- Meetings may be viewed on the City of Anacortes website, on the City of Anacortes YouTube Channel, or on TV Channel 10.
- The public may also watch or listen to the meeting live by visiting https://us02web.zoom.us/j/84685300609.
- Listen to the meeting by phone (if one number does not work, please try the other number): 1-253-215-8782 and enter Meeting ID 846 8530 0609 or 872-240-3412, Access Code: 261-991-485
- The public is encouraged to comment via email to pced@cityofanacortes.org, via written comment addressed to PCED, P.O. Box 547, Anacortes, WA 98221, or via e-comment (https://www.anacorteswa.gov/700/Watch-Meetings - click on meeting you wish to provide comment and in upper right corner is an option to include Public Comment). Public comments received 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 Planning Commission meetings are available here (page 2). View the quick video example for connecting to the meeting here.

ANACORTES PLANNING COMMISSION

April 6, 2022

Municipal Building Council Chambers
6th Street and "Q" Avenue

AGENDA

6:00 PM

VIEW PACKET MATERIALS HERE

A. Roll Call

B. Minutes

1) Draft Minutes of March 9, March 16 and March 23, 2022

C. Correspondence

D. New Business

1) Public Hearing: CUP-2022-0001 - Fiddlehead School Expansion

E. Old Business

The City of Anacortes encourages people with disabilities to participate in public meetings. For assistance with special needs, please contact the City Clerk at 360-299-1960 in advance of the meeting.

Planning Commission Public Hearing Minutes for March 9, 2022

This is not a verbatim transcript of the meeting and is written to capture the general spirit of the discussion based upon notes and video observation by the author. To view the video recording of this meeting, click here, or go to https://www.anacorteswa.gov/700/Watch-Meetings.

Commission Chair MacKenzie called the Public Hearing of March 9, 2022, to order at 6 pm.

Roll Call:
Members Present: Commissioners Gary Molyneaux, Frank Jeretzky, Linda Martin, Jack Curtis, Ward MacKenzie, Jeff Graf, and Sarah Ruether

Members Absent: none
Staff Present: Don Measamer, Dave Oicles, Rob Frisinger

Minutes: The minutes from February 23, 2022, were approved as presented.

Correspondence: Don Measamer, PCED Director, mentioned the mask-mandate for WA State ends on March 12, 2022. The next Planning Commission meeting of March 16, 2022 will be at Council Chambers as well as virtually (hybrid meeting). Wearing masks will be optional.

New Business: none

Old Business: Continued Public Hearing on Floodplain Management Code Amendments AMC Chapter 19.74. Don Measamer, PCED Director, continued his discussion on amending the Floodplain Management Code, and introduced Rob Frisinger, Deputy Building Official. Frisinger gave a PowerPoint presentation on sea level rise, showed current flood zone boundaries, and discussed how the proposed changes could affect some lots in Anacortes that are currently in flood zones. Numerous discussions ensued on methodology, 100-year events at BFE (Base Flood Elevation), and how predicting the future and potential climate changes are challenging.

At 7:03pm Commission Chair MacKenzie opened the public hearing for public comment. There were no public present. The floor was closed to public comment at 7:04pm. Commissioners continued their discussion with each weighing in on the proposed code amendments. Commissioner Molyneaux made a motion to "Recommend approval to City Council the Floodplain Management Code Amendments to AMC Chapter 19.74 as contained within the Staff report". Commissioner Martin seconded the motion. The motion was approved 5-2, with Commissioners Curtis and Graf voting no.

With no further discussion, Chair MacKenzie concluded the meeting at 7:26 pm.

Planning Commission Public Hearing Minutes for March 16, 2022

This is not a verbatim transcript of the meeting and is written to capture the general spirit of the discussion based upon notes and video observation by the author. To view the video recording of this meeting, click here, or go to https://www.anacorteswa.gov/700/Watch-Meetings.

Commission Chair MacKenzie called the Public Hearing of March 16, 2022, to order at 6 pm.

Roll Call:
Members Present: Commissioners Gary Molyneaux, Frank Jeretzky, Linda Martin, Jack Curtis, Ward MacKenzie, Sarah Ruether

Members Absent: Commissioner Jeff Graf
Staff Present: Don Measamer, Nathan Goldschmidt

Minutes: No minutes presented

Correspondence: Nothing beyond what is on the agenda for this meeting.
Old Business: None
Executive Session: The Planning Commission and City Attorney met in Executive Session for approximately 15 minutes to discuss potential litigation, or litigation as allowed by RCW 42.30.110(1). No action was taken during Executive Session.

New Business:
1: Critical Areas Regulations Amendments AMC Chapter 19.70. Don Measamer, Planning Director, gave a PowerPoint presentation on the proposed amendments. This included a breakdown of the proposed amendments including the reasoning behind each proposed amendment. At approximately 6:25pm Commission Chair Mackenzie opened the public hearing for public comment. Marlene Finley of Evergreen Islands commented thanking the Planning Commission and City Staff for proposing the amendments. Public comments were closed at 6:26pm. Commissioner Molyneaux made a motion to "Approve the Critical Areas Regulations Amendments". Commissioner Curtis seconded the motion. All Commissioners voted yes 6-0 to approve the motion, with one Commissioner absent.

3: 2021 Docket of Comprehensive Plan and Development Regulation Amendment Work Session. Don Measamer, Planning Director, requested that this item be pushed to a later date.

With no further discussion, Chair MacKenzie concluded the meeting at 6:26 pm.

Planning Commission Public Hearing Minutes for March 23, 2022

This is not a verbatim transcript of the meeting and is written to capture the general spirit of the discussion based upon notes and video observation by the author. To view the video recording of this meeting, click here, or go to https://www.anacorteswa.gov/700/Watch-Meetings.

Commission Chair MacKenzie called the Public Hearing of March 23, 2022, to order at 6 pm.

Roll Call:
Members Present: Commissioners Gary Molyneaux, Frank Jeretzky, Linda Martin, Jack Curtis, Ward MacKenzie

Members Absent: Commissioner Jeff Graf and Sarah Ruether
Staff Present: Don Measamer, Libby Grage, Dave Oicles, Emily Morgan, Steve Lange

Minutes: The minutes from March 9, 2022, will be presented at a later date.

Correspondence: Nothing beyond what is on the agenda for this meeting.
Old Business: None

New Business: 1: SDP-2021-0012 Port of Anacortes JKL Parking Lot Improvements. Libby Grage, Planning Manager, gave a PowerPoint presentation on the proposal providing an overview, review process, project history, and provided a map of the project site, shoreline area, and critical area locations near site. Kevin Andersen, Brenda Treadwill, Brad Tesch, and Adam Morrow with the Port of Anacortes were on hand virtually to answer any questions on the project. At 6:24pm Commission Chair MacKenzie opened the public hearing for public comment. No public were present. Public comments were closed at 6:24pm. Chair Mackenzie made a motion to "Approve SDP-2021-0012 subject to Staff recommended conditions of approval contained within the Staff report". Commissioner Martin seconded the motion. All Commissioners voted yes 5-0 to approve the motion, with two Commissioners absent.

2: SDP-2022-0001 Port of Anacortes Pier 2 Segregation Curb. Emily Morgan, Senior Planner, gave a PowerPoint presentation on project proposal, history, and existing site conditions. At approximately 6:30pm Commission Chair Mackenzie opened the public hearing for public comment. No public were present. Public comments were closed at 6:30pm. Commissioner Martin made a motion to "Approve SDP-2022-0001 subject to Staff recommended conditions of approval contained within the Staff report". Commissioner Curtis seconded the motion. All Commissioners voted yes 5-0 to approve the motion, with two Commissioners absent.

3: 2021 Docket of Comprehensive Plan and Development Regulation Amendment Work Session. Libby Grage, Planning Manager, gave a PowerPoint presentation providing background, amendment process, 2021 Docket review, and next steps in the process. Grage also went over each public and Staff proposals.

With no further discussion, Chair MacKenzie concluded the meeting at 7:29 pm.

Planning Commission Agenda Bill

Meeting Date: April 6, 2022 **Agenda Item:** D.1.

Subject: Public Hearing: CUP-2022-0001 - Fiddlehead School Expansion
Staff Contact: MORGAN EMILY

Approved for Submittal to Commission by	Action Type
MORGAN EMILY	Public Hearing
LIBBY GRAGE	
DON MEASAMER	

Summary Statement: The Fiddlehead Montessori Elementary School has applied for a Conditional Use Permit for the expansion of the school campus for the addition of a pre-school facility. The project proposes an approximately 1,065 sq. ft. modular classroom to accommodate up to 20 pre-school students. With the expansion, the applicant is proposing additional parking and landscaping. The subject property is located in the Residential High Density 4 (R4) zoning district.

Background: The mandatory pre-application meeting was held on April 27, 2021 with the neighborhood meeting being held on June 15, 2021.

Previous Action: None

Competing Viewpoints Considered: A public comment period and public hearing are being held to solicit public comment on this application.

Recommended Motion: I move to recommend approval of CUP-2022-0001 to City Council, subject to the staff recommended Conditions of Approval contained within the staff report of record.

Alternative Actions: Approval with modified conditions or denial.

Attachments (listed in order presented):

1. Exhibit 1 - Staff Report
2. Exhibit 2 - Application Materials
3. Exhibit 3 - Noticing Documents
4. Exhibit 4 - Comments & Corresponsdence
5. Exhibit 5 - Approved Site Plan
6. DRAFT PC-Recommendation

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

STAFF REPORT

A. PROJECT SUMMARY DATA

PROJECT INFORMATION:			
File Number	CUP-2022-0001	**Date of Report**	March 30, 2022
Project Title	Fiddlehead School Expansion		
Project Address	807 27th St, Anacortes, WA 98221	**APN(s)**	P57246
Request	The agent on behalf of Fiddlehead Montessori Elementary School has applied for a Conditional Use Permit for the expansion of the school campus for the addition of a pre-school facility. The project proposes an approximately 1,065 sq. ft. modular classroom to accommodate up to 20 pre-school students. With the expansion, the applicant is proposing additional parking and landscaping. ***This CUP application includes the existing school facility to the east, 2702 R Ave (P57245).***		
Property Owner	Fiddlehead Properties, LLC Attn: Kelly Linneman PO Box 345, Anacortes, WA 98221		
Applicant/Agent	Jodi Boyden, Permit Connections 8629 Pinelli Rd, Sedro Woolley, WA 98284		
Application Date	January 27, 2022	**Complete Application Date**	February 9, 2022
PC Public Hearing Date	April 6, 2022	**CC Closed Record Decision Hearing Date**	April 18, 2022
Comprehensive Plan Designation	Residential High Density	**Zoning**	Residential High Density 4 (R4)

Water Supply	**Current**	**Proposed**	**Sewer Supply**	**Current**	**Proposed**
	City	City		City	City

STAFF RECOMMENDATION: **Approve, with conditions**

CITY STAFF CONTACTS:			
Name:	**Title:**	**Phone:**	**E-mail:**
Emily Morgan	Senior Planner	360-298-4350	emilym@cityofanacortes.org

PROJECT LOCATION & SURROUNDING AREA

SITE & SURROUNDING USES:

	Comprehensive Plan	Zoning	Land Use
North	Residential High Density	R4	Multifamily
East	Industrial	I	Boat Storage Yard
South	Residential High Density	R4	Single Family Residential / Multifamily
West	Residential High Density	R4	Single Family Residential

B. PROCEDURAL

1. **Type of Review.** Although the proposed use of a pre-school facility would be defined as a "Day Care II" per AMC 19.44.010 and would be permitted outright in the R4 zone per AMC Table 19.41.040, the school facility in its entirety, is being reviewed and permitted under the CUP process.

   The application for a conditional use permit is a Type 4 review process, requiring a preapplication meeting with city staff, a preapplication neighborhood meeting, a 21-day public comment period, a public hearing before Planning Commission, and a closed record decision hearing before City Council. Site plan review for projects proposing less 20,000 sq. ft. of nonresidential site improvements requires a Type 1 review process. Pursuant to AMC 19.20.040, the applications are being reviewed concurrently according to the highest-level review procedure, therefore Type 4.

2. **Project history.** The mandatory preapplication meeting was held on April 27, 2021, with the mandatory neighborhood meeting being held on June 15, 2021. The application for a conditional use permit was submitted on January 27, 2022 and determined to be complete of February 9, 2022.

3. **Public notice and reviewing departments/agencies.** A notice of application with a 21-day public comment period was published in the Anacortes American, posted on the City website/City Hall/City Library, posted on the subject site, and mailed to property owners within 300 ft. on February 16, 2022.

   The project application was routed for review to applicable agencies and City departments.

REVIEWING DEPARTMENTS & AGENCIES			
City of Anacortes	**Local Agencies**	**State & Federal**	**Other**
• Building • Fire • PW – Operations • PW – Sanitation • PW – WWTP • PW – Engineering • PW – Water	• Skagit Transit • Anacortes School District	• DAHP • Dept. of Health	• Samish Indian Nation • Sauk-Suiattle • Skagit System Cooperative • Stillaguamish Tribe • Swinomish Tribe

4. **Consideration of written comments and applicant responses.** The notice of application public comment period ended March 9, 2022. 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).

   4.1 Comments relaying no issue or concern were received from the City's Sanitation and Water Distribution Departments.

   4.2 Comments from the City's Fire Department indicated full review of fire would be required at time of building permit.

   4.3 Comments from the City's Building Department provided construction requirements for building permit.

   4.4 Comments and correspondence have been had between the City's Engineering Department and the applicant regarding stormwater and frontage improvement requirements. As conditioned, the project would comply with the required improvements.

5. **Environmental review.** The proposed development is exempt from SEPA pursuant to WAC 197-11-800(1)(b) and AMC 18.04.120(A)(3).

6. **Public Hearing.** A pre-decision open record public hearing before the Planning Commission is scheduled for April 6, 2022, at 6:00 PM with a tentative City Council Closed Record Decision Hearing scheduled for April 18, 2022, at 6:00 PM.

   A notice of public hearing was published in the Anacortes American on March 16, 2022, posted on the project site, mailed to property owners within 300' and parties of record on March 15, 2022.

C. DEPARTMENT REVIEW – Findings of Fact

1. The subject site is zoned Residential High Density 4 (R4). The proposed school expansion, to include a pre-school facility, would be considered a "Civic Use" per AMC 19.46.010, which is a conditional use in the R4 zone. "Civic Use" is defined as, *"Places of public assembly that provide ongoing public,*

educational and cultural services to the general public, as well as meeting areas for religious practice. Civic includes the following uses… School, public or private (K-12)."

1.1. The proposed use of a pre-school facility would be considered as a "Day Care II" per AMC 19.44.010. "Day Care" is defined as "*an establishment for a group care of nonresident adults or children. Specifically…nursery school for children under minimum age for education in public schools; privately conducted kindergartens or pre-kindergartens when not part of a public or parochial school".*

1.2. The pre-school facility, on its own, would be permitted outright in the R4 zone per AMC Table 19.41.040. However, the school facility in its entirety, is being reviewed and permitted under the CUP process.

2. The project site is currently vacant as the previously existing SFR was demolished in Summer of 2022 per BLD-2021-0574, issued July 14, 2021.

2.1. The commercial building permit, BLD-2022-0137, for the new modular school building was issued on February 28, 2022. Full approval and compliance with this CUP in addition to the approval of the final civils for stormwater and drainage is required prior to the City issuing Certificate of Occupancy for the building.

2.2. All proposed development is to occur on the 807 27th Street property.

3. **AMC 19.30.040 - SITE PLAN REVIEW CRITERIA.**
Anacortes Municipal Code Chapter 19.30 provides certain criteria for approval of a site plan. Below are the review criteria, along with staff comments:

3.1. *AMC Chapter 15.32, Underground Utilities.*

Staff Comments: With recommended conditions of approval, all site utilities will be placed underground.

3.2. *AMC Chapter 19.22, Concurrency.*

Staff Comments: The application was routed to the City's Public Works, Police, and Fire Departments for review and comment. Being as the previously existing SFR was demolished within 3 years of the application for the building permit for the new modular classroom, general facilities and impact fees were credited to the development.

3.3. *Conformance with the applicable zoning provisions of Division 4: AMC 19.41, Allowed Uses; AMC 19.42, Form & Intensity Standards; and the applicable use standards of AMC Chapters 19.43 through 19.48.*

Staff Comments: The subject property is located within the Residential High Density 4 (R4) zoning district which allows the proposed development.

The development per the site plan of record, dated March 30, 2022, meets the required form and intensity standards per AMC 19.42.030 as follows:

- Lot size: 4,496 sq. ft.
- Minimum landscaped area: 20% or 899 sq. ft.
- Maximum height: 40 ft. or 50 ft. with bonus per AMC 19.42.050.

- Maximum lot coverage: 50% or 2,248 sq. ft.

3.4. *Conformance with the applicable zoning provisions of Division 5: AMC 19.51 Public Street Improvements Required; AMC 19.52, Public Street Design; AMC 19.53, Private Driveways & Access; and AMC 19.54, Subdivision & Block Structure.*

Staff Comments: Pursuant to AMC 19.51.020, public right of way improvements are required for the proposed school expansion. The applicant is aware that improvements are to be required to 27th Street with the proposed development. As conditioned, this section would be satisfied.

3.5. *Conformance with the applicable zoning provisions of Division 6: AMC 19.61, Block Frontage; AMC 19.62, Site Planning, AMC 19.63, Building Design; AMC 19.64, Parking; AMC 19.65, Landscaping; AMC 19.66, Fences, Walls, and Hedges; AMC 19.67, Signs; and AMC 19.69, Standards, Generally.*

Staff Comments: The proposal constitutes a Level III improvement per AMC 19.60.020, which requires that the proposal conform to all applicable standards in Division 6 Project Design.

Pursuant to AMC 19.61.040, the subject site as it fronts on 27th Street has an undesignated block frontage and is located in a residential zone; therefore, the standards for landscaped block frontage per AMC 19.61.070 would apply.

Based on the site plan of record and as conditioned, the proposed development would satisfy the required internal access and design standards for pedestrians per AMC 19.62.050.

The proposed modular classroom building was reviewed for compliance with AMC 19.63 and subsequently approved under BLD-2022-0137; therefore, this standard has been satisfied.

Pursuant to AMC 19.64.040, the number of required parking spaces are to be determined by the director. In email dated March 14, 2022 (Exhibit A), the applicant had proposed a total of (7) off street parking spaces to be shared between both school parcels; the director approved the proposal of (7) spaces.

Pursuant to AMC 19.65.070, the proposed school expansion would be considered a "Low Intensity nonresidential use" and is therefore required to include either a fence OR a 5 ft. buffer of Type A or B landscaping. As proposed and as required by Washington State, the new school building would be enclosed with a fence around the perimeter of the project site. Additional landscaping along 27th Street and in the rear play yard area is proposed. Further, per AMC 19.42.040, R4 zoning requires 20% of the lot area to be landscaped; as proposed, this provision would be satisfied.

The required fencing would be reviewed for compliance with AMC 19.66 at time of application for the fence permit.

With application, the installation of new signage has not been proposed. If new signage is to be proposed, full compliance with AMC 19.67, including obtaining a sign permit, would be required.

3.6. *AMC Chapter 19.70, Critical Area Regulations.*

Staff Comments: No critical areas as defined by AMC 19.70 are located on or within 300 ft. of the project site; therefore, this section would not apply.

3.7. *AMC Chapter 18.04, State Environmental Policy Act.*

Staff Comments: Pursuant to WAC 197-11-800(1)(b) and AMC 18.04.120(A)(3), the proposed project would be categorically exempt from SEPA review.

3.8. *AMC Chapter 18.16, Shoreline Master Program.*

Staff Comments: The proposed development is not located within shoreline jurisdiction; therefore, this section would not apply.

3.9. *AMC Chapter 19.76, Stormwater.*

Staff Comments: A Preliminary Stormwater Management Review report was submitted with the application. Anacortes Public Works Department staff commented that a more detailed civil plan and drainage report would need to be submitted, reviewed, and accepted prior to construction work taking place. This is a recommended condition of approval; therefore, this provision would be satisfied.

3.10 *AMC Chapter 19.78, Clearing and Grading.*

Staff Comments: Conformance with this chapter is to be reviewed and approved prior to issuance of Certificate of Occupancy for the new modular classroom.

4. **AMC 19.36.040 - CONDITIONAL USE PERMIT REVIEW CRITERIA.**
Anacortes Municipal Code Chapter 19.36 provides certain criteria for approval of a Conditional Use Permit. Below are the criteria, along with staff comments:

4.1. ***The use would comply with any specific requirements for the conditional use specified elsewhere in this code;***

Staff Comments: Day Cares are subject to the use requirements in AMC 19.44.010 with schools being subject to AMC 19.46.020(B) and (C)(6), which contains specific standards for access, internal design, parking & traffic, landscaping, and building & site design. As proposed and as conditioned, the proposed use would conform to the applicable standards.

4.2. ***Access to the site is appropriate considering the anticipated volume of traffic resulting from the use;***

Staff Comments: Site access is proposed to remain generally the same, with access to staff parking areas via the alley with parent drop off occurring off of 27th street. No public comments were received relating to existing or potential conflict with the school drop off protocol.

Staff is recommending as a condition of approval, if complaints relating to drop off traffic are reasonably received in excess, a traffic mitigation plan would be required for the school and its proposed expansion.

4.3. ***Off-street parking and loading facilities are adequate in terms of location, amount, and design to service the use;***

Staff Comments: Pursuant to Finding of Fact 3.5 and 4.2, off street parking and loading facilities have been demonstrated and could be satisfied.

4.4. ***The amount and location of open space and the provision of screening is such that buffering of incompatible uses is achieved;***

Staff Comments: Per Finding of Fact 3.5, and as conditioned, the site would conform to minimum landscaping standards.

4.5. ***The location and intensity of outdoor lighting is such that it does not cast light on adjacent, adjoining, or neighboring properties;***

Staff Comments: As proposed, outdoor lighting would be kept to a minimum and is would not be directed to adjacent residential properties. Further, as conditioned, exterior lighting would be required to be in compliance with AMC 19.69.040.

4.6. ***Hours and manner of operation of the proposed use, including anticipated noise generation, are not inconsistent with the adjacent or nearby uses;***

Staff Comments: As proposed, the school would continue to operate under the same hours as currently existing, 8am to 3pm with no anticipated increase in noise volume. The existing use of a school is not changing, therefore, the adjacent properties would not be subjected to a new impact.

Further, staff is recommending as a condition of approval that each teacher stagger outdoor free play (or recess) to reduce an increase in noise generation.

4.7. ***Public facilities and utilities are capable of adequately serving the proposed use;***

Staff Comments: Review by applicable city departments has determined that public facilities and utilities are capable of adequately servicing the development or could be pending the approval and completion of the required improvements. Additionally, payment by the applicant of applicable impact fees and general facilities charges will mitigate the proposal's impact on public facilities and utilities.

4.8. ***The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;***

Staff Comments: The proposal's conformance to form and intensity regulations help to ensure that the proposal is suitable to the physical conditions of the site. Further, the proposed development site is flat and would be an expansion of an existing use to the east.

As previously stated, the proposed development, as conditioned, would comply with the City requirements for stormwater and frontage improvements.

4.9. ***Any other factors deemed relevant to the decision-maker.***

Staff Comments: No other relevant factors have been identified.

D. CONCLUSIONS

1. The proposed development was processed consistent with AMC Table 19.20.030-1 for Type 4, City Council review.
2. The proposed development has been reviewed for consistency with the regulations outlined in AMC 19.30 regulating site plan review.
3. The proposed development has been reviewed for consistency with the criteria outlined in AMC 19.36 Conditional Use Permits.
4. As conditioned, the proposed development is consistent with the Anacortes Municipal Code.
5. 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).

E. RECOMMENDATION

Based upon the application, Findings of Fact, and Conclusions of the staff report, staff recommends that the Planning Commission recommend approval of the site plan and conditional use permit with the following conditions of approval:

1. The site plan stamped "APPROVED" on March 30, 2022 shall be the approved site layout or as amended and approved during building permit review.
2. Pursuant to AMC 19.65, the proposed/required fencing and landscaping shall be installed prior to the Certificate of Occupancy of BLD-2022-0137 for the modular classroom building.
    2.1. A detailed landscaping plan meeting the standards of AMC 19.61.070 and AMC 19.65.040 shall be submitted with application for the required fence permit.
3. Construction civil plans consistent with the City of Anacortes Engineering Development Standards, including but not limited to, Clearing and Grading Plan, Erosion Control Plan, Site utility\Infrastructure improvements Plan, Roadway Improvements Plan, Signage Plan, Street Lighting Plan, and other plans and\or information required by the City Planning\Building and Public Works Departments shall be submitted for review and approved prior to any further ground disturbing construction activities taking place.
    3.1. Per BLD-2022-0137, full approval and compliance with this CUP in addition to the approval of the final civils for stormwater and drainage is required prior to the City issuing Certificate of Occupancy.
    3.2. A Storm Drainage Report consistent with City requirements shall be submitted by the applicant for review and approval prior to any construction activities taking place on or off-site. Stormwater conveyance both on-site and off-site shall comply with City Storm drainage requirements.
    3.3. Final fees for engineering review and inspections shall be paid in full prior to Certificate of Occupancy of BLD-2022-0137.
4. Pursuant to AMC 19.36.040(3), if the City receives an excess of reasonable complaints in regard to traffic generated from student pickup or drop off, a traffic mitigation plan shall be provided to the City.

