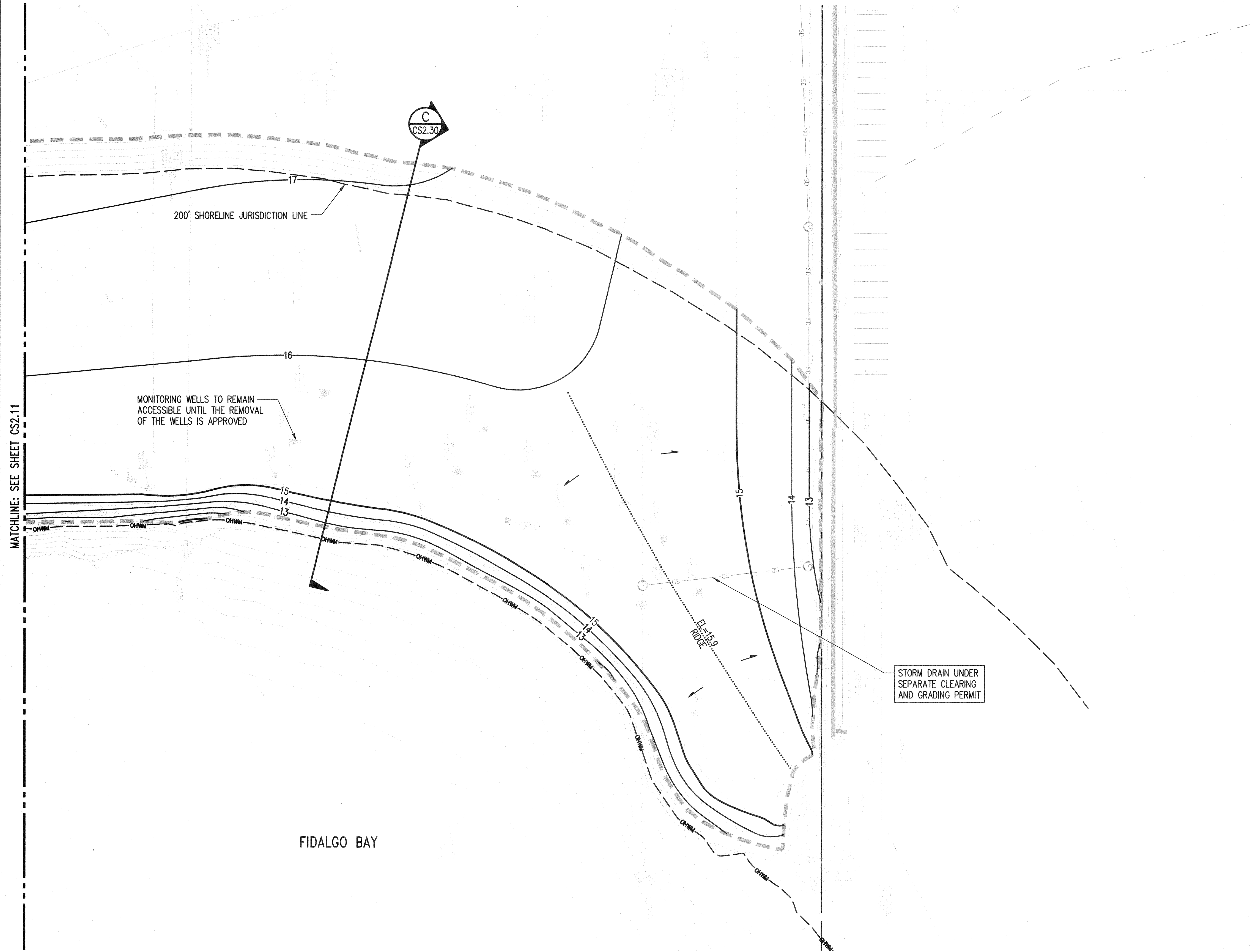
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CS2.11

PERMIT SET

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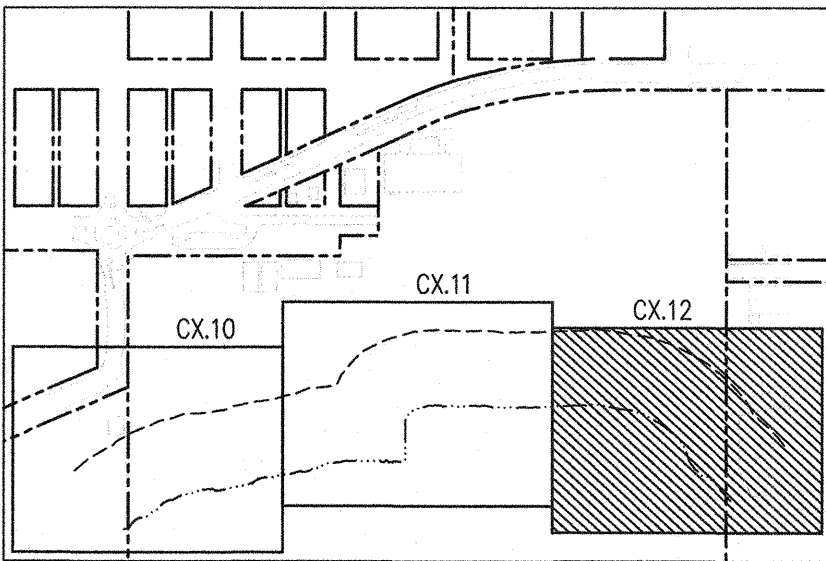
DaveP

May 20, 2021 - 11:24am



- GRADING LEGEND:**
- PROPERTY LINE
 - LIMITS OF WORK
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 - SLOPE ARROW
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 - 200' SHORELINE JURISDICTION LINE

NOTE:
CONTRACTOR TO PROVIDE PERMANENT SOIL STABILIZATION MEASURES UPON COMPLETION OF GRADING ACTIVITIES.



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NORTH

0 15 30 60
1 inch = 30 feet

NO.	DATE	BY	CHD.	APPR.	REVISION

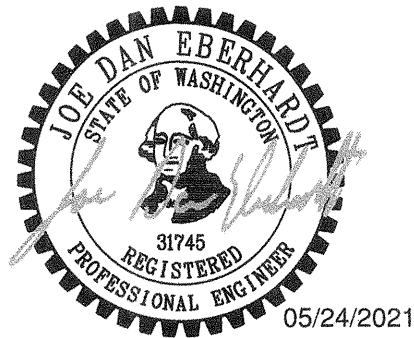
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DATE 04/30/2021	
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ROUGH GRADING PLAN

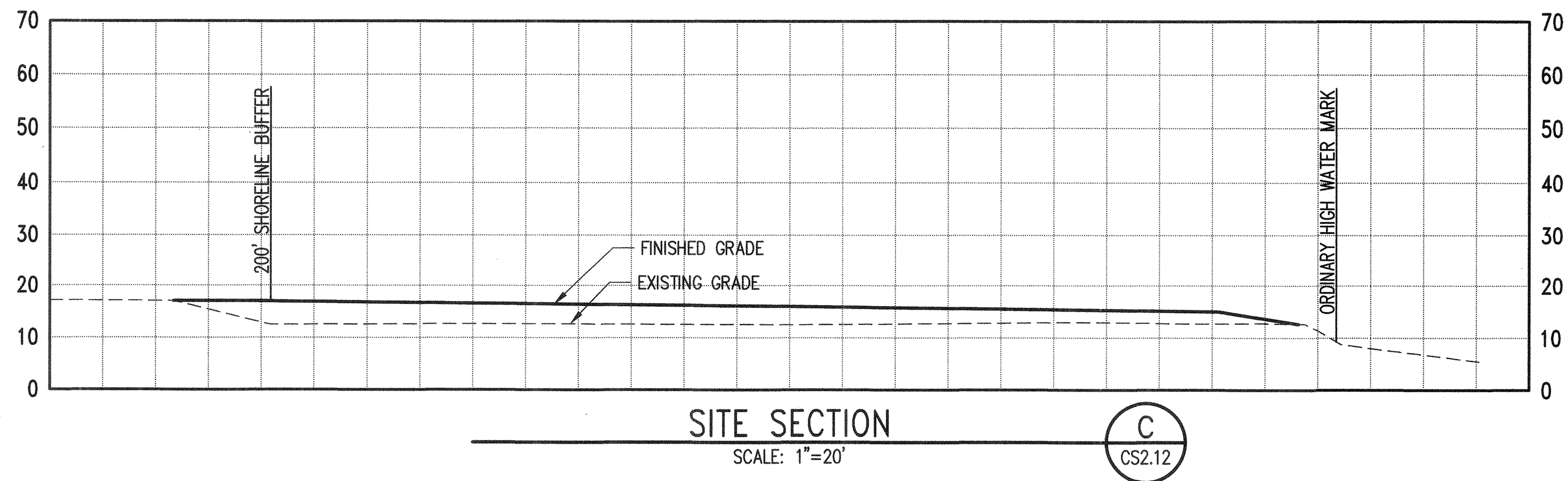
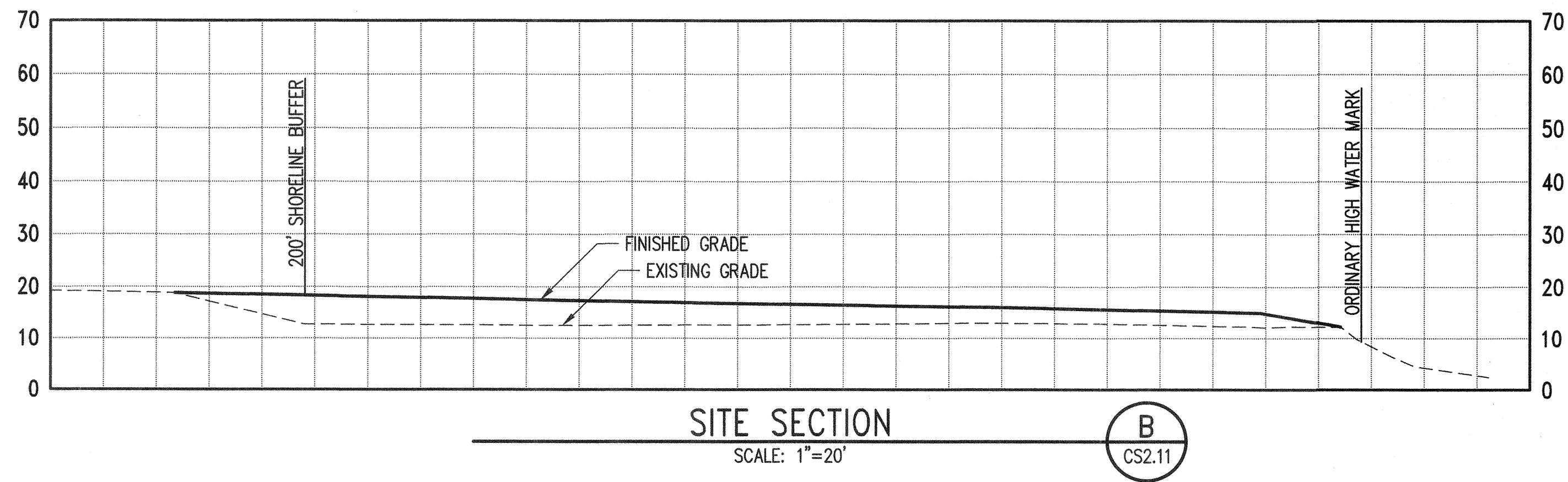
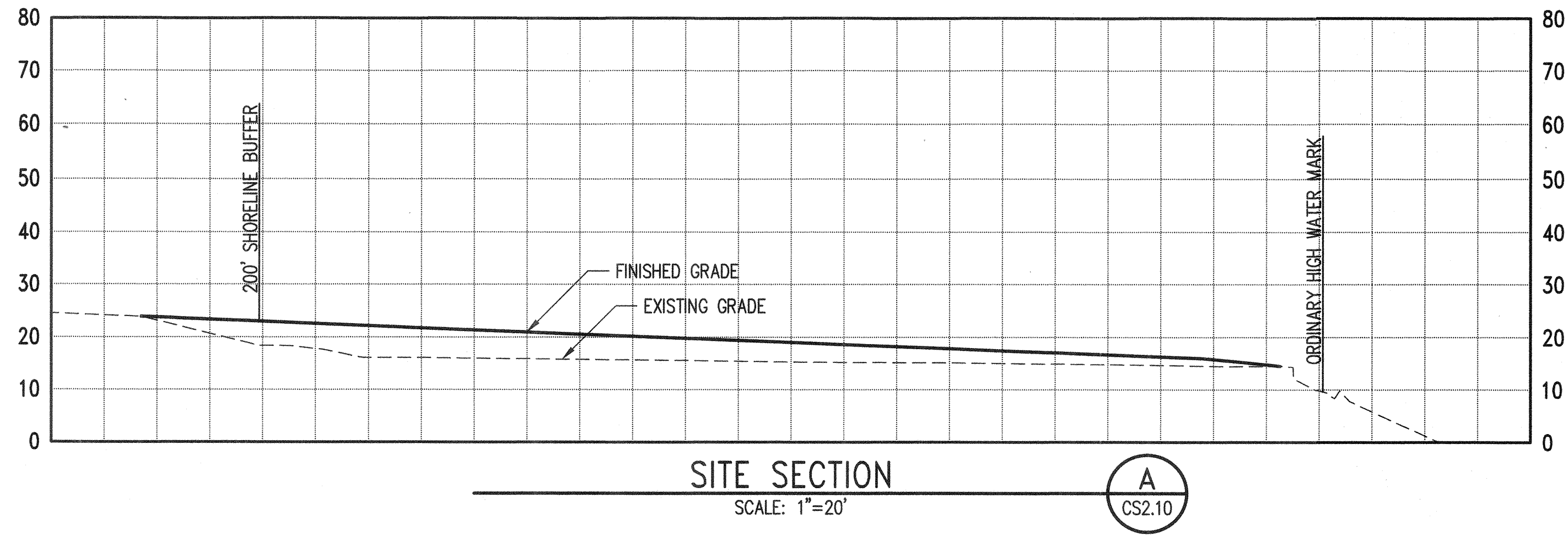
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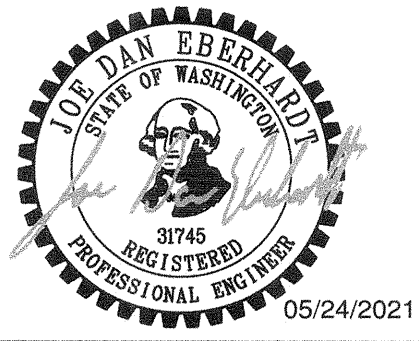
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SITE SECTIONS

SHEET

CS2.30

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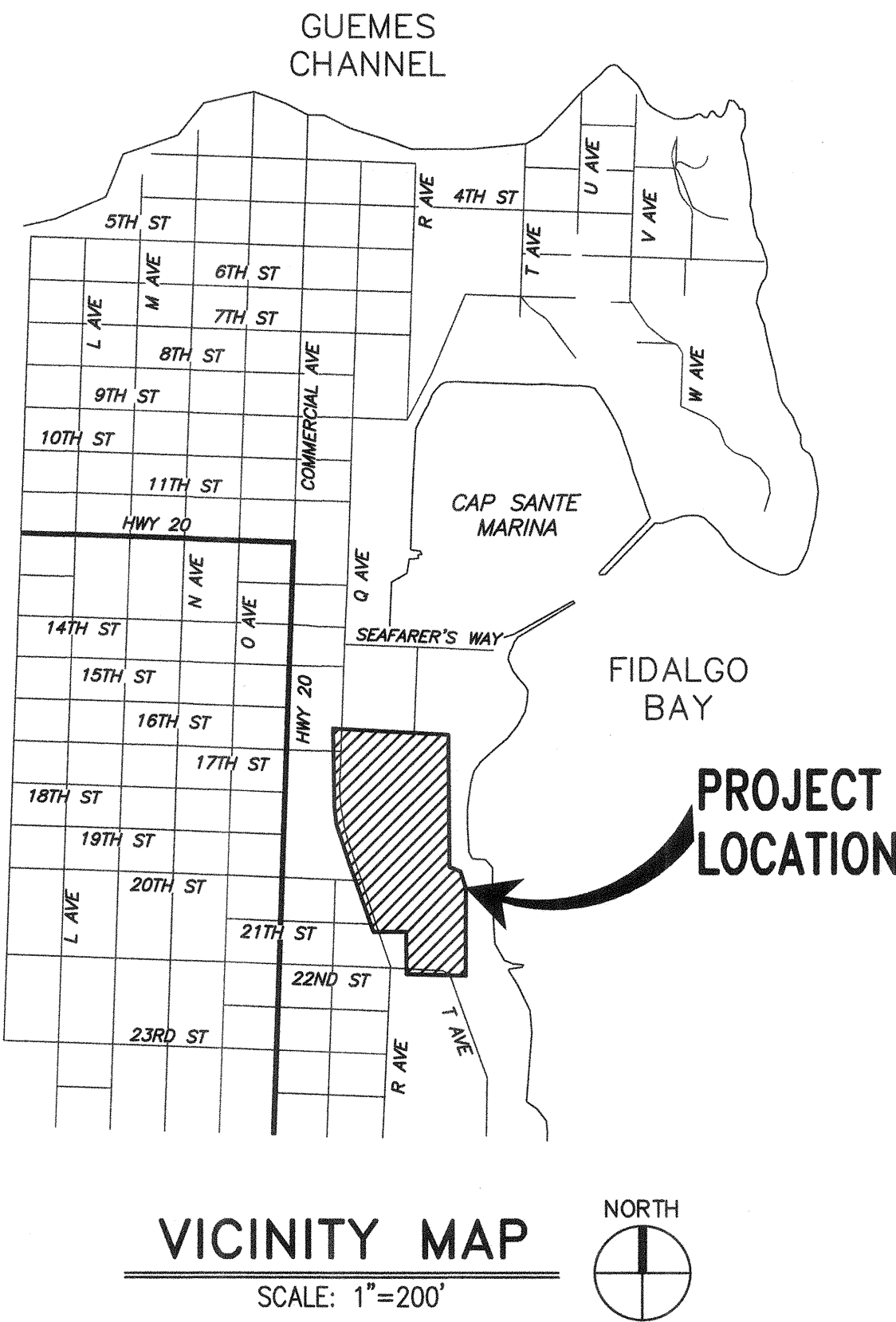
MJB NORTH ROADWAY
MJB PROPERTIES

SECTION 19, TOWNSHIP 35 NORTH, RANGE 02 EAST, WM
ANACORTES, WA
MAY 2021

DATUM

HORIZONTAL DATUM: NAD 83/91
VERTICAL DATUM: NAVD88

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE CASCADE NATURAL GAS (CNG) AND ENERGIZED PUGET SOUND ENERGY LIGHT FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH CNG AND PSE TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER CNG AND PSE REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH CNG AND PSE TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.



CIVIL SHEET INDEX	
SHEET NO.	SHEET TITLE
C0.00	COVER SHEET
C0.01	NOTES, LEGEND, AND ABBREVIATIONS
C0.02	CITY OF ANACORTES GENERAL NOTES
C0.03	CITY OF ANACORTES GENERAL NOTES
C0.10	OVERALL PLAN
C1.00	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.11	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.12	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.13	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.50	TESC DETAILS
C1.51	TESC DETAILS
C2.10	DEMOLITION PLAN
C2.11	DEMOLITION PLAN
C2.12	DEMOLITION PLAN
C3.00	HORIZONTAL CONTROL AND ALIGNMENT PLAN
C3.10	PAVING AND ROADWAY PLAN AND PROFILE
C3.11	PAVING AND ROADWAY PLAN AND PROFILE
C3.12	PAVING AND ROADWAY PLAN AND PROFILE
C3.13	PAVING AND ROADWAY PLAN AND PROFILE
C3.14	PAVING AND ROADWAY PLAN AND PROFILE
C3.15	PAVING AND ROADWAY PLAN AND PROFILE
C3.16	PAVING AND ROADWAY PLAN AND PROFILE
C3.50	TYPICAL ROADWAY SECTIONS
C3.51	PAVING DETAILS
C4.10	GRADING AND DRAINAGE PLAN AND PROFILE
C4.11	GRADING AND DRAINAGE PLAN AND PROFILE
C4.12	GRADING AND DRAINAGE PLAN AND PROFILE

CIVIL SHEET INDEX	
SHEET NO.	SHEET TITLE
C4.13	GRADING AND DRAINAGE PLAN AND PROFILE
C4.14	GRADING AND DRAINAGE PLAN AND PROFILE
C4.15	GRADING AND DRAINAGE PLAN AND PROFILE
C4.16	GRADING AND DRAINAGE PLAN AND PROFILE
C4.17	GRADING AND DRAINAGE PLAN AND PROFILE
C4.18	GRADING AND DRAINAGE PLAN AND PROFILE
C4.30	DRAINAGE PROFILES
C4.31	DRAINAGE PROFILES
C4.50	GRADING AND DRAINAGE DETAILS
C5.10	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.11	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.12	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.13	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.14	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.15	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.16	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.50	SANITARY SEWER AND WATER DETAILS
C6.10	CHANNELIZATION AND SIGNAGE PLAN
C6.11	CHANNELIZATION AND SIGNAGE PLAN
C7.00	GRADING OVERALL PLAN
C7.10	ROUGH GRADING PLAN
C7.11	ROUGH GRADING PLAN
C7.12	ROUGH GRADING PLAN
C7.13	ROUGH GRADING PLAN
C7.14	ROUGH GRADING PLAN
C7.15	ROUGH GRADING PLAN
C7.30	SITE SECTIONS

CITY OF ANACORTES CONTACTS:

STEVEN LANGE, PROJECT MANAGER
OFFICE: 360.293.1920
CELL: 360.661.3468
FAX: 360.293.1938
E-MAIL: STEVEL@CITYOFANACORTES.ORG

JUSTIN SYMONDS, PUBLIC WORKS INSPECTOR
OFFICE: 360.299.1972
CELL: 360.661.3547
FAX: 360.293.1938

ERIC SHJARBACK, ASSISTANT CITY ENGINEER
OFFICE: 360.293.1920
FAX: 360.293.1938

THE PROJECT MANAGER IS THE KEY PERSON OF CONTACT FOR THE CITY OF ANACORTES REGARDING TECHNICAL AND ENGINEERING MATTERS. THE PUBLIC WORKS INSPECTOR IS THE KEY PERSON OF CONTACT FOR THE CITY OF ANACORTES FOR QUALITY ASSURANCE, SAFETY, FIELD COORDINATION AND INSPECTIONS. ANY PERSON OTHER THAN THE PROJECT MANAGER AND PUBLIC WORKS INSPECTOR SHOWING IMPLIED AUTHORITY ON-SITE SHOULD BE DIRECTED TO THE PROJECT MANAGER. IF THE PROJECT MANAGER IS UNAVAILABLE, FOLLOW THE LINE OF COMMUNICATION.

DEVELOPMENT TEAM CONTACT INFORMATION:

OWNER/DEVELOPER
MJB PROPERTIES
OFFICE: 206.762.9125
CELL: 206.255.5153
CONTACT: JIM BLAIS
E-MAIL: JBLAIS@MCCINC.COM

CIVIL ENGINEER
KPFF CONSULTING ENGINEERS
OFFICE: 206.622.5822
DESK: 206.926.0737
CONTACT: KYLE CARRICK
E-MAIL: KYLE.CARRICK@KPFF.COM

SURVEYOR
PACIFIC SURVEY & ENGINEERING, INC.
OFFICE: 360.671.7387
FAX: 360.671.4685
CONTACT: ADAM NELSON
E-MAIL: ANELSON@PSESURVEY.COM

GEOTECHNICAL ENGINEER
COASTAL GEOLOGIC SERVICES
OFFICE: 360.647.1845
CONTACT: JIM JOHANNESSEN
EMAIL: JIM@COASTALGEO.COM

TRANSPORTATION ENGINEER
WILLIAM POPP ASSOCIATES
OFFICE: 425.401.1030
CONTACT: BILL POPP, JR
EMAIL: BPOPPJR@WMPPOPPASSOC.COM

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					DRAWN BY TNF	DESIGNED BY BSM/TSR	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555	kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com		MJB NORTH ROADWAY - MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M.	SHEET
					CHECKED BY KEC	APPROVED BY JDE					C0.00
					DATE 04/30/2021					COVER SHEET	
NO.	DATE	BY	CHD.	APPR.	REVISION		J O B No. :1900301	SCALE: AS SHOWN			

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May 24, 2021 - 9:37am

SURVEYOR'S NOTES

- THIS TOPOGRAPHIC SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH WAC 332-130-145
- DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN MAY & JUNE OF 2019 AND FEBRUARY & MAY OF 2020.
- EQUIPMENT USED:
 - THEOMAT 00'01.5" ; EDM: ± 2 PPM, ± 3 MM
 - TOPCON GR3 RTK GPS
 - DJI PHANTOM 4 PRO 20mp ORTHO-RECTIFIED AERIAL IMAGERY AT 1/2" GROUND PIXEL RESOLUTION
- HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 WITH THE 1991 ADJUSTMENT (NAD 83/91) STATE PLANE COORDINATE SYSTEM (SPCS), WASHINGTON NORTH ZONE, BASED ON SURVEY CONTROL PROVIDED FROM THE PORT OF ANACORTES.
- VERTICAL DATUM: ME NAVD88, PER WSDOT BENCHMARK #2488. PUBLISHED EL=15.96' (TO CONVERT TO LOCAL TIDAL DATUM (MLLW) ADD 0.65' TO ELEVATIONS SHOWN HEREON.
- CONTOURS DEPICTED HEREON MEET OR EXCEED NATIONAL MAPPING STANDARDS FOR 1-FOOT ACCURACY TOPOGRAPHIC SURVEYS AND HAVE BEEN COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION
- CONDUCTIBLE UNDERGROUND UTILITY LOCATES SERVICES WERE PERFORMED AND PAINTED ON-SITE BY APPLIED PROFESSIONAL SERVICES AND SURVEYED BY PSE FIELD CREWS IN MAY & JUNE OF 2019 AND FEBRUARY OF 2020. PAINTED AND VISIBLE UTILITY LOCATIONS WERE SUPPLEMENTED WITH AVAILABLE PUBLIC AND PRIVATE UTILITY RECORDS. UTILITIES ARE KNOWN TO EXIST WITHIN THE LIMITS OF THIS SURVEY THAT WERE UNDETECTABLE. ADDITIONAL UTILITY VERIFICATION MAY BE WARRANTED IN AREAS CONSIDERED FOR CONSTRUCTION
- UTILITY LOCATION AREAS AND LEVEL OF LOCATE ACCURACY WERE DETERMINED BY SURVEYOR AND CLIENT PRIOR TO COMMENCEMENT OF FIELD SURVEY WORK
- CURRENT TITLE REPORTS WERE PROVIDED FOR THIS SURVEY. EASEMENTS AND/OR TITLE ENCUMBRANCES MAY EXIST THAT ARE NOT NOTED THEREIN. THIS MAP IS RELIANT ON THE PROPERTY DESCRIPTIONS AND ENCUMBRANCES DETAILED IN COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 620038571, WITH AN EFFECTIVE DATE OF JUNE 10, 2019 AT 12:00 AM. (REFERENCE ALTA-NSPS SURVEY DATED 7/16/19 FOR ADDITIONAL SURVEY & BOUNDARY INFORMATION.
- OCCUPATIONAL INDICATORS NOTE IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-130, THIS SURVEY MAP MAY DEPICT OCCUPATIONAL INDICATORS, SUCH AS FENCES, STRUCTURES, CONCRETE WALKWAYS, ETC. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.
- VACATION DOCUMENTS ASSOCIATED WITH PLATTED ALLEYS WITHIN PORTIONS OF PARCELS 'A', 'G' AND 'I' WERE NOT INCLUDED OR REFERENCED IN PROVIDED TITLE COMMITMENT OR SCHEDULE 'B' DOCUMENTS.

EXISTING LEGEND AND SURVEYOR'S NOTES WERE PREPARED BY THE SURVEYOR AND ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO THE SURVEY SHEETS PREPARED BY PACIFIC SURVEY & ENGINEERING INC, DATED MARCH 03, 2020, FOR ALL SURVEY INFORMATION.

EXISTING LEGEND

EXISTING EDGE OF ASPHALT
EXISTING EDGE OF CONCRETE
EXISTING EDGE OF GRAVEL ROAD
EXISTING CURB
EXISTING SIDEWALK
EXISTING STORM CULVERT
EXISTING STORM DRAIN LINE
RECORD STORM DRAIN LINE
EXISTING SANITARY SEWER GRAVITY LINE
RECORD SANITARY SEWER LINE
EXISTING WATER LINE
RECORD WATER LINE
EXISTING OVERHEAD ELECTRIC & COMMUNICATION LINES
EXISTING UNDERGROUND POWER
EXISTING UNDERGROUND COMMUNICATIONS LINE
EXISTING UNDERGROUND GAS LINE
EXISTING UNDERGROUND COMPRESSED AIR LINE
EXISTING TOP OF SLOPE LINE
EXISTING TOE OF SLOPE LINE
EXISTING GRADE INDEX CONTOUR
EXISTING GRADE INTERVAL CONTOUR
EXISTING FLOW LINE
EXISTING EDGE OF BRUSH
EXISTING MEAN HIGH WATER LINE, PER NAVD88, EL=7.29'
EXISTING EDGE OF RIP-RAP ARMORING
EXISTING EDGE OF LANDSCAPED AREA
EXISTING RAILROAD RAIL
EXISTING CHAINLINK FENCE
EXISTING GUARDRAIL
EXISTING MONUMENT
EXISTING REBAR AND CAP
EXISTING IRON PIPE
SET REBAR & ORANGE PLASTIC CAP
SET HUB AND MAG
SET MAG NAIL
SET SPIKE
EXISTING NAIL/FLASHER
SET NAIL/FLASHER
EXISTING STORM DRAIN MANHOLE
EXISTING CATCH BASIN
EXISTING SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER CLEANOUT
EXISTING GATE VALVE
EXISTING FIRE HYDRANT
EXISTING HOSE BIB
EXISTING IRRIGATION BOX
EXISTING MONITORING WELL
EXISTING BOLLARD
EXISTING MARINE VEHICLE MOORING CLEAT
EXISTING MARINE VEHICLE MOORING DOLPHIN
EXISTING STREET SIGN
EXISTING MAILBOX
EXISTING POWER POLE
EXISTING POWER POLE W/DROP
EXISTING STREET LIGHT POLE
EXISTING YARD LIGHT
EXISTING GROUND GUY
EXISTING ELECTRIC HANDHOLD
EXISTING TELEPHONE PEDESTAL/ RISER
EXISTING GAS METER
EXISTING NATURAL GAS VALVE
EXISTING COMPRESSED AIR VALVE
EXISTING PINE/SPRUCE TREE
EXISTING MAPLE TREE
EXISTING OAK TREE
DIAMETER OF EXISTING TREE
SPOT ELEVATION ON EXISTING GROUND

ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATED OF STATE HIGHWAY AND TRANSPORTATION ORGANIZATION	NW	NORTHWEST
AD	AREA DRAIN	OC	ON CENTER
AP	ANGLE POINT	OD	OUTSIDE DIAMETER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	PC	POINT OF CURVATURE
AVE	AVENUE	PE	POLYETHYLENE PIPE
BC	BOTTOM OF CURB	PI	POINT OF INTERSECTION
CB	CATCH BASIN	PL	PROPERTY LINE
CFS	CUBIC FEET PER SECOND	PROP	PROPOSED
CL	CENTER LINE, CLASS	PSE	PUGET SOUND ENERGY
CLR	CLEAR	PT	POINT OF TANGENCY
CIP	CAST IN PLACE	PVC	POINT OF VERTICAL CURVATURE/ POLYVINYL CHLORIDE
CO	CLEANOUT	PVT	POINT OF VERTICAL TANGENCY
COA	CITY OF ANACORTES	R	RADIUS
COMM	TELECOMMUNICATION	ROW	RIGHT OF WAY
CONC	CONCRETE	RT	RIGHT
CONST	CONSTRUCTION	S	SOUTH
DI	DUCTILE IRON	SD	STORM DRAIN
DIA	DIAMETER	SDCB	STORM DRAIN CATCH BASIN
E	EAST	SDCO	STORM DRAIN CLEANOUT
EG	EXISTING GRADE	SDMH	STORM DRAIN MANHOLE
EL/ELEV	ELEVATION	SE	SOUTHEAST
ELEC	ELECTRICAL	SF	SQUARE FEET
EX/EXIST	EXISTING	SL	STREET LIGHT
FG	FINISH GRADE	SPEC	SPECIFICATION
FHA	FIRE HYDRANT ASSEMBLY	SS	SANITARY SEWER
FL	FLOW LINE	SSCO	SANITARY SEWER CLEANOUT
FT	FEET	SSMH	SANITARY SEWER MANHOLE
G	GAS	ST	STREET
GPM	GALLONS PER MINUTE	STA	STATION
GV	GATE VALVE	STD	STANDARD
HMA	HOT MIX ASPHALT	SW	SOUTHWEST
H\HORZ	HORIZONTAL	TB	THRUST BLOCK
HP	HIGH POINT	TC	TOP OF CURB
IE	INVERT ELEVATION	TESC	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
ID	IDENTIFICATION/INSIDE DIAMETER	TYP	TYPICAL
LF	LINEAR FOOT	V/VERT	VERTICAL
LP	LOW POINT	VC	VERTICAL CURVE
LT	LEFT	W	WATER, WEST
MAX	MAXIMUM	W/	WITH
MH	MANHOLE	WAC	WASHINGTON ADMINISTRATIVE CODE
MHW	MEAN HIGH WATER	WS	WATER SERVICE
MIN	MINIMUM	WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
N	NORTH	@	AT
NAD	NORTH AMERICAN DATUM	#	NUMBER
NAVD	NORTH AMERICAN VERTICAL DATUM	&	AND
NE	NORTHEAST	Δ	DELTA ANGLE
NTS	NOT TO SCALE	.	DEGREES

PERMIT SET

ACCEPTED FOR CITY ENGINEER
06-21-2021
[Signature]

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May 24, 2021 - 9:37am

STORM DRAINAGE GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF ANACORTES ENGINEERING DEVELOPMENT STANDARDS.
2. STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4" - 15") OR ASTM F-679 (18" - 27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE EXCAVATOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL PUBLIC WORKS DEPARTMENT LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HERE ON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
4. THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED AND SHALL SEPARATELY CONVEY COLLECTED FLOWS TO THE CONVEYANCE SYSTEM OR TO ON-SITE STORMWATER FACILITIES.
5. PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE SITES APPROVED CSWPPP. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
6. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
7. ENDS OF EACH STORM DRAIN STUB AT THE PROPERTY LINE SHALL BE CAPPED AND LOCATED WITH AN 8" LONG 2" X 4" BOARD, EMBEDDED TO THE STUB CAP AND EXTENDING AT LEAST 3 FEET ABOVE GRADE, AND MARKED PERMANENTLY "STORM". A COPPER 12 GA. LOCATE WIRE FIRMLY ATTACHED. THE STUB DEPTH SHALL BE INDICATED ON THE MARKER.
8. ALL GRATES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOCKING, VANED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURB LINE WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH ROUND, BOLT-LOCKING SOLID COVERS. OFF-STREET STRUCTURES WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH BOLT-LOCKING SOLID COVERS.
9. VEGETATION/LANDSCAPING IN THE DETENTION POND, BIORETENTION FACILITY, VEGETATED ROOF AND/OR DRAINAGE SWALE(S) ARE AN INTEGRAL PART OF THE RUNOFF TREATMENT SYSTEM FOR THE PROJECT. SUCH DRAINAGE FACILITIES WILL NOT BE ACCEPTED UNTIL PLANTINGS ARE ESTABLISHED.
10. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.
11. SIDE STORM STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE/ CATCH BASIN.
12. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
13. ALL TRENCHES SHALL BE COMPACTED, AND HOT MIX ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM LINES FOR ACCEPTANCE.
14. ALL PUBLIC STORM DRAINS SHALL BE AIR TESTED AND HAVE A VIDEO INSPECTION PERFORMED PRIOR TO ACCEPTANCE (SEE #23 BELOW). STORM MAIN CONSTRUCTED WITH FLEXIBLE PIPE SHALL BE DEFLECTION TESTED WITH A MANDREL PRIOR TO ACCEPTANCE.
15. STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN STORM IS TESTED.
16. ALL MANHOLES/ CATCH BASINS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTMENT RINGS PER STANDARD DETAILS.
17. ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAKED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
18. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
19. STORM DRAINAGE MAINLINES, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MAINLINE WILL BE MADE WITH A TEE FITTING. TEE FITTING SHALL BE FROM SAME MANUFACTURER AS PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MAINLINE.
20. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
21. PLACEMENT OF SURFACE APPURTENANCES (MH LIDS, VALVE LIDS, ETC.) IN TIRE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE.
22. CALL 1-800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR PUBLIC WORKS DEPARTMENT LOCATES.
23. THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DVD OF THE STORM PIPE INTERIOR FOR THE CITY'S REVIEW. THE VIDEO SHALL PROVIDE A MINIMUM OF 14 LINES PER MILLIMETER RESOLUTION AND COVER THE ENTIRE LENGTH OF THE APPLICABLE PIPE. THE CAMERA SHALL BE MOVED THROUGH THE PIPE AT A UNIFORM RATE (≤ 30 FT/MIN), STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. THE VIDEO SHALL BE TAKEN AFTER INSTALLATION AND CLEANING TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
24. CLEARLY LABEL PUBLIC AND PRIVATE SYSTEMS ON THE PLANS. PRIVATE SYSTEMS SHALL BE MARKED "PRIVATE" AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
25. ALL CONCRETE STRUCTURES (VAULTS, CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS, ETC.) SHALL BE VACUUM TESTED.
26. MANHOLES, CATCH BASINS AND INLETS IN EASEMENTS SHALL BE CONSTRUCTED TO PROVIDE A STABLE, LEVEL GRADE FOR A MINIMUM RADIUS OF 2.5 FEET AROUND THE CENTER OF THE ACCESS OPENING TO ACCOMMODATE CONFINED SPACE ENTRY EQUIPMENT.

27. TOPS OF MANHOLES/CATCH BASINS WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.
28. CONTRACTOR SHALL ADJUST ALL MANHOLE/CATCH BASIN RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
29. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES/CATCH BASINS, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING STORM DRAINAGE SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF ANACORTES UTILITIES DEPARTMENT.
30. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
31. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF FIVE FEET (5') HORIZONTAL SEPARATION BETWEEN ALL WATER AND STORM DRAINAGE LINES. ANY CONFLICT SHALL BE REPORTED TO THE PUBLIC WORKS DEPARTMENT AND THE DEVELOPER'S ENGINEER PRIOR TO CONSTRUCTION.
32. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
33. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS, WHICH WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY.
34. MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.
35. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 DEGREES.
36. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
37. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND ANACORTES PUBLIC WORKS ENGINEERING DEPARTMENT IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND ENGINEERING DEPARTMENT WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
38. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC STORM DRAINAGE EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.
39. WHERE A NEW PUBLIC WORKS DEPARTMENT LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE PUBLIC WORKS DEPARTMENT, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF AC MAIN.

ASPHALT CONSTRUCTION STANDARD NOTES

- A. ALL ASPHALT TO BE REMOVED MUST BE SAW CUT. A JACKHAMMER CAN BE USED IF A NICE EVEN CUT IS MADE. WHEEL CUTTING IS NOT AN APPROVED METHOD UNLESS APPROVED BY THE CITY OF ANACORTES ENGINEER IN ADVANCE. ANY DEVIATION FROM THIS SPECIFICATION SHALL BE IN WRITING 48-HOURS BEFORE SAW CUTTING TAKES PLACE.
- B. ADDITIONAL ASPHALT MAY BE REQUIRED FOR REMOVAL BY THE CITY OF ANACORTES ENGINEER OR INSPECTOR.
- C. ALL VERTICAL DROP-OFFS WITHIN THE TRAVELED WAY WILL BE BACKFILLED EACH NIGHT.
- D. ABUTTING EDGES AND CURBS MUST BE THOROUGHLY CLEANED
- E. ALL ASPHALT EDGING WILL BE TACKED PRIOR TO ASPHALTING.
- F. ALL ASPHALT PATCHES MUST BE A SMOOTH TRANSITION. NO BUMPS OR HIGH/LOW SPOTS (SECTION 5-04.3(13)). SURFACE SMOOTHNESS MAXIMUM VARIATION IN 10-FEET PARALLEL TO THE CENTERLINE IS 1/8" AND TRANSVERSE 1/4".
- G. SUB GRADE WILL BE COMPACTED AND TESTED PRIOR TO ASPHALTING.
- H. A MINIMUM OF 3-INCH HMA PATCH TO BE COMPACTED TO 92% MAX RICE DENSITY (SECTION 5-04.3(10)B).
- I. ALL FINAL JOINTS AND SAW CUTS TO BE SEALED (SECTION 5-05.3(8)B) USING A HOT POURED JOINT SEALANT (SECTION 9-04.2(1). A PREFERRED SEALANT IS AR-4000.
- J. IN AREAS WHERE ASPHALT HAS BEEN REMOVED AND CDF IS IN THE TRENCH CURING, A STEEL PLATE IS REQUIRED FOR COVER WHILE IT IS CURING. PROVIDE ASPHALT AROUND STEEL PLATE TO PREVENT THE PLATE FROM RATTLING. THE CONTRACTOR WILL BE CALLED OUT AT ANYTIME TO CORRECT ANY RATTLING THAT PROVIDES COMPLAINTS.
- K. ON COMMERCIAL AVENUE WHERE LOCAL BUSINESSES ARE AFFECTED, NO ASPHALTING WILL HAPPEN IN THE LANE OF TRAVEL. WORK WILL PROCEED BEFORE OR AFTER BUSINESS HOURS.
- L. ON MAJOR STREETS WHERE TRAFFIC CONGESTION IS A PROBLEM, THE PATCH WILL BE PROTECTED WITH A ¼ INCH STEEL PLATE UNTIL SUFFICIENTLY COOLED.

CONCRETE CONSTRUCTION STANDARD NOTES

- A. CALL FOR A FORMS INSPECTION BEFORE PLACING OF CONCRETE. CALL 360.299.1951 TO SCHEDULE.
- B. NO MONOLITHIC POURS ALLOWED PER THE CITY OF ANACORTES CITY ENGINEER. IN OTHER WORDS, THE SIDEWALK, CURB & GUTTER, DRIVEWAYS, DRIVEWAY APRONS, WHEELCHAIR RAMPS, ETC. ARE TO BE INDIVIDUAL POURS AND SEPARATED BY A FABRIC EXPANSION JOINT.
- C. PROTECTING THE CONCRETE IS THE RESPONSIBILITY OF THE CONTRACTOR. NO GRAFFITI, FOOTPRINTS, FINISHING BLEMISHES OR OTHER OBJECTIONABLE MARKS ALLOWED. IF ANY OF THIS TAKES PLACE, THE SECTION THAT IS DAMAGED WILL BE REPLACED.

- D. CONCRETE SHALL BE A 5.5 SACK MIX WITH A 28-DAY STRENGTH OF 3000 PSI. ANY DEVIATION FROM THIS SPECIFICATION SHALL BE IN WRITING 48-HOURS BEFORE CONCRETE IS PLACED.
- E. THE PAN AND WINGS SHALL BE STAMPED. THE USE OF 1-INCH CONSTRUCTION FENCING ACCEPTABLE. ROLLING IS NOT AN OPTION.
- F. DURING THE FIRST 14-DAYS OF CURING, THE CONTRACTOR MUST PROTECT FROM FREEZING.

CURB/GUTTER AND SIDEWALK WORKMANSHIP AND AESTHETICS

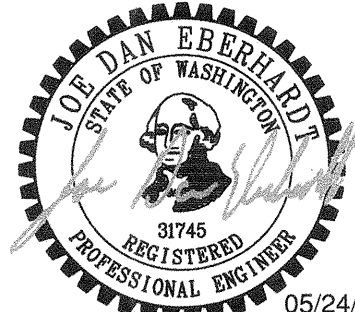
1. CURB/GUTTER AND SIDEWALK CONSTRUCTION SHALL FOLLOW A TRUE AND UNIFORM HORIZONTAL AND VERTICAL ALIGNMENT.
2. THE VERTICAL AND HORIZONTAL SURFACES SHALL BE A SMOOTH BROOM FINISH WITH NO DETECTABLE FINISHING BLEMISHES, UNDULATIONS, RIPPLES, SWELLS, WAVES, RUTS, FURROWS, GRAFFITI OR OTHER OBJECTIONABLE MARKS. THE END RESULT SHALL BE A NEAT AND PROFESSIONALLY FINISHED APPEARANCE.
3. THE EDGE FINISH ADJACENT TO THE EXPANSION JOINT MATERIAL SHALL BE CLEAN AND FREE OF EXCESS SLURRY. THE EXPANSION JOINT MATERIAL SHALL BE TRIMMED TO A LEVEL EVEN WITH THE ADJACENT CONCRETE RESULTING IN A NEAT AND PROFESSIONALLY FINISHED APPEARANCE.
4. THE CITY ENGINEER, IN HIS SOLE DISCRETION RESERVES THE AUTHORITY TO ORDER THE REMOVAL OF SECTIONS OF CURB/GUTTER AND SIDEWALK THAT DO NOT MEET THE WORKMANSHIP AND AESTHETIC STANDARDS OF THE CITY OF ANACORTES.
5. SECTIONS OF NEWLY CONSTRUCTED CURB/GUTTER AND SIDEWALK, THAT EXHIBIT CRACKING FOLLOWING CURING, SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT.
 - CRACKING RESULTING FROM SUB-BASE FAILURE OR CONSTRUCTION SIRE DAMAGE SHALL BE IMMEDIATELY REMOVED AND REPLACED TO THE NEAREST EXPANSION JOINT.
 - MINOR HAIR LINE STRESS CRACKS MAY, AT THE DISCRETION OF THE PROJECT MANAGER, BE MONITORED AND RE-EVALUATED FOR POSSIBLE REMOVAL AT THE END OF THE MAINTENANCE PERIOD.

CONSTRUCTION STANDARD NOTES

1. WORK HOURS:
THE CITY OF ANACORTES ORDINANCE ALLOWS WORK FROM 7:00 A.M. TO 10:00 P.M., SEVEN DAYS A WEEK (COA ORD. #2316). SOMEONE IN CHARGE TO BE ON SITE AT ALL TIMES WHEN WORK IS IN PROGRESS. IF WORK IS DONE ON WEEKENDS, PLEASE INFORM THE PROJECT MANAGER SO THE CITY OF ANACORTES CAN HAVE AN INSPECTOR ON SITE. CONTRACTOR WILL BE BILLED FOR CITY OF ANACORTES OVERTIME.
2. CALL 48-HOURS BEFORE THE FOLLOWING:
FOR INSPECTION CONTACT 360.299.1951.
 - A. PRIOR TO WORK START-UP
 - B. PRIOR TO ANY UTILITY CONSTRUCTION IN THE RIGHT OF WAY.
 - C. PRIOR TO POURING CAST-IN-PLACE CONCRETE STRUCTURES.
 - D. PRIOR TO PLACING ANY CRUSHED ROCK ON ROADWAY SUB GRADE.
 - E. PRIOR TO PLACING CURB, GUTTERS AND SIDEWALKS.
 - F. PRIOR TO ASPHALT PAVING.
3. MATERIALS AND WORKMANSHIP:
 - A. ALL MATERIALS USED, MUST MEET WSDOT, APWA AND CITY OF ANACORTES SPECIFICATIONS.
 - B. ALL (ADD: WORK AND) MATERIALS THAT DOES (DELETE: DOES AND ADD DO) NOT MEET THE ABOVE SPECIFICATIONS MUST BE REMOVED AS DIRECTED BY THE PROJECT INSPECTOR.
 - C. SUBGRADE COMPACTION TESTS: WILL BE DONE BEFORE ANY C.S.B.C IS PUT IN PLACE. ALL TRENCHES WILL BE TESTED FOR COMPACTION. THE MATERIAL TESTING LAB NEEDS 24-HOUR NOTICE. USE THE TESTING PROTOCOL PROVIDED BY THE CITY. ITEMS TO BE COMPACTION TESTED WILL INCLUDE THE PIPE BEDDING (SECTION 7-08.3(1)C), BACKFILL (SECTION 7-08.3(3) AND SUB GRADE FOR SURFACING (SECTION 2-06.3(2)) AND ASPHALT (SECTION 5-04.3(10)B).
 - D. INSPECTION: ALL ASPECTS OF THIS PROJECT WILL BE INSPECTED INCLUDING PIPING, BACKFILL, SUB GRADE, CONCRETE AND ASPHALT, AS WELL AS FORMS, CURB, GUTTER AND SIDEWALK. IF A PORTION GETS BACKFILLED BEFORE INSPECTION, THE CONTRACTOR WILL DIG UP THAT PORTION FOR INSPECTION. 24-HOUR NOTICE REQUIRED. KNOW THE SCHEDULE AND LET THE CITY KNOW.
 - E. TESTING PROTOCOL: PRIOR TO CONSTRUCTION, A PROCTOR AND SIEVE ANALYSIS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE CITY OF ANACORTES ON ALL MATERIAL USED IN THE RIGHT-OF-WAY. SEE THE CITY OF ANACORTES TESTING SCHEDULE.
 - F. ALL COMPACTION TEST SHALL BE APPROVED BY THE CITY OF ANACORTES ENGINEER AND PROJECT MANAGER PRIOR TO PLACING OF CRUSHED SURFACING, ASPHALT, CURB, GUTTER, SIDEWALK (INCLUDING TRENCH RESTORATION WHEN TEST MAY BE REQUIRED IN EACH LIFT).
 - G. CITY OF ANACORTES MAY REQUIRE ADDITIONAL TESTS ON SUB GRADE, TRENCHES, CONCRETE, OR ASPHALT. THE COSTS OF TESTING SHALL BE PAID FOR AS INDICATED IN THE CONTRACT DOCUMENTS.
4. TRAFFIC CONTROL AND PUBLIC SAFETY:
 - A. FLAGGING: ALL FLAGGERS MUST HAVE FLAGGING CERTIFICATES AND MUST HAVE ATTENDED A FLAGGING COURSE OR AN OFF DUTY POLICE OFFICER IS REQUIRED. THE JOB WILL BE SHUT DOWN IF ANY UNCERTIFIED PEOPLE ARE FLAGGING. A STOP WORK ORDER WILL BE GIVEN AND WORK WILL NOT PROCEED UNTIL A CERTIFIED PERSON IS FLAGGING.
 - B. SIGNAGE: ALL SIGNAGE MUST BE PER THE MANUAL UNIFORM TRAFFIC DEVICES. BEFORE JOB IS TO BEGIN, PROPER SIGNAGE WILL BE IN PLACE WITH FLAGGERS IN PLACE IF NEEDED. EXTRA SIGNAGE MAY BE NEEDED. BE READY TO RENT SIGNS IF NEEDED.

- C. TRAFFIC CONTROL PLAN: NEEDS TO BE SUBMITTED AND APPROVED BY THE ASSISTANT CITY ENGINEER PRIOR TO CONSTRUCTION START. TRAFFIC CONTROL PLAN SHALL INCLUDE THE LOCATION OF SIGNAGE, FLAGGERS, WORK ZONE, SAFE ZONE, AND TRAFFIC FLOW AND NEEDED DIMENSIONS. NO DETOURS ALLOWED WITHOUT APPROVAL FROM THE ASSISTANT CITY ENGINEER.
- D. FOR STREET CLOSURE: CALL 911.
- E. CONSTRUCTION SAFETY: IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ROADWAY EMBANKMENT AND SUBGRADE CONSTRUCTION:
 - A. CRUSHED SURFACING SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY. NO RECYCLED MATERIAL ALLOWED.
 - B. EMBANKMENT AND SUB GRADE MUST BE COMPACTED TO 95% OF MAXIMUM DENSITY.
 - C. PROPER MOISTURE MUST BE MAINTAINED THROUGHOUT PLACING AND COMPACTING.
 - D. COMPACTION TESTING TO BE PERFORMED BY AN INDEPENDENT LAB. USE A "MODIFIED PROCTOR"
6. TRENCHES IN DEVELOPED RIGHT-OF-WAY:
SEE CITY OF ANACORTES STANDARD CONSTRUCTION DETAILS AND SECTION 7 OF THE CURRENT WSDOT SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
 - A. PIPE ZONE SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY.
 - B. TRENCH ZONE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN 12-INCH LIFTS.
 - C. CRUSHED SURFACING SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY. NO RECYCLED MATERIAL ALLOWED.
7. DRAINAGE SYSTEM CONSTRUCTION:
 - A. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
 - B. OVERFLOWS, SPILLWAYS, GRAVEL FILTER WINDOWS, MUST BE CONSTRUCTED PER PLANS AND SPECIFICATIONS. NO DEVIATIONS. AS-BUILT FOR VERIFICATION REQUIRED.
 - C. QUARRY ROCK MUST BE SOUND "HARD" DURABLE ROCK. NO RECYCLED MATERIAL.
 - D. GRASS LINED SWALE SHALL BE CONSTRUCTED PER THE DETAILS PROVIDED. NO DEVIATION ALLOWED. ALL SWALES MUST BE OPERATIONAL BEFORE ACCEPTANCE.
 - E. CATCH BASINS MUST BE SET TO LINE GRADE USING NO MORE THAN TWO (2) ADJUSTMENT BRICKS.
 - F. MINIMUM 1-FOOT SEPARATION BETWEEN PIPES IN TYPE II CATCH BASINS.
8. RESTORATION OF RIGHT-OF-WAY:
 - A. CONTRACTOR MUST LEAVE THE RIGHT-OF-WAY, EQUAL TO EXISTING OR BETTER CONDITION.
 - B. PLACE COMPACTED TOPSOIL (SECTION 9-14.1(1), (2) AND (3)) AND SEED ALL AREAS DISTURBED BY EXCAVATION. (SECTION 9-14.2).
 - C. ALL DRAINAGE SYSTEMS MUST BE FULLY CLEANED, RESTORED AND OPERATIONAL BEFORE FINAL ACCEPTANCE. (SECTION 7-07.3).
11. FINAL INSPECTION AND ACCEPTANCE:
SEE SECTION 1-05.11 AND SECTION 1-08.5)
 - A. WHEN CONTRACTOR HAS COMPLETED ALL OF THE WORK ON THE APPROVED PLANS, THE CONTRACTOR WILL:
 - COMPLETE THE "FINAL INSPECTION GUIDELINES FOR CONTRACTORS INSPECTION FORM".
 - GIVE THE COMPLETED "FINAL INSPECTION GUIDELINES FOR CONTRACTORS INSPECTION FORM" TO THE PW INSPECTOR AND REQUEST A SITE INSPECTION. ALL SITE INSPECTIONS ARE ON WEDNESDAYS BETWEEN 9 AM AND 12 PM.
 - B. THE PROJECT MANAGER, ENGINEER OF RECORD, INSPECTOR, CONTRACTOR AND OTHER CITY OF ANACORTES DEPARTMENTS WILL WALK THE SITE AND CREATE A PUNCH LIST. THE CONTRACTOR WILL COMPLETE THE PUNCH LIST AND CHECK OFF EACH ITEM, THEN RETURN IT TO THE INSPECTOR FOR REINSPECTION. THE INSPECTOR WILL VERIFY THAT ITEMS ON WALK THROUGH ARE COMPLETED.
 - C. THE CITY WILL NOT MAKE THE FINAL INSPECTION UNTIL THE PHYSICAL WORK REQUIRED BY THE CONTRACT AND APPROVED PLANS, INCLUDING FINAL CLEANUP AND ALL WORK ORDERED BY THE PROJECT MANAGER, HAS BEEN COMPLETED. (SECTION 1-05.11)
 - D. FINAL APPROVAL OF THE PROJECT WILL NOT BE GRANTED UNTIL "AS-BUILTS" DRAWINGS (BOTH DIGITAL AND HARD COPY) HAVE BEEN RECEIVED AND APPROVED BY THE PROJECT MANAGER.
 - E. THE CONTRACTOR MUST FURNISH ALL DOCUMENTATION REQUIRED BY LAW, TO ALLOW THE CITY OF ANACORTES TO PROCESS FINAL ACCEPTANCE OF THE CONTRACT.
12. MISCELLANEOUS:
 - A. AS-BUILTS: THE DEVELOPER WILL SUPPLY TO THE CITY, ONE HARD COPY AND ONE ELECTRONIC FILE (AUTOCAD VERSION 2002) OF AS-BUILT DRAWINGS TO INCLUDE ALL CITY UTILITIES. THE AS-BUILT DRAWINGS WILL BE SUBMITTED TO THE PROJECT MANAGER AT SUBSTANTIAL COMPLETION FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF FINAL PROJECT APPROVAL AND ACCEPTANCE.
 - B. UTILITY LOCATES NUMBER: 1.800.424.5555. REQUIRED BEFORE STARTING ANY GROUNDWORK.

ACCEPTED FOR CITY ENGINEER
06-21-2021
John Lang

						DRAWN BY TNF	DESIGNED BY BSM/TSR	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555 kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com S C A L E: AS SHOWN		MJB NORTH ROADWAY – MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M.			SHEET	
						CHECKED BY KEC	APPROVED BY JDE			CITY OF ANACORTES GENERAL NOTES			C0.02	
						DATE 04/30/2021								
						J O B No. :1900301								
NO.	DATE	BY	CHD.	APPR.	REVISION									

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May 24, 2021 - 9:37am

GENERAL WATER NOTES

- A. NO CONNECTION TO THE EXISTING MAINS WILL BE ALLOWED EXCEPT BY MEANS OF AN APPROVED BACKFLOW PREVENTION DEVICE PRIOR TO SATISFACTORY FLUSHING, TESTING, DISINFECTIONS AND RECEIPT OF SATISFACTORY BACTERIOLOGICAL TEST RESULTS.
- B. ANY PERSONS PERFORMING HOT TAPS SHALL BE APPROVED IN ADVANCE BY THE CITY OF ANACORTES. SUPERIOR TAPPING INC. AT 1.888.859.9221 OR SPEARS TAPS, INC. AT 425.485.4764 ARE ACCEPTABLE COMPANIES.
- C. PIPELINE MATERIALS AND INSTALLATION ARE TO CONFORM TO THE LATEST REVISION OF THE FOLLOWING STANDARDS:
- DUCTILE IRON PIPE DESIGN (AWWA C150/A21.50)
 - DUCTILE IRON PIPE MANUFACTURING PROCESS (AWWA C151/A21.51)
 - CEMENT MORTAR LINING (AWWA C104/A21.4)
 - POLYETHYLENE ENCASEMENT (AWWA C105/A21.5)
 - DUCTILE IRON PIPE JOINTS (AWWA C111/A21.11)
 - DUCTILE IRON RESILIENT WEDGE GATE VALVES (AWWA C515)
 - DRY BARREL FIRE HYDRANTS (AWWA C502)
 - DUCTILE IRON FITTINGS (AWWA C153/A21.53 AND C110/A21.10)
 - DISINFECTIONS (AWWA C651)
 - DUCTILE IRON PIPE INSTALLATION (AWWA C600)

OWNER SHALL FURNISH TO THE CITY OF ANACORTES ENGINEERING REPRESENTATIVE COPIES OF THE CERTIFICATIONS THAT ALL MATERIALS MEET THE AWWA SPECIFICATIONS.

- D. DUCTILE IRON PIPE TO BE THICKNESS CLASS 50 OR PRESSURE CLASS 350.
- E. ALL DUCTILE IRON PIPE SHALL BE POLY WRAPPED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. POLY WRAP SHALL BE 8 MIL MINIMUM THICKNESS AND TAPED AT THE SEAMS. LOOSE BAGGING WILL BE FOLDED AND SECURED TO THE PIPE.
- F. FIRE HYDRANTS ARE TO BE MUELLER MODEL SUPER CENTURION 200, AVK OR M+H.
- G. FIRE HYDRANTS SHALL BE SET VERTICAL PLUMB WITH THE PUMPER PORT FACING THE STREET.
- H. FIRE HYDRANTS SHALL BE SET AS SUCH THAT THE BREAK AWAY JOINT IS NO MORE THAN 6-INCHES ABOVE AND NO LESS THAN 3-INCHES ABOVE THE FINISHED GRADE.
- I. THERE SHALL BE 3-FOOT MINIMUM CLEARANCE AROUND THE FIRE HYDRANTS.
- J. FIRE HYDRANTS SHALL HAVE A RED HEAD BRAND OR EQUIVALENT WITH 5" STORZ RIGID FEMALE ADAPTER WITH CAP AND CONNECTING CABLE.
- K. THE WATER SERVICES TO THE PROPERTY LINE FROM THE MAIN LINE SHALL BE 1-INCH MINIMUM COPPER AND SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 7-15 OF THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE CITY OF ANACORTES CONSTRUCTION GUIDELINES.
- L. INSTALLATION OF THRUST BLOCKS SHALL CONFORM TO THE CITY OF ANACORTES CONSTRUCTION GUIDELINE DETAILS, "THRUST BLOCK NO. 1 (WA-7)" AND "THRUST BLOCK NO. 2 (WA-8)". SOIL BEARING STRENGTH OF 2,500 PSF SHALL BE USED IN MOST AREAS ABOVE THE WATER TABLE. A QUALIFIED SOILS ENGINEER WILL EVALUATE SUBSURFACE CONDITIONS, WHICH INDICATE A LESSER SOIL STRENGTH IN THE NATIVE MATERIAL. THE CONTRACTOR SHALL USE PLASTIC SHEETING TO PREVENT CONTACT BETWEEN THE CONCRETE AND THE FITTINGS. THE CITY OF ANACORTES ENGINEERING DEPARTMENT SHALL INSPECT THRUST BLOCKS PRIOR TO BACKFILLING THE TRENCH.
- M. THE WATER MAIN SHALL HAVE A MINIMUM OF 30-INCHES OR A MAXIMUM COVER OF 40-INCHES FROM THE FINAL GRADE BEFORE PAVING. THIS COVER INCLUDES THE TOP OF THE CRUSHED SURFACING BASE COURSE.
- N. THE WATERLINE SHALL BE FITTED WITH A WATERTIGHT PLUG AT ANY ANYTIME WORK IS DELAYED OR STOPPED AND OVERNIGHT. IF NEWLY INSTALLED WATERLINE IS CONTAMINATED WITH GROUND WATER, THE ENTIRE LENGTH OF PIPE AFFECTED SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLING ADDITIONAL PIPE.
- O. MAINTAIN A MINIMUM 1-FOOT VERTICAL SEPARATION AND A 30-INCH HORIZONTAL SEPARATION BETWEEN THE WATERLINE AND ALL OTHER UTILITIES EXCEPT SANITARY SEWER, WHICH IS TO BE A 10-FOOT HORIZONTAL SEPARATION. WATERLINE TRENCH IS NOT TO BE SHARED WITH OTHER UTILITIES.
- P. TRENCH EXCAVATION, BEDDING AND BACKFILL FOR WATER MAINS SHALL BE IN ACCORDANCE WITH SECTION 7-10 OF THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE CITY OF ANACORTES CONSTRUCTION GUIDELINES TRENCH DETAILS.
- Q. MAXIMUM LENGTH OF OPEN TRENCH SHALL BE 100-FEET.
- R. ALL WSDOT REQUIREMENTS FOR TRAFFIC CONTROL SHALL BE MET AT ALL TIMES.
- S. THE CITY OF ANACORTES ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST 48-HOURS PRIOR TO COMMENCING CONSTRUCTION AND FOR INSPECTION REQUESTS.
- T. INSPECTIONS SHALL INCLUDE PIPE INSTALLATION, PIPE BEDDING, BAGGING, THRUST BLOCKING, PRESSURE TESTING AND TRENCH BACKFILL.
- U. TESTING PROTOCOL: PRIOR TO CONSTRUCTION, A PROCTOR AND SIEVE ANALYSIS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE CITY OF ANACORTES ON ALL MATERIAL USED IN THE RIGHT-OF-WAY. SEE THE CITY OF ANACORTES TESTING SCHEDULE.
- V. THE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIAL TO DISINFECT, FLUSH AND CONDUCT A PRESSURE TEST OF THE COMPLETED WATERLINE AS SPECIFIED IN SECTIONS 7-11.3(11) AND 7-11.3(12) OF THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD BRIDGE AND MUNICIPAL CONSTRUCTION.
- W. DECHLORINIZATION WILL BE REQUIRED OF ALL DISINFECTION WATER FLUSHED FROM WATERLINES WHICH CANNOT BE CONVEYED TO EXISTING SANITARY SEWER SYSTEMS.
- X. THE WATER LINE, INCLUDING THE CORP. STOPS TO THE WATER SERVICES, SHALL BE PRESSURIZED TO 225 PSI WITH NO GREATER THAN A 5 PSI PRESSURE DROP OVER A 2-HOUR PERIOD. THE CITY OF ANACORTES PUBLIC WORKS INSPECTOR, ENGINEER OR DESIGNATED REPRESENTATIVE SHALL WITNESS THIS TEST.
- Y. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE CITY OF ANACORTES WATER DEPARTMENT PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY WATER SHUT OFF OR TURN ON THAT WILL AFFECT THE WATER SYSTEM. WATER DEPARTMENT PERSONNEL WILL OPERATE DISTRIBUTION VALVES.
- Z. SCHEDULED WATERLINE SHUT DOWNS: 72-HOURS NOTICE REQUIRED. CONTACT 360.293.1921 FOR SCHEDULING.
- AA. EMERGENCY WATERLINE SHUT DOWNS: CONTACT 360.293.1921. THE WATER DEPARTMENT WILL BE NOTIFIED. ALSO, CONTACT THE PUBLIC WORKS INSPECTOR AT 360.661.3547.
- BB. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE WATER SAMPLE BOTTLE FROM THE SKAGIT COUNTY HEALTH DEPARTMENT PRIOR TO SCHEDULING BACTERIAL SAMPLING. THE LENGTH OF PIPE WILL DETERMINE THE NUMBER OF SAMPLES TAKEN.

GENERAL SEWER NOTES

- A. ALL PVC SEWER PIPE AND FITTINGS SHALL CONFORM TO AND MEET THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATIONS D3034. ALSO,
- PIPE AND FITTINGS SHALL MEET STANDARD DIMENSION RATIO 35
 - ALL SANITARY SEWER PIPES SHALL BEAR THE MARK OF THE NATIONAL SANITATION FOUNDATION.
 - ALL PIPES SHALL BE SUITABLE FOR USE AS A GRAVITY SEWER CONDUIT.
 - PIPE SHALL HAVE FLEXIBLE JOINTS.
- B. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED AND FURNISHED BY THE PIPE SUPPLIER OR BE AN APPROVED EQUIVALENT AND HAVE BELL AND/OR SPIGOT CONFIGURATION IDENTICAL TO THAT OF THE PIPE. MANHOLE COUPLINGS CORRESPONDING TO THE SIZE OF THE SEWER PIPE SHALL BE USED.
- C. 6-INCH PVC SANITARY SEWER PIPE SHALL BE USED FOR SIDE SEWERS. SIDE SEWERS WILL BE CONSTRUCTED AT A MINIMUM SLOPE OF 2% AT THE LOCATIONS SHOWN ON THE PLANS AND HAVE A 6 INCH TEST WYE AT THE EXTREMITY, PLUGGED AND BLOCKED FOR TESTING AND FUTURE USE. SIDE SEWERS WYE SHALL BE FACTORY MADE WITH MATCHED ENDS FOR RUBBER GASKET FITTINGS, NO CUT IN TEES SHALL BE PERMITTED. A SIDE SEWER GRADE THAT IS LESS THAN 2% MAY BE APPROVED ONLY BY THE ENGINEER AND THE CITY OF ANACORTES UPON WRITTEN REQUEST.
- D. THE END OF EACH SANITARY SEWER STUB SHALL BE MARKED WITH A PRESSURE TREATED 2X4. IT SHALL BE PLACED AT THE FLOW LINE OF THE STUB AND EXTEND 4 FEET ABOVE FINISHED GRADE. THERE SHALL BE A PERMANENT MARK LABELED "SEWER" WITH A DEPTH TO THE FLOW LINE SHOWN ON THE 2X4
- E. RUBBER GASKET SHALL BE INSTALLED PROPERLY TO AVOID WATER INFILTRATION INTO THE MANHOLE.
- F. WHEN CONNECTING THE PIPE TO MANHOLES, USE A-LOK FLEXIBLE CONNECTOR, KOR-N-SEAL BY NP, INC., OR APPROVED EQUIVALENT. THE PIPE TO MANHOLE CONNECTIONS REQUIRE FLEXIBLE CONNECTORS, SEE WSDOT/APWA SPECIFICATIONS SECTION 7-05.3.
- G. PICK HOLES SHALL BE GROUTED FROM THE INSIDE AND OUTSIDE AND TO BE INSPECTED PRIOR TO BACKFILL OF THE MANHOLE BY THE CITY INSPECTOR.
- H. MANHOLE FRAMES AND LIDS SHALL BE SLOPED TO CONFORM TO THE STREET GRADES.
- I. TOPS OF MANHOLES WITHIN THE PUBLIC RIGHT-OF-WAYS SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL JUST PRIOR TO PAVING.
- J. ALL MANHOLES AND CLEAN-OUTS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND THE ADJUSTMENT RINGS PER THE CURRENT EDS STANDARD DETAIL ST-02, "STRUCTURE ADJUSTMENT AND PERIMETER SEAL."
- K. ALL MANHOLES SHALL BE PROTECTED FROM INTRUSION OF ROCKS, GRAVEL, WATER AND OTHER DEBRIS DURING CONSTRUCTION.
- L. THE CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWN STREAM MANHOLES, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIAL FROM ENTERING EXISTING SANITARY SEWER SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ALONG WITH THE COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A DESIGNATED REPRESENTATIVE OF THE CITY OF ANACORTES. CALL 360.299.1951 TO SCHEDULE AN INSPECTION. ALLOW 24-HOUR NOTICE.
- M. THE FLOW CHANNEL INSIDE EACH MANHOLE SHALL BE FORMED OF CAST-IN-PLACE PORTLAND CEMENT CONCRETE. CHANNEL SHALL HAVE A SEMI-CIRCULAR CROSS-SECTION AND SMOOTH, UNIFORM SLOPE FROM INLET TO OUTLET. WHERE THREE OR MORE PIPES ARE CONNECTED TO ONE MANHOLE, THE FLOW CHANNEL SHALL BE FORMED TO SMOOTHLY DIRECT FLOW FROM INLETS TO OUTLET.
- N. STEPS CONSISTING OF ONE (1) INCH DIAMETER HOT BENT AND GALVANIZED DEFORMED BARS SHALL BE INSTALLED AT ONE (1) FOOT CENTERS. EACH MANHOLE SHALL HAVE A MINIMUM OF EIGHT (8) INCHES OF ADJUSTMENT BRICK OR CONCRETE ADJUSTING RINGS BETWEEN THE TOP OF THE CONE AND THE BASE OF THE MANHOLE FRAME.
- O. ALL TESTING AND CONNECTIONS TO THE EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A DESIGNATED REPRESENTATIVE OF THE CITY OF ANACORTES. CALL 360.299.1955 TO SCHEDULE AN INSPECTION. ALLOW 24-HOUR NOTICE.
- P. A LOW-PRESSURE AIR TEST AT 5 PSI FOR 15 MINUTES FOR SEWER MAINS IS REQUIRED. PRE-TESTING IS REQUIRED. RESCHEDULING A FAILED TEST MAY RESULT IN SEVERAL DAYS DELAY DUE TO CONFLICTS WITH OTHER PROJECTS. CALL 360.299.1951 TO SCHEDULE AN INSPECTION. ALLOW 24-HOUR NOTICE. A RE-INSPECTION WILL APPLY.
- Q. UPON INSPECTION APPROVAL BY THE CITY OF ANACORTES PUBLIC WORKS INSPECTOR AND THE VIDEO INSPECTION REQUEST FORM IS COMPLETED BY THE CONTRACTOR, THE CITY OF ANACORTES MAINTENANCE CAMERA CREW WILL PERFORM A VIDEO INSPECTION OF THE SANITARY SEWER MAINS TO DETERMINE CLEANLINESS, ALIGNMENT AND PROPER BEDDING AFTER LINES HAVE BEEN FLUSHED. CALL THE PUBLIC WORKS INSPECTOR AT 360.299.1955 TO SCHEDULE APPOINTMENT. 48-HOUR NOTICE REQUIRED. (SECTION 7-17.3(2)H). A RE-INSPECTION FEE WILL APPLY PRIOR TO RE-INSPECTION VIDEO OF THE SANITARY SEWER LINE.

A PRE-INSPECTION CHECKLIST IS AVAILABLE PRIOR TO A VIDEO REQUEST.

EROSION CONTROL NOTES

- A. A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR IS REQUIRED. THE ESC SUPERVISOR MUST HAVE ATTENDED AN EROSION AND SEDIMENT CONTROL CLASS WITHIN 3- YEARS FROM TODAY'S DATE. MUST PROVIDE CERTIFICATION CARD.
- B. THE CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR WILL OVERSEE AND BE RESPONSIBLE FOR ALL EROSION CONTROL. THE FACILITIES SHALL BE INSPECTED DAILY AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS AND AFTER EVERY SIGNIFICANT STORM EVENT OF THE ESC FACILITIES DURING THE WET SEASON (OCTOBER 1 TO APRIL 30). MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30). WRITTEN RECORDS SHALL BE TURNED INTO THE PROJECT MANAGER OR INSPECTOR ON A WEEKLY BASIS AT THE WEEKLY SCHEDULED PROJECT MEETINGS.
- C. SHALL BE IN PLACE PER THE APPROVED SET OF PLANS PRIOR TO ANY CONSTRUCTION START.
- D. THE EROSION CONTROL SHALL BE INSPECTED ONCE A DAY AND MODIFIED TO MEET THE SURROUNDING CONDITIONS AS NEEDED.
- E. PROVIDE A SIGN DISPLAYING A 24-HOUR CONTACT NUMBER AND NAME OF THE ESC SUPERVISOR. THE LETTER SIZE SHALL BE A MINIMUM OF 2" LETTERS. THIS SHALL BE IN PLACE PRIOR TO CONSTRUCTION START. REMEMBER, THE LOOK OF THE SIGN WILL BE A REFLECTION OF THE CONTRACTOR AND DEVELOPER AND DEVELOPMENT.
- F. THE STORM DRAIN SYSTEM AND EXISTING DITCHES SHALL BE CLEANED DAILY (SECTION 7- 07.3). ALL DRAINAGE SYSTEMS SHALL BE CLEANED TO THE ACCEPTANCE OF THE CITY OF ANACORTES PRIOR TO ACCEPTANCE OF THE PROJECT.
- G. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED DURING THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED SUCH AS WASH PADS TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN. NO MUD IS ALLOWED TO ENTER ONTO CITY STREETS.
- H. ANY SOILS EXPOSED THAT WILL NOT BE DISTURBED FOR TWO (2) DAYS DURING THE WET SEASON OR SEVEN (7) DAYS IN THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (SEEDING, MULCHING, PLASTIC COVERING, ETC.)
- I. TWO (2) WEEKS PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDED WITHIN ONE (1) WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PROJECT MANAGER. THE PROJECT MANAGER CAN REQUIRE SEEDING IN ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES OR DRAINAGE FACILITIES.
- J. PENALTIES FOR AN EROSION CONTROL VIOLATION ARE SUBJECT TO A \$300 TO \$1000 FINE UNDER CHAPTER 17.66 - PENALTIES FOR VIOLATION. EACH DAY IS CONSIDERED A DIFFERENT VIOLATION.

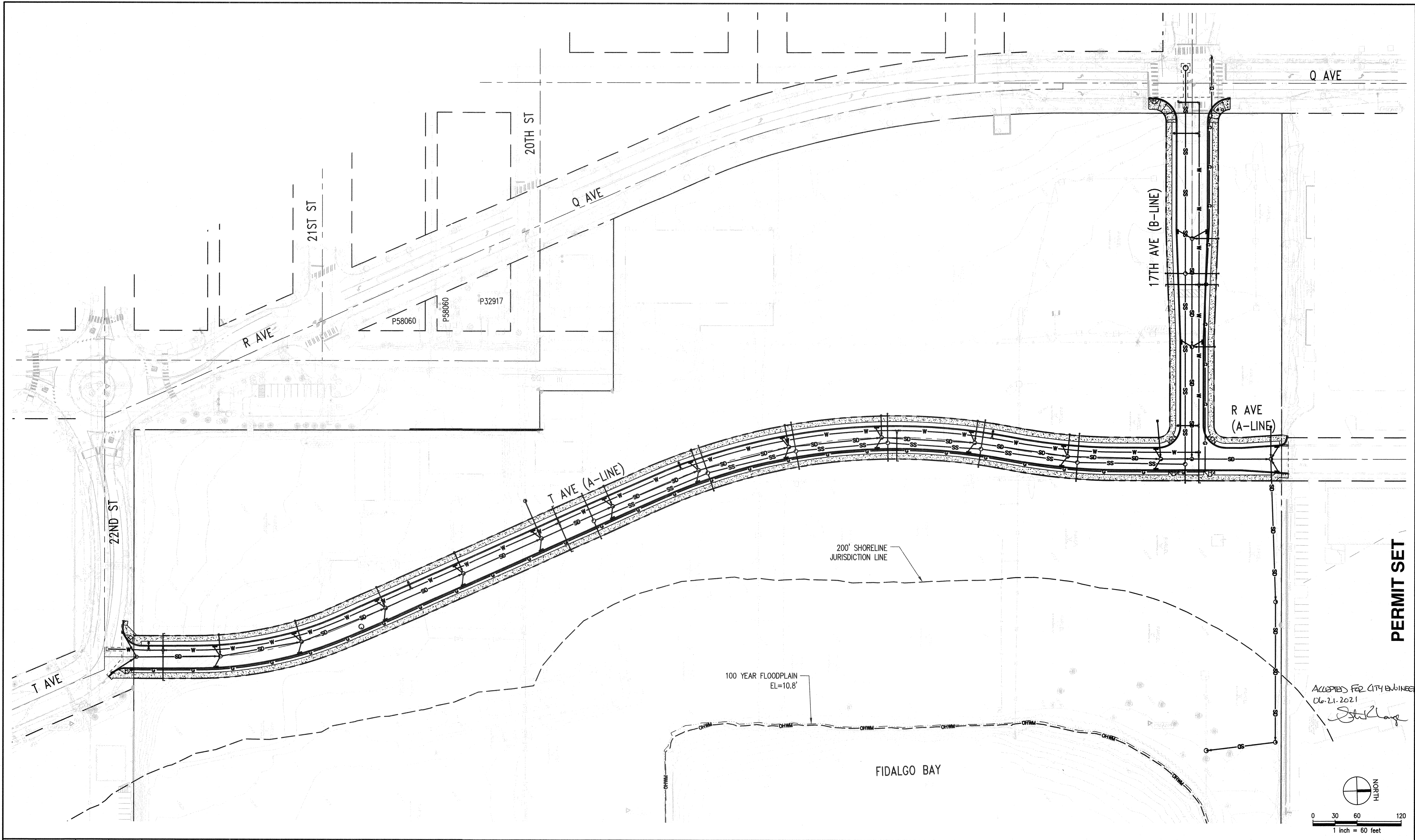
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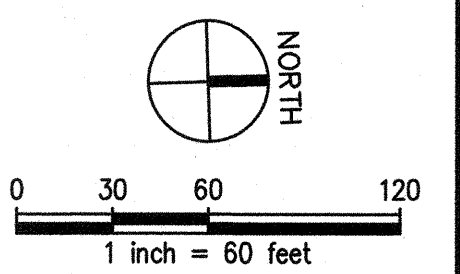
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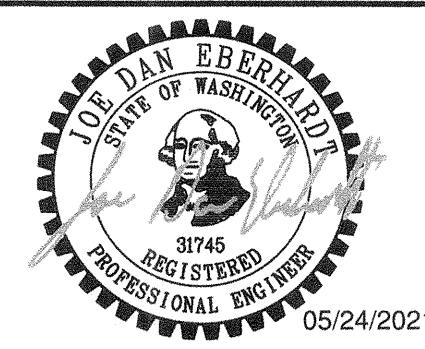
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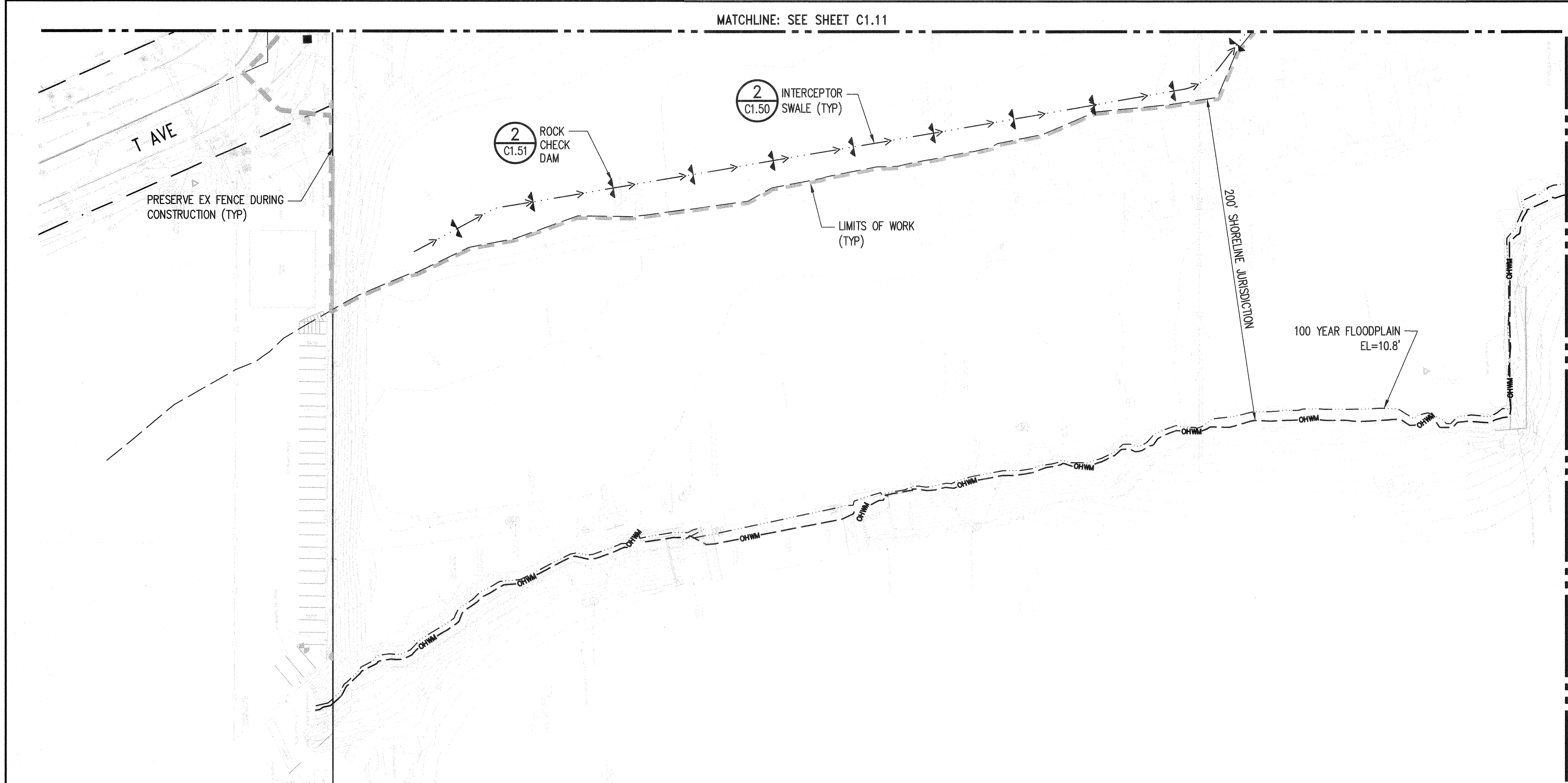


MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

OVERALL PLAN

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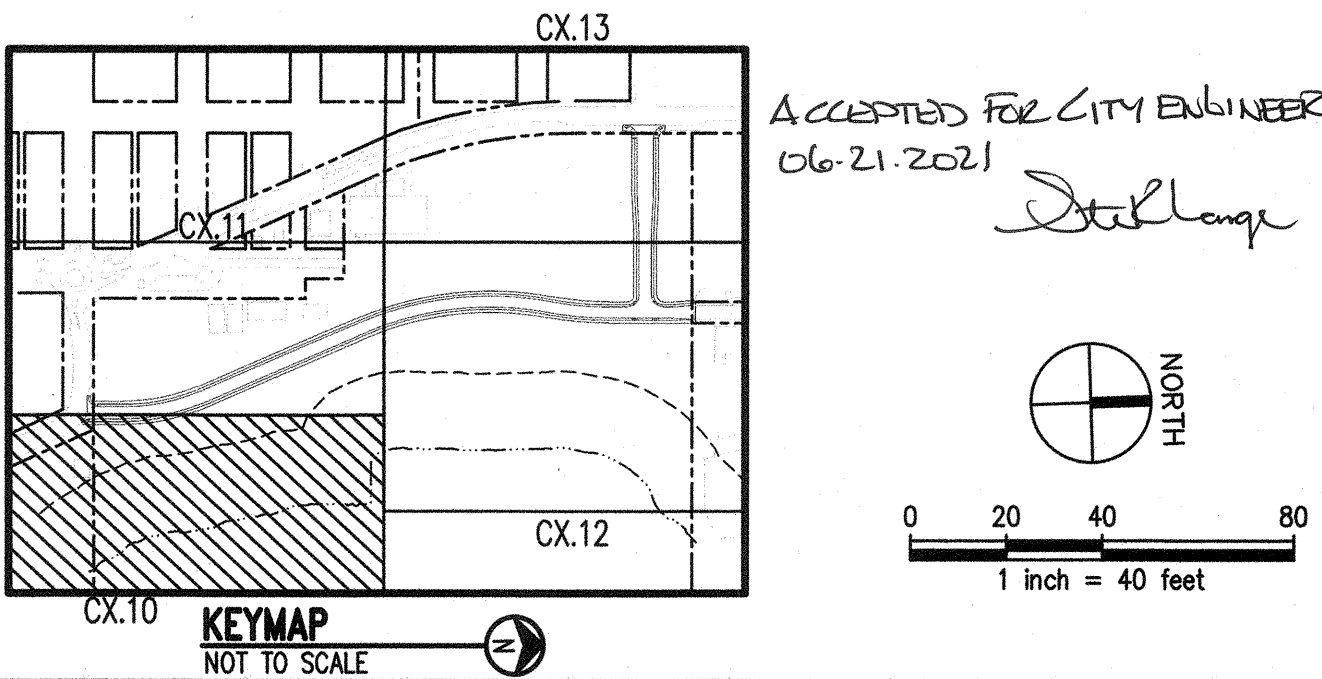
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TESC LEGEND:

- PROPERTY LINE
- LIMITS OF WORK
- ORDINARY HIGH WATER MARK
- INTERCEPTOR SWALE (BMP C201)
- SILT FENCE (BMP C233)
- TEMPORARY STORM DRAINAGE
- TEMPORARY CULVERT
- STORM DRAINAGE PIPE FLOW DIRECTION
- STORM DRAINAGE INLET PROTECTION (BMP C220)
- ROCK CHECK DAM (BMP C207)
- STRAW WATTLE/COMPOST SILT SOCK (BMP C235)
- STABILIZED CONSTRUCTION ENTRANCE (BMP C105)

- TESC NOTES:**
- CONTRACTOR TO FIELD LOCATE ALL TESC CONTROLS AS NECESSARY TO ADJUST TO CHANGING SITE CONDITIONS AND CONSTRUCTION PROGRESS.
 - CONTRACTOR MAY USE EX CHAIN LINK FENCE AS TEMPORARY CONSTRUCTION FENCE. COORDINATE WITH OWNER AND COA BEFORE REMOVAL.
 - PROVIDE STORM DRAIN INLET PROTECTION TO ALL INLETS WITHIN 500 FEET OF THE PROPERTY LINE, OR ONE BLOCK.
 - REMOVE AND DISPOSE OF ALL TESC MEASURES AT THE COMPLETION OF THE PROJECT WHEN ALL DISTURBED AREAS HAVE BEEN FULLY AND FINALLY STABILIZED.
 - ADJUST SEDIMENT POND SIZE AS NEEDED TO PROVIDE SEDIMENT REMOVAL FOR RUNOFF FROM ALL UNSTABILIZED SURFACES DISCHARGING TO IT.
 - SEE SHEET C0.03 FOR ADDITIONAL COA EROSION CONTROL NOTES.

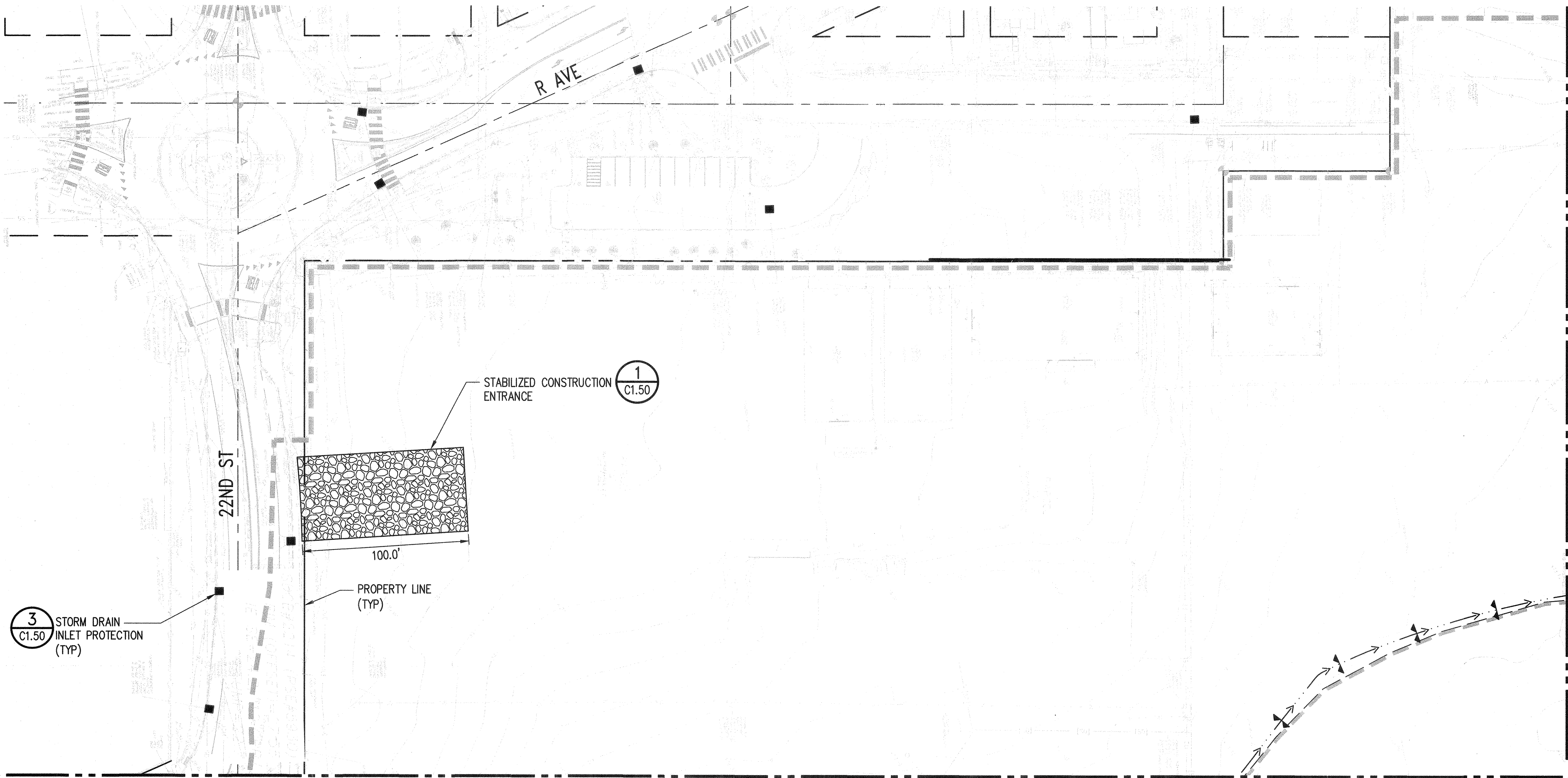


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DavidP

May 24, 2021 9:37am



MATCHLINE: SEE SHEET C1.12

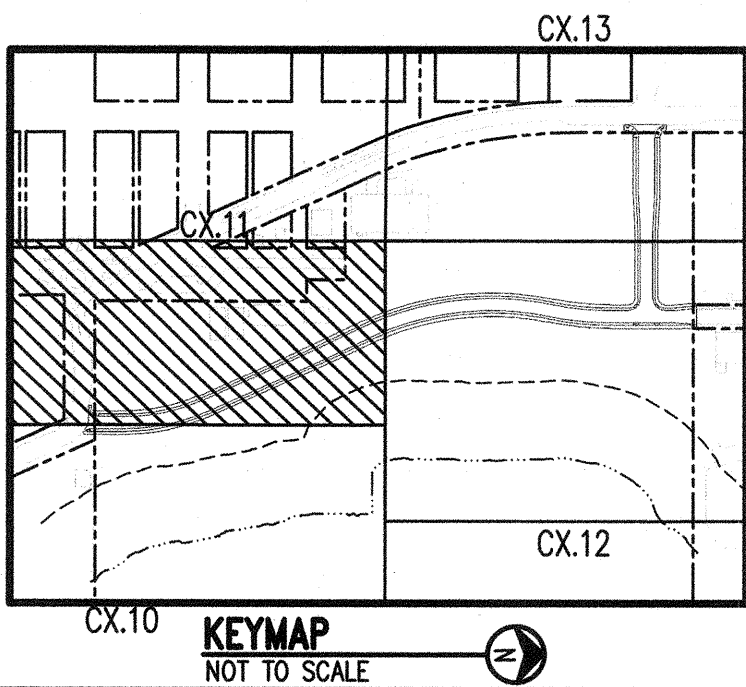
MATCHLINE: SEE SHEET C1.12

TESC LEGEND:

- PROPERTY LINE
- LIMITS OF WORK
- ORDINARY HIGH WATER MARK
- INTERCEPTOR SWALE (BMP C201)
- SILT FENCE (BMP C233)
- TEMPORARY STORM DRAINAGE
- TEMPORARY CULVERT
- STORM DRAINAGE PIPE FLOW DIRECTION
- STORM DRAINAGE INLET PROTECTION (BMP C220)
- ROCK CHECK DAM (BMP C207)
- STRAW WATTLE/COMPOST SILT SOCK (BMP C235)
- STABILIZED CONSTRUCTION ENTRANCE (BMP C105)

- TESC NOTES:**
- CONTRACTOR TO FIELD LOCATE ALL TESC CONTROLS AS NECESSARY TO ADJUST TO CHANGING SITE CONDITIONS AND CONSTRUCTION PROGRESS.
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 - SEE SHEET C0.03 FOR ADDITIONAL COA EROSION CONTROL NOTES.

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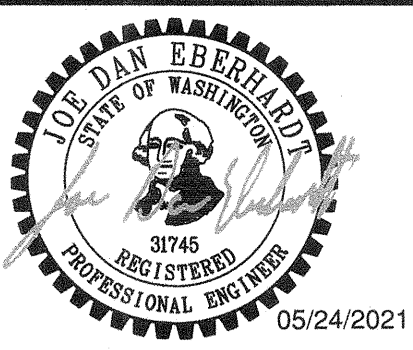
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TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SHEET

C1.11

MATCHLINE: SEE SHEET C1.13

TESC LEGEND:

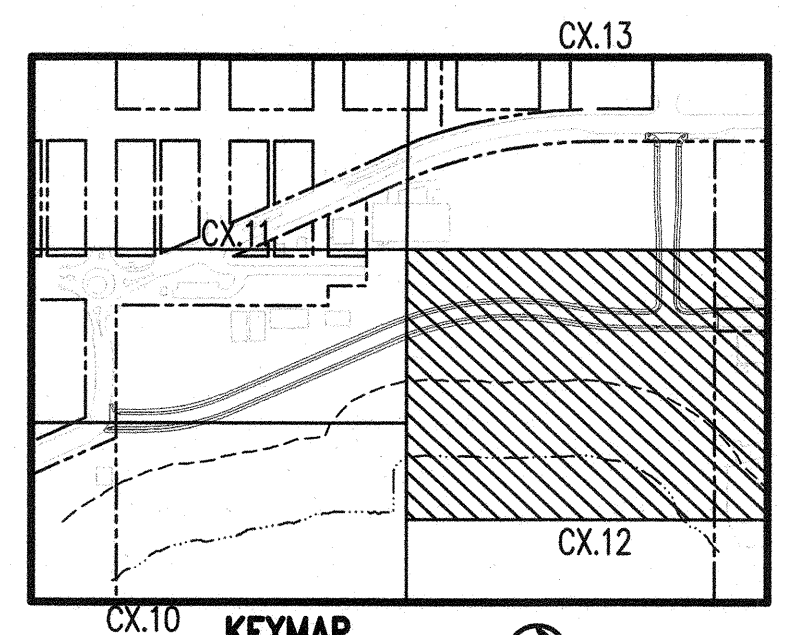
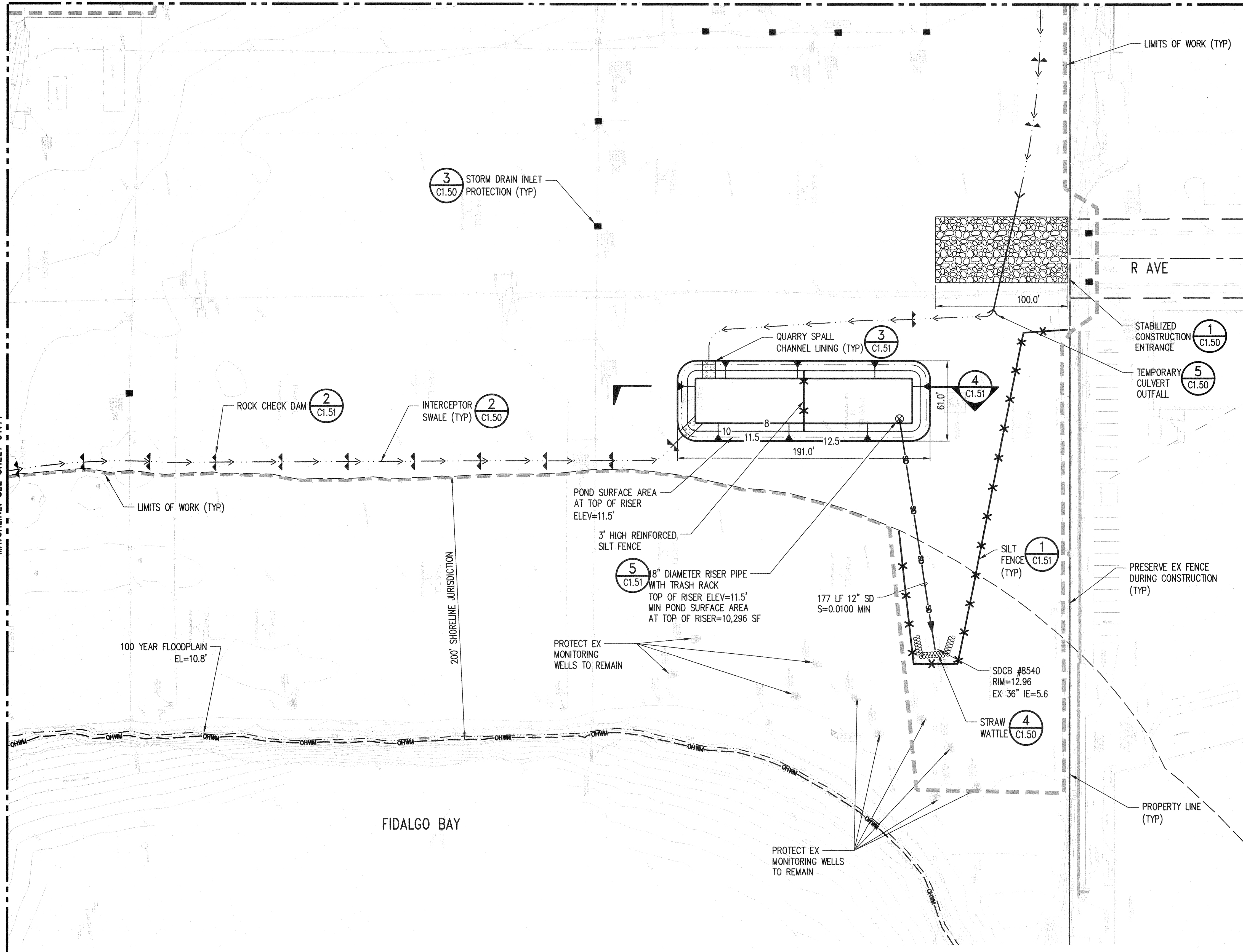
- PROPERTY LINE
- LIMITS OF WORK
- ORDINARY HIGH WATER MARK
- INTERCEPTOR SWALE (BMP C201)
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- TEMPORARY STORM DRAINAGE
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- STORM DRAINAGE PIPE FLOW DIRECTION
- STORM DRAINAGE INLET PROTECTION (BMP C220)
- ROCK CHECK DAM (BMP C207)
- STRAW WATTLE/COMPOST SILT SOCK (BMP C235)
- STABILIZED CONSTRUCTION ENTRANCE (BMP C105)

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- SEE SHEET C0.03 FOR ADDITIONAL COA EROSION CONTROL NOTES.

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MATCHLINE: SEE SHEET C1.11



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0 20 40 80
1 inch = 40 feet

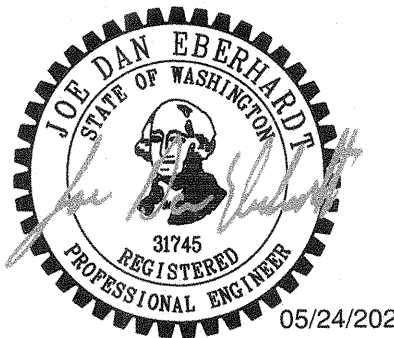
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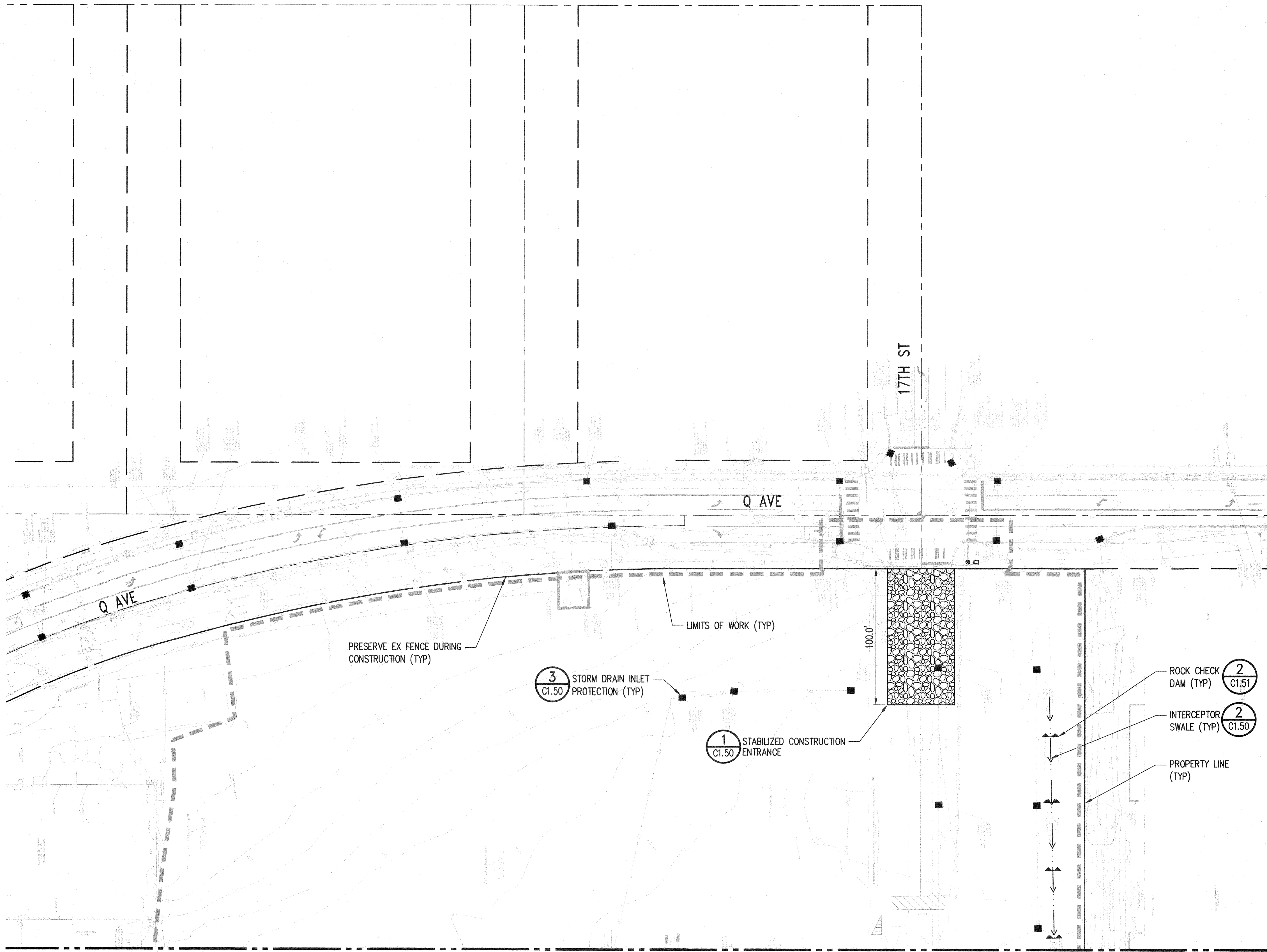
TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

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C1.12

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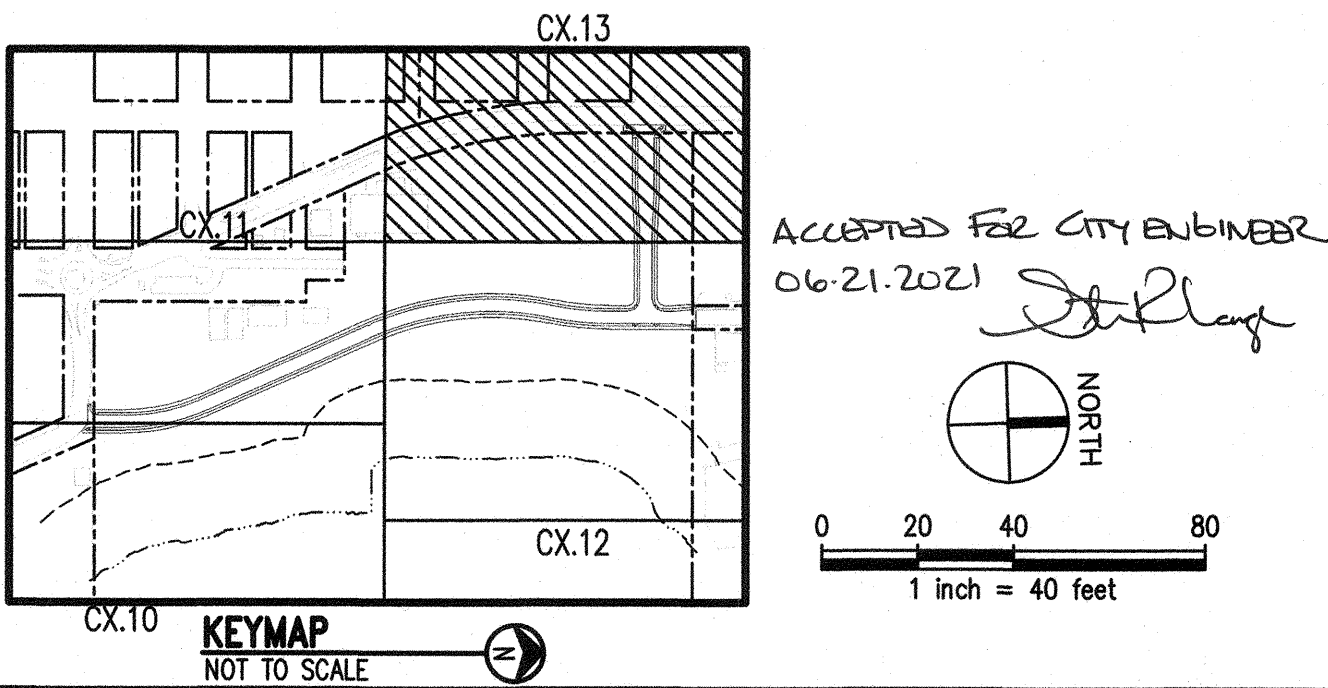
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TESC LEGEND:

- PROPERTY LINE
- LIMITS OF WORK
- ORDINARY HIGH WATER MARK
- INTERCEPTOR SWALE (BMP C201)
- SILT FENCE (BMP C233)
- TEMPORARY STORM DRAINAGE
- TEMPORARY CULVERT
- STORM DRAINAGE PIPE FLOW DIRECTION
- STORM DRAINAGE INLET PROTECTION (BMP C220)
- ROCK CHECK DAM (BMP C207)
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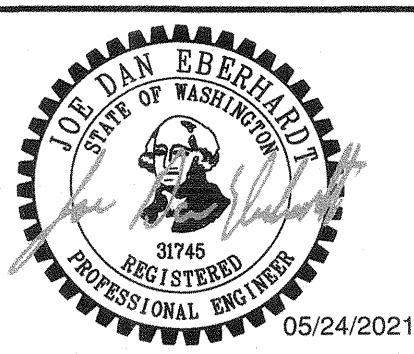
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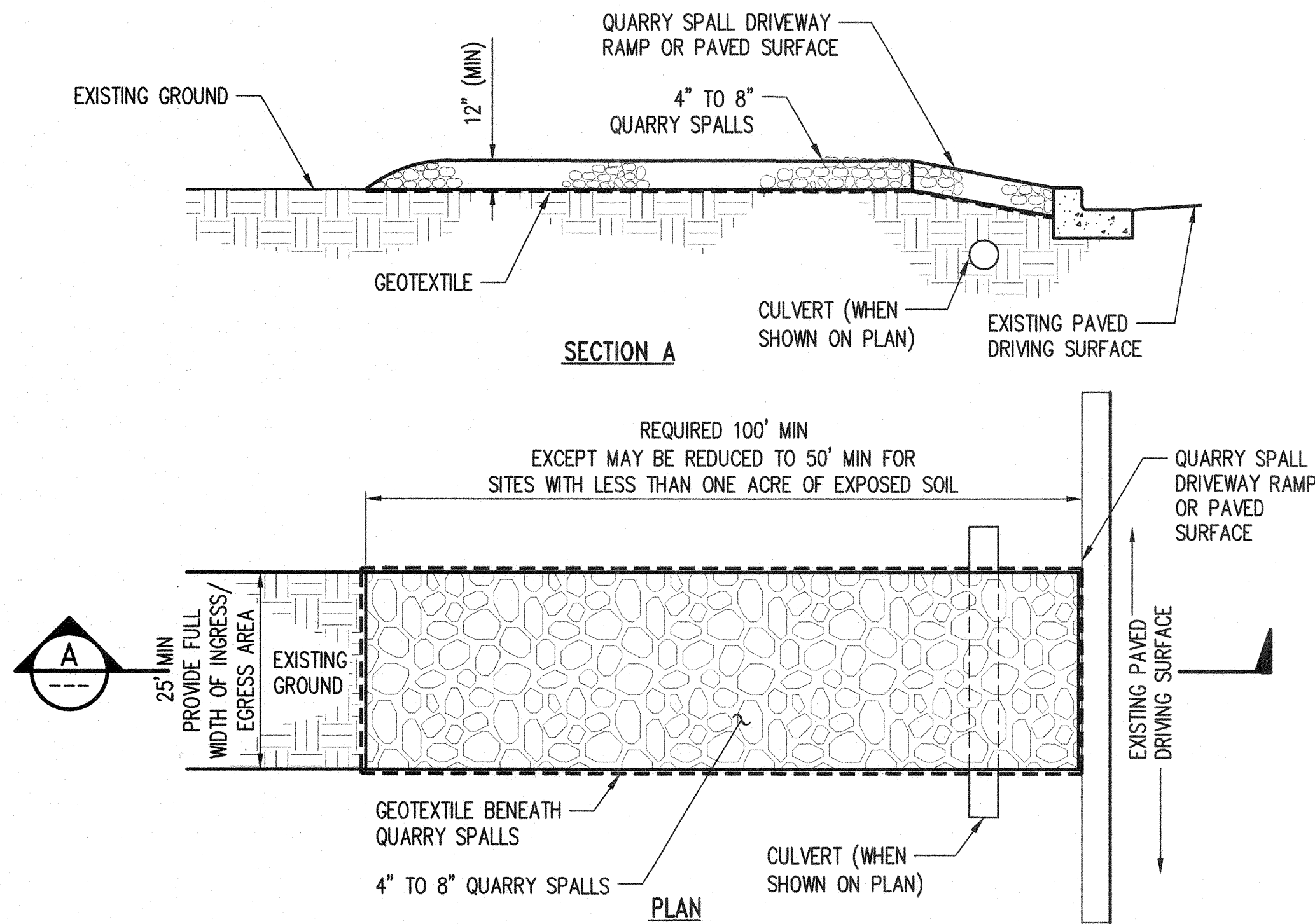
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Drawn

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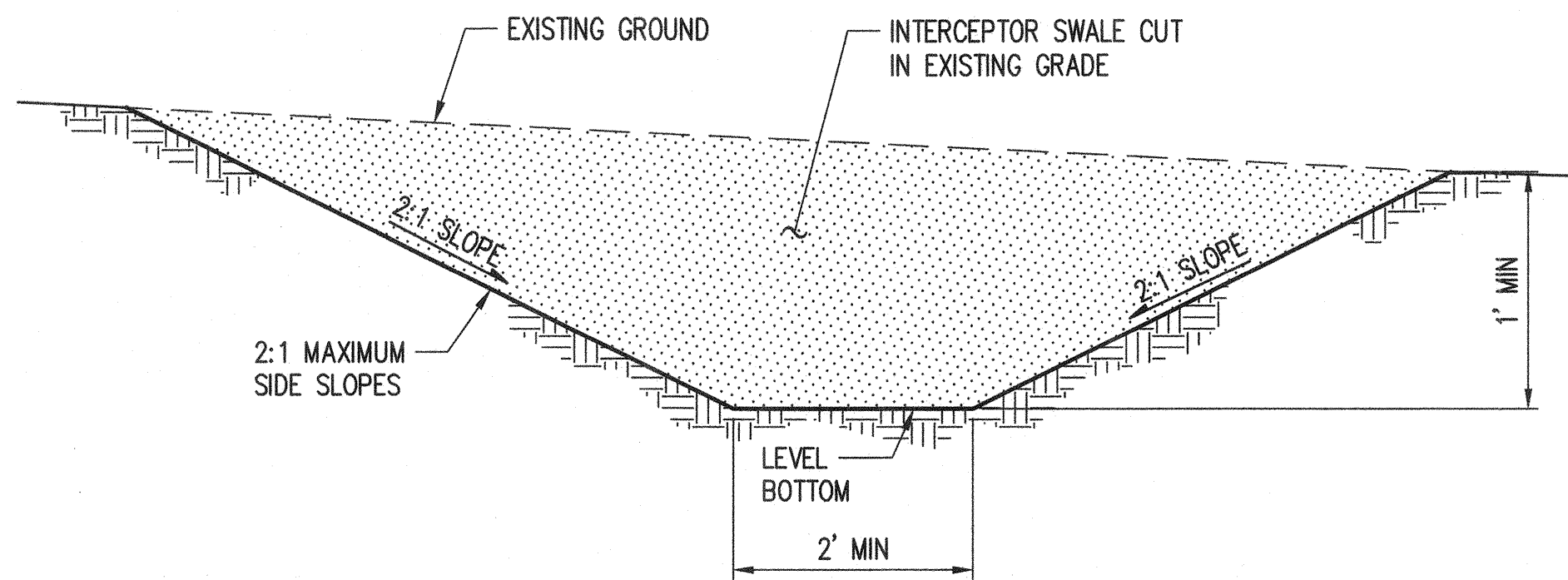
MAINTENANCE STANDARDS

1. QUARRY SPALLS (TYPE 1) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
4. ANY QUARRY SPALLS THAT ARE LOOSENEED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NTS

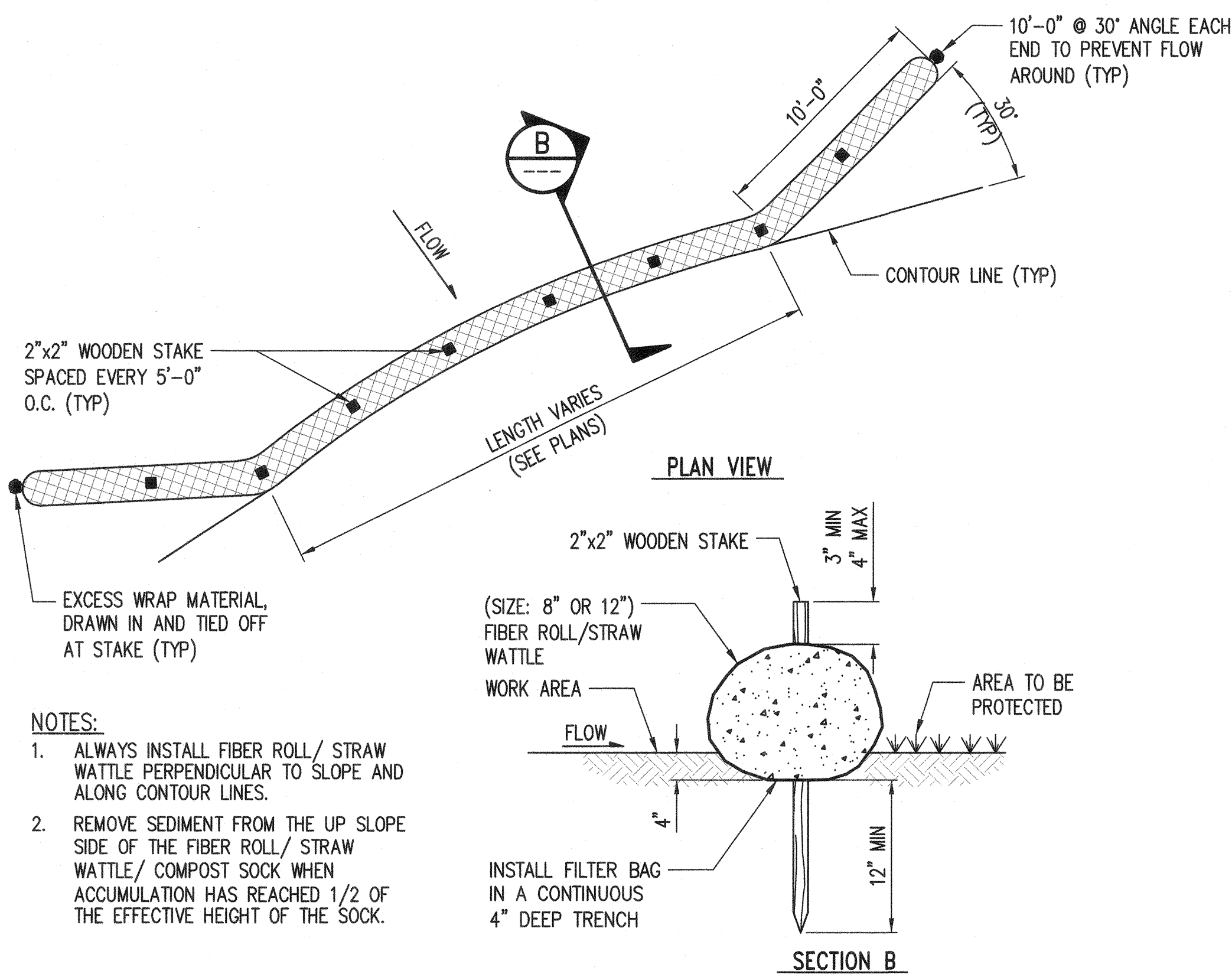
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INTERCEPTOR SWALE DETAIL

NTS

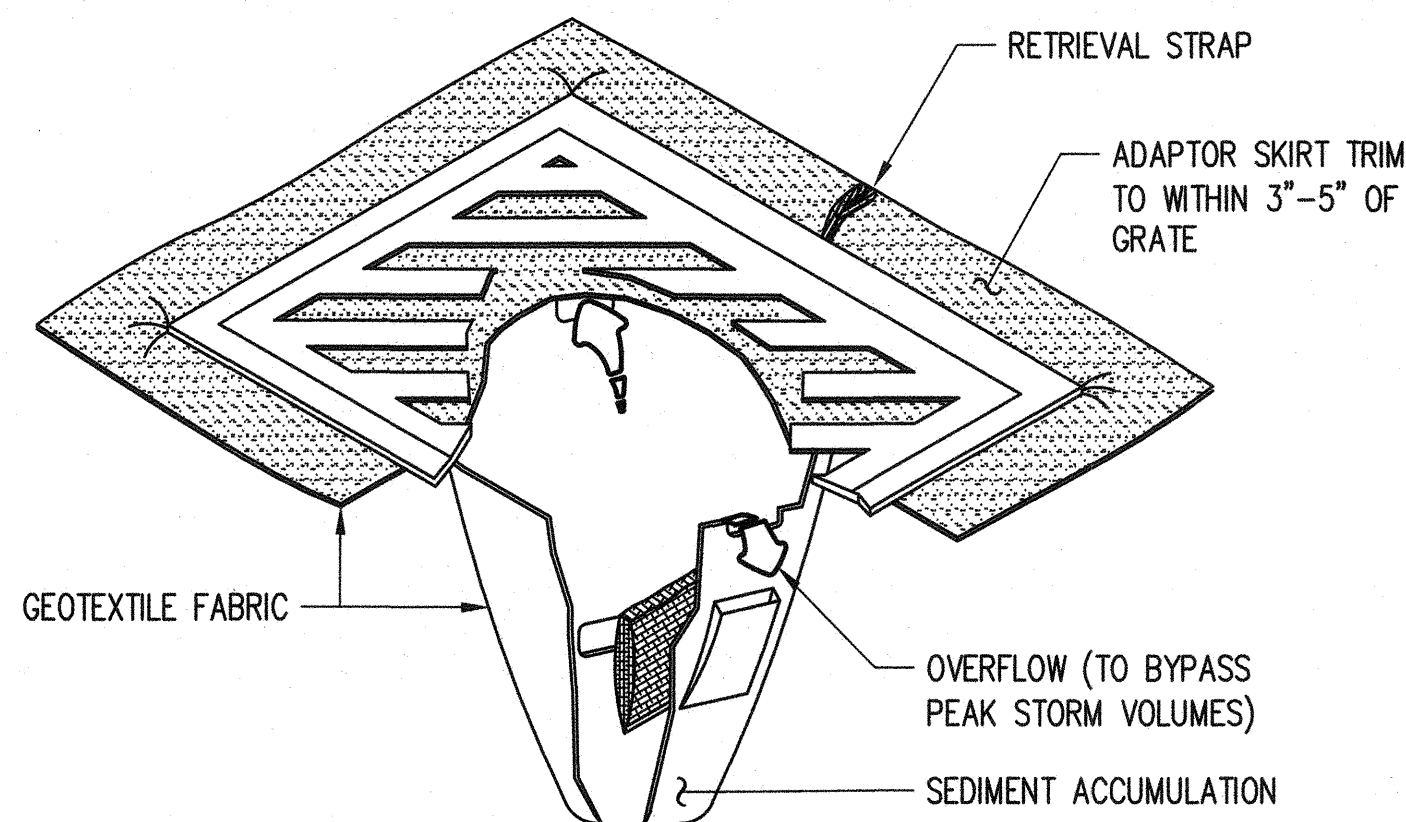
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C1.11 - C1.13



STRAW WATTLE DETAIL

NTS

4
C1.11, C1.12



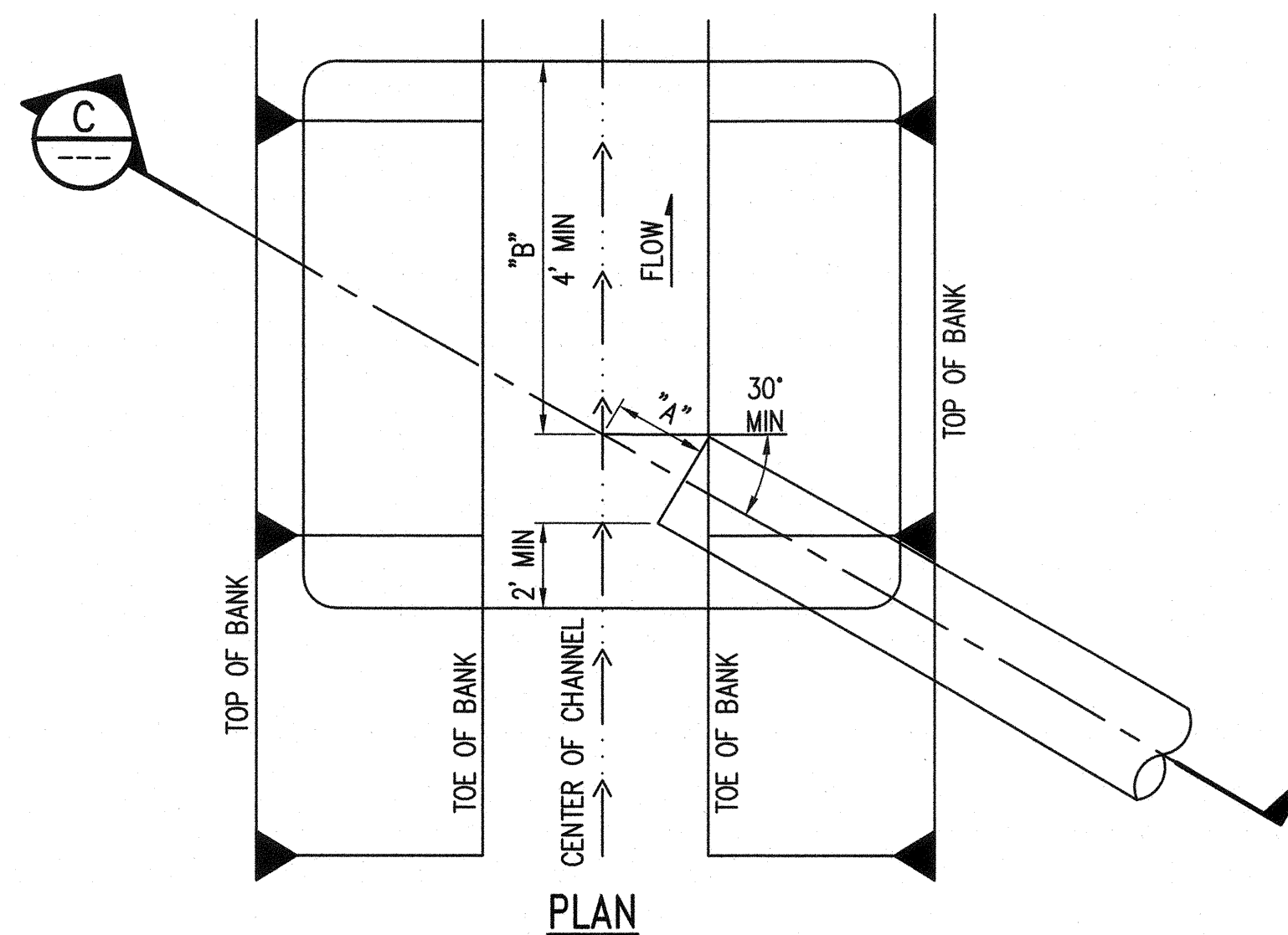
NOTES:

1. STORM DRAIN INLET PROTECTION INSERTS NEED TO BE REMOVED AT THE END OF THE JOB.
2. STORM DRAIN INLET PROTECTION INSERTS ARE ONLY TO BE INSTALLED IN DRAINAGE DEVICES PER THE MANUFACTURER'S RECOMMENDATIONS. CATCH BASIN INLET INSERTS ARE NOT TO BE INSTALLED IN CURB INLETS.
3. STORM DRAIN INLET PROTECTION INSERTS SHALL BE INSTALLED PRIOR TO CLEARING AND GRADING ACTIVITY, OR UPON PLACEMENT OF A NEW CATCH BASIN.
4. SEDIMENT SHALL BE REMOVED FROM THE UNIT WHEN IT BECOMES ONE THIRD FULL OR IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
5. SEDIMENT REMOVAL SHALL BE ACCOMPLISHED BY REMOVING THE INLET INSERTS, EMPTYING, AND RE-INSERTING IT INTO THE CATCH BASIN. DO NOT WASH SEDIMENT INTO STORM DRAINS WHILE CLEANING.

STORM DRAIN INLET PROTECTION DETAIL

NTS

3
C1.11 - C1.13



PIPE/CULVERT OUTFALL DISCHARGE PROTECTION

NTS

SECTION C

5
C1.12

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1920 R AVENUE, ANACORTES, WA
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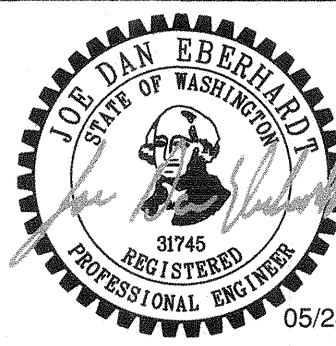
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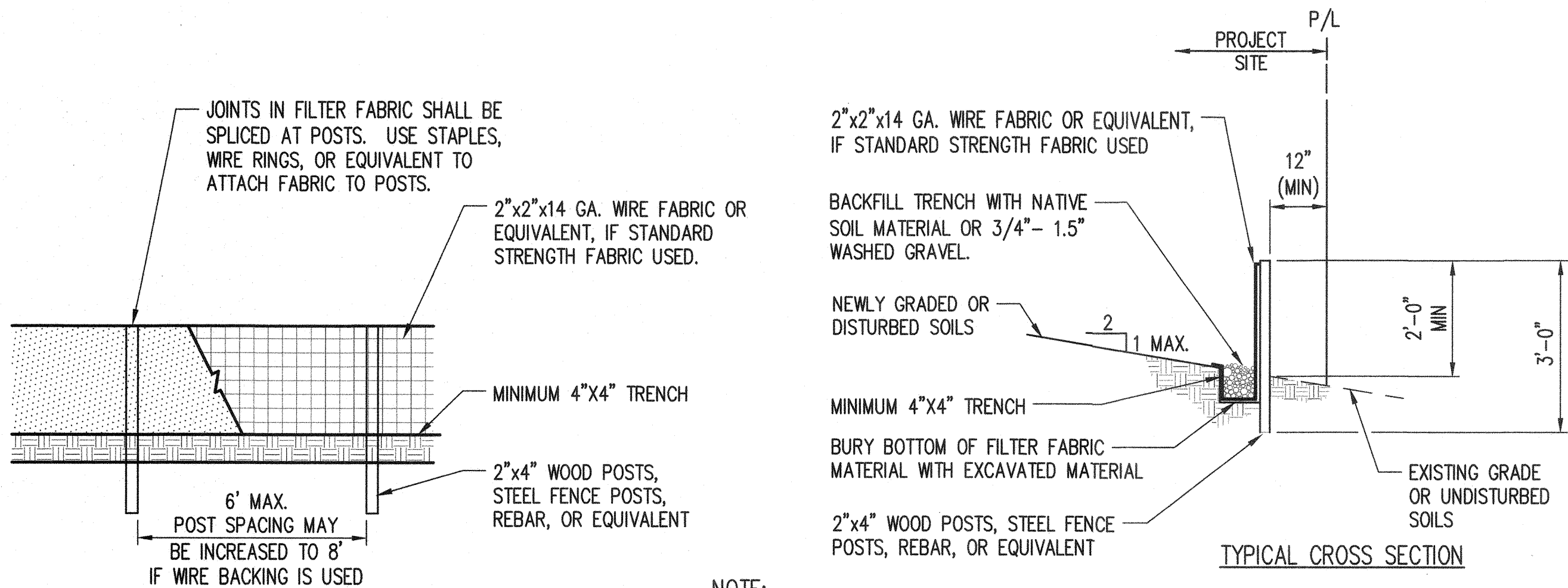
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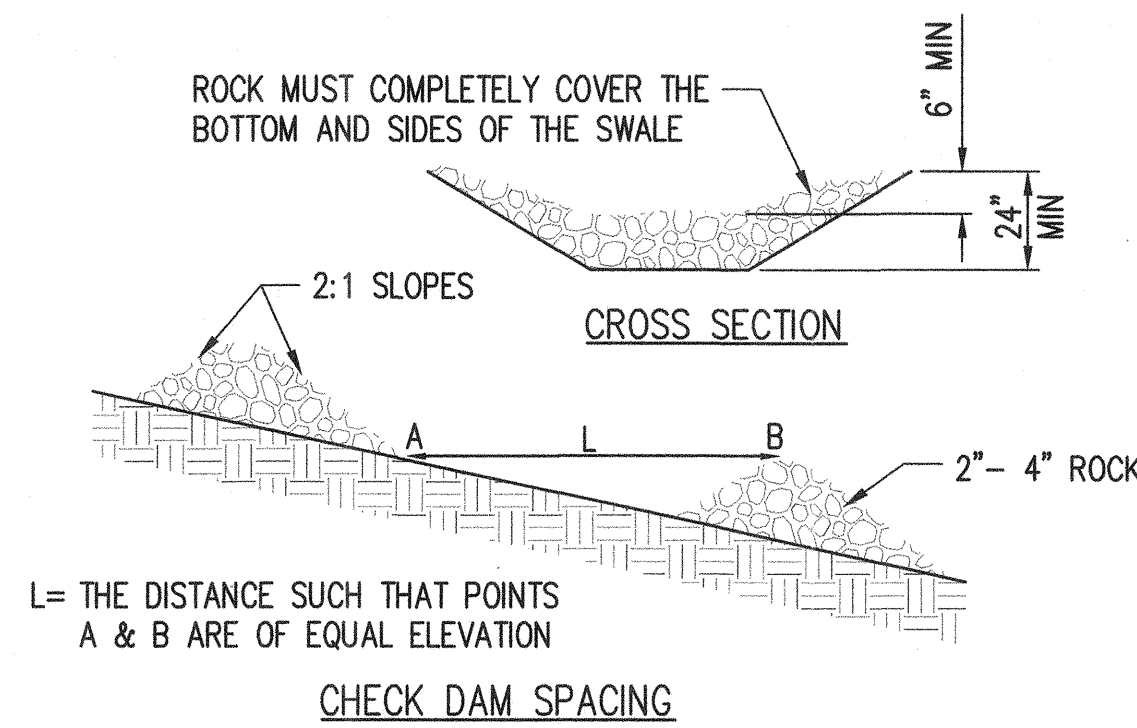
MAINTENANCE STANDARDS:

1. ANY DAMAGE SHALL BE REPAIRED IMMEDIATELY.
2. IF CONCENTRATED FLOWS ARE EVIDENT UPHILL OF THE FENCE, THEY MUST BE INTERCEPTED AND CONVEYED TO A SEDIMENT TRAP OR POND.
3. IT IS IMPORTANT TO CHECK THE UPHILL SIDE OF THE FENCE FOR SIGNS OF THE FENCE CLOGGING AND ACTING AS A BARRIER TO FLOW AND THEN CAUSING CHANNELIZATION OF FLOWS PARALLEL TO THE FENCE. IF THIS OCCURS, REPLACE THE FENCE OR REMOVE THE TRAPPED SEDIMENT.
4. SEDIMENT MUST BE REMOVED WHEN THE SEDIMENT IS 6" HIGH.
5. IF THE FILTER FABRIC HAS DETERIORATED DUE TO ULTRAVIOLET BREAKDOWN, IT SHALL BE REPLACED.
6. WHERE THE FENCE IS INSTALLED, THE SLOPE SHALL BE NO STEEPER THAN 2H:1V.

NOTE:

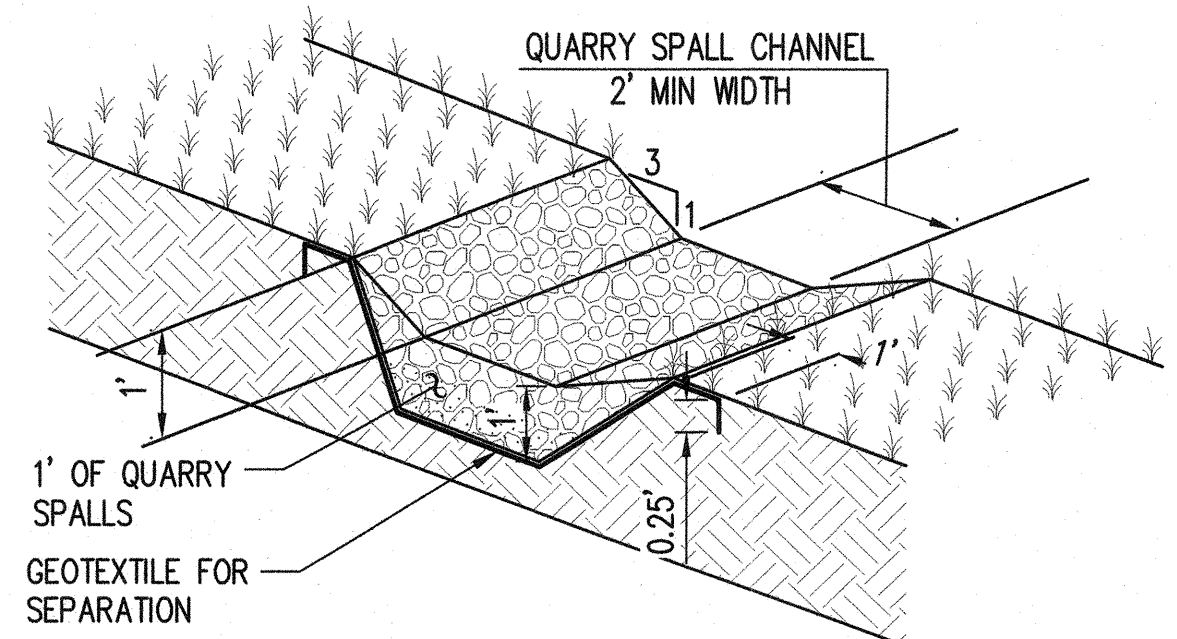
STANDARD STRENGTH FABRIC REQUIRES USE OF FABRIC REINFORCING. USE 2"x2" WIRE MESH, PRE-FABRICATED POLYMERIC MESH, SAFETY FENCE OR EQUAL TO INCREASE THE STRENGTH OF THE FABRIC. THE STRENGTH OF THE REINFORCING MATERIAL SHALL BE EQUIVALENT TO OR GREATER THAN 180 LBS GRAB TENSILE STRENGTH.

FILTER FABRIC SPECIFICATIONS	
AOS (ASTM D4751)	30 SIEVE MAX. SIZE (0.60 mm) FOR SLIT FILM WOVEN 50 MAX.-100 MIN SIEVE SIZE (0.30-0.15 mm) FOR ALL OTHER GEOTEXTILE TYPES
WATER PERMITTIVITY (ASTM D4491)	0.02 SEC-1 MINIMUM
GRAB TENSILE STRENGTH (ASTM D4632)	180LBS MIN FOR EXTRA STRENGTH FABRIC 100LBS MIN FOR STANDARD STRENGTH FABRIC
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
ULTRAVIOLET RESISTANCE (ASTM D4355)	70% MAX.



MAINTENANCE STANDARDS:

1. ANY SEDIMENT DEPOSITION OF MORE THAN 0.5 FEET SHALL BE REMOVED SO THAT THE SWALE IS RESTORED TO ITS DESIGN CAPACITY.
2. IF THE SWALE CAPACITY IS INSUFFICIENT FOR THE DESIGN STORM, IT MUST BE DETERMINED WHETHER THE PROBLEM IS LOCAL (E.G., A CONSTRICTION OR BEND) OR THE SWALE IS UNDER DESIGNED. IF THE PROBLEM IS LOCAL, THE SWALE CAPACITY MUST BE INCREASED THROUGH CONSTRUCTION OF A BERM(S) OR BY EXCAVATION. IF THE PROBLEM IS UNDER DESIGN, THE DESIGN ENGINEER SHALL BE NOTIFIED AND THE SWALE REDESIGNED TO A MORE CONSERVATIVE STANDARD TO BE APPROVED BY CITY OF ANACORTES.
3. THE SWALE SHALL BE EXAMINED FOR SIGNS OF SCOURING AND EROSION OF THE BED AND BANKS. IF SCOURING OR EROSION HAS OCCURRED, AFFECTED AREAS SHALL BE PROTECTED BY RIP-RAP OR AN EROSION CONTROL BLANKET OR NET.



NOTE:

1. EXTEND QUARRY SPALL CHANNEL 3' PAST POND BOTTOM

SILT FENCE DETAIL

NTS

1

C1.12

ROCK CHECK DAMS DETAIL

NTS

2

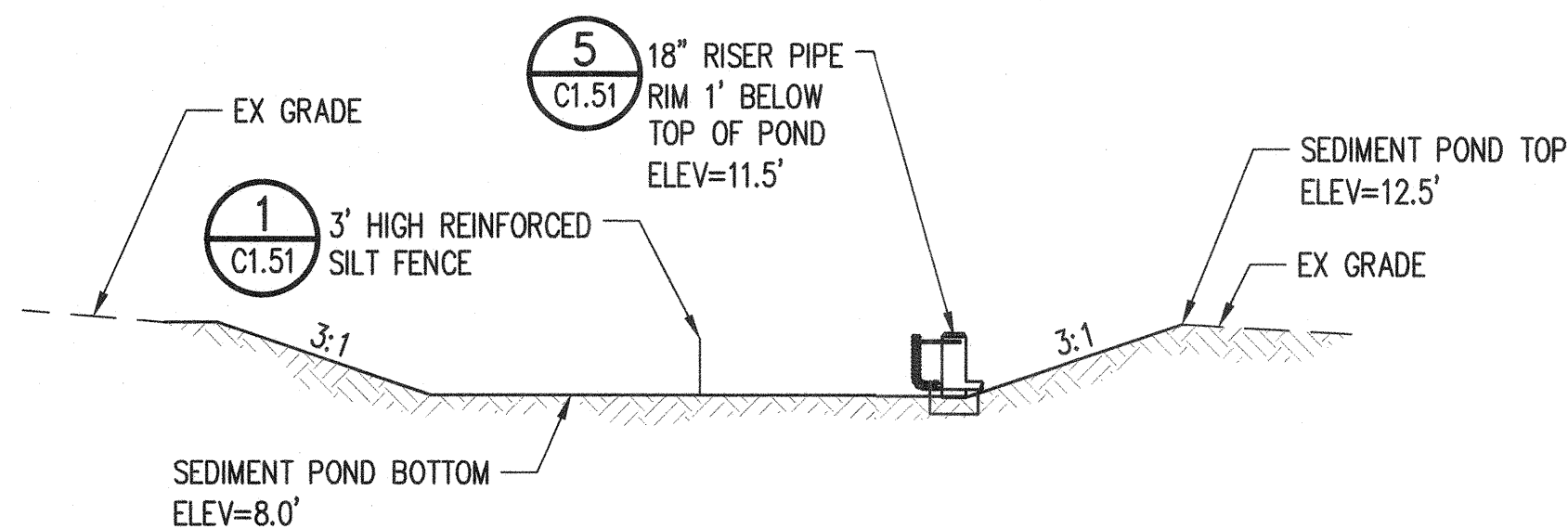
C1.11 - C1.13

QUARRY SPALL CHANNEL LINING

NTS

3

C1.12

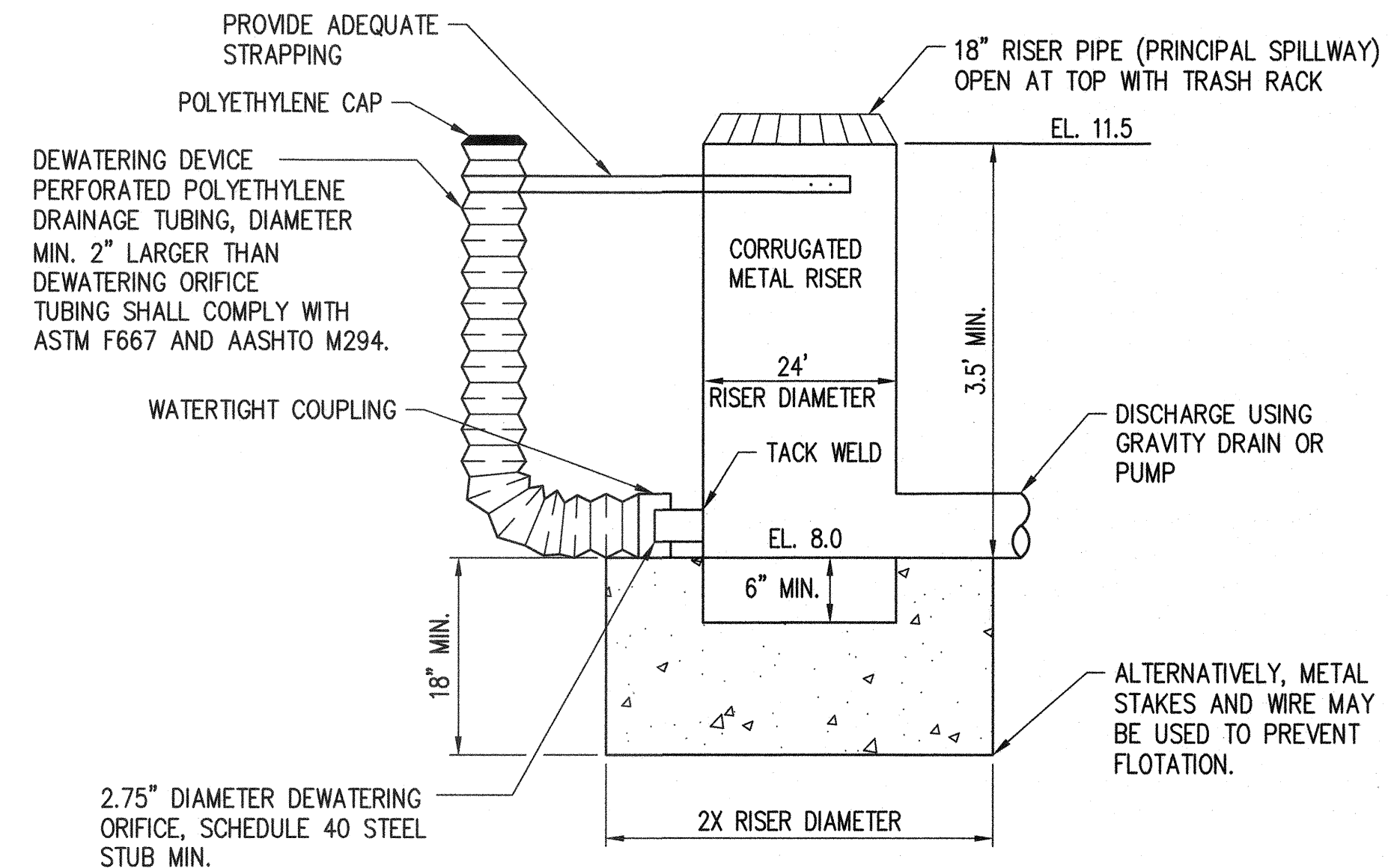


TEMPORARY SEDIMENT POND SECTION

NTS

4

C1.12



MAINTENANCE STANDARDS

1. SEDIMENT SHALL BE REMOVED FROM THE POND WHEN IT REACHES 1 FOOT IN DEPTH.
2. ANY DAMAGE TO THE POND EMBANKMENT OR SLOPES SHALL BE REPAIRED.

RISER PIPE DETAIL

NTS

5

C1.12

ACCEPTED FOR CITY ENGINEER
06-21-2021
[Signature]

NO.	DATE	BY	CHD.	APPR.	REVISION

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CHECKED BY KEC	APPROVED BY JDE
DATE 04/30/2021	
JOB No. :1900301	

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SCALE: AS SHOWN

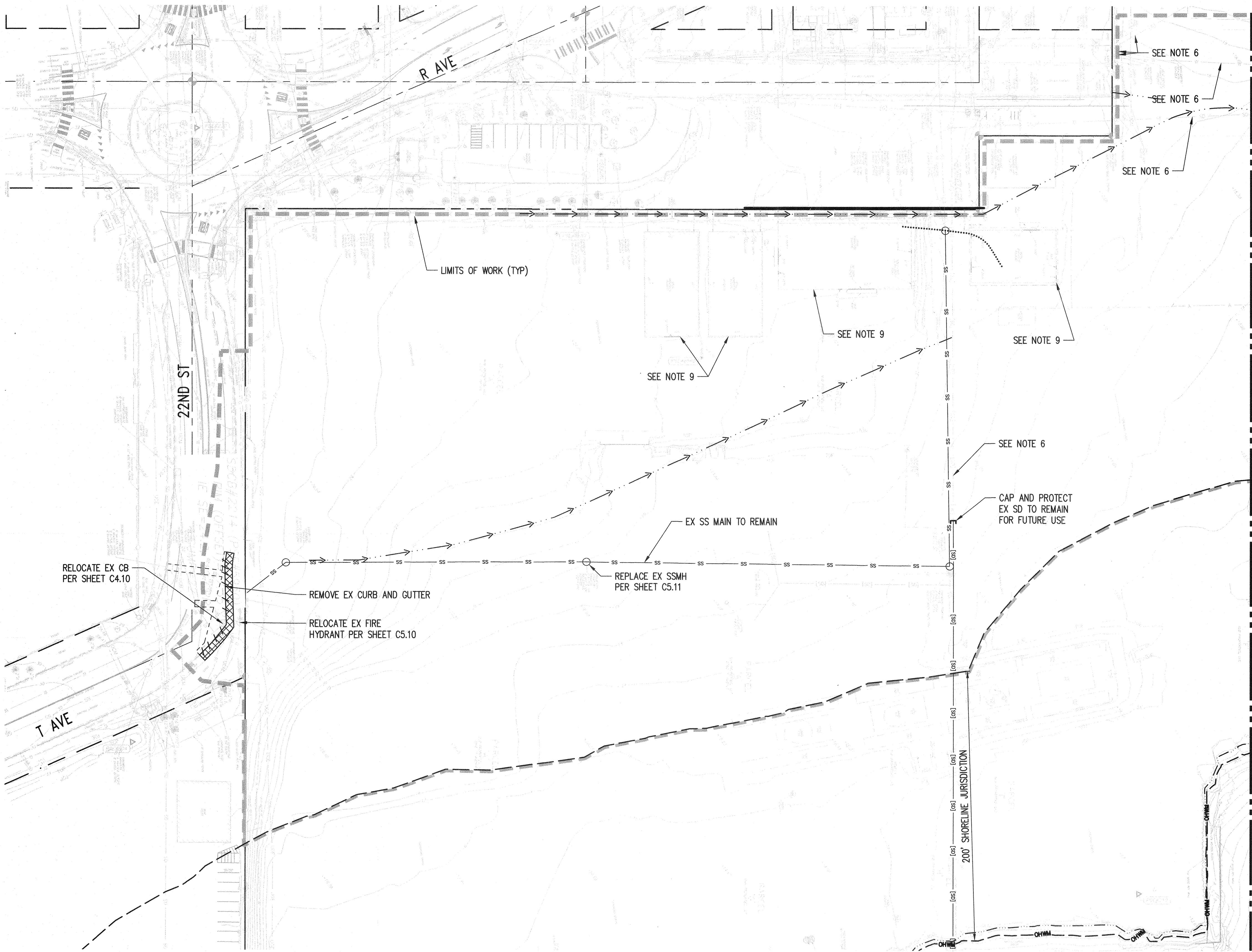
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MJB NORTH ROADWAY - MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M.
TESC DETAILS

SHEET
C1.51

PERMIT SET

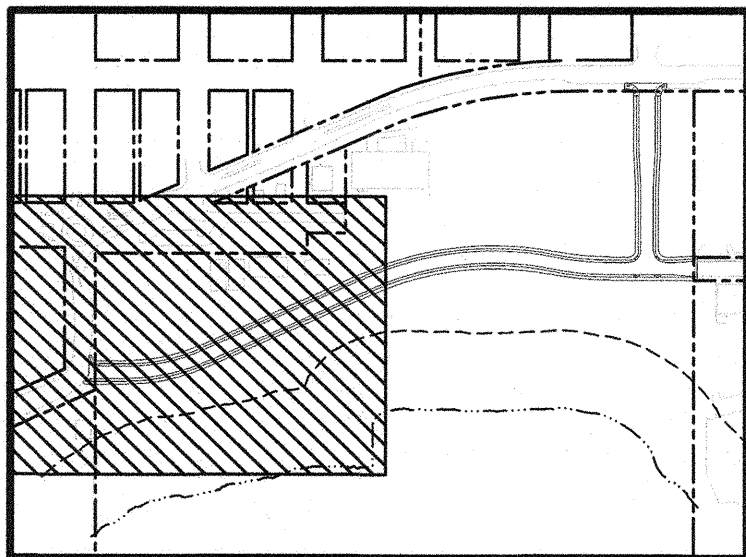


DEMOLITION LEGEND:

- PROPERTY LINE
- LIMITS OF WORK
- ORDINARY HIGH WATER MARK
- SAWCUT LINE
- REMOVE CONCRETE CURB
- REMOVE ASPHALT PAVEMENT
- REMOVE CONCRETE PAVEMENT

DEMOLITION NOTES:

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- DAMAGE TO INFRASTRUCTURE OUTSIDE THE LIMIT OF WORK OR THAT WHICH IS TO BE PROTECTED SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO COORDINATE WITH COA FOR CONSTRUCTION IMPACTS IN THE ROW.
- ALL MATERIALS FROM DEMOLITION SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL EXISTING MONITORING WELLS SHALL BE PRESERVED.
- UTILITIES SERVICING EXISTING BUILDINGS AND INLETS TO REMAIN IN PLACE OR BE REROUTED UNTIL DEMOLITION OF BUILDING OR INLET.
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- IN THE EVENT OF DAMAGE TO A LIVE WATER MAIN, CONTRACTOR TO CONTACT CITY OF ANACORTES TO CLOSE VALVES ADJACENT TO PROJECT SITE.