5. Pursuant to AMC 19.36.040(6), outdoor free play(or recess), not part of a class lesson or activity, shall be alternated between the school buildings to reduce concentrated noise generation.
6. Pursuant to AMC 19.69.040, exterior lighting shall be installed to ensure light is directed downward on to the subject site and must be shieled to direct light away from sky and adjacent residential uses.
7. All site utilities must be placed underground.
8. If signage is to be proposed, permitting in accordance with AMC 19.67 shall be required.
9. Fire lines, fire hydrants and related appurtenances are to be located as approved by the City of Anacortes Fire Chief and Water Department. Fire flows and emergency apparatus access shall be addressed in a manner acceptable to the Fire Chief and the City of Anacortes Public Works Department.
10. Applicant must obtain all applicable local, state, and federal permits and authorizations prior to start of site work.

Staff reserves the right to supplement the record of the case to respond to matters and information raised after the writing of this report.

> Is there any problems with the drop off being 27th?
>
> Kelly
>> On Mar 14, 2022, at 2:12 PM, Emily Morgan <emilym@cityofanacortes.org> wrote:
>>
>> Good Morning all,
>>
>> Don is fine with the number of parking spaces proposed. If you do decide to reconfigure, just be sure to keep the number of spaces. Please also demonstrate the drop off location. I know from our previous discussions, drop off was proposed via the alley.
>>
>> Let me know if you have any questions or need clarification--thanks!
>>
>> Emily
>>
>> -----Original Message-----
>> From: Herrigstad <dale@herrigstad.com>
>> Sent: Friday, March 11, 2022 12:03 PM
>> To: Kelly Linnemann <kelloryn@gmail.com>
>> Cc: Emily Morgan <emilym@cityofanacortes.org>; Jody Engstrom
>> <engstromjm@msn.com>; Jodi Boyden <jodimboyden@gmail.com>; Mark
>> Linnemann <marksomehow@gmail.com>
>> Subject: Re: Fiddlehead School frontage improvements
>>
>> Kelly,
>>
>> That is a good idea on the parking. We could probably get two spots in and 20 long each and 9 feet into the property. Sometimes I get tunnel vision and did was thinking of how other sites did the parking.
>>
>> Dale
>>
>> On 3/11/2022 11:42 AM, Kelly Linnemann wrote:
>>> Two questions.
>>> 1.) Can the modular move any closer to 27th? Or to code… is that the closest it can be placed?
>>> 2.) Is there room for 2 parking spots off the alley and have them be parallel parking? That would even take less of the yard and provide an easier area to fence for the children's play area.
>>>
>>>
>>>
>>>
>>>> On Mar 11, 2022, at 12:54 PM, Herrigstad <dale@herrigstad.com> wrote:
>>>>
>>>> Emily,
>>>>
>>>> Here is a possible site plan showing proposed parking. The owners indicated that a maximum of 7 employees between the two facilities. Steve Lange says that no diagonal parking is allowed at 27th Street. I removed the previous diagonal parking and show the curb extended from the east to the west property line. I added two parking spaces off the alley as shown to minimize addition impervious area and maximize play yard space that is required for the number of children expected to use the facility. We are showing a total of 7 parking stalls.
>>>>
>>>> I also attached a photo of the existing parking at the alley.
>>>>
>>>> Will this parking work or can we get by with less?
>>>>
>>>> Thank you for your help.
>>>>
>>>> --

>>>> Dale Herrigstad PE, PLS
>>>> Herrigstad Engineering and Surveying
>>>> 4320 Whistle Lake Road
>>>> Anacortes, WA 98221
>>>> 360-299-8804
>>>>
>>>>
>>>> On 3/11/2022 9:20 AM, Emily Morgan wrote:
>>>>> Hi Dale,
>>>>>
>>>>> For both schools and daycares, the number of spaces is a director decision. Can you tell me how many existing spaces there are as well as what the total proposed would be?
>>>>>
>>>>> Then I can have Don decide if what is proposed is adequate.
>>>>>
>>>>> Thanks,
>>>>> Emily
>>>>>
>>>>>
>>>>> -----Original Message-----
>>>>> From: Steve Lange <stevel@cityofanacortes.org>
>>>>> Sent: Thursday, March 10, 2022 2:43 PM
>>>>> To: 'Herrigstad' <dale@herrigstad.com>; Emily Morgan
>>>>> <emilym@cityofanacortes.org>
>>>>> Cc: Kelly Linnemann <kelloryn@gmail.com>; Jody Engstrom
>>>>> <engstromjm@msn.com>; Jodi Boyden <jodimboyden@gmail.com>
>>>>> Subject: RE: Fiddlehead School frontage improvements
>>>>>
>>>>> Dale,
>>>>>
>>>>> Attached is the vicinity map I put together based on public record. I have not had a chance to field visit to verify.
>>>>>
>>>>> I will defer to Emily regarding the parking requirements.
>>>>>
>>>>> Let me know if you have any questions. I am off tomorrow. Heading out on a Youth Dynamics weekend in Oregon. But will have my phone with me.
>>>>>
>>>>> Have a great afternoon.
>>>>> Steven Lange
>>>>> Senior Engineering Tech
>>>>>
>>>>> -----Original Message-----
>>>>> From: Herrigstad <dale@herrigstad.com>
>>>>> Sent: Thursday, March 10, 2022 2:30 PM
>>>>> To: Steve Lange <stevel@cityofanacortes.org>; Emily Morgan
>>>>> <emilym@cityofanacortes.org>
>>>>> Cc: Kelly Linnemann <kelloryn@gmail.com>; Jody Engstrom
>>>>> <engstromjm@msn.com>; Jodi Boyden <jodimboyden@gmail.com>
>>>>> Subject: Fiddlehead School frontage improvements
>>>>>
>>>>> Steve,
>>>>>
>>>>> I just read your email to Kelly about the review and site improvements.
>>>>>
>>>>> You said there was a sketch that you provided and I can not find an email or a sketch in my file about it. Would you please send it again. I understand there is no possibility of parking on 27th other than parallel parking.

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:
01/27/2022
CUP-2022-0001

Master Land Use Permit Application

TYPE OF APPLICATION (check all that apply):		
☐ Administrative Interpretation	☐ Essential Public Facility	☐ Site Plan Review – Type 1**
☐ Annexation Request	☐ Long Subdivision (Preliminary)**	☐ Site Plan Review – Type 2**
☐ Binding Site Plan (Preliminary)	☐ Lot Certification	☐ Site-Specific Rezone Authorized by the Comprehensive Plan
☐ Boundary Line Adjustment (BLA)**	☐ Minor Permit Revision	☐ Stormwater Management Manual Adjustments & Exceptions
☐ BLA: Lot Consolidation**	☐ Plat Amendment /Modification	☐ Variance (Level 1) **
☒ Conditional Use Permit (CUP) per AMC 19.36**	☐ SEPA Environmental Review**	☐ Variance (Level 2) **
☐ Critical Areas Exemption**	☐ Shoreline Conditional Use Permit**	☐ Wireless Conditional Use Permit (WCUP)**
☐ Critical Areas Permitted Alteration**	☐ Shoreline Exemption**	☐ Wireless Service Facility (WSF) Permit**
☐ Critical Areas Reasonable Use Exception**	☐ Shoreline Substantial Development Permit**	
☐ Cottage Housing Development**	☐ Shoreline Variance**	
☐ Development Agreement	☐ Short Subdivision (Preliminary)**	

****Permit type has supplemental application/checklist that must be submitted with Master Land Use Permit Application**

PROJECT & SITE INFORMATION:	
SITE ADDRESS: 807 27th Street	**PROJECT NAME**: Fiddlehead School Expansion
PARCEL NUMBER(S): P57246	**SECTION, TOWNSHIP, & RANGE** 19, 35, 02
LOT SQUARE FOOTAGE & ACREAGE: 0.10 acres	**PROJECT VALUATION:** $200,000
LEGAL DESCRIPTION: (0.1000 ac) LOT 4, AND THE WEST HALF OF LOT 3, BLOCK 5, GRIFFIN'S FIRST ADDITION TO THE CITY OF ANACORTES, AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 43, RECORDS OF SKAGIT COUNTY, WASHINGTON.	**PRESENT ZONING:**
PRESENT USE OF PROPERTY: Residential	**CUT & FILL (CY) PROPOSED:** 13 CY
PRE-APPLICATION CONFERENCE HELD?: ☒ Yes, the City file # is PRE-2021-0022 ☐ No	**WATER SOURCE:** ☒ City of Anacortes ☐ Private Well ☐ Community Well

SEWAGE DISPOSAL:	ROAD ACCESS:
☒ City of Anacortes ☐ Septic	☒ City Road ☐ State Highway ☐ Private Road
CRITICAL AREAS OR BUFFERS ON SITE OR WITHIN 300 FEET:	**WATER BODIES WITHIN 200 FEET:**
☐ Yes / Type _____ ☒ No	☐ Yes / Name: _____ ☒ No

FLOODPLAIN: No

Flood Zone: FIRM Panel # Date of Panel:

LOT COVERAGE AREA CALCULATIONS:

Existing Square Footage: Currently vacant

Proposed Square Footage: 1705 SF Impervious surface proposed
Lot size: 4356 SF
Lot coverage: 39.14 %

IMPERVIOUS SURFACE AREA CALCULATIONS:

Existing Impervious Square Footage: Currnetly Vacant

New Impervious Surface: 1705 SF

DESCRIPTION OF SUBJECT PROPOSAL: ☐ **Additional pages attached**

PROPOSED WORK: The property owner is proposing to expand their existing school (located on adjacent parcel #P57245). Their proposal is to bring in a modular classroom and propose a paved walkway to parcel #P57245.

PROPERTY OWNER INFORMATION: ☐ **Multiple owners attached**

NAME:	MAILING ADDRESS:
Fiddlehead Properties, LLC	P.O. Box 345
CITY, STATE, ZIP:	**PHONE #:**
Anacortes, WA 98221	(360) 770-0121
FAX #: n/a	**EMAIL ADDRESS:** kelloryn@gmail.com

APPLICANT INFORMATION: ☐ **Same as property owner**

NAME:	MAILING ADDRESS:
Jodi Boyden	8629 Pinelli Road
CITY, STATE, ZIP:	**PHONE #:**
Sedro Woolley, WA 98284	(360) 941-8656
FAX #: n/a	**EMAIL ADDRESS:** Jodimboyden@gmail.com

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:	
	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).
	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.
	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.
	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.
	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.
	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.

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.

Property Owner Signature: Kelly L. Linneman

Printed Name: Kelly L. Linnemann

Date: 10.12.21

Authorized Agent Signature*: JBayden

Printed Name: Jodi Bayden

Date: 10/12/21

***If you are an authorized agent (and not the property owner) you must submit a signed, notarized Agent Authorization Form.**

PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT
Mailing Address: P.O. Box 547, Anacortes, WA 98221
Office Location: 904 6th Street, Anacortes WA 98821
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CITY OF ANACORTES
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CUP-2022-0001

CONDITIONAL USE PERMIT APPLICATION

SUBMITTAL REQUIREMENTS

Applicant Checklist	***Conditional Use Permit*** ***Submittal Requirement Checklist*** See pages 2-3 of this handout for information about each submittal item listed below. See AMC 19.36 for Conditional Use Permit review and approval criteria.	Office Use Only
X	Master Land Use Permit Application	✓
X	Agent Authorization Form	✓
X	Project Narrative	✓
X	Responses to Conditional Use Permit criteria	✓
X	Stormwater Site plan	✓
X	Site Plan & Landscape Plan	
X	Clearing & Grading Plans	✓
X	Building Elevation Drawings	✓
n/a	Environmental Checklist (SEPA)	—
X	Transportation Concurrency Review Form	✓
n/a	Subdivision Guarantee	—
n/a	Recorded Property Boundary Survey	✓
n/a	Technical Reports	—
	Critical Area Report	—
	Parking Study	—
	Cultural Resource Survey	—

Submit Application	**Application Fee**
Please send applications in PDF format to pced@cityofanacortes.org. An email with a link to a file share site is also acceptable. Paper copies may be requested after initial review.	See the Land Use Permit Fee Schedule Fees will be invoiced to you after receipt of your application.

SUBMITTAL REQUIREMENT DETAILS

Additional details on certain submittals is provided below to ensure Applicants are fully aware what City staff will be looking for when an application is submitted to the City.

a. **MASTER PERMIT APPLICATION:** Form attached. Use this form to indicate all requested land use permits and other key information about your proposed project.

b. **AGENT AUTHORIZATION FORM.** Use this form to authorize someone other than the property owner to apply for permits.

c. **PROJECT NARRATIVE:** Form attached. This document contains a list of elements to be included in your project narrative to help provide a clear and concise description of your proposal for those reviewing it.

d. **RESPONSES TO CONDITIONAL USE PERMIT CRITERIA:** In order for the decision-maker to grant a conditional use permit, there must be a finding that the use would be consistent with the criteria in AMC 19.36.040. As the applicant, it is your responsibility to clearly demonstrate how each criteria is met.

e. **STORMWATER SITE PLAN:** The Stormwater Site Plan is the comprehensive report containing all of the technical information and analysis necessary for regulatory agencies to evaluate your project for compliance with stormwater requirements. The level of stormwater review and contents of the Stormwater Site Plan will vary with the type and size of the project, and individual site characteristics. Use Form CG-3 to determine the level of stormwater review and then complete the applicable Stormwater Minimum Requirements Form on the Public Works - Engineering Department Forms website and provide required submittal items/plans.

f. **SITE & LANDSCAPE PLANS:** These plans are needed so that your proposal can be reviewed for conformance with the applicable zoning and land use, community design, and project design provisions of the development regulations contained in AMC Title 19 Unified Development Code. (Use the site plan checklist for Single Family Residential Building Permits or Multi-Family and Non-Residential Site Plan review, as applicable (see application checklists and forms)

g. **CLEARING & GRADING PLANS:** Checklist is located in the Clearing/Grading Permit application packet. These plans are needed so that your proposal can be reviewed for conformance with AMC 19.78 Clearing and Grading.

h. **BUILDING ELEVATION DRAWINGS:** Checklist attached. These plans are needed so that your proposal can be reviewed for conformance with the applicable project and building design provisions in AMC Title 19 Unified Development Code. (Use the building elevations checklist for Single Family Residential Building Permits or Multi-Family and Non-Residential Site Plan review, as applicable (see application checklists and forms).

i. **SEPA CHECKLIST:** Unless a project is categorically exempt, an environmental checklist is required to be completed and submitted.

j. **TRANSPORTATION CONCURRENCY REVIEW FORM:** This form is used to collect information for the City's travel demand model, which is used to determine a project's impacts on the transportation system. Under GMA, the City must prohibit development approval if the development would cause the level of service on a locally owned transportation facility to

decline below the standards adopted in the transportation element of the comprehensive plan, unless transportation improvements or strategies to accommodate the impacts of development are made concurrent with the development. AMC 19.22 Concurrency contains the review criteria.

k. **SUBDIVISION GUARANTEE:** A document prepared by a title insurance company documenting the ownership and title of all interested parties in the development and that lists all encumbrances. This document is needed to verify property ownership and to identify any encumbrances that are recorded to the property's title. Copies of all the encumbrances listed within the certificate or report must be provided. The certificate or report must be dated within 30 days prior to the submittal of a permit to the City.

l. **RECORDED PROPERTY BOUNDARY SURVEY:** A recorded survey is required to define the limits of the property subject to the application. All property corners must be staked/marked and visible.

m. **DIGITAL COPY OF ALL APPLICATION DOCUMENTS:** PDF format files for all submittal items, named as they appear on the submittal checklist, must be provided on a flash drive or emailed to pced@CityofAnacortes.org.

TECHNICAL REPORTS

Following is a list of technical reports that may be required to be submitted to the City depending on project and site-specific factors. The general triggers for each of the listed technical reports is provided below:

A. **CRITICAL AREAS REPORTS:** In general, Critical Area reports are required when wetlands, streams, habitat conservation areas, geologically hazardous areas, shorelines, or aquifer recharge areas are located on or near a site. Critical area mitigation plans may also be required, depending on the project proposal. See Anacortes Municipal Code Ch. 17.70 for additional information.

B. **PARKING STUDY:** A parking study may be required to determine the parking requirements for a specific use, adjusting minimum and maximum quantitative parking requirements, determining times of peak demand, and determining impacts to on-street parking in the vicinity of a proposed development. See AMC 19.64.020 for more info.

C. **CULTURAL RESOURCES REPORT:** For more information on cultural resource surveys contact the Washington Department of Archaeology and Historic Preservation (http://www.dahp.wa.gov)

D. **OTHER TECHNICAL REPORTS MAY BE REQUIRED TO DETERMINE /ENSURE CONFORMANCE WITH CUP CRITERIA.**

PROJECT NARRATIVE REQUIREMENTS

GENERAL INFORMATION
This form is intended to assist applicants in creating complete project narrative for site plan and building design review. Please fill in each space with the requested information.
PROJECT DESCRIPTION – Required for all project types
A. If a neighborhood meeting was held, provide the date held, general items of discussion at the meeting, and how the project proposal has been modified since the meeting, if applicable.
Tuesday June 15th at 6pm. Project proposal discussed, no modifications made since the meeting.
B. Proposed use of the Site per AMC Table 19.41.040 or 19.41.050 and any special use provisions that apply. (see AMC 19.43 – 19.48)
The proposed use is for schools, public or private under the AMC Table 19.41.040
C. Current use of the Site. Date of construction for any existing structures on site, and whether they are to be removed or retained.
The site is currently vacant, a demo of the SFR was completed summer 2021.
D. Description of the site's physical characteristics, including special site features (such as wetlands, water bodies, steep slopes, or other critical areas).
The site is small, 0.10 of an acre with no special features.
E. Current uses and special site features of surrounding properties.
The property owner also owns the adjacent property which is currently used for their school, remainining area is residential.
F. Description of general design techniques you considered to implement low impact development (see AMC 19.76.050(A) and (B)) in the design of your project site and proposed stormwater facilities necessary for compliance with AMC 19.76 Stormwater.
See stormwater site plan for BMP's used.
G. Description of the proposed form and intensity of the proposed development (height, setbacks, lot coverage, etc.). (See AMC 19.42.)
Proposed development is for a school expansion with building height is aprox 10' with lot coverage at 39.14%.
H. Identification of the site's block frontage designation(s) and description of project conformance. (see AMC 19.61)
The project is not located in historic downtown.
I. Description of the proposed building design, including a description of conformance with building massing and articulation, building details, building materials, and blank wall treatment requirements. (See AMC 19.63). Note: If you are proposing any departures, you must attach the applicable form.

The proposed building is a modular classroom.
J. Description of proposed parking for vehicles and bicycles, including provisions for guests, shared parking. (see AMC 19.65)
Four proposed parking spaces will be added to the North side of the property.
K. Describe existing and proposed site access from public streets and any proposed street and/or pedestrian improvements.
The site is currently accessed off 27th Street. That will remain the same. The proposal also keeps a 6' wide sidewalk for pedestrians.
L. Estimated quantities and type of materials involved if any fill or excavation is proposed.
12 CY proposed fill
M. Number, type, and size of trees to be removed.
No trees to be removed
N. Description of existing site utilities and proposed utilities, including extensions, upgrades, relocations, etc. (see AMC 19.52 Underground Utilities).
Existing sewer and water. No upgrades or relocations.
O. Explanation of any land to be dedicated to the City.
No land to be dedicated to the City.

CONDITIONAL USE PERMIT CRITERIA

GENERAL INFORMATION
The following section is intended to help you provide information about your project's compliance with the CUP criteria. Please fill in each space with responses that demonstrate how your proposal complies with all each criteria found in AMC 19.36.040.
P. How will the proposed conditional use comply with any specific requirements for the use found elsewhere in Title 19 Development Regulations?
The proposed use will comply with all zoning and building requirements as well as develeopment regulations.
Q. Describe how access to the site is appropriate considering the anticipated volume of traffic resulting from the use.
The access will remain on the **N**orth end of the property which is appropriate for the proposed use. Four new par**k**ing spaces are proposed and will accomodate the added volume from the additional classroom.
R. Describe how off-street parking and loading facilities are adequate in terms of location, amount, and design to service the use.
The location of the four proposed par**k**ing spaces is most reasonable due to the access of the building on the **N**orth end of the property.
S. Describe the location and intensity of outdoor lighting and how casting of light on adjacent, adjoining, or neighboring properties will be avoided.
Outdoor lighting will be **k**ept to a mimimum and will not be directly facing adjacent residential use properties.
T. Describe the hours and manner of operation of the proposed use, including anticipated noise generation, and how these will not be inconsistent with adjacent or nearby uses.
The school will continue the same hours as it currently runs on the adjacent property. Appro**x**imately **8**am **- 3**pm with no anticipated increase to noise volume. With the property owner occupyaing the adjacent property for the same use as being proposed here, this request would be consistent with nearby uses.

U. Describe existing or proposed public facilities that will serve the use and whether they are adequate to serve the proposed use.
The lot currenty has public sewer and water which will continue to be used for the proposed modular school.
V. Describe the physical conditions of the site, including size, shape, topography, and drainage and their suitability for the proposed development.
The site is 0.10 of an acre in size with a rectangular shope. It is flat and will use a perforated stub-out for connection to the existing drainge ditch.
W. Describe any other factors deemed relevant to the decision-maker.

From: Jodi Boyden
To: Morgan, Emily
Subject: Re: Permit Application CUP-2022-0001 has been deemed incomplete
Date: Tuesday, February 8, 2022 1:42:48 PM
Attachments: Site Plan 2-4-2022.pdf
Landscape Plan.pdf

Hi Emily,

Please see the revised site plan including the other parcel & building and the landscape/fence plan. Also, Kelly let me know the following for students:

We will have 17-20 students on preschool campus at one time.

Please let me know if you need anything else.

Thank you

On Thu, Feb 3, 2022 at 12:42 PM <emilym@cityofanacortes.org> wrote:

> ## DETERMINATION OF APPLICATION STATUS
>
> **Project Description: Expansion of existing Fiddlehead School**
>
> **File Number: CUP-2022-0001**
>
> **Site Address: 807 27TH ST ANACORTES, WA 98221-2824**
>
> **Applicant/Owner: JODI BOYDEN**
>
> **Primary Contact: JODI BOYDEN**
>
> **Date Submitted: 1/27/2022**
>
> **Date Incomplete: 2/3/2022**
>
> *Upon initial review, the above referenced application is found to be*: **INCOMPLETE**
>
> Your application has been determined to be incomplete as of the date of this email. Please provide the following items, as they are necessary to determine a complete application for processing:
>
> Based on the provided application materials, we need the following:
>
> 1) Please revise/provide a site plan that includes the existing school facilities. Additionally, please include the required landscaping/fencing for the proposed expansion.
>
> 2) Please provide the current number of students and the number of students anticipated with the expansion.

Pursuant to Anacortes Municipal Code Section 19.20.110(B)(2)(b), the above identified materials must be submitted within (90) days of the date of this letter or this application is considered null and void with no refund of the unspent application fees. A written request for a (90) day extension may be requested; the director may grant up to (2) such extensions.

Review Authority: Emily Morgan

Planning, Community & Economic Development

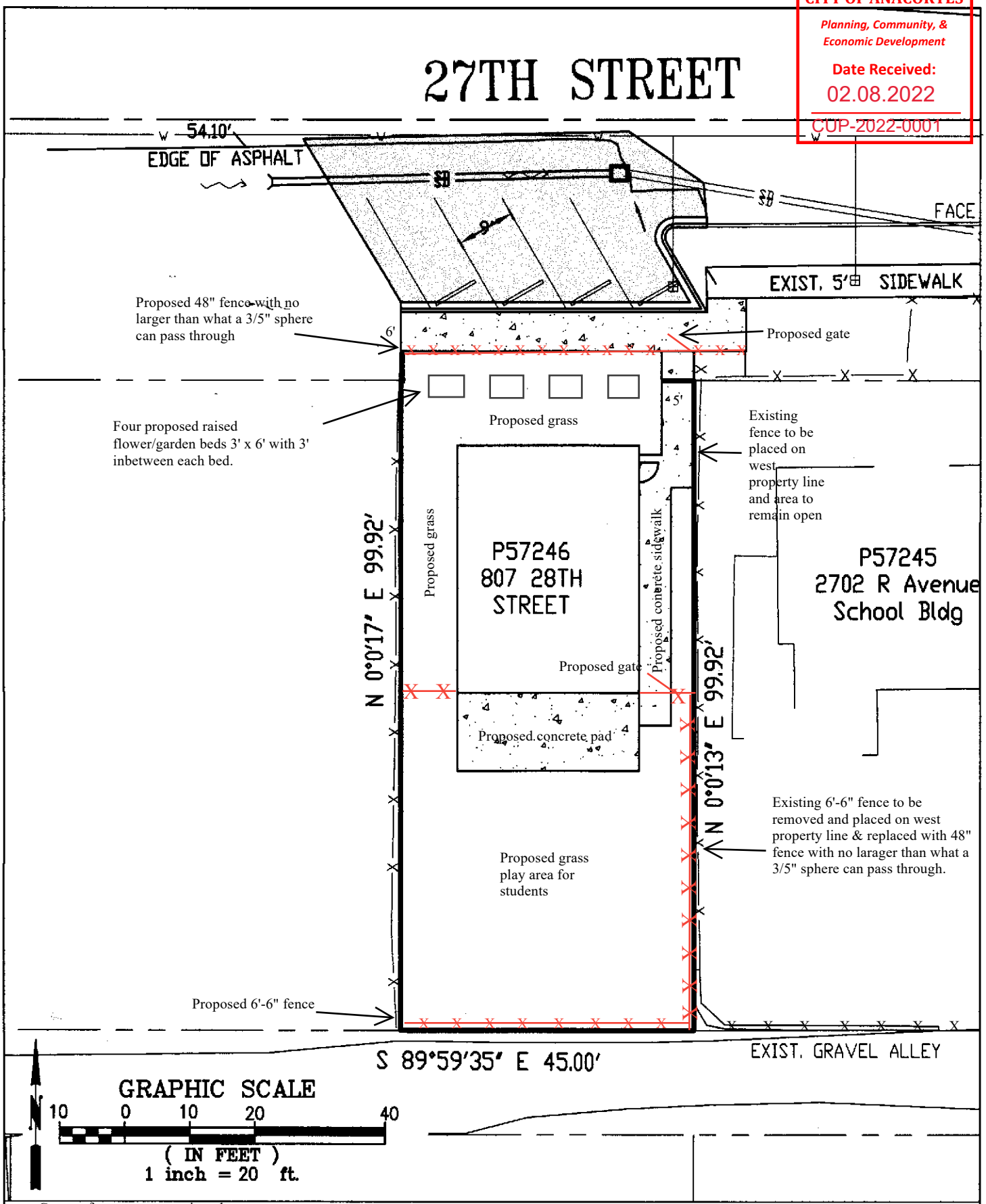
Email: emilym@cityofanacortes.org

Phone: 360-298-4350

--

Jodi Boyden - Permit Connections
phone: (360) 941-8656
permitconnections.com

CITY OF ANACORTES
Planning, Community, & Economic Development
Date Received:
02.08.2022
CUP-2022-0001



Contact for person preparing plan:

Kellly Linemann
807 27th Street
Anacortes, WA 98221
Phone: (360) 770-0121

Jodi Boyden
8629 Pinelli Road
Sedro Woolley, WA 98284
(360) 941-8656

Landscaping Plan
807 27th Street
February 4, 2022

Planning, Community, & Economic Development Department
904 6th St. / P.O. Box 947, Anacortes, WA 98221
360-293-1984

CITY OF ANACORTES
Planning, Community, & Economic Development
Date Received:
01/27/2022
CUP-2022-0001

AGENT AUTHORIZATION FORM

Use this form to authorize someone other than the property owner to apply for permits for the subject property.

Project Name: Fiddlehead school expansion

Property Address: 807 27th Street

City, State, Zip: Anacortes, WA98221

AUTHORIZATION STATEMENT

I / we, as the owners of the property identified above, authorize the below listed individual to act as our agent to submit applications, receive correspondence regarding the above-listed application, and sign and to receive notices on my/our behalf.

DESIGNATED AGENT

Agent Name: Jodi Boyden Permit Connections

Agent Address: 8629 Pinelli Road

Agent City, State, Zip: Sedro Woolley, WA 98284

PROPERTY OWNER SIGNATURE(S)**

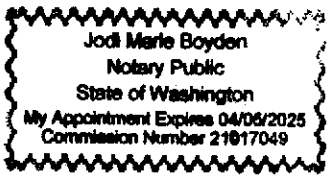
Signature:	Kelly L. Linn	**Signature:**	
Printed Name:	Kelly Linneman	**Printed Name:**	
Title:	Owner	**Title:**	
Company:	Fiddlehead Properties, LLC	**Company:**	
Date:	10/12/2021	**Date:**	

**Each property owner listed must have their signature notarized.

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that Kelly Linneman is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this 12 day of October, 20 21



Jodi Boyden
Notary Public

Residing at 8629 Pindi Rd.

My appointment expires 4/5/25

STATE OF WASHINGTON)
) ss.
COUNTY OF SKAGIT

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he/she signed this instrument, and acknowledged it as a free and voluntary act for the uses and purposes mentioned in this instrument.

Given under my hand and official seal this _____ day of _____, 20_____

_____
Notary Public

Residing at _____

My appointment expires _____

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:
01/27/2022
CUP-2022-0001

TRANSPORTATION CONCURRENCY REVIEW APPLICATION FORM

1. PROPERTY INFORMATION

Project Address (Street, Suite #):	**Assessor Parcel Number(s):**
807 27th Street	P57246
Project Name: Fiddlehead School Expansion	

2. SUBMITTAL REQUIREMENTS

- Detailed Project Narrative, to include:
  - The existing site and building use
  - Detailed description of all the intended uses within all buildings and/or improvements
  - Detailed description of the size of the project site, size of the proposed buildings and description of all planned site improvements
  - Expected timing of occupancy (i.e. month/year)
  - Description of any proposed phasing
- Vicinity Map
  - Subject property with its boundaries clearly identified, location of the property showing the nearest street intersections and areas within a distance of no less than 500' around the site
  - Label the map with the site's address and parcel number
- Preliminary Site Plan, to include:
  - Building footprint(s)
  - Location of access points to existing roadways
  - All street names labeled
  - Parking stall location(s)
  - Any new roadways proposed with the project
  - Any roadway improvements proposed by the project

3. PROPERTY OWNER INFORMATION

Name: Fiddlehead Properties, LLC	Phone: (360) 770-0121
Address (Street, City, State, Zip): P.O. Box 345	Email Address: kelloryn@gmail.com

4. APPLICANT OR CONTACT PERSON

Select one person the city will contact for anything related to this project:	☐ Property Owner ■ Other (list below)
Name: Jodi Boyden	Phone: (360) 941-8656
Address (Street, City, State, Zip): 8629 Pinelli Road Sedro Woolley, WA 98284	Email Address: Jodimboyden@gmail.com

7. OTHER INFORMATION

Brief Project Summary: (Your detailed project description should be submitted in the separate "Project Narrative")

Proposed CUP for use as a school and to bring in a modular classroom.

8. ACKNOWLEDGEMENTS & SIGNATURE

Read and initial each of the following statements prior to signing this application:

JB	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, this permitting process will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the City could require an entirely new application to be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for making the City aware of these changes.
JB	I understand that concurrency review can be completed while a project is in its preliminary stages. However, if there are substantial changes in the project after initial concurrency review, a new review may be necessary, which means that new review fees may be required to be paid by the applicant.

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.

Signature _____ Date 01/26/2022

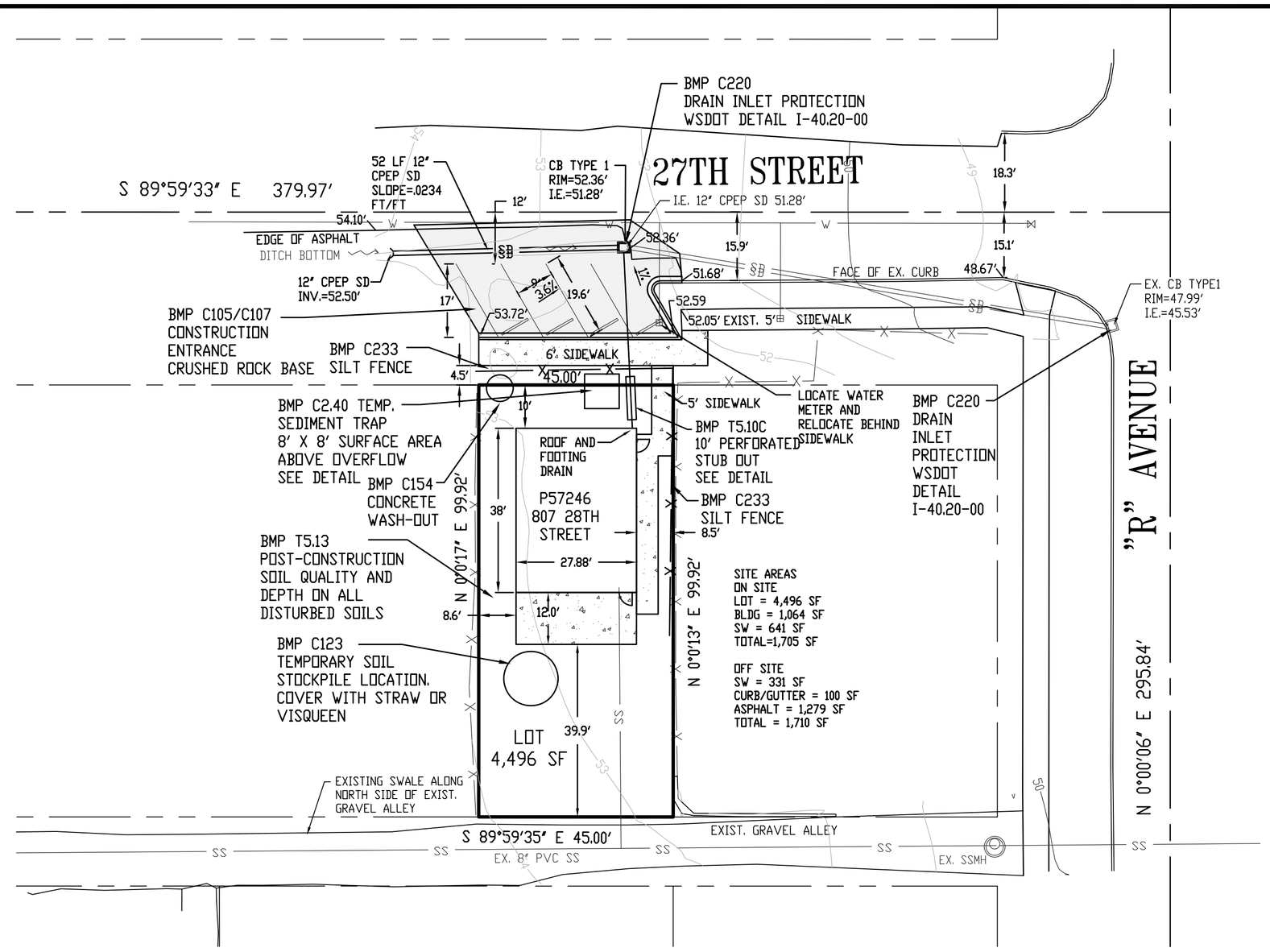
Project Narrative

The existing site is vacant. The SFR that was on the property was demolished in the summer of 2021. The intended use of the property is for an expansion of the Fiddlehead Montessori located on the adjacent property. They are proposing to bring in a modular classroom.

The proposed modular classroom is 1064 SF. The additional improvements are for a concrete pad outside of the classroom and a concrete walkway to the existing school on the adjacent property.

Expected occupancy is for June 2022 for classroom prep and full use by September 2022.


Subject property
P57246
Address: 807 27th Street
Anacortes, WA 98221
27th Street
28th Street
Q Avenue
R Avenue
State Route 20 SPUR
Anacortes Dermatology
Pentecostals of Anacortes
Imagery date: 8/16/20–newer
90 m
Camera: 479 m
48°30'00"N



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EROSION CONTROL NOTES

A. A CERTIFIED EROSION AND SEDIMENTATION CONTROL SUPERVISOR (ESC) IS REQUIRED. THE ESC SUPERVISOR MUST HAVE ATTENDED A CERTIFIED EROSION AND SEDIMENTATION CONTROL CALSS WITHIN 3-YEARS FROM TODAY'S DATE. MUST PROVIDE CERTIFICATION

B. THE CERTIFIED EROSION AND SEDIMENTATION 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. EROSION CONTROL MEASURES 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-INCH LETTERS. THIS SHALL BE IN PLACE PRIOR TO CONSTRUCTION START. REMEMBER, THE LOOK OF THE SIGN WILL BE A REFLECTION OF THE CONTRACTOR, 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 THE 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 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 REVIED TO IDENTIFY WITHCH 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 ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES OR DRAINAGE FACILITIES.

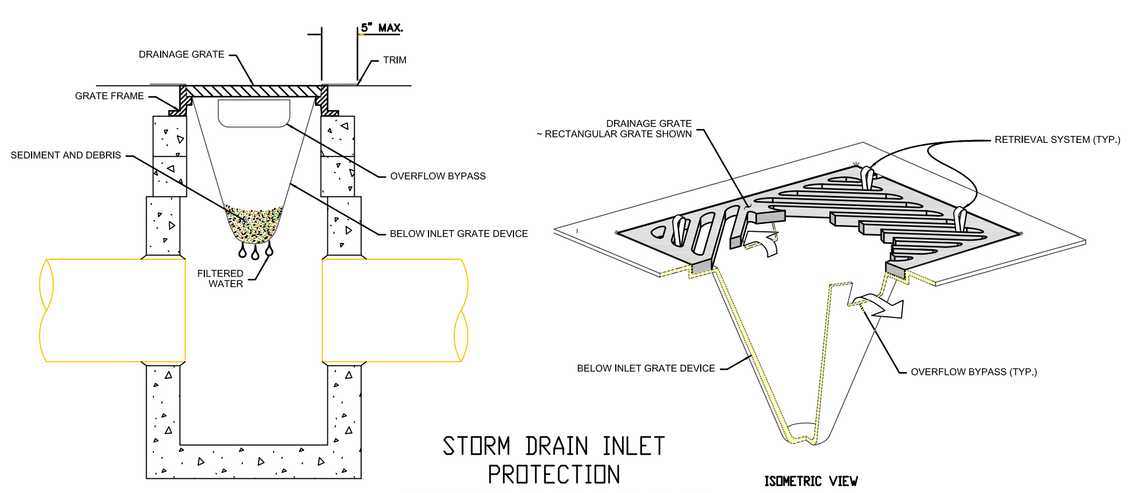
J. PENALTIES FOR AN EROSION CONTROL VIOLATION ARE SUBJECT TO A $300 TO $1,000 FINE UNDER CHAPTER 17.66 - PENALTIES FOR VIOLATION (AMC). EACH DAY IS CONSIDERED A DIFFERENT VIOLATION.

REMOVE ALL TEMPORARY EROSION CONTROL MEASURE WHEN THE SITE IS LANDSCAPED AND SOILS ARE STABILIZED.

ALL DEWATERING SHALL DISCHARGE INTO A SEDIMANT TRAP OR SEDIMENT POND.

THE CONTRACTOR IS TO PROVIDE TO THE CITY INSPECTOR THEIR SPILL PREVENTION PROGRAM TO BE INPLACE DURING CONSTRUCTION.

1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.3(15).



STORM DRAIN INLET
PROTECTION
STANDARD PLAN I-40.20-00

CONSTRUCTION STANDARDS

ALL IMPROVEMENTS IN CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO THE CURRENT WSDOT SPECIFICATION AND CURRENT CITY OF ANACORTES ENGINEERING STANDARDS.

SOIL AMENDMENT NOTE

BMP T5.13: POST CONSTRUCTION SOIL QUALITY AND DEPTH.
SEE APPENDIX OF DRAINAGE REPORT FOR SPECIFICATION ON PROVIDING SOIL AMENDMENTS FOR ALL DISTURBED SOILS OUT SIDE OF IMPERVIOUS AREA AROUND BUILDING AND PAVED AREAS.

CONSTRUCTION SCHEDULE

1. Install BMP C105 Construction Entrance, BMP C233 Silt Fence, BMP C103 High Visibility Construciton Fence and catch basin sock inserts.
2. Install BMP C154, Concrete Washout Basin.
3. Install BMP C240, Sediment Trap as required.
4. Excavation of foundation.
5. Install footings, foundation and utilities.
6. Backfill foundation and add additional BMP's to minimize Sediment transfer and erosion.
7. Install dispersion trench. Protect infiltration trench from sediment until site is stabilized.
8. Construct home with gutters and connect to dispersion trench.
9. Connect to driveway as soon as concrete pavement is in place.
10. Installation of BMP T5.13 Post Construciton Soils and landscaping.

DALE K. HERRIGSTAD STATE OF WASHINGTON 27807 REGISTERED PROFESSIONAL ENGINEER

Jan 26, 2022

This plan sheet is accepted for construction in accordance with the City of Anacortes ordinances and policies. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer, whose name and stamp appear on this sheet. Acquiring, complying with, and providing mitigation for all Federal, State, County, and Local Laws, permits, and mandates, including but not limited to the Endangered Species Act, Federal Wetland Permit, State Department of Fisheries Hydraulics Permit, Federal Flood Plain Permits, National Pollutant Discharge Elimination System Permits is the responsibility of the Developer, Landowner, and their Engineer. The issuance of this permit shall not be construed as proof of compliance with applicable laws and permit requirements.

CITY ENGINEER DATE

The acceptance will expire one year from the date noted above.

REVISIONS	BY	DATE

HERRIGSTAD
ENGINEERING & SURVEYING
DALE K. HERRIGSTAD P.E., P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 (360) 299-8804

Fiddlehead School
807 27th Street
Owner: Fiddlehead Properties LLC
PO Box 345
Anacortes, WA 98221

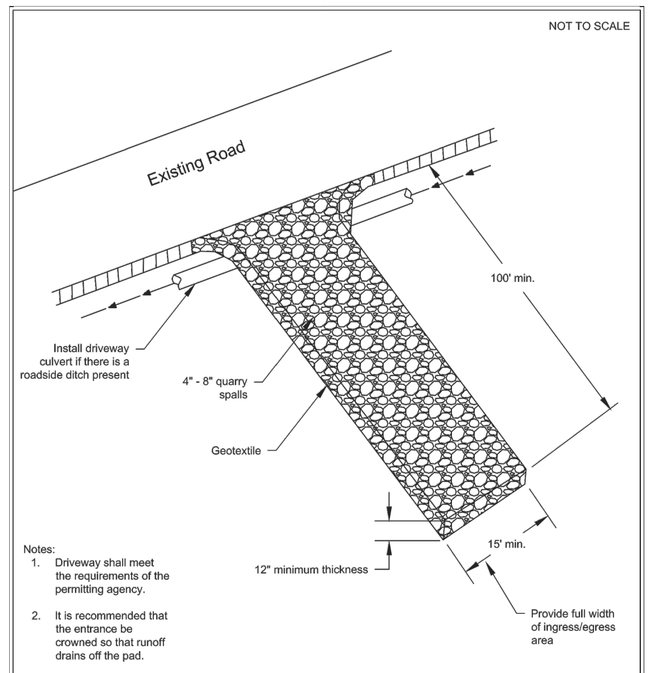
Erosion Corntrol Plan

SHEET NO. C1 REV.: -

JOB NO: 2021-198
DATE: Jan 2022
SCALE: Noted
DRAWN: D. HERRIGSTAD
CHECK: D. HERRIGSTAD

SHEET 1 OF 2

Figure II-4.1.1 Stabilized Construction Entrance



DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.1.1
Stabilized Construction Entrance

Revised June 2015

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BMP C107: Construction Road/Parking Area Stabilization

Purpose

Stabilizing subdivision roads, parking areas, and other on-site vehicle transportation routes immediately after grading reduces erosion caused by construction traffic or runoff.

Conditions of Use

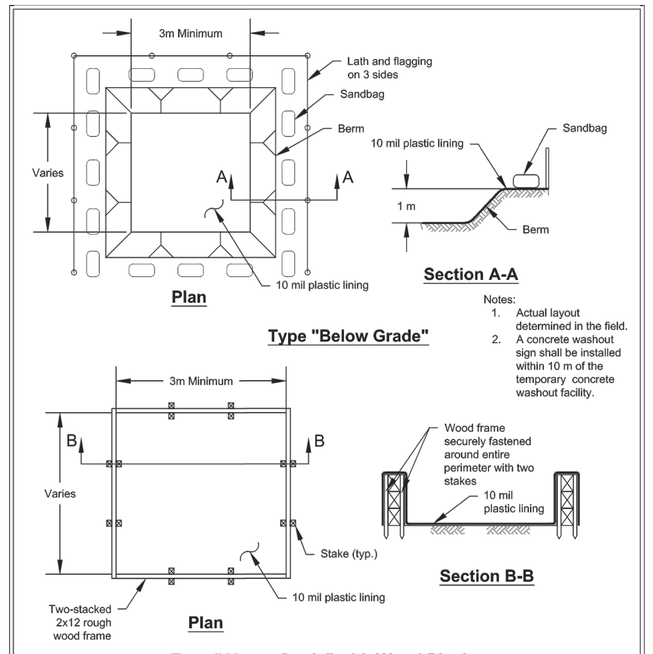
Roads or parking areas shall be stabilized wherever they are constructed, whether permanent or temporary, for use by construction traffic.

- High Visibility Fencing (see BMP C103: High Visibility Fence (p.269)) shall be installed, if necessary, to limit the access of vehicles to only those roads and parking areas that are stabilized.

Design and Installation Specifications

- On areas that will receive asphalt as part of the project, install the first lift as soon as possible.
- A 6-inch depth of 2- to 4-inch crushed rock, gravel base, or crushed surfacing base course shall be applied immediately after grading or utility installation. A 4-inch course of asphalt treated base (ATB) may also be used, or the road/parking area may be paved. It may also be possible to use cement or calcium chloride for soil stabilization. If cement or cement kiln dust is used for roadbase stabilization, pH monitoring and BMPs (BMP C252: High pH Neutralization Using CO2 (p.409) and BMP C253: pH Control for High pH Water (p.412)) are necessary to evaluate and minimize the effects on stormwater. If the area will not be used for permanent roads, parking areas, or structures, a 6-inch depth of hog fuel may also be used, but this is likely to require more maintenance. Whenever possible, construction roads and parking areas shall be placed on a firm, compacted subgrade.
- Temporary road gradients shall not exceed 15 percent. Roadways shall be carefully graded to drain. Drainage ditches shall be provided on each side of the roadway in the case of a crowned section, or on one side in the case of a superelevated section. Drainage ditches shall be directed to a sediment control BMP.
- Rather than relying on ditches, it may also be possible to grade the road so that runoff sheet-flows into a heavily vegetated area with a well-developed topsoil. Landscaped areas are not adequate. If this area has at least 50 feet of vegetation that water can flow through, then it is generally preferable to use the vegetation to treat runoff, rather than a sediment pond or trap. The 50 feet shall not include wetlands or their buffers. If runoff is allowed to sheetflow through adjacent vegetated areas, it is vital to design the roadways and parking areas so that no concentrated runoff is created.

Figure II-4.1.7a Concrete Washout Area



DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.1.7a
Concrete Washout Area

Revised June 2015

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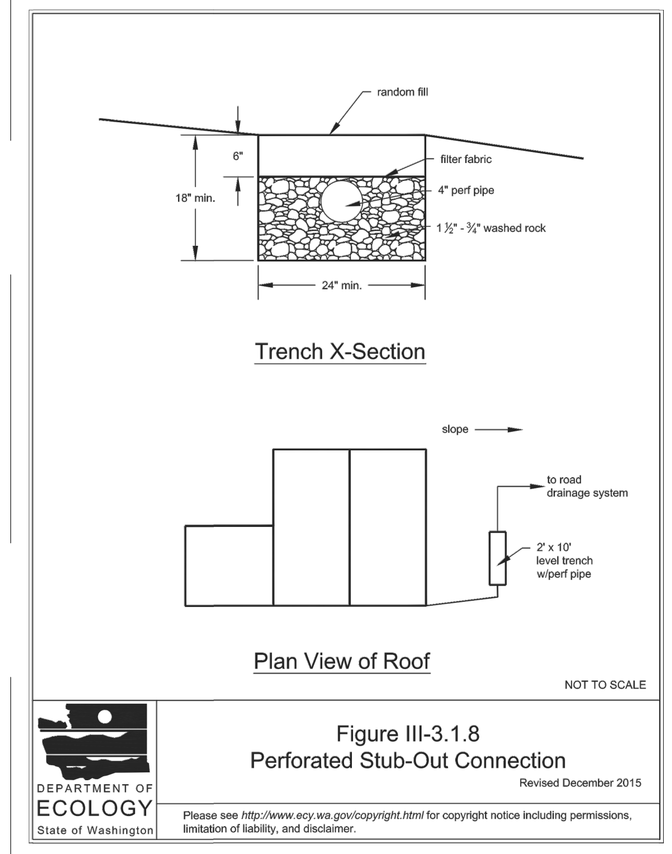
area.