ACCEPTED FOR CITY ENGINEER
06-21-2021
NORTH
0 20 40 80
1 inch = 40 feet

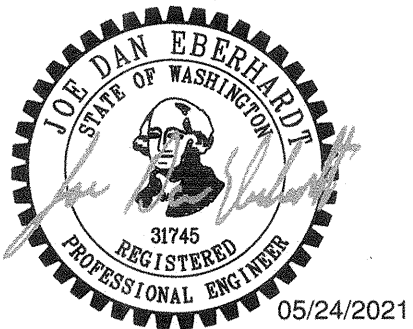
NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TNF	DESIGNED BY BSM/TSR
CHECKED BY KEC	APPROVED BY JDE
DATE 04/30/2021	
J O B No.: 1900301	

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SCALE:
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1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.
DEMOLITION PLAN

SHEET
C2.10

MATCHLINE: SEE SHEET C1.13

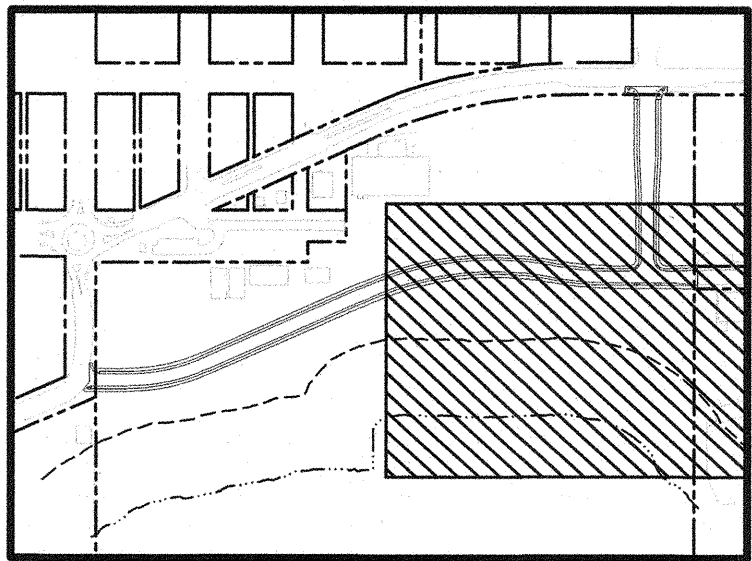
DEMOLITION LEGEND:

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PERMIT SET



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06-21-2021 [Signature]



0 20 40 80
1 inch = 40 feet

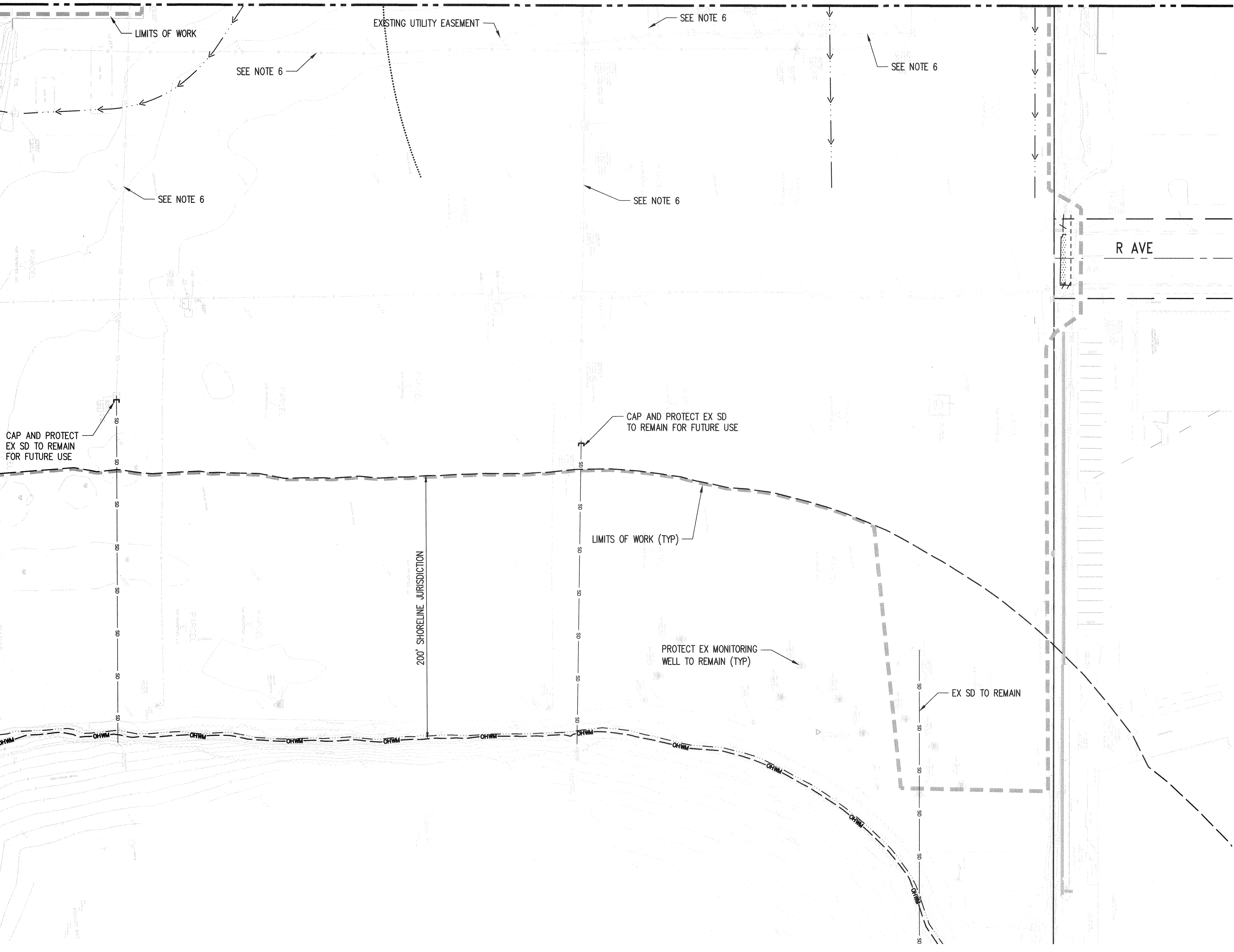
KEYMAP
NOT TO SCALE

MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.
DEMOLITION PLAN

SHEET

C2.11

MATCHLINE: SEE SHEET C2.10



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TNF
CHECKED BY
KEC

DESIGNED BY
BSM/TSR
APPROVED BY
JDE

DATE
04/30/2021

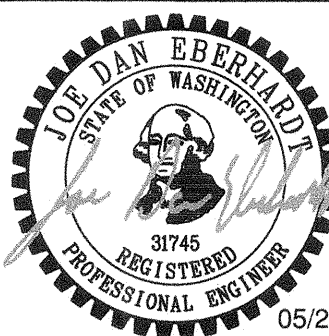
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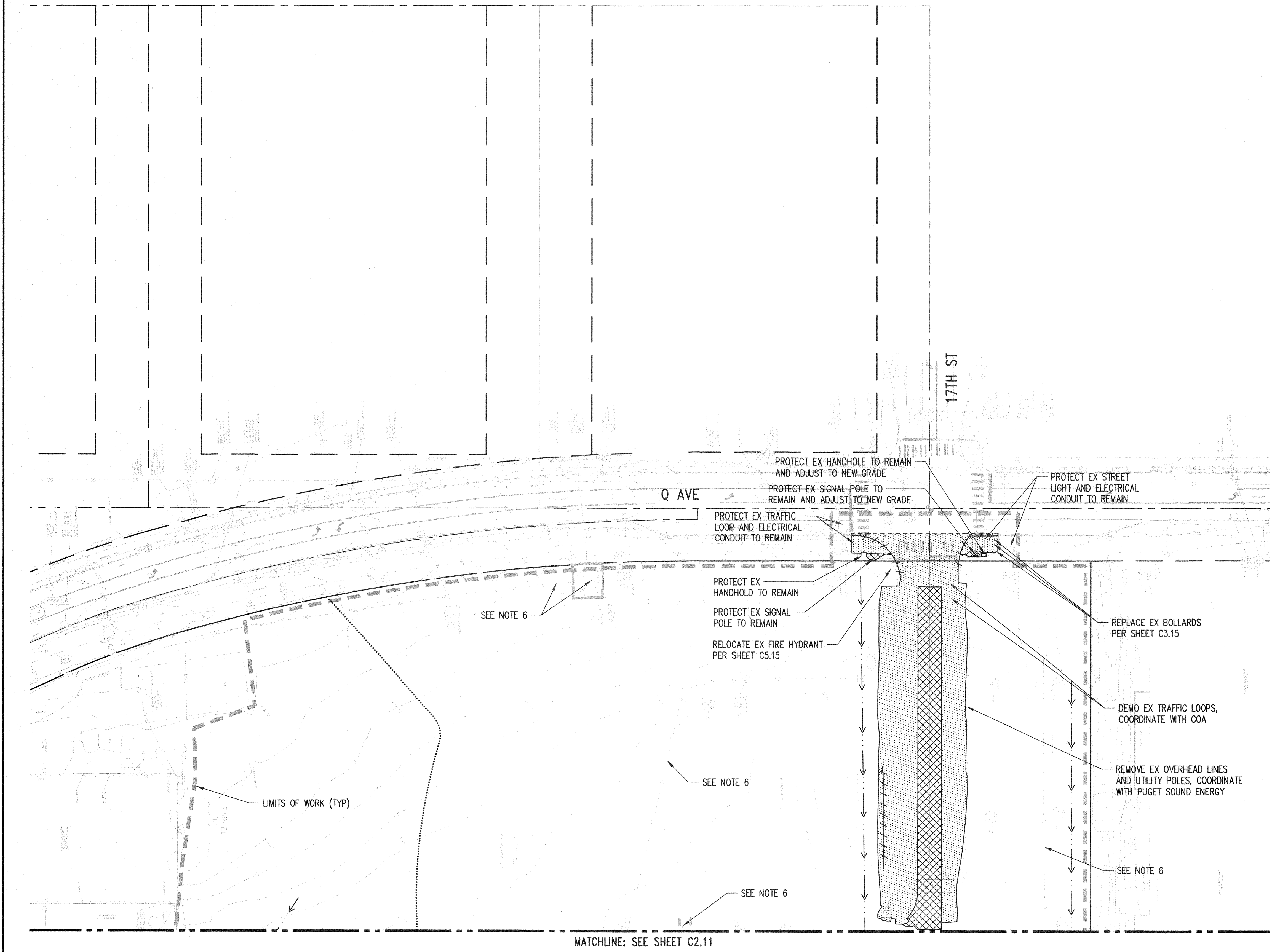


05/24/2021

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DwgP

May 24, 2021 - 9:35am

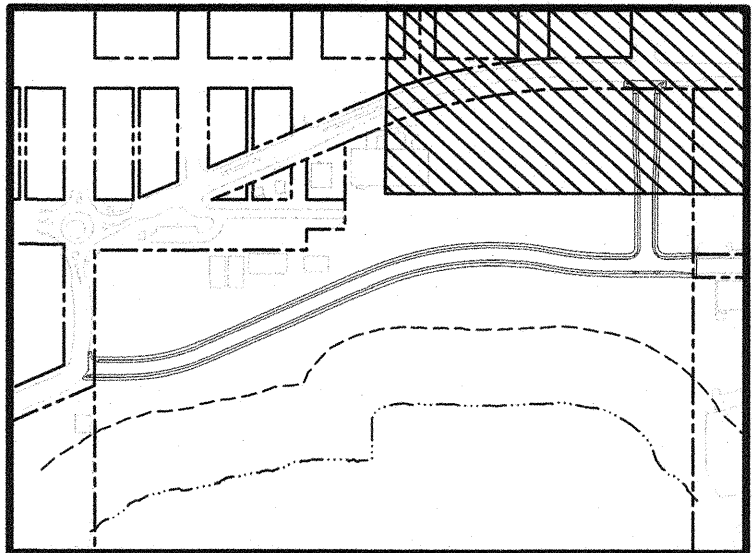


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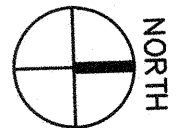
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- LIMITS OF WORK
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- SAWCUT LINE
- REMOVE CONCRETE CURB
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06-21-2021



0 20 40 80
1 inch = 40 feet

KEYMAP
NOT TO SCALE

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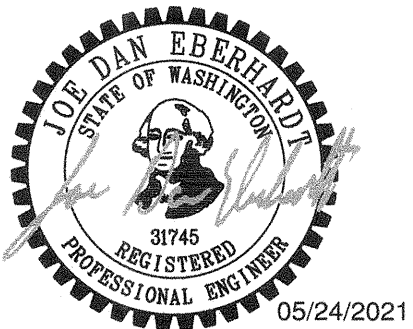
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1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

DEMOLITION PLAN

SHEET

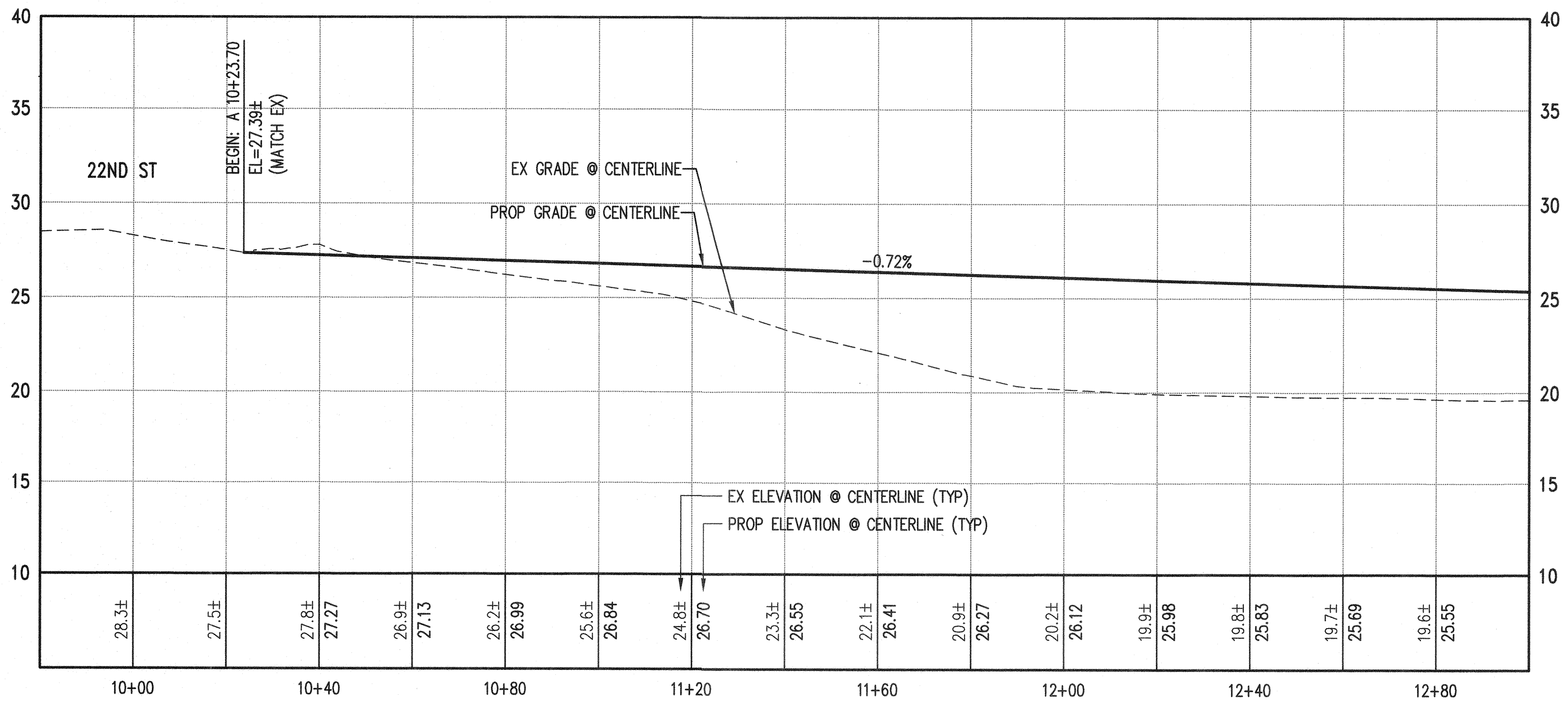
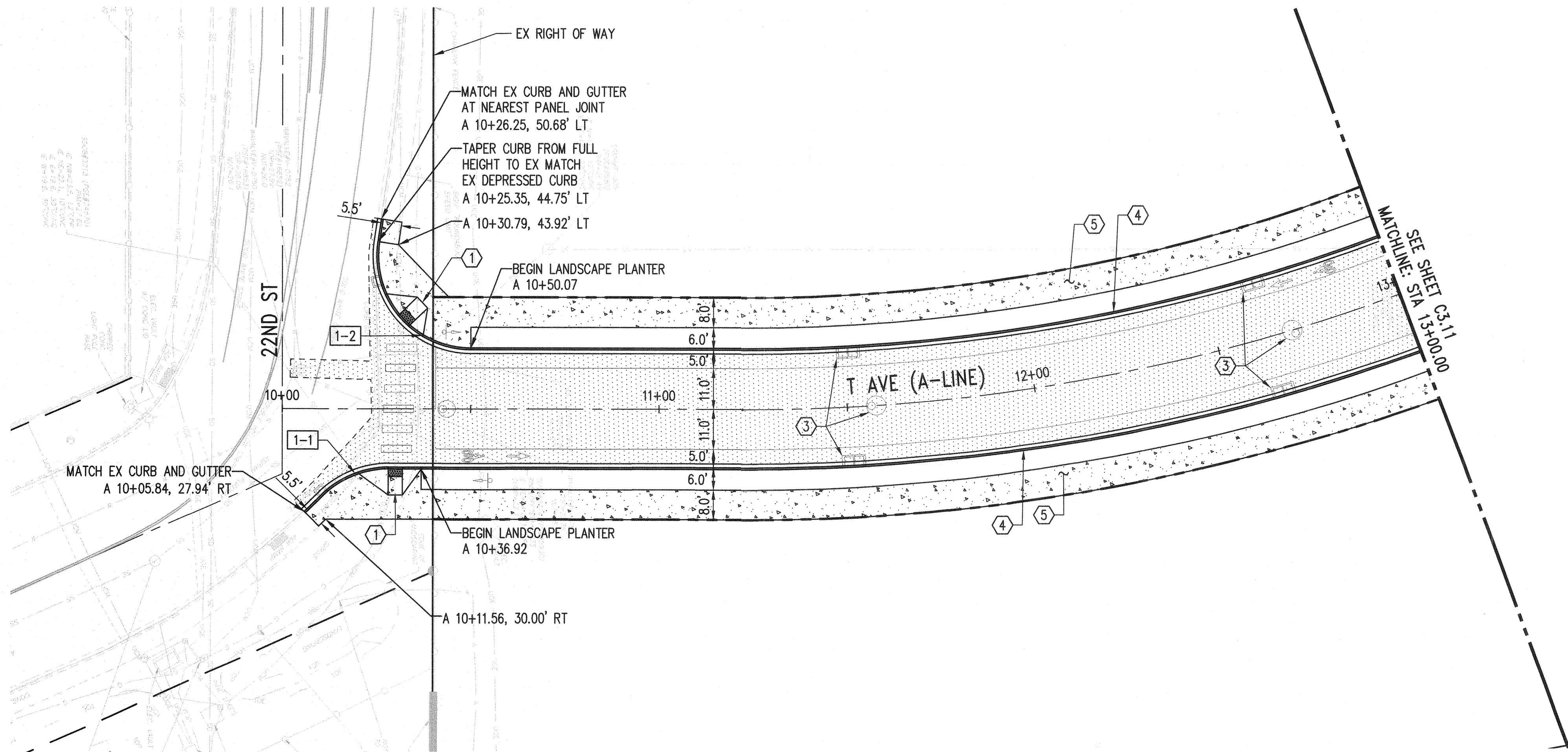
C2.12

PERMIT SET

\\pff.com\Civil\1900001-1900099\1900301 MJB Anacortes\CADD\Design\Roadway\MJB-C3.10-PV.dwg

DavidP

May 24, 2021 - 9:39am



CURVE 1-1		
PC	A 10+10.51, 23.29' RT	
1/4		
1/2		
3/4		
PT	A 10+28.15, 16.00' RT	
Δ=	44°53'03"	R= 25.00' L= 19.58'

CURVE 1-2		
PC	A 10+25.35, 44.75' LT	
1/4		
1/2		
3/4		
PT	A 10+50.07, 16.00' LT	
Δ=	98°37'06"	R= 25.00' L= 43.03'

GENERAL NOTES:

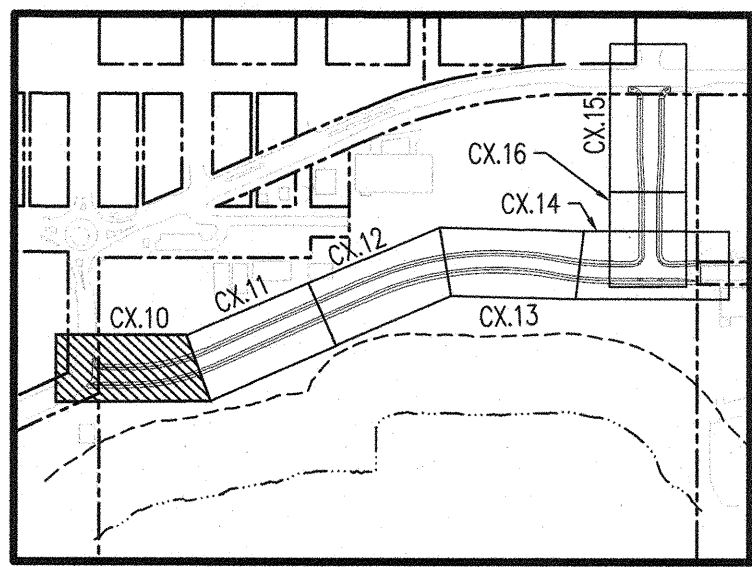
- SEE SHEET C0.01 AND C0.02 FOR EXISTING LEGEND, NOTES, ABBREVIATIONS, AND COA STANDARD NOTES.
- SEE SHEET C3.50 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET FOR C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
- SEE SHEETS C4.10 - C4.18 FOR DETAILED GRADING INFORMATION AND ADDITIONAL HORIZONTAL CONTROL INFORMATION.
- ALL DIMENSIONS AND STATION OFFSETS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- SEE SHEET C6.10 & C6.11 FOR CHANNELIZATION AND SIGNAGE INFORMATION.

PAVING LEGEND:

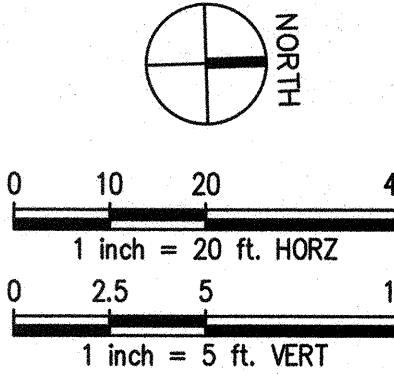
- PROPERTY LINE
- CENTERLINE
- SAWCUT LINE
- CONCRETE CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CURVE NUMBER
- BOLLARD

CONSTRUCTION NOTES:

- TYPE A PERPENDICULAR CURB RAMP PER WSDOT STD PLAN F-40.15-03 WITH DETECTABLE WARNING SURFACE (COLOR SHALL BE WHITE). RAMP AND WINGS SHALL BE STAMPED WITH 1-INCH CONSTRUCTION FENCING PER COA REQUIREMENTS.
- TYPE A PARALLEL CURB RAMP PER WSDOT STD PLAN F-40.12-03 WITH DETECTABLE WARNING SURFACE (COLOR SHALL BE WHITE). RAMP AND WINGS SHALL BE STAMPED WITH 1-INCH CONSTRUCTION FENCING PER COA REQUIREMENTS.
- UTILITY STRUCTURE FOR REFERENCE. SEE SHEETS C4.10 - C4.18 AND C5.10 - C5.16 FOR LOCATIONS AND MORE INFORMATION.
- CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER WSDOT STD PLAN F-10.12-03.
- CEMENT CONCRETE SIDEWALK PER WSDOT STD PLAN F-30.10-03.
- BOLLARD TYPE 1 PER WSDOT STD PLAN H-6.10-01.
- INSTALL 5" CURB BETWEEN RAMPS AT SE CORNER OF Q AVE AND 17TH ST



ACCEPTED FOR CITY ENGINEER
06-21-2021 *John Lang*



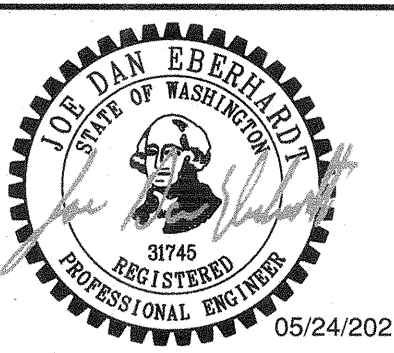
NO.	DATE	BY	CHD.	APPR.	REVISION

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DATE 04/30/2021	
JOB No.: 1900301	

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SCALE:
H 1"=20' V 1"=5'

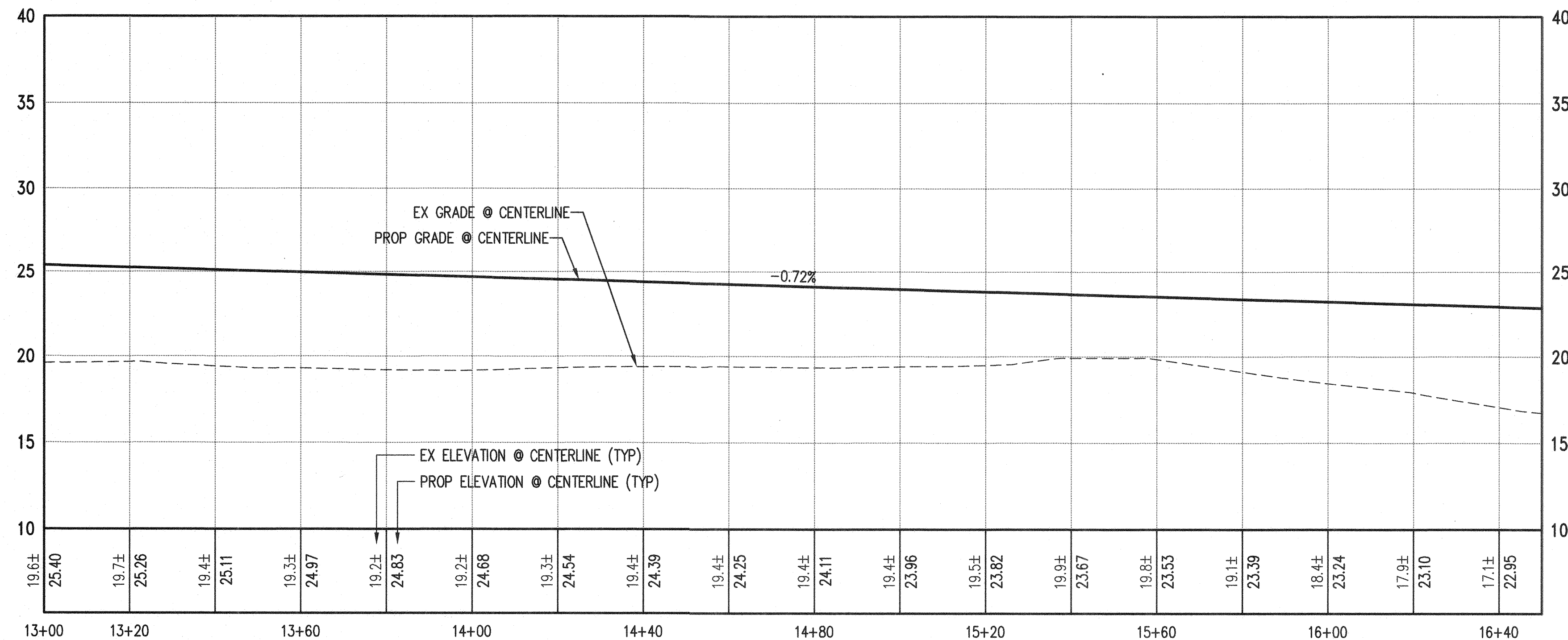
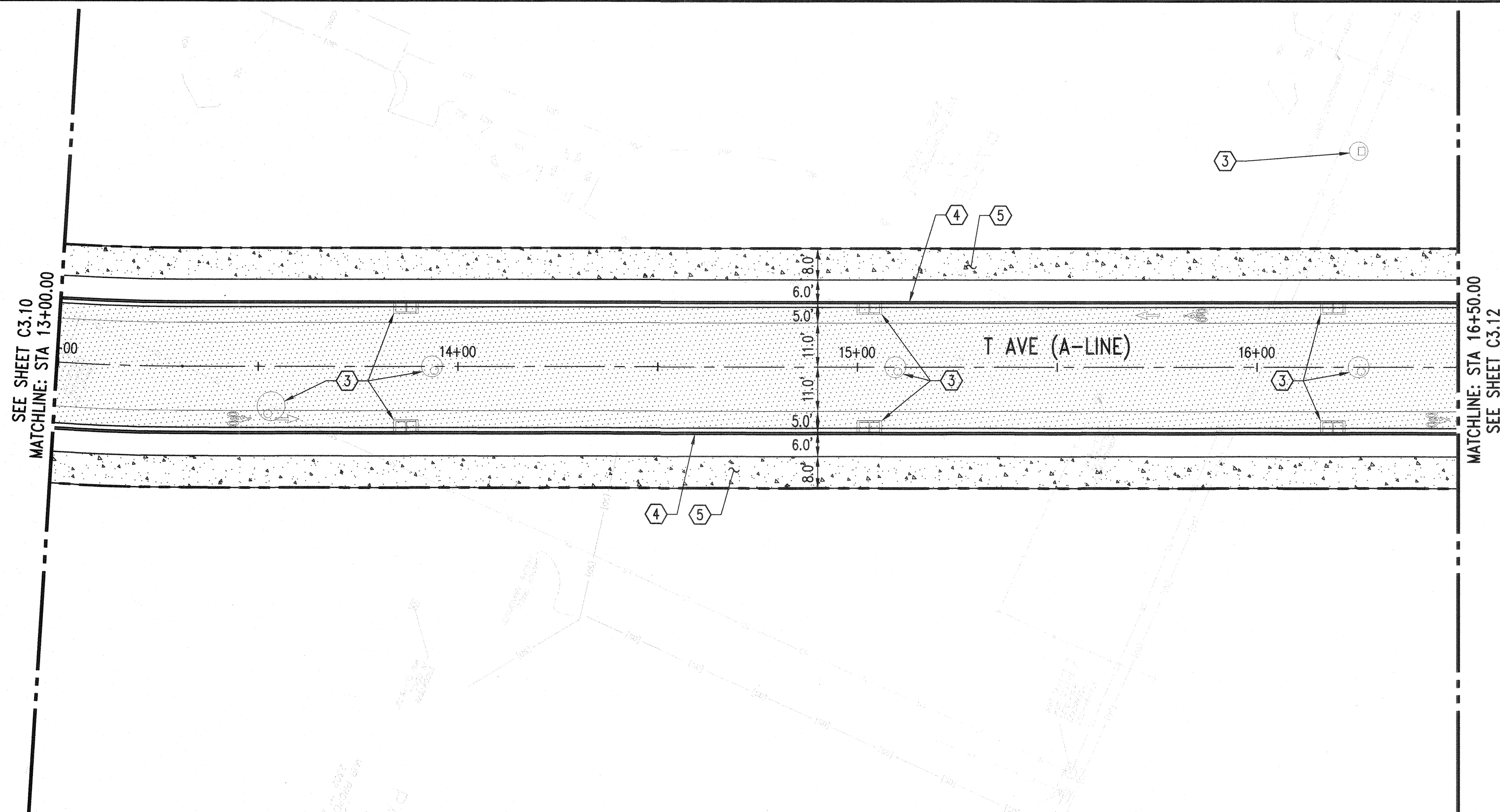
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MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

PAVING AND ROADWAY PLAN AND PROFILE

SHEET
C3.10



GENERAL NOTES:

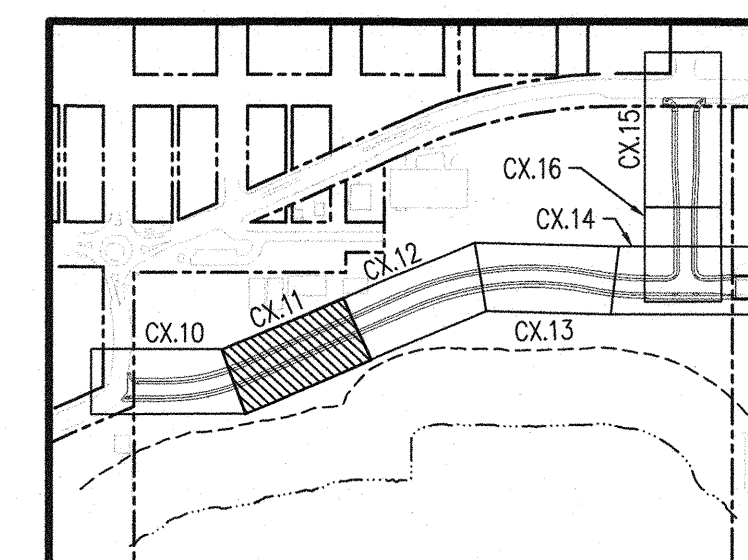
1. SEE SHEET C0.01 AND C0.02 FOR EXISTING LEGEND, NOTES, ABBREVIATIONS, AND COA STANDARD NOTES.
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PAVING LEGEND:

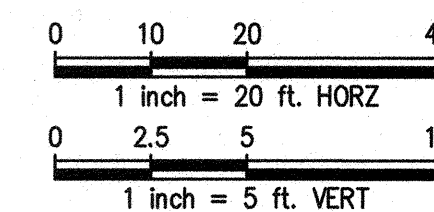
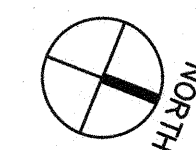
- PROPERTY LINE
- CENTERLINE
- SAWCUT LINE
- == CONCRETE CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- X-X CURVE NUMBER
- BOLLARD

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- 7 INSTALL 5" CURB BETWEEN RAMPS AT SE CORNER OF Q AVE AND 17TH ST



ACCEPTED FOR CITY ENGINEER
06-21-2021
[Signature]



KEYMAP
NOT TO SCALE

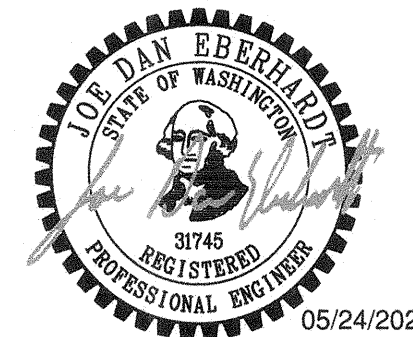
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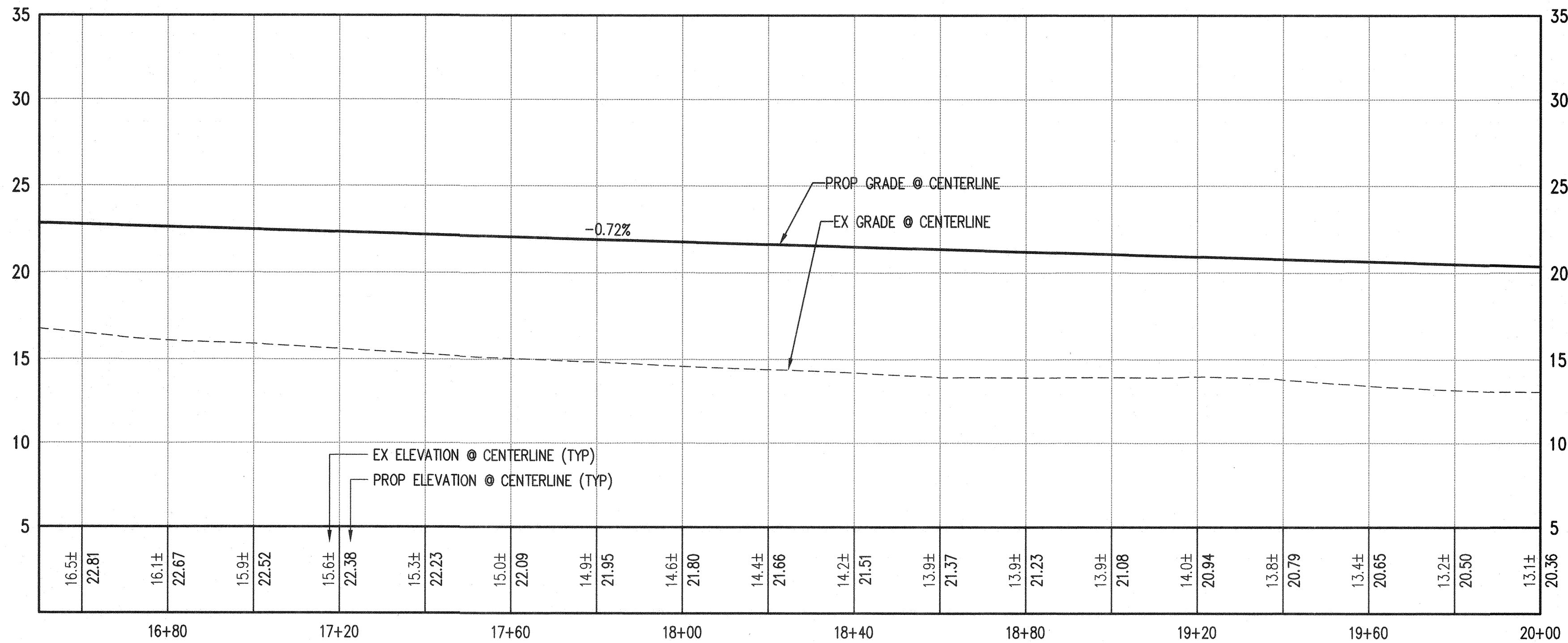
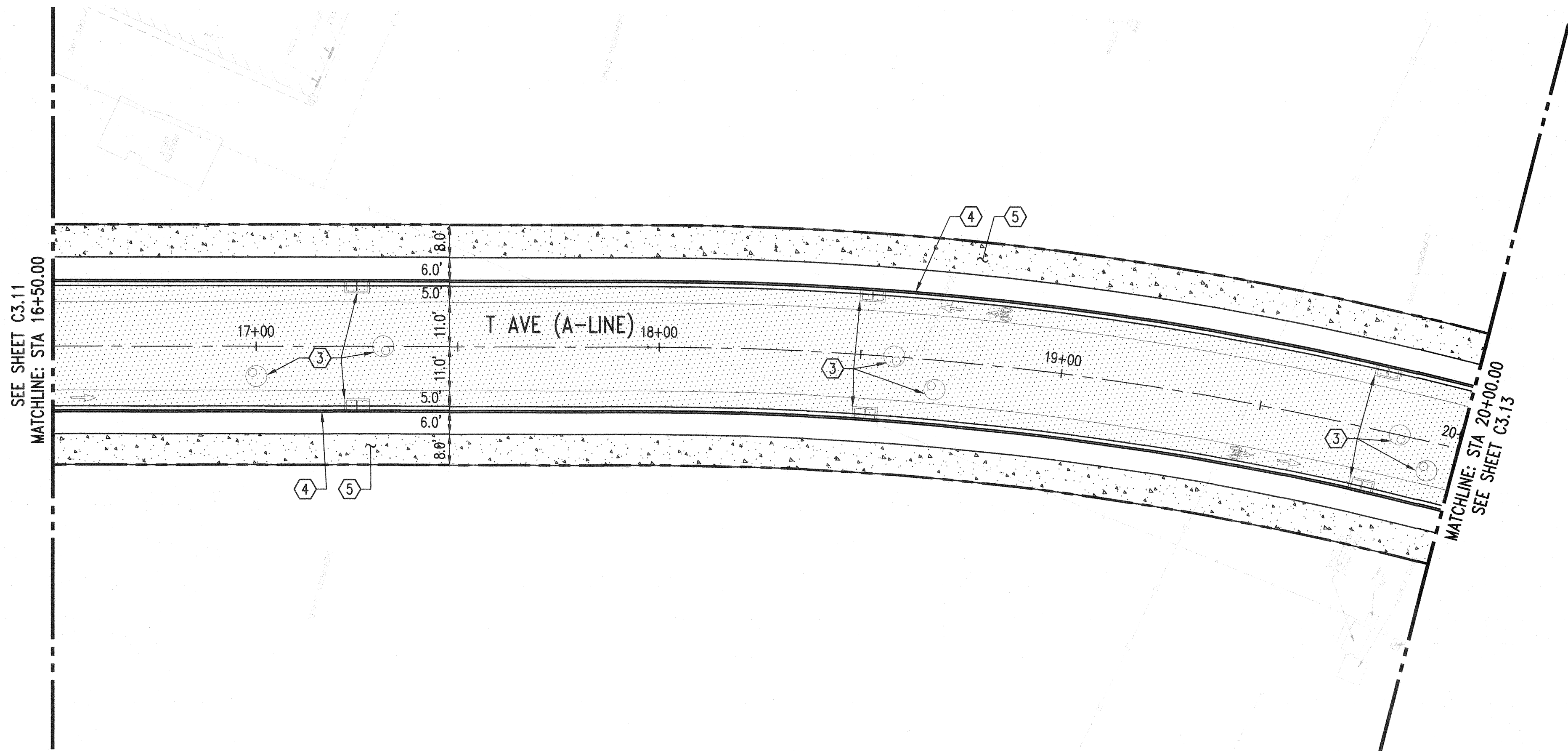
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SEC. 19, T. 35 N., R. 02 E., W.M.

PAVING AND ROADWAY PLAN AND PROFILE

SHEET

C3.11

PERMIT SET



GENERAL NOTES:

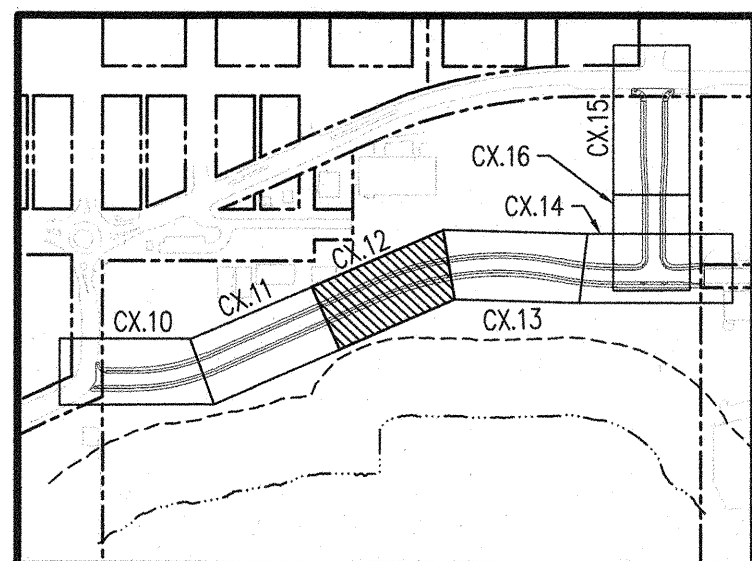
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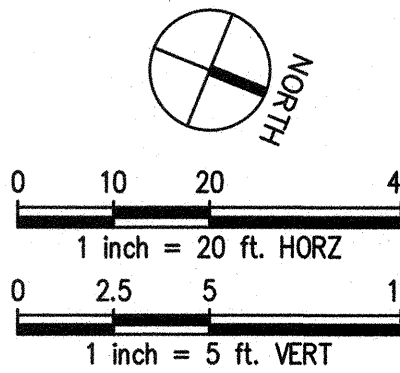
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- - - CENTERLINE
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- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- X-X CURVE NUMBER
- BOLLARD

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ACCEPTED FOR CITY ENGINEER
06-21-2021
[Signature]



KEYMAP
NOT TO SCALE

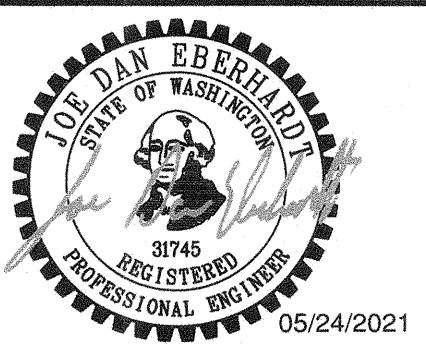
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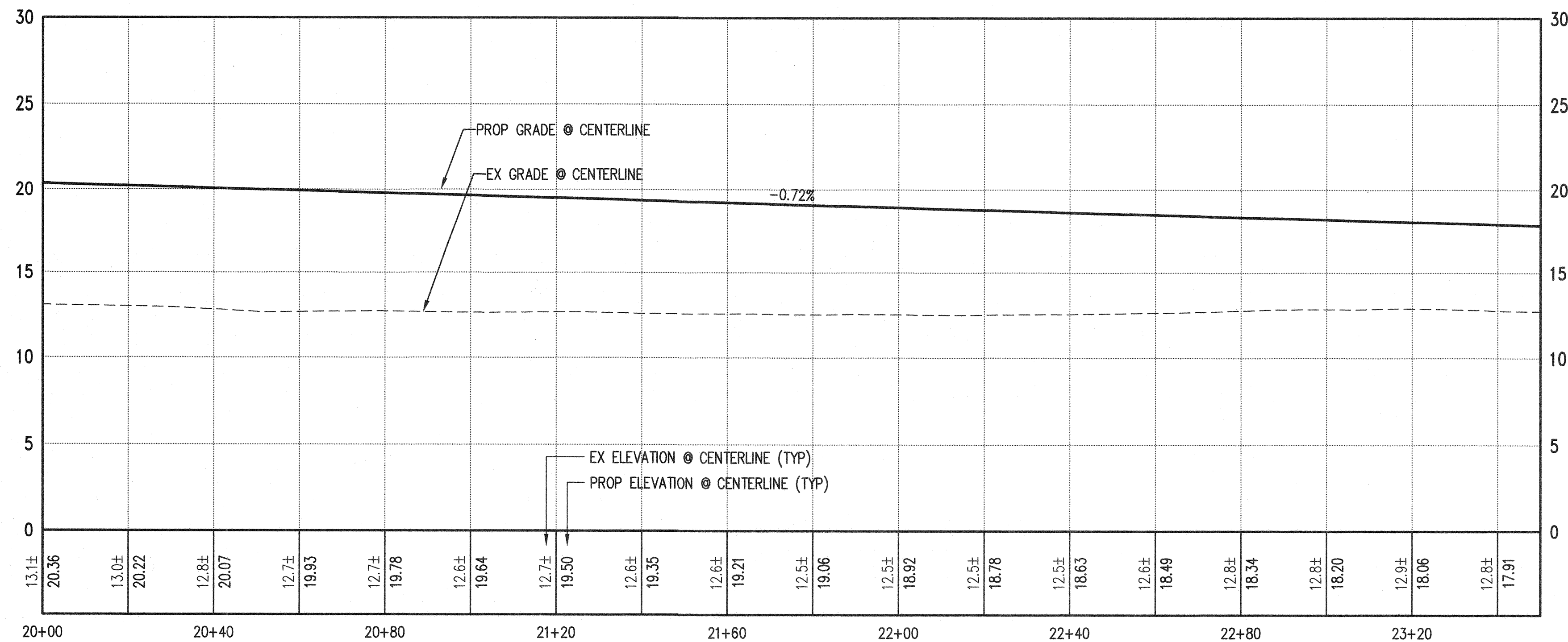
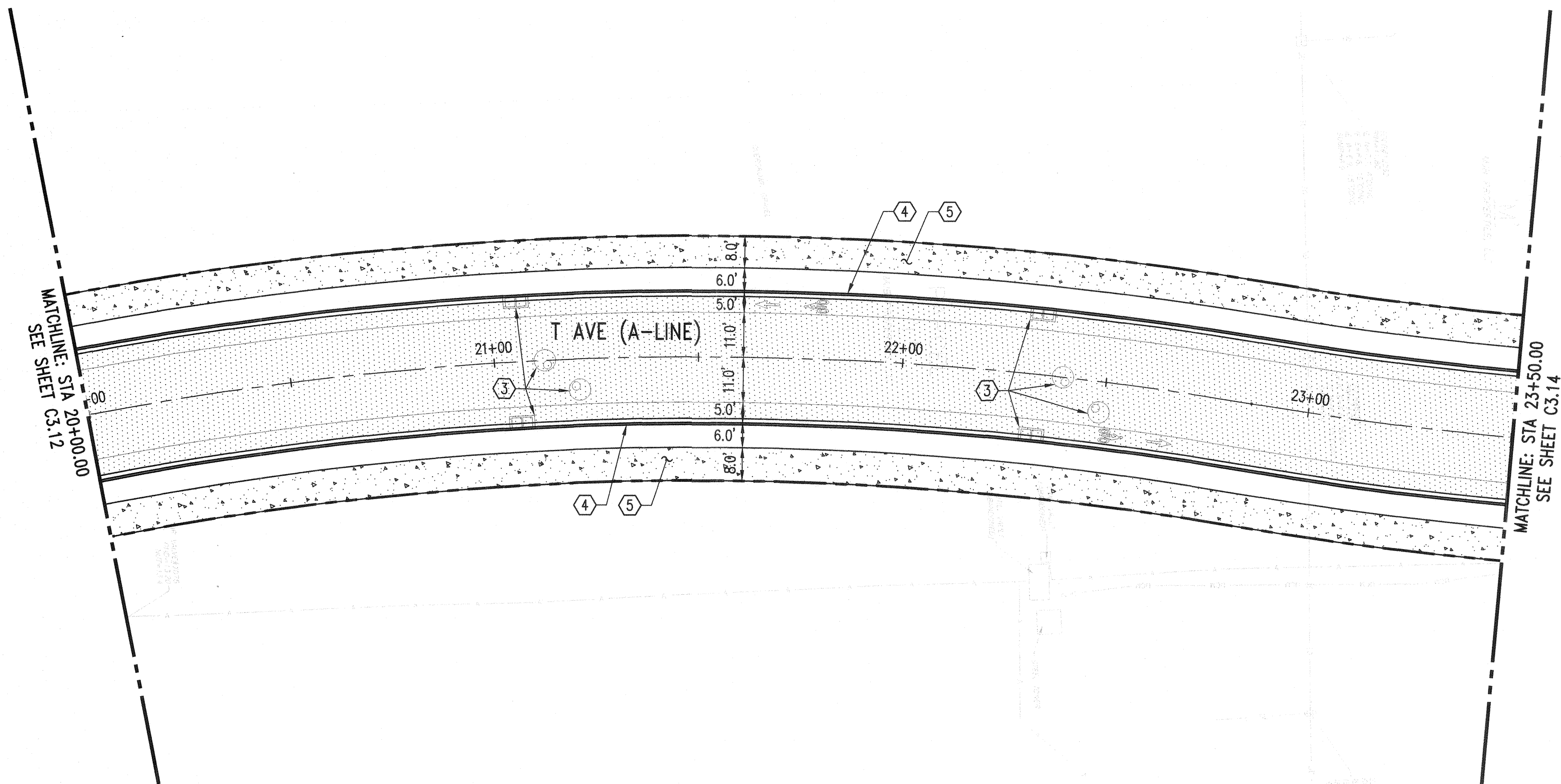
SCALE:
H 1"=20' V 1"=5'

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MJB NORTH ROADWAY - MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M.	SHEET
PAVING AND ROADWAY PLAN AND PROFILE	C3.12

PERMIT SET



GENERAL NOTES:

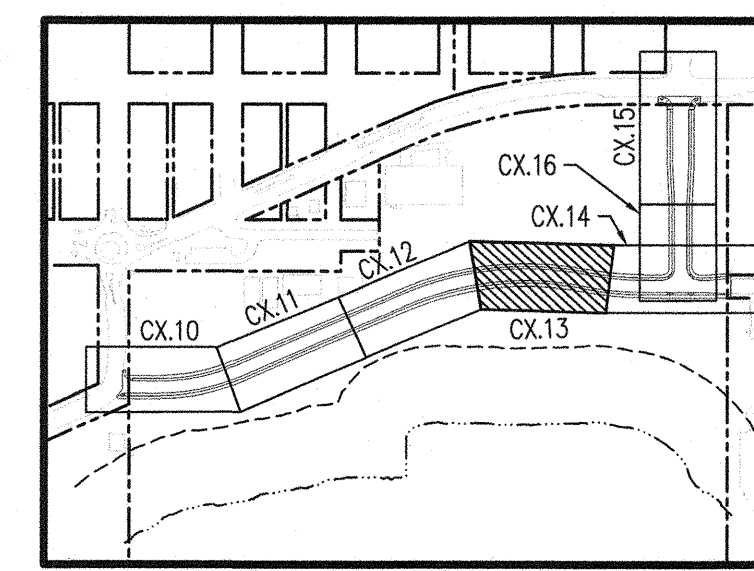
1. SEE SHEET C0.01 AND C0.02 FOR EXISTING LEGEND, NOTES, ABBREVIATIONS, AND COA STANDARD NOTES.
2. SEE SHEET C3.50 FOR TYPICAL ROADWAY SECTIONS.
3. SEE SHEET FOR C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
4. SEE SHEETS C4.10 - C4.18 FOR DETAILED GRADING INFORMATION AND ADDITIONAL HORIZONTAL CONTROL INFORMATION.
5. ALL DIMENSIONS AND STATION OFFSETS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
6. SEE SHEET C6.10 & C6.11 FOR CHANNELIZATION AND SIGNAGE INFORMATION.

PAVING LEGEND:

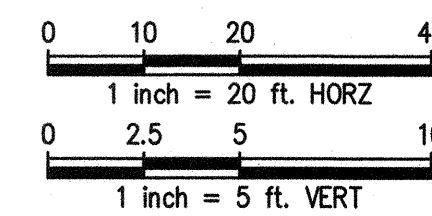
- PROPERTY LINE
- CENTERLINE
- SAWCUT LINE
- == CONCRETE CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- X-X CURVE NUMBER
- BOLLARD

CONSTRUCTION NOTES:

- 1 TYPE A PERPENDICULAR CURB RAMP PER WSDOT STD PLAN F-40.15-03 WITH DETECTABLE WARNING SURFACE (COLOR SHALL BE WHITE). RAMP AND WINGS SHALL BE STAMPED WITH 1-INCH CONSTRUCTION FENCING PER COA REQUIREMENTS.
- 2 TYPE A PARALLEL CURB RAMP PER WSDOT STD PLAN F-40.12-03 WITH DETECTABLE WARNING SURFACE (COLOR SHALL BE WHITE). RAMP AND WINGS SHALL BE STAMPED WITH 1-INCH CONSTRUCTION FENCING PER COA REQUIREMENTS.
- 3 UTILITY STRUCTURE FOR REFERENCE. SEE SHEETS C4.10 - C4.18 AND C5.10 - C5.16 FOR LOCATIONS AND MORE INFORMATION.
- 4 CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER WSDOT STD PLAN F-10.12-03.
- 5 CEMENT CONCRETE SIDEWALK PER WSDOT STD PLAN F-30.10-03.
- 6 BOLLARD TYPE 1 PER WSDOT STD PLAN H-6.10-01.
- 7 INSTALL 5" CURB BETWEEN RAMPS AT SE CORNER OF Q AVE AND 17TH ST



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06-21-2021
[Signature]



KEYMAP
NOT TO SCALE

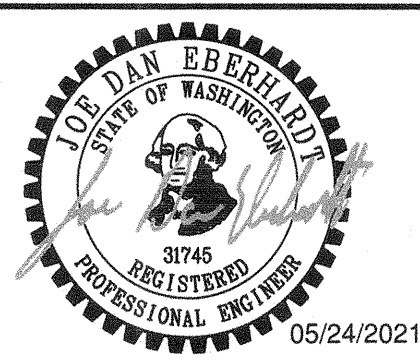
NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TNF	DESIGNED BY BSM/TSR
CHECKED BY KEC	APPROVED BY JDE
DATE 04/30/2021	
J O B No. :1900301	

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SCALE:
H 1"=20' V 1"=5'

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1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

PAVING AND ROADWAY PLAN AND PROFILE

SHEET

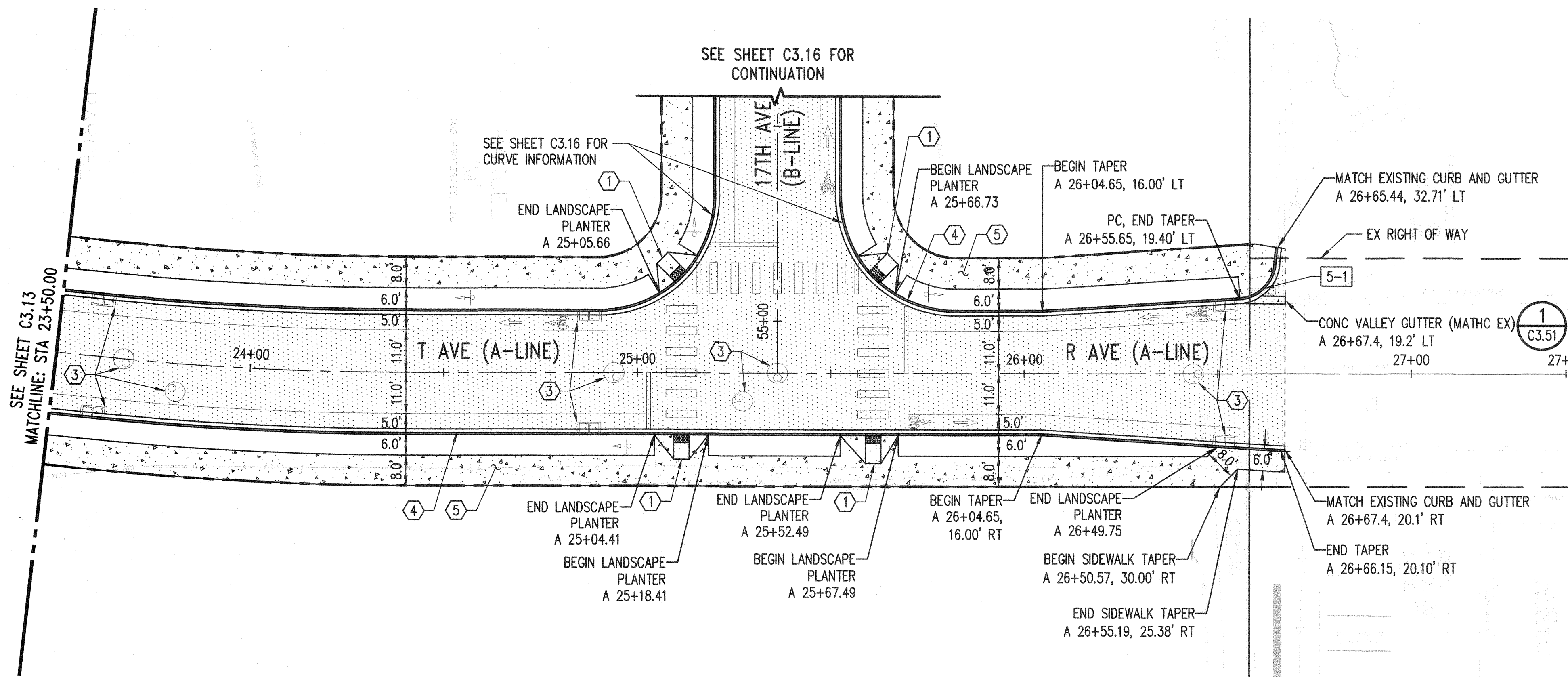
C3.13

PERMIT SET

\\net1.com\civil\1900000-1900999\1900301 MJB Anacortes\CADD\Design\Roadway\MJB-C3.14-PV.dwg

DavidP

May 24, 2021 - 9:40am



CURVE 5-1		
PC	A 26+55.65, 19.40' LT	
1/4		
1/2		
3/4		
PT	A 26+64.97, 29.06' LT	
Δ	81°45'31"	R= 10.00' L= 14.27'

GENERAL NOTES:

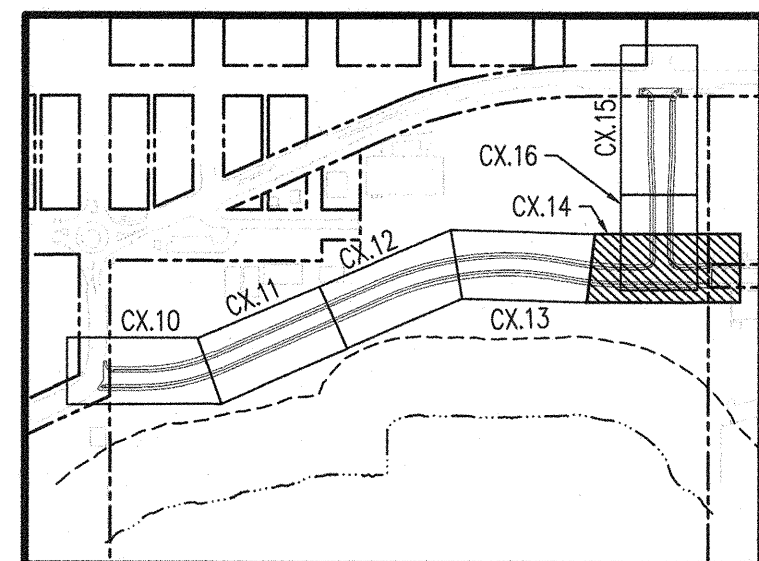
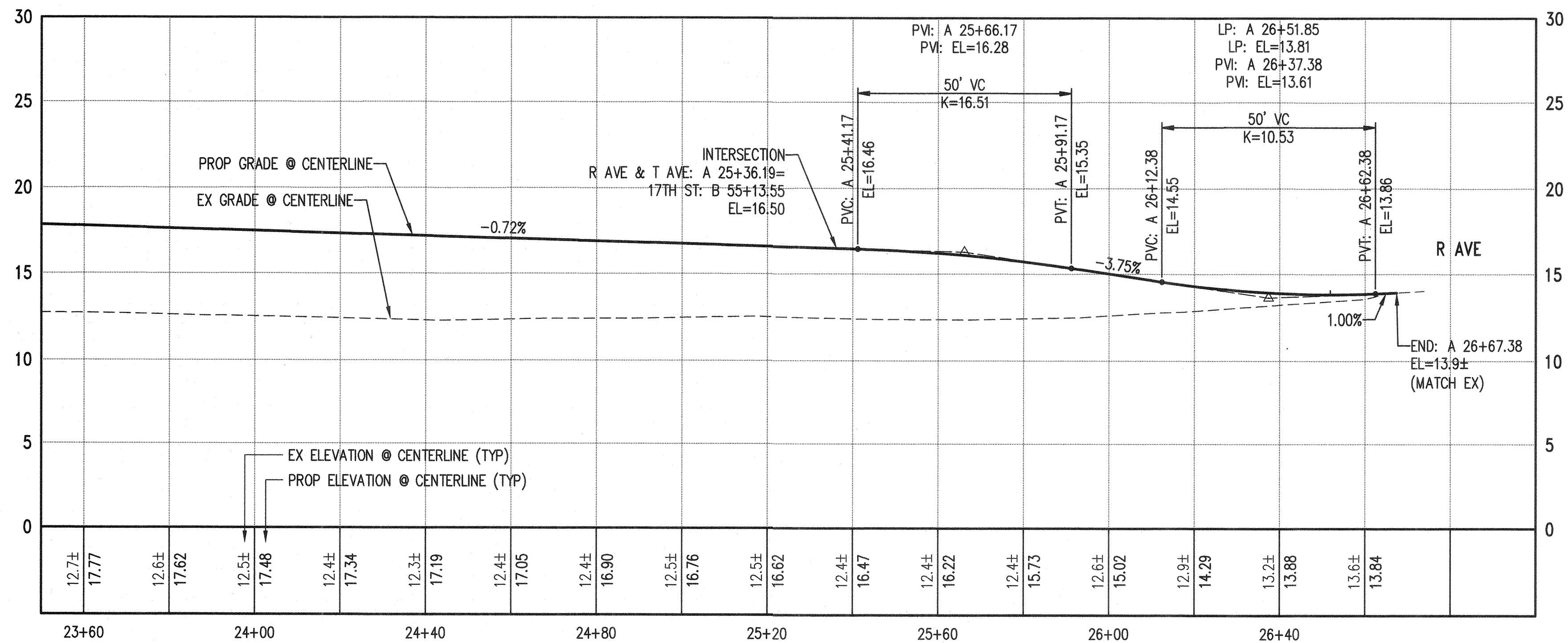
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- SEE SHEET C6.10 & C6.11 FOR CHANNELIZATION AND SIGNAGE INFORMATION.

PAVING LEGEND:

---	PROPERTY LINE
---	CENTERLINE
---	SAWCUT LINE
---	CONCRETE CURB AND GUTTER
---	ASPHALT PAVEMENT
---	CONCRETE SIDEWALK
X-X	CURVE NUMBER
•	BOLLARD

CONSTRUCTION NOTES:

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- BOLLARD TYPE 1 PER WSDOT STD PLAN H-6.10-01.
- INSTALL 5" CURB BETWEEN RAMPS AT SE CORNER OF Q AVE AND 17TH ST



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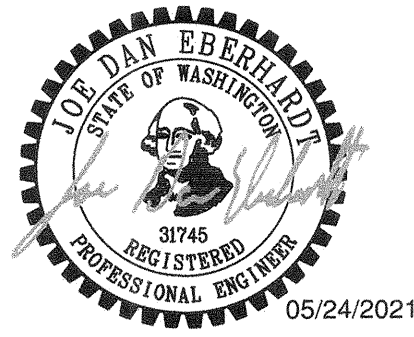
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J O B No. :1900301	

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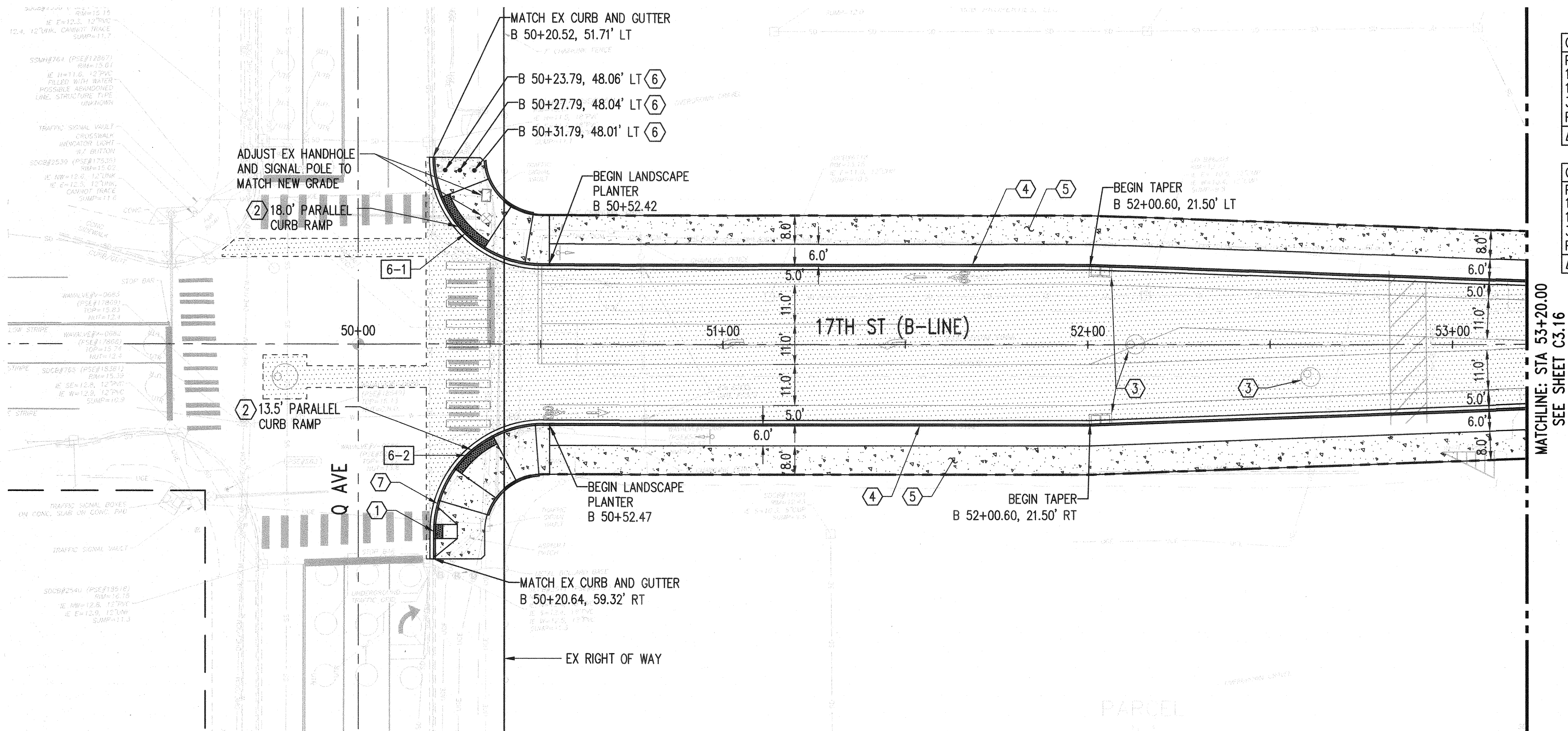


MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

PAVING AND ROADWAY PLAN AND PROFILE

SHEET

C3.14



CURVE 6-1			
PC	B 50+20.52, 51.71' LT		
1/4			
1/2			
3/4			
PT	B 50+50.52, 21.50' LT		
Δ	$90^{\circ}23'45''$	R= 30.00'	L= 47.33'

CURVE 6-2			
PC	B 50+20.64, 51.53' RT		
1/4			
1/2			
3/4			
PT	B 50+50.64, 21.50' RT		
Δ	$90^{\circ}02'54''$	R= 30.00'	L= 47.15'

GENERAL NOTES:

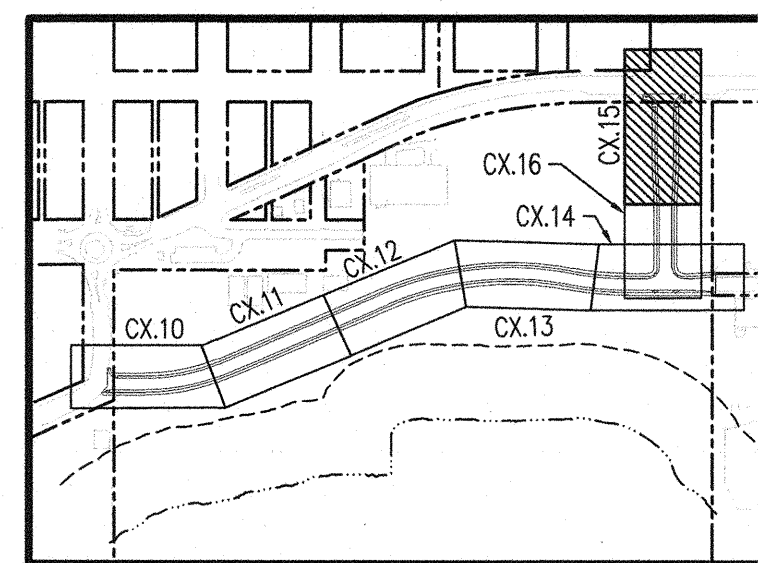
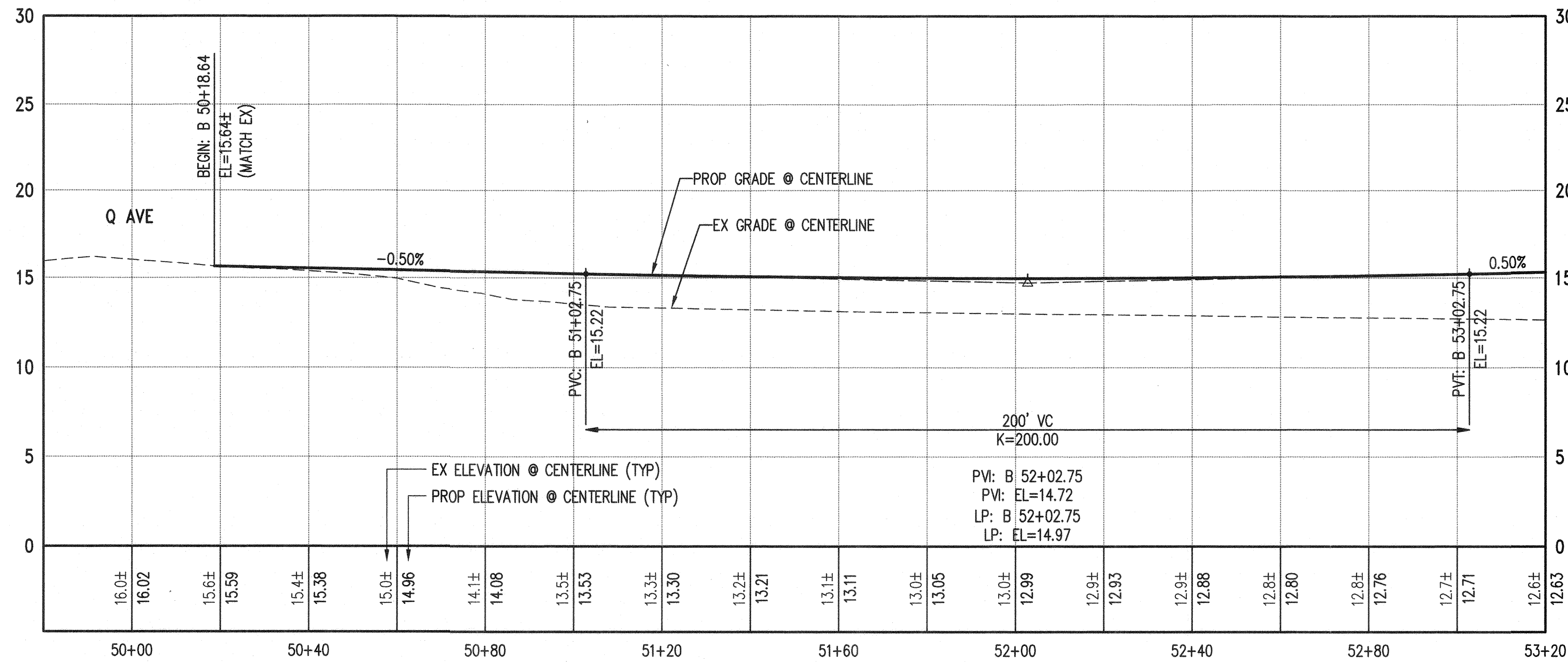
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PAVING LEGEND:

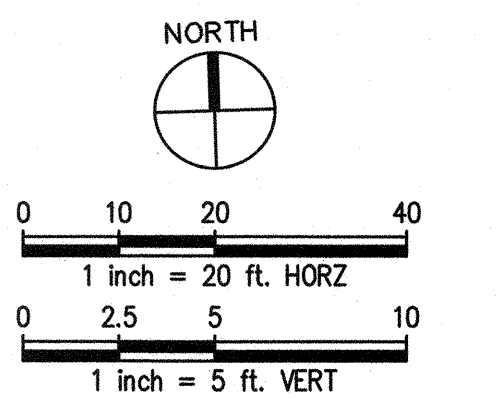
- PROPERTY LINE
- CENTERLINE
- SAWCUT LINE
- CONCRETE CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CURVE NUMBER
- BOLLARD

CONSTRUCTION NOTES:

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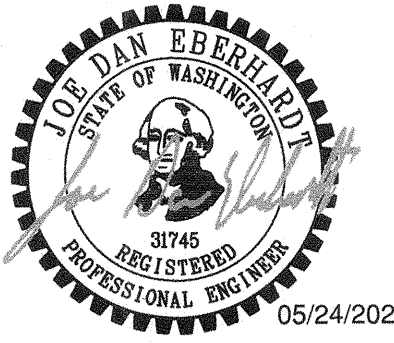
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JOB No.: 1900301	

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SCALE:
H 1"=20' V 1"=5'

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MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

PAVING AND ROADWAY PLAN AND PROFILE

SHEET

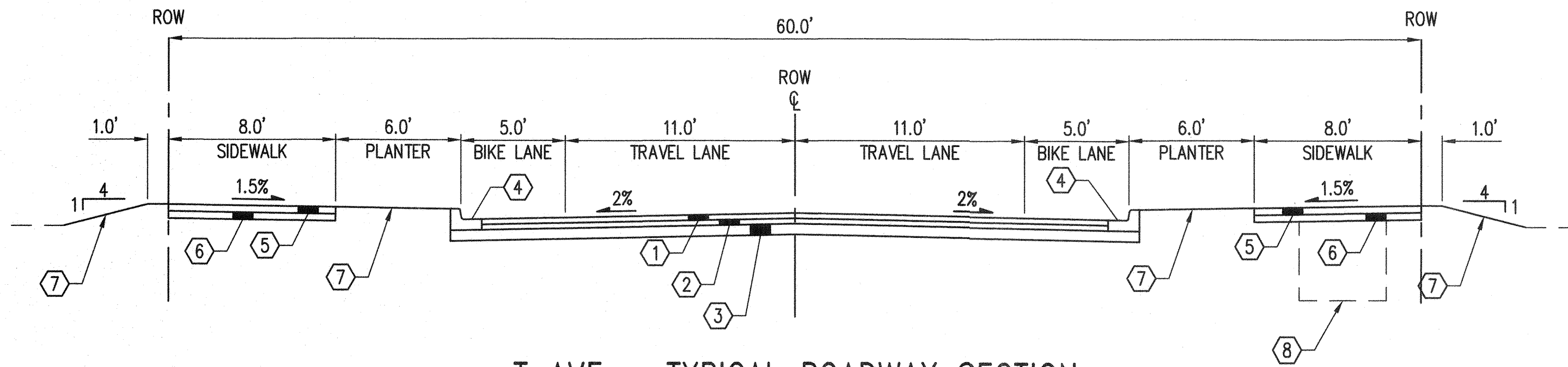
C3.15

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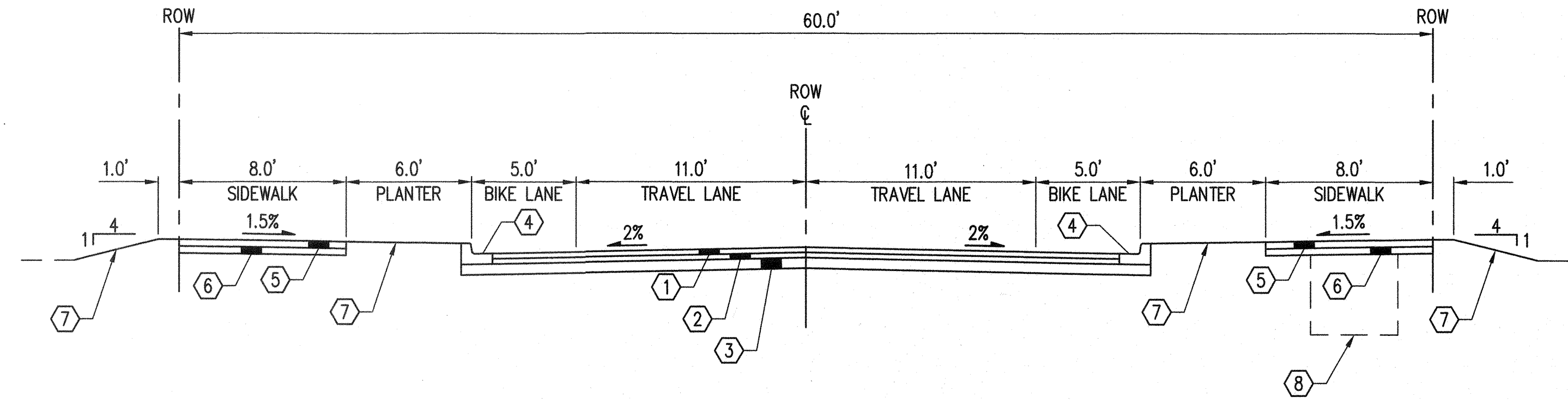
DonP

May 24, 2021 - 9:40am



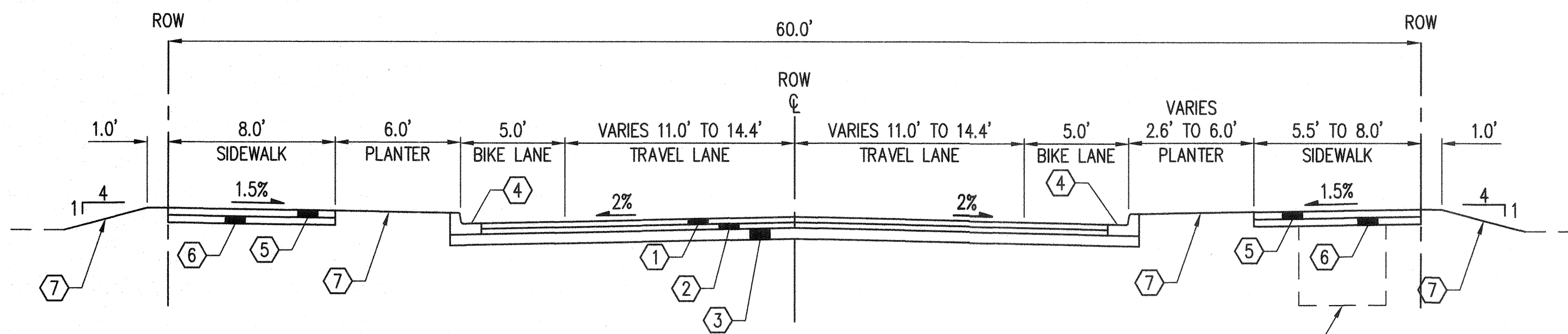
T AVE - TYPICAL ROADWAY SECTION
A 10+14.24 TO A 25+36.19

SCALE 1"=5'



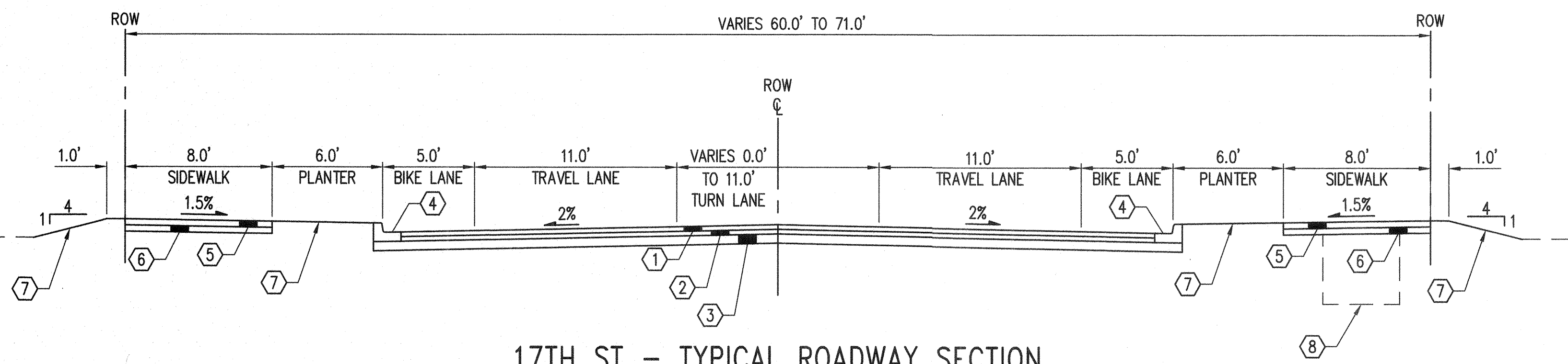
17TH ST - TYPICAL ROADWAY SECTION
B 53+49.99 TO B 55+13.55

NTS



R AVE - TYPICAL ROADWAY SECTION
A 25+36.19 TO A 26+67.38

SCALE 1"=5'



17TH ST - TYPICAL ROADWAY SECTION
B 50+18.64 TO B 53+49.99

SCALE 1"=5'

CONSTRUCTION NOTES:

- ① 3" HMA PG 58H-22 ASPHALT CONCRETE PAVEMENT
- ② 3" CRUSHED SURFACING TOP COURSE OR ASPHALT TREATED BASE
- ③ 8" GRAVEL BORROW OVER COMPACTED SUBGRADE
- ④ CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER WSDOT F-10.12-03
- ⑤ 4" CEMENT CONCRETE SIDEWALK PER WSDOT STD PLAN F-30.10-03
- ⑥ 4" CRUSHED SURFACING TOP COURSE
- ⑦ SLOPES AND PLANTER SHALL BE STABILIZED WITH TOPSOIL AND HYDROSEED, GRASS SOD OR OTHER PLANTING/SURFACING MATERIALS ACCEPTABLE TO THE PUBLIC WORKS DIRECTOR
- ⑧ JOINT UTILITY TRENCH, SEE PSE PLANS

GENERAL NOTE:

LOCATIONS SHOWN ARE TYPICAL. SEE PAVING AND ROADWAY PLANS FOR HORIZONTAL CONTROL AND LIMITS.

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06-21-2021 *[Signature]*

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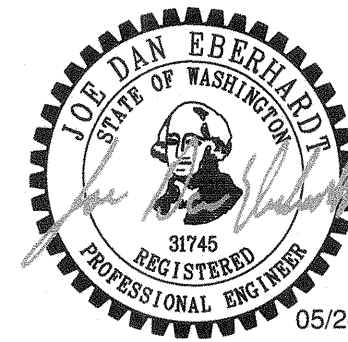
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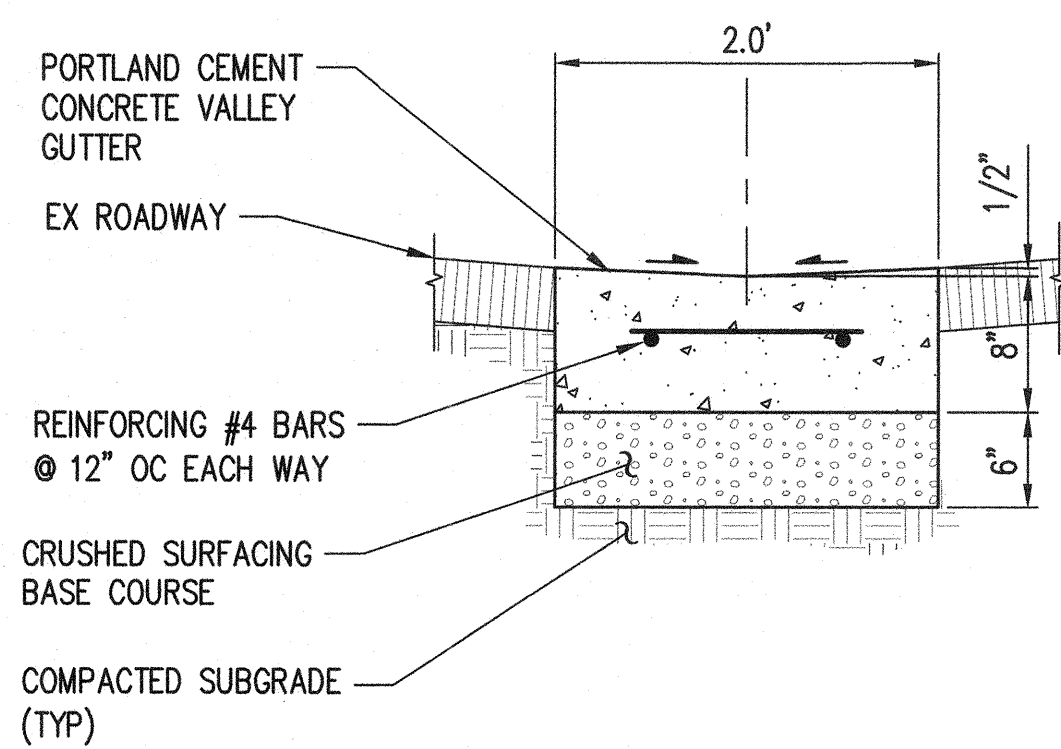
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1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.
TYPICAL ROADWAY SECTIONS

SHEET

C3.50



CONCRETE VALLEY GUTTER DETAIL

NTS

1
C3.14

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DavidP

May 24, 2021 - 9:40am

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FOR DAN EBERHARDT
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER
31745
05/24/2021

MJB NORTH ROADWAY - MJB PROPERTIES
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SEC. 19, T. 35 N., R. 02 E., W.M.

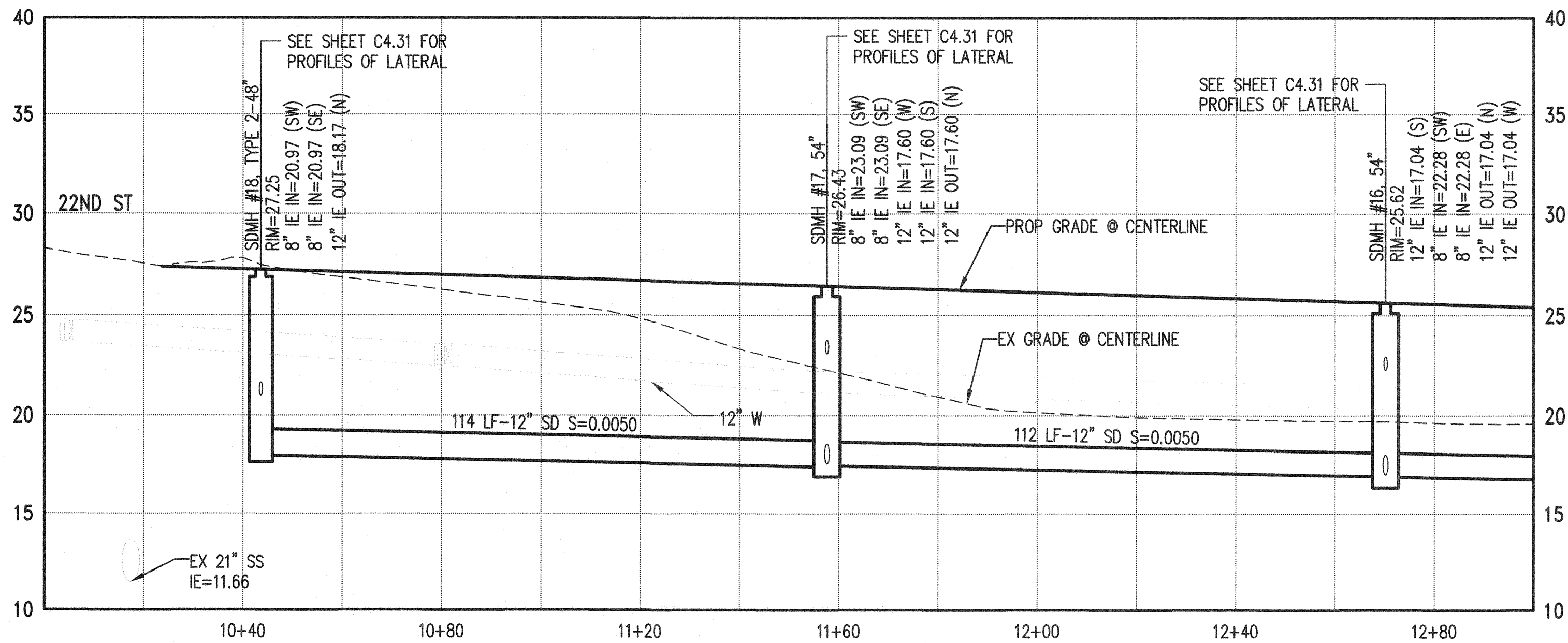
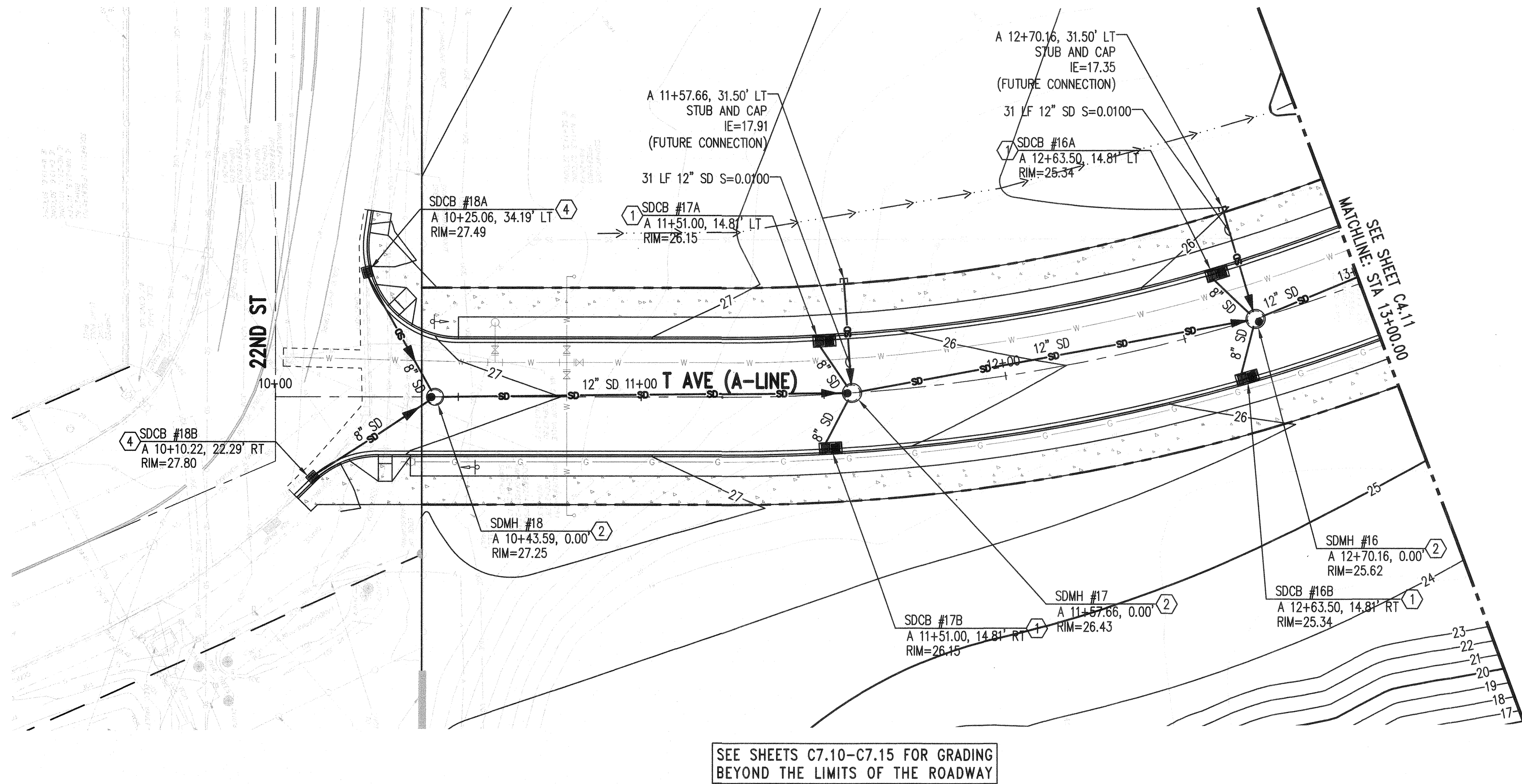
PAVING DETAILS

SHEET

C3.51

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GENERAL NOTES:

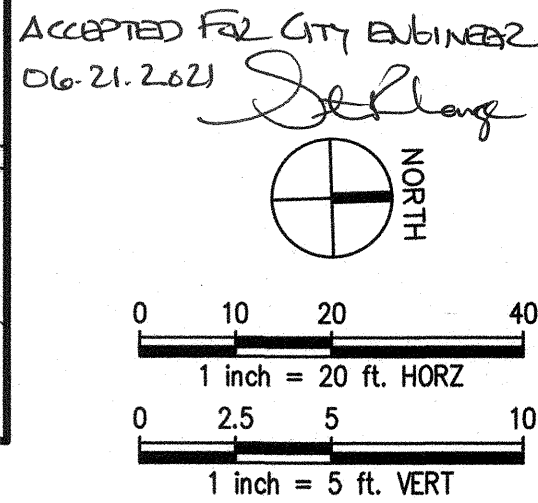
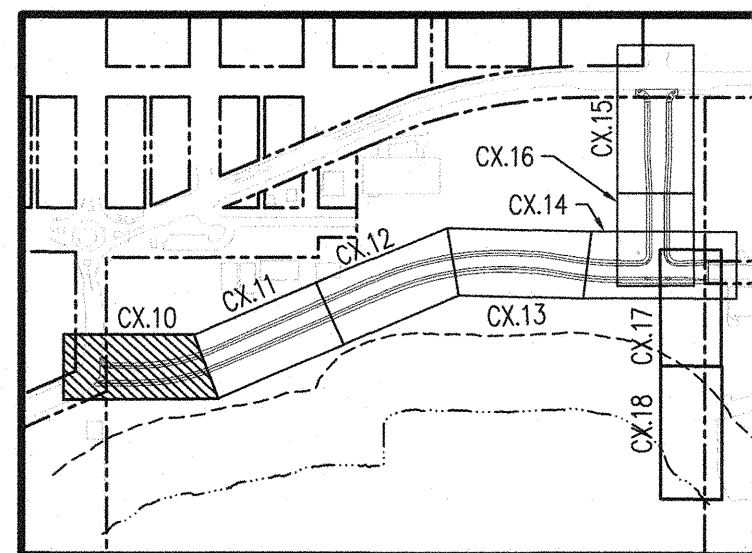
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- STATION AND OFFSET ARE TO THE CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY GRATE OFFSETS AND LOCATION RELATIVE TO FACE OF CURB AND ADJUST AS NECESSARY.
- SEE SHEET C3.50 FOR TYPICAL SECTIONS.
- CONSTRUCT GRADES TO THE SPOT ELEVATIONS AND RIMS INDICATED AND PROVIDE CONSISTENT SLOPE BETWEEN SPOT ELEVATIONS. SPOT ELEVATIONS SHALL GOVERN AS THE PRIMARY METHOD OF SETTING GRADE, FOLLOWED BY SLOPES, AND THEN CONTOURS.
- SEE SHEETS C4.30 & C4.31 FOR STORM DRAIN PROFILE INFORMATION FROM STORMFILTER VAULTS.
- SEE DETAIL 1 ON C4.50. FOR TYPICAL STORM DRAIN TRENCH SECTION.

GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- CENTERLINE
- 20' CONTOUR ELEVATION
- CHWM - ORDINARY HIGH WATER MARK
- SD - STORM DRAIN
- STORMFILTER VAULT
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- XX.XX - SPOT ELEVATION
- FLOW DIRECTION
- TEMPORARY AREA DRAIN

CONSTRUCTION NOTES:

- STORMFILTER VAULT, SEE DETAIL 1 ON SHEET C4.50. RECTANGULAR VANED GRATE PER WSDOT STD PLAN B-30.30-03.
- TYPE 3 MANHOLE PER WSDOT STANDARD B-15.60-02.
- CATCH BASIN TYPE 2 PER WSDOT STD PLAN B-10.20-02.
- CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20-02.
- TEMPORARY NYOPLAST 24" DRAIN BASIN, OR SIMILAR.



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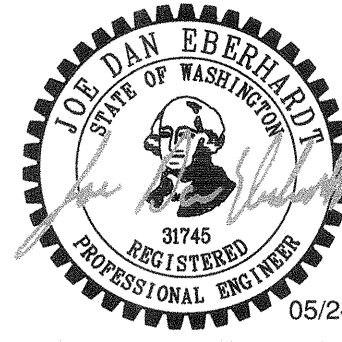
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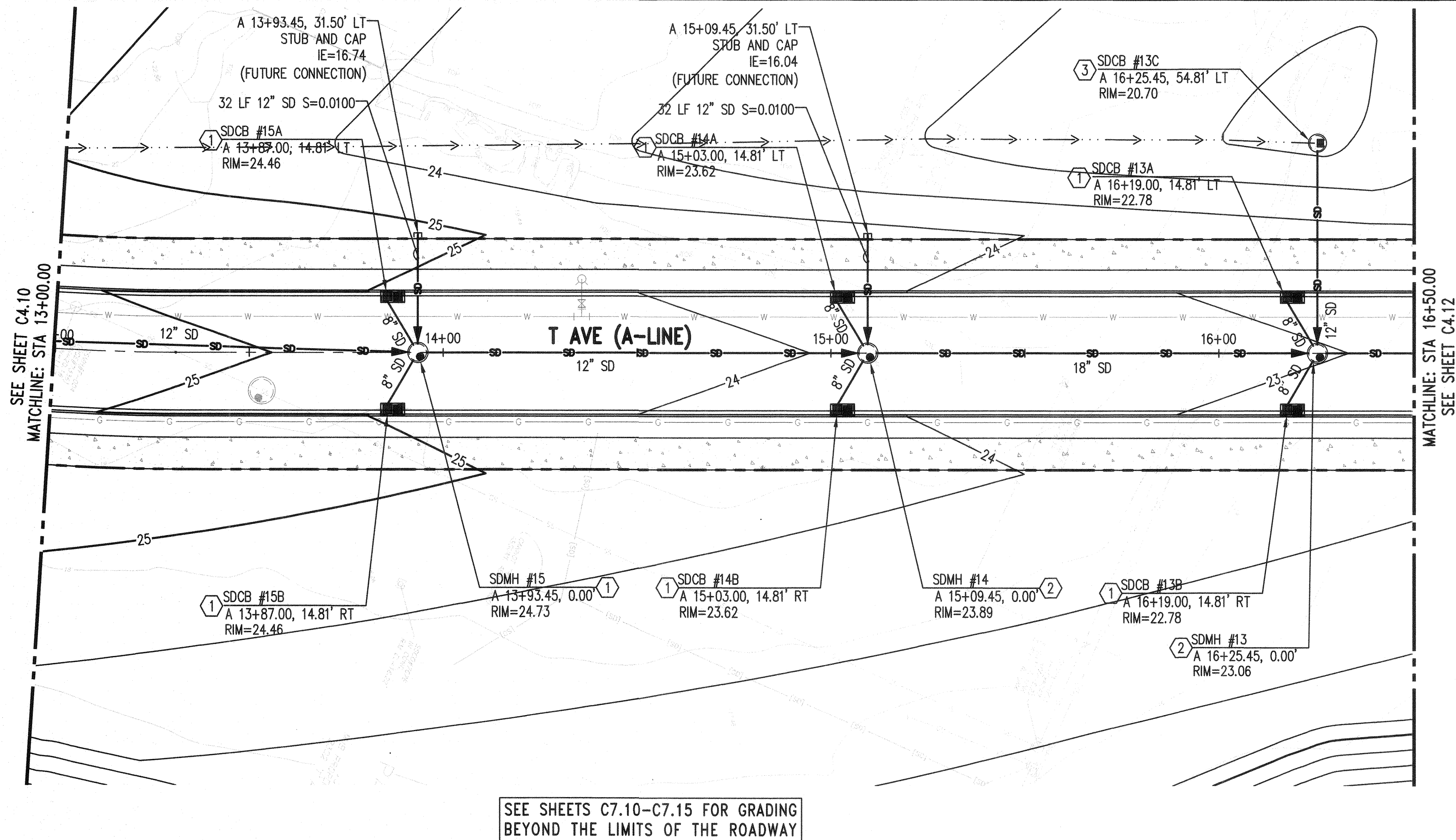


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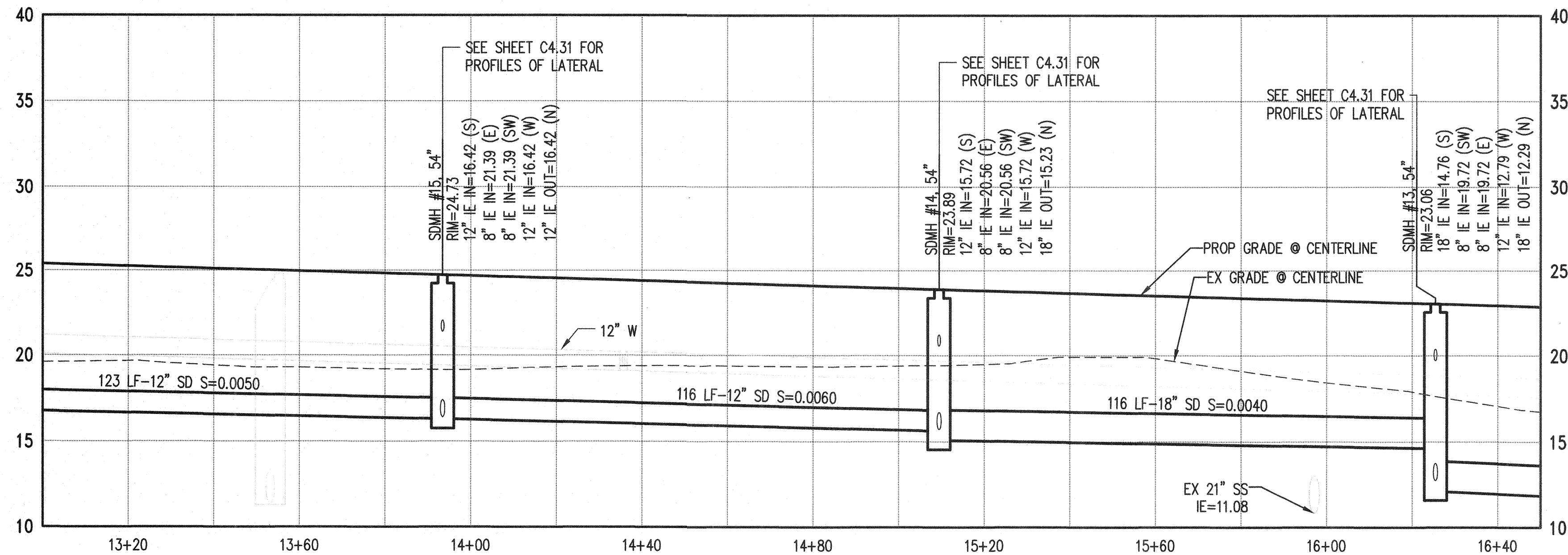
GRADING AND DRAINAGE PLAN AND PROFILE

SHEET

C4.10



SEE SHEETS C7.10-C7.15 FOR GRADING
BEYOND THE LIMITS OF THE ROADWAY



GENERAL NOTES:

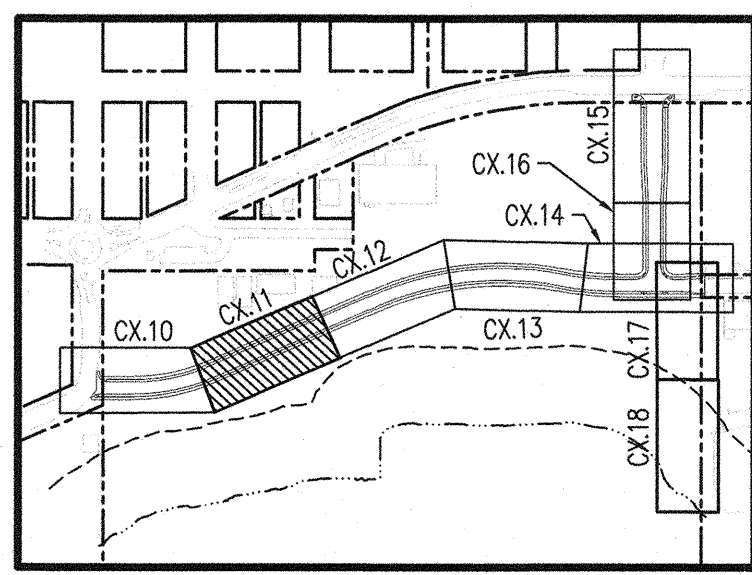
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0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

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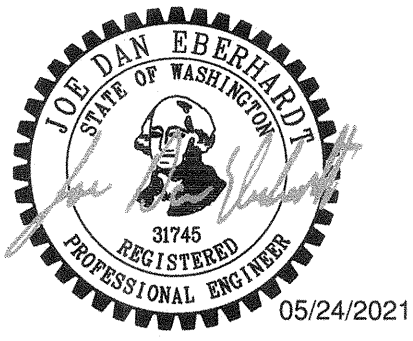
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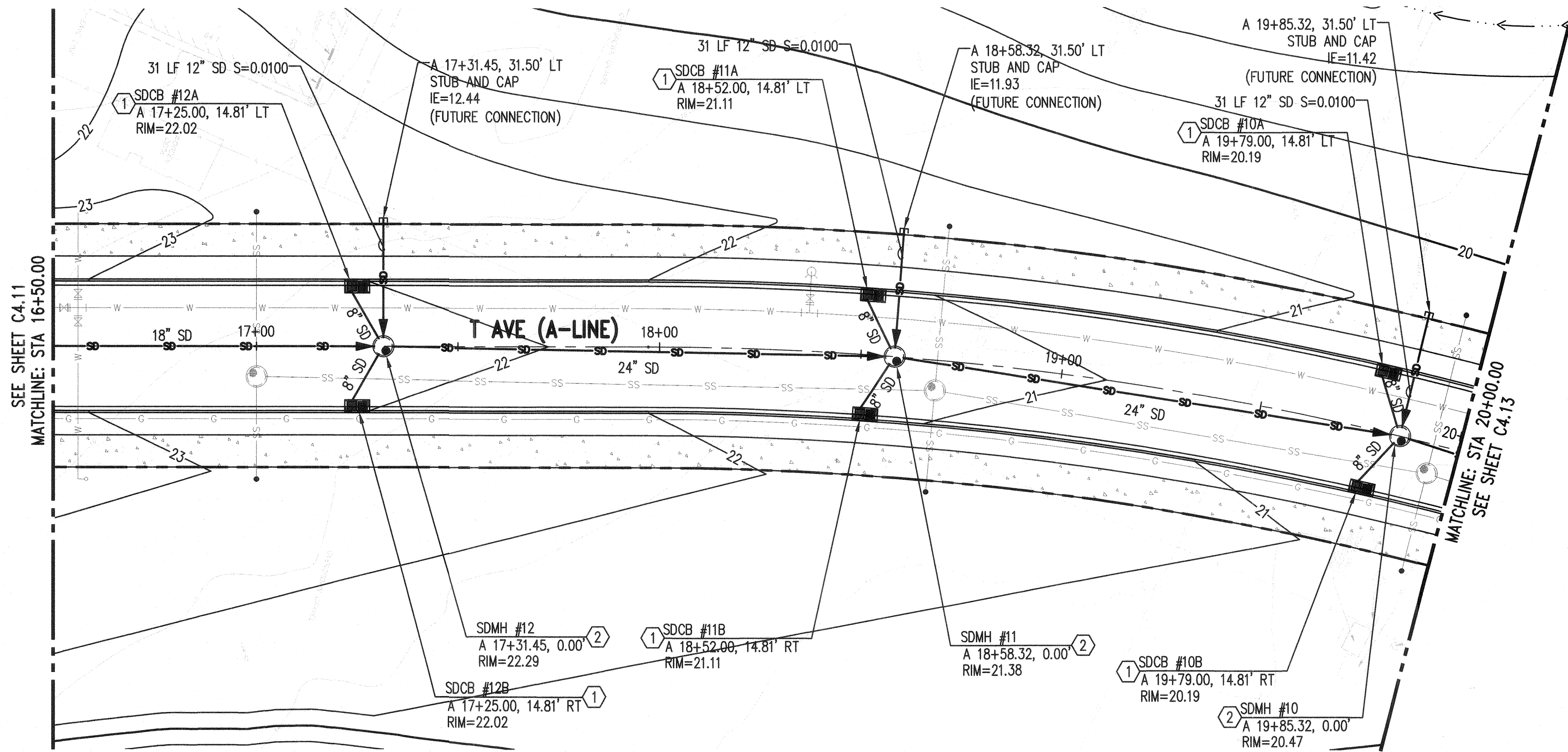
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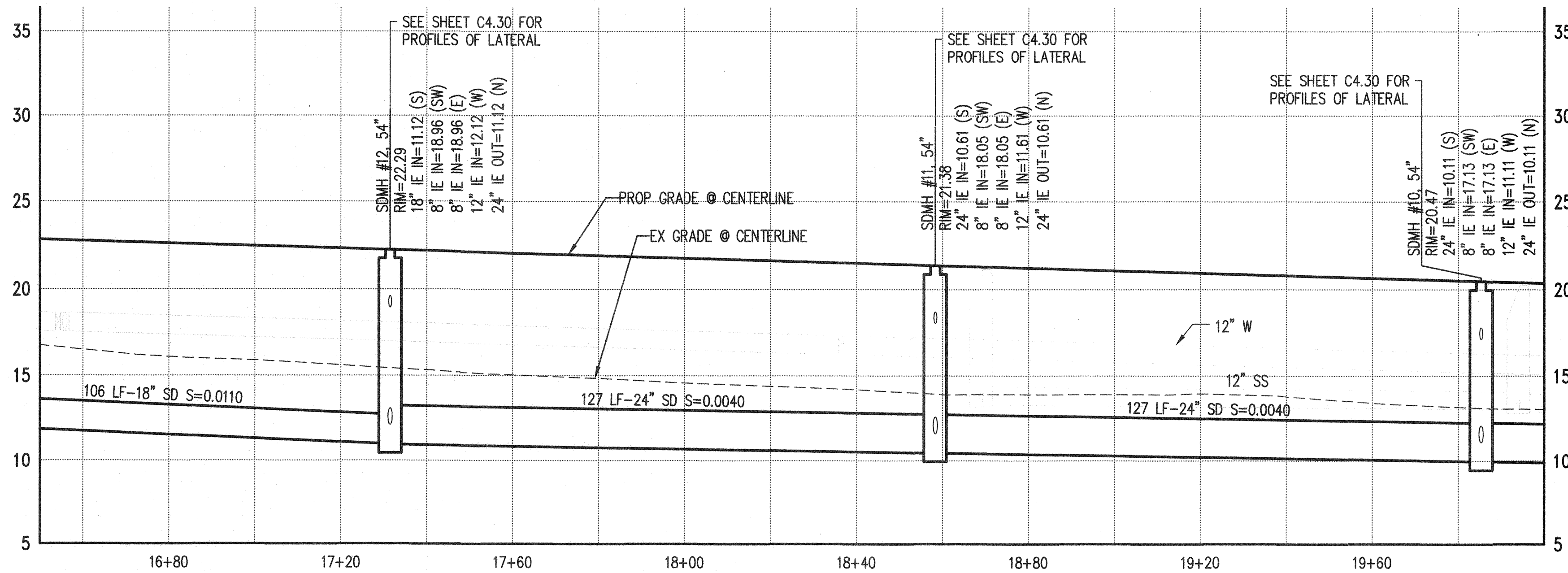
MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

GRADING AND DRAINAGE PLAN AND PROFILE

SHEET
C4.11



SEE SHEETS C7.10-C7.15 FOR GRADING
BEYOND THE LIMITS OF THE ROADWAY



GENERAL NOTES:

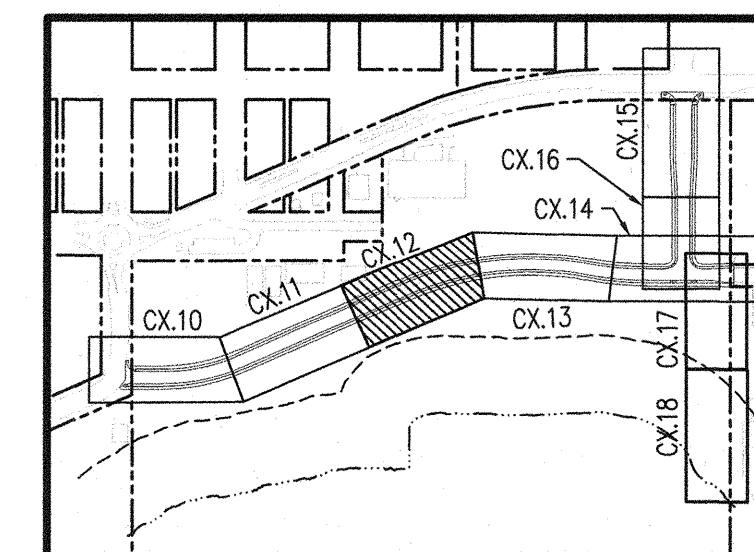
- SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
- SEE SHEET C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
- ALL STORM DRAIN PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED. SEE SHEET C0.02 FOR COA STANDARD STORM DRAIN NOTES.
- STATION AND OFFSET ARE TO THE CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY GRATE OFFSETS AND LOCATION RELATIVE TO FACE OF CURB AND ADJUST AS NECESSARY.
- SEE SHEET C3.50 FOR TYPICAL SECTIONS.
- CONSTRUCT GRADES TO THE SPOT ELEVATIONS AND RIMS INDICATED AND PROVIDE CONSISTENT SLOPE BETWEEN SPOT ELEVATIONS. SPOT ELEVATIONS SHALL GOVERN AS THE PRIMARY METHOD OF SETTING GRADE, FOLLOWED BY SLOPES, AND THEN CONTOURS.
- SEE SHEETS C4.30 & C4.31 FOR STORM DRAIN PROFILE INFORMATION FROM STORMFILTER VAULTS.
- SEE DETAIL 1 ON C4.50. FOR TYPICAL STORM DRAIN TRENCH SECTION.

GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- CENTERLINE
- 20 CONTOUR ELEVATION
- CHWM ORDINARY HIGH WATER MARK
- SD STORM DRAIN
- STORMFILTER VAULT
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- XX.XY SPOT ELEVATION
- FLOW DIRECTION
- TEMPORARY AREA DRAIN

CONSTRUCTION NOTES:

- STORMFILTER VAULT, SEE DETAIL 1 ON SHEET C4.50. RECTANGULAR VANED GRATE PER WSDOT STD PLAN B-30.30-03.
- TYPE 3 MANHOLE PER WSDOT STANDARD B-15.60-02.
- CATCH BASIN TYPE 2 PER WSDOT STD PLAN B-10.20-02.
- CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20-02.
- TEMPORARY NYOPLAST 24" DRAIN BASIN, OR SIMILAR.



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06-21-2021
HILSON

PERMIT SET

NO.	DATE	BY	CHD.	APPR.	REVISION

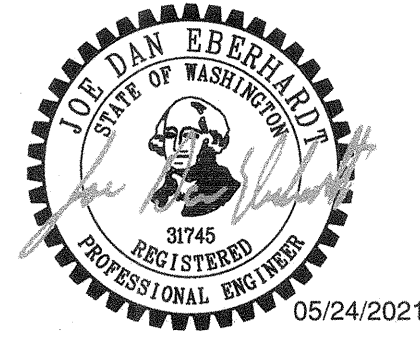
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CHECKED BY KEC	APPROVED BY JDE
DATE 04/30/2021	
J O B No. :1900301	

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SCALE:
H 1"=20' V 1"=5'

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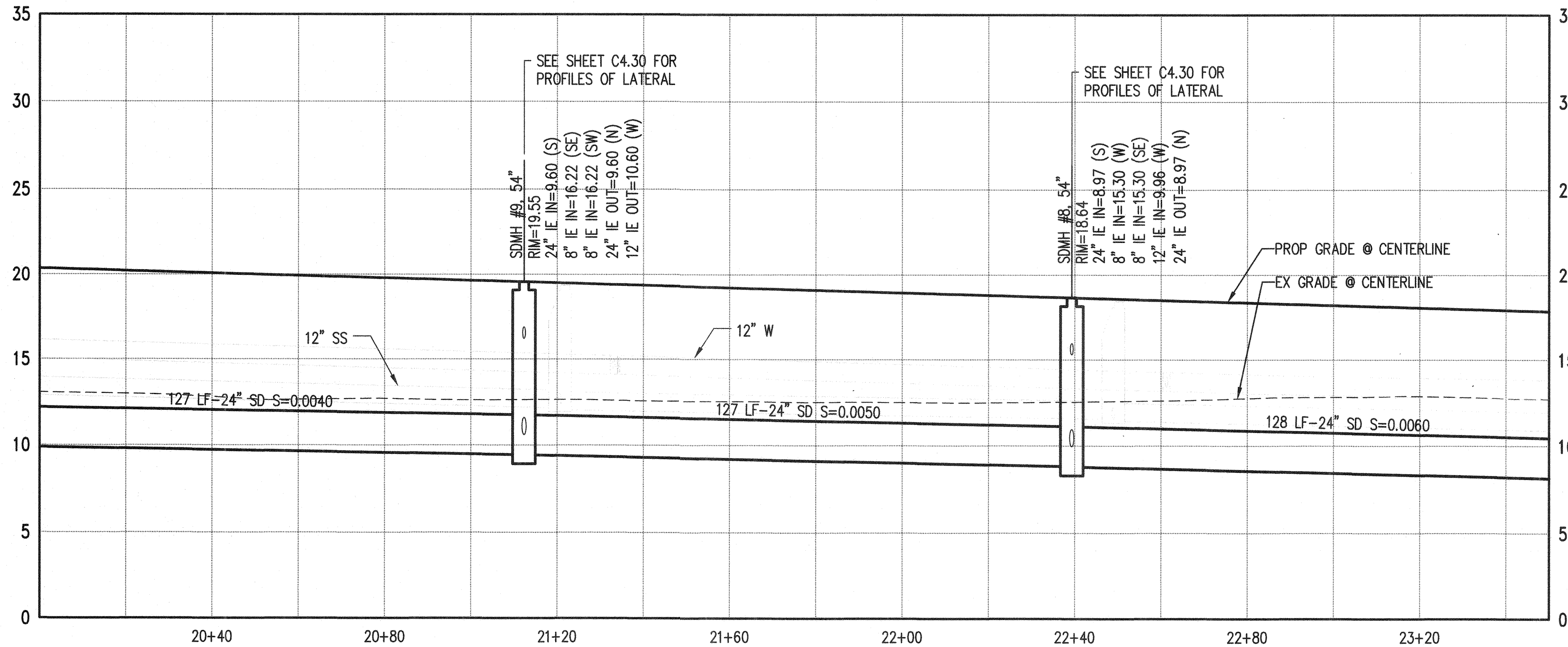
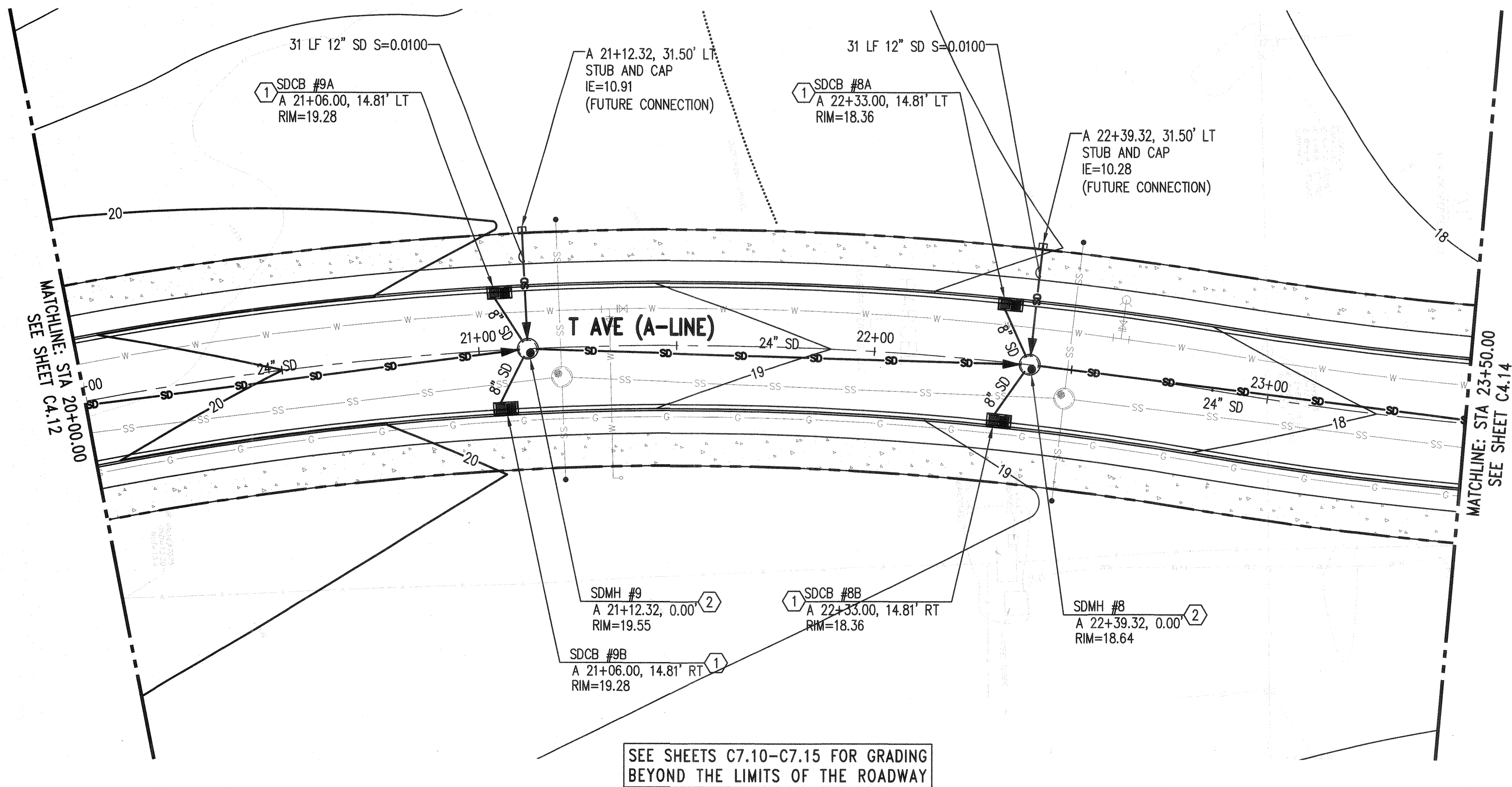
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GRADING AND DRAINAGE PLAN AND PROFILE

SHEET
C4.12



GENERAL NOTES:

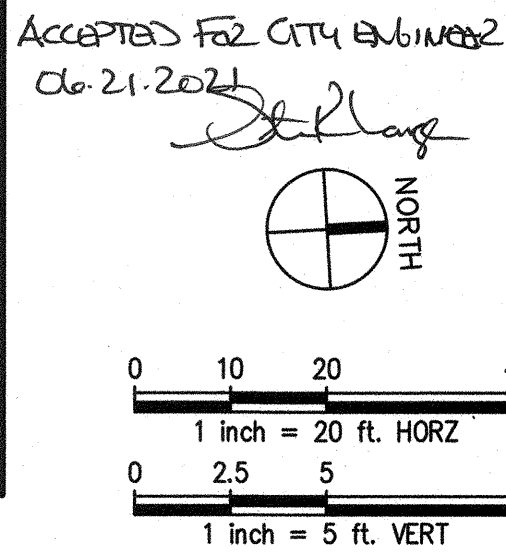
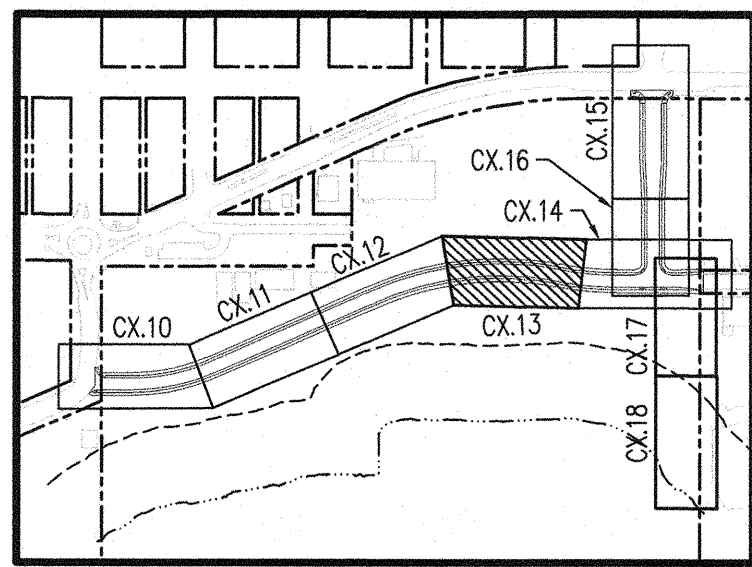
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- SEE SHEET C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
- ALL STORM DRAIN PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED. SEE SHEET C0.02 FOR COA STANDARD STORM DRAIN NOTES.
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- SEE SHEET C3.50 FOR TYPICAL SECTIONS.
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- SEE SHEETS C4.30 & C4.31 FOR STORM DRAIN PROFILE INFORMATION FROM STORMFILTERS VAULTS.
- SEE DETAIL 1 ON C4.50. FOR TYPICAL STORM DRAIN TRENCH SECTION.

GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- CENTERLINE
- 20 CONTOUR ELEVATION
- OHWM ORDINARY HIGH WATER MARK
- SD STORM DRAIN
- STORMFILTER VAULT
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- XX.XY SPOT ELEVATION
- FLOW DIRECTION
- TEMPORARY AREA DRAIN

CONSTRUCTION NOTES:

- STORMFILTER VAULT, SEE DETAIL 1 ON SHEET C4.50. RECTANGULAR VANED GRATE PER WSDOT STD PLAN B-30.30-03.
- TYPE 3 MANHOLE PER WSDOT STANDARD B-15.60-02.
- CATCH BASIN TYPE 2 PER WSDOT STD PLAN B-10.20-02.
- CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20-02.
- TEMPORARY NYOPLAST 24" DRAIN BASIN, OR SIMILAR.



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SCALE:
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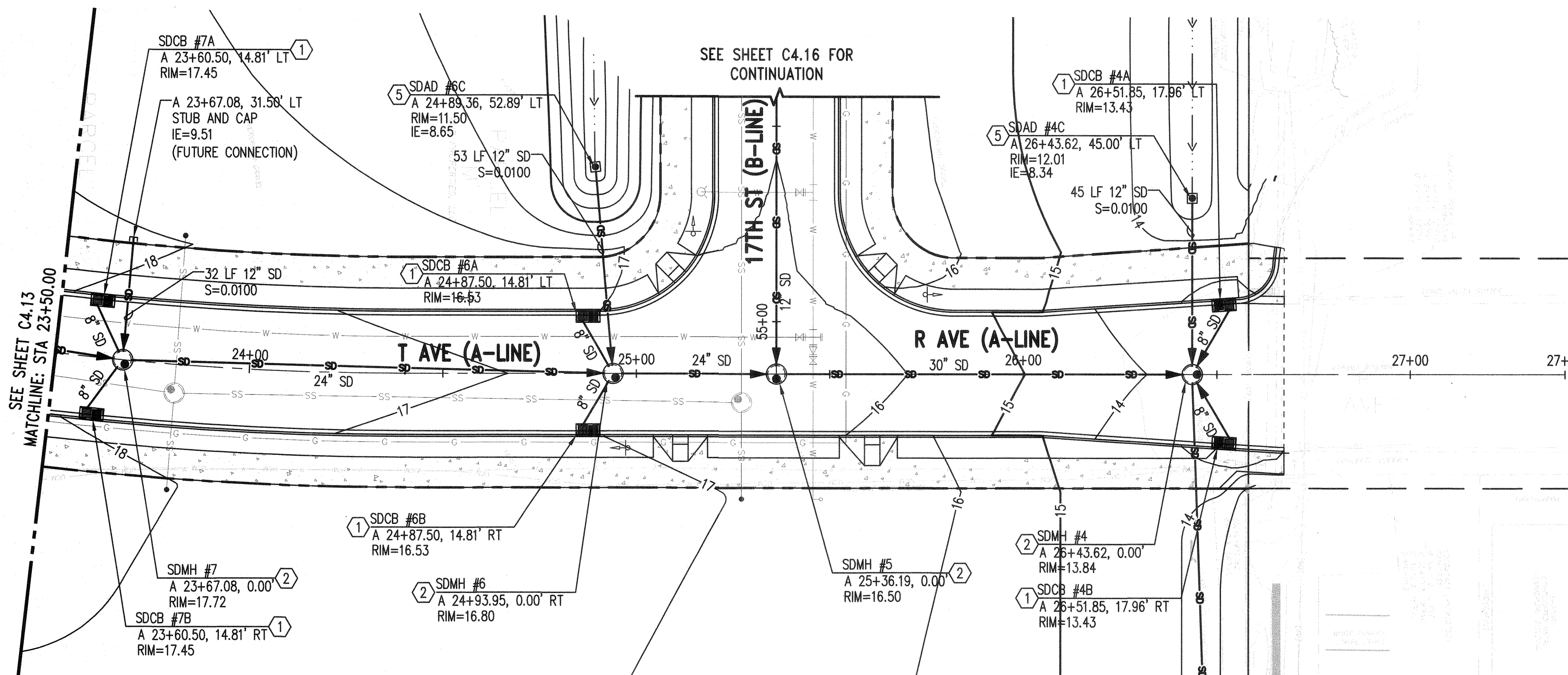
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GRADING AND DRAINAGE PLAN AND PROFILE

SHEET
C4.13



SEE SHEETS C7.10-C7.15 FOR GRADING
BEYOND THE LIMITS OF THE ROADWAY

GENERAL NOTES:

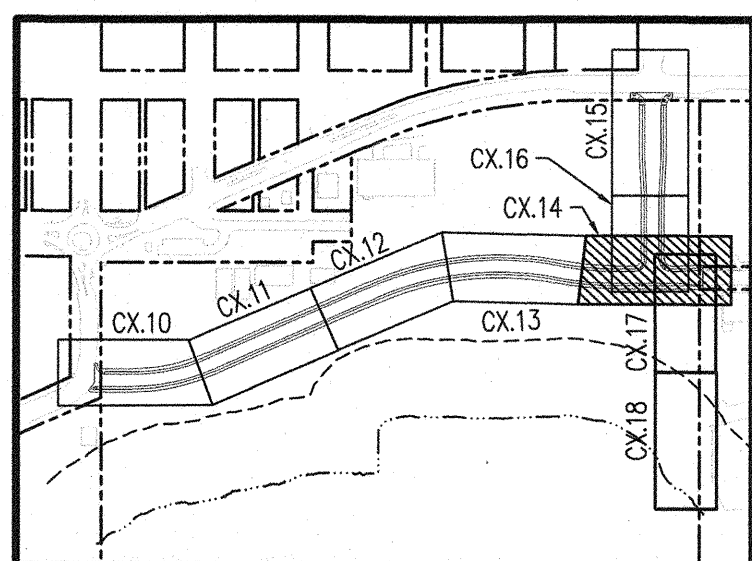
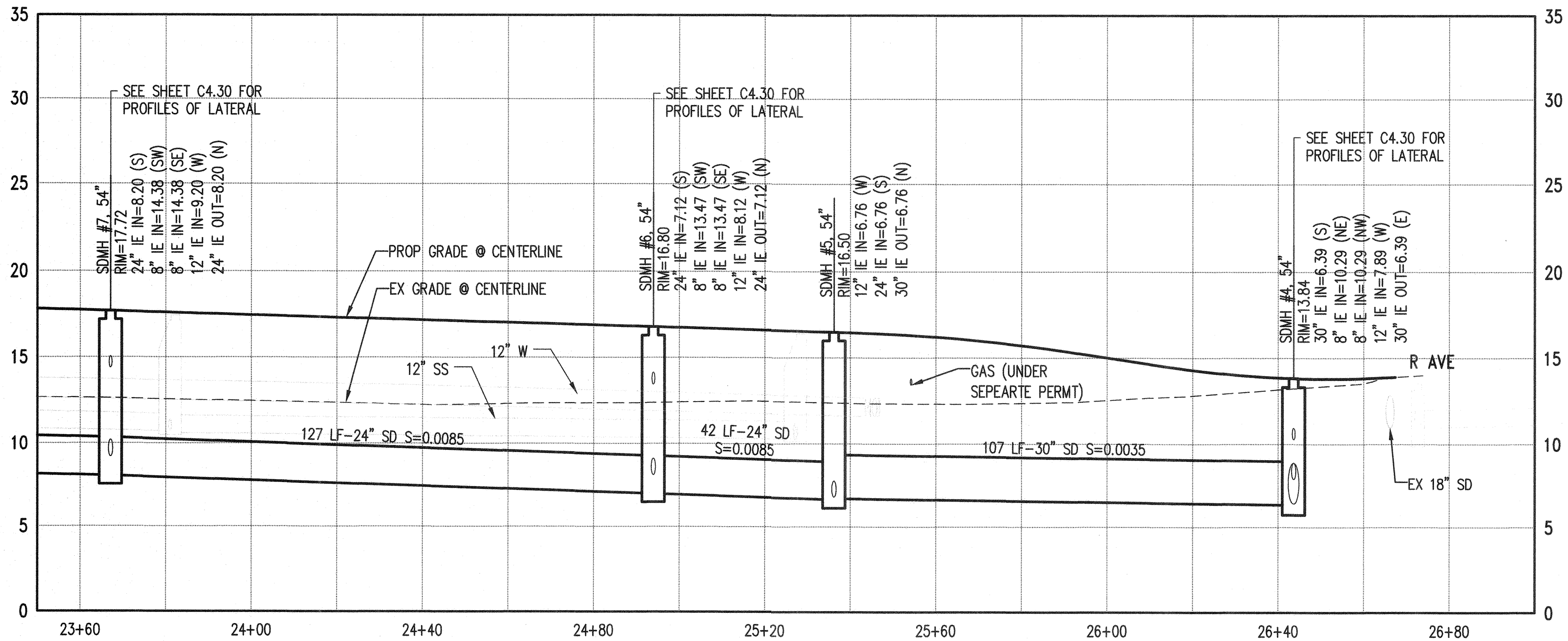
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- SEE DETAIL 1 ON C4.50. FOR TYPICAL STORM DRAIN TRENCH SECTION.

GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- CENTERLINE
- 20 CONTOUR ELEVATION
- OHWM ORDINARY HIGH WATER MARK
- SD STORM DRAIN
- STORMFILTER VAULT
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- XX.XY SPOT ELEVATION
- FLOW DIRECTION
- TEMPORARY AREA DRAIN

CONSTRUCTION NOTES:

- STORMFILTER VAULT, SEE DETAIL 1 ON SHEET C4.50. RECTANGULAR VANED GRATE PER WSDOT STD PLAN B-30.30-03.
- TYPE 3 MANHOLE PER WSDOT STANDARD B-15.60-02.
- CATCH BASIN TYPE 2 PER WSDOT STD PLAN B-10.20-02.
- CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20-02.
- TEMPORARY NYOPLAST 24" DRAIN BASIN, OR SIMILAR.



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06-21-2021
[Signature]
NORTH
0 10 20 40
1 inch = 20 ft. HORIZ
0 2.5 5 10
1 inch = 5 ft. VERT

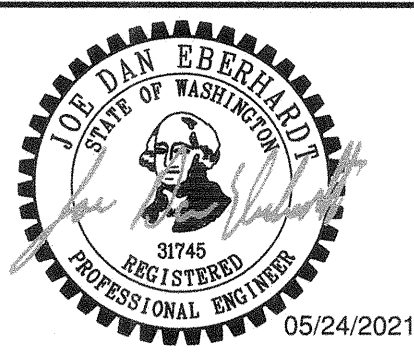
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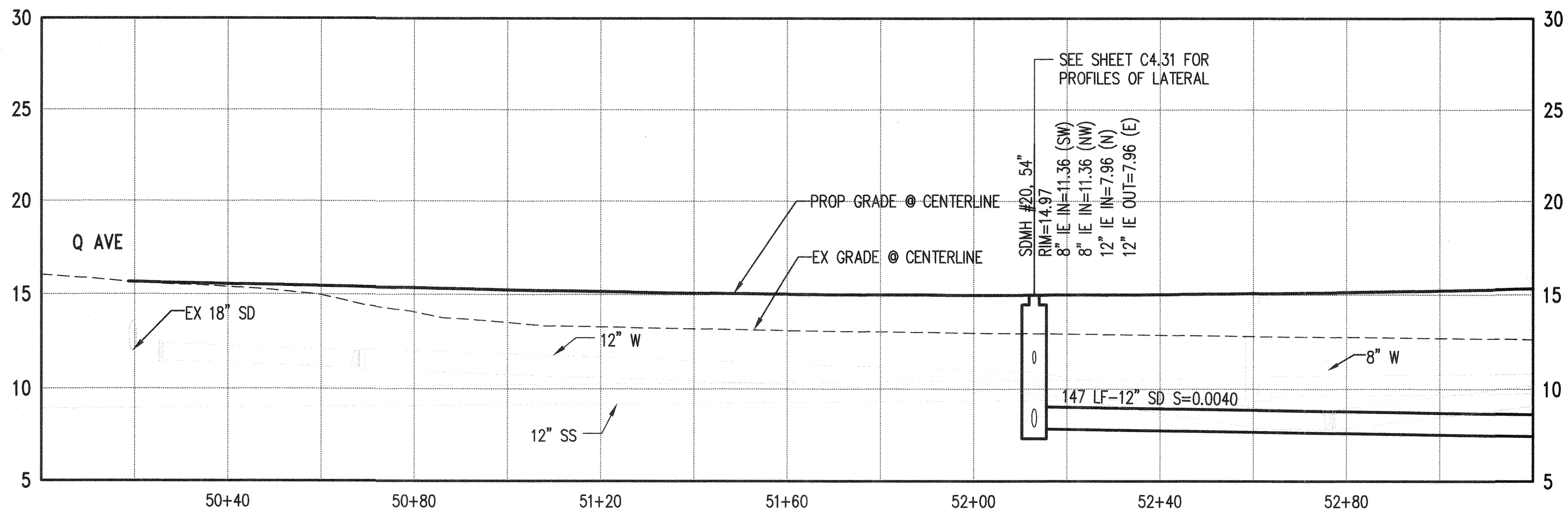
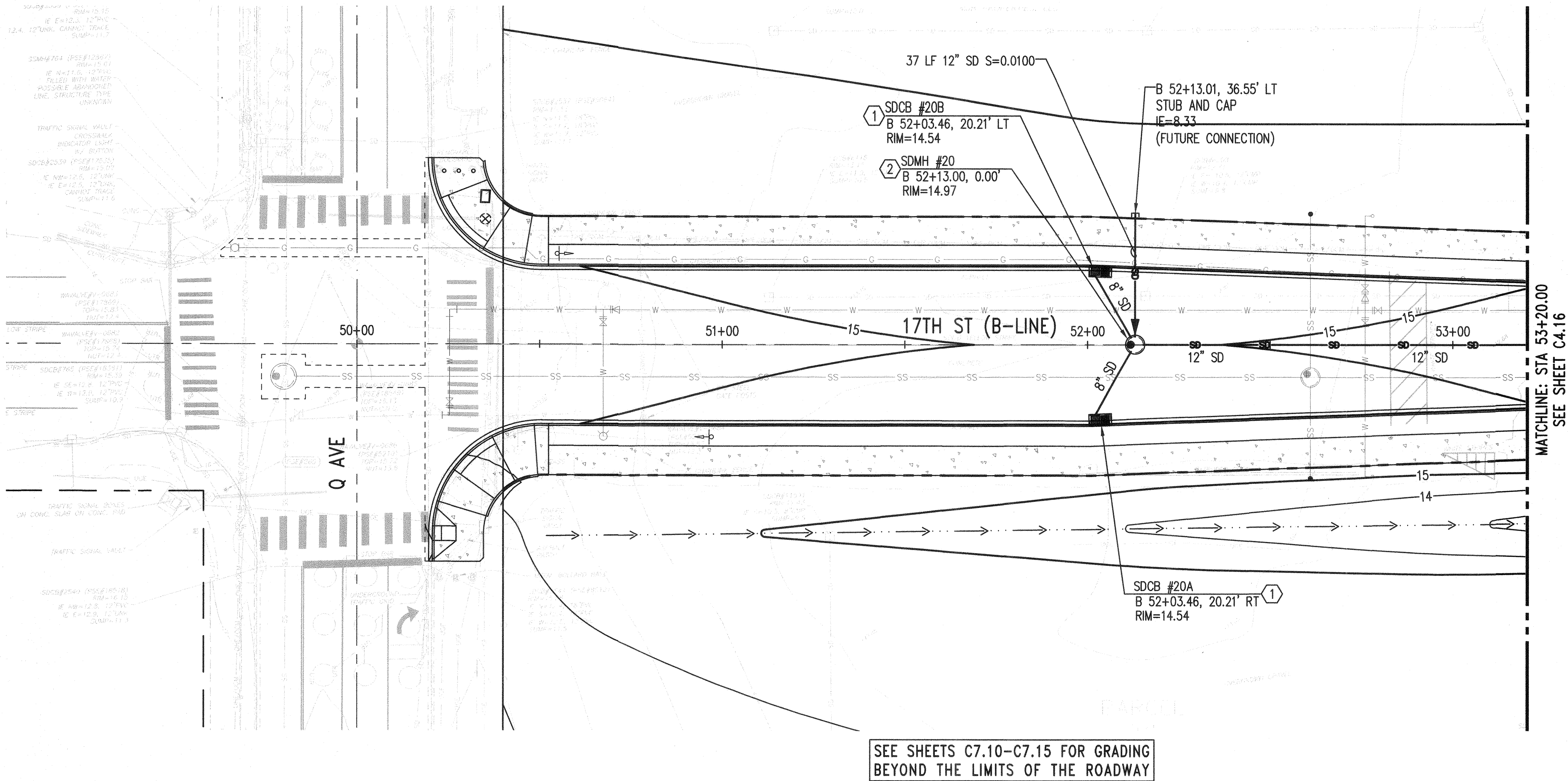
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GRADING AND DRAINAGE PLAN AND PROFILE		C4.14



GENERAL NOTES:

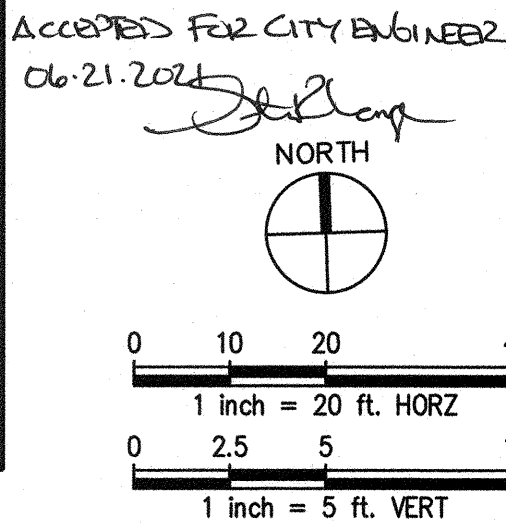
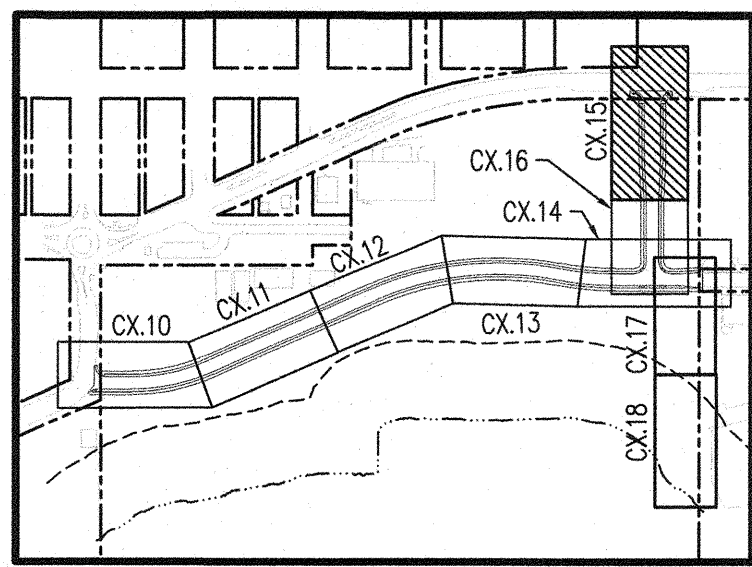
1. SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
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8. SEE DETAIL 1 ON C4.50. FOR TYPICAL STORM DRAIN TRENCH SECTION.

GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- CENTERLINE
- 20 --- CONTOUR ELEVATION
- OHWM --- ORDINARY HIGH WATER MARK
- SD --- STORM DRAIN
- STORMFILTER VAULT
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- XX.XY SPOT ELEVATION
- ▶ FLOW DIRECTION
- TEMPORARY AREA DRAIN

CONSTRUCTION NOTES:

- 1 STORMFILTER VAULT, SEE DETAIL 1 ON SHEET C4.50. RECTANGULAR VANED GRATE PER WSDOT STD PLAN B-30.30-03.
- 2 TYPE 3 MANHOLE PER WSDOT STANDARD B-15.60-02.
- 3 CATCH BASIN TYPE 2 PER WSDOT STD PLAN B-10.20-02.
- 4 CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20-02.
- 5 TEMPORARY NYOPLAST 24" DRAIN BASIN, OR SIMILAR.



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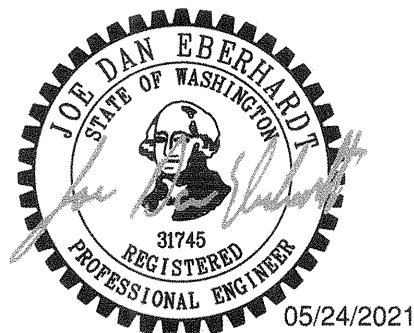
DRAWN BY TNF	DESIGNED BY BSM/TSR
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SCALE:
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SEC. 19, T. 35 N., R. 02 E., W.M.

GRADING AND DRAINAGE PLAN AND PROFILE

SHEET

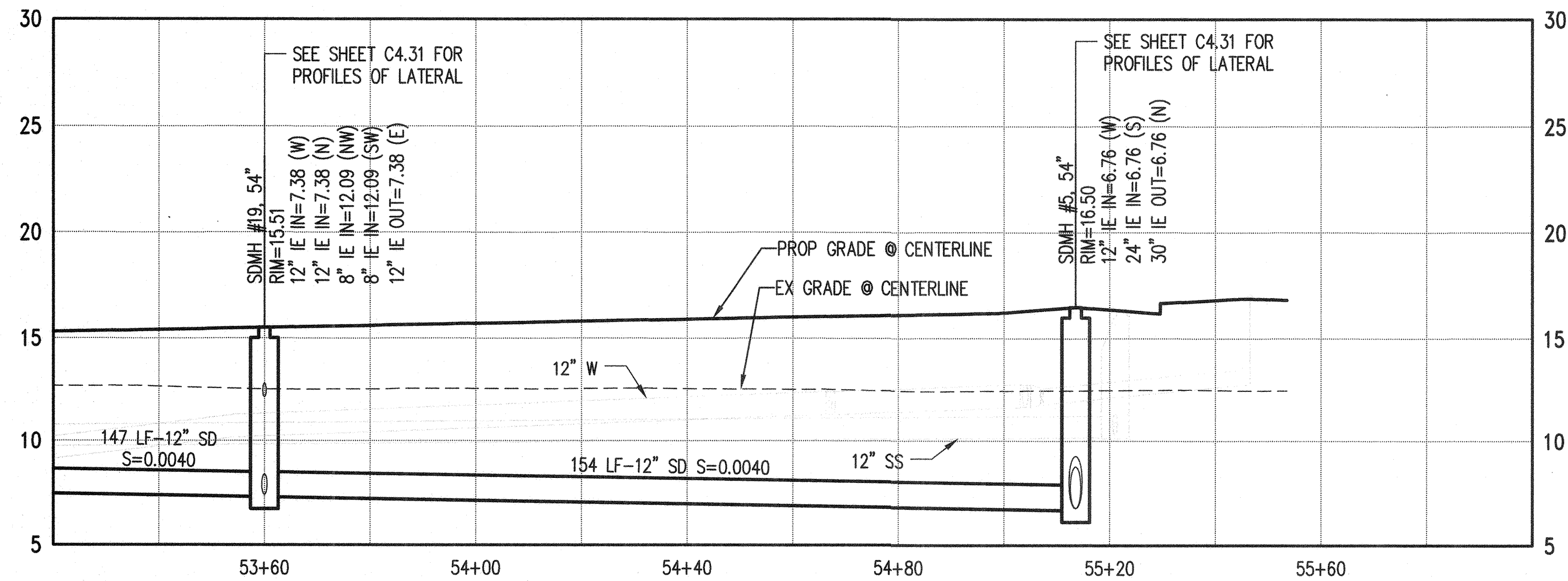
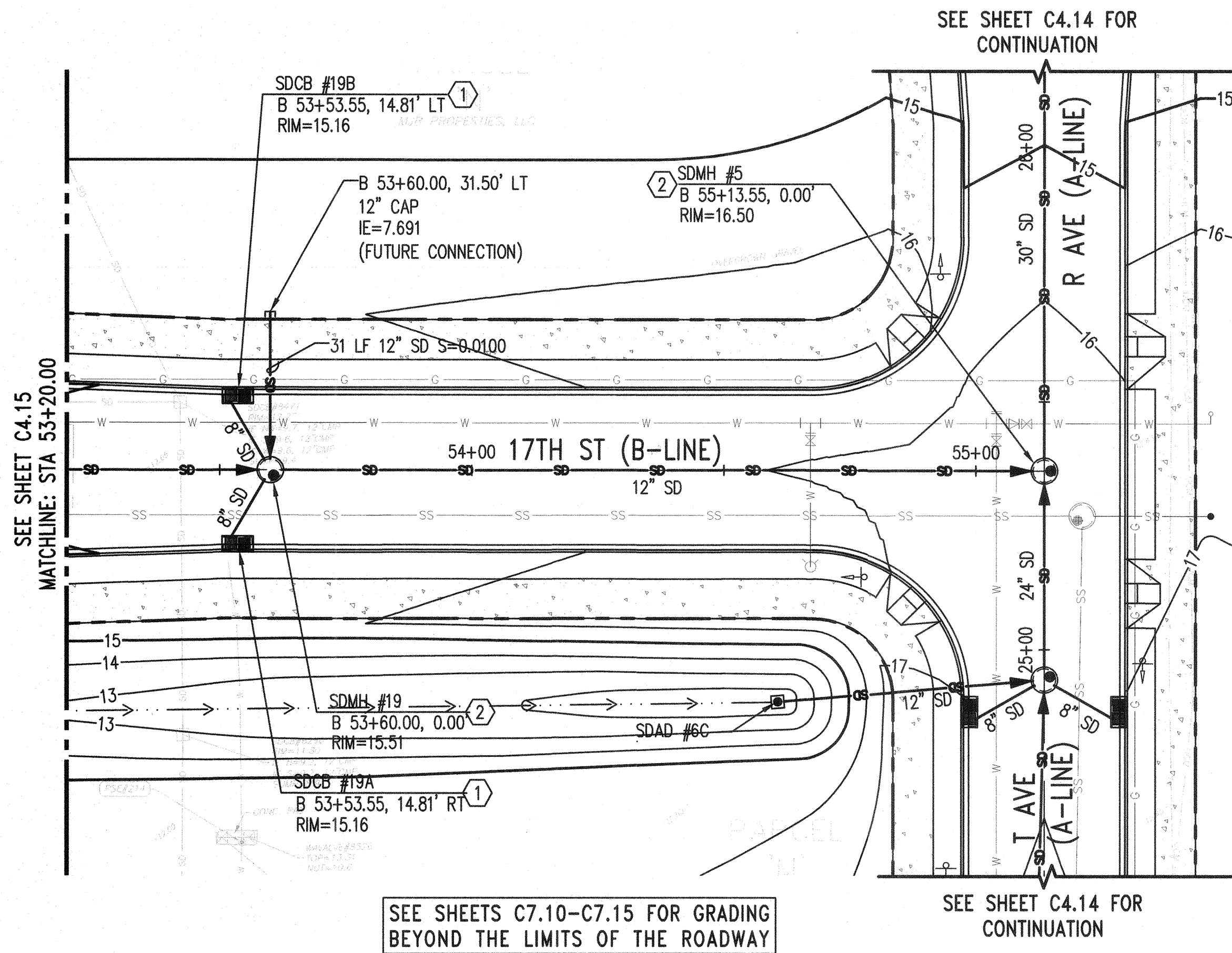
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PERMIT SET

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May 24, 2021 - 9:42am

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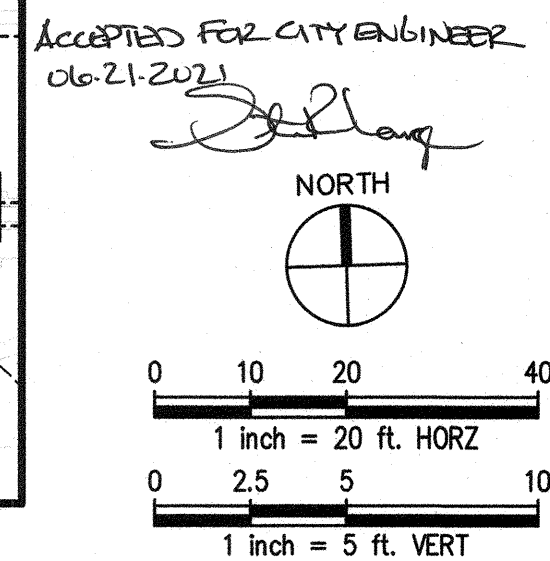
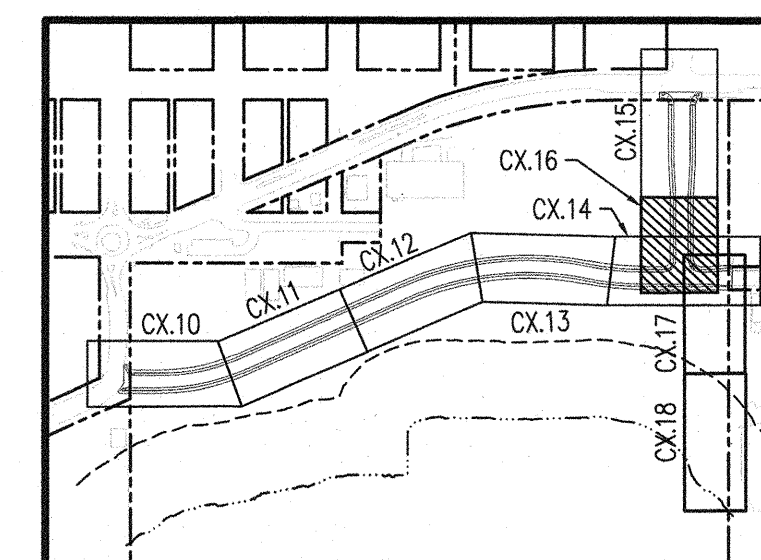
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GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- CENTERLINE
- 20 CONTOUR ELEVATION
- OHWM ORDINARY HIGH WATER MARK
- SD STORM DRAIN
- SFV STORMFILTER VAULT
- CB CATCH BASIN TYPE 1
- CB CATCH BASIN TYPE 2
- SDMH STORM DRAIN MANHOLE
- XX.XY SPOT ELEVATION
- FLOW DIRECTION
- TEMPORARY AREA DRAIN

CONSTRUCTION NOTES:

- STORMFILTER VAULT, SEE DETAIL 1 ON SHEET C4.50. RECTANGULAR VANED GRATE PER WSDOT STD PLAN B-30.30-03.
- TYPE 3 MANHOLE PER WSDOT STANDARD B-15.60-02.
- CATCH BASIN TYPE 2 PER WSDOT STD PLAN B-10.20-02.
- CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20-02.
- TEMPORARY NYOPLAST 24" DRAIN BASIN, OR SIMILAR.



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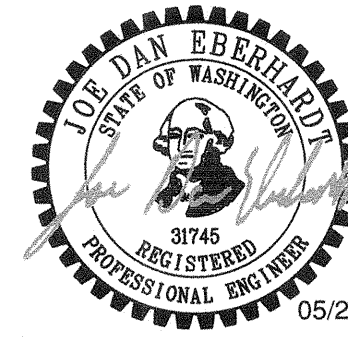
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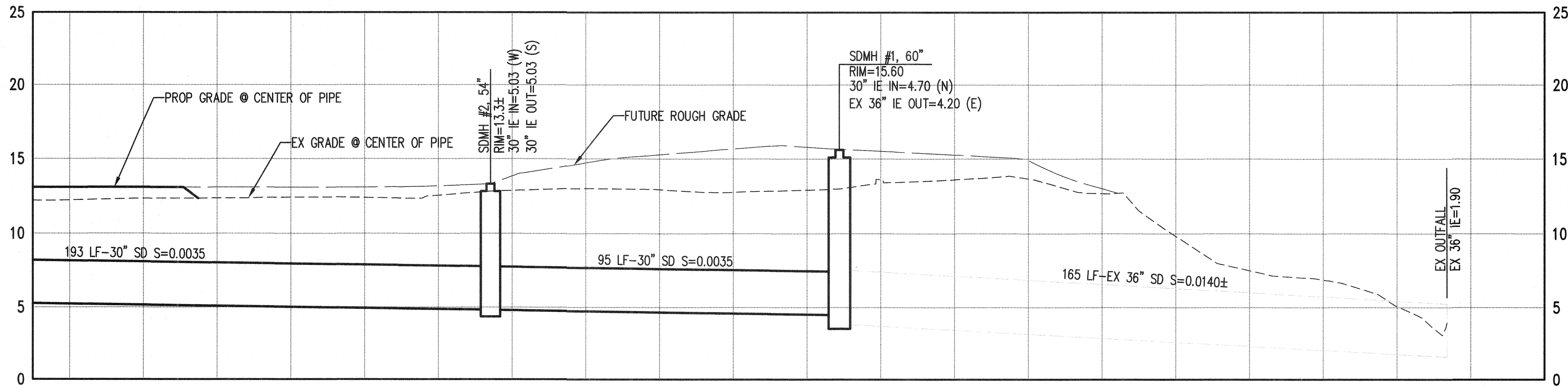
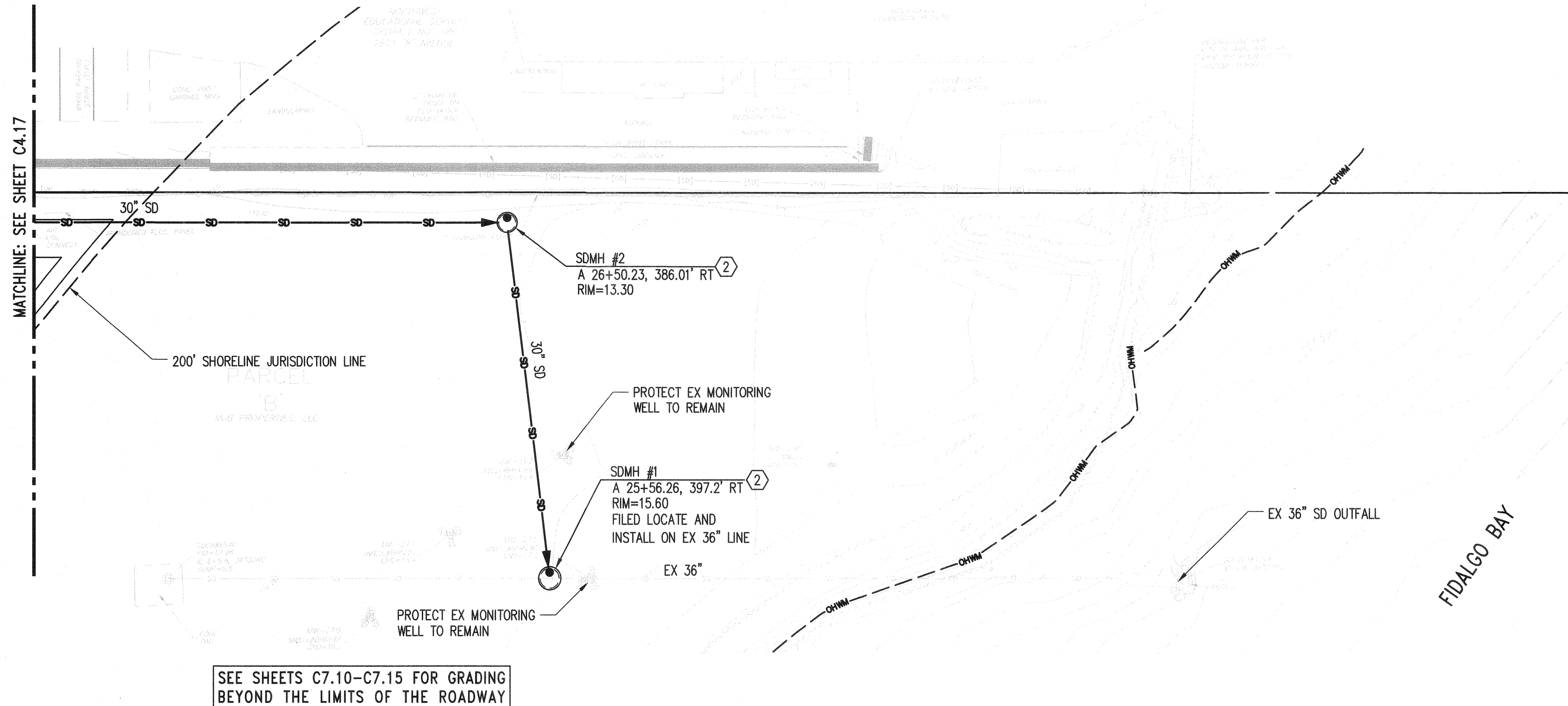


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GRADING AND DRAINAGE PLAN AND PROFILE

SHEET

C4.16



GENERAL NOTES:

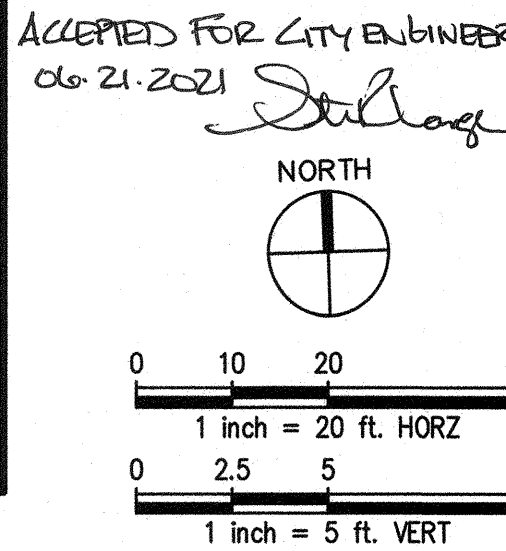
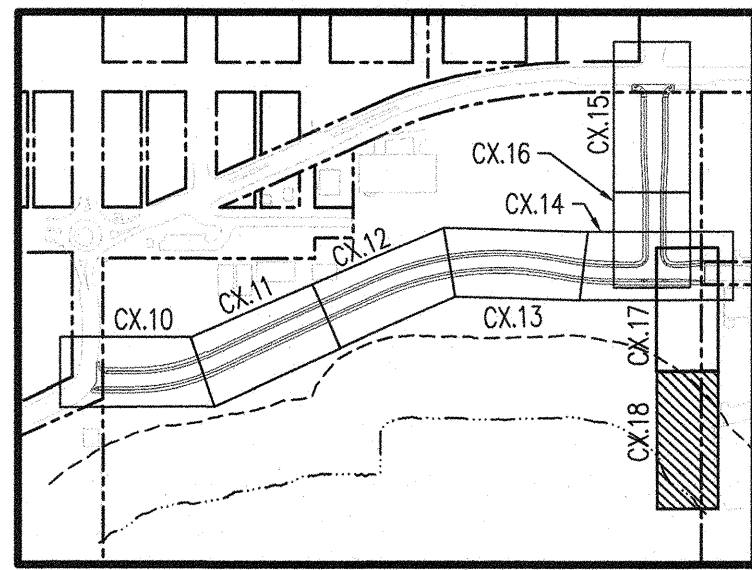
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GRADING AND DRAINAGE LEGEND:

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- STORMFILTER VAULT
- CATCH BASIN TYPE 1
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- STORM DRAIN MANHOLE
- XX.XY SPOT ELEVATION
- ▶ FLOW DIRECTION
- TEMPORARY AREA DRAIN

CONSTRUCTION NOTES:

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- 5 TEMPORARY NYOPLAST 24" DRAIN BASIN, OR SIMILAR.