Figure III-3.1.8 Perforated Stub-Out Connection



DEPARTMENT OF ECOLOGY State of Washington

Figure III-3.1.8
Perforated Stub-Out Connection

Revised December 2015

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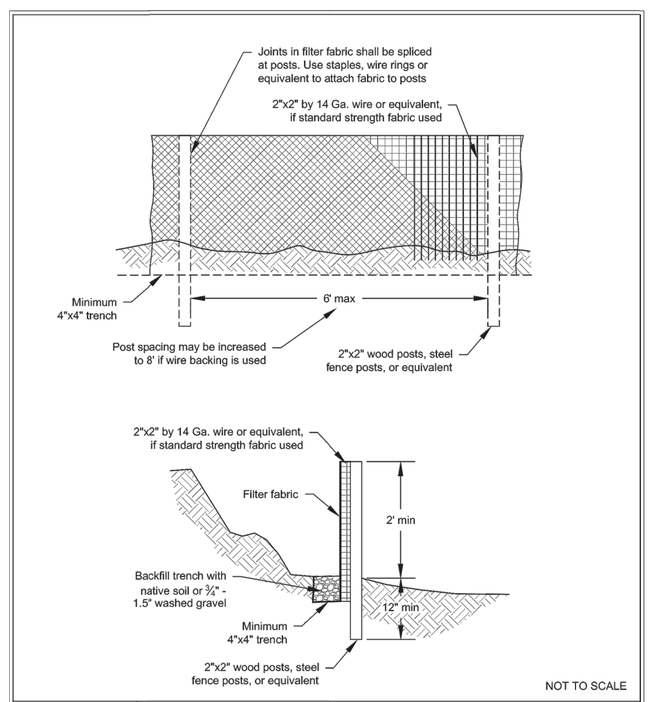
Figure II-4.2.12 Silt Fence



DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.2.12
Silt Fence

Revised October 2014

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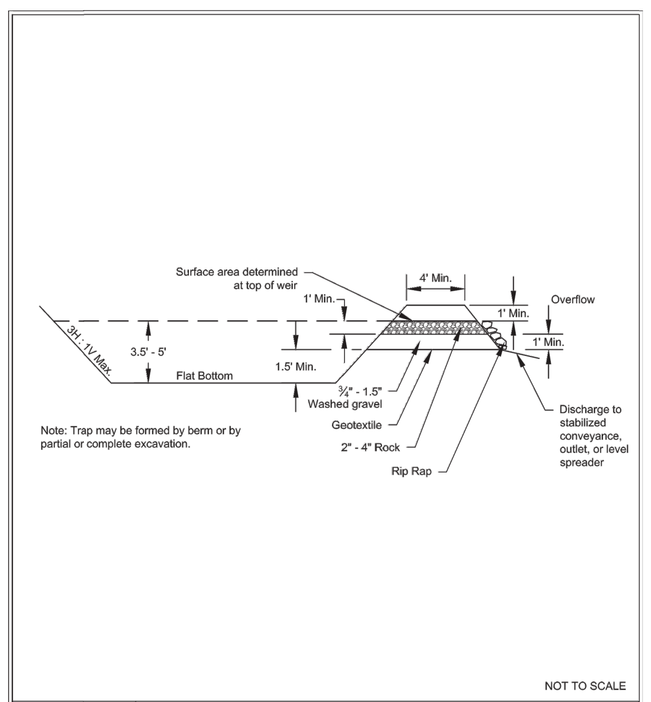
Figure II-4.2.16 Cross Section of Sediment Trap



DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.2.16
Cross Section of Sediment Trap

Revised November 2015

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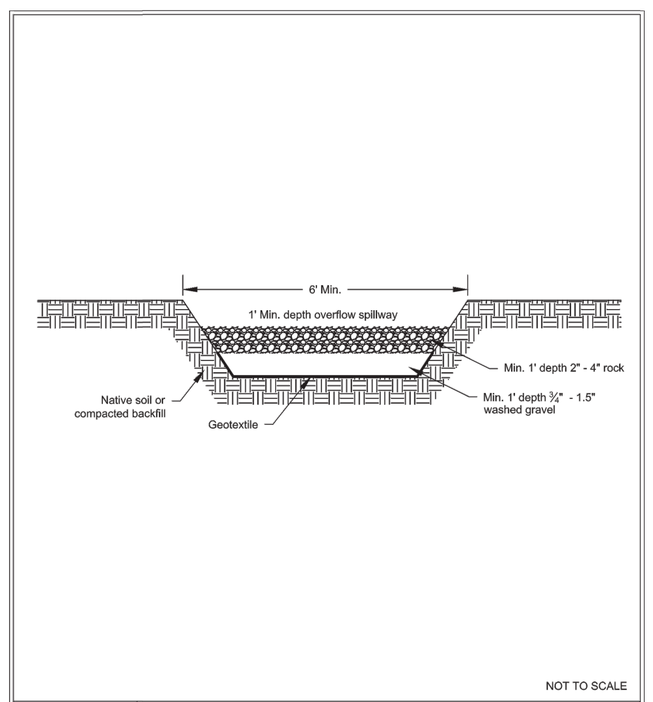
Figure II-4.2.17 Sediment Trap Outlet



DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.2.17
Sediment Trap Outlet

Revised November 2015

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DALE K. HERRIGSTAD STATE OF WASHINGTON 27807 REGISTERED PROFESSIONAL ENGINEER

Jan. 12, 2022

REVISIONS	BY	DATE

HERRIGSTAD ENGINEERING & SURVEYING
DALE K. HERRIGSTAD P.E., P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 (360) 299-8804

Fiddlehead School
807 27th Street
Owner: Fiddlehead Properties LLC
PO Box 345
Anacortes, WA 98221

Erosion Comtrol Details

SHEET NO.
C2
REV.: -

JOB NO: 2021-198
DATE: Jan 2022
SCALE: Noted
DRAWN: D. HERRIGSTAD
CHECK: D. HERRIGSTAD

SHEET 2 OF 2

CITY OF ANACORTES
Planning, Community, & Economic Development
Date Received:
01/27/2022
CUP-2022-0001

Storm Water Drainage Report
Minimum Requirements 1 through 5

ENGINEERING DEPARTMENT
904 6th Street Anacortes, WA 98221
www.anacorteswa.gov

Official Use Only: (Information to Inspectors)

Required Storm Water Facility and other related requirements:

_____
_____
_____
_____

Project Address: _807 27th Street
Parcel Number: __P57246
Permit Number: __BLD-2021-

Submittal Date: _____
Revision Number: _____
Reviewer: _____
Acceptance Date (COA):_____

FRONT OF REPORT:

Submittal Checklist: (All items listed below are required for a complete submittal)

- o Cover Sheet (Preparer to Provide): Project title, Location, Revision dates, Engineer's Stamp
- o TAB 1: Minimum Requirement #1 – Preparation of Stormwater Site Plans
- o TAB 2: Minimum Requirement #2 – Construction Stormwater Pollution Prevention (SWPP)
- o TAB 3: Minimum Requirement #3 – Source Control of Pollution
- o TAB 4: Minimum Requirement #4 – Preservation of Natural Drainage Systems and Outfalls
- o TAB 5: Minimum Requirement #5 – On-site Stormwater Managements
- o APPENDIX 1 - Survey performed by a Professional Land Surveyor
- o APPENDIX 2 - Soils Analysis (Volume 1, Chapter 3.1.1)
- o APPENDIX 3 - Model Soil Management Plan for BMP T5.13
- o APPENDIX 4 - Determining Construction Site Sediment Damage Potential (Appendix 7)
- o APPENDIX 5 - Site Plan with all applicable information (Minimum Size 11x17 – 30 scale)
- o APPENDIX 6 - Documented Site Photos (North, South, East and West)
- o APPENDIX 7 - Drainage BMP Facility Maintenance Covenant, if applicable. To be recorded prior to the Temporary Certificate of Occupancy, Certificate of Occupancy or Final Acceptance.

Stormwater Management Requirements:

- o Refer to the 2012\14 Department of Ecology Manual, as amended in 2014 for further required information.
- o See also, City of Anacortes Municipal Code 19.76 for additional information
- o See also, current Engineering Development Standards, Chapter 2- Storm Drainage for additional information.

Version Date: October 7, 2019 Previous Version Date: February 20, 2019

Project Description and Summary:

Summary Table

	Existing	Proposed
Development Type	Undeveloped	Building
Number of Lots	1	1
Lot Acreage in SF	4,496 SF	4,496 SF
Soil Type(s)	Bow-Urban Land Complex HG C/D	
Site Sediment Transport Score (High\Low)	60 Low	
Depth to Ground Water Table (Feet and Inches) *(See completed Soils Analysis (Volume 1, Chapter 3.1.1)*	16”-20”	
Infiltration Rate during Rainy Season (Inch\Per Hour)	N/A	
Impervious Surface (on-site)	0	1,705 SF
Impervious Surface (off-site)	0	1,710 sf
New and Replaced Hard Surface Total (SF)	0	3,415 sf
Lot Coverage (Percentage)	0	36%
BMP (Required Minimum Requirement 5)	BMP T5.13 Post Construction Soils	
Water Quality Method (Minimum Requirement 6)	N/A	
Water Quantity Method (Minimum Requirement 7)	N/A	

Existing Site Conditions Summary:

(Additionally, provide information on previous permits, if any, like Grade and Fill, Clear and Grade, topography, vegetation, drainage, Critical Areas adjacent to the site and how it may affect this project if soils are disturbed, Soils Type (Included in Soils Analysis Report), Erosion Problem Areas, Construction Phasing\Sequence)

The site is located at 807 28th Street. A previous house on the site has been removed. The site is currently undeveloped. The site slopes from the southwest corner down to the northeast corner at an average of 1.5%. 27th Street fronts the downhill north side of the property and an alley on the uphill south side of the property. The alley is gravel and no access proposed from the alley. The area between the alley and the rear patio of the proposed building will remain undisturbed grass.

The Web Soils Survey is included in Appendix 2. The soils are Bow-Urban Land Complex hydrologic group D. The soils are generally shallow with high perched water table.

Developed Conditions Summary:

(Additionally, to be shown on the site plan. Identify cut and fill areas, proposed slopes of all hard surfaces , proposed contours)

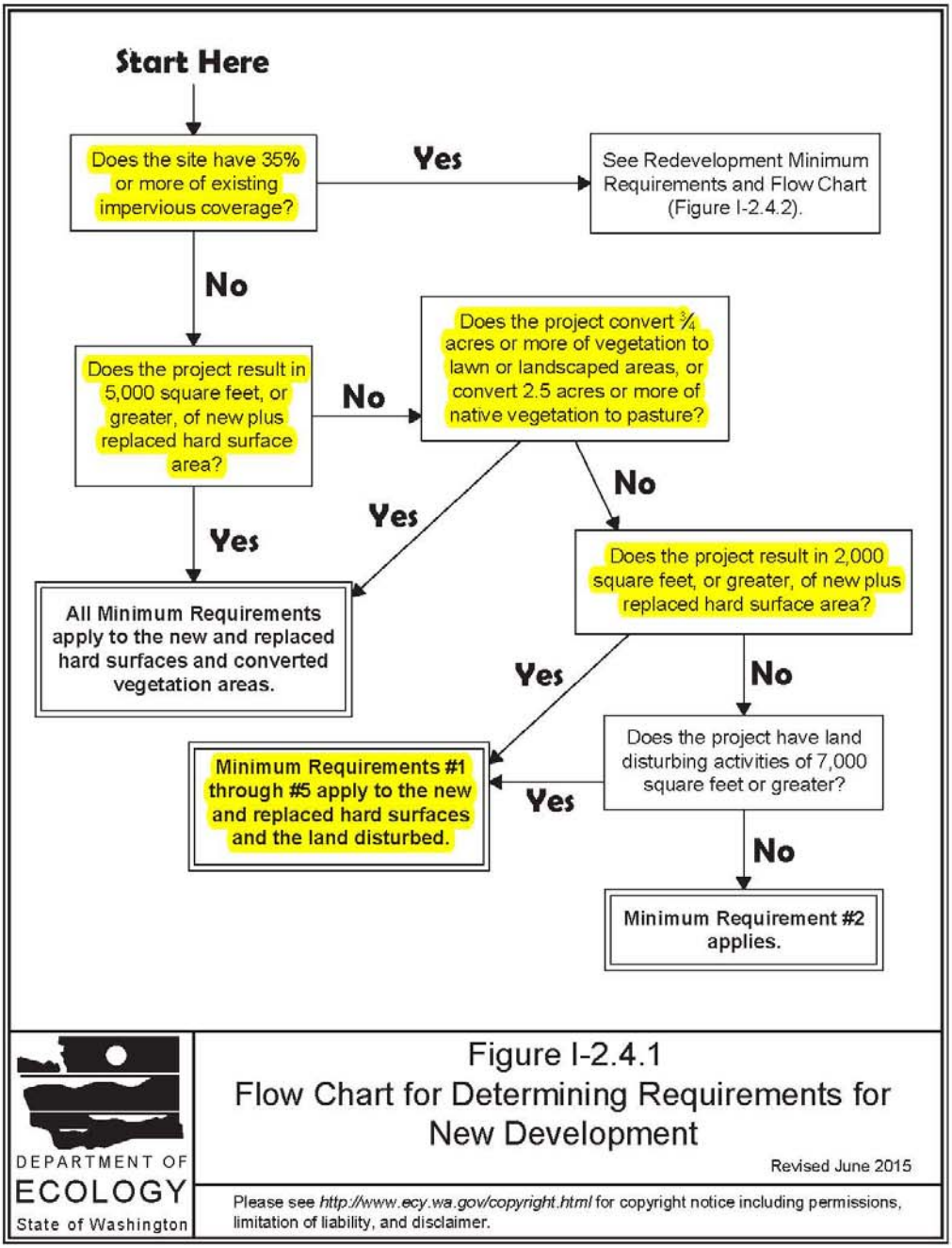
The site will be developed with a 1,064 square foot building with a patio and sidewalk onsite and with parking and sidewalk offsite along the north frontage of the site. The site grading will not be extensive due to the flat nature of the site. Site plan is in Appendix 5.

Drainage Basin (2007 Storm Comp Plan – City website\publicworks\engineering\comprehensive plans): What Drainage Basin are you in? **F4** Identify any downstream drainage issues (Storm Comp Plan: Yes. If so, describe: **An existing ditch runs along the frontage of the site at 27th Street that connects to a catch basin is located in the curb line on the west side of R Avenue just east of the site. The storm drainage system from here to Fidalgo Bay is an enclosed storm pipe to the Bay approximately 2,400 feet.**

The first ¼ mile of storm system has surcharged issues in the 2007 storm comp plan. The city completed additional flow volume study and came to the conclusion that the down stream system has capacity for the typical storm event in Anacortes.

Complete the Applicability Requirements – Flow Chart (Figure I-2.4.1 *Attached*, Figure I-2.4.2 *Attached* and Figure I-2.5.1 *Attached*)

Figure I-2.4.1 Flow Chart for Determining Requirements for New Development



TAB 1 (MINIMUM REQUIREMENT #1)

- **1-2.5.1 Minimum Requirement #1 – Prepare a Stormwater Site Plan**
  - 1.3 – Preparation of a Stormwater Site Plan
    - 1.3.1 – Stormwater Site Plans: Step-by-Step

Note: The level of detail needed for each step depends upon the project size. Provide a narrative description of each step.

1-3.1.1 Step 1 - Site Analysis: Collect and Analyze Information on Existing Conditions

Site analysis shall be submitted as part of the Existing Conditions Summary above. Part of the information in this step should be used to help prepare the Construction Stormwater Pollution Prevention Plan. Purpose of the Site Analysis is to provide for a Low Impact Development site design that is intended to compliment the predeveloped conditions of the site.

A Stormwater site plan has been prepared showing the new building and parking and direction of flow to the north.

Soils report included in Appendix 2. Soils are know to be shallow with shallow perched water table. This site also has minimal area for infiltration making most BMP options infeasible.

1-3.1.2 Step 2 - Prepare Preliminary Development Layout

Based upon the analysis of existing site conditions, locate the buildings, roads, parking lots, landscaping features, on-site stormwater management BMP's, and preliminary location of stormwater treatment and retention/detention facilities for the proposed development.

See layout included in Appendix 5.

1-3.1.3 Step 3 - Perform Off-site Analysis (at Local Agency's Option): Use additional Sheets, if necessary,

Ecology recommends that local governments require an off-site analysis for projects that add 5,000 SF or more of new hard surfaces, or convert ¾ acres of vegetation to lawn or landscape areas, or convert 2.5 acres of forested area to pasture.

Off-site analysis extends to ¼ mile downstream of the project site.

The site sheets to the north entering the storm drainage ditch and storm pipe conveying runoff to the east to a catch basin in R Avenue. The storm system is enclosed for the entire way north down R Avenue to 22nd Street and East to the discharge within the Anacortes Marina and into Fidalgo Bay. The storm drainage system from here to Fidalgo Bay is an enclosed storm pipe for a distance of 2,400 feet.

The first ¼ mile of storm system has surcharged issues in the 2007 storm comp plan. The city completed additional flow volume study and came to the conclusion that the down stream system has capacity for the typical storm event in Anacortes.

1-3.1.4 - Determine Applicable Minimum Requirements

Establish project size thresholds for the application of Minimum Requirements to new development and redevelopment projects. Figures 2.4.1 *(Attached)* and 2.4.2 *(Attached)* provide the same thresholds in a flow chart format. Based on the preliminary layout, determine whether Minimum Requirements #1 through #5 apply to the project; or, whether Minimum Requirements #1 through #9 apply.

Please note, that Minimum Requirement #1 through #5 may trigger additional Minimum Requirements, such as Flow Control.

The total new impervious area added to this site will be 3,415 square feet of new or replaces hard surfacing and under the 5,000 square foot threshold and triggers minimum requirements 1 through 5.

1-3.1.5 Step 5 - Prepare a Permanent Stormwater Control Plan
(Refer to this section of the Ecology Manual for requirements.)

A storm water plan is provided in the developed site plan in Appendix 5. The report will require Post-Construction soil quality and depth as well as dispersion trenches.

1-3.1.6 Step 6 - Prepare a Construction Stormwater Pollution Prevention Plan (**MR#2 – 13 Elements**)

Refer to Chapter II-3 – Planning for a detailed description of each element. See also attached Tables 4.1.1 (Source Control BMP's by SWPPP Element) and Table 4.2.1 (Runoff Conveyance and Treatment BMP's by SWPPP Element).

See attached 13 Elements of a SWPPP, please complete and attached

1-3.1.7 Step 7 - Complete the stormwater site plan

The Stormwater Site Plan encompasses the entire submittal to the Local Agency with drainage review authority. Refer to this section of the Manual for further clarification of each item and what is required. See below:

- Project Overview
- Existing Conditions Summary
- Off-site Analysis Report
- Permanent Stormwater Control Plan
- Construction Stormwater Pollution Prevention Plan
- Special Reports and Studies
- Other Permits
- Operation and Maintenance Manual
- Declaration of Covenant for Privately Maintained Flow Control and Treatment Facilities. *(See attached Drainage BMP Maintenance Covenant BMP Agreement)*

- Declaration of Covenant for Privately Maintained On-site Stormwater BMP's *(See attached Drainage BMP Maintenance Covenant BMP Agreement)*
- Bond Quantities Worksheet, if applicable

The project overview has been provided at the beginning of this report along with an existing conditions description. Maps are included in the attachments.

1-3.1.8 Step 8 - Check Compliance with all Applicable Minimum Requirements

A Stormwater Site Plan as designed and implemented should specifically fulfill all Minimum Requirements applicable to the project. The Stormwater Site Plan should be reviewed to check that these requirements are satisfied.

To take place during review and during and after construction.

TAB 2 (MINIMUM REQUIREMENT #2)

- **1-2.5.2 Minimum Requirement #2 – Construction Stormwater Pollution Prevention Plan (SWPP)**
  - All projects are required to complete Minimum Requirement 2.
  - Refer to the 13 Elements of the SWPP (See document below, complete and attach)
  - See attached Table 4.1.1, Table 4.2.1 and Table
  - Provide Engineering Calculations as an attachment for Sediment Ponds\Traps, Diversions, Waterways and Runoff/Stormwater Detention Calculations.

Table 4.1.1 Source Control BMP's by SWPPP Element

BMP or Element Name	Element #1 Preserve Vegetation/Mark Clearing Limits	Element #2 Establish Construction Access	Element #5 Stabilize Soils	Element #6 Protect Slopes	Element #9 Control Pollutants	Element #11 Maintain BMPs	Element #12 Manage the Project	Element #13 Protect Low Impact Development
BMP C101: Preserving Natural Vegetation	✓							
BMP C102: Buffer Zones	✓							✓
BMP C103: High Visibility Plastic or Metal Fence	✓							✓
BMP C105: Stabilized Construction Entrance / Exit		✓						
BMP C106: Wheel Wash		✓						
BMP C107: Construction Road/Parking Area Stabilization		✓						
BMP C120: Temporary and Permanent Seeding			✓	✓				
BMP C121: Mulching			✓	✓				
BMP C122: Nets and Blankets			✓	✓				
BMP C123: Plastic Covering			✓					
BMP C124: Sodding			✓					
BMP C125: Topsoiling / Composting			✓					
BMP C126: Polyacrylamide for Soil Erosion Protection			✓					
BMP C130: Surface Roughening			✓	✓				
BMP C131: Gradient Terraces			✓	✓				
BMP C140: Dust Control			✓					
BMP C150: Materials On Hand						✓	✓	
BMP C151: Concrete Handling					✓			
BMP C152: Saw cutting and Surfacing Pollution Prevention					✓			
BMP C153: Material Delivery, Storage and Containment					✓			
BMP C154: Concrete Washout Area					✓			
BMP C160: Certified Erosion and Sediment Control Lead						✓	✓	
BMP C162: Scheduling							✓	

Table 4.2.1 Runoff Conveyance and Treatment BMP's by SWPPP Element

BMP or Element Name	Element #3 Control Flow Rates	Element #4 Install Sediment Controls	Element #6 Protect Slopes	Element #7 Protect Drain Inlets	Element #8 Stabilize Channels and Outlets	Element #9 Control Pollutants	Element #10 Control De-Watering	Element #13 Protect Low Impact Development
BMP C200: Interceptor Dike and Swale			✓					✓
BMP C201: Grass-Lined Channels			✓					
BMP C202: Channel Lining					✓			
BMP C203: Water Bars	✓		✓					
BMP C204: Pipe Slope Drains			✓					
BMP C205: Subsurface Drains			✓					
BMP C206: Level Spreader			✓					
BMP C207: Check Dams			✓					✓
BMP C208: Triangular Silt Dike (Geotextile Encased Check Dam)			✓					✓
BMP C209: Outlet Protection					✓			
BMP C220: Storm Drain Inlet Protection				✓				
BMP C231: Brush Barrier		✓						✓
BMP C232: Gravel Filter Berm		✓						
BMP C233: Silt Fence		✓						✓
BMP C234: Vegetated Strip		✓						✓
BMP C235: Wattles		✓						
BMP C236: Vegitetive Filtration							✓	
BMP C240: Sediment Trap	✓	✓						
BMP C241: Temporary Sediment Pond	✓	✓						
BMP C250: Construction Stormwater Chemical Treatment						✓		
BMP C251: Construction Stormwater Filtration						✓		
BMP C252: High pH Neutralization Using CO_2						✓		
BMP C253: pH Control for High pH Water						✓		

(Construction Stormwater Pollution Prevention Plan)

Please check off boxes to show that each element has been read and understood. Provide details where applicable and if certain aspects are unnecessary or exempt, clearly justify. Details of the 13 Elements and the correlating BMPs are listed **Above from** the 2014 Stormwater Management Manual for Western Washington (SWMMWW). A link is provided on the City of Anacortes website, under Planning, Community, & Economic Development Department, as well as under Stormwater on the Engineering Division of Public Work's page.

Owner Name: Suzanna Clements,

Site Address: 807 27th Street
Prepared By:___Dale Herrigstad PE_____

The Stormwater checklist or building permit determined that:

- ☐ The 13 elements must be addressed for construction activity adding under 2,000 sq. ft. of hard surface area.
- ☐ These elements must be addressed for construction activity adding 2,000 sq. ft. or more of hard surface area. This means that an attached narrative and site plan are required with this document.

Under each element, provide the BMP's that will be applicable to your project. Use the attached Tables provided.

ELEMENT 1: Preserve Vegetation/Mark Clearing Limits

- ☐ Before beginning land disturbing activities, including clearing and grading, clearly mark all clearing limits, sensitive areas and their buffers, and trees that are to be preserved within the construction area.
- ☐ Retain the duff layer, native top soil, and natural vegetation in an undisturbed state to the maximum degree practical.

A high visibility construction fence BMP C103 will be installed at the perimeter of the construction site except if and existing fence already exists or were silt fence is used. BMP will be installed as first step of construction.
BMP C233, Silt Fence will also be used to mark the down slope perimeter of the construction site. BMP to be monitored daily and repaired as needed.

ELEMENT 2: Establish Construction Access

- ☐ Limit construction vehicle access and exit to one route, if possible.
- ☐ Stabilize access points with a pad of quarry spalls, crushed rock, or other equivalent BMPs, to minimize tracking onto roads.
- ☐ Locate wheel wash or tire baths on site, if the stabilized construction entrance is not effective in preventing tracking sediment onto roads.
- ☐ If sediment is tracked off site, clean the affected roadway thoroughly at the end of each day, or more frequently as necessary (ex: wet weather). Remove sediment from roads by shoveling, sweeping, or pick up and transport the sediment to a controlled sediment disposal area.
- ☐ Conduct street washing only after sediment is removed in accordance with the above bullet.
- ☐ Control street wash wastewater by pumping back on site or otherwise preventing it from discharging into systems tributary to waters of the State.

The construction entrance will be limited to one location at 27th Street with a gravel pad as BMP C105 or C107 (Construction Entrance).
Any dirt or mud that is tracked onto the roadway will be clean immediately.

ELEMENT 3: Control Flow Rates

- Protect properties and waterways downstream of development sites from erosion and the associated discharge of turbid waters due to increases in the velocity and peak volumetric flow rate of stormwater runoff from the project site.
- Where necessary to comply with the bullet above, construct stormwater retention or detention facilities as one of the first steps in grading. Assure that detention facilities function properly before constructing site improvement (e.g. impervious surfaces).
- If permanent infiltration ponds are used for flow control during construction, protect these facilities from siltation during the construction phase.

During construction a temporary sediment trap will be located at the low point of the site and control flow rates.

ELEMENT 4: Install Sediment Controls

- Design, install, and maintain effective erosion controls and sediment controls to minimize the discharge of pollutants.
- Construct sediment control BMPs (sediment ponds, traps, filters, etc.) as one of the first steps in grading. These BMPs shall be functional before other land disturbing activities take place.
- Minimize sediment discharges from the site. The design, installation and maintenance of erosion and sediment controls must address factors such as the amount, frequency, intensity and duration of precipitation, the nature of resulting stormwater runoff, and soil characteristics, including the range of soil particle sizes expected to be present on the site.
- Direct stormwater runoff from disturbed areas through a sediment pond or other appropriate sediment removal BMP, before the runoff leaves a construction site or before discharge to an infiltration facility. Runoff from fully stabilized areas may be discharged without a sediment removal BMP, but must meet the flow control performance standard in Element #3, bullet #1.
- Locate BMPs intended to trap sediment on-site in a manner to avoid interference with the movement of juvenile salmonids attempting to enter off-channel areas or drainages.
- Provide and maintain natural buffers around surface waters, direct stormwater to vegetated areas to increase sediment removal, and maximize stormwater infiltration.
- Where feasible, design outlet structures that withdraw impounded stormwater from the surface to avoid discharging sediment that is still suspended lower in the water column.