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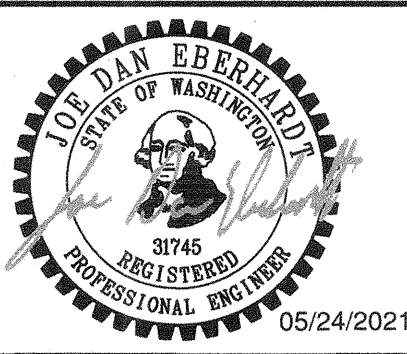
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GRADING AND DRAINAGE PLAN AND PROFILE

SHEET

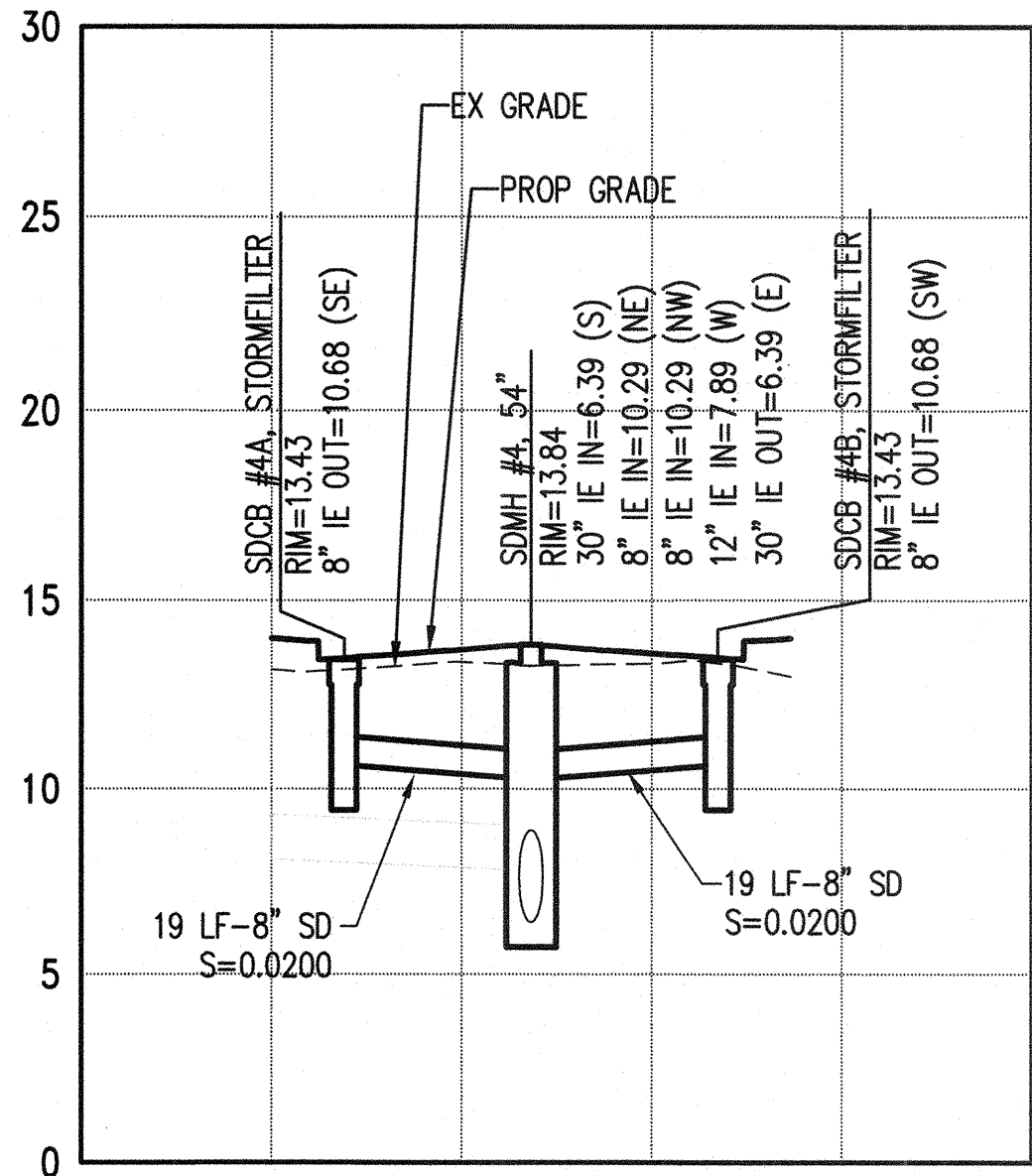
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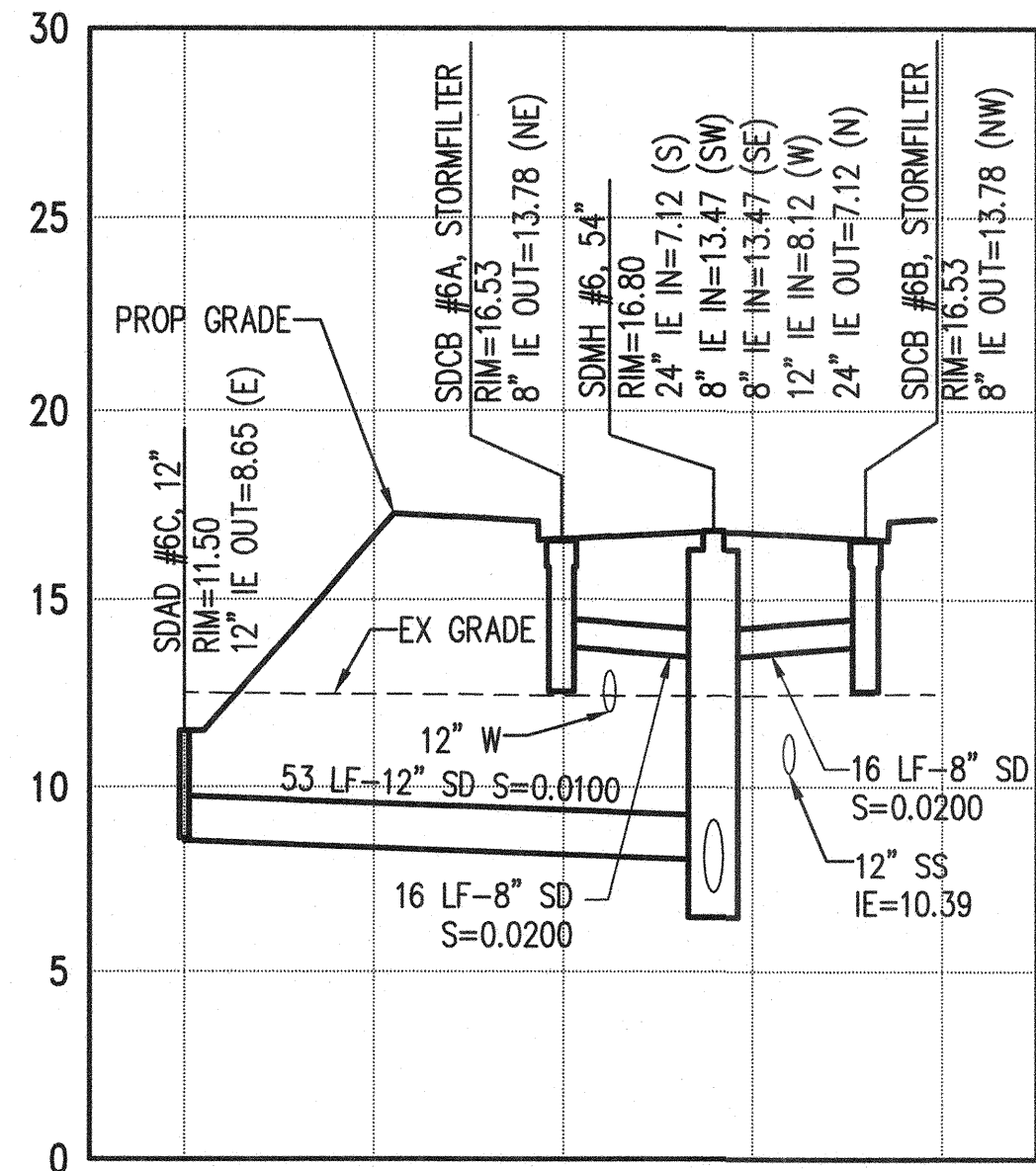
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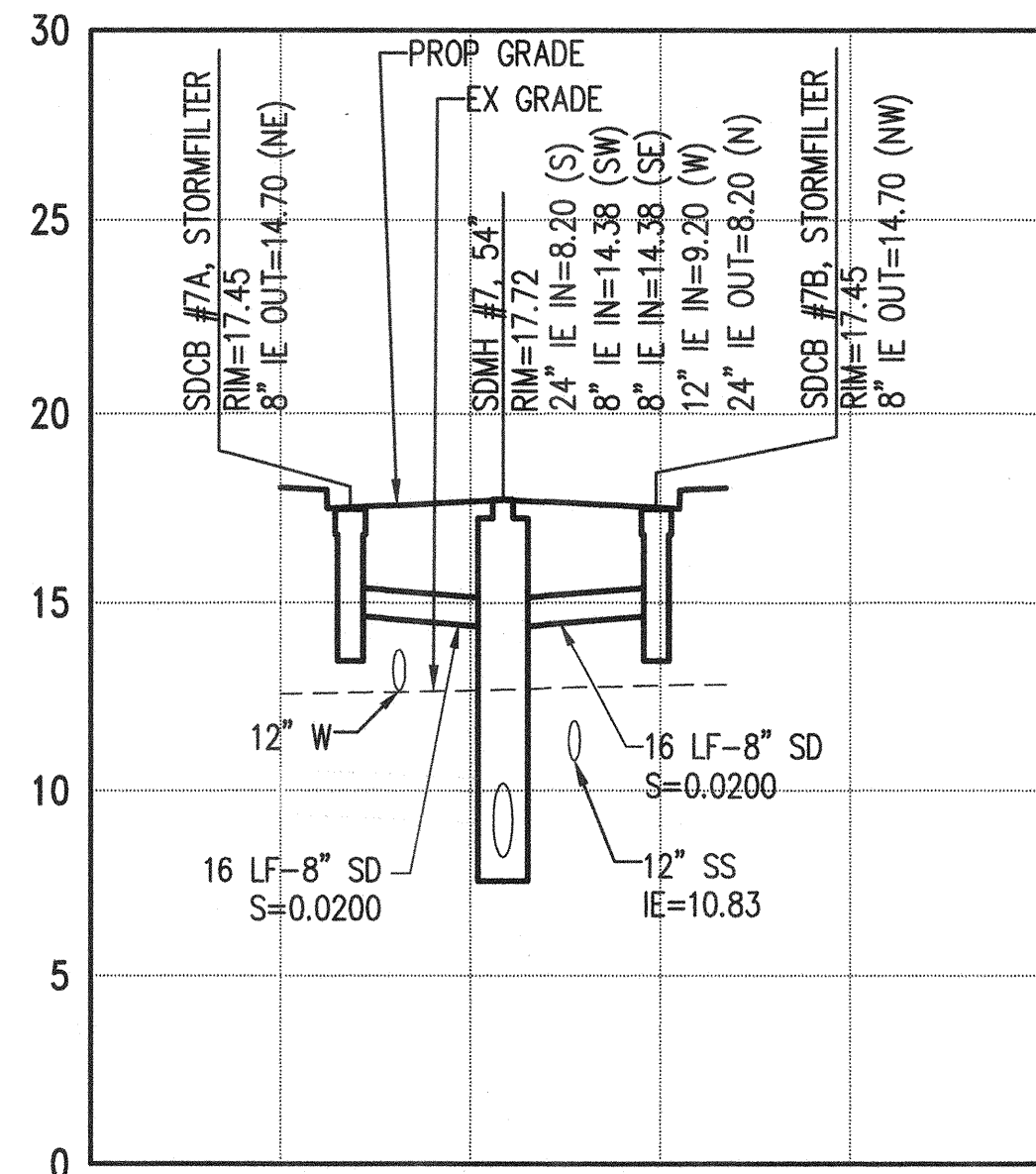
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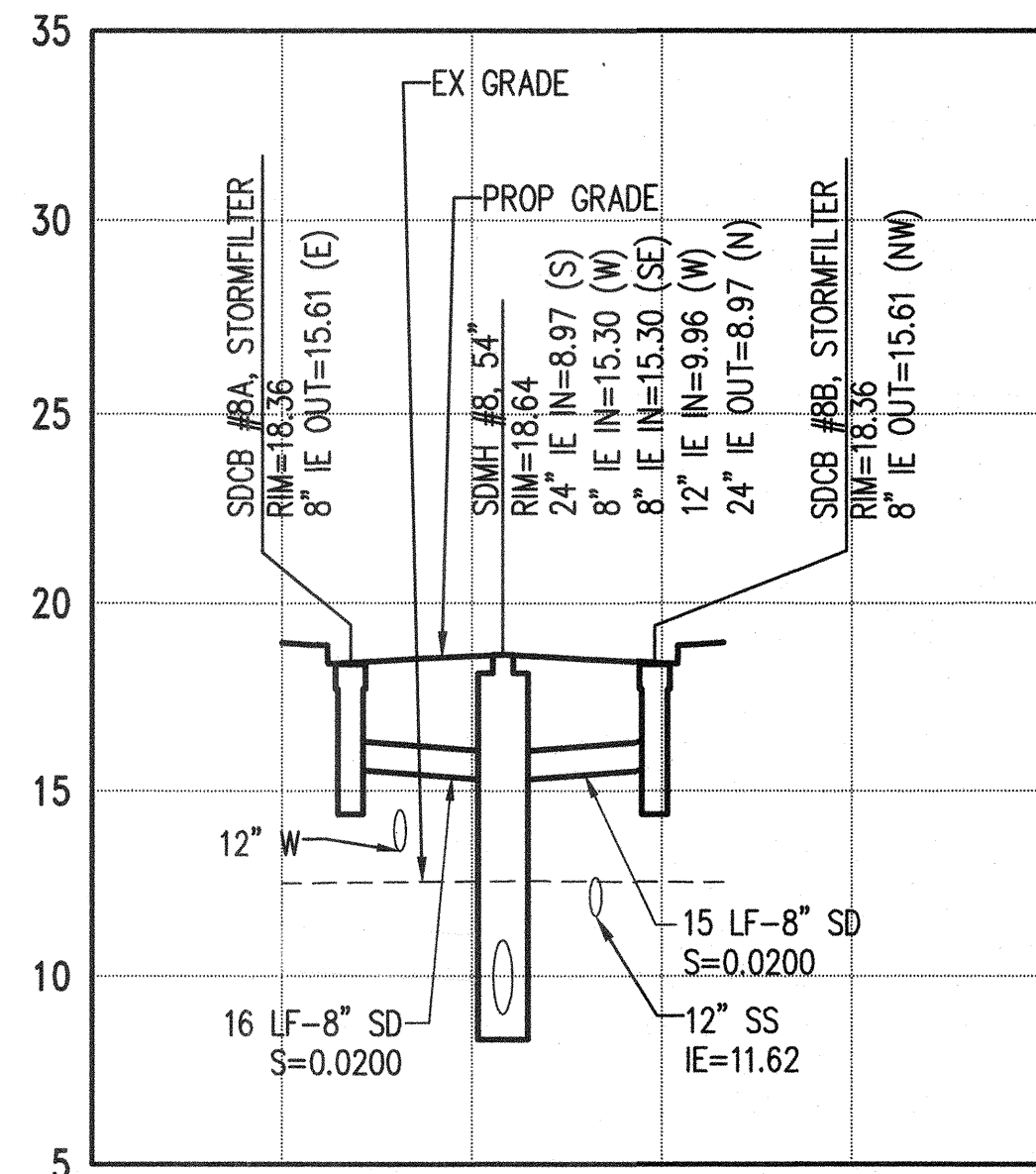
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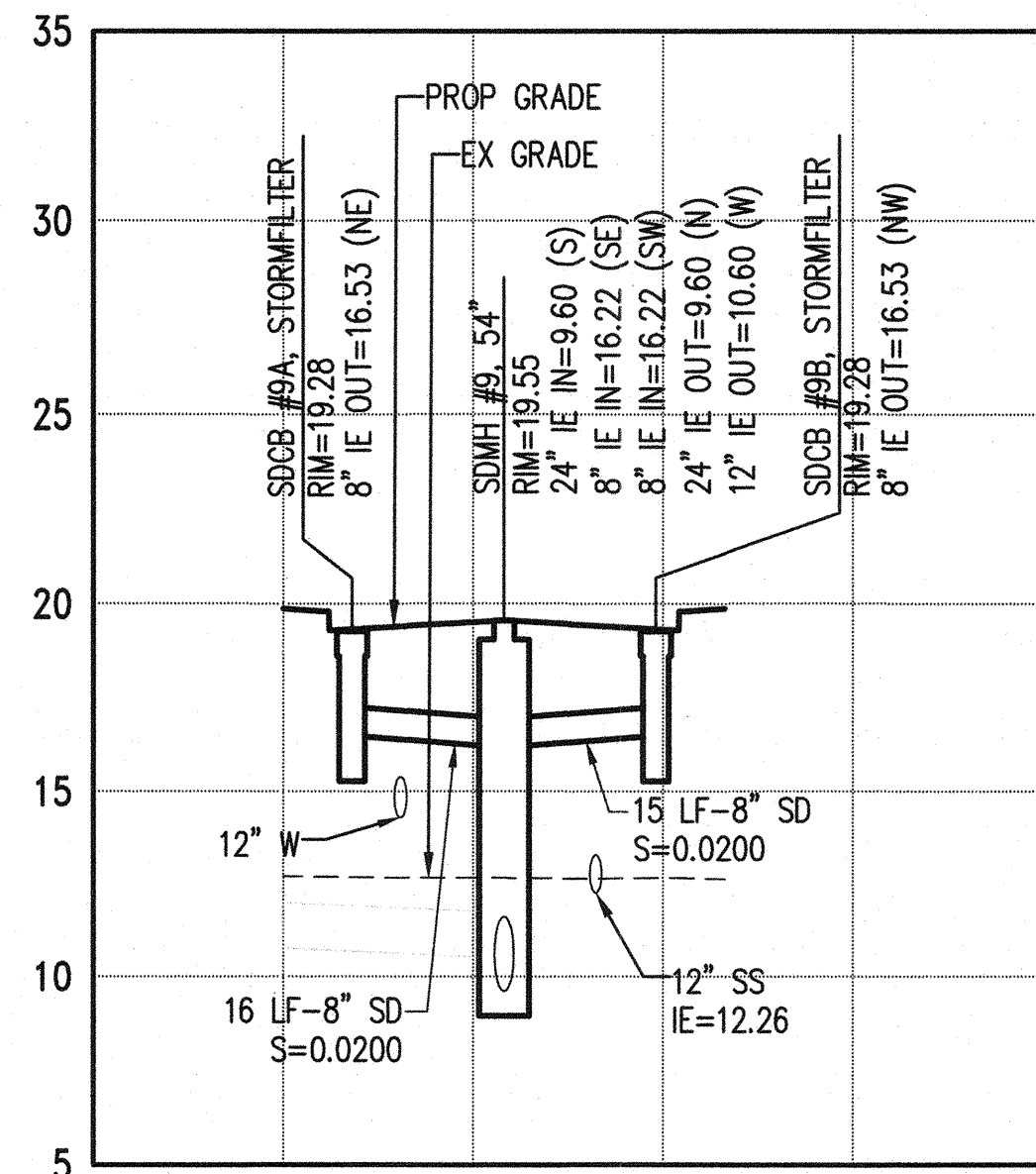
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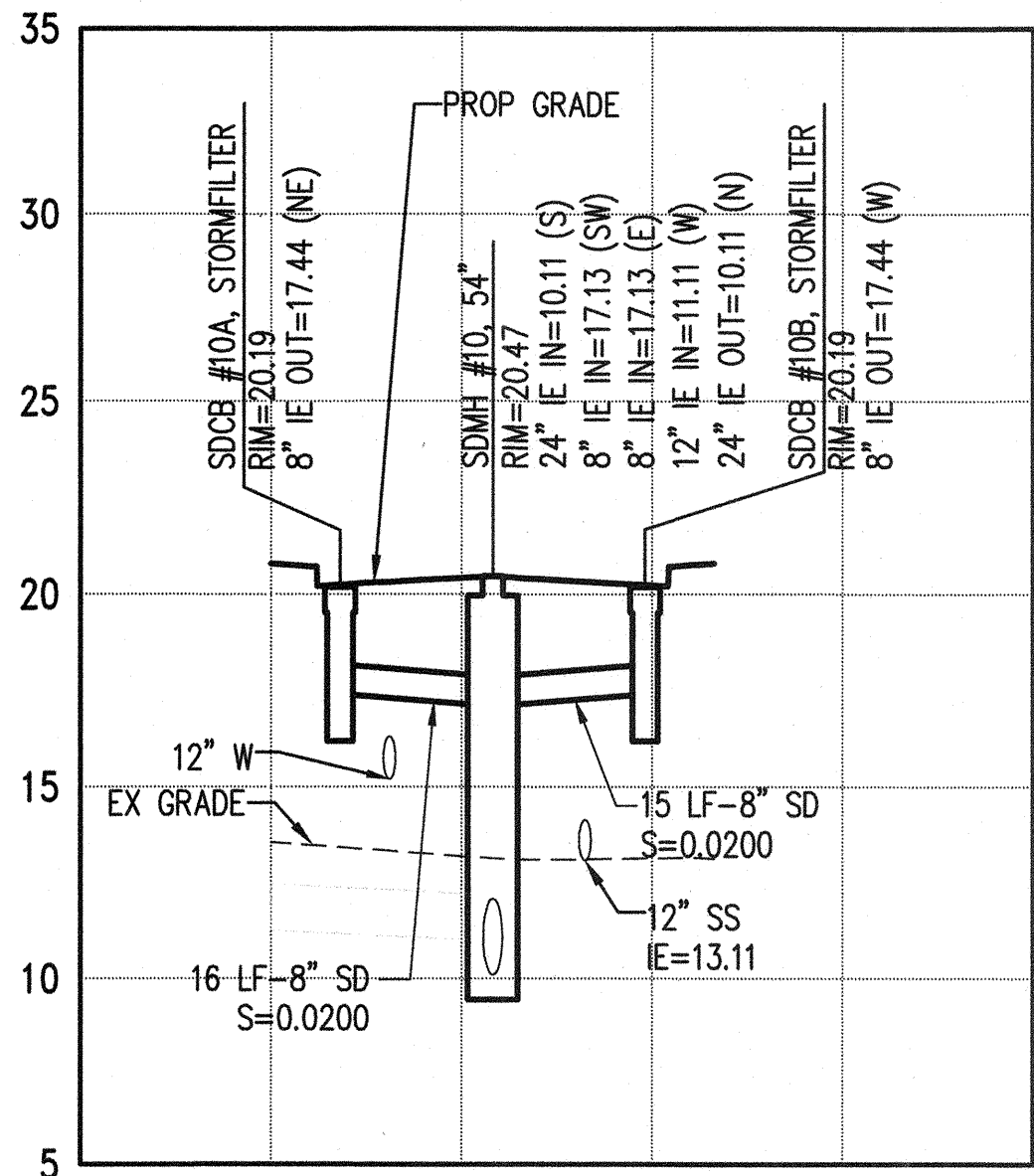
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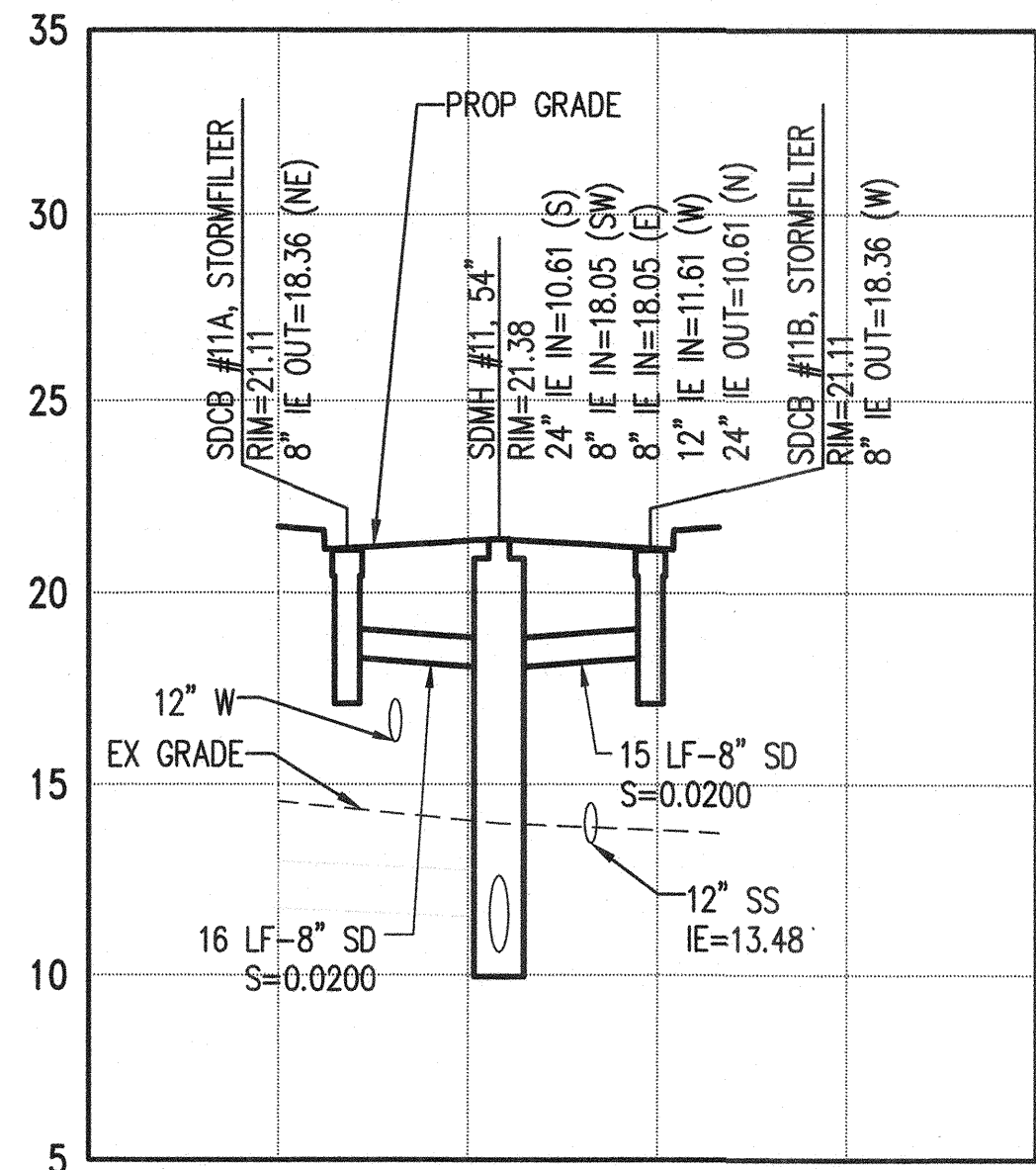
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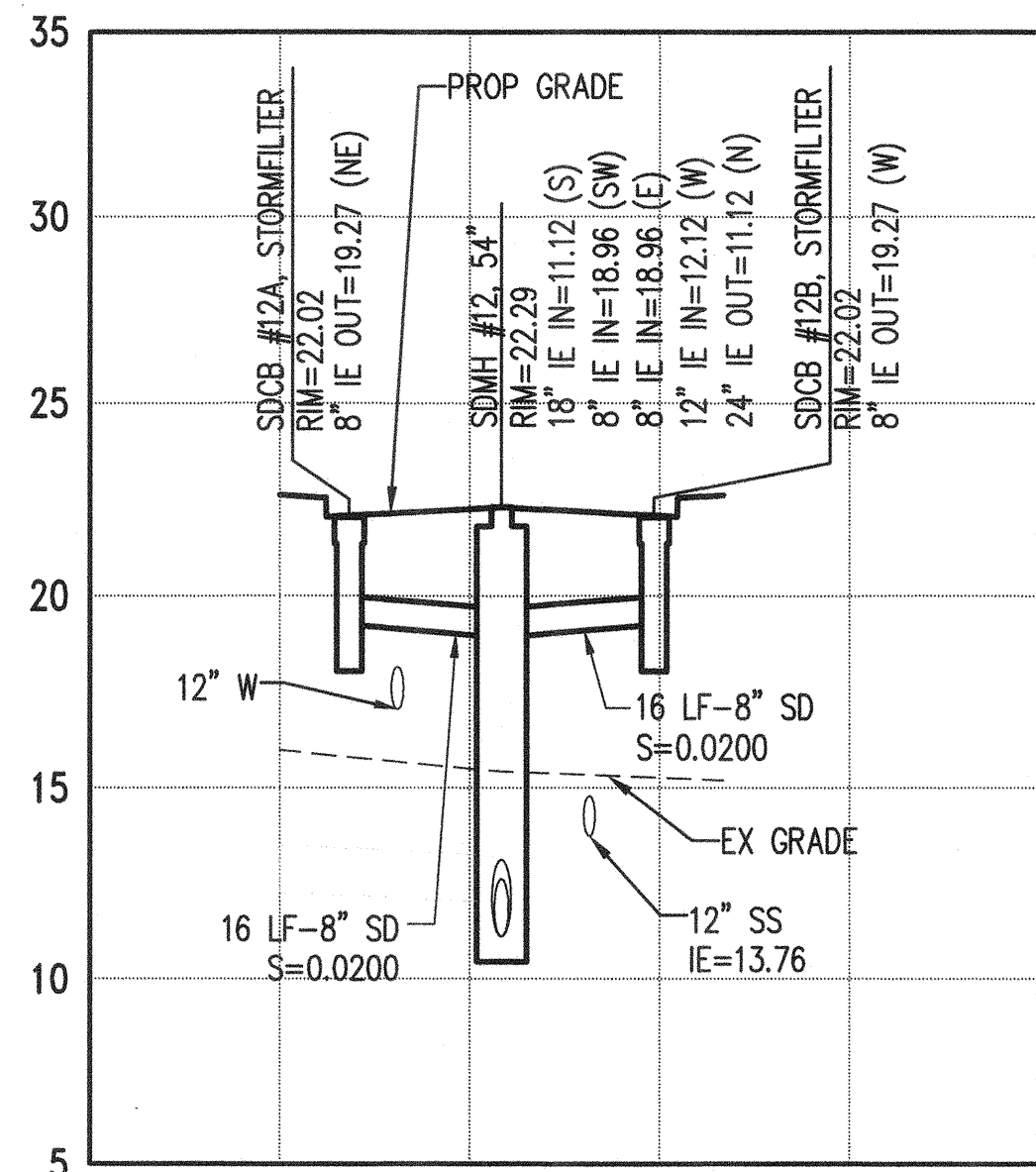
LATERAL PROFILE 9
SCALE: HORIZ. 1"=20', VERT. 1"=5'



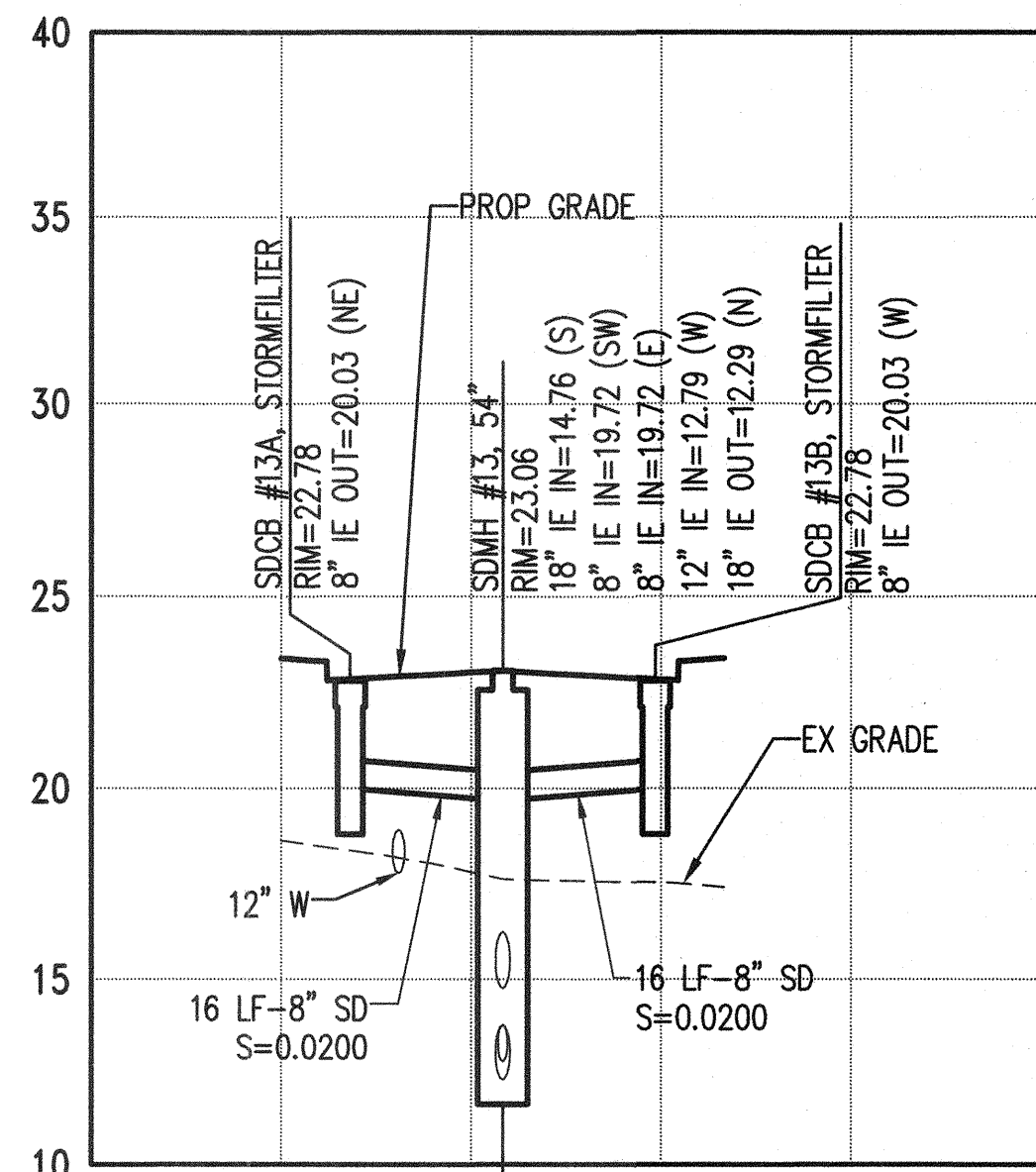
LATERAL PROFILE 10
SCALE: HORIZ. 1"=20', VERT. 1"=5'



LATERAL PROFILE 11
SCALE: HORIZ. 1"=20', VERT. 1"=5'

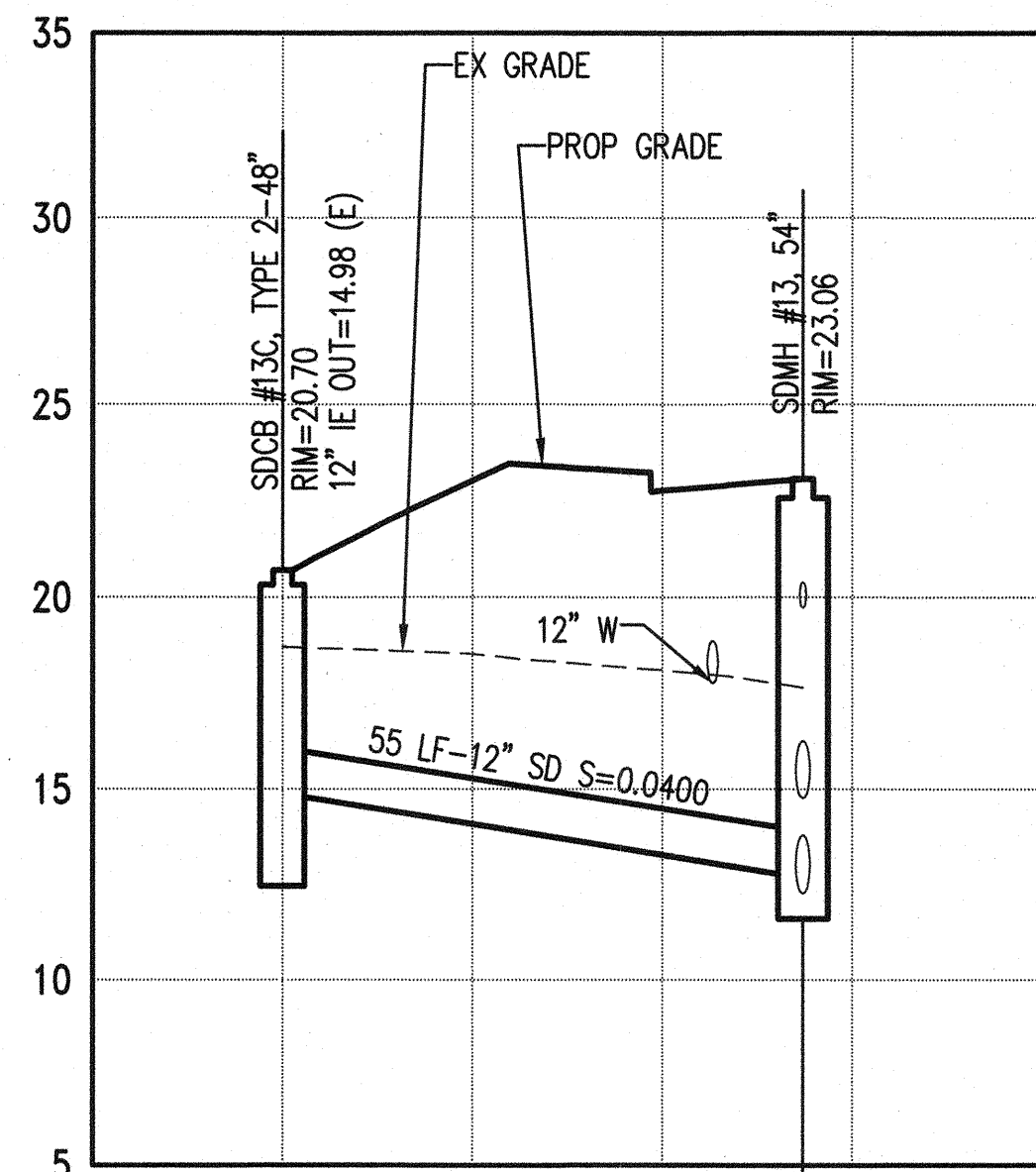


LATERAL PROFILE 12
SCALE: HORIZ. 1"=20', VERT. 1"=5'

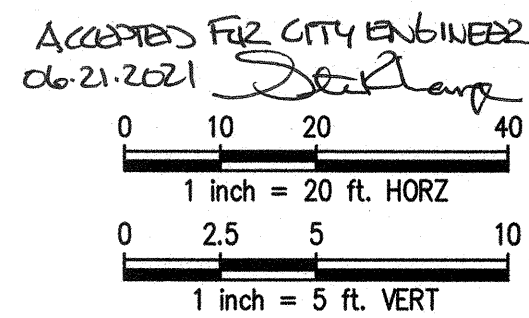


LATERAL PROFILE 13
SCALE: HORIZ. 1"=20', VERT. 1"=5'

SAME STRUCTURE



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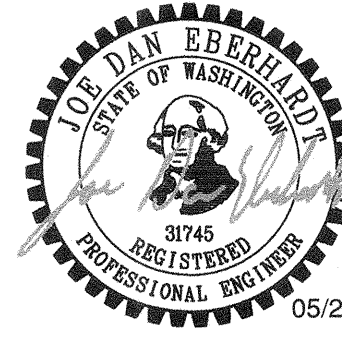
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CHECKED BY KEC	APPROVED BY JDE
DATE 04/30/2021	
J O B No. :1900301	

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SCALE:
H 1"=20' V 1"=5'

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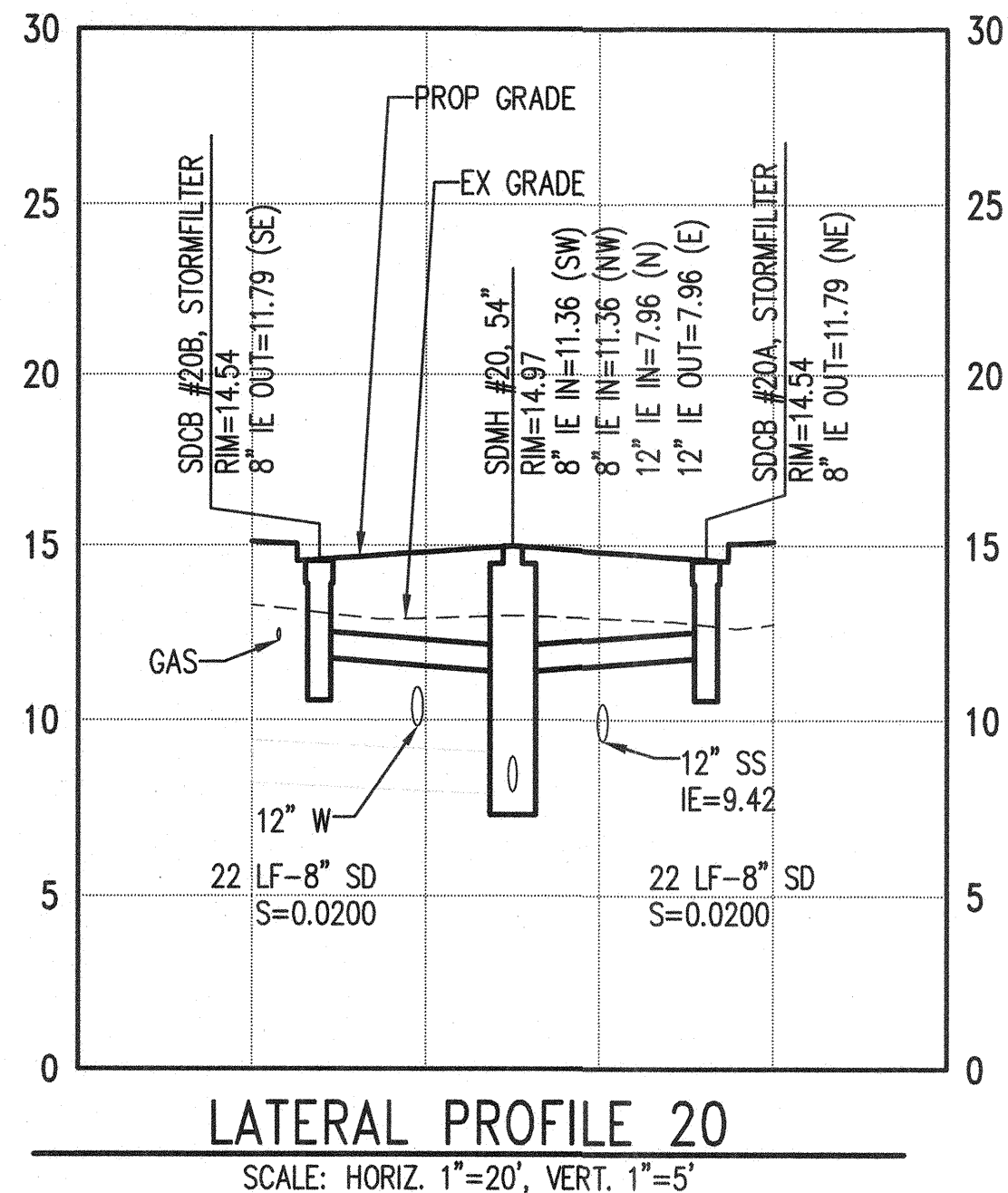
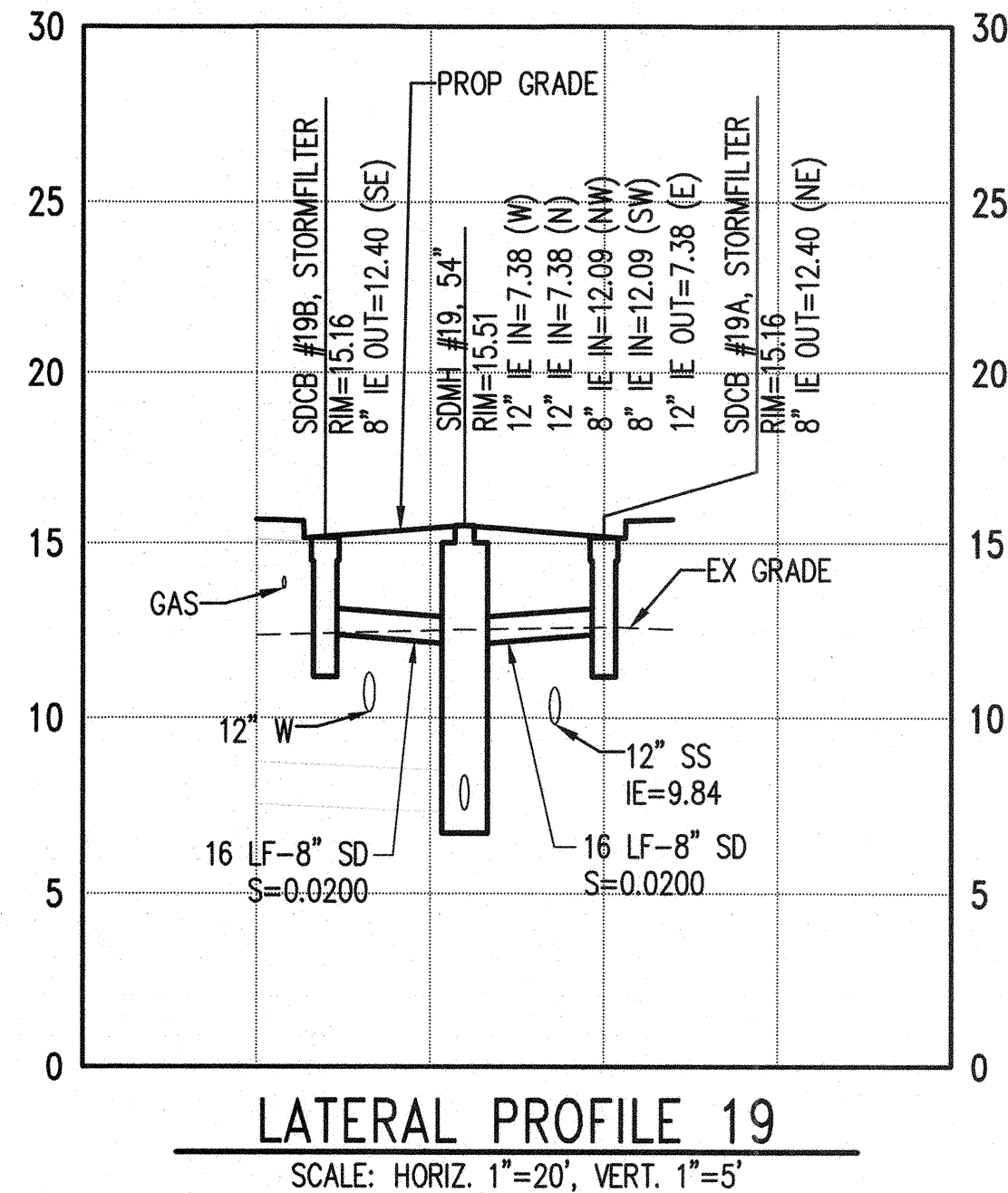
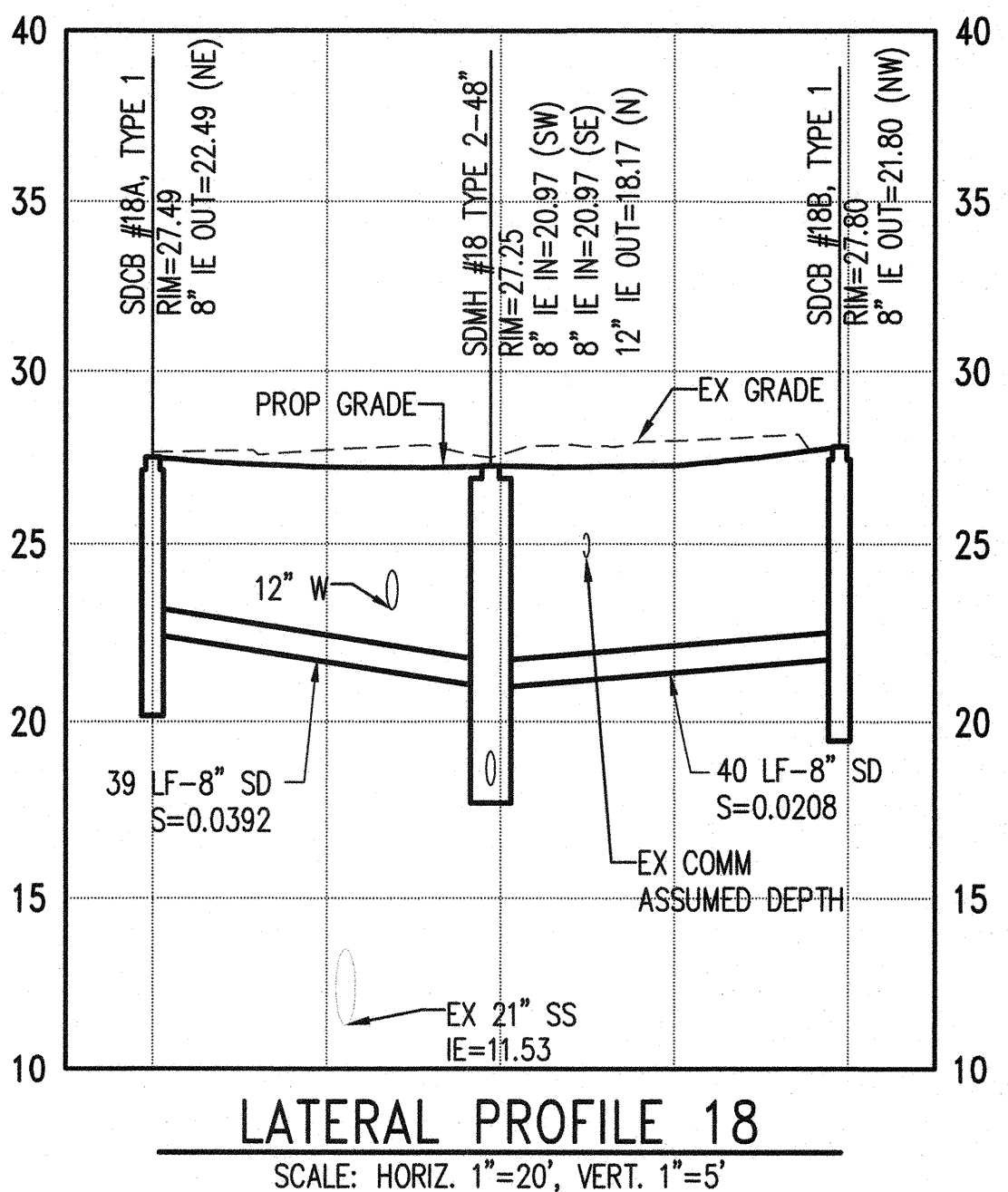
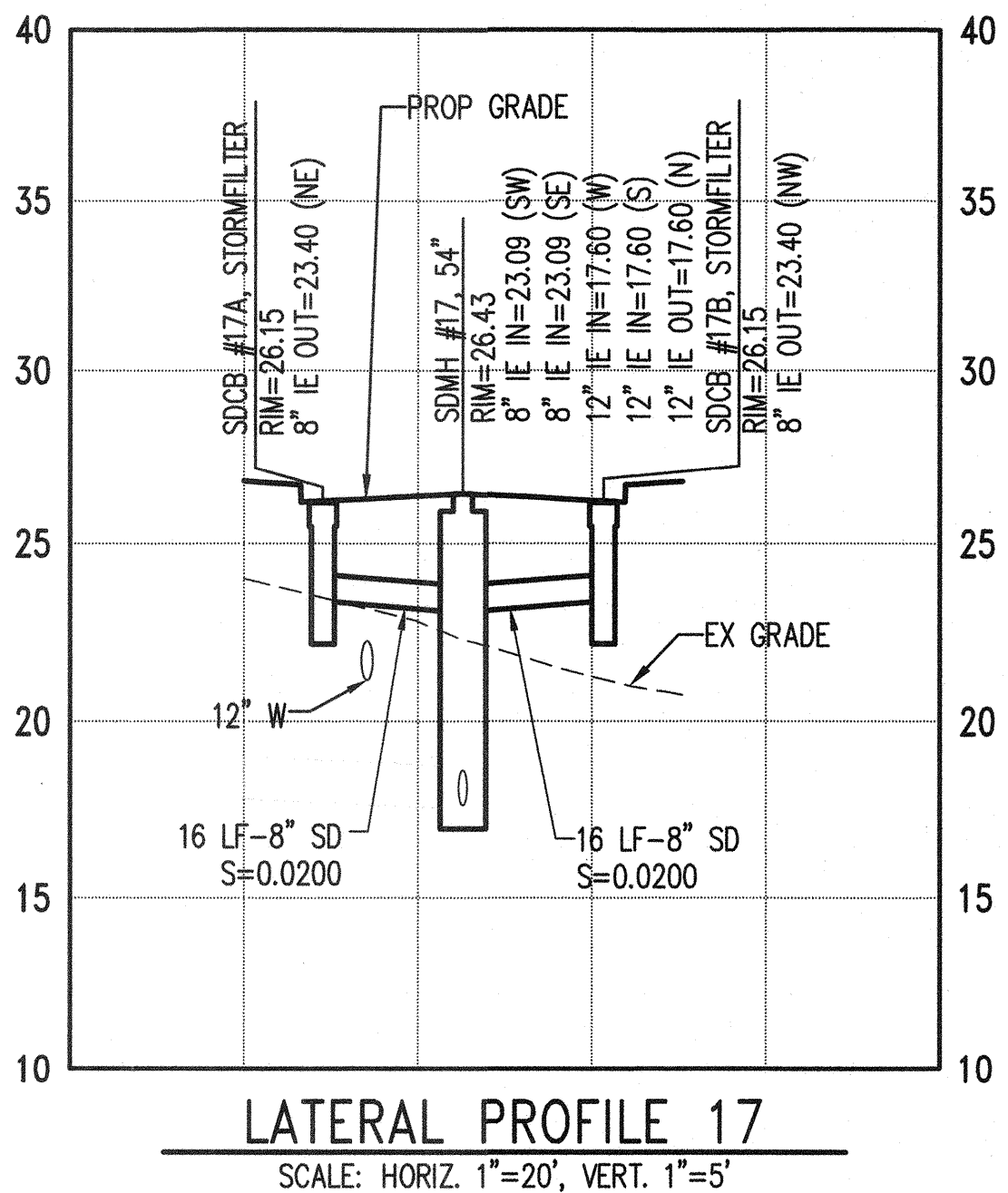
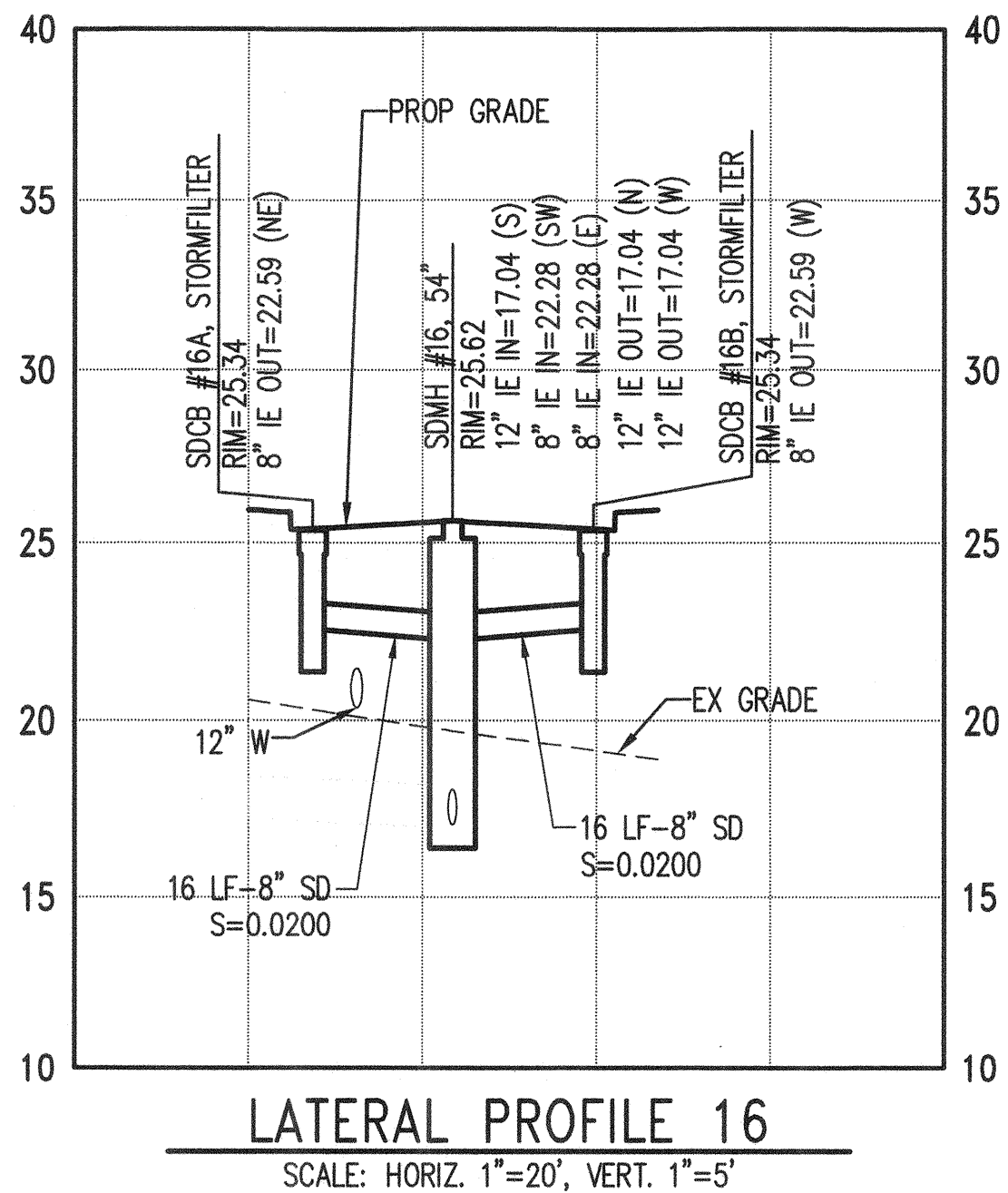
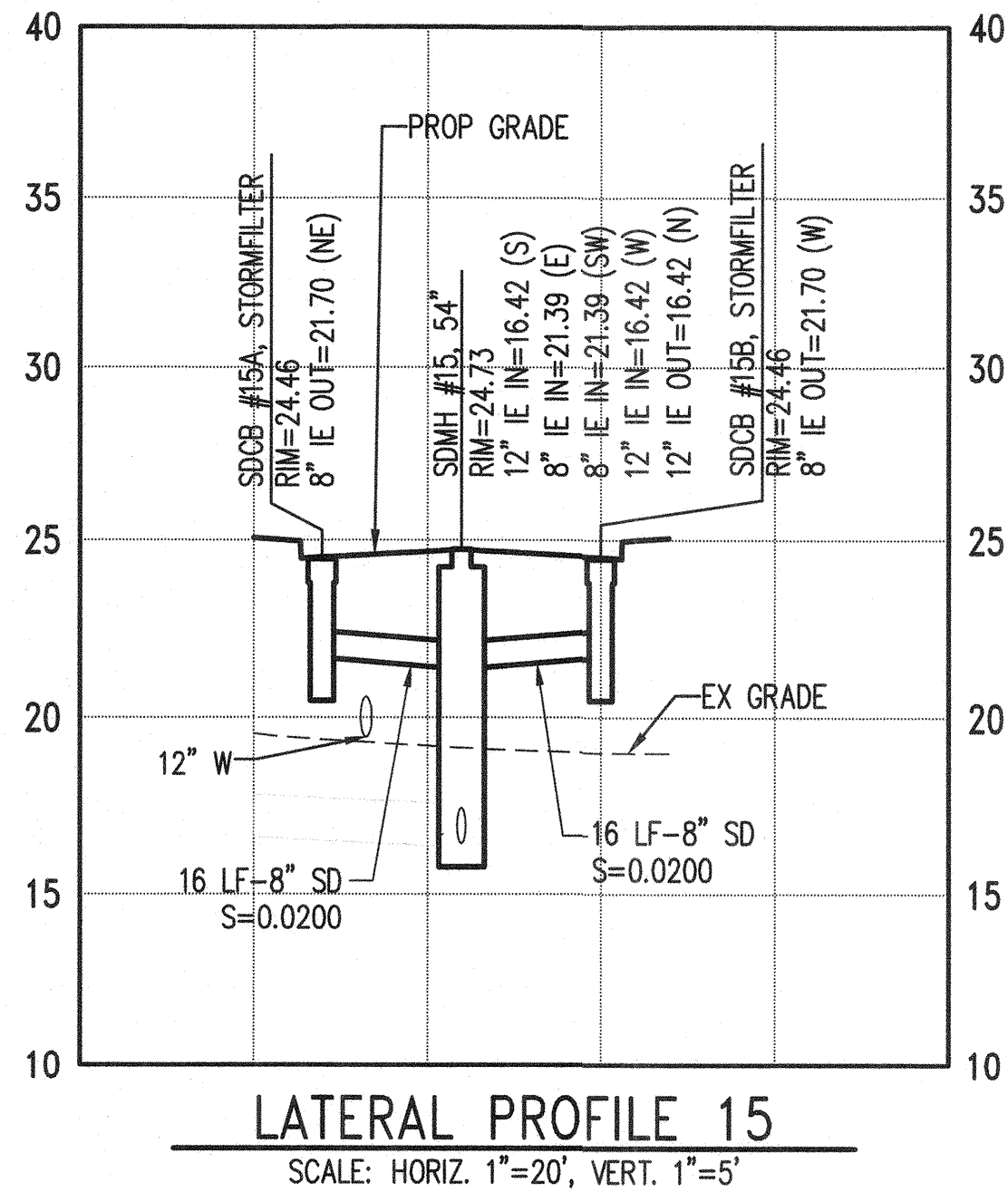
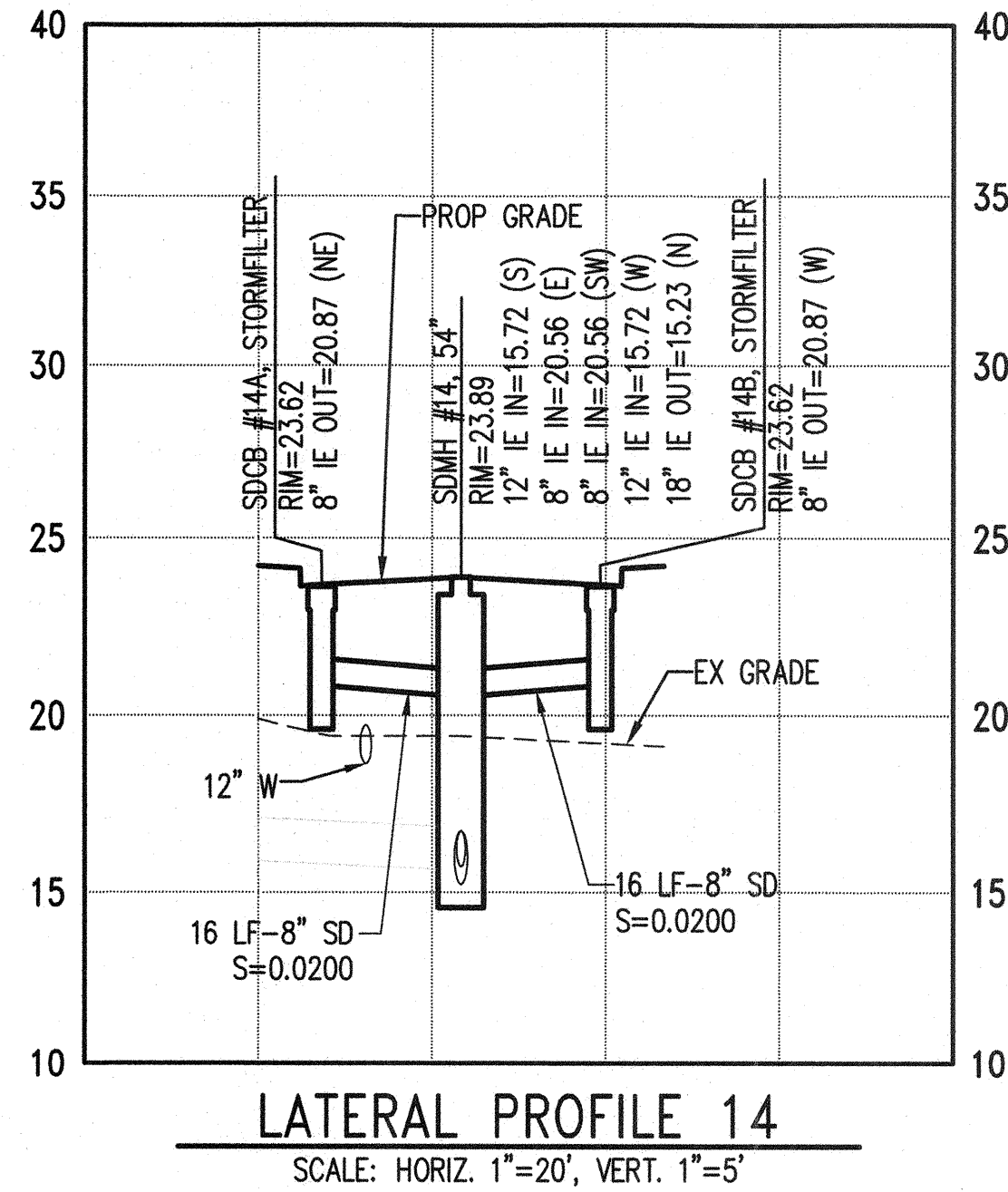
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MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.
DRAINAGE PROFILES

SHEET

C4.30



PERMIT SET

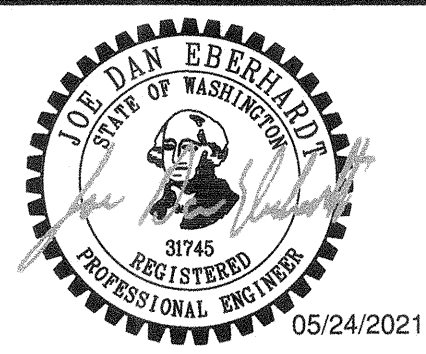
ACCEPTED FOR CITY ENGINEER
06-21-2021 [Signature]
1 inch = 20 ft. HORIZ
1 inch = 5 ft. VERT

NO.	DATE	BY	CHD.	APPR.	REVISION

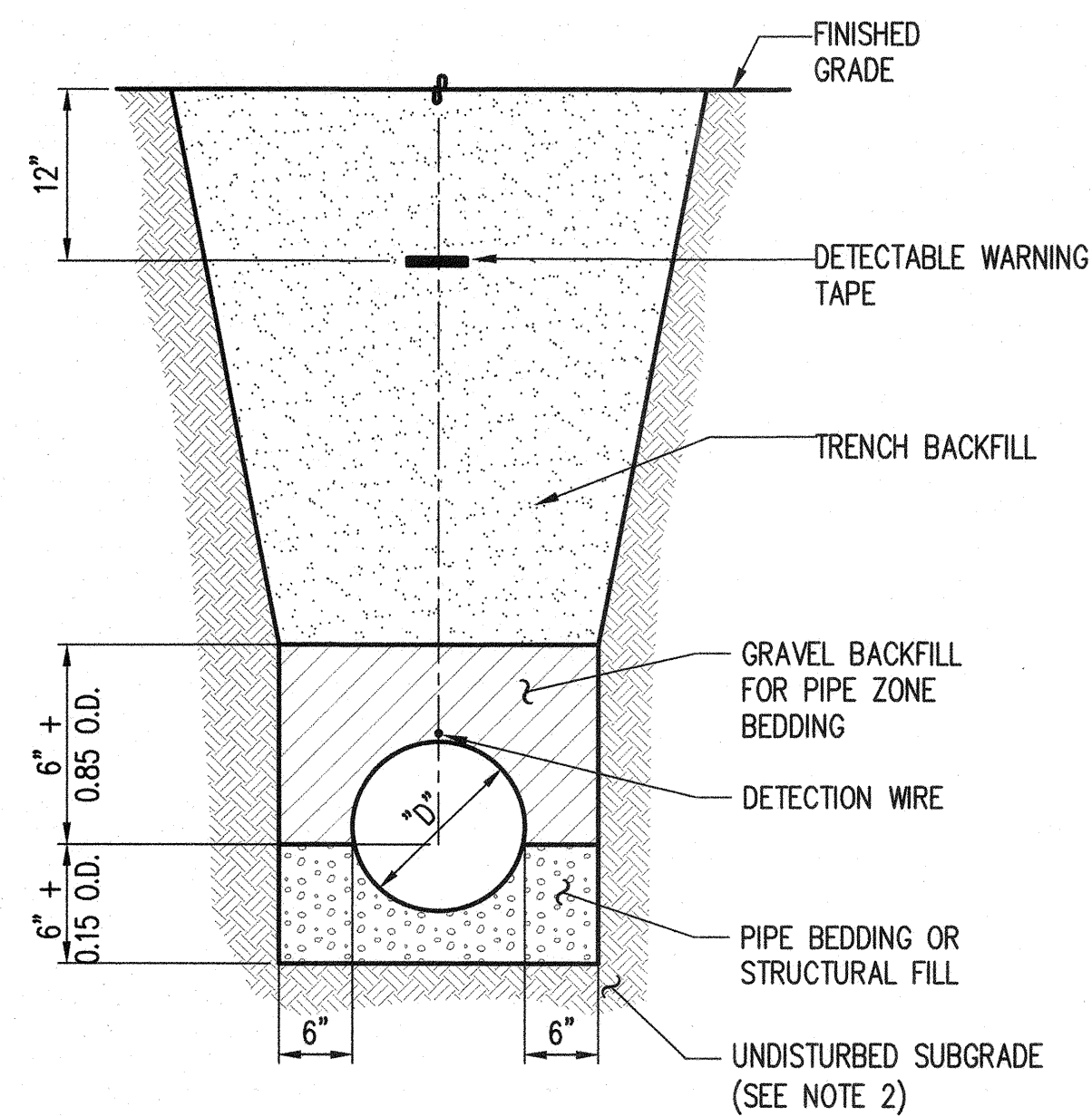
DRAWN BY TNF	DESIGNED BY BSM/TSR
CHECKED BY KEC	APPROVED BY JDE
DATE 04/30/2021	
J O B No. :1900301	

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SCALE:
H 1"=20' V 1"=5'

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MJB NORTH ROADWAY - MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M. DRAINAGE PROFILES	SHEET C4.31
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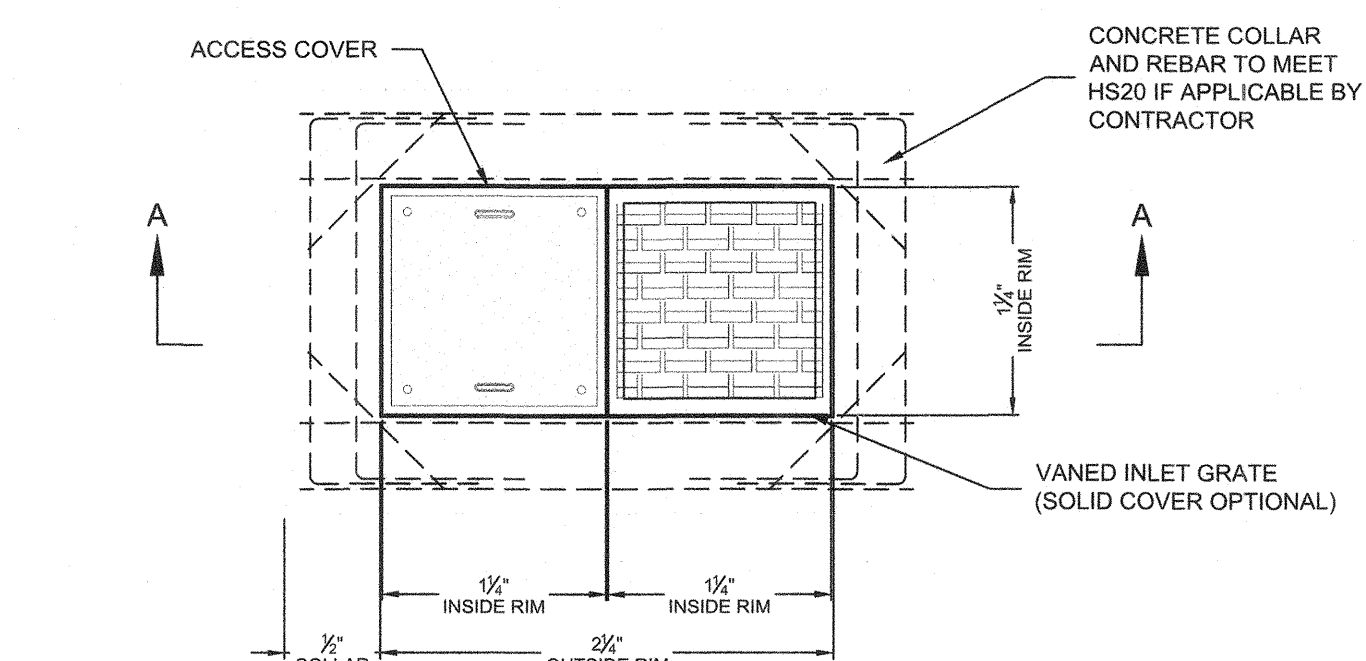


- NOTES:
1. PROVIDE UNIFORM SUPPORT UNDER BARREL.
 2. COMPACT TO 95% MAX DRY DENSITY IF SUBGRADE IS DISTURBED

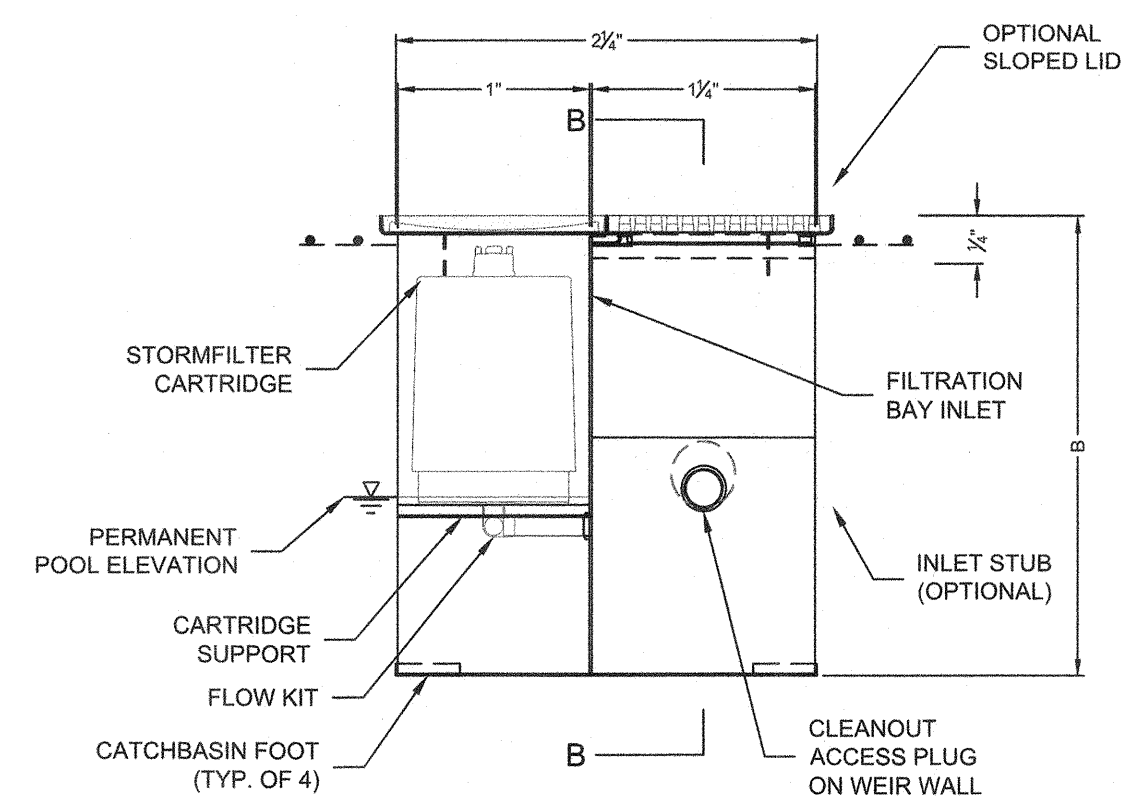
STORM DRAIN TRENCH SECTION

NTS

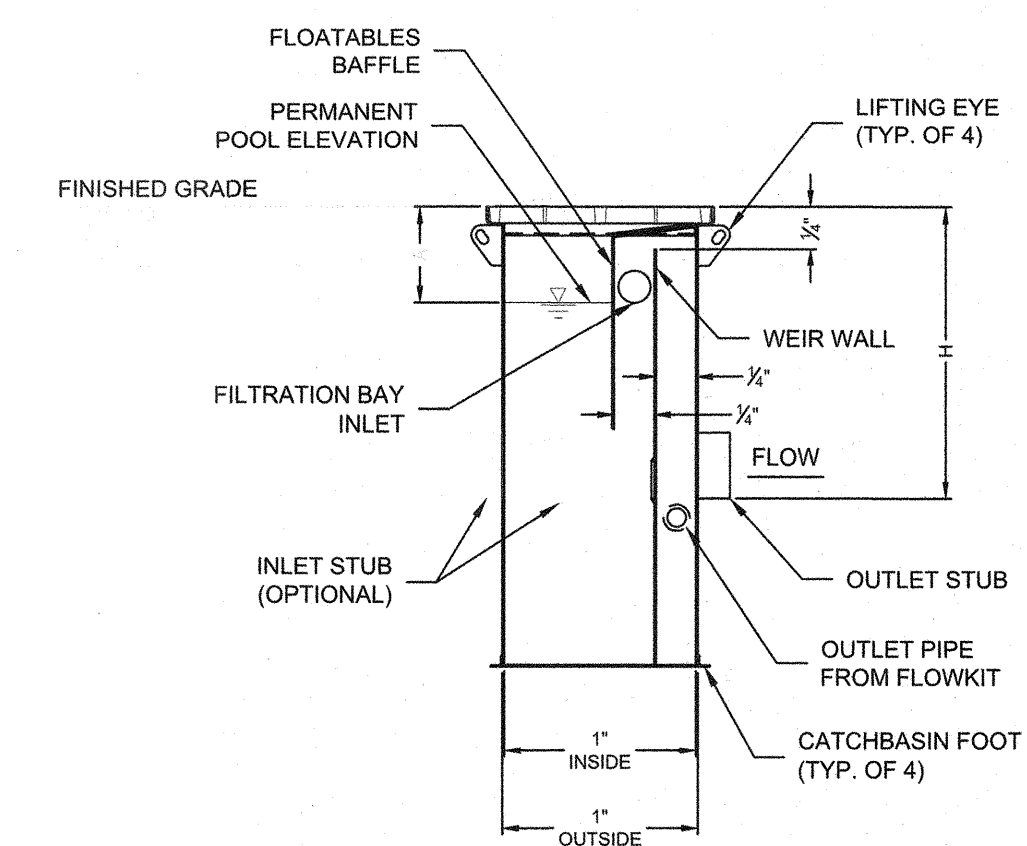
C4.10 – C4.18



PLAN VIEW



SECTION A-A



SECTION B-B

CONTECH 1 CARTRIDGE STORMFILTER CATCH BASIN DETAIL (2)

NTS

2

100

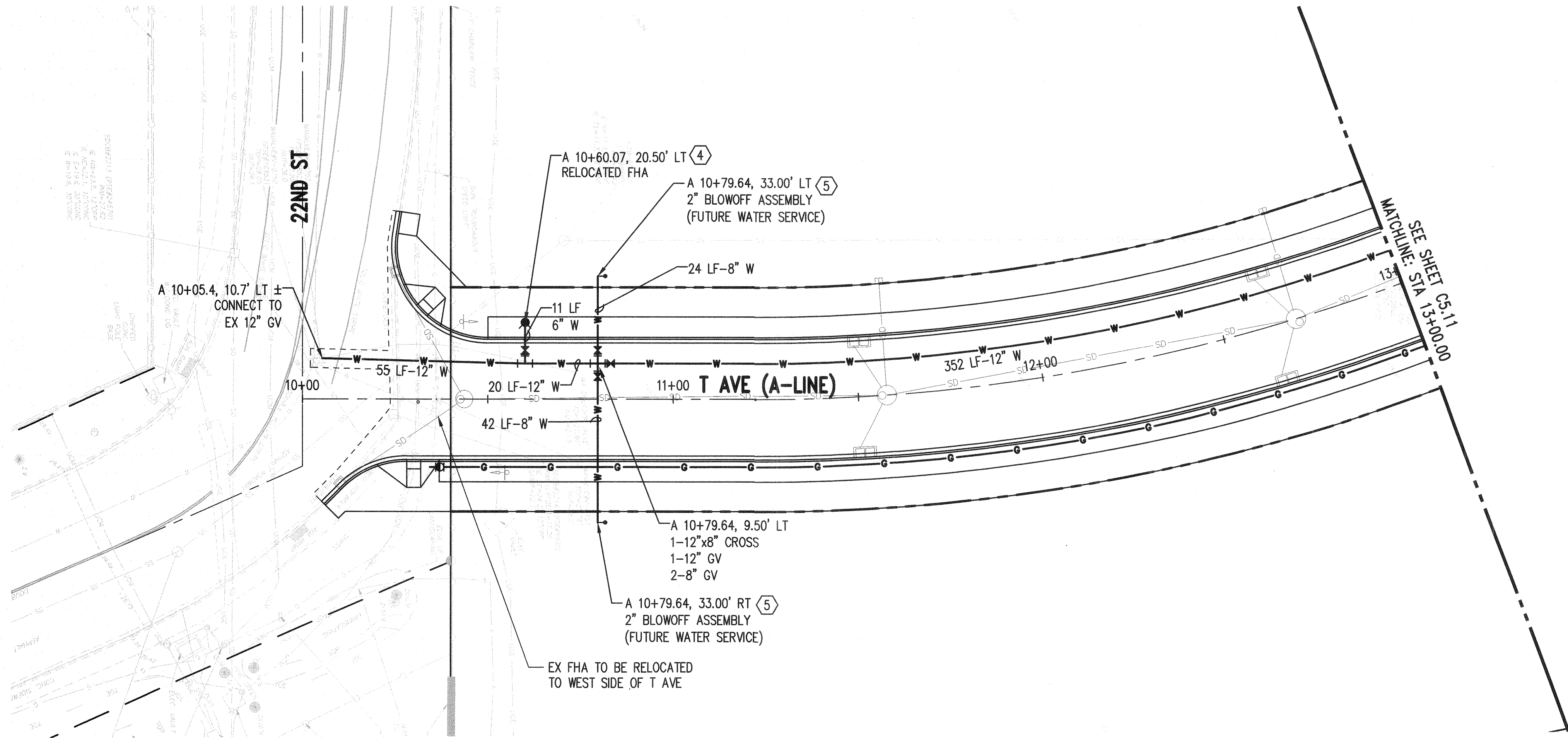
PERMIT SET

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06-21-2021 *John Lane*

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					CHECKED BY KEC	APPROVED BY JDE					GRADING AND DRAINAGE DETAILS	C4.50
					DATE 04/30/2021	J O B No. :1900301	SCALE: AS SHOWN					
NO.	DATE	BY	CHD.	APPR.	REVISION							

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DavidP
May 24, 2021 - 9:45am



GENERAL NOTES:

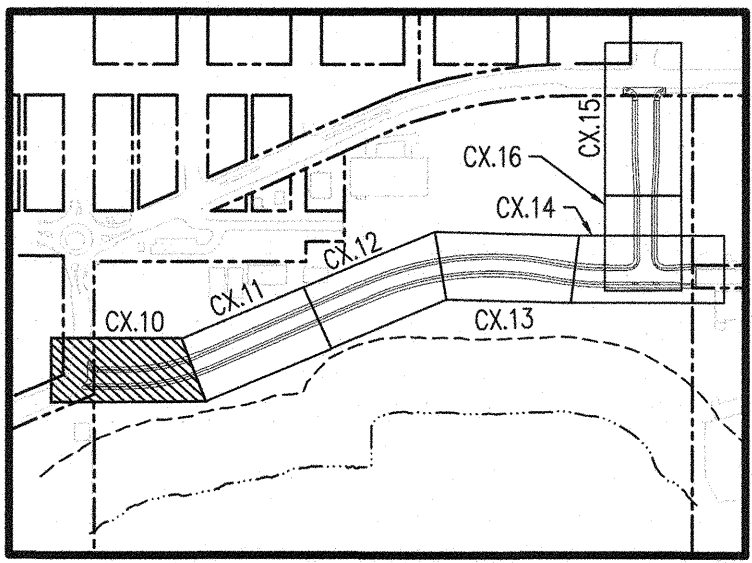
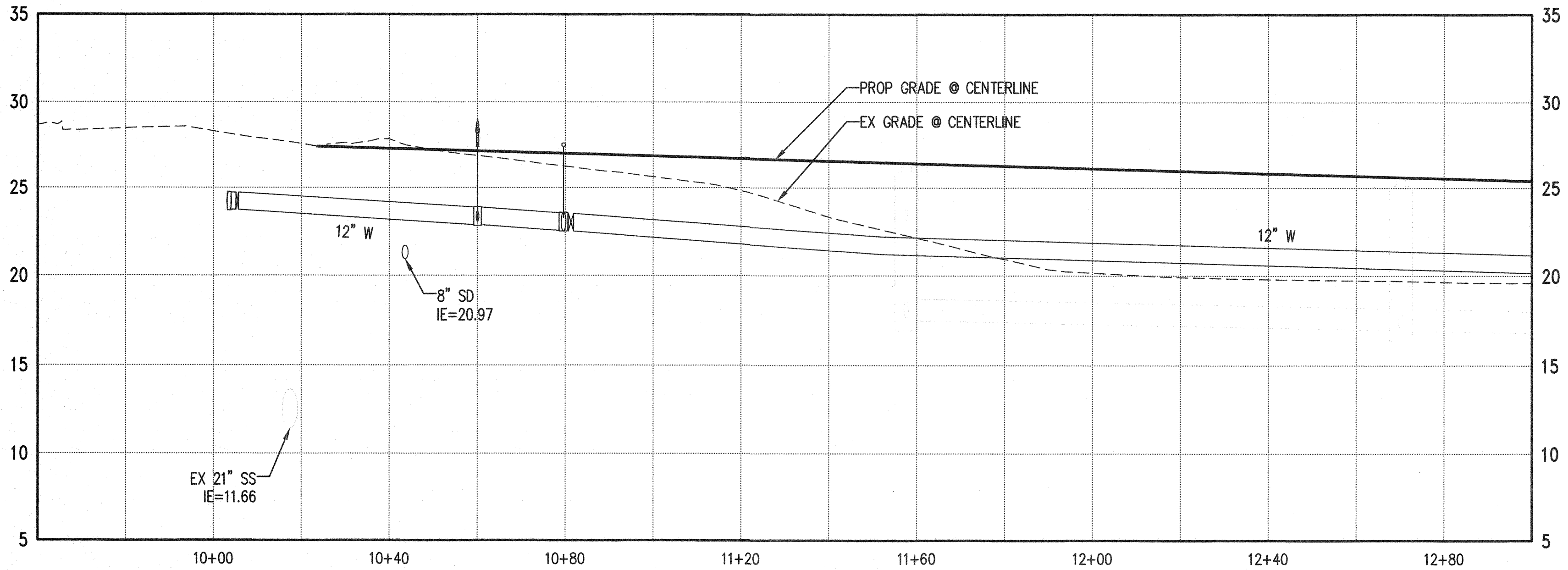
1. SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
- 2.
3. SEE SHEET FOR C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
4. SEE DETAIL 1 ON C5.50 FOR TYPICAL UTILITY TRENCH SECTION.
5. ALL WATER MAIN PIPES AND FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS NOTED OTHERWISE.
6. SEE GENERAL NOTES SHEET C0.03 FOR WATER/SEWER NOTES AND MATERIALS.

UTILITY LEGEND:

- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- Y WATER FITTINGS
- X GATE VALVE
- ≡ REDUCER
- ⊥ BLOW-OFF VALVE
- ⊙ FIRE HYDRANT

CONSTRUCTION NOTES:

- ① TYPE 1 MANHOLE PER WSDOT STD PLAN B-15.20-01 WITH FLOW CHANNEL PER COA STD DRAWING S-01
- ② TYPE 3 MANHOLE PER WSDOT STD PLAN B-15.60-02 WITH FLOW CHANNEL PER COA STD DRAWING S-01
- ③ INSTALL DOGHOUSE MANHOLE PER COA STANDARD DRAWING S-02
- ④ FIRE HYDRANT ASSEMBLY PER WSDOT STD PLAN B-90.10-00
- ⑤ BLOWOFF ASSEMBLY PER WSDOT STD PLAN B-90.20-00



ACCEPTED FOR CITY ENGINEER
06-21-2021
DavidP
NORTH
0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

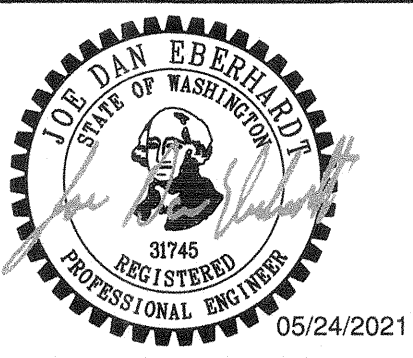
PERMIT SET

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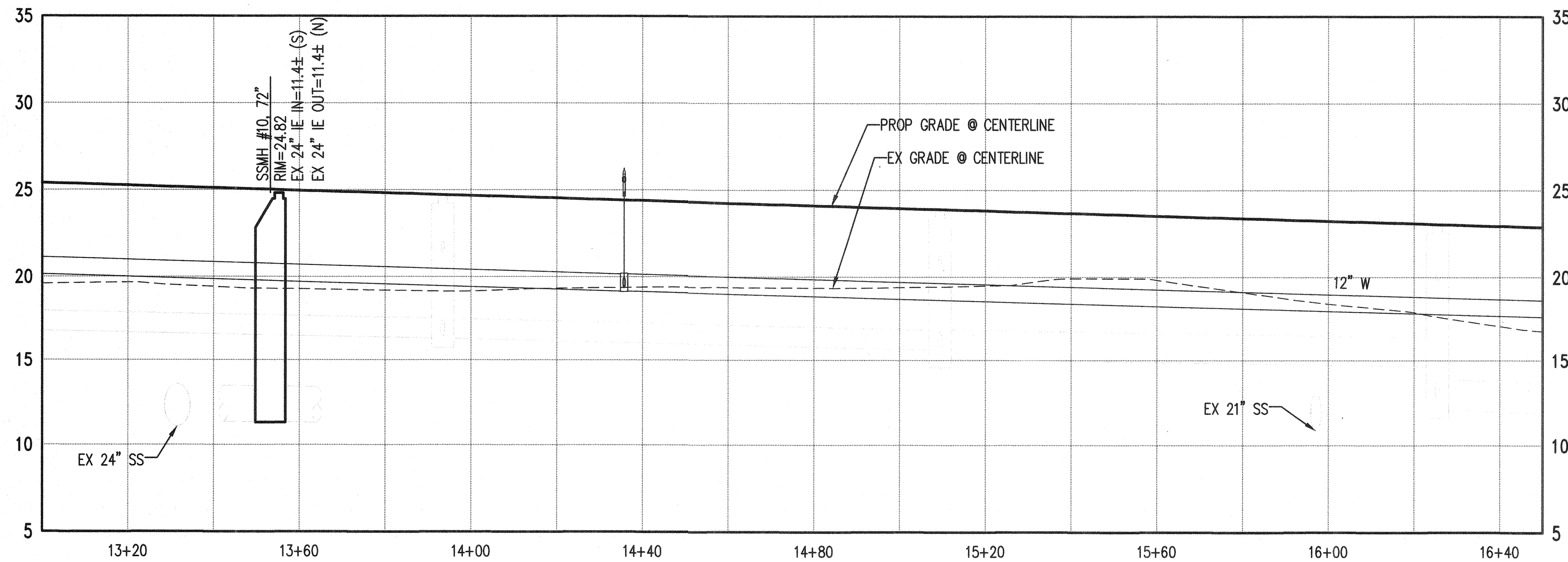
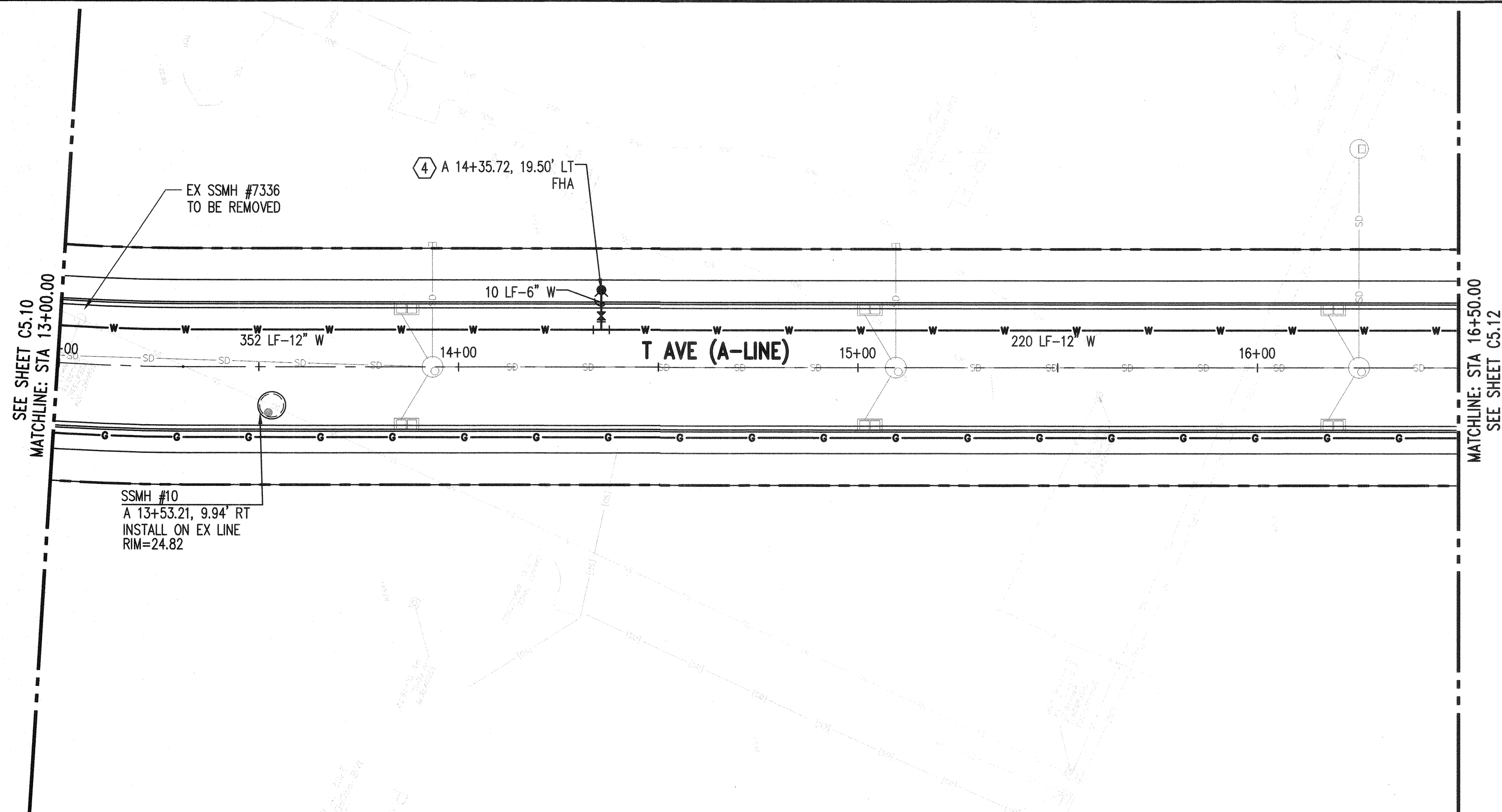


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SANITARY SEWER AND WATER PLAN AND PROFILE	C5.10

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Dwisp

May 24, 2021 - 9:44am



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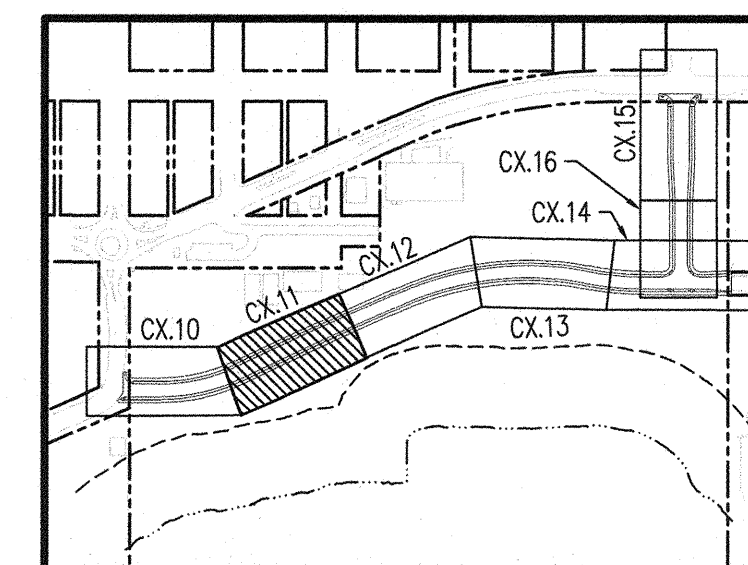
1. SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
- 2.
3. SEE SHEET FOR C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
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6. SEE GENERAL NOTES SHEET C0.03 FOR WATER/SEWER NOTES AND MATERIALS.

UTILITY LEGEND:

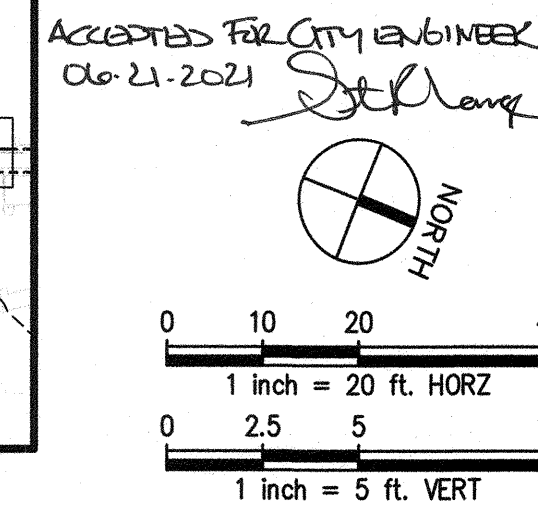
- PROPERTY LINE
- - - CENTERLINE
- - - RIGHT-OF-WAY LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- Y WATER FITTINGS
- X GATE VALVE
- K REDUCER
- | BLOW-OFF VALVE
- ⦿ FIRE HYDRANT

CONSTRUCTION NOTES:

- ① TYPE 1 MANHOLE PER WSDOT STD PLAN B-15.20-01 WITH FLOW CHANNEL PER COA STD DRAWING S-01
- ② TYPE 3 MANHOLE PER WSDOT STD PLAN B-15.60-02 WITH FLOW CHANNEL PER COA STD DRAWING S-01
- ③ INSTALL DOGHOUSE MANHOLE PER COA STANDARD DRAWING S-02
- ④ FIRE HYDRANT ASSEMBLY PER WSDOT STD PLAN B-90.10-00
- ⑤ BLOWOFF ASSEMBLY PER WSDOT STD PLAN B-90.20-00



KEYMAP
NOT TO SCALE



PERMIT SET

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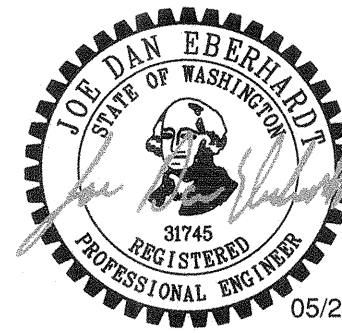
DRAWN BY TNF	DESIGNED BY BSM/TSR
CHECKED BY KEC	APPROVED BY JDE
DATE 04/30/2021	
J O B No.: 1900301	

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SCALE:
H 1"=20' V 1"=5'

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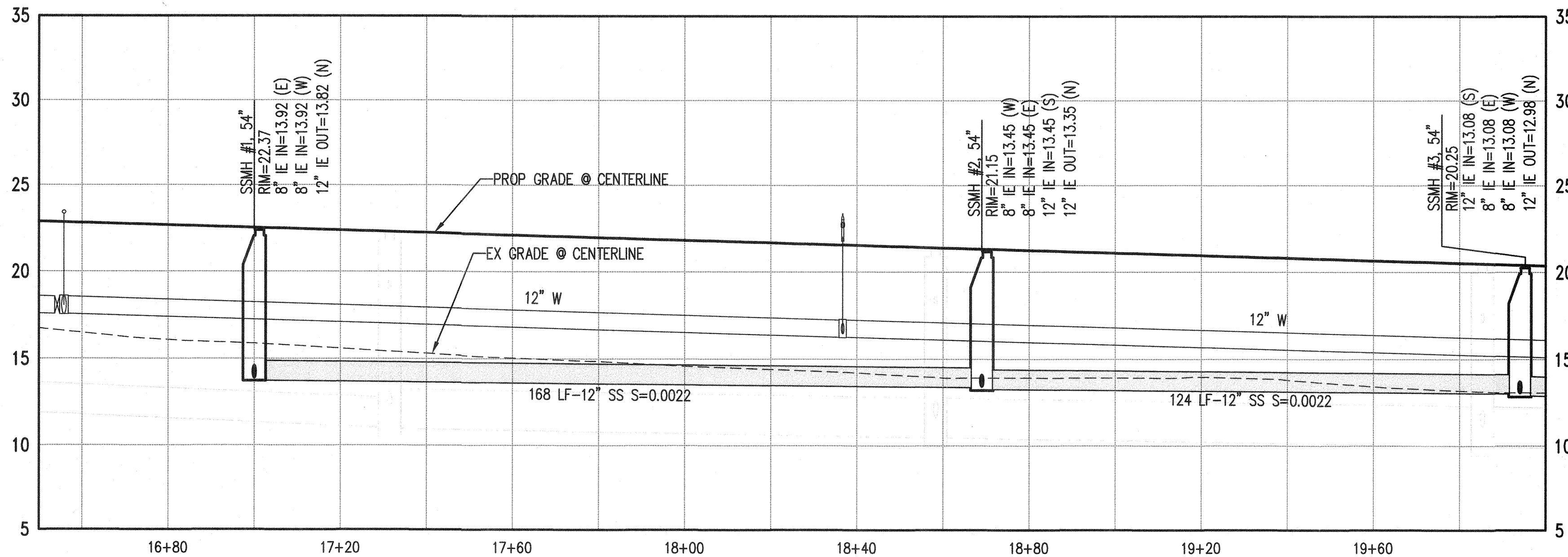
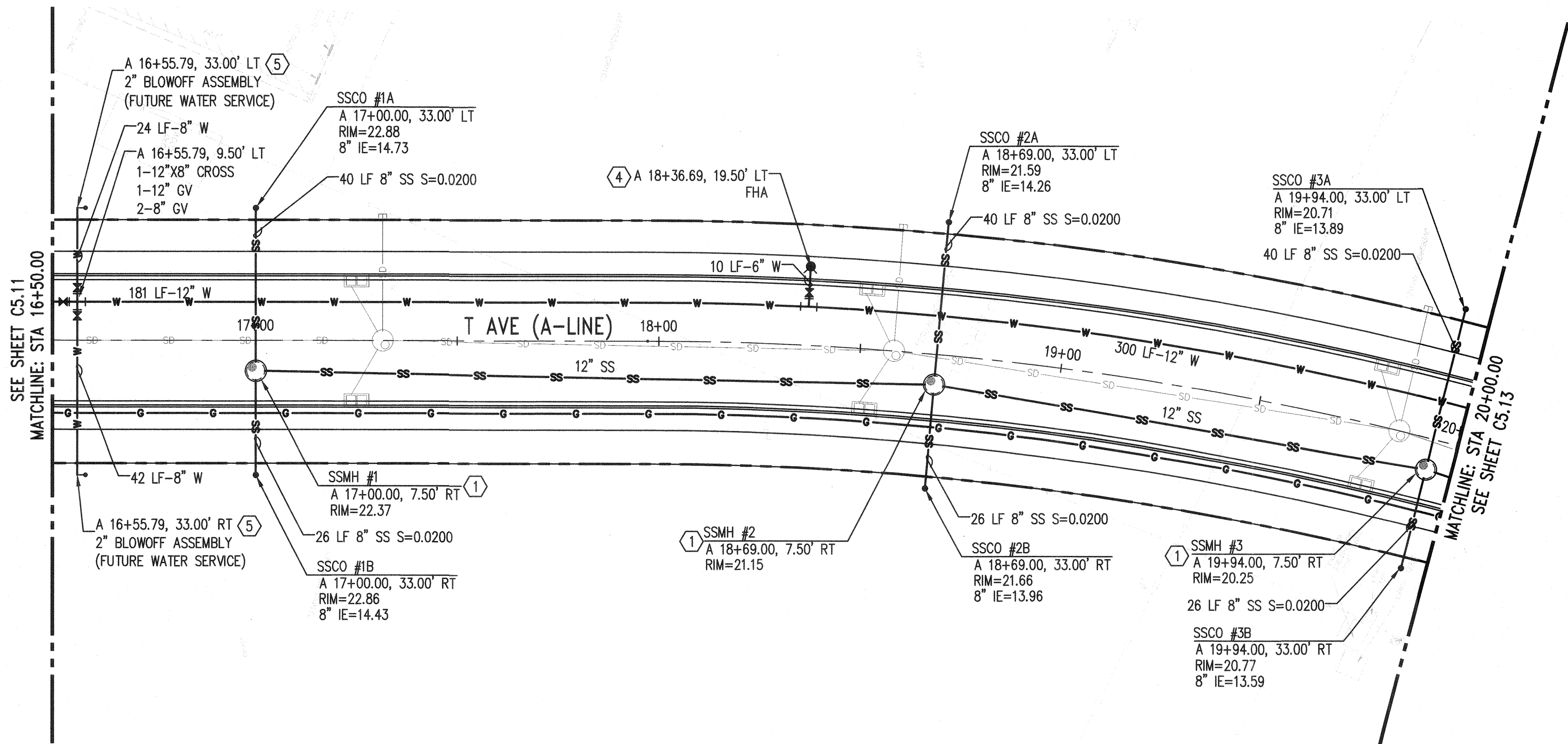
SANITARY SEWER AND WATER PLAN AND PROFILE

SHEET
C5.11

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May 24, 2021 - 9:45am



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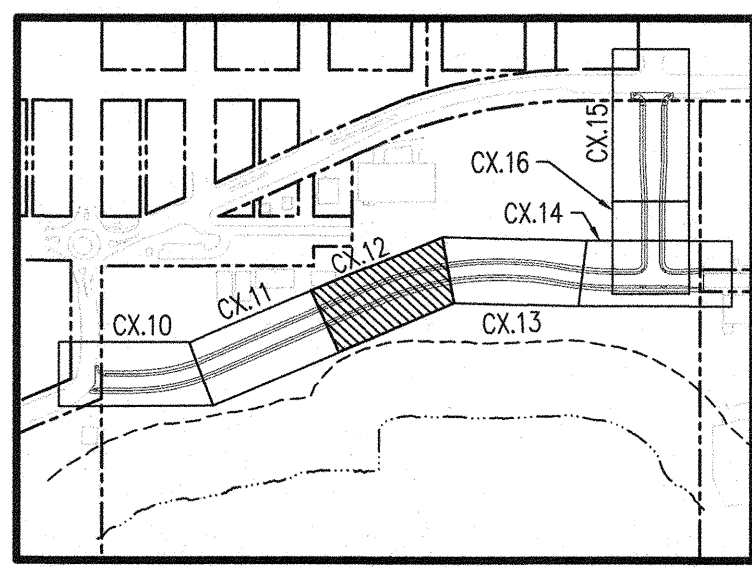
1. SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
- 2.
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- W WATER LINE
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- SANITARY SEWER CLEANOUT
- Y WATER FITTINGS
- X GATE VALVE
- ≡ REDUCER
- └ BLOW-OFF VALVE
- ⦿ FIRE HYDRANT

CONSTRUCTION NOTES:

- 1 TYPE 1 MANHOLE PER WSDOT STD PLAN B-15.20-01 WITH FLOW CHANNEL PER COA STD DRAWING S-01
- 2 TYPE 3 MANHOLE PER WSDOT STD PLAN B-15.60-02 WITH FLOW CHANNEL PER COA STD DRAWING S-01
- 3 INSTALL DOGHOUSE MANHOLE PER COA STANDARD DRAWING S-02
- 4 FIRE HYDRANT ASSEMBLY PER WSDOT STD PLAN B-90.10-00
- 5 BLOWOFF ASSEMBLY PER WSDOT STD PLAN B-90.20-00



ACCEPTED FOR CITY ENGINEER
06-21-2021
[Signature]
1 inch = 20 ft. HORZ
1 inch = 5 ft. VERT

PERMIT SET

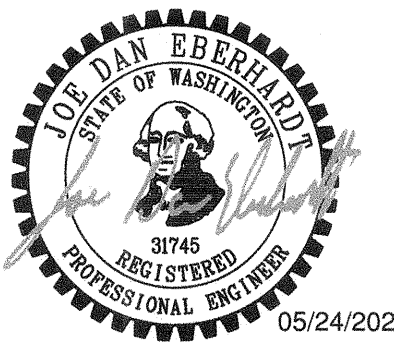
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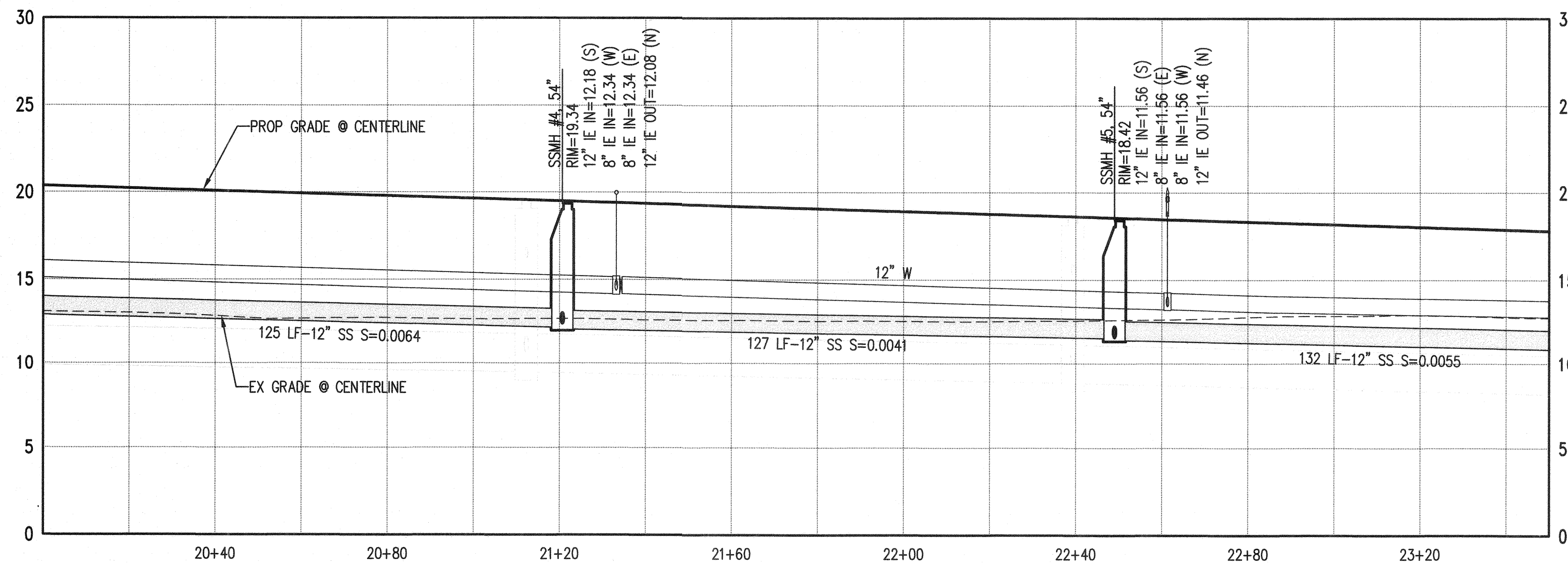
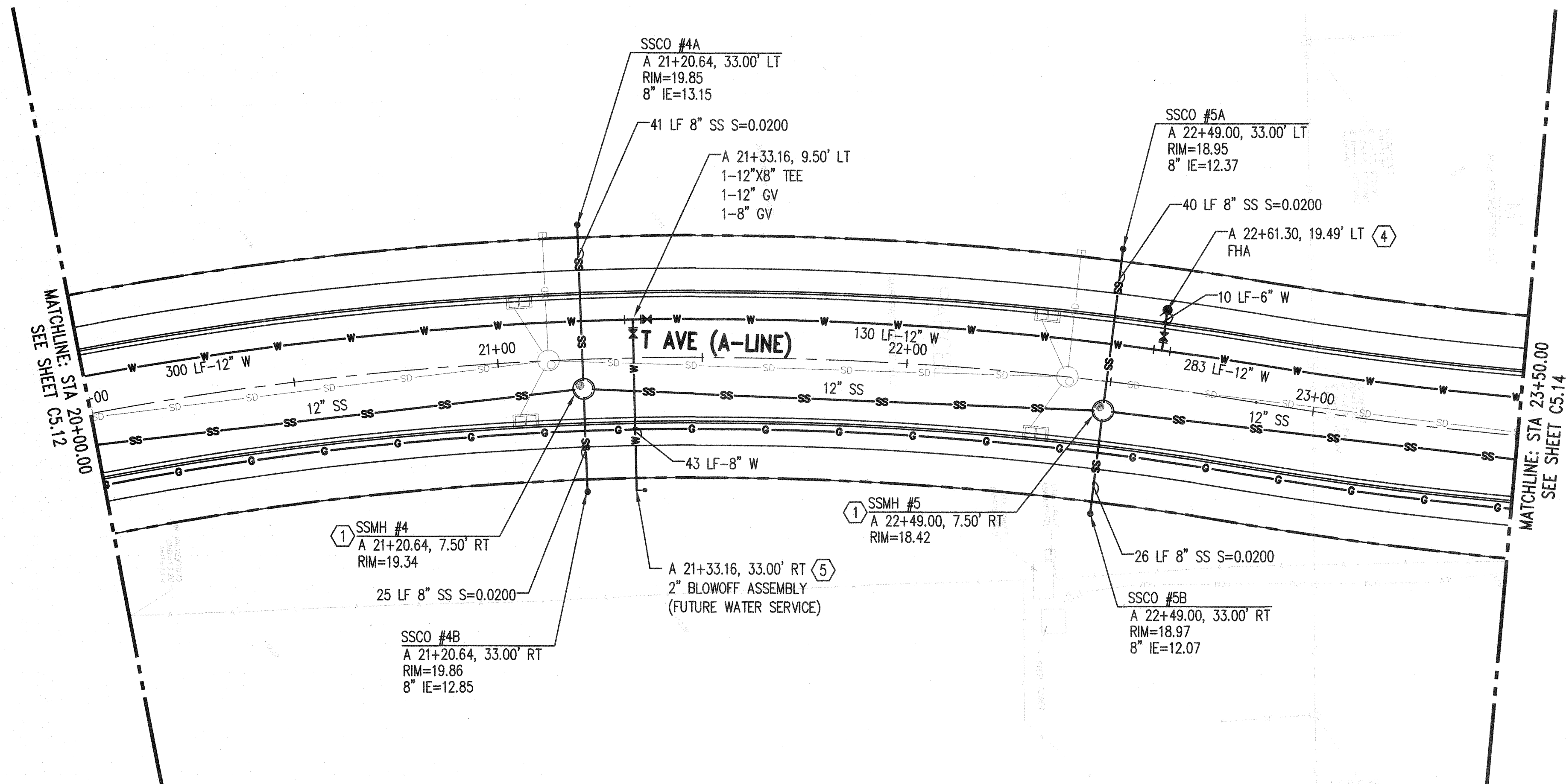
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SEC. 19, T. 35 N., R. 02 E., W.M.

SANITARY SEWER AND WATER PLAN AND PROFILE

SHEET
C5.12

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May 24, 2021 - 9:15am



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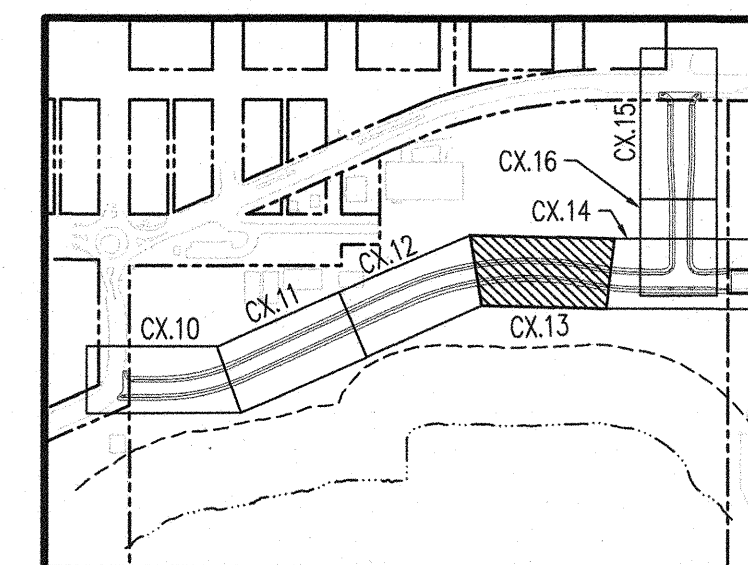
1. SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
- 2.
3. SEE SHEET FOR C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
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UTILITY LEGEND:

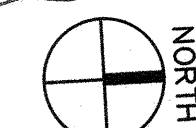
- PROPERTY LINE
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- ③ INSTALL DOGHOUSE MANHOLE PER COA STANDARD DRAWING S-02
- ④ FIRE HYDRANT ASSEMBLY PER WSDOT STD PLAN B-90.10-00
- ⑤ BLOWOFF ASSEMBLY PER WSDOT STD PLAN B-90.20-00



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06-21-2021



0 10 20 40
1 inch = 20 ft. HORZ
0 2.5 5 10
1 inch = 5 ft. VERT

KEYMAP
NOT TO SCALE

PERMIT SET

NO.	DATE	BY	CHD.	APPR.	REVISION

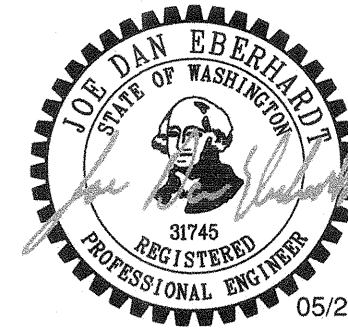
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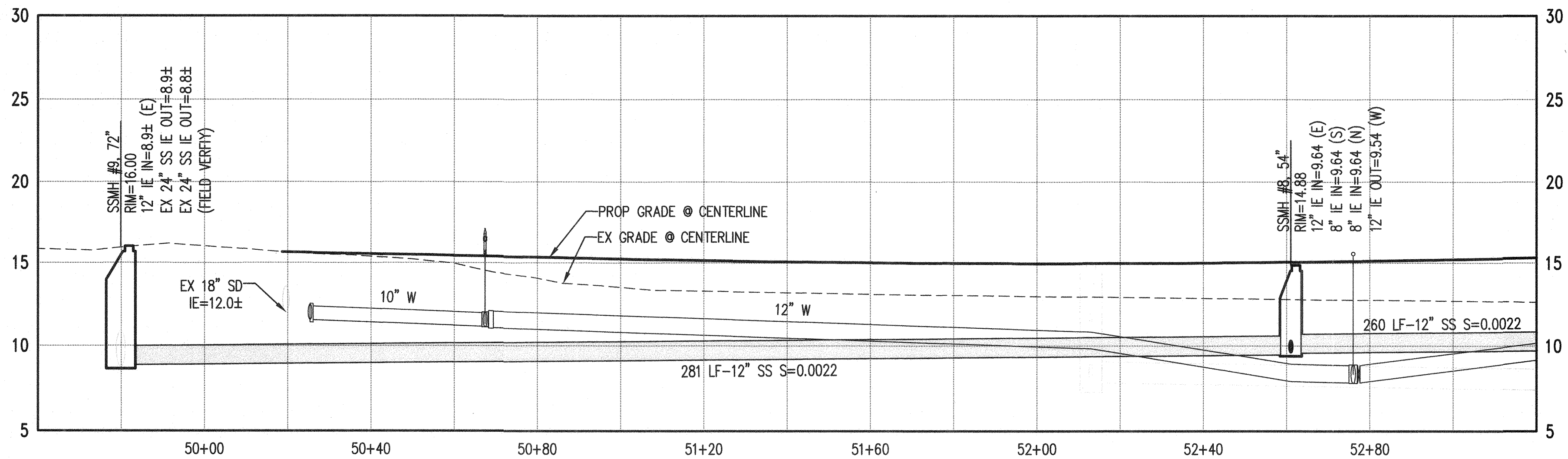
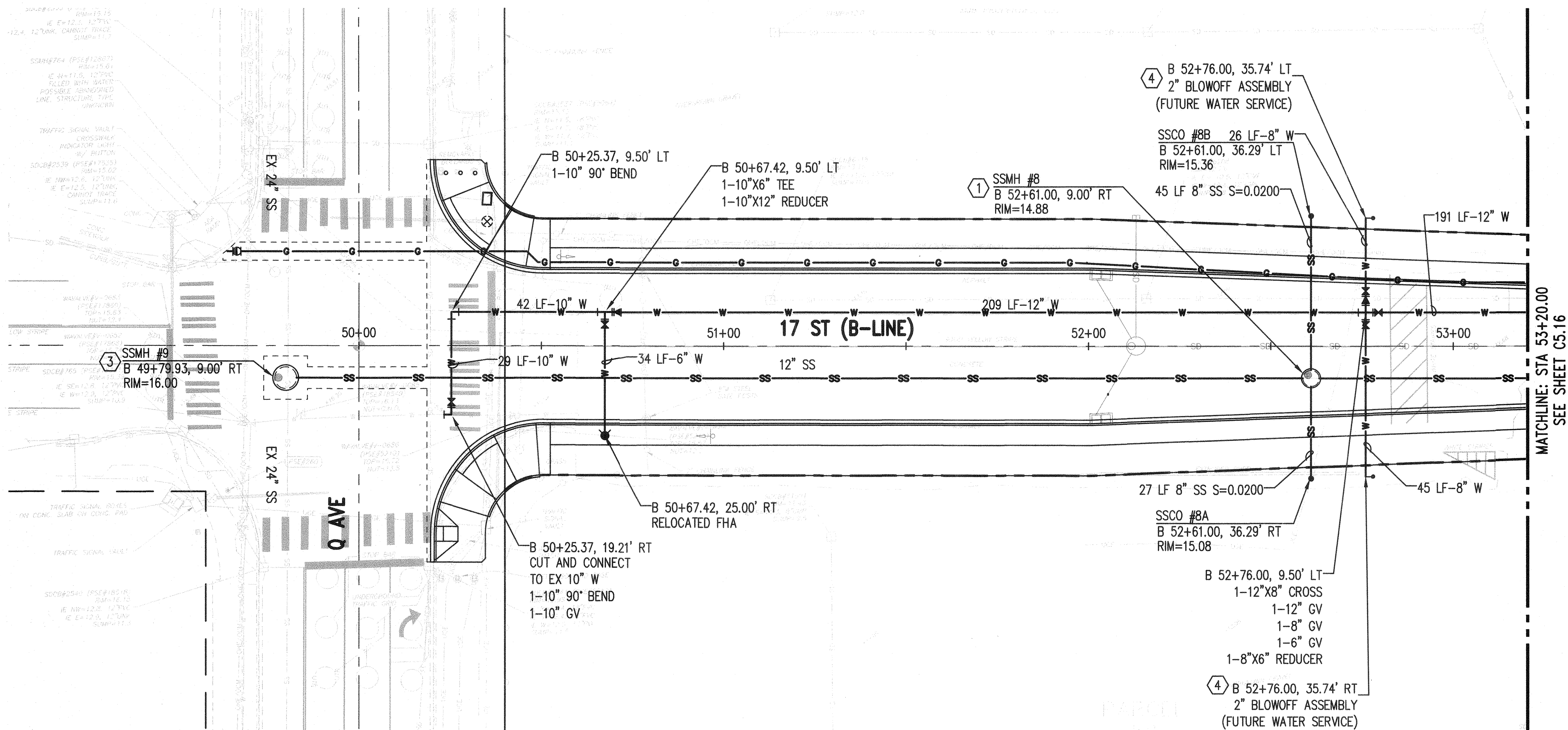


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1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

SANITARY SEWER AND WATER PLAN AND PROFILE

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C5.13



GENERAL NOTES:

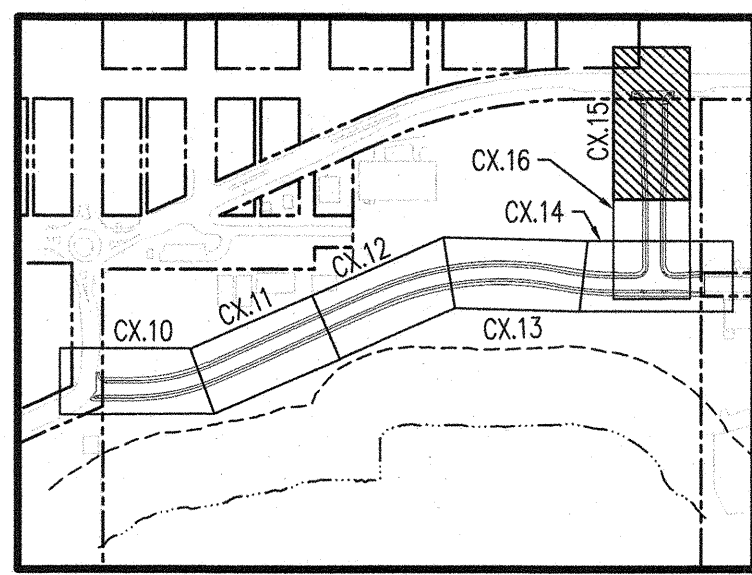
1. SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
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- Y WATER FITTINGS
- X GATE VALVE
- REDUCER
- BLow-OFF VALVE
- FIRE HYDRANT

CONSTRUCTION NOTES:

1. TYPE 1 MANHOLE PER WSDOT STD PLAN B-15.20-01 WITH FLOW CHANNEL PER COA STD DRAWING S-01
2. TYPE 3 MANHOLE PER WSDOT STD PLAN B-15.60-02 WITH FLOW CHANNEL PER COA STD DRAWING S-01
3. INSTALL DOGHOUSE MANHOLE PER COA STANDARD DRAWING S-02
4. FIRE HYDRANT ASSEMBLY PER WSDOT STD PLAN B-90.10-00
5. BLOWOFF ASSEMBLY PER WSDOT STD PLAN B-90.20-00



Accepted For City Engineer
06/21/2021
NORTH
0 10 20 40
1 inch = 20 ft. HORIZ
0 2.5 5 10
1 inch = 5 ft. VERT

PERMIT SET

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SCALE:
H 1"=20' V 1"=5'

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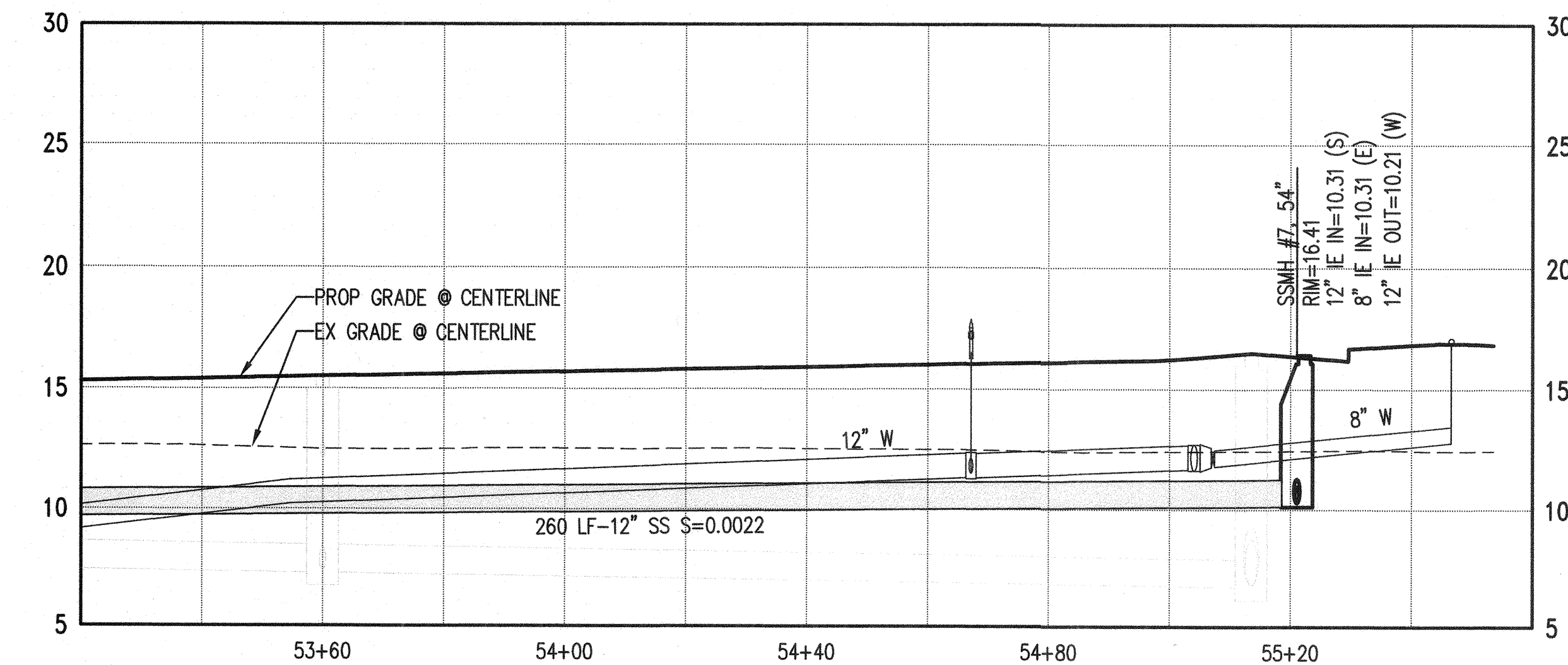


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SEC. 19, T. 35 N., R. 02 E., W.M.

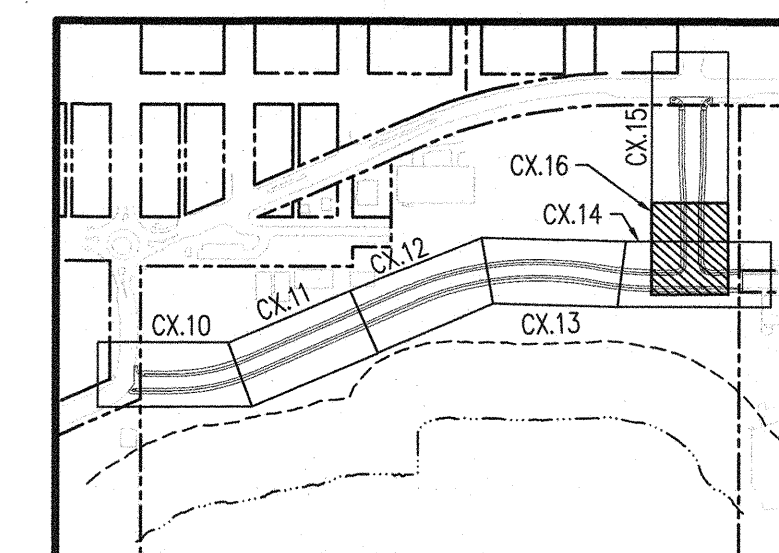
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C5.15



- ① TYPE 1 MANHOLE PER WSDOT STD PLAN B-15.20-01
WITH FLOW CHANNEL PER COA STD DRAWING S-01
- ② TYPE 3 MANHOLE PER WSDOT STD PLAN B-15.60-02
WITH FLOW CHANNEL PER COA STD DRAWING S-01
- ③ INSTALL DOGHOUSE MANHOLE PER COA STANDARD
DRAWING S-02
- ④ FIRE HYDRANT ASSEMBLY PER WSDOT STD PLAN
B-90.10-00
- ⑤ BLOWOFF ASSEMBLY PER WSDOT STD PLAN
B-90.20-00



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 06-21-2021 *Shelley*

NORTH



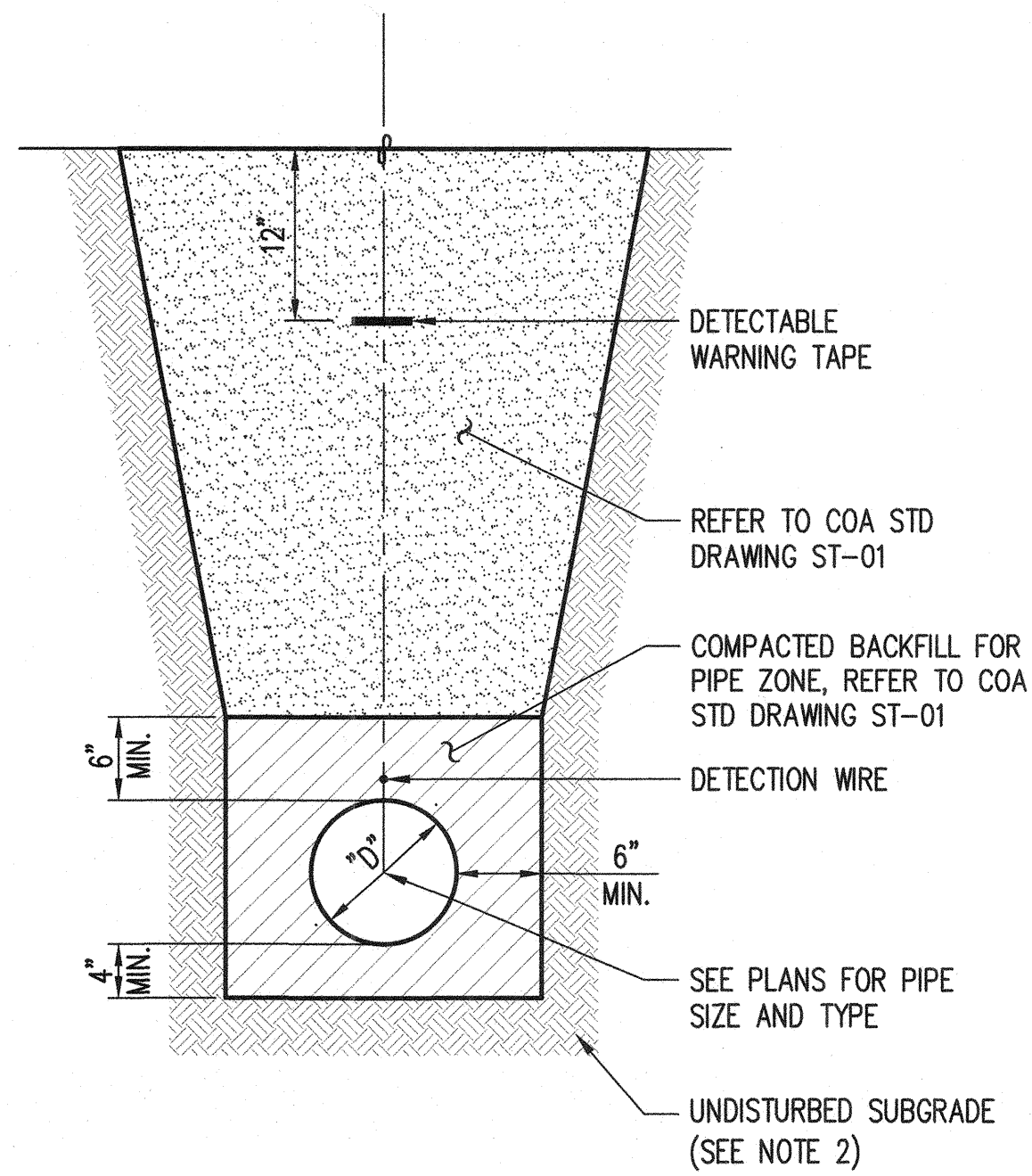
0 10 20 40

1 inch = 20 ft. HORIZ

0 2.5 5 10

1 inch = 5 ft. VERT

					DRAWN BY TNF CHECKED BY KEC DATE 04/30/2021 J O B No. :1900301		DESIGNED BY BSM /TSR APPROVED BY JDE SCALE: H 1"=20' V 1"=5'		CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555		 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com				NOT TO SCALE MJB NORTH ROADWAY – MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M. SANITARY SEWER AND WATER PLAN AND PROFILE		SHEET C5.16	
NO.	DATE	BY	CHD.	APPR.	REVISION													



NOTES:

1. PROVIDE UNIFORM SUPPORT UNDER BARREL.
2. COMPACT BEDDING MATERIAL TO 95% MAX. DENSITY EXCEPT DIRECTLY OVER PIPE.

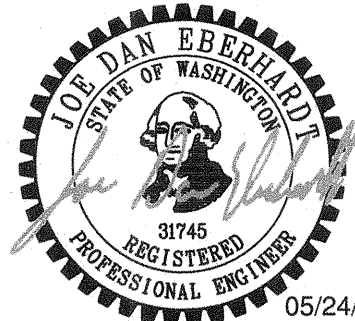
UTILITY TRENCH SECTION

NTS

1
C5.10 - C5.16

PERMIT SET

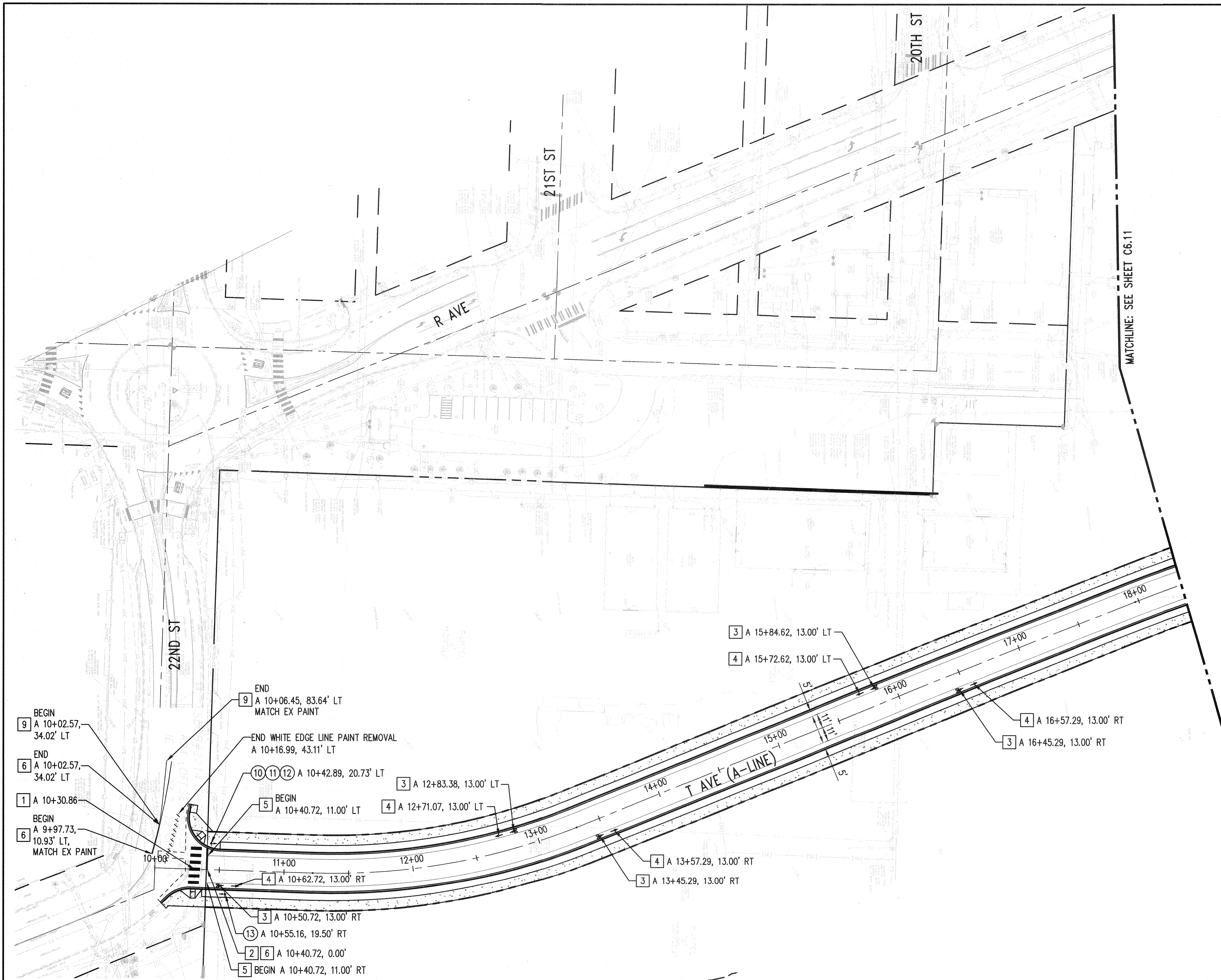
ACCEPTED FOR CITY ENGINEER
05/21/2021
[Signature]

						DRAWN BY TNF	DESIGNED BY BSM/TSR	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555	 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com		MJB NORTH ROADWAY – MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M.		SHEET
						CHECKED BY KEC	APPROVED BY JDE				SANITARY SEWER AND WATER DETAILS		C5.50
						DATE 04/30/2021							
						J O B No. :1900301	SCALE: AS SHOWN						
NO.	DATE	BY	CHD.	APPR.	REVISION								

Z:\1900001-190099\1900301 MJB Anacortes\CADD\Design\Roadway\MJB-C6.10-Ch.dwg

DonP

May 24, 2021 - 9:16am

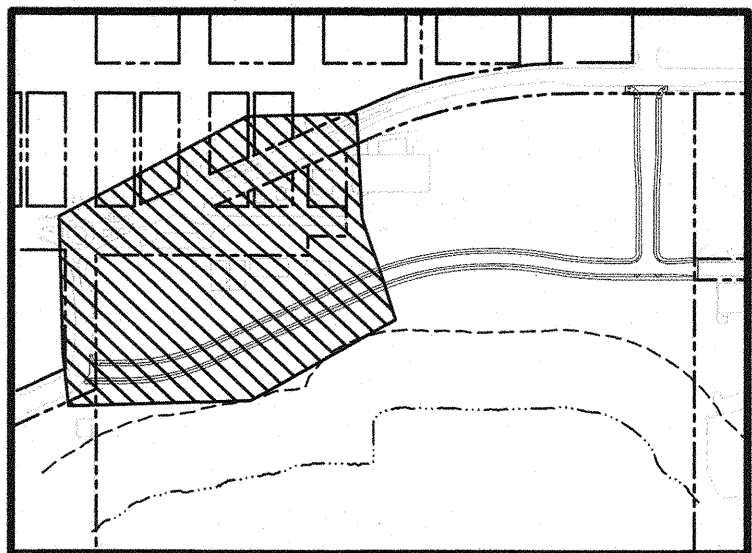


CONSTRUCTION NOTES:

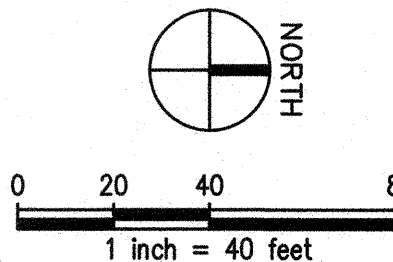
- 1 WHITE PLASTIC CROSSWALK LINE PER WSDOT STD PLAN M-15.10-01
- 2 WHITE PLASTIC STOP LINE PER WSDOT STD PLAN M-24.60-04
- 3 WHITE PLASTIC BIKE RIDER SYMBOL PER WSDOT STD PLAN M-9.50-02
- 4 WHITE PLASTIC BIKE LANE ARROW PER WSDOT STD PLAN M-9.50-02
- 5 WHITE PLASTIC EDGE OR SOLID LANE LINE PER WSDOT STD PLAN M-20.10-02
- 6 YELLOW PAINT DOUBLE CENTERLINE PER WSDOT STD PLAN M-20.10-02
- 7 WHITE PLASTIC TYPE 2SL (LEFT) TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02
- 8 YELLOW PAINT MEDIAN CROSSHATCH MARKING PER WSDOT STD PLAN M-3.40-03
- 9 YELLOW PAINT 4" CENTERLINE
- 10 "STOP SIGN", R1-1
- 11 STREET NAME SIGN, D3-102
- 12 "TRAFFIC FROM LEFT DOES NOT STOP" PLAQUE, W4-4AP
- 13 "SPEED LIMIT - 25" SIGN, R2-1
- 14 "ALL-WAY" PLAQUE, R1-3P

GENERAL NOTES:

1. SIGN POST PLACEMENT PER WSDOT STD PLAN G-20.10-02.
2. BIKE LANE DIMENSIONS ARE FROM FACE OF CURB.
3. ALL SIGNS SHALL BE MOUNTED ON STEEL POSTS PER COA STREET STANDARDS STR-24.
4. WHEN MOUNTED ON THE SAME SIGN POSTS, STREET NAME SIGNS SHALL BE PLACED ABOVE THE STOP SIGN AND "ALL WAY" OR "TRAFFIC FROM LEFT DOES NOT STOP" PLAQUES SHALL BE PLACED BELOW THE STOP SIGN.



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KEYMAP
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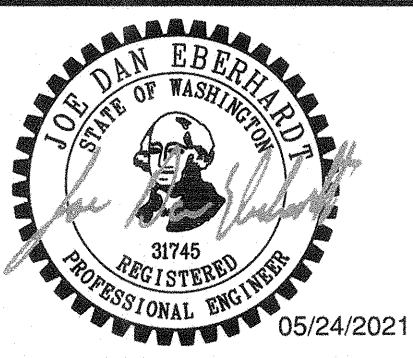
DRAWN BY TNF	DESIGNED BY BSM/TSR
CHECKED BY KEC	APPROVED BY JDE
DATE 04/30/2021	
J O B No. :1900301	

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MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

CHANNELIZATION AND SIGNAGE PLAN

SHEET
C6.10

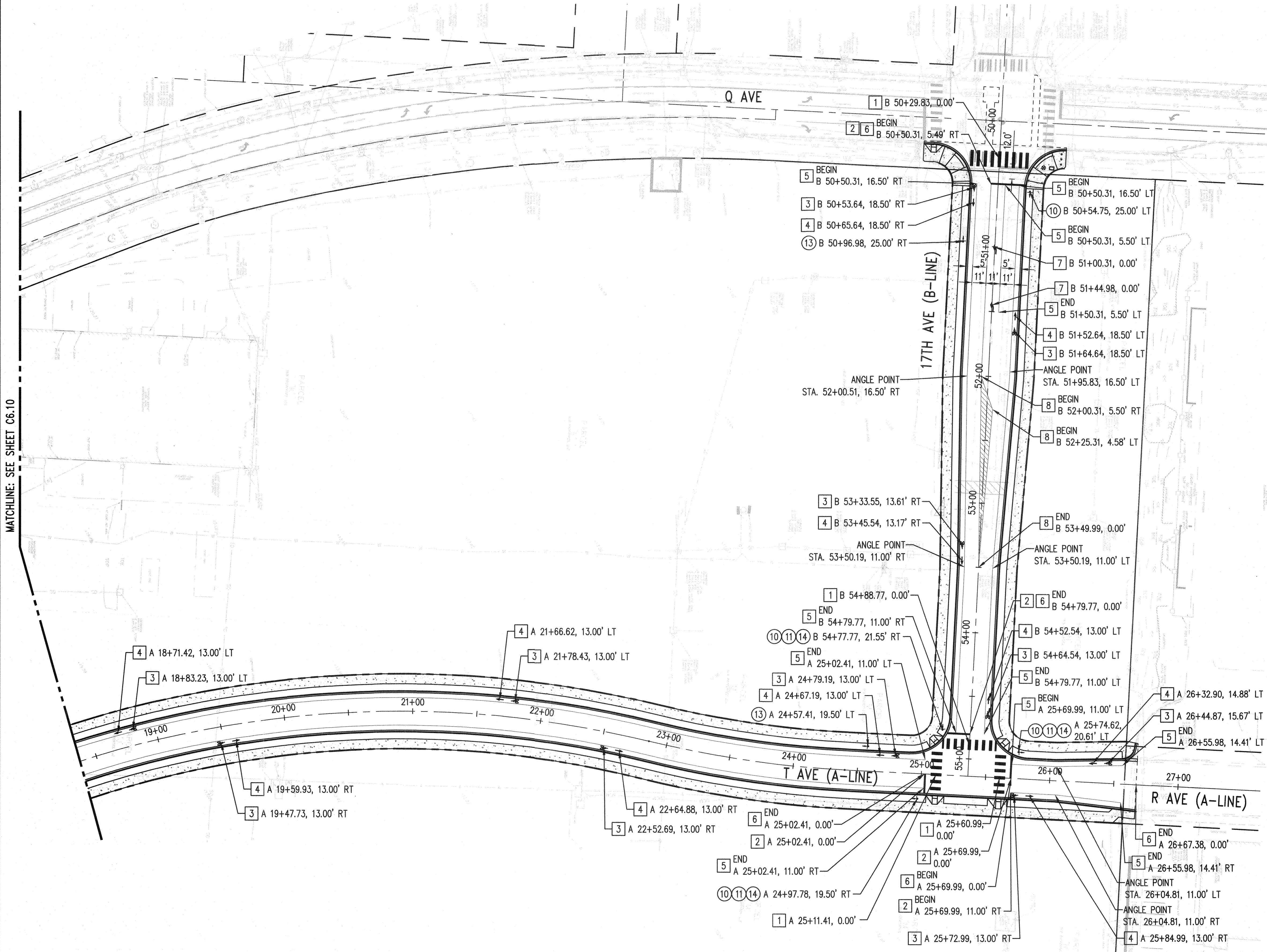
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DwldP

May 24, 2021 - 9:45am

MATCHLINE: SEE SHEET C6.10

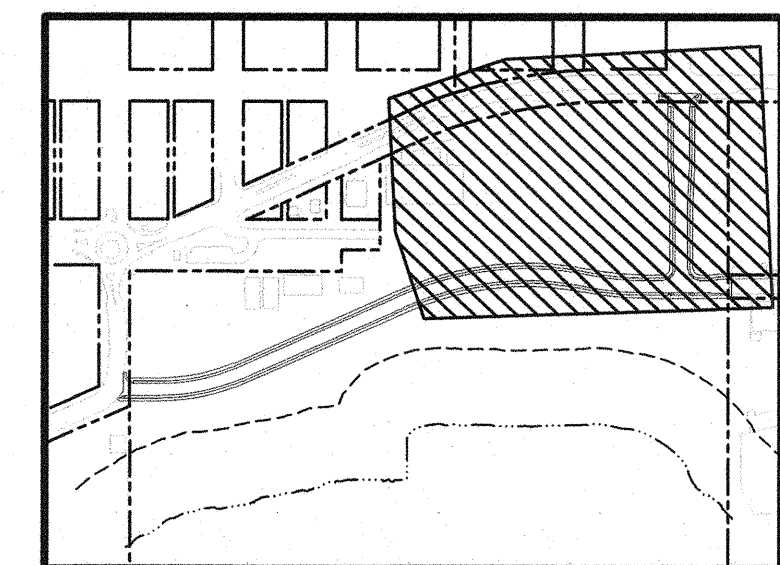


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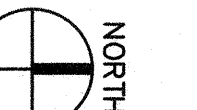
- 1 WHITE PLASTIC CROSSWALK LINE PER WSDOT STD PLAN M-15.10-01
- 2 WHITE PLASTIC STOP LINE PER WSDOT STD PLAN M-24.60-04
- 3 WHITE PLASTIC BIKE RIDER SYMBOL PER WSDOT STD PLAN M-9.50-02
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0 20 40 80
1 inch = 40 feet

KEYMAP
NOT TO SCALE

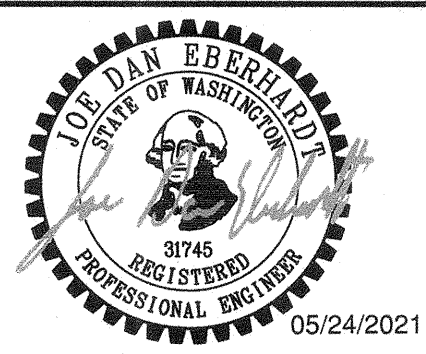
NO.	DATE	BY	CHD.	APPR.	REVISION

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CHECKED BY KEC	APPROVED BY JDE
DATE 04/30/2021	
J O B No. :1900301	

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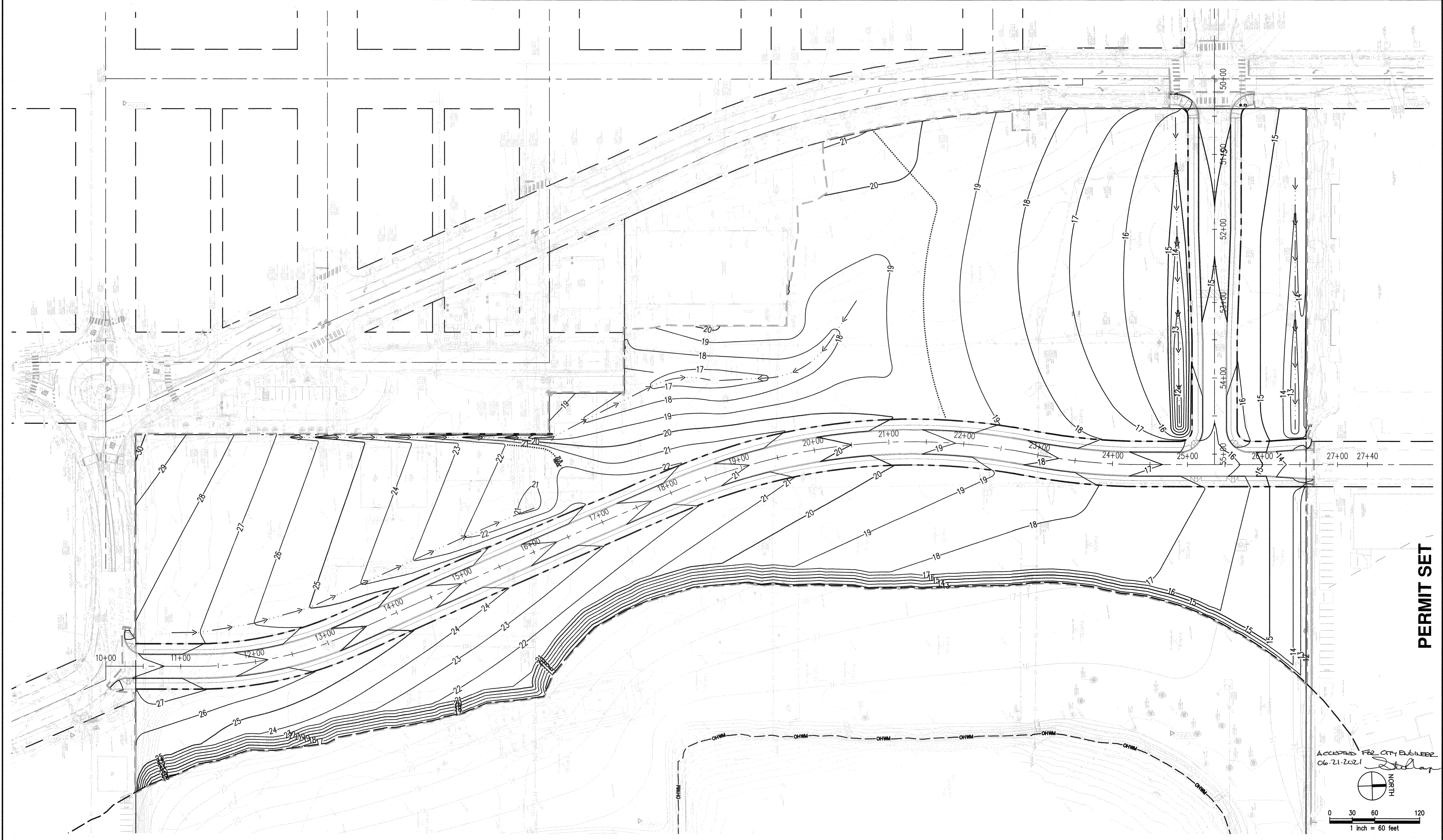
MJB NORTH ROADWAY - MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M.	SHEET
CHANNELIZATION AND SIGNAGE PLAN	C6.11

PERMIT SET

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May 24, 2021 - 9:45am



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NORTH

0 30 60 120
1 inch = 60 feet

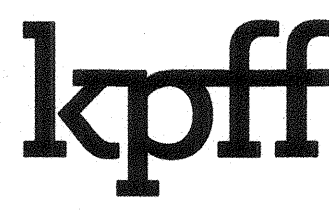
NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY
TNF
CHECKED BY
KEC
DATE
04/30/2021
J O B No. :1900301

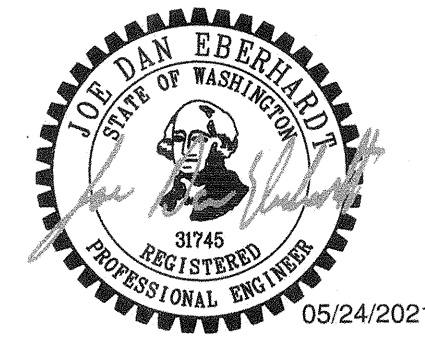
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SEC. 19, T. 35 N., R. 02 E., W.M.

GRADING OVERALL PLAN

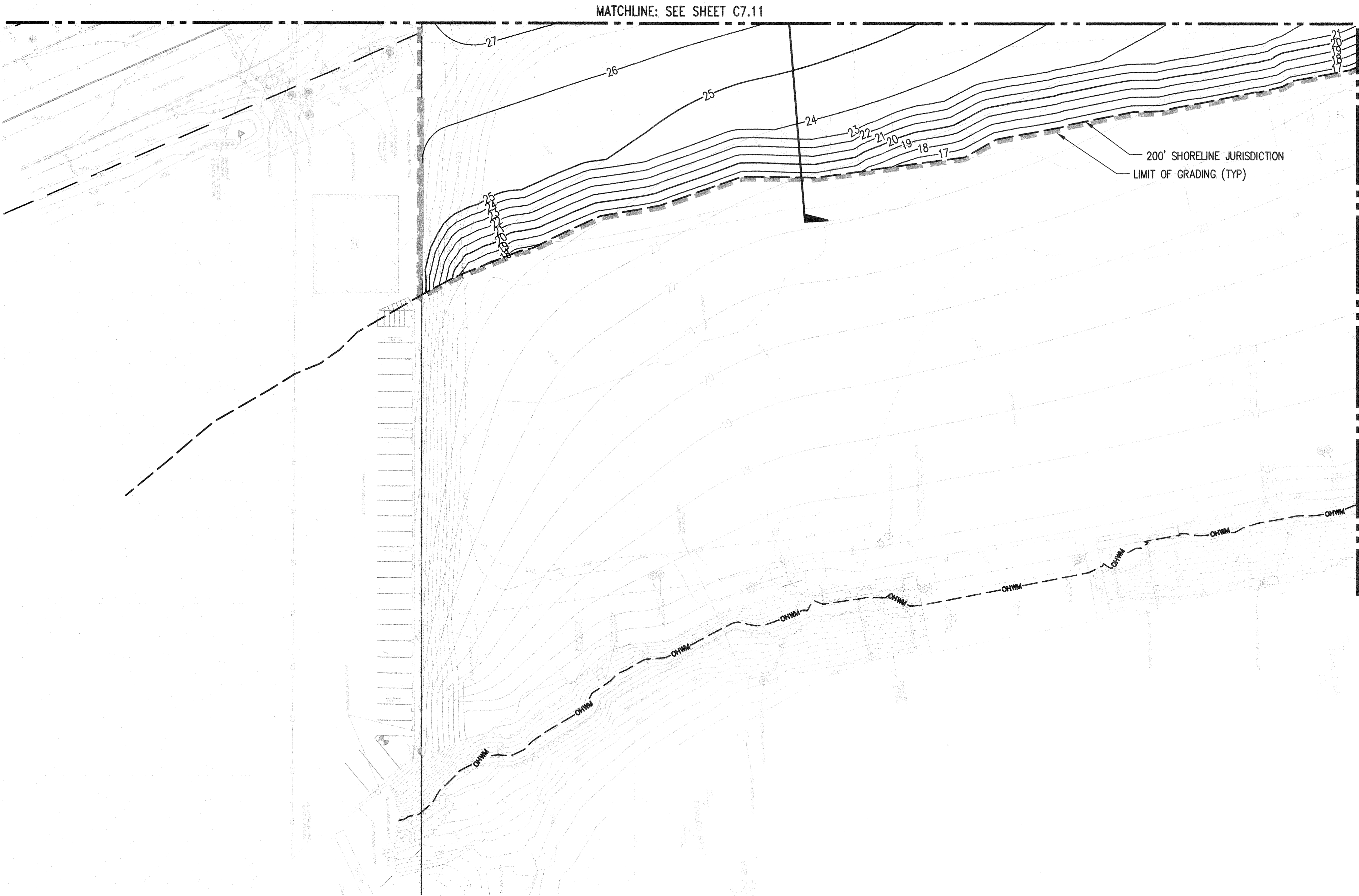
SHEET

C7.00

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DonalP

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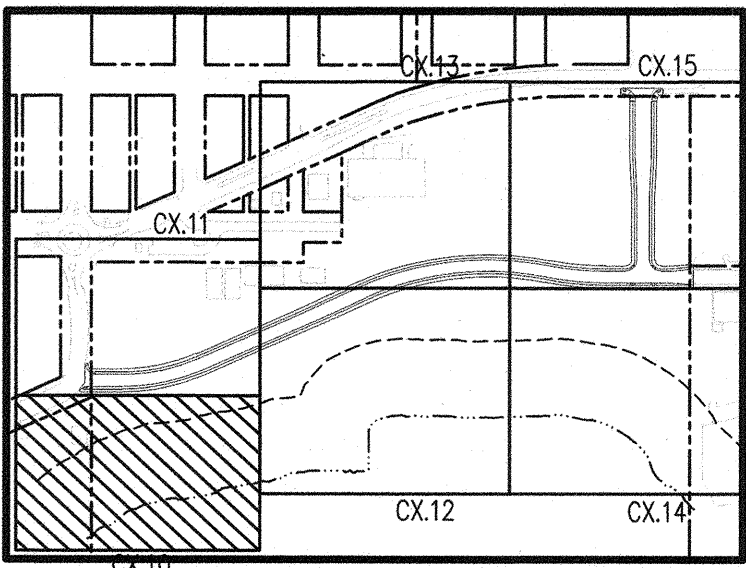
GENERAL NOTES:

1. SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
2. SEE SHEET C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
3. SEE SHEETS C4.10 THRU C4.18 FOR STORM DRAINAGE AND STRUCTURE INFORMATION.
4. MATCH EXISTING GRADES AT PROPERTY LINE (TYPICAL).

GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- - - CENTERLINE
- 20 — CONTOUR ELEVATION
- OHWM — ORDINARY HIGH WATER MARK
- 200' SHORELINE JURISDICTION LINE
- SD — STORM DRAIN AND STRUCTURES (SEE SHEETS C4.10 THRU C4.18)
- >— SWALE LINE
- LIMITS OF GRADING
- RIDGE LINE
- .XX.XX SPOT ELEVATION
- > SLOPE ARROW

PERMIT SET



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0 15 30 60
1 inch = 30 feet

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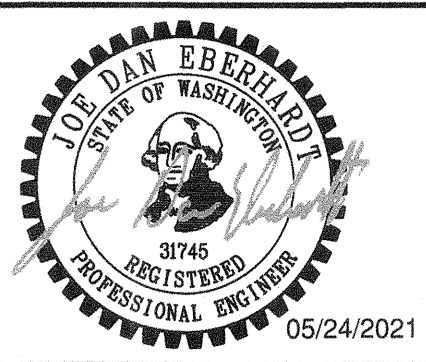
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ROUGH GRADING PLAN

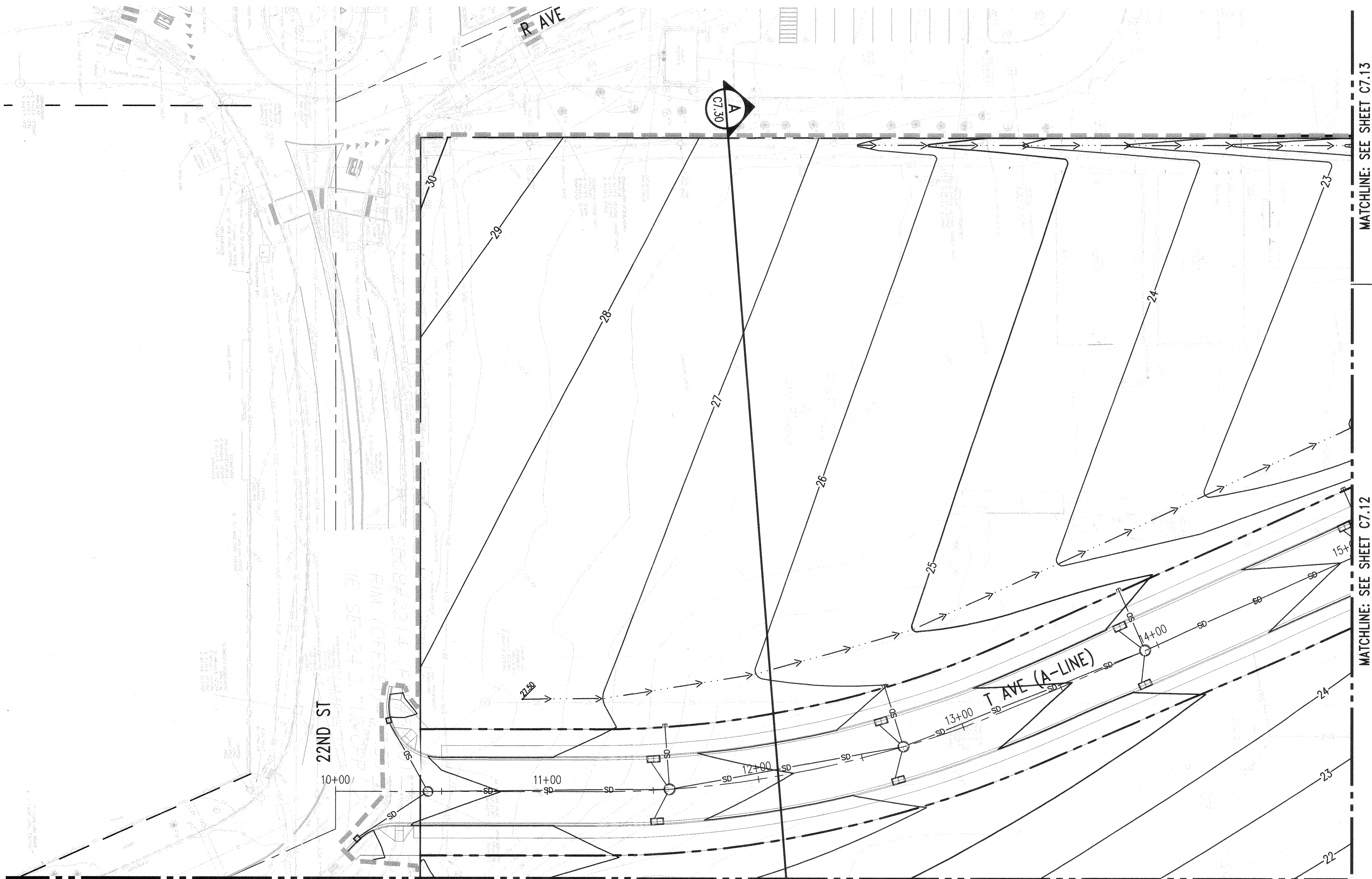
SHEET

C7.10

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DwgP

May 24, 2021 - 9:17am



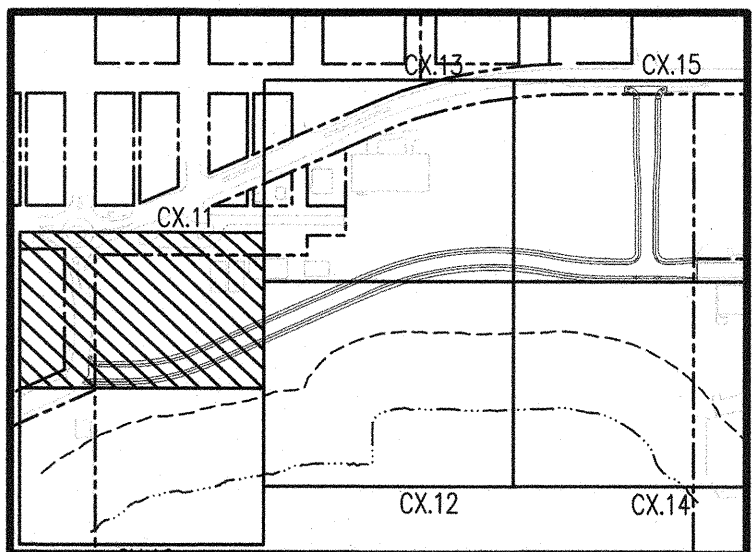
GENERAL NOTES:

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- SD --- STORM DRAIN AND STRUCTURES (SEE SHEETS C4.10 THRU C4.18)
- SWALE LINE
- LIMITS OF GRADING
- RIDGE LINE
- XX.XX SPOT ELEVATION
- SLOPE ARROW

PERMIT SET



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[Signature]
NORTH
0 15 30 60
1 inch = 30 feet

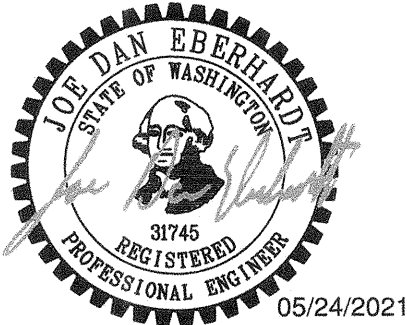
NO.	DATE	BY	CHD.	APPR.	REVISION

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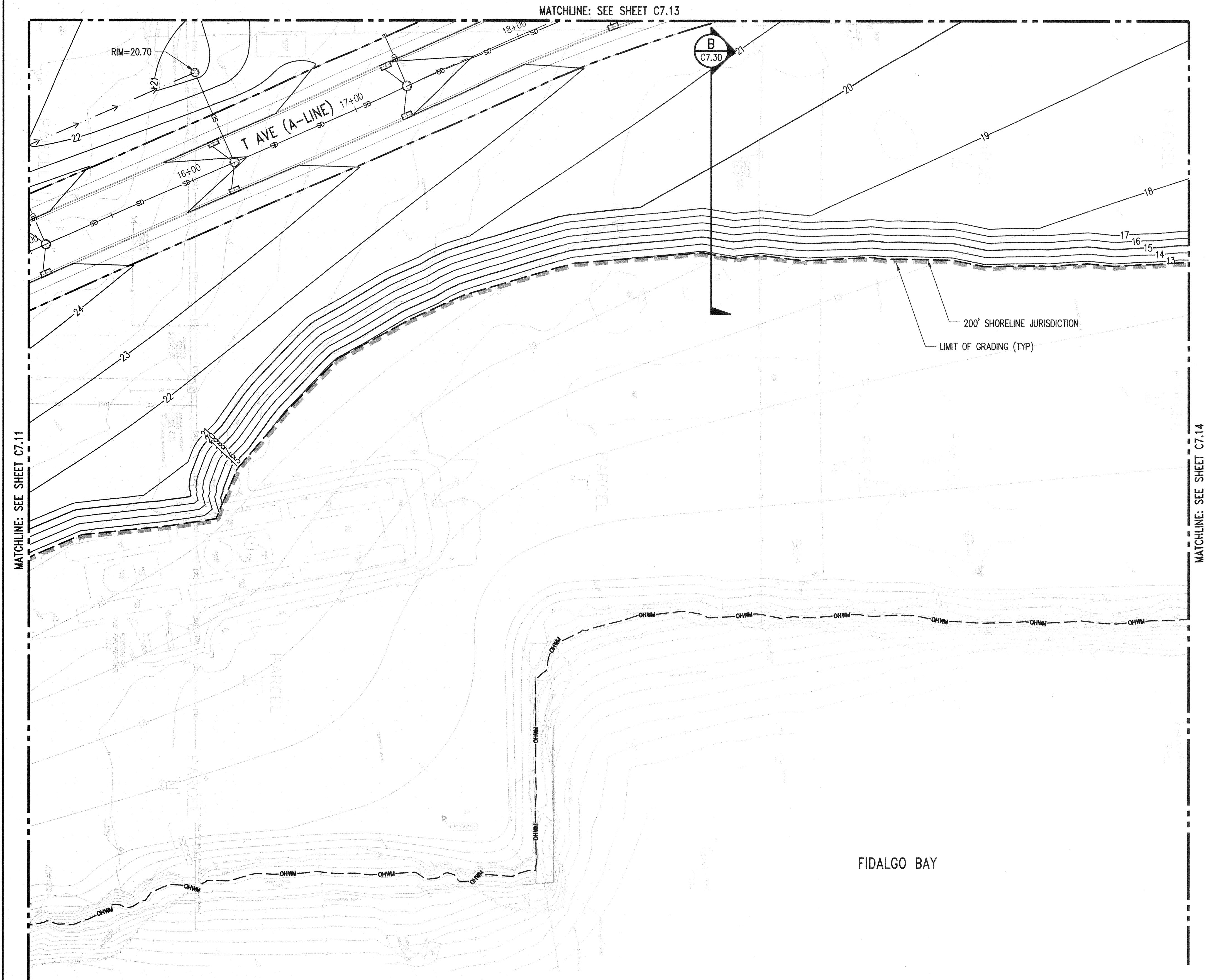
MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.
ROUGH GRADING PLAN

SHEET
C7.11

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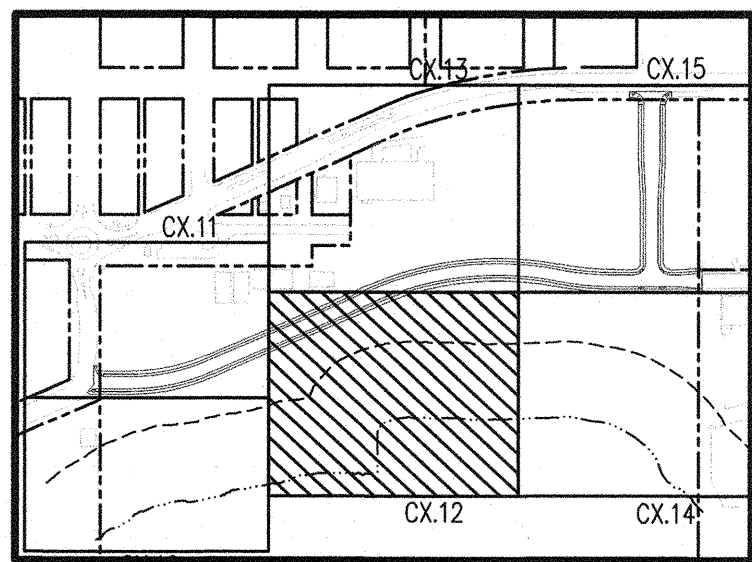


GENERAL NOTES:

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- SWALE LINE
- LIMITS OF GRADING
- RIDGE LINE
- XX.XX SPOT ELEVATION
- SLOPE ARROW



PERMIT SET

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DATE 04/30/2021	
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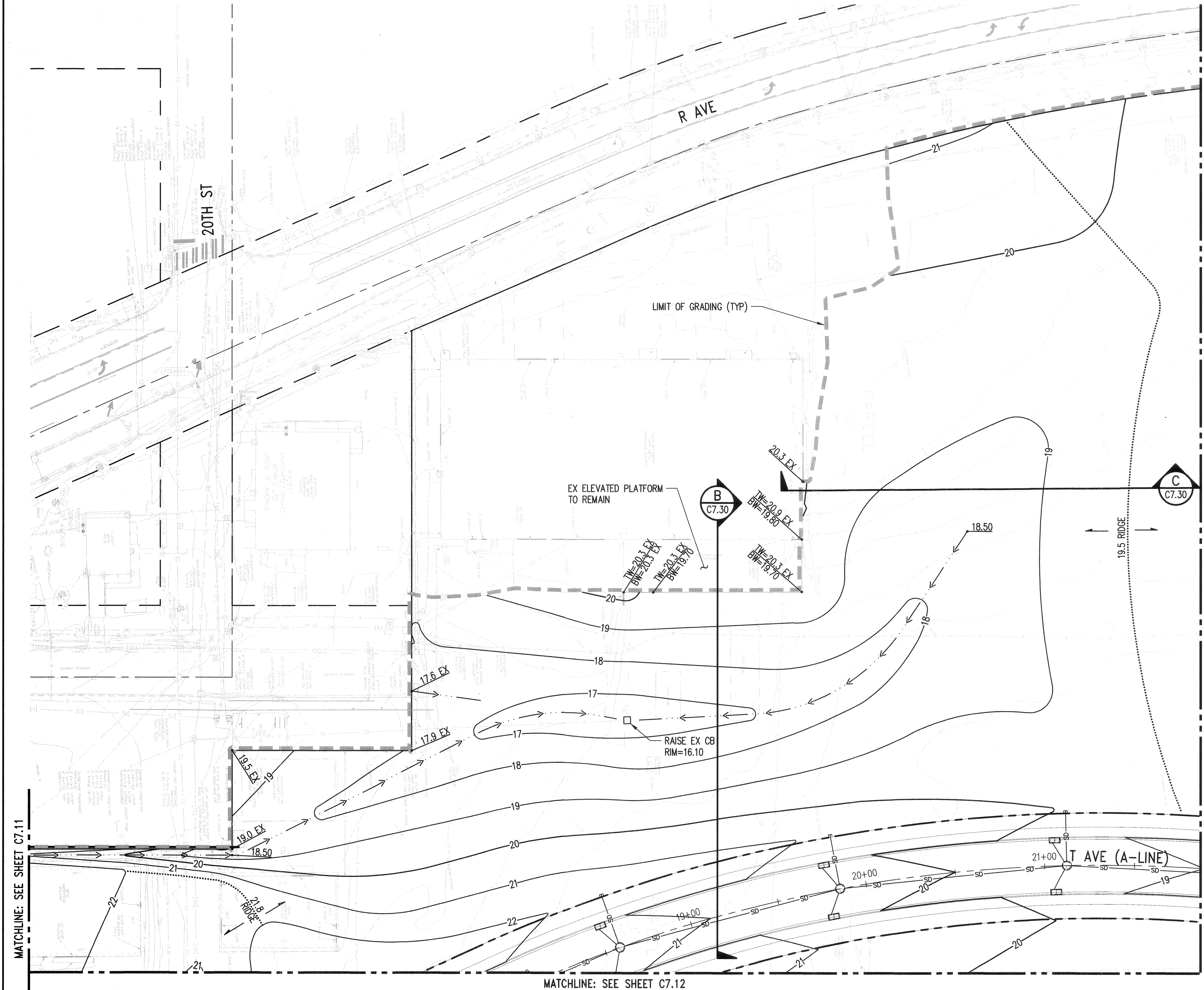
MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.
ROUGH GRADING PLAN

SHEET

C7.12

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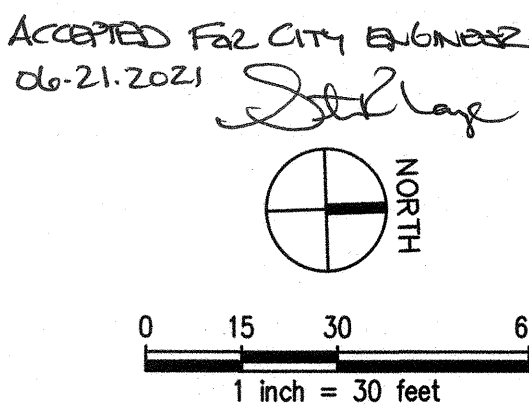
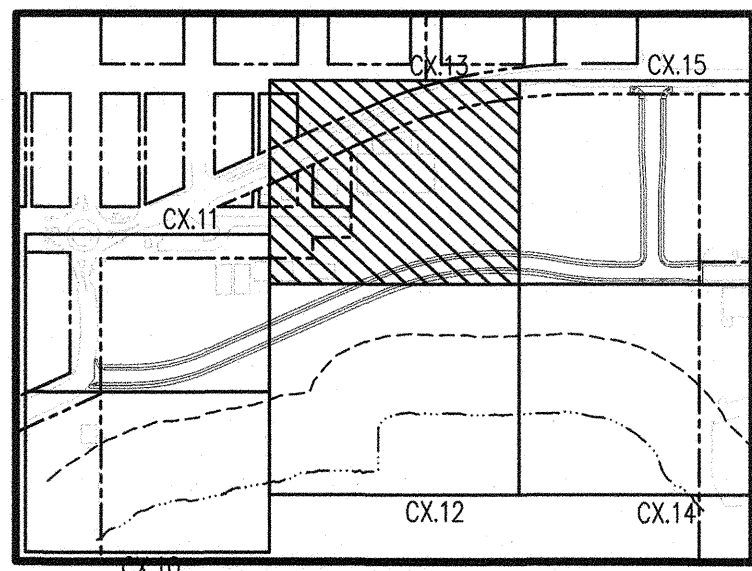


GENERAL NOTES:

1. SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
2. SEE SHEET C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
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- SWALE LINE
- LIMITS OF GRADING
- RIDGE LINE
- XX.XX SPOT ELEVATION
- SLOPE ARROW



NO.	DATE	BY	CHD.	APPR.	REVISION

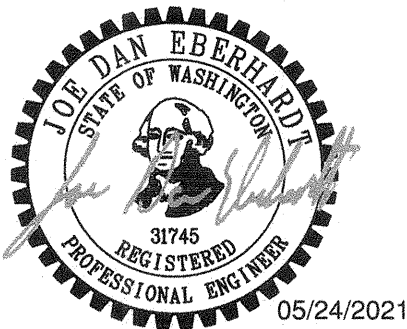
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DATE 04/30/2021	
J O B No. :1900301	

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ROUGH GRADING PLAN

SHEET

C7.13

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DavidP

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MATCHLINE: SEE SHEET C7.15

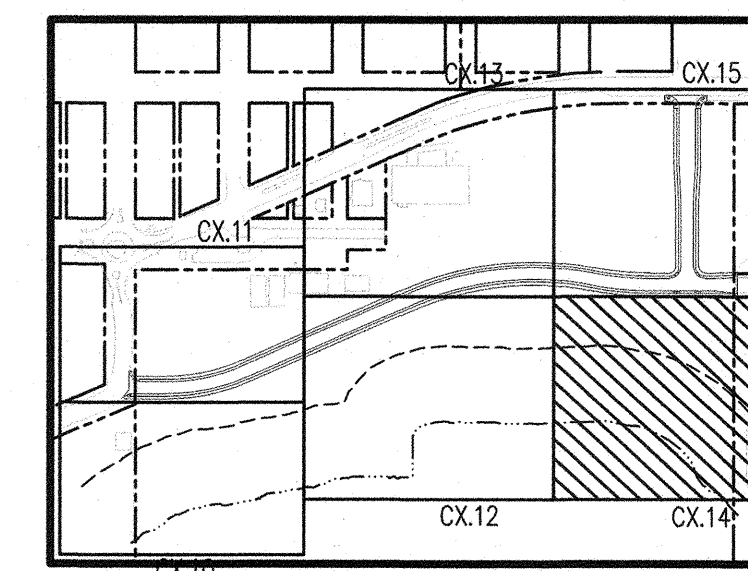


GENERAL NOTES:

1. SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
2. SEE SHEET C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
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- - - SWALE LINE
- - - LIMITS OF GRADING
- RIDGE LINE
- XX.XX SPOT ELEVATION
- SLOPE ARROW



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06-21-2021
[Signature]
NORTH
0 15 30 60
1 inch = 30 feet

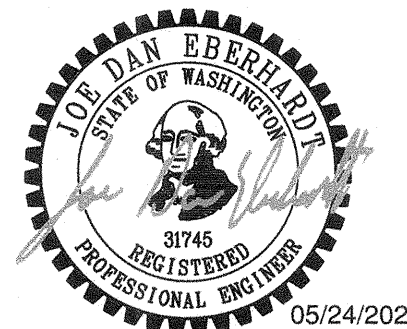
NO.	DATE	BY	CHD.	APPR.	REVISION

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DATE 04/30/2021	
J O B No. :1900301	

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SEC. 19, T. 35 N., R. 02 E., W.M.
ROUGH GRADING PLAN

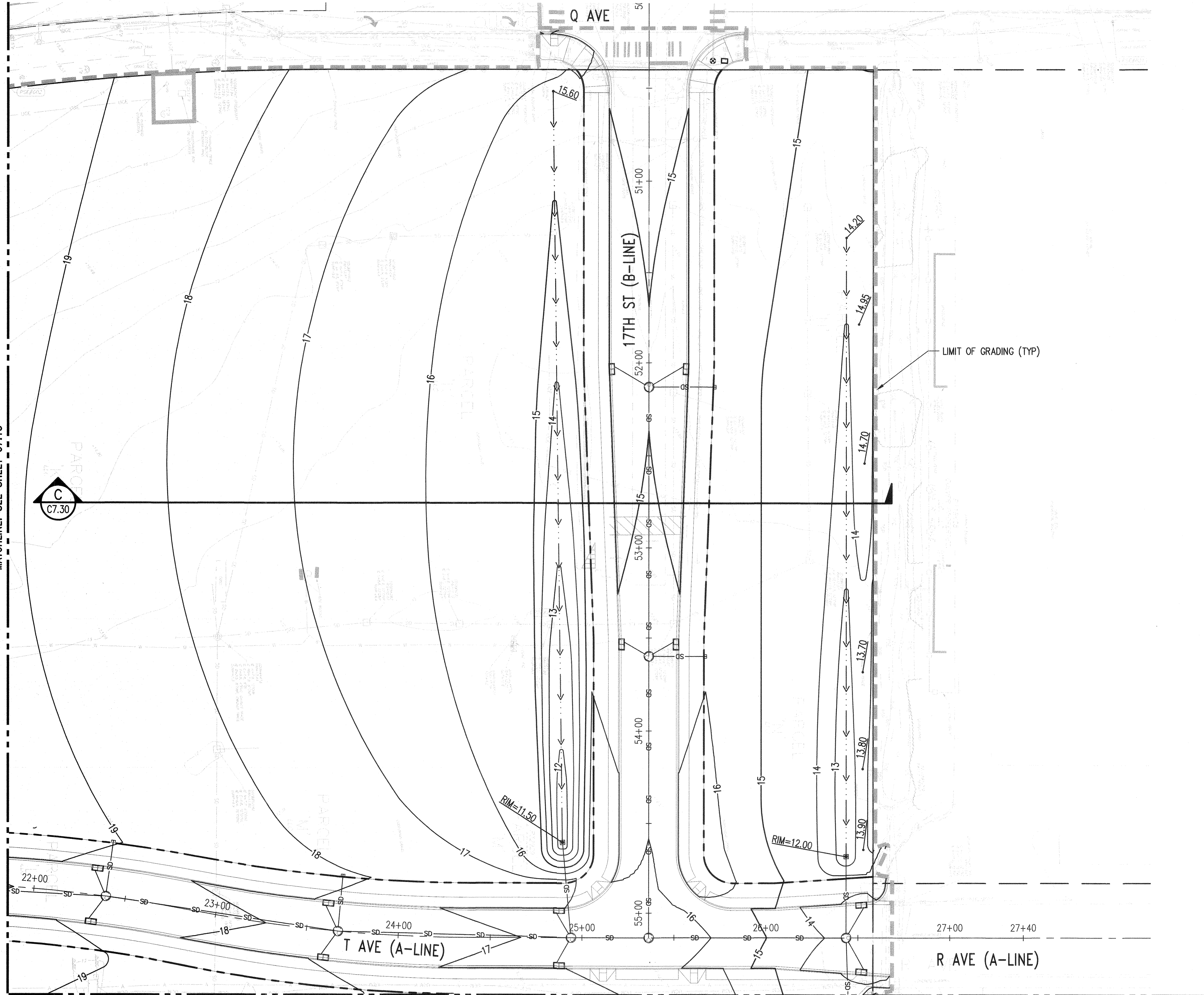
SHEET
C7.14

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DavidP

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MATCHLINE: SEE SHEET C7.13



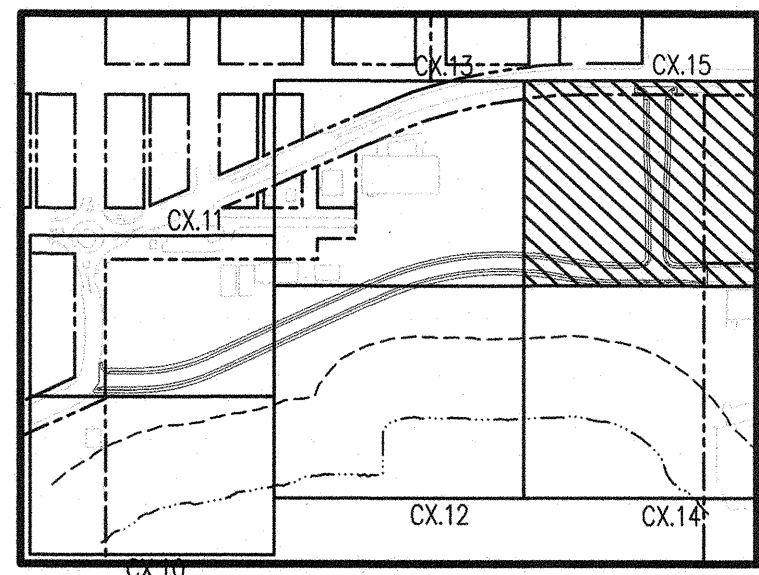
MATCHLINE: SEE SHEET C7.14

GENERAL NOTES:

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- XX.XX SPOT ELEVATION
- SLOPE ARROW



ACCEPTED FOR CITY ENGINEER
06.21.2021
NORTH
0 15 30 60
1 inch = 30 feet

NO.	DATE	BY	CHD.	APPR.	REVISION

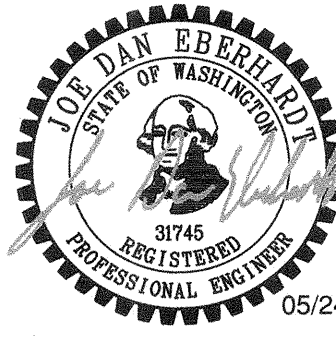
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MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.
ROUGH GRADING PLAN

SHEET

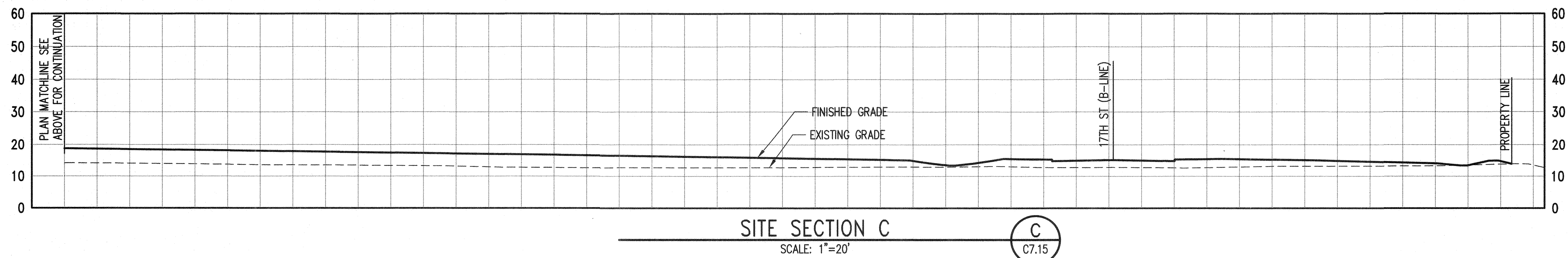
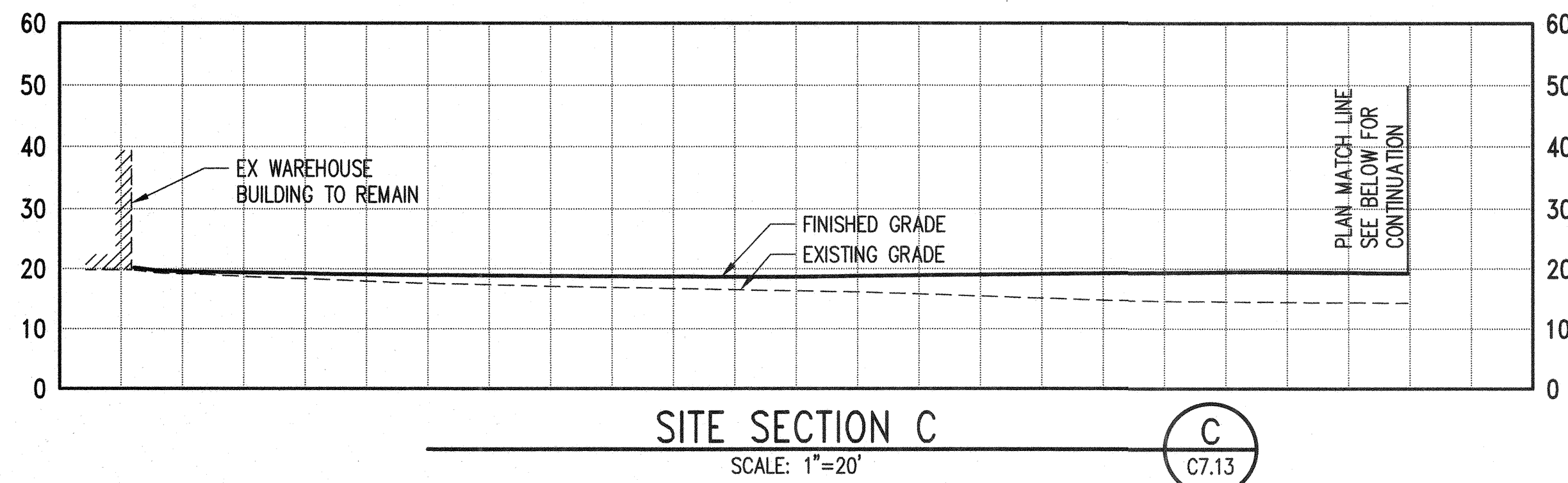
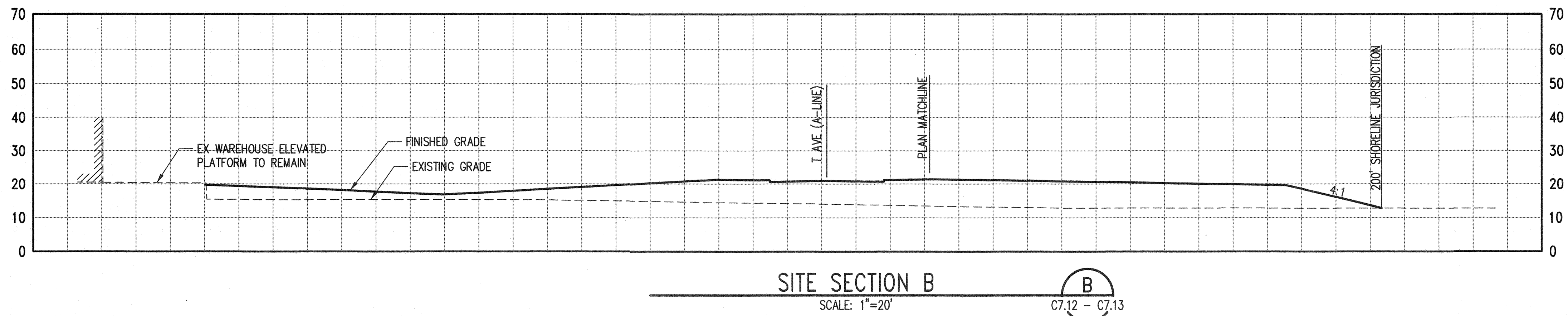
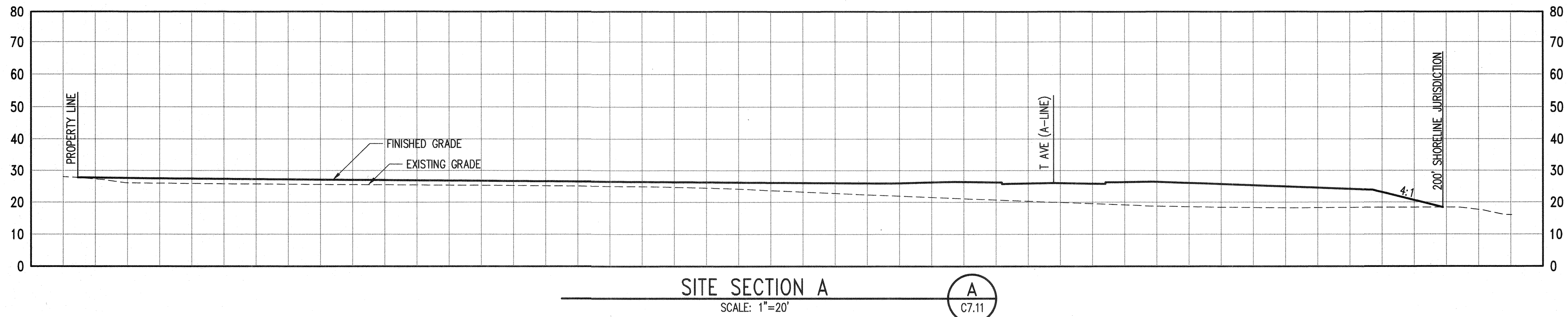
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PERMIT SET

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DavidP

May 24, 2021 - 9:18am



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06-21-2021 *[Signature]*

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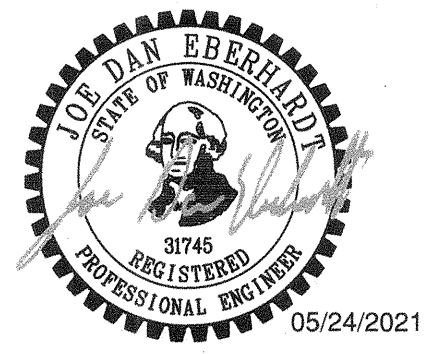
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MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

SITE SECTIONS

SHEET

C7.30

PERMIT SET

CULTURAL RESOURCES REPORT COVER SHEET

DAHP Project Number: 2021-01-00310

Author: Garth L. Baldwin, Alex L. Berry, and Marsha Hanson

Title of Report: Cultural Resources Assessment for the MJB Northern Roadway Review, Anacortes, Skagit County Washington

Date of Report: January 20, 2021

County(ies): Skagit Section: 19 Township: 35N Range: 2E
Quad: North Anacortes, WA (1977) Acres: 28

PDF of report submitted (REQUIRED) ☒ Yes

Historic Property Inventory Forms to be Approved Online? ☐ Yes ☒ No

Archaeological Site(s)/Isolate(s) Found or Amended? ☐ Yes ☒ No

TCP(s) found? ☐ Yes ☒ No

Replace a draft? ☐ Yes ☒ No

Satisfy a DAHP Archaeological Excavation Permit requirement? ☐ Yes # ☒ No

Were Human Remains Found? ☐ Yes DAHP Case # ☒ No

DAHP Archaeological Site #:

- Submission of PDFs is required.
- Please be sure that any PDF submitted to DAHP has its cover sheet, figures, graphics, appendices, attachments, correspondence, etc., compiled into one single PDF file.
- Please check that the PDF displays correctly when opened.



DRAYTON ARCHAEOLOGY

Cultural Resources Assessment for the MJB Northern Roadway Review Anacortes, Skagit County Washington



Prepared By:

**Garth L. Baldwin, M.A., RPA 16248,
Alex L. Berry, M.A.,
and Marsha Hanson, B.A.**

Prepared For:

**Jimmy Blais
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5050 1st Ave. S., Suite 102
Seattle, Washington 98134**

Drayton Archaeology Report: 1220E

January 20, 2021

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Cultural Resources Assessment for the MJB Northern Roadway Review, Anacortes, Skagit County Washington

Author: Garth L. Baldwin, Alex L. Berry, and Marsha Hanson
Date: January 20, 2021
Location: Anacortes, Skagit County, Washington
USGS Quad: North Anacortes, WA (1977)
Legal: Section 19 Township 35 North Range 2 East

PROJECT SUMMARY

Drayton Archaeology (Drayton) was retained by MJB Properties to conduct a cultural resources assessment for the MJB North Roadway Project located in Anacortes, Skagit County, Washington. The development intends to construct a new two-lane roadway extending from T Avenue connecting to 17th Street and R Avenue. The project also includes the installation of utilities and the placement of fill throughout the property. The project is subject to compliance with Washington State Environmental Policy Act (SEPA) review through the City of Anacortes. The present investigation was designed to determine the presence or absence of cultural resources (cultural, historical, or archaeological materials or sites) in the project area. Probability determination was based upon the review and analysis of past environmental and cultural contexts, and previous cultural resources studies and sites recorded within one mile of the project area.

Drayton's cultural resource assessment for this project encompassed several elements including background review; field investigation to identify any previously unrecorded cultural resources concerns; and production of this report. Consulted resources included local geologic data to better understand the depositional environment; archaeological, historic, and ethnographic records on file on the Washington Information System for Architectural and Archaeological Records Data (WISAARD) database; and selected published local historic records, aerial photography, and historic maps. Background review determined the project corridor to be in an area of moderate archaeological potential. Field investigation consisted of surface survey and subsurface testing. Based on the results of the present review, Drayton recommends that the project proceed as designed, and that no further archaeological oversight is warranted.

REGULATORY CONTEXT

This project is subject to the State Environmental Policy Act (SEPA). SEPA requires that impacts to cultural resources be considered during the public environmental review process. Under SEPA, the Washington State Department of Archaeology and Historic Preservation (DAHP) is the sole agency with technical expertise regarding cultural resources and provides formal opinions to local governments and other state agencies on a site's significance and the impact of proposed projects upon such sites.

It should also be recognized that Washington State law provides for the protection of all archaeological resources under RCW Chapter 27.53, Archaeological Sites and Resources, which prohibits the unauthorized removal, theft, and/or destruction of archaeological resources and sites. This statute also provides for prosecution and financial penalties covering consultation and the recovery of archaeological resources. Additional legal oversight is provided for Indian burials and grave offerings under RCW Chapter 27.44, Indian Graves and Records. RCW 27.44 states that the willful removal, mutilation, defacing, and/or destruction of Indian burials constitute a Class C felony. A recent addition to Washington legal code, RCW 68.50.645, Notification, provides a strict process for the notification of law enforcement and other interested parties in the event of the discovery of any human remains regardless of perceived patrimony.

PROJECT LOCATION AND DESCRIPTION

The proposed project is located in the City of Anacortes, Washington, in Section 19, Township 35 North, Range 2 East, Willamette Meridian (Figures 1 and 2). MJB Properties is proposing the construction of a new two-lane roadway extending from T Avenue connecting to 17th Street and R Avenue (Figure 3). In the continuation of this project, MJB Properties will extend utilities (power, water, gas etc.) along the development corridor and add fill across the project area.

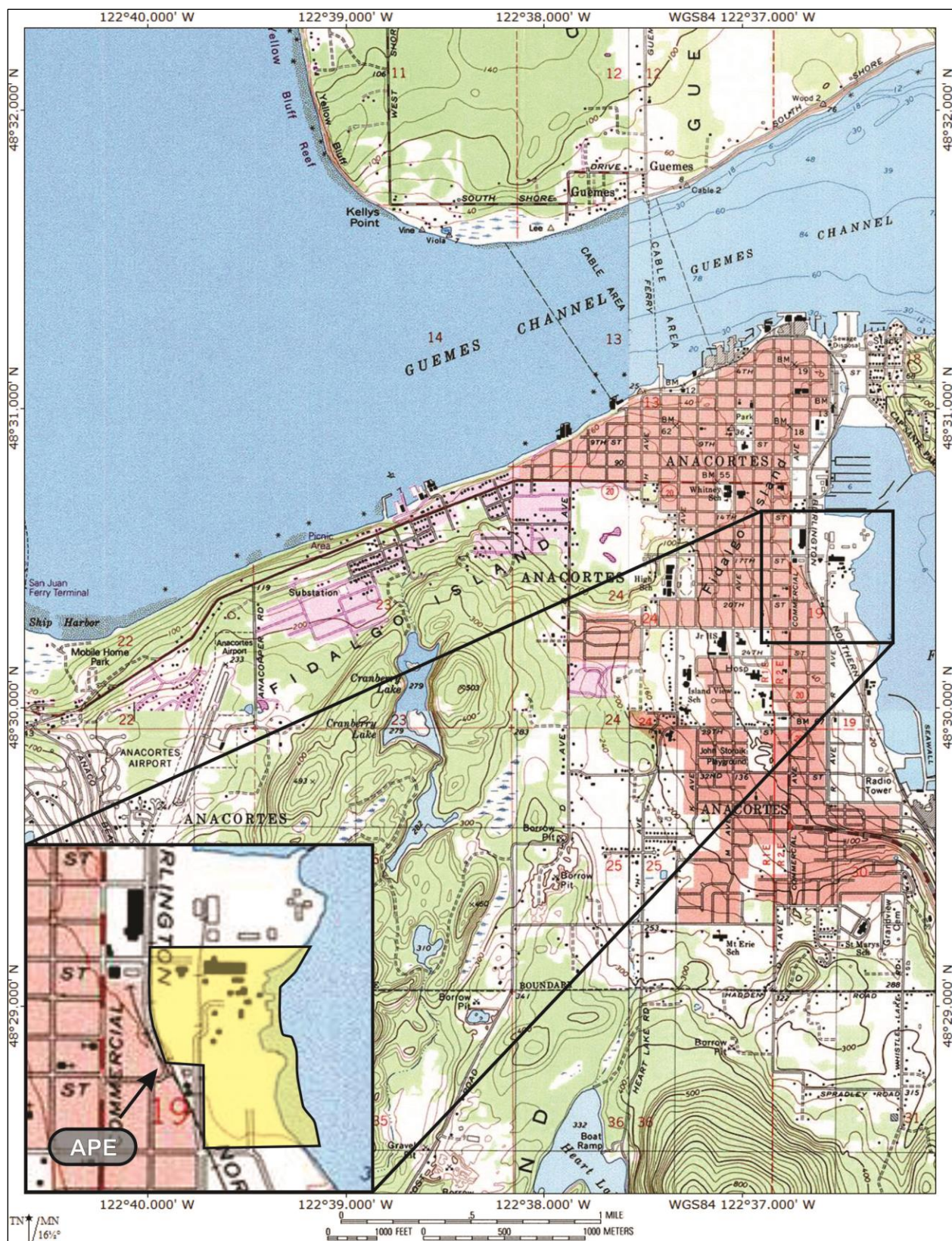
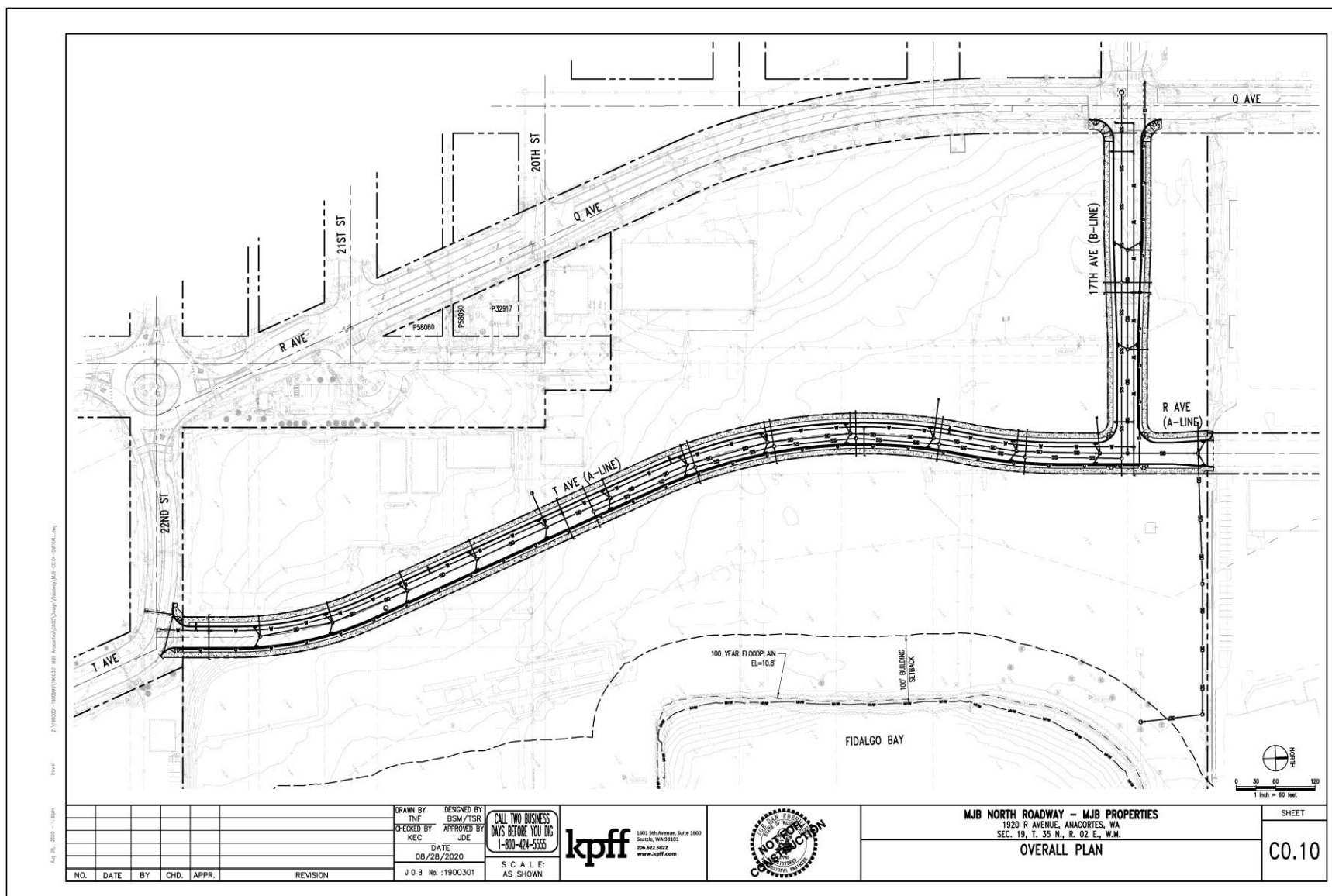


Figure 1. USGS (1977) North Anacortes WA 7.5-minute quadrangle map detailing the location of the project.



Figure 2. An aerial image illustrating the location of the PROJECT. Image from Google Earth, adapted by Drayton Archaeology.



BACKGROUND REVIEW

Determining the probability for cultural resources to be present within the project area was based upon review and analysis of the environmental and cultural contexts, as well as previous cultural resource studies and sites recorded in or near the project area. Consulted sources included reviewing local geologic data to better understand the depositional environment; archaeological, historic and ethnographic records on file on the Washington Information System for Architectural and Archaeological Records Data (WISAARD) database; and selected published local historic records.

Environmental Context

Topography and Geology

The MJB North Roadway project area is located on Fidalgo Island. Fidalgo Island has a complex geological history. The bedrock consists of an assemblage of Paleozoic through Mesozoic (~540-65 million year ago) sedimentary and volcanic rocks that were accreted to North America as oceanic crust was subducted under the continental crust (Brown and Dragovich 2003).

Fidalgo Island falls within the Puget Lowlands, a geological and physiographic province that was shaped by at least four periods of extensive glaciation during the Pleistocene (Easterbrook 2003; Waitt and Thorson 1983). The bedrock was depressed and deeply scoured by glaciers and sediments were deposited and often reworked as the glaciers advanced and retreated. A thick mantle of glacial till and drift were left on many portions of Fidalgo Island at the end of the last of these glacial periods: the Fraser Glaciation.

The Vashon Stade of the Fraser Glaciation began around 18,000 B.P. with an advance of the Cordilleran ice sheet into the lowlands (Porter and Swanson 1998). As the ice built up one lobe flowed down into the Puget Lowland and another lobe filled the Strait of Juan de Fuca. The ice in the Puget Lobe reached its terminus just south of Olympia between 14,500 and 14,000 BP (Clague and James 2002; Easterbrook 2003; Waitt and Thorson 1983). The Puget Lobe was thicker towards the north and thinned towards its terminus. The depth of the ice over the San Juan Islands is estimated to have been about 1600-1800 meters (Easterbrook 2003).

The Puget Lobe began to retreat shortly after reaching its terminus. Marine waters entered the lowlands that had been carved out by the glacier and filled Puget Sound. The remaining ice was floated and wasted away rapidly. Everson glaciomarine drift deposits dating between 12,500 and 11,500 BP were released from the melting glacial ice and deposited on the sea floor across the northern and central Puget Lowland (Easterbrook 2003). The enormous weight of the ice had depressed the land but as the crust rebounded relative sea levels fell and exposed some of the drift deposits (Clague and James 2002; Easterbrook 2003).

The project area overlies the bedrock of the Fidalgo complex (Brown and Dragovich 2003). The Fidalgo complex consists of peridotite, gabbro, quartz diorite-tonalite, sedimentary breccia, argillite, and volcanic-lithic sandstone. The surficial geology within the project area has been mapped as Vashon Stade glacial till. (McKee 1972).

Soils

According to the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS n.d.) and the University of California Davis SoilWeb (UCDavis SoilWeb n.d.) soils at the property location have been mapped as Xerorthents, disturbed complex. Tidal-Xerorthents are located on hillslopes and beaches and are derived from beach sand and colluvium from glacial outwash deposits. A typical pedon consists of an A horizon of 0 to 2.5 centimeters (cm) of very gravelly sand, a C1 horizon of 2.5 to 51 cm of very gravelly sand, and a C2 horizon of 51 to 152 cm of very gravelly sand (NRCS n.d.).

Vegetation and Fauna

The Puget Sound basin, as part of the Puget Trough, is part of the *Tsuga heterophylla* zone. Precontact vegetation would have included an overstory of Western Red cedar (*Thuja plicata*), Western Hemlock (*Tsuga heterophylla*), and Douglas fir (*Pseudotsuga menziesii*) (Franklin and Dyrness 1973). Lowland areas would have had a canopy dominated by, but not limited to, red alder (*Alnus rubra*), Oregon maple (*Acer macrophyllum*), and Willow (*Salix sp.*) and a thick understory of stinging nettles (*Urtica dioica*), bracken fern (*Pteridium aquilinum*), sword fern (*Polystichum munitum*), skunk cabbage (*Lysichiton americanus*) and Nootka rose (*Rosa nutkana*). Currently the project area is in a developed residential area. The ground is covered by lawn, landscape plants, a few mature Douglas fir trees, asphalt and concrete as well as standing structures.

A substantial marine invertebrate population in coastal waters near the project area would have included bivalves such as the steamer clam (*Leukoma staminea*), butter clam (*Saxidomus giganteus*), horse clam (*Tresus capax*), and basket cockle (*Clinocardium nuttali*). Univalves would have included frilled dogwinkle (*Nucella lamellosa*). These shellfish were a significant contribution to the precontact diet.

Abundant pink salmon (*Oncorhynchus gorbuscha*) runs go through Deception Pass on their route to the Skagit River. Other anadromous fish species would also be available in the nearshore and offshore environments. Additional harvested marine species in the surrounding waters would have included dogfish (*Squalus acanthias*), Pacific cod (*Gadus macrocephalus*), lincod (*Ophiodon elongatus*), herring (*Clupea harengus*), and Eulachon (*Thaleichthys pacificus*).

In addition to a broad range of seasonal and permanent birds, the near shore waters contain various marine mammal species that may have contributed to the precontact diet, Harbor Seal (*Phoca*

vitulina) being the most prominent. Terrestrial mammals are rarer and tend to be smaller species. Black tail deer (*Odocoileus hemionus*) are still found on Fidalgo and elk (*Cervus canadensis*) were previously found on the island.

Cultural Context

There are number of Coast Salish groups that have traditional claims to the area surrounding the project area. The aboriginal inhabitants of the area were classified by Suttles (1951:6) as Northern Straits Salish, a group of Coast Salish peoples differentiated by dialect and areas of occupation. It is important to note that these names were imposed upon the indigenous population by Europeans who expected them to be static groups and that these labels would logically apply to all descendents. The Samish are recognized as the local Northern Straits Salish group, although the Swinomish and Lummi have made claims to the area because of longtime family connections and traditional cooperative use. Distinguishing the Northern Straits Salish is their language, Lkungen, which differs from its close sister language Klallam (Southern Straits Salish) and is distinct from Lushootseed, spoken by other Coast Salish peoples further to the south and east (Blukis-Onat 1987; Thompson 1978). Straits Salish peoples also differ from other Coast Salish by the subsistence strategies focused primarily on marine resources and reef-netting of sockeye salmon.

Native people of the Northwest coast recognized ancestry, rights to resources, resource locations, settlement areas, songs, dances, rituals and other cultural expressions as dynamic and individually restrictive, not group based as is understood by the European world view of nationalities. Prior to European contact and influence the Coast Salish peoples were less segmented. They were more of a fluid entity then after the divisive influences brought by Euroamericans and other non-Native influences. Traditional land use rights were determined by marriage and/or inheritance; therefore, intermarriage (for one) between groups frequently created dynamic opportunities for resource acquisition. In addition, the artificial political boundary of the US/Canada border is another artifice of European conquest that further divided indigenous life ways.

According to Ruby and Brown (1992) winter villages were preferentially located on Fidalgo, Samish and Guemes Islands during the precontact period. According to Suttles (1951), the north and west shores of Fidalgo Island were used exclusively by the antecedents of today's Samish Nation. Resources were taken from specific areas when it was the best time of year to do so, people would have travelled throughout the area occupying particular areas relative to what resource was available and to which they had rights to exploit. In the spring and summer, they utilized the southern and eastern portions of Lopez Island and the surrounding smaller islands as part of their seasonal round to live and gather resources during the year (Suttles 1951). There were not fixed boundaries and that the highly mobile people maintained extensive contact with their neighbors and shared use areas with each other (Blukis -Onat 1987).

Expansion for colonization along with trade brought Europeans into contact with the Native population of the islands. The navigable trade waters surrounding the San Juan Islands were first visited by Spanish explorers Francisco de Eliza, Juan Pantoja y Arriga, and later British explorers such as Lieutenant William Broughton, sailing under George Vancouver. Fidalgo Island was first sighted by the Spanish on July 5, 1790 by Manuel Quimper while exploring the inland waters of Washington (Blumenthal 2004). He named the island for Lieutenant Salvador Fidalgo who he had previously dispatched to explore the Alaskan coast and determine the extent of Russian migration (Blumenthal 2004).

The early European explorers would have been looking for resources to exploit such as timber, farmland, and furs. The first settlers did not arrive on Fidalgo Island until the 1850's. Its relative isolation and resource potential relegated it to a secondary concern for Euroamerican settlement (Lunsford 2009). Shortly after the arrival of permanent residents to the island the majority of the Native population relocated to nearby islands or the Swinomish Reservation once it was established in 1873 (Sampson 1972).

In 1879 the town of Anacortes, originally called Ship Harbor, was founded by railroad surveyor Amos Bowman. Eventually the town was renamed for his wife, Anna Curtis Bowman. In the 1880s Anacortes had a large population boom as a result of the expectation that it would become a railway terminus. Between January and March 1890, the population of the town grew from 40 to 3,000. However, in 1893 Anacortes along with other towns hoping to be railroad terminals were suffering from the "Panic of 1893" an economic depression tied to the overbuilding and questionable financing of the railroad industry that resulted in bank failures and was the worst economic depression the United States had faced to that date. Anacortes rebounded from this economic crisis with the establishment of fish canneries, fruit canneries, sawmills, shingle mills, and factories by the turn of the century (Lunsford 2009).

The first of these canneries the Fidalgo Island Packing Company was opened in 1893. This cannery employed about 350 people including Chinese, Norwegian, and Greek Euroamerican immigrants, as well as a large body of Samish workers, employed for their knowledge of traditional salmon fishing and netting sites located nearby (Waterhouse 1986). The Samish lived in separate quarters, like the Chinese, away from the larger body of Euroamerican employees. The remains of their living area are still observable surrounding Cannery Lake and the Ship Harbor wetlands around the Washington State Ferry Terminal (Baldwin et al. 2007; Gill 2008; Koziarski and Baldwin 2010a, 2010b, 2010c; Waterhouse 1986; Wessen and Waterhouse 1987). Cannery operations continued in Ship Harbor into the 1920's when the cannery and rail were closed, abandoned, and subsequently sold to the Port of Anacortes.

Recent Land Use

County Assessor's records, historical aerial images, and maps including historical topographic, t-sheets, plats, and GLO surveys, were utilized to determine recent land use within and surrounding the current project area. These documents and images can also determine whether landforms or properties remain intact, or if significant changes have occurred through time.

The earliest map obtained is the General Land Office survey from 1872. No landowner is listed; however, a land patent search indicates that most of the land in Township 35, Range 2 East, and Section 19 was owned by Shadrach (Shade) Wooten, and Thomas F. Lamb owned a single tract. Wooten sold his claim to the Noah Nelson family in 1882, and his brother Richard Wooten's claim sold to F.A. Hill following his death (Anacortes Museum & Heritage Center n.d.; Beard n.d.; White 1898).

The next earliest map of the site can be located on the 1888 T-Sheet (USC&GS). The T-Sheet, as well as the GLO map (1872) both indicate the natural curvature of the shoreline near Cap Sante, the promontory northeast of the site. Unlike the GLO plat map, the T-Sheet indicates that the area surrounding the property was marsh like or consisted of tidal flats (Figure 4).

With Euro-American settlement, land along the Fidalgo Bay shoreline changed drastically as lumber mills began popping up and the number of residents in the area increased. The property has had a commercial use historically. Portions have been variously used for industry, including as a lumber mill as early as 1890 (Port of Anacortes n.d.), and over time the tidelands and other portions of the shoreline were filled (Figures 5 – 6).

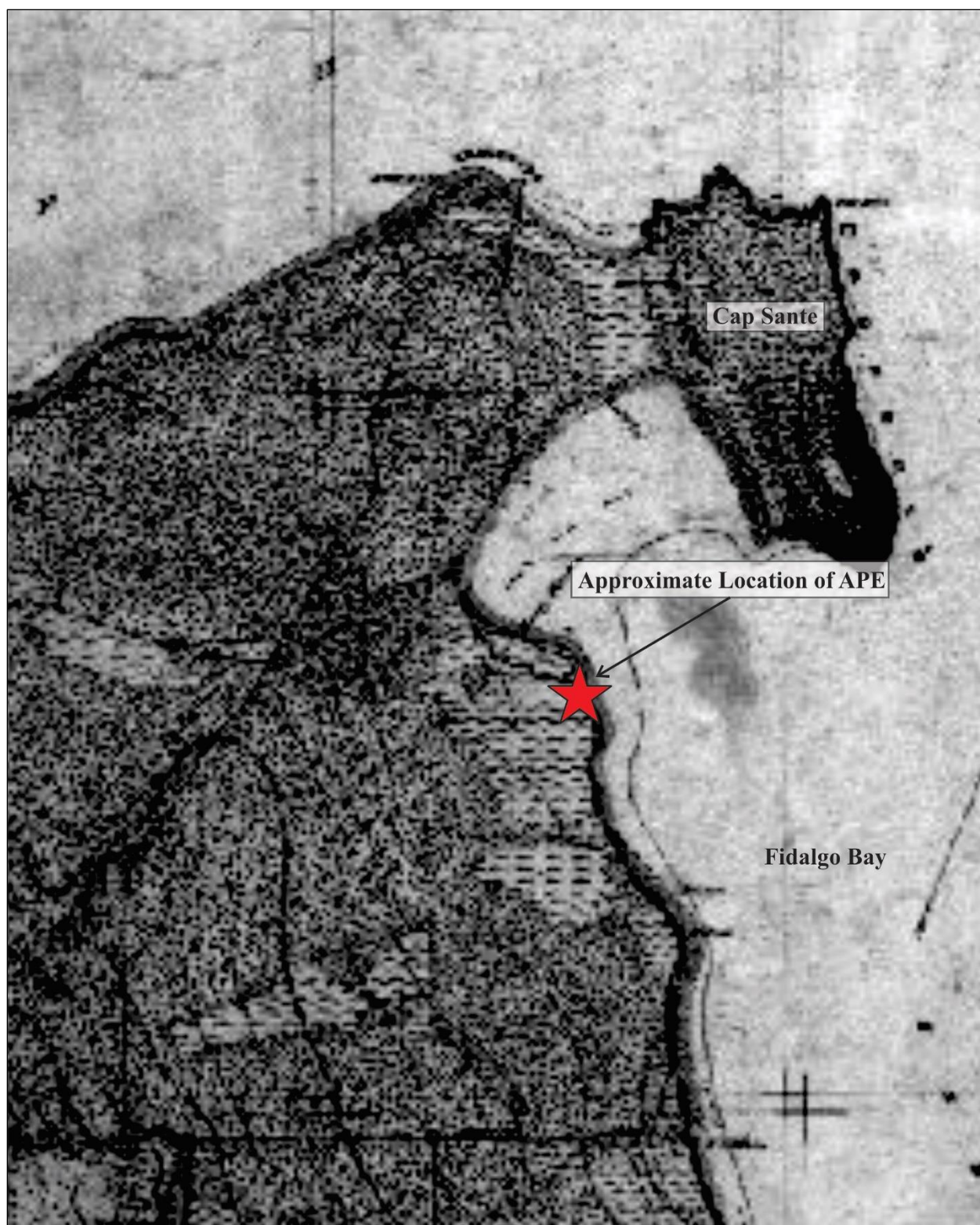


Figure 4. A portion of the USCGS 1888 T-Sheet illustrating the natural shoreline and approximate property, note the surrounding area is marsh and/or tide flats.



Figure 5. A 1943 aerial image illustrating the location of the property on the drastically changing shoreline. Image from Whatcom Conservation District, adapted by Drayton.

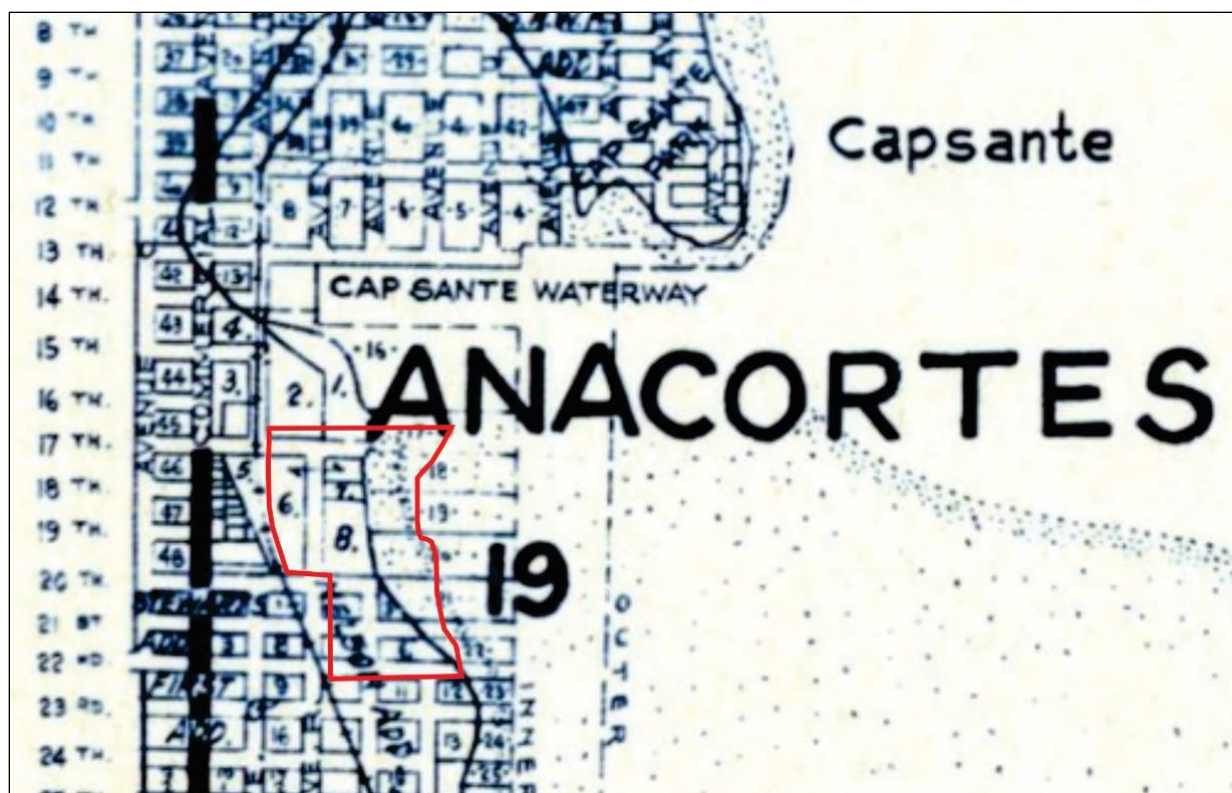


Figure 6. A portion of the Metsker's 1941 plat map illustrating changes to the shoreline and filling that had occurred by this time. Approximate location of the property is outlined in red. Note original shoreline to the north.

The landownership of the property is not readily apparent when examining the Metsker plat maps (Metsker 1941, 1972) but according to the Port of Anacortes and historic aerial images, it is likely the property, or portions of, were utilized for lumber industry. The Former Scott Paper Mill (FSPM) is listed as the adjacent property to the north in 1972 (Figure 7), however, the present property is not. The Port of Anacortes (n.d.) lists the location of the FSPM as bounded by Seafarers Way to the north, Q Avenue to the west, and 20th St to the south, which encompasses most of the current site. The Port of Anacortes (n.d.) indicates the area was used as a lumber mill beginning in 1890. In 1925 a pulp mill was constructed and operated as the Fidalgo Pulp Manufacturing Company. In 1940 Scott Paper Co. bought the property. The lumber mill closed in 1955 and the pulp mill operated until 1978 (City of Anacortes 2018). In 1978 the property was divided and sold, with the Port of Anacortes buying the northern half of the property, north of the property and south of Seafarers Way. The port operated the area as log storage in the early 1990s before selling most of the other parcels off (Port of Anacortes n.d.). Clean-up and redevelopment of the area subsequently occurred.

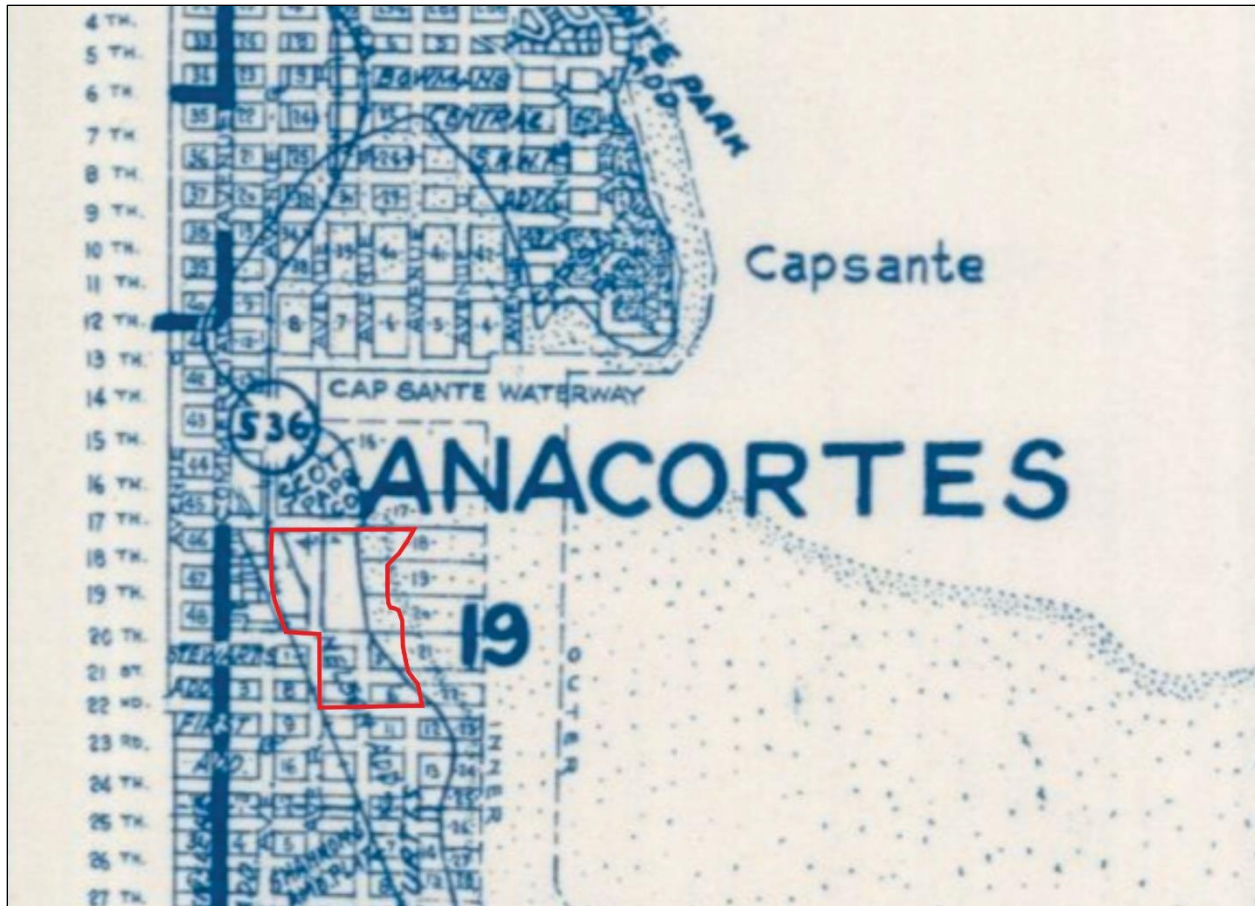


Figure 7. A portion of the Metsker's 1972 plat map illustrating the project location and the Scott Paper Co. to the north.

While the Scott Paper Co. was listed as owning the property north of 17th Street, the Port of Anacortes (n.d.) and aerial images indicate the property was utilized as part of the lumber industry at least until the mill closed (Figures 8 – 9). After the mill closed the buildings were dismantled, and the area appears to have been used for a variety of storage needs through the present (Figures 10 – 12). In 1996 the Metsker plat map lists Heritage NV as the property owner, however, no information regarding that company was identified during internet searches.



Figure 8. An aerial image from Skagit County iMap illustrating the project location and land use in 1969.



Figure 9. A 1977 aerial image illustrating land use in the vicinity in yellow dashed line (approximate). Image from WSDOE, view is west-southwest.



Figure 10. A 1994 aerial image of site (approximate boundary in dashed yellow line) after the mill had been demolished, use appears to be storage. View is west. Image from WSDOE.



Figure 11. A 2000 shoreline image illustrating use within the northern portion of the property (dashed yellow line), viewing west. Image from WSDOE.

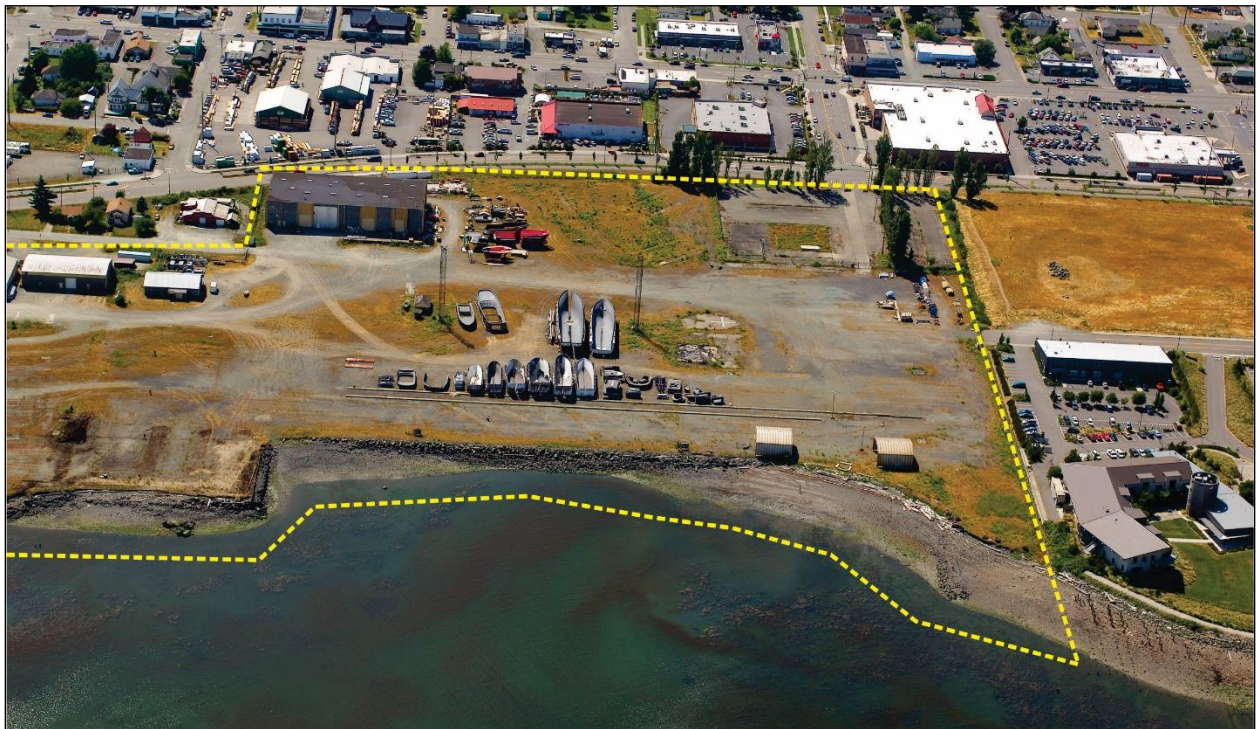


Figure 12. An adapted WSDOE 2006 shoreline image illustrating the northern portion of the property (yellow dashed line) and current land use. View is west.

Previous Archaeology and Cultural Resource Surveys

According to files held at DAHP, there has been twenty-five cultural resource studies previously conducted within a one-mile radius of the property (Table 1). Seven archaeological sites are also located within the same search radius (Table 2).

Table 1. Cultural resource studies conducted within a one-mile radius of the project area.

Reference	Report Title	Results
Hawthorne, Paige 2019	Archaeological Investigation Report: Salish Inn Construction, 907 30th Street, Anacortes (P60611, P60612, P60613), Skagit County, Washington	Negative
Baldwin, Garth 2018	Cultural Resources Review of the Classic Transitions Development Project, Anacortes, Washington	Negative
Baldwin, Garth 2015	Cultural Resources Review of the Anacortes School District #103 High School Renovation and Reconstruction	Negative
Baker, R. Todd 2015	Cultural Resource Survey: Proposed Telecommunications Tower Site, Site Name: WA1 Storvik Park - New Build, Anacortes	Negative
Baldwin, Garth 2014	Letter to Adam Escalona RE: Cultural Resources Review of the SN2883 Downtown Anacortes Cell Tower Co-Locate and New Construction	Negative
Walker Gray, Connie 2014	DRAFT: National Register of Historic Places Evaluation for WAARNG/WMD Buildings and Structures Facilities in Anacortes, Centralia, Kent, and Spokane/Geiger Field	Historic property inventory
Hartmann, Glenn 2012	Letter to Jimmy Blais RE: Cultural Resources Assessment for the HFA Boatyard Project, Anacortes	Negative
Moreno, Meredith 2011	Archaeological Assessment for the Fidalgo Bay Raod Improvement Project, Anacortes, Washington	Negative
Koler, Julie 2010	Reconnaissance Survey "Old Town" and South to 24th Street, Anacortes	Historic property inventory
Chatters, James 2010	Cultural Resources Assessment of Remedial Investigation Activities at Former Custom Plywood Mill	Negative
Gilpin, Jennifer 2009	Archaeological Monitoring Report for the Port of Anacortes Pier 1 Redevelopment Project, City of Anacortes	45SK00411 45SK00410
De Boer, Trent 2009	Cultural Resources Survey, 6th Street and Guemes Island Ferry Terminal Project	Negative
Witt, Thomas 2009	Letter to William E. Hogg RE: Cultural Resources Review of Parcel Numbers P57229, 57228, 57227, Anacortes, for the KeyBank National Association Real Estate Transaction and Modernization Program	Negative
Bush, Kelly 2009	Archaeological Investigation Report: GEMS Motel and Restaurant Project 2326 11th Street, Anacortes	Negative
Thompson, Gail 2009	Cultural Resources Assessment of the Former Scott Paper Mill Site, Anacortes	Historical deposits
Gilpin, Jennifer 2008	Archaeological Monitoring at the Port of Anacortes Cap Sante Marine Interim Action Project, City of Anacortes	Historic bulkhead
Sparks, Shane 2008	Cultural Resources Survey Report Anacortes Ferry Dock Embankment Rip-Rap Replacement Project	Negative

Reference	Report Title	Results
Kaehler, Gretchen 2008	Historical Evaluation of the Tugboat Enchantress (45SK369), Anacortes	Historic property inventory
Koler, Julie 2007	Reconnaissance Survey, "Old Town" Anacortes	Historic property inventory
Johnson, Sarah 2007	Letter to Stephenie Kramer Regarding Monitoring of an Excavation by the City of Anacortes Parks Department	Negative
Goetz, Linda Naoi 2007	Cultural Resources Report, Cap Sante Marine Interim Action Project	Negative
Koler, Julie 2005	Historic Resource Inventory Update Project Cap Sante Neighborhood of Anacortes	Historic property inventory
Hodges, Charles 2003a	Cultural Resources Reconnaissance for the Thompson Trail Project, Phase 1, City of Anacortes	Negative
Hodges, Charles 2003b	Cultural Resources Reconnaissance for the Thompson Trail Project, Phase 2, City of Anacortes	Shell midden and historic railroad
Boswell, Sharon 2000	Heritage Resource Investigations of the Guemes Ferry / Anacortes Parking Lot	Negative

Table 2. Recorded archaeological/historic sites within a one-mile radius of the project area.

Smithsonian Number	Site Type	Site Description	Year Recorded
45SK00436	Historic Logging Properties	Custom plywood mill ruin, logging property, pilings, decking, sawdust, concrete footings, in ruin mill building, 720 x 400ft, ca. 1907	2010
45SK00410	Historic Maritime Properties	Historic water structures, 17.5 x 1.5m, dry-dock structure, concrete edges, ca. pre 1959.	2009
45SK00411	Historic Debris Scatter/Concentration Pre Contact and Historic Components Pre Contact Shell Midden	Precontact shell midden, historic refuse, wooden drain pipe, ironstone, asphalt, steel cable, 13.5 x 1.5m, historic component, ca. post-1815, likely pre-1959.	2008
45SK00369	Historic Debris Scatter/Concentration Historic Object(s) Requested Use Only: Not Identified Submerged Shipwreck	Tugboat Enchantress (It-495), shipwreck, not submerged, miki-class tugboat caught on a piling, hull, pilot house windows, metal debris, buckets, 127 x 28ft, ca. 1944 - present.	2008
45SK00371	Historic Maritime Properties	Cap sante boat haven historical bulkhead, historic maritime property, ca. 1929-1950s. wood piles, concrete and wood bulkheads, wooden pile alignments.	2008
45SK00294	Pre Contact Shell Midden	Kiwanis waterfront park, pre contact shell midden, 35 x 2m	2003
45SK00296	Historic Railroad Properties	Seattle & Northern Skagit line, Great Northern, Burlington Northern Santa Fe railroad, historic railway, 2.17miles x 20ft, 1890 - late 20th century	2003

CULTURAL RESOURCE EXPECTATIONS

Based upon review of environmental and cultural contexts, previously conducted cultural resources surveys, and sites recorded on WISAARD, the project area is considered to be located in an area of moderate probability for historic properties. The proposed development corridor is located adjacent to the coast and is to be considered highly disturbed. Further, no precontact or ethnographic sites have been reported in the vicinity. If, however, cultural resources were to be present in the project area, review of cultural resources previously identified in, and in the near vicinity of the project area suggest types of archaeology that might be present could include isolated precontact archaeology (such as lithics) and historic archaeology related to agricultural, residential properties, and railroads. Based on the environmental context and previous studies any buried cultural resources would expect to be shallow as little deposition has occurred in this location. Any cultural resources in the project area would expect to be disturbed due to the heavy extent of construction in the area.

FIELD INVESTIGATION

The physical archaeological assessment of an area is conducted through visual reconnaissance of a project area, examination of existing ground disturbances and subsurface excavation as needed. Surface survey of an area proposed for ground alteration or other impact is employed in an attempt to locate any surficial cultural materials or structures with any historic or archaeological importance or cultural concern. When utilized, shovel probes (SP) or mechanical excavation can assist in providing a wider sample of subsurface soil conditions for determining the potential for, or presence/absence of, buried archaeological deposits. The employment of probes or trenches is most often dependent upon considerations of the landform, topography, project proposal, and subsurface geologic conditions.

Field investigation was conducted on January 4, 2021 by Drayton archaeologist Alex Berry and Simon Schultheis in weather conditions that were rainy and cold. Mechanical excavation was provided by MJB Properties. The entire property is comprised of approximately 28 acres of heavily disturbed and/or artificial landform adjacent to Q Avenue and Fidalgo Bay (Photos 1 – 4). The roadway is flanked by commercial and residential properties.

Pedestrian survey was employed in order to determine suitable areas for subsurface investigation. The undertaken review was to assess the development of access (the road) and subsurface utilities. During the time of the survey the entire property was presumed to be heavily disturbed with crushed gravel covering the majority of the surface (Photos 5 – 6).



Photo 1. An overview to the north of the subject corridor.



Photo 2. Eastern overview of the proposed road at the connection to 17th Street.



Photo 3. South-facing overview of the project corridor.



Photo 4. Northeast overview of the review area.



Photo 5. Southwestern overview of the corridor illustrating typical conditions.



Photo 6. An overview west of the corridor and further conditions observed.

Following pedestrian survey and visual reconnaissance, trenches were excavated within the corridor. The proposed depth of trenches was intended to locate naturally deposited soils. Subsurface test hole depths are based upon geologic conditions, water table, degree of disturbance, and professional judgment. Ideally trenches would be excavated to a sterile stratum - usually meaning deposits of glacial deposits, bedrock, etc. Sediment excavated from trenches was sampled through screening with a stand-up shaker screen and quarter-inch hardware cloth. Soil descriptions from each trench are documented along with their constituents, if present. Trenches were then completely backfilled, and the locations marked with a handheld global positioning system (GPS) in order to compose a site sketch map.

A total of ten trenches were excavated throughout the northern roadway corridor (Figure 13). The trench locations were selected to align with the anticipated roadway and utility excavations. Test pits were not taken from the remainder of the project area as the project only proposes filling outside of the roadway corridor. Dimensions of each trench were approximately 50 cm wide x 2 meters long with varying depths (Photos 7 – 8). Subsurface trenching was stopped in some locations due to locating unmarked, abandoned utilities (Photo 9). Sediment profiles were consistent across the project area consisting of the expected soil types. All of the trenches contained fill sediments comprised of very dark grayish brown coarse-grained sandy loam with high concentrations of angular crushed gravel overlying coarse-grained silty sand (Photo 10). A description of the soil sequence and soil composition of each trench is described fully in Appendix A. During subsurface investigations, no significant cultural material was observed.



Figure 13. Location of trenches excavated during the course of the subsurface investigation.



Photo 7. An overview south during trenching.



Photo 8. A typical example of trenches excavated throughout the corridor.



Photo 9. Example of abandoned utility line encountered during testing.



Photo 10. A typical soil profile observed during subsurface testing.

CONCLUSIONS AND RECOMMENDATIONS

Drayton's cultural resource assessment for this project encompassed several elements including background review; field investigation to identify any previously unrecorded archaeological concerns; and production of this report. Background review determined the project area to be located in an area of moderate archaeological potential. Field investigation consisted of surface survey and subsurface testing. Soils and sediments observed were consistent with the defined soils for the location. As proposed, the project does not appear to have the potential to affect any historic properties or precontact cultural resources. Based on the results of the present review, Drayton recommends that the project proceed as designed, and that no further archaeological oversight is warranted.

It should also be recognized that Washington State law provides for the protection of all archaeological resources under RCW Chapter 27.53, Archaeological Sites and Resources, which prohibits the unauthorized removal, theft, and/or destruction of archaeological resources and sites. This statute also provides for prosecution and financial penalties covering consultation and the recovery of archaeological resources. Additional legal oversight is provided for Indian burials and grave offerings under RCW Chapter 27.44, Indian Graves and Records. RCW 27.44 states that the willful removal, mutilation, defacing, and/or destruction of Indian burials constitute a Class C felony. A recent addition to Washington legal code, RCW 68.50.645, Notification, provides a strict process for the notification of law enforcement and other interested parties in the event of the discovery of any human remains regardless of perceived patrimony. The assessment of the property has been conducted by a professional archaeologist and meets or exceeds the criteria set forth in RCW: 27.53 for professional archaeological reporting and assessment.

INADVERTANT DISCOVERY PROTOCOLS

Archaeological Resources:

In the event that archaeological materials (e.g. shell midden, faunal remains (bones), stone tools, historic glass, metal, or other concentrations) are encountered during the development of the property, an archaeologist should immediately be notified and work halted in the vicinity of the find until the materials can be inspected and assessed. The project archaeologist should be contacted immediately to review the find and contact the relevant parties. An assessment of the discovery and consultation with government and tribal cultural resources staff is a requirement of law. Once the situation has been assessed steps to proceed can be determined.

Human Burials, Remains, or Unidentified Bone(s)

In the event of inadvertently discovered human remains or indeterminate bones all work must stop immediately and law enforcement contacted. Any remains should be covered and secured against further disturbance, and communication should be immediately established with local law

enforcement and the State Physical Anthropologist at DAHP for coordination with interested Native Tribe(s).

The area surrounding the discovery should be secured and of adequate size to protect the discovery from further disturbance until the State provides a notice to proceed. The discovery of any human skeletal remains must be reported to law enforcement immediately. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains to decide whether those remains are forensic or non-forensic. If the county medical examiner/coroner determines the remains are non-forensic, then the State Physical Anthropologist at DAHP assumes the jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will determine whether the remains are Native or Non-Native origin and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains. DAHP will also authorize when work may proceed.

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APPENDIX A: TRENCH PROFILES

DEPTH BELOW SURFACE (CM)	SEDIMENT DESCRIPTION	RESULTS
Trench 1		
0 – 17	Very dark grayish brown gravelly loam	Negative.
17 – 54	Dark grayish brown gravelly loam	Negative.
54 – 84	Yellowish brown coarse-grained silty sand with high concentrations of subrounded cobbles throughout.	Negative.
84 – 123	Blueish gray coarse-grained sandy clay with oxidation mottling and moderate concentrations of rounded pebbles.	Negative.
Trench 2		
0 – 50	Gray coarse-grained sandy loam with high concentrations of angular crushed gravel and small quarry spall.	Negative.
50 – 86	Yellowish brown fine-grained gravelly silt sand.	Negative.
Note: Pipe impasse		
Trench 3		
0 – 30	Gray coarse-grained sandy loam with high concentrations of angular crushed gravel and small quarry spall.	Negative.
30 – 135	Dark yellowish brown coarse-grained gravelly sand.	Negative.
135 – 145	Blueish gray coarse-grained sandy clay with oxidation mottling and moderate concentrations of rounded pebbles.	Negative.
Trench 4		
0 – 15	Gray coarse-grained sandy loam with high concentrations of angular crushed gravel and small quarry spall.	Negative.
15 – 110	Brown coarse-grained gravelly sand	Negative.
Trench 5		
0 – 30	Very dark grayish brown coarse-grained sandy loam with high concentrations of angular crushed gravel and small quarry spall.	Negative.
30 – 60	Dark grayish brown gravelly loam.	Negative.
60 – 75	Brown coarse-grained sand.	Negative.
75 – 85	Black organic layer comprised of decomposing wood timber.	Negative.
85 – 125	Yellowish brown fine-grained gravelly silt sand.	Negative.
Trench 6		
0 – 15	Very dark grayish brown coarse-grained sandy loam with high concentrations of angular crushed gravel and small quarry spall.	Negative.
15 – 70	Gray fine-grained clay.	Negative.
70 – 120	Very dark grayish brown coarse-grained sandy loam	Negative.
Trench 7		
0 – 25	Very dark grayish brown coarse-grained sandy loam with high concentrations of subrounded cobbles throughout.	Negative.
25 – 80	Dark yellowish brown coarse-grained gravelly silty sand. Abandoned utility line observed in eastern wall at 60 cm.	Negative.
Note: Pipe impasse		

DEPTH BELOW SURFACE (CM)	SEDIMENT DESCRIPTION	RESULTS
Trench 8		
0 – 15	Very dark grayish brown coarse-grained sandy loam with high concentrations of angular crushed gravel and small quarry spall.	Negative.
15 – 25	Yellowish brown coarse-grained silty sand with high concentrations of subrounded cobbles throughout.	Negative
25 – 40	Very dark grayish brown coarse-grained sandy loam.	Negative.
40 – 55	Dark yellowish brown coarse-grained gravelly silty sand.	Negative.
55 – 110	Blueish gray coarse-grained sandy clay with oxidation mottling and moderate concentrations of rounded pebbles.	Negative.
Trench 9		
0 – 5	Very dark grayish brown coarse-grained sandy loam with high concentrations of angular crushed gravel.	Negative.
5 – 120	Dark yellowish brown coarse-grained gravelly silty sand.	Negative.
Note: Culvert impasse		
Trench 10		
0 – 30	Grayish-brown coarse-grained sand.	Negative.
30 – 55	Very dark grayish brown coarse-grained sandy loam with high concentrations of angular crushed gravel.	Negative.
55 – 100	Dark yellowish brown coarse-grained gravelly silty sand.	Negative.
100 – 125	Blueish gray coarse-grained sandy clay with oxidation mottling and moderate concentrations of rounded pebbles.	Negative.

GEOTECHNICAL REPORT

MJB North Shoreline

Anacortes, Washington

PROJECT NO. 21-038
February 2021



Prepared for:

Merlino Properties



*Geotechnical & Earthquake
Engineering Consultants*

February 12, 2021
Project No. 21-038

Jimmy Blais
Merlino Properties
5050 First Avenue South, Suite 102
Seattle, WA 98134

Subject: **Geotechnical Report**
Site Grading and Earthwork
MJB North Shoreline, Anacortes, Washington

Dear Mr. Blais,

This report outlined the results and recommendations of our geotechnical study to support the design and construction of the proposed roadways and general earthwork for the site. The findings outlined in the current report is based on the results of our cone penetration tests (CPTs) completed at the site. We will update our report after completion of supplemental test borings and laboratory testing. The test borings and laboratory test results will be used to refine our settlement estimate but other findings are anticipated to remain as discussed in this report.

Based on the results of our CPTs, the site is underlain by a sequence of existing granular fill, soft to medium stiff silt/clay with sand mixtures to 15 to 40 feet deep, in turn underlain by medium dense to dense sand and silty sand. The proposed roadway embankments as currently designed are appropriate. The underlying soils are also subject to liquefaction induced settlements during a strong seismic event consistent with the 2018 IBC.

We appreciate the opportunity to assist you with this project. We are available to meet to discuss our findings at your convenience.

Sincerely,



Siew L. Tan, P.E.
Principal Geotechnical Engineer

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**GEOTECHNICAL REPORT
SITE GRADING AND EARTHWORK
MJB North Shoreline, Anacortes, WASHINGTON**

1.0 GENERAL

This report presents the results of our geotechnical engineering study to support the proposed grading activities at the MJB North Shoreline property in Anacortes, Washington. Our service scope to date included conducting a site reconnaissance, reviewing readily available geologic data, advancing ten cone penetration tests at the site, and developing the conclusions and recommendations presented in this report.

2.0 SITE AND PROJECT DESCRIPTION

The project site is in Anacortes, Washington. It borders Q Avenue to the west, Fidalgo Bay to the east, 17th Avenue to the north, and 22nd Avenue to the South. The approximate location of the site is shown in the attached Figure 1. The site has an upland area of about 28 acres. The ground surface descends gently from Q Avenue to the shore of Fidalgo Bay. The topographic relief is about 10 feet between Q Avenue and the shoreline. The site is mostly vacant, with a few storage buildings located along the west side of the site.

We understand that the property will be developed in phases and the final development plan is currently being developed. When completed, as currently envisaged, the development may include residential units, hotels, retail, restaurants, an event center, and parking lots. A new north-south trending roadway (T Avenue) will be constructed in the middle of the site, connecting 17th Avenue on the south and 22nd Avenue on the north. The proposed T Avenue will be about 1,600 feet long. The existing 17th Avenue, between Q Avenue and T Avenue, will also be regraded. A preliminary conceptual site layout is shown in Plate 1 on the following page.

We understand that fill will be placed to raise the site grade for the proposed development. Along the proposed T Avenue, as much as about 10 feet of fill will be placed above the existing grade. Along 17th Avenue, the new fill will generally be less than about 4 feet above the existing grade.

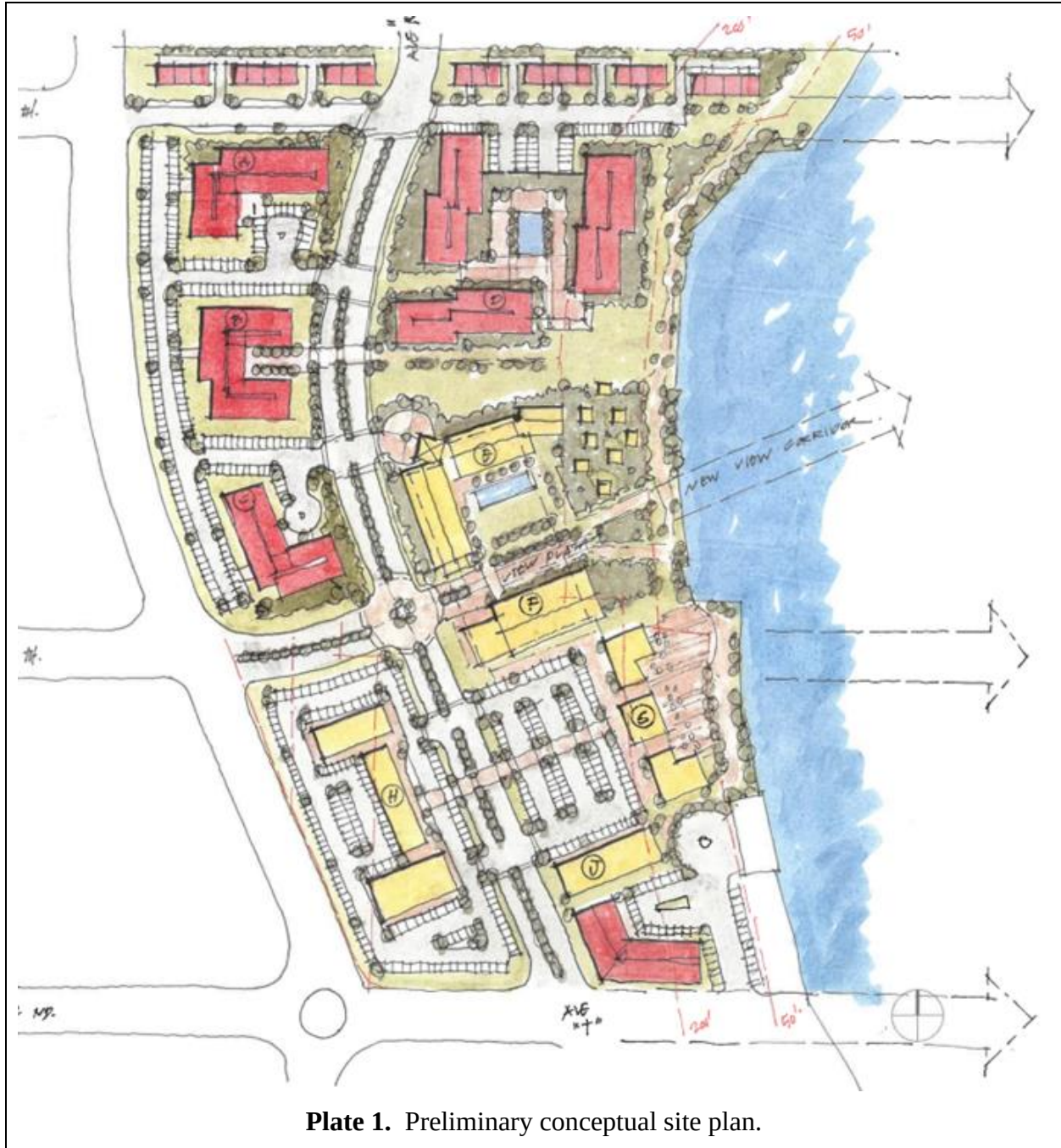


Plate 1. Preliminary conceptual site plan.

3.0 SUBSURFACE EXPLORATIONS

PanGEO completed ten Cone Penetration Tests (CPT-1 to CPT-10) on February 1 and 8, 2021. The CPTs were performed by ConeTec Inc. at the approximate locations indicated on the attached Figure 2. The CPT probes were advanced to depths of about 56 to 97 feet below the existing ground surface when refusal was met. ConeTec used an instrumented cone approximately 1½ inches in diameter, which is pushed into the soil at a steady rate to measure tip resistance (Q_t), side friction (F_s), pore water pressure (u), soil behavior type, and correlated SPT blow counts. The readings on the soil are taken at about 2-inch vertical intervals, and provide a nearly continuous readout of soil stratigraphy, strength, and other parameters.

Summary CPT logs are included in Appendix A of this report.

4.0 SUBSURFACE CONDITIONS

4.1 GEOLOGY

Our interpretation of the geologic conditions at the site vicinity is based on a review of the Geologic Map of the Anacortes South and La Conner 7.5-minute Quadrangles (Dragovich, at al, 2000), and the Geologic map of the Bellingham 1:100,000 Quadrangle (Lapen, 2000).

In summary, a portion of downtown Anacortes east of Commercial Avenue, including the project site, was raised to current elevations by placing fill over Nearshore Deposits (Q_n). Nearshore deposits are described as interbedded fine sand, silt, and clay with some peat and organic deposits. The composition of fill can be highly variable and are generally relatively loose in nature.

West of the areas that were previously filled, the surficial geology is mapped as Glaciomarine Drift (Q_{gdm}) from the Everson interstade of the Fraser glaciation. The Glaciomarine Drift is characterized as soft silt and clay with sand lenses. South of the project site near the shoreline is mapped as Glaciomarine Outwash (Q_{gom}) from the Everson interstade of the Fraser Glaciation. The Glaciomarine Outwash is characterized as sand and sandy gravel with some silt and clay interbeds.

The Glaciomarine Drift and Outwash Deposits are likely underlain by older till, which has been overridden by glacial ice and is consequently very dense/hard.

4.2 SOIL

The results from our CPTs indicate that the subsurface conditions at the site are relatively consistent. The following summarizes the subsurface conditions encountered in our CPTs:

Unit 1: Fill – At each CPT location, we encountered existing surficial fill that ranged from 3 to 8 feet thick. The composition of the fill material varied across the project area, generally consisting of gravel, sand, and silty mixtures. The relative density of the fill varied from loose to very dense.

Unit 2: Glaciomarine Drift – Below the surficial fill, we encountered a layer of soft to medium stiff, silt and clay mixtures with sand lenses. Based on the variable and mixed soil behavior type and the relatively soft consistency, we interpret this soil unit as Glaciomarine Drift mapped near the site. The thickness of this soil unit varies across the site, and its bottom ranges from 17 to 40 feet below the existing ground surface. This soil unit is moderately compressible and could experience long term settlement when loads are applied.

Unit 3: Glaciomarine Outwash (Qgom) – Below the Glaciomarine Drift we encountered a layer of medium dense to very dense sand and sand mixtures with silt and clay. This soil unit appeared to have occasional thick layers of uniform consistency. Based on the dense and sandy consistency, we interpret this soil unit as the nearby mapped Glaciomarine Outwash Deposits. This soil unit extended to the bottom of each CPT before reaching practical refusal between 56 and 97 feet deep.

We also generated two subsurface profiles to depict the subsurface conditions encountered in our CPTs. The subsurface profiles are included in Figures 3A and 3B.

4.3 GROUNDWATER

Groundwater table was generally estimated around 5 to 6 feet below the existing grade using dissipation tests and interpolation from the dynamic pore pressure. Plots of the recorded dissipation tests can be seen in Appendix A. It should be noted that groundwater elevations may vary depending on the season, local subsurface conditions, tide elevations, and other factors. Groundwater levels are normally highest during the winter and early spring.

5.0 CONCLUSIONS AND RECOMMENDATIONS

5.1 SEISMIC SITE CLASS

We anticipate the seismic design of the buildings will be based on the 2018 International Building Code (IBC). The IBC seismic design parameters are in part based on the site soil conditions and site classifications defined in Chapter 20 of ASCE 7-16. According to Chapter 20 of ASCE 7-16, the site soil should be classified as Site Class F because of its liquefaction potential during a strong seismic event (see discussions regarding liquefaction in Section 5.2 of this report). Review of Section 20.3.1 of ASCE 7-16 indicates that for Site Class F a site-specific ground response analysis shall be performed unless the exception to Section 20.3.1 is applicable.

Section 20.3.1 of ASCE 7 states that *“For structures having fundamental periods of vibration equal to or less than 0.5s, site response analysis is not required to determine spectral accelerations for liquefiable soils. Rather, a site class is permitted to be determined in accordance with Section 20.3 and the corresponding values of F_a and F_v determined from Tables 11.4-1 and 11.4-2.”* In other words, for structures with a period of vibration equal to or less than 0.5 second and situated on liquefiable soils, the ASCE 7-16 exception allows the values of F_a and F_v for liquefiable soils be taken equal to the values of site class determined without regard to soil liquefaction. Generally, buildings that are less than 5 stories in height typically meet this exception but should be verified by the structural engineer.

Based on the results of our subsurface explorations, the average correlated N_{60} value was greater than 15 in all 10 CPTs. As, such, if the vibration period for a proposed building is less than 0.5 second, Site Class D may be assumed for determining site coefficients without the needs for a site-specific ground response analysis.

However, if the fundamental period of vibration for the proposed buildings exceeds 0.5 seconds, Site Class F should be used. PanGEO can perform the site-specific ground response analysis when requested.

5.2 SOIL LIQUEFACTION

Liquefaction occurs when saturated predominately sand and silt soils are subjected to cyclic loading. This causes the porewater pressure to increase in the soil, thereby reducing the inter-granular stresses. As the inter-granular stresses are reduced, the shearing resistance of the soil decreases. If pore pressures develop to the point where the effective stresses acting between the grains become zero, the soil particles will be in suspension and behave like a viscous fluid.

Typically, loose, saturated granular soils have the greatest potential for liquefaction, while more dense soil deposits with higher silt or clay contents have a lesser potential. Soil liquefaction may cause the temporary loss/reduction of foundation capacity, lateral movement of sloping ground, and ground settlement.

We evaluate the potential for soil liquefaction and calculated the magnitude of liquefaction-induced settlement based on the results of our CPTs. Our analysis uses the methods proposed by Idriss and Boulanger (2014) and Cetin et al. (2009) and was performed based on an earthquake magnitude of 7.5 and a PGA of 0.48g, which are consistent with the 2018 IBC.

In summary, our results indicate that liquefaction could extend to depths greater than 70-plus feet. However, liquefaction-induced settlement deeper than 60 feet should not manifest itself to the surface (Cetin et al., 2009). We estimate that surficial settlement due to soil liquefaction should be no more than 4 to 6 inches. This magnitude of settlement would not impact the grading as currently designed. A more detailed analysis will be performed during the final design of the proposed buildings.

Based on the relatively level site grade and the 100-foot setback for building development along the shoreline, it is our opinion that the overall risk for lateral spreading is low and should not impact the proposed development.

5.3 CONCEPTUAL BUILDING FOUNDATION APPROACH

Selection of building foundation types depend on several factors, including the site soil conditions, building types, design columns loads, and desired level of performance. PanGEO will provide design-level recommendations during the final design phase of the proposed buildings.

For general planning purposes, for wood-framed structures less than three floors in height, we anticipate that the use of conventional footings, a mat foundation, or a structural slab with thickened edges are likely adequate. For taller buildings, the use of ground improvement methods maybe necessary to support these taller buildings on shallow foundations. Alternatively, the use of piles may also be considered.

5.4 SITE STRIPPING AND CLEARING

Prior to placement of new fill to raise the site grade, general site clearing should include removal of existing structures, debris, refuse, and other deleterious material. Existing topsoil, where not combined with refuse or other deleterious material, may be stripped and stockpiled for use in landscape areas following final grading of site improvements. In no case should the stripped or

grubbed materials be used as structural fill or mixed with material to be used as structural fill. The stripped materials may be “wasted” on site in non-structural landscaping areas or they should be exported from the site. Existing utility pipes to be abandoned should be filled or removed so they do not provide a conduit for water flow and potential loss of soils adjacent to the pipes.

5.5 SELECTION OF FILL MATERIALS

Import materials to raise the site grade and to construct the roadway should generally consist of Gravel Borrow (Section 9-03.14(1), WSDOT *Standard Specifications*, 2020), or Select Borrow (Section 9-03.14(2), WSDOT *Standard Specifications*, 2020). The gradational requirements for Gravel Borrow and Select Borrow are summarized in Table 1, below:

Table 1 – Gradational Requirements based on Percent Passing by Weight

Sieve Size	Gravel Borrow ¹	Select Borrow ²
6-inch	-	99 - 100
4-inch	99 - 100	-
3-inch	-	75 - 100
2-inch	75 -80	-
#4	30 max.	-
#40	-	50 max.
#200	7.0 max	10.0 max
Sand Equivalent	50 min.	30 min.

1. Gravel Borrow gradation requirements per Section 9-03.14(1) of WSDOT *Standard Specification*, 2020.

2. Select Borrow gradation requirements per Section 9-03.14(1) of WSDOT *Standard Specification*, 2020.

The fill should be compacted to at least 95 percent of its maximum dry density, determined in accordance with Modified Proctor Tests (ASTM D1557).

The use of recycled materials such as recycled crushed concrete and recycled asphalt may also be considered, provided that these materials will be allowed by the permitting agencies.

Recycled crushed asphalt, if used, it should be blended with soil aggregate and the blended products should contain no more than 20% of recycled asphalt.

5.6 ROADWAY CONSTRUCTION AND FILL SLOPE STABILITY

Based on our review of the grading plans prepared by KPFF, dated 8/8/2020, as much as 10 feet of fill will be placed to raise the grade along the centerline of the proposed T Avenue (A-Line), and the embankment slopes will be graded to 4H:1V (horizontal:vertical). The weight of the new fill is expected to result in settlement of the soft to medium stiff silt and clay underlying the site (see additional discussions in Section 5.7, below).

The settlement is time-dependent and is expected to occur over a period of time. Utilities located within the footprint of the roadway embankment should be installed after the consolidation settlement is complete.

We performed a quantitative slope stability analysis of the proposed roadway embankment in the static, seismic (pseudo-static), and post-liquefaction conditions. We performed our slope stability analysis using the program SLIDE2 (Slide) by Rocscience Inc. Slide is a two-dimensional limit equilibrium slope stability analysis program. Our analysis used the Janbu Corrected Method to determine potential failure. The following discusses our model and analysis:

Soil Parameters: A summary of the input soil parameters is provided in Table 2 below. Input parameters were selected based on general estimates provided in the WSDOT Geotechnical Design Manual, CPT data, and our judgement and experience with similar soils. The undrained residual strength (post-liquefaction) of the Glaciomarine Drift deposit was determined using the methodology described in Section 6-2.2 in the WSDOT *Geotechnical Design Manual* (2019). The Glaciomarine Drift was divided into three 10-foot-thick layers to more accurately reflect the increased residual strength with depth.

Table 2 – SLIDE Soil Input Parameters

oil Type	Unit Weight (pcf)	Friction Angle (degrees)	Cohesion (psf)
Preload Fill	120	34	0
Existing Fill	120	32	0
Glaciomarine Drift	115	26	150
Glaciomarine Drift (Post-Liquefaction Layer 1)	115	0	230
Glaciomarine Drift (Post-Liquefaction Layer 2)	115	0	250
Glaciomarine Drift (Post-Liquefaction Layer 3)	115	0	266

Groundwater: The groundwater table was modeled at the contact between the existing fill and Glaciomarine Drift.

Seismic Parameters: Seismic design parameters for the site were developed in conformance with the 2018 IBC, which specifies a design earthquake having a 2 percent probability of occurrence in 50 years (return interval of 2,475 years). A spectral response acceleration was obtained from the USGS Earthquake Hazards Program Interpolated Probabilistic Ground Motion website (2008 data) for the project latitude and longitude, based on Site Class D for stiff soil. We obtained a peak ground acceleration (PGA) of 0.48g. One-half of the PGA, or 0.24g, as used in our slope stability analysis, consistent with the local practice.

Results: the results of our slope stability analysis are summarized in the attached Figures 4, 5, and 6, for the static, pseudo-static (seismic), and post-liquefaction. In summary, the calculated minimum global factors of safety for the static, seismic, and post-liquefaction conditions were about 2.78, 1.34, and 1.37, respectively. Based on the results from our analysis, the global stability of the proposed roadway embankment meets the minimum factor of safety requirement of 1.5 for the static condition, 1.1 for the seismic condition, and 1.0 for the post-liquefaction condition.

5.7 SETTLEMENT ESTIMATE AND MONITORING

Under the proposed new fill, the soft to medium stiff silt and clay (Soil unit 2) is expected to settle. Based on the general consistency of the soils from the CPTs, we estimate that the settlement from the proposed fill placement should be no more than about 3 to 4 inches. The estimated settlement should occur within about 3 months after placement of the fill. However, we will refine our estimate of the settlement in our upcoming report once our test borings and laboratory test program and engineering analysis are completed.

Construction of the proposed improvements such as underground utilities, buildings, pavements should be commenced only after the consolidation settlement of the soft to medium stiff silt and clay has stabilized. A settlement monitoring program should be implemented to confirm that settlement is occurring as expected during preload period and to verify the end of consolidation settlement such that the site can be released for construction.

Monitoring of settlements should be performed using settlement plates, placed at a grid spacing of generally no greater than about 100 feet apart, in areas where the site grade will be raised by more than 4 feet. A schematic detail of settlement plate is shown in the attached Figure 7. Other considerations for settlement monitoring are outlined below:

- The settlement plates should be installed on firm ground prior to placing any fill. Locations of settlement plates should be clearly marked and readily visible (red flagged) to equipment operators.
- The contractor should maintain at least a 5-foot horizontal clearance with heavy equipment. Fill within 5 feet of the settlement plates should be compacted with small equipment to project specifications. In the event of damage to a settlement plate or measurement rod, the contractor should immediately notify the geotechnical engineer and should restore the settlement plate to working order.
- A licensed land surveyor should be retained to monitor the settlement plates. Initial readings should be taken on top of the measurement rod and at the adjacent ground level prior to fill placement. For ease in handling, the measurement rod and casing can be installed in 5-foot sections. As fill progresses, couplings should be used to install additional lengths. Continuity should be maintained when adding extensions, by reading the top of the measurement rod, then immediately adding the new section and reading the top of the added rod. Both readings should be recorded.
- After initial placement, readings should be taken twice weekly during fill placement, once weekly after completion of fill placement for at least 4 weeks. Depending on the project schedule and results of the monitoring, the monitoring frequency may be adjusted by the geotechnical engineer accordingly.
- The measurement rod readings should be to the nearest 0.01 foot (or the nearest 0.005 foot if possible); fill elevations should be measured to the nearest 0.1 foot. All elevations should be referenced to a benchmark located on stable ground at least 100 feet from the preload areas.

Readings should be submitted in a timely fashion to the geotechnical engineer, who should analyze the settlement data, to provide a basis for determining when the desired effect of preloading has been achieved, and the consolidation settlement has been completed.

5.8 UTILITIES

Utilities should be installed after completion of the pre-load, to mitigate the risk of post-construction settlement.

5.8.1 Trench Excavations

We anticipate that utilities will be installed after placement of the new fill. As such, utility trench excavations are anticipated to extend through a sequence proposed fill, the existing fill, and soft to medium stiff silt and clay.

Temporary excavations greater than 4 feet deep should be properly sloped or shored. All temporary excavations should be performed in accordance with Part N of WAC (Washington Administrative Code) 296-155. The contractor is responsible for maintaining safe excavation slopes and/or shoring. For planning purposes, the temporary excavations may be sloped as steep as 1H:1V for excavations located above the groundwater table but should be re-evaluated in the field during construction based on actual observed soil conditions. Temporary excavation located below the groundwater table may be sloped as steep as 1.5H:1V, provided the excavation is adequately dewatered. During wet weather, the cut slopes may need to be flattened to reduce potential erosion.

Conventional trench shoring systems such as trench boxes or steel sheets with hydraulic bracing may be used to limit the excavation. For design purposes, the contractor may utilize an equivalent fluid weight of 35 pcf to represent the lateral earth pressures on the shoring. This pressure should be increased to 45 pcf for shoring with a maximum 1H:1V backslopes above the shoring. Surcharges from soil stockpiles and/or equipment traffic located within a horizontal distance equal to the depth of the excavation should also be applied to the shoring design.

5.8.2 Dewatering

Groundwater is estimated between 6 to 10 feet below the existing grade at the time of our exploration. If excavation extends below the water table, control of groundwater may be necessary. The rate of groundwater discharge will largely depend on the groundwater level at the time of excavation, the depth of excavation, the actual soil conditions (sand vs. silt/clay), and the sequencing of the excavation. However, it is our opinion that the dewatering can likely be accomplished with sumps and pumps.

If groundwater is encountered during excavation, the bottom of the excavation should be sloped to one or more shallow sump pits. The collected water can then be pumped from these pits to a

positive and permanent discharge. Depending on the magnitude of such seepage, it may also be necessary to interconnect the sump pits by a system of connector trenches.

5.8.3 Pipe Bedding

Pipe bedding material, placement, compaction, and shaping should be in accordance with the project specifications and the pipe manufacturer's recommendations. As a minimum, the pipe bedding material should meet the requirements for Gravel Backfill for Pipe Zone Bedding in Section 9-03.12(3) of the WSDOT *Standard Specifications* (2020). Bedding material should be placed in accordance with the recommendations provided in section 7-08.3(1)C for Pipe Zone Bedding in the WSDOT's *Standard Specifications* (2020) to ensure proper pipe support and protection. The excavated trench bottom should be firm and unyielding or be compacted to such a condition prior to placement of bedding material.

5.8.4 Trench Backfill

In general, the trench backfill may consist of the existing granular fill that is present at the site, or the import soils that will be used to raise the site grade. The native soils (Soil Unit 2) below the existing fill contain significant amounts of fines and in our opinion not appropriate for use as trench backfill.

The placement of trench backfill should be in accordance with Section 7-08.3(3) of WSDOT *Standard Specifications* (2020). The first zone of backfill extending from the bedding material to at least 6 inches above the crown of the pipe should consist of select free-draining granular material to reduce the compaction effort required and resulting stresses on the pipe. The granular material should be well-graded, less than 1½ inch in maximum size, and less than 10 percent passing the No. 200 sieve, such as Gravel Backfill for Pipe Zone Bedding in section 9-03.12(3) of WSDOT's *Standard Specifications* (2020) or CSBC.

During placement of the initial lifts, the trench backfill should not be bulldozed into the trench or dropped directly on the pipe. Furthermore, heavy vibratory equipment should not be permitted to operate directly over the pipe until a minimum of 2 feet of backfill has been placed above the crown. The trench backfill material should be placed in 8- to 12-inch, loose lifts and compacted to at least 95% of the Modified Proctor (ASTM D1557).

5.9 GENERAL EARTHWORK RECOMMENDATIONS

5.9.1 Fill Compaction

In general, except in landscaping areas, all fills should be compacted to 95 percent of its maximum dry density, as determined using ASTM D 1557 (Modified Proctor). The procedure to achieve proper density of a compacted fill depends on the size and type of compacting equipment, soil moisture content, the number of passes, thickness of the layer being compacted, and certain soil properties. In areas where the use of heavy equipment may be restricted, smaller equipment can be used, but the soil must be placed in thin enough layers to achieve the required relative compaction.

5.9.2 Wet Weather Earthwork

In our opinion, because the site soils generally contain a considerable amount of fines and are considered moisture sensitive, earthwork construction performed during the drier summer months likely will be more economical. If the earthwork will be performed during wet weather, the on-site soils could become saturated and lead to difficult working conditions. In addition, saturated soils could become difficult or impossible to adequately compact. Soft and unstable soil conditions due to inclement weather, disturbance, and poor drainage will require removal and replacement with granular structural fill. To reduce the risks of soil disturbance due to inclement weather conditions, we recommended that, as a minimum, the following recommendations be incorporated into the contract specifications.

- Earthwork should be performed in small areas to minimize exposure to wet weather. Excavation or the removal of unsuitable soil should be followed promptly by the placement and compaction of clean structural fill.
- The size and type of construction equipment used may have to be limited to prevent soil disturbance.
- During wet weather conditions, the allowable fines content of Gravel Borrow should be reduced to no more than 5 percent by weight based on the portion passing $\frac{3}{4}$ -inch sieve. The fines should be non-plastic.
- The ground surface within the construction area should be graded to promote run-off of surface water and to prevent the ponding of water.

- The ground surface within the construction area should be sealed by a smooth drum vibratory roller, or equivalent, and under no circumstances should soil be left uncompacted and exposed to moisture.
- Bales of straw and/or geotextile silt fences should be strategically located to control surface water and erosion.

6.0 LIMITATIONS

We have prepared this report for Merlino Properties and the project design team. Recommendations contained in this report are based on a site reconnaissance, a subsurface exploration program, review of pertinent subsurface information, and our understanding of the project. The study was performed using a mutually agreed-upon scope of work.

Variations in soil conditions may exist between the locations of the explorations and the actual conditions underlying the site. The nature and extent of soil variations may not be evident until construction occurs. If any soil conditions are encountered at the site that are different from those described in this report, we should be notified immediately to review the applicability of our recommendations. Additionally, we should also be notified to review the applicability of our recommendations if there are any changes in the project scope.

The scope of our work does not include services related to construction safety precautions. Our recommendations are not intended to direct the contractors' methods, techniques, sequences or procedures, except as specifically described in our report for consideration in design. Additionally, the scope of our work specifically excludes the assessment of environmental characteristics, particularly those involving hazardous substances.

This report has been prepared for planning and design purposes for specific application to the proposed project in accordance with the generally accepted standards of local practice at the time this report was written. No warranty, express or implied, is made.

This report may be used only by the client and for the purposes stated, within a reasonable time from its issuance. Land use, site conditions (both off and on-site), or other factors including advances in our understanding of applied science, may change over time and could materially affect our findings. Therefore, this report should not be relied upon after 24 months from its issuance. PanGEO should be notified if the project is delayed by more than 24 months from the date of this report so that we may review the applicability of our conclusions considering the time lapse.

It is the client's responsibility to see that all parties to this project, including the designer, contractor, subcontractors, etc., are made aware of this report in its entirety. The use of information contained in this report for bidding purposes should be done at the contractor's option and risk. Any party other than the client who wishes to use this report shall notify PanGEO of such intended use and for permission to copy this report. Based on the intended use of the report, PanGEO may require that additional work be performed and that an updated report be reissued. Noncompliance with any of these requirements will release PanGEO from any liability resulting from the use this report.

We appreciate the opportunity to be of service.

Sincerely,

PanGEO Inc.



2/12/2020

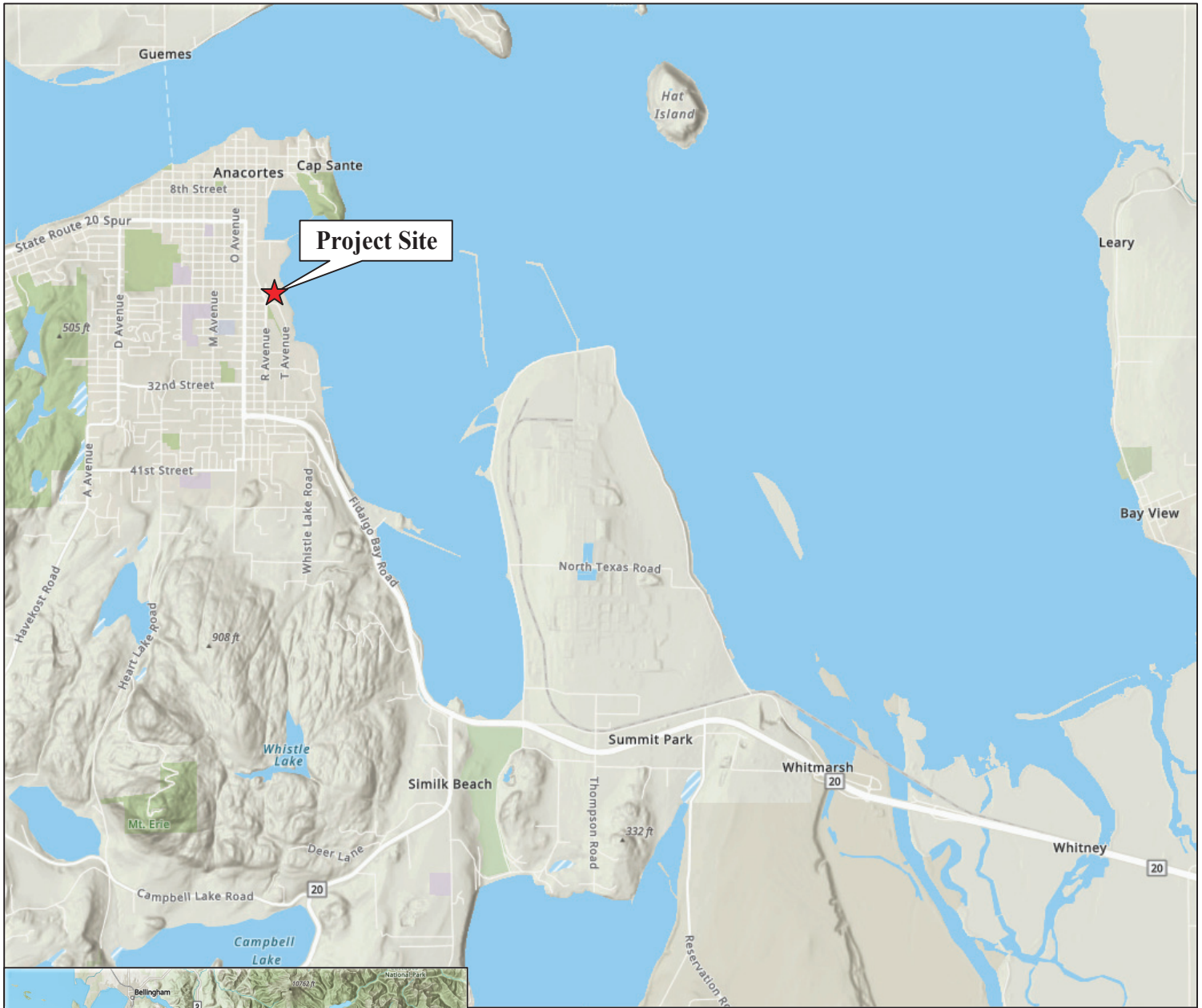
Bryce Townsend, P.E.
Project Geotechnical Engineer



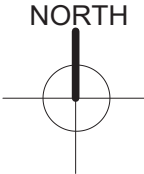
Siew L. Tan, P.E.
Principal Geotechnical Engineer

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- Washington Administrative Code (WAC), 2013, Chapter 296-155 - *Safety Standards for Construction Work, Part N - Excavation, Trenching, and Shoring*.
- WSDOT, 2019, *Geotechnical Design Manual*, M46-03.12.
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Base Map: Seattle City GIS



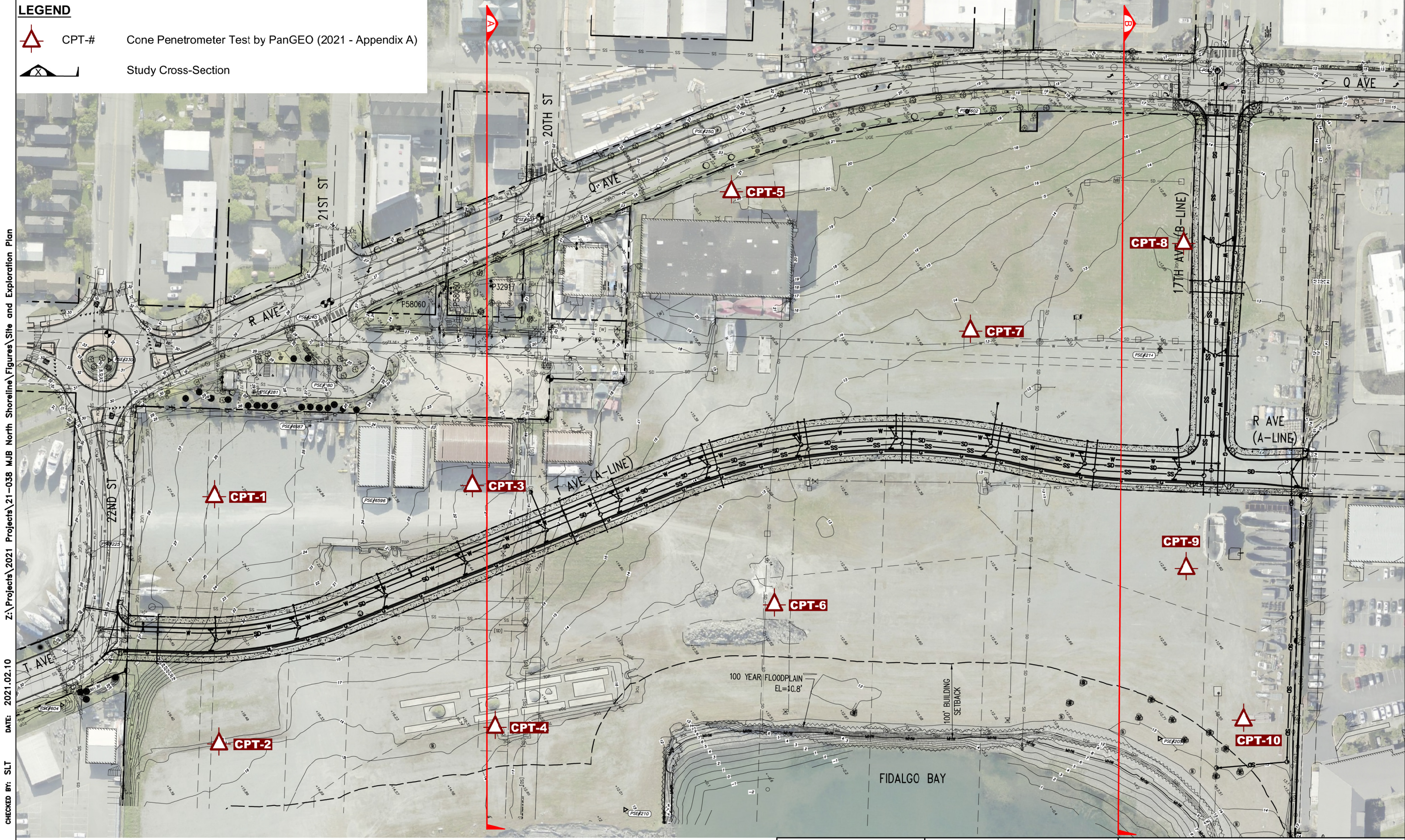
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**Proposed Development
MJB North Shoreline
Anacortes, Washington**

VICINITY MAP

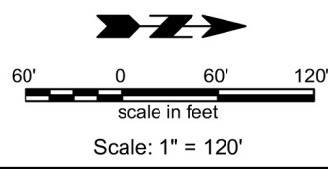
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CHECKED BY: SLT
DATE: 2021.02.10
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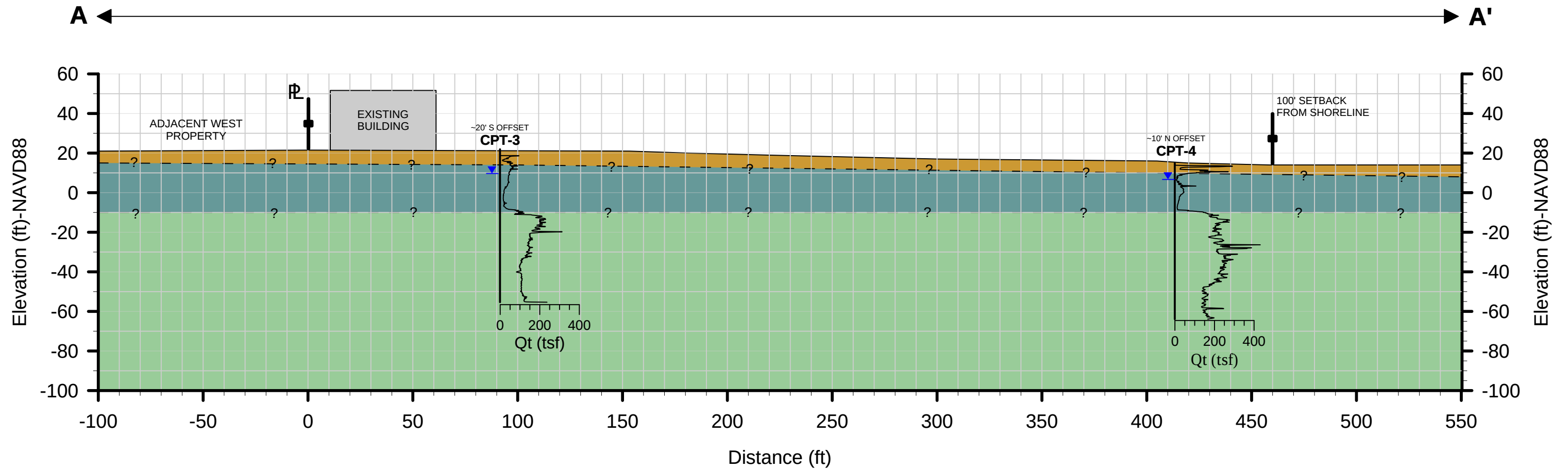
NOTES

1. Base map derived from Plan Sheet C0.10, dated 8/28/2020, by KPFF.
2. Aerial background, dated 2019, obtained from Skagit County GIS website.
3. Location of explorations are approximate and based on the relative locations of known site features.
4. Vertical Datum: NAVD 88

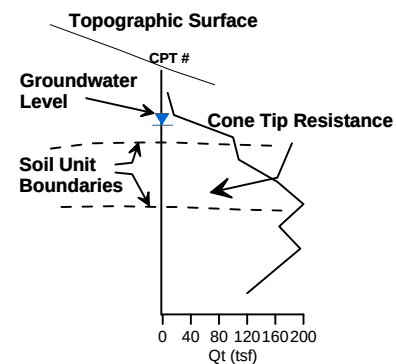


	Proposed Development MJB North Shoreline Anacortes, Washington		SITE AND EXPLORATION PLAN	
	PROJECT NO. 21-038	FIGURE NO. 2		

21-038 Fig. 3A- Subsurface Profile 2/12/21 (1:33:16)



Graphics Legend



Soil Unit Legend:

- Unit 1 - Existing Fill
- Unit 2 - Glaciomarine Drift
- Unit 3 - Glaciomarine Outwash Sand

Notes:

1. See Figure 2 for location of Section A-A'.
2. Ground surface elevations based on the contours shown on Plan Sheet C0.10, dated 8/28/2020, by KPFF.
3. See report text for additional discussions on subsurface conditions.
4. The generalized soil profile is based on widely-spaced probes. Soil conditions may vary over a small distance, and the actual subsurface conditions may be different from the generalized soil profile depicted in this figure.



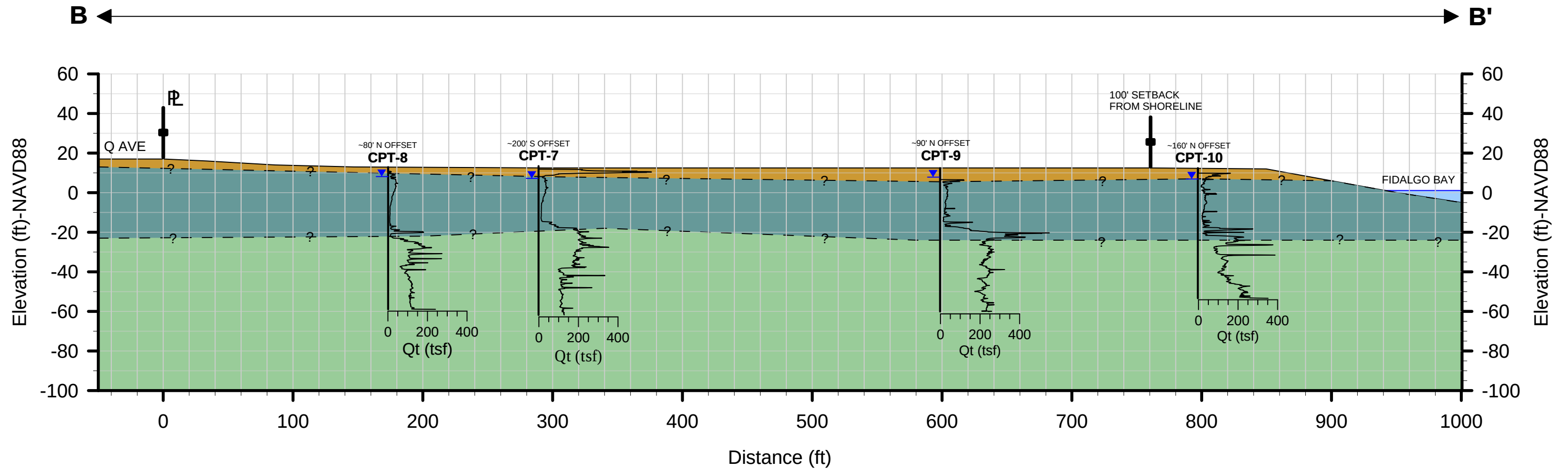
**MJB North Shoreline
Anacortes, Washington**

GENERALIZED SUBSURFACE PROFILE A-A'

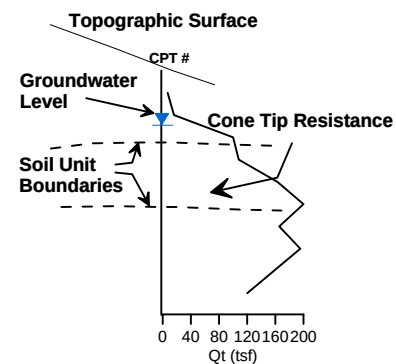
Project No.
21-038

Figure No.
3A

21-038 Fig. 3A- Subsurface Profile 2/12/21 (1:32:43)



Graphics Legend



Soil Unit Legend:

- Unit 1 - Existing Fill
- Unit 2 - Glaciomarine Drift
- Unit 3 - Glaciomarine Outwash Sand

Notes:

1. See Figure 2 for location of Section B-B'.
2. Ground surface elevations based on the contours shown on Plan Sheet C0.10, dated 8/28/2020, by KPFF.
3. See report text for additional discussions on subsurface conditions.
4. The generalized soil profile is based on widely-spaced probes. Soil conditions may vary over a small distance, and the actual subsurface conditions may be different from the generalized soil profile depicted in this figure.

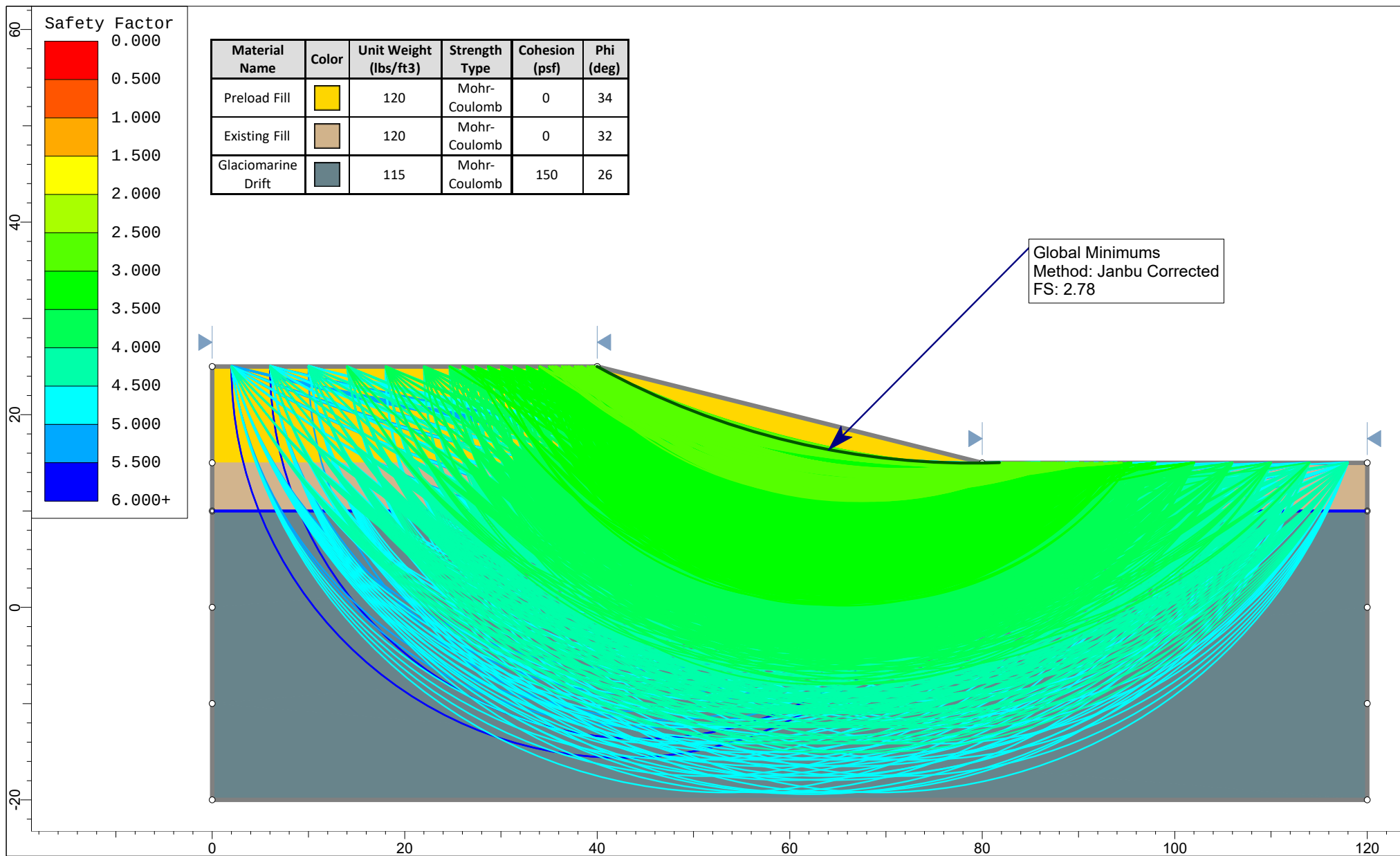


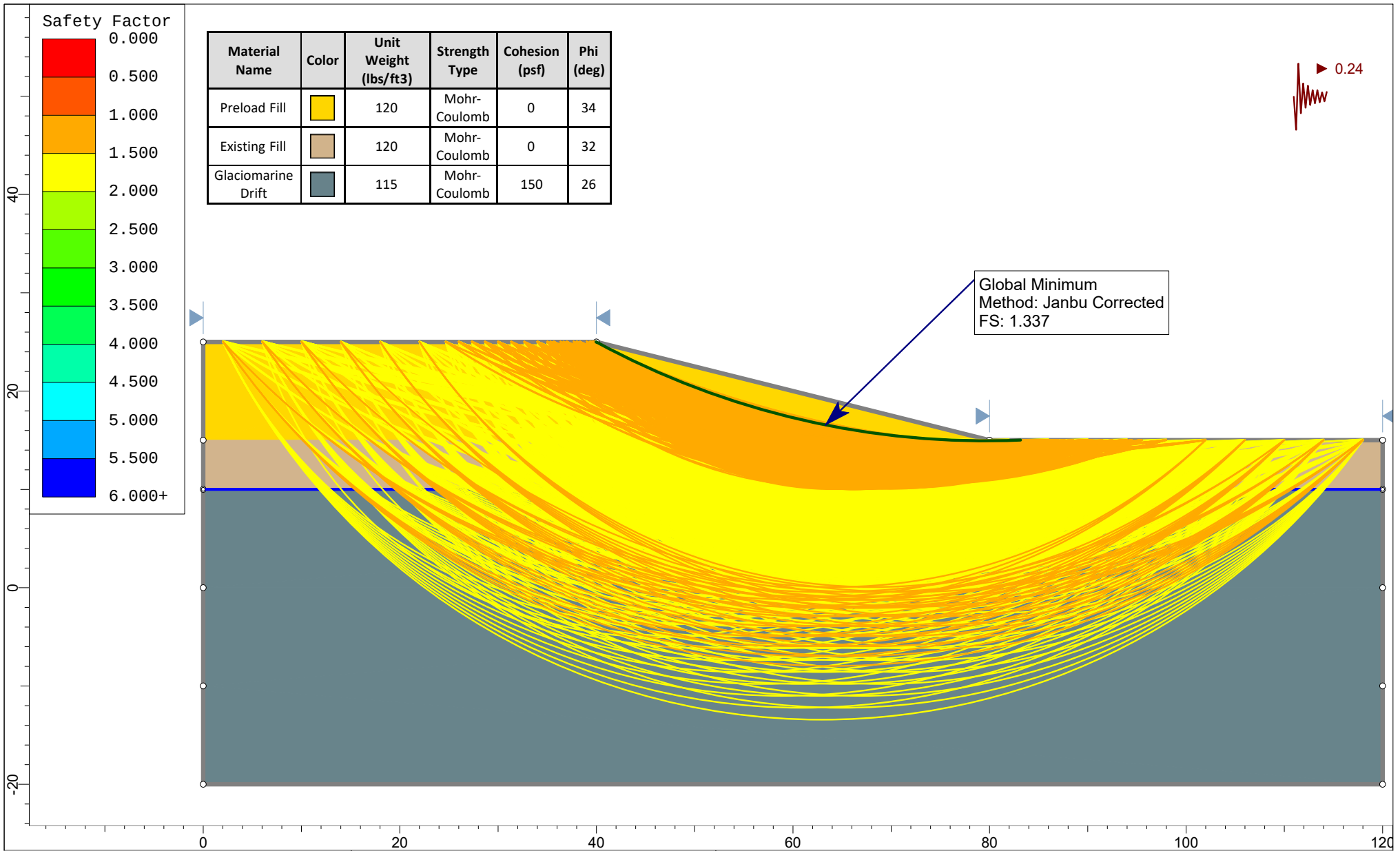
**MJB North Shoreline
Anacortes, Washington**

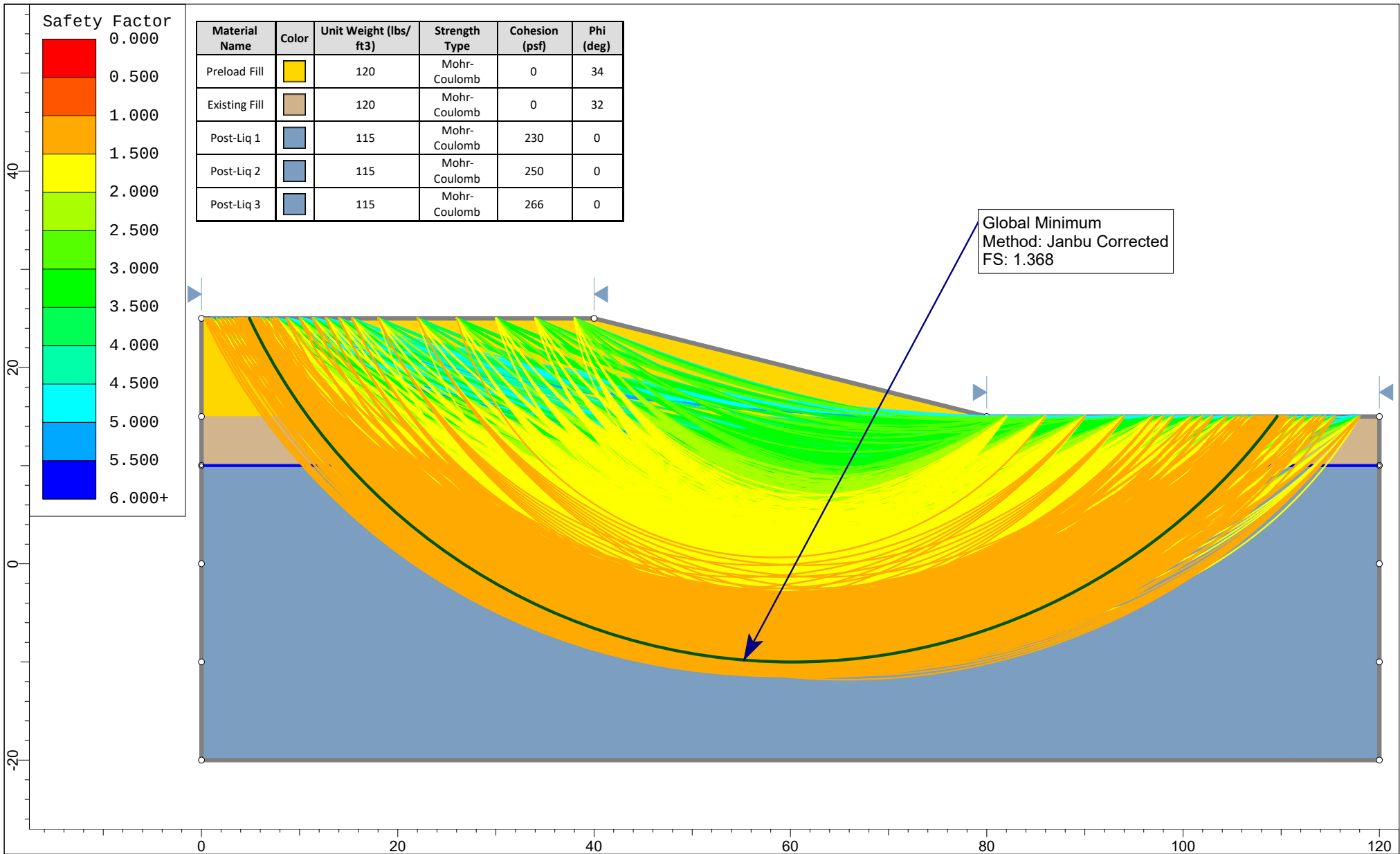
GENERALIZED SUBSURFACE PROFILE B-B'

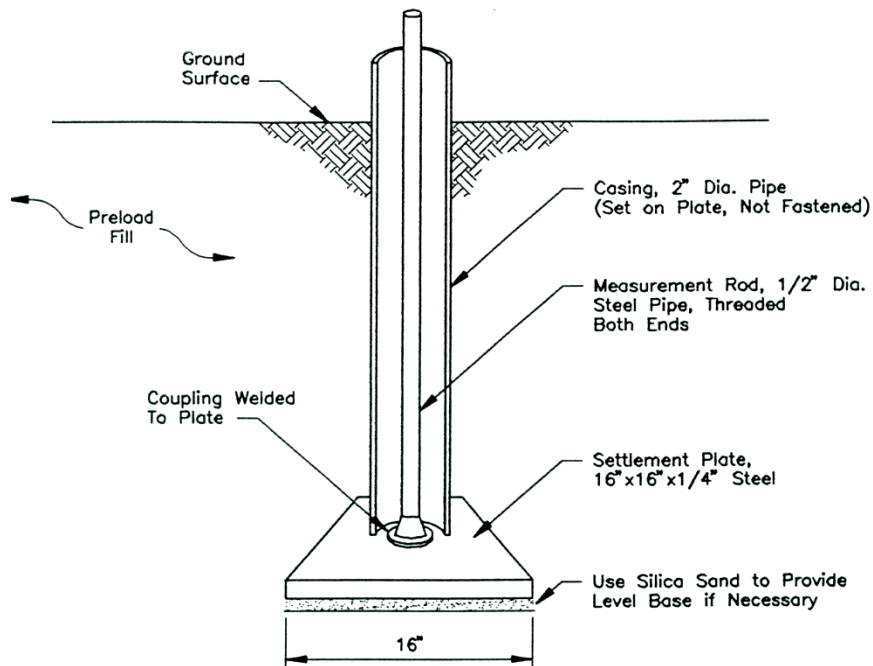
Project No.
21-038

Figure No.
3B







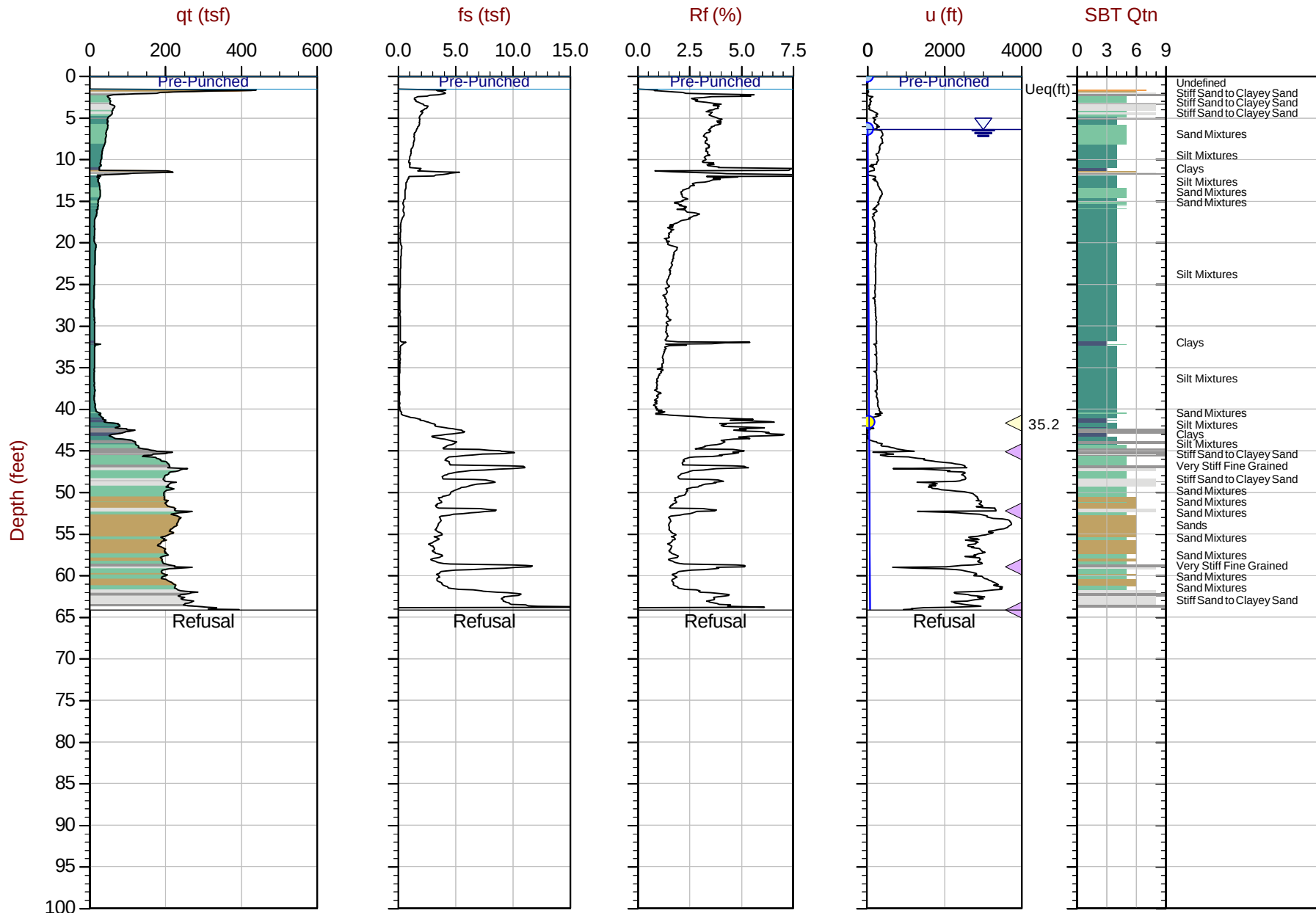


NOTES:

1. Locations of settlement plates shall be clearly marked and readily visible to equipment operators.
2. Contractor shall maintain at least 5 feet of horizontal clearance for heavy equipment from the base of settlement plates. Fill within 5 feet of settlement plates shall be compacted using hand operated equipment.
3. In the event of damage to settlement plates, contractor shall immediately notify Engineer and shall be responsible for restoring the settlement plates to working order.
4. Install plates on firm ground or on sand pads if needed for stability. Take initial readings on top of the rod and at adjacent ground level prior to placement of fill.
5. For ease in handling, rod and casing are usually installed in short sections. As fill progresses, couplings are used to install additional lengths. Continuity is maintained by reading the top of the measurement rod, then immediately adding the new section and reading the top of the added rod. Both readings should be recorded.
6. Record the elevations of the top of the measurement rod at pre-determined time intervals, but no less than once a week. Each time, note the elevation of the adjacent ground surface.
7. Read the measurement rods to the nearest 0.01 ft, or 0.005 ft if possible. Note the fill elevation to the nearest 0.1 ft.
8. The elevations should be referenced to a temporary benchmark located on stable ground at least 100 feet from the zone of influence of the embankment and surcharge (preload fill).

APPENDIX A

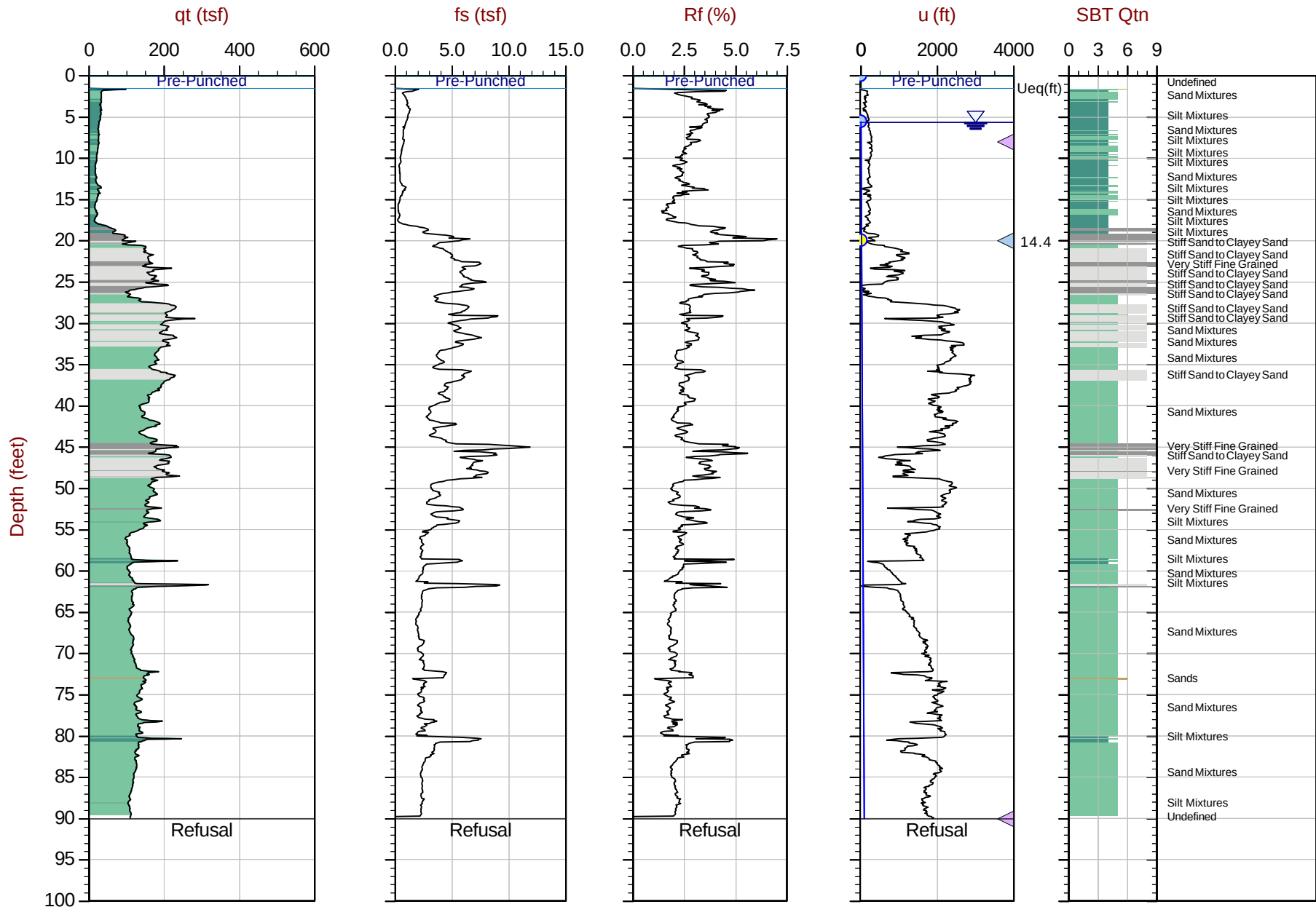
SUMMARY CPT LOGS



Max Depth: 19.550 m / 64.14 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 21-59-21870_CP01.COR
Unit Wt: SBTQtn(PKR2009)

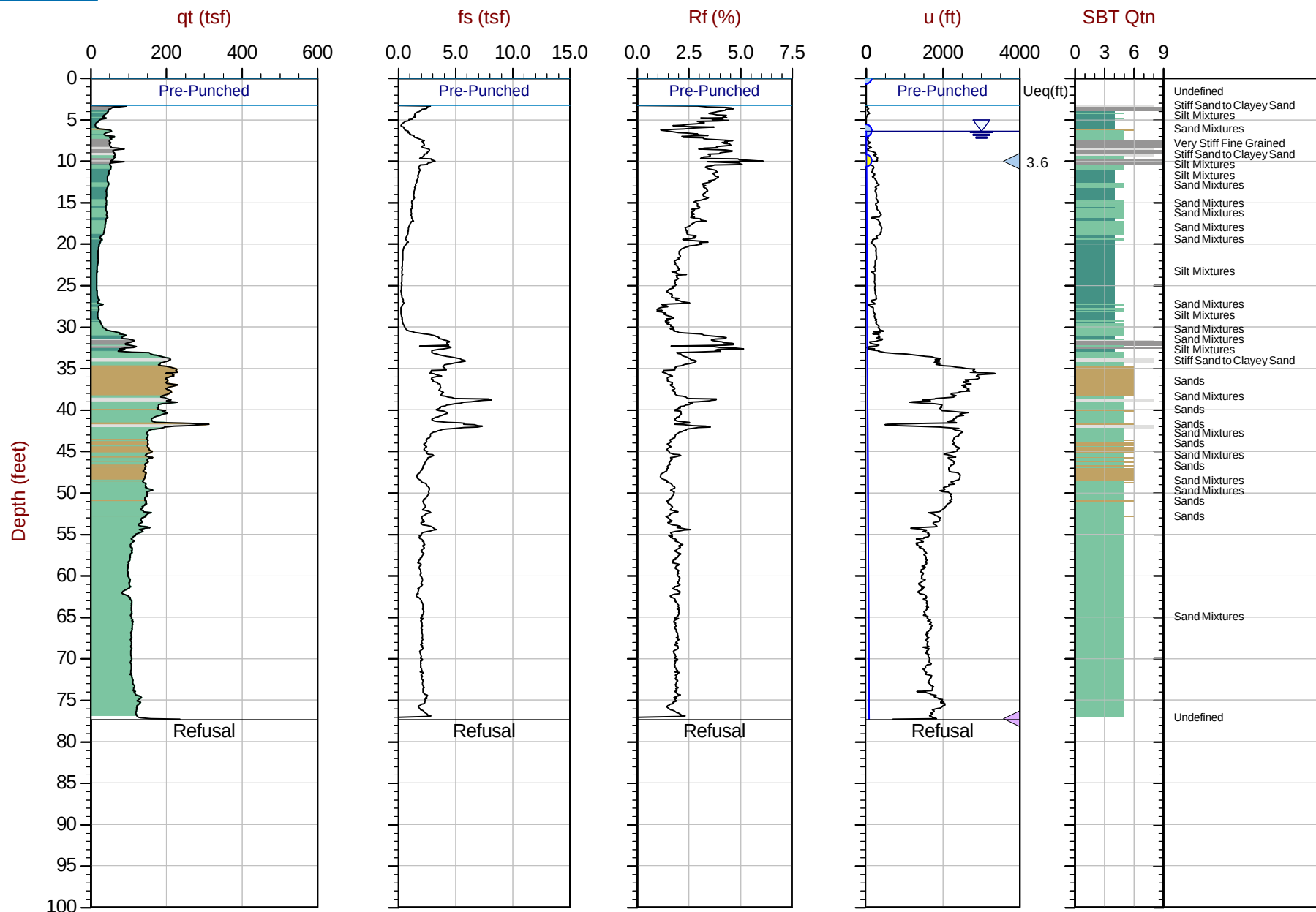
SBT: Robertson, 2009 and 2010
Coords: Lat: 48.50495 Long: -122.60883



Max Depth: 27.450 m / 90.06 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 21-59-21870_CP02.COR
Unit Wt: SBTQtn(PKR2009)

SBT: Robertson, 2009 and 2010
Coords: Lat: 48.50495 Long: -122.60721



Max Depth: 23.575 m / 77.34 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 21-59-21870_CP03.COR
Unit Wt: SBTQtn(PKR2009)

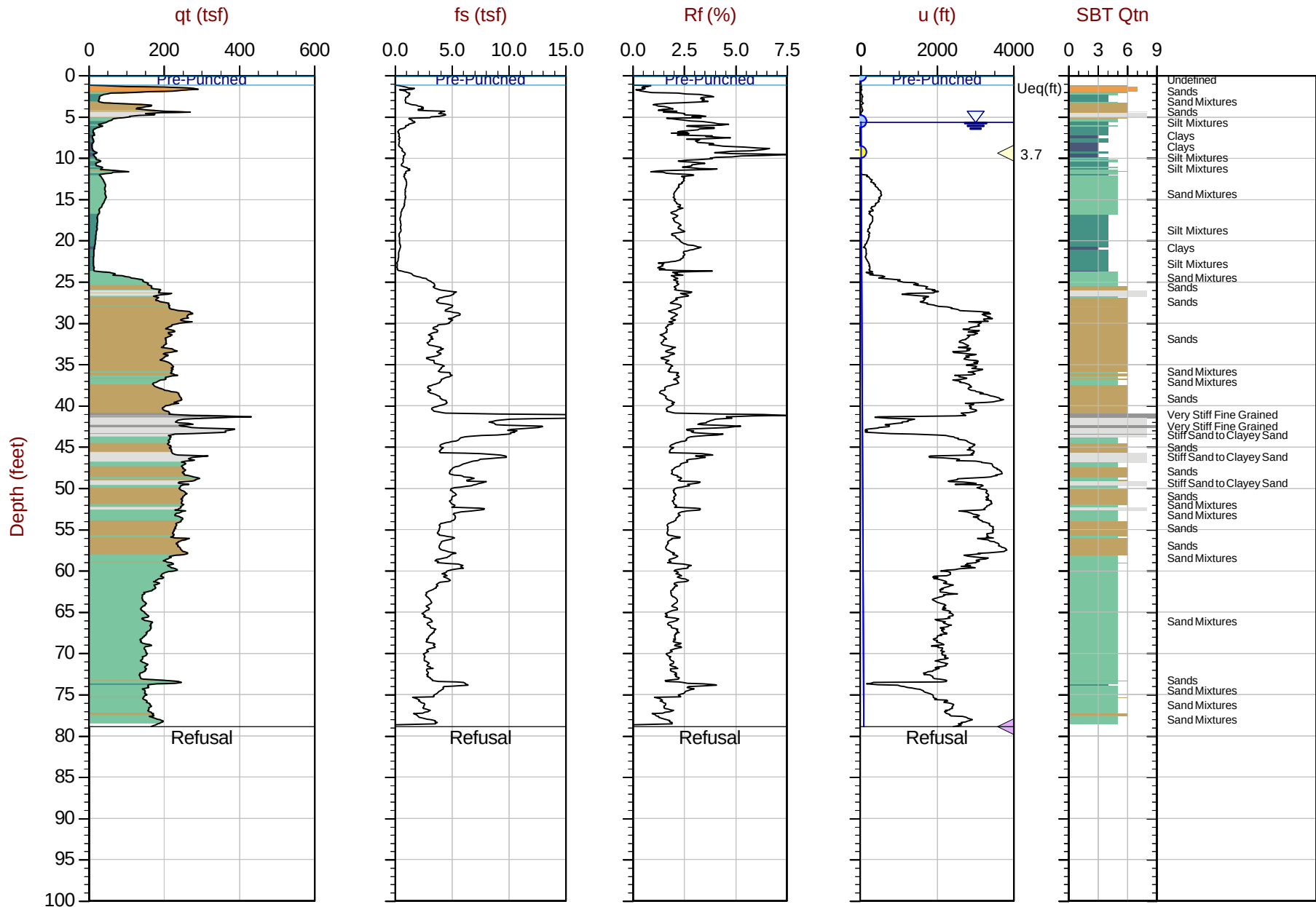
SBT: Robertson, 2009 and 2010
Coords: Lat: 48.50571 Long: -122.60880



PanGEO

Job No: 21-59-21870
Date: 2021-02-01 03:28
Site: Anacortes MJB Shoreline

Sounding: CPT-4
Cone: 529:T1500F15U35



Max Depth: 24.050 m / 78.90 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 21-59-21870_CP04.COR
Unit Wt: SBTQtn(PKR2009)

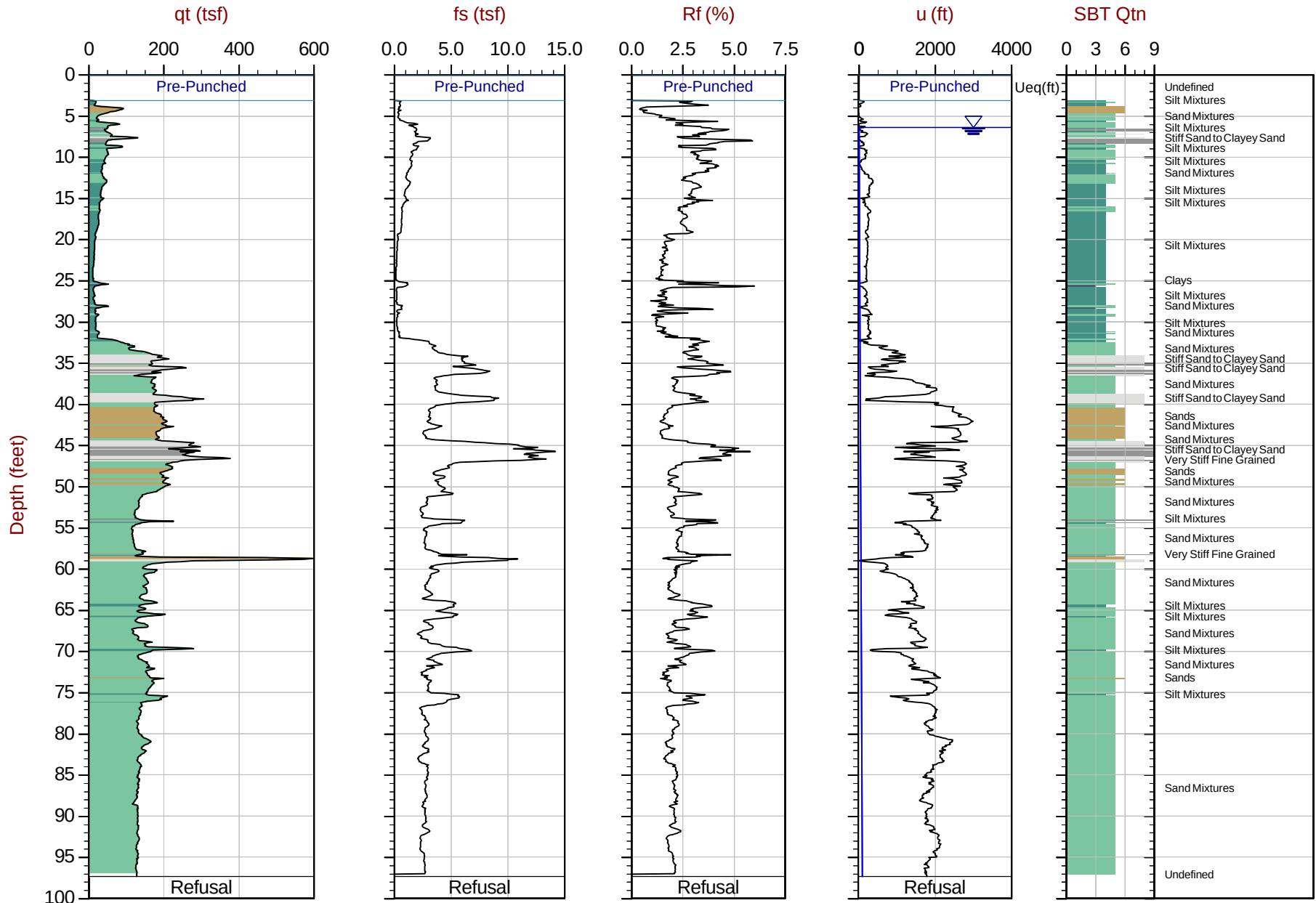
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Coords: Lat: 48.50590 Long: -122.60744



PanGEO

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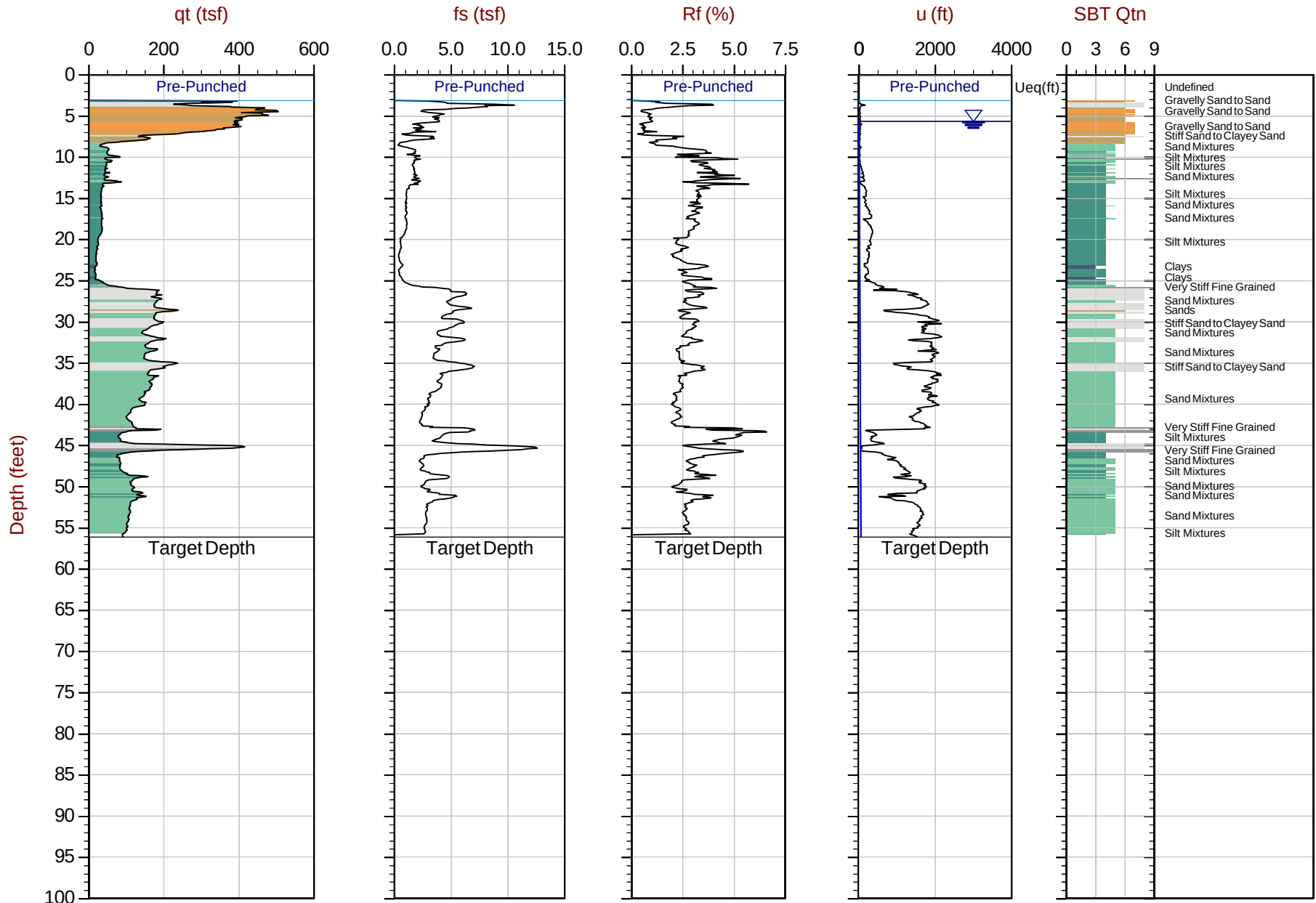
Sounding: CPT-5
Cone: 529:T1500F15U35



Max Depth: 29.675 m / 97.36 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 21-59-21870_CP05.COR
Unit Wt: SBTQtn(PKR2009)

SBT: Robertson, 2009 and 2010
Coords: Lat: 48.50675 Long: -122.61047



Max Depth: 17.100 m / 56.10 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 21-59-21870_CP06.COR
Unit Wt: SBTQtn(PKR2009)

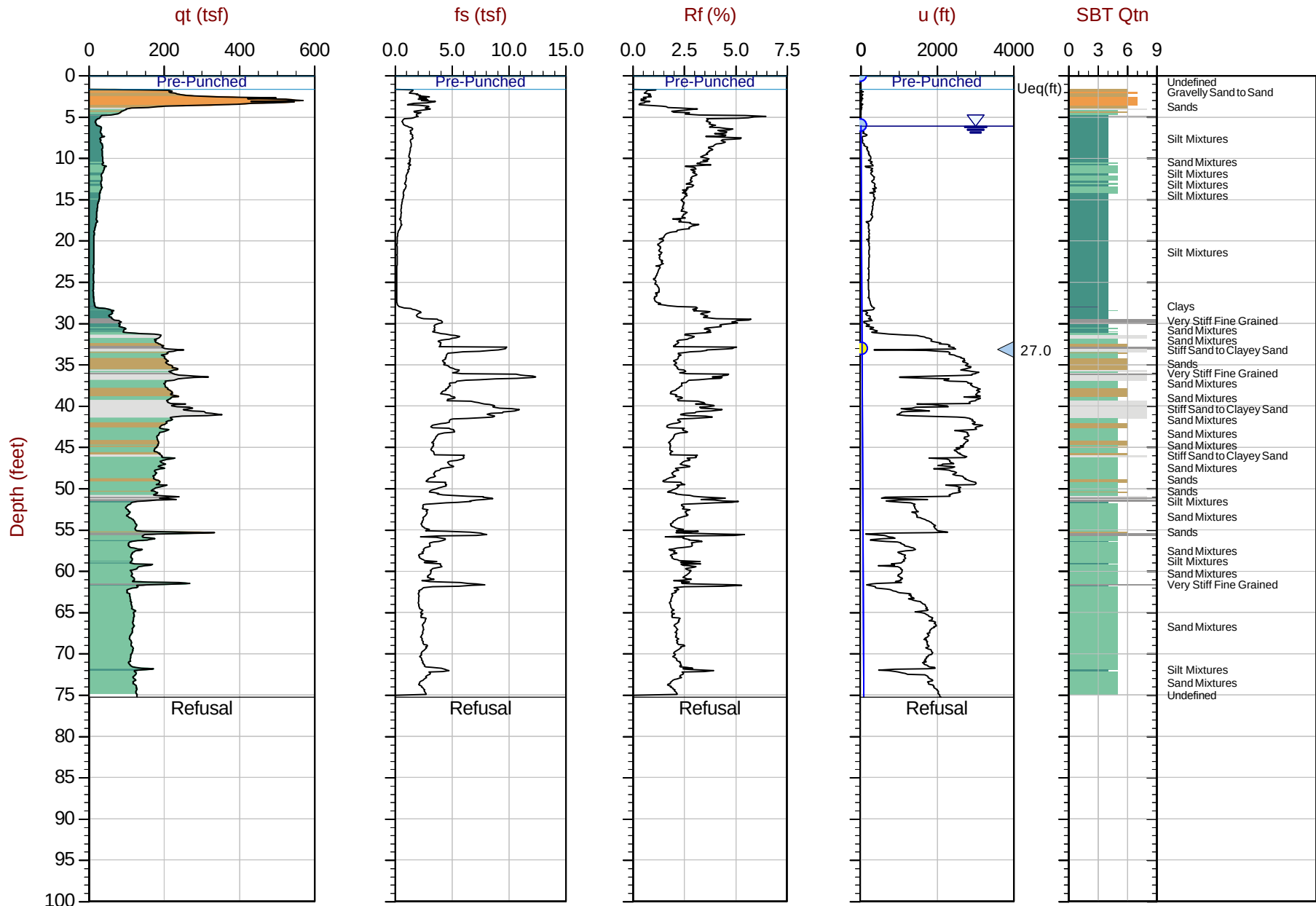
SBT: Robertson, 2009 and 2010
Coords: Lat: 48.50700 Long: -122.60816



PanGEO

Job No: 21-59-21870
Date: 2021-02-08 09:14
Site: Anacortes MJB Shoreline

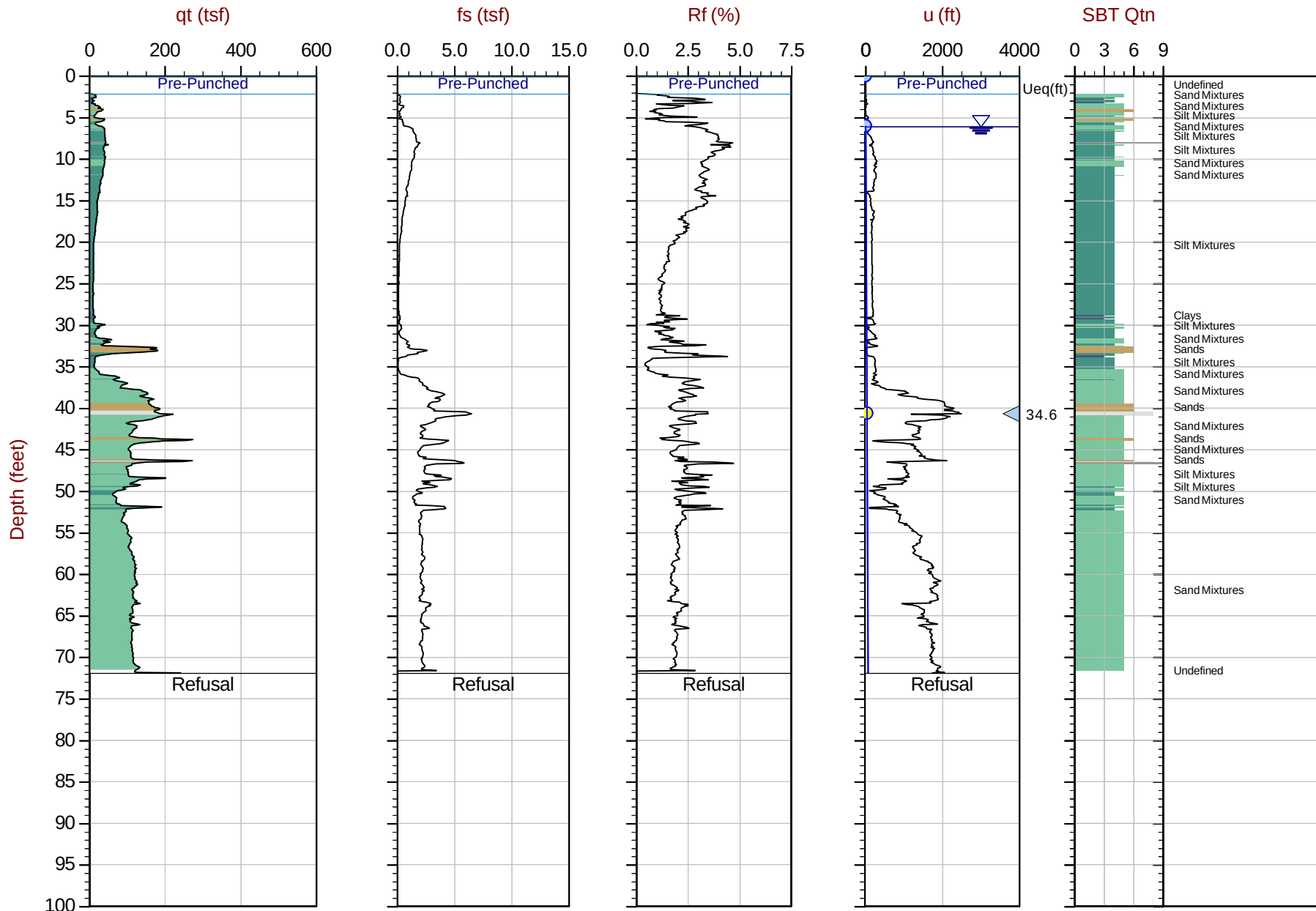
Sounding: CPT-7
Cone: 529:T1500F15U35



Max Depth: 22.950 m / 75.29 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 21-59-21870_SP07.COR
Unit Wt: SBTQtn(PKR2009)

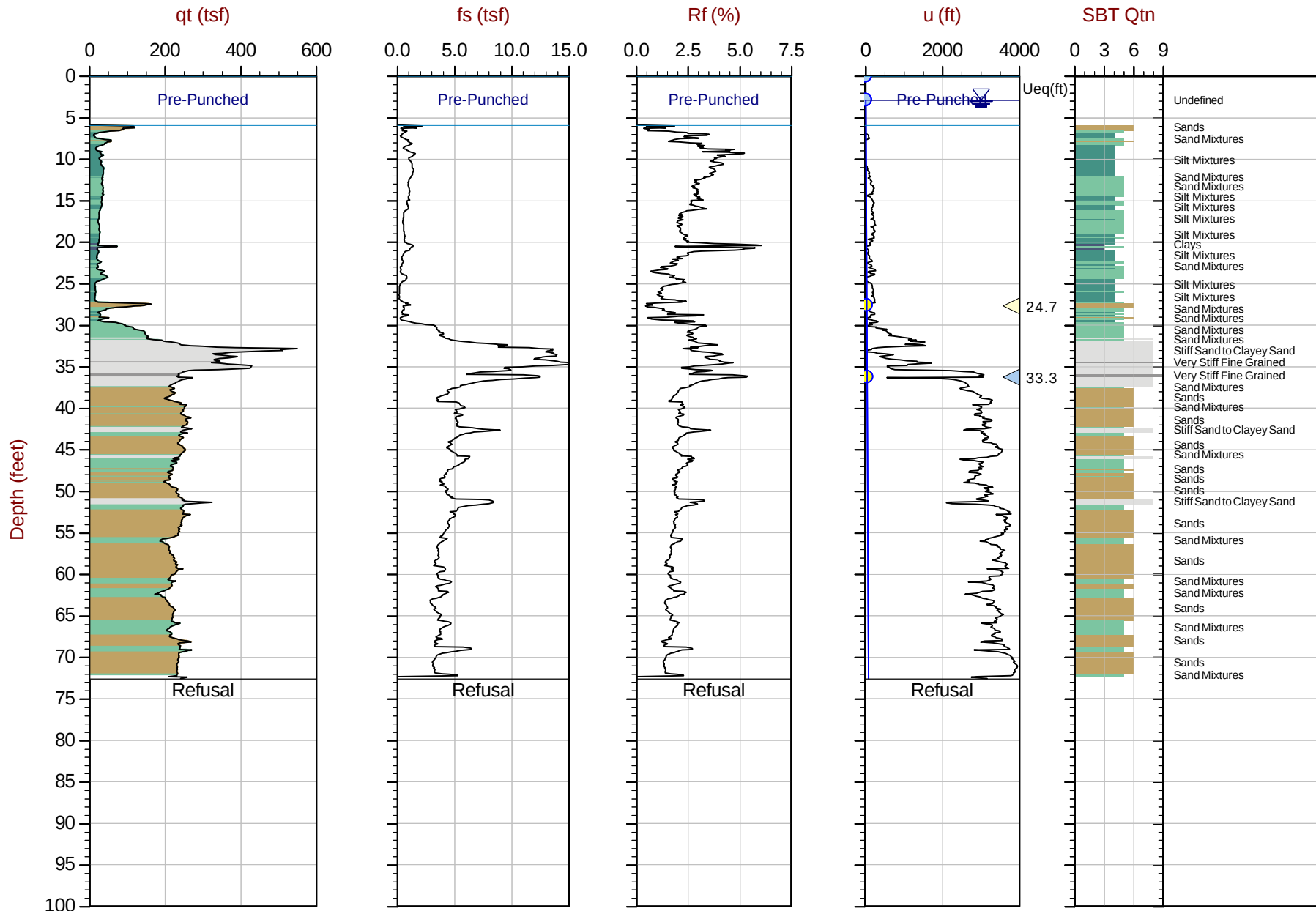
SBT: Robertson, 2009 and 2010
Coords: Lat: 48.50767 Long: -122.60973



Max Depth: 21.925 m / 71.93 ft
 Depth Inc: 0.025 m / 0.082 ft
 Avg Int: Every Point

File: 21-59-21870_CP08.COR
 Unit Wt: SBTQtn(PKR2009)

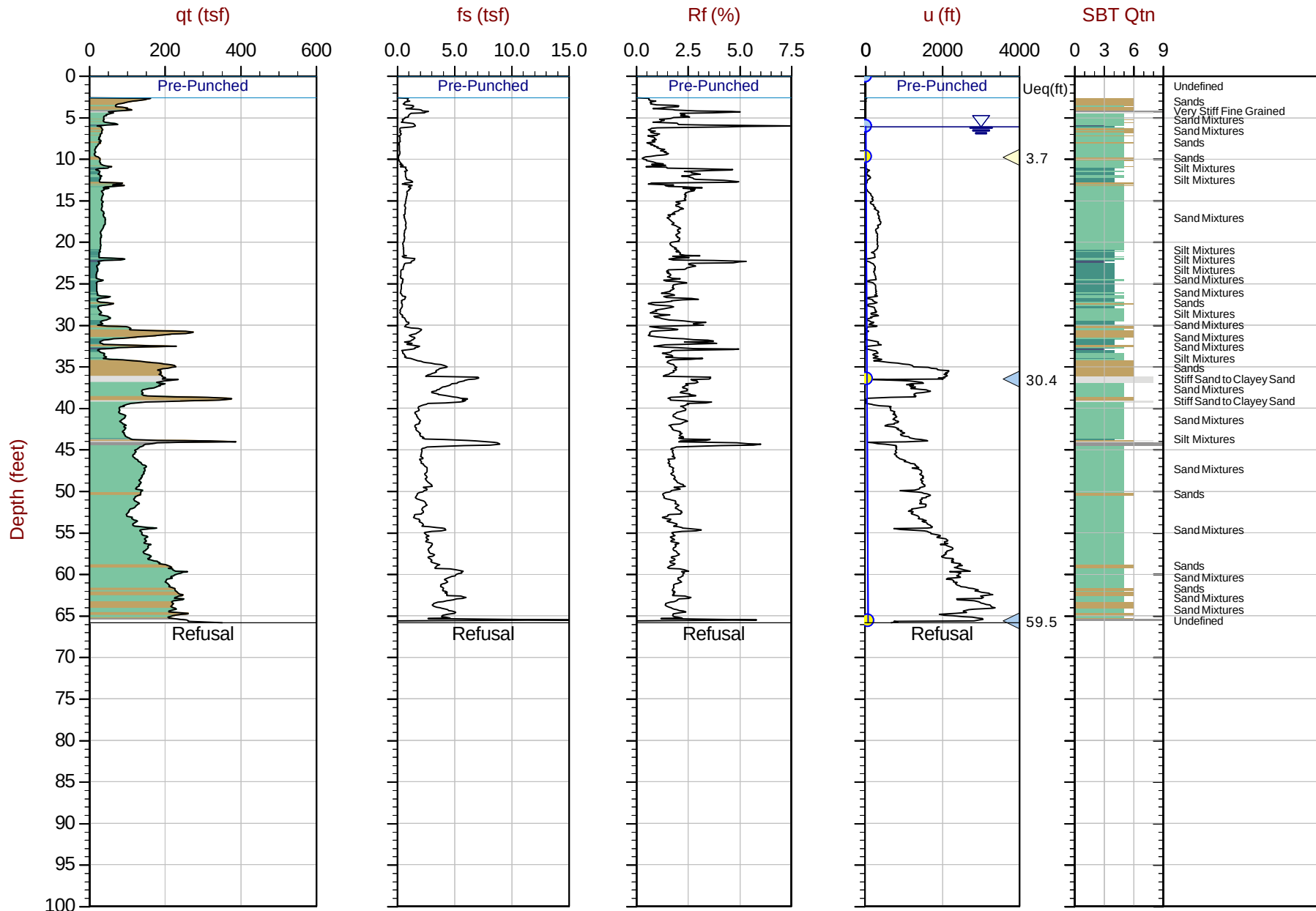
SBT: Robertson, 2009 and 2010
 Coords: Lat: 48.50843 Long: -122.61024



Max Depth: 22.125 m / 72.59 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 21-59-21870_CP09.COR
Unit Wt: SBTQtn(PKR2009)

SBT: Robertson, 2009 and 2010
Coords: Lat: 48.50842 Long: -122.60853



Max Depth: 20.075 m / 65.86 ft
Depth Inc: 0.025 m / 0.082 ft
Avg Int: Every Point

File: 21-59-21870_CP10.COR
Unit Wt: SBTQtn(PKR2009)

SBT: Robertson, 2009 and 2010
Coords: Lat: 48.50862 Long: -122.60761



Job No: 21-59-21870
 Client: PanGEO
 Project: Anacortes MJB Shoreline
 Start Date: 01-Feb-2021
 End Date: 01-Feb-2021

CPT_u PORE PRESSURE DISSIPATION SUMMARY

Sounding ID	File Name	Cone Area (cm ²)	Duration (s)	Test Depth (ft)	Estimated Equilibrium Pore Pressure U _{eq} (ft)	Calculated Phreatic Surface (ft)	Estimated Phreatic Surface (ft)	t ₅₀ ¹ (s)	Assumed Rigidity Index Value (I _r)	c _h ² (cm ² /min)
CPT-1	21-59-21870_CP01.ppd2	15	430	41.7	35.3	6.4				
CPT-1	21-59-21870_CP01.ppd2	15	155	45.1						
CPT-1	21-59-21870_CP01.ppd2	15	100	52.2						
CPT-1	21-59-21870_CP01.ppd2	15	46	59.0						
CPT-1	21-59-21870_CP01.ppd2	15	38	64.1						
CPT-2	21-59-21870_CP02.ppd2	15	420	8.0						
CPT-2	21-59-21870_CP02.ppd2	15	1230	20.0	14.4		5.6	27	100	26.1
CPT-2	21-59-21870_CP02.ppd2	15	50	90.1						
CPT-3	21-59-21870_CP03.ppd2	15	7200	10.0	3.6		6.4	1089	100	0.6
CPT-3	21-59-21870_CP03.ppd2	15	38	77.3						
CPT-4	21-59-21870_CP04.ppd2	15	300	9.4	3.7	5.6				
CPT-4	21-59-21870_CP04.ppd2	15	36	78.9						
Total Duration			167.4 min							

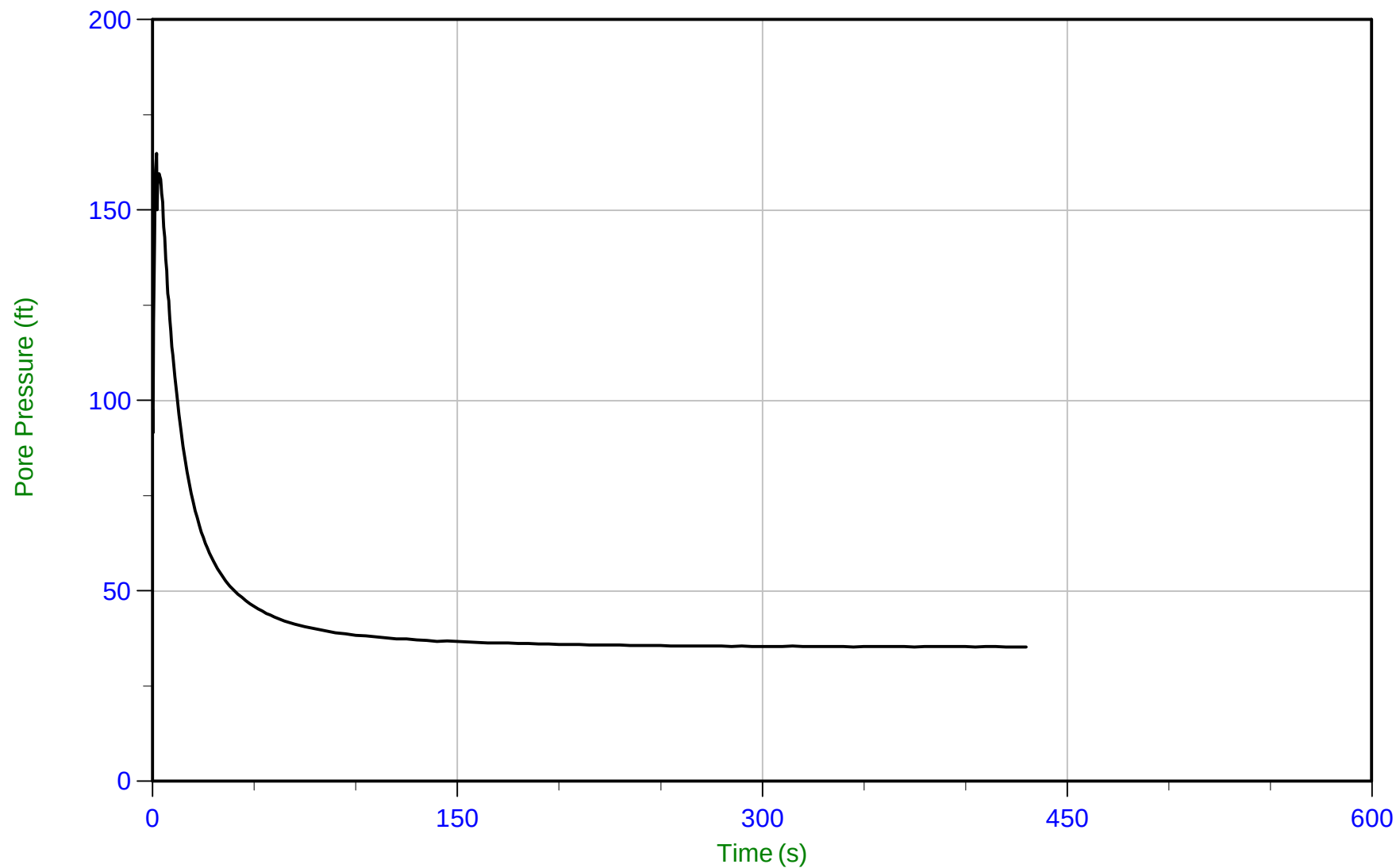
1. Time is relative to where u_{max} occurred.
2. Houlsby and Teh, 1991.



PanGEO

Job No: 21-59-21870
Date: 02/01/2021 08:31
Site: Anacortes MJB Shoreline

Sounding: CPT-1
Cone: 529:T1500F15U35 Area=15 cm²



Trace Summary:

Filename: 21-59-21870_CP01.ppd2
Depth: 12.700 m / 41.666 ft
Duration: 430.0 s

u Min: 35.3 ft
u Max: 164.9 ft
u Final: 35.3 ft

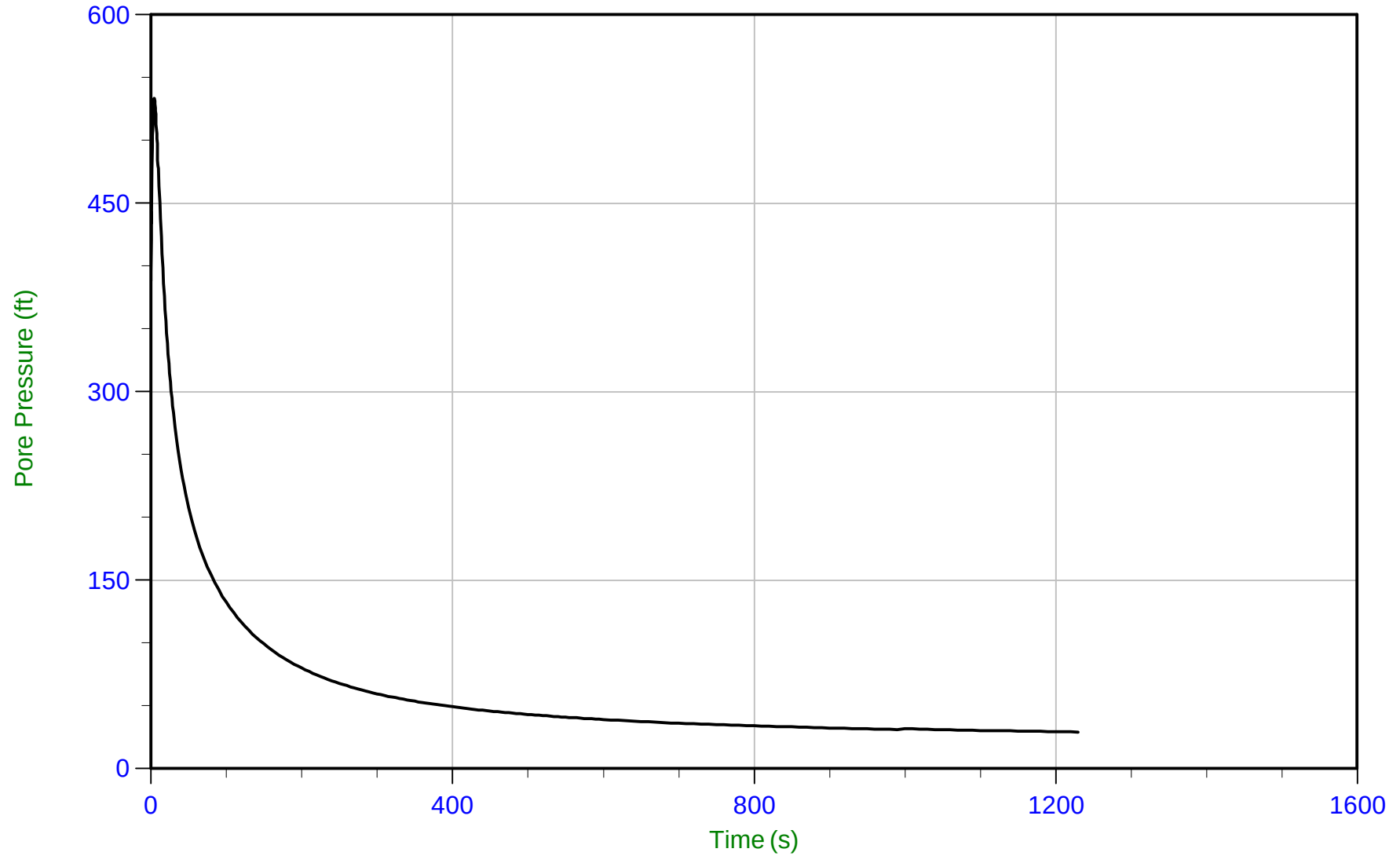
WT: 1.952 m / 6.404 ft
Ueq: 35.3 ft



PanGEO

Job No: 21-59-21870
Date: 02/01/2021 09:52
Site: Anacortes MJB Shoreline

Sounding: CPT-2
Cone: 529:T1500F15U35 Area=15 cm²



Trace Summary:

Filename: 21-59-21870_CP02.ppd2
Depth: 6.100 m / 20.013 ft
Duration: 1230.0 s

u Min: 29.2 ft
u Max: 533.5 ft
u Final: 29.2 ft

WT: 1.714 m / 5.623 ft
Ueq: 14.4 ft
U(50): 273.96 ft

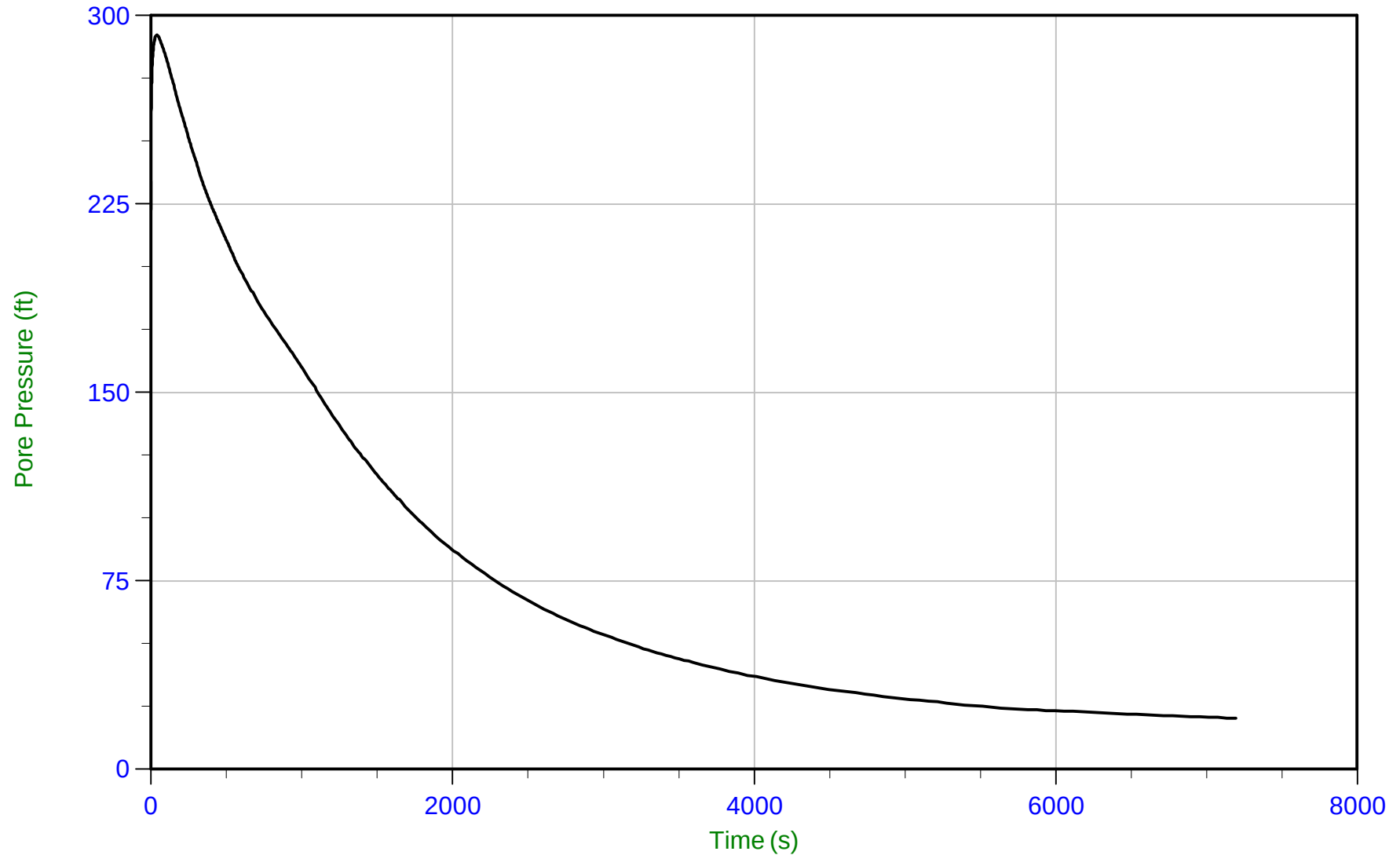
T(50): 26.9 s
Ir: 100
Ch: 26.1 cm²/min



PanGEO

Job No: 21-59-21870
Date: 02/01/2021 12:06
Site: Anacortes MJB Shoreline

Sounding: CPT-3
Cone: 529:T1500F15U35 Area=15 cm²



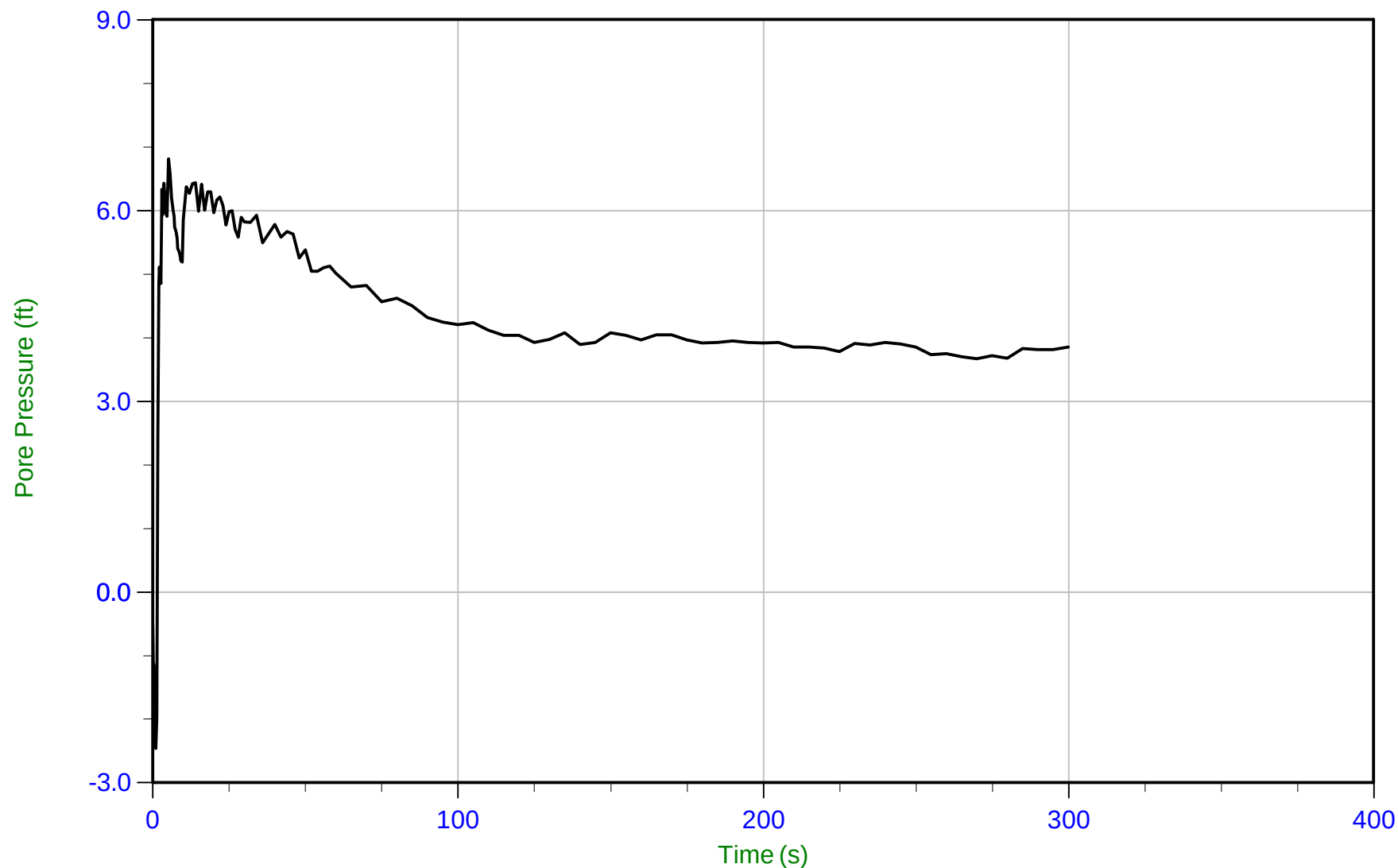
Trace Summary:

Filename: 21-59-21870_CP03.ppd2
Depth: 3.050 m / 10.006 ft
Duration: 7200.0 s

u Min: 20.3 ft
u Max: 292.2 ft
u Final: 20.3 ft

WT: 1.952 m / 6.404 ft
Ueq: 3.6 ft
U(50): 147.93 ft

T(50): 1088.9 s
Ir: 100
Ch: 0.6 cm²/min



Trace Summary:

Filename: 21-59-21870_CP04.ppd2
Depth: 2.850 m / 9.350 ft
Duration: 300.0 s

u Min: -2.5 ft
u Max: 6.8 ft
u Final: 3.8 ft

WT: 1.714 m / 5.623 ft
Ueq: 3.7 ft

MJB North Shoreline Development Phase 1 and 2 Biological Evaluation

SITE ADDRESS: 1920 R AVENUE ANACORTES, WA 98221

KPFF Project # 10182000115

Habitat Assessment Report

December 16, 2020

Prepared for:
Mr. Jim Blais
MJB Properties, LLC
5050 1st Ave S, Suite 102
Seattle, WA 98134

Prepared by:
Brianna Hines, MES, WPIT



Consulting Engineers
612 Woodland Square Loop SE, Suite 100
Lacey, WA 98503
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Mr. Jim Blais
MJB North Shoreline Development—Phase 1 and 2
PROJECT # 10182000115

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APPENDICES

Appendix A – Maps and Figures

Appendix B – Site Plan

1.0 Executive Summary

MJB Properties LLC is proposing to develop the currently vacant parcels located at 1920 R Avenue in Anacortes, Washington. This project is planned in phases; this habitat assessment report serves to evaluate potential impacts to the natural environment for Phases 1 and 2 only. Phase 1 consists of grading, paving, and utilities outside the 200-foot shoreline jurisdiction. Phase 2 consists of fill and rough grading above the Ordinary High-Water Mark (OHWM) and within 200 feet of shoreline jurisdiction along the length of the property.

Regulated critical areas of The City of Anacortes were reviewed from numerous sources to assess potential impacts of the proposed project. Critical areas reviewed include critical aquifer recharge areas, geological hazard areas, frequently flooded areas, wetlands and streams, and important habitats and species specifically recognized in the City of Anacortes municipal code. The subject parcels (hereafter deemed the project site or action area) and a study area of 300 feet around the project site (hereafter deemed the study area) were evaluated, pursuant to the City of Anacortes Municipal Code (*AMC Chapter 17.70*).

The project site contains critical areas, including being within the FEMA 100-year flood zone and being adjacent to nearshore habitat which supports important species listed in the City of Anacortes Municipal Code. Despite the presence of these critical areas, due to the low functionality of the existing habitat, the proposed development is anticipated to have minimal impacts.

2.0 Introduction

This habitat assessment report was prepared by KPFF Consulting Engineers to document critical areas identified on or near the proposed location of the MJB shoreline development project in Anacortes, WA. This project is planned to occur multiple phases. This habitat assessment report addresses the potential impacts of Phase 1 and Phase 2 development only. Phase 1 consists of grading, paving, and utilities outside the 200-foot shoreline jurisdiction. Phase 2 consists of fill and rough grading above the Ordinary High-Water Mark (OHWM) and within 200 feet of shoreline jurisdiction along the length of the property. The purpose of this document is to satisfy the City of Anacortes regulations that require a Habitat Assessment Report according to *AMC 17.70.550*. The shoreline environment and wildlife habitat conditions identified in this report represent the existing conditions on the project site and are intended for use in The City of Anacortes's environmental review of the proposed development project.

The results and conclusions in this report represent the author's best professional judgement based upon the information available during the extent of the project.

3.0 Proposed Project

3.1 Location

The 27-acre project site is in northwest Skagit County in the city of Anacortes and lies within Section 19, Township 35 N North, and Range 2 West. The project site is located at 1920 R Avenue. Adjacent properties include educational buildings and Seafarer's Memorial Park to the north, commercial buildings to the west, a parking lot and marine buildings to the south, and Fidalgo Bay to the east.

3.2 Purpose and Description

The overall purpose of this project is to provide the City of Anacortes a master planned urban village along the Fidalgo Bay waterfront. Future uses of the property may include retirement living, restaurants, retail, and more.

Phase 1 and Phase 2 will prepare the site for future development by constructing a new roadway and mainline utilities through the site with connections at 17th Street to the west, R Avenue to the north, and T Avenue to the south. The site will also be graded to provide positive drainage from future developments on either side of the roadway.

Future phases will include redevelopment of the shoreline for public use, the construction of a public shared use path along the waterfront, and development of the land on either side of the roadway throughout the project site.

4.0 Study Area Description

The study area addressed in this habitat assessment report is defined as the project site plus all areas within 300 feet of the project site. The current conditions of the study area and adjacent areas are depicted on Map 1 (**Appendix A**).

Adjacent properties include educational buildings and Seafarer's Memorial Park to the north, commercial buildings to the west, a parking lot and marine buildings to the south, and Fidalgo Bay to the east.

Location Information	
Address	1920 R Avenue
City and County	Anacortes, WA, Skagit County
Lat. -Lon.	48.505184, -122.607849
Tax Parcel No	Multiple, see Appendix for full list
Landowner Type	Marine Commercial
Water Resources Information	
Water Body	The Project is located within the Lowe Skagit-Samish Watershed (WRIA #3) adjacent to Fidalgo Bay in Fidalgo Bay, North Puget Sound. The project affects no streams.
Shoreline Management Area Information	The subject parcel is within the FEMA 100-year flood plain, zoned as AE. Shoreline is designated as Urban in the Anacortes online map.
Critical Areas	The parcel is located in a FEMA flood zone (Zone VE—100 year).
Fish and Wildlife Habitat Conservation Areas	
Conservation Area	Surf Smelt (<i>Hypomensius pretiosus</i>) breeding area Pacific Herring (<i>Clupea pallasii</i>) breeding area Dungeness crab (<i>Cancer magister</i>) listed occurrence Marine area adjacent to shoreline listed as critical habitat for ESA species; Boccacio, Southern Resident Killer Whale and Chinook salmon
Species	Chinook salmon (marine area) Marbled murrelet: no presence (source: PHS database 3/1/2013 update) Surf smelt and Pacific sand lance documented breeding area

5.0 Methods

This section summarizes the methods used to analyze the regulated critical areas in the City of Anacortes in relation to the proposed project

5.1 Desktop Analysis

The analysis of the resources on the subject property and associated off-site areas (within 300 feet of the project site) includes preliminary desktop research and site-specific investigations with respect to existing vegetation communities, hydrology patterns and soils. Public resource documents have been reviewed to provide initial site information regarding hydrology, soils, vegetation, and critical areas. Sources include:

- **Regulated critical areas:** City of Anacortes Critical Areas ordinance (AMC Chapter 17).
- **Soil Surveys:** Natural Resources Conservation Service (NRCS) Web Soil Survey, Department of Natural Resources Washington Geographic Information Portal.
- **NWI, Skagit County Sensitive Areas Map:** U.S. Fish and Wildlife Service (USFWS) online *National Wetlands Inventory Wetlands Mapper*, City of Anacortes maps, Skagit County online map.
- **Hydrology Map:** Department of Natural Resources Forest Practices Application Online Mapping Tool.
- **Sensitive Species:** Washington Department of Fish and Wildlife (WDFW) Priority Habitats and Species (PHS) on the Web Interactive Mapper, U.S. Fish and Wildlife Service (USFWS), NOAA Protected Resources App ((NOAA), 2020), Washington (DNR) Natural Heritage Program Sensitive Species/Habitat ((DNR), 2020).

5.2 Site Visit

A site visit was completed on November 23, 2020 to confirm desktop analysis findings and complete a functional assessment of the site. The weather was overcast, approximately 40 degrees Celsius and it had rained within 24 hours. KPFF evaluated the entire project site as well as the terrestrial portions of the 300 foot study area on foot.

6.0 Existing Conditions

6.1 Landscape Setting

Topography

The topography on-site varies from a low-grade slope to flat. Sections that are sloped drain toward the shoreline. The parcels were previously used as timber mill in the 1970s, and they are currently used as boat storage. The site has been previously graded. There is an earthen berm parallel to the shoreline on the south side of the property.

Soils

The Natural Resources Conservation Service (NRCS) Web Soil Survey shows the project site to have Xerothents, 0 to 5 percent slopes soils (**Appendix A**). These soils are usually present in landforms such as hillslopes and flood plains. This type of soil has parent material of human transported and disturbed material.

Hydrology

Hydrologic characteristics in the project area are influenced by the regional and local surface water drainage system, shallow regional groundwater, and direct precipitation. The project area is in Ecology's Water Resource Inventory Area (WRIA) 3—Lower Skagit-Samish (Ecology 2016). Within this WRIA, the study area lies within the Telegraph Slough-Frontal Padilla Bay basin of the Strait of Georgia watershed. There are no active surface waters in the project site. The closest surface water feature is a documented marsh 0.5 miles to the northwest and an unnamed perennial fish-bearing stream approximately 0.7 miles to the southeast. Local topography suggests surface water drains to the east toward Fidalgo Bay. A portion of the project site is within the FEMA 100-year floodplain (see map in **Appendix**).

Plant Communities

The project site and surrounding 300 feet study area is highly disturbed and sparsely vegetated. The plant community on the project site is minimal and consists of moss, grasses, mushrooms, clover, and Queen Anne's lace. There are primarily only herbaceous species present on site. There is a single madrone tree (*Arbutus menziesii*) on the west side of the site. The dominant species in the herbaceous stratum is Bluegrass (*Poa sp.*). The vegetation communities within 300 feet of the project site are sporadic and sparse as well due to the nature of the shoreline—heavy use for marine activities such as boat storage and recreation. There are patches of landscape vegetation

7.0 Results

7.1 City of Anacortes Regulated Critical Areas

The City of Anacortes critical areas were evaluated using the City of Anacortes critical area maps and municipal code (*AMC Chapter 17.70*).

Frequently Flooded Areas

A portion of the project site is listed within the FEMA 100-year floodplain (see map in **Appendix**)

Critical Aquifer Recharge Areas

The project site is not listed within a critical aquifer recharge area according to the latest critical aquifer recharge area map completed by the City of Anacortes in 2019 (shown in **Appendix**)

Geologically Hazardous Areas

The project site is listed as having “moderated” slopes according to the Department of Ecology's Coastal Atlas (Ecology, 2020).

Wetlands

There are no wetlands on the project site or within 300 feet of the project site.

Fish and Wildlife Habitat Conservation Areas

The potential presence of listed species that have a primary association with the habitat on or adjacent to the project area was evaluated during the site visit, and by reviewing aerial photographs, the Washington Department of Fish and Wildlife (WDFW) SalmonScape and Priority Habitat and Species (PHS) websites, the U.S. Fish and Wildlife Service IPaC website (USFWS, Environmental Conservation Online System, 2019), National Marine Fisheries Service website ((NMFS), 2020), and the Washington Department of Natural Resources Natural Heritage website ((DNR), 2020).

No official botanical surveys were conducted during the identification window for the plant species to confirm their presence or absence on site. Table 1 below contains a summary of listed species that have a primary association within or adjacent to the project area.

Table 1--Endangered, Threatened, Candidate, Sensitive, and Priority Species that have Primary Association with Habitat on or Adjacent to the Project Area

Species, ESU ¹ or DPS ²	State Status	Federal Status	Critical Habitat in Project Vicinity
Fish			
Bull Trout (<i>Salvenius confluentus</i>)	Candidate	Threatened	Yes—adjacent nearshore environment
Dolly Varden (<i>Salvenius malma</i>)	Not Listed	PSAT	No
Pacific Herring (<i>Clupea pallasii</i>), Georgia Basin DPS	Candidate	Not Listed	Yes—adjacent nearshore environment
Plants			
Golden Paintbrush (<i>Castilleja levisecta</i>)	Threatened	Threatened	No
Birds			
Marbled Murrelet (<i>Brachyramphus marmoratus</i>)	Endangered	Threatened	No
Streaked Horned Lark (<i>Eremophila alpestris strigata</i>)	Endangered	Threatened	No
Yellow-billed Cuckoo (<i>Coccyzus americanus</i>)	Threatened	Threatened	No
Mammals			
Gray Wolf (<i>Canus lupus</i>)	Threatened	Proposed Endangered	No

There is an osprey nested atop the large towers in the middle of the site. The client has coordinated with the appropriate regulatory agency and has received permission to demolish the towers.

All species and critical habitats listed under NMFS jurisdiction on their website, under US Fish and Wildlife Service jurisdiction and their website, and under Washington Department of Fish and Wildlife jurisdiction and their website are addressed in this report and are listed in the table above. WDNR National Heritage Features website shows no rare plants in the project's section.

There is no suitable habitat in the action area for these listed species because the project site is in the upland area of the shoreline which has been previously developed, and there is no designated critical habitat within the proposed project limits. Bull Trout (*Salvenius confluentus*) critical habitat is shown in the nearshore habitat adjacent to the project site. This project does not propose any in-water work, so this critical habitat is unlikely to be disturbed because of this project. However, Best Management Practices (BMPs) will need to be followed to ensure no indirect impacts to this critical habitat because of the proposed project. This will be discussed further in the impact section of this report.

¹ ESU—Evolutionary Significant Unit. A distinct group of Pacific salmon.

² DPS—Distinct Population Unit

Vulnerable Animals of Anacortes

The City of Anacortes has identified some plant and animal species listed in the Washington Natural Heritage Plan which are known to exist in the Puget Trough Region. These species include insects, fish, mammals, birds, and plant species that are listed as rare species in Washington State and are either known or suspected to occur in or near Anacortes. The full list can be viewed in the *Anacortes Municipal Code Chapter 17.70 Appendix D*.

KPFF reviewed all listed rare species in *AMC 17.70 (Appendix D)* for suspected presence in the project area to assess potential project impacts. No species listed in the *AMC* were observed on the project site during the site visit. Hooded Mergansers were observed in Fidalgo Bay adjacent to the project site. These and other bird species may use the shoreline adjacent to the project site for roosting. The adjacent nearshore environment is listed as critical habitat for the Bull Trout (*Salvenius confluentus*). Management recommendations to ensure minimal to no disturbance to this critical habitat will be discussed in a later section.

Marine Shoreline Vegetation

The vegetation currently on the project site is sporadic and sparse. Minimal existing vegetation will be disturbed because of the proposed project.

8.0 Potential Effects of the Project on Listed Species and Habitat

The proposed development in Phase 1 and Phase 2 will include fill and rough grading above the ordinary high-water mark within 200 feet of the shoreline jurisdiction along the length of the project site (see Site Plan map in **Appendix**). Phase 1 will involve approximately 104,000 cubic yards of fill, and Phase 2 will involve approximately 46,000 cubic yards of fill. All construction work will be completed above the OHWM for this shoreline and there is not any in-water work proposed as part of Phase 1 or 2 of this project.

8.1 Direct Impacts

Potential direct impacts include loss of existing vegetation because of the proposed clearing/grading. As stated previously, the site has minimal vegetation and the potential amount of loss in the 26 acres (between Phase 1 and 2) of grading disturbance will be minimal. Depending on the intentions for this site in the following stages of development, we recommend creating a landscaping buffer between any development and the edge of the shoreline by planting native plant species adapted to the climate and soils Anacortes provides. This recommendation will enhance the current shoreline habitat for terrestrial and aquatic species that utilize Fidalgo Bay. Additionally, the proposed clearing/grading could increase erosion/runoff into Fidalgo Bay. The site is mostly flat, but those sections that are sloped drain toward the shoreline. It will be critical during construction to utilize approved Department of Ecology Best Management Practices (BMPs) to control surface water runoff, such as straw wattles and silt fences, to prevent sediments and pollutants from draining into Fidalgo Bay.

8.2 Indirect Impacts

Potential indirect impacts will primarily be associated with construction, such as increased noise from construction equipment and increased vehicle traffic during construction. These indirect impacts may disturb residents and wildlife, but they are expected to be minimal and temporary. We encourage construction crews to follow approved BMPs provided in the KPFF site plans and storm report to minimize these disturbances during construction. Additional potential indirect impacts include the proposed filling/grading altering the surface water and nutrient flow.

Shorelines are typically fed by sediments from drift cells along the shoreline as well as from nutrient runoff from upland habitat. The proposed filling/grading could alter these flows on the project site; however, the site does not currently appear to actively contribute to the shoreline habitat so though it is a possibility, this potential effect is unlikely.

Overall, the proposed project will alter approximately 360,000 square feet of the existing shoreline habitat on the project site with grading/filling activities. These proposed actions may cause both direct and indirect impacts to the project and adjacent shoreline, but these potential impacts will be minimized by using BMPs and are not expected to result in the loss of ecological function of the site.

9.0 Conclusion

The proposed development addressed in this habitat assessment report is for Phase 1 of the Anacortes Shoreline Development project. The site is not listed in a critical aquifer recharge area, geologically hazardous area and there are no wetlands onsite or within 300 feet of the action area. The action area is within the FEMA 100-year floodplain and the adjacent nearshore habitat is likely utilized by various species (both listed and not listed).

The proposed development, though it will involve permanent changes to the existing shoreline/upland habitat, will not result in a net loss of ecological function due to the minimal vegetation and low functionality of the existing habitat. Despite this, it is critical that any construction activities follow approved BMPs to prevent erosion/runoff from entering Fidalgo Bay and it is recommended that future phases of this development include a landscape buffer of native plants at the shoreline edge to enhance the existing shoreline habitat.

10.0 Limitations

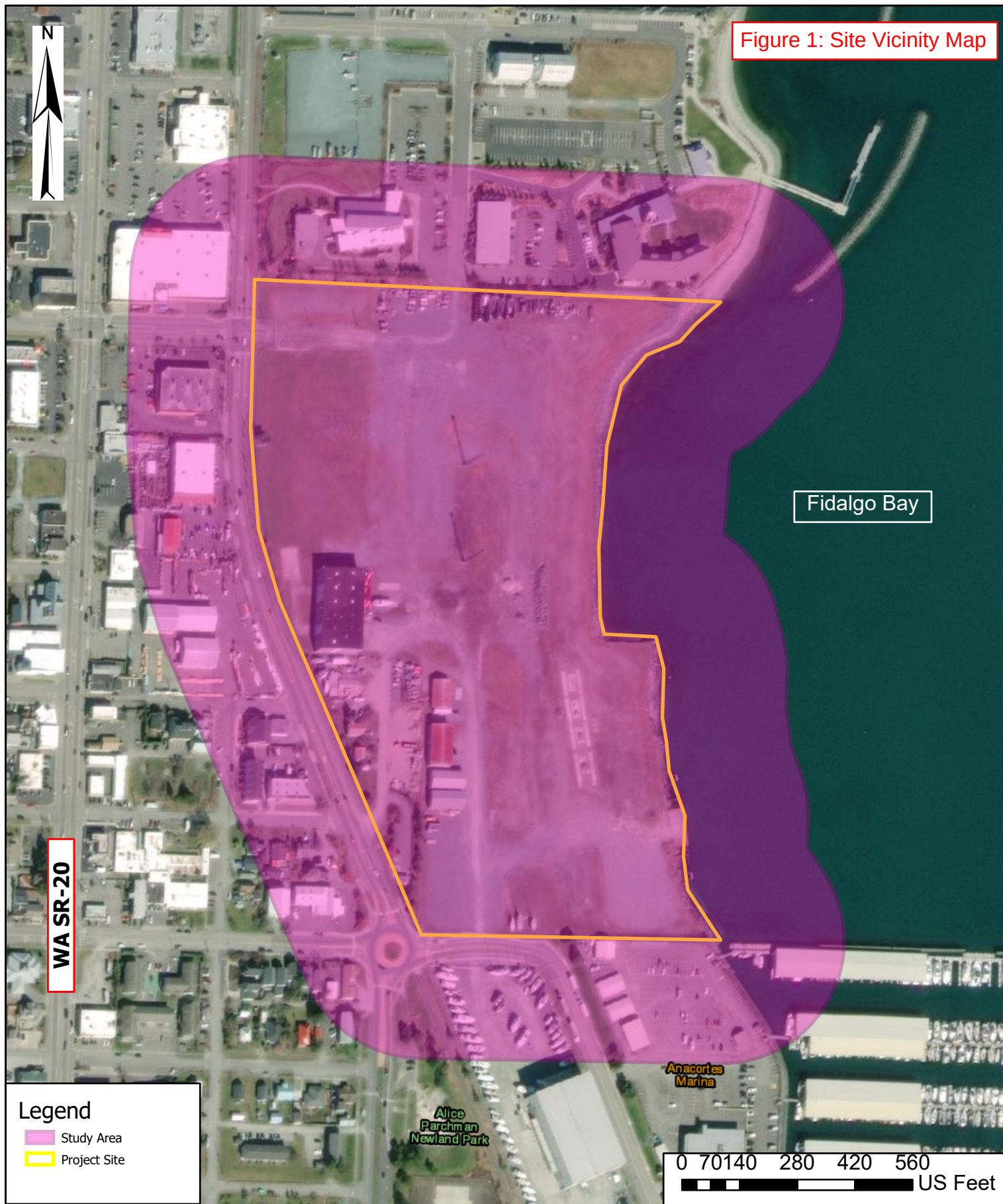
This habitat assessment report documents the investigation, best professional judgment, and conclusions of KPFF Consulting Engineers based on the site conditions encountered at the time of this study. The information contained in this report is correct and complete to the best of our knowledge. It should be considered a preliminary jurisdictional determination critical area until it has been reviewed and approved in writing by the appropriate jurisdictional authorities.

11.0 References

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<https://ecos.fws.gov/ecp0/profile/speciesProfile?spcode=A0HS>

APPENDIX A

Maps and Figures



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Suite 100
Lacey, WA 98503
360.292.7230
www.kpff.com

**MJB North Shoreline Development
Phase 1 and 2 Biological Evaluation
KPFF Proj. Number: 10182000115**

Figure 2: Photo Narrative



Site Shoreline—Facing North



Site Shoreline—Facing South



Site, showing sparse vegetation—Facing West



Site shoreline—facing East toward Fidalgo Bay



Site Shoreline, beach—mixture of boulders and pebbles—Facing South



Site Shoreline, beach—boulders, pebbles, large woody debris—Facing North

Figure 3: Drift Cell Movement

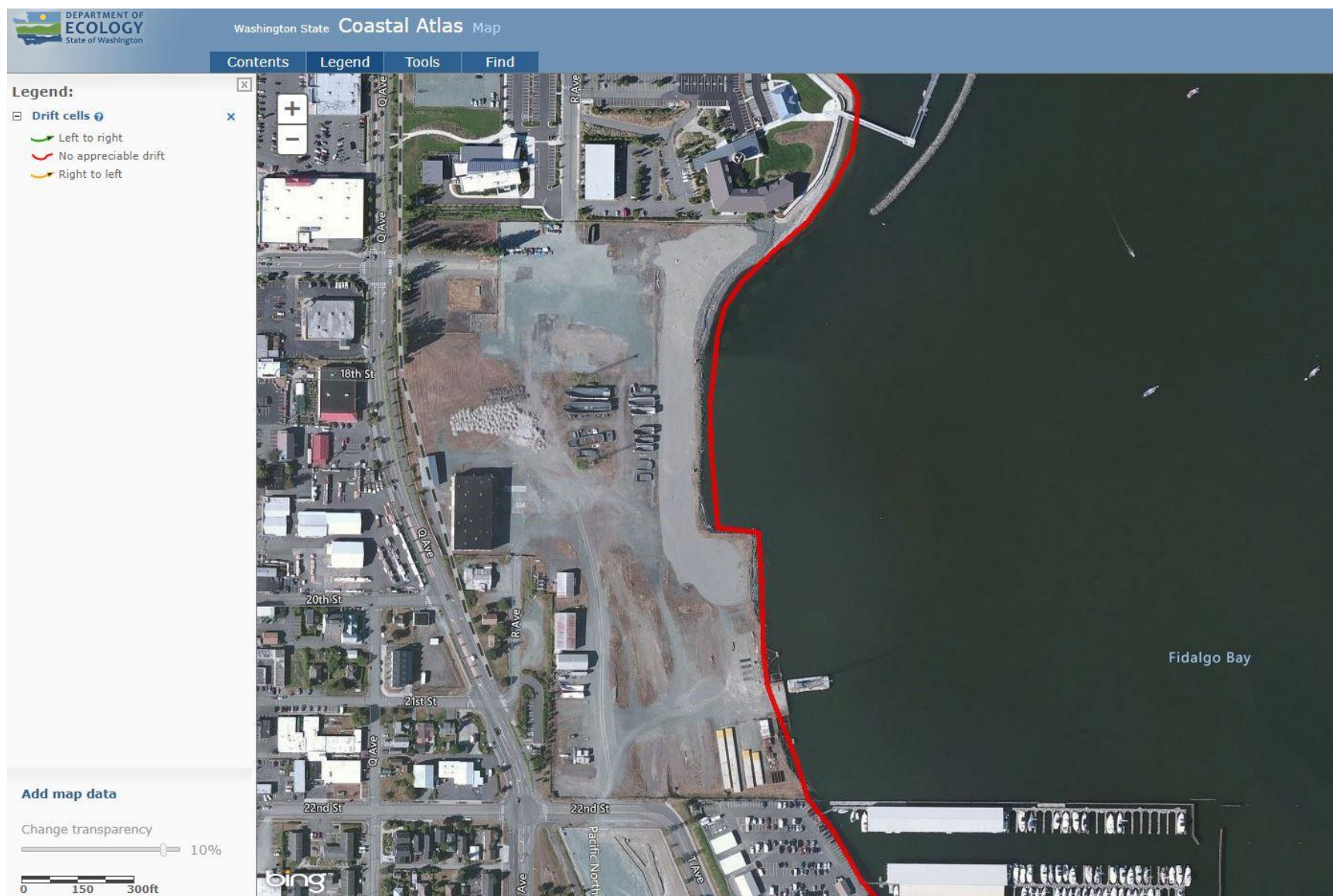


Figure 4: Eelgrass Presence

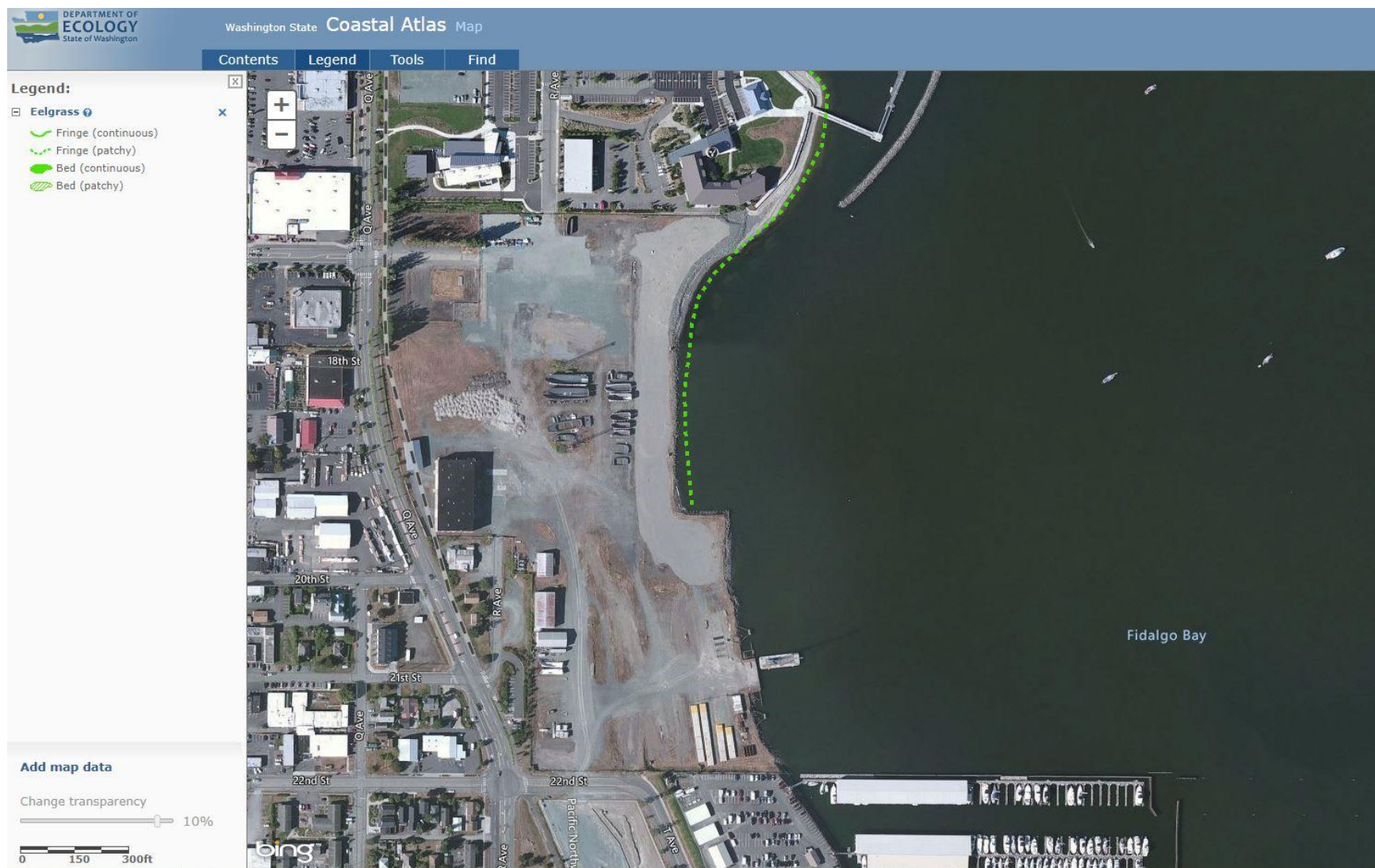


Figure 5: Slope Stability

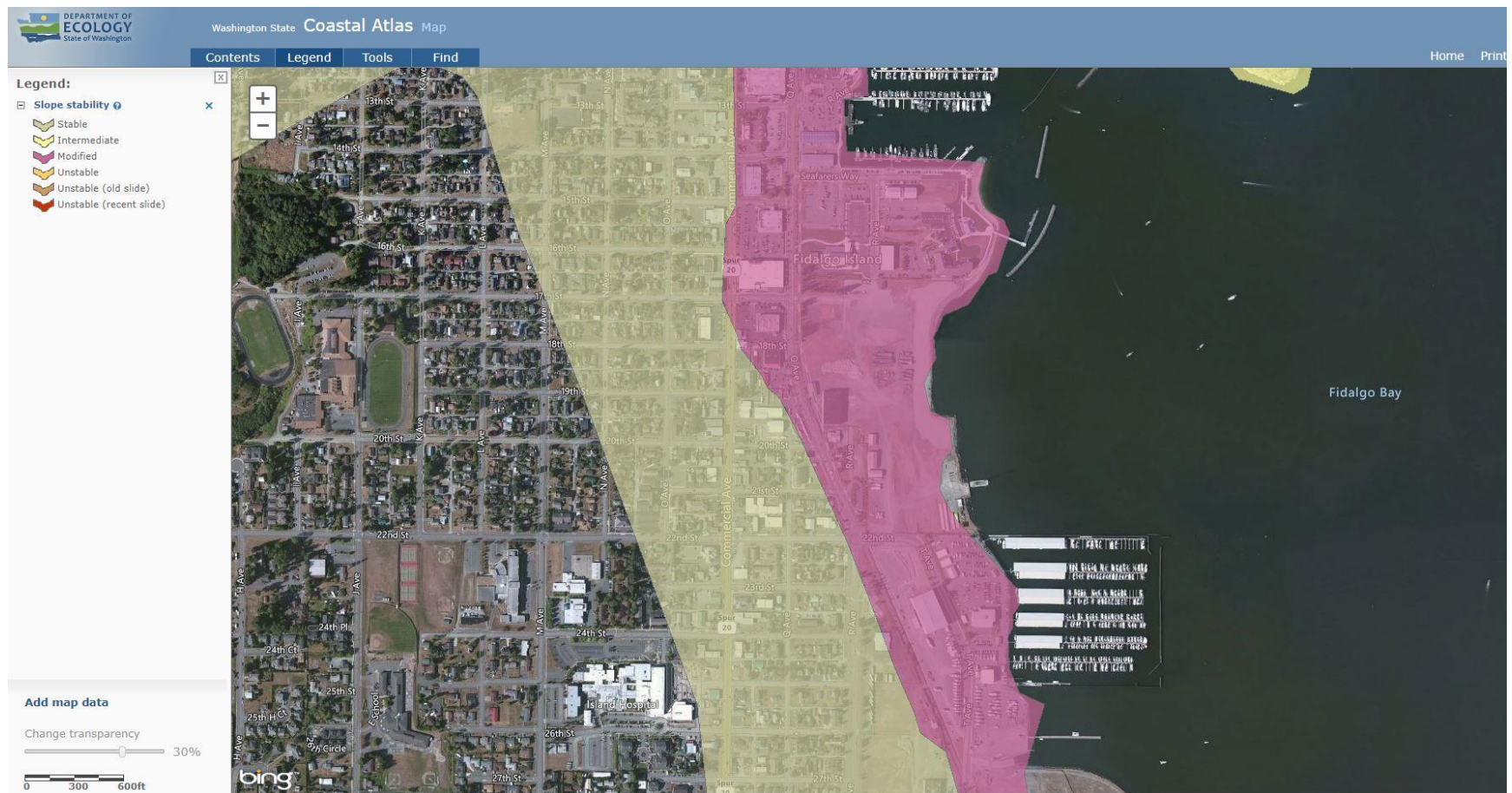
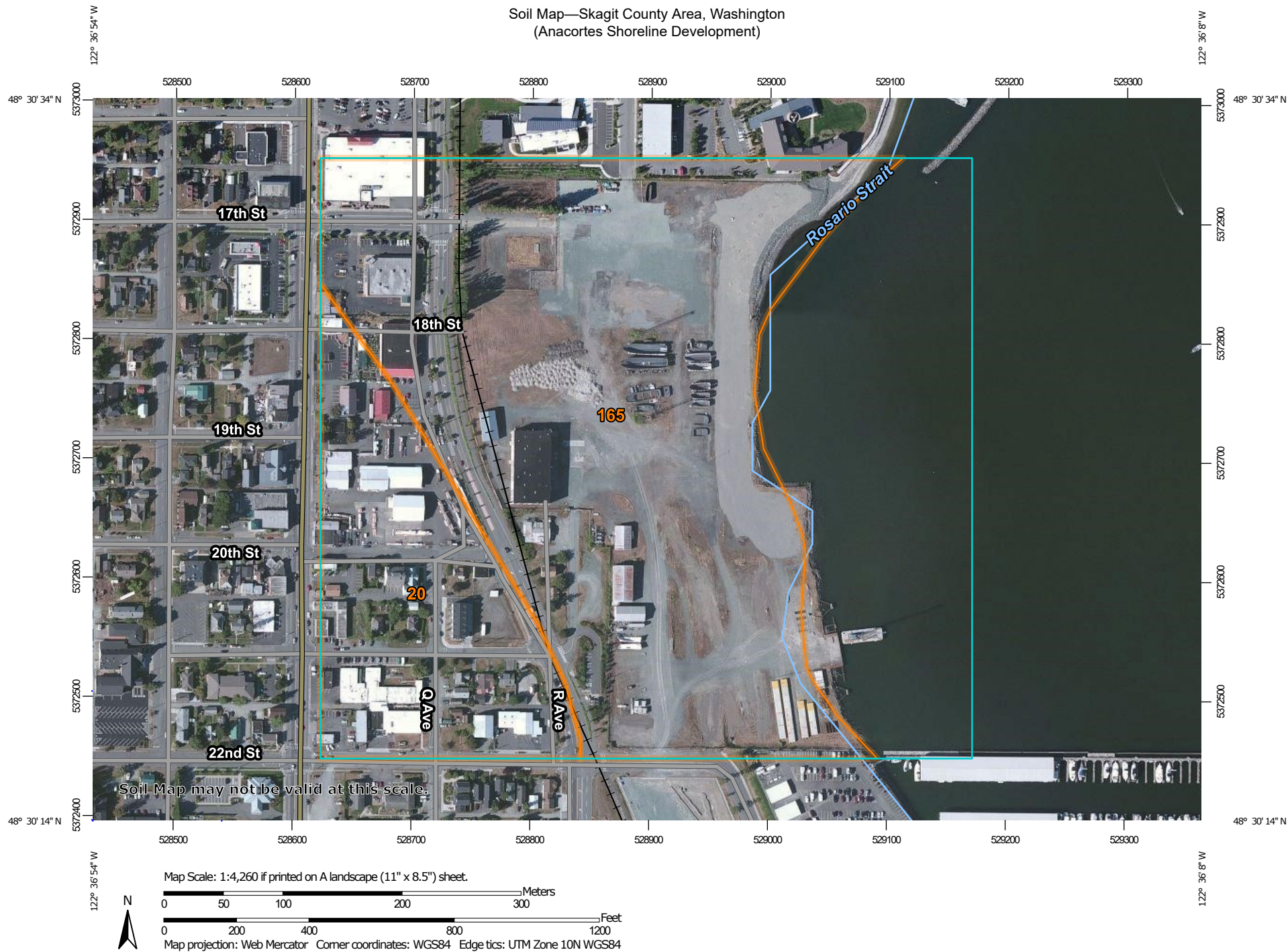


Figure 6: Soil Map

Soil Map—Skagit County Area, Washington
(Anacortes Shoreline Development)



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

Soil Map—Skagit County Area, Washington
(Anacortes Shoreline Development)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Skagit County Area, Washington

Survey Area Data: Version 20, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 9, 2010—Aug 28, 2011

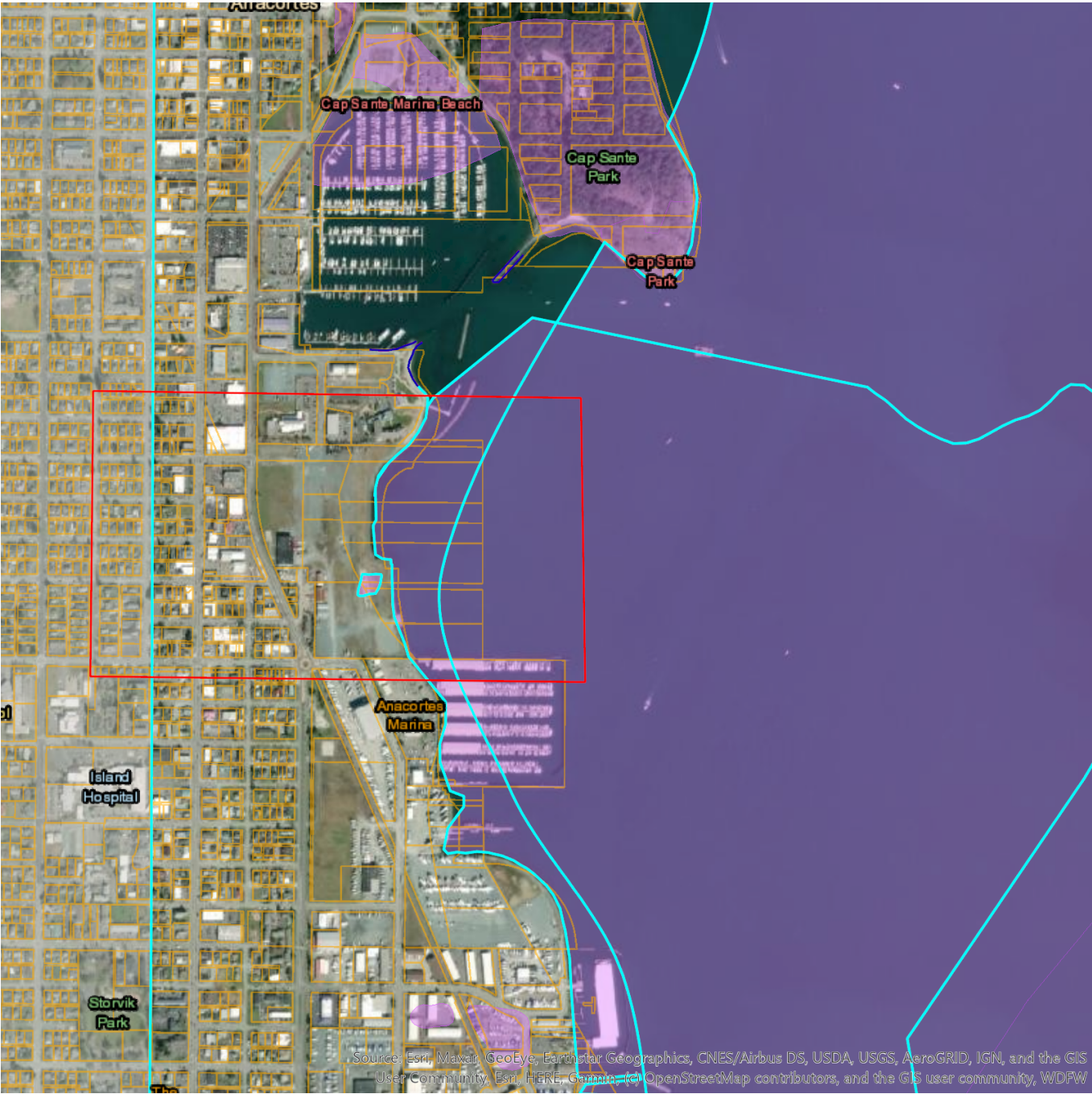
The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
20	Bow-Urban land complex, 0 to 8 percent slopes	12.5	18.2%
165	Xerorthents, 0 to 5 percent slopes	38.2	55.8%
Totals for Area of Interest		68.5	100.0%



Priority Habitats and Species on the Web



Report Date: 12/09/2020

User Comments/Notes:

Anacortes Shoreline Development Project

PHS Species/Habitats Overview:

Occurrence Name	Federal Status	State Status	Generalized Location
Surf Smelt	N/A	N/A	No
Dungeness crab	N/A	N/A	No
Pacific Herring (Georgia Basin DPS)	N/A	Candidate	No
Estuarine and Marine Wetland	N/A	N/A	No
Pinto abalone	N/A	N/A	Yes
Yuma myotis	N/A	N/A	Yes

PHS Species/Habitats Details:

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 6
Accuracy	NA
Source Record	11490
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 12
Accuracy	NA
Source Record	6533
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 12
Accuracy	NA
Source Record	5745
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 12
Accuracy	NA
Source Record	8033
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 16
Accuracy	NA
Source Record	9462
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 12
Accuracy	NA
Source Record	5821
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 22
Accuracy	NA
Source Record	12400
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 2
Accuracy	NA
Source Record	9374
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 17
Accuracy	NA
Source Record	15291
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 18
Accuracy	NA
Source Record	12378
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 6
Accuracy	NA
Source Record	13977
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 2
Accuracy	NA
Source Record	6298
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 14
Accuracy	NA
Source Record	9460
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 7
Accuracy	NA
Source Record	13503
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 2
Accuracy	NA
Source Record	880
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 8
Accuracy	NA
Source Record	11695
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 2
Accuracy	NA
Source Record	8149
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 13
Accuracy	NA
Source Record	15252
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 2
Accuracy	NA
Source Record	9261
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 15
Accuracy	NA
Source Record	15282
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 8
Accuracy	NA
Source Record	11793
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 12
Accuracy	NA
Source Record	12593
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 14
Accuracy	NA
Source Record	15184
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 13
Accuracy	NA
Source Record	8007
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 2
Accuracy	NA
Source Record	6344
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 6
Accuracy	NA
Source Record	11475
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 12
Accuracy	NA
Source Record	9218
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 2
Accuracy	NA
Source Record	8266
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 2
Accuracy	NA
Source Record	12139
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 9
Accuracy	NA
Source Record	12933
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 13
Accuracy	NA
Source Record	11743
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 1
Accuracy	NA
Source Record	9045
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 9
Accuracy	NA
Source Record	12501
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 2
Accuracy	NA
Source Record	6285
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 12
Accuracy	NA
Source Record	9194
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 2
Accuracy	NA
Source Record	12330
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 17
Accuracy	NA
Source Record	12129
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 15
Accuracy	NA
Source Record	9043
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 2
Accuracy	NA
Source Record	9286
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 13
Accuracy	NA
Source Record	9070
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Surf Smelt	
Scientific Name	<i>Hypomesus pretiosus</i>
Priority Area	Breeding Area
Site Name	Station Number: 2
Accuracy	NA
Source Record	8061
Source Dataset	Forage_Fish_Survey
Source Date	Forage_Fish_Survey
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Species or Habitat
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Lines

Dungeness crab	
Scientific Name	<i>Cancer magister</i>
Priority Area	Presence
Site Name	Not Given
Accuracy	NA
Notes	Not Given
Source Dataset	Shellfish_Summary
Source Name	Not Given
Source Entity	WDFW
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Pacific Herring (Georgia Basin DPS)	
Scientific Name	<i>Clupea pallasii</i>
Priority Area	Breeding Area
Site Name	Fidalgo Bay-
Accuracy	NA
Notes	Not Given
Source Dataset	HerrSpwn
Source Name	Not Given
Source Entity	WDFW Fish Program
Federal Status	N/A
State Status	Candidate
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	Y
Display Resolution	AS MAPPED
ManagementRecommendations	http://wdfw.wa.gov/conservation/habitat/planning/ahg/index.html
Geometry Type	Polygons

Estuarine and Marine Wetland	
Priority Area	Aquatic Habitat
Site Name	N/A
Accuracy	NA
Notes	Wetland System: ESTUARINE INTERTIDAL - NWI Code: E2EMP
Source Dataset	NWIIWetlands
Source Name	Not Given
Source Entity	US Fish and Wildlife Service
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
ManagementRecommendations	http://www.ecy.wa.gov/programs/sea/wetlands/bas/index.html
Geometry Type	Polygons

Pinto abalone	
Scientific Name	<i>Haliotis kamtschatkana</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release (360-902-2543) for obtaining information about masked sensitive species and habitats.
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	N
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00024

Yuma myotis	
Scientific Name	<i>Myotis yumanensis</i>
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release (360-902-2543) for obtaining information about masked sensitive species and habitats.
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	N
Display Resolution	TOWNSHIP
ManagementRecommendations	http://wdfw.wa.gov/publications/pub.php?id=00605

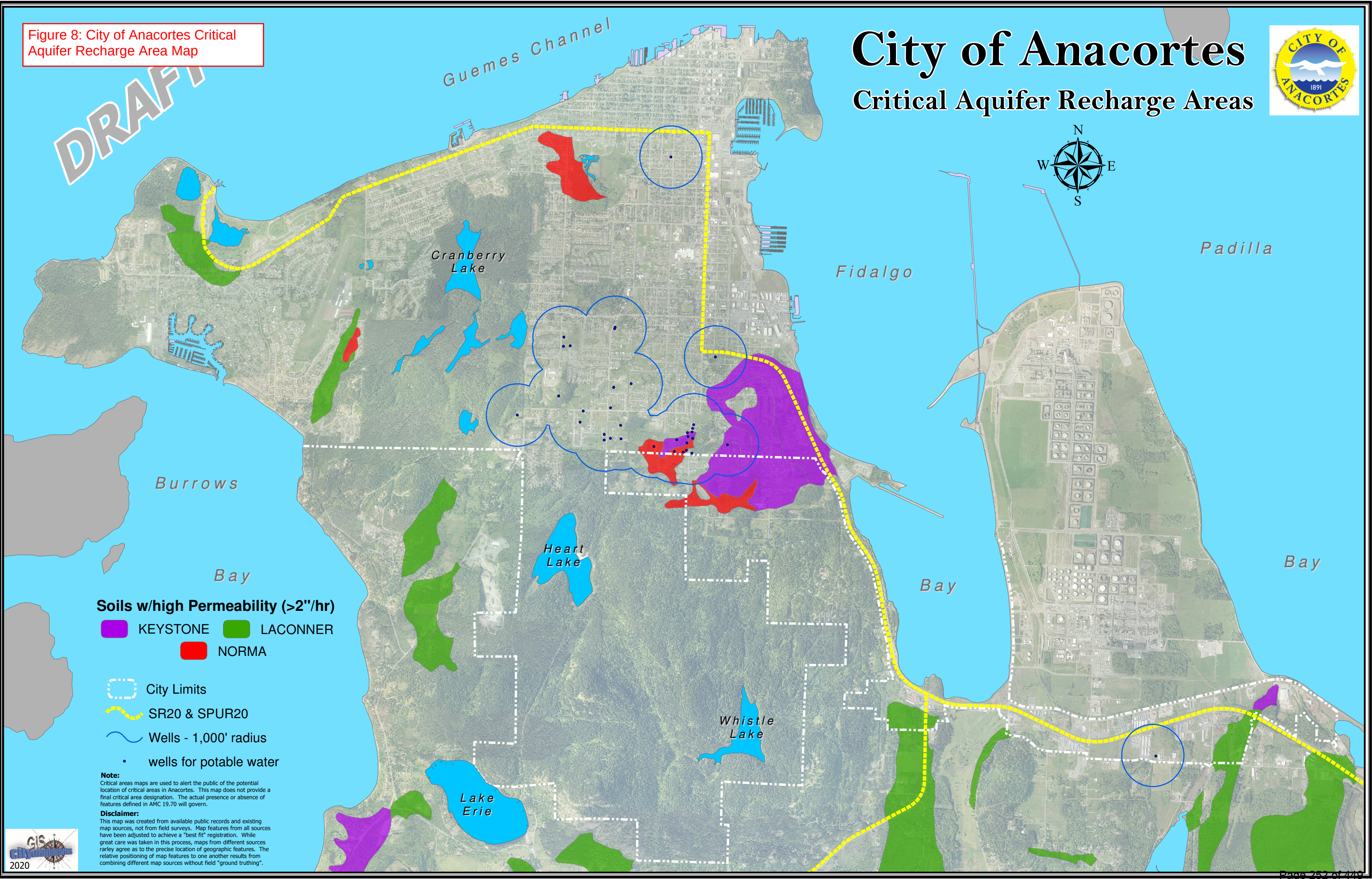
It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necessary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

Figure 8: City of Anacortes Critical Aquifer Recharge Area Map



City of Anacortes

Critical Aquifer Recharge Areas



Soils w/high Permeability (>2"/hr)

- KEYSTONE
- LACONNER
- NORMA

- City Limits
- SR20 & SPUR20
- Wells - 1,000' radius
- wells for potable water

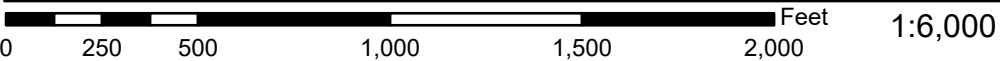
Note:
Critical areas maps are used to alert the public of the potential location of critical areas in Anacortes. This map does not provide a final critical area designation. The actual presence or absence of features defined in AMC 19.70 will govern.

Disclaimer:
This map was created from available public records and existing map sources, not from field surveys. Map features from all sources have been adjusted to achieve a "best fit" registration. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field "ground truthing".

National Flood Hazard Layer FIRMMette



122°36'49"W 48°30'37"N



122°36'11"W 48°30'13"N

Legend

Figure 9: FEMA Flood Map

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/7/2020 at 6:51 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX B

Site Plan

MJB NORTH SHORELINE

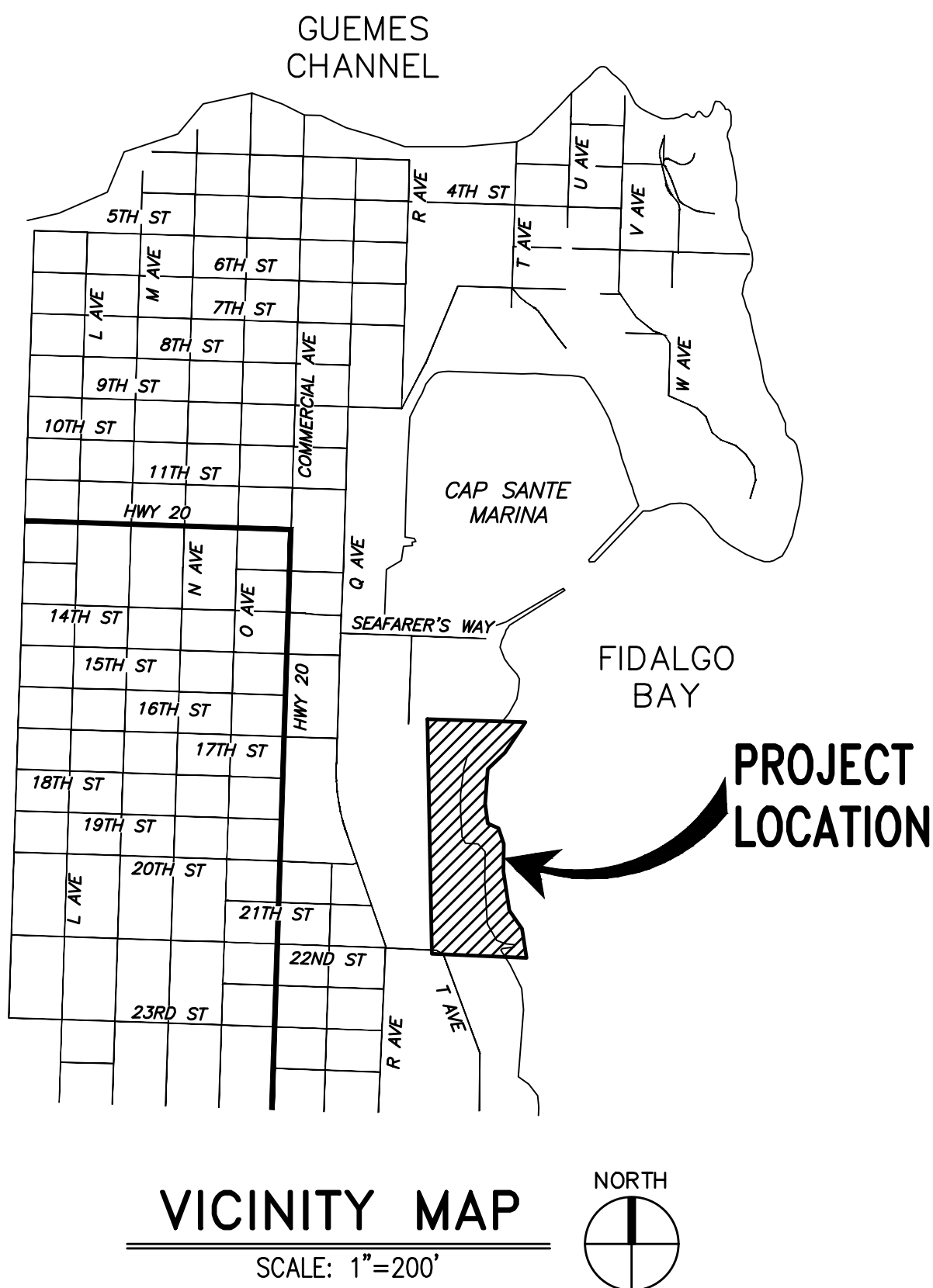
MJB PROPERTIES

SECTION 19, TOWNSHIP 35 NORTH, RANGE 02 EAST, WM
ANACORTES, WA
NOVEMBER 2020

DATUM

HORIZONTAL DATUM: NAD 83/91
VERTICAL DATUM: NAVD88

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE CASCADE NATURAL GAS (CNG) AND ENERGIZED PUCET SOUND ENERGY LIGHT FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH CNG AND PSE TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER CNG AND PSE REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH CNG AND PSE TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.



SHEET INDEX	
SHEET NO	SHEET TITLE
C0.00	COVER SHEET
C0.01	NOTES, LEGEND, AND ABBREVIATIONS
C1.10	TESC AND DEMOLITION PLAN
C1.11	TESC AND DEMOLITION PLAN
C1.12	TESC AND DEMOLITION PLAN
C1.50	TESC DETAILS
C1.51	TESC DETAILS
C2.10	ROUGH GRADING PLAN
C2.11	ROUGH GRADING PLAN
C2.12	ROUGH GRADING PLAN

CITY OF ANACORTES CONTACTS:

STEVEN LANGE, PROJECT MANAGER
OFFICE: 360.293.1920
CELL: 360.661.3468
FAX: 360.293.1938
E-MAIL: STEVE@CITYOFANACORTES.ORG

JIM BALDWIN, PUBLIC WORKS INSPECTOR
OFFICE: 360.299.1972
CELL: 360.661.3547
FAX: 360.293.1938

ERIC SHJARBACK, ASSISTANT CITY ENGINEER
OFFICE: 360.293.1920
FAX: 360.293.1938

THE PROJECT MANAGER IS THE KEY PERSON OF CONTACT FOR THE CITY OF ANACORTES REGARDING TECHNICAL AND ENGINEERING MATTERS. THE PUBLIC WORKS INSPECTOR IS THE KEY PERSON OF CONTACT FOR THE CITY OF ANACORTES FOR QUALITY ASSURANCE, SAFETY, FIELD COORDINATION AND INSPECTIONS. ANY PERSON OTHER THAN THE PROJECT MANAGER AND PUBLIC WORKS INSPECTOR SHOWING IMPLIED AUTHORITY ON-SITE SHOULD BE DIRECTED TO THE PROJECT MANAGER. IF THE PROJECT MANAGER IS UNAVAILABLE, FOLLOW THE LINE OF COMMUNICATION.

DEVELOPMENT TEAM CONTACT INFORMATION:

MJB PROPERTIES, OWNER/DEVELOPER
OFFICE: 206.762.9125
CELL: 206.255.5153
E-MAIL: JBLAIS@GMCINC.COM

KYLE CARRICK, KPFF CONSULTING ENGINEERS
OFFICE: 206.622.5822
DESK: 206.926.0737
E-MAIL: KYLE.CARRICK@KPFF.COM

PACIFIC SURVEY & ENGINEERING, INC.
OFFICE: 360.671.7387
FAX: 360.671.4685
E-MAIL: INFO@PSESURVEY.COM

COASTAL GEOLOGIC SERVICES
OFFICE: 360.647.1845

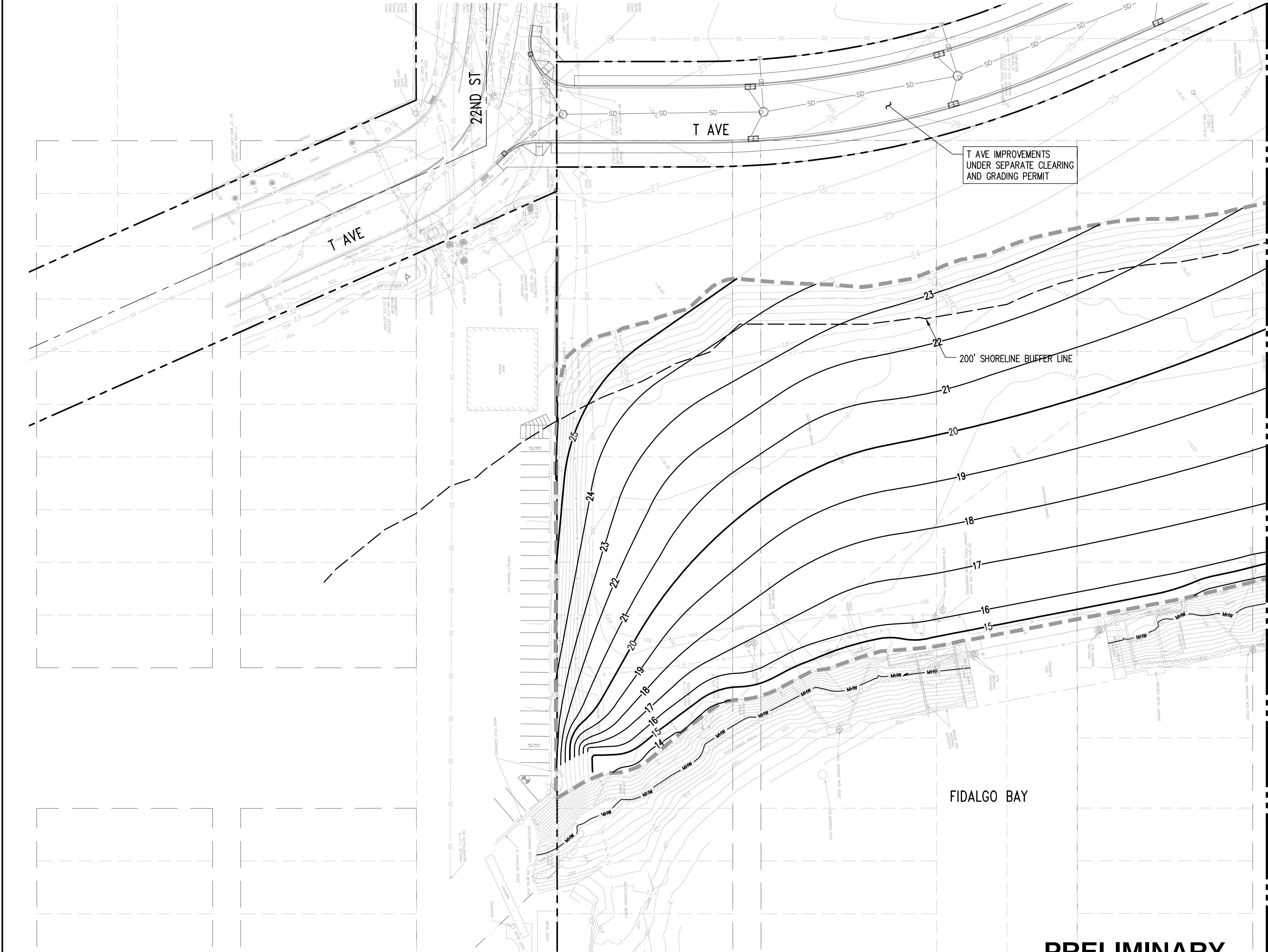
WILLIAM POPP ASSOCIATES, TRANSPORTATION ENGINEER
OFFICE: 425.401.1030
EMAIL: INFO@WMPOPPASSOC.COM

PRELIMINARY

						DRAWN BY TNF	DESIGNED BY BSM/TSR	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555 kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com		MJB NORTH SHORELINE – MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M.			SHEET
					CHECKED BY KEC	APPROVED BY JDE	COVER SHEET			C0.00			
					DATE 10/23/2020								
					J O B No. :1900301		S C A L E: AS SHOWN						
NO.	DATE	BY	CHD.	APPR.	REVISION								

tyerr
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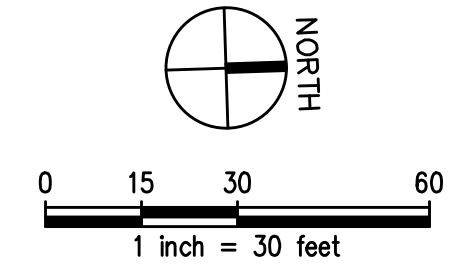
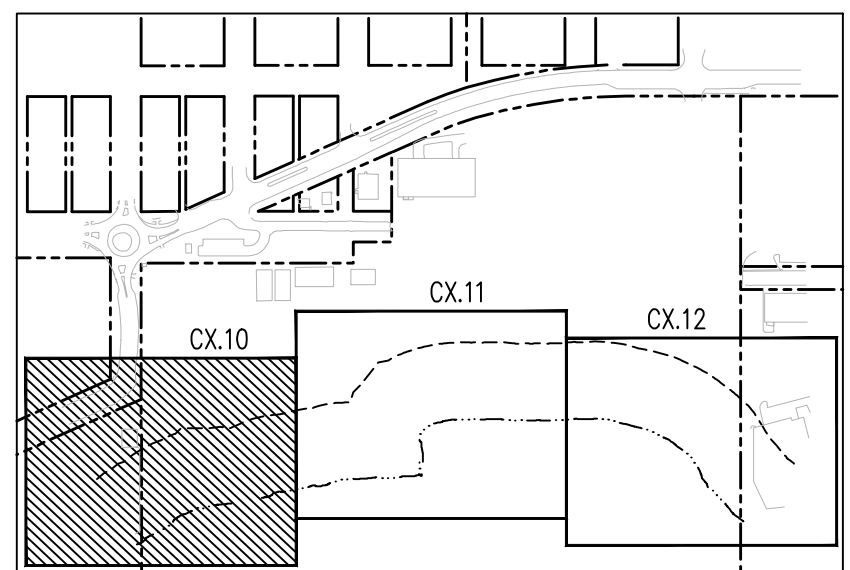


- GRADING LEGEND:
- PROPERTY LINE
 - LIMITS OF WORK
 - MEAN HIGH WATER LINE
 - CONTOUR LINE
 - RIDGE LINE
 - SLOPE ARROW
 - SPOT ELEVATION
 - 200' SHORELINE BUFFER LINE

- GRADING NOTES:
-

MATCHLINE: SEE SHEET C2.11

PRELIMINARY



NO.	DATE	BY	CHD.	APPR.	REVISION

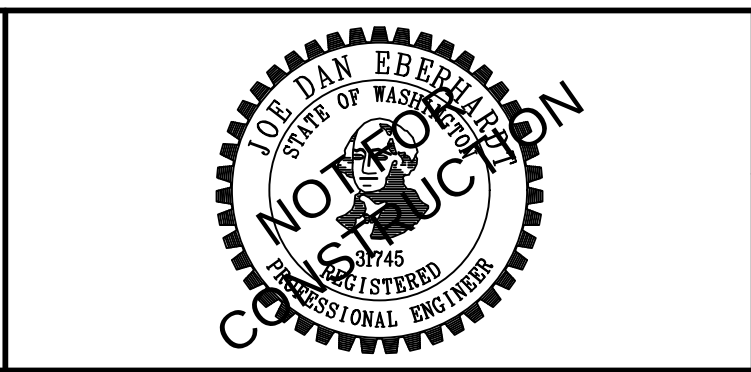
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CHECKED BY KEC	APPROVED BY JDE
DATE 10/23/2020	
J O B No.:1900301	

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1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

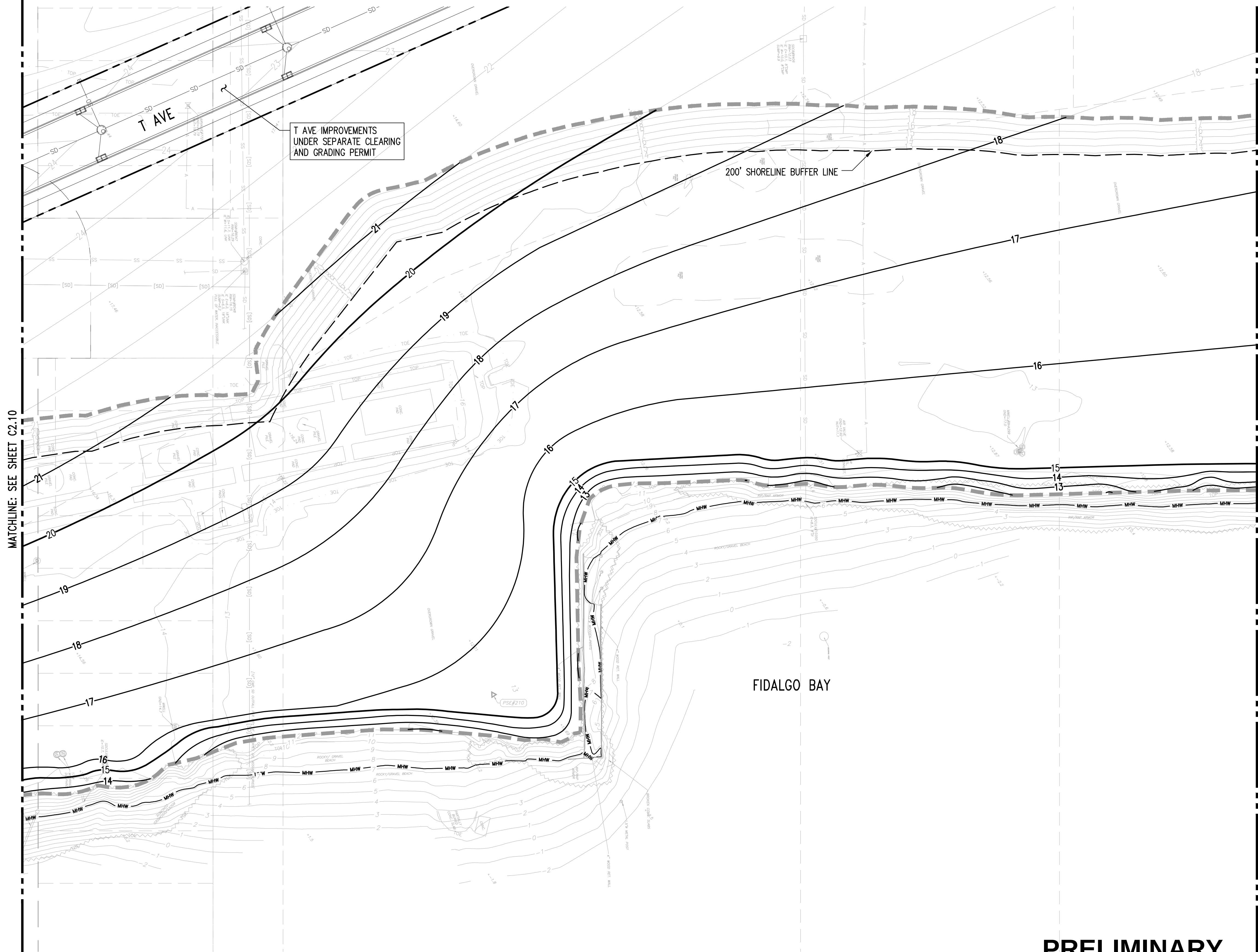
ROUGH GRADING PLAN

SHEET
C2.10

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tyler

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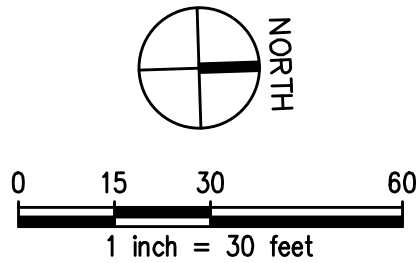
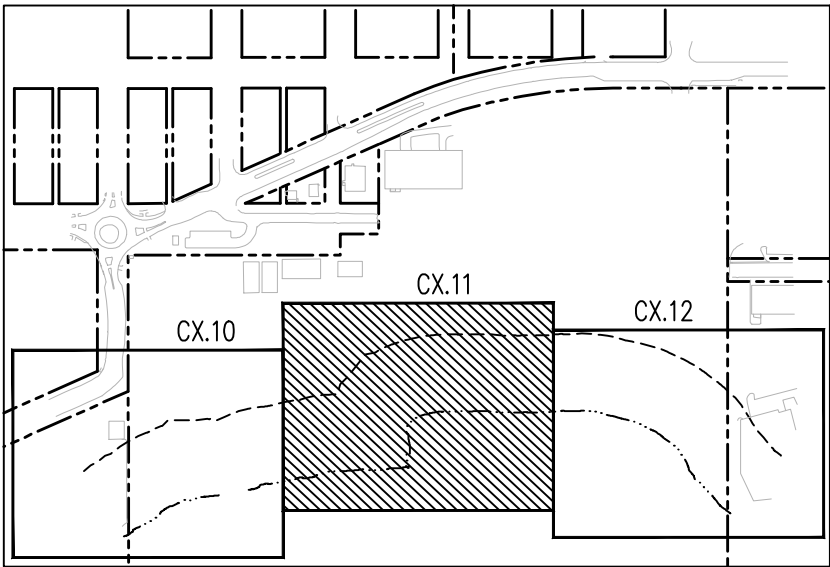


GRADING LEGEND:

- PROPERTY LINE
- LIMITS OF WORK
- MEAN HIGH WATER LINE
- CONTOUR LINE
- RIDGE LINE
- SLOPE ARROW
- SPOT ELEVATION
- 200' SHORELINE BUFFER LINE

GRADING NOTES:

1.



PRELIMINARY

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY TNF	DESIGNED BY BSM/TSR
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J O B No. :1900301	

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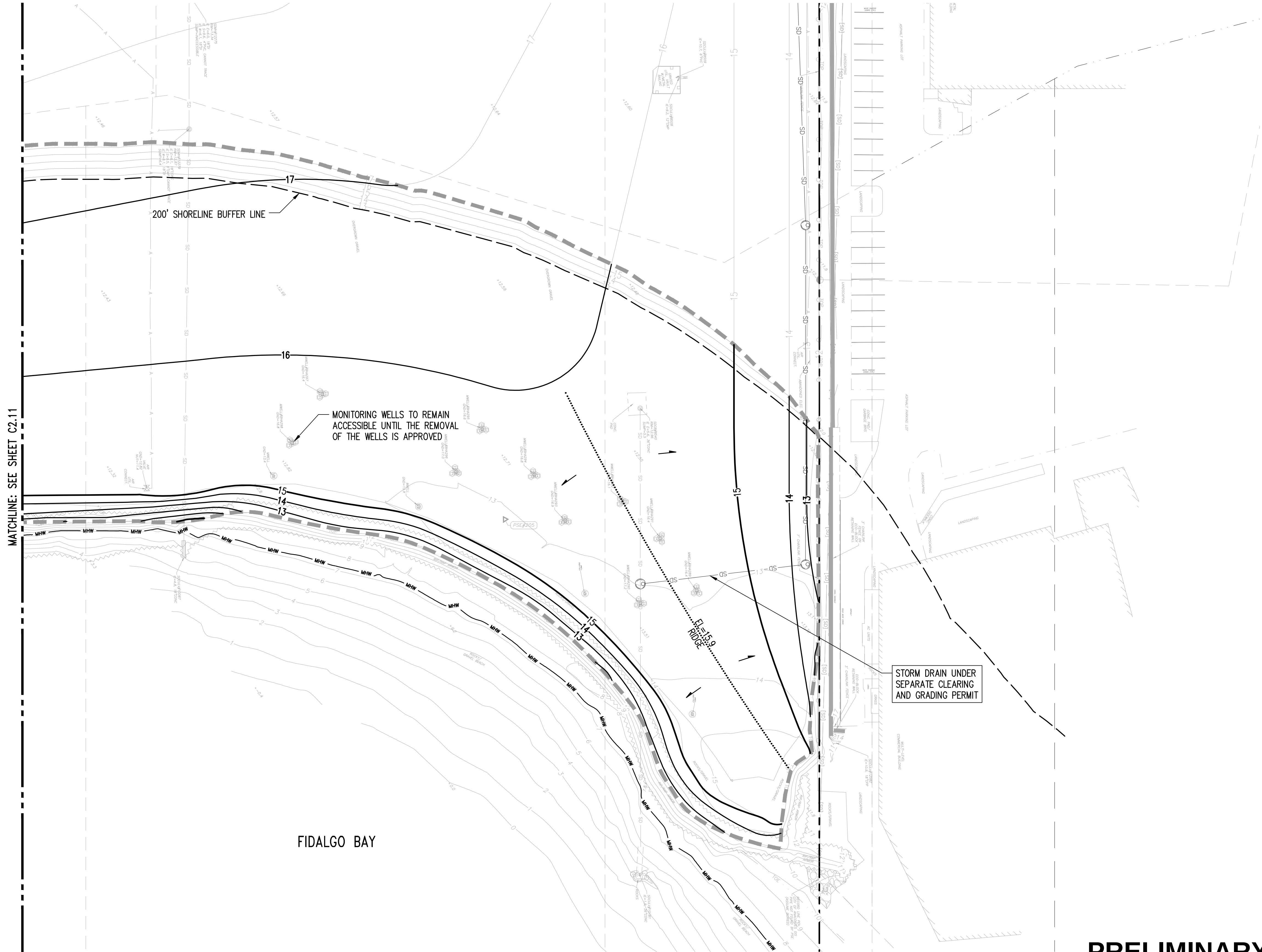


MJB NORTH SHORELINE – MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

ROUGH GRADING PLAN

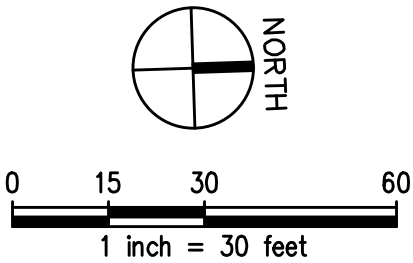
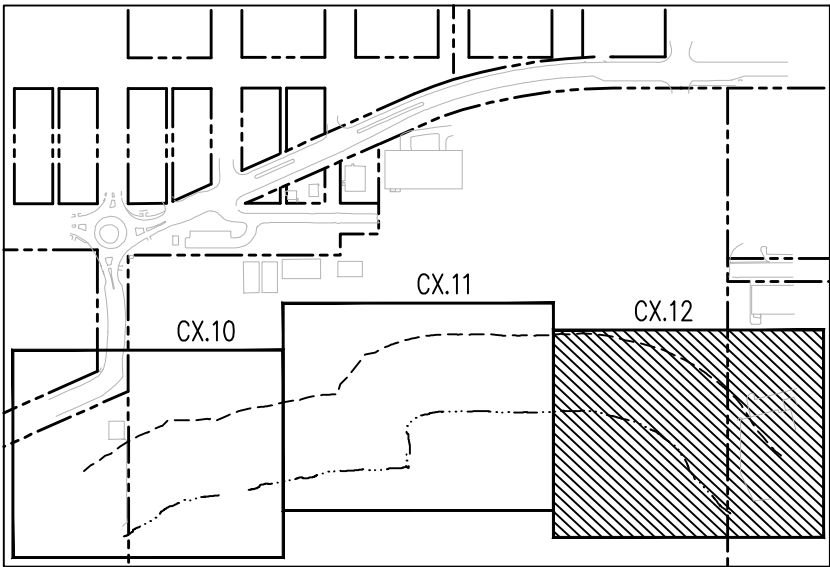
SHEET

C2.11



GRADING LEGEND:	
	PROPERTY LINE
	LIMITS OF WORK
	MEAN HIGH WATER LINE
	CONTOUR LINE
	RIDGE LINE
	SLOPE ARROW
	SPOT ELEVATION
	200' SHORELINE BUFFER LINE

GRADING NOTES:	
1.	



PRELIMINARY

NO.	DATE	BY	CHD.	APPR.	REVISION

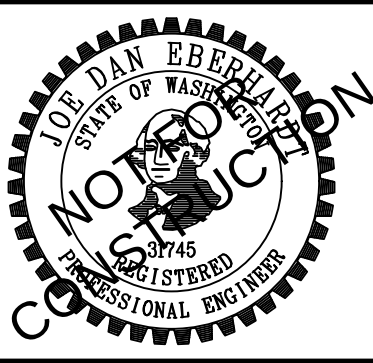
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CHECKED BY KEC	APPROVED BY JDE
DATE 10/23/2020	
JOB No.:1900301	

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ROUGH GRADING PLAN	

SHEET
C2.12



WASHINGTON STATE

Joint Aquatic Resources Permit Application (JARPA) Form^{1,2} [\[help\]](#)

USE BLACK OR BLUE INK TO ENTER ANSWERS IN THE WHITE SPACES BELOW.



US Army Corps
of Engineers®
Seattle District

AGENCY USE ONLY

CITY OF ANACORTES

*Planning, Community, &
Economic Development*

Date Received:

02/22/2021

SDP-2021-0001

Date received:

Agency reference #

Tax Parcel #(s):

Part 1—Project Identification

1. Project Name (A name for your project that you create. Examples: Smith's Dock or Seabrook Lane Development) [\[help\]](#)

MJB North (Phase 2)

Part 2—Applicant

The person and/or organization responsible for the project. [\[help\]](#)

2a. Name (Last, First, Middle)

Blais, Jimmy

2b. Organization (If applicable)

MJB Properties LLC

2c. Mailing Address (Street or PO Box)

5050 1st Ave S, Suite 102

2d. City, State, Zip

Seattle, WA 98134

2e. Phone (1)

(206) 255-5153

2f. Phone (2)

2g. Fax

2h. E-mail

jblais@gmccinc.com

¹Additional forms may be required for the following permits:

- If your project may qualify for Department of the Army authorization through a Regional General Permit (RGP), contact the U.S. Army Corps of Engineers for application information (206) 764-3495.
- Not all cities and counties accept the JARPA for their local Shoreline permits. If you need a Shoreline permit, contact the appropriate city or county government to make sure they accept the JARPA.

²To access an online JARPA form with [\[help\]](#) screens, go to

http://www.epermitting.wa.gov/site/alias_resourcecenter/jarpa_jarpa_form/9984/jarpa_form.aspx.

For other help, contact the Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.

Part 3—Authorized Agent or Contact

Person authorized to represent the applicant about the project. (Note: Authorized agent(s) must sign 11b of this application.) [\[help\]](#)

3a. Name (Last, First, Middle)			
3b. Organization (If applicable)			
3c. Mailing Address (Street or PO Box)			
3d. City, State, Zip			
3e. Phone (1)	3f. Phone (2)	3g. Fax	3h. E-mail

Part 4—Property Owner(s)

Contact information for people or organizations owning the property(ies) where the project will occur. Consider both **upland and aquatic** ownership because the upland owners may not own the adjacent aquatic land. [\[help\]](#)

- ☒ Same as applicant. (Skip to Part 5.)
- ☐ Repair or maintenance activities on existing rights-of-way or easements. (Skip to Part 5.)
- ☐ There are multiple upland property owners. Complete the section below and fill out [JARPA Attachment A](#) for each additional property owner.
- ☐ Your project is on Department of Natural Resources (DNR)-managed aquatic lands. If you don't know, contact the DNR at (360) 902-1100 to determine aquatic land ownership. If yes, complete [JARPA Attachment E](#) to apply for the Aquatic Use Authorization.

4a. Name (Last, First, Middle)			
4b. Organization (If applicable)			
4c. Mailing Address (Street or PO Box)			
4d. City, State, Zip			
4e. Phone (1)	4f. Phone (2)	4g. Fax	4h. E-mail

Part 5–Project Location(s)

Identifying information about the property or properties where the project will occur. [\[help\]](#)

- ☐ There are multiple project locations (e.g. linear projects). Complete the section below and use [JARPA Attachment B](#) for each additional project location.

5a. Indicate the type of ownership of the property. (Check all that apply.) [help]			
☒ Private ☐ Federal ☐ Publicly owned (state, county, city, special districts like schools, ports, etc.) ☐ Tribal ☐ Department of Natural Resources (DNR) – managed aquatic lands (Complete JARPA Attachment E)			
5b. Street Address (Cannot be a PO Box. If there is no address, provide other location information in 5p.) [help]			
1920 Q Avenue			
5c. City, State, Zip (If the project is not in a city or town, provide the name of the nearest city or town.) [help]			
Anacortes, WA 98221			
5d. County [help]			
Skagit			
5e. Provide the section, township, and range for the project location. [help]			
¼ Section	Section	Township	Range
	19	35 N	2 E
5f. Provide the latitude and longitude of the project location. [help]			
Example: 47.03922 N lat. / -122.89142 W long. (Use decimal degrees - NAD 83)			
48.5067 N lat / -122.6085 W long			
5g. List the tax parcel number(s) for the project location. [help]			
The local county assessor's office can provide this information.			
P32971, P78000, P32969, P58064, P32968, P32967, P32966, P32965, P32963, P32941, P32970			
5h. Contact information for all adjoining property owners. (If you need more space, use JARPA Attachment C.) [help]			
Name	Mailing Address	Tax Parcel # (if known)	
MJB Properties LLC	(same ownership)	P32943, P32929, P32915, P32916	
Northwest Educational Service District NO 189	1601 R Avenue	P32948	
Port of Anacortes		P32960, P32964	
Anacortes Marine Enterprises	2415 T Avenue	P78003	

5i. List all wetlands on or adjacent to the project location. [help]
None
5j. List all waterbodies (other than wetlands) on or adjacent to the project location. [help]
Fidalgo Bay
5k. Is any part of the project area within a 100-year floodplain? [help]
☐ Yes ☒ No ☐ Don't know
5l. Briefly describe the vegetation and habitat conditions on the property. [help]
This project is located on Fidalgo Bay. The existing site has minimal vegetation. Ground cover consists of gravel and patches of grass.
5m. Describe how the property is currently used. [help]
The property is currently vacant and undeveloped.
5n. Describe how the adjacent properties are currently used. [help]
Properties to the south are used as a marina and parking lot. The property to the west is owned by MJB and, though currently vacant, is planned to be developed into a roadway during Phase 1 of the MJB North development. Properties to the north include a parking lot and commercial buildings. Fidalgo Bay lies east of the site.
5o. Describe the structures (above and below ground) on the property, including their purpose(s) and current condition. [help]
There are no existing building structures on site. A few abandoned concrete pads are present.
5p. Provide driving directions from the closest highway to the project location, and attach a map. [help]
From Highway 20 West, turn right onto R Avenue. At the traffic circle, take the second exit to continue on Q/R Avenue. At the stop light, turn right onto 17 th Street.

Part 6—Project Description

6a. Briefly summarize the overall project. You can provide more detail in 6b. [\[help\]](#)

The project will clear and regrade within the 200' shoreline jurisdiction and above the ordinary high watermark (OHWM). The existing abandoned concrete pads will be removed.

6b. Describe the purpose of the project and why you want or need to perform it. [\[help\]](#)

This project will prepare the land for future development. It is also intended to provide a smooth transition from the proposed roadway development to the west of Fidalgo Bay.

6c. Indicate the project category. (Check all that apply) [\[help\]](#)

- ☒ Commercial
 ☐ Residential
 ☐ Institutional
 ☐ Transportation
 ☐ Recreational
☐ Maintenance
 ☐ Environmental Enhancement

6d. Indicate the major elements of your project. (Check all that apply) [\[help\]](#)

- | | | | |
|--|--|---|---|
| ☐ Aquaculture
☐ Bank Stabilization
☐ Boat House
☐ Boat Launch
☐ Boat Lift
☐ Bridge
☐ Bulkhead
☐ Buoy
☐ Channel Modification | ☐ Culvert
☐ Dam / Weir
☐ Dike / Levee / Jetty
☐ Ditch
☐ Dock / Pier
☐ Dredging
☐ Fence
☐ Ferry Terminal
☐ Fishway | ☐ Float
☐ Floating Home
☐ Geotechnical Survey
☒ Land Clearing
☐ Marina / Moorage
☐ Mining
☐ Outfall Structure
☐ Piling/Dolphin
☐ Raft | ☐ Retaining Wall (upland)
☐ Road
☐ Scientific Measurement Device
☐ Stairs
☐ Stormwater facility
☐ Swimming Pool
☐ Utility Line |
|--|--|---|---|

☐ Other:

6e. Describe how you plan to construct each project element checked in 6d. Include specific construction methods and equipment to be used. [\[help\]](#)

- Identify where each element will occur in relation to the nearest waterbody.
- Indicate which activities are within the 100-year floodplain.

All clearing and grading for this project will occur between the 200' Shoreline Jurisdiction Line and the 100-yr Floodplain Elevation. All work will be above the 100-yr Floodplain Elevation and the development has submitted a Letter of Map Revision to FEMA that will modify the mapped 100-year floodplain boundary based on surveyed existing elevations. Construction will include installing erosion control BMPs, clearing the existing land cover, placing fill soils, compacting, and placing permanent soil stabilization.

6f. What are the anticipated start and end dates for project construction? (Month/Year) [\[help\]](#)

- If the project will be constructed in phases or stages, use [JARPA Attachment D](#) to list the start and end dates of each phase or stage.

Start Date: 2021 End Date: 2022 ☐ See JARPA Attachment D

6g. Fair market value of the project, including materials, labor, machine rentals, etc. [\[help\]](#)

6h. Will any portion of the project receive federal funding? [\[help\]](#)

- If **yes**, list each agency providing funds.

☐ Yes ☒ No ☐ Don't know

Part 7–Wetlands: Impacts and Mitigation

☐ Check here if there are wetlands or wetland buffers on or adjacent to the project area.

(If there are none, skip to Part 8.) [\[help\]](#)

7a. Describe how the project has been designed to avoid and minimize adverse impacts to wetlands. [\[help\]](#)

☒ Not applicable

7b. Will the project impact wetlands? [\[help\]](#)

☐ Yes ☐ No ☐ Don't know

7c. Will the project impact wetland buffers? [\[help\]](#)

☐ Yes ☐ No ☐ Don't know

7d. Has a wetland delineation report been prepared? [\[help\]](#)

- If **Yes**, submit the report, including data sheets, with the JARPA package.

☐ Yes ☐ No

7e. Have the wetlands been rated using the Western Washington or Eastern Washington Wetland Rating System? [\[help\]](#)

- If **Yes**, submit the wetland rating forms and figures with the JARPA package.

☐ Yes ☐ No ☐ Don't know

7f. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? [\[help\]](#)

- If **Yes**, submit the plan with the JARPA package and answer 7g.
- If **No, or Not applicable**, explain below why a mitigation plan should not be required.

☐ Yes ☐ No ☐ Don't know

7g. Summarize what the mitigation plan is meant to accomplish, and describe how a watershed approach was used to design the plan. [\[help\]](#)

7h. Use the table below to list the type and rating of each wetland impacted, the extent and duration of the impact, and the type and amount of mitigation proposed. Or if you are submitting a mitigation plan with a similar table, you can state (below) where we can find this information in the plan. [\[help\]](#)

Activity (fill, drain, excavate, flood, etc.)	Wetland Name ¹	Wetland type and rating category ²	Impact area (sq. ft. or Acres)	Duration of impact ³	Proposed mitigation type ⁴	Wetland mitigation area (sq. ft. or acres)

¹ If no official name for the wetland exists, create a unique name (such as "Wetland 1"). The name should be consistent with other project documents, such as a wetland delineation report.

² Ecology wetland category based on current Western Washington or Eastern Washington Wetland Rating System. Provide the wetland rating forms with the JARPA package.

³ Indicate the days, months or years the wetland will be measurably impacted by the activity. Enter "permanent" if applicable.

⁴ Creation (C), Re-establishment/Rehabilitation (R), Enhancement (E), Preservation (P), Mitigation Bank/In-lieu fee (B)

Page number(s) for similar information in the mitigation plan, if available: _____

7i. For all filling activities identified in 7h, describe the source and nature of the fill material, the amount in cubic yards that will be used, and how and where it will be placed into the wetland. [\[help\]](#)

7j. For all excavating activities identified in 7h, describe the excavation method, type and amount of material in cubic yards you will remove, and where the material will be disposed. [\[help\]](#)

Part 8–Waterbodies (other than wetlands): Impacts and Mitigation

In Part 8, “waterbodies” refers to non-wetland waterbodies. (See Part 7 for information related to wetlands.) [\[help\]](#)

☒ Check here if there are waterbodies on or adjacent to the project area. (If there are none, skip to Part 9.)

8a. Describe how the project is designed to avoid and minimize adverse impacts to the aquatic environment. [\[help\]](#)

☐ Not applicable

The development will maintain existing storm drainage patterns and quantities. No pollution generating or impervious surfaces are proposed. During construction, temporary erosion and sediment control measures will be implemented to prevent sediment laden runoff from leaving the site.

No fill will be placed below the OHWM.

8b. Will your project impact a waterbody or the area around a waterbody? [\[help\]](#)

☐ Yes ☒ No

8c. Have you prepared a mitigation plan to compensate for the project's adverse impacts to non-wetland waterbodies? [\[help\]](#)

- **If Yes**, submit the plan with the JARPA package and answer 8d.
- **If No, or Not applicable**, explain below why a mitigation plan should not be required.

☐ Yes ☒ No ☐ Don't know

As no adverse impacts to aquatic habitat are anticipated, no mitigation plan has been developed. Overwater coverage will not change as a result of this project. No in-water or overwater work will be conducted.

8d. Summarize what the mitigation plan is meant to accomplish. Describe how a watershed approach was used to design the plan.

- If you already completed 7g you do not need to restate your answer here. [\[help\]](#)

The proposed project is not anticipated to result in any adverse impacts to Fidalgo Bay. During construction, temporary erosion and sediment control measures, such as silt fence, will be implemented to prevent sediment laden runoff from entering the water.

8e. Summarize impact(s) to each waterbody in the table below. [\[help\]](#)

Activity (clear, dredge, fill, pile drive, etc.)	Waterbody name ¹	Impact location ²	Duration of impact ³	Amount of material (cubic yards) to be placed in or removed from waterbody	Area (sq. ft. or linear ft.) of waterbody directly affected

¹ If no official name for the waterbody exists, create a unique name (such as "Stream 1") The name should be consistent with other documents provided.

² Indicate whether the impact will occur in or adjacent to the waterbody. If adjacent, provide the distance between the impact and the waterbody and indicate whether the impact will occur within the 100-year flood plain.

³ Indicate the days, months or years the waterbody will be measurably impacted by the work. Enter "permanent" if applicable.

8f. For all activities identified in 8e, describe the source and nature of the fill material, amount (in cubic yards) you will use, and how and where it will be placed into the waterbody. [\[help\]](#)

No fill will be placed in the waterbody as a part of this project.

8g. For all excavating or dredging activities identified in 8e, describe the method for excavating or dredging, type and amount of material you will remove, and where the material will be disposed. [\[help\]](#)

No dredging or excavation activities are a part of this project.

Part 9—Additional Information

Any additional information you can provide helps the reviewer(s) understand your project. Complete as much of this section as you can. It is ok if you cannot answer a question.

9a. If you have already worked with any government agencies on this project, list them below. [\[help\]](#)

Agency Name	Contact Name	Phone	Most Recent Date of Contact
City of Anacortes			

9b. Are any of the wetlands or waterbodies identified in Part 7 or Part 8 of this JARPA on the Washington Department of Ecology's 303(d) List? [\[help\]](#)

- If **Yes**, list the parameter(s) below.
- If you don't know, use Washington Department of Ecology's Water Quality Assessment tools at: <https://ecology.wa.gov/Water-Shorelines/Water-quality/Water-improvement/Assessment-of-state-waters-303d>.

☐ Yes ☒ No

9c. What U.S. Geological Survey Hydrological Unit Code (HUC) is the project in? [\[help\]](#)

- Go to <http://cfpub.epa.gov/surf/locate/index.cfm> to help identify the HUC.

WA48122F6A0

9d. What Water Resource Inventory Area Number (WRIA #) is the project in? [\[help\]](#)

- Go to <https://ecology.wa.gov/Water-Shorelines/Water-supply/Water-availability/Watershed-look-up> to find the WRIA #.

WRIA 3

9e. Will the in-water construction work comply with the State of Washington water quality standards for turbidity? [help] Go to https://ecology.wa.gov/Water-Shorelines/Water-quality/Freshwater/Surface-water-quality-standards/Criteria for the standards.
☐ Yes ☐ No ☒ Not applicable
9f. If the project is within the jurisdiction of the Shoreline Management Act, what is the local shoreline environment designation? [help] - If you don't know, contact the local planning department. - For more information, go to: https://ecology.wa.gov/Water-Shorelines/Shoreline-coastal-management/Shoreline-coastal-planning/Shoreline-laws-rules-and-cases.
☒ Urban ☐ Natural ☐ Aquatic ☐ Conservancy ☐ Other: _____
9g. What is the Washington Department of Natural Resources Water Type? [help] Go to http://www.dnr.wa.gov/forest-practices-water-typing for the Forest Practices Water Typing System.
☒ Shoreline ☐ Fish ☐ Non-Fish Perennial ☐ Non-Fish Seasonal
9h. Will this project be designed to meet the Washington Department of Ecology's most current stormwater manual? [help] If No, provide the name of the manual your project is designed to meet.
☐ Yes ☒ No
Name of manual: <u>Stormwater Management Manual for Western Washington, 2014</u>
9i. Does the project site have known contaminated sediment? [help] If Yes, please describe below.
☒ Yes ☐ No
The site was subject to a cleanup action in 2009-2010. On November 2018, the Washington Department of Ecology (Ecology) issued an opinion that no further remedial action would be needed for the site upon completion of proposed cleanup action. The cleanup has been completed. The following could be present onsite: <i>Petroleum-contaminated soil</i> <i>Wood debris from the old pulp mill buildings</i> <i>Metals: antimony, arsenic, copper, lead, thallium, and zinc</i>
9j. If you know what the property was used for in the past, describe below. [help]
The site was previously a paper mill.
9k. Has a cultural resource (archaeological) survey been performed on the project area? [help] If Yes, attach it to your JARPA package.
☒ Yes ☐ No

9l. Name each species listed under the federal Endangered Species Act that occurs in the vicinity of the project area or might be affected by the proposed work. [\[help\]](#)

Marbled Murrelet could potentially be found in the vicinity of the site, though the project is not anticipated to affect any federal Endangered Species.

9m. Name each species or habitat on the Washington Department of Fish and Wildlife's Priority Habitats and Species List that might be affected by the proposed work. [\[help\]](#)

Fidalgo Bay is a breeding ground for Pacific Herring. The adjacent shoreline is a breeding ground for Surf Smelt. No Priority Habitat Species are expected to be affected by the project.

Part 10–SEPA Compliance and Permits

Use the resources and checklist below to identify the permits you are applying for.

- Online Project Questionnaire at <http://apps.oria.wa.gov/opas/>.
- Governor's Office for Regulatory Innovation and Assistance at (800) 917-0043 or help@oria.wa.gov.
- For a list of addresses to send your JARPA to, click on [agency addresses for completed JARPA](#).

10a. Compliance with the State Environmental Policy Act (SEPA). (Check all that apply.) [\[help\]](#)

- For more information about SEPA, go to <https://ecology.wa.gov/regulations-permits/SEPA-environmental-review>.

☐ A copy of the SEPA determination or letter of exemption is included with this application.

☒ A SEPA determination is pending with City of Anacortes (lead agency). The expected decision date is Spring 2021.

☐ I am applying for a Fish Habitat Enhancement Exemption. (Check the box below in 10b.) [\[help\]](#)

☐ This project is exempt (choose type of exemption below).

☐ Categorical Exemption. Under what section of the SEPA administrative code (WAC) is it exempt?

☐ Other: _____

☐ SEPA is pre-empted by federal law.

10b. Indicate the permits you are applying for. (Check all that apply.) [\[help\]](#)

LOCAL GOVERNMENT

Local Government Shoreline permits: Anacortes Municipal Code 18.16.040, consistent with Chapter 90.58 of the RCW

☒ Substantial Development ☐ Conditional Use ☐ Variance

☐ Shoreline Exemption Type (explain): _____

Other City/County permits:

☐ Floodplain Development Permit ☐ Critical Areas Ordinance

STATE GOVERNMENT

Washington Department of Fish and Wildlife:

☐ Hydraulic Project Approval (HPA) ☐ Fish Habitat Enhancement Exemption – [Attach Exemption Form](#)

Washington Department of Natural Resources:

☐ Aquatic Use Authorization

Complete [JARPA Attachment E](#) and submit a check for \$25 payable to the Washington Department of Natural Resources.

Do not send cash.

Washington Department of Ecology:

☐ Section 401 Water Quality Certification ☐ Non-Federally Regulated Waters

FEDERAL AND TRIBAL GOVERNMENT

United States Department of the Army (U.S. Army Corps of Engineers):

☐ Section 404 (discharges into waters of the U.S.) ☐ Section 10 (work in navigable waters)

United States Coast Guard:

For projects or bridges over waters of the United States, contact the U.S. Coast Guard at: d13-pf-d13bridges@uscg.mil

☐ Bridge Permit ☐ Private Aids to Navigation (or other non-bridge permits)

United States Environmental Protection Agency:

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) on tribal lands where tribes do not have treatment as a state (TAS)

Tribal Permits: (Check with the tribe to see if there are other tribal permits, e.g., Tribal Environmental Protection Act, Shoreline Permits, Hydraulic Project Permits, or other in addition to CWA Section 401 WQC)

☐ Section 401 Water Quality Certification (discharges into waters of the U.S.) where the tribe has treatment as a state (TAS).

Part 11—Authorizing Signatures

Signatures are required before submitting the JARPA package. The JARPA package includes the JARPA form, project plans, photos, etc. [\[help\]](#)

11a. Applicant Signature (required) [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities, and I agree to start work only after I have received all necessary permits.

I hereby authorize the agent named in Part 3 of this application to act on my behalf in matters related to this application. _____ (initial)

By initialing here, I state that I have the authority to grant access to the property. I also give my consent to the permitting agencies entering the property where the project is located to inspect the project site or any work related to the project. _____ (initial)

Applicant Printed Name

Applicant Signature

Date

11b. Authorized Agent Signature [\[help\]](#)

I certify that to the best of my knowledge and belief, the information provided in this application is true, complete, and accurate. I also certify that I have the authority to carry out the proposed activities and I agree to start work only after all necessary permits have been issued.

Authorized Agent Printed Name

Authorized Agent Signature

Date

11c. Property Owner Signature (if not applicant) [\[help\]](#)

Not required if project is on existing rights-of-way or easements (provide copy of easement with JARPA).

I consent to the permitting agencies entering the property where the project is located to inspect the project site or any work. These inspections shall occur at reasonable times and, if practical, with prior notice to the landowner.

Property Owner Printed Name

Property Owner Signature

Date

18 U.S.C §1001 provides that: Whoever, in any manner within the jurisdiction of any department or agency of the United States knowingly falsifies, conceals, or covers up by any trick, scheme, or device a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious, or fraudulent statement or entry, shall be fined not more than \$10,000 or imprisoned not more than 5 years or both.

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-011 rev. 09/2018



WASHINGTON STATE
Joint Aquatic Resources Permit
Application (JARPA) [\[help\]](#)



US Army Corps
of Engineers®
Seattle District

Attachment C:
Contact information for adjoining
property owners. [\[help\]](#)

Use this attachment only if you have more than four adjoining property owners.

AGENCY USE ONLY	
Date received:	_____
Agency reference #:	_____
Tax Parcel #(s):	_____ _____ _____

TO BE COMPLETED BY APPLICANT [help]	
Project Name:	_____
Location Name (if applicable):	_____ _____

Use black or blue ink to enter answers in white spaces below.

1. Contact information for all adjoining property owners. [help]		
Name	Mailing Address	Tax Parcel # (if known)
Culver Properties LLC	1609 R Avenue	P118625

If you require this document in another format, contact the Governor's Office for Regulatory Innovation and Assistance (ORIA) at (800) 917-0043. People with hearing loss can call 711 for Washington Relay Service. People with a speech disability can call (877) 833-6341. ORIA publication number: ORIA-16-014 rev. 10/2016

Project Narrative:

The development of the MJB North property and shoreline will occur in multiple phases. The first phase includes the design of roadway connections, utility mainlines, and water quality treatment throughout the site. The second phase includes preliminary grading within the 200' shoreline jurisdiction landward of the existing bulkhead. Future phases will include a public shared use trail along the shoreline, redevelopment of the waterfront area for public use, and new developments throughout the project property. Phase 2 consists of rough grading for the future shared use trail and permanent soil stabilization. Phase 2 is the focus of the shoreline substantial development permit.

Chapter 4	CONSERVATION ELEMENT	APPLICANT RESPONSE
4.7.1	Preserve, protect, enhance and restore critical areas and shoreline ecological processes and functions through regulatory and non-regulatory means that may include required vegetated shoreline setbacks, acquisition of key properties, regulation of development, and incentives to encourage ecologically sound design and maintenance.	<i>The project site is a vacant and cleared, clean-up site of a former paper mill. Therefore, the site has been identified as ecologically low functioning in its existing condition. The proposed development, in this phase of work, will result in a no net loss of ecological function. The grading design in this phase will serve as the basis for future stormwater control from uplands to the shoreline and provide soil stabilization for future development. Please refer to the Critical Areas Report for more information.</i> <i>Future project phases will more directly address the ecological function enhancement measures at the site through the creation of trails and shoreline features (not included under this current permit).</i>
4.7.2	Locate, design, construct, and operate development so as not to degrade water quality as measured by state water quality standards.	<i>Water quality treatment for stormwater is not required per Washington State Department of Ecology guidelines because there is no new or replaced pollution generating surfaces. Temporary Erosion and Sediment Control (TESC) measures will be used to prevent sedimentation of the construction runoff.</i>
4.7.3	Achieve no net loss of shoreline ecological functions. This shall be accomplished by the use of Mitigation Sequencing, as defined in this master program, and as provided by WAC 173-26-201(2)(e).	<i>Due to the existing low functioning of the site, the proposed development will result in no net loss of ecological function. Please see the Critical Areas Report for more information.</i>
4.7.4	Identify unique and sensitive shoreline areas for permanent protection.	<i>No known unique or sensitive areas will be impacted. See Critical Areas Report.</i>
4.7.5	Develop and apply appropriate conservation practices in public shoreline areas.	<i>See Critical Areas Report for confirmation that the grading activity and soil stabilization measures proposed in this phase will result in no net loss of ecological function.</i>
4.7.6	Establish a "significant areas" acquisition fund designed to provide for acquisition and public land banking of privately-held priority properties as a "development mitigation" strategy.	<i>Not applicable.</i>

4.7.7	Develop and design performance standards which will minimize detrimental impacts of development upon the shoreline.	<i>City performance standards will be followed as applicable.</i>
4.7.8	Encourage study and monitoring of waters and shoreline habitats; maintain awareness of existing conditions and future alterations.	<i>Acknowledged. Extensive monitoring of the site's groundwater is currently taking place as a part of the site clean-up efforts.</i>
4.7.9	In conjunction with State regulatory and resource agencies, affected tribes, and the County, establish clear requirements for mitigating development-related impacts to resources. These could include a pre-approved set of mitigation projects, activities and strategies upon which permit applicants could focus their mitigation plans.	<i>The proposed scope of work along the shoreline in this phase will have no impact on resources. Permanent soil stabilization will provide new ground cover that will enhance the existing shoreline environment, improving the site's current gravelly condition.</i>
4.7.10	Support research and demonstration efforts designed to create new eelgrass beds which, if successfully developed, could serve as an eelgrass mitigation bank.	<i>The proposed scope of work along the shoreline in this phase does not include work below the ordinary high water mark. Permanent soil stabilization will provide new ground cover that will enhance the existing shoreline environment, improving the site's current gravelly condition.</i>
4.7.11	All soils disturbed by use activities, and which are potentially erodible or unstable should be stabilized through seeding, mulching, terracing or other effective means.	<i>TESC measures will be used to prevent sedimentation of the construction runoff. Final stabilization of disturbed soils will be provided per Anacortes standards.</i>
4.7.12	Development on unique or fragile shoreline areas should be avoided unless it can be shown in the proposal that development will not degrade the shoreline, or that the development will enhance public use of shoreline resources while fully mitigating for impacts to fragile areas.	<i>The proposed scope of work along the shoreline does not involve any known unique or fragile shoreline areas.</i>
4.7.13	Shorelines are to be kept free of discarded waste materials.	<i>Waste materials will be removed from the site and disposed of at the approved, offsite locations. Construction best management practices will be used to keep shorelines free of construction wastes.</i>
4.7.14	Existing street rights-of-way or utility easements which offer physical or visual access to the shorelines or water body should be maintained in public ownership for resource conservation and as a recreational and public view resource.	<i>Not applicable; there are no existing rights-of-way or easements to be maintained.</i>
4.7.15	The City shall ensure that permit approval from the U.S. Department of the Army, Corps of Engineers, is secured for all construction and work performed in navigable waters of the United States; permit approval of this agency is also required for the discharge of dredged or fill material on wetlands adjacent and contiguous to navigable waters of the United States.	<i>The proposed scope of work along the shoreline in this phase does not include work below the ordinary high water mark. No materials will be discharged to adjacent navigable waters.</i>

4.7.16	Mitigation for all proposed shoreline development should comply with Mitigation Framework requirements (Revised Final Integrated Fidalgo Bay-Wide Plan & EIS, 2000 & EIS, Chapter VIII).	<i>Acknowledged. Permanent soil stabilization will provide new ground cover that will enhance the existing shoreline environment, improving the site's current gravelly condition.</i>
4.7.17	Protect existing shoreline trees and other shade vegetation, especially in areas where surf smelt and/or sand lance spawning has been documented.	<i>No trees or other shade vegetation are present along the shoreline.</i>
4.7.18	The maximum width for either the wetland buffer or the shoreline setback must be applied for the portion of the wetland that lies within the shoreline setback.	<i>The project area, including the shoreline, does not contain any wetlands or wetland buffers.</i>
CHAPTER 5	URBAN SHORELINE ENVIRONMENT DESIGNATION	APPLICANT RESPONSE
5.10.1	Give priority to water-oriented uses over non-water-oriented uses. First priority should be given to water-dependent uses. Second priority should be given to water-related uses and third priority to water-enjoyment uses. Non-water-oriented uses shall only be allowed if they are part of mixed used developments where the primary use is (1) water-dependent or (2) water-related, or (3) in conjunction with a water-enjoyment use on sites where there is no access to water.	<i>The proposed scope of work along the shoreline in this phase will not change the existing use of the shoreline. Future development (under separate, future permit) is intended to provide water-oriented uses per existing zoning designation of MMU. Ultimate uses established by the proposal will comply with all applicable zoning and use standards.</i>
5.10.2	Encourage uses that enhance ecological functions and/or enhance opportunities for the public use and enjoyment of the shoreline; new development shall not cause a net loss of shoreline ecological functions.	<i>The proposed scope of work along the shoreline in this phase will not change the existing use or ecological functioning of the shoreline. This project phase provides the rough grading for a public walkway that is intended to provide access for public use and enjoyment of the shoreline. Fine grading of this path will occur in later project phases.</i>
5.10.3	Ensure that, where applicable, improvements within this district are reviewed for compatibility and consistency with the Design Standards codified in the zoning code.	<i>Acknowledged. The zoning code Design Standards will be followed.</i>
5.10.4	Encourage designs that incorporate conservation and restoration elements, such as restoration of intertidal habitat, shoreline vegetation, and enhancement of public access.	<i>The proposed scope of work along the shoreline will incorporate conservation and restoration elements as appropriate. These elements include permanent soil stabilization for enhancement and temporary restoration between project phases. In this phase, the project is providing rough grading for the public access trail.</i>

5.10.5	Require, where applicable, new development and/or redevelopment to include environmental cleanup (e.g., removal of contaminated soils) and restoration of the shoreline in accordance with state and federal requirements.	<i>This site was previously cleaned up to remove contaminated soils per Department of Ecology requirements. Permanent soil stabilization will provide new ground cover that will enhance the existing shoreline environment, improving the site's current gravelly condition.</i>
5.10.6	Plan for a public pedestrian walkway system along the Urban waterfront utilizing a combination of natural beaches, pathways, piers, wharves, street-ends, sidewalks, stairways, or other improvements. Although it may not be feasible for the walkway system to be continuous throughout the entire area, it should promote quality pedestrian access to and along major portions of the waterfront. Street-ends should, at a minimum, become developed access points to the shoreline. Linkage between these street-ends should be determined by the physical characteristics of the shorelines, existing development patterns, potential for structural improvements, and other factors relevant to developing a continuous pedestrian system. Port of Anacortes' Integrated Approach to Marine Public Access, Final Report (October, 2003), is incorporated by reference into this SMP.	<i>This project phase provides the rough grading for a public walkway that is intended to provide access for public use and enjoyment of the shoreline. Fine grading of this path, along with other shoreline elements will occur in later project phases.</i>
5.10.7	Encourage designs that enhance pedestrian traffic without impeding vehicular traffic through the use of paving textures, fencing, landscaping, and signage that make a greater distinction between automobile traffic and pedestrian circulation systems.	<i>This project phase provides the rough grading for a public walkway that is intended to provide access for public use and enjoyment of the shoreline. Fine grading of this path, along with other shoreline elements, will occur in later project phases.</i>
DR-5.10.1	Prohibited and allowed uses are generally identified in Table 5.1 in Section 5.12 of this Master Program. In addition: a. Mini-storage is prohibited. b. Radio and television towers as a primary use are prohibited.	<i>Acknowledged. No prohibited uses are proposed in this scope of work. Ultimate uses established in later project phases will also comply with all applicable zoning and use standards.</i>
DR-5.10.2	Development that can be classified as a water-dependent, water-related, or water-enjoyment use shall be permitted.	<i>Acknowledged. Ultimate uses established by the proposal will include these use types.</i>
DR-5.10.3	A limited range of non-water-oriented development, open to the general public, while not preferred, may also be authorized as a conditional use provided said development: a. Conforms with the criteria set forth for conditional uses in Section 3.1; b. Is designed and located in manner that capitalizes on shoreline views and is compatible with water-oriented uses; c. Makes provisions for the public access and enjoyment consistent with this Master Program; and d. Is part of a mixed-use development or the parcel is separated from the water. (See WAC 173-26-211(5)(d)(ii)(A)).	<i>This project phase provides the rough grading for a public walkway that is intended to provide access for public use and enjoyment of the shoreline. The grading proposed in this scope of work will also set up the shoreline for future water related uses to be developed under a future permit. Ultimate uses established in later project phases will also comply with all applicable zoning and use standards.</i>

DR-5.10.4	Multi-family residential or transient accommodation (hotel and motel) uses may be permitted provided they meet the requirements for non-water-oriented uses listed in subsections (a)-(d) of DR-5.10.3 and further that said use meets the following terms: a. Public access and enjoyment shall be the primary design consideration. Private and public space shall be appropriately separated through sensitive design. b. The development shall be a mixed use project. c. A maximum of 50% of total floor area may be devoted to multifamily residential and/or transient accommodations; provided that up to an additional 25% of total floor area may be devoted to multifamily residential and/or transient accommodations upon obtaining a waiver under section f below. d. The floor area not devoted to multifamily residential and/or transient accommodations shall be used as follows: i. No less than 25% of the total floor area of the development shall be devoted to water-oriented uses unless a Conditional Use Permit is obtained under section (f) below. ii. The remaining floor area shall be devoted to non-water-oriented uses accessible to the general public (e.g., retail, personal services, recreational and cultural uses) excluding transient accommodations. e. Residential uses may only be placed above a commercial ground floor. f. Restoration/Public Access Incentive $\pm$ the increase in non-water-oriented use in (c) and the minimum water-oriented use in (d)(i) of this section may be applied through a Conditional Use Permit when the proposal provides restoration of ecological functions, habitat enhancement, and/or provision of public access improvements (e.g., parks, esplanades; etc.), that constitute a significant improvement. The following criteria shall apply: i. The proposal will provide 'significant improvements' consistent with this Master Program without additional probable significant adverse impacts to public health, safety or the environment, that cannot be adequately mitigated. ii. Items that may constitute a 'significant improvement' include; but, are not limited to, (1) preservation of critical shoreline habitat, (2) restoration of impaired ecological functions, (3) dedication to the City of land for a public	<i>Multi-family residential or transient accommodation (hotel and motel) uses are not proposed under the current phase of shoreline development. Ultimate uses established in later project phases will also comply with all applicable zoning and use standards.</i>
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	park or open space, (4) preservation of scenic resources, (5) enhanced public access amenities, and (6) educational opportunities which broaden the public's understanding of the maritime world. g. Residential and transient accommodation uses must not intrude on the public's use and enjoyment of the shoreline: h. Building designs that step back from the public area are encouraged (e.g., upper floors step back from the public area).	
DR-5.10.5	Additional allowed, conditional, and prohibited uses for the Urban designation are listed in Table 5.1.	<i>Acknowledged.</i>
DR-5.10.6	New or expanded structures shall be limited to maximum heights as specified in Table 5.2.	<i>No structures are proposed under the current phase of shoreline development. New structures in future phases will comply with all applicable height requirements.</i>
DR-5.10.7	New, permanent buildings and structures shall be set back a minimum of twenty-five (25) feet from the ordinary high water mark. Setbacks are measured landward, on a horizontal plane, perpendicular to the shoreline. Shoreline setback requirements shall apply to non-water-dependent structures and uses.	<i>No structures are proposed under the current phase of shoreline development. New structures in future phases will comply with all applicable setback requirements.</i>
DR-5.10.8	Developments consisting of water-dependent scientific, historical, industrial, cultural, or educational research uses, public access, water-oriented recreation and ecological restoration are not required to meet the shoreline setback requirements, nor are piers, ramps or docks.	<i>Acknowledged.</i>
CHAPTER 6	ENVIRONMENTAL PROTECTION IMPACTS, MITIGATION, BONDING	APPLICANT RESPONSE
6.3.1	Protect the environment through implementation of this Master Program including the use of the AMRRCM mitigation sequence (Avoid, Minimize, Rectify, Reduce, Compensate, Monitor) (WAC 173-26-201(2)(e)(i)).	<i>AMRRCM mitigation sequence will be followed as applicable for the filling and grading included in the current phase of development. Permanent soil stabilization will provide new ground cover that will enhance the existing shoreline environment, improving the site's current gravelly condition.</i>
6.3.2	Minimize the adverse impacts of shoreline developments and activities on the shoreline environment during all phases of development (e.g., design, construction, operation, and management).	<i>TESC measures will be implemented during construction. The site will be stabilized at the end of construction.</i>
6.3.3	Assure, at a minimum, that development and use within shoreline jurisdiction results in no net loss of ecological functions necessary to sustain shoreline natural resources. Development activities shall protect existing ecological functions and ecosystem-wide processes.	<i>Due to the existing low functioning of the site, the proposed scope of work along the shoreline will result in no net loss of ecological function. Please see the Critical Areas Report for more information. Permanent soil stabilization will provide new ground cover that will enhance the existing shoreline environment, improving the site's current gravelly condition.</i>

6.3.4	Encourage shoreline developments or activities that serve to enhance ecological functions and/or values and those that protect and/or contribute to the long-term restoration of properly functioning conditions for proposed, threatened, and endangered species consistent with the fundamental goals of this Master Program. Use of creosote and pentachlorophenol treated woods is prohibited. Use of other treated woods (e.g. CZA, ACZA) should be minimized as much as practicable.	<i>See Critical Areas Report for confirmation that the proposed scope of work along the shoreline will result in no net loss of ecological functions. Future development will more directly address the enhancement of ecological functions and values. No use of wood is proposed in this phase of development. Permanent soil stabilization will provide new ground cover that will enhance the existing shoreline environment, improving the site's current gravelly condition.</i>
6.3.5	Ensure, through appropriate monitoring and enforcement measures, that all required conditions are met, improvements installed, and properly maintained.	<i>Acknowledged. Appropriate monitoring and enforcement measures will be used as applicable to ensure that all relevant conditions are met.</i>
6.3.6	Shoreline-specific critical area provisions promote human uses and values, such as public access and aesthetic values, provided they do not significantly adversely impact ecological functions.	<i>This phase of development will complete the rough grading for a public waterfront walkway. Fine grading and water related uses will developed under a future permit.</i>
DR - 6.3.1	All shoreline development and activity shall be located, designed, constructed, and managed in a manner that avoids, minimizes and/or mitigates adverse impacts to the environment. The preferred mitigation sequence (avoid, minimize, rectify, reduce, or compensate for the environmental impact) shall follow that listed in WAC 173-26-201((2)(e), see also definition of "Mitigation" listed in this Master Program, Chapter 12).	<i>Acknowledged. Environmental impacts will be avoided, minimized, or mitigated. Permanent soil stabilization will provide new ground cover that will enhance the existing shoreline environment, improving the site's current gravelly condition.</i>
DR - 6.3.2	In approving shoreline developments, the City of Anacortes shall ensure that shoreline development, use, and/or activities will result in no net loss of ecological functions necessary to sustain shoreline resources, including loss that may result from the cumulative impacts of similar developments over time to the extent consistent with constitutional and statutory limitations on the regulation of private property. To this end, the City may require modifications to the site plan and/or adjust or prescribe project dimensions, intensity of use, and screening as deemed appropriate. If impacts cannot be avoided through design modifications, the City shall require mitigation commensurate with the project's adverse impacts.	<i>Due to the existing low functioning of the site, the proposed scope of work along the shoreline will result in no net loss of ecological function. Please see the Critical Areas Report for more information.</i>
DR - 6.3.3	Identified significant short term, long term, or cumulative adverse environmental impacts lacking appropriate mitigation shall be sufficient reason for permit denial consistent with constitutional and statutory limitations on such denials.	<i>Acknowledged. The Critical Areas report for this phase of work has identified no significant adverse environmental impacts.</i>

DR - 6.3.4	Wood treated with creosote or pentachlorophenol is prohibited. Use of other wood treatments shall be minimized to the extent practicable.	<i>No use of wood is proposed in this phase of development.</i>
DR - 6.3.5	In addition to the requirements for critical areas reports contained in the shoreline-specific Critical Areas Regulations found in Appendix A, the mitigation plan shall address the following: a. Inventory existing shoreline environment including the physical, chemical and biological elements and provide an assessment of their condition. b. A discussion of the project's impacts and their effect on the ecological functions necessary to support existing shoreline resources. c. A discussion of any federal, state, or local special management recommendations which have been developed for wetlands or nearshore species or habitats located on the site; d. An assessment of habitat recommendations proposed by resource agencies and their applicability to the proposal; e. A discussion of measures to preserve existing habitats and opportunities to restore habitats that were degraded prior to the proposed land use activity. f. Planting and soil specifications; success standards; and contingency plans; g. A discussion of proposed measures which mitigate the impacts of the project to ensure no net loss of shoreline ecological functions, value, and proposed success criteria; h. An evaluation of the anticipated effectiveness of the proposed mitigation measures to ensure no net loss of ecological functions; i. A discussion of proposed management practices which will protect fish and wildlife habitat both during construction, and after the project site has been fully developed, including proposed monitoring and maintenance programs; j. Contingency plan if the mitigation fails to meet established success criteria; k. Any additional information necessary to determine the impacts of a proposal and mitigation of the impacts. Mitigation plans and/or critical areas reports shall be forwarded to the appropriate state and/or federal resource agencies and affected Tribes for review and comment.	<i>The Critical Areas report for this phase of work has identified no significant adverse environmental impacts that will require a mitigation plan. The report has also determined that due to the existing low functioning of the site, the proposed scope of work along the shoreline will result in no net loss of ecological function. Permanent soil stabilization will provide new ground cover that will enhance the existing shoreline environment, improving the site's current gravelly condition.</i>

DR - 6.3.6	Compensatory mitigation in the immediate vicinity of the impact shall be the preferred mitigation option, except where off-site mitigation can be demonstrated to be more beneficial to shoreline ecological functions; for example, mitigation off-site may be the better choice if large, cohesive areas are available off-site while only small fragmented areas are available on-site for mitigation.	<i>The Critical Areas report for this phase of work has identified no significant adverse environmental impacts that will require mitigation. Permanent soil stabilization will provide new ground cover that will enhance the existing shoreline environment, improving the site's current gravelly condition.</i>
DR - 6.3.7	If off-site mitigation is implemented, the applicant must demonstrate to the satisfaction of the Shoreline Administrator that the mitigation site will be protected in perpetuity. This may be accomplished through various means including but not limited to dedication of a permanent easement to the City or approved non-profit entity; participation in a publicly sponsored restoration or enhancement program or purchase of credits from a state certified mitigation bank in accordance with Chapter 90.84 RCW (Wetlands Mitigation Banking). Any restrictions, conditions, or easements which are tied to the parcel through off-site mitigation shall be recorded on a revised Notice on Title.	<i>The Critical Areas report for this phase of work has identified no significant adverse environmental impacts that will require mitigation. Permanent soil stabilization will provide new ground cover that will enhance the existing shoreline environment, improving the site's current gravelly condition.</i>
DR - 6.3.8	Where feasible, replacement mitigation shall be required prior to impact and, at a minimum, prior to occupancy.	<i>The Critical Areas report for this phase of work has identified no significant adverse environmental impacts that will require mitigation. Permanent soil stabilization will provide new ground cover that will enhance the existing shoreline environment, improving the site's current gravelly condition.</i>
DR - 6.3.9	Except for projects undertaken by public entities, performance or maintenance bonds or other security shall be required by the City to assure that work is completed, monitored, and maintained.	<i>Acknowledged. The private project will provide bonds as necessary.</i>
DR - 6.3.10	As a condition of approval, the City shall require periodic monitoring for up to five years from the date of completed development to ensure the success of required mitigation. The monitoring period may be extended if the success criteria set forth in the approved mitigation plan fail to be accomplished, or the mitigation plan has a longer horizon.	<i>The Critical Areas report for this phase of work has identified no significant adverse environmental impacts that will require mitigation. Permanent soil stabilization will provide new ground cover that will enhance the existing shoreline environment, improving the site's current gravelly condition.</i>
DR - 6.3.11	Monitoring plans shall be forwarded, for review and comment, to state and/or federal resource agencies and affected Tribes with jurisdiction.	<i>Acknowledged.</i>
	ENVIRONMENTAL ELEMENTS	APPLICANT RESPONSE

6.4.1	Protect against adverse impacts to the public health, to the land and its vegetation and wildlife, and to waters of the state and their aquatic life. In-stream structures that protect and preserve ecosystem-wide processes, ecological functions, and cultural resources, including, fish and fish passage, wildlife and water resources, shoreline critical areas, hydrogeological processes, and natural scenic vistas are of particular importance. This section provides policies and regulations to address environmental impacts to the elements of the environment listed in the State Environmental Policy Act (SEPA) (WAC 197-11-444). It is not intended to limit the application of SEPA.	<i>Acknowledged.</i>
DR-6.4.1	In approving shoreline development, uses or activities, the Planning Commission, City Council, or Hearing Examiner may apply conditions to control emissions, including any compounds, chemicals, pollutants, odors, fugitive dust, or vehicle exhaust with the intent of avoiding significant adverse impacts to the legal use of adjoining properties and ensuring adherence to the guidelines, policies, standards and regulations of applicable air quality management programs and related regulatory agencies.	<i>Acknowledged. Additional conditions will be met as required.</i>
DR-6.4.2	All shoreline permits shall contain provisions that require developers to comply with all applicable state law requirements regarding preservation of archaeological and historic resources, including provisions to stop work and notify the appropriate agencies should protected resources be uncovered during excavation.	<i>Acknowledged. The site is not of known archaeologic or historic value. Contractor and developer will be made aware. Please see the Cultural Resources Report for more information.</i>
DR-6.4.3	Archaeological sites located both in and outside shoreline jurisdiction are potentially subject to chapter 27.44 RCW (Indian graves and records) and chapter 27.53 (Archaeological sites and records) and chapter 25.48 WAC (Archaeological excavation and removal permits) as well as the provisions of this section.	<i>Acknowledged. The site is not of known archaeologic or historic value. Please see the Cultural Resources Report for more information.</i>
DR-6.4.4	Where archaeological or historic sites have been identified, the City may require public access consistent with constitutional and statutory limitations, provided the development is consistent with the provisions for public access and provided further it is determined that public access to the site will not damage or reduce the cultural value of the site.	<i>Acknowledged. The site is not of known archaeologic or historic value. Please see the Cultural Resources Report for more information.</i>

DR-6.4.5	All shoreline uses and activities shall be located, designed, constructed and managed to minimize interference with beneficial natural shoreline processes such as littoral drift, sand and gravel movement, erosion, and accretion. For projects proposing clearing and grading see Section 6.5 Vegetation Conservation, Chapter 9 Specific Modification Policies and Development Regulations.	<i>This project propose clearing and grading activities. Please see the following sections for how clearing and grading meets all applicable requirements</i>
DR-6.4.6	Gravel and sand bars and other accretion shore forms are naturally unstable environments. They are valued for recreation and in some cases may provide habitat. Therefore, new development on these shore forms is prohibited and modification shall be allowed only to protect existing occupied structures. Furthermore, developments that could disrupt the processes benefiting these shore forms shall be carefully evaluated and allowed only when the impacts of such disruption can be adequately mitigated, and where there is a demonstrated public benefit.	<i>The proposed scope of work along the shoreline in this phase does not include work below the ordinary high water mark.</i>
DR-6.4.7	An erosion and sedimentation control plan shall be submitted with a permit application for activities that involve the removal of vegetation, stockpiling of earth or other materials, or any activity that could result in shoreline erosion or siltation. Said program shall conform to the City of Anacortes' Engineering Design Standards and shall at minimum, utilize Best Management Practices (BMPs) to prevent shoreline erosion and siltation.	<i>A temporary erosion and sediment control plan has been created and will be submitted as part of the Shoreline Permit Application.</i>
DR-6.4.8	Noise emanating from a shoreline use/activity shall be muffled so as to not to interfere with the designated use of adjoining properties. This determination shall take into consideration ambient noise levels, intermittent beat, frequency, and shrillness. Shoreline developments/activities shall comply with the maximum permissible noise levels and time limits set forth in Anacortes Municipal Code Chapter 17.54. Exception: This regulation does not apply to fog horns, tsunami warning or other emergency warning systems	<i>Acknowledged. Noise requirements will be met.</i>
DR-6.4.9	Chemical pesticides using aerial spraying techniques within the shoreline jurisdiction, including over waterbodies or wetlands, shall be prohibited unless specifically permitted by the Washington Departments of Agriculture or Public Health.	<i>Acknowledged. Prohibited pesticide techniques will not be used.</i>

DR-6.4.10	Pesticides, organic or mineral-derived fertilizers, or other hazardous substances, if necessary shall be restricted in accordance with the a) state Department of Fish and Wildlife Management Recommendations b) the regulations of the state Department of Ecology as the Environmental Protection Agency's delegated authority and permitting body for the application of pesticides and herbicides to the waters of Washington State, and c) pesticide labels as per the authority of the state Department of Agriculture.	<i>Acknowledged. Use of fertilizers is not anticipated in this phase of work. Any future plantings will follow all applicable regulations regarding the use of pesticides, fertilizers, and other such chemicals.</i>
DR-6.4.11	Pesticides shall be used, handled, and disposed of in accordance with provisions of the Washington State Pesticide Application Act (RCW 17.21) and the Washington State Pesticide Control Act (RCW 15.58) to prevent contamination and sanitation problems.	<i>Acknowledged. Use of fertilizers is not anticipated in this phase of work. Any future plantings will follow all applicable regulations regarding the use of pesticides, fertilizers, and other such chemicals.</i>
DR-6.4.12	Pesticide products commercially applied for terrestrial use usually include information on how far to stay away when applying near water. If there were a chance of a product entering the water, the product shall be labeled for aquatic use. Only products approved by the Washington State Departments of Agriculture, and Ecology for aquatic use can be applied to Washington State waters. Activities to be conducted using these products shall take place under one of the Department of Ecology's general NPDES permits for aquatic pesticides. In some cases labeling information for commercial products may indicate the need for larger shoreline setbacks and other restrictions when used near salmon-bearing waters.	<i>Acknowledged. Use of fertilizers is not anticipated in this phase of work. Any future plantings will follow all applicable regulations regarding the use of pesticides, fertilizers, and other such chemicals.</i>
DR-6.4.13	Application of pesticides by commercial applicators requires licensing through the Washington State Department of Agriculture.	<i>Acknowledged. Use of fertilizers is not anticipated in this phase of work. Any future plantings will follow all applicable regulations regarding the use of pesticides, fertilizers, and other such chemicals.</i>
DR-6.4.14	Integrated Pest Management (IPM) principles shall be used when applying pesticides and herbicides within the shoreline jurisdiction of the SMP. Application of pesticides to areas outside of the SMP shoreline jurisdiction that might have an affect on this jurisdiction shall also follow these practices. IPM can be defined as a coordinated decision-making and action process that uses the most appropriate pest control methods and strategy in an environmentally and economically sound manner to meet pest management objectives.	<i>Acknowledged. Pest management is not anticipated in this phase of work. Any future plantings will follow all applicable regulations regarding the use of pesticides, fertilizers, and other such chemicals.</i>
DR-6.4.15	All shoreline developments shall be located, designed, constructed, and operated so as not to be a hazard to public health and safety.	<i>Acknowledged. Proposed development will not impact public health and safety and will meet all applicable public health and safety standards.</i>

DR-6.4.16	The protection of public views of the shoreline is an important shoreline management objective, although provisions of adequate shading of surf smelt spawning grounds must also be viewed as a priority. View protection can include preventing view blockage through height limitations or requiring aesthetic enhancement with landscaping. View protection does not justify the excessive removal of vegetation to create views or enhancing partial existing views. Retaining vegetation and "windowing" or other pruning techniques shall always be preferred options over vegetation removal. Please refer to Section 6.5, Vegetation Conservation and Chapter 7, Public Access.	<i>No buildings or tall vegetation are proposed as part of this development. Grading will maintain public views of the shoreline. Buildings and vegetation developed in future phases will meet all applicable view requirements.</i>
DR-6.4.17	New development shall be located and designed to mitigate adverse impacts to views from public vista points.	<i>No buildings or tall vegetation is proposed as part of this development. Grading will maintain public views of the shoreline. Development in future phases will meet all applicable view requirements.</i>
DR-6.4.18	No permit shall be issued pursuant to this Master Program for any new or expanded building or structure of more than thirty-five feet above average grade level on shorelines of the state that will obstruct the view of a substantial number of residences on areas adjoining such shorelines except where this Master Program does not prohibit the same and then only when overriding considerations of the public interest will be served. This protection does not extend to existing residences in previous phases of the proposed development. Private views of the shoreline, although considered during the review process, are not expressly protected. Property owners concerned with the protection of views from private property are encouraged to obtain view easements, purchase intervening property and/or seek other similar private means of minimizing view obstruction.	<i>Acknowledged. No buildings are included in this phase of shoreline development.</i>
DR-6.4.19	Where lighted signs and illuminated areas are permitted, such illuminating devices shall be shaded and directed so as to minimize, to the extent practicable, light and glare from negatively impacting neighboring properties, streets, public areas or water bodies.	<i>Acknowledged. No lighting is included in this phase of shoreline development. Any lighting developed in future phases will meet all applicable standards.</i>
DR-6.4.20	New development, uses and activities shall locate and screen trash and recycling receptacles, utility boxes, HVAC systems, electrical transformers, fences and other appurtenances to minimize interference with public views.	<i>Acknowledged. No trash or utility structures are included in this phase of shoreline development.</i>

DR-6.4.21	The bulk storage of oil, fuel, chemicals, or hazardous materials, on either a temporary or a permanent basis, shall not occur in shorelines without adequate secondary containment and an emergency spill response plan in place.	<i>Acknowledged. Fuel storage is not an intended use for the site.</i>
DR-6.4.22	All development activities approved under this Shoreline Master Program shall be designed and maintained consistent with the City's Stormwater Management Plan and Engineering Design Standards.	<i>Acknowledged. Stormwater will be controlled per the City's standards.</i>
DR-6.4.23	As a condition of approval of a permit issued in accordance with this Master Program, the Shoreline Administrator may apply the following conditions to protect water quality: a. The development, use or activity shall utilize Best Management Practices (BMPs) to minimize any increase in surface runoff and to control, treat and release surface water runoff to protect the quality and quantity of surface and ground water. Such measures may include, but are not limited to, catch basins or settling ponds, installation and required maintenance of oil/water separators, biofiltration swales, interceptor drains and landscaped shoreline setbacks. b. The release of oil, chemicals (including pesticides and herbicides), fertilizer or hazardous materials onto land or into the water is prohibited within the shoreline jurisdiction. c. Equipment for the transportation, storage, handling, or application of such materials shall be maintained in a safe and leak-proof condition. If there is evidence of leakage, the further use of such equipment shall be suspended until the deficiency has been satisfactorily corrected.	<i>Acknowledged. Best Management Practices (BMPs) will be used as applicable. TESC measures will be implemented during construction. All equipment will be properly maintained to avoid leaks.</i>
	VEGETATION CONSERVATION	APPLICANT RESPONSE
6.5.1	Prohibit speculative clearing, grading, or vegetation removal. Allow alteration of the natural landscape only in association with existing legal uses or a new permitted shoreline use or development.	<i>Clearing and grading will be limited to permitted scope of work.</i>
6.5.2	Limit alteration of the natural landscape to the minimum necessary to accommodate the shoreline development or a landscape plan developed in conjunction with the shoreline development, or to remove invasive vegetation.	<i>Grading within the shoreline jurisdiction will be limited to the minimum amount necessary for project elements located therein.</i>

6.5.3	Restrict clearing and grading within shoreline jurisdiction in order to maintain the functions and values of the shoreline environment, including protection of habitat and shoreline bluffs.	<i>Clearing and grading within the shoreline jurisdiction will not alter the shoreline habitat or shoreline bluffs.</i>
6.5.4	Tree removal is to be minimized on City shorelines. Place priority on retention of snags and live trees that provide nesting or perching for eagles, other raptors, or priority species.	<i>No trees are present within the shoreline jurisdiction being developed.</i>
6.5.5	Use best management practices (BMPs) during clearing and grading to control erosion.	<i>TESC BMPs will be used during construction per the TESC plan.</i>
DR-6.5.1	Forest practices not covered by the Forest Practices Act shall be prohibited.	<i>No forests are present within the shoreline jurisdiction being developed.</i>
DR-6.5.2	Alteration of the natural landscape shall only be allowed as set forth below: a. Landscaping or maintenance associated with an existing legal use or new permitted shoreline use or development. b. Removal of noxious weeds, as listed by the state in Chapter 16-750 WAC, provided such activity shall be conducted in a manner consistent with best management practices and the City's engineering design standards and native vegetation is promptly reestablished in the disturbed area. c. Modification of vegetation in association with a legal, non-conforming use provided that said modification is conducted in a manner consistent with this Master Program and results in no net loss to ecological functions or critical fish and wildlife conservation areas.	<i>Alteration of the natural landscape will be limited to permitted development.</i>
DR-6.5.3	All clearing and grading activities shall be limited to the minimum necessary for the intended development.	<i>Grading within the shoreline jurisdiction will be limited to the minimum amount necessary for project elements located therein.</i>
DR-6.5.4	Exposed soils shall be immediately developed or revegetated to prevent erosion.	<i>Acknowledged. Exposed soils will not remain exposed. TESC BMPs will be used during construction per the TESC plan.</i>
DR-6.5.5	Exposed soils must be replanted such that complete coverage of exposed soils is attained within one growing season, or otherwise stabilized using mulch or other similar BMPs.	<i>The site will be stabilized at the end of construction.</i>

DR-6.5.6	In all cases where clearing is followed by revegetation, native plants shall be preferred. Lawns are discouraged due to their limited erosion control value, limited water retention capacity, and associated chemical and fertilizer applications.	<i>Acknowledged.</i>
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DR-6.5.7	Clearing and grading within shoreline jurisdiction shall only be permitted upon approval of a detailed landscape plan for revegetation. Any restrictions or conditions which are tied to the parcel through the development of a landscape plan shall be recorded on a revised Notice on Title. The landscape plan shall include: a. A map illustrating the distribution of existing plant communities in the area proposed for landscaping. The map must be accompanied by a description of the vegetative condition of the site, including plant species, plant density, any natural or man-made disturbances, overhanging vegetation, and the functions served by the existing plant community (e.g., fish and wildlife habitat values, slope stabilization). b. A description of the shade conditions created by existing vegetation. This description shall include an inventory of overhanging vegetation as well as a determination of how much shade is created by standing trees, during midday at midsummer. c. A detailed landscape map indicating which areas will be preserved and which will be cleared, including tree removal. d. Drawings illustrating the proposed landscape scheme, including the species, distribution, and density of plants. Any pathways or nonvegetated portions shall be noted. e. A description of any vegetation introduced for the purposes of fish and wildlife habitat. Loss of wildlife habitat shall be mitigated on-site. If on-site mitigation habitat is not possible, off-site mitigation shall be permitted at a minimum replacement ratio of one-to-one-and-a-quarter (1.25) (habitat lost to habitat replaced). The revegetation landscaping required by this regulation shall meet the following standards: f. At the time of planting, shrubs must be eighteen (18) inches high. Shrubs shall be planted such that within two years the shrubs will cover at least thirty percent (30%) of the area that would be covered when the shrubs have attained a mature size. g. At the time of planting, deciduous trees must be at least two (2) inches in caliper as measured one (1) foot above grade, and coniferous trees must be at least five (5) feet in height. h. The applicant may be required to install and implement an irrigation system to insure survival of vegetation planted. For remote areas lacking access to a water-system, an alternative method (e.g., hand watering) may be approved. i. For a period of two (2) years after initial planting, the applicant	<i>Site stabilization plans are included in the permit submittal. All future landscaping efforts will meet all applicable requirements.</i>
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	shall replace any unhealthy or dead vegetation planted as part of an approved landscape plan.	
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DR-6.5.8	As part of meeting project site area landscaping requirements, and in coordination with any buffer requirements, the applicant for a proposed new development, expansion, or redevelopment project of a non-water-dependent use other than public shoreline access trails that will abut the City's marine shorelines must submit a landscaping plan for approval specifying protection of existing native riparian vegetation within fifteen feet of the OHWM. If native vegetation within fifteen of the OHWM has been destroyed or significantly degraded, the landscaping plan shall specify replacement by installation of dense native riparian vegetation consisting of trees, shrubs, and groundcovers within and along portions of the fifteen-foot wide strip of land lying immediately landward of the line of ordinary high water (OHW) for currently unarmored shorelines, or the landward edge of existing shoreline armoring for currently armored shorelines. Water-dependent uses and public access trails that will abut the City's marine shorelines are exempt from the locational requirements of planted areas but must provide a landscaping/mitigation plan that provides equal to or greater environment function than already exists . Riparian vegetation should be encouraged, but not required, elsewhere on the site for aesthetic continuity with the riparian vegetation required along the shoreline. DR-5.9.11 also requires additional enhancement in the Residential environment. Any restrictions or conditions which are tied to the parcel through the development of a landscape plan shall be recorded on a revised Notice on Title. The landscaping plan must also meet the following requirements: a. Locations and Sizes of Required Shoreline Planting Areas. The landscaping plan shall specify (a) particular species of salt-tolerant riparian vegetation that are to be planted preferably at existing ground-level, or if that is not feasible, then in raised planting beds. Each planting area shall be a minimum of ten feet in width and a minimum of ten feet in length (a minimum of one-hundred square feet). The total minimum linear footage of riparian vegetation to be protected and/or replaced along the project's shoreline shall be fifty percent of the project's shoreline length in the case of new development projects and twenty-five percent of the project's shoreline length in the case of redevelopment of already-developed project sites; b. Plant Selection. The native riparian plant species shall be specified on the landscaping plan. The suitability of the species must be reviewed and approved by a biologist/riparian plant specialist. The plant names listed on the landscaping plan shall comply with the names generally accepted in the riparian plant	<i>No native vegetation will be removed within 15' of the OHWM.</i>
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nursery trade. The plan shall further specify that (a) all plant materials shall be true to species and variety and legibly tagged, and (b) riparian plant materials shall be nursery grown in the Puget Sound area of Washington except that dug plants may be used upon approval of the biologist/riparian plant specialist;

c. Plant Sizes. The landscaping plan shall specify the sizes of the riparian plants to be installed. The plan may also specify that larger stock may be substituted provided that (a) it has not been cut back to the specified size, and (b) the root ball is proportionate to the size of the plant. Because smaller stock may be acceptable based upon site-specific conditions, the plan may specify that the biologist/riparian plant specialist may make field determinations to substitute smaller stock for the stock size set forth on the plan.

d. Site Preparation. The landscaping plan shall specify that (a) an amended planting soil shall be placed in the planting beds if needed, (b) all existing exotic vegetation must be removed from the planting beds, and (c) the project biologist/riparian plant specialist may make field determinations for the installation of barriers to limit Canada geese intrusion and feeding on installed plants;

e. Plant Monitoring. The landscaping plan shall specify that five-year monitoring will be conducted to ensure the long-term survival and stability of the riparian planting beds, with the elements of the monitoring to be (a) annual inspections of the plants, (b) replacement of failed riparian plants, (c) removal of exotic invasive species that may have become established, and (d) photographic documentation of planting success;

f. Criteria for Success. The landscaping plan shall specify that, at the end of the fifth year of the monitoring, the riparian planting beds shall be considered successful if the following performance standards are met: (1) a minimum eighty percent survival rate of the riparian vegetation within the planting beds; and (2) a minimum of fifty percent cover within the planting beds by riparian vegetation four feet tall or taller.