Per BMP C233 a silt fence will be installed along the downslope perimeter of the site along the alley and east boundary. To be installed prior to the start of construction. BMP to be monitored daily and repaired as needed. BMP C162 Scheduling.

ELEMENT 5: Stabilize Soils

- Stabilize exposed and unworked soils by application of effective BMPs that prevent erosion. Applicable BMPs include, but are not limited to: temporary and permanent seeding, sodding, mulching, plastic covering, erosion control fabrics and matting, soil application of polyacrylamide (PAM), the early application of gravel base early on areas to be paved, and dust control.
- Control stormwater volume and velocity within the site to minimize soil erosion.
- Control stormwater discharges, including both peak flow rates and total stormwater volume, to minimize erosion at outlets and to minimize downstream channel and stream bank erosion.
- Soils must not remain exposed and unworked for more than the time periods set forth below to prevent erosion.
    - During the dry season (May 1 – Sept 30): 7 days
    - During the wet season (Oct 1 – Apr 30): 2 days
- Stabilize soils at the end of the shift before a holiday or weekend if needed based on the weather forecast.

- Stabilize soil stockpiles from erosion, protect with sediment trapping measures, and where possible, be located away from storm drain inlets, waterways, and drainage channels.
- Minimize the amount of soil exposed during construction activity.
- Minimize the disturbance of steep slopes.
- Minimize soil compaction and, unless infeasible, preserve topsoil.

Stabilize exposed and un-worked soils by application of effective BMPs that prevent erosion. Applicable BMPs include, but are not limited to: temporary and permanent seeding, sodding, mulching and plastic covering. Install plastic covering per BMP C123 on Soils Stockpiles. BMP to be monitored daily and repaired as needed. Refer to Table 4.1.1 in MR #2.

ELEMENT 6: Protect Slopes

- Design and construct cut-and-fill slopes in a manner to minimize erosion. Applicable practices include, but are not limited to, reducing continuous length of slope with terracing and diversions, reducing slope steepness, and roughening slope surfaces (Ex: track walking).
- Divert off-site stormwater (run-on) or ground water away from slopes and disturbed areas with interceptor dikes, pipes, and/or swales. Off-site stormwater should be managed separately from stormwater generated on the site.
- At the top of slopes, collect drainage in pipe slop drains or protected channels to prevent erosion.
    - *Temporary pipe slope drains must handle the peak volumetric flow rate calculated using a 10-minute time step from a Type 1A, 10-year, 24-hour frequency storm for the developed condition. Alternatively, the 10-year, 1-hour flow rate predicted/indicated by an approved continuous runoff model, increased by a factor of 1.6, may be used. The hydrologic analysis must use the existing land cover condition for predicting flow rates from tributary areas outside the project limits. For tributary areas on the project site, the analysis must use the temporary or permanent project land cover condition, whichever will produce the highest flow rates. If using the Western Washington Hydrology Model (WWHM) to predict flows, bare soil areas should be modeled as “landscaped” area.
    - Where 15-minute time steps are available in an approved continuous runoff model, they may be used directly without a correction factor.
- Place excavated material on the uphill side of trenches, consistent with safety and space considerations.
- Place check dams at regular intervals within constructed channels that are cut down a slope.
- Consider soil types and its potential for erosion.
- Stabilize soils on slopes, as specified in Element 5.
- BMP combinations are the most effective method of protecting slopes with disturbed soils. Ex: Use both mulching and straw erosion control blankets.

The site has an average slope of 1.5% across the entire site. Steeps slopes are not a concern.

ELEMENT 7: Protect Drain Inlets

- Protect all storm drain inlets made operable during construction so that stormwater runoff does not enter the conveyance system without first being filtered or treated to remove sediment.
- Clean or remove and replace inlet protection devices when sediment has filled one-third of the available storage (unless a different standard is specified by the product manufacturer).
- Where possible, protect all existing storm drain inlets so that stormwater runoff does not enter the conveyance system without first being filtered or treated to remove sediment.
- Keep all approach roads clean. Do not allow sediment and street wash water to enter storm drains without prior and adequate treatment unless treatment is provided before the storm drain discharges to waters of the State.
- Inlets should be inspected weekly at a minimum and daily during storm events.

The catch basins in "R" Avenue at 27th Street will require catch basin inserts. as well as new catch basin installed as part of this project in the front of the site.

ELEMENT 8: Stabilize Channels and Outlets

- Design, construct, and stabilize all on-site conveyance channels to prevent erosion from the following expected peak flows:
  - *Channels must handle same peak volumetric flow rate as temporary pipe slope drains listed in Element 6, above.
- Provide stabilization, including armoring material, adequate to prevent erosion of outlets, adjacent streambanks, slopes, and downstream reaches at the outlets of all conveyance systems.
- The best method for stabilizing channels is to completely line the channel with a blanket product first, then add check dams as necessary to function as an anchor and to slow the flow of water.

No stormwater runoff will be conveyed off site via channels, swales, or streams.

ELEMENT 9: Control Pollutants

- Design, install, implement, and maintain effective pollution prevention measures to minimize the discharge of pollutants.
- Handle and dispose of all pollutants, including waste materials and demolition debris that occur on-site in a manner that does not cause contamination of stormwater.
- Provide cover, containment, and protection from vandalism for all chemicals, liquid products, petroleum products, and other materials that have the potential to pose a threat to human health or the environment. On-site fueling tanks must include secondary containment. Secondary containment means placing tanks or containers within an impervious structure capable of containing 110% of the volume contained in the largest tank within the containment structure. Double-walled tanks do not require additional secondary containment.
- Conduct maintenance, fueling, and repair of heavy equipment and vehicles using spill prevention and control measures. Clean contaminated surfaces immediately following any spill incident.
- Discharge wheel wash or tire bath wastewater to a separate on-site treatment system that prevents discharge to surface water, such as closed-loop recirculation or upland land application, or to the sanitary sewer, with local sewer district approval. Wheel wash or tire bath wastewater should not include wastewater from concrete washout areas.
- Apply fertilizers and pesticides in a manner and at application rates that will not result in loss of chemical to stormwater runoff. Follow manufacturers' label requirements for application rates and procedures.
- Use BMPs to prevent contamination of stormwater runoff by pH-modifying sources. The sources for this contamination include, but are not limited to: bulk cement, cement kiln dust, fly ash, new concrete washing and curing waters, waste streams generated from concrete grinding and sawing, exposed aggregate processes, dewatering concrete vaults, concrete pumping, and mixer washout waters. Adjust the pH of stormwater if necessary to prevent violations of the water quality standards.
- Assure that washout of concrete trucks is performed off-site or in designated concrete washout areas only. Do not wash out concrete trucks onto the ground, or into storm drains, open ditches, streets, or streams. Do not dump excess concrete on site, except in designated concrete washout areas. Concrete spillage or concrete discharge to surface waters of the State is prohibited. Do not use upland land applications for discharging wastewater from concrete washout areas.
- Obtain written approval from Ecology and provide to the City before using chemical treatment other than CO2 or dry ice to adjust pH.
- Woody debris may be chopped and spread on site.
- Conduct oil changes, hydraulic system drain down, solvent and de-greasing cleaning operations, fuel tank drain down and removal, and other activities which may result in discharge or spillage of pollutants to the ground or into stormwater runoff using spill prevention measures, such as drip pans.
- Clean contaminated surfaces immediately following any discharge or spill incident. Emergency repairs

may be performed on-site using temporary plastic placed beneath and, if raining, over the vehicle.

Per BMP C154 a Concrete Washout Area is to be installed onsite to capture contaminated water from concrete washouts. To be installed prior to foundation / concrete installation.
BMP to be monitored daily and repaired as needed.
Contractor is to provide spill prevention kits for excavation and concrete crews are required on Site.

ELEMENT 10: Control De-Watering

- Discharge foundation, vault, and trench dewatering water, which have characteristics similar to stormwater runoff at the site, into a controlled conveyance system before discharge to a sediment trap or sediment pond.
- Discharge clean, non-turbid de-watering water, such as well-point ground water, to systems tributary to, or directly into surface waters of the State, as specified in Element 8, provided the de-watering flow does not cause erosion or flooding of receiving waters or interfere with the operation of the system. Do not route clean dewatering water through stormwater sediment ponds. Note that “surface waters of the State” may exist on a construction site as well as off site; for example, a creek running through a site.
- Handle highly turbid or contaminated dewatering water separately from stormwater.
- Other treatment or disposal options may include:
    1. Infiltration
    2. Transport off-site in a vehicle, such as a vacuum flush truck, for legal disposal in a manner that does not pollute state waters.
    3. Ecology-approved on-site chemical treatment or other suitable treatment technologies.
    4. Sanitary or combined sewer discharge with local sewer district approval, if there is no other option.
    5. Use of a sedimentation bag with outfall to a ditch or swale for small volumes of localized dewatering.
- Construction equipment operation, clamshell digging, concrete tremie pour, or work inside a cofferdam can create highly turbid or contaminated dewatering water.
- Discharging sediment-laden (muddy) water into waters of the State likely constitutes a violation of water quality standards for turbidity. The easiest way to avoid discharging muddy water is through infiltration and preserving vegetation.

If dewatering is needed all discharge will be directed to a temporary sediment trap BMP C240 prior to discharge to the city storm drainage system. The sediment trap will be designed for a typical 4,000 sf impervious area or 0.09 acres where the developed 2 year flow is 0.03 cfs X 2080 sf/cfc flow = 62 sf surface area plan or 8'x8' square surface pond area minimum.

ELEMENT 11: Maintain BMPs

- Maintain and repair all temporary and permanent erosion and sediment control BMPs as needed to assure continued performance of their intended function in accordance with BMP specifications.
- Remove all temporary erosion and sediment control BMPs within 30 days after achieving final site stabilization or after the temporary BMPs are no longer needed. Some temporary erosion and sediment control BMPs are bio-degradable and designed to remain in place following construction such as compost socks.
- Provide protection to all BMPs installed for the permanent control of stormwater from sediment and compaction. All BMPs that are to remain in place following completion of construction shall be examined and placed in full operating conditions. If sediment enters the BMPs during construction, it shall be removed and the facility shall be returned to the conditions specified in the construction documents.
- Remove or stabilize trapped sediment on site. Permanently stabilize disturbed soil resulting from removal of BMPs or vegetation.

BMP to be monitored daily and repaired as needed and or as required by the City of Anacortes. Weekly reports are required to be submitted to the building department.

ELEMENT 12: Manage the Project – Projects subject to Minimum Requirements 1-9 must have a Certified Erosion and Sediment Control Lead (CESCL) for site inspections. Projects subject to Minimum Requirements 1-5 do not require the inspector to be certified. By the initiation of construction, the SWPPP must identify the CESCL or inspector, who shall be present on-site or on-call at all times.

- Phase development projects to the maximum degree practicable and take into account seasonal work limits to prevent soil erosion and prevent transporting sediment from the site during construction.
- Inspection and monitoring – Inspect, maintain, and repair all BMPs as needed to assure continued performance of their intended function.
- Maintain, update, and implement the SWPPP.
- Clearing and grading activities for developments shall be permitted only if conducted using an approved site development plan (e.g., subdivision approval).
- From Oct 1 through Apr 30, clearing, grading, and other soil disturbing activities is permitted only if shown that the site operator will prevent silt-laden runoff from leaving the site through a combination of the following:
    1. Site conditions including existing vegetative coverage, slope, soil type, and proximity to receiving waters.
    2. Limit activities and the extent of disturbed areas.
    3. Proposed erosion and sediment control measures.

  Weather conditions can influence the seasonal limitation on site disturbance. The City of Anacortes has the authority to take enforcement action per AMC 19.76 Stormwater.
- The following activities are exempt from the seasonal clearing and grading limitations:
    1. Routine maintenance and necessary repair of erosion and sediment control BMPs;
    2. Routine maintenance of public facilities or existing utility structures that do not expose the soil or result in the removal of the vegetative cover to soil
    3. Activities where there is 100% infiltration of surface water runoff within the site in approved and installed erosion and sediment control facilities.

BMP to be monitored daily and repaired as needed and the responsibility of the owner. Project does not requires a certified CESCL.

ELEMENT 13: Protect Low Impact Development BMPS

- If implementing any bioretention facilities or rain gardens, refer to the applicable BMP sections of the Manual for requirements.

No LID BMPS are proposed.

__Dale Herrigstad_____ ____January 12, 2022
Applicant Signature Date

TAB 3 (MINIMUM REQUIREMENT #3)

- **1-2.5.3 Minimum Requirement #3 – Source Control of Pollution**

  All known, available and reasonable source control BMP's must be applied to all projects. Source control BMP's must be selected, designed, maintained according to the reference Ecology Manual.

  The intent of source control BMP's is to prevent stormwater from coming in contact with pollutants. They are a cost-effective means of reducing pollutants in stormwater, and, therefore, should be considered in all projects.

  This site is a small 975 square foot building to be used for a Montessori School. An addition 1,279 square feet of parking within the city right-of-way will be constructed north of the building. As a Commercial property the site must comply with this minimum requirement.

  This parking area will not meet the threshold for High use do to the nature of the business. Pickup and drop off children in the morning and afternoon and some all day employee parking.

  The 1,279 square feet of pollution generating surface is below thresholds requiring additional treatment.

  All Commercial Properties, Industrial Properties, and Multi-Family Properties, Boatyards, Sand and Gravel Mining Opertations are required to comply with this Minimum Requirement.

  Refer to Chapter IV-2.1 Applicable (Mandatory) Operationsal Source Control BMP's

TAB 4 (MINIMUM REQUIREMENT #4)

- **Minimum Requirement #4 – Preservation of Natural Drainage Systems and Outfalls**
  Natural drainage patterns shall be maintained and discharges from the project shall occur at the natural location, to maximum extent practicable. The manner by which runoff is discharged from the project site must not cause a significant adverse impact to downstream receiving waters and down gradient properties. All outfalls require energy dissipation.
  The objective is to preserve and utilize drainage systems to the fullest extent because of the multiple stormwater benefits these systems provide; and to prevent erosion at the downstream of the discharge location.
  Refer to the reference manual for supplemental guidelines and additional information under this section.

  Will this project disturb the Natural Drainage System or Outfall of the project Site? No.

  If yes, refer to section I.2.5.4 for Supplemental Guidelines for additional information.
  No change in drainage is proposed for this site. Dispersion to the natural grade is proposed for runoff.

TAB 5 (MINIMUM REQUIREMENT #5)

- **Minimum Requirement #5 – On-site Stormwater Management**

  Project thresholds that trigger Minimum Requirements #1 through #5, shall utilize the On-site Stormwater Management BMP's from List #1 for all surfaces within each type of surface in List #1; or, Demonstrate compliance with the LID Performance Standard. Projects selecting this option cannot use Rain Gardens. They may choose to use Bioretention BMP's as described in Chapter V-7 – Infiltration and Bioretention Treatment Facilities to achieve the LID Performance Standard.

  Refer to this section of the reference Manual for all *Feasibility* or *Infeasibility* Criteria for List #1 and List #2.

  Is this project Flow Control Exempt? Yes *(See Appendix I-E: Flow Control-Exempt Surface Water*). If yes, provide reasoning from the applicability section of 1-2.5.7 Minimum Requirement #7: Flow Control). If No, then the project triggers Minimum Requirement #7 (1-2.5.7) and possibly Minimum Requirement #8 (1-2.5.8).
  The project will have a direct connection to the enclosed drainage system. The drainage system has been deemed to have ample capacity to the discharge at Fidalgo Bay.

  All sites are required to utilize BMP T5.13 – Post Construction Soil Quality and Depth.
  If the project is Flow Control Exempt, select from the list below (Skip List 1 and List 2).

  - **BMP T5.13 Post Construction Soils Quality and Depth**
  - BMP T5.10A: Downspout Full Infiltration, or;
  - BMP T5.10B Downspout Dispersion Systems, or;
  - **BMP T5.10C: Perforated Stub-out Connections, or;**
  - BMP T5.11 Concentrated Flow Dispersion, or;
  - BMP T5.12 Sheet Flow Dispersion

  BMP T5.10A: Downspout Full Infiltration: **The site is tight to the property lines and parking lots. Infiltration setbacks would not meet minimum requirements.**

  BMP T5.10B Downspout Dispersion Systems: **Downspout dispersion requires a flow path of 50 feet or more and that is not feasible on this site.**

  BMP T5.10C: Perforated Stub-out Connections: **This is feasible and will be identified on the site plan for the building**.

  BMP T5.11 Concentrated Flow Dispersion: **Requires a flow path of 50 feet that is not feasible on this site.**

  BMP T5.12 Sheet Flow Dispersion: **The dispersion area of 25 feet below a dispersion trench is not feasible.**

  For each surface, consider the BMP's in the order listed for that type of surface. Use the first BMP that is considered feasible. No other on-site Stormwater Management BMP is necessary for that surface. Feasiblity shall be determined by evaluation against:

  1. Design criteria, limitations and infeasiblity criteria identified for each BMP in this manual, and;
  2. Competing needs criteria listed in Chapter V-5 – On-site Stormwater Management.

Lawn and Landscaped Area:

- **BMP T5.13: Post-Construction Soil Quality and Depth.** *(Attach Detail in Report)*
  Refer to this site for requirements and specifications. All projects are required to utilize this BMP.

  http://www.soilsforsalmon.org/pdf/Soil_BMP_Manual.pdf

  See **Appendix 3** for the "Model Soil Management Plan for BMP T5.13" to be submitted with Drainage Report and Application Material.

  An alternate document acceptable to the City of Anacortes is a Test Report provided by the Soils Supplier that identifies the soils to be used meet the specifications outlined under Minimum Requirement 5. The specifications are in both WSDOT and CSI Formats. For specifications, refer to the above referenced PDF.

  This submittal can be a deferred submittal since most projects are not sure who the supplier will be at the time of building permit application. For projects that trigger Minimum Requirements 1 through 5, the Test Report will be provided to the Building Department. Projects triggering Minimum Requirements 1 through 9, the Test Report will be provided to the Engineering Department.

BMP T5.13: Post-Construction Soil Quality and Depth

Purpose and Definition

Naturally occurring (undisturbed) soil and vegetation provide important stormwater functions including: water infiltration; nutrient, sediment, and pollutant adsorption; sediment and pollutant biofiltration; water interflow storage and transmission; and pollutant decomposition. These functions are largely lost when development strips away native soil and vegetation and replaces it with minimal topsoil and sod. Not only are these important stormwater functions lost, but such landscapes themselves become pollution generating pervious surfaces due to increased use of pesticides, fertilizers and other landscaping and household/industrial chemicals, the concentration of pet wastes, and pollutants that accompany roadside litter.

Establishing soil quality and depth regains greater stormwater functions in the post development landscape, provides increased treatment of pollutants and sediments that result from development and habitation, and minimizes the need for some landscaping chemicals, thus reducing pollution through prevention.

Applications and Limitations

Establishing a minimum soil quality and depth is not the same as preservation of naturally occurring soil and vegetation. However, establishing a minimum soil quality and depth will provide improved on-site management of stormwater flow and water quality.

Soil organic matter can be attained through numerous materials such as compost, composted woody material, biosolids, and forest product residuals. It is important that the materials used to meet the soil quality and depth BMP be appropriate and beneficial to the plant cover to be established. Likewise, it is important that imported topsoils improve soil conditions and do not have an excessive percent of clay fines.

This BMP can be considered infeasible on till soil slopes greater than 33 percent.

Design Guidelines

- Soil retention. Retain, in an undisturbed state, the duff layer and native topsoil to the maximum extent practicable. In any areas requiring grading remove and stockpile the duff layer and topsoil on site in a designated, controlled area, not adjacent to public resources and critical areas, to be reapplied to other portions of the site where feasible.
- Soil quality. All areas subject to clearing and grading that have not been covered by impervious surface, incorporated into a drainage facility or engineered as structural fill or slope shall, at project completion, demonstrate the following:
    1. A topsoil layer with a minimum organic matter content of 10% dry weight in planting beds, and 5% organic matter content in turf areas, and a pH from 6.0

to 8.0 or matching the pH of the undisturbed soil. The topsoil layer shall have a minimum depth of eight inches except where tree roots limit the depth of incorporation of amendments needed to meet the criteria. Subsoils below the topsoil layer should be scarified at least 4 inches with some incorporation of the upper material to avoid stratified layers, where feasible.

2. Mulch planting beds with 2 inches of organic material
3. Use compost and other materials that meet these organic content requirements:
    a. The organic content for "pre-approved" amendment rates can be met only using compost meeting the compost specification for BMP T7.30: Bioretention Cells, Swales, and Planter Boxes (p.959), with the exception that the compost may have up to 35% biosolids or manure.

       The compost must also have an organic matter content of 40% to 65%, and a carbon to nitrogen ratio below 25:1.

       The carbon to nitrogen ratio may be as high as 35:1 for plantings composed entirely of plants native to the Puget Sound Lowlands region.

    b. Calculated amendment rates may be met through use of composted material meeting (a.) above; or other organic materials amended to meet the carbon to nitrogen ratio requirements, and not exceeding the contaminant limits identified in Table 220-B, Testing Parameters, in WAC 173-350-220.

The resulting soil should be conducive to the type of vegetation to be established.

- Implementation Options: The soil quality design guidelines listed above can be met by using one of the methods listed below:
    1. Leave undisturbed native vegetation and soil, and protect from compaction during construction.
    2. Amend existing site topsoil or subsoil either at default "pre-approved" rates, or at custom calculated rates based on tests of the soil and amendment.
    3. Stockpile existing topsoil during grading, and replace it prior to planting. Stockpiled topsoil must also be amended if needed to meet the organic matter or depth requirements, either at a default "pre-approved" rate or at a custom calculated rate.
    4. Import topsoil mix of sufficient organic content and depth to meet the requirements.

More than one method may be used on different portions of the same site. Soil that already meets the depth and organic matter quality standards, and is not compacted, does not need to be amended.

Planning/Permitting/Inspection/Verification Guidelines & Procedures

Local governments are encouraged to adopt guidelines and procedures similar to those recommended in Guidelines and Resources For Implementing Soil Quality and Depth BMP T5.13 in WDOE Stormwater Management Manual for Western Washington. This document is available at: http://www.soilsforsalmon.org/pdf/Soil_BMP_Manual.pdf

Maintenance

- Establish soil quality and depth toward the end of construction and once established, protect from compaction, such as from large machinery use, and from erosion.
- Plant vegetation and mulch the amended soil area after installation.
- Leave plant debris or its equivalent on the soil surface to replenish organic matter.
- Reduce and adjust, where possible, the use of irrigation, fertilizers, herbicides and pesticides, rather than continuing to implement formerly established practices.

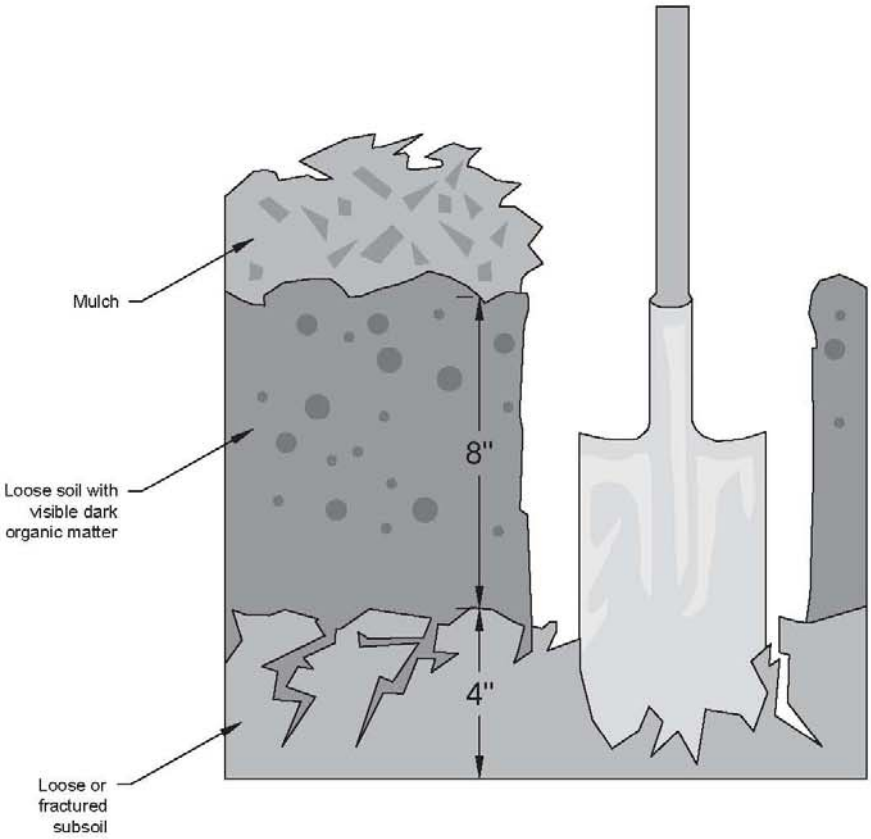
Runoff Model Representation

Areas meeting the design guidelines may be entered into approved runoff models as "Pasture" rather than "Lawn."

Flow reduction credits can be taken in runoff modeling when BMP T5.13: Post-Construction Soil Quality and Depth is used as part of a dispersion design under the conditions described in:

- BMP T5.10B: Downspout Dispersion Systems (p.905)
- BMP T5.11: Concentrated Flow Dispersion (p.905)
- BMP T5.12: Sheet Flow Dispersion (p.908)
- BMP T5.18: Reverse Slope Sidewalks (p.937)
- BMP T5.30: Full Dispersion (p.939) (for public road projects)

Figure V-5.3.3 Planting bed Cross-Section



Reprinted from *Guidelines and Resources For Implementing Soil Quality and Depth BMP T5.13 in WDOE Stormwater Management Manual for Western Washington*, 2010, Washington Organic Recycling Council

NOT TO SCALE

DEPARTMENT OF ECOLOGY
State of Washington

Figure V-5.3.3
Planting Bed Cross-Section

Revised January 2016

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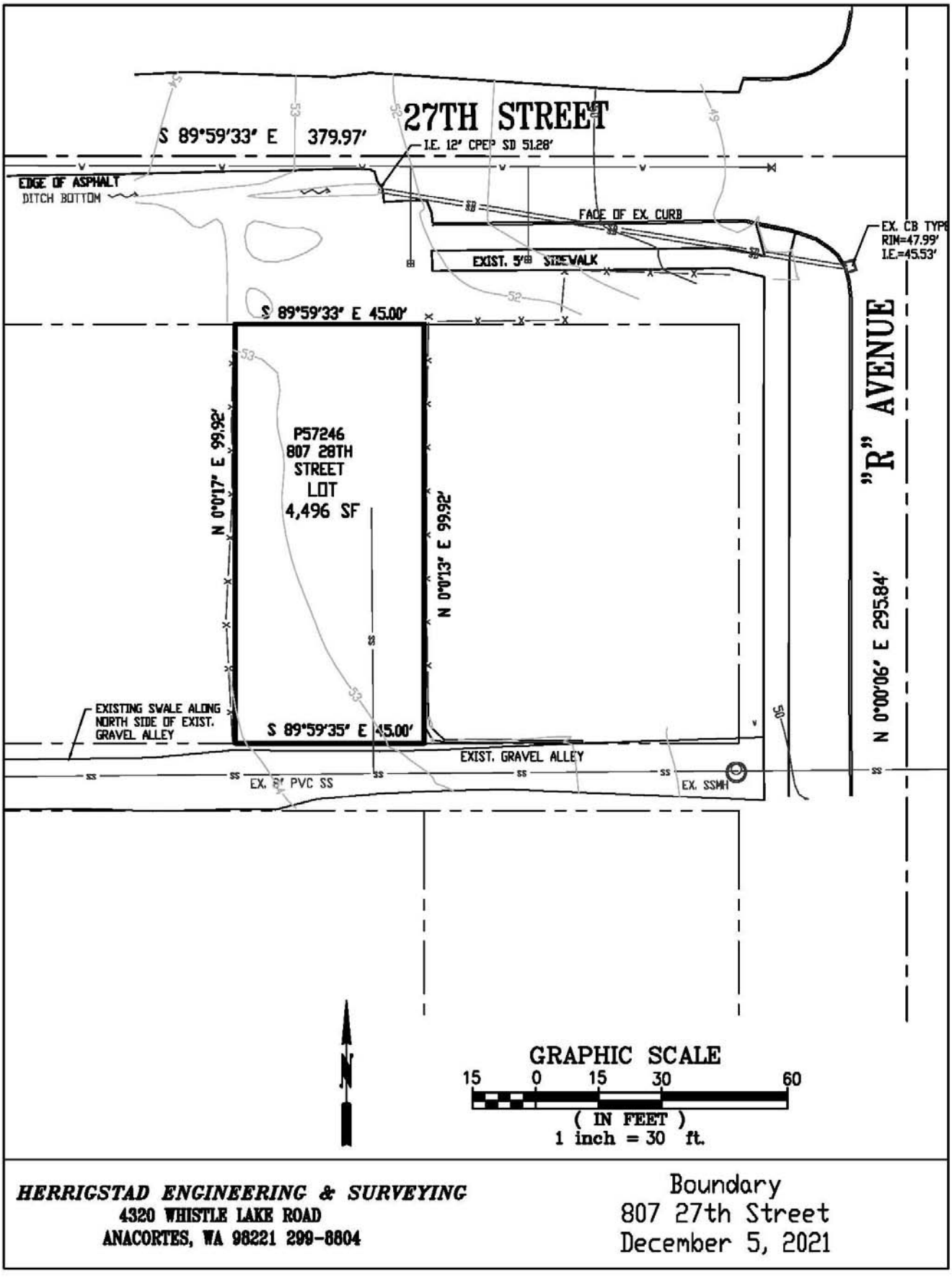
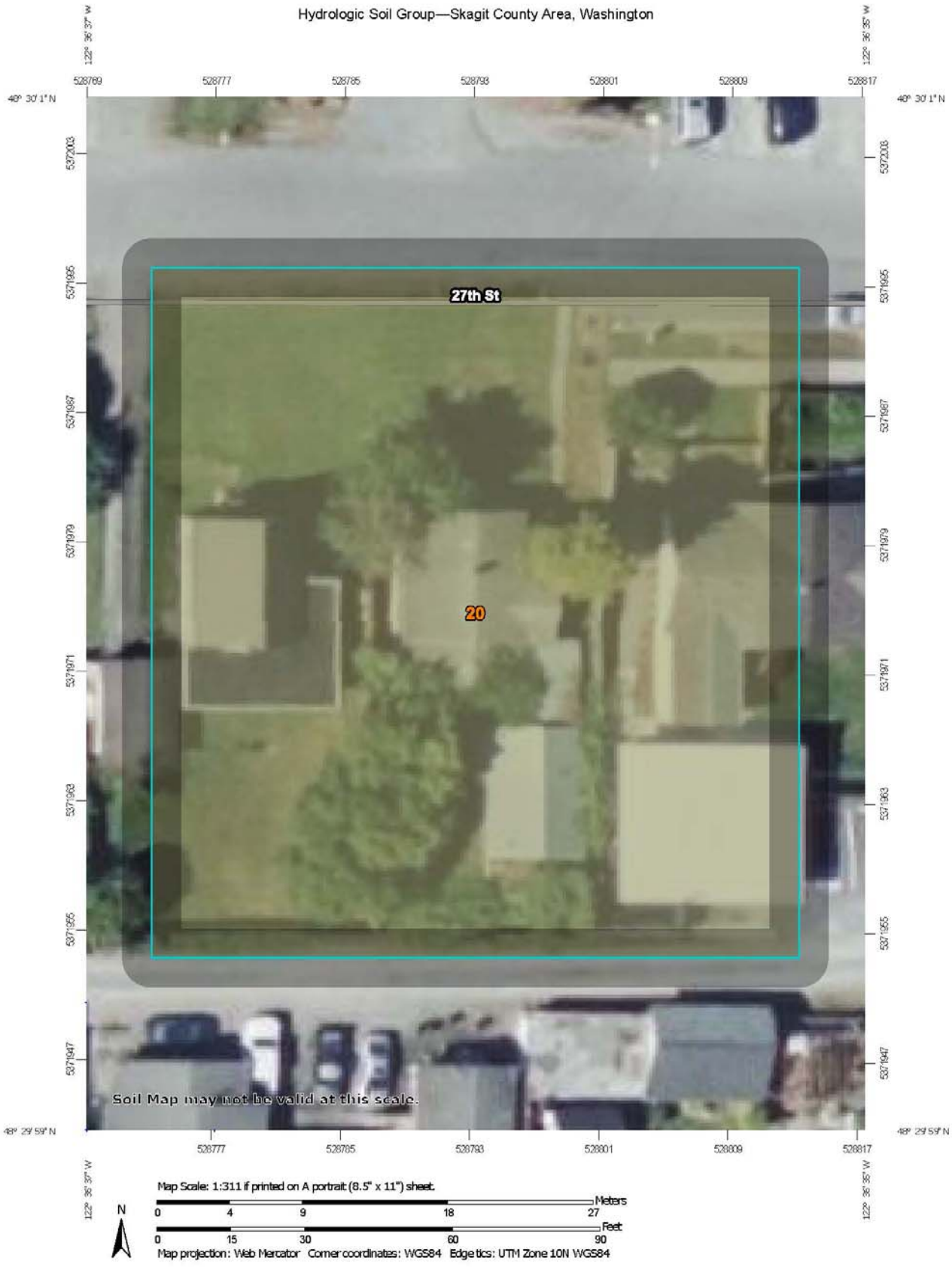
APPENDIX 1 – Boundary Survey



APPENDIX 2 – Soils Report



Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
20	Bow-Urban land complex, 0 to 8 percent slopes	C/D	0.4	100.0%
Totals for Area of Interest			**0.4**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

APPENDIX 3 – Model Soil Management Plan for BMP T5.13

An alternate document acceptable to the City of Anacortes is a Test Report provided by the Soils Supplier that identifies the soils to be used meet the specifications outlined under Minimum Requirement 5. The specifications are in both WSDOT and CSI Formats. For specifications, refer to the above referenced PDF.

This submittal can be a deferred submittal since most projects are not sure who the supplier will be at the time of building permit application. For projects that trigger Minimum Requirements 1 through 5, the Test Report will be provided to the Building Department. Projects triggering Minimum Requirements 1 through 9, the Test Report will be provided to the Engineering Department.

DEFERRED SUBMITTAL: PROVIDE A TEST REPORT FROM SOILS SUPPLIER TO THE BUILDING DEPT.

PROJECT INFORMATION "Model Soil Management Plan for BMP T5.13" **age # ____ of ____ pages**
Complete all information on page 1; only site address and permit number on additional pages.

Site Address / Lot No.:_.____ _____	
Permit Type:	**Permit Number:**
Permit Holder:	**Phone:**
Mailing Address:_____	
Contact Person:	**Phone:**
Plan Prepared By:	

ATTACHMENTS REQUIRED (*Check off required items that are attached to this plan*)

___ **Site Plan showing, to scale:**	___ Areas of undisturbed native vegetation (no amendment required) ___ New planting beds and turf areas (amendment required) ___ Type of soil improvement proposed for each area
___ **Soil test results (required if proposing custom amendment rates)**	
___ **Product test results for proposed amendments**	

AREA #_____ (*should match Area # on Site Plan*)

PLANTING TYPE ___ Turf ___ Planting Beds	___ Undisturbed native vegetation ___ Other: _____	
SQUARE FOOTAGE OF THIS AREA: _____ square feet		
SCARIFICATION ___ Subsoil will be scarified	___ inches (depth) of scarification needed to achieve finished total 12" loosened depth.	
PRE-APPROVED AMENDMENT METHOD: ___ Topsoil import ___ Amend with compost ___ Stockpile and amend (____ cu. yds. stockpiled)	____inches of compost or imported topsoil applied X 3.1 (*conversion factor, inches to cubic yards*) _____= cu. yards per 1,000 sq. ft. X ___ ,000s sq.ft. in this area ____ = cubic yards of amendment → → → → → (*needed to cover this area to designated depth*)	PRODUCT:_____ _____ QUANTITY:_____CU. YDS.
CUSTOM AMENDMENT ___ Topsoil import ___ Topsoil & compost lift ___ Amend ___ Stockpile and amend (____ cu. yds. stockpiled)	**Attach test results and calculations.** ____ inches organic matter or topsoil import X 3.1 _____= cu. yards / 1,000 sq. ft. X ___ ,000s sq.ft. in this area ____ = cubic yards of amendment → → → → →	PRODUCT:_____ _____ QUANTITY:_____CU. YDS.
MULCH	___ ,000 sq.ft. X 6.2 (*conversion, to give 2 inch mulch depth*) ____ = cubic yards of mulch → → → → → →	PRODUCT:_____ QUANTITY:_____CU. YDS.

TOTAL AMENDMENT/TOPSOIL/MULCH FOR ALL AREAS (*complete on page 1 only, totaling all areas/pages in this Plan*)

❑ **Product #1:**_____	❑ **Quantity: _____cu. yds.**
❑ **Test Results: ___ % organic matter ____C:N ratio <25:1** (except mulch, or <35:1 for native plants)	**____ "stable"** (yes/no)
❑ **Product #2:**_____	❑ **Quantity: _____cu. yds.**
❑ **Test Results: ___ % organic matter ____C:N ratio <25:1** (except mulch, or <35:1 for native plants)	**____ "stable"** (yes/no)
❑ **Product #3:**_____	❑ **Quantity: _____cu. yds.**
❑ **Test Results: ___ % organic matter ____C:N ratio <25:1** (except mulch, or <35:1 for native plants)	**____ "stable"** (yes/no)

Date:	**Inspector:**	**Approved:**	**Revisions Required:**
Date:	**Inspector:**	**Approved:**	**Revisions Required:**

Version Date: October 7, 2019 Previous Version Date: February 20, 2019

APPENDIX 4 – Determining Construction Site Sediment Damage Potential (Appendix 7 – NPDES Phase II Permit)

Note: See attached. All projects within the City of Anacortes are required to complete that document under Appendix 4.

Western Washington Phase II Stormwater Permit

i. # APPENDIX 7 – Determining Construction Site Sediment Damage Potential

The following rating system allows objective evaluation of a particular development site's potential to discharge sediment. Permittees may use the rating system below or develop alternative process designed to identify site-specific features which indicate that the site must be inspected prior to clearing and construction. Any alternative evaluation process must be documented and provide for equivalent environmental review.

Step one is to determine if there is a sediment/erosion sensitive feature downstream of the development site. If there is such a site downstream complete step two, assessment of hydraulic nearness. If there is a sediment/erosion sensitive feature and it is hydraulically near the site then go to step three to determine the construction site sediment transport potential.

ii. **STEP 1 – Sediment/Erosion Sensitive Feature Identification**

Sediment/erosion sensitive features are areas subject to significant degradation due to the effect of sediment deposition or erosion. Special protection must be provided to protect them. Sediment/erosion sensitive features include but are not limited to:

i. Salmonid bearing fresh water streams and their tributaries or freshwater streams that would be Salmonid bearing if not for anthropogenic barriers;
ii. Lakes;
iii. Category I, II, and III wetlands;
iv. Marine near-shore habitat;
v. Sites containing contaminated soils where erosion could cause dispersal of contaminants; and
vi. Steep slopes (25% or greater) associated with one of the above features.

Identify any sediment/erosion sensitive features, and proceed to step two. If there are none the assessment is complete.

iii. **STEP 2 – Hydraulic Nearness Assessment**

Sites are hydraulically near a feature if the pollutant load and peak quantity of runoff from the site will not be naturally attenuated before entering the feature. The conditions that render a site hydraulically near to a feature include, but are not limited to, the following:

i. The feature or a buffer to protect the feature is within 200 feet downstream of the site.
ii. Runoff from the site is tight-lined to the feature or flows to the feature through a channel or ditch.

A site is not hydraulically near a feature if one of the following takes place to provide attenuation before runoff from the site enters the feature:

iv. Sheet flow through a vegetated area with dense ground cover
v. Flow through a wetland not included as a sensitive feature
vi. Flow through a significant shallow or adverse slope, not in a conveyance channel, between the site and the sensitive feature.

Identify any of the sediment/erosion sensitive features from step one that are hydraulically near the site, and proceed to step three. If none of the sediment/erosion sensitive features are hydraulically near the site, the assessment is complete.

vii. **STEP 3 – Construction Site Sediment Transport Potential**

Using the worksheet below, determine the total points for each development site. Assign points based on the most critical condition that affects 10% or more of the site.

If soil testing has been performed on site, the results should be used to determine the predominant soil type on the site. Otherwise, soil information should be obtained from the county soil survey to determine Hydrologic Soil Group (Table of Engineering Index Properties for step 1.D) and Erosion Potential (Table of Water Features for step 1.E)

When using the county soil survey, the dominant soil type may be in question, particularly when the site falls on a boundary between two soil types or when one of two soil types may be present on a site. In this case, the soil type resulting in the most points on the rating system will be assumed unless site soil tests indicate that another soil type dominates the site.

Use the point score from Step 3 to determine whether the development site has a high potential for sediment transport off of the site.

Total Score	Transport Rating
<100	Low
□100	High

A high transport rating indicates a higher risk that the site will generate sediment contaminated runoff.

Construction Site Sediment Transport Potential Worksheet

A. Existing slope of site (average, weighted by aerial extent): Points
- 2% or less .. **0**
- >2-5% 5
- >5-10% 15
- >10-15% 30
- >15% 50

B. Site Area to be cleared and/or graded:
- <5,000 sq. ft **0**
- 5,000 sq. ft. – 1 acre 30
- >1 acres 50

C. Quantity of cut and/or fill on site:
- <500 cubic yards..... **0**
- 500 – 5,000 cubic yards 5
- >5,000 – 10,000 cubic yards 10
- >10,000 – 20,000 cubic yards 25
- >20,000 cubic yards 40

D. Runoff potential of predominant soils (Natural Resources Conservation Service): Hydrologic
- soil group A 0
- Hydrologic soil group B 10
- Hydrologic soil group C 20
- Hydrologic soil group D **40**

E. Erosion Potential of predominant soils (Unified Classification System): GW, GP, SW,
- SP soils 0
- Dual classifications (GW-GM, GP-GM, GW-GC, GP-GC, SW-SM, SW-SC, SP-SM, SP-SC)..... 10
- GM, GC, SM, SC soils **20**
- ML, CL, MH, CH soils..... 40

F. Surface or Groundwater entering site identified and intercepted[1]:
- Yes **0**
- No..... 25

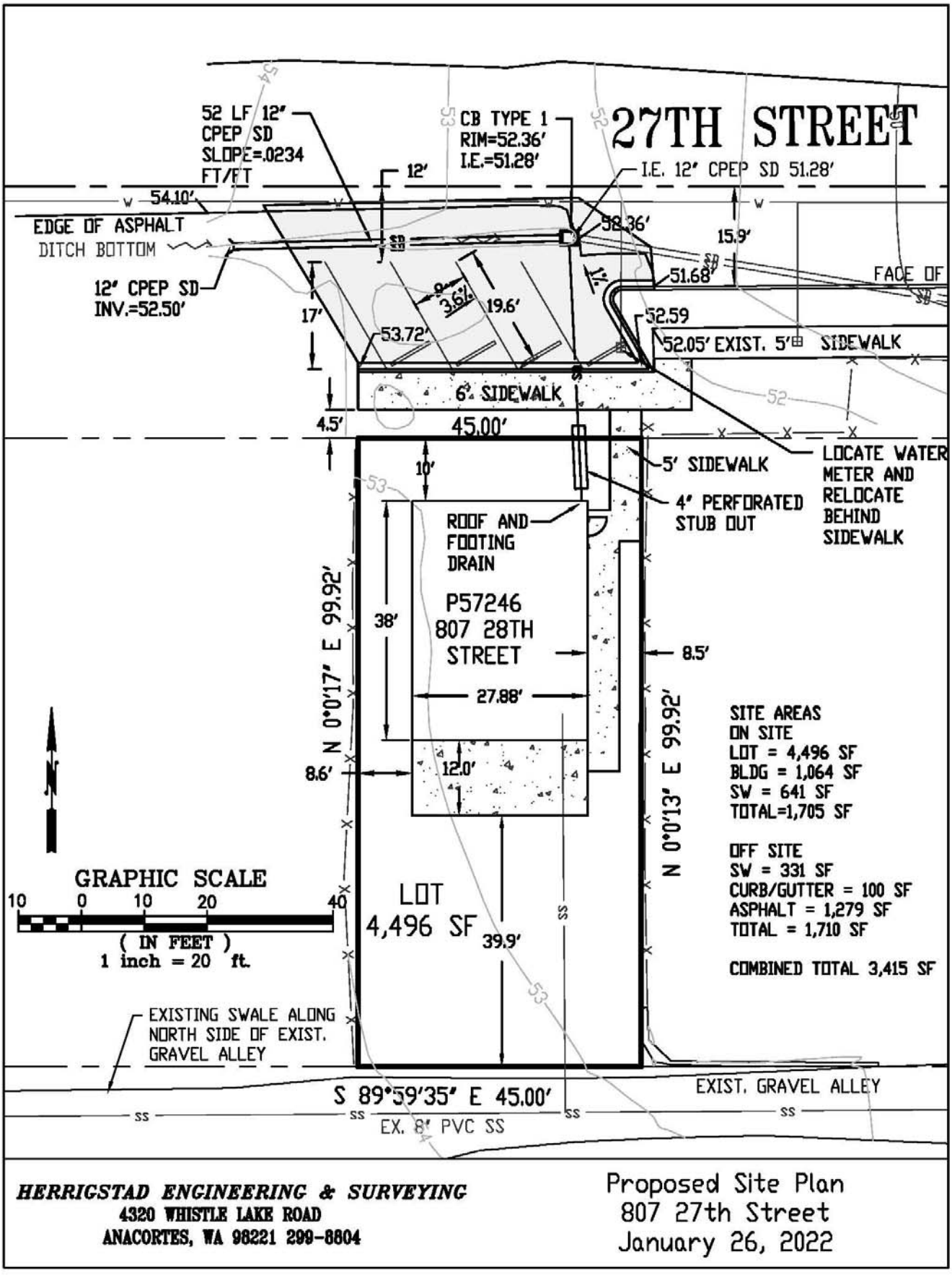
G. Depth of cut or height of fill >10 feet:
- Yes 25
- No.....0

H. Clearing and grading will occur in the wet season (October 1 – May 1): Yes 50
- No.....50

TOTAL POINTS.....**60**

[1] If no surface or groundwater enters site, give 0 points.

APPENDIX 5 – Site Plan with all applicable information (Minimum Size 11x17 at a legible scale)



APPENDIX 6 – Documented Site Photos (Show all directions of the site, including frontage)

Location: 807 27th Street

Description of the photo: From 27th looking south.

Photo taken by: Dale Herrigstad 1-12-2022

Looking East down 27th Street

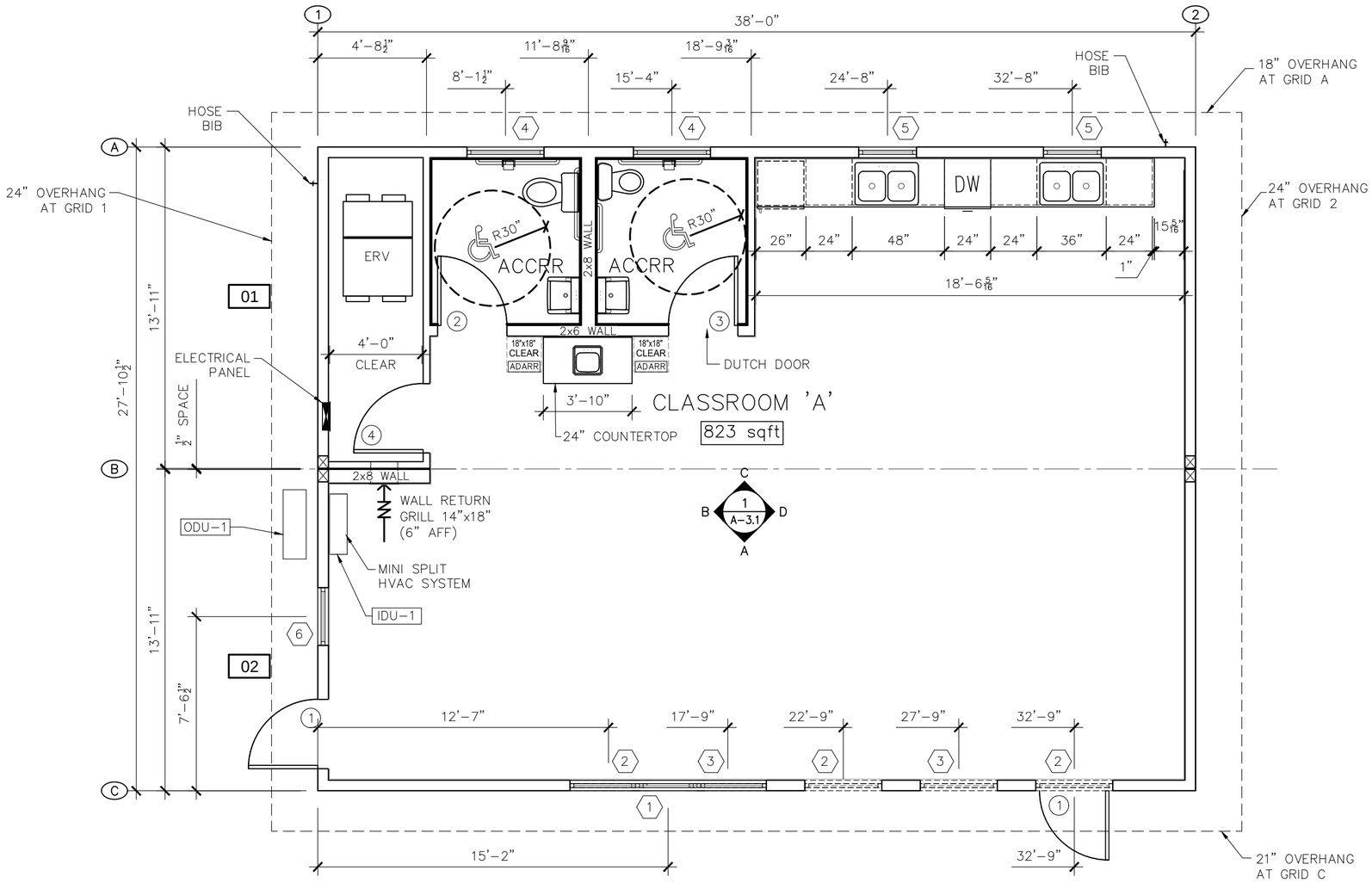
APPENDIX 7 – Drainage BMP Facility Maintenance Covenant

Note: To be recorded prior to: 1) Temporary Certificate of Occupancy; 2) Final Certificate of Occupancy, and or; 3) Final Acceptance of the project.