DR-6.5.9	Trimming of trees and vegetation is allowed within shoreline setback areas without a landscape plan, provided: a. This provision is not interpreted to allow clearing of vegetation, b. Trimming does not include topping, stripping or imbalances; a minimum of 60% of the original crown shall be retained to maintain tree health, c. Trimming does not directly impact the nearshore functions and values including fish and wildlife habitat, d. Trimming is not within a wetland or wetland buffer, and e. Trimming in landslide and erosion hazard areas does not impact soil stability.	<i>Acknowledged. No trimming will occur in this phase. No future trimming will occur without a landscape plan.</i>
DR-6.5.10	Stabilization of exposed erosional surfaces along shorelines shall, whenever feasible, utilize soil bioengineering techniques.	<i>Site stabilization plans are included in the permit submittal.</i>
DR-6.5.11	All shoreline development and activity shall use effective measures to minimize increases in surface water runoff that may result from clearing and grading activity. The applicant must implement best management practices in compliance with Chapter 5, Clearing, Grading, and Erosion Control under the City's Engineering Design Standards. Submittal requirements may include a plan addressing species removal, revegetation, irrigation, erosion and sedimentation control, and other methods of nearshore/riparian corridor protection in accordance with the City's Engineering Design Standards.	<i>A TESC plan has been created and will be submitted as part of the Shoreline Permit Application.</i>
DR-6.5.12	The City may require a performance bond as a condition of shoreline exemption or shoreline permit approval, to ensure compliance with this Master Program.	<i>Acknowledged. The project will provide bonds as necessary.</i>
Chapter 7	PUBLIC ACCESS POLICIES	<i>Public Access will be provided in a future phase. Current phase proposes rough grading to accommodate public access trail</i>
	PUBLIC ACCESS DEVELOPMENT REGULATIONS	<i>Public Access will be provided in a future phase. Current phase proposes rough grading to accommodate public access trail</i>
Chapter 9	FILL	APPLICANT RESPONSE
9.7.1	Fill should be located, designed, and constructed to protect shoreline ecological processes and functions.	<i>The Critical Areas report determined the fill will result in no net loss of shoreline ecological function.</i>

9.7.2	Fill landward of the ordinary high water mark should be permitted when necessary to support permitted uses, and when significant impacts can be avoided or mitigated.	<i>Fill is necessary to raise the grade of the planned public shoreline trail above the wave crest elevation. The grading along the shoreline will protect the trail and its users from water damage during storm events. It will also provide resiliency for long term use as sea levels are expected to rise.</i>
9.7.3	Fill waterward of the ordinary high water mark should be permitted only by Shoreline Conditional Use Permit when necessary to accommodate water-dependent uses; public access; expansion or alteration of transportation facilities of statewide significance currently located on the shoreline and then only upon a demonstration that alternatives to fill are not feasible; a transportation facility, utility, or navigational structure with no feasible alternative; cleanup and disposal of contaminated sediments as part of an interagency environmental clean-up plan; disposal of dredged material considered suitable under and conducted in accordance with the Dredged Material Management Program of the Department of Natural Resources, Department of Ecology and U.S. Army Corps of Engineers; and public access.	<i>No fill waterward of the OHWM is proposed in this phase.</i>
9.7.4	Shoreline areas should not be considered for location of sanitary (municipal solid waste) landfills or the disposal of material which will cause significant water quality impacts.	<i>This project does not propose use of the site as a landfill or site for material disposal.</i>
9.7.5	Perimeters of fill should be protected by shoreline stabilization or other design measures, unless it can be demonstrated that there will be environmental or public benefit for not employing any of these methods.	<i>Soil stabilization will be provided</i>
9.7.6	Placement of material for maintenance, restoration, or enhancement of beaches or mitigation should be permitted.	<i>Beach work is not proposed in this phase.</i>
9.7.7	Fill should not adversely impact navigation.	<i>Navigation will not be adversely impacted.</i>
DR-9.7.1	Fill for water-dependent uses and for public use shall be given priority.	<i>Fill for water-dependent uses will be proposed in a future phase.</i>
DR-9.7.2	Fill shall be permitted only when in conjunction with a proposal or activity otherwise permitted under the SMP.	<i>Fill is included as part of the multi-phase shoreline development plan.</i>

DR-9.7.3	Fill waterward of the ordinary high water mark is permitted by Shoreline Conditional Use Permit only when necessary to accommodate water-dependent uses, and for maintenance and repair of existing structures; expansion or alternation of transportation facilities of statewide significance currently located on the shoreline and then only upon a demonstration that alternatives to fill are not feasible; a transportation facility, utility, or navigational structure with no feasible alternative; cleanup and disposal of contaminated sediments as part of an interagency environmental clean-up plan; disposal of dredged material considered suitable under and conducted in accordance with the Dredged Material Management Program of the Department of Natural Resources; mitigation or compensation actions and ecological restoration including beach nourishment or enhancement projects when significant impacts can be mitigated; and public access.	<i>No fill waterward of the OHWM is proposed in this phase. Future phases will be comply with all applicable fill requirements.</i>
DR-9.7.4	Projects shall be located and designed to minimize the area of fill necessary to accommodate the use.	<i>Fill is limited to the amount necessary to provide positive sewer drainage and will result in no net loss of shoreline ecological function.</i>
DR-9.7.5	Applications for fill shall address impacts to wetlands and streams; aquatic habitats; flooding; sediment transport; navigation, and public access. The following information may be required: physical and biological characteristics of the fill site, source and quality of fill material, grading plan showing the site, adjacent properties and waters, method of placement and compaction, type of proposed surfacing and runoff control, method of erosion control and stabilization, and proposed use of the fill area. Fill that will result in significant adverse impacts that cannot be mitigated is prohibited.	<i>The Critical Areas report determined the fill will result in no net loss of shoreline ecological function. Fill will provide for future public access.</i>
DR-9.7.6	Fill shall be provided with some means for erosion control and/or shoreline stabilization consistent with the policies and regulations of Section 9.11, Shoreline Stabilization Measures and Flood Protection Works.	<i>Soil stabilization will be provided</i>
DR-9.7.7	Fill material shall be sand, gravel, soil, rock, or similar material. Clean dredge material from a permitted dredging operation shall be permitted except for capping project(s) approved for clean-up under applicable federal and state regulatory programs.	<i>Fill will be sand and gravel.</i>

DR-9.7.8	Excavation of beach material for the primary purpose of obtaining fill material is prohibited. When practical and where it would not result in significant adverse impacts, excess beach material from construction of utilities or other allowed improvements shall be used for beach enhancement and/or environmental restoration projects, rather than fill.	<i>Excavation of beach material is not proposed.</i>
DR-9.7.9	Fills shall be located, designed, and constructed to protect shoreline ecological functions and ecosystem-wide processes.	<i>Due to the existing low functioning of the site, the proposed fill activities were determined to result in no net loss of ecological function. Please see the Critical Areas Report for more information.</i>

SEPA ENVIRONMENTAL CHECKLIST***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

MJB Anacortes

2. Name of applicant:

MJB Properties LLC

3. Address and phone number of applicant and contact person:

MJB Properties LLC

Jimmy Blais

5050 First Avenue South, Suite 102, Seattle, WA 98134

Cell: 206.255.5153

Contact:

KPFF Consulting Engineers

Kyle Carrick

1601 Fifth Avenue, Suite 1600

Seattle, WA 98101

206.926.0757

4. Date checklist prepared:

January 8, 2021

5. Agency requesting checklist:

City of Anacortes

6. Proposed timing or schedule (including phasing, if applicable):

Project construction is anticipated to start in 2021 and constructed in phases. Phase 1 includes the proposed roadway and associated grading west of the shoreline jurisdiction. Phase 2 includes grading within the 200-foot shoreline jurisdiction and upland of mean high water. The schedule and scope of future development on the site is unknown.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Future phases are anticipated. Phase 3 is anticipated to include in-water grading and installation of a new bulkhead wall, as well as a public access trail along the shoreline. Future phases will include the commercial and residential development of the site. Any future phases on the site will include required permitting.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

1) Stormwater Report (KPFF Consulting Engineers)

2) Order/Decree/Amendment (in process)

3) Preliminary Infiltration Report (Coastal Geologic Services, 11/27/19)

4) Ordinary High Water Mark Determination (PSE, June 2019)

5) Cleanup Action – Engineering Design (completed 5/1/2012)

6) Cleanup – Construction (completed 9/24/2012)

7) Final Engineering Design Report, for cleanup action at the Former Scott Paper Company Mill Site (GeoEngineers, Inc. and Anchor Environmental, LLC, 3/11/10)

- 8) *Cleanup Action Plan (completed 5/29/2009)*
- 9) *Remedial Investigation and/or Feasibility Study (completed 11/28/2008)*
- 10) *Hazardous Sites Listing/NPL (completed 12/5/2004)*
- 11) *Site Hazard Assessment/Federal Site Inspection (12/5/2004)*
- 12) *Site Discovery/Release Report Received (completed 10/24/2003)*
- 13) *Habitat Assessment Report (completed 12/16/2020)*
- 14) *Cultural Resources Survey (completed January 2021)*

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

None are known at this time.

10. List any government approvals or permits that will be needed for your proposal, if known.

- 1) *Department of Ecology: Notice of Intent for coverage under the General Construction Stormwater Permit (NPDES)*
- 2) *City of Anacortes: Preliminary Land Division,, Shoreline Substantial Development Permit, and Clearing and Grading Permit*

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project consists of two phases of work occurring on the approximately 28-acre project site. Phase 1 includes demolition of site utilities, concrete pads, and structures, rough site grading between Q Ave and the 200' shoreline jurisdiction, and the construction of new roads, including curb and sidewalks, sanitary sewer mains, storm mains, and water mains. These three utilities will include pipe sizes 8" or larger. The stormwater infrastructure includes water quality treatment for the new road runoff. Phase 2 includes rough site grading within the shoreline jurisdiction and above the ordinary high water mark. Overall grading includes over 150,000 cubic yards of fill and over 400 cubic yards of cut.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

1920 R Avenue

Anacortes, WA 98221

S19 T35 R02

Full legal description from attached Alta Survey. The parcels are listed below:

- 1) *P78000 - MJB PROPERTIES, LLC*
- 2) *P32963 - MJB PROPERTIES, LLC*
- 3) *P32965 - MJB PROPERTIES, LLC*
- 4) *P32966 - MJB PROPERTIES, LLC*
- 5) *P32967 - MJB PROPERTIES, LLC*

- 6) P32968 - MJB PROPERTIES, LLC
- 7) P32969 - MJB PROPERTIES, LLC
- 8) P32970 - MJB PROPERTIES, LLC
- 9) P32971 - MJB PROPERTIES, LLC
- 10) P32941 - MJB PROPERTIES, LLC
- 11) P32916 - MJB PROPERTIES, LLC
- 12) P32915 - MJB PROPERTIES, LLC
- 13) P32929 - MJB PROPERTIES, LLC
- 14) P32913 - MJB PROPERTIES, LLC
- 15) P32943 - MJB PROPERTIES, LLC
- 16) P58064 - MJB PROPERTIES, LLC

B. Environmental Elements

1. Earth

- a. General description of the site:

(circle one): Flat rolling, hilly, steep slopes, mountainous, other _____

- b. What is the steepest slope on the site (approximate percent slope)?

There is an approximately 25% slope towards the south end of the site that will be removed during the construction of Phase 1. The slope along the southern property line will remain in place.

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

The USDA Natural Resource Conservation Service Web Soil Survey indicates Xerorthents as the primary soil type found on the site. This soil type consists of beach sand and colluvium derived from glacial outwash (very gravelly sand from 0-60 inches).

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no known surface indications or history of unstable soils in the immediate vicinity at this time per the Skagit County Potential Landslide and Erosion Area map.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The project will require both excavation and fill to construct the new roadways and rough grading of the site. The fill will include all material associated with the pavement sections as well as additional fill to raise the property out of the flood plain and allow for future gravity sewer flow. Approximately 150,390 cubic yards of fill and approximately 425 cubic yards of cut over 27 acres is expected.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Potential for erosion will be minimized with adherence to Best Management Practices (BMPs) for erosion control, approved by the Department of Ecology and the City of Anacortes. See response to B.1.h.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
Approximately 11% of the total site will be impervious surface after construction of the roadway improvements. Currently, 7% of the site is impervious surface.
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:
All clearing and grading would be in accordance with City of Anacortes development standards, permit conditions, the Stormwater Pollution Prevention Plan (SWPPP), Temporary Erosion and Sediment Control (TESC) Plan, and erosion control measures including, but not limited to, the following: stabilized construction entrance, silt fencing, inlet protection, interceptor swale/check dams, straw wattles, sediment pond, etc.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.
Some emissions from construction activities can be expected (i.e., exhaust from construction vehicles and equipment). The mitigation listed in B.1.h will minimize impacts to air quality due to construction. The finished project will result in an additional half mile of roadway that vehicles can travel through and street sweeping vehicles will clean.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
There are no known off-site sources of emissions or odors that would affect the project.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:
BMPs to control dust and reduce equipment emissions will be implemented as needed. The methods shall be in compliance with the standards mentioned in B.1.h above.

3. Water

- a. Surface Water:
- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
The Fidalgo Bay shoreline runs the entire eastern side of the site. No other surface waters are present on or are adjacent to the site.
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
Yes, the project will rough grade and install two storm structures within the 200' shoreline jurisdiction.
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
No fill or dredge material will be placed in, or removed from, surface waters.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface water withdrawals or diversions will be required.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

Yes. See attached plans.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No intentional discharge of waste materials to surface waters will occur during project construction. Best Management Practices described in the Stormwater Pollution Prevention Plan will be used to keep construction waste on-site until it can be properly disposed of.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No groundwater will be withdrawn nor discharged to it.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste materials will be discharged to the ground for this project. No sewer use is anticipated in the currently proposed phases. The new sewer main will be connected to the public sewer system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The primary source of stormwater runoff will be from roadway pavement and sidewalks. Stormwater will be collected via inlets and catch basins conveyed to an existing outfall at Fidalgo Bay using new and existing storm drain pipes. Stormwater runoff from the rough graded area east of the proposed roadway will sheet flow into Fidalgo Bay. Best Management Practices will be implemented according to the Stormwater Pollution Prevention Plan to prevent sediment transfer off of the project site.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Spill prevention, control, and countermeasure BMPs will be present on-site during construction.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The project will comply with the applicable erosion control measures related to construction stormwater as discussed in Part B.1.h. Permanent surface water control will consist of a stormwater network and water quality BMPs.

4. Plants

- a. Check the types of vegetation found on the site:

___deciduous tree: alder, maple, aspen, other
___evergreen tree: fir, cedar, pine, other
__X__shrubs
__X__grass
___pasture
___crop or grain
___Orchards, vineyards or other permanent crops.
___wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
___water plants: water lily, eelgrass, milfoil, other
___other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

The site has little to no current vegetation with exception of weeds and some shrubbery, which will be removed from the project area.

- c. List threatened and endangered species known to be on or near the site.

None.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Landscaping strips will be installed between the roadway and sidewalk. Graded areas outside the roadway will have ground cover for permanent site stabilization.

- e. List all noxious weeds and invasive species known to be on or near the site.

None.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other: *Murrelet, Lark, Cuckoo*
mammals: deer, bear, elk, beaver, other: *Gray Wolf*
fish: bass, salmon, trout, herring, shellfish, other: *Varden*

- b. List any threatened and endangered species known to be on or near the site.

Marbled Murrelet

- c. Is the site part of a migration route? If so, explain.

Yes, the site is located within the broad boundary of the Pacific Flyway, the major bird migrating corridor in North America that is west of the Continental Divide. However, the project itself is not a known congregation area for migratory birds.

- d. Proposed measures to preserve or enhance wildlife, if any:

None.

- e. List any invasive animal species known to be on or near the site.

None.

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Power and natural gas mains will be provided. Power will be used for street lights and will provide for future uses. No natural gas uses are included in this proposed.

- b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

No, this project would not affect the potential use of solar energy by adjacent properties.

- c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

Street lights will be designed conserve and reduce energy use.

7. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

There are no anticipated health risks outside of those present at any construction project, which could include spills of oil and hydraulic fluid. Best Management Practices described in the Stormwater Pollution Prevention Plan are intended to prevent and/or contain spills so they can be properly disposed of.

- 1) Describe any known or possible contamination at the site from present or past uses.

*The site was subject to a cleanup action in 2009-2010. On November 2018, the Washington Department of Ecology (Ecology) issued an opinion that no further remedial action would be needed for the site upon completion of proposed cleanup action. The cleanup has been completed.
See the Final Report on the Former Scott Paper Mill Company as listed in Part A.8.*

- *Petroleum-contaminated soil*
- *Wood debris from the old pulp mill buildings*
- *Metals: antimony, arsenic, copper, lead, thallium, and zinc*

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

Cleanup of existing contamination has been completed. There are existing Cascade Natural Gas transmission pipes within the vicinity of the site.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
During construction, fuels will be used for equipment. Post-construction, the project will not use, store, or produce toxic or hazardous chemicals within the limits of the new infrastructure.
- 4) Describe special emergency services that might be required.
Emergency services are not anticipated for this project.
- 5) Proposed measures to reduce or control environmental health hazards, if any:
As described in B.1.h, applicable measures will be followed to minimize release of any hazardous materials if encountered on the site, and a Spill Prevention Control and Countermeasure Plan will be available prior to construction.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
Vehicular traffic along Q Avenue is the major source of noise for the site. There are no known sources of noise in the area that would adversely affect the project.
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.
Temporary noise impacts would result from equipment operation during construction. Construction hours and noise levels would comply with the noise standards of the City of Anacortes for the hours between 10:00 pm to 7:00 am, required in the Anacortes Municipal Code 19.69.020. Long-term noise impacts will be limited to what is typical for city streets.
- 3) Proposed measures to reduce or control noise impacts, if any:
As stated above, the project would adhere to the noise standards of the City of Anacortes (19.69.020).

8. Land and Shoreline Use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.
The site is primarily a vacant lot with a marine manufacturing facility located centrally. Adjacent properties include educational buildings and Seafarer's Memorial Park to the north, commercial buildings to the west, a parking lot and marine buildings to the south, and Fidalgo Bay to the east. The proposal will not affect current land uses on nearby or adjacent properties.
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses

as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

No agricultural or forest land will be converted.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

Existing structures include 15 existing monitoring wells, utilities (gas, air, storm, water, electrical, sewer), fencing, concrete pads, and five buildings generally in the southern portion of the site.

- d. Will any structures be demolished? If so, what?

Existing monitoring wells, existing outfalls, and the primary warehouse structure will remain. Existing on-site utilities and structures to be removed or demolished are noted on the demolition sheets in the Clearing and Grading Plans.

- e. What is the current zoning classification of the site?

Marine Mixed Use.

- f. What is the current comprehensive plan designation of the site?

The 2016 City of Anacortes Comprehensive Plan designation of the site is "Unimproved Land."

- g. If applicable, what is the current shoreline master program designation of the site?

The current Fidalgo Bay environmental designation within the site is "Urban."

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

The City of Anacortes and Skagit County classifies the shoreline as a critical area.

- i. Approximately how many people would reside or work in the completed project?

No new residences will be created with this project.

- j. Approximately how many people would the completed project displace?

No existing residences will be displaced with this project.

- k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable. No measures are proposed, as no displacement of residences will occur.

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project will be reviewed by the City of Anacortes through the Shoreline Master Use Permit, Clearing and Grading Permit, and Master Use Permit application process.

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

Not applicable.

9. Housing

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No new residences will be created with this project.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No existing residences will be displaced with this project.

- c. Proposed measures to reduce or control housing impacts, if any:

Not applicable. No measures are proposed as no displacement of residences will occur.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No buildings are proposed as part of this project. Street lights will be provided per PSE and City of Anacortes standards.

- b. What views in the immediate vicinity would be altered or obstructed?

No views are expected to be altered.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

No measures to reduce or control aesthetic impacts are expected to be necessary.

11. Light and Glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Street lights will be provided and will be designed per Puget Sound Energy and City of Anacortes standards.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Spacing and brightness of street lights will provide enough light for safe pedestrian and vehicular use of the new roads while minimizing impacts to views.

- c. What existing off-site sources of light or glare may affect your proposal?

No off-site sources of light or glare are expected to affect the project.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Street lights are intended to focus their light onto the road and sidewalk. Additional sources of glare are not anticipated.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?
The Tommy Thompson Trail runs along the western frontage of the site in the Q Avenue sidewalk, including a trailhead on Q Avenue. Seafarers Memorial Park is located to the north of the project site and there are several marinas to the north and south of the project.
- b. Would the proposed project displace any existing recreational uses? If so, describe.
No.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:
The project includes rough grading for a future public access trail along the shoreline that would enhance recreation opportunities by improving public connection between Seafarers Memorial Park and the Tommy Thompson trailhead located on the project site.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.
There are no buildings, structures, or sites on or near the property known to be over 45 years old. The Washington State Department of Archaeology and Historic Preservation online mapping system, WISAARD, does not indicate any historic structures in the project vicinity that are viewable through WISAARD's public platform.
- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.
A Cultural Resources Survey was conducted on January 4th, 2021. Historic maps were reviewed and ten test pits were dug within the planned excavation areas. There was no evidence of artifacts or areas of cultural importance found as part of the survey. The contractor should contact an archeologist should they encounter any artifacts during the project.
- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.
A Cultural Resources Survey was conducted on January 4th, 2021. Historic maps were reviewed and ten test pits were dug within the planned excavation areas. There was no evidence of artifacts or areas of cultural importance found as part of the survey. The contractor should contact an archeologist should they encounter any artifacts during the project.
- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Should historic, archeological, scientific, or culturally significant items be encountered during implementation of this project, work would be temporarily stopped while the contractor contacts an archeologist for guidance on how to proceed..

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site is accessed from Q Avenue, R Avenue, 17th Street, 20th Street, 21st Street, and 22nd/T Avenue.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Skagit Transit bus route 410 has stops along Q Avenue adjacent to the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

No parking is proposed within this project. No parking spaces will be removed.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The proposed project will include new roads and pedestrian walkways that will be dedicated to the City after completion.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The new roadways were designed using the City of Anacortes standards for a minor arterial and with guidance from the Traffic Feasibility Study produced by William Popp Associates on July 31, 2020.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

Channelization including lane striping, turn arrows, and stop signs are included at the intersections of existing roads per City of Anacortes standards and the Traffic Feasibility Study produced by William Popp Associates on July 31, 2020.

15. Public Services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Once the proposed road is opened to the public, the roadway may create the need for additional fire protection, police protection, and public transit. Local health care and schools may be impacted by future developments on the property.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

No measures are necessary.

16. Utilities

- a. Circle utilities currently available at the site:

electricity,
natural gas,
water,
refuse service,
telephone,
sanitary sewer,
septic system,
storm,
air

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity, which might be needed.

The project is expected to construct the following new utility mains through the site: water, storm, sanitary sewer, gas, electrical, communications, and fiber optic. The water, storm, and sanitary sewer mains will all include pipes 8" or larger.

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization _____

Date Submitted: _____

D. Supplemental Sheet for Nonproject Actions

Not applicable.



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT
Mailing Address: P.O. Box 547, Anacortes, WA 98221
Office Location: 904 6th Street, Anacortes WA 98821
Phone: (360) 299-1984

CITY OF ANACORTES

Planning, Community, &
Economic Development

Date Received:

02/22/2021

SDP-2021-0001

Master Land Use Permit Application

TYPE OF APPLICATION (check all that apply):

- | | | |
|--|--|--|
| ☐ Administrative Interpretation
☐ Annexation Request
☐ Binding Site Plan (Preliminary)
☐ Boundary Line Adjustment (BLA)
☐ Comprehensive Plan/ Map Amendment Request
☐ Conditional Use Permit (CUP) per AMC 19.36
☐ Conditional/Special Use Permit (CUP) per AMC 17.70
☐ Cottage Housing Development
☐ Development Agreement
☐ Essential Public Facility | ☐ Floodplain Development Permit
☐ Home Occupation Permit
☐ Long Subdivision (Preliminary)
☐ Lot Certification
☐ Minor Permit Revision
☐ Plat Amendment /Modification
☒ SEPA Environmental Review
☐ Shoreline Conditional Use Permit
☐ Shoreline Exemption
☒ Shoreline Substantial Development Permit
☐ Shoreline Variance | ☐ Short Subdivision (Preliminary)
☐ Site Plan Review – Type 1
☐ Site Plan Review – Type 2
☐ Stormwater Management Manual Adjustments & Exceptions
☐ Variance (Level 1)
☐ Variance (Level 2)
☐ Wireless Conditional Use Permit (WCUP)
☐ Wireless Service Facility (WSF) Permit
☐ Zoning Code/ Map Amendment Request (Rezone) |
|--|--|--|

PROJECT & SITE INFORMATION:

SITE ADDRESS: 1920 Q Avenue	PROJECT NAME: MJB North (Phase 2)
PARCEL NUMBER(S): P32941, P78000, P32963, P32965, P32966, P32967, P32968, P32970, P58064, P32969, P32971	SECTION, TOWNSHIP, & RANGE Section 19, Township 35 N, Range 2 E
LOT SQUARE FOOTAGE & ACREAGE: 52 total acres (approx. 2,265,000 SF) 7.4 acres in the Shoreline jurisdiction (approx. 323,000 SF)	PROJECT VALUATION:
LEGAL DESCRIPTION: See project survey	PRESENT ZONING: Marine Mixed Use
PRESENT USE OF PROPERTY: undeveloped, commercial	CUT & FILL (CY) PROPOSED: Cut- 16 CY Fill- 46,287 CY Net- 46,271 CY Fill
PRE-APPLICATION CONFERENCE HELD?: ☒ Yes, the City file # is <u>PRE-2020-0033</u> ☐ No	WATER SOURCE: ☒ City of Anacortes ☐ Private Well ☐ Community Well
SEWAGE DISPOSAL: ☐ City of Anacortes ☐ Septic <u>N/A</u>	ROAD ACCESS: ☒ City Road ☐ State Highway ☒ Private Road

CRITICAL AREAS OR BUFFERS ON SITE OR WITHIN 300 FEET: ☒ Yes / Type <u>Shoreline Buffer</u> ☐ No	WATER BODIES WITHIN 200 FEET: ☒ Yes / Name: <u>Fidalgo Bay</u> ☐ No
FLOODPLAIN: Flood Zone: <u>AE</u> FIRM Panel # <u>5303170040A</u> Date of Panel: <u>9/17/2003</u>	
LOT COVERAGE AREA CALCULATIONS: Existing Square Footage: <u>323,000 SF</u> Proposed Square Footage: <u>323,000 SF</u>	
IMPERVIOUS SURFACE AREA CALCULATIONS: Existing Impervious Square Footage: <u>6,200 SF</u> New Impervious Surface: <u>0 SF</u>	
DESCRIPTION OF SUBJECT PROPOSAL: ☐ Additional pages attached	
PROPOSED WORK: <u>The development of the MJB North property and shoreline will occur in multiple phases. This permit is for phase 2.</u> <u>The first phase includes the design of roadway connections, utility mainlines, and water quality treatment throughout the site. The second phase includes preliminary grading within the 200' shoreline jurisdiction landward of the existing bulkhead. Future phases will include a public shared use trail along the shoreline, redevelopment of the waterfront area for public use, and new developments throughout the project property.</u>	
PROPERTY OWNER INFORMATION: ☐ Multiple owners attached	
NAME: <u>MJB Properties LLC</u>	MAILING ADDRESS: <u>5050 1st Ave S, Suite 102</u>
CITY, STATE, ZIP: <u>Seattle, WA 98134</u>	PHONE #: <u>206-255-5153</u>
FAX #:	EMAIL ADDRESS: <u>jblais@gmccinc.com</u>
APPLICANT INFORMATION: ☒ Same as property owner	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:
CONTACT PERSON: ☒ Same as property owner ☐ Same as applicant	
NAME:	MAILING ADDRESS:
CITY, STATE, ZIP:	PHONE #:
FAX #:	EMAIL ADDRESS:

ACKNOWLEDGEMENTS & SIGNATURE

Read and initial each of the following statements prior to signing this application:

JV	I understand that land use and/or planning permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use and/or planning permitting process is completed. I understand that no earth disturbing activities (including the removal of vegetation) may take place until after my land use and/or planning process is complete, and only after I have received additional permits such as Fill & Grade, Building Permit, or Right-of-Way permit(s).
JV	I understand that if critical areas (wetlands, streams, steep slopes, etc.) are found on or near my property I am not authorized to impact these areas in any way and will be required to leave an undisturbed buffer area around the critical area, as determined according to the City's critical areas regulations.
JV	I understand that depending on the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, critical areas, public roads and/or public utilities that I construct or install.
JV	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my permits will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Department may require an entirely new application be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the City staff person assigned to my project know.
JV	I understand that I am applying for permits from the City of Anacortes only; and that additional permits from other Federal, State, and Local agencies could be required. I understand that the City of Anacortes cannot advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are not limited to): Corps of Engineers, Department of Natural Resources, Department of Fish & Wildlife, Department of Ecology, and Northwest Clean Air Agency.
JV	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include special inspections, traffic concurrency, critical areas, landscaping, stormwater, etc.

Signature required on next page.

By affixing my signature hereto, I certify that I am the owner, or am acting as the Owner's authorized agent, and that the application and documents contained with this submittal are complete and accurate to the best of my knowledge and abilities. If your title report lists a company, partnership or other owners, you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed.

If you are an authorized representative you must submit an Agent Authorization Form.

Please attach additional signature sheets if there is more than one owner.

Under penalty of perjury, I certify that the information, statements, answers above regarding the subject application(s) are true and correct to the best of my knowledge and belief.

Signature: _____

Date: 1/7/21

Printed Name: _____

Jimmy Blair

STATE OF WASHINGTON

)

) ss.

COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Jimmy Blair is the person who appeared before me, and said person acknowledged that he/she signed this instrument, on oath stated that he/she was authorized to execute the instrument, and acknowledged it as the _____ to be the free and voluntary act and deed of said _____ for the uses and purposes therein mentioned.

Given under my hand and official seal this 7th day of January, 2021



Ariane Justus
Notary Public

Residing at Seattle, WA

My appointment expires 11/9/22

MJB North SSDP Neighborhood Meeting Summary

Meeting Date: January 5th, 2021, 6:00 pm

Prior to the submittal of the MJB North SSDP application, the project team hosted a virtual neighborhood meeting with approximately 20 members of the local community and a representative from the City of Anacortes in attendance. At the meeting, a brief presentation of the proposed permit was given. This presentation included a brief history of the project site and the clean-up efforts undertaken on it, along with a summary of the scope of work for this permit. A brief overview of future plans for the site's mixed-use development was also provided. Following the presentation, the meeting provided an opportunity for attendees to ask questions of the project team. These questions fell into two main categories:

Future project phases

Multiple questions were asked regarding the future mixed-use development that will be permitted following this application. These questions involved the schedule of the development's opening and future design elements and uses. Details about future project efforts will be established in subsequent permit applications.

Environmental considerations

Additional questions were focused on environmental concerns related to the project. Topics addressed by these questions included eel grass protection and the project's alignment with existing land use and environmental agreements and requirements. Extensive environmental clean-up efforts have been conducted in preparation for this and future project phases. This development will comply with all applicable environmental requirements.

MJB NORTH SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT FEBRUARY 19, 2021

INCLUDED FOR REFERENCE ONLY

SHORELINE PLAN SHEET INDEX	
SHEET NO	SHEET TITLE
CS0.00	COVER SHEET
CS0.01	NOTES, LEGEND, AND ABBREVIATIONS
CS1.10	TESC PLAN
CS1.11	TESC PLAN
CS1.12	TESC PLAN
CS1.50	TESC DETAILS
CS1.51	TESC DETAILS
CS2.10	ROUGH GRADING PLAN
CS2.11	ROUGH GRADING PLAN
CS2.12	ROUGH GRADING PLAN
CS2.30	SITE SECTIONS

ROADWAY PLAN SHEET INDEX	
SHEET NO	SHEET TITLE
C0.00	COVER SHEET
C0.01	NOTES, LEGEND, AND ABBREVIATIONS
C0.02	CITY OF ANACORTES GENERAL NOTES
C0.03	CITY OF ANACORTES GENERAL NOTES
C0.10	OVERALL PLAN
C1.00	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.11	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.12	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.13	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.50	TESC DETAILS
C1.51	TESC DETAILS
C2.10	DEMOLITION PLAN
C2.11	DEMOLITION PLAN
C2.12	DEMOLITION PLAN
C3.00	HORIZONTAL CONTROL AND ALIGNMENT PLAN
C3.10	PAVING AND ROADWAY PLAN AND PROFILE
C3.11	PAVING AND ROADWAY PLAN AND PROFILE
C3.12	PAVING AND ROADWAY PLAN AND PROFILE
C3.13	PAVING AND ROADWAY PLAN AND PROFILE
C3.14	PAVING AND ROADWAY PLAN AND PROFILE
C3.15	PAVING AND ROADWAY PLAN AND PROFILE
C3.16	PAVING AND ROADWAY PLAN AND PROFILE
C3.50	TYPICAL ROADWAY SECTIONS
C3.51	PAVING DETAILS
C4.10	GRADING AND DRAINAGE PLAN AND PROFILE
C4.11	GRADING AND DRAINAGE PLAN AND PROFILE
C4.12	GRADING AND DRAINAGE PLAN AND PROFILE
C4.13	GRADING AND DRAINAGE PLAN AND PROFILE
C4.14	GRADING AND DRAINAGE PLAN AND PROFILE

ROADWAY PLAN SHEET INDEX	
SHEET NO	SHEET TITLE
C4.15	GRADING AND DRAINAGE PLAN AND PROFILE
C4.16	GRADING AND DRAINAGE PLAN AND PROFILE
C4.17	GRADING AND DRAINAGE PLAN AND PROFILE
C4.18	GRADING AND DRAINAGE PLAN AND PROFILE
C4.30	DRAINAGE PROFILES
C4.31	DRAINAGE PROFILES
C4.40	INTERSECTION GRADING ENLARGEMENTS
C4.41	INTERSECTION GRADING ENLARGEMENTS
C4.42	INTERSECTION GRADING ENLARGEMENTS
C4.50	GRADING AND DRAINAGE DETAILS
C5.10	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.11	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.12	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.13	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.14	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.15	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.16	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.50	SANITARY SEWER AND WATER DETAILS
C6.10	CHANNELIZATION AND SIGNAGE PLAN
C6.11	CHANNELIZATION AND SIGNAGE PLAN
C6.50	CHANNELIZATION DETAILS
C7.10	ROUGH GRADING PLAN
C7.11	ROUGH GRADING PLAN
C7.12	ROUGH GRADING PLAN
C7.13	ROUGH GRADING PLAN
C7.14	ROUGH GRADING PLAN
C7.15	ROUGH GRADING PLAN
C7.30	SITE SECTIONS

MJB PROPERTIES

kpff
Consulting
Engineers

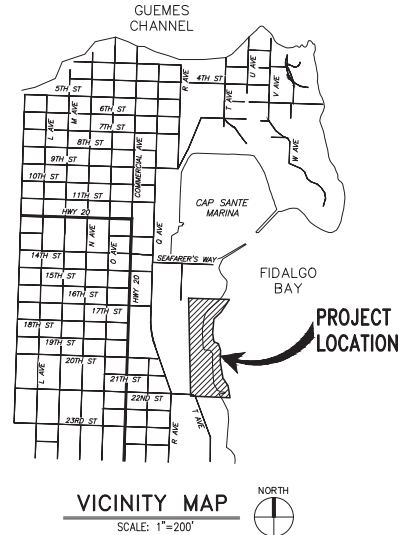
MJB NORTH SHORELINE MJB PROPERTIES

SECTION 19, TOWNSHIP 35 NORTH, RANGE 02 EAST, WM
ANACORTES, WA
FEBRUARY 2021

DATUM

HORIZONTAL DATUM: NAD 83/91
VERTICAL DATUM: NAVD88

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE CASCADE NATURAL GAS (CNG) AND ENERGIZED PUGET SOUND ENERGY LIGHT FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH CNG AND PSE TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER CNG AND PSE REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH CNG AND PSE TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.



SHORELINE PLAN SHEET INDEX	
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CS2.12	ROUGH GRADING PLAN
CS2.30	SITE SECTIONS

CITY OF ANACORTES CONTACTS:

STEVEN LANGE, PROJECT MANAGER
OFFICE: 360.293.1920
CELL: 360.661.3468
FAX: 360.293.1938
E-MAIL: STEVEL@CITYOFANACORTES.ORG

JIM BALDWIN, PUBLIC WORKS INSPECTOR
OFFICE: 360.299.1972
CELL: 360.661.3547
FAX: 360.293.1938

ERIC SHARBAK, ASSISTANT CITY ENGINEER
OFFICE: 360.293.1920
FAX: 360.293.1938

THE PROJECT MANAGER IS THE KEY PERSON OF CONTACT FOR THE CITY OF ANACORTES REGARDING TECHNICAL AND ENGINEERING MATTERS. THE PUBLIC WORKS INSPECTOR IS THE KEY PERSON OF CONTACT FOR THE CITY OF ANACORTES FOR QUALITY ASSURANCE, SAFETY, FIELD COORDINATION AND INSPECTIONS. ANY PERSON OTHER THAN THE PROJECT MANAGER AND PUBLIC WORKS INSPECTOR SHOWING IMPLIED AUTHORITY ON-SITE SHOULD BE DIRECTED TO THE PROJECT MANAGER. IF THE PROJECT MANAGER IS UNAVAILABLE, FOLLOW THE LINE OF COMMUNICATION.

DEVELOPMENT TEAM CONTACT INFORMATION:

OWNER/DEVELOPER
MJB PROPERTIES
OFFICE: 206.762.9125
CELL: 206.255.5153
CONTACT: JIM BLAIS
E-MAIL: JBLAIS@GMCINC.COM

CIVIL ENGINEER
KPFF CONSULTING ENGINEERS
OFFICE: 206.622.5822
DESK: 206.926.0737
CONTACT: KYLE CARRICK
E-MAIL: KYLE.CARRICK@KPFF.COM

SURVEYOR
PACIFIC SURVEY & ENGINEERING, INC.
OFFICE: 360.671.7387
FAX: 360.671.4685
CONTACT: ADAM NELSON
E-MAIL: ANELSON@PSE-SURVEY.COM

GEOTECHNICAL ENGINEER
COASTAL GEOLOGIC SERVICES
OFFICE: 360.647.1845
CONTACT: JIM JOHANNESSEN
EMAIL: JIM@COASTALGEO.COM

TRANSPORTATION ENGINEER
WILLIAM POPP ASSOCIATES
OFFICE: 425.401.1030
CONTACT: BILL POPP, JR
EMAIL: BPPOPPJR@WMPPOPPASSOC.COM

\\pfs\com\City\190001-190099\1900301 MJB Anacortes\CAD\Design\Shoreline\MJB-CL00-C0.dwg

addit

Feb 19, 2021 - 5:37pm

					DRAWN BY TNF CHECKED BY KEC DATE 02/19/2021 J O B No. :1900301	DESIGNED BY BSM/TSR APPROVED BY JDE DATE 02/19/2021 J O B No. :1900301	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555 kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com		MJB NORTH SHORELINE - MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M. COVER SHEET	SHEET CS0.00
NO.	DATE	BY	CHD.	APPR.	REVISION					

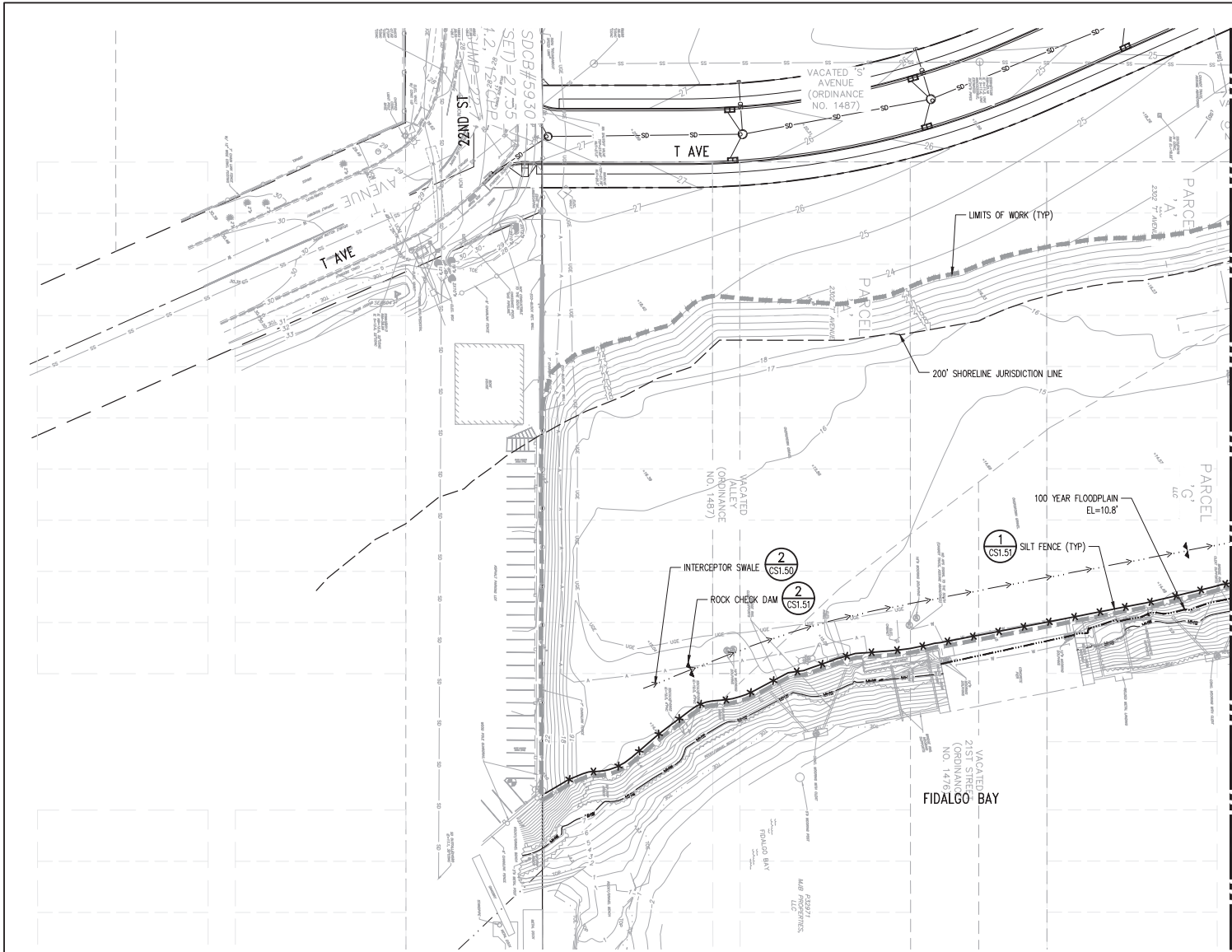
3. THIS TOPOGRAPHIC SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH WAC 332-130-145
4. DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN MAY & JUNE OF 2019 AND FEBRUARY & MAY OF 2020.
5. EQUIPMENT USED:
 - THEOMAT 00'01.5" ; EDM : ± 2 PPM, ± 3 MM
 - TOPCON GR3 RTK GPS
 - DJI PHANTOM 4 PRO 20mp ORTHO-RECTIFIED AERIAL IMAGERY AT 1/2" ground PIXEL RESOLUTION
6. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 WITH THE 1991 ADJUSTMENT (NAD 83/91) STATE PLANE COORDINATE SYSTEM (SPCS), WASHINGTON NORTH ZONE, BASED ON SURVEY CONTROL PROVIDED FROM THE PORT OF ANACOSTIS.
7. VERTICAL DATUM: ME NAVD83, PER WSDOT BENCHMARK #2488. PUBLISHED EL=15.96" (TO CONVERT TO LOCAL TIDAL DATUM (MLLW) ADD 0.65' TO ELEVATIONS SHOWN HEREIN)
8. CONTOURS DERIVED HEREON MAY OR EXCEED NATIONAL MAPPING STANDARDS FOR 1-FOOT ACCURACY TOPOGRAPHIC SURVEYS AND HAVE BEEN COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION
9. CONDUCTIBLE UNDERGROUND UTILITY LOCATES SERVICES WERE PERFORMED AND PAINTED ON-SITE BY APPLIED PROFESSIONAL SERVICES AND SURVEYED BY PSE FIELD CREWS IN MAY & JUNE OF 2019 AND FEBRUARY OF 2020. PAINTED AND VISIBLE UTILITY LOCATIONS WERE SUPPLEMENTED WITH AVAILABLE PUBLIC AND PRIVATE UTILITY RECORDS. UTILITIES ARE KNOWN TO EXIST WITHIN THE LIMITS OF THIS SURVEY THAT WERE UNDETECTABLE. ADDITIONAL UTILITY VERIFICATION MAY BE WARRANTED IN AREAS CONSIDERED FOR CONSTRUCTION
10. UTILITY LOCATION AREAS AND LEVEL OF LOCALITY ACCURACY WERE DETERMINED BY SURVEYOR AND CLIENT PRIOR TO COMMENCEMENT OF FIELD SURVEY WORK
11. CURRENT TITLE REPORTS WERE PROVIDED FOR THIS SURVEY. EASEMENTS AND/OR TITLE ENCUMBRANCES MAY EXIST BUT NOT SHOWN THEREIN. THIS MAP IS RELIANT ON THE PROPERTY DESCRIPTIONS AND ENCUMBRANCES DETAILED IN COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 620035871, WITH AN EFFECTIVE DATE OF JUN. 10, 2019 AT 12:00 AM. (REFERENCE ALTA-NGPS SURVEY DATED 7/16/19 FOR ADDITIONAL SURVEY & BOUNDARY INFORMATION).
12. OCCUPATIONAL INDICATORS NOT IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-130, THIS SURVEY MAP MAY DEPICT OCCUPATIONAL INDICATORS, SUCH AS FENCES, STRUCTURES, CONCRETE WALKWAYS, ETC. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.
13. VACATION DOCUMENTS ASSOCIATED WITH PLATTED ALLEYS WITHIN PORTIONS OF PARCELS "A", "G" AND "I" WERE NOT INCLUDED OR REFERENCED IN PROVIDED TITLE COMMITMENT OR SCHEDULE "B" DOCUMENTS.

- A. THE CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR IS REQUIRED. THE ESC SUPERVISOR MUST HAVE ATTENDED AN EROSION AND SEDIMENT CONTROL CLASS WITHIN 3- YEARS FROM TODAY'S DATE. MUST PROVIDE CERTIFICATION CARD.
- B. THE CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR MUST OVERSEE AND BE RESPONSIBLE FOR ALL EROSION CONTROL. THE FACILITIES SHALL BE INSPECTED DAILY AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS AND AFTER EVERY SIGNIFICANT STORM EVENT OF THE ESC FACILITIES DURING THE WET SEASON (OCTOBER 1 TO APRIL 30). MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30). WRITTEN RECORDS SHALL BE TURNED INTO THE PROJECT MANAGER OR INSPECTOR ON A WEEKLY BASIS AT THE WEEKLY SCHEDULED PROJECT MEETINGS.
- C. SHALL BE IN PLACE PER THE APPROVED SET OF PLANS PRIOR TO ANY CONSTRUCTION START.
- D. THE EROSION CONTROL SHALL BE INSPECTED ONCE A DAY AND MODIFIED TO MEET THE SURROUNDING CONDITIONS AS NEEDED.
- E. PROVIDE A SIGN DISPLAYING A 24-HOUR CONTACT NUMBER AND NAME OF THE ESC SUPERVISOR. THE LETTER SIZE SHALL BE A MINIMUM OF 2" LETTERS. THIS SHALL BE IN PLACE PRIOR TO CONSTRUCTION START. REMEMBER, THE LOOK OF THE SIGN WILL BE A REFLECTION OF THE CONTRACTOR AND DEVELOPER AND DEVELOPMENT.
- F. THE STORM DRAIN SYSTEM AND EXISTING DITCHES SHALL BE CLEANED DAILY (SECTION 7- 07.3). ALL DRAINAGE SYSTEMS SHALL BE CLEANED TO THE ACCEPTANCE OF THE CITY OF ANACORTES PRIOR TO ACCEPTANCE OF THE PROJECT.
- G. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED DURING THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED SUCH AS WASH PADS TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN. NO MUD IS ALLOWED TO ENTER INTO CITY STREETS.
- H. ANY SOILS EXPOSED THAT WILL NOT BE DISTURBED FOR TWO (2) DAYS DURING THE WET SEASON OR SEVEN (7) DAYS IN THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- I. TWO (2) WEEKS PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDD WITHIN ONE (1) WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDD AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PROJECT MANAGER. THE PROJECT MANAGER CAN REQUIRE SEEDING IN ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES OR DRAINAGE FACILITIES.
- J. PENALTIES FOR AN EROSION CONTROL VIOLATION ARE SUBJECT TO A \$300 TO \$1000 FINE UNDER CHAPTER 17.66 - PENALTIES FOR VIOLATION. EACH DAY IS CONSIDERED A DIFFERENT VIOLATION.

[illegible]

#	NUMBER	LBS	POUNDS
&	AND	LF	LINEAR FOOT
@	AT	MAX	MAXIMUM
AASHTO	THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	MH	MANHOLE
AOS	APPARENT OPEN SIZE	MHW	MEAN HIGH WATER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MM	MINIMUM
		MM	MILLIMETER
AVE	AVENUE	N	NORTH
OB	CATCH BASIN	NAD	NORTH AMERICAN DATUM
CFS	CUBIC FEET PER SECOND	NAVD	NORTH AMERICAN VERTICAL DATUM
CLR	CLEAR	NTS	NOT TO SCALE
CNG	CASCADE NATURAL GAS	PSE	PIGOT SOUND ENERGY
COA	CITY OF ANACORTES	S	SOUTH
CONC	CONCRETE	SD	STORM DRAIN
DIA./ø	DIAMETER	SDMH	STORM DRAIN MANHOLE
DTL	DETAIL	SF	SQUARE FOOT
E	EAST	ST	STREET
EG	EXISTING GRADE	STD	STATION
EL/ELEV	ELEVATION	STO	STANDARD
ESC	EROSION SEDIMENT CONTROL	TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
EX	EXISTING	TYP	TYPICAL
FG	FINISH GRADE	W/VERT	VERTICAL
FL	FLOWLINE	W	WATER/WEST
FM	FORMERMAN	WAC	WASHINGTON ADMINISTRATIVE CODE
GPM	GALLONS PER MINUTE	WSDOT	WASHINGTON DEPARTMENT OF TRANSPORTATION
H/HORZ	HORIZONTAL		
IE	INVERT ELEVATION		
L	LENGTH		

EXISTING LEGEND AND SURVEYOR'S NOTES WERE PREPARED BY THE SURVEYOR AND ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO THE SURVEY SHEETS PREPARED BY PACIFIC SURVEY & ENGINEERING INC, DATED MARCH 03, 2020, FOR ALL SURVEY INFORMATION.



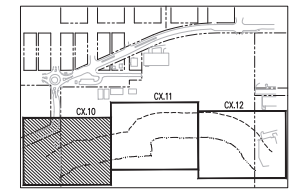
MATCHLINE: SEE SHEET C1.12

TESC LEGEND:

	PROPERTY LINE
	LIMITS OF WORK
	MEAN HIGH WATER LINE
	200' SHORELINE JURISDICTION LINE
	100 YEAR FLOODPLAIN
	INTERCEPTOR SWALE
	SILT FENCE
	TEMPORARY STORM FORCEMAIN
	STORM DRAINAGE PIPE FLOW DIRECTION
	ROCK CHECK DAM
	STABILIZED CONSTRUCTION ENTRANCE
	PUMP

TESC NOTES:

- CONTRACTOR TO FIELD LOCATE ALL TESC CONTROLS AS NECESSARY TO ADJUST TO CHANGING SITE CONDITIONS AND CONSTRUCTION PROGRESS.
- PROVIDE STORM DRAIN INLET PROTECTION TO ALL INLETS WITHIN 500 FEET OF THE PROPERTY LINE, OR ONE BLOCK.
- REMOVE AND DISPOSE OF ALL TESC MEASURES AT THE COMPLETION OF THE PROJECT WHEN ALL DISTURBED AREAS HAVE BEEN FULLY AND FINALLY STABILIZED.
- ADJUST SEDIMENT POND SIZE AS NEEDED TO PROVIDE SEDIMENT REMOVAL FOR RUNOFF FROM ALL UNSTABILIZED SURFACES DISCHARGING TO IT.
- SEE SHEET CS0.01 FOR ADDITIONAL COA EROSION CONTROL NOTES.



KEYMAP
NOT TO SCALE

NO.	DATE	BY	CHD.	APPR.	REVISION

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CHECKED BY KEC	APPROVED BY JDE
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JOB No.: 1900301	

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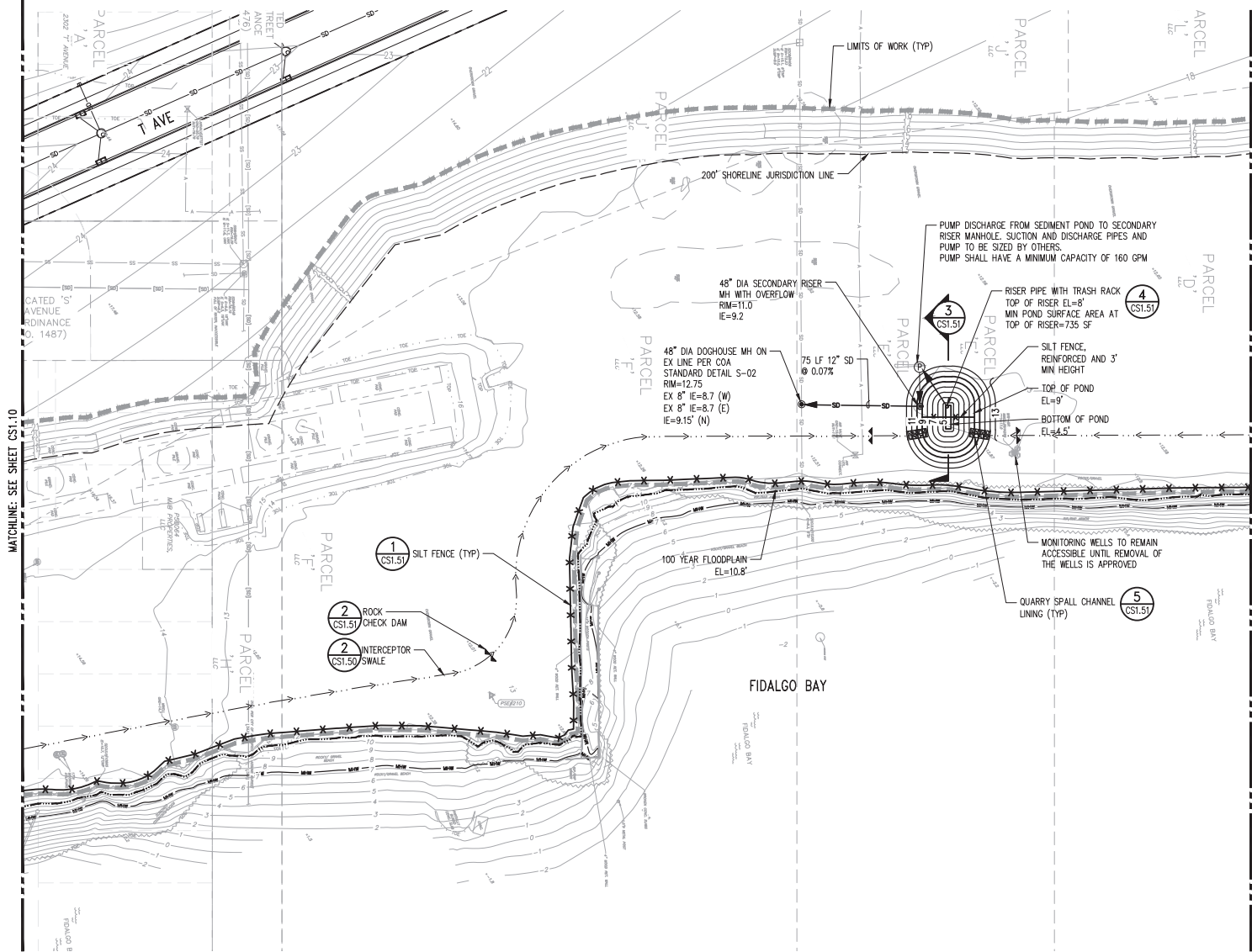
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MJB NORTH SHORELINE - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

TESC PLAN

SHEET

CS1.10

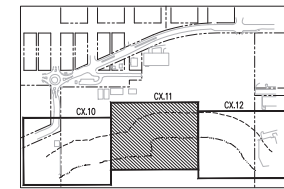


TESC LEGEND:

	PROPERTY LINE
	LIMITS OF WORK
	MEAN HIGH WATER LINE
	200' SHORELINE JURISDICTION LINE
	100 YEAR FLOODPLAIN
	INTERCEPTOR SWALE
	SILT FENCE
	TEMPORARY STORM FORCEMAIN
	STORM DRAINAGE PIPE FLOW DIRECTION
	ROCK CHECK DAM
	STABILIZED CONSTRUCTION ENTRANCE
	PUMP

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5. SEE SHEET CS0.01 FOR ADDITIONAL COA EROSION CONTROL NOTES.



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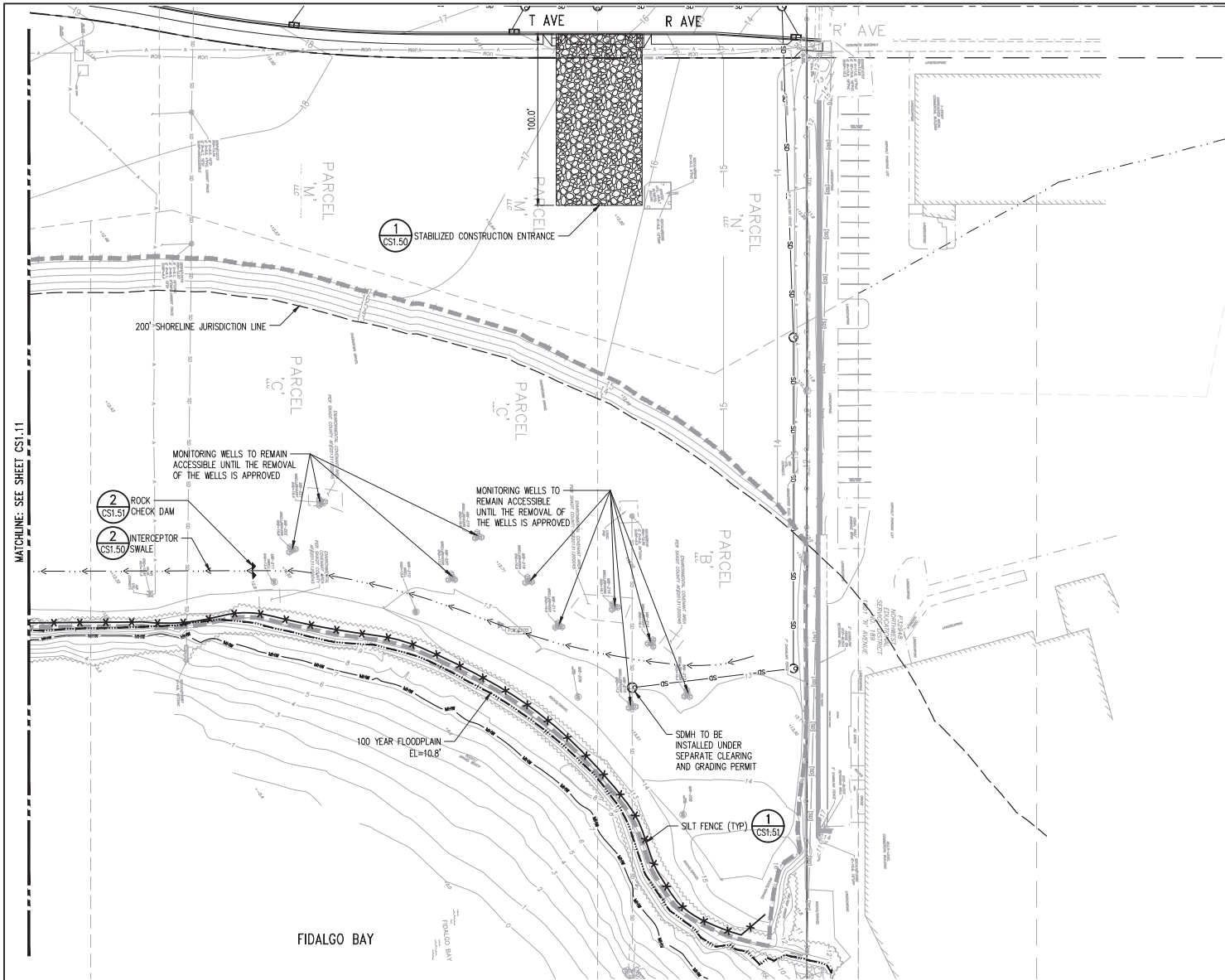
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	TESC PLAN	CS1.11

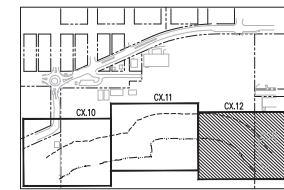


TESC LEGEND:

	PROPERTY LINE
	LIMITS OF WORK
	MEAN HIGH WATER LINE
	200' SHORELINE JURISDICTION LINE
	100 YEAR FLOODPLAIN
	INTERCEPTOR SWALE
	SILT FENCE
	TEMPORARY STORM FORCEMAIN
	STORM DRAINAGE PIPE FLOW DIRECTION
	ROCK CHECK DAM
	STABILIZED CONSTRUCTION ENTRANCE
	PUMP

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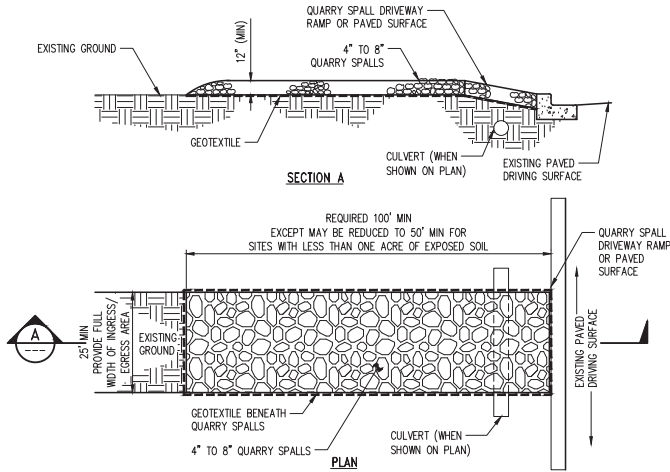
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STATE OF WASHINGTON
JULIE BRIDGES
PROFESSIONAL ENGINEER
02/19/2021

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TESC PLAN

	SHEET
	CS1.12



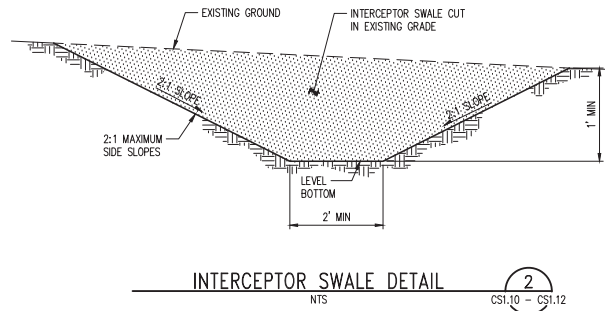
MAINTENANCE STANDARDS

1. QUARRY SPALLS (TYPE 1) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
4. ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NTS

1
CS1.12



2
CS1.10 - CS1.12

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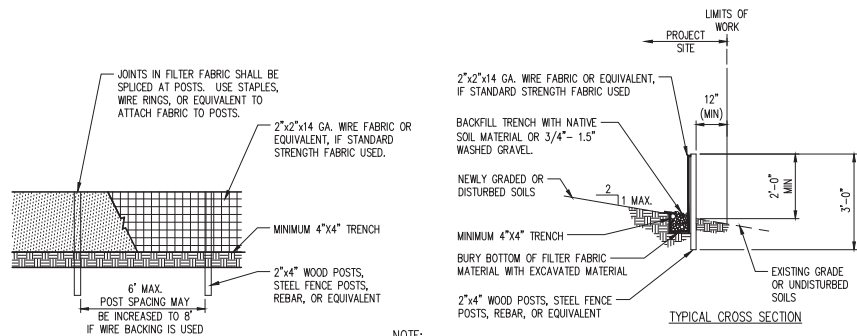


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SEC. 19, T. 35 N., R. 02 E., W.M.

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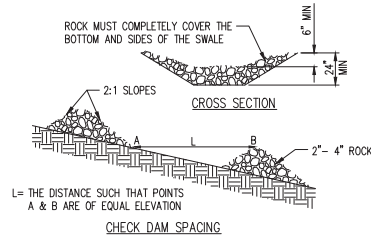
CS1.50

**NOTE:**

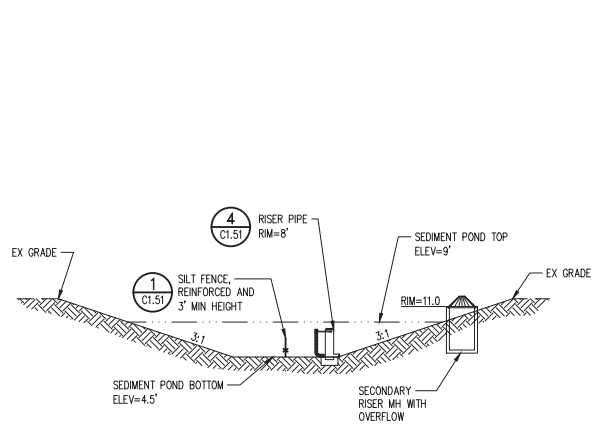
STANDARD STRENGTH FABRIC REQUIRES USE OF FABRIC REINFORCING. USE 2"x2" WIRE MESH, PRE-FABRICATED POLYMERIC MESH, SAFETY FENCE OR EQUAL TO INCREASE THE STRENGTH OF THE FABRIC. THE STRENGTH OF THE REINFORCING MATERIAL SHALL BE EQUIVALENT TO OR GREATER THAN 180 LBS GRAB TENSILE STRENGTH.

FILTER FABRIC SPECIFICATIONS

AOS (ASTM D4751)	30 SIEVE MAX. SIZE (0.60 mm) FOR SLIT FILM WOVEN 50 MAX.-100 MIN SIEVE SIZE (0.30-0.15 mm) FOR ALL OTHER GEOTEXTILE TYPES
WATER PERMITTIVITY (ASTM D4491)	0.02 SEC-1 MINIMUM
GRAB TENSILE STRENGTH (ASTM D4632)	180LBS MIN FOR EXTRA STRENGTH FABRIC 100LBS MIN FOR STANDARD STRENGTH FABRIC
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
ULTRAVIOLET RESISTANCE (ASTM D4355)	70% MAX.

**MAINTENANCE STANDARDS:**

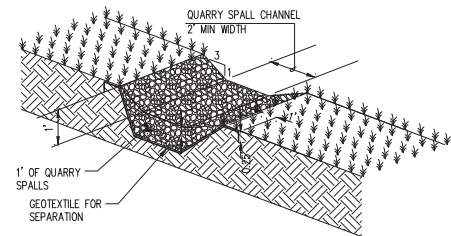
- ANY SEDIMENT DEPOSITION OF MORE THAN 0.5 FEET SHALL BE REMOVED SO THAT THE SWALE IS RESTORED TO ITS DESIGN CAPACITY.
- IF THE SWALE CAPACITY IS INSUFFICIENT FOR THE DESIGN STORM, IT MUST BE DETERMINED WHETHER THE PROBLEM IS LOCAL (E.G., A CONSTRICTION OR BEND) OR THE SWALE IS UNDER DESIGNED. IF THE PROBLEM IS LOCAL, THE SWALE CAPACITY MUST BE INCREASED THROUGH CONSTRUCTION OF A BERM(S) OR BY EXCAVATION. IF THE PROBLEM IS UNDER DESIGN, THE DESIGN ENGINEER SHALL BE NOTIFIED AND THE SWALE REDESIGNED TO A MORE CONSERVATIVE STANDARD TO BE APPROVED BY CITY OF ANACORTES.
- THE SWALE SHALL BE EXAMINED FOR SIGNS OF SCOURING AND EROSION OF THE BED AND BANKS. IF SCOURING OR EROSION HAS OCCURRED, AFFECTED AREAS SHALL BE PROTECTED BY RIP-RAP OR AN EROSION CONTROL BLANKET OR NET.

**MAINTENANCE STANDARDS**

- SEDIMENT SHALL BE REMOVED FROM THE POND WHEN IT REACHES 1 FOOT IN DEPTH.
- ANY DAMAGE TO THE POND EMBANKMENT OR SLOPES SHALL BE REPAIRED.

RISER PIPE DETAIL

NTS

**NOTE:**

- EXTEND QUARRY SPALL CHANNEL 3' PAST POND BOTTOM

QUARRY SPALL CHANNEL LINING

NTS

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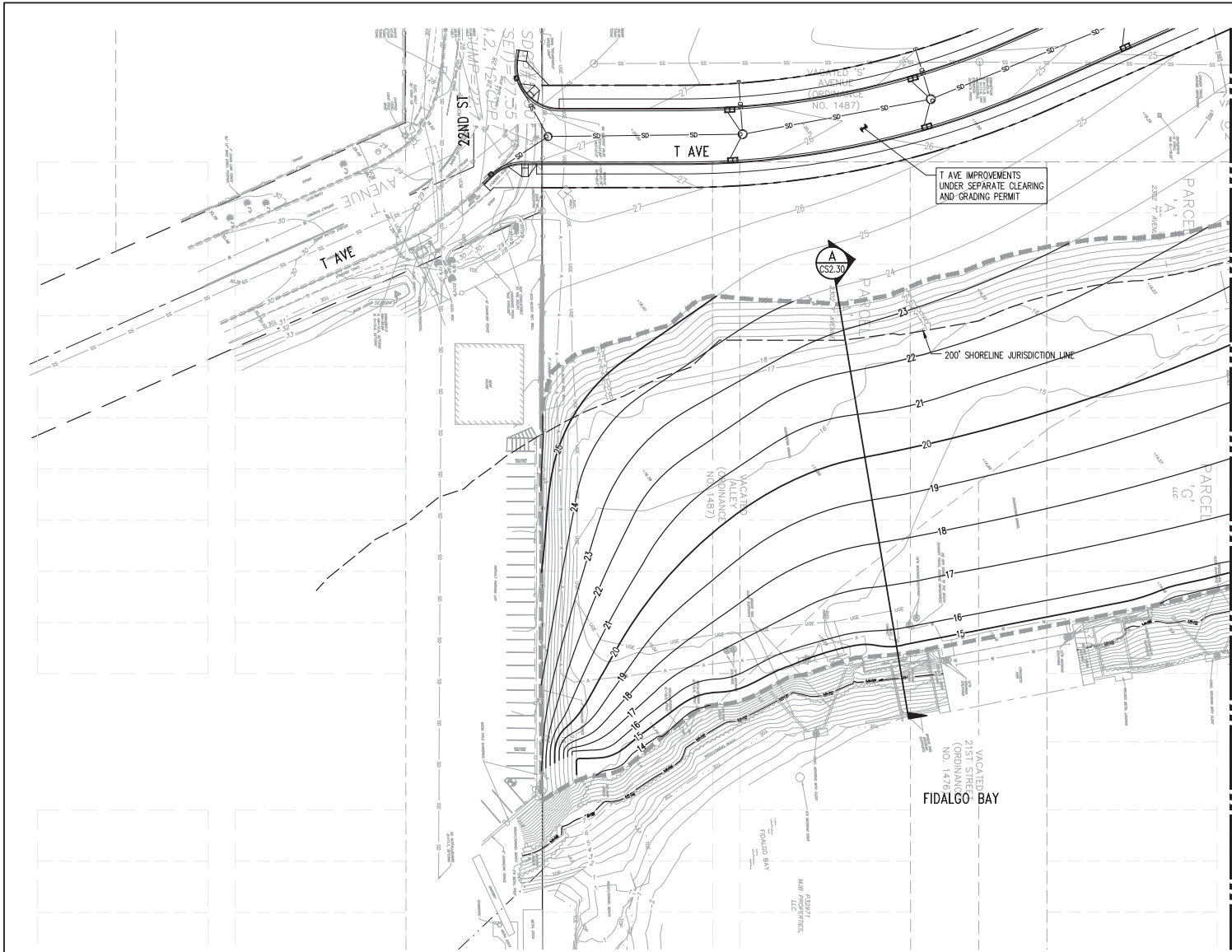
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TESC DETAILS

SHEET

CS1.51



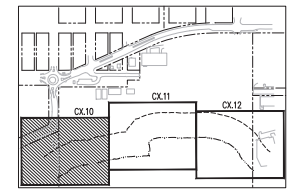
MATCHLINE: SEE SHEET CS2.11

GRADING LEGEND:

- PROPERTY LINE
- LIMITS OF WORK
- MEAN HIGH WATER LINE
- 25' CONTOUR LINE
- RIDGE LINE
- 2% SLOPE ARROW
- 25.0 SPOT ELEVATION
- 200' SHORELINE JURISDICTION LINE

NOTE:

CONTRACTOR TO PROVIDE PERMANENT SOIL STABILIZATION MEASURES UPON COMPLETION OF GRADING ACTIVITIES.



NO.	DATE	BY	CHD.	APPR.	REVISION

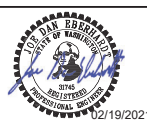
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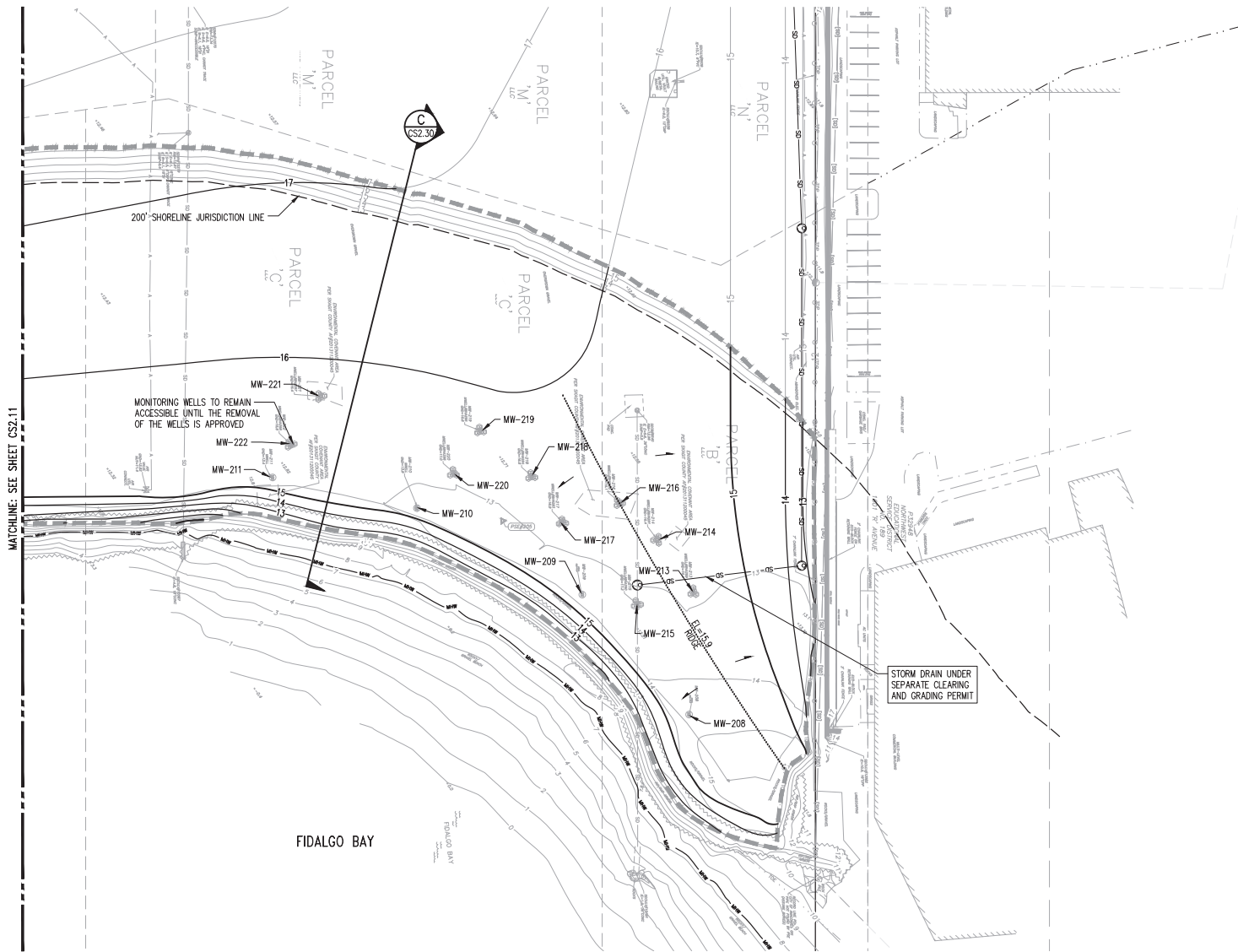
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ROUGH GRADING PLAN	

SHEET
CS2.10

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addit

Feb 19, 2021 - 5:30pm

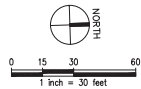
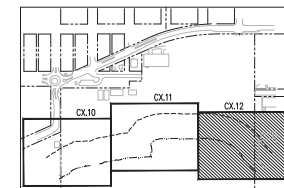


GRADING LEGEND:

	PROPERTY LINE
	LIMITS OF WORK
	MEAN HIGH WATER LINE
	CONTOUR LINE
	RIDGE LINE
	SLOPE ARROW
	SPOT ELEVATION
	200' SHORELINE JURISDICTION LINE

NOTE:

CONTRACTOR TO PROVIDE PERMANENT SOIL STABILIZATION MEASURES UPON COMPLETION OF GRADING ACTIVITIES.



NO.	DATE	BY	CHD.	APPR.	REVISION

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ROUGH GRADING PLAN

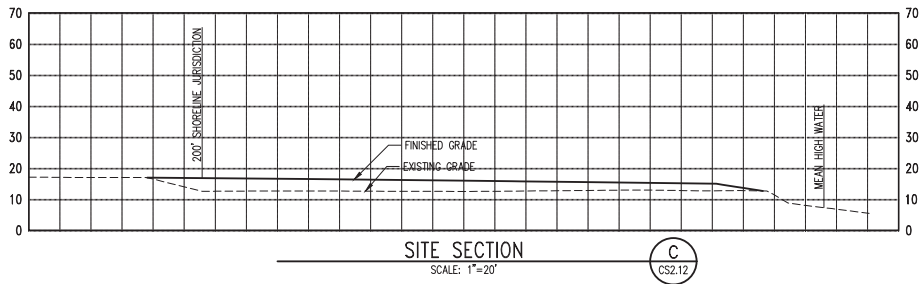
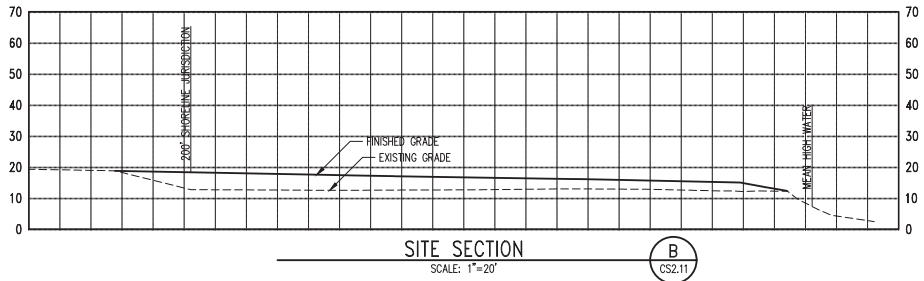
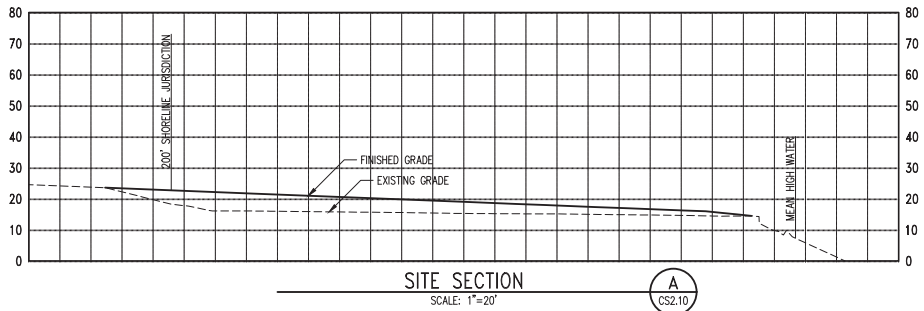
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edited

Feb 19, 2021 - 5:39pm



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MJB NORTH SHORELINE - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

SITE SECTIONS

SHEET

CS2.30

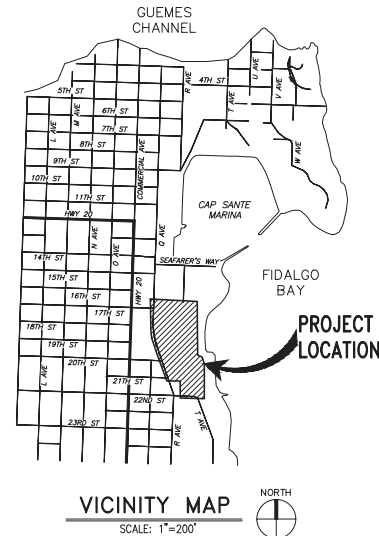
MJB NORTH ROADWAY MJB PROPERTIES

SECTION 19, TOWNSHIP 35 NORTH, RANGE 02 EAST, WM
ANACORTES, WA
FEBRUARY 2021

DATUM

HORIZONTAL DATUM: NAD 83/91
VERTICAL DATUM: NAVD88

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE CASCADE NATURAL GAS (CNG) AND ENERGIZED PUGET SOUND ENERGY LIGHT FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH CNG AND PSE TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER CNG AND PSE REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH CNG AND PSE TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.



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C7.30	SITE SECTIONS

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THE PROJECT MANAGER IS THE KEY PERSON OF CONTACT FOR THE CITY OF ANACORTES REGARDING TECHNICAL AND ENGINEERING MATTERS. THE PUBLIC WORKS INSPECTOR IS THE KEY PERSON OF CONTACT FOR THE CITY OF ANACORTES FOR QUALITY ASSURANCE, SAFETY, FIELD COORDINATION AND INSPECTIONS. ANY PERSON OTHER THAN THE PROJECT MANAGER AND PUBLIC WORKS INSPECTOR SHOWING IMPLIED AUTHORITY ON-SITE SHOULD BE DIRECTED TO THE PROJECT MANAGER. IF THE PROJECT MANAGER IS UNAVAILABLE, FOLLOW THE LINE OF COMMUNICATION.

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FOR REFERENCE ONLY

MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

COVER SHEET

SHEET

C0.00

DRAWN BY
TNF
CHECKED BY
KEC
DATE
02/19/2020
DESIGNED BY
BSM/TSR
APPROVED BY
JDE
J O B No.: 1900301

CALL TWO BUSINESS
DAYS BEFORE YOU DIG
1-800-424-5555

kpff

1601 5th Avenue, Suite 1600
Seattle, WA 98101
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SCALE:
AS SHOWN

SURVEYOR'S NOTES

1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH WAC 332-130-145
2. DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN MAY & JUNE OF 2019 AND FEBRUARY & MAY OF 2020.
3. EQUIPMENT USED:
 - THEODOLITE 00'01.5" ; EDM: ± 2 PPM, ± 3 MM
 - TOPCON GR3 RTK GPS
 - DJI PHANTOM 4 PRO 20mp ORTHO-RECTIFIED AERIAL IMAGERY AT 1/2" GROUND PIXEL RESOLUTION
4. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 WITH THE 1991 ADJUSTMENT (NAD 83/91) STATE PLANE COORDINATE SYSTEM (SPCS), WASHINGTON NORTH ZONE, BASED ON SURVEY CONTROL PROVIDED FROM THE PORT OF ANACORTES.
5. VERTICAL DATUM: ME NAVD83, PER WSDOT BENCHMARK #2488, PUBLISHED EL=15.96' (TO CONVERT TO LOCAL TIDAL DATUM (MLLW) ADD 0.65' TO ELEVATIONS SHOWN HEREON.
6. CONTOURS DEPICTED HEREON MEET OR EXCEED NATIONAL MAPPING STANDARDS FOR 1-FOOT ACCURACY TOPOGRAPHIC SURVEYS AND HAVE BEEN COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION
7. CONDUCTIBLE UNDERGROUND UTILITY LOCATES SERVICES WERE PERFORMED AND PAINTED ON-SITE BY APPLIED PROFESSIONAL SERVICES AND SURVEYED BY PSE FIELD CREWS IN MAY & JUNE OF 2019 AND FEBRUARY OF 2020. PAINTED AND VISIBLE UTILITY LOCATIONS WERE SUPPLEMENTED WITH AVAILABLE PUBLIC AND PRIVATE UTILITY RECORDS. UTILITIES ARE KNOWN TO EXIST WITHIN THE LIMITS OF THIS SURVEY THAT WERE UNDETECTABLE. ADDITIONAL UTILITY VERIFICATION MAY BE WARRANTED IN AREAS CONSIDERED FOR CONSTRUCTION
8. UTILITY LOCATION AREAS AND LEVEL OF LOCATE ACCURACY WERE DETERMINED BY SURVEYOR AND CLIENT PRIOR TO COMMENCEMENT OF FIELD SURVEY WORK
9. CURRENT TITLE REPORTS WERE PROVIDED FOR THIS SURVEY. EASEMENTS AND/OR TITLE ENCUMBRANCES MAY EXIST THAT ARE NOT NOTED THEREIN. THIS MAP IS RELIANT ON THE PROPERTY DESCRIPTIONS AND ENCUMBRANCES DETAILED IN COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 620038571, WITH AN EFFECTIVE DATE OF JUNE 10, 2019 AT 12:00 AM. (REFERENCE ALTA-NSPS SURVEY DATED 7/16/19 FOR ADDITIONAL SURVEY & BOUNDARY INFORMATION.
10. OCCUPANCY INDICATORS NOTE IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-130, THIS SURVEY MAP MAY DEPICT OCCUPATIONAL INDICATORS, SUCH AS FENCES, STRUCTURES, CONCRETE WALKWAYS, ETC. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.
11. VACATION DOCUMENTS ASSOCIATED WITH PLATTED ALLEYS WITHIN PORTIONS OF PARCELS 'A', 'G' AND 'Y' WERE NOT INCLUDED OR REFERENCED IN PROVIDED TITLE COMMITMENT OR SCHEDULE 'B' DOCUMENTS.

EXISTING LEGEND

---	EXISTING EDGE OF ASPHALT
---	EXISTING EDGE OF CONCRETE
---	EXISTING EDGE OF GRAVEL ROAD
---	EXISTING CURB
---	EXISTING SIDEWALK
---	EXISTING STORM CULVERT
---	EXISTING STORM DRAIN LINE
---	RECORD STORM DRAIN LINE
---	EXISTING SANITARY SEWER GRAVITY LINE
---	RECORD SANITARY SEWER LINE
---	EXISTING WATER LINE
---	RECORD WATER LINE
---	EXISTING OVERHEAD ELECTRIC & COMMUNICATION LINES
---	EXISTING UNDERGROUND POWER
---	EXISTING UNDERGROUND COMMUNICATIONS LINE
---	EXISTING UNDERGROUND GAS LINE
---	EXISTING UNDERGROUND COMPRESSED AIR LINE
---	EXISTING TOP OF SLOPE LINE
---	EXISTING TIE OF SLOPE LINE
---	EXISTING GRADE INDEX CONTOUR
---	EXISTING GRADE INTERVAL CONTOUR
---	EXISTING FLOW LINE
---	EXISTING EDGE OF BRUSH
---	EXISTING MEAN HIGH WATER LINE, PER NAVD83, EL=7.29'
---	EXISTING EDGE OF UNDEVELOPED AREA
---	EXISTING RAILROAD RAIL
---	EXISTING CHAINLINK FENCE
---	EXISTING GUARDRAIL
---	EXISTING MONUMENT
---	EXISTING REBAR AND CAP
---	EXISTING IRON PIPE
---	SET REBAR & GRANGE PLASTIC CAP
---	SET HUB AND BAG
---	SET MAG NAIL
---	SET SPIKE
---	EXISTING NAIL/FLASHER
---	SET NAIL/FLASHER
---	EXISTING STORM DRAIN MANHOLE
---	EXISTING CATCH BASIN
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER CLEANOUT
---	EXISTING GATE VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING HOSE BIB
---	EXISTING IRRIGATION BOX
---	EXISTING MONITORING WELL
---	EXISTING BOLLARD
---	EXISTING MARINE VEHICLE MOORING CLEAT
---	EXISTING MARINE VEHICLE MOORING DOLPHIN
---	EXISTING STREET SIGN
---	EXISTING MAILBOX
---	EXISTING POWER POLE
---	EXISTING POWER POLE W/DROP
---	EXISTING STREET LIGHT POLE
---	EXISTING VIBE LIGHT
---	EXISTING GROUND RIVET
---	EXISTING ELECTRIC HANDHOLD
---	EXISTING TELEPHONE PEDESTAL/RISER
---	EXISTING GAS METER
---	EXISTING NATURAL GAS VALVE
---	EXISTING COMPRESSED AIR VALVE
---	EXISTING PINE/SPRUCE TREE
---	EXISTING MAPLE TREE
---	EXISTING OAK TREE
---	DIAMETER OF EXISTING TREE
---	SPOT ELEVATION ON EXISTING GROUND

ABBREVIATIONS

AASHTO	AMERICAN ASSOCIATED OF STATE HIGHWAY AND TRANSPORTATION ORGANIZATION	NW	NORTHWEST
AD	AREA DRAIN	OC	ON CENTER
AP	ANGLE POINT	OD	OUTSIDE DIAMETER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	PC	POINT OF CURVATURE
AVE	AVENUE	PE	POLYETHYLENE PIPE
BC	BOTTOM OF CURB	PI	POINT OF INTERSECTION
CB	CATCH BASIN	PL	PROPERTY LINE
CFS	CUBIC FEET PER SECOND	PROP	PROPOSED
CL	CENTER LINE, CLASS	PSE	PUGET SOUND ENERGY
CLR	CLEAR	PT	POINT OF TANGENCY
CIP	CAST IN PLACE	PVC	POINT OF VERTICAL CURVATURE/ POLYVINYL CHLORIDE
CO	CLEANOUT	PVT	POINT OF VERTICAL TANGENCY
COA	CITY OF ANACORTES	R	RADIUS
COMM	TELECOMMUNICATION	ROW	RIGHT OF WAY
CONC.	CONCRETE	RT	RIGHT
CONST	CONSTRUCTION	S	SOUTH
DI	DUCTILE IRON	SD	STORM DRAIN
DIA	DIAMETER	SDOB	STORM DRAIN CATCH BASIN
E	EAST	SDCO	STORM DRAIN CLEANOUT
EG	EXISTING GRADE	SDMH	STORM DRAIN MANHOLE
EL/ELEV	ELEVATION	SE	SOUTHEAST
ELEC	ELECTRICAL	SF	SQUARE FEET
EX/EXIST	EXISTING	SL	STREET LIGHT
FG	FINISH GRADE	SPEC	SPECIFICATION
FHA	FIRE HYDRANT ASSEMBLY	SS	SANITARY SEWER
FL	FLOW LINE	SSCO	SANITARY SEWER CLEANOUT
FT	FEET	SSMH	SANITARY SEWER MANHOLE
G	GAS	ST	STREET
GPM	GALLONS PER MINUTE	STA	STATION
GV	GATE VALVE	STD	STANDARD
HMA	HOT MIX ASPHALT	SW	SOUTHWEST
HV/HORIZ	HORIZONTAL	TB	THRUST BLOCK
HP	HIGH POINT	TOP	TOP OF CURB
IE	INVERT ELEVATION	TESC	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
ID	IDENTIFICATION/INSIDE DIAMETER	TYP	TYPICAL
LF	LINEAR FOOT	V/VERT	VERTICAL
LP	LOW POINT	VC	VERTICAL CURVE
LT	LEFT	W	WATER, WEST
MAX	MAXIMUM	W/	WITH
MH	MANHOLE	WAC	WASHINGTON ADMINISTRATIVE CODE
MHW	MEAN HIGH WATER	WS	WATER SERVICE
MIN	MINIMUM	WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
N	NORTH	@	AT
NAD	NORTH AMERICAN DATUM	#	NUMBER
NAV	NORTH AMERICAN VERTICAL DATUM	&	AND
NE	NORTHEAST	Δ	DELTA ANGLE
NTS	NOT TO SCALE	°	DEGREES

EXISTING LEGEND AND SURVEYOR'S NOTES WERE PREPARED BY THE SURVEYOR AND ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO THE SURVEY SHEETS PREPARED BY PACIFIC SURVEY & ENGINEERING INC, DATED MARCH 03, 2020, FOR ALL SURVEY INFORMATION.

FOR REFERENCE ONLY

						DRAWN BY TNF	DESIGNED BY BSM/TSR	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555 kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com		MJB NORTH ROADWAY – MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M.				SHEET	
						CHECKED BY KEC	APPROVED BY JDE			NOTES, LEGEND, AND ABBREVIATIONS				C0.01	
						DATE 02/19/2020									
						J O B No. :1900301	S C A L E: AS SHOWN								
NO.	DATE	BY	CHD.	APPR.	REVISION										

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as042d

Feb 19, 2021 - 5:23pm

STORM DRAINAGE GENERAL NOTES:

1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE CITY OF ANACORTES ENGINEERING DEVELOPMENT STANDARDS.
2. STORM PIPE SHALL BE PVC CONFORMING TO ASTM D-3034 SDR 35 (4" - 15") OR ASTM F-679 (18" - 27"). BEDDING AND BACKFILL SHALL BE AS SHOWN IN THE STANDARD DETAILS.
3. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN HEREON HAVE BEEN ESTABLISHED BY FIELD SURVEY OR OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE EXCAVATOR TO INDEPENDENTLY VERIFY THE ACCURACY OF ALL PUBLIC WORKS DEPARTMENT LOCATIONS SHOWN, AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HERE ON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN. IMMEDIATELY NOTIFY THE ENGINEER IF A CONFLICT EXISTS.
4. THE FOOTING DRAINAGE SYSTEM AND THE ROOF DOWNSPOUT SYSTEM SHALL NOT BE INTERCONNECTED AND SHALL SEPARATELY CONVEY COLLECTED FLOWS TO THE CONVEYANCE SYSTEM OR TO ON-SITE STORMWATER FACILITIES.
5. PROVIDE AND MAINTAIN TEMPORARY SEDIMENTATION COLLECTION FACILITIES TO ENSURE THAT SEDIMENT OR OTHER HAZARDOUS MATERIALS DO NOT ENTER THE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE SITES APPROVED CSWPPP. FOR ALL CONSTRUCTION DURING THE RAINY SEASON, DOWNHILL BASINS AND INLETS MUST BE PROTECTED WITH CATCH BASIN INSERTS. SIMPLY PLACING FILTER FABRIC UNDER THE GRATE IS NOT ACCEPTABLE.
6. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS TO FLOW WITHIN THE STORM DRAIN SYSTEM, (SUCH AS RUBBLE, MORTAR AND WEDGED DEBRIS), SHALL BE REMOVED AT THE NEAREST STRUCTURE. WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.
7. ENDS OF EACH STORM DRAIN STUB AT THE PROPERTY LINE SHALL BE CAPPED AND LOCATED WITH AN 8" LONG 2" X 4" BOARD, EMBEDDED TO THE STUB CAP AND EXTENDING AT LEAST 3 FEET ABOVE GRADE, AND MARKED PERMANENTLY "STORM". A COPPER 12 GA. LOCATE WIRE FIRMLY ATTACHED. THE STUB DEPTH SHALL BE INDICATED ON THE MARKER.
8. ALL GRATES IN ROADWAYS SHALL BE DUCTILE IRON, BOLT-LOOKING, VANED GRATES PER THE STANDARD DETAILS. STRUCTURES IN TRAFFIC LANES OUTSIDE OF THE CURB LINE WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH ROUND, BOLT-LOOKING SOLID COVERS. OFF-STREET STRUCTURES WHICH DO NOT COLLECT RUNOFF SHALL BE FITTED WITH BOLT-LOOKING SOLID COVERS.
9. VEGETATION/LANDSCAPING IN THE DETENTION POND, BIORETENTION FACILITY, VEGETATED ROOF AND/OR DRAINAGE SWALE(S) ARE AN INTEGRAL PART OF THE RUNOFF TREATMENT SYSTEM FOR THE PROJECT. SUCH DRAINAGE FACILITIES WILL NOT BE ACCEPTED UNTIL PLANTINGS ARE ESTABLISHED.
10. ALL NEW MANHOLES SHALL HAVE A MINIMUM INSIDE DIAMETER OF 48" AND SHALL CONFORM TO THE STANDARD DETAILS. ALL NEW CATCH BASINS SHALL CONFORM TO THE STANDARD DETAILS.
11. SIDE STORM STATIONS ARE REFERENCED FROM NEAREST DOWNSTREAM MANHOLE/ CATCH BASIN.
12. ALL TESTING AND CONNECTIONS TO EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY ENGINEERING DEPARTMENT.
13. ALL TRENCHES SHALL BE COMPACTED, AND HOT MIX ASPHALT IN PLACE IN PAVED AREAS, PRIOR TO TESTING STORM LINES FOR ACCEPTANCE.
14. ALL PUBLIC STORM DRAINS SHALL BE AIR TESTED AND HAVE A VIDEO INSPECTION PERFORMED PRIOR TO ACCEPTANCE (SEE #23 BELOW). STORM MAIN CONSTRUCTION WITH FLEXIBLE PIPE SHALL BE DEFLECTION TESTED WITH A MANDREL PRIOR TO ACCEPTANCE.
15. STORM STUBS SHALL BE TESTED FOR ACCEPTANCE AT THE SAME TIME THE MAIN STORM IS TESTED.
16. ALL MANHOLES/ CATCH BASINS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND ADJUSTMENT RINGS PER STANDARD DETAILS.
17. ALL STORM MAIN EXTENSIONS WITHIN THE PUBLIC RIGHT-OF-WAY OR IN EASEMENTS MUST BE "STAVED" BY A SURVEYOR LICENSED IN WASHINGTON STATE FOR "LINE AND GRADE" AND CUT SHEETS PROVIDED TO THE ENGINEER, PRIOR TO STARTING CONSTRUCTION.
18. THE CONTRACTOR SHALL USE A VACUUM STREET SWEEPER TO REMOVE DUST AND DEBRIS FROM PAVEMENT AREAS AS DIRECTED BY THE ENGINEER. FLUSHING OF STREETS SHALL NOT BE PERMITTED WITHOUT PRIOR CITY APPROVAL.
19. STORM DRAINAGE MAINLINES, STUBS AND FITTINGS SHALL BE CONSTRUCTED USING THE SAME PIPE MATERIAL AND MANUFACTURER. CONNECTIONS BETWEEN STUBS AND THE MAINLINE WILL BE MADE WITH A TIE FITTING. TIE FITTING SHALL BE FROM SAME MANUFACTURER AS PIPE. CUT-IN CONNECTIONS ARE ONLY ALLOWED WHEN CONNECTING A NEW STUB TO AN EXISTING MAINLINE.
20. MANHOLES, CATCH BASINS AND VAULTS ARE CONSIDERED TO BE PERMIT-REQUIRED CONFINED SPACES. ENTRY INTO THESE SPACES SHALL BE IN ACCORDANCE WITH CHAPTER 296-809 WAC.
21. PLACEMENT OF SURFACE APPURTENANCES (WH LIDS, VALVE LIDS, ETC.) IN TIRE TRACKS OF TRAFFIC LANES SHALL BE AVOIDED WHENEVER POSSIBLE.
22. CALL 1-800-424-5555, OR 8-1-1, 72 HOURS BEFORE CONSTRUCTION FOR PUBLIC WORKS DEPARTMENT LOCATES.
23. THE CONTRACTOR SHALL PERFORM A VIDEO INSPECTION AND PROVIDE A DVD OF THE STORM PIPE INTERIOR FOR THE CITY'S REVIEW. THE VIDEO SHALL PROVIDE A MINIMUM OF 14 LINES PER MILLIMETER RESOLUTION AND COVER THE ENTIRE LENGTH OF THE APPLICABLE PIPE. THE CAMERA SHALL BE MOVED THROUGH THE PIPE AT A UNIFORM RATE (≤ 30 FT/MIN), STOPPING WHEN NECESSARY TO ENSURE PROPER DOCUMENTATION OF THE PIPE CONDITION. THE VIDEO SHALL BE TAKEN AFTER INSTALLATION AND CLEANING TO INSURE THAT NO DEFECTS EXIST. THE PROJECT WILL NOT BE ACCEPTED UNTIL ALL DEFECTS HAVE BEEN REPAIRED.
24. CLEARLY LABEL PUBLIC AND PRIVATE SYSTEMS ON THE PLANS. PRIVATE SYSTEMS SHALL BE MARKED "PRIVATE" AND SHALL BE MAINTAINED BY THE PROPERTY OWNER(S).
25. ALL CONCRETE STRUCTURES (VAULTS, CATCH BASINS, MANHOLES, OIL/WATER SEPARATORS, ETC.) SHALL BE VACUUM TESTED.
26. MANHOLES, CATCH BASINS AND INLETS IN EASEMENTS SHALL BE CONSTRUCTED TO PROVIDE A STABLE, LEVEL GRADE FOR A MINIMUM RADIUS OF 2.5 FEET AROUND THE CENTER OF THE ACCESS OPENING TO ACCOMMODATE CONFINED SPACE ENTRY EQUIPMENT.

27. TOPS OF MANHOLES/CATCH BASINS WITHIN PUBLIC RIGHT-OF-WAY SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL AFTER PAVING.
28. CONTRACTOR SHALL ADJUST ALL MANHOLE/CATCH BASIN RIMS TO FLUSH WITH FINAL FINISHED GRADES, UNLESS OTHERWISE SHOWN.
29. CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWNSTREAM MANHOLES/CATCH BASINS, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIALS FROM ENTERING EXISTING STORM DRAINAGE SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF THE CONSTRUCTION AND SHALL BE REMOVED ALONG WITH COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A REPRESENTATIVE OF THE CITY OF ANACORTES UTILITIES DEPARTMENT.
30. SURFACE RESTORATION OF EXISTING ASPHALT PAVEMENT SHALL BE AS REQUIRED BY THE RIGHT-OF-WAY USE PERMIT.
31. THE CONTRACTOR SHALL MAINTAIN A MINIMUM OF FIVE FEET (5') HORIZONTAL SEPARATION BETWEEN ALL WATER AND STORM DRAINAGE LINES. ANY CONFLICT SHALL BE REPORTED TO THE PUBLIC WORKS DEPARTMENT AND THE DEVELOPER'S ENGINEER PRIOR TO CONSTRUCTION.
32. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT NO CONFLICTS EXIST BETWEEN STORM DRAINAGE LINES AND PROPOSED OR EXISTING UTILITIES PRIOR TO CONSTRUCTION.
33. BEFORE COMMENCEMENT OF TRENCHING, THE CONTRACTOR SHALL PROVIDE FILTER FABRIC FOR ALL DOWNHILL STORM DRAIN INLETS AND CATCH BASINS, WHICH WILL RECEIVE RUNOFF FROM THE PROJECT SITE. THE CONTRACTOR SHALL PERIODICALLY INSPECT THE CONDITION OF ALL FILTER FABRIC AND REPLACE AS NECESSARY.
34. MINIMUM COVER OVER STORM DRAINAGE PIPE SHALL BE 2 FEET, UNLESS OTHERWISE SHOWN.
35. AVOID CROSSING WATER OR SEWER MAINS AT HIGHLY ACUTE ANGLES. THE SMALLEST ANGLE MEASURE BETWEEN UTILITIES SHOULD BE 45 DEGREES.
36. AT POINTS WHERE EXISTING THRUST BLOCKING IS FOUND, MINIMUM CLEARANCE BETWEEN CONCRETE BLOCKING AND OTHER BURIED UTILITIES OR STRUCTURES SHALL BE 5 FEET.
37. WHEN WORK IS TO OCCUR IN EASEMENTS, THE CONTRACTOR SHALL NOTIFY THE EASEMENT GRANTOR AND ANACORTES PUBLIC WORKS ENGINEERING DEPARTMENT IN WRITING A MINIMUM OF 48 HOURS IN ADVANCE OF BEGINNING WORK (NOT INCLUDING WEEKENDS OR HOLIDAYS). FAILURE TO NOTIFY GRANTOR AND ENGINEERING DEPARTMENT WILL RESULT IN A STOP WORK ORDER BEING POSTED UNTIL THE MATTER IS RESOLVED TO THE SATISFACTION OF UTILITIES. A WRITTEN RELEASE FROM THE EASEMENT GRANTOR SHALL BE FURNISHED TO THE UTILITIES INSPECTOR PRIOR TO PERMIT SIGN-OFF.
38. THE CONTRACTOR SHALL RESTORE THE RIGHT-OF-WAY AND EXISTING PUBLIC STORM DRAINAGE EASEMENT(S) AFTER CONSTRUCTION TO A CONDITION EQUAL OR BETTER THAN CONDITION PRIOR TO ENTRY. THE CONTRACTOR SHALL FURNISH A SIGNED RELEASE FROM ALL AFFECTED PROPERTY OWNERS AFTER RESTORATION HAS BEEN COMPLETED.
39. WHERE A NEW PUBLIC WORKS DEPARTMENT LINE CROSSES BELOW AN EXISTING AC MAIN, THE AC PIPE SHALL BE REPLACED WITH DI PIPE TO 3 FEET PAST EACH SIDE OF THE TRENCH AS SHOWN ON STANDARD DETAIL W-8. ALTERNATIVELY, WHERE DIRECTED BY THE PUBLIC WORKS DEPARTMENT, THE TRENCH SHALL BE BACKFILLED WITH CONTROLLED DENSITY FILL (CDF, AKA FLOWABLE FILL) FROM BOTTOM OF TRENCH TO BOTTOM OF AC MAIN.

ASPHALT CONSTRUCTION STANDARD NOTES

- A. ALL ASPHALT TO BE REMOVED MUST BE SAW CUT. A JACKHAMMER CAN BE USED IF A NICE EVEN CUT IS MADE. WHEEL CUTTING IS NOT AN APPROVED METHOD UNLESS APPROVED BY THE CITY OF ANACORTES ENGINEER IN ADVANCE. ANY DEVIATION FROM THIS SPECIFICATION SHALL BE IN WRITING 48-HOURS BEFORE SAW CUTTING TAKES PLACE.
- B. ADDITIONAL ASPHALT MAY BE REQUIRED FOR REMOVAL BY THE CITY OF ANACORTES ENGINEER OR INSPECTOR.
- C. ALL VERTICAL DROP-OFFS WITHIN THE TRAVELED WAY WILL BE BACKFILLED EACH NIGHT.
- D. ABUTTING EDGES AND CURBS MUST BE THOROUGHLY CLEANED.
- E. ALL ASPHALT EDGING WILL BE TACKED PRIOR TO ASPHALTING.
- F. ALL ASPHALT PATCHES MUST BE A SMOOTH TRANSITION. NO BUMPS OR HIGH/LOW SPOTS (SECTION 5-04.3(1)(3)). SURFACE SMOOTHNESS MAXIMUM VARIATION IN 10-FEET PARALLEL TO THE CENTERLINE IS 1/8" AND TRANSVERSE 1/4".
- G. SUB GRADE WILL BE COMPACTED AND TESTED PRIOR TO ASPHALTING.
- H. A MINIMUM OF 3-INCH HMA PATCH TO BE COMPACTED TO 92% MAX RISE DENSITY (SECTION 5-04.3(10B)).
- I. ALL FINAL JOINTS AND SAW CUTS TO BE SEALED (SECTION 5-05.3(8)(b)) USING A HOT POURED JOINT SEALANT (SECTION 9-04.2(1)). A PREFERRED SEALANT IS AR-4000.
- J. IN AREAS WHERE ASPHALT HAS BEEN REMOVED AND CDF IS IN THE TRENCH CURING, A STEEL PLATE IS REQUIRED FOR COVER WHILE IT IS CURING. PROVIDE ASPHALT AROUND STEEL PLATE. TO PREVENT THE PLATE FROM RATTLING, THE CONTRACTOR WILL BE CALLED OUT AT ANYTIME TO CORRECT ANY RATTLING THAT PROVIDES COMPLAINTS.
- K. ON COMMERCIAL AVENUE WHERE LOCAL BUSINESSES ARE AFFECTED, NO ASPHALTING WILL HAPPEN IN THE LANE OF TRAVEL. WORK WILL PROCEED BEFORE OR AFTER BUSINESS HOURS.
- L. ON MAJOR STREETS WHERE TRAFFIC CONGESTION IS A PROBLEM, THE PATCH WILL BE PROTECTED WITH A 3/4" INCH STEEL PLATE UNTIL SUFFICIENTLY COOLED.

CONCRETE CONSTRUCTION STANDARD NOTES

- A. CALL FOR A FORMS INSPECTION BEFORE PLACING OF CONCRETE. CALL 360.299.1951 TO SCHEDULE.
- B. NO MONOLITHIC POURS ALLOWED PER THE CITY OF ANACORTES CITY ENGINEER. IN OTHER WORDS, THE SIDEWALK, CURB & GUTTER, DRIVEWAYS, DRIVEWAY APRONS, WHEELCHAIR RAMPS, ETC. ARE TO BE INDIVIDUAL POURS AND SEPARATED BY A FABRIC EXPANSION JOINT.
- C. PROTECTING THE CONCRETE IS THE RESPONSIBILITY OF THE CONTRACTOR. NO GRAFFITI, FOOTPRINTS, FINISHING BLEMISHES OR OTHER OBJECTIONABLE MARKS ALLOWED. IF ANY OF THIS TAKES PLACE, THE SECTION THAT IS DAMAGED WILL BE REPLACED.

- D. CONCRETE SHALL BE A 5.5 SACK MIX WITH A 28-DAY STRENGTH OF 3000 PSI. ANY DEVIATION FROM THIS SPECIFICATION SHALL BE IN WRITING 48-HOURS BEFORE CONCRETE IS PLACED.
- E. THE PAN AND WINGS SHALL BE STAMPED. THE USE OF 1-INCH CONSTRUCTION FENCING ACCEPTABLE. ROLLING IS NOT AN OPTION.
- F. DURING THE FIRST 14-DAYS OF CURING, THE CONTRACTOR MUST PROTECT FROM FREEZING.

CURB/GUTTER AND SIDEWALK WORKMANSHIP AND AESTHETICS

1. CURB/GUTTER AND SIDEWALK CONSTRUCTION SHALL FOLLOW A TRUE AND UNIFORM HORIZONTAL AND VERTICAL ALIGNMENT.
2. THE VERTICAL AND HORIZONTAL SURFACES SHALL BE A SMOOTH BROOM FINISH WITH NO DETECTABLE FINISHING BLEMISHES, UNDULATIONS, RIPPLES, SWELLS, WAVES, RUTS, FURROWS, GRAFFITI OR OTHER OBJECTIONABLE MARKS. THE END RESULT SHALL BE A NEAT AND PROFESSIONALLY FINISHED APPEARANCE.
3. THE EDGE FINISH ADJACENT TO THE EXPANSION JOINT MATERIAL SHALL BE CLEAN AND FREE OF EXCESS SLURRY. THE EXPANSION JOINT MATERIAL SHALL BE TRIMMED TO A LEVEL EVEN WITH THE ADJACENT CONCRETE RESULTING IN A NEAT AND PROFESSIONALLY FINISHED APPEARANCE.
4. THE CITY ENGINEER, IN HIS SOLE DISCRETION RESERVES THE AUTHORITY TO ORDER THE REMOVAL OF SECTIONS OF CURB/GUTTER AND SIDEWALK THAT DO NOT MEET THE WORKMANSHIP AND AESTHETIC STANDARDS OF THE CITY OF ANACORTES.
5. SECTIONS OF NEWLY CONSTRUCTED CURB/GUTTER AND SIDEWALK, THAT EXHIBIT CRACKING FOLLOWING CURING, SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT.
 - CRACKING RESULTING FROM SUB-BASE FAILURE OR CONSTRUCTION SIRE DAMAGE SHALL BE IMMEDIATELY REMOVED AND REPLACED TO THE NEAREST EXPANSION JOINT.
 - MINOR HAIR LINE STRESS CRACKS MAY, AT THE DISCRETION OF THE PROJECT MANAGER, BE MONITORED AND RE-EVALUATED FOR POSSIBLE REMOVAL AT THE END OF THE MAINTENANCE PERIOD.

CONSTRUCTION STANDARD NOTES

1. WORK HOURS:
THE CITY OF ANACORTES ORDINANCE ALLOWS WORK FROM 7:00 A.M. TO 10:00 P.M. SEVEN DAYS A WEEK (COA ORD. #2316). SOMEONE IN CHARGE TO BE ON SITE AT ALL TIMES WHEN WORK IS IN PROGRESS. IF WORK IS DONE ON WEEKENDS, PLEASE INFORM THE PROJECT MANAGER SO THE CITY OF ANACORTES CAN HAVE AN INSPECTOR ON SITE. CONTRACTOR WILL BE BILLED FOR CITY OF ANACORTES OVERTIME.
2. CALL 48-HOURS BEFORE THE FOLLOWING:
FOR INSPECTION CONTACT 360.299.1951.
 - A. PRIOR TO WORK START-UP
 - B. PRIOR TO ANY UTILITY CONSTRUCTION IN THE RIGHT OF WAY.
 - C. PRIOR TO POURING CAST-IN-PLACE CONCRETE STRUCTURES.
 - D. PRIOR TO PLACING ANY CRUSHED ROCK ON ROADWAY SUB GRADE.
 - E. PRIOR TO PLACING CURB, GUTTERS AND SIDEWALKS.
 - F. PRIOR TO ASPHALT PAVING.
3. MATERIALS AND WORKMANSHIP:
 - A. ALL MATERIALS USED, MUST MEET WSDOT, APWA AND CITY OF ANACORTES SPECIFICATIONS.
 - B. ALL (ADD: WORK AND) MATERIALS THAT DOES (DELETE: DOES AND ADD DO) NOT MEET THE ABOVE SPECIFICATIONS MUST BE REMOVED AS DIRECTED BY THE PROJECT INSPECTOR.
 - C. SUBGRADE COMPACTION TESTS: WILL BE DONE BEFORE ANY C.S.B.C IS PUT IN PLACE. ALL TRENCHES WILL BE TESTED FOR COMPACTION. THE MATERIAL TESTING LAB NEEDS 24-HOUR NOTICE. USE THE TESTING PROTOCOL PROVIDED BY THE CITY. ITEMS TO BE COMPACTION TESTED WILL INCLUDE THE PIPE BEDDING (SECTION 7-06.3(1)(c)), BACKFILL (SECTION 7-08.3(3)) AND SUB GRADE FOR SURFACING (SECTION 2-06.3(2)) AND ASPHALT (SECTION 5-04.3(10B)).
 - D. INSPECTION: ALL ASPECTS OF THIS PROJECT WILL BE INSPECTED INCLUDING PIPING, BACKFILL, SUB GRADE, CONCRETE AND ASPHALT, AS WELL AS FORMS, CURB, GUTTER AND SIDEWALK. IF A PORTION GETS BACKFILLED BEFORE INSPECTION, THE CONTRACTOR WILL DIG UP THAT PORTION FOR INSPECTION. 24-HOUR NOTICE REQUIRED. KNOW THE SCHEDULE AND LET THE CITY KNOW.
 - E. TESTING PROTOCOL: PRIOR TO CONSTRUCTION, A PROCTOR AND SIEVE ANALYSIS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE CITY OF ANACORTES ON ALL MATERIAL USED IN THE RIGHT-OF-WAY. SEE THE CITY OF ANACORTES TESTING SCHEDULE.
 - F. ALL COMPACTION TEST SHALL BE APPROVED BY THE CITY OF ANACORTES ENGINEER AND PROJECT MANAGER PRIOR TO PLACING OF CRUSHED SURFACING, ASPHALT, CURB, GUTTER, SIDEWALK (INCLUDING TRENCH RESTORATION WHEN TEST MAY BE REQUIRED IN EACH LIFT).
 - G. CITY OF ANACORTES MAY REQUIRE ADDITIONAL TESTS ON SUB GRADE, TRENCHES, CONCRETE, OR ASPHALT. THE COSTS OF TESTING SHALL BE PAID FOR AS INDICATED IN THE CONTRACT DOCUMENTS.
4. TRAFFIC CONTROL AND PUBLIC SAFETY:
 - A. FLAGGING: ALL FLAGGERS MUST HAVE FLAGGING CERTIFICATES AND MUST HAVE ATTENDED A FLAGGING COURSE OR AN OFF DUTY POLICE OFFICER IS REQUIRED. THE JOB WILL BE SHUT DOWN IF ANY UNCERTIFIED PEOPLE ARE FLAGGING. A STOP WORK ORDER WILL BE GIVEN AND WORK WILL NOT PROCEED UNTIL A CERTIFIED PERSON IS FLAGGING.
 - B. SIGNAGE: ALL SIGNAGE MUST BE PER THE MANUAL UNIFORM TRAFFIC DEVICES. BEFORE JOB IS TO BEGIN, PROPER SIGNAGE WILL BE IN PLACE WITH FLAGGERS IN PLACE IF NEEDED. EXTRA SIGNAGE MAY BE NEEDED. BE READY TO RENT SIGNS IF NEEDED.

- C. TRAFFIC CONTROL PLAN: NEEDS TO BE SUBMITTED AND APPROVED BY THE ASSISTANT CITY ENGINEER PRIOR TO CONSTRUCTION START. TRAFFIC CONTROL PLAN SHALL INCLUDE THE LOCATION OF SIGNAGE, FLAGGERS WORK ZONE, SAFE ZONE, AND TRAFFIC FLOW AND NEEDED DIMENSIONS. NO DETOURS ALLOWED WITHOUT APPROVAL FROM THE ASSISTANT CITY ENGINEER.
 - D. FOR STREET CLOSURE: CALL 911.
 - E. CONSTRUCTION SAFETY: IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ROADWAY EMBANKMENT AND SUBGRADE CONSTRUCTION:
 - A. CRUSHED SURFACING SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY. NO RECYCLED MATERIAL ALLOWED.
 - B. EMBANKMENT AND SUB GRADE MUST BE COMPACTED TO 95% OF MAXIMUM DENSITY.
 - C. PROPER MOISTURE MUST BE MAINTAINED THROUGHOUT PLACING AND COMPACTING.
 - D. COMPACTION TESTING TO BE PERFORMED BY AN INDEPENDENT LAB. USE A "MODIFIED PROCTOR"
 6. TRENCHES IN DEVELOPED RIGHT-OF-WAY:
 - A. SEE CITY OF ANACORTES STANDARD CONSTRUCTION DETAILS AND SECTION 7 OF THE CURRENT WSDOT SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
 - B. PIPE ZONE SHALL BE COMPACTED TO 90% OF MAXIMUM DENSITY.
 - C. TRENCH ZONE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN 12-INCH LIFTS.
 - D. CRUSHED SURFACING SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY. NO RECYCLED MATERIAL ALLOWED.
 7. DRAINAGE SYSTEM CONSTRUCTION:
 - A. ANY PERMANENT FLOW CONTROL FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE FACILITY IS TO FUNCTION AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
 - B. OVERFLOWS, SPILLWAYS, GRAVEL FILTER WINDOWS, MUST BE CONSTRUCTED PER PLANS AND SPECIFICATIONS. NO DEVIATIONS. AS-BUILT FOR VERIFICATION REQUIRED.
 - C. QUARRY ROCK MUST BE SOUND "HARD" DURABLE ROCK. NO RECYCLED MATERIAL.
 - D. GRASS LINED SWALE SHALL BE CONSTRUCTED PER THE DETAILS PROVIDED. NO DEVIATION ALLOWED. ALL SWALES MUST BE OPERATIONAL BEFORE ACCEPTANCE.
 - E. CATCH BASINS MUST BE SET TO LINE GRADE USING NO MORE THAN TWO (2) ADJUSTMENT BRICKS.
 - F. MINIMUM 1-FOOT SEPARATION BETWEEN PIPES IN TYPE II CATCH BASINS.
 8. RESTORATION OF RIGHT-OF-WAY:
 - A. CONTRACTOR MUST LEAVE THE RIGHT-OF-WAY, EQUAL TO EXISTING OR BETTER CONDITION.
 - B. PLACE COMPACTED TOPSOIL (SECTION 9-14.1(1)), (2) AND (3)) AND SEED ALL AREAS DISTURBED BY EXCAVATION. (SECTION 9-14.2).
 - C. ALL DRAINAGE SYSTEMS MUST BE FULLY CLEANED, RESTORED AND OPERATIONAL BEFORE FINAL ACCEPTANCE. (SECTION 7-07.3).
 11. FINAL INSPECTION AND ACCEPTANCE:
SEE SECTION 1-05.11 AND SECTION 1-08.5)
 - A. WHEN CONTRACTOR HAS COMPLETED ALL OF THE WORK ON THE APPROVED PLANS, THE CONTRACTOR WILL:
 - COMPLETE THE "FINAL INSPECTION GUIDELINES FOR CONTRACTORS INSPECTION FORM".
 - GIVE THE COMPLETED "FINAL INSPECTION GUIDELINES FOR CONTRACTORS INSPECTION FORM" TO THE PW INSPECTOR AND REQUEST A SITE INSPECTION. ALL SITE INSPECTIONS ARE ON WEDNESDAYS BETWEEN 9 AM AND 12 PM.
 - B. THE PROJECT MANAGER, ENGINEER OF RECORD, INSPECTOR, CONTRACTOR AND OTHER CITY OF ANACORTES DEPARTMENTS WILL WALK THE SITE AND CREATE A PUNCH LIST. THE CONTRACTOR WILL COMPLETE THE PUNCH LIST AND CHECK OFF EACH ITEM, THEN RETURN IT TO THE INSPECTOR FOR REINSPECTION. THE INSPECTOR WILL VERIFY THAT ITEMS ON WALK THROUGH ARE COMPLETED.
 - C. THE CITY WILL NOT MAKE THE FINAL INSPECTION UNTIL THE PHYSICAL WORK REQUIRED BY THE CONTRACT AND APPROVED PLANS, INCLUDING FINAL CLEANUP AND ALL WORK ORDERED BY THE PROJECT MANAGER, HAS BEEN COMPLETED. (SECTION 1-05.11)
 - D. FINAL APPROVAL OF THE PROJECT WILL NOT BE GRANTED UNTIL "AS-BUILTS" DRAWINGS (BOTH DIGITAL AND HARD COPY) HAVE BEEN RECEIVED AND APPROVED BY THE PROJECT MANAGER.
 - E. THE CONTRACTOR MUST FURNISH ALL DOCUMENTATION REQUIRED BY LAW, TO ALLOW THE CITY OF ANACORTES TO PROCESS FINAL ACCEPTANCE OF THE CONTRACT.
 12. MISCELLANEOUS:
 - A. AS-BUILTS: THE DEVELOPER WILL SUPPLY TO THE CITY, ONE HARD COPY AND ONE ELECTRONIC FILE (AUTOCAD VERSION 2002) OF AS-BUILT DRAWINGS TO INCLUDE ALL CITY UTILITIES. THE AS-BUILT DRAWINGS WILL BE SUBMITTED TO THE PROJECT MANAGER AT SUBSTANTIAL COMPLETION FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF FINAL PROJECT APPROVAL AND ACCEPTANCE.
 - B. UTILITY LOCATES NUMBER: 1.800.424.5555. REQUIRED BEFORE STARTING ANY GROUNDWORK.

FOR REFERENCE ONLY

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addd

Feb 19, 2019 - 5:23pm

GENERAL WATER NOTES

- A. NO CONNECTION TO THE EXISTING MAINS WILL BE ALLOWED EXCEPT BY MEANS OF AN APPROVED BACKFLOW PREVENTION DEVICE PRIOR TO SATISFACTORY FLUSHING, TESTING, DISINFECTIONS AND RECEIPT OF SATISFACTORY BACTERIOLOGICAL TEST RESULTS.
- B. ANY PERSONS PERFORMING HOT TAPS SHALL BE APPROVED IN ADVANCE BY THE CITY OF ANACORTES. SUPERIOR TAPPING INC. AT 1.888.859.9221 OR SPEARS TAPS, INC. AT 425.485.4764 ARE ACCEPTABLE COMPANIES.
- C. PIPELINE MATERIALS AND INSTALLATION ARE TO CONFORM TO THE LATEST REVISION OF THE FOLLOWING STANDARDS:
- DUCTILE IRON PIPE DESIGN (AWWA C150/A21.50)
 - DUCTILE IRON PIPE MANUFACTURING PROCESS (AWWA C151/A21.51)
 - CEMENT MORTAR LINING (AWWA C104/A21.4)
 - POLYETHYLENE ENCASEMENT (AWWA C105/A21.5)
 - DUCTILE IRON PIPE JOINTS (AWWA C111/A21.11)
 - DUCTILE IRON RESILIENT WEDGE GATE VALVES (AWWA C515)
 - DRY BARREL FIRE HYDRANTS (AWWA C502)
 - DUCTILE IRON FITTINGS (AWWA C153/A21.53 AND C110/A21.10)
 - DISINFECTIONS (AWWA C651)
 - DUCTILE IRON PIPE INSTALLATION (AWWA C600)
- OWNER SHALL FURNISH TO THE CITY OF ANACORTES ENGINEERING REPRESENTATIVE COPIES OF THE CERTIFICATIONS THAT ALL MATERIALS MEET THE AWWA SPECIFICATIONS.
- D. DUCTILE IRON PIPE TO BE THICKNESS CLASS 50 OR PRESSURE CLASS 350.
- E. ALL DUCTILE IRON PIPE SHALL BE POLY WRAPPED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. POLY WRAP SHALL BE 8 MIL MINIMUM THICKNESS AND TAPED AT THE SEAMS. LOOSE BAGGING WILL BE FOLDED AND SECURED TO THE PIPE.
- F. FIRE HYDRANTS ARE TO BE MUELLER MODEL SUPER CENTURION 200, AWK OR M+H.
- G. FIRE HYDRANTS SHALL BE SET VERTICAL PLUMB WITH THE PUMPER PORT FACING THE STREET.
- H. FIRE HYDRANTS SHALL BE SET AS SUCH THAT THE BREAK AWAY JOINT IS NO MORE THAN 6-INCHES ABOVE AND NO LESS THAN 3-INCHES ABOVE THE FINISHED GRADE.
- I. THERE SHALL BE 3-FOOT MINIMUM CLEARANCE AROUND THE FIRE HYDRANTS.
- J. FIRE HYDRANTS SHALL HAVE A RED HEAD BRAND OR EQUIVALENT WITH 5" STORZ RIGID FEMALE ADAPTER WITH CAP AND CONNECTING CABLE.
- K. THE WATER SERVICES TO THE PROPERTY LINE FROM THE MAIN LINE SHALL BE 1-INCH MINIMUM COPPER AND SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 7-15 OF THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE CITY OF ANACORTES CONSTRUCTION GUIDELINES.
- L. INSTALLATION OF THRUST BLOCKS SHALL CONFORM TO THE CITY OF ANACORTES CONSTRUCTION GUIDELINE DETAILS, "THRUST BLOCK NO. 1 (WA-7)" AND "THRUST BLOCK NO. 2 (WA-8)". SOIL BEARING STRENGTH OF 2,500 PSF SHALL BE USED IN MOST AREAS ABOVE THE WATER TABLE. A QUALIFIED SOILS ENGINEER WILL EVALUATE SUBSURFACE CONDITIONS, WHICH INDICATE A LESSER SOIL STRENGTH IN THE NATIVE MATERIAL, THE CONTRACTOR SHALL USE PLASTIC SHEETING TO PREVENT CONTACT BETWEEN THE CONCRETE AND THE FITTINGS. THE CITY OF ANACORTES ENGINEERING DEPARTMENT SHALL INSPECT THRUST BLOCKS PRIOR TO BACKFILLING THE TRENCH.
- M. THE WATER MAIN SHALL HAVE A MINIMUM OF 30-INCHES OR A MAXIMUM COVER OF 40-INCHES FROM THE FINAL GRADE BEFORE PAVING. THIS COVER INCLUDES THE TOP OF THE CRUSHED SURFACING BASE COURSE.
- N. THE WATERLINE SHALL BE FITTED WITH A WATERTIGHT PLUG AT ANY ANYTIME WORK IS DELAYED OR STOPPED AND OVERNIGHT. IF NEWLY INSTALLED WATERLINE IS CONTAMINATED WITH GROUND WATER, THE ENTIRE LENGTH OF PIPE AFFECTED SHALL BE THOROUGHLY CLEANED PRIOR TO INSTALLING ADDITIONAL PIPE.
- O. MAINTAIN A MINIMUM 1-FOOT VERTICAL SEPARATION AND A 30-INCH HORIZONTAL SEPARATION BETWEEN THE WATERLINE AND ALL OTHER UTILITIES EXCEPT SANITARY SEWER, WHICH IS TO BE A 10-FOOT HORIZONTAL SEPARATION. WATERLINE TRENCH IS NOT TO BE SHARED WITH OTHER UTILITIES.
- P. TRENCH EXCAVATION, BEDDING AND BACKFILL FOR WATER MAINS SHALL BE IN ACCORDANCE WITH SECTION 7-10 OF THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE CITY OF ANACORTES CONSTRUCTION GUIDELINES TRENCH DETAILS.
- Q. MAXIMUM LENGTH OF OPEN TRENCH SHALL BE 100-FEET.
- R. ALL WSDOT REQUIREMENTS FOR TRAFFIC CONTROL SHALL BE MET AT ALL TIMES.
- S. THE CITY OF ANACORTES ENGINEERING DEPARTMENT MUST BE NOTIFIED AT LEAST 48-HOURS PRIOR TO COMMENCING CONSTRUCTION AND FOR INSPECTION REQUESTS.
- T. INSPECTIONS SHALL INCLUDE PIPE INSTALLATION, PIPE BEDDING, BAGGING, THRUST BLOCKING, PRESSURE TESTING AND TRENCH BACKFILL.
- U. TESTING PROTOCOL: PRIOR TO CONSTRUCTION, A PROCTOR AND SIEVE ANALYSIS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE CITY OF ANACORTES ON ALL MATERIAL USED IN THE RIGHT-OF-WAY. SEE THE CITY OF ANACORTES TESTING SCHEDULE.
- V. THE CONTRACTOR SHALL FURNISH ALL LABOR, EQUIPMENT AND MATERIAL TO DISINFECT, FLUSH AND CONDUCT A PRESSURE TEST OF THE COMPLETED WATERLINE AS SPECIFIED IN SECTIONS 7-11.3(1) AND 7-11.3(2) OF THE CURRENT VERSION OF THE STANDARD SPECIFICATIONS FOR ROAD BRIDGE AND MUNICIPAL CONSTRUCTION.
- W. DECHLORINIZATION WILL BE REQUIRED OF ALL DISINFECTION WATER FLUSHED FROM WATERLINES WHICH CANNOT BE CONVEYED TO EXISTING SANITARY SEWER SYSTEMS.
- X. THE WATER LINE, INCLUDING THE CORP. STOPS TO THE WATER SERVICES, SHALL BE PRESSURIZED TO 225 PSI WITH NO GREATER THAN A 5 PSI PRESSURE DROP OVER A 2-HOUR PERIOD. THE CITY OF ANACORTES PUBLIC WORKS INSPECTOR, ENGINEER OR DESIGNATED REPRESENTATIVE SHALL WITNESS THIS TEST.
- Y. THE CONTRACTOR SHALL NOTIFY AND COORDINATE WITH THE CITY OF ANACORTES WATER DEPARTMENT PRIOR TO THE START OF CONSTRUCTION AND PRIOR TO ANY WATER SHUT OFF OR TURN ON THAT WILL AFFECT THE WATER SYSTEM. WATER DEPARTMENT PERSONNEL WILL OPERATE DISTRIBUTION VALVES.
- Z. SCHEDULED WATERLINE SHUT DOWNS: 72-HOURS NOTICE REQUIRED. CONTACT 360.293.1921 FOR SCHEDULING.
- AA. EMERGENCY WATERLINE SHUT DOWNS: CONTACT 360.293.1921. THE WATER DEPARTMENT WILL BE NOTIFIED. ALSO, CONTACT THE PUBLIC WORKS INSPECTOR AT 360.661.3547.
- BB. CONTRACTOR IS RESPONSIBLE FOR OBTAINING THE WATER SAMPLE BOTTLE FROM THE SKAGIT COUNTY HEALTH DEPARTMENT PRIOR TO SCHEDULING BACTERIAL SAMPLING. THE LENGTH OF PIPE WILL DETERMINE THE NUMBER OF SAMPLES TAKEN.

GENERAL SEWER NOTES

- A. ALL PVC SEWER PIPE AND FITTINGS SHALL CONFORM TO AND MEET THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATIONS D3034. ALSO,
- PIPE AND FITTINGS SHALL MEET STANDARD DIMENSION RATIO 35
 - ALL SANITARY SEWER PIPES SHALL BEAR THE MARK OF THE NATIONAL SANITATION FOUNDATION.
 - ALL PIPES SHALL BE SUITABLE FOR USE AS A GRAVITY SEWER CONDUIT.
 - PIPE SHALL HAVE FLEXIBLE JOINTS.
- B. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED AND FURNISHED BY THE PIPE SUPPLIER OR BE AN APPROVED EQUIVALENT AND HAVE BELL AND/OR SPOOT CONFIGURATION IDENTICAL TO THAT OF THE PIPE. MANHOLE COUPLINGS CORRESPONDING TO THE SIZE OF THE SEWER PIPE SHALL BE USED.
- C. 6-INCH PVC SANITARY SEWER PIPE SHALL BE USED FOR SIDE SEWERS. SIDE SEWERS WILL BE CONSTRUCTED AT A MINIMUM SLOPE OF 2% AT THE LOCATIONS SHOWN ON THE PLANS AND HAVE A 6 INCH TEST WYE AT THE EXTREMITY, PLUGGED AND BLOCKED FOR TESTING AND FUTURE USE. SIDE SEWERS WYE SHALL BE FACTORY MADE WITH MATCHED ENDS FOR RUBBER GASKET FITTINGS, NO CUT IN TEES SHALL BE PERMITTED. A SIDE SEWER GRADE THAT IS LESS THAN 2% MAY BE APPROVED ONLY BY THE ENGINEER AND THE CITY OF ANACORTES UPON WRITTEN REQUEST.
- D. THE END OF EACH SANITARY SEWER STUB SHALL BE MARKED WITH A PRESSURE TREATED 2X4. IT SHALL BE PLACED AT THE FLOW LINE OF THE STUB AND EXTEND 4 FEET ABOVE FINISHED GRADE. THERE SHALL BE A PERMANENT MARK LABELED "SEWER" WITH A DEPTH TO THE FLOW LINE SHOWN ON THE 2X4
- E. RUBBER GASKET SHALL BE INSTALLED PROPERLY TO AVOID WATER INFILTRATION INTO THE MANHOLE.
- F. WHEN CONNECTING THE PIPE TO MANHOLES, USE A-LOK FLEXIBLE CONNECTOR, KOR-N-SEAL BY NP, INC., OR APPROVED EQUIVALENT. THE PIPE TO MANHOLE CONNECTIONS REQUIRE FLEXIBLE CONNECTORS, SEE WSDOT/APWA SPECIFICATIONS SECTION 7-05.3.
- G. PICK HOLES SHALL BE GROUDED FROM THE INSIDE AND OUTSIDE AND TO BE INSPECTED PRIOR TO BACKFILL OF THE MANHOLE BY THE CITY INSPECTOR.
- H. MANHOLE FRAMES AND LIDS SHALL BE SLOPED TO CONFORM TO THE STREET GRADES.
- I. TOPS OF MANHOLES WITHIN THE PUBLIC RIGHT-OF-WAYS SHALL NOT BE ADJUSTED TO FINAL GRADE UNTIL JUST PRIOR TO PAVING.
- J. ALL MANHOLES AND CLEAN-OUTS IN UNPAVED AREAS SHALL INCLUDE A CONCRETE SEAL AROUND THE ADJUSTMENT RINGS PER THE CURRENT EDS STANDARD DETAIL ST-02, "STRUCTURE ADJUSTMENT AND PERIMETER SEAL."
- K. ALL MANHOLES SHALL BE PROTECTED FROM INTRUSION OF ROCKS, GRAVEL, WATER AND OTHER DEBRIS DURING CONSTRUCTION.
- L. THE CONTRACTOR SHALL INSTALL, AT ALL CONNECTIONS TO EXISTING DOWN STREAM MANHOLES, SCREENS OR PLUGS TO PREVENT FOREIGN MATERIAL FROM ENTERING EXISTING SANITARY SEWER SYSTEM. SCREENS OR PLUGS SHALL REMAIN IN PLACE THROUGHOUT THE DURATION OF CONSTRUCTION AND SHALL BE REMOVED ALONG WITH THE COLLECTED DEBRIS AT THE TIME OF FINAL INSPECTION AND IN THE PRESENCE OF A DESIGNATED REPRESENTATIVE OF THE CITY OF ANACORTES. CALL 360.299.1951 TO SCHEDULE AN INSPECTION. ALLOW 24-HOUR NOTICE.
- M. THE FLOW CHANNEL INSIDE EACH MANHOLE SHALL BE FORMED OF CAST-IN-PLACE PORTLAND CEMENT CONCRETE. CHANNEL SHALL HAVE A SEMI-CIRCULAR CROSS-SECTION AND SMOOTH, UNIFORM SLOPE FROM INLET TO OUTLET. WHERE THREE OR MORE PIPES ARE CONNECTED TO ONE MANHOLE, THE FLOW CHANNEL SHALL BE FORMED TO SMOOTHLY DIRECT FLOW FROM INLETS TO OUTLET.
- N. STEPS CONSISTING OF ONE (1) INCH DIAMETER HOT BENT AND GALVANIZED DEFORMED BARS SHALL BE INSTALLED AT ONE (1) FOOT CENTERS. EACH MANHOLE SHALL HAVE A MINIMUM OF EIGHT (8) INCHES OF ADJUSTMENT BRICK OR CONCRETE ADJUSTING RINGS BETWEEN THE TOP OF THE CONE AND THE BASE OF THE MANHOLE FRAME.
- O. ALL TESTING AND CONNECTIONS TO THE EXISTING MAINS SHALL BE DONE IN THE PRESENCE OF A DESIGNATED REPRESENTATIVE OF THE CITY OF ANACORTES. CALL 360.299.1955 TO SCHEDULE AN INSPECTION. ALLOW 24-HOUR NOTICE.
- P. A LOW-PRESSURE AIR TEST AT 5 PSI FOR 15 MINUTES FOR SEWER MAINS IS REQUIRED. PRE-TESTING IS REQUIRED. RESCHEDULING A FAILED TEST MAY RESULT IN SEVERAL DAYS DELAY DUE TO CONFLICTS WITH OTHER PROJECTS. CALL 360.299.1951 TO SCHEDULE AN INSPECTION. ALLOW 24-HOUR NOTICE. A RE-INSPECTION WILL APPLY.
- Q. UPON INSPECTION APPROVAL BY THE CITY OF ANACORTES PUBLIC WORKS INSPECTOR AND THE VIDEO INSPECTION REQUEST FORM IS COMPLETED BY THE CONTRACTOR, THE CITY OF ANACORTES MAINTENANCE CAMERA CREW WILL PERFORM A VIDEO INSPECTION OF THE SANITARY SEWER MAINS TO DETERMINE CLEANLINESS, ALIGNMENT AND PROPER BEDDING AFTER LINES HAVE BEEN FLUSHED. CALL THE PUBLIC WORKS INSPECTOR AT 360.299.1955 TO SCHEDULE APPOINTMENT. 48-HOUR NOTICE REQUIRED. (SECTION 7-17.3(2)H). A RE-INSPECTION FEE WILL APPLY PRIOR TO RE-INSPECTION VIDEO OF THE SANITARY SEWER LINE.

A PRE-INSPECTION CHECKLIST IS AVAILABLE PRIOR TO A VIDEO REQUEST.

EROSION CONTROL NOTES

- A. A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR IS REQUIRED. THE ESC SUPERVISOR MUST HAVE ATTENDED AN EROSION AND SEDIMENT CONTROL CLASS WITHIN 3- YEARS FROM TODAY'S DATE. MUST PROVIDE CERTIFICATION CARD.
- B. THE CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR WILL OVERSEE AND BE RESPONSIBLE FOR ALL EROSION CONTROL. THE FACILITIES SHALL BE INSPECTED DAILY AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS AND AFTER EVERY SIGNIFICANT STORM EVENT OF THE ESC FACILITIES DURING THE WET SEASON (OCTOBER 1 TO APRIL 30). MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30). WRITTEN RECORDS SHALL BE TURNED INTO THE PROJECT MANAGER OR INSPECTOR ON A WEEKLY BASIS AT THE WEEKLY SCHEDULED PROJECT MEETINGS.
- C. SHALL BE IN PLACE PER THE APPROVED SET OF PLANS PRIOR TO ANY CONSTRUCTION START.
- D. THE EROSION CONTROL SHALL BE INSPECTED ONCE A DAY AND MODIFIED TO MEET THE SURROUNDING CONDITIONS AS NEEDED.
- E. PROVIDE A SIGN DISPLAYING A 24-HOUR CONTACT NUMBER AND NAME OF THE ESC SUPERVISOR. THE LETTER SIZE SHALL BE A MINIMUM OF 2" LETTERS. THIS SHALL BE IN PLACE PRIOR TO CONSTRUCTION START. REMEMBER, THE LOOK OF THE SIGN WILL BE A REFLECTION OF THE CONTRACTOR AND DEVELOPER AND DEVELOPMENT.
- F. THE STORM DRAIN SYSTEM AND EXISTING DITCHES SHALL BE CLEANED DAILY (SECTION 7- 07.3). ALL DRAINAGE SYSTEMS SHALL BE CLEANED TO THE ACCEPTANCE OF THE CITY OF ANACORTES PRIOR TO ACCEPTANCE OF THE PROJECT.
- G. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED DURING THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED SUCH AS WASH PADS TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN. NO MUD IS ALLOWED TO ENTER ONTO CITY STREETS.
- H. ANY SOILS EXPOSED THAT WILL NOT BE DISTURBED FOR TWO (2) DAYS DURING THE WET SEASON OR SEVEN (7) DAYS IN THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (SEEDING, MULCHING, PLASTIC COVERING, ETC.)
- I. TWO (2) WEEKS PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDDED WITHIN ONE (1) WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PROJECT MANAGER. THE PROJECT MANAGER CAN REQUIRE SEEDING IN ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES OR DRAINAGE FACILITIES.
- J. PENALTIES FOR AN EROSION CONTROL VIOLATION ARE SUBJECT TO A \$300 TO \$1000 FINE UNDER CHAPTER 17.66 - PENALTIES FOR VIOLATION. EACH DAY IS CONSIDERED A DIFFERENT VIOLATION.

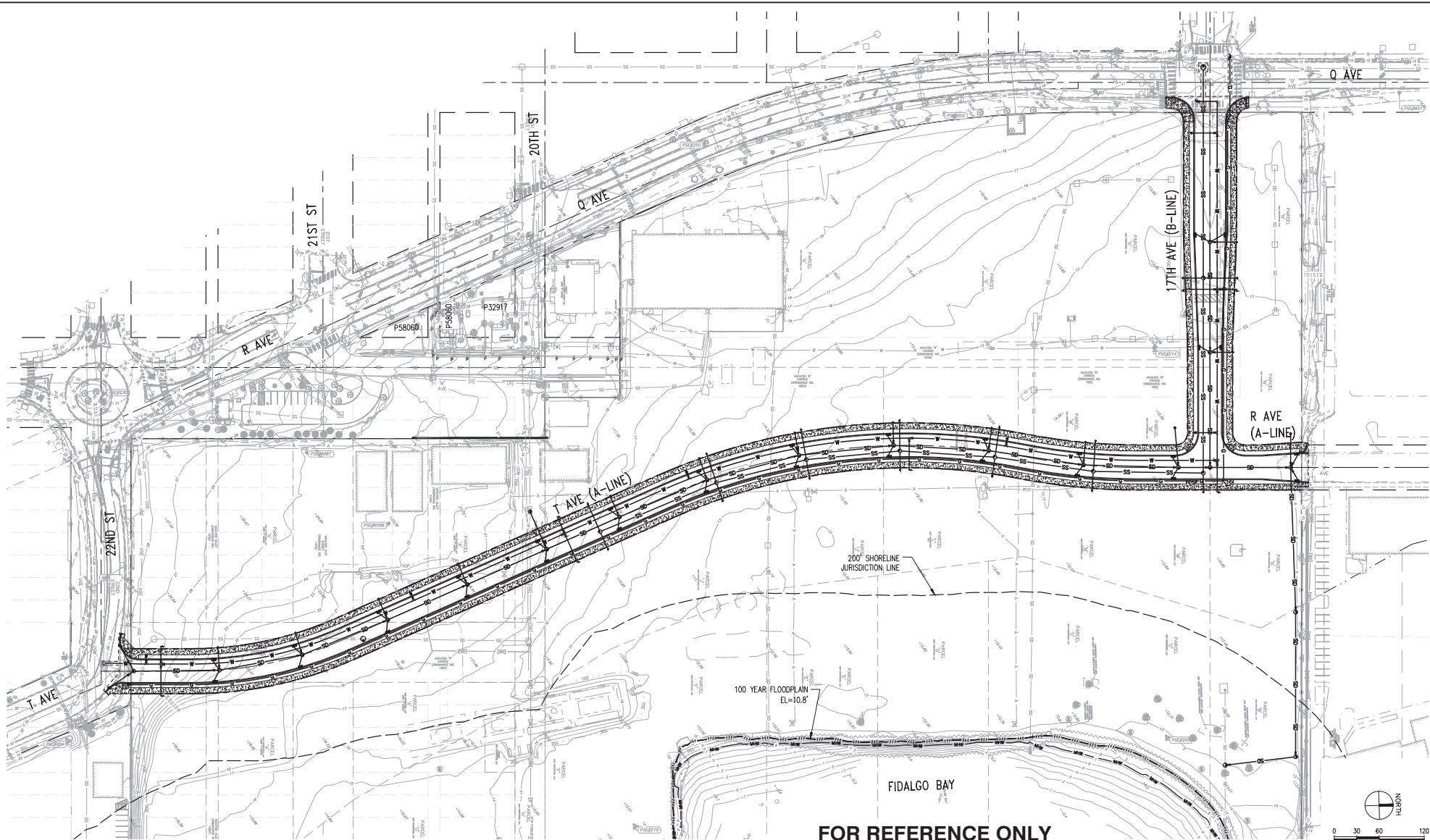
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						CHECKED BY KEC	APPROVED BY JDE			CITY OF ANACORTES GENERAL NOTES		
						DATE 02/19/2020						
						J O B No. :1900301	S C A L E : AS SHOWN					
NO.	DATE	BY	CHD.	APPR.	REVISION							

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Feb 19, 2021 - 5:23pm



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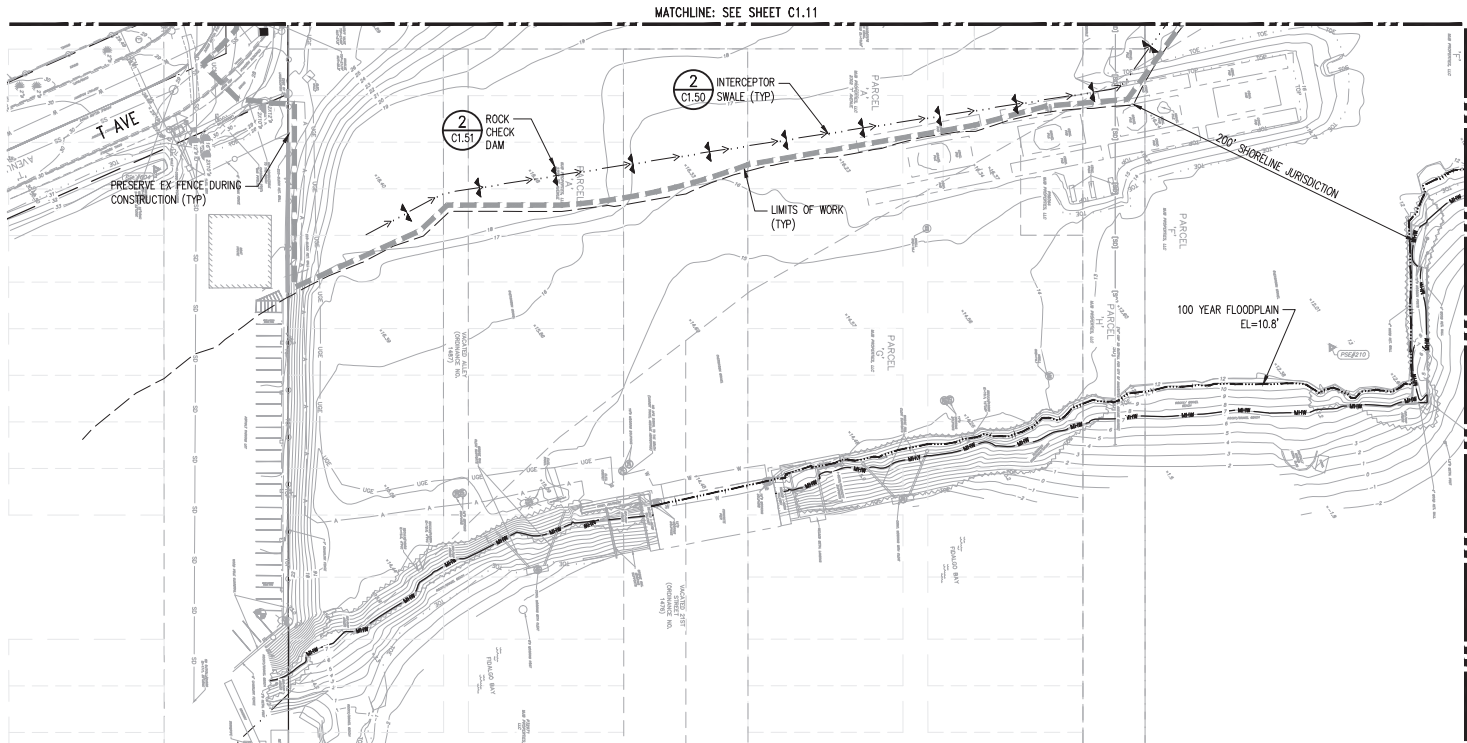


MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

OVERALL PLAN

SHEET

C0.10

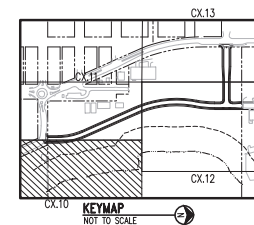


TESC LEGEND:

	PROPERTY LINE
	LIMITS OF WORK
	MEAN HIGH WATER LINE
	INTERCEPTOR SWALE
	SILT FENCE
	TEMPORARY STORM DRAINAGE
	TEMPORARY CULVERT
	STORM DRAINAGE PIPE FLOW DIRECTION
	STORM DRAINAGE INLET PROTECTION
	ROCK CHECK DAM
	STRAW WATTLE/ COMPOST SILT SOCK
	STABILIZED CONSTRUCTION ENTRANCE

TESC NOTES:

1. CONTRACTOR TO FIELD LOCATE ALL TESC CONTROLS AS NECESSARY TO ADJUST TO CHANGING SITE CONDITIONS AND CONSTRUCTION PROGRESS.
2. CONTRACTOR MAY USE EX CHAIN LINK FENCE AS TEMPORARY CONSTRUCTION FENCE. COORDINATE WITH OWNER AND COA BEFORE REMOVAL.
3. PROVIDE STORM DRAIN INLET PROTECTION TO ALL INLETS WITHIN 500 FEET OF THE PROPERTY LINE, OR ONE BLOCK.
4. REMOVE AND DISPOSE OF ALL TESC MEASURES AT THE COMPLETION OF THE PROJECT WHEN ALL DISTURBED AREAS HAVE BEEN FULLY AND FINALLY STABILIZED.
5. ADJUST SEDIMENT POND SIZE AS NEEDED TO PROVIDE SEDIMENT REMOVAL FOR RUNOFF FROM ALL UNSTABILIZED SURFACES DISCHARGING TO IT.
6. SEE SHEET C0.03 FOR ADDITIONAL COA EROSION CONTROL NOTES.