This is Covenant is required for any Permanent Stormwater Facility constructed on a project site. The applicant should work with the the City of Anacortes Engineering Department on formalizing the document for recording.

There are no maintenance covenants for perforated stub out.

CITY OF ANACORTES
Planning, Community, & Economic Development
Date Received:
01/27/2022
CUP-2022-0001



FLOOR PLAN

SCALE: 1/4" = 1'-0"

CUSTOMER APPROVAL

☐ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AS NOTED AND RESUBMIT
APPROVED By _____ Date _____

PRELIMINARY
NOT FOR CONSTRUCTION

DATE	REVISION	BY

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File Copy:
Drawn By: TAS
Issue Date: 6-22-2021

Job No: XXXXX

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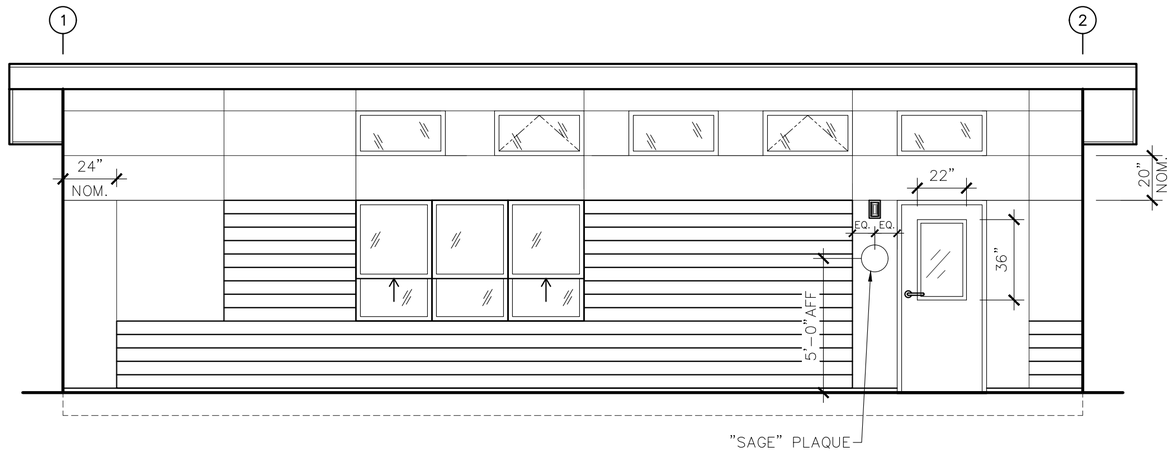
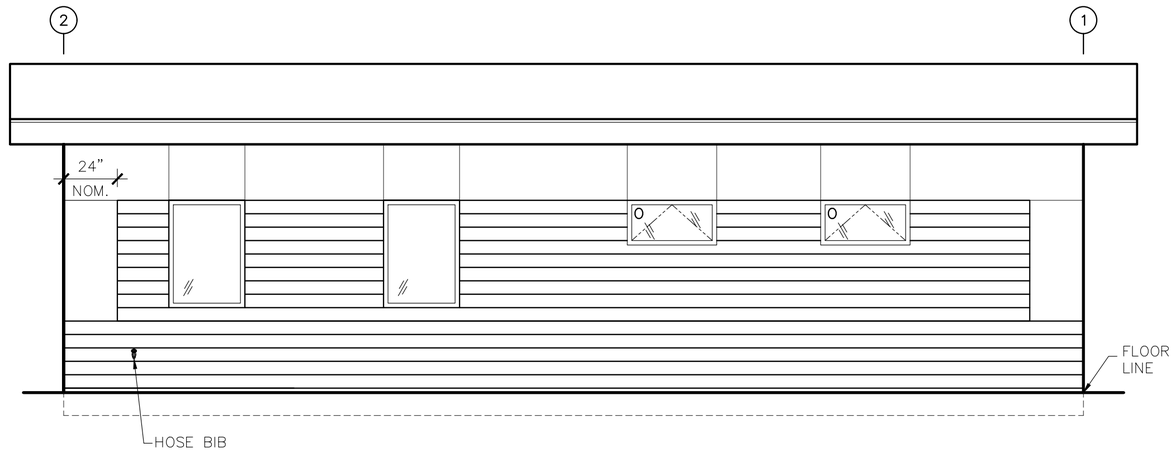


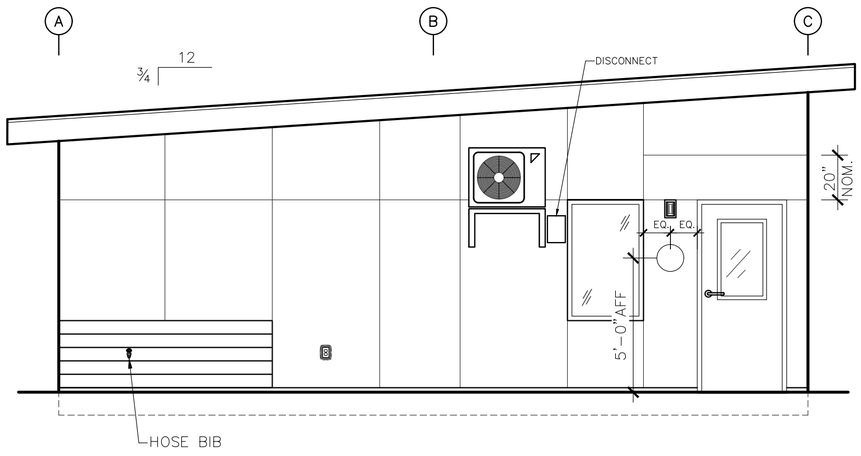
WALL 'C' ELEVATION

1/4" = 1'-0"



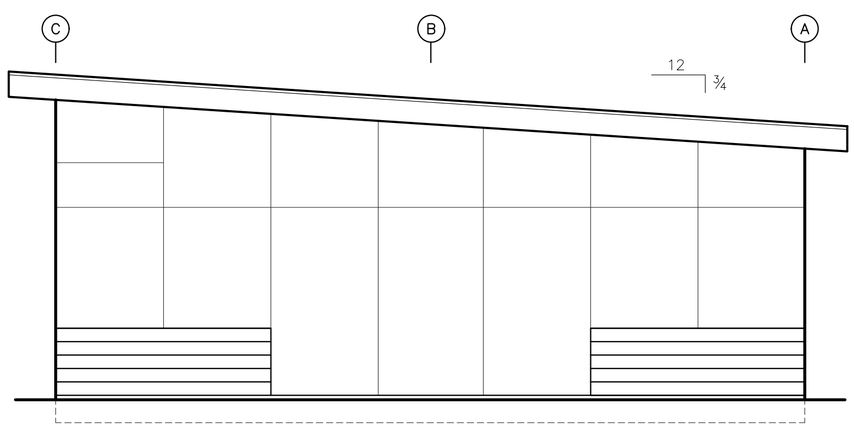
WALL 'A' ELEVATION

1/4" = 1'-0"



WALL '1' ELEVATION

1/4" = 1'-0"



WALL '2' ELEVATION

1/4" = 1'-0"

CUSTOMER APPROVAL

☐ APPROVED

☐ APPROVED EXCEPT AS NOTED

☐ REVISE AS NOTED AND RESUBMIT

APPROVED By _____ Date _____

PRELIMINARY

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DATE	REVISION	BY

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FIDDLEHEAD
Pacific Mobile
WA

Approved for Const:
File Copy:
Drawn By: TAS
Issue Date: 6-11-21

Job No: E4163R1

A-3

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807 27th Street

GENERAL NOTES:

1. **WORK HOURS:**

THE CITY OF ANACORTES ORDINANCE ALLOWS WORK FROM 7:00 AM TO 10:00 PM, SEVEN DAYS A WEEK (COA ORD. #2316). SOMEONE IN CHARGE SHALL 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 SUBGRADE.
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 WORK AND MATERIALS THAT DO NOT MEET THE ABOVE SPECIFICATIONS, MUST BE REMOVED AS DIRECTED BY THE PROJECT INSPECTOR.

C. **SUBGRADE COMPACTION TESTS:** WILL BE DONE BEFORE AN 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 PROTOCAL 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. **INSPECTIONS:** 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 PROTOCAL:** 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 AND SIDEWALK (INCLUDING TRENCH RESTORATION WHEN TEST MAY BE REQUIRED IN EACH LIFT).

G. CITY OF ANACORTES MAY REQUIRE ADDITIONAL TESTS ON SUBGRADE, TRENCHES, CONCRETE, OR ASPHALT. THE COST 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 THE 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 PUBLIC WORKS DIRECTOR 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 WITH APPROVAL FROM THE PUBLIC WORKS DIRECTOR.

D. **FOR STREET CLOSURE:** CALL 911 OR FOR CELL PHONES, CALL 360.336.3131.

E. **CONSTRUCTION SAFETY:** IS THE RESPONSIBLITY 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 SUBGRADE 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% FO 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 SWALES 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)

9. **FINAL INSPECTION AND ACCEPTANCE:**

SEE SECTION 1-05.11 AND SECTION 1-08.5

A. WHEN THE 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 PUBLIC WORKS INSPECTOR AND REQUEST A SITE INSPECTION. ALL SITE INSPECTIONS ARE ON WEDNESDAY BETWEEN 9 AM TO 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 THE 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 CLEAN-UP 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" OR "DRAWING OF RECORD" (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.

10. **MISCELLANEOUS:**

A. AS-BUILTS/DRAWING OF RECORD: REFER TO "GEN-13 - DRAWING OF RECORD".
B. UTILITY LOCATE NUMBER: 1.800.424.5555. REQUIRED BEFORE STARTING ANY GROUND WORK.

STORM DRAINAGE NOTES

A. ALL WORK SHALL CONFORM TO THE CURRENT WSDOT SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION, CITY OF ANACORTES DRAINAGE CODES AND ORDINANCES AND THE CITY OF ANACORTES ENGINEERING AND DEVELOPMENT STANDARDS.

B. ALL POLY-VINYL CHLORIDE PIPE (PVC) AND FITTINGS SHALL CONFORM TO AND MEET THE REQUIREMENTS OF THE LATEST ASTM SPECIFICATION D3034. PIPE AND FITTINGS SHALL MEET STANDARD DIMENSION RATIO 35. PROVISIONS MUST BE MADE FOR CONTRACTION AND EXPANSION AT EACH JOINT WITH A RUBBER RING, SECURELY PLACED TO PREVENT DISPLACEMENT.

C. ALL CONCRETE STORM PIPE SHALL BE RUBBER GASKETED, REINFORCED CONCRETE CULVERT PIPE CONFORMING TO SECTION 9-05.3(2) OF THE SAID APWA STANDARD SPECIFICATIONS.

D. ALL CORRUGATED POLYETHYLENE PIPES (CPEP) SHALL BE SMOOTH INTERIOR AND MANUFACTURED FROM HIGH-DENSITY POLYETHYLENE RESIN, WHICH SHALL MEET OR EXCEED THE REQUIREMENTS OF TYPE III, CATEGORY 4 OR 5, GRADE P33 OR REQUIREMENTS OF AASHTO M249. ALL FITTINGS AND ACCESSORIES SHALL BE MANUFACTURED AND FURNISHED BY THE PIPE SUPPLIER.

E. ALL 12-INCH THRU 36-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE (CPE) FOR STORM SEWER AND CULVERTS SHALL COMPLY WITH THE REQUIREMENTS OF WSDOT/APWA SECTION 9-05.19 CORRUGATED POLYETHYLENE CULVERT PIPE. JOINTS SHALL BE SOIL-TIGHT. ALL 3-INCH THRU 10-INCH DIAMETER CORRUGATED POLYETHYLENE PIPE (CPE) SHALL COMPLY WITH ALL THE REQUIREMENTS OF AASHTO M252 AND BE MANUFACTURED WITH A SMOOTH INTREGRAL LINING THAT COMPLIES WITH ALL MATERIAL AND STIFFNESS REQUIREMENTS OF AASHTO M294. JOINTS SHALL BE SOIL TIGHT AS DEFINED IN SECTION 9-05.19.

F. ALL FITTINGS SHALL BE OF LIKE MATERIAL AS THE PIPE FURNISHED BY THE PIPE SUPPLIER.

G. ALL PIPES SHALL BE SUITABLE FOR USE AS A GRAVITY DRAIN CONDUIT.

H. THE END OF THE ROOF AND FOOTING DRAIN STUB OUTS SHALL BE MARKED "STORM DRAIN" ON A PVC PIPE.

I. THE MARKER SHALL EXTEND A MINIMUM OF 36-INCHES ABOVE THE GROUND. THE PORTION ABOVE THE GROUND SHALL BE LABELED "STORM SEWER" WITH BLACK LETTERS. IT SHALL ALSO IDENTIFY THE INVERT OF THE STUB.

J. CLEAN-OUTS SHALL HAVE CAST IRON CASES.

K. DRIVEWAY CULVERTS LOCATED WITHIN THE RIGHT-OF-WAY SHALL BE OF SUFFICIENT LENGTH TO PROVIDE A MINIMUM 3:1 SLOPE FROM THE EDGE OF THE DRIVEWAY TO THE BOTTOM OF THE DITCH.

L. FOOTING DRAINS, ROOF DOWN SPOUT AND CURTAIN DRAINS ARE TO BE CONNECTED TO THE STORM DRAINAGE OR SWALES AS SHOWN ON THE CONSTRUCTION PLANS.

M. MINIMUM SLOPE ON ROOF AND FOUNDATION DRAIN STUBS SHALL BE 0.5% AND HAVE A MINIMUM OF 1-FOOT OF COVER. ROOF DRAINS AND FOUNDATION DRAINPIPES SHALL BE CONSTRUCTED OF PVC ASTM D3034 SDR 35, AND ASTM F679.

N. DRAINAGE OUTLETS (STUB OUTS) SHALL BE PROVIDED FOR EACH INDIVIDUAL LOT. STUB-OUTS SHALL CONFORM TO THE FOLLOWING:

- EACH OUTLET SHALL BE SUITABLY LOCATED AT THE LOWEST ELEVATION ON THE LOT, SO AS TO SERVICE ALL FUTURE ROOF DOWNSPOUTS, FOOTING DRAINS, DRIVEWAYS, YARD DRAINS, AND ANY OTHER SURFACE OR SUBSURFACE DRAINS NECESSARY TO RENDER LOTS SUITABLE FOR THEIR INTENDED USE. EACH OUTLET SHALL HAVE FREE-FLOWING, POSITIVE DRAINAGE TO AN APPROVED STORM WATER CONVEYANCE SYSTEM OR TO AN APPROVED OUTFALL LOCATION.
- OUTLETS ON EACH LOT SHALL BE LOCATED WITH A SECTION OF PVC PIPE MARKED "STORM" ON THE END OF THE PIPE AND SHALL EXTEND 36-INCHES ABOVE THE GROUND.
- DRAINAGE EASEMENTS ARE REQUIRED FOR DRAINAGE SYSTEMS DESIGNED TO CONVEY FLOWS THROUGH INDIVIDUAL LOTS.
- THE ENGINEER/CONTRACTOR IS RESPONSIBLE FOR COORDINATING THE LOCATIONS OF ALL STUB OUT CONVEYANCE LINES WITH RESPECT TO UTILITIES (E.G., POWER, GAS TELEPHONE, CABLE, ETC.)
- ALL INDIVIDUAL STUB OUTS SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE LOT OWNER.

O. CATCH BASINS AT THE CURB LINE SHALL BE RECESSED 0.1 FEET.

P. ALL STORM DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED, PAVED ROADWAY OR CONCRETE SIDEWALK, SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT DETENTION FACILITY SHALL HAVE LOCKING LIDS. ALL DRAINAGE STRUCTURES LOCATED WITH A BIKE OR WALKING PATH SHALL HAVE LOCKING LIDS.

Q. ALL CATCH BASIN GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS".

R. CATCH BASINS SHALL CONFORM TO TYPE 1, TYPE 11, OR THE INLET TYPE AS DEFINED IN SAID APWA STANDARD SPECIFICATIONS AND STANDARD PLANS WITH FLAT TOP FRAME AND GRATE.

S. CATCH BASINS MUST BE SET TO LINE GRADE USING NO MORE THAN TWO (2) ADJUSTMENT RINGS.

T. THE CAST IRON FRAME MAY BE PLACED FLANGE DOWN ON THE ADJUSTMENT BLOCKS IN LIEU OF PRECAST COLLAR. THE INSTALLATION OF CATCH BASINS SHALL INCLUDE FINAL ADJUSTMENT AS MAY BE REQUIRED TO FINISH GRADE. INSTALLATION WITH THE PAVED ROADWAY SHALL BE PER THE CITY OF ANACORTES TYPE I CATCH BASIN WITH 18-INCH BARRIER CURB DETAIL UNLESS SPECIFIED AS A THRU-CURB INLET.

U. CAST IRON FRAME FOR TYPE I CATCH BASIN SHALL ACCOMMODATE A 20-INCH X 24-INCH GRATE.

V. A LOW PRESSURE AIR TEST AT 5 PSI FOR 15 MINUTES FOR SEWER MAINS IS REQUIRED. THE CITY OF ANACORTES MAINTENANCE CAMERA CREW WILL VIDEO SANITARY SEWER AND STORM SEWER MAINS. CALL 360.293.1921 TO SCHEDULE APPOINTMENT. 48-HOUR NOTICE REQUIRED. (SECTION 7-17.3(2)H).

W. THE CONTRACTOR SHALL BE REQUIRED TO PLACE METALLIC TAPE OVER ALL NON-METALLIC PIPES. THE METALLIC TAPE SHALL BE A MINIMUM OF 2-INCHES IN WIDTH AND PLACED CONTINUOUSLY THE LENGTH OF THE STORM DRAIN TRENCH.

X. ALL TRENCHES FOR STORM DRAINS SHALL BE IN ACCORDANCE WITH THE SECTION 7 OF THE CURRENT WSDOT SPECIFICATIONS FOR ROAD, BRIDGES AND MUNICIPAL CONSTRUCTION.

Y. 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.

Z. OVERFLOW, SPILLWAY, GRAVEL FILTER WINDOWS MUST BE CONSTRUCTED PER PLANS AND SPECIFICATIONS. NO DEVIATIONS. AS-BUILT FOR VERIFICATION REQUIRED.

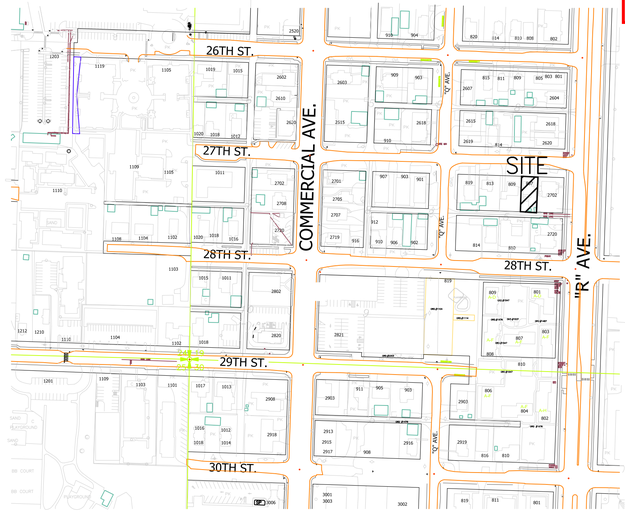
AA. QUARRY ROCK MUST BE SOUND "HARD" DURABLE ROCK. NO RECYCLED MATERIAL.

BB. GRASS LINED SWALE SHALL BE CONSTRUCTED PER THE DETAILS PROVIDED. NO DEVIATIONS ALLOWED. ALL SWALES MUST BE OPERATIONAL BEFORE ACCEPTANCE.

CC. MINIMUM 1-FOOT SEPARATION BETWEEN PIPES IN TYPE II CATCH BASINS.

DUST CONTROL NOTES

1. Dust control shall be maintained during construction by watering the construction road when and where truck traffic is concentrated.



VICINITY PLAN
SCALE: 1"=200'

SCHEDULE OF DRAWINGS

1. **CITY OF ANACORTES:**

A. STEVEN LANGE: PROJECT MANAGER
OFFICE: 360.299.1983
CELL: 360.661.3468
FAX: 360.293.1938
EMAIL: STEVEL@CITYOFANACORTES.ORG

B. JUSTIN: PUBLIC WORKS INSPECTOR
OFFICE: 360.299.1972
CELL: 360.661.3547
FAX: 360.293.1938
EMAIL: JIMB@CITYOFANACORTES.ORG

C. 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 OTHER CITY PERSONEL SHOWING IMPLIED AUTHORITY ON-SITE SHOULD BE DIRECTED TO THE PROJECT MANAGER. IF THE PROJECT MANAGER IS UNAVAILABLE, THE LINE OF COMMUNICATION SHOULD BE FOLLOWED.

2. **ADDITIONAL CONTACT INFORMATION:**

A. Comcast Cable
Casey Jones, New Construction
Cell: 425.508.7335
E-mail: **casey_jones@cable.comcast.com**

A. Comcast Cable
Tri Huynh, Construction Maintenance
Cell: 360.815.6354
E-mail: tri_huynh@cable.comcast.com

C. Cascade Natural Gas
Addam Sad, Manager
Office: 360.336.3866
Cell: 360.391.6093
E-mail: **addam.sad@cngc.com**

D. Cascade Natural Gas
Jim Hobbs
Office: 360.336.3911
Cell: 360.941.4150
E-mail: James.hobbs@cngc.com

E. PSE/Intolight
Lisa Kinney, Account Sales Manager
Office: (425) 516-5432
E-mail: Lisa.kinney@pse.com

F. Puget Sound Energy
Jane Major, Municipal Construction Planner
Office: 360.766.5571
Cell: 360.791.2748
E-mail: jane.major@pse.com

G. Ziply
Troy Bell, Construction
Office: 360.757.4530
Cell: 360.360.526.1526

H. Ziply
Dennis Keller, Field Engineer
Office: 360.757.4530
Cell: 425.238.1078
E-mail: dennis.keller@ziply.com

A. Access Fiber
Jim Lemberg, Manager
Office: 360.5888360
Cell: 360.298.6895
E-mail: jiml@cityofanacortes.org

DEVELOPER:
COMPANY NAME:
OWNER NAME: Fiddlehead Properties LLC
OFFICE: 360-770-0121
CELL: 360-770-0121
FAX:
EMAIL: kelloryn@gmail.com

ENGINEERING FIRM:
COMPANY NAME: Herrigstad Engineering PS
OWNER NAME: Dale Herrigstad
OFFICE: 360-299-8804
CELL: 360-770-2585
FAX:
EMAIL: dale@herrigstad.com

OWNER REPRESENTATIVE (PROJECT MANAGER)
COMPANY NAME:
OWNER NAME: Kelly Linnemann
OFFICE: 360-770-0121
CELL: 360-770-0121
FAX:
EMAIL: kelloryn@gmail.com

MATERIAL TESTING COMPANY:
COMPANY NAME:
OWNER NAME:
OFFICE:
CELL:
FAX:
EMAIL:

EROSION CONTROL SUPERVISOR:
NAME: TBD
OFFICE
CELL
EMAIL:

CONSTRUCTION SEQUENCE

1. INSTALL TEMPORARY EROSION CONTROL MEASURES.
2. COMPLETE OFFSITE STORM WATER IMPROVEMENTS.

PROJECT DATUM
NAVD88 AT THE WEST
END OF GUTTER LINE
ELEV.=51.68'
NAVD88

DALE K. HERRIGSTAD STATE OF WASHINGTON 27807 REGISTERED PROFESSIONAL ENGINEER
Dale Herrigstad
3-14-2022

Rev. -, March 14, 2022

This plan sheet is accepted for construction in accordance with the City of Anacortes ordinances and policies. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer, whose name and stamp appear on this sheet. Acquiring, complying with, and providing mitigation for all Federal, State, County, and Local Laws, permits, and mandates, including but not limited to the Endangered Species Act, Federal Wetland Permit, State Department of Fisheries Hydraulics Permit, Federal Flood Plain Permits, National Pollutant Discharge Elimination System Permits is the responsibility of the Developer, Landowner, and their Engineer. The issuance of this permit shall not be construed as proof of compliance with applicable laws and permit requirements.

CITY ENGINEER DATE
The acceptance will expire one year from the date noted above.