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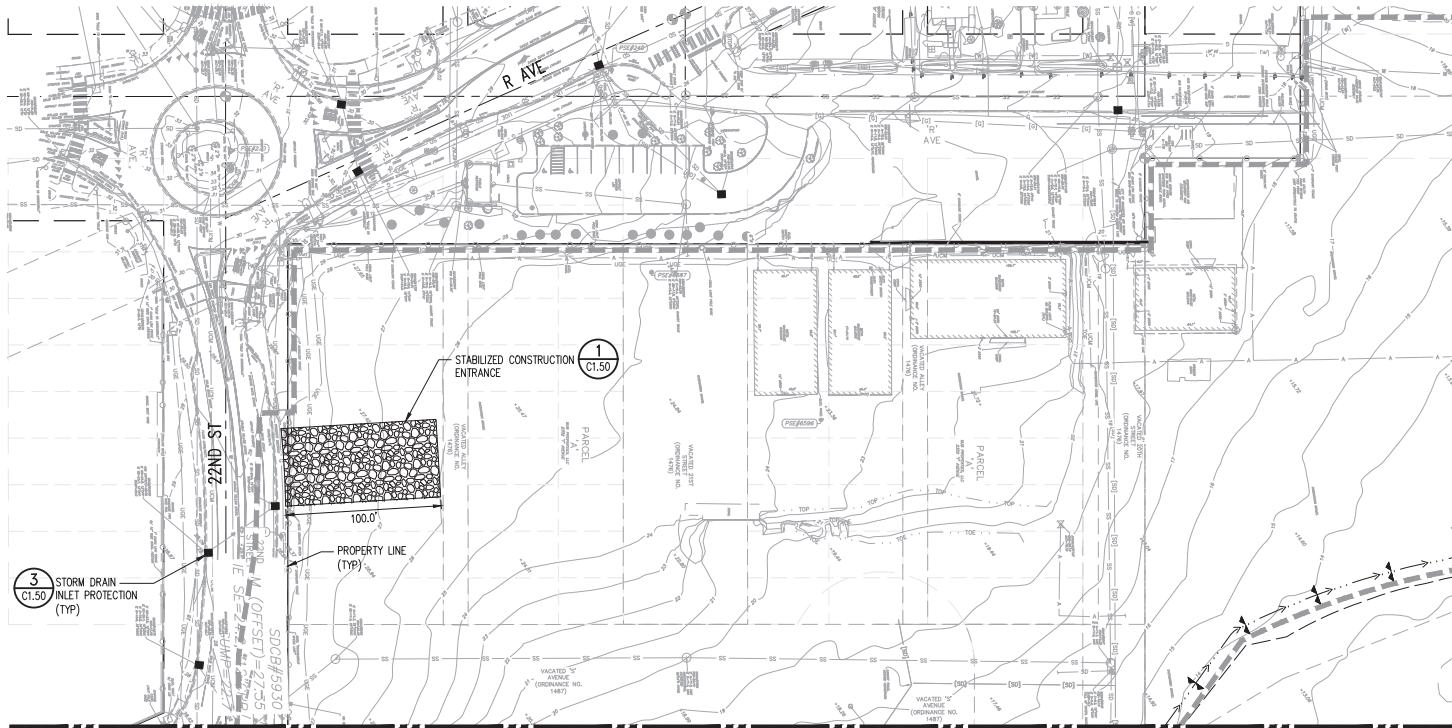
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TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SHEET
C1.00



MATCHLINE: SEE SHEET C1.12

MATCHLINE: SEE SHEET C1.12

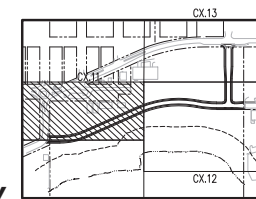
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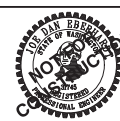
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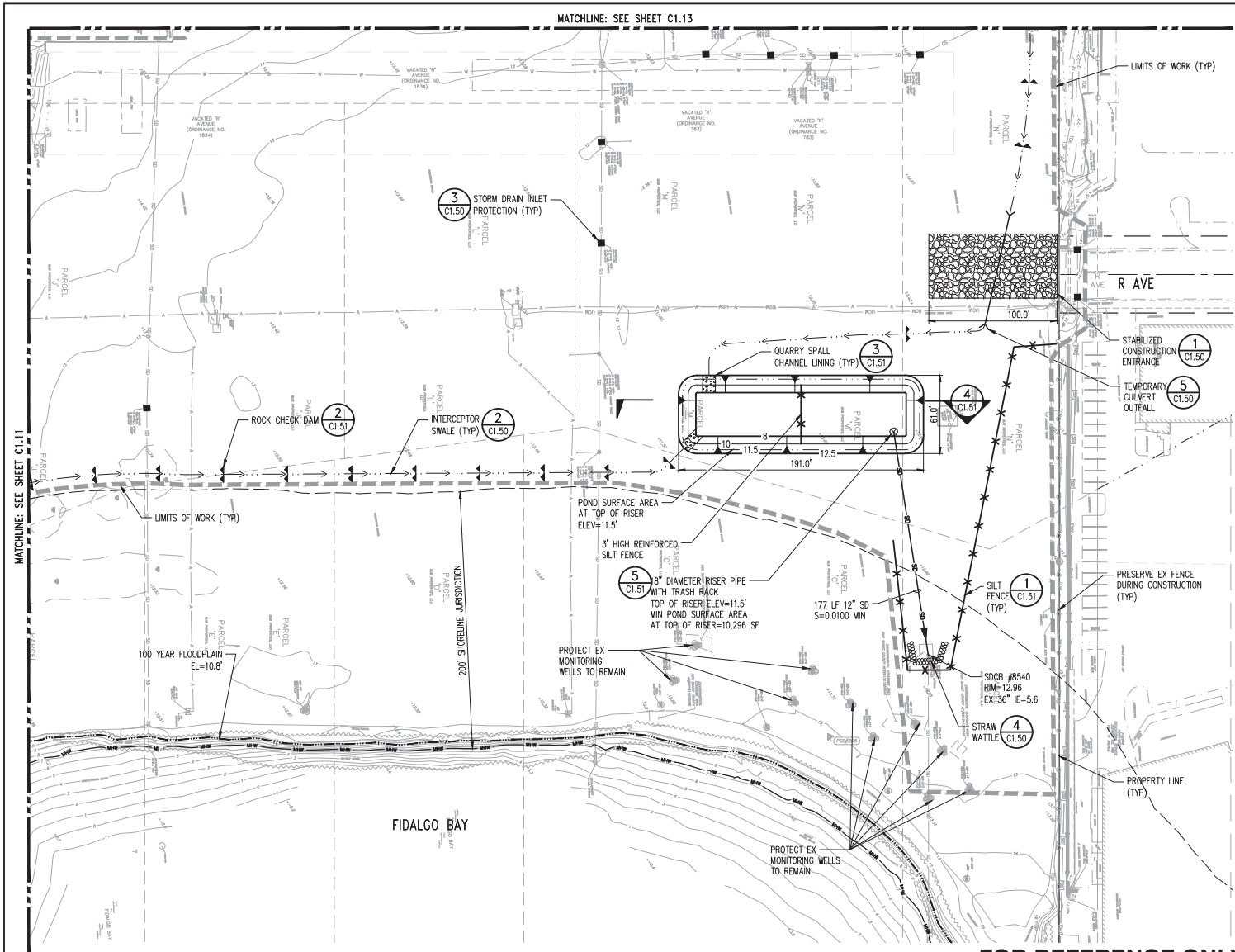
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TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SHEET
C1.11

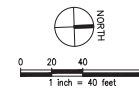
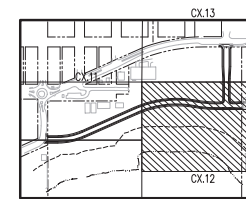


TESC LEGEND:

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	INTERCEPTOR SWALE
	SILT FENCE
	TEMPORARY STORM DRAINAGE
	TEMPORARY CULVERT
	STORM DRAINAGE PIPE FLOW DIRECTION
	STORM DRAINAGE INLET PROTECTION
	ROCK CHECK DAM
	STRAW WATTLES/ COMPOST SILT SOCK
	STABILIZED CONSTRUCTION ENTRANCE

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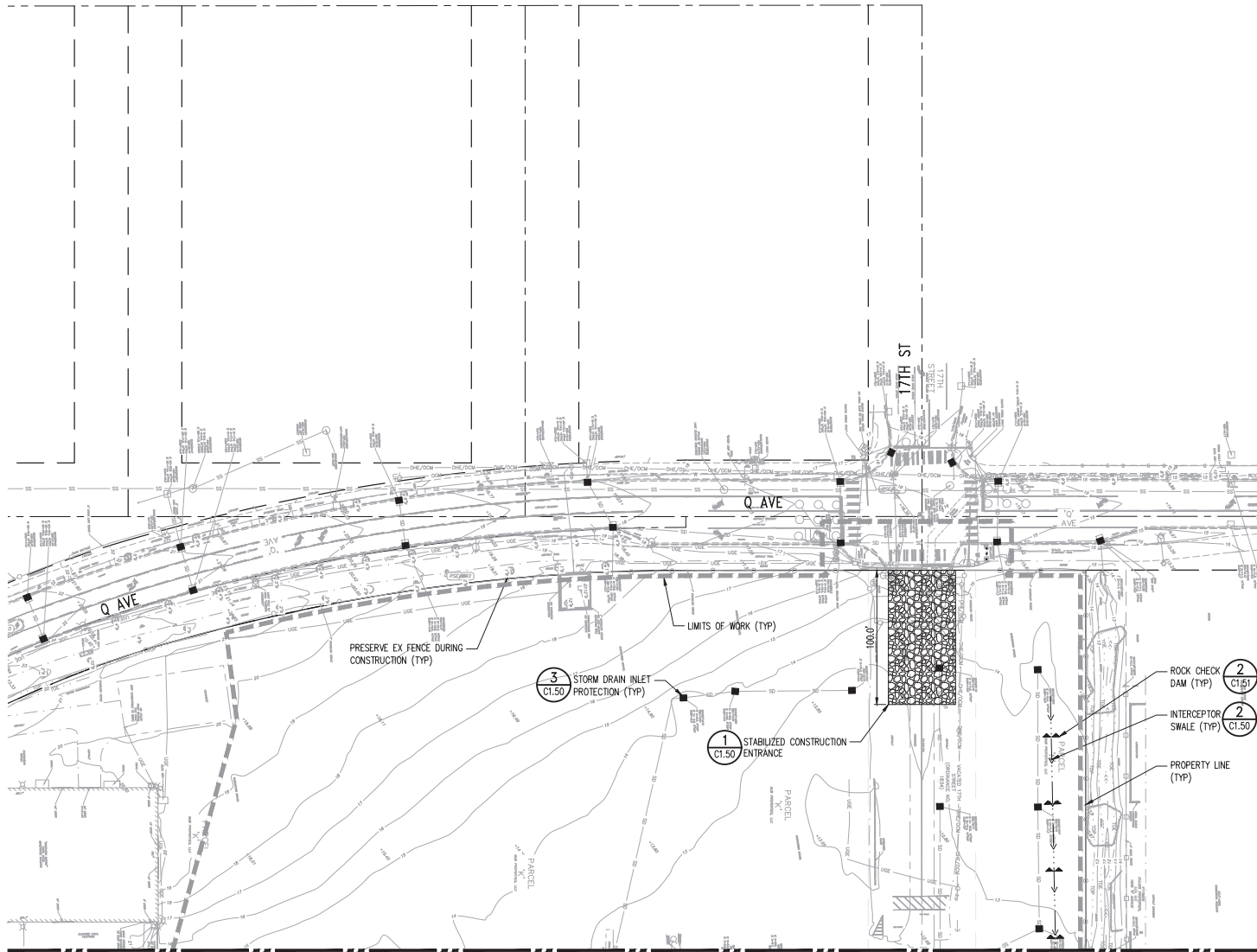
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TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

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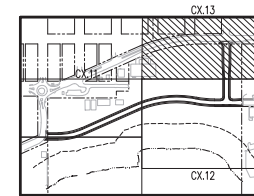
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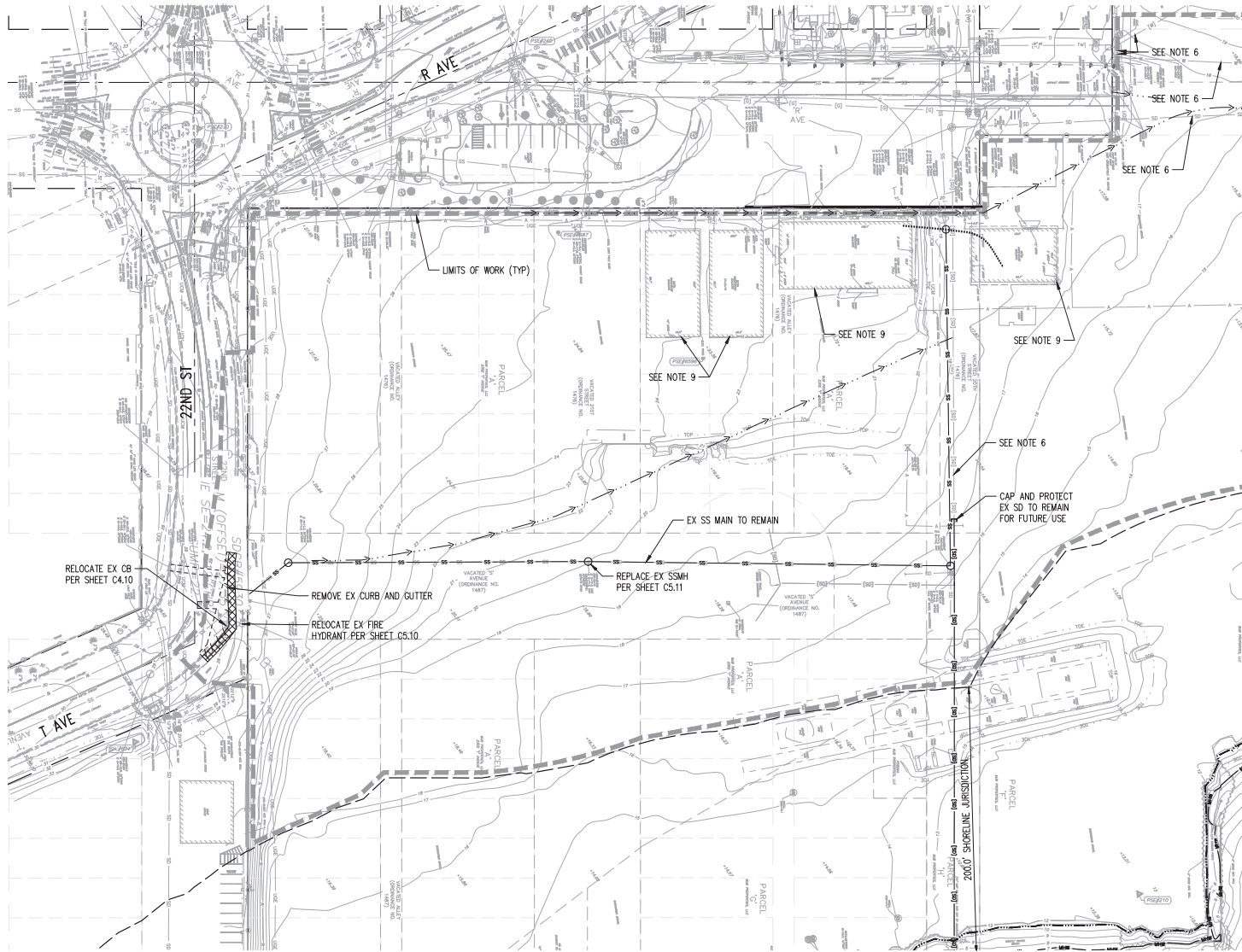


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1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

TEMPORARY EROSION AND SEDIMENT CONTROL PLAN

SHEET
C1.13



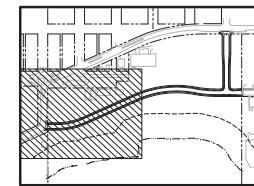


DEMOLITION LEGEND:

	PROPERTY LINE
	LIMITS OF WORK
	MEAN HIGH WATER LINE
	SAWCUT LINE
	REMOVE CONCRETE CURB
	REMOVE ASPHALT PAVEMENT
	REMOVE CONCRETE PAVEMENT

DEMOLITION NOTES:

- ALL EXISTING UTILITIES AND SITE IMPROVEMENTS WITHIN THE ON-SITE PROJECT LIMITS OF WORK TO BE REMOVED OR ABANDONED IN PLACE UNLESS NOTED OTHERWISE.
- DAMAGE TO INFRASTRUCTURE OUTSIDE THE LIMIT OF WORK OR THAT WHICH IS TO BE PROTECTED SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR TO COORDINATE WITH COA FOR CONSTRUCTION IMPACTS IN THE ROW.
- ALL MATERIALS FROM DEMOLITION SHALL BE DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.
- ALL EXISTING MONITORING WELLS SHALL BE PRESERVED.
- UTILITIES SERVING EXISTING BUILDINGS AND INLETS TO REMAIN IN PLACE OR BE REROUTED UNTIL DEMOLITION OF BUILDING OR INLET.
- UTILITIES TO BE REMOVED MAY BE PERMANENTLY ABANDONED IN PLACE PER COA STANDARDS.
- PROTECT EXISTING GAS UTILITY STATION AND ADJACENT GAS LINE TO REMAIN IN PLACE.
- CONTRACTOR TO COORDINATE WITH OWNERS BEFORE DEMOLITION OF EXISTING BUILDINGS.



FOR REFERENCE ONLY

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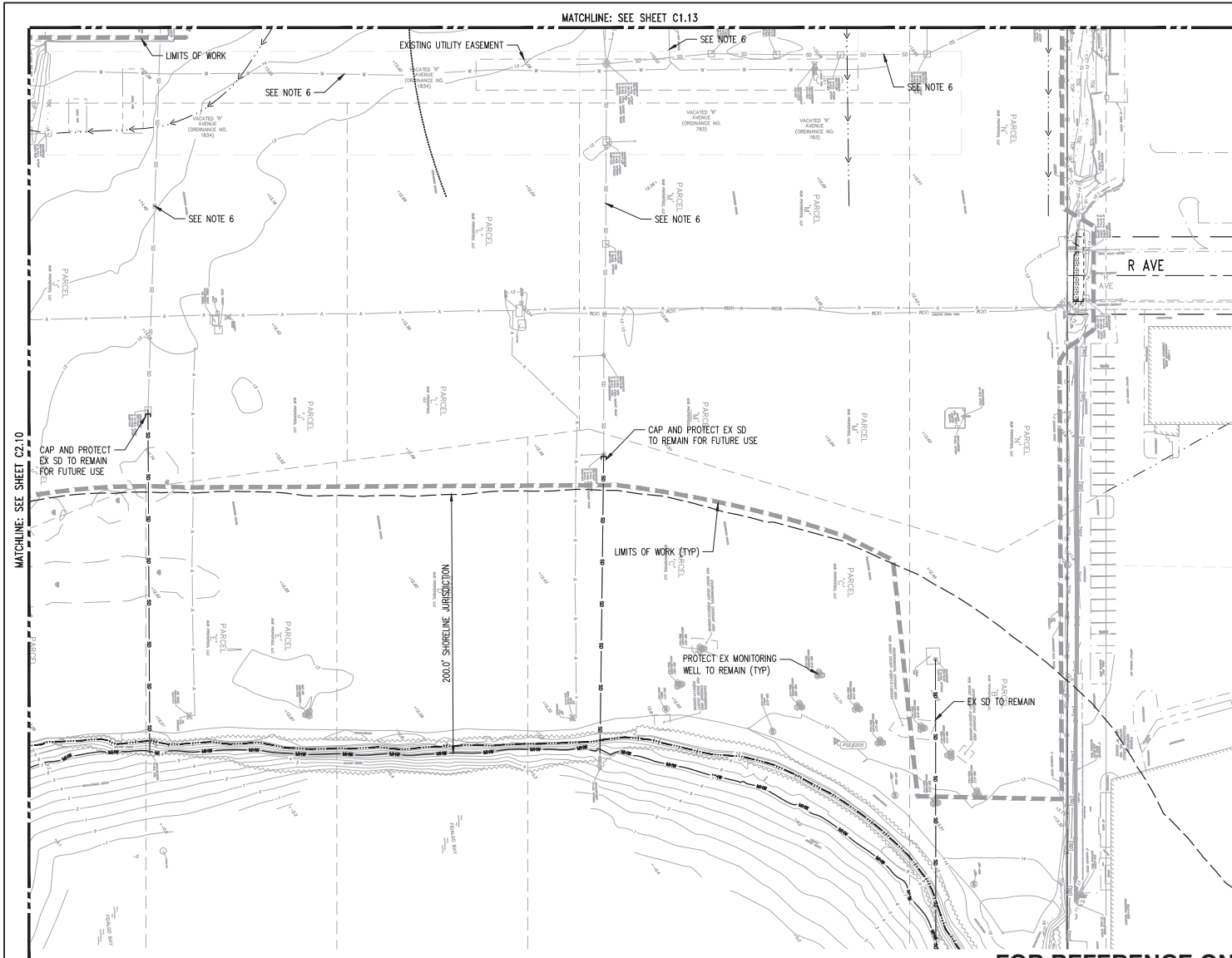
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DEMOLITION PLAN

SHEET
C2.10

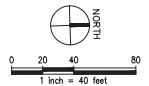
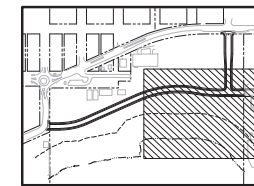


DEMOLITION LEGEND:

	PROPERTY LINE
	LIMITS OF WORK
	MEAN HIGH WATER LINE
	SAWCUT LINE
	REMOVE CONCRETE CURB
	REMOVE ASPHALT PAVEMENT
	REMOVE CONCRETE PAVEMENT

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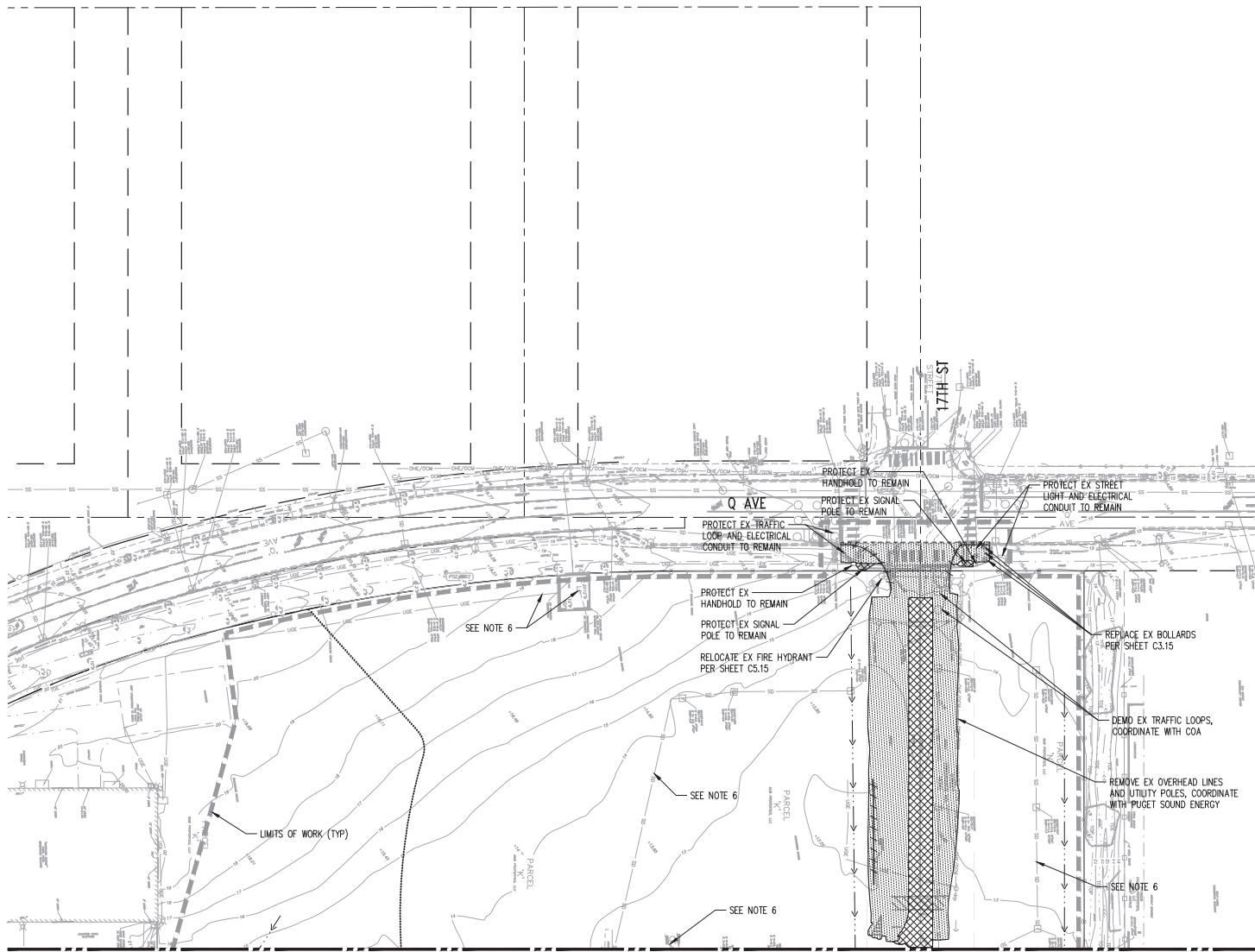
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DEMOLITION PLAN

SHEET
C2.11

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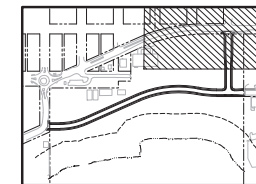


DEMOLITION LEGEND:

	PROPERTY LINE
	LIMITS OF WORK
	MEAN HIGH WATER LINE
	SAWCUT LINE
	REMOVE CONCRETE CURB
	REMOVE ASPHALT PAVEMENT
	REMOVE CONCRETE PAVEMENT

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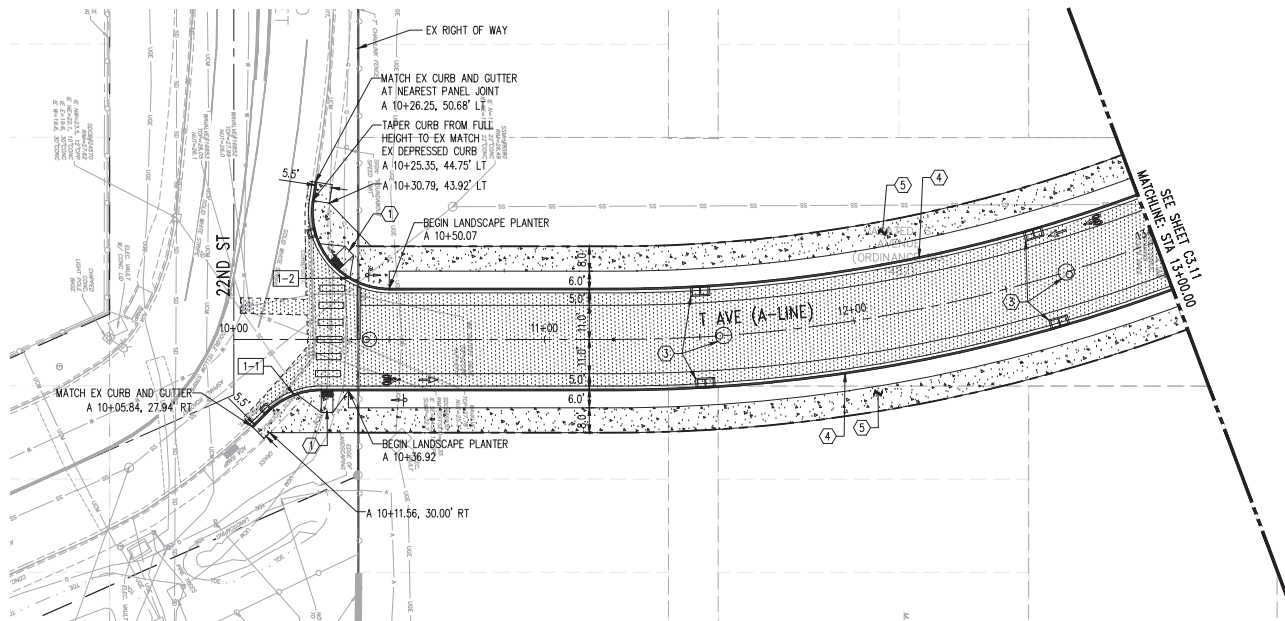
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DEMOLITION PLAN

SHEET

C2.12



CURVE 1-1			
PC	A 10+10.51, 23.29' RT		
1/4			
1/2			
3/4			
PT	A 10+28.15, 16.00' RT		
Δ	44°53'03"	R= 25.00'	L= 19.58'

CURVE 1-2			
PC	A 10+25.35, 44.75' LT		
1/4			
1/2			
3/4			
PT	A 10+50.07, 16.00' LT		
Δ	98°37'06"	R= 25.00'	L= 43.03'

GENERAL NOTES:

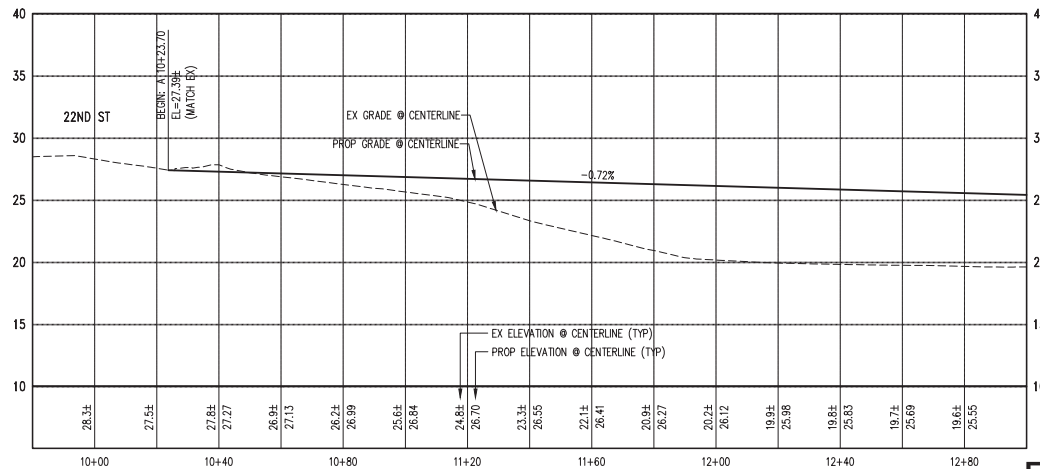
1. SEE SHEET C0.01 AND C0.02 FOR EXISTING LEGEND, NOTES, ABBREVIATIONS, AND COA STANDARD NOTES.
2. SEE SHEET C3.50 FOR TYPICAL ROADWAY SECTIONS.
3. SEE SHEET FOR C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
4. SEE SHEETS C4.10 - C4.18 FOR DETAILED GRADING INFORMATION AND ADDITIONAL HORIZONTAL CONTROL INFORMATION.
5. ALL DIMENSIONS AND STATION OFFSETS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
6. SEE SHEET C6.10 & C6.11 FOR CHANNELIZATION AND SIGNAGE INFORMATION.

PAVING LEGEND:

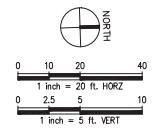
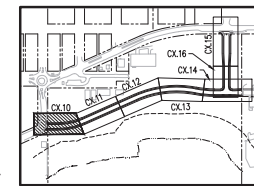
- PROPERTY LINE
- CENTERLINE
- SAWCUT LINE
- CONCRETE CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- [X-X] CURVE NUMBER
- BOLLARD

CONSTRUCTION NOTES:

1. TYPE A PERPENDICULAR CURB RAMP PER WSDOT STD PLAN F-40.15-03 WITH DETECTABLE WARNING SURFACE (COLOR SHALL BE WHITE). RAMP AND WINGS SHALL BE STAMPED WITH 1-INCH CONSTRUCTION FENCING PER COA REQUIREMENTS.
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3. UTILITY STRUCTURE FOR REFERENCE. SEE SHEETS C4.10 - C4.18 AND C5.10 - C5.16 FOR LOCATIONS AND MORE INFORMATION.
4. CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER WSDOT STD PLAN F-10.12-03.
5. CEMENT CONCRETE SIDEWALK PER WSDOT STD PLAN F-30.10-03.
6. BOLLARD TYPE 1 PER WSDOT STD PLAN H-6.10-01.



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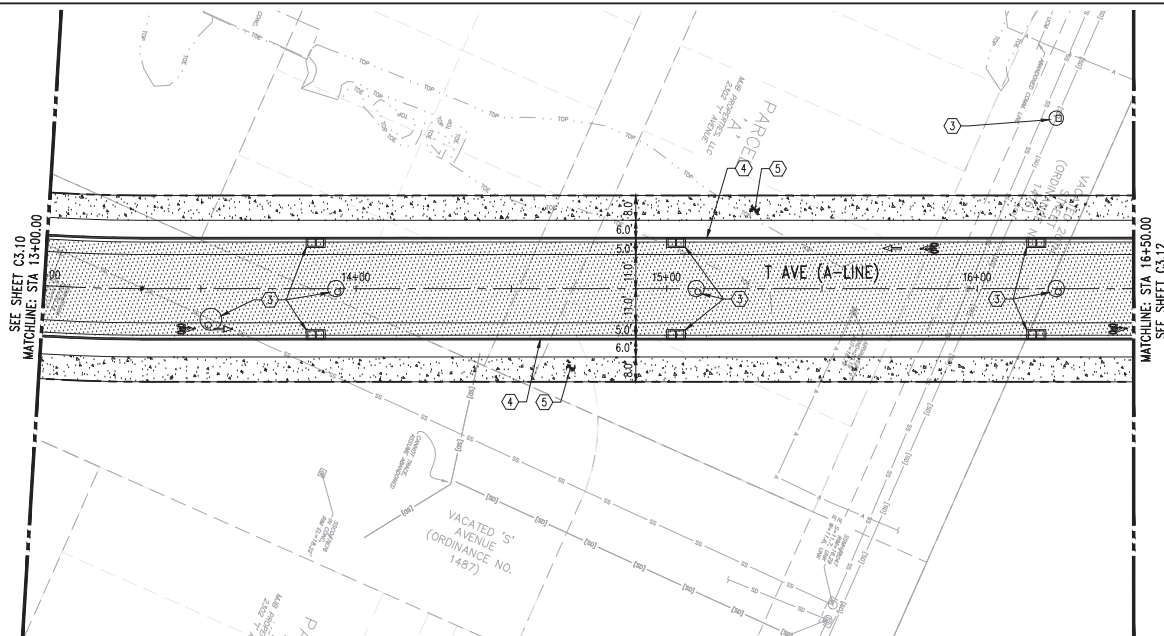
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PAVING AND ROADWAY PLAN AND PROFILE

SHEET
C3.10



GENERAL NOTES:

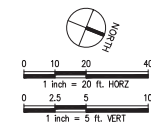
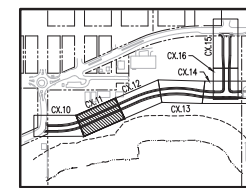
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5. ALL DIMENSIONS AND STATION OFFSETS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
6. SEE SHEET C6.10 & C6.11 FOR CHANNELIZATION AND SIGNAGE INFORMATION.

PAVING LEGEND:

- PROPERTY LINE
- CENTERLINE
- SAWCUT LINE
- CONCRETE CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- [X-X] CURVE NUMBER
- BOLLARD

CONSTRUCTION NOTES:

1. TYPE A PERPENDICULAR CURB RAMP PER WSDOT STD PLAN F-40.15-03 WITH DETECTABLE WARNING SURFACE (COLOR SHALL BE WHITE). RAMP AND WINGS SHALL BE STAMPED WITH 1-INCH CONSTRUCTION FENCING PER COA REQUIREMENTS.
2. TYPE A PARALLEL CURB RAMP PER WSDOT STD PLAN F-40.12-03 WITH DETECTABLE WARNING SURFACE (COLOR SHALL BE WHITE). RAMP AND WINGS SHALL BE STAMPED WITH 1-INCH CONSTRUCTION FENCING PER COA REQUIREMENTS.
3. UTILITY STRUCTURE FOR REFERENCE. SEE SHEETS C4.10 - C4.18 AND C5.10 - C5.16 FOR LOCATIONS AND MORE INFORMATION.
4. CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER WSDOT STD PLAN F-10.12-03.
5. CEMENT CONCRETE SIDEWALK PER WSDOT STD PLAN F-30.10-03.
6. BOLLARD TYPE 1 PER WSDOT STD PLAN H-6.10-01.



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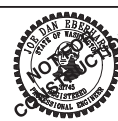
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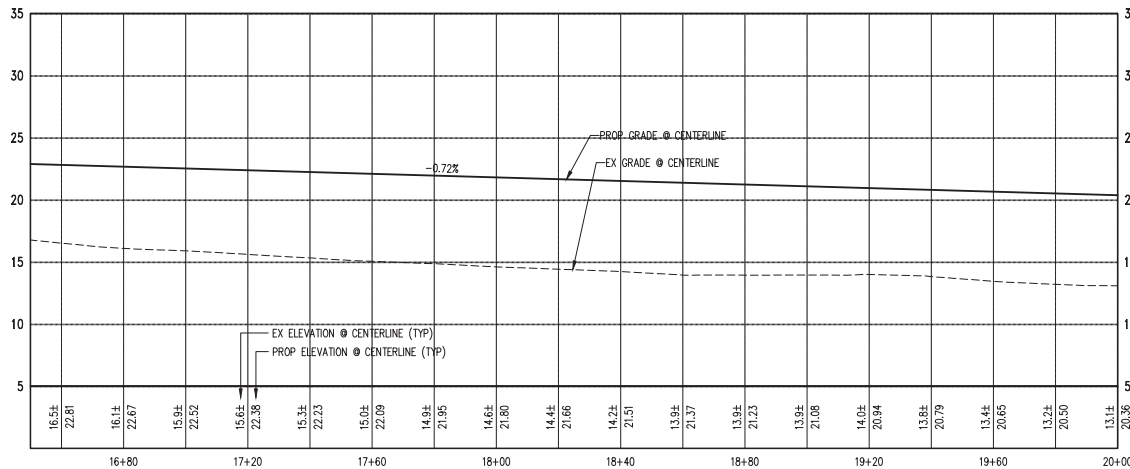
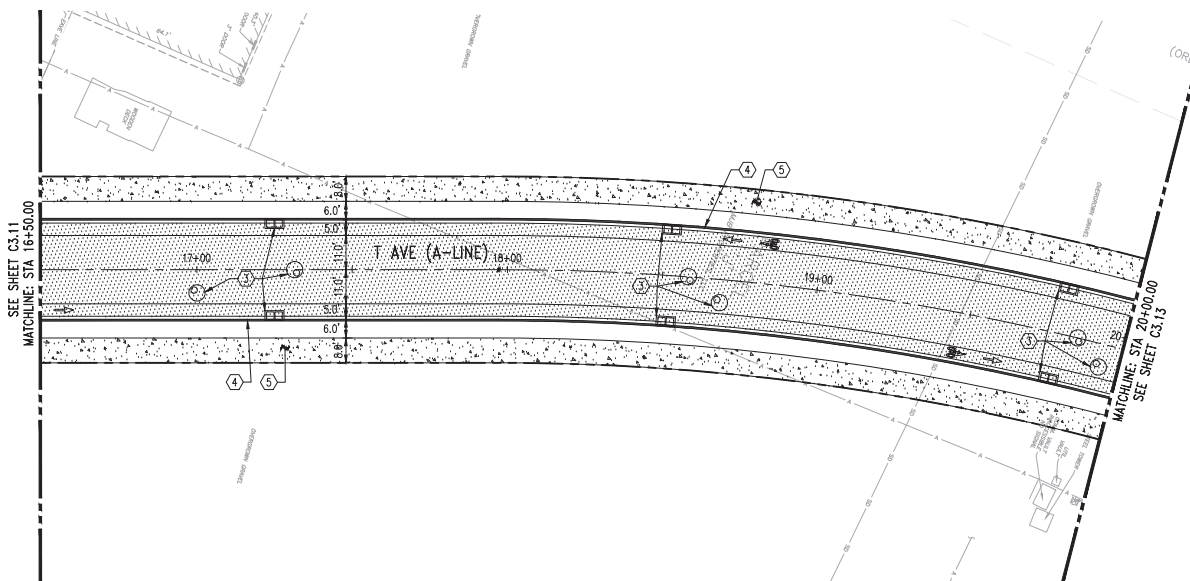
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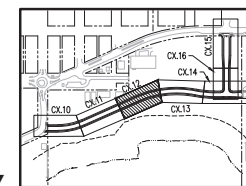


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PAVING AND ROADWAY PLAN AND PROFILE

SHEET
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GENERAL NOTES:

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PAVING LEGEND:

- PROPERTY LINE
- - - CENTERLINE
- - - SAWCUT LINE
- ==== CONCRETE CURB AND GUTTER
- [Pattern] ASPHALT PAVEMENT
- [Pattern] CONCRETE SIDEWALK
- [X-X] CURVE NUMBER
- BOLLARD

CONSTRUCTION NOTES:

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6. BOLLARD TYPE 1 PER WSDOT STD PLAN H-6.10-01.

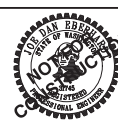
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H 1"=20' V 1"=5'

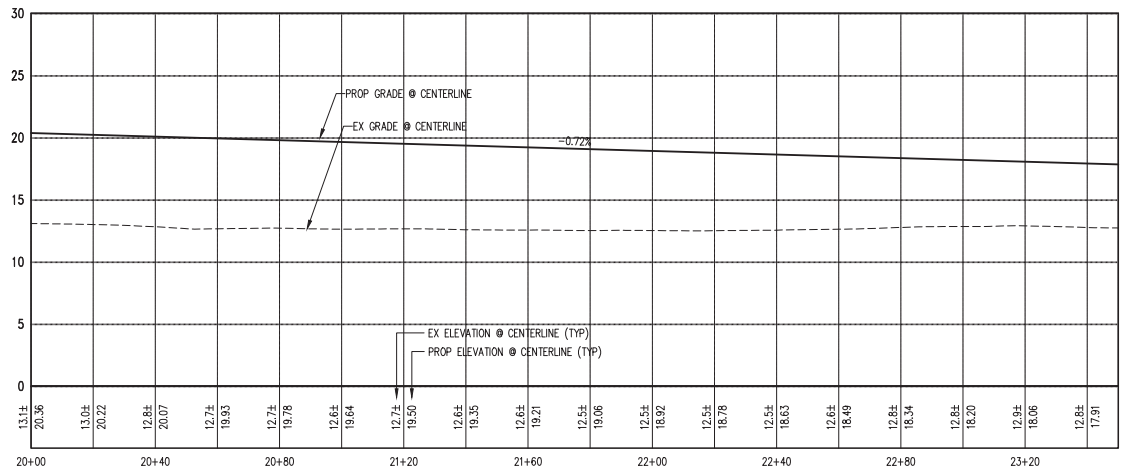
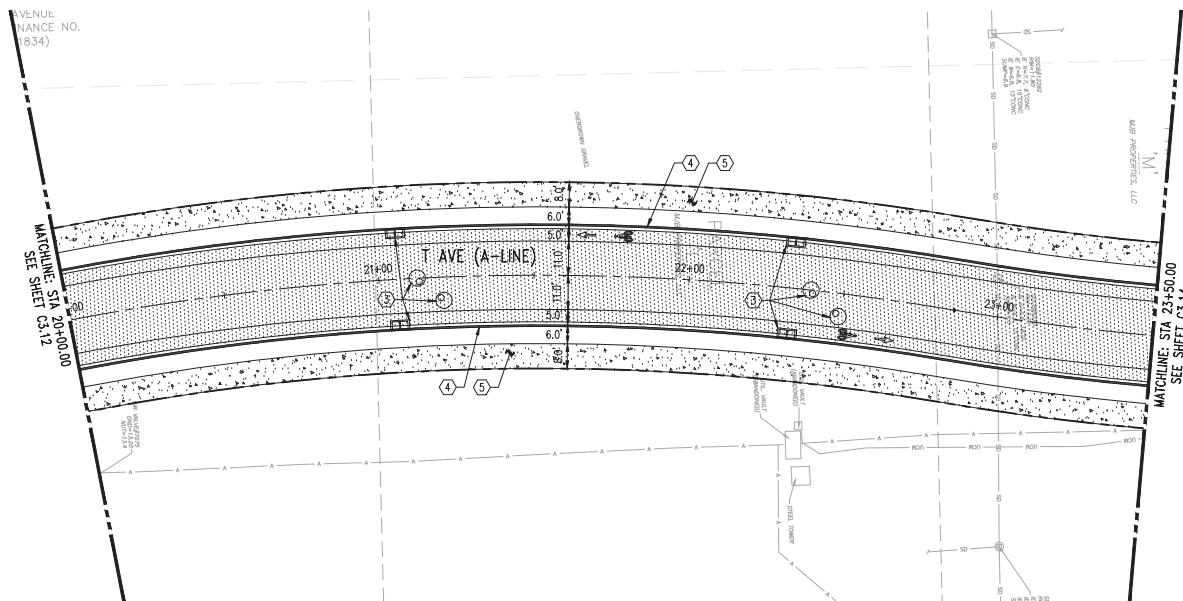
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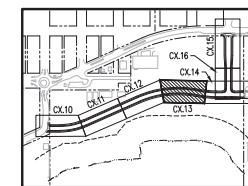


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C3.12



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- [Pattern] CONCRETE SIDEWALK
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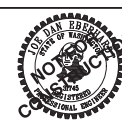
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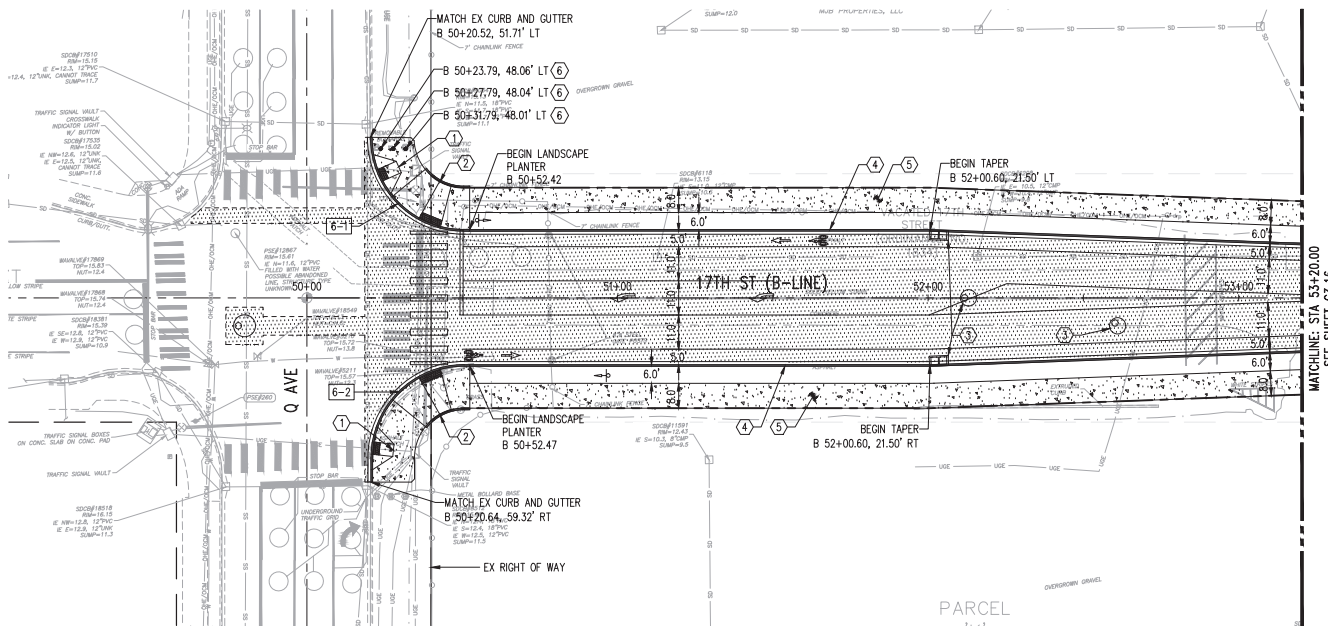
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PAVING AND ROADWAY PLAN AND PROFILE

SHEET
C3.13



CURVE 6-1	
PC	B 50+20.52, 51.71' LT
1/4	
3/4	
PT	B 50+50.52, 21.50' LT
$\Delta = 90^\circ 23' 45''$ $R = 30.00'$ $L = 47.33'$	

CURVE 6-2	
PC	B 52+00.64, 51.53' RT
1/4	
3/4	
PT	B 50+50.64, 21.50' RT
$\Delta = 90^\circ 02' 54''$ $R = 30.00'$ $L = 47.15'$	

GENERAL NOTES:

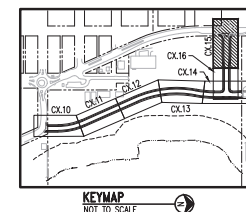
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PAVING LEGEND:

- PROPERTY LINE
- CENTERLINE
- SAWCUT LINE
- CONCRETE CURB AND GUTTER
- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- CURVE NUMBER
- BOLLARD

CONSTRUCTION NOTES:

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- CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER WSDOT STD PLAN F-10.12-03.
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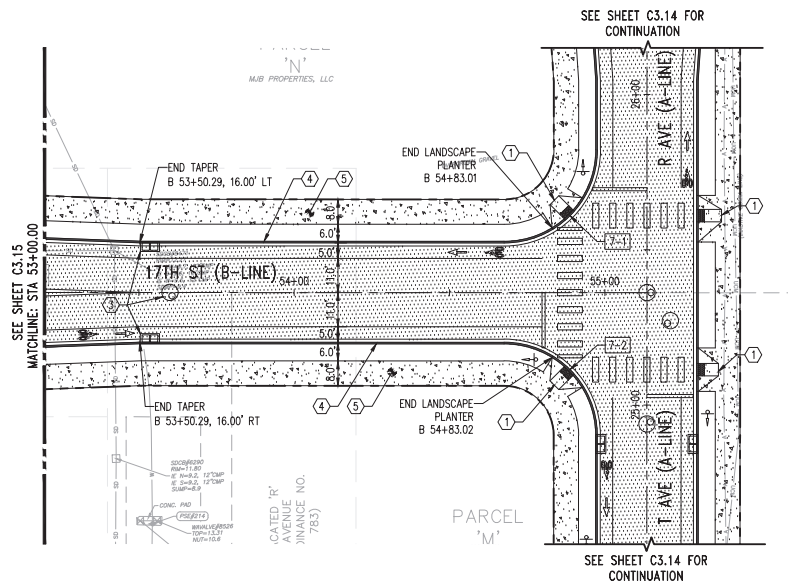


MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

PAVING AND ROADWAY PLAN AND PROFILE

SHEET

C3.15



CURVE 7-1			
PC	B 34+67.55, 16.00' LT		
1/4			
1/2			
3/4			
PT	A 25+82.20, 16.00' LT		
$\Delta = 90^{\circ}00'25''$ $R = 30.00'$ $L = 47.13'$			

CURVE 7-2			
PC	B 54+67.56, 16.00' RT		
1/4			
1/2			
3/4			
PT	A 24+90.20, 16.00' LT		
$\Delta = 89^{\circ}59'35''$ $R = 30.00'$ $L = 47.12'$			

GENERAL NOTES:

- SEE SHEET C0.01 AND C0.02 FOR EXISTING LEGEND, NOTES, ABBREVIATIONS, AND COA STANDARD NOTES.
- SEE SHEET C3.50 FOR TYPICAL ROADWAY SECTIONS.
- SEE SHEET FOR C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
- SEE SHEETS C4.10 - C4.18 FOR DETAILED GRADING INFORMATION AND ADDITIONAL HORIZONTAL CONTROL INFORMATION.
- ALL DIMENSIONS AND STATION OFFSETS ARE TO FACE OF CURB UNLESS NOTED OTHERWISE.
- SEE SHEET C6.10 & C6.11 FOR CHANNELIZATION AND SIGNAGE INFORMATION.

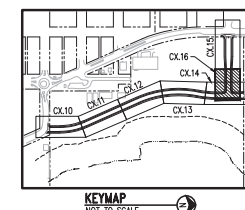
PAVING LEGEND:

- PROPERTY LINE
- - - CENTERLINE
- - - SAWCUT LINE
- ===== CONCRETE CURB AND GUTTER
- ===== ASPHALT PAVEMENT
- ===== CONCRETE SIDEWALK
- [X-X] CURVE NUMBER
- BOLLARD

CONSTRUCTION NOTES:

- TYPE A PERPENDICULAR CURB RAMP PER WSDOT STD PLAN F-40.15-03 WITH DETECTABLE WARNING SURFACE (COLOR SHALL BE WHITE). RAMP AND WINGS SHALL BE STAMPED WITH 1-INCH CONSTRUCTION FENCING PER COA REQUIREMENTS.
- TYPE A PARALLEL CURB RAMP PER WSDOT STD PLAN F-40.12-03 WITH DETECTABLE WARNING SURFACE (COLOR SHALL BE WHITE). RAMP AND WINGS SHALL BE STAMPED WITH 1-INCH CONSTRUCTION FENCING PER COA REQUIREMENTS.
- UTILITY STRUCTURE FOR REFERENCE. SEE SHEETS C4.10 - C4.18 AND C5.10 - C5.16 FOR LOCATIONS AND MORE INFORMATION.
- CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER WSDOT STD PLAN F-10.12-03.
- CEMENT CONCRETE SIDEWALK PER WSDOT STD PLAN F-30.10-03.
- BOLLARD TYPE 1 PER WSDOT STD PLAN H-6.10-01.

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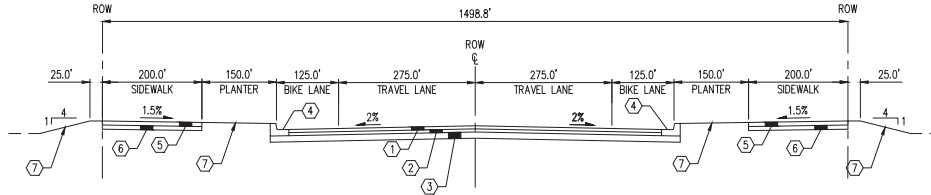
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1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.
PAVING AND ROADWAY PLAN AND PROFILE

SHEET
C3.16

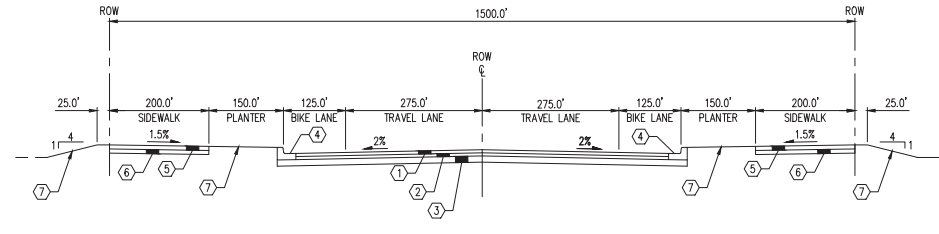
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addtl

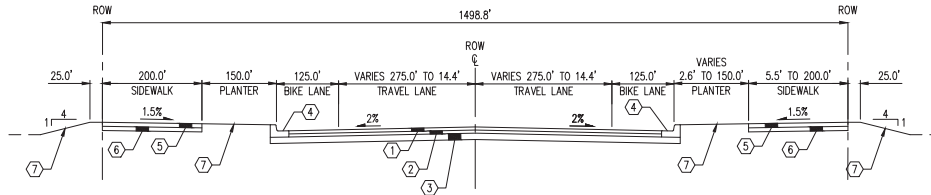
Feb 19, 2021 - 5:26pm



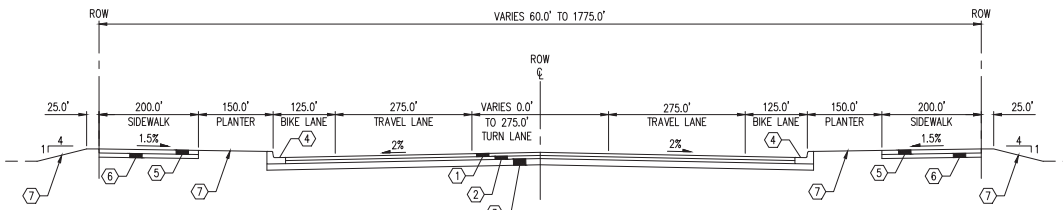
T AVE - TYPICAL ROADWAY SECTION
A 10+14.24 TO A 25+36.19
SCALE 1"=5'



17TH ST - TYPICAL ROADWAY SECTION
B 53+49.99 TO B 55+13.55
NTS



R AVE - TYPICAL ROADWAY SECTION
A 25+36.19 TO A 26+67.38
SCALE 1"=5'



17TH ST - TYPICAL ROADWAY SECTION
B 50+18.64 TO B 53+49.99
SCALE 1"=5'

CONSTRUCTION NOTES:

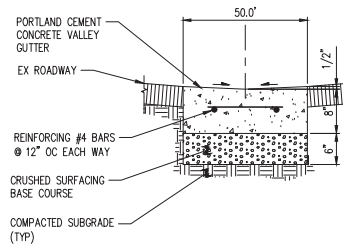
- ① 3" HMA PG 64-22 ASPHALT CONCRETE PAVEMENT
- ② 3" CRUSHED SURFACING TOP COURSE OR ASPHALT TREATED BASE
- ③ 8" GRAVEL BORROW OVER COMPACTED SUBGRADE
- ④ CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER WSDOT F-10.12-03
- ⑤ 4" CEMENT CONCRETE SIDEWALK PER WSDOT STD PLAN F-30.10-03
- ⑥ 4" CRUSHED SURFACING TOP COURSE
- ⑦ SLOPES AND PLANTER SHALL BE STABILIZED WITH TOPSOIL AND HYDROSEED, GRASS SOD OR OTHER PLANTING/SURFACING MATERIALS ACCEPTABLE TO THE PUBLIC WORKS DIRECTOR.

GENERAL NOTE:

LOCATIONS SHOWN ARE TYPICAL. SEE PAVING AND ROADWAY PLANS FOR HORIZONTAL CONTROL AND LIMITS

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NO.	DATE	BY	CHD.	APPR.	REVISION	CHECKED BY KEC	APPROVED BY JDE					
						DATE 02/19/2020						
						J O B No. :1900301						
							SCALE: AS SHOWN					



CONCRETE VALLEY GUTTER DETAIL

NTS

1
C3.14

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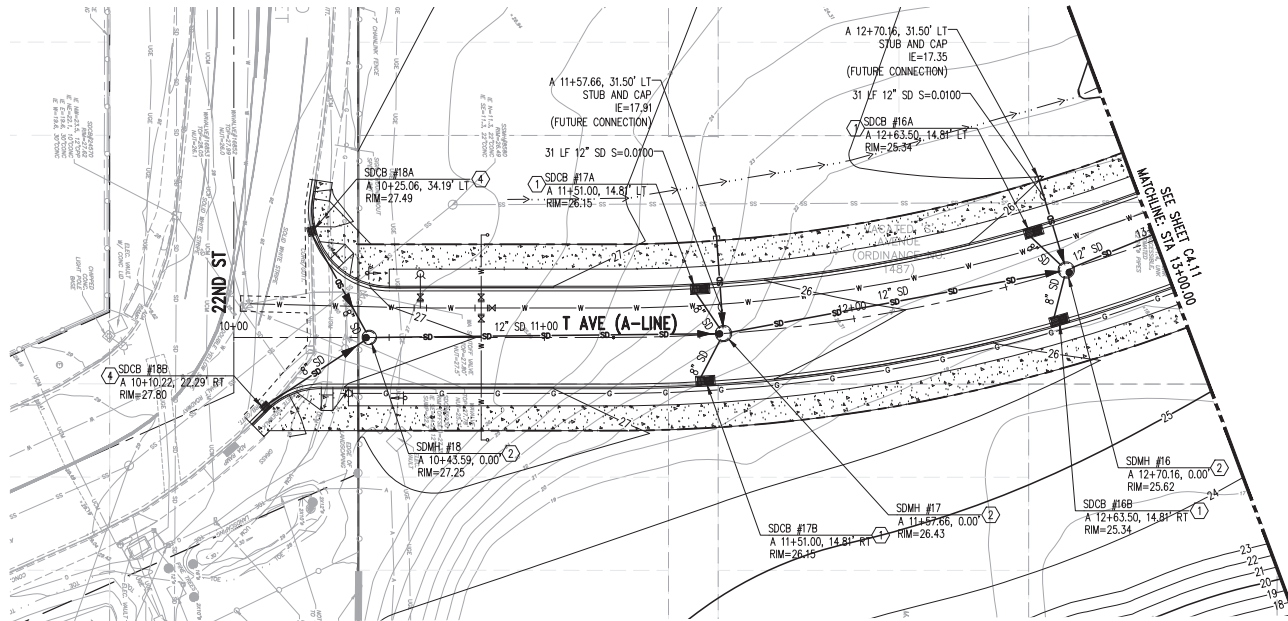
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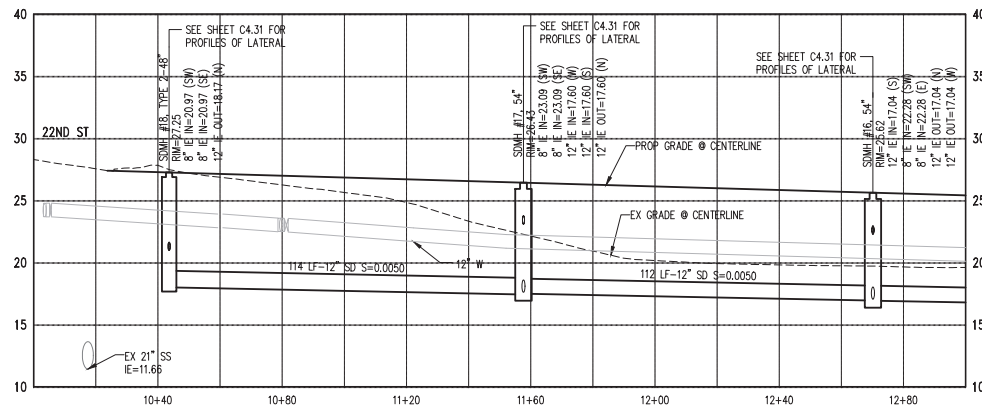
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PAVING DETAILS

SHEET
C3.51



SEE SHEETS C7.10-C7.15 FOR GRADING
BEYOND THE LIMITS OF THE ROADWAY



GENERAL NOTES:

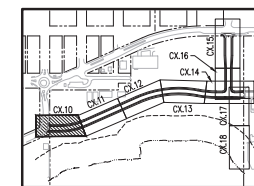
1. SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
2. SEE SHEET C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
3. ALL STORM DRAIN PIPE SHALL BE HOPE UNLESS OTHERWISE NOTED. SEE SHEET C0.02 FOR COA STANDARD STORM DRAIN NOTES.
4. STATION AND OFFSET ARE TO THE CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY GRATE OFFSETS AND LOCATION RELATIVE TO FACE OF CURB AND ADJUST AS NECESSARY.
5. SEE SHEET C3.50 FOR TYPICAL SECTIONS.
6. CONSTRUCT GRADES TO THE SPOT ELEVATIONS AND RIMS INDICATED AND PROVIDE CONSISTENT SLOPE BETWEEN SPOT ELEVATIONS. SPOT ELEVATIONS SHALL GOVERN AS THE PRIMARY METHOD OF SETTING GRADE, FOLLOWED BY SLOPES, AND THEN CONTOURS.
7. SEE SHEETS C4.30 & C4.31 FOR STORM DRAIN PROFILE INFORMATION FROM STORMFILTERS VAULTS.
8. SEE DETAIL 1 ON C4.50. FOR TYPICAL STORM DRAIN TRENCH SECTION.

GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- CENTERLINE
- 20' --- CONTOUR ELEVATION
- MEAN HIGH WATER LINE
- SD --- STORM DRAIN
- STORMFILTER VAULT
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- XX XX SPOT ELEVATION
- ▲ FLOW DIRECTION
- TEMPORARY AREA DRAIN

CONSTRUCTION NOTES:

1. STORMFILTER VAULT, SEE DETAIL 1 ON SHEET C4.50, RECTANGULAR VINED GRATE PER WSDOT STD PLAN B-30.30-03.
2. TYPE 3 MANHOLE PER WSDOT STANDARD B-15.60-02.
3. CATCH BASIN TYPE 2 PER WSDOT STD PLAN B-10.20-02.
4. CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20-02.
5. TEMPORARY NYLOPLAST 24" DRAIN BASIN, OR SIMILAR.



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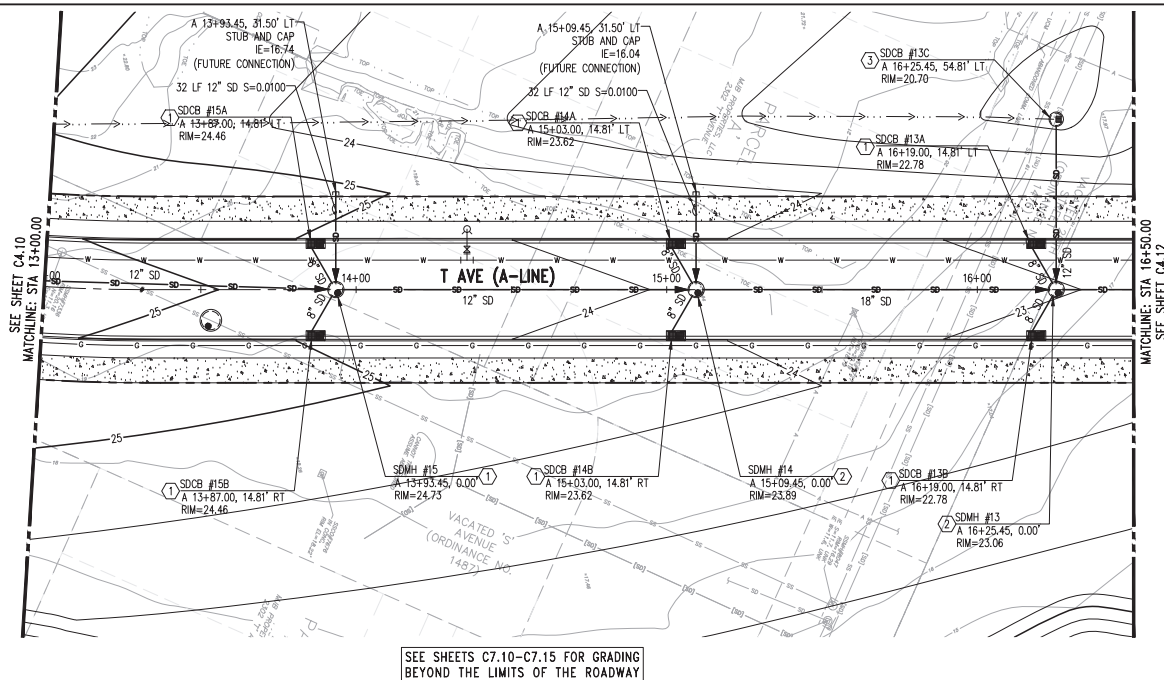


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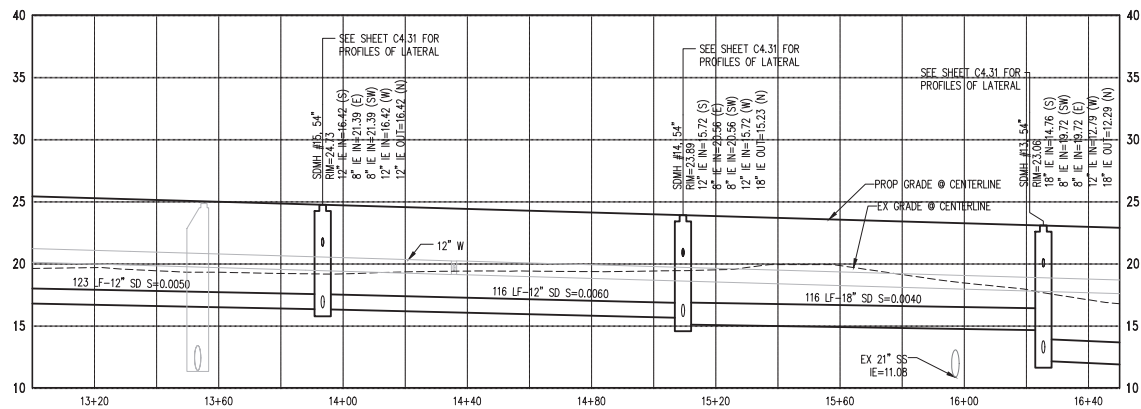
GRADING AND DRAINAGE PLAN AND PROFILE

SHEET

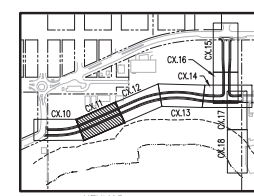
C4.10



SEE SHEETS C7.10-C7.15 FOR GRADING
BEYOND THE LIMITS OF THE ROADWAY



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GENERAL NOTES:

- SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
- SEE SHEET C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
- ALL STORM DRAIN PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED. SEE SHEET C0.02 FOR COA STANDARD STORM DRAIN NOTES.
- STATION AND OFFSET ARE TO THE CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY GRATE OFFSETS AND LOCATION RELATIVE TO FACE OF CURB AND ADJUST AS NECESSARY.
- SEE SHEET C3.50 FOR TYPICAL SECTIONS.
- CONSTRUCT GRADES TO THE SPOT ELEVATIONS AND RIMS INDICATED AND PROVIDE CONSISTENT SLOPE BETWEEN SPOT ELEVATIONS. SPOT ELEVATIONS SHALL GOVERN AS THE PRIMARY METHOD OF SETTING GRADE, FOLLOWED BY SLOPES, AND THEN CONTOURS.
- SEE SHEETS C4.30 & C4.31 FOR STORM DRAIN PROFILE INFORMATION FROM STORMFILTERS VAULTS.
- SEE DETAIL 1 ON C4.50 FOR TYPICAL STORM DRAIN TRENCH SECTION.

GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- CENTERLINE
- CONTOUR ELEVATION
- MEAN HIGH WATER LINE
- STORM DRAIN
- STORMFILTER VAULT
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- SPOT ELEVATION
- FLOW DIRECTION
- TEMPORARY AREA DRAIN

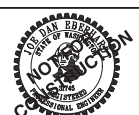
CONSTRUCTION NOTES:

- STORMFILTER VAULT. SEE DETAIL 1 ON SHEET C4.50. RECTANGULAR VANED GRATE PER WSDOT STD PLAN B-30.30-03.
- TYPE 3 MANHOLE PER WSDOT STANDARD B-15.60-02.
- CATCH BASIN TYPE 2 PER WSDOT STD PLAN B-10.20-02.
- CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20-02.
- TEMPORARY NYOPLAST 24" DRAIN BASIN, OR SIMILAR.

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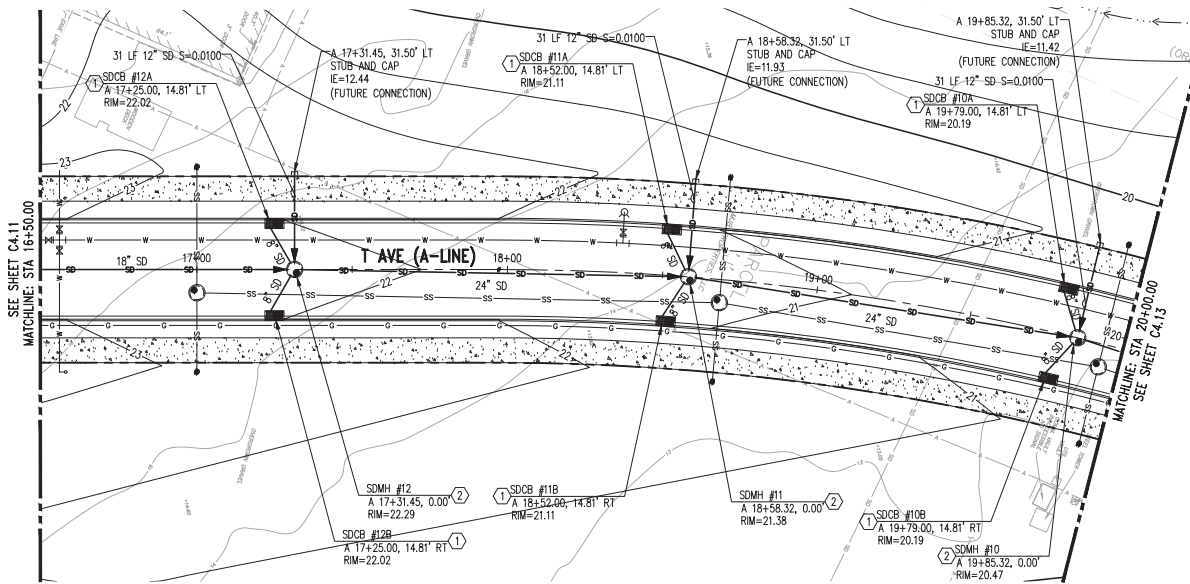
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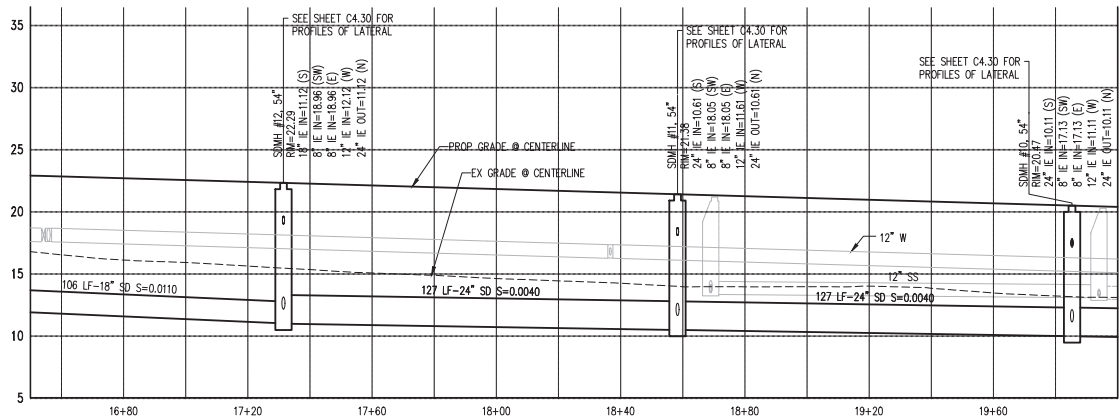
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GRADING AND DRAINAGE PLAN AND PROFILE

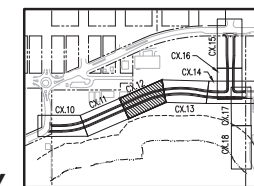
SHEET
C4.11



SEE SHEETS C7.10-C7.15 FOR GRADING
BEYOND THE LIMITS OF THE ROADWAY



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GENERAL NOTES:

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2. SEE SHEET C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
3. ALL STORM DRAIN PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED. SEE SHEET C0.02 FOR COA STANDARD STORM DRAIN NOTES.
4. STATION AND OFFSET ARE TO THE CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY GRATE OFFSETS AND LOCATION RELATIVE TO FACE OF CURB AND ADJUST AS NECESSARY.
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7. SEE SHEETS C4.30 & C4.31 FOR STORM DRAIN PROFILE INFORMATION FROM STORMFILTER VAULTS.
8. SEE DETAIL 1 ON C4.50 FOR TYPICAL STORM DRAIN TRENCH SECTION.

GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- CENTERLINE
- CONTOUR ELEVATION
- MEAN HIGH WATER LINE
- STORM DRAIN
- STORMFILTER VAULT
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- SPOT ELEVATION
- FLOW DIRECTION
- TEMPORARY AREA DRAIN

CONSTRUCTION NOTES:

1. STORMFILTER VAULT. SEE DETAIL 1 ON SHEET C4.50. RECTANGULAR VANED GRATE PER WSDOT STD PLAN B-30.30-03.
2. TYPE 3 MANHOLE PER WSDOT STANDARD B-15.60-02.
3. CATCH BASIN TYPE 2 PER WSDOT STD PLAN B-10.20-02.
4. CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20-02.
5. TEMPORARY NYOPLAST 24" DRAIN BASIN, OR SIMILAR.

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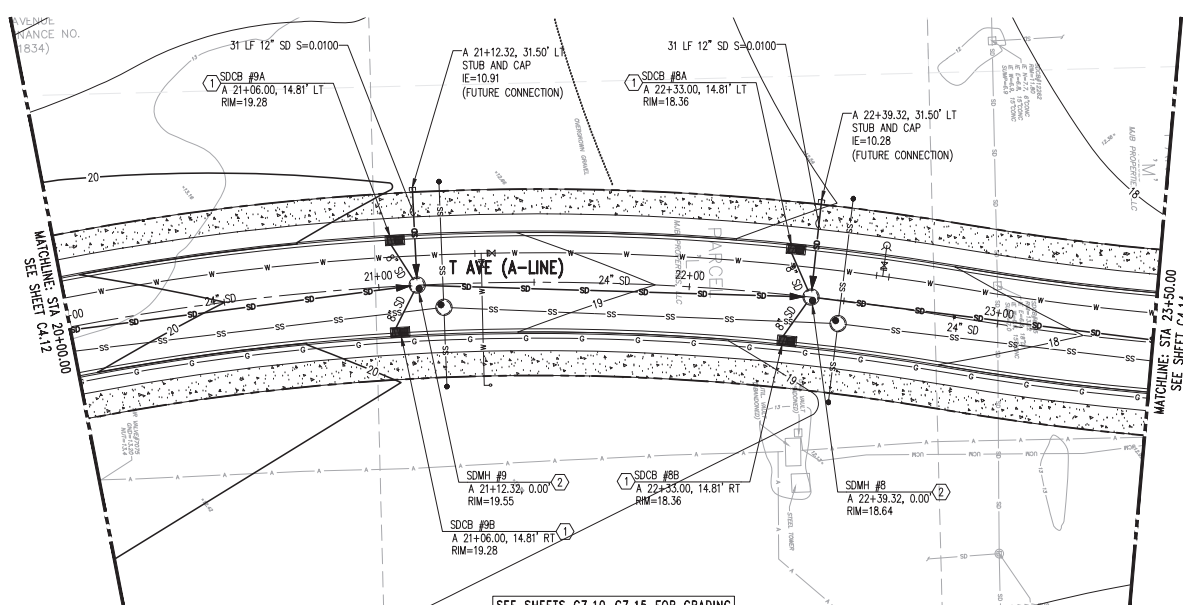
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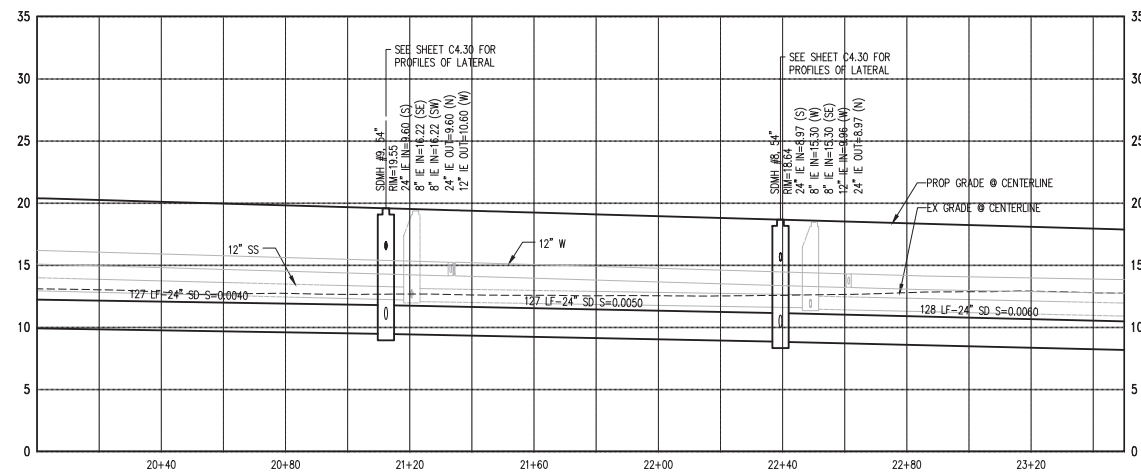
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GRADING AND DRAINAGE PLAN AND PROFILE

SHEET
C4.12



SEE SHEETS C7.10-C7.15 FOR GRADING
BEYOND THE LIMITS OF THE ROADWAY



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GENERAL NOTES:

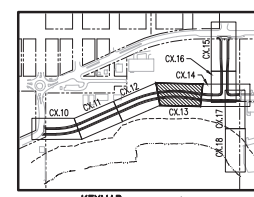
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- SEE SHEETS C4.30 & C4.31 FOR STORM DRAIN PROFILE INFORMATION FROM STORMFILTERS VAULTS.
- SEE DETAIL 1 ON C4.50 FOR TYPICAL STORM DRAIN TRENCH SECTION.

GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- CENTERLINE
- 20' CONTOUR ELEVATION
- MEAN HIGH WATER LINE
- STORM DRAIN
- STORMFILTER VAULT
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- SPOT ELEVATION
- FLOW DIRECTION
- TEMPORARY AREA DRAIN

CONSTRUCTION NOTES:

- STORMFILTER VAULT. SEE DETAIL 1 ON SHEET C4.50. RECTANGULAR VANED GRATE PER WSDOT STD PLAN B-30.30-03.
- TYPE 3 MANHOLE PER WSDOT STD PLAN B-15.60-02.
- CATCH BASIN TYPE 2 PER WSDOT STD PLAN B-10.20-02.
- CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20-02.
- TEMPORARY NYOPLAST 24" DRAIN BASIN, OR SIMILAR.



KEYMAP
NOT TO SCALE

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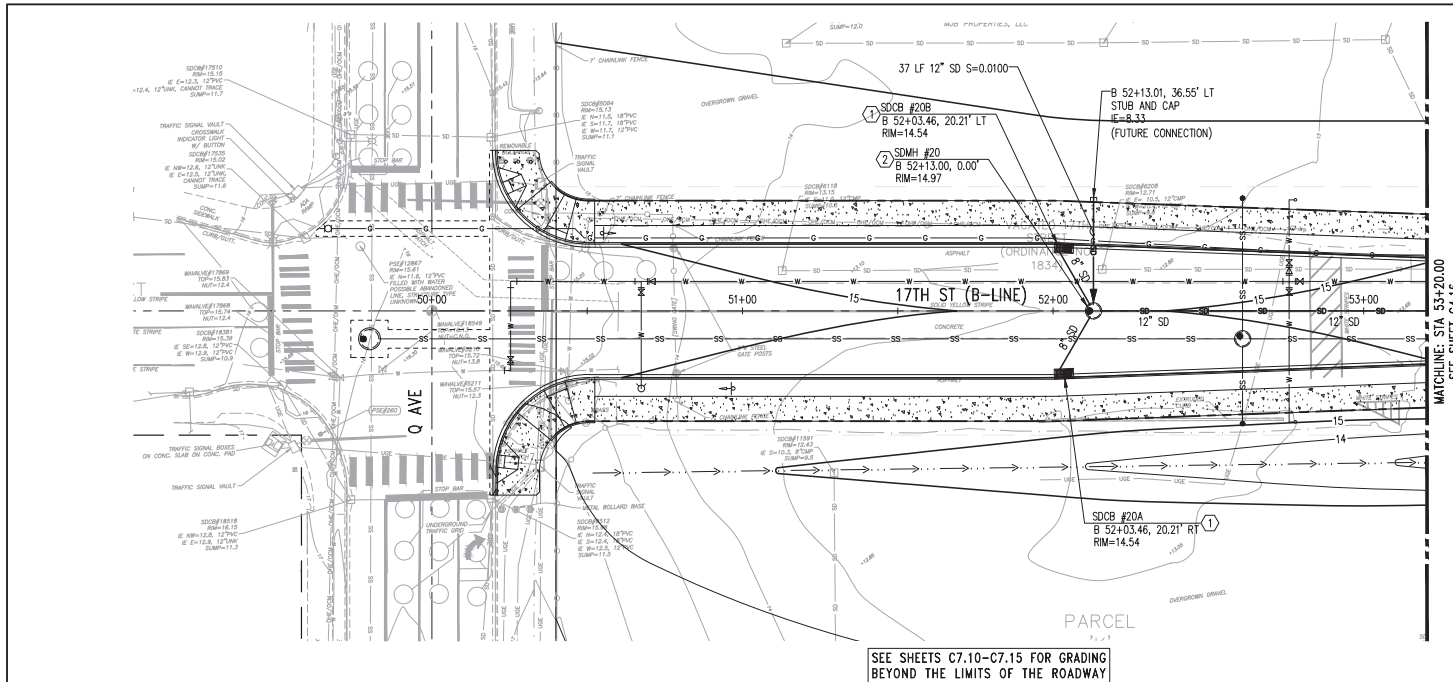
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GRADING AND DRAINAGE PLAN AND PROFILE

SHEET
C4.13



GENERAL NOTES:

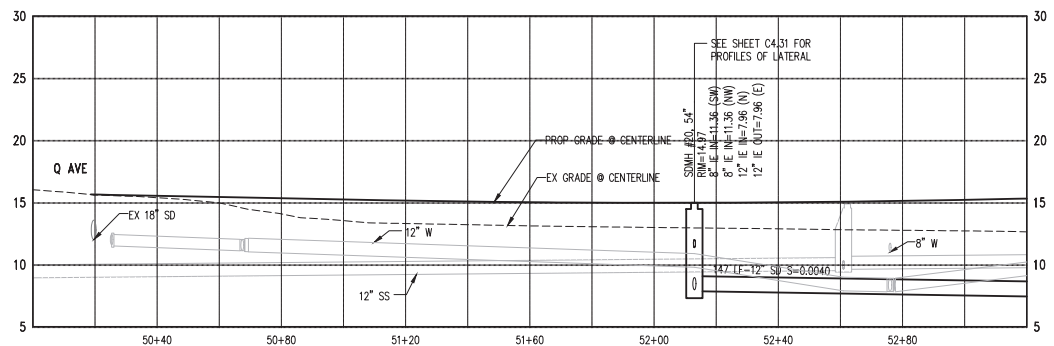
1. SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
2. SEE SHEET C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
3. ALL STORM DRAIN PIPE SHALL BE HOPE UNLESS OTHERWISE NOTED. SEE SHEET C0.02 FOR COA STANDARD STORM DRAIN NOTES.
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5. SEE SHEET C3.50 FOR TYPICAL SECTIONS.
6. CONSTRUCT GRADES TO THE SPOT ELEVATIONS AND RIMS INDICATED AND PROVIDE SUFFICIENT SLOPE BETWEEN SPOT ELEVATIONS. SPOT ELEVATIONS SHALL GOVERN AS THE PRIMARY METHOD OF SETTING GRADE, FOLLOWED BY SLOPES, AND THEN CONTOURS.
7. SEE SHEETS C4.30 & C4.31 FOR STORM DRAIN PROFILE INFORMATION FROM STORMFILTER VAULTS.
8. SEE DETAIL 1 ON C4.50 FOR TYPICAL STORM DRAIN TRENCH SECTION.

GRADING AND DRAINAGE LEGEND:

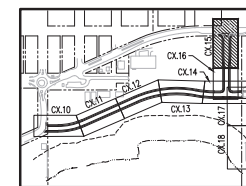
- PROPERTY LINE
- CENTERLINE
- CONTOUR ELEVATION
- MEAN HIGH WATER LINE
- STORM DRAIN
- STORMFILTER VAULT
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- SPOT ELEVATION
- FLOW DIRECTION
- TEMPORARY AREA DRAIN

CONSTRUCTION NOTES:

1. STORMFILTER VAULT, SEE DETAIL 1 ON SHEET C4.50, RECTANGULAR VANED GRATE PER WSDOT STD PLAN B-30.30-03.
2. TYPE 3 MANHOLE PER WSDOT STANDARD B-15.60-02.
3. CATCH BASIN TYPE 2 PER WSDOT STD PLAN B-10.20-02.
4. CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20-02.
5. TEMPORARY NYOPLAST 24" DRAIN BASIN, OR SIMILAR.



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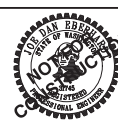
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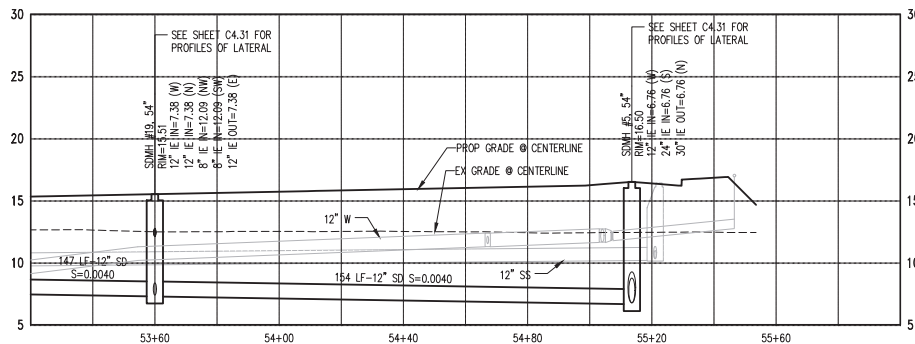
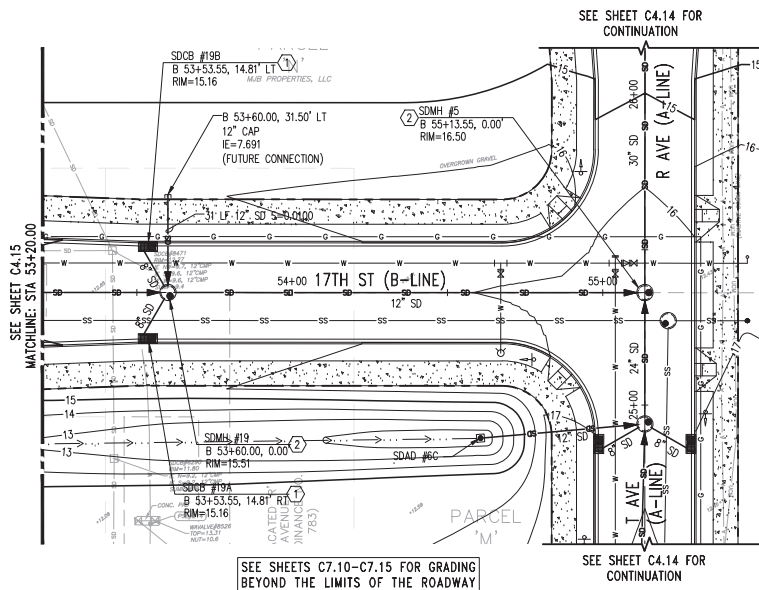
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1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

GRADING AND DRAINAGE PLAN AND PROFILE

SHEET
C4.15



GENERAL NOTES:

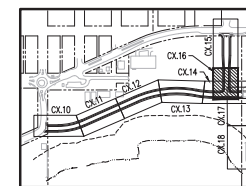
- SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
- SEE SHEET C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
- ALL STORM DRAIN PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED. SEE SHEET C0.02 FOR COA STANDARD STORM DRAIN NOTES.
- STATION AND OFFSET ARE TO THE CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY GRATE OFFSETS AND LOCATION RELATIVE TO FACE OF CURB AND ADJUST AS NECESSARY.
- SEE SHEET C3.50 FOR TYPICAL SECTIONS.
- CONSTRUCT GRADES TO THE SPOT ELEVATIONS AND RIMS INDICATED AND PROVIDE CONSISTENT SLOPE BETWEEN SPOT ELEVATIONS. SPOT ELEVATIONS SHALL GOVERN AS THE PRIMARY METHOD OF SETTING GRADE, FOLLOWED BY SLOPES, AND THEN CONTOURS.
- SEE SHEETS C4.30 & C4.31 FOR STORM DRAIN PROFILE INFORMATION FROM STORMFILTERS VAULTS.
- SEE DETAIL 1 ON C4.50 FOR TYPICAL STORM DRAIN TRENCH SECTION.

GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- CENTERLINE
- CONTOUR ELEVATION
- MEAN HIGH WATER LINE
- STORM DRAIN
- STORMFILTER VAULT
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- SPOT ELEVATION
- FLOW DIRECTION
- TEMPORARY AREA DRAIN

CONSTRUCTION NOTES:

- STORMFILTER VAULT, SEE DETAIL 1 ON SHEET C4.50, RECTANGULAR VANED GRATE PER WSDOT STD PLAN B-30.30-03.
- TYPE 3 MANHOLE PER WSDOT STANDARD B-15.60-02.
- CATCH BASIN TYPE 2 PER WSDOT STD PLAN B-10.20-02.
- CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20-02.
- TEMPORARY NYOPLAST 24" DRAIN BASIN, OR SIMILAR.



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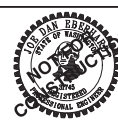
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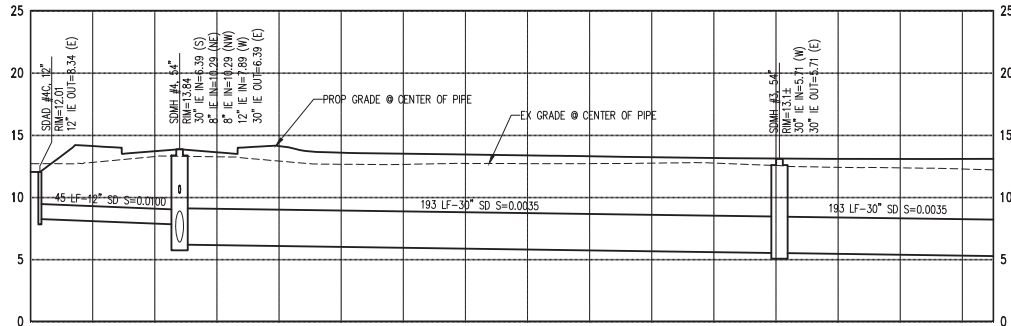
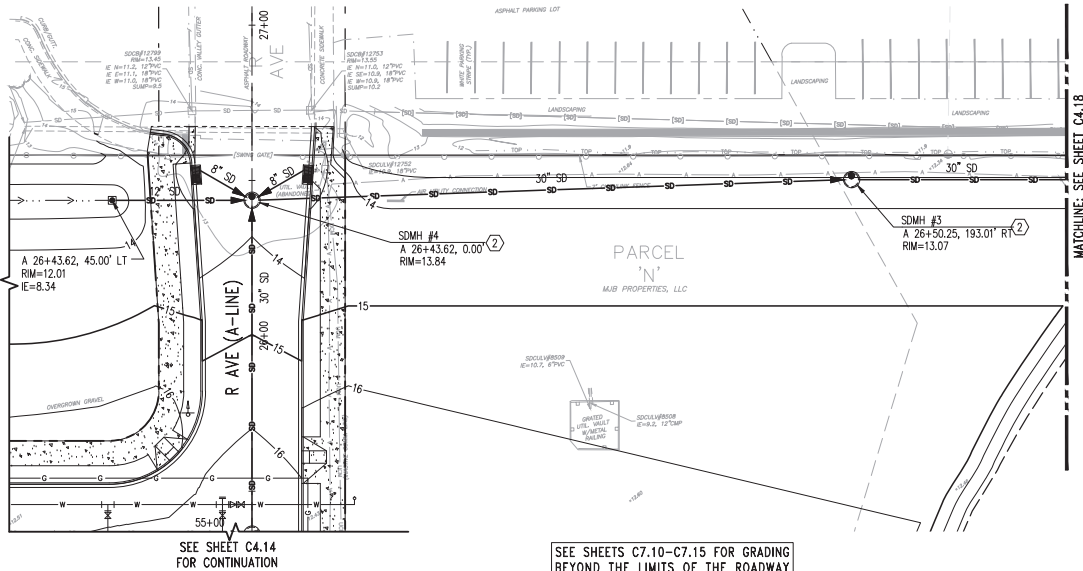
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GRADING AND DRAINAGE PLAN AND PROFILE

SHEET
C4.16

SEE SHEET C4.14 & C4.16
FOR CONTINUATION

GENERAL NOTES:

- SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
- SEE SHEET C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
- ALL STORM DRAIN PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED. SEE SHEET C0.02 FOR COA STANDARD STORM DRAIN NOTES.
- STATION AND OFFSET ARE TO THE CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY GRATE OFFSETS AND LOCATION RELATIVE TO FACE OF CURB AND ADJUST AS NECESSARY.
- SEE SHEET C3.50 FOR TYPICAL SECTIONS.
- CONSTRUCT GRADES TO THE SPOT ELEVATIONS AND RIMS INDICATED AND PROVIDE CONSISTENT SLOPE BETWEEN SPOT ELEVATIONS. SPOT ELEVATIONS SHALL GOVERN AS THE PRIMARY METHOD OF SETTING GRADE, FOLLOWED BY SLOPES, AND THEN CONTOURS.
- SEE SHEETS C4.30 & C4.31 FOR STORM DRAIN PROFILE INFORMATION FROM STORMFILTERS VAULTS.
- SEE DETAIL 1 ON C4.50, FOR TYPICAL STORM DRAIN TRENCH SECTION.

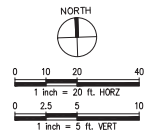
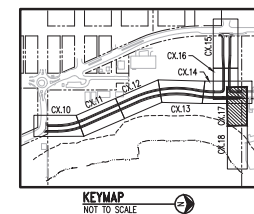
GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- CENTERLINE
- 20 --- CONTOUR ELEVATION
- MEAN HIGH WATER LINE
- SD --- STORM DRAIN
- STORMFILTER VAULT
- CATCH BASIN TYPE 1
- CATCH BASIN TYPE 2
- STORM DRAIN MANHOLE
- XXX SPOT ELEVATION
- ▶ FLOW DIRECTION
- TEMPORARY AREA DRAIN

CONSTRUCTION NOTES:

- STORMFILTER VAULT, SEE DETAIL 1 ON SHEET C4.50, RECTANGULAR VANED GRATE PER WSDOT STD PLAN B-30.30-03.
- TYPE 3 MANHOLE PER WSDOT STANDARD B-15.60-02.
- CATCH BASIN TYPE 2 PER WSDOT STD PLAN B-10.20-02.
- CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20-02.
- TEMPORARY NYOPLAST 24\"/>

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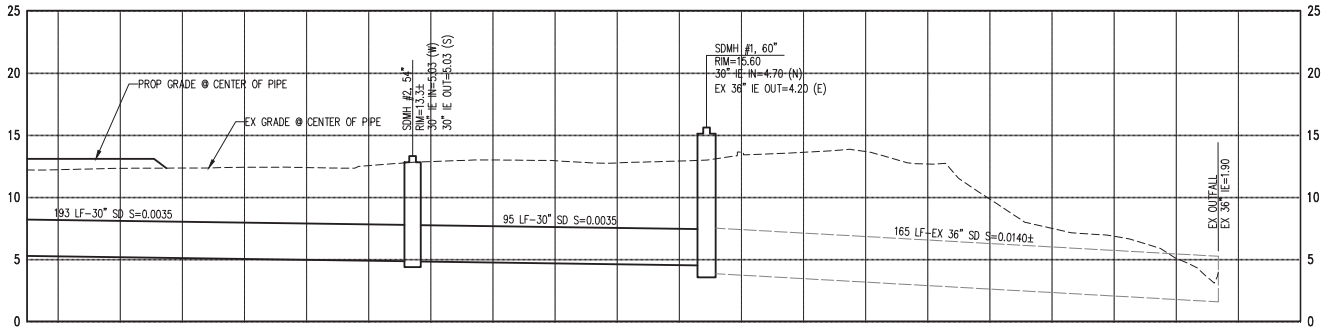
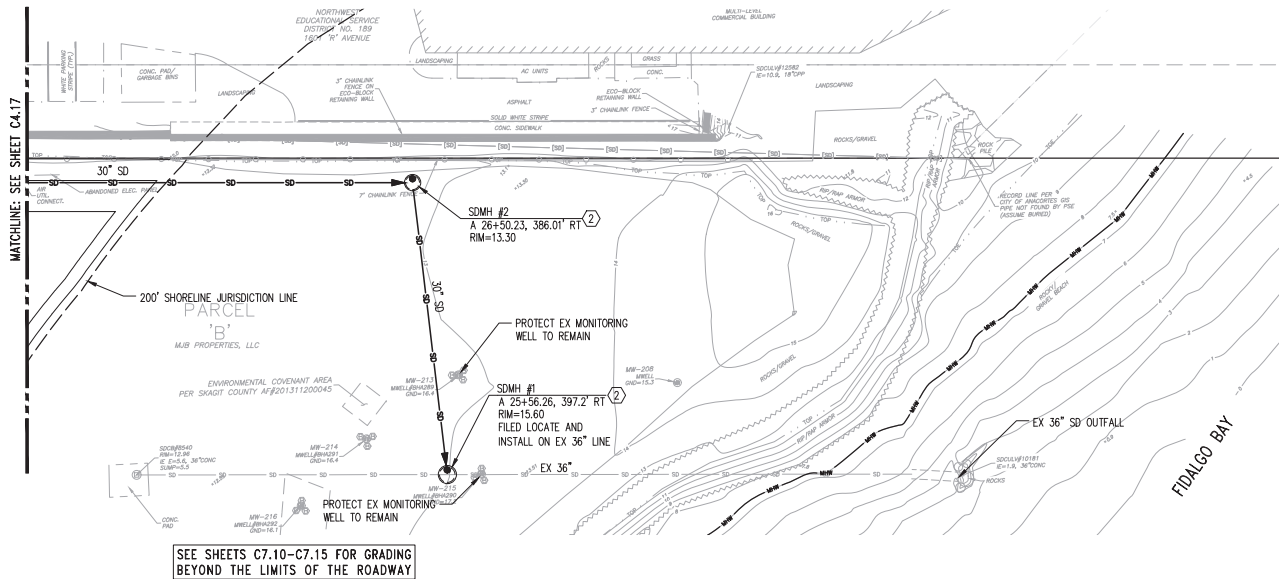


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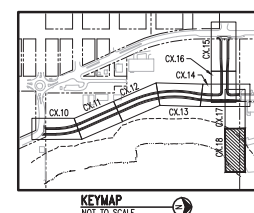
GRADING AND DRAINAGE PLAN AND PROFILE

SHEET

C4.17

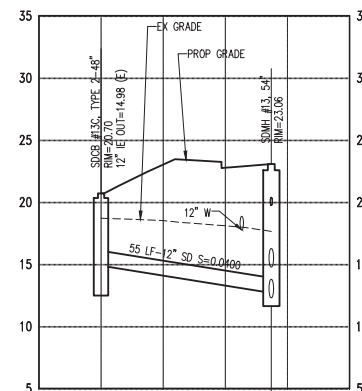
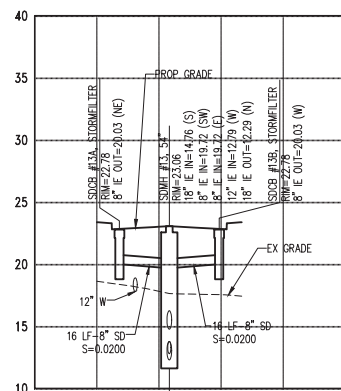
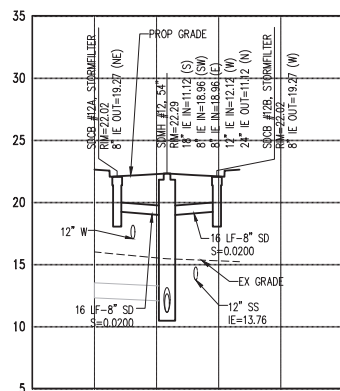
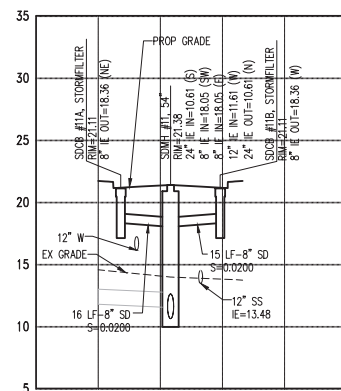
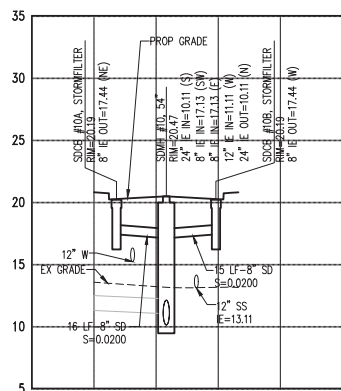
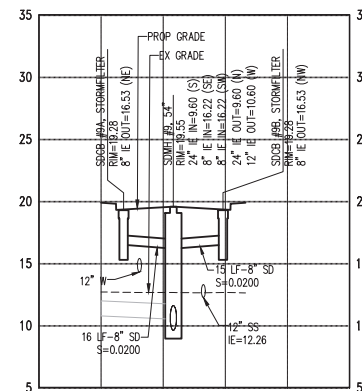
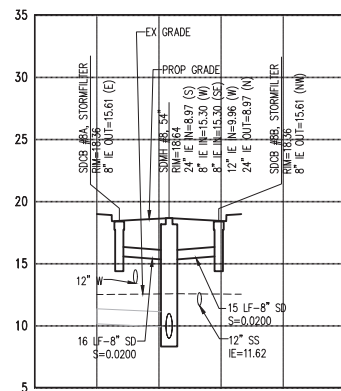
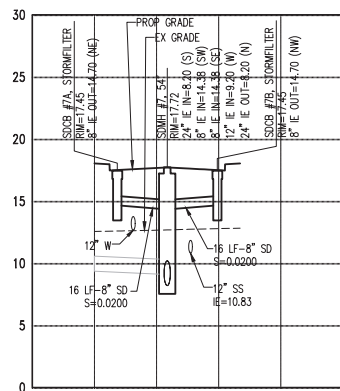
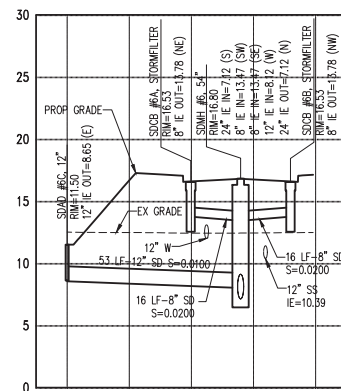
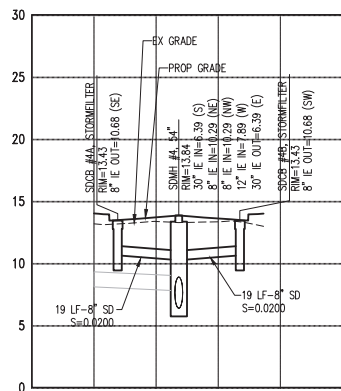


- GENERAL NOTES:**
- SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
 - SEE SHEET C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
 - ALL STORM DRAIN PIPE SHALL BE HDPE UNLESS OTHERWISE NOTED. SEE SHEET C0.02 FOR COA STANDARD STORM DRAIN NOTES.
 - STATION AND OFFSET ARE TO THE CENTER OF STRUCTURE. CONTRACTOR SHALL VERIFY GRADE OFFSETS AND LOCATION RELATIVE TO FACE OF CURB AND ADJUST AS NECESSARY.
 - SEE SHEET C3.50 FOR TYPICAL SECTIONS.
 - CONSTRUCT GRADES TO THE SPOT ELEVATIONS AND RIMS INDICATED AND PROVIDE CONSISTENT SLOPE BETWEEN SPOT ELEVATIONS. SPOT ELEVATIONS SHALL GOVERN AS THE PRIMARY METHOD OF SETTING GRADE, FOLLOWED BY SLOPES, AND THEN CONTOURS.
 - SEE SHEETS C4.30 & C4.31 FOR STORM DRAIN PROFILE INFORMATION FROM STORMFILTERS VAULTS.
 - SEE DETAIL 1 ON C4.50. FOR TYPICAL STORM DRAIN TRENCH SECTION.
- GRADING AND DRAINAGE LEGEND:**
- PROPERTY LINE
 - CENTERLINE
 - 20' CONTOUR ELEVATION
 - MEAN HIGH WATER LINE
 - STORM DRAIN
 - STORMFILTER VAULT
 - CATCH BASIN TYPE 1
 - CATCH BASIN TYPE 2
 - STORM DRAIN MANHOLE
 - SPOT ELEVATION
 - FLOW DIRECTION
 - TEMPORARY AREA DRAIN
- CONSTRUCTION NOTES:**
- STORMFILTER VAULT. SEE DETAIL 1 ON SHEET C4.50. RECTANGULAR VANED GRATE PER WSDOT STD PLAN B-30.30-03.
 - TYPE 3 MANHOLE PER WSDOT STD PLAN B-15.60-02.
 - CATCH BASIN TYPE 2 PER WSDOT STD PLAN B-10.20-02.
 - CATCH BASIN TYPE 1 PER WSDOT STD PLAN B-5.20-02.
 - TEMPORARY NYOPLAST 24" DRAIN BASIN, OR SIMILAR.



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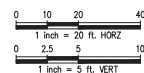
NO. DATE BY CHD. APPR. REVISION					DRAWN BY TNF CHECKED BY KEC DATE 02/19/2020 J O B No. :1900301	DESIGNED BY BSM/TSR APPROVED BY JDE SCALE: H 1"=20' V 1"=5'	CALL TWO BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555 kpff 1601 5th Avenue, Suite 1600 Seattle, WA 98101 206.622.5822 www.kpff.com	MJB NORTH ROADWAY - MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M. GRADING AND DRAINAGE PLAN AND PROFILE	SHEET C4.18
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LATERAL PROFILE 13

SCALE: HORIZ. 1"=20', VERT. 1"=5'

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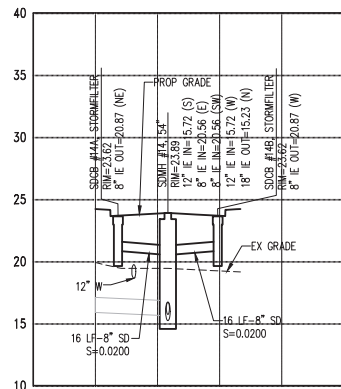


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DRAINAGE PROFILES

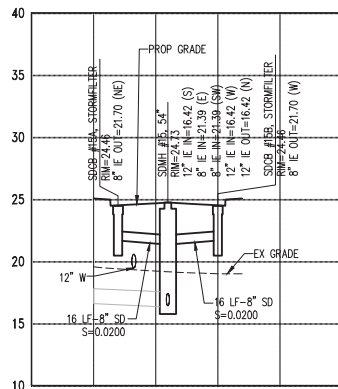
SHEET

C4.30



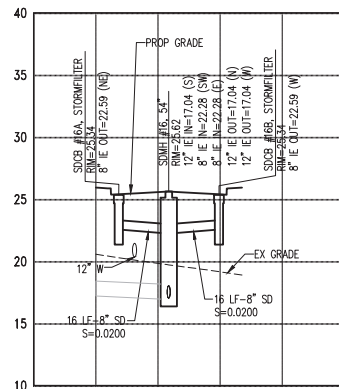
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SCALE: HORIZ. 1"=20', VERT. 1"=5'



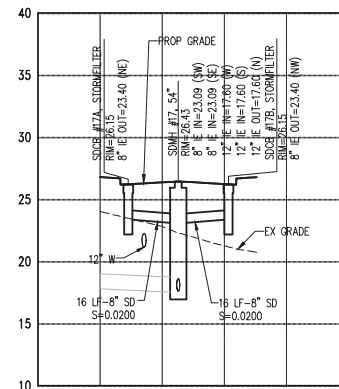
LATERAL PROFILE 15

SCALE: HORIZ. 1"=20', VERT. 1"=5'



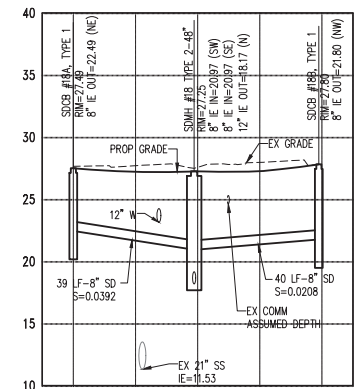
LATERAL PROFILE 16

SCALE: HORIZ. 1"=20', VERT. 1"=5'



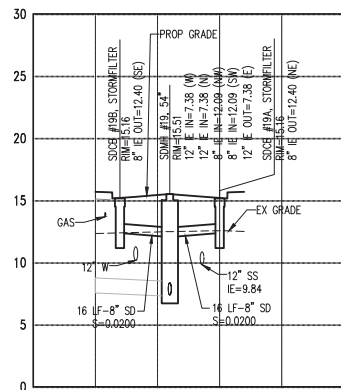
LATERAL PROFILE 17

SCALE: HORIZ. 1"=20', VERT. 1"=5'



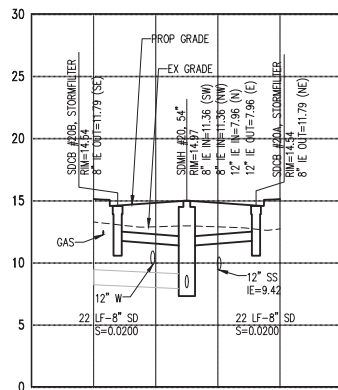
LATERAL PROFILE 18

SCALE: HORIZ. 1"=20', VERT. 1"=5'



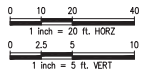
LATERAL PROFILE 19

SCALE: HORIZ. 1"=20', VERT. 1"=5'



LATERAL PROFILE 20

SCALE: HORIZ. 1"=20', VERT. 1"=5'



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DRAINAGE PROFILES

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C4.31

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02/19/2020

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C4.10 – C4.18



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2

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C4.50

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SCALE:
AS SHOWN

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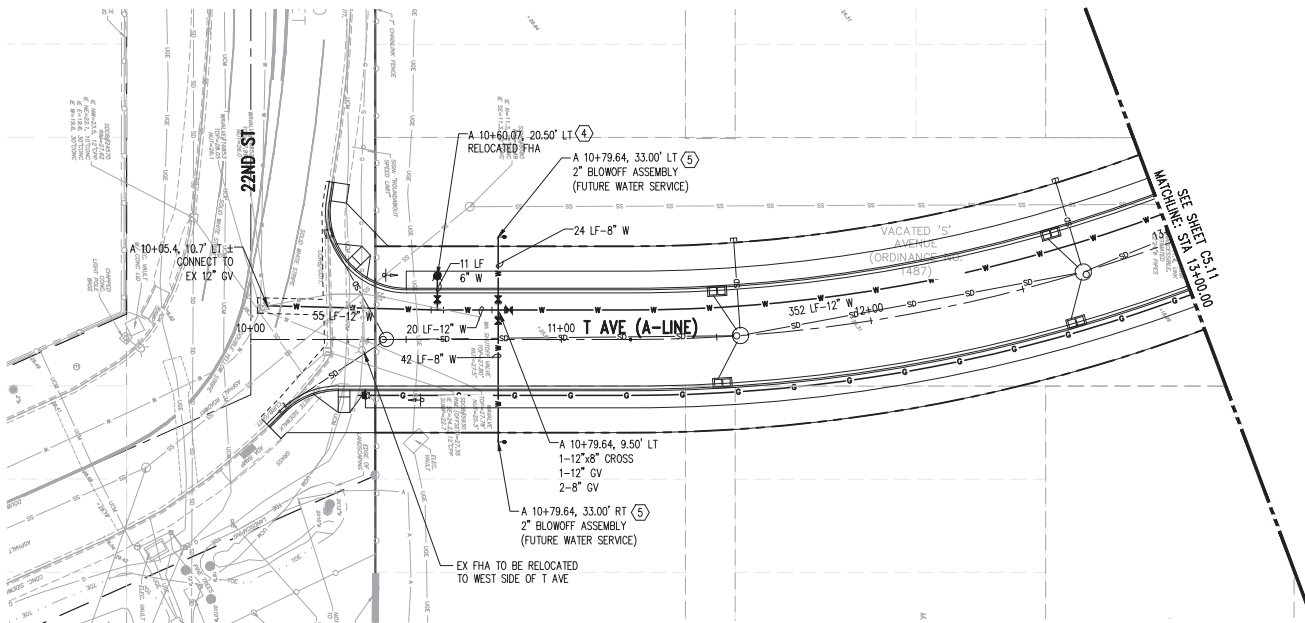
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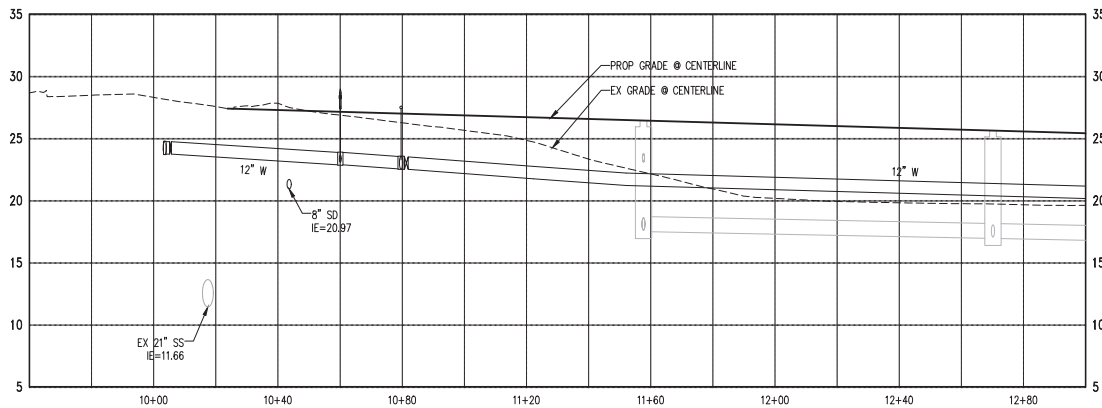
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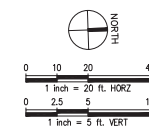
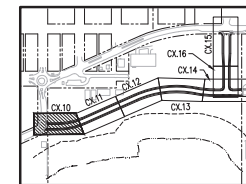
- GENERAL NOTES:**
1. SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
 - 2.
 3. SEE SHEET FOR C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
 4. SEE DETAIL 1 ON C5.50 FOR TYPICAL UTILITY TRENCH SECTION.
 5. ALL WATER MAIN PIPES AND FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS NOTED OTHERWISE.
 6. SEE GENERAL NOTES SHEET C0.03 FOR WATER/SEWER NOTES AND MATERIALS.

- UTILITY LEGEND:**
- PROPERTY LINE
 - CENTERLINE
 - RIGHT-OF-WAY LINE
 - SANITARY SEWER LINE
 - WATER LINE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - ~ WATER FITTINGS
 - ⋈ GATE VALVE
 - ⋈ REDUCER
 - ⋈ BLOW-OFF VALVE
 - ⋈ FIRE HYDRANT

- CONSTRUCTION NOTES:**
- ① TYPE 1 MANHOLE PER WSDOT STD PLAN B-15.20-01 WITH FLOW CHANNEL PER COA STD DRAWING S-01
 - ② TYPE 3 MANHOLE PER WSDOT STD PLAN B-15.60-02 WITH FLOW CHANNEL PER COA STD DRAWING S-01
 - ③ INSTALL DOGHOUSE MANHOLE PER COA STANDARD DRAWING S-02
 - ④ FIRE HYDRANT ASSEMBLY PER WSDOT STD PLAN B-90.10-00
 - ⑤ BLOWOFF ASSEMBLY PER WSDOT STD PLAN B-90.20-00



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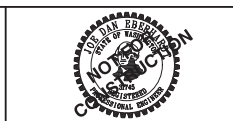
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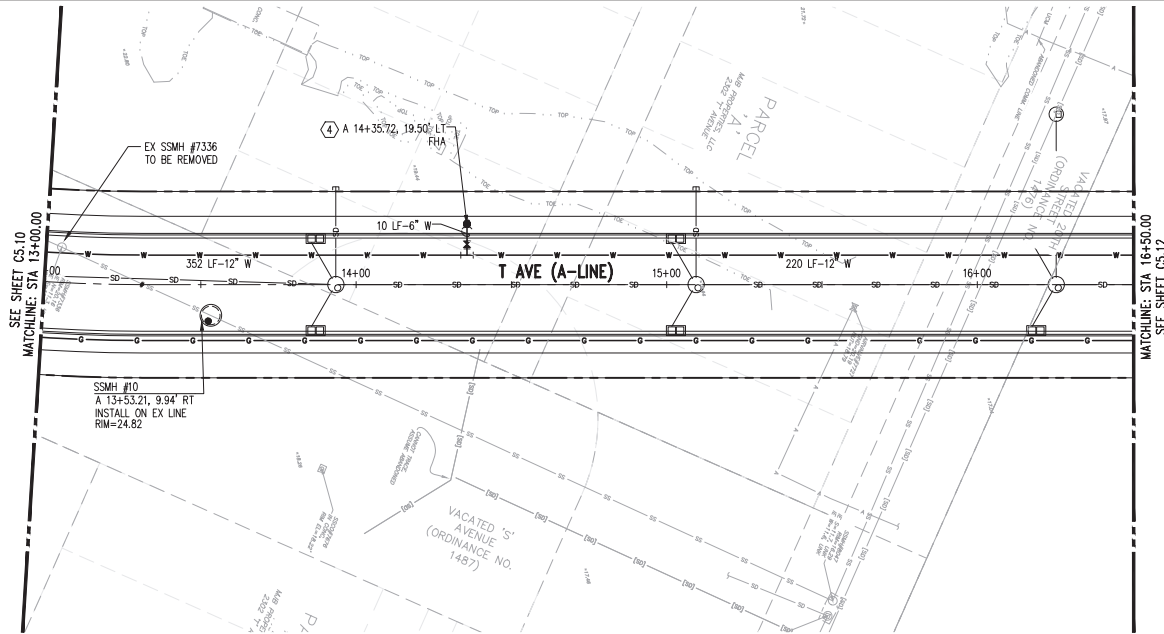
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SANITARY SEWER AND WATER PLAN AND PROFILE

SHEET
C5.10



GENERAL NOTES:

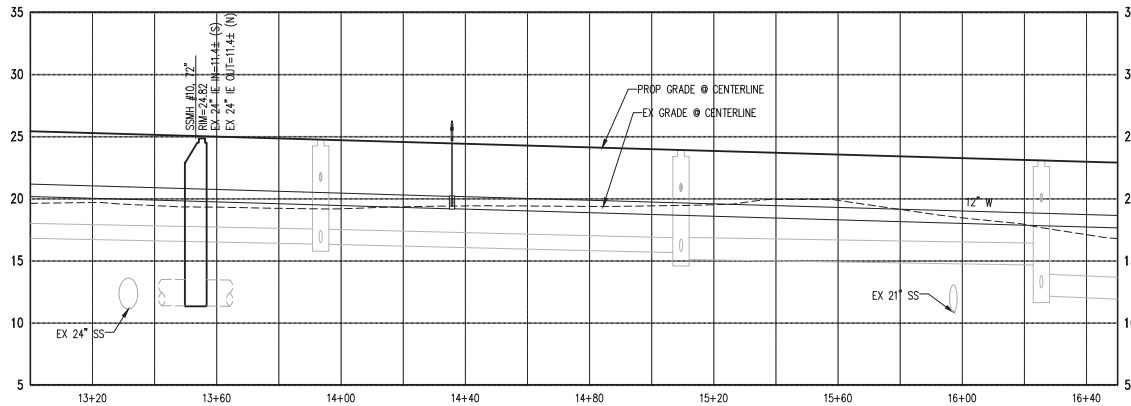
1. SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
- 2.
3. SEE SHEET FOR C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
4. SEE DETAIL 1 ON C5.50 FOR TYPICAL UTILITY TRENCH SECTION.
5. ALL WATER MAIN PIPES AND FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS NOTED OTHERWISE.
6. SEE GENERAL NOTES SHEET C0.03 FOR WATER/SEWER NOTES AND MATERIALS.

UTILITY LEGEND:

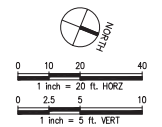
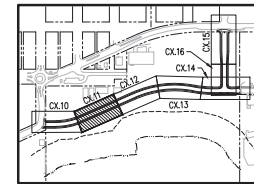
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- W WATER FITTINGS
- W GATE VALVE
- W REDUCER
- W BLOW-OFF VALVE
- W FIRE HYDRANT

CONSTRUCTION NOTES:

- ① TYPE 1 MANHOLE PER WSDOT STD PLAN B-15.20-01 WITH FLOW CHANNEL PER COA STD DRAWING S-01
- ② TYPE 3 MANHOLE PER WSDOT STD PLAN B-15.60-02 WITH FLOW CHANNEL PER COA STD DRAWING S-01
- ③ INSTALL DOGHOUSE MANHOLE PER COA STANDARD DRAWING S-02
- ④ FIRE HYDRANT ASSEMBLY PER WSDOT STD PLAN B-90.10-00
- ⑤ BLOWOFF ASSEMBLY PER WSDOT STD PLAN B-90.20-00



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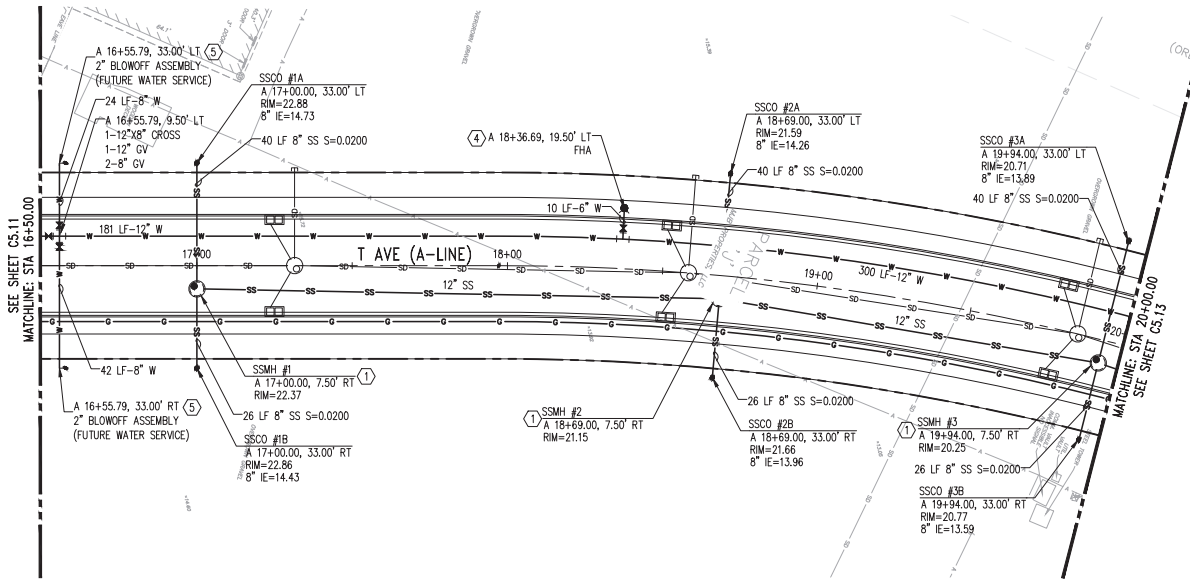
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SEC. 19, T. 35 N., R. 02 E., W.M.
SANITARY SEWER AND WATER PLAN AND PROFILE

SHEET
C5.11



GENERAL NOTES:

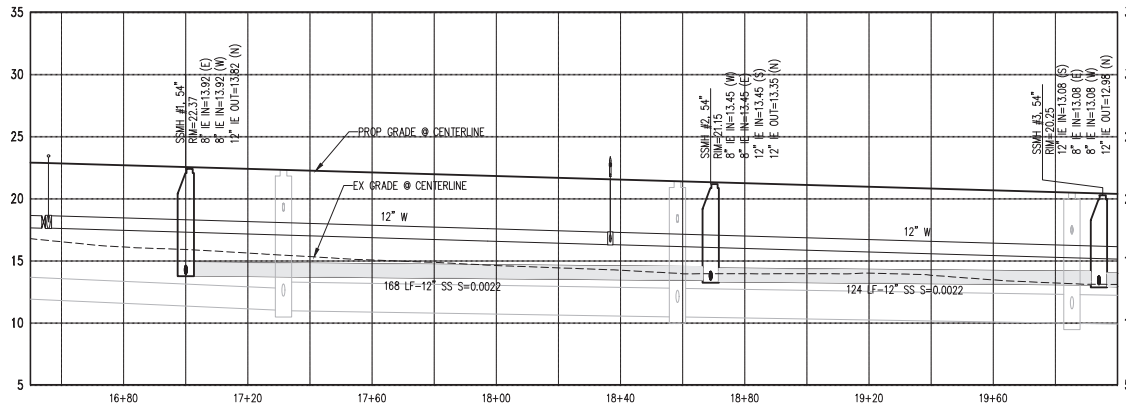
1. SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
- 2.
3. SEE SHEET FOR C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
4. SEE DETAIL 1 ON C5.50 FOR TYPICAL UTILITY TRENCH SECTION.
5. ALL WATER MAIN PIPES AND FITTINGS SHALL HAVE RESTRAINED JOINTS UNLESS NOTED OTHERWISE.
6. SEE GENERAL NOTES SHEET C0.03 FOR WATER/SEWER NOTES AND MATERIALS.

UTILITY LEGEND:

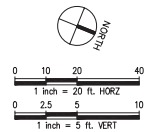
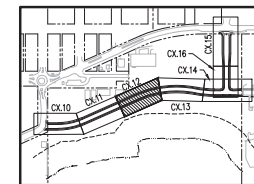
- PROPERTY LINE
- CENTERLINE
- RIGHT-OF-WAY LINE
- SS SANITARY SEWER LINE
- W WATER LINE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- ~ WATER FITTINGS
- ⌵ GATE VALVE
- ⌵ REDUCER
- ⌵ BLOW-OFF VALVE
- ⌵ FIRE HYDRANT

CONSTRUCTION NOTES:

- ① TYPE 1 MANHOLE PER WSDOT STD PLAN B-15.20-01 WITH FLOW CHANNEL PER COA STD DRAWING S-01
- ② TYPE 3 MANHOLE PER WSDOT STD PLAN B-15.60-02 WITH FLOW CHANNEL PER COA STD DRAWING S-01
- ③ INSTALL DOGHOUSE MANHOLE PER COA STANDARD DRAWING S-02
- ④ FIRE HYDRANT ASSEMBLY PER WSDOT STD PLAN B-90.10-00
- ⑤ BLOWOFF ASSEMBLY PER WSDOT STD PLAN B-90.20-00



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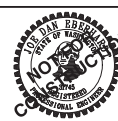
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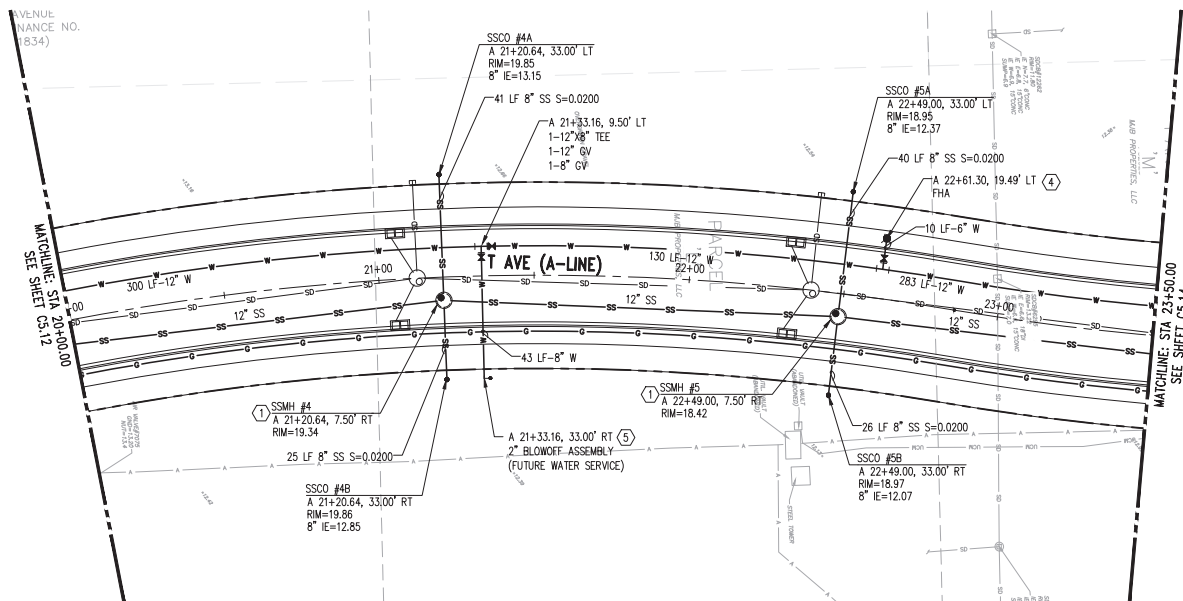
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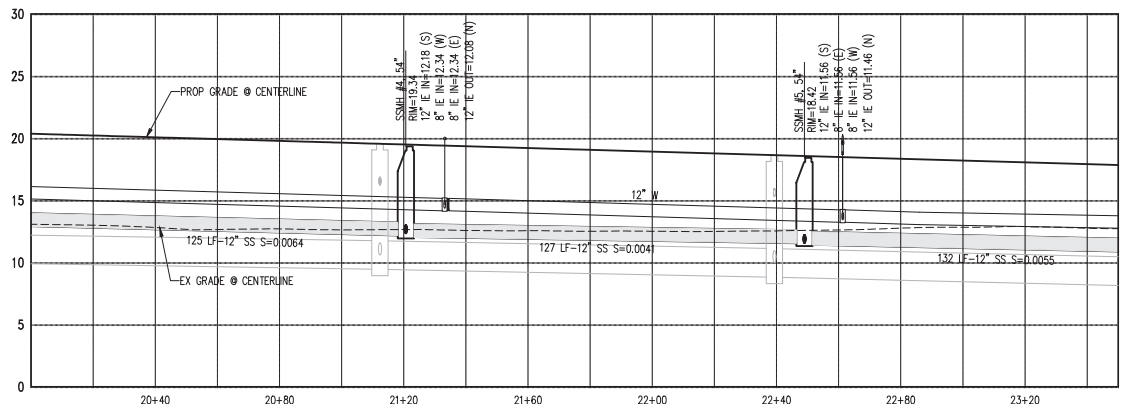
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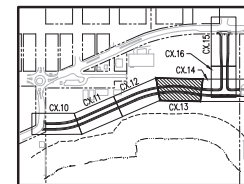
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 - W WATER LINE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - ~ WATER FITTINGS
 - ⌵ GATE VALVE
 - ⌵ REDUCER
 - ⌵ BLOW-OFF VALVE
 - ⌵ FIRE HYDRANT

- CONSTRUCTION NOTES:**
- ① TYPE 1 MANHOLE PER WSDOT STD PLAN B-15.20-01 WITH FLOW CHANNEL PER COA STD DRAWING S-01
 - ② TYPE 3 MANHOLE PER WSDOT STD PLAN B-15.60-02 WITH FLOW CHANNEL PER COA STD DRAWING S-01
 - ③ INSTALL DOGHOUSE MANHOLE PER COA STANDARD DRAWING S-02
 - ④ FIRE HYDRANT ASSEMBLY PER WSDOT STD PLAN B-90.10-00
 - ⑤ BLOWOFF ASSEMBLY PER WSDOT STD PLAN B-90.20-00



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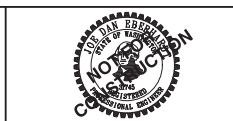
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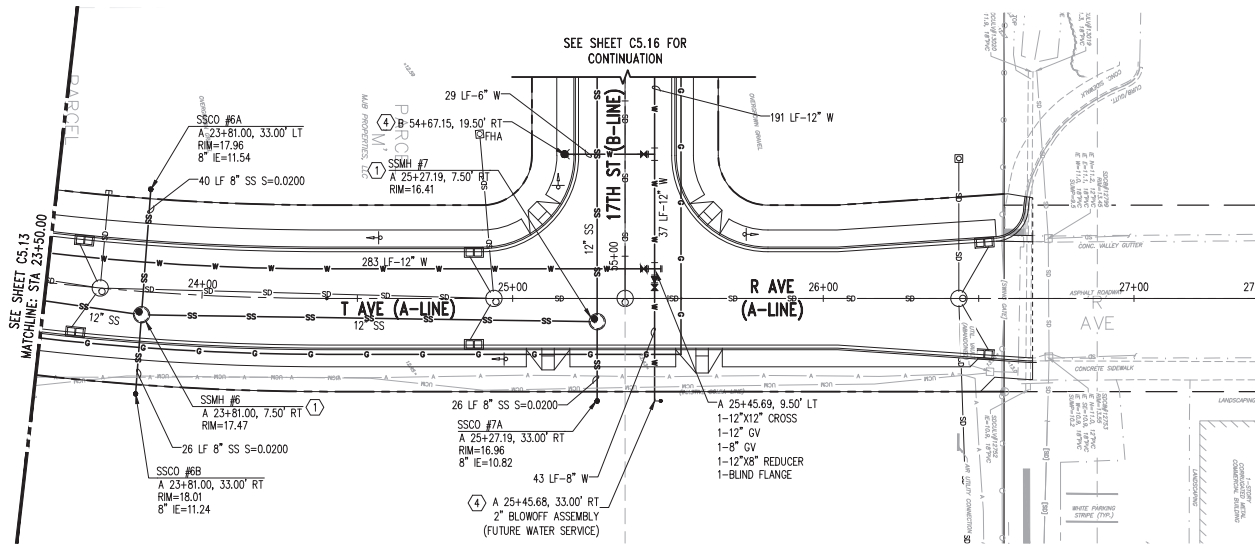
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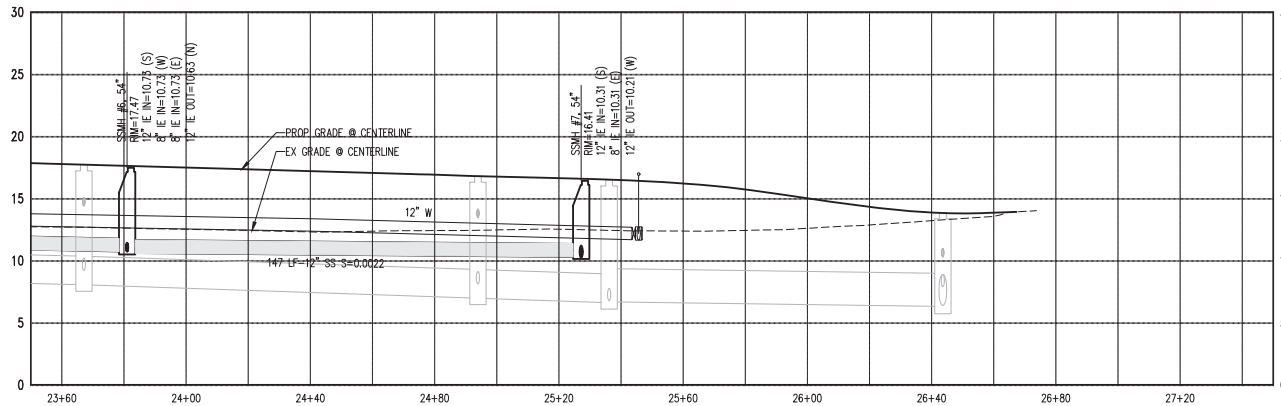
SHEET
C5.13



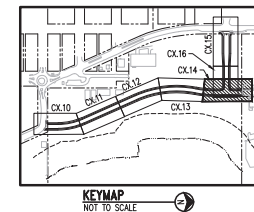
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- PROPERTY LINE
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 - WATER LINE
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 - SANITARY SEWER CLEANOUT
 - WATER FITTINGS
 - GATE VALVE
 - REDUCER
 - BLOW-OFF VALVE
 - FIRE HYDRANT

- CONSTRUCTION NOTES:**
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 - INSTALL DOGHOUSE MANHOLE PER COA STANDARD DRAWING S-02
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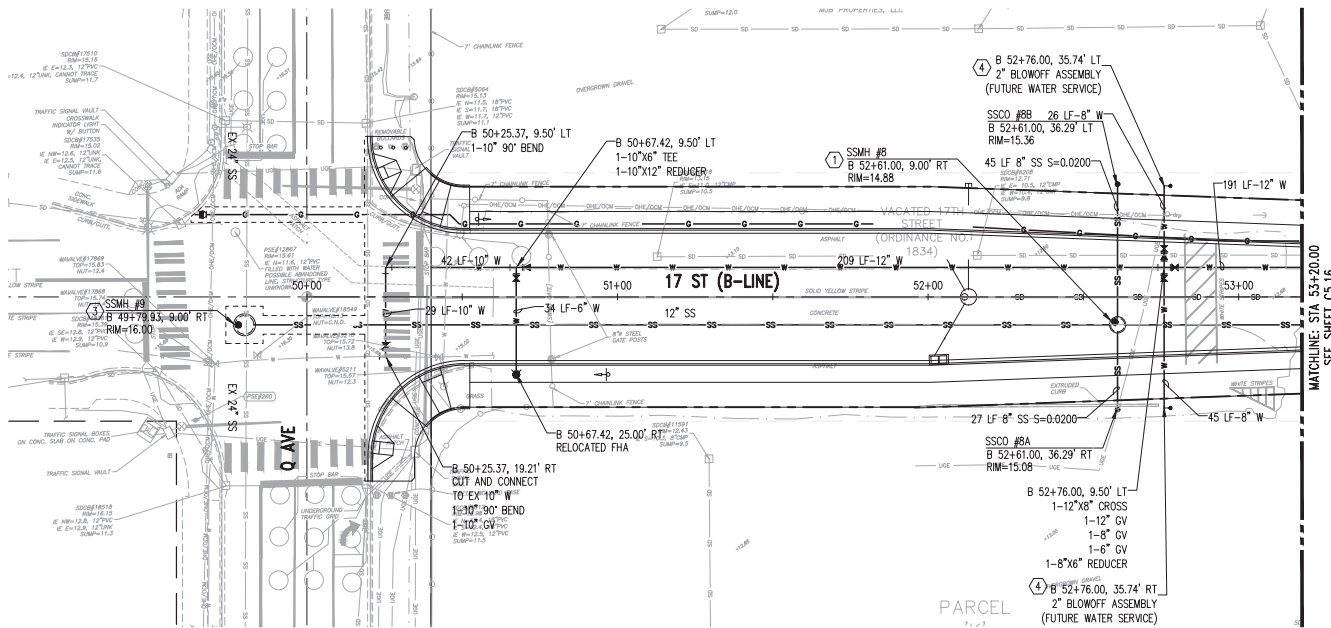
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C5.14



MATCHLINE: STA 53+20.00
SEE SHEET C5.16

GENERAL NOTES:

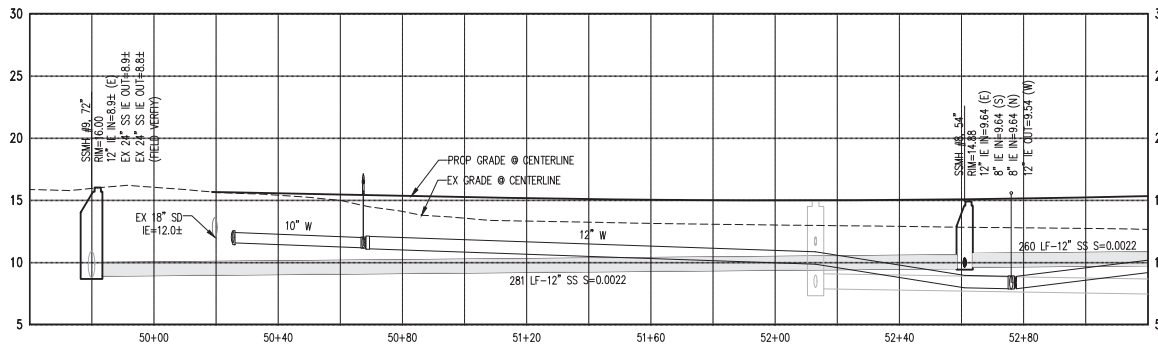
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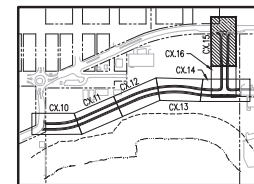
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- CENTERLINE
- RIGHT-OF-WAY LINE
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- SANITARY SEWER MANHOLE
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- WATER FITTINGS
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4. FIRE HYDRANT ASSEMBLY PER WSDOT STD PLAN B-90.10-00
5. BLOWOFF ASSEMBLY PER WSDOT STD PLAN B-90.20-00



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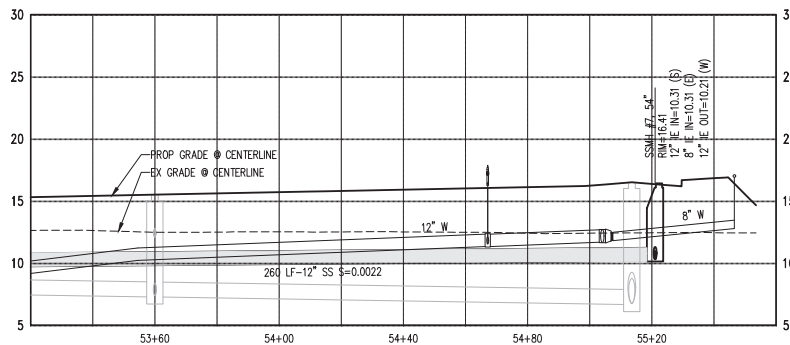
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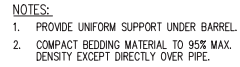
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SHEET
C5.15



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WITH FLOW CHANNEL PER COA STD DRAWING S-01
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WITH FLOW CHANNEL PER COA STD DRAWING S-01
- ③ INSTALL DOGHOUSE MANHOLE PER COA STANDARD
DRAWING S-02
- ④ FIRE HYDRANT ASSEMBLY PER WSDOT STD PLAN
B-90.10-00
- ⑤ BLOWOFF ASSEMBLY PER WSDOT STD PLAN
B-90.20-00

C5.16



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C5.10 - C5.16

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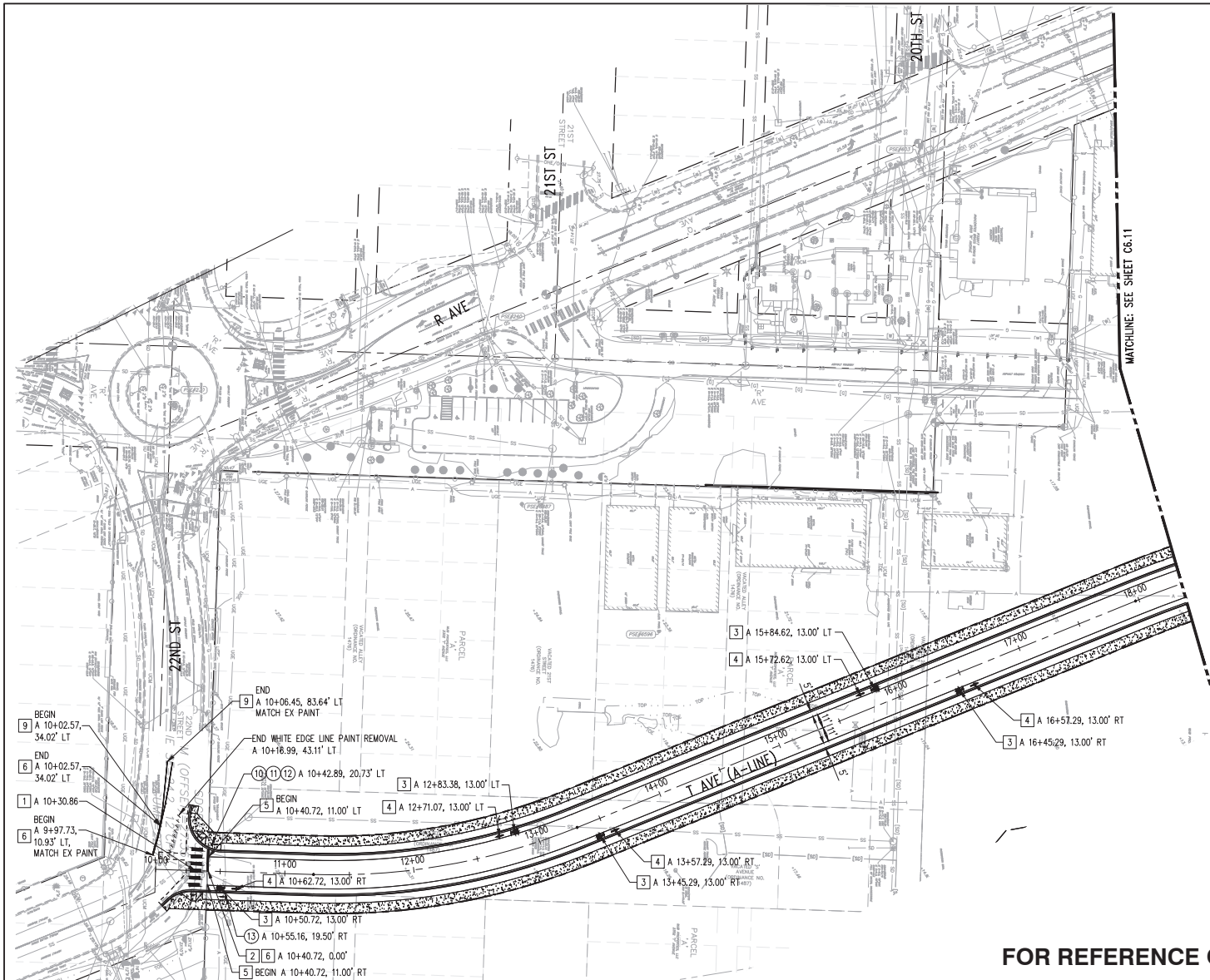
C5.50

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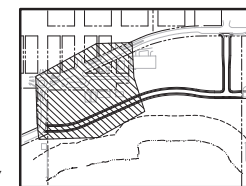


CONSTRUCTION NOTES:

- 1 WHITE PLASTIC CROSSWALK LINE PER WSDOT STD PLAN M-15.10-01
- 2 WHITE PLASTIC STOP LINE PER WSDOT STD PLAN M-24.60-04
- 3 WHITE PLASTIC BIKE RIDER SYMBOL PER WSDOT STD PLAN M-9.50-02
- 4 WHITE PLASTIC BIKE LANE ARROW PER WSDOT STD PLAN M-9.50-02
- 5 WHITE PLASTIC EDGE OR SOLID LANE LINE PER WSDOT STD PLAN M-20.10-02
- 6 YELLOW PAINT DOUBLE CENTERLINE PER WSDOT STD PLAN M-20.10-02
- 7 WHITE PLASTIC TYPE 2SL (LEFT) TRAFFIC ARROW PER WSDOT STD PLAN M-24.40-02
- 8 YELLOW PAINT MEDIAN CROSSHATCH MARKING PER WSDOT STD PLAN M-3.40-03
- 9 YELLOW PAINT 4" CENTERLINE
- 10 "STOP SIGN", R1-1
- 11 STREET NAME SIGN, D3-102
- 12 "TRAFFIC FROM LEFT DOES NOT STOP" PLAQUE, W4-4AP
- 13 "SPEED LIMIT - 25" SIGN, R2-1
- 14 "ALL-WAY" PLAQUE, R1-3P

GENERAL NOTES:

1. SIGN POST PLACEMENT PER WSDOT STD PLAN G-20.10-02.
2. BIKE LANE DIMENSIONS ARE FROM FACE OF CURB.
3. ALL SIGNS SHALL BE MOUNTED ON STEEL POSTS PER COA STREET STANDARDS STR-24.
4. WHEN MOUNTED ON THE SAME SIGN POSTS, STREET NAME SIGNS SHALL BE PLACED ABOVE THE STOP SIGN AND "ALL WAY" OR "TRAFFIC FROM LEFT DOES NOT STOP" PLAQUES SHALL BE PLACED BELOW THE STOP SIGN.



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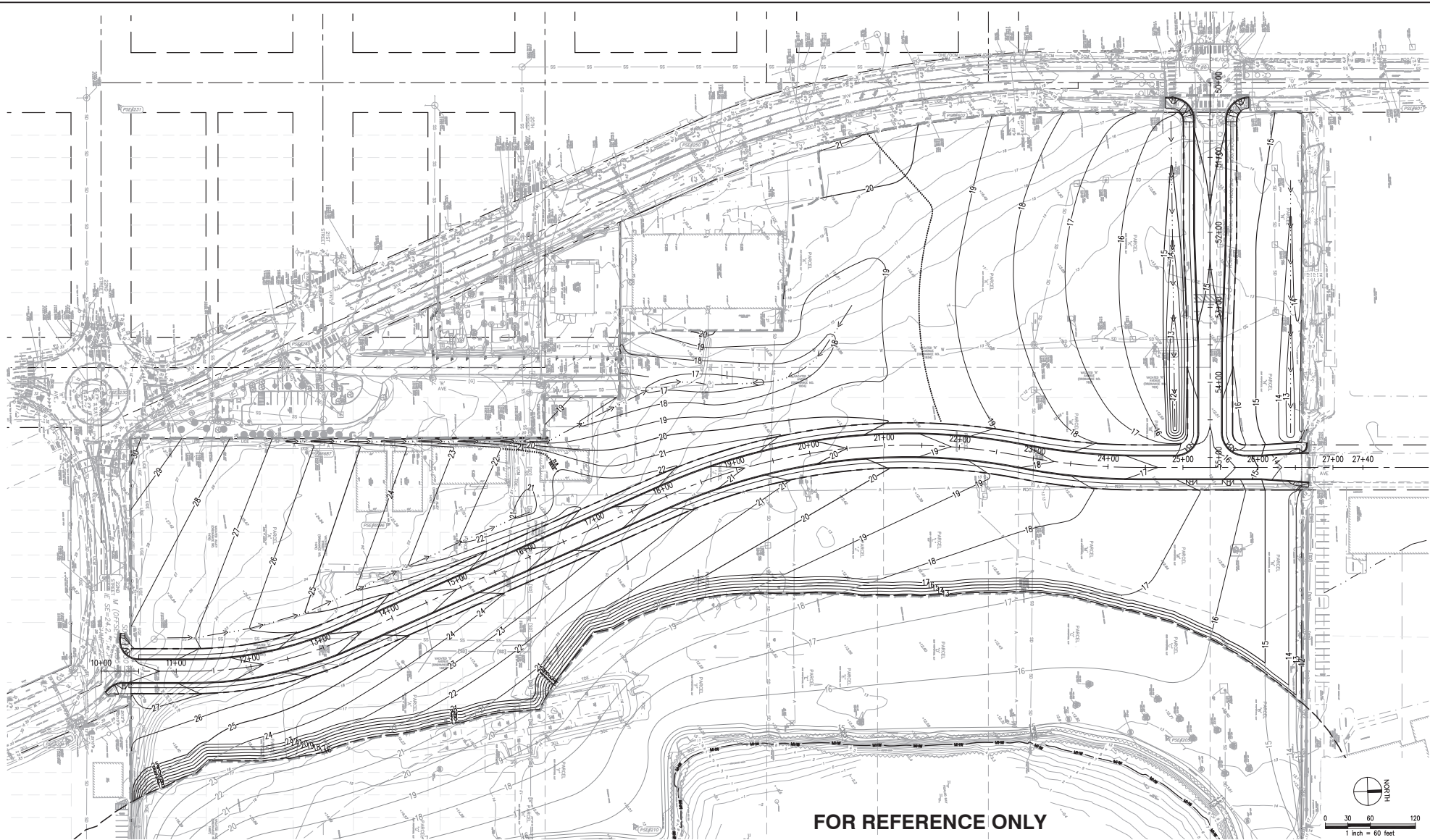
CHANNELIZATION AND SIGNAGE PLAN

SHEET
C6.10

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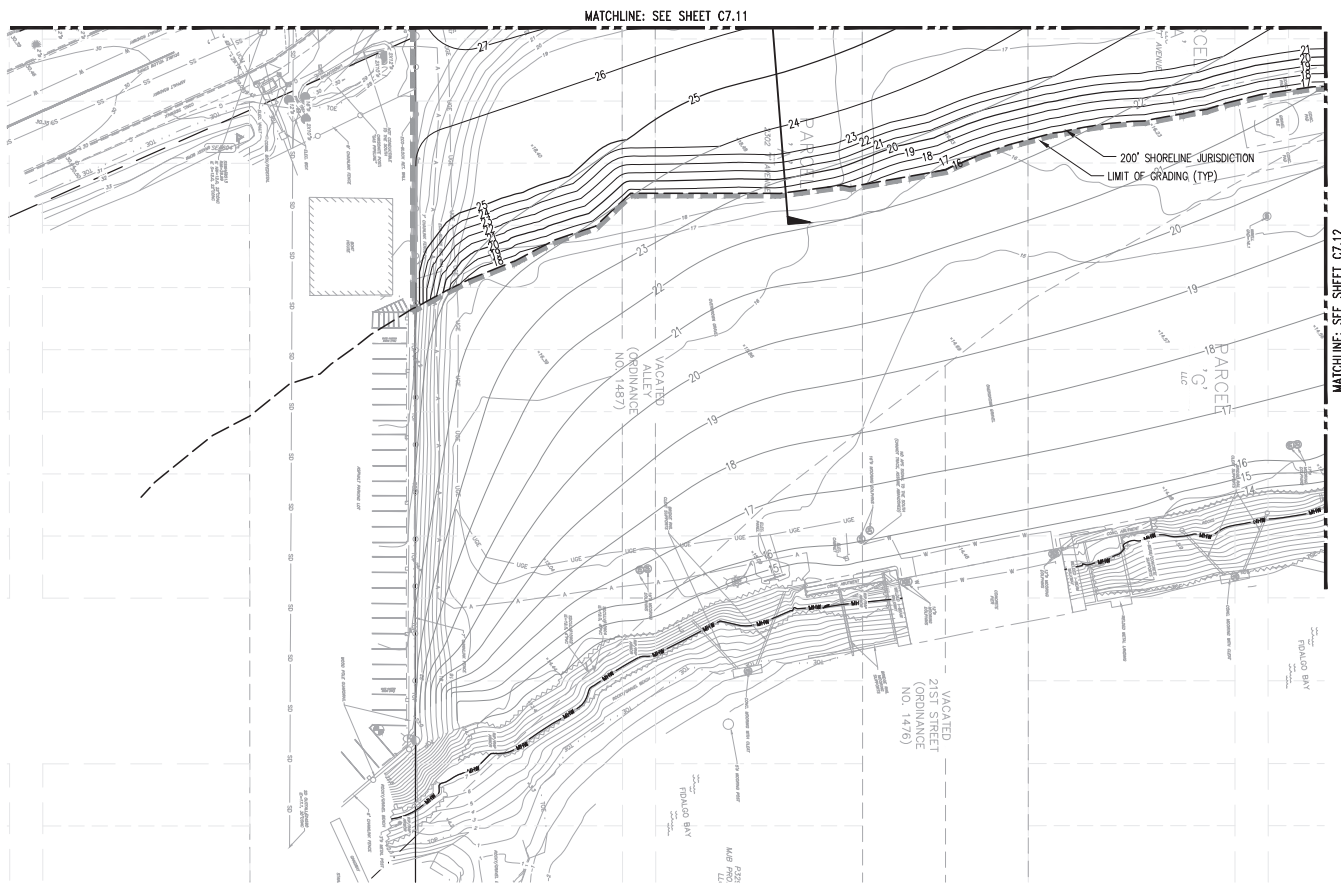
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GRADING OVERALL PLAN

SHEET

C7.00



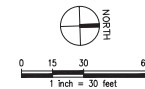
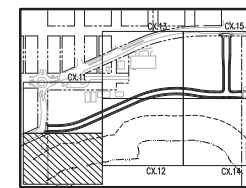
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2. SEE SHEET C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
3. SEE SHEETS C4.10 THRU C4.18 FOR STORM DRAINAGE AND STRUCTURE INFORMATION.
4. MATCH EXISTING GRADES AT PROPERTY LINE (TYPICAL).

GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- CENTERLINE
- 20' CONTOUR ELEVATION
- MEAN HIGH WATER LINE
- 200' SHORELINE JURISDICTION LINE
- STORM DRAIN AND STRUCTURES (SEE SHEETS C4.10 THRU C4.18)
- SWALE LINE
- LIMITS OF GRADING
- RIDGE LINE
- SPOT ELEVATION
- SLOPE ARROW

FOR REFERENCE ONLY

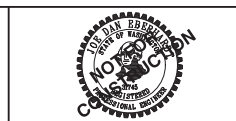


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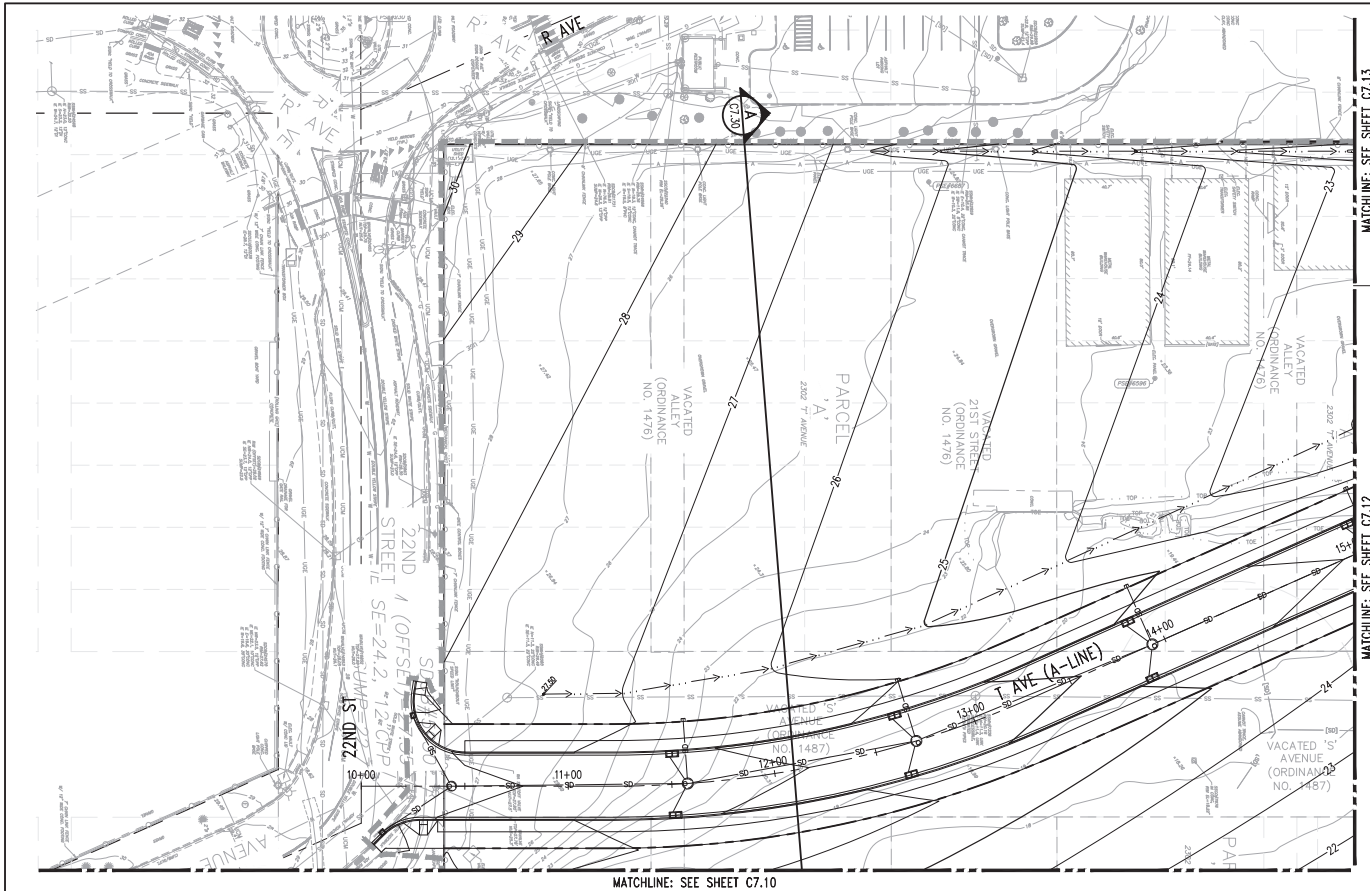
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ROUGH GRADING PLAN

SHEET
C7.10



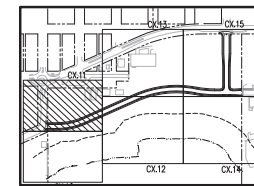
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3. SEE SHEETS C4.10 THRU C4.18 FOR STORM DRAINAGE AND STRUCTURE INFORMATION.
4. MATCH EXISTING GRADES AT PROPERTY LINE (TYPICAL).

GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- CENTERLINE
- CONTOUR ELEVATION
- MEAN HIGH WATER LINE
- 200' SHORELINE JURISDICTION LINE
- STORM DRAIN AND STRUCTURES (SEE SHEETS C4.10 THRU C4.18)
- SWALE LINE
- LIMITS OF GRADING
- RIDGE LINE
- SPOT ELEVATION
- SLOPE ARROW

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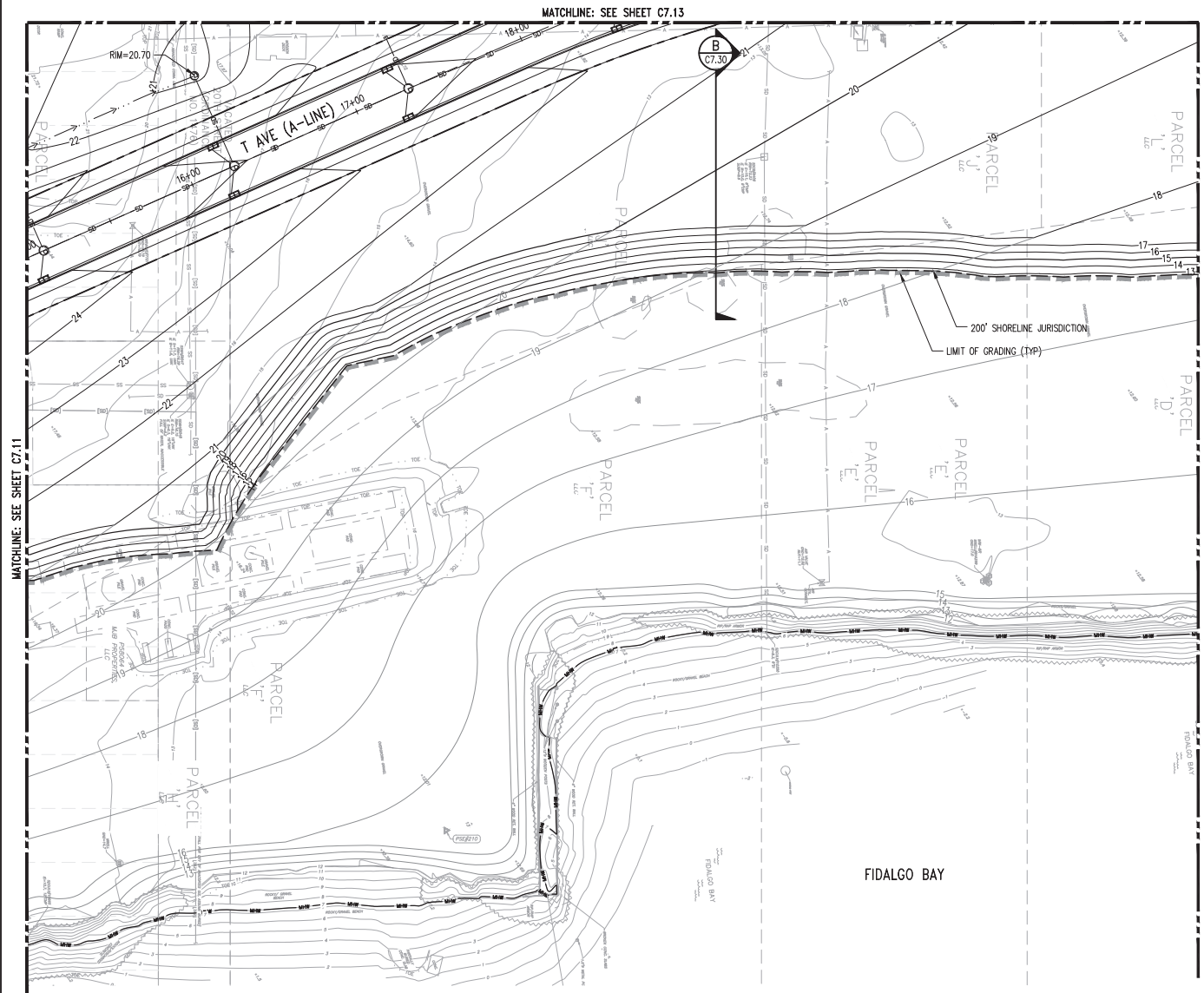
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ROUGH GRADING PLAN

SHEET
C7.11



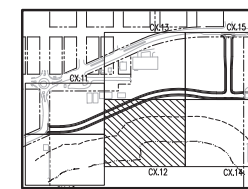
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4. MATCH EXISTING GRADES AT PROPERTY LINE (TYPICAL).

GRADING AND DRAINAGE LEGEND:

- PROPERTY LINE
- CENTERLINE
- 20' CONTOUR ELEVATION
- MEAN HIGH WATER LINE
- 200' SHORELINE JURISDICTION LINE
- STORM DRAIN AND STRUCTURES (SEE SHEETS C4.10 THRU C4.18)
- SWALE LINE
- LIMITS OF GRADING
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- SPOT ELEVATION
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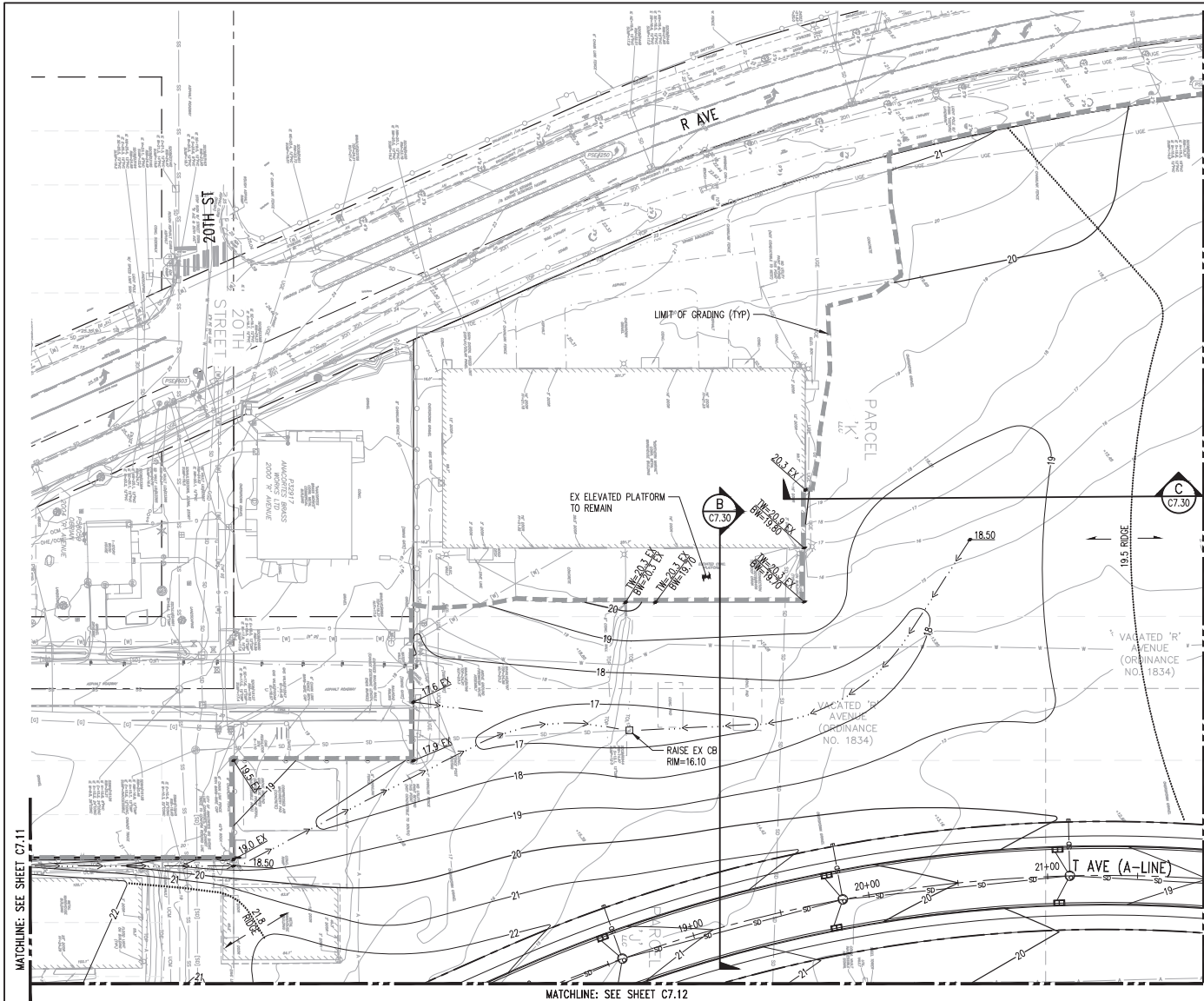
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ROUGH GRADING PLAN

SHEET
C7.12



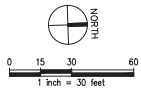
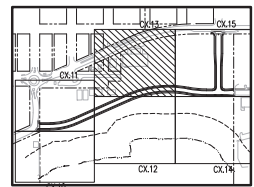
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AS SHOWN

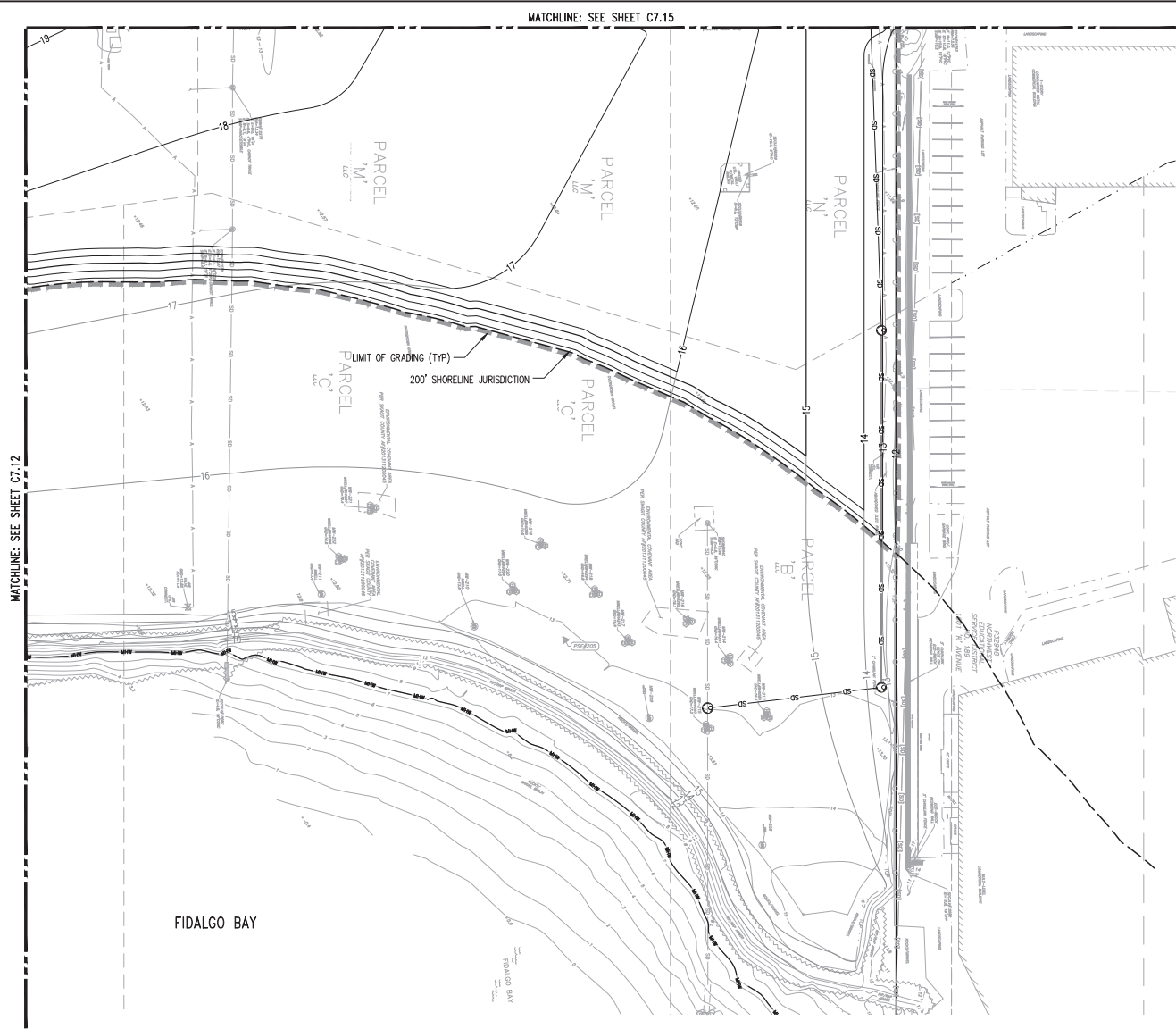


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MJB NORTH ROADWAY - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.
ROUGH GRADING PLAN

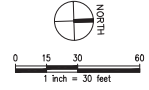
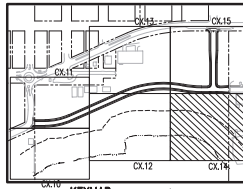
SHEET
C7.13



- GENERAL NOTES:**
1. SEE SHEET C0.01 FOR EXISTING LEGEND, NOTES AND ABBREVIATIONS.
 2. SEE SHEET C3.00 FOR ALIGNMENT HORIZONTAL CONTROL INFORMATION.
 3. SEE SHEETS C4.10 THRU C4.18 FOR STORM DRAINAGE AND STRUCTURE INFORMATION.
 4. MATCH EXISTING GRADES AT PROPERTY LINE (TYPICAL).

- GRADING AND DRAINAGE LEGEND:**
- PROPERTY LINE
 - CENTERLINE
 - 20' CONTOUR ELEVATION
 - MEAN HIGH WATER LINE
 - 200' SHORELINE JURISDICTION LINE
 - STORM DRAIN AND STRUCTURES (SEE SHEETS C4.10 THRU C4.18)
 - SWALE LINE
 - LIMITS OF GRADING
 - RIDGE LINE
 - SPOT ELEVATION
 - SLOPE ARROW

FOR REFERENCE ONLY



NO.	DATE	BY	CHD.	APPR.	REVISION

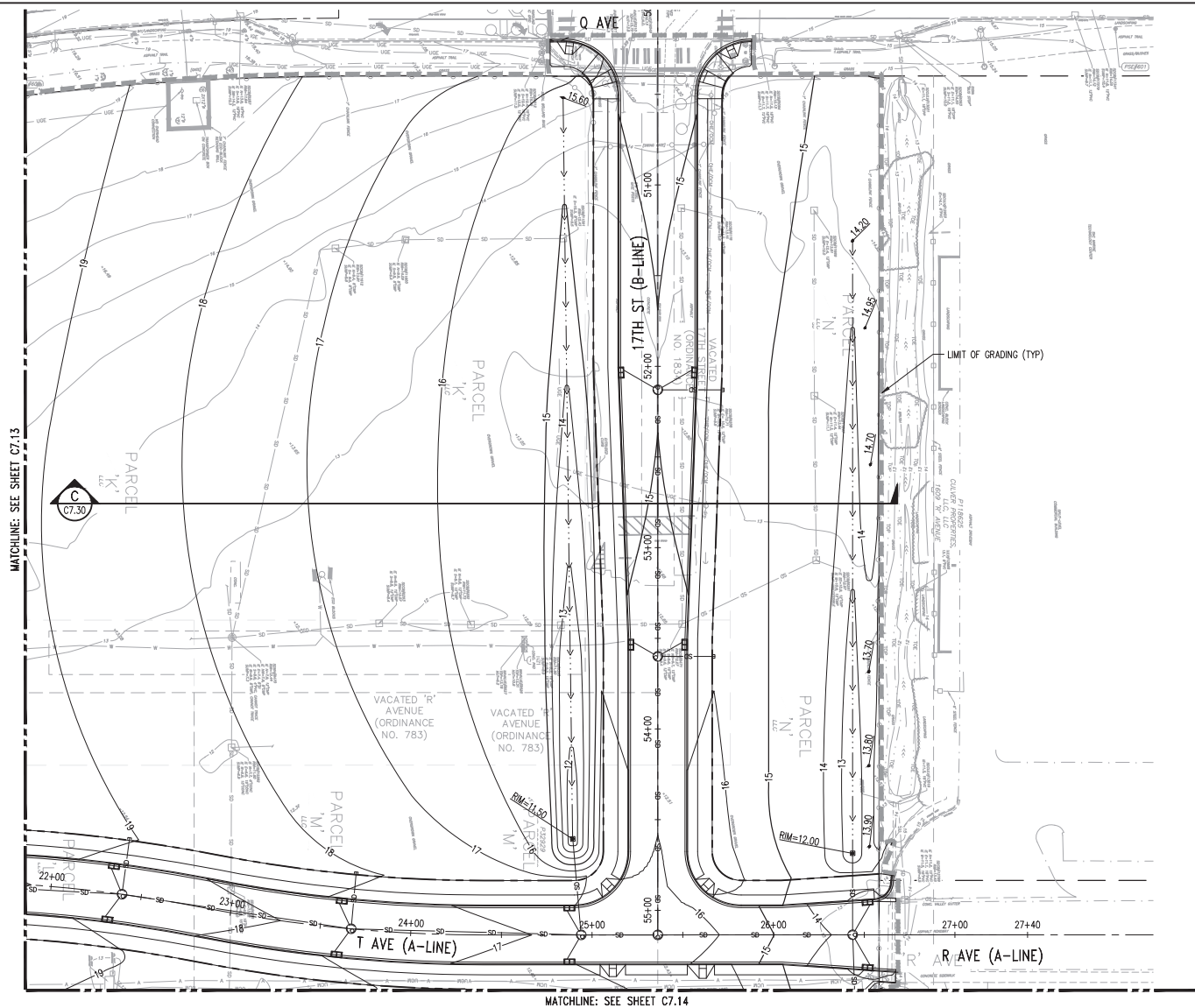
DRAWN BY TNF	DESIGNED BY BSM/TSR
CHECKED BY KEC	APPROVED BY JDE
DATE 02/19/2020	DATE 02/19/2020
JOB No.: 1900301	SCALE: AS SHOWN

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1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.
ROUGH GRADING PLAN

SHEET
C7.14



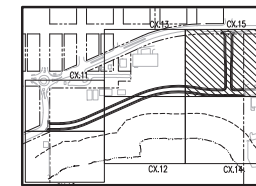
GENERAL NOTES:

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GRADING AND DRAINAGE LEGEND:

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FOR REFERENCE ONLY



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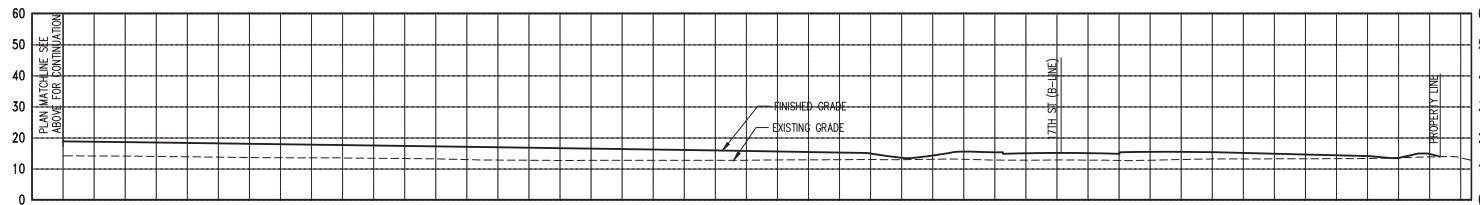
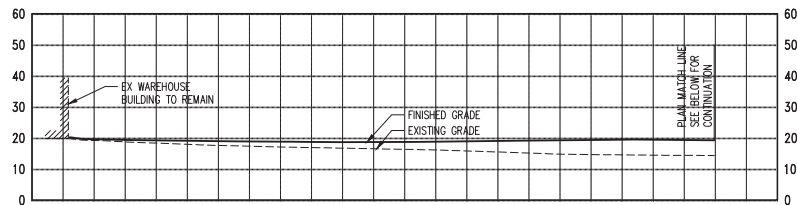
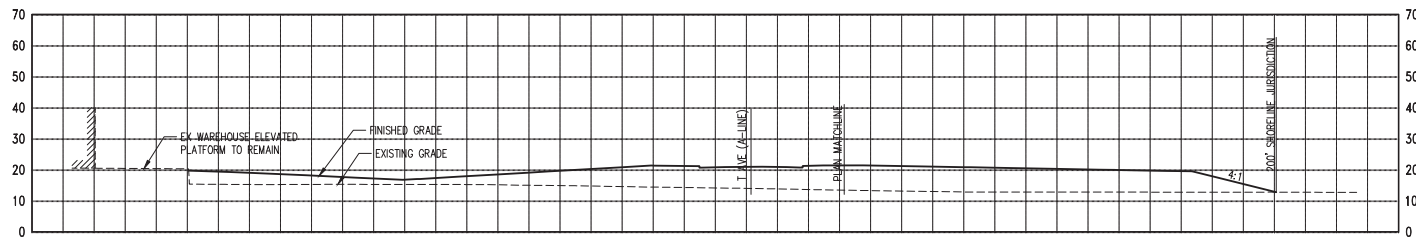
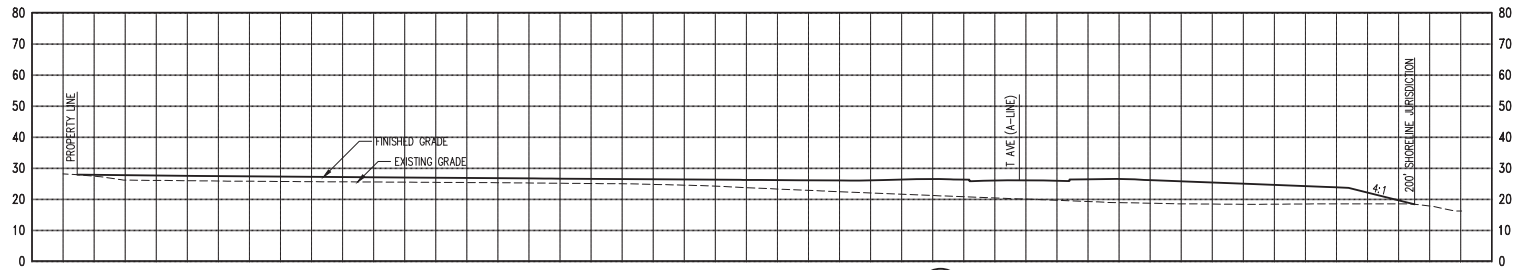
MJB NORTH ROADWAY - MJB PROPERTIES
 1920 R AVENUE, ANACORTES, WA
 SEC. 19, T. 35 N., R. 02 E., W.M.
ROUGH GRADING PLAN

SHEET
C7.15

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addiel

Feb 19, 2021 - 5:35pm



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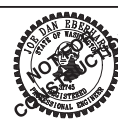
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SEC. 19, T. 35 N., R. 02 E., W.M.
SITE SECTIONS

SHEET

C7.30

CITY OF ANACORTES

PLANNING APPROVAL

APPROVED BY: Emily Morgan

DATE: 08/25/2021

CITY OF ANACORTES

Planning, Community, &
Economic Development

Date Received:

02/22/2021

SDP-2021-0001

MJB NORTH SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT FEBRUARY 19, 2021

INCLUDED FOR REFERENCE ONLY

SHORELINE PLAN SHEET INDEX	
SHEET NO	SHEET TITLE
CS0.00	COVER SHEET
CS0.01	NOTES, LEGEND, AND ABBREVIATIONS
CS1.10	TESC PLAN
CS1.11	TESC PLAN
CS1.12	TESC PLAN
CS1.50	TESC DETAILS
CS1.51	TESC DETAILS
CS2.10	ROUGH GRADING PLAN
CS2.11	ROUGH GRADING PLAN
CS2.12	ROUGH GRADING PLAN
CS2.30	SITE SECTIONS

ROADWAY PLAN SHEET INDEX	
SHEET NO	SHEET TITLE
C0.00	COVER SHEET
C0.01	NOTES, LEGEND, AND ABBREVIATIONS
C0.02	CITY OF ANACORTES GENERAL NOTES
C0.03	CITY OF ANACORTES GENERAL NOTES
C0.10	OVERALL PLAN
C1.00	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.11	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.12	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.13	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN
C1.50	TESC DETAILS
C1.51	TESC DETAILS
C2.10	DEMOLITION PLAN
C2.11	DEMOLITION PLAN
C2.12	DEMOLITION PLAN
C3.00	HORIZONTAL CONTROL AND ALIGNMENT PLAN
C3.10	PAVING AND ROADWAY PLAN AND PROFILE
C3.11	PAVING AND ROADWAY PLAN AND PROFILE
C3.12	PAVING AND ROADWAY PLAN AND PROFILE
C3.13	PAVING AND ROADWAY PLAN AND PROFILE
C3.14	PAVING AND ROADWAY PLAN AND PROFILE
C3.15	PAVING AND ROADWAY PLAN AND PROFILE
C3.16	PAVING AND ROADWAY PLAN AND PROFILE
C3.50	TYPICAL ROADWAY SECTIONS
C3.51	PAVING DETAILS
C4.10	GRADING AND DRAINAGE PLAN AND PROFILE
C4.11	GRADING AND DRAINAGE PLAN AND PROFILE
C4.12	GRADING AND DRAINAGE PLAN AND PROFILE
C4.13	GRADING AND DRAINAGE PLAN AND PROFILE
C4.14	GRADING AND DRAINAGE PLAN AND PROFILE

ROADWAY PLAN SHEET INDEX	
SHEET NO	SHEET TITLE
C4.15	GRADING AND DRAINAGE PLAN AND PROFILE
C4.16	GRADING AND DRAINAGE PLAN AND PROFILE
C4.17	GRADING AND DRAINAGE PLAN AND PROFILE
C4.18	GRADING AND DRAINAGE PLAN AND PROFILE
C4.30	DRAINAGE PROFILES
C4.31	DRAINAGE PROFILES
C4.40	INTERSECTION GRADING ENLARGEMENTS
C4.41	INTERSECTION GRADING ENLARGEMENTS
C4.42	INTERSECTION GRADING ENLARGEMENTS
C4.50	GRADING AND DRAINAGE DETAILS
C5.10	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.11	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.12	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.13	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.14	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.15	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.16	SANITARY SEWER AND WATER PLAN AND PROFILE
C5.50	SANITARY SEWER AND WATER DETAILS
C6.10	CHANNELIZATION AND SIGNAGE PLAN
C6.11	CHANNELIZATION AND SIGNAGE PLAN
C6.50	CHANNELIZATION DETAILS
C7.10	ROUGH GRADING PLAN
C7.11	ROUGH GRADING PLAN
C7.12	ROUGH GRADING PLAN
C7.13	ROUGH GRADING PLAN
C7.14	ROUGH GRADING PLAN
C7.15	ROUGH GRADING PLAN
C7.30	SITE SECTIONS

MJB PROPERTIES

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Consulting
Engineers

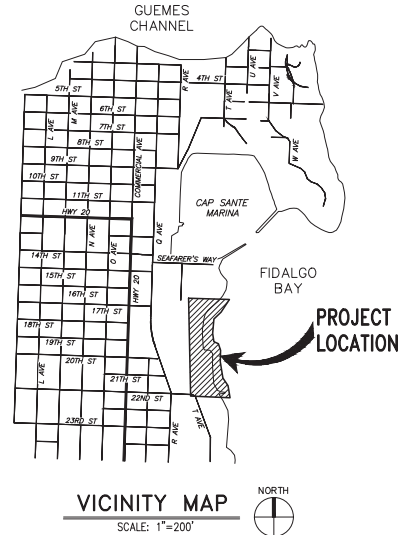
MJB NORTH SHORELINE MJB PROPERTIES

SECTION 19, TOWNSHIP 35 NORTH, RANGE 02 EAST, WM
ANACORTES, WA
FEBRUARY 2021

DATUM

HORIZONTAL DATUM: NAD 83/91
VERTICAL DATUM: NAVD88

CONTRACTOR IS ALERTED TO THE FACT THAT WORK WILL BE ACCOMPLISHED AROUND ACTIVE CASCADE NATURAL GAS (CNG) AND ENERGIZED PUGET SOUND ENERGY LIGHT FACILITIES THAT ARE SERVING EXISTING CUSTOMERS. CONTRACTOR SHALL COORDINATE WITH CNG AND PSE TO DETERMINE WHICH FACILITIES ARE ACTIVE AND ENERGIZED AND SHALL IMPLEMENT SAFETY PROCEDURES PER CNG AND PSE REQUIREMENTS. CONTRACTOR SHALL COORDINATE WITH CNG AND PSE TO ENSURE THAT FACILITIES ARE IN PLACE TO MAINTAIN SERVICE TO CUSTOMERS THROUGHOUT CONSTRUCTION.



SHORELINE PLAN SHEET INDEX	
SHEET NO	SHEET TITLE
CS0.00	COVER SHEET
CS0.01	NOTES, LEGEND, AND ABBREVIATIONS
CS1.10	TESC PLAN
CS1.11	TESC PLAN
CS1.12	TESC PLAN
CS1.50	TESC DETAILS
CS1.51	TESC DETAILS
CS2.10	ROUGH GRADING PLAN
CS2.11	ROUGH GRADING PLAN
CS2.12	ROUGH GRADING PLAN
CS2.30	SITE SECTIONS

CITY OF ANACORTES CONTACTS:

STEVEN LANGE, PROJECT MANAGER
OFFICE: 360.293.1920
CELL: 360.661.3468
FAX: 360.293.1938
E-MAIL: STEVEL@CITYOFANACORTES.ORG

JIM BALDWIN, PUBLIC WORKS INSPECTOR
OFFICE: 360.299.1972
CELL: 360.661.3547
FAX: 360.293.1938

ERIC SHARBAK, ASSISTANT CITY ENGINEER
OFFICE: 360.293.1920
FAX: 360.293.1938

THE PROJECT MANAGER IS THE KEY PERSON OF CONTACT FOR THE CITY OF ANACORTES REGARDING TECHNICAL AND ENGINEERING MATTERS. THE PUBLIC WORKS INSPECTOR IS THE KEY PERSON OF CONTACT FOR THE CITY OF ANACORTES FOR QUALITY ASSURANCE, SAFETY, FIELD COORDINATION AND INSPECTIONS. ANY PERSON OTHER THAN THE PROJECT MANAGER AND PUBLIC WORKS INSPECTOR SHOWING IMPLIED AUTHORITY ON-SITE SHOULD BE DIRECTED TO THE PROJECT MANAGER. IF THE PROJECT MANAGER IS UNAVAILABLE, FOLLOW THE LINE OF COMMUNICATION.

DEVELOPMENT TEAM CONTACT INFORMATION:

OWNER/DEVELOPER
MJB PROPERTIES
OFFICE: 206.762.9125
CELL: 206.255.5153
CONTACT: JIM BLAIS
E-MAIL: JBLAIS@GMCINC.COM

CIVIL ENGINEER
KPFF CONSULTING ENGINEERS
OFFICE: 206.622.5822
DESK: 206.926.0737
CONTACT: KYLE CARRICK
E-MAIL: KYLE.CARRICK@KPFF.COM

SURVEYOR
PACIFIC SURVEY & ENGINEERING, INC.
OFFICE: 360.671.7387
FAX: 360.671.4685
CONTACT: ADAM NELSON
E-MAIL: ANELSON@PSE.SURVEY.COM

GEOTECHNICAL ENGINEER
COASTAL GEOLOGIC SERVICES
OFFICE: 360.647.1845
CONTACT: JIM JOHANNESSEN
EMAIL: JIM@COASTALGEO.COM

TRANSPORTATION ENGINEER
WILLIAM POPP ASSOCIATES
OFFICE: 425.401.1030
CONTACT: BILL POPP, JR
EMAIL: BPOPPJR@WMPOPPASSOC.COM

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SEC. 19, T. 35 N., R. 02 E., W.M.

COVER SHEET

SHEET

CS0.00

NO.	DATE	BY	CHD.	APPR.	REVISION

J O B No. :1900301

S C A L E:
AS SHOWN

02/19/2021

SURVEYOR'S NOTES

1. THIS TOPOGRAPHIC SURVEY WAS PERFORMED AND PREPARED IN ACCORDANCE WITH WAC 332-130-145
2. DATA FOR THIS SURVEY WAS GATHERED BY FIELD TRAVERSE UTILIZING ELECTRONIC DATA COLLECTION IN MAY & JUNE OF 2019 AND FEBRUARY & MAY OF 2020.
3. EQUIPMENT USED:
- THEOMAT 00'01.5" ; EDM: ± 2 PPM, ± 3 MM
 - TOPCON GR3 RTK GPS
 - DJI PHANTOM 4 PRO 20mp ORTHO-RECTIFIED AERIAL IMAGERY AT 1/2" GROUND PIXEL RESOLUTION
4. HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 WITH THE 1991 ADJUSTMENT (NAD 83/91) STATE PLANE COORDINATE SYSTEM (SPCS), WASHINGTON NORTH ZONE, BASED ON SURVEY CONTROL PROVIDED FROM THE PORT OF ANACORTES.
5. VERTICAL DATUM: ME NAVD88, PER WSDOT BENCHMARK #2488, PUBLISHED EL=15.96' (TO CONVERT TO LOCAL TIDAL DATUM (MLW) ADD 0.65' TO ELEVATIONS SHOWN HEREON.
6. CONTOURS DEPICTED HEREON MEET OR EXCEED NATIONAL MAPPING STANDARDS FOR 1-FOOT ACCURACY. TOPOGRAPHIC SURVEYS AND HAVE BEEN COMPUTER GENERATED FROM GROUND FIELD TOPOGRAPHY GATHERED FOR THIS SURVEY UTILIZING ELECTRONIC DATA COLLECTION
7. CONDUCTIBLE UNDERGROUND UTILITY LOCATES SERVICES WERE PERFORMED AND PAINTED ON-SITE BY APPLIED PROFESSIONAL SERVICES AND SURVEYED BY PSE FIELD CREWS IN MAY & JUNE OF 2019 AND FEBRUARY OF 2020. PAINTED AND VISIBLE UTILITY LOCATIONS WERE SUPPLEMENTED WITH AVAILABLE PUBLIC AND PRIVATE UTILITY RECORDS. UTILITIES ARE KNOWN TO EXIST WITHIN THE LIMITS OF THIS SURVEY THAT WERE UNDETECTABLE. ADDITIONAL UTILITY VERIFICATION MAY BE WARRANTED IN AREAS CONSIDERED FOR CONSTRUCTION
8. UTILITY LOCATION AREAS AND LEVEL OF LOCATE ACCURACY WERE DETERMINED BY SURVEYOR AND CLIENT PRIOR TO COMMENCEMENT OF FIELD SURVEY WORK
9. CURRENT TITLE REPORTS WERE PROVIDED FOR THIS SURVEY. EASEMENTS AND/OR TITLE ENCUMBRANCES MAY EXIST THAT ARE NOT NOTED THEREIN. THIS MAP IS RELIANT ON THE PROPERTY DESCRIPTIONS AND ENCUMBRANCES DETAILED IN COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY GUARANTEE NO. 620038571, WITH AN EFFECTIVE DATE OF JUNE 10, 2019 AT 12:00 AM. (REFERENCE ALTA-NSPS SURVEY DATED 7/16/19 FOR ADDITIONAL SURVEY & BOUNDARY INFORMATION.)
10. OCCUPATIONAL INDICATORS NOTE IN ACCORDANCE WITH THE REVISED CODE OF WASHINGTON: 58.09 AND WASHINGTON ADMINISTRATIVE CODE CHAPTER 332-130, THIS SURVEY MAP MAY DEPICT OCCUPATIONAL INDICATORS, SUCH AS FENCES, STRUCTURES, CONCRETE WALKWAYS, ETC. THESE INDICATORS REPRESENT A POTENTIAL FOR CLAIMS OF UNWRITTEN TITLE. THIS SURVEY DOES NOT RESOLVE ANY OF THE LEGAL OWNERSHIP ISSUES THAT MAY ARISE FROM THESE UNWRITTEN TITLE CLAIMS.
11. VACATION DOCUMENTS ASSOCIATED WITH PLATTED ALLEYS WITHIN PORTIONS OF PARCELS 'A', 'G' AND 'Y' WERE NOT INCLUDED OR REFERENCED IN PROVIDED TITLE COMMITMENT OR SCHEDULE 'B' DOCUMENTS.

EROSION CONTROL NOTES

- A. A CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR IS REQUIRED. THE ESC SUPERVISOR MUST HAVE ATTENDED AN EROSION AND SEDIMENT CONTROL CLASS WITHIN 3- YEARS FROM TODAY'S DATE. MUST PROVIDE CERTIFICATION CARD.
- B. THE CERTIFIED EROSION AND SEDIMENT CONTROL SUPERVISOR WILL OVERSEE AND BE RESPONSIBLE FOR ALL EROSION CONTROL. THE FACILITIES SHALL BE INSPECTED DAILY AND MAINTAINED TO ENSURE PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS AND AFTER EVERY SIGNIFICANT STORM EVENT OF THE ESC FACILITIES DURING THE WET SEASON (OCTOBER 1 TO APRIL 30). MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPTEMBER 30). WRITTEN RECORDS SHALL BE TURNED INTO THE PROJECT MANAGER OR INSPECTOR ON A WEEKLY BASIS AT THE WEEKLY SCHEDULED PROJECT MEETINGS.
- C. SHALL BE IN PLACE PER THE APPROVED SET OF PLANS PRIOR TO ANY CONSTRUCTION START.
- D. THE EROSION CONTROL SHALL BE INSPECTED ONCE A DAY AND MODIFIED TO MEET THE SURROUNDING CONDITIONS AS NEEDED.
- E. PROVIDE A SIGN DISPLAYING A 24-HOUR CONTACT NUMBER AND NAME OF THE ESC SUPERVISOR. THE LETTER SIZE SHALL BE A MINIMUM OF 2" LETTERS. THIS SHALL BE IN PLACE PRIOR TO CONSTRUCTION START. REMEMBER, THE LOOK OF THE SIGN WILL BE A REFLECTION OF THE CONTRACTOR AND DEVELOPER AND DEVELOPMENT.
- F. THE STORM DRAIN SYSTEM AND EXISTING DITCHES SHALL BE CLEANED DAILY (SECTION 7- 07.3). ALL DRAINAGE SYSTEMS SHALL BE CLEANED TO THE ACCEPTANCE OF THE CITY OF ANACORTES PRIOR TO ACCEPTANCE OF THE PROJECT.
- G. STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED DURING THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED SUCH AS WASH PADS TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN. NO MUD IS ALLOWED TO ENTER ONTO CITY STREETS.
- H. ANY SOILS EXPOSED THAT WILL NOT BE DISTURBED FOR TWO (2) DAYS DURING THE WET SEASON OR SEVEN (7) DAYS IN THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (SEEDING, MULCHING, PLASTIC COVERING, ETC.)
- I. TWO (2) WEEKS PRIOR TO THE BEGINNING OF THE WET SEASON (OCTOBER 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDED IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDDED WITHIN ONE (1) WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDDED AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE PROJECT MANAGER. THE PROJECT MANAGER CAN REQUIRE SEEDING IN ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES OR DRAINAGE FACILITIES.
- J. PENALTIES FOR AN EROSION CONTROL VIOLATION ARE SUBJECT TO A \$300 TO \$1000 FINE UNDER CHAPTER 17.66 - PENALTIES FOR VIOLATION. EACH DAY IS CONSIDERED A DIFFERENT VIOLATION.

EXISTING LEGEND

---	EXISTING EDGE OF ASPHALT
---	EXISTING EDGE OF CONCRETE
---	EXISTING EDGE OF GRAVEL ROAD
---	EXISTING CURB
---	EXISTING SIDEWALK
---	EXISTING STORM CULVERT
---	EXISTING STORM DRAIN LINE
---	RECORD STORM DRAIN LINE
---	EXISTING SANITARY SEWER GRAVITY LINE
---	RECORD SANITARY SEWER LINE
---	EXISTING WATER LINE
---	RECORD WATER LINE
---	EXISTING OVERHEAD ELECTRIC & COMMUNICATION LINES
---	EXISTING UNDERGROUND POWER
---	EXISTING UNDERGROUND COMMUNICATIONS LINE
---	EXISTING UNDERGROUND GAS LINE
---	EXISTING UNDERGROUND COMPRESSED AIR LINE
---	EXISTING TOP OF SLOPE LINE
---	EXISTING TOE OF SLOPE LINE
---	EXISTING GRADE INDEX CONTOUR
---	EXISTING GRADE INTERVAL CONTOUR
---	EXISTING FLOW LINE
---	EXISTING EDGE OF BRUSH
---	EXISTING NEAR HIGH WATER LINE, PER NAVD88, EL=7.25'
---	EXISTING EDGE OF RP-RAP ARMORING
---	EXISTING EDGE OF UNDESICATED AREA
---	EXISTING RAILROAD RAIL
---	EXISTING CHAINLINK FENCE
---	EXISTING GUARDRAIL
---	EXISTING MONUMENT
---	EXISTING REBAR AND CAP
---	EXISTING IRON PIPE
---	SET REBAR & ORANGE PLASTIC CAP
---	SET HUB AND WAG
---	SET WAG NAIL
---	SET SPIKE
---	EXISTING NAIL/FLASHER
---	SET NAIL/FLASHER
---	EXISTING STORM DRAIN MANHOLE
---	EXISTING CATCH BASIN
---	EXISTING SANITARY SEWER MANHOLE
---	EXISTING SANITARY SEWER CLEANOUT
---	EXISTING GATE VALVE
---	EXISTING FIRE HYDRANT
---	EXISTING HOSE BIB
---	EXISTING IRRIGATION BOX
---	EXISTING MONITORING WELL
---	EXISTING BOLLARD
---	EXISTING MARINE VEHICLE MOORING CLEAT
---	EXISTING MARINE VEHICLE MOORING DOLPHIN
---	EXISTING STREET SIGN
---	EXISTING WAREBOX
---	EXISTING POWER POLE
---	EXISTING POWER POLE W/ROOF
---	EXISTING STREET LIGHT POLE
---	EXISTING TRAIL LIGHT
---	EXISTING GROUND RIFT
---	EXISTING ELECTRIC HANDHOLD
---	EXISTING TELEPHONE PEDESTAL/REISER
---	EXISTING GAS METER
---	EXISTING NATURAL GAS VALVE
---	EXISTING COMPRESSED AIR VALVE
---	EXISTING PINE/SPRUCE TREE
---	EXISTING MAPLE TREE
---	EXISTING OAK TREE
---	DIAMETER OF EXISTING TREE
---	SPOT ELEVATION ON EXISTING GROUND

ABBREVIATIONS

#	NUMBER	LBS	POUNDS
&	AND	LF	LINEAR FOOT
@	AT	MAX	MAXIMUM
AASHTO	THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	MH	MANHOLE
ADS	APPARENT OPEN SIZE	MHW	MEAN HIGH WATER
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	MN	MINIMUM
AVE	AVENUE	MM	MILLIMETER
CB	CATCH BASIN	N	NORTH
CFS	CUBIC FEET PER SECOND	NAD	NORTH AMERICAN DATUM
CLR	CLEAR	NAVD	NORTH AMERICAN VERTICAL DATUM
CNG	CASCADE NATURAL GAS	NTS	NOT TO SCALE
COA	CITY OF ANACORTES	PSE	PUGET SOUND ENERGY
CONC	CONCRETE	S	SOUTH
DIA/Ø	DIAMETER	SD	STORM DRAIN
DTL	DETAIL	SDMH	STORM DRAIN MANHOLE
E	EAST	SF	SQUARE FOOT
EG	EXISTING GRADE	ST	STREET
EL/ELEV	ELEVATION	STA	STATION
ESC	EROSION SEDIMENT CONTROL	STD	STANDARD
EX	EXISTING	TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
FG	FINISH GRADE	TYP	TYPICAL
FL	FLOWLINE	V/VERT	VERTICAL
FM	FORCEMAIN	W	WATER/WEST
GPM	GALLONS PER MINUTE	WAC	WASHINGTON ADMINISTRATIVE CODE
H/HORIZ	HORIZONTAL	WSDOT	WASHINGTON DEPARTMENT OF TRANSPORTATION
IE	INVERT ELEVATION		
L	LENGTH		

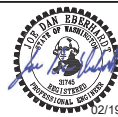
EXISTING LEGEND AND SURVEYOR'S NOTES WERE PREPARED BY THE SURVEYOR AND ARE SHOWN HEREON FOR REFERENCE ONLY. REFER TO THE SURVEY SHEETS PREPARED BY PACIFIC SURVEY & ENGINEERING INC, DATED MARCH 03, 2020, FOR ALL SURVEY INFORMATION.

NO.	DATE	BY	CHD.	APPR.	REVISION

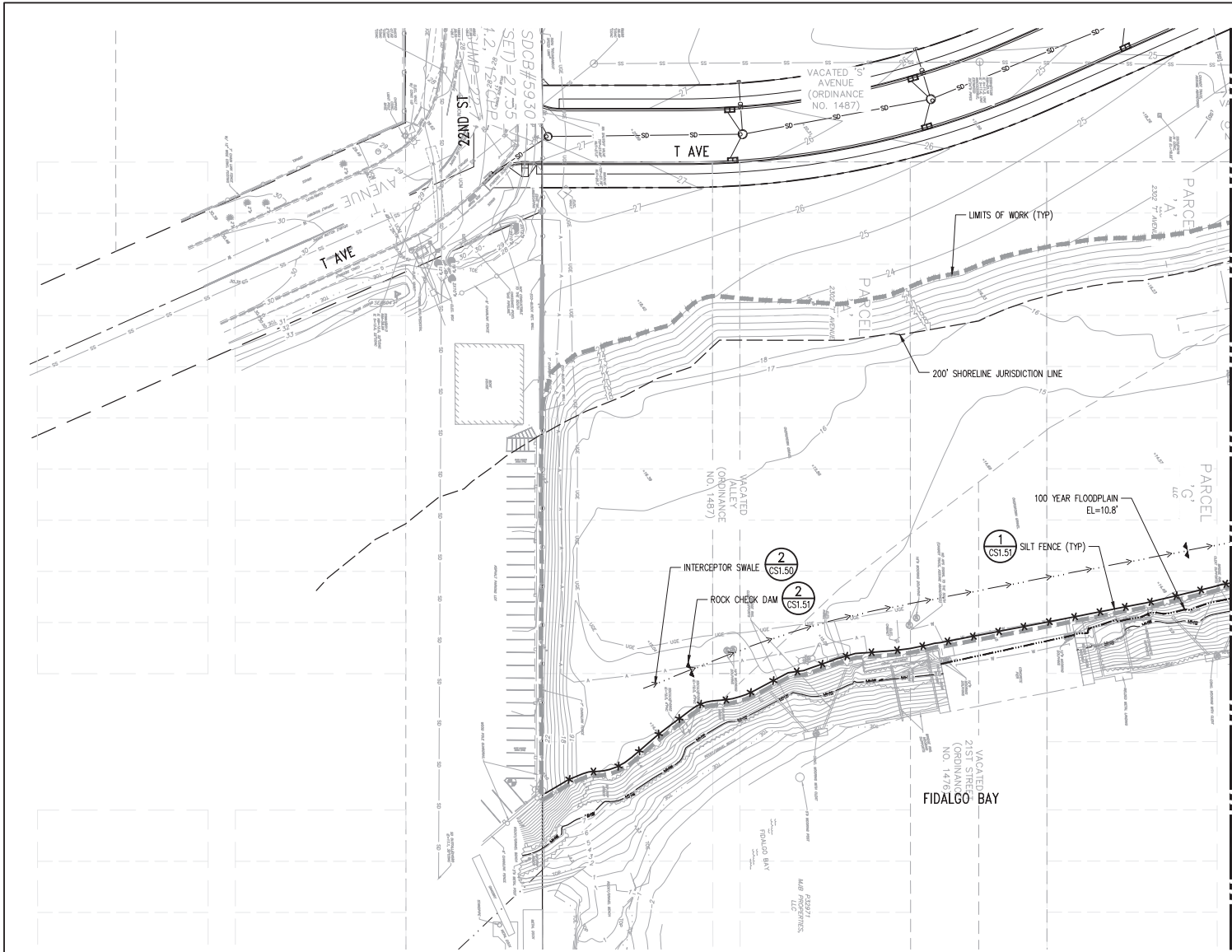
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CHECKED BY KEC	APPROVED BY JDE
DATE 02/19/2021	
J O B No. :1900301	

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MJB NORTH SHORELINE - MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M.		SHEET
NOTES, LEGEND, AND ABBREVIATIONS		CS0.01

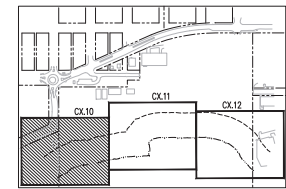


TESC LEGEND:

	PROPERTY LINE
	LIMITS OF WORK
	MEAN HIGH WATER LINE
	200' SHORELINE JURISDICTION LINE
	100 YEAR FLOODPLAIN
	INTERCEPTOR SWALE
	SILT FENCE
	TEMPORARY STORM FORCEMAIN
	STORM DRAINAGE PIPE FLOW DIRECTION
	ROCK CHECK DAM
	STABILIZED CONSTRUCTION ENTRANCE
	PUMP

TESC NOTES:

- CONTRACTOR TO FIELD LOCATE ALL TESC CONTROLS AS NECESSARY TO ADJUST TO CHANGING SITE CONDITIONS AND CONSTRUCTION PROGRESS.
- PROVIDE STORM DRAIN INLET PROTECTION TO ALL INLETS WITHIN 500 FEET OF THE PROPERTY LINE, OR ONE BLOCK.
- REMOVE AND DISPOSE OF ALL TESC MEASURES AT THE COMPLETION OF THE PROJECT WHEN ALL DISTURBED AREAS HAVE BEEN FULLY AND FINALLY STABILIZED.
- ADJUST SEDIMENT POND SIZE AS NEEDED TO PROVIDE SEDIMENT REMOVAL FOR RUNOFF FROM ALL UNSTABILIZED SURFACES DISCHARGING TO IT.
- SEE SHEET CS0.01 FOR ADDITIONAL COA EROSION CONTROL NOTES.



KEYMAP
NOT TO SCALE

MJB NORTH SHORELINE - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

TESC PLAN

SHEET

CS1.10

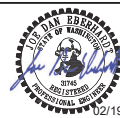
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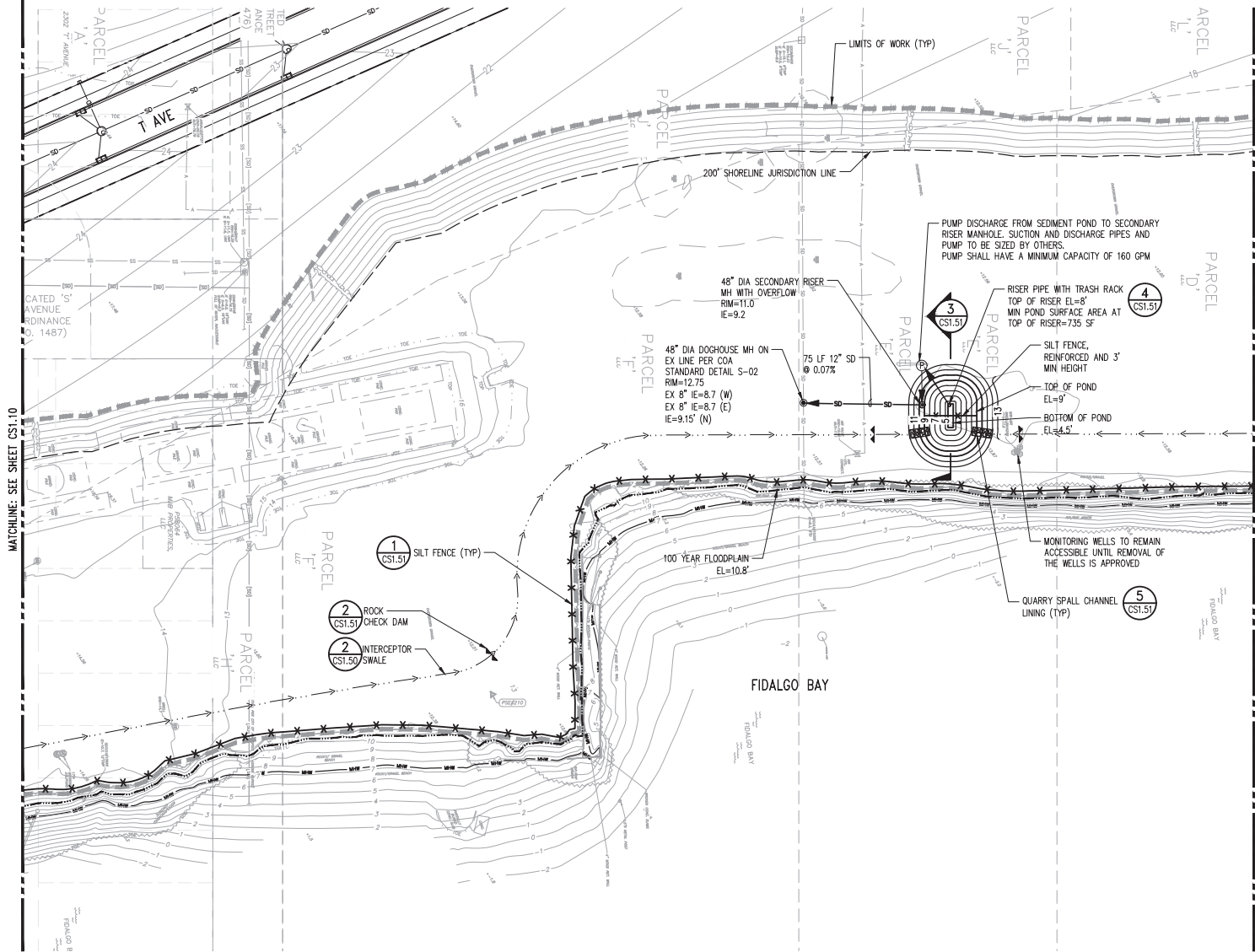
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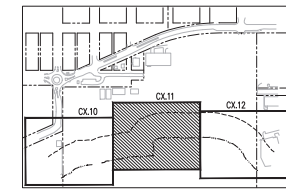


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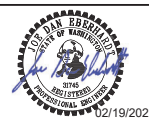
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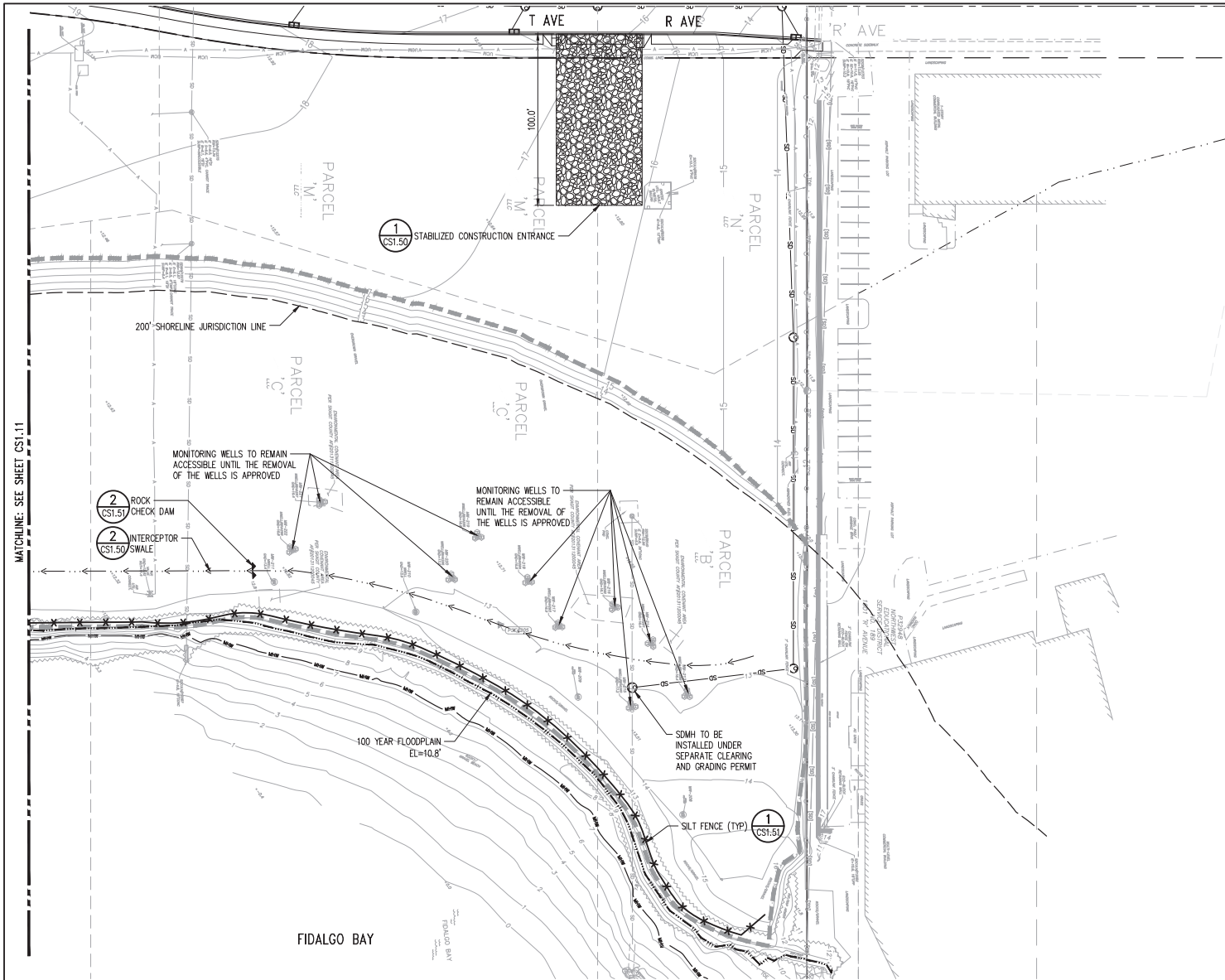


MJB NORTH SHORELINE - MJB PROPERTIES
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SEC. 19, T. 35 N., R. 02 E., W.M.

TESC PLAN

SHEET

CS1.11

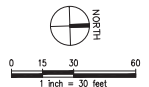
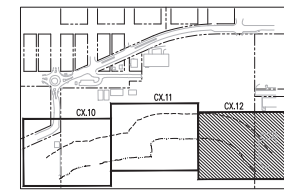


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TESC PLAN

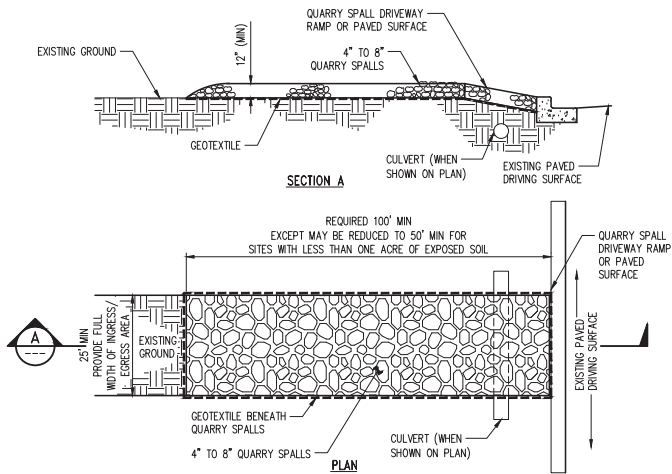
SHEET

CS1.12

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added

Feb 19, 2021 - 5:30pm



MAINTENANCE STANDARDS

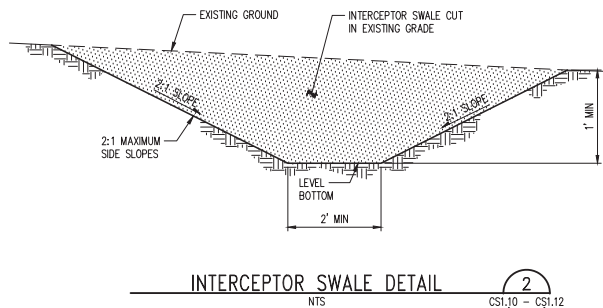
1. QUARRY SPALLS (TYPE 1) SHALL BE ADDED IF THE PAD IS NO LONGER IN ACCORDANCE WITH THE SPECIFICATIONS.
2. IF THE ENTRANCE IS NOT PREVENTING SEDIMENT FROM BEING TRACKED ONTO PAVEMENT, THEN ALTERNATIVE MEASURES TO KEEP THE STREETS FREE OF SEDIMENT SHALL BE USED. THIS MAY INCLUDE STREET SWEEPING, AN INCREASE IN THE DIMENSIONS OF THE ENTRANCE, OR THE INSTALLATION OF A WHEEL WASH. IF WASHING IS USED, IT SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK, AND WASH WATER SHALL DRAIN TO A SEDIMENT TRAP OR POND.
3. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED IMMEDIATELY BY SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON-SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP.
4. ANY QUARRY SPALLS THAT ARE LOOSENED FROM THE PAD AND END UP ON THE ROADWAY SHALL BE REMOVED IMMEDIATELY.
5. IF VEHICLES ARE ENTERING OR EXITING THE SITE AT POINTS OTHER THAN THE CONSTRUCTION ENTRANCE(S), FENCING SHALL BE INSTALLED TO CONTROL TRAFFIC.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NTS

1

CS1.12



2

CS1.10 - CS1.12

NO.	DATE	BY	CHD.	APPR.	REVISION

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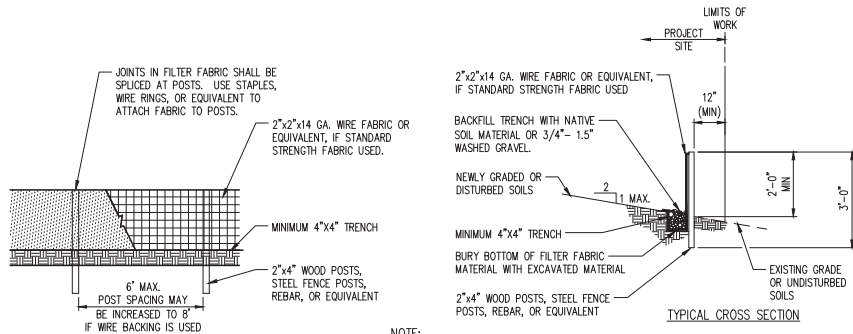
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1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.
TESC DETAILS

SHEET

CS1.50



NOTE:

STANDARD STRENGTH FABRIC REQUIRES USE OF FABRIC REINFORCING. USE 2"x2" WIRE MESH, PRE-FABRICATED POLYMERIC MESH, SAFETY FENCE OR EQUAL TO INCREASE THE STRENGTH OF THE FABRIC. THE STRENGTH OF THE REINFORCING MATERIAL SHALL BE EQUIVALENT TO OR GREATER THAN 180 LBS GRAB TENSILE STRENGTH.

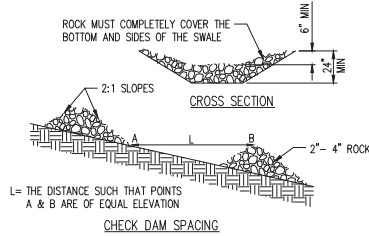
FILTER FABRIC SPECIFICATIONS

AOS (ASTM D4751)	30 SIEVE MAX. SIZE (0.60 mm) FOR SLIT FILM WOVEN 50 MAX.-100 MIN SIEVE SIZE (0.30-0.15 mm) FOR ALL OTHER GEOTEXTILE TYPES
WATER PERMITTIVITY (ASTM D4491)	0.02 SEC-1 MINIMUM
GRAB TENSILE STRENGTH (ASTM D4632)	180LBS MIN FOR EXTRA STRENGTH FABRIC 100LBS MIN FOR STANDARD STRENGTH FABRIC
GRAB TENSILE ELONGATION (ASTM D4632)	30% MAX.
ULTRAVIOLET RESISTANCE (ASTM D4355)	70% MAX.

SILT FENCE DETAIL

NTS

1
CSI.10 - CSI.12



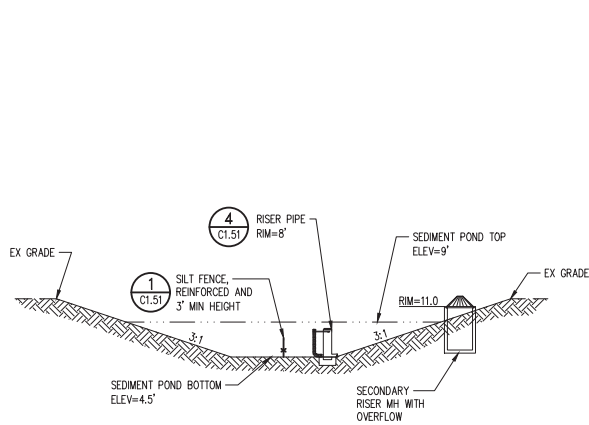
MAINTENANCE STANDARDS:

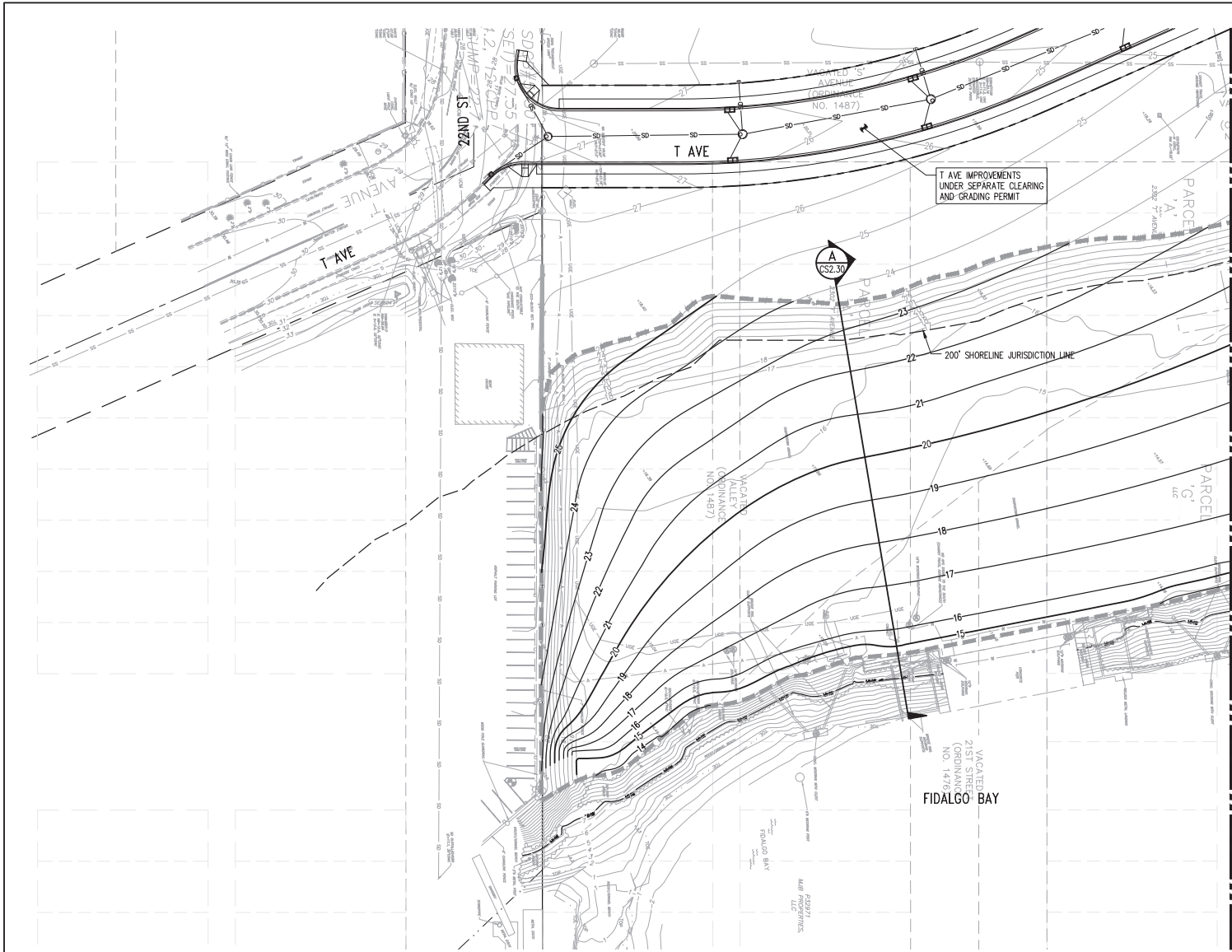
- ANY SEDIMENT DEPOSITION OF MORE THAN 0.5 FEET SHALL BE REMOVED SO THAT THE SWALE IS RESTORED TO ITS DESIGN CAPACITY.
- IF THE SWALE CAPACITY IS INSUFFICIENT FOR THE DESIGN STORM, IT MUST BE DETERMINED WHETHER THE PROBLEM IS LOCAL (E.G., A CONSTRICTION OR BEND) OR THE SWALE IS UNDER DESIGNED. IF THE PROBLEM IS LOCAL, THE SWALE CAPACITY MUST BE INCREASED THROUGH CONSTRUCTION OF A BERM(S) OR BY EXCAVATION. IF THE PROBLEM IS UNDER DESIGN, THE DESIGN ENGINEER SHALL BE NOTIFIED AND THE SWALE REDESIGNED TO A MORE CONSERVATIVE STANDARD TO BE APPROVED BY CITY OF ANACORTES.
- THE SWALE SHALL BE EXAMINED FOR SIGNS OF SCOURING AND EROSION OF THE BED AND BANKS. IF SCOURING OR EROSION HAS OCCURRED, AFFECTED AREAS SHALL BE PROTECTED BY RIP-RAP OR AN EROSION CONTROL BLANKET OR NET.

ROCK CHECK DAMS DETAIL

NTS

2
CSI.10 - CSI.12





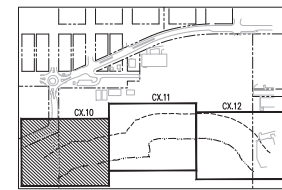
GRADING LEGEND:

- PROPERTY LINE
- LIMITS OF WORK
- MEAN HIGH WATER LINE
- 25' CONTOUR LINE
- RIDGE LINE
- 2% SLOPE ARROW
- 25.0 SPOT ELEVATION
- 200' SHORELINE JURISDICTION LINE

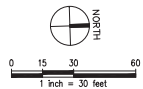
NOTE:

CONTRACTOR TO PROVIDE PERMANENT SOIL STABILIZATION MEASURES UPON COMPLETION OF GRADING ACTIVITIES.

MATCHLINE: SEE SHEET CS2.11



KEYMAP
NOT TO SCALE



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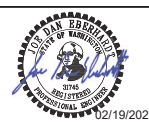
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CHECKED BY KEC	APPROVED BY JDE
DATE 02/19/2021	
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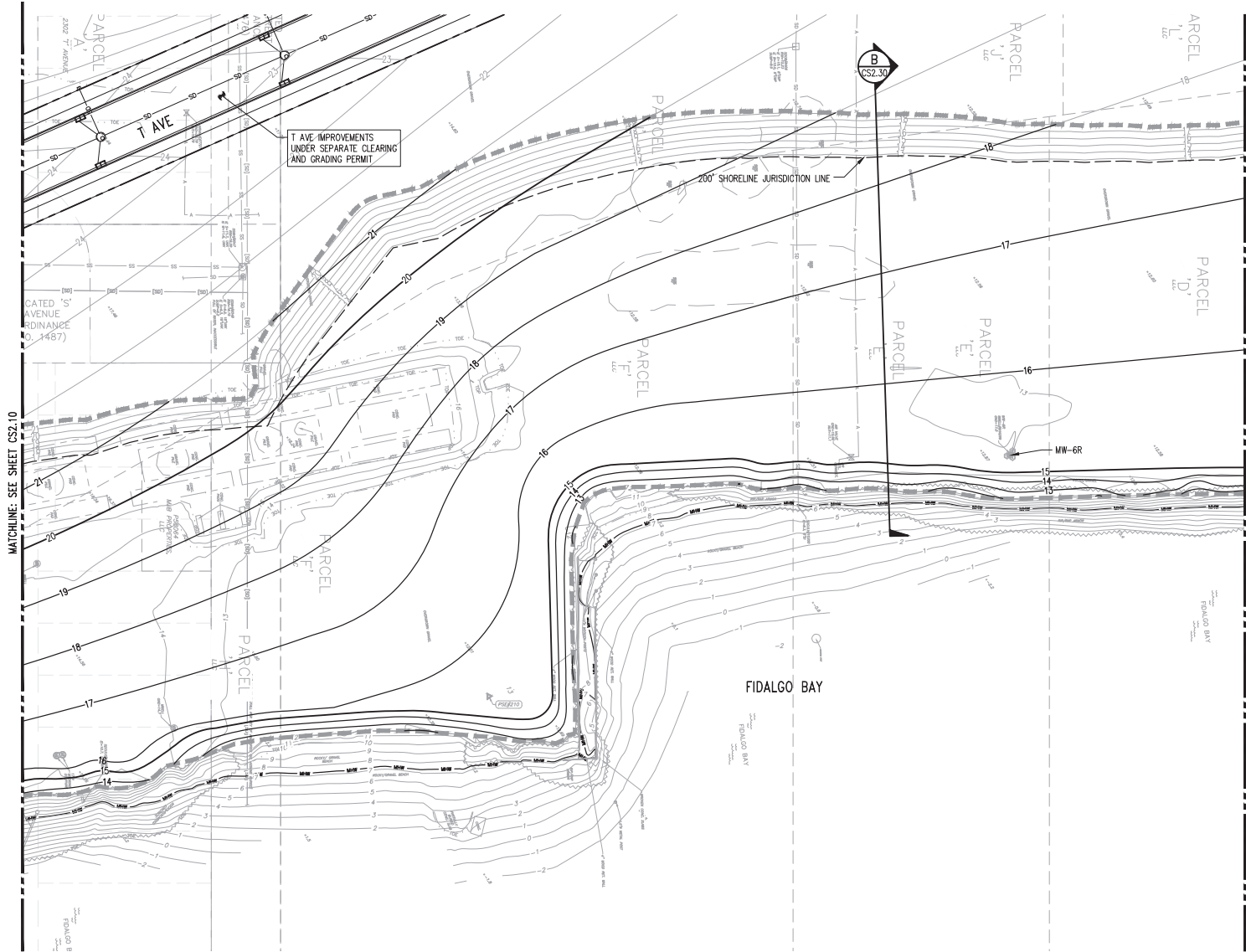


MJB NORTH SHORELINE - MJB PROPERTIES
1920 R AVENUE, ANACORTES, WA
SEC. 19, T. 35 N., R. 02 E., W.M.

ROUGH GRADING PLAN

SHEET

CS2.10

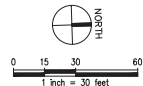
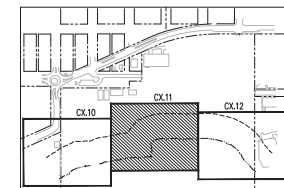


GRADING LEGEND:

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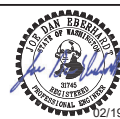
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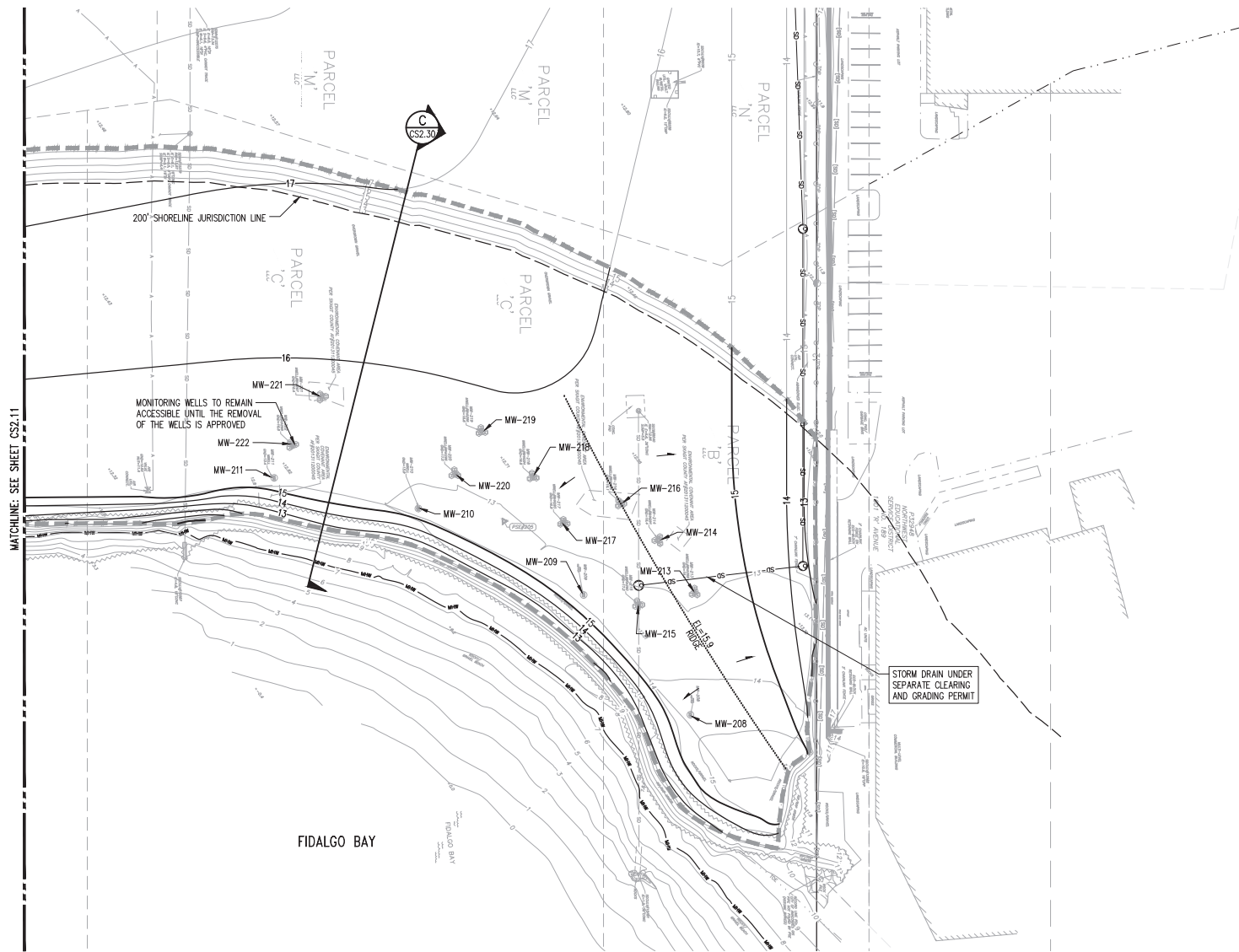
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ROUGH GRADING PLAN

SHEET

CS2.11

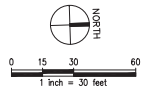
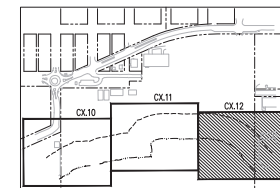


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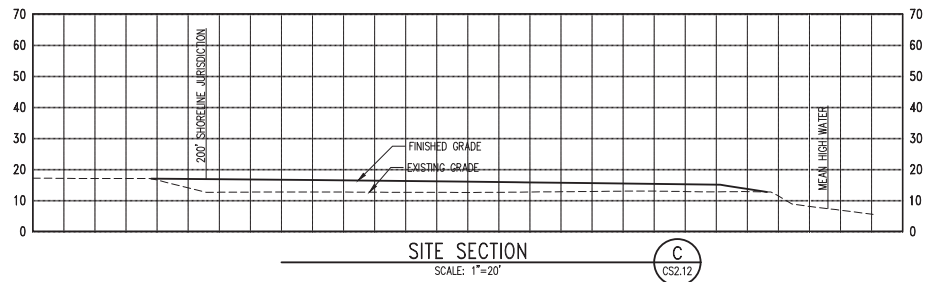
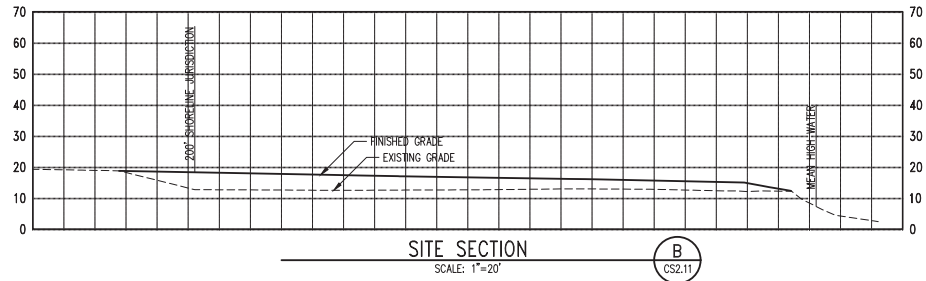
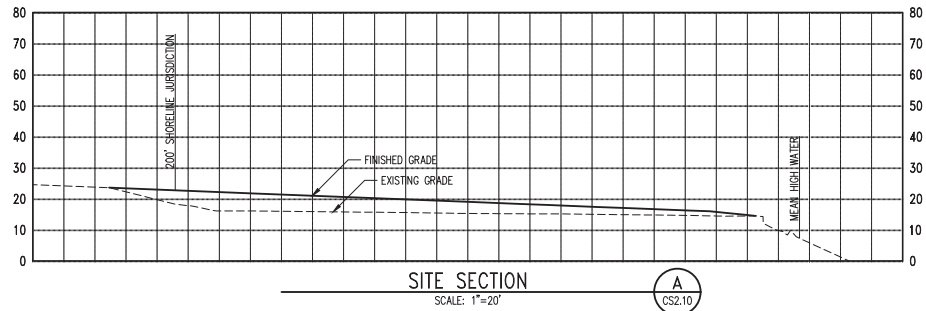
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ROUGH GRADING PLAN

SHEET
CS2.12



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MJB NORTH SHORELINE - MJB PROPERTIES 1920 R AVENUE, ANACORTES, WA SEC. 19, T. 35 N., R. 02 E., W.M.	
SITE SECTIONS	

SHEET
CS2.30



NOTICE OF APPLICATION with ADOPTION of EXISTING MDNS

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:

File Number: SDP-2021-0001

Date of Application: February 22, 2021

Date of Completeness: June 8, 2021

Applicant: KPFF Consulting Engineers - 1601 5th Ave, Suite 1600, Seattle, WA 98101

Landowner: MJB Properties, LLC - 5050 1st Ave S, Suite 102, Seattle, WA 98134

Project Location: The project site is located along Q & R Ave on the following parcels: P78000, P32963, P32965, P32966, P32967, P32968, P32969, P32970, P32971, P32941, P32916, P32915, P32929, P32913, P32943, P58064

Request: The applicant has requested a Shoreline Substantial Development Permit (SSDP) for clearing and grading activities to occur within shoreline jurisdiction of Fidalgo Bay. The proposed SSDP is for Phase 2 of the property development, with Phase 1 having been reviewed under a separate Clearing & Grading Permit, BLD-2021-0033.

The rough site grading for Phase 2 would include 150,000 cu. yds. of fill and over 400 cu. yds. of cut for the preparation of land development. The development proposes the construction activities as follows: installing erosion control BMPs, clearing the existing land cover, placing fill soils, compacting, and placing permanent soil stabilization; all proposed work is to occur waterward of the Ordinary High Water Mark (OHWM). The project site is located within the Marine Mixed Use (MMU) zoning district and has a shoreline environment designation of Urban.

Required Project Permits/Approvals: The following may be required in addition to the above: SEPA environmental review, Commercial Building Permit, Stormwater Permit (WSDOE), right-of-way permits

SEPA Review: On June 3, 2021, the City of Anacortes issued an Optional MDNS (Mitigated Determination of Non-Significance) relative to the environmental impact for the proposed development along with an associated Phase 1 of the development; finding that the project does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21.C.030(2)(c). This decision was made after review of completed environmental checklist and other information on file with the lead agency.

Based on the submitted application for Phase 2 of the development and the scope of the project, the existing SEPA document, Mitigated Determination of Non-Significance, is being adopted per WAC 197-11-630. The adoption of an existing MDNS and SEPA environmental checklist requires a public notice and comment period. Consequently, this may be the only opportunity to comment on the environmental impacts of this proposal. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Existing Environmental Documents: Geotechnical Report; Issued SEPA MDNS; Cultural Resources Assessment; Habitat Assessment Report; Tsunami Hazard Memo; Stormwater Report; LOMA 21-10-0614A

Public Hearing: A Substantial Shoreline Development Permit for projects valued at \$1,000,000 or more or on a site of 3 acres or more is a Type 4 City Council Decision. A public hearing is required but has not yet been scheduled. A separate notice will be provided once the public hearing has been scheduled.

Public Comment Period: The Notice of Application was published on June 16th, 2021. Written comments must be submitted to the contact person listed below by **5:00 PM on July 16th, 2021**.

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

Document Availability: Application documents may be reviewed at <https://www.anacorteswa.gov/161/Planning-Community-Economic-Development> by clicking "**Current Land Use Projects & Notices**" and then opening the appropriate project file number folder.

For Project Information: Emily Morgan, Associate Planner; Phone: (360) 298-4350

Email: emilym@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221



NOTICE OF HEARING with VIRTUAL PLANNING COMMISSION PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a virtual/telephonic Pre-decision Open Record Public Hearing will be held by the Anacortes Planning Commission on **September 8th, 2021 at 6:00 PM** by means of the Zoom video conferencing web application to consider the following proposal:

File Number: SDP-2021-0001

Property Owner: MJB Properties, LLC

Applicant: KPFF Consulting Engineers

Project Location: The project site is located along Q & R Ave

Proposal: The applicant has requested a Shoreline Substantial Development Permit (SSDP) for clearing and grading activities to occur within shoreline jurisdiction of Fidalgo Bay. The proposed SSDP is for Phase 2 of the property development; Phase 1 was approved June 23, 2021, under Clearing & Grading Permit, BLD-2021-0033.

The rough site grading for Phase 2 would include 150,000 cu. yds. of fill and over 400 cu. yds. of cut for the preparation of land development. The development proposes construction activities, as follows: installing erosion control BMPs, clearing the existing land cover, placing fill soils, compacting, and placing permanent soil stabilization; all proposed work is to occur no less than 10 ft. landward of the Ordinary High Water Mark (OHWM).

Environmental Review: Based on the submitted application for Phase 2 of the development and the scope of the project, the existing SEPA document, Mitigated Determination of Non-Significance, issued June 3, 2021, is being adopted per WAC 197-11-630. The adoption of an existing MDNS and SEPA environmental checklist requires a public notice and comment period. A Notice of Application with Adoption of MDNS was published on June 16, 2021 with the public comment period ending on July 16, 2021. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

Closed-Record Decision Hearing: A virtual closed-record decision hearing to make a decision on the application will be held by the City Council on **Monday, September 27th, 2021 at 6:00 PM** via Zoom video conferencing.

- Virtual meeting participation instructions and connection information can be viewed here: <https://www.anacorteswa.gov/700/Meeting-Documents-and-Video>. Meeting attendance options will be posted on the applicable agenda published the week before the meeting. Hearings will be conducted in accordance with the rules of procedure adopted by the hearing body.

Staff Report: All application documents may also be reviewed at <https://www.anacorteswa.gov/161/Planning-Community-Economic-Development> by clicking "**Current Land Use Projects & Notices**".

- The staff report will be available for review, no later than **5:00 PM on September 2nd, 2021**.

Appeals: The decision on this application, once made, may be appealable pursuant to the procedures outlined in AMC 19.20.030 and AMC 19.20.210.

For Project Information: Emily Morgan, Senior Planner; 360-298-4350, emilym@cityofanacortes.org; City of Anacortes Department of Planning, Community, & Economic Development, P.O. Box 547, Anacortes, WA 98221

SCAN HERE TO VIEW

All File Materials & Staff Report:



From: [Lange, Steve](#)
To: [Morgan, Emily](#)
Cc: [Shjarback, Eric](#); [Symonds, Justin](#)
Subject: RE: Request for Comment regarding SDP-2021-0001 - MJB Shoreline Clearing & Grading
Date: Thursday, July 1, 2021 9:48:22 AM
Attachments: [image002.png](#)

Emily,

We have accepted Civil Plans and Drainage Report that covers this proposed work. Please issue the permit when ready.

Thanks,
Steven Lange
Senior Engineering Tech

From: Morgan, Emily <emilym@cityofanacortes.org>
Sent: Wednesday, June 16, 2021 8:38 AM
To: Development Review Group <DevelopmentReviewGroup@cityofanacortes.org>; Kevin Anderson <Kevin.Anderson@portofanacortes.com>; sepa@dahp.wa.gov; 'mari461@ecy.wa.gov' <mari461@ecy.wa.gov>; 'sepacenter@dnr.wa.gov' <sepacenter@dnr.wa.gov>; 'ross.zimmerman@dnr.wa.gov' <ross.zimmerman@dnr.wa.gov>; 'sepadesk@dfw.wa.gov' <sepadesk@dfw.wa.gov>; 'robert.warinner@dfw.wa.gov' <robert.warinner@dfw.wa.gov>; daisy.p.douglass@usace.army.mil; 'tomwooten@samishtribe.nsn.us' <tomwooten@samishtribe.nsn.us>; 'jferry@samishtribe.nsn.us' <jferry@samishtribe.nsn.us>; Todd Woodard <twoodard@samishtribe.nsn.us>; Amy Trainer <atrainer@swinomish.nsn.us>; Josephine Jefferson <jjefferson@swinomish.nsn.us>; 'jpeters@swinomish.nsn.us' <jpeters@swinomish.nsn.us>; 'thpo@sauk-suiattle.com' <thpo@sauk-suiattle.com>; 'kjoseph@sauk-suiattle.com' <kjoseph@sauk-suiattle.com>; 'sschuyler@upperskagit.com' <sschuyler@upperskagit.com>; 'swalsh@skagitcoop.org' <swalsh@skagitcoop.org>; Nora Kammer <nkammer@skagitcoop.org>; 'klyste@stillaguamish.com' <klyste@stillaguamish.com>; 'jvaneyk@stillaguamish.com' <jvaneyk@stillaguamish.com>; 'cstevens@stillaguamish.com' <cstevens@stillaguamish.com>
Cc: Jim Blais <JBlais@gmccinc.com>; Kyle Carrick <Kyle.Carrick@kpff.com>
Subject: Request for Comment regarding SDP-2021-0001 - MJB Shoreline Clearing & Grading

Good Morning,

Please see below the link to the Notice of Application and application materials for the above Shoreline Substantial Development Permit. Please note that I am asking to receive comments by **Friday, July 16th, 2021.**

➤ **View the application materials here:**

- Application & Narrative: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:b0cd025d-7ab7-43be-8cc8-aff30613af9f>
- Adopted MDNS & SEPA Checklist: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:b0cd025d-7ab7-43be-8cc8-aff30613af9f>

- [uri=urn:aaid:scds:US:d4e2c490-3117-453b-82a2-8e9d988ffe6d](https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:d4e2c490-3117-453b-82a2-8e9d988ffe6d)
- MJB North SSDP Plans: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:c4c57fd8-be91-4342-a670-9bf5ab88d006>
 - MJB North Storm Report: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:082fed98-64f8-4b54-a5dc-dfce46687523>
 - Reports: <https://documentcloud.adobe.com/link/track?uri=urn:aaid:scds:US:98312f92-c34a-43ce-8eed-07ebf3ef460f>

Do not hesitate to contact me should you have any questions as I am the planner assigned to the project.

Respectfully,

Emily Morgan - Associate Planner

PLANNING, COMMUNITY & ECONOMIC DEVELOPMENT

City of Anacortes - PO Box 547 – 904 6th St. – Anacortes, WA 98221
360.298.4350 – emilym@cityofanacortes.org – www.cityofanacortes.org

Maintaining and improving the quality of life reflecting community expectations through a focus on public participation and employees-mayor-council teamwork.

CONFIDENTIALITY STATEMENT: This message may contain content that is protected by state or federal privacy laws. If this message was sent to you in error, any use, disclosure or distribution of its contents is prohibited. If you received this in error please contact me at the telephone number or e-mail address listed above and delete this message without printing, copying, or forwarding it. Thank you.

From: sara@saraholahan.com
To: [Morgan, Emily](#)
Subject: MJB Comment
Date: Friday, July 16, 2021 2:13:31 PM

To Emily Morgan,

I am writing in regards to the MJB Application for a Shoreline Substantial Development Permit Phase 2. Overall, I believe that this is a very positive development for this property which will improve the area in multiple ways. I look forward to the changes and thank the applicant for wanting to make the shoreline more sustainable. I would like to make several recommendations.

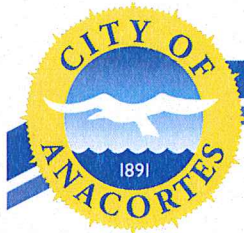
As regards the Habitat Assessment Report, it should be noted that surf smelt are numerous and spawn in this shoreline area. Here is a link to a reference map from Department of Fish and Wildlife.

<https://www.arcgis.com/home/webmap/templates/OnePane/basicviewer/embed.html?webmap=19b8f74e2d41470cbd80b1af8dedd6b38&extent=-126.1368,45.6684,-119.6494,49.0781&displayslider=true&displayscalebar=true&displaylegend=true&displaydetails=true&displaysearch=true&searchextent=true>

As far as bringing in 150,000 cubic yards of fill within the shoreline jurisdiction, it would be preferable to stay outside of the 25' buffer from the high water mark (as required in Anacortes Shoreline Master Program Table 5.2), at least until there is a detailed shoreline application for Phase 3. If possible, the reviewers should consider the 2017 Shoreline Master Program from the Department of Ecology since it adheres to the latest available science compared to the City of Anacortes 2010 SMP which is in the process of being updated.

Respectfully,

Sara Holahan



STATE ENVIRONMENTAL POLICY ACT (SEPA)

Mitigated Determination of Non-Significance (MDNS)

PROJECT INFORMATION:

Project Title	MJB Properties Site Preparation – Clearing & Grading Permit
File Number	BLD-2021-0033
Project Location	The project site is located along Q/R Ave on the following parcels: P78000, P32963, P32965, P32966, P32967, P32968, P32969, P32970, P32971, P32941, P32916, P32915, P32929, P32913, P32943, P58064 S19, T35, R02
Landowner	MJB Properties, LLC – 5050 1 st Ave S, Suite 102, Seattle, WA 98134
Applicant	KPFF Consulting Engineers - 1601 5 th Ave, Suite 1600, Seattle, WA 98101
Date of Completeness	March 5, 2021
Project Description	The applicant has requested a Clearing & Grading Permit, to occur in (2) phases, on the 28-acre project site. Phase 1 would include the upland work, outside of shoreline jurisdiction, to include: rough site grading, construction of new roads, including curb and sidewalks, sanitary sewer mains, storm mains, and water mains. The stormwater infrastructure includes water quality treatment for the new road run off. Phase 2 of the proposed work would occur within shoreline jurisdiction and requires a Shoreline Substantial Development Permit (SSDP); said SSDP is to be submitted and reviewed independently from this request. Phase 2 would include: rough site grading, within shoreline jurisdiction. For Phase 1 and 2, a total of 150,000 cu. yds. of fill and over 400 cu. yds. of cut is proposed for the 28 acre project site. The project site is located within the Marine Mixed Use (MMU) zoning district.

The City of Anacortes Department of Planning, Community & Economic Development has determined that this project does not have a probable significant adverse impact on the environment. Pursuant to WAC 197-11-350(3), the proposal has been clarified, changed, and conditioned to include necessary mitigation measures to avoid, minimize or compensate for probable significant impacts. An environmental impact statement (EIS) is not required under RCW § 43.21C.030(2)(c). The necessary mitigation measures are listed below, the Environmental Checklist is attached, and additional project information is available at <https://www.anacorteswa.gov/161/Planning-Community-Economic-Development>.

PUBLIC COMMENTS RECEIVED:

Notice of application with optional SEPA DNS process was published on March 10, 2021 with the comment period ending at 5:00 pm on March 24, 2021. One comment was received from the Department of Ecology and one comment was received by a member of the public. The applicants provided a written response to the concerns and a revised SEPA Checklist received January 7, 2021. The concerns of these comments have been considered in this determination.

CRITICAL AREA REVIEW:

Pursuant to AMC 17.70 and Appendix "A" of the Shoreline Master Program (SMP) regulating critical areas, the subject development was reviewed for proximity to critical areas. The subject property must comply with the following provisions:

- **AMC 17.70 Article IV and SMP A-3: Geologically Hazardous Areas**
 - With application, a Geotechnical Report prepared by PanGeo, Inc, dated March 26, 2021 was provided. Said report was peer reviewed and accepted by GeoEngineers, Inc, dated April 14, 2021.
- **AMC 17.70 Article II and SMP A-1: Frequently Flooded Areas**
 - Majority of the subject property was indicated as being in Zone AE per FIRM Panel 5303170040A. However, based on accepted LOMA 21-10-0614A, effective March 10, 2021, majority of the upland area is now amended to a Zone X for having minimal flood hazard.
 - Work to occur within the portions of the parcels that are indicated to be located within Zone AE shall be subject to the applicable code provisions.
- **AMC 17.70 Article VI and SMP A-5: Fish & Wildlife Conservation Habitat Areas**
 - Based on the City mapping, the subject property is adjacent to priority habitat and species for herring spawning and Dungeness crab.
 - Prior to development commencing within shoreline jurisdiction, a habitat assessment would be required.

MITIGATION MEASURES/ CONDITIONS OF APPROVAL:

1. Based on A-7 of the provided SEPA Checklist, Phase 3 of the project is anticipated to include the installation of a new bulkhead. Pursuant to the City of Anacortes SMP, Section 9.11 for Shoreline Stabilization Measures and Flood Protection Work, "soft" methods are the preferred best practices of shoreline stabilization. Hard armoring (bulkheads) can be allowed if non-structural methods are determined to be insufficient.

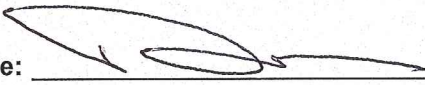
The goals and policies of the Shoreline Use Element in the SMP strive to "promote a mixture of reasonable and appropriate shoreline uses that enhance the City's character, emphasize its connection with marine trades, foster its historic and cultural identity, protect environmental resources, and achieve a net ecosystem improvement over time". Therefore, the permitting of a hard structural bulkhead shall not be permitted for the subject property, unless a determination is made by a qualified professional that the installation of soft armoring would not succeed or is not suitable due to specific site considerations.
2. The proposed development shall be in strict conformance with the reviewed and approved construction plans, date stamped February 22, 2021, including but not limited to, the proposed TESC plan and notes.
3. The proposed development shall be in strict conformance with the stormwater report and plan, approved by the City's Public Works Department.
4. The proposed development, outlined in the SEPA Checklist, shall adhere to the recommendations and conclusions provided by the Geotechnical Report prepared by PanGeo, Inc, dated March 26, 2021 and the peer review prepared by GeoEngineers, Inc, dated April 14, 2021.
5. Prior to the commencement of work within Shoreline Jurisdiction, a Habitat Assessment for the indicated priority habitat and species shall be prepared and provide to the City of Anacortes.
6. No work or development shall occur waterward of the Ordinary High Water Mark (OHWM).
7. Pursuant to the City of Anacortes Comprehensive Plan Land Use Policy 8.5, all proposed plans for development along Fidalgo Bay Waterfronts should take into account sea-level rise, tsunamis and other natural hazards. As part of construction of on-site infrastructure, site grades shall be planned and located to accommodate potential long-term sea level rise and tsunami conditions, appropriate to

the design lifetime of the project, as determined using the higher end of the range predicted using best available science.

8. As indicated on the provided Clearing & Grading Permit Plans, date stamped February 22, 2021, there are (2) light towers located on site. As documented in City documents and emails, each tower contains a large Osprey nest. The nest removal was approved by Fenner Yarborough, Wildlife Regional Program Manager with the WA State Dept. of Fish & Wildlife (WDFW), so long as the removal occurs outside of nesting season. To mitigate the tower removal, the applicant shall install nest structure replacements, where feasible, meeting the recommendations and/or standards from the WDFW.
9. Pursuant to RCW 27.53.020, if the applicant or his agents discover previously unknown historic or archaeological remains/artifacts while conducting the development activities authorized by this permit, the applicant/agent shall immediately stop work and notify the appropriate tribal and state representatives and the City of Anacortes of the finding for local, state and tribal coordination.
10. Based on comment letter received from WA Dept. of Ecology (DOE), dated March 22, 2021, the proposed project may be subject to Ecology's National Pollutant Discharge Elimination (NPDES) Construction Stormwater General Permit (CSGP). Said permit shall be required prior to ground disturbing activities, unless confirmation from DOE is provided to the City that relinquishes this requirement.
11. Based on comments from DOE, dated March 29, 2021, and the Environmental Covenant, recorded November 20, 2013 under AFN: 201311200045, the proposed development shall not interfere with the designated groundwater monitoring wells as shown in Exhibit B of the recorded covenant as well as on the provided survey, date stamped February 22, 2021.
 - 11.1. Development is subject to any and all requirements of MTCA related documents, including agreed orders, agreed orders on consent, consent decrees and restrictive covenants.
 - 11.2. The wells shall be flagged on site to ensure no interference during ground disturbing activities.
12. Storm water conveyance both on-site and off-site shall comply with City Storm drainage requirements.
13. The project proposes the continued use of (1) out of (4) existing outfalls; therefore, the outfall and associated easement shall be designated to the City of Anacortes with appropriate access provided per the current EDS Standards.
14. A Traffic Impact Analysis for the proposed construction traffic and activities shall be submitted for review by the Public Works Department and accepted prior to any work taking place on-site
15. Within the roadway alignment of Phase 1, the storm filter systems, Contech Storm Filters or of similar make as approved by the City, will be owned and maintained by the City of Anacortes when the roadway is dedicated.
16. The conveyance system and related appurtenances along the proposed phase 1 alignment will be considered Public. This system will discharge to a 36-inch culvert and out to Fidalgo Bay.
17. Fire Hydrants are to be located as approved by the City of Anacortes Fire Chief. Fire flows shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.
18. Water main shall be extended through the property will connections at 22nd Street, 17th Street and R Avenue. The system shall be designed to allow for future extension by others within the development.

19. The Sanitary Sewer Conveyance system proposed within the Phase 1 roadway alignment will be owned and maintained by the City of Anacortes once the Roadway is dedicated to the City of Anacortes.
 20. All Sanitary Sewer Easements shall be 20-foot minimum width and dedicated to the City of Anacortes.
 21. All Sanitary Sewer structures shall have vehicular access, including but not limited to: 1) A 12-foot minimum width access road with an approved all-weather surface asphalt road, or other approved Low Impact Development Best Management Practice design, 2) Meeting the minimum structural requirements for Access Road approved by the City of Anacortes.
 22. Hours of construction/work shall be limited to 7:00 am to 10:00 pm. If work must occur outside these hours, a noise variance shall be first obtained.
 23. Pursuant to RCW Chapter 70.107 and WAC Chapter 173.60, noise levels shall not exceed the established standards.
 24. Mud and debris tracked onto City of Anacortes public streets and right-of-way is prohibited. The applicant shall be responsible to sweep the adjacent streets as needed to prevent track out.
-

Responsible Official: Don Measamer, Director/SEPA Responsible Official
Planning, Community, & Economic Development Department
Address: P.O. Box 547
Anacortes, WA 98221
Phone: 360-299-1942

Signature:  **Issue Date:** 6/3/21

The conditions listed above along with the City of Anacortes' code governing noise, land use, traffic, drainage, fire protection, and building will provide substantial mitigation of the aforementioned environmental impacts. The City of Anacortes' derives the authority to require mitigation from Chapter 18.04 of the Anacortes Municipal Code and the State Environmental Policy Act. This MDNS is issued after using the optional MDNS process in WAC 197-11-355. There is no further comment period on this MDNS.

For further information, contact the City of Anacortes' Department of Planning, Community, & Economic Development at (360) 299-1984. The issuance of this Mitigated Determination of Non-significance should not be interpreted as acceptance or approval of the proposal as presented. The City of Anacortes reserves the right to deny or approve said proposal subject to conditions if it is determined to be in the best interests of the city and/or necessary for the general health, safety, and welfare of the public to do so.

SEPA APPEAL PROCEDURE:

This environmental determination may be appealed in accordance with the procedures outlined in AMC Chapter 18.04 and 19.20. Appeals must be on forms provided by the Planning, Community & Economic Department (PCED), contain the information specified in AMC 19.20.180.F, be accompanied by a filing fee of \$200, and be delivered to the City Clerk by mail or personal delivery by **5:00 PM**, 14 calendar days after the written notice of the decision is issued. Additional information regarding the appeal process may be obtained from City of Anacortes PCED, (360) 299-1984.

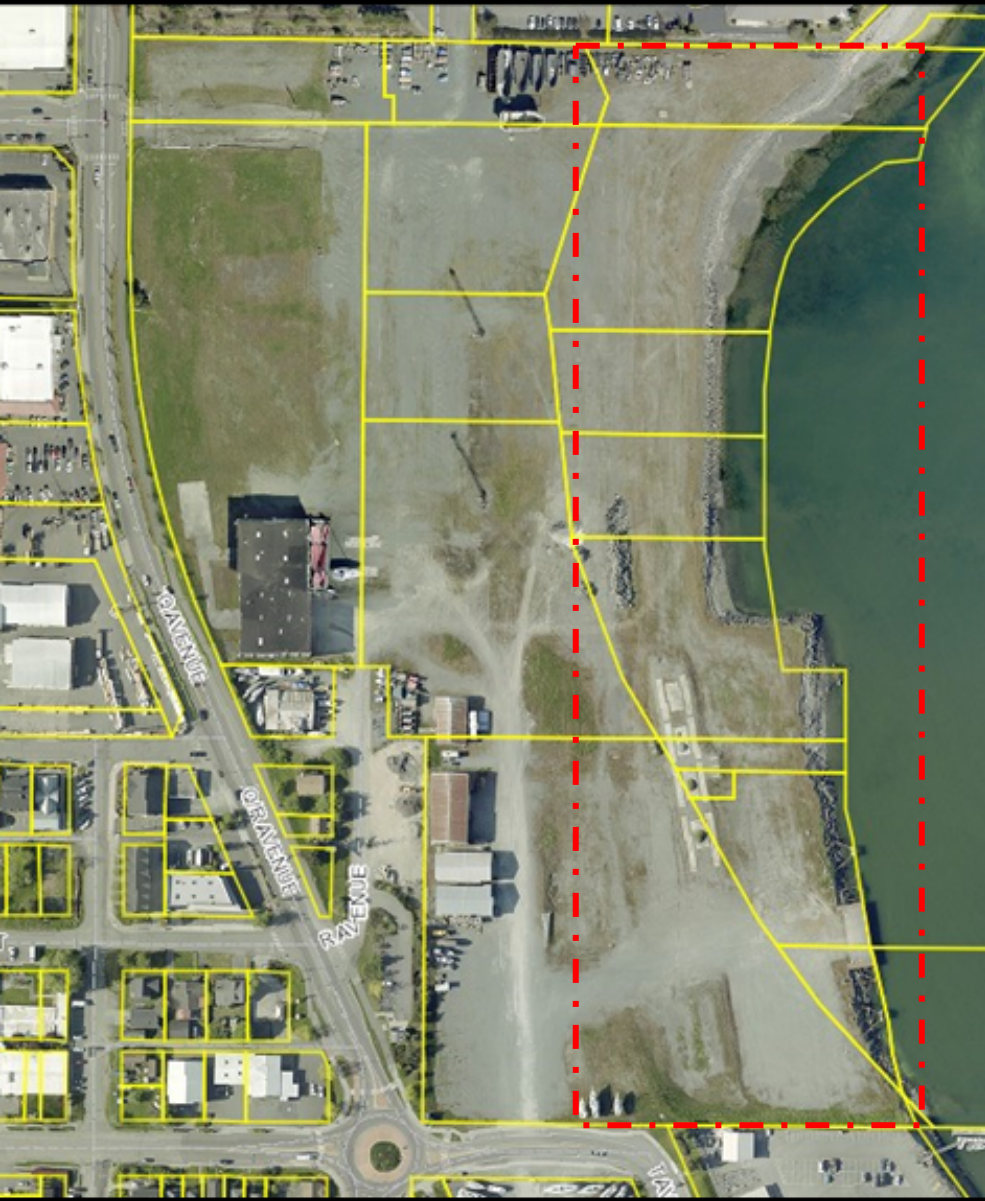


City Council

Closed Record Decision Hearing

September 27, 2021 @ 6:00 PM

Emily Morgan, Senior Planner



SDP 2021-0001

MJB Properties Shoreline Clearing & Grading

- **Applicant:** KPFF Consulting Engineers
- **Land Owner:** MJB Properties, LLC
- **Shoreline Environment:** Urban
- **Zone:** Marine Mixed Use
- **Related Files:** June 23, 2021 – Phase 1 Clearing & Grading Permit issued (BLD-2021-0033)

PROPOSAL

The applicant has requested a Shoreline Substantial Development Permit (SSDP) for clearing and grading activities to occur within shoreline jurisdiction of Fidalgo Bay. The rough site grading for Phase 2 would include 100,000 cu. yds. of fill and over 400 cu. yds. of cut for the preparation of land development.

The development proposes the construction activities as follows: installing erosion control BMPs, clearing the existing land cover, placing fill soils, compacting, and placing permanent soil stabilization; all proposed work is to occur no less than 10 ft. landward of the Ordinary High Water Mark (OHWM).

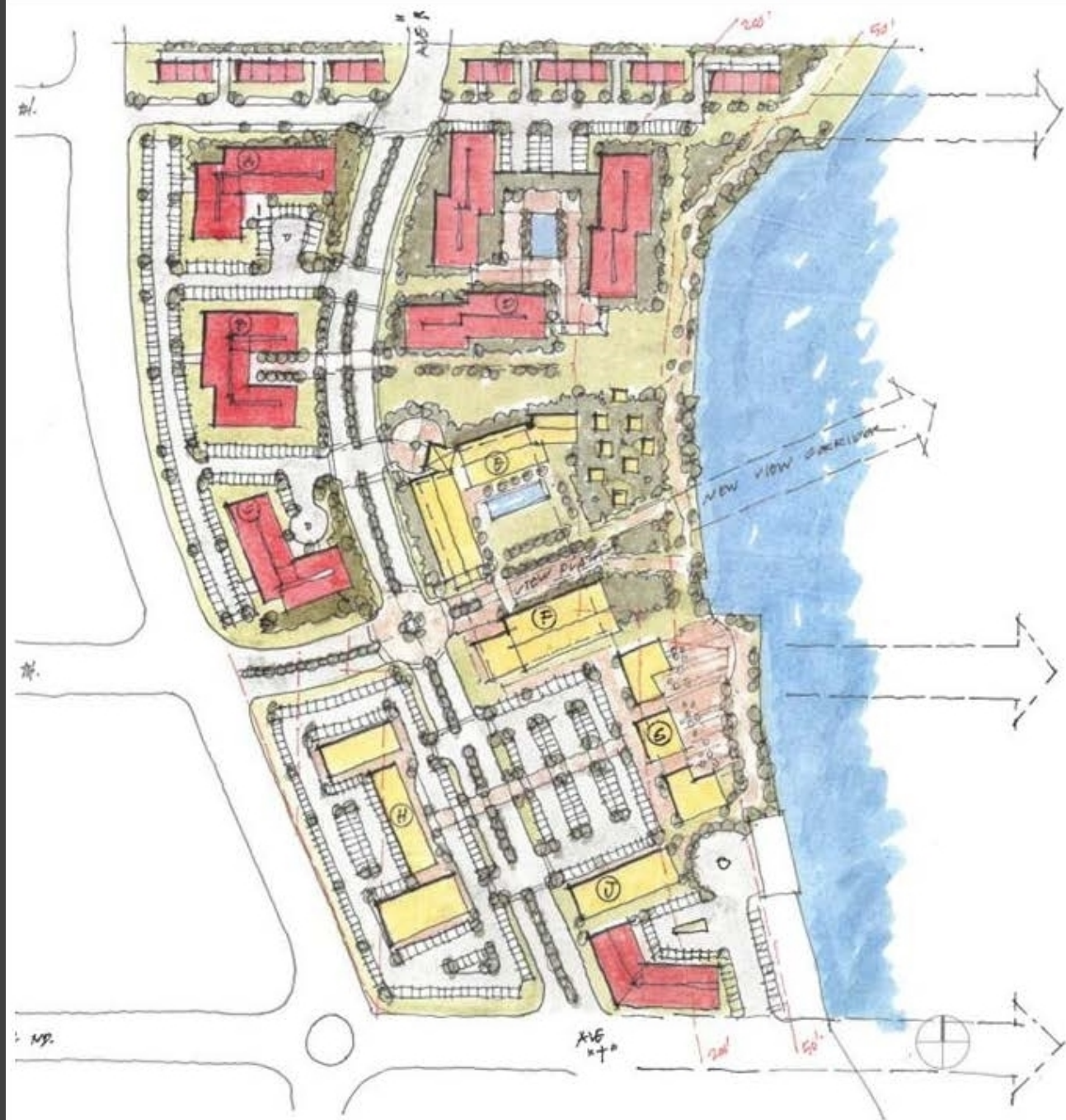


Plate 1. Preliminary conceptual site plan.

SHORELINE MANAGEMENT ACT (RCW 90.58)



- Proposed development lies within two hundred (200) feet of a shoreline of statewide significance (RCW 90.58.030(2)(f)) and is therefore subject to conformance with the City of Anacortes' Shoreline Master Program (SMP).
- The subject proposal is located entirely in the Urban Shoreline Environment Designation.
- According to Table 5.1 of the SMP Shoreline Stabilization – Upland fill placement is permitted in the Urban Shoreline Environment Designations.

KEY POINTS

All work to occur
landward of the
OHWM

Urban shoreline
allows for upland fill
placement

No anticipated loss
of ecological
function

Material brought in
from upland source;
no beach excavation



Planning Commission Recommended Condition of Approval

Prior to commencement of construction activities within shoreline jurisdiction, the applicant shall coordinate with WA Dept. of Ecology for the verification of the ordinary high water mark (OHWM).

STAFF RECOMMENDATION

Based upon the application materials, Findings of Fact and Conclusions within the staff report and the Planning Commission's recommendation, staff therefore recommends City Council **approve** the shoreline substantial development permit subject to the proposed Conditions of Approval

THANK YOU.

Suggested Meeting Order:

- Questions for Staff?
- Applicant remarks or comments
- Comments from Parties of Record
- City Council questions, deliberation, & decision



City Council Agenda Bill

Meeting Date: September 27,
2021

Agenda Item: 7.a.

Agenda Item Title: Conservation Easement Program Contract Review

Staff Contact(s): JONN LUNSFORD

Approved for Submittal to Council by **Action Type**

JONN LUNSFORD

Discussion

DARCY SWETNAM

Item Summary: The Conservation Easement Program was started in 1998 to preserve acreage in the Anacortes Community Forest Lands (ACFL) from logging, mining or commercial development. Close to 1800 acres is conserved through this program where donors pay \$1000/acre to protect the land in perpetuity. Our partners in the program are the Skagit Land Trust and the Friends of the ACFL. The contract is between the Land Trust and the City; the Trust holds the easement and does annual inspections to make sure the specifics of the agreement are being followed. We have worked with outside Council and the Land Trust to update the contract to meet current conservation standards and address issues such as climate change and commercial use questions. The multiple deeds that were created over the life of the program have been unified in a single deed. Staff is bringing this to City Council for review.

Budget Impact:

This work has cost approximately \$7000 in research and outside legal fees to date. Staff anticipates similar costs in 2022 to complete the process and conserve acreage that has been waiting in the queue while this project was completed.

Previous Action: Discussion at the Forest Advisory Board and City Council Parks and Recreation Committee

Recommended Motion: I move to approve the contract and deed as presented.

Alternative Actions: Request additional information or research

Attachments (listed in order presented):

1. Updated CEP Contract draft

2. Staff Slide Presentation

When recorded return to:

Skagit Land Trust
P. O. Box 1017
Mt. Vernon, WA 98273

Grantor: City of Anacortes

Grantee: Skagit Land Trust

Brief Legal Description:

PTN S 1, 2, 6 & 12, T 34N, R 1E; PTN S 26 & 36, T 35N, R 1E;
PTN S 1, 6 & 7, T 34N, R 2E; PTN S 31, T 35N, R 2E

Full legal descriptions at _____

Assessor's Tax Parcel and I.D. Nos.:

P18998 / 340101-0-004-0004; P19001 / 340101-3-001-0001;
PTN P19002 / 340101-3-001-0001; P19004 / 340101-4-001-0009;
P19044 / 340102-0-020-0003; P19297 / 340112-1-001-0002
P20027 / 340206-0-001-0001; P20036 / 340207-0-002-0108;
PTN P32340 / 350126-1-001-0005; P32676 / 350136-2-001-0001;
P33390 / 360231-3-001-0003; P60751 / 3842-009-000-0007;
P60752 / 3842-013-000-0009; P60763 / 3842-035-000-0002;
P60777 / 3842-055-000-0000; P19056 / 3401-021-002-0003;
P19298 / 3401-121-003-0000; P60663 / 3840-001-014-0000;
P60664 / 3840-002-014-0008; P60666 / 3840-003-004-0008;
P60667 / 3840-003-006-0006; P60669 / 3840-008-001-0000;
P18996 / 340101-0-002-0006; P18997 / 340101-0-003-0005;
P18999 / 340101-1-001-0005; P19000 / 340101-1-002-0004;
P19006 / 340102-0-001-0006

Reference Number of Documents Amended and Restated:

199903240126; 199908190117; 199910270067; 200007240107; 200007240106;
200105240099; 200110090082; 200203070103; 200203070104; 200208140040;
200208140041; 200303280160; 200311070042; 200403190132; 200410130160;
200504280070; 200509140117; 200603310101; 200610260032; 200703220126;
200710090097; 200804020074; 200810090036; 200906150194; 201004190056

**AMENDED AND RESTATED GRANT DEED OF CONSERVATION EASEMENT
(Anacortes Community Forest Lands)**

THIS AMENDED AND RESTATED GRANT DEED OF CONSERVATION EASEMENT (hereinafter, the "Conservation Easement") is made this ____ day of _____, 200__ by and between The City of Anacortes, a Washington Municipal Corporation, having an address at P.O. Box 547, Anacortes, WA 98221. ("Grantor" or "City"), in favor of The Skagit Land Trust, a Washington nonprofit corporation, having an address at P.O. Box 1017, Mount Vernon, WA 98273 ("Grantee"). This Conservation Easement consolidates 25 conservation easements previously conveyed by Grantor to Grantee into one conservation easement that amends and restates the following conservation easements in their entirety:

- (1) Grant Deed of Conservation Easement, recorded March 24, 1999 under Skagit County Auditor's File Number 9903240126;
- (2) Deed of Conservation Easement, recorded August 19, 1999 under Skagit County Auditor's File Number 199908190117;
- (3) Deed of Conservation Easement, recorded October 27, 1999 under Skagit County Auditor's File Number 199910270067;
- (4) Deed of Conservation Easement, recorded July 24, 2000 under Skagit County Auditor's File Number 200007240106;
- (5) Deed of Conservation Easement, recorded July 24, 2000 under Skagit County Auditor's File Number 200007240107;
- (6) Deed of Conservation Easement, recorded May 24, 2001 under Skagit County Auditor's File Number 200105240099;
- (7) Deed of Conservation Easement, recorded October 9, 2001 under Skagit County Auditor's File Number 200110090082;
- (8) Deed of Conservation Easement, recorded March 7, 20002 under Skagit County Auditor's File Number 200203070103;
- (9) Deed of Conservation Easement, recorded March 7, 20002 under Skagit County Auditor's File Number 200203070104;
- (10) Deed of Conservation Easement, recorded August 14, 2002 under Skagit County Auditor's File Number 200208140040;
- (11) Deed of Conservation Easement, recorded August 14, 2002 under Skagit County Auditor's File Number 200208140041;
- (12) Deed of Conservation Easement, recorded March 28, 2003 under Skagit County Auditor's File Number 200303280160;
- (13) Deed of Conservation Easement, recorded November 7, 2003 under Skagit County Auditor's File Number 200311070042;
- (14) Deed of Conservation Easement, recorded March 19, 2004 under Skagit County Auditor's File Number 200403190132;
- (15) Deed of Conservation Easement, recorded October 13, 2004 under Skagit County Auditor's File Number 200410130160;
- (16) Deed of Conservation Easement, recorded April 28, 2005 under Skagit County Auditor's File Number 200504280070;
- (17) Deed of Conservation Easement, recorded September 14, 2005 under Skagit County Auditor's File Number 200509140117;

- (18)Deed of Conservation Easement, recorded March 31, 2006 under Skagit County Auditor's File Number 200603310101;
- (19)Deed of Conservation Easement, recorded October 26, 2006 under Skagit County Auditor's File Number 200610260032;
- (20)Deed of Conservation Easement, recorded March 22, 2007 under Skagit County Auditor's File Number 200703220126;
- (21)Deed of Conservation Easement, recorded October 9, 2007 under Skagit County Auditor's File Number 200710090097;
- (22)Deed of Conservation Easement, recorded April 2, 2008 under Skagit County Auditor's File Number 200804020074;
- (23)Deed of Conservation Easement, recorded October 9, 2008 under Skagit County Auditor's File Number 200810090036;
- (24)Deed of Conservation Easement, recorded June 15, 2009 under Skagit County Auditor's File Number 200906150194; and
- (25)Deed of Conservation Easement, recorded April 19, 2010 under Skagit County Auditor's File Number 201004190056.

By this Conservation Easement, Grantor and Grantee also add approximately 220 acres to the Conservation Easement-protected area, correct scrivener errors as to legal descriptions and other matters in the previously recorded conservation easements, clarify the intent of the parties provided in the earlier conservation easements as to permitted and prohibited uses and activities, add in a new requirement as to forest management, and update other provisions in the Conservation Easement, where appropriate, to reflect current policies of Grantee pertaining to conservation easements. Consolidation of the Conservation Easement-protected area under one conservation easement will allow Grantee to preserve and protect in perpetuity over [REDACTED] acres, in five separate management units, as an integrated whole.

RECITALS

A. Grantor is the sole owner in fee simple of certain real property in Skagit County, Washington, more particularly described in Exhibit A (legal descriptions) and Exhibit B (site maps) attached hereto and incorporated by this reference (the "Property"). The Property is known as the Anacortes Community Forest Lands ("ACFL").

B. The Property is divided into five separate management units, as described in Exhibit A and depicted on Exhibit B (each a "Management Unit"), and composed of the following: (1) Ray Auld Drive Management Unit; (2) Mount Erie Conservancy Management Unit; (3) Whistle Lake /Fidalgo Ridge Management Unit; (4) Little Cranberry Lake and South Cranberry Management Units; and (5) Heart Lake Management Unit.

C. The Property possesses natural, scenic and recreational values, in particular natural forest lands, all of which are hereafter known as "Conservation Values" of great importance to Grantor and the people of the City of Anacortes.

D. The specific Conservation Values and other characteristics of the Property are documented in an inventory of relevant features of the Property ("Baseline Documentation"), which Baseline Documentation is incorporated into this Conservation Easement by this reference. The Baseline Documentation consists of reports, maps, photographs, and other documentation held by Grantee that the parties agree provides, collectively, an accurate representation of the Property at the time of this grant and

that is intended to serve as an objective information baseline for monitoring compliance with the terms of this Conservation Easement. A summary of said Baseline Documentation, signed and dated, by both Grantor and Grantee is contained in Exhibit C. In any conflict or inconsistency between the terms of this Conservation Easement and the Baseline Report, the terms of this Conservation Easement shall control.

E. Beginning in 1998, under Resolution No. 1492, the City launched a conservation easement program ("CEP") to guarantee that the Property, the ACFL, be protected for the benefit of the public in perpetuity. Through the CEP, the City Council, as elected representative of the people who are owners of the Property will continue to manage the Property, the ACFL, in accord with this Conservation Easement. Special care will be taken to manage areas where the Grantor has received funding for future conservation easements in accord with this Conservation Easement.

F. Through the CEP, Grantor intends that the Conservation Values of the Property be preserved and maintained by the continuation of land use patterns that do not significantly impair or interfere with the Conservation Values.

G. Through the CEP, Grantor further intends, as owners of the Property, to convey to Grantee the right to preserve and protect the Conservation Values of the Property in perpetuity.

H. Grantee is a publicly supported, tax-exempt nonprofit organization, qualified under Section 501(c)(3) and 170(h) of the Internal Revenue Code, and also qualified as a nonprofit nature conservancy corporation under Revised Code of Washington ("RCW") 64.03.130 and 84.34.250, whose primary purpose is to preserve open space, wildlife habitat, wetlands, forestland, farmland, shoreline, and scenic views.

I. Grantee agrees by accepting this grant to honor the intentions of Grantors stated herein and to preserve and protect in perpetuity the Conservation Values of the Property for the benefit of this generation and the generations to come.

J. Grantor recognizes that the preservation of Conservation Values within the Property will provide substantial benefits to Grantor and the public in general and that such benefits together with monetary payment to be made are adequate consideration in exchange for the grant of Conservation Easement contained herein.

K. The above Recitals are incorporated into this Conservation Easement by this reference.

AGREEMENT

NOW, THEREFORE, the following deed memorializes the agreement which has been reached between the parties. The Grantor, the City of Anacortes, a Washington municipal corporation, for consideration as set forth herein and subject to conditions, agreements and provisions set forth hereinafter, hereby voluntarily grants and conveys to Grantee, the Skagit Land Trust, a Washington not-for-profit corporation, a non-exclusive perpetual easement, the Conservation Easement described herein, to run with the land upon the Property legally described in Exhibit A hereto.

This Conservation Easement is subject to the following terms and conditions:

1. **Purpose.** It is the purpose of this Conservation Easement to assure that the Property will be retained forever predominantly in its natural, scenic, forested condition and to prevent any use of the Property that will significantly impair or interfere with the Conservation Values of the Property. Grantor intends that this Conservation Easement will confine the use of the Property to such activities (such as public recreation) as are consistent with the purpose of this Conservation Easement. This conveyance is an interest in real property under the provisions of RCW 64.03.130 and RCW 84.34.210

2. **Rights of Grantee.** To accomplish the purpose of this Easement the following rights are conveyed to Grantee by this Easement:

- a) To preserve and protect the Conservation Values of the Property in perpetuity, and to enhance by mutual agreement, the Conservation Values of the Property;
- b) To enter upon the Property at reasonable times in order to monitor Grantor's compliance with and otherwise enforce the terms of this Conservation Easement; and
- c) To prevent any activity on or use of the Property that is inconsistent with the purpose of this Conservation Easement and to require the restoration of such areas or features of the Property that may be damaged by an inconsistent activity or use, pursuant to paragraph 6. Should complete restoration be impossible, Grantee shall require appropriate mitigation.

3. **Prohibited Uses.** Any activity on or use of the Property inconsistent with the purpose of this Easement is prohibited. Without limiting the foregoing, the following uses are expressly prohibited.

- a) Conversion or use of the Property for timber harvesting, mining, or any commercial venture shall be prohibited; *provided*, however, that the prohibition on timber harvesting shall not be interpreted to prevent forestry management for ecological purposes in the manner provided for in Section 5 below; and *provided further*, however, that the prohibition on any commercial venture shall not be interpreted to prevent use of the Property for passive recreational or education activities that may have a de minimis commercial nexus (such as paid guided walks by educators, paid photography courses, or the like).
- b) Sale, lease or other transfer of the Property.

4. **Reserved Rights.** Grantor reserves to itself, and to its successors and assigns, all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property that are not expressly prohibited by Section 3 or otherwise herein and are not inconsistent with the purpose of this Easement. Without limiting the foregoing, the following rights are expressly reserved.

- a) Management of the Property in accord with the terms and conditions of this Conservation Easement.
- b) Use of portions of the Property for public utilities, such as water reservoirs, or service roads to those public utilities.
- c) In those areas where the City has previously operated pump stations, water storage facilities, and pipelines, those activities may continue and such facilities may be

maintained as long as necessary for public utility purposes. Parcels of the Property to which this Conservation Easement is applied may include any of these recreational or utility facilities, and their maintenance and improvement shall not be hindered by such application. In addition, any paved street or road in use at the date of the City's adoption of the CEP shall be exempt from any restrictions and adjacent property may be altered as necessary to maintain the safe operation of vehicles on such streets.

- d) Facilities which allow and support such recreational and educational uses, such as service roads, parking lots, trailheads, trails, bridges, signs, interpretive displays, interpretive buildings, viewing platforms, boardwalks, sanitary facilities and picnic sites may be developed, maintained and improved as needed.
- e) The undertaking of other activities necessary to protect public health or safety on the Property or adjacent property, or which are actively required by and subject to compulsion of any governmental agency with authority to require such activity, provided that any such activity shall be conducted in a manner that protects the Conservation Values of the Property to the greatest practicable extent, taking into account all the surrounding circumstances.

5. **Forest Stewardship.** Grantor may undertake habitat management, restoration or enhancement activities on both land and water resources of the Property to further the Purpose of this Conservation Easement, *provided* that such activities are conducted in accordance with sound conservation management practices, consistent with the Purposes, terms and conditions of this Conservation Easement, and in consultation with the Grantee for consistency with this Conservation Easement. Such activities may include, but not be limited to, tree and vegetation planting and restoration, removal and management of trees and vegetation, controlled burns, management of invasive weeds, and collection of biological specimens.

6. **Dispute Resolution.** If a dispute arises between the parties concerning the consistency of any proposed use or activity with the purpose of this Conservation Easement, the parties shall meet together to discuss the dispute and attempt resolution. Thereafter, either party may request a hearing before the Anacortes City Council. Upon receiving the request for a hearing, the City Council shall schedule a public hearing to be held not less than 20 (twenty) nor more than 60 (sixty) days from receipt by them of the request for the hearing. Notice of the hearing shall be provided by direct mailing to each of the parties as well as publication in the official city newspaper not less than 7 (seven) days prior to the hearing date. If the resultant decision of the Anacortes City Council is not satisfactory to the other party, such party may bring an action in Skagit County Superior Court which shall review the matter *de novo* and which shall have full jurisdiction to grant relief consistent with Section 7 hereof. The Superior Court shall award to the prevailing party its reasonable attorney fees and costs. Nothing herein contained shall prevent the parties from agreeing to submit this matter to mediation and/or arbitration.

7. **Grantee's Remedies.**

- (a) If Grantee determines that Grantor is in violation of the terms of this Conservation Easement or that a violation is threatened, Grantee shall give written notice to Grantor of such violation and demand corrective action sufficient to cure the violation and, where the violation involves injury to the Property resulting from any use or activity inconsistent with the purpose of this Conservation Easement, to restore the portion of the Property so injured.
- (b) If Grantor fails to cure the violation within sixty (60) days after receipt of notice thereof from Grantee, or under circumstances where the violation cannot reasonably be cured within a sixty (60) day period, fail to begin curing such violation within the sixty (60) day period, or fail to continue diligently to cure such violation until finally cured, Grantee may bring an action at law or in equity in a court of competent jurisdiction to enforce the terms of this Conservation Easement, to enjoin the violation, exparte as necessary, by temporary or permanent injunction, to recover any damages to which it may be entitled for violation of the terms of this Conservation Easement or injury to any Conservation Values protected by this Conservation Easement, including damages for the loss of scenic, aesthetic, or environmental values, and to require the restoration of the Property to the condition that existed prior to any such injury. Without limiting Grantor's liability therefor, Grantee, in its sole discretion, may apply any damages recovered to the cost of undertaking any corrective action on the Property.
- (c) If Grantee, in its sole discretion, determines that circumstances require immediate action to prevent or mitigate significant damage to the Conservation Values of the Property, Grantee may pursue its remedies under this paragraph without prior notice to Grantor or without waiting for the period provided for cure to expire. Grantee's rights under this paragraph, both prohibitive and mandatory, are in addition to such other relief to which Grantee may be entitled, including specific performance of the terms of this Conservation Easement, without the necessity of proving either actual damages or the inadequacy of otherwise available legal remedies. Grantee's remedies described in this paragraph shall be cumulative and shall be in addition to all remedies now or hereafter existing at law or in equity.

7.1 **Costs of Enforcement.** Any cost incurred by Grantee in enforcing the terms of this Conservation Easement against Grantor, including, without limitation, costs of suit and attorneys' fees, and any costs of restoration necessitated by Grantor's violation of the terms of this Conservation Easement shall be borne by Grantor. If Grantor prevails in any action to enforce the terms of this Conservation Easement, Grantor's costs of suit, including, without limitation, attorneys' fees, shall be borne by Grantee.

7.2 **Grantee's Discretion.** Enforcement of the terms of this Conservation Easement shall be at the discretion of Grantee, and any forbearance by Grantee to exercise its rights under this Conservation Easement in the event of any breach of any term of this Conservation Easement by Grantor shall not be deemed or construed to be a waiver by Grantee of such term or of any subsequent breach of the same or any other term of this Conservation Easement or of any Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver.

7.3 **Acts Beyond Grantors' Control.** Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from causes beyond Grantor's control, including, without limitation, fire, flood, storm, and earth movement, or from any prudent action taken by Grantor under emergency conditions to prevent, abate, or mitigate significant injury to the Property resulting from such causes, or from injury caused by private parties in violation of Grantor's adopted management plan and codes. Grantor will diligently prosecute violators.

8. **Access.** No additional rights of access by the general public to any portion of the Property are conveyed by this Conservation Easement nor is any new limit on the access implied.

9. **Costs and Liabilities.** Grantor retains all responsibilities and shall bear all costs and liabilities of any kind related to the ownership, operation, upkeep, and maintenance of the Property, including the maintenance of adequate comprehensive general liability insurance coverage. Grantor shall keep the Property free of any liens arising out of any work performed for, materials furnished to, or obligations incurred by Grantor.

10. **Extinguishment.** If circumstances arise in the future such as render the purpose of this Conservation Easement impossible to accomplish, this Conservation Easement can only be terminated or extinguished, whether in whole or in part, by judicial proceedings in a court of competent Jurisdiction. The Court shall award Grantee the fair market value of the Conservation Easement. Grantee shall use all such proceeds in a manner consistent with the conservation purposes of this grant of Conservation Easement.

10.1 **Condemnation.** If the Conservation Easement is taken, in whole or in part, by exercise of the power of eminent domain, Grantee shall be entitled to compensation in accordance with applicable law.

10.2 **Amendment for Supplementary.** If circumstances arise under which an amendment to or modification of this Conservation Easement would be appropriate, Grantor and Grantee are free to jointly amend this Conservation Easement; provided that no amendment shall be allowed that will affect the qualification of this Conservation Easement or the status of Grantee under any applicable laws, including Section 170(h) of the Internal Revenue Code, as amended (the "Code"), and any amendment shall be consistent with the purpose of this Conservation Easement, and shall not affect its perpetual duration. Any such amendment shall be recorded in the official records of Skagit County, Washington.

11. **Assignment.** This Conservation Easement is transferable (with Grantor's approval, which will not be unreasonably withheld), but Grantee may assign its rights and obligations under this Conservation Easement only to an organization that is a qualified organization at the time of transfer under Section 170(h) of the provision then applicable, and the applicable regulations promulgated thereunder and authorized to acquire and hold conservation easements under Washington State Law (or any successor provision then applicable). As a condition of such transfer, Grantee shall require that the conservation purposes that this grant of Conservation Easement is intended to advance continue to be carried out.

11.1 **Executory Limitation.** If Grantee shall cease to exist or to be a qualified organization under Section 170(h) of the Code, or to be authorized to acquire and hold conservation easements under Washington Law, and a prior assignment is not made pursuant to paragraph 11, then Grantee's rights and obligations under this Conservation Easement shall become immediately vested in (designated back-up grantee). If (designated backup grantee) is no longer in existence at the time the Grantee ceases to exist or is no longer qualified, then the rights and obligations under this Conservation Easement shall vest in such

organization as a court of competent jurisdiction shall direct pursuant to the applicable Washington law and with due regard to the requirements for an assignment pursuant to Paragraph 11.

12. **Notices.** Any notice, demand, request, consent approval, or communication that either party desires or is served personally or sent by first class mail, postage prepaid, addressed as follows-

To Grantor: City of Anacortes
P.O. Box 547
Anacortes, WA 98221

To Grantee: Skagit Land Trust
P.O. Box 1017
Mount Vernon, WA 98273

or to such other address as either party from time to time shall designate by written notice to the other.

13. **Recordation.** Grantee shall record this instrument in a timely fashion in the official records of Skagit County, Washington and may re-record it at any time as may be required to preserve its rights in the Conservation Easement.

14. **General Provision.**

- a) **Controlling Law.** The interpretation and performance of this Conservation Easement shall be governed by the laws of the State of Washington.
- b) **Severability.** If any provision of the Conservation Easement, or the application thereof to any person or circumstance, is found to be invalid, the remainder of the provision of this Conservation Easement, or the application of such provision to persons or circumstances other than those as to which it is found to be invalid, as the case may be, shall not be affected thereby.
- c) **Entire Agreement.** This instrument sets for the entire agreement of the parties with respect to the Conservation Easement and supersedes all prior discussions, negotiations, understandings, or agreements relating to the Conservation Easement, all of which are merged herein. (No alteration or variation of this instrument shall be valid or binding unless contained in an amendment that complies with Paragraph 10.2)
- d) **No Forfeiture.** Nothing contained herein will result in a forfeiture or reversion of Grantor's title in any respect.
- e) **Joint Obligation.** The obligations imposed by this Conservation Easement upon Grantor shall be joint and several.
- f) **Successors.** The covenants, terms, conditions, and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of, the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

- g) Termination of Rights and Obligations. A party's rights and obligations under this Conservation Easement terminate upon transfer of the party's interest in the Conservation Easement or Property, except that liability for acts or omissions occurring prior to transfer shall survive transfer
- h) Captions. The captions in this instrument have been inserted solely for convenience of reference and are not a part of this instrument and shall have no effect upon construction or interpretation.
- i) Counterparts. The parties may execute this instrument in two or more counterparts, which shall, in the aggregate, be signed by both parties, each counterpart shall be deemed an original instrument as against any party who has signed it. In the event of any disparity between the counterparts produced, the recorded counterpart shall be controlling.

SCHEDULE OF EXHIBITS

A. Legal Description of Property Subject to Easement

B. Site Maps

Schedule 1: Ray Auld Drive Management Unit

Schedule 2: Mount Erie Conservancy Management Unit

Schedule 3: Whistle Lake / Fidalgo Ridge Management Unit

Schedule 4: Little Cranberry Lake and South Cranberry Management Units

Schedule 5: Heart Lake Road Management Unit

C. Baseline Summary

TO HAVE AND TO HOLD unto Grantee, its successors, and assigns forever.

IN WITNESS WHEREOF Grantors and Grantee have set their hands on the day and year first above written.

GRANTOR:

City of Anacortes,
A Washington municipal corporation

By: _____
_____, Its Mayor

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this ____ day of _____, 20__ before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared _____, to me known to be the Mayor of the City of Anacortes that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said city, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument,

Witness my hand and official seal hereto affixed the say and year first above written.

Notary Public in and for the state of
Washington, residing at _____
My commission expires: _____

Printed Name: _____

THE SKAGIT LAND TRUST does hereby accept the above Amended and Restated Grant Deed of Conservation Easement.

GRANTEE:

Skagit Land Trust,
a Washington nonprofit corporation

By: _____
_____, Its President

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT)

On this ____ day of _____, 20__ before me, the undersigned, a Notary Public in and for the state of Washington, duly commissioned and sworn, personally appeared _____, to me known to be the President of Skagit Land Trust, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument,

Witness my hand and official seal hereto affixed the say and year first above written.

Notary Public in and for the state of
Washington, residing at _____
My commission expires: _____

Printed Name: _____

EXHIBIT "A"

Legal Description of Property Subject to Easement

RAY AULD DRIVE MANAGEMENT UNIT

P18998:

Government Lots 3 and 4, Section 1, Township 34 North, Range 1 East, W.M., EXCEPT those portions thereof lying within the road rights-of-way commonly known as Heart Lake Road and the Mt. Erie Road, also known as the Ray Auld Drive.

TOGETHER WITH:

The South Half of the Northwest Quarter, Section 1, Township 34 North, Range 1 East, W.M., EXCEPT that portion thereof lying within the road right-of-way commonly known as Heart Lake Road and ALSO EXCEPT that portion thereof, if any, lying within the road right-of-way commonly known as the Mt. Erie Road, also known as the Ray Auld Drive.

P19001:

The West Half of the Southwest Quarter of the Southwest Quarter, Section 1, Township 34 North, Range 1 East, W.M.; EXCEPT that portion lying within Heart Lake Road, and EXCEPT the South 187 feet of that portion lying Westerly of the Westerly line of said Heart Lake Road.

P19044:

That portion of Government Lot 9 of Section 2, Township 34 North, Range 1 East, W.M., described as follows:

Begin at the Northeast corner of said Government Lot 9; thence West along the North line of said subdivision 660 feet; thence South parallel with the East line of said subdivision 660 feet to the True point of Beginning; thence continue South along said parallel line to the North line of those premises conveyed by Konrad Kurp by deed recorded July 1, 1981 as Auditor's File No. 81071000023; thence Southwesterly along the North line of said Kurp property to the Northeasterly shoreline of Lake Erie; thence Northwesterly along said Northeasterly shoreline to the West line of said Government Lot 9; thence North along said West line to a point that lies 660 feet South of the North line of said subdivision; thence Easterly to the True Point of Beginning.

PTN P19002:

The Northeast Quarter of the Southwest Quarter in Section 1, Township 34 North, Range 1 East, W.M., EXCEPT that portion thereof lying within Erie Mountain Drive.

PTN P19004:

The Northwest Quarter of the Southeast Quarter, Section 1, Township 34 North, Range 1 East, W.M.

P19298:

The East Half of the Southwest Quarter of the Northeast Quarter, Section 12, Township 34 North, Range 1 East, W.M.

P60663:

Lots 1 through 14, inclusive, Block 1, "BEALE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.", as per plat recorded in Volume 2 of Plats, page 8, records of Skagit County, Washington.

P60664:

Lots 1 through 14, inclusive, Block 2, "BEALE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.", as per plat recorded in Volume 2 of Plats, page 8, records of Skagit County, Washington.

P60666:

Lots 3 and 4, Block 3, "BEALE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.", as per plat recorded in Volume 2 of Plats, page 8, records of Skagit County, Washington.

P60667:

Lots 5 and 6, Block 3, "BEALE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.", as per plat recorded in Volume 2 of Plats, page 8, records of Skagit County, Washington.

P60669:

Lots 1 through 14, inclusive, in Blocks 4, 5, 6, 7 and 8, "BEALE'S FIRST ADDITION TO THE CITY OF ANACORTES, WASH.", as per plat recorded in Volume 2 of Plats, page 8, records of Skagit County, Washington.

P18996:

Government Lot 1, Section 1, Township 34 North, Range 1 East, W.M., less North 520 feet of East 837.7 feet.

P18997:

Government Lot 2, Section 1, Township 34 North, Range 1 East, W.M.

P18999:

The Southwest Quarter of the Northeast Quarter, Section 1, Township 34 North, Range 1 East, W.M.

P19000:

The Southeast Quarter of the Northeast Quarter, Section 1, Township 34 North, Range 1 East, W.M.

P19006:

Government Lot 1, Section 2, Township 34 North, Range 1 East, W.M.

MOUNT ERIE CONSERVANCY MANAGEMENT UNIT

P19297:

East One Half of the Northeast Quarter, Section 12, Township 34 North, Range 1 East, W.M.

P20036:

Government Lots 1 and 2 and the West Twenty Rods of the Southeast Quarter of the Northwest Quarter, Section 7, Township 34 North, Range 2 East, W.M.

P60751:

Lake Campbell, Lots 1 through 24 inclusive, Block 8; and Lots 1 through 24 inclusive, Block 9, Section 7, Township 34 North, Range 2 East, W.M.

P60752:

Lake Campbell to Ana Block 13 All Blocks 10, 11, 12 and 13, Section 7, Township 34 North, Range 2 East, W.M.

P60763:

Lake Campbell to Ana Blocks 32, 33, 34 and 35, Section 7, Township 34 North, Range 2 East, W.M.

P60777:

Lake Campbell to Ana All Blocks 54 and 55, Section 7, Township 34 North, Range 2 East, W.M.

PTN P19004:

The East Half of the Southeast Quarter, Section 1, Township 34 North, Range 1 East, W.M.

PTN P20027:

The South Half of Government Lot 7 and the South Half of the Southeast Quarter of the Southwest Quarter, Section 6, Township 34 North, Range 2 East, W.M.

P19056:

The Southeast Quarter of the Northeast Quarter, Section 2, Township 34, Range 1 East W.M. , except road).

WHISTLE LAKE / FIDALGO RIDGE MANAGEMENT UNIT

P33390:

Government Lot 4 and the Southeast Quarter of the Northeast Quarter of the Southwest Quarter and the Southeast Quarter of the Southwest Quarter, Section 31, Township 35 North, Range 2 East, W.M., EXCEPT that portion thereof, if any, lying within the Whistle Lake Road.

P20027:

All of Section 6, Township 34 North, Range 2 East, W.M., EXCEPT the Southeast Quarter of the Northeast Quarter and the East Half of the South East, and EXCEPT the South Half of Government Lot 7 and the South Half of the Southeast Quarter of the Southwest Quarter, Section 6, Township 34 North, Range 2 East, W.M.

LITTLE CRANBERRY LAKE AND SOUTH CRANBERRY MANAGEMENT UNITS

PTN P32340:

The Southwest Quarter; and
The North Half of the Southeast Quarter EXCEPT that portion thereof, if any, lying within the existing "A" Avenue right-of-way; and
The Southwest Quarter of the Southeast Quarter; and
The South Half of the Northwest Quarter; and
The Southeast Quarter of the Northeast Quarter; and
The Southwest Quarter of the Southwest Quarter of the Northeast Quarter; and
The West Half of the Southeast Quarter of the Southwest Quarter of the Northeast Quarter; and
The Northwest Quarter of the Northeast Quarter less road; and
The Northeast Quarter of the Northeast Quarter less road;

All in Section 26, Township 35 North, Range 1 East, W.M., EXCEPT RT# 1-001-01.

HEART LAKE MANAGEMENT UNIT

P32676:

Government Lot 1 and the Northeast Quarter of the Northwest Quarter, Section 36, Township 35 North, Range 1 East, W.M., EXCEPT that portion thereof, if any, lying within the existing Heart Lake Road right-of-way, and EXCEPT the East 10 feet of the South 990 feet.

EXHIBIT “B”

Site Maps of Property Subject to Easement

EXHIBIT “C”

Baseline Documentation of Property Subject to Easement



CONSERVATION EASEMENT PROGRAM UPDATE

Overview:

---The Conservation Easement Program began in 1998 with the passage of Resolution 1492 by City Council. It allowed for the protection of acreage in the Anacortes Community Forest Lands from logging, mining or development.

Fundraising & Conservation:

---For each \$1000 donated, one acre of land was conserved. The money donated went into the Forest Endowment Fund, operated by the City of Anacortes. The principal is not spent but interest earnings are available for Forest Lands Management.

Successful Partnership:

---A public/private partnership between the Skagit Land Trust, the Friends of the ACFL and the City of Anacortes developed the program. The SLT holds the easements and ensures the City is abiding by easement protections; the FOF help promote the program and provides Forest Lands education; the City owns the land and manages it for conservation and recreation.

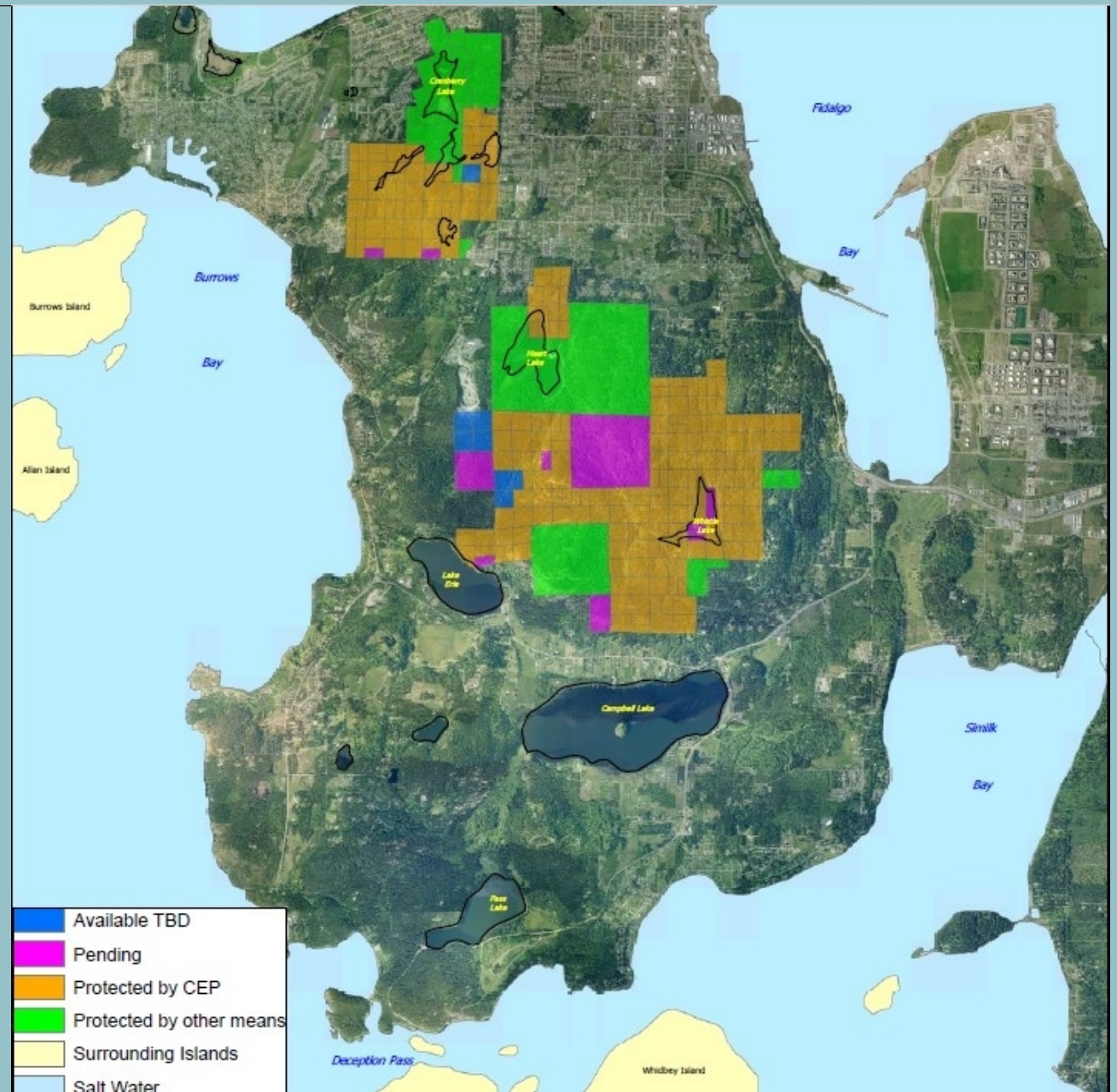
Conservation Easement Program Map

Totals Acres ACFL: 2940

Acres Conserved via CEP:
1682

Acres Conserved by other
means: 914

Acres currently unavailable or
pending conservation: 344



What we are doing tonight:

Updating the Easement Deed

- correcting errors
- creating one easement out of 25 existing easements

Updating the Easement Agreement

- Management for Changing Conditions
- Defining Commercial Uses

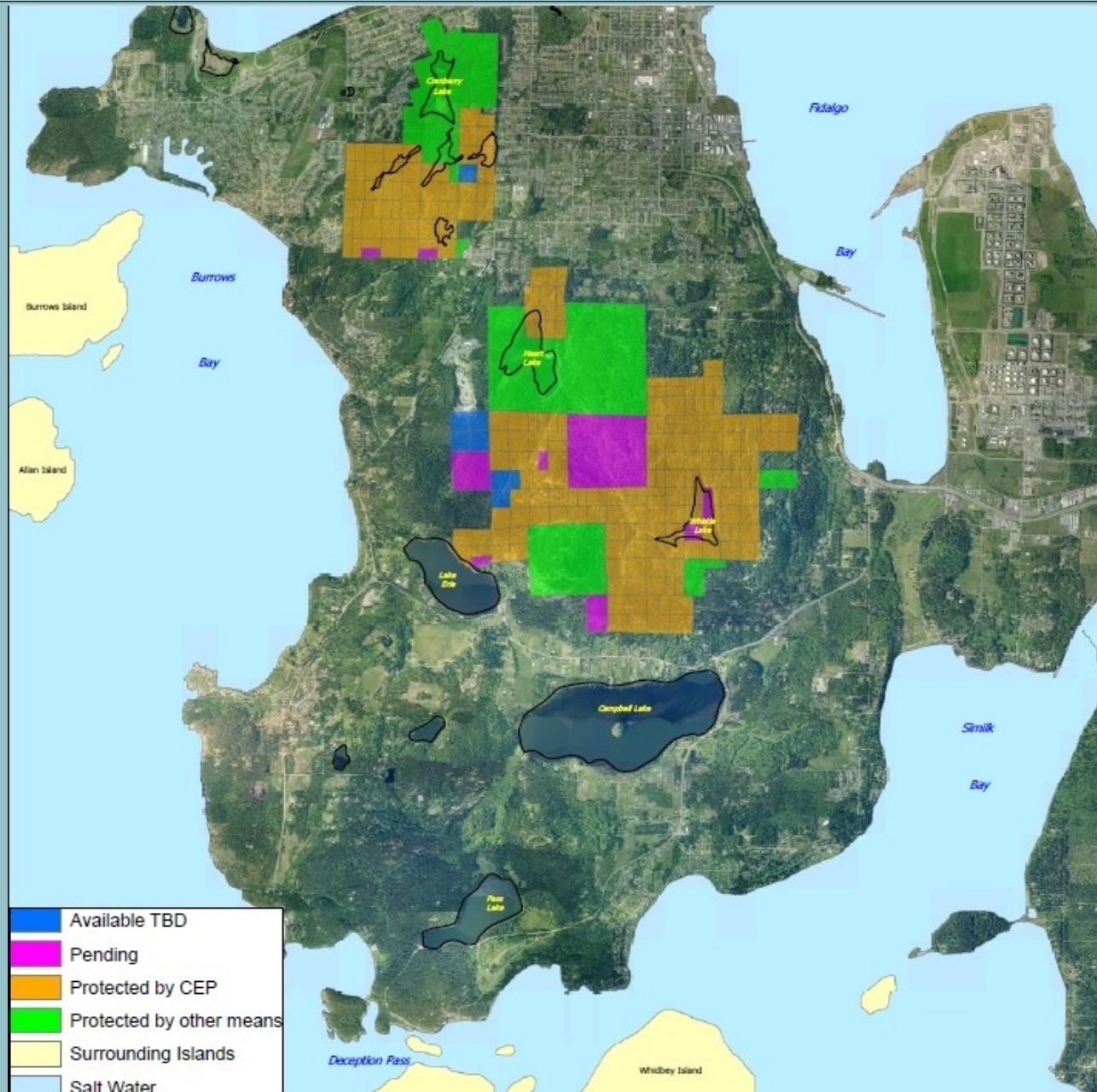
Commercial Use Provision:

3. **Prohibited Uses.** Any activity on or use of the Property inconsistent with the purpose of this Easement is prohibited. Without limiting the foregoing, the following uses are expressly prohibited.

- a) Conversion or use of the Property for timber harvesting, mining, or any commercial venture shall be prohibited; *provided*, however, that the prohibition on timber harvesting shall not be interpreted to prevent forestry management for ecological purposes in the manner provided for in Section 5 below; and *provided further*, however, that the prohibition on any commercial venture shall not be interpreted to prevent use of the Property for passive recreational or education activities that may have a de minimis commercial nexus (such as paid guided walks by educators, paid photography courses, or the like).

Managing for Change:

5. **Forest Stewardship.** Grantor may undertake habitat management, restoration or enhancement activities on both land and water resources of the Property to further the Purpose of this Conservation Easement, *provided* that such activities are conducted in accordance with sound conservation management practices, consistent with the Purposes, terms and conditions of this Conservation Easement, and in consultation with the Grantee for consistency with this Conservation Easement. Such activities may include, but not be limited to, tree and vegetation planting and restoration, removal and management of trees and vegetation, controlled burns, management of invasive weeds, and collection of biological specimens.





City Council Agenda Bill

Meeting Date: September 27,
2021

Agenda Item: 7.b.

Agenda Item Title: Ordinance 3095: An Interim Ordinance Declaring an Emergency and Adopting a Moratorium on the Acceptance of Certain Land Use Applications in the Commercial Use Zone Related to Self-Service Storage Facilities

Staff Contact(s): DON MEASAMER

Approved for Submittal to Council by **Action Type**

DON MEASAMER

Ordinance

DARCY SWETNAM

Item Summary: Self Service Storage facilities are currently listed as a permitted use in the Commercial Use Zone per AMC Table 19.41.050. The Self-Service Storage Category consists of facilities providing separate storage areas for personal or business use designed to allow private access by the tenant for storing or removing property. The Self-Service Storage category includes, but is not limited to, warehouse, self service, fully enclosed indoor multi-story storage, and mini-warehouse. While there are building design standards and block frontage requirements, the maximum size of building could be up to 200,000 Sf and could have a significant impact on the Commercial Use Zone as a passive use rather than an active use.

Several community members have expressed concern that a self-service storage facility would negatively impact the primary purpose of the Commercial Use Zone, such as, providing a wide variety of general service, retail commercial, and professional offices- and multi-family is encouraged on the upper floors on south Commercial.

Staff will return to City Council within 60 days for an advertised public hearing and adoption of a work plan.

Budget Impact:

NA

Previous Action: NA

Recommended Motion: I move to approve Ordinance 3095 as presented.

Alternative Actions: Revise or deny the ordinance

Attachments (listed in order presented):

1. Ordinance 3095 Self-Service Storage Moratorium

Ordinance No. 3095

An Interim Ordinance Declaring an Emergency and Adopting a Moratorium on the Acceptance of Certain Land Use Applications in the Commercial Use Zone

Whereas the City of Anacortes recently adopted new development regulations (Ordinance 3040) that, among other things, created new regulations governing permitted uses in the Commercial Use zone;

Whereas the permitted uses in the Commercial Use Zone Table 19.41.050, which allows for Self-Service Storage Facilities, have been the subject of several community concerns;

Whereas the City Council desires to review the permitted uses in the Commercial Use Zone;

Whereas RCW 36.70A.390 and AMC 19.16.110 authorize the City Council to adopt moratoriums, interim zoning ordinances and interim official controls;

Whereas a moratorium is a recognized technique to preserve status quo while new plans and regulations are developed and avoid a rush for permits whenever a community desires to change its planning ordinances;

Whereas, as an interim ordinance, pursuant to WAC 197-11-880, the adoption of this ordinance is not subject to review under the State Environmental Act;

Now, therefore, the City Council of the City of Anacortes does ordain as follows and adopts the following as findings of fact:

- Section 1. The City Council finds that an emergency exists under RCW 35A.12.130 and this ordinance is necessary for the protection of public health, public safety, public property, or the public peace, and with adoption by a majority plus one of the entire membership of the City Council (i.e., 5members) is effective immediately.
- Section 2. A moratorium is hereby declared on the acceptance of any land use or building permit application within the commercial use zone proposing a Self-Service Storage Facility as defined in AMC 19.45.050.
- Section 3. Pursuant to RCW 36.70A.390, the City Council will hold a public hearing on this interim ordinance within 60 days of adoption and adopt findings of fact immediately after that public hearing.
- Section 4. Pursuant to 36.70A.390 this moratorium is effective for six months and may be renewed for one or more six month periods if a subsequent public hearing is held and findings of fact are made prior to each renewal.

PASSED and APPROVED this ____ day of _____, 2021.

APPROVED:

Laurie Gere, Mayor

Attest:

Steve Hoglund, City Clerk-Treasurer

Approved as to Form:

Darcy Swetnam, City Attorney