CITY OF ANACORTES
Planning, Community, & Economic Development
Date Received:
03.30.2022
CUP-2022-0001
REVISED

REVISIONS	BY	DATE

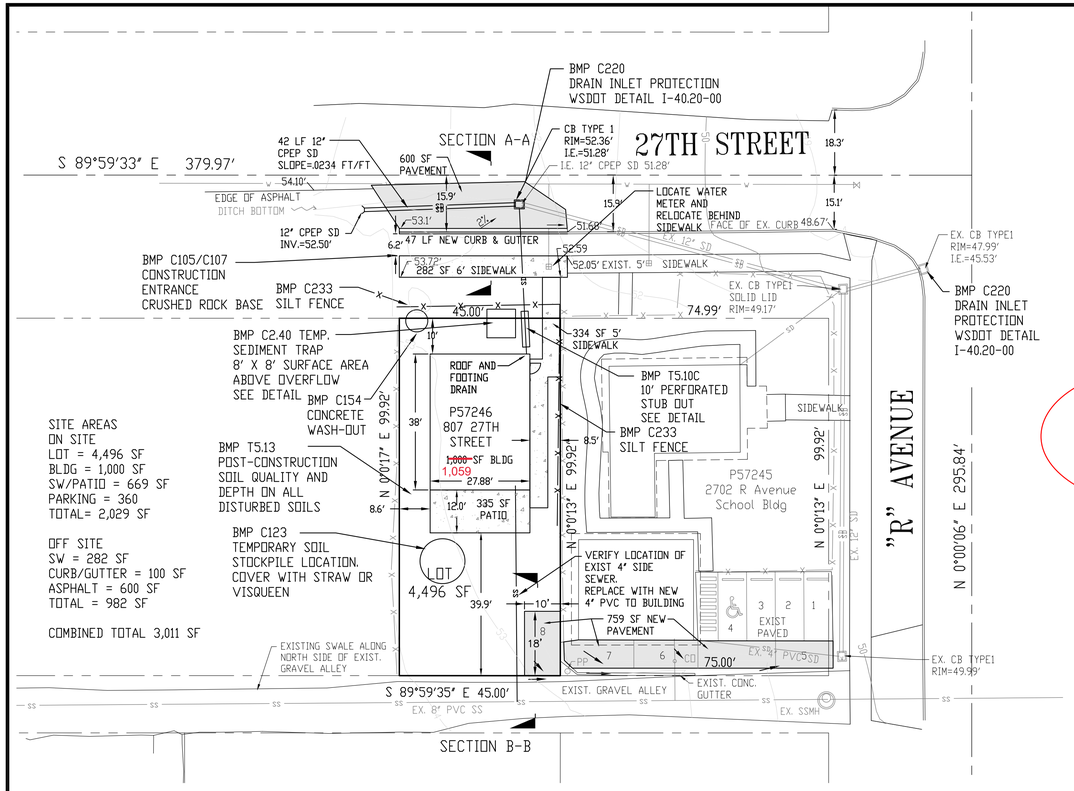
HERRIGSTAD
ENGINEERING & SURVEYING
DALE K. HERRIGSTAD P.E., P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 (360) 299-8804

Fiddlehead School
807 27th Street
Owner: Fiddlehead Properties LLC
PO Box 345
Anacortes, WA 98221

Cover Sheet Construction Notes & Vicinity Plan

SHEET NO.
C1
REV.: -

JOB NO: 2021-198
DATE: March 2022
SCALE: Noted
DRAWN: D. HERRIGSTAD
CHECK: D. HERRIGSTAD
SHEET 1 OF 3



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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 SURFACE 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 AUTHORIY 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. SECITONS OF NEWLY CONSTRUCTED CURB/GUTTER AND SIDEWALK THAT EXHIBIT CRACKING FOLLOWING THE CURING, SHALL BE SUBJECT TO REMOVAL AND REPLACEMENT.]
– CRACKING RESULTING FROM SUB-BASE FAILURE OR CONSTRUCTION SITE 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.

CITY OF ANACORTES
PLANNING APPROVAL
APPROVED BY: Emily Morgan
DATE: March 30, 2022

EROSION CONTROL NOTES

A. A CERTIFIED EROSION AND SEDIMENTATION CONTROL SUPERVISOR (ESC) IS REQUIRED. THE ESC SUPERVISOR MUST HAVE ATTENDED A CERTIFIED EROSION AND SEDIMENTATION CONTROL CALSS WITHIN 3-YEARS FROM TODAY'S DATE. MUST PROVIDE CERTIFICATION

B. THE CERTIFIED EROSION AND SEDIMENTATION 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. EROSION CONTROL MEASURES 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-INCH LETTERS. THIS SHALL BE IN PLACE PRIOR TO CONSTRUCTION START. REMEMBER, THE LOOK OF THE SIGN WILL BE A REFLECTION OF THE CONTRACTOR, 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 THE 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 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 WITHCH 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 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 $1,000 FINE UNDER CHAPTER 17.66 – PENALTIES FOR VIOLATION (AMC). EACH DAY IS CONSIDERED A DIFFERENT VIOLATION.

REMOVE ALL TEMPORARY EROSION CONTROL MEASURE WHEN THE SITE IS LANDSCAPED AND SOILS ARE STABILIZED.

ALL DEWATERING SHALL DISCHARGE INTO A SEDIMANT TRAP OR SEDIMENT POND.

THE CONTRACTOR IS TO PROVIDE TO THE CITY INSPECTOR THEIR SPILL PREVENTION PROGRAM TO BE INPLACE DURING CONSTRUCTION.

ASPHALT SECTION NOTES

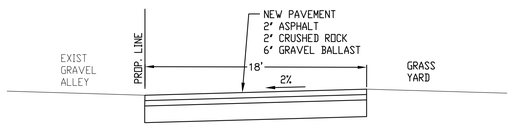
(SECTION 5-05 AND SECTION 9 OF THE CURENT PLANS AND SPECIFICATIONS FOR ROAD BRIDGE AND MUNICIPAL CONSTRUCTION.

① 2" CLASS B (PGS8H-22) ASPHALT CONFORMING TO SECTION 5-04 OF THE CURRENT STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 92% RICE DENSITY. WHERE PROPOSED ASPHALT ABUTS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT FULL DEPTH AND TACK COATED IMMEDIATELY BEFORE PAVING. ALL SURFACE JOINTS SHALL BE SEALED WITH AR-4000 OR EQUAL.

② 3" MIN CRUSHED SURFACING TOP COURSE SHALL CONFORM TO SECTION 9-03.9(3) OF THE CURRENT STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING.

③ 4" TO 8" GRAVEL BALLAST PER SECTION 9-03.9 (1) OF THE CURRENT STANDARD SPECIFICATIONS COMPACTED TO A MINIMUM ON 95% MAXIMUM DENSITY PER ASTM D-1557 TESTING. PERCENTAGE PASSING THE #200 SIEVE SHALL NOT EXCEED 5%.

SECTION A-A
SCALE: NONE



SECTION B-B
SCALE: NONE

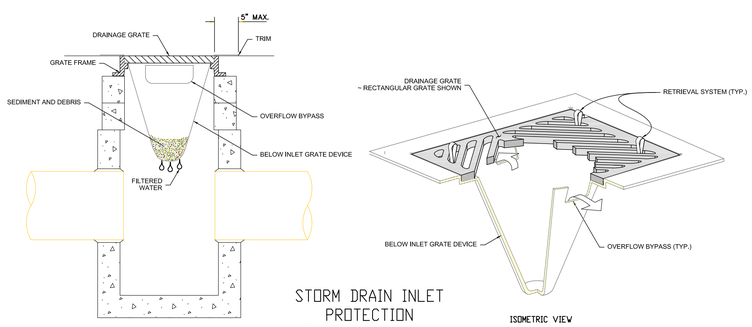
CONSTRUCTION STANDARDS

ALL IMPROVEMENTS IN CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO THE CURRENT WSDOT SPECIFICATION AND CURRENT CITY OF ANACORTES ENGINEERING STANDARDS.

SOIL AMENDMENT NOTE

BMP T5.13: POST CONSTRUCTION SOIL QUALITY AND DEPTH.
SEE APPENDIX OF DRAINAGE REPORT FOR SPECIFICATION ON PROVIDING SOIL AMENDMENTS FOR ALL DISTURBED SOILS OUT SIDE OF IMPERVIOUS AREA AROUND BUILDING AND PAVED AREAS.

1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.3(15).



STORM DRAIN INLET
PROTECTION
STANDARD PLAN I-40.20-00

CONSTRUCTION SCHEDULE

1. Install BMP C105 Construction Entrance, BMP C233 Silt Fence, BMP C103 High Visibility Construciton Fence and catch basin sock inserts.
2. Install BMP C154, Concrete Washout Basin.
3. Install BMP C240, Sediment Trap as required.
4. Excavation of foundation.
5. Install footings, foundation and utilities.
6. Backfill foundation and add additional BMP's to minimize Sediment transfer and erosion.
7. Install dispersion trench. Protect infiltration trench from sediment until site is stabilized.
8. Construct home with gutters and connect to dispersion trench.
9. Connect to driveway as soon as concrete pavement is in place.
10. Installation of BMP T5.13 Post Construciton Soils and landscaping.

JALK THE R. HERRIGSTAD
STATE OF WASHINGTON
27807
REGISTERED
PROFESSIONAL ENGINEER
March 30, 2022

This plan sheet is accepted for construction in accordance with the City of Anacortes ordinances and policies. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer, whose name and stamp appear on this sheet. Acquiring, complying with, and providing mitigation for all Federal, State, County, and Local Laws, permits, and mandates, including but not limited to the Endangered Species Act, Federal Wetland Permit, State Department of Fisheries Hydraulics Permit, Federal Flood Plain Permits, National Pollutant Discharge Elimination System Permits is the responsibility of the Developer, Landowner, and their Engineer. The issuance of this permit shall not be construed as proof of compliance with applicable laws and permit requirements.

CITY ENGINEER DATE
The acceptance will expire one year from the date noted above.

REVISIONS	BY	DATE

HERRIGSTAD
ENGINEERING & SURVEYING
DALE K. HERRIGSTAD P.E., P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 (360) 299-8804

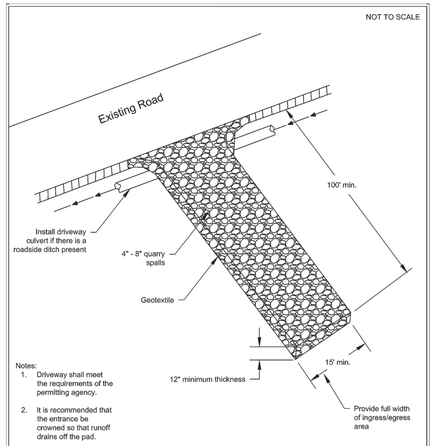
Fiddlehead School
807 27th Street
Owner: Fiddlehead Properties LLC
PO Box 345
Anacortes, WA 98221

Erosion Corntrol
Plan & Construction
Plan

SHEET NO.
C2
REV.: -

JOB NO: 2021-198
DATE: March 2022
SCALE: Noted
DRAWN: D. HERRIGSTAD
CHECK: D. HERRIGSTAD
SHEET 2 OF 3

Figure II-4.1.1 Stabilized Construction Entrance



DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.1.1
Stabilized Construction Entrance

Revised June 2015

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BMP C107: Construction Road/Parking Area Stabilization

Purpose

Stabilizing subdivision roads, parking areas, and other on-site vehicle transportation routes immediately after grading reduces erosion caused by construction traffic or runoff.

Conditions of Use

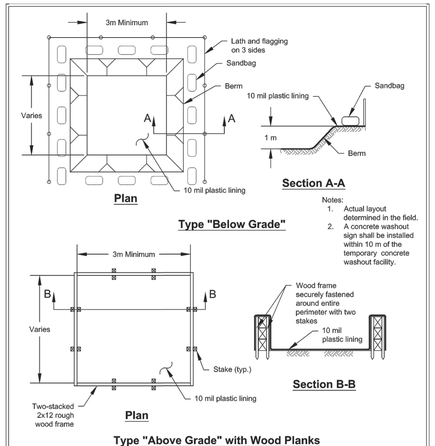
Roads or parking areas shall be stabilized wherever they are constructed, whether permanent or temporary, for use by construction traffic.

- High Visibility Fencing (see BMP C103: High Visibility Fence (p.269)) shall be installed, if necessary, to limit the access of vehicles to only those roads and parking areas that are stabilized.

Design and Installation Specifications

- On areas that will receive asphalt as part of the project, install the first lift as soon as possible.
- A 6-inch depth of 2- to 4-inch crushed rock, gravel base, or crushed surfacing base course shall be applied immediately after grading or utility installation. A 4-inch course of asphalt treated base (ATB) may also be used, or the road/parking area may be paved. It may also be possible to use cement or calcium chloride for soil stabilization. If cement or cement kiln dust is used for roadbase stabilization, pH monitoring and BMPs (BMP C252: High pH Neutralization Using CO2 (p.409) and BMP C253: pH Control for High pH Water (p.412)) are necessary to evaluate and minimize the effects on stormwater. If the area will not be used for permanent roads, parking areas, or structures, a 6-inch depth of hog fuel may also be used, but this is likely to require more maintenance. Whenever possible, construction roads and parking areas shall be placed on a firm, compacted subgrade.
- Temporary road gradients shall not exceed 15 percent. Roadways shall be carefully graded to drain. Drainage ditches shall be provided on each side of the roadway in the case of a crowned section, or on one side in the case of a superelevated section. Drainage ditches shall be directed to a sediment control BMP.
- Rather than relying on ditches, it may also be possible to grade the road so that runoff sheet-flows into a heavily vegetated area with a well-developed topsoil. Landscaped areas are not adequate. If this area has at least 50 feet of vegetation that water can flow through, then it is generally preferable to use the vegetation to treat runoff, rather than a sediment pond or trap. The 50 feet shall not include wetlands or their buffers. If runoff is allowed to sheetflow through adjacent vegetated areas, it is vital to design the roadways and parking areas so that no concentrated runoff is created.

Figure II-4.1.7a Concrete Washout Area



DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.1.7a
Concrete Washout Area

Revised June 2015

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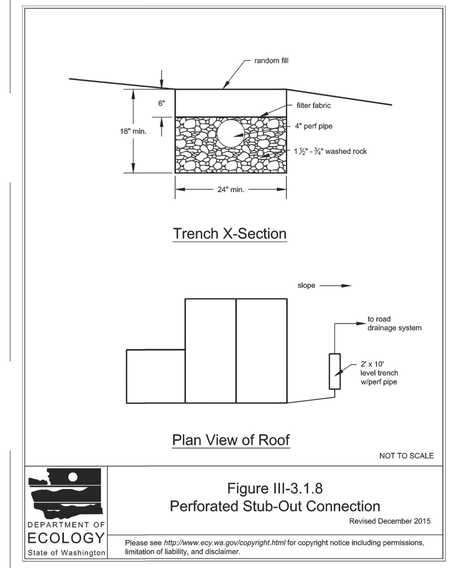
area.

Figure III-3.1.8 Perforated Stub-Out Connection



DEPARTMENT OF ECOLOGY State of Washington

Figure III-3.1.8
Perforated Stub-Out Connection

Revised December 2015

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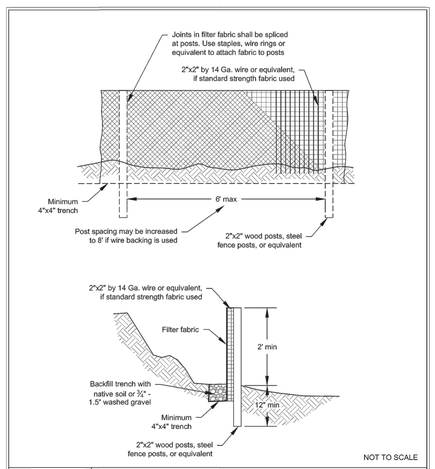
Figure II-4.2.12 Silt Fence



DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.2.12
Silt Fence

Revised October 2014

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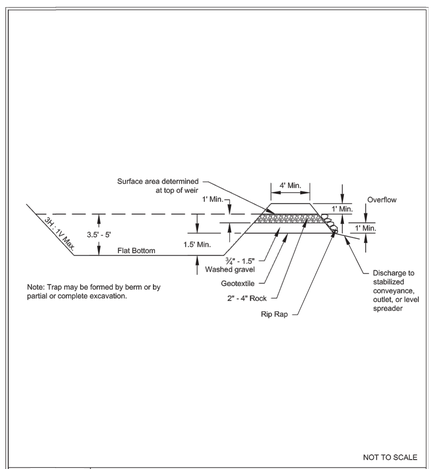
Figure II-4.2.16 Cross Section of Sediment Trap



DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.2.16
Cross Section of Sediment Trap

Revised November 2015

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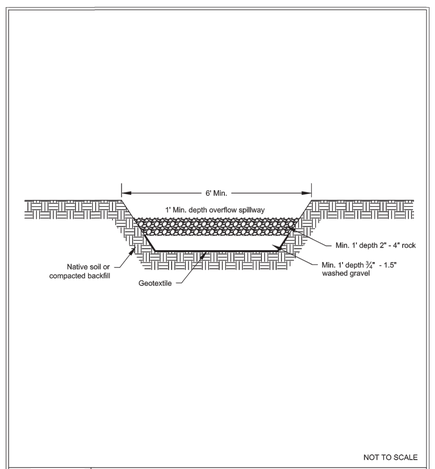
Figure II-4.2.17 Sediment Trap Outlet



DEPARTMENT OF ECOLOGY State of Washington

Figure II-4.2.17
Sediment Trap Outlet

Revised November 2015

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REVISIONS	BY	DATE

HERRIGSTAD ENGINEERING & SURVEYING
DALE K. HERRIGSTAD P.E., P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 (360) 299-8804

Fiddlehead School
807 27th Street
Owner: Fiddlehead Properties LLC
PO Box 345
Anacortes, WA 98221

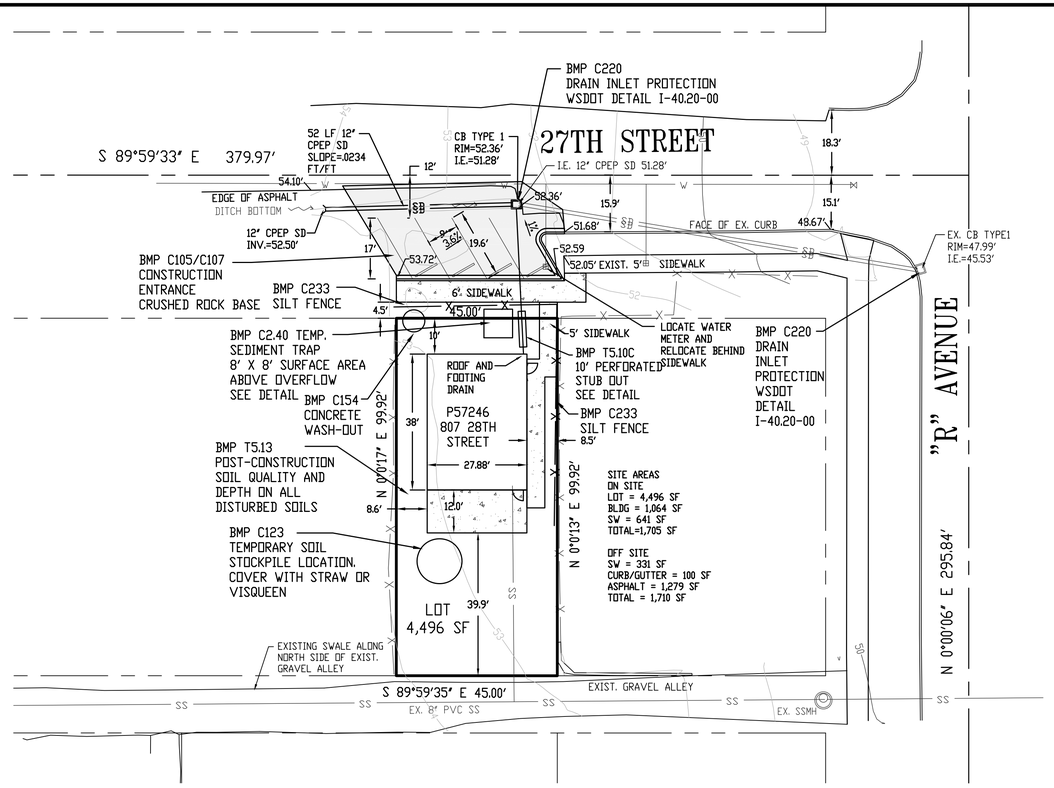
Erosion Comtrol Details

DALE K. HERRIGSTAD STATE OF WASHINGTON 27807 REGISTERED PROFESSIONAL ENGINEER

Jan. 12, 2022

SHEET NO. C3 REV.: -

JOB NO: 2021-198
DATE: Jan 2022
SCALE: Noted
DRAWN: D. HERRIGSTAD
CHECK: D. HERRIGSTAD
SHEET 3 OF 3



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

CITY OF ANACORTES
Planning, Community, & Economic Development
Date Received:
01/27/2022
CUP-2022-0001

SEE REVISED 03.30.2022

EROSION CONTROL NOTES

A. A CERTIFIED EROSION AND SEDIMENTATION CONTROL SUPERVISOR (ESC) IS REQUIRED. THE ESC SUPERVISOR MUST HAVE ATTENDED A CERTIFIED EROSION AND SEDIMENTATION CONTROL CALSS WITHIN 3-YEARS FROM TODAY'S DATE. MUST PROVIDE CERTIFICATION

B. THE CERTIFIED EROSION AND SEDIMENTATION 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. EROSION CONTROL MEASURES 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-INCH LETTERS. THIS SHALL BE IN PLACE PRIOR TO CONSTRUCTION START. REMEMBER, THE LOOK OF THE SIGN WILL BE A REFLECTION OF THE CONTRACTOR, 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 THE 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 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 REVIED TO IDENTIFY WITHCH 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 ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES OR DRAINAGE FACILITIES.

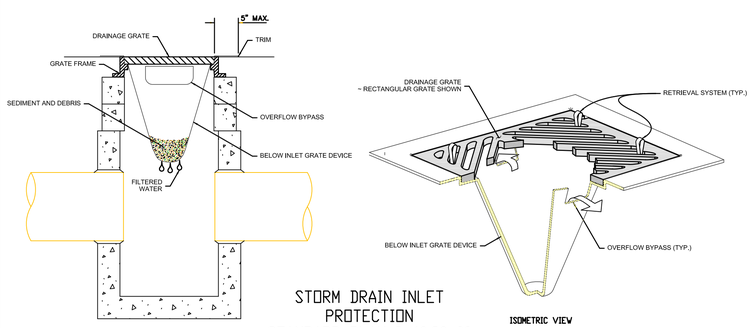
J. PENALTIES FOR AN EROSION CONTROL VIOLATION ARE SUBJECT TO A $300 TO $1,000 FINE UNDER CHAPTER 17.66 - PENALTIES FOR VIOLATION (AMC). EACH DAY IS CONSIDERED A DIFFERENT VIOLATION.

REMOVE ALL TEMPORARY EROSION CONTROL MEASURE WHEN THE SITE IS LANDSCAPED AND SOILS ARE STABILIZED.

ALL DEWATERING SHALL DISCHARGE INTO A SEDIMANT TRAP OR SEDIMENT POND.

THE CONTRACTOR IS TO PROVIDE TO THE CITY INSPECTOR THEIR SPILL PREVENTION PROGRAM TO BE INPLACE DURING CONSTRUCTION.

1. Size the Below Inlet Grate Device (BIGD) for the storm water structure it will service.
2. The BIGD shall have a built-in high-flow relief system (overflow bypass).
3. The retrieval system must allow removal of the BIGD without spilling the collected material.
4. Perform maintenance in accordance with Standard Specification 8-01.3(15).



STORM DRAIN INLET PROTECTION
STANDARD PLAN I-40.20-00

CONSTRUCTION STANDARDS

ALL IMPROVEMENTS IN CITY RIGHT-OF-WAY SHALL BE CONSTRUCTED TO THE CURRENT WSDOT SPECIFICATION AND CURRENT CITY OF ANACORTES ENGINEERING STANDARDS.

SOIL AMENDMENT NOTE

BMP T5.13: POST CONSTRUCTION SOIL QUALITY AND DEPTH.
SEE APPENDIX OF DRAINAGE REPORT FOR SPECIFICATION ON PROVIDING SOIL AMENDMENTS FOR ALL DISTURBED SOILS OUT SIDE OF IMPERVIOUS AREA AROUND BUILDING AND PAVED AREAS.

CONSTRUCTION SCHEDULE

1. Install BMP C105 Construction Entrance, BMP C233 Silt Fence, BMP C103 High Visibility Construciton Fence and catch basin sock inserts.
2. Install BMP C154, Concrete Washout Basin.
3. Install BMP C240, Sediment Trap as required.
4. Excavation of foundation.
5. Install footings, foundation and utilities.
6. Backfill foundation and add additional BMP's to minimize Sediment transfer and erosion.
7. Install dispersion trench. Protect infiltration trench from sediment until site is stabilized.
8. Construct home with gutters and connect to dispersion trench.
9. Connect to driveway as soon as concrete pavement is in place.
10. Installation of BMP T5.13 Post Construciton Soils and landscaping.

DALE K. HERRIGSTAD STATE OF WASHINGTON 27807 REGISTERED PROFESSIONAL ENGINEER

Jan 26, 2022

This plan sheet is accepted for construction in accordance with the City of Anacortes ordinances and policies. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer, whose name and stamp appear on this sheet. Acquiring, complying with, and providing mitigation for all Federal, State, County, and Local Laws, permits, and mandates, including but not limited to the Endangered Species Act, Federal Wetland Permit, State Department of Fisheries Hydraulics Permit, Federal Flood Plain Permits, National Pollutant Discharge Elimination System Permits is the responsibility of the Developer, Landowner, and their Engineer. The issuance of this permit shall not be construed as proof of compliance with applicable laws and permit requirements.

CITY ENGINEER DATE
The acceptance will expire one year from the date noted above.

REVISIONS	BY	DATE

HERRIGSTAD
ENGINEERING & SURVEYING
DALE K. HERRIGSTAD P.E., P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 (360) 299-8804

Fiddlehead School
807 27th Street
Owner: Fiddlehead Properties LLC
PO Box 345
Anacortes, WA 98221

Erosion Corntrol Plan

SHEET NO. C1 REV.: -
JOB NO: 2021-198
DATE: Jan 2022
SCALE: Noted
DRAWN: D. HERRIGSTAD
CHECK: D. HERRIGSTAD
SHEET 1 OF 2

Figure II-4.1.1 Stabilized Construction Entrance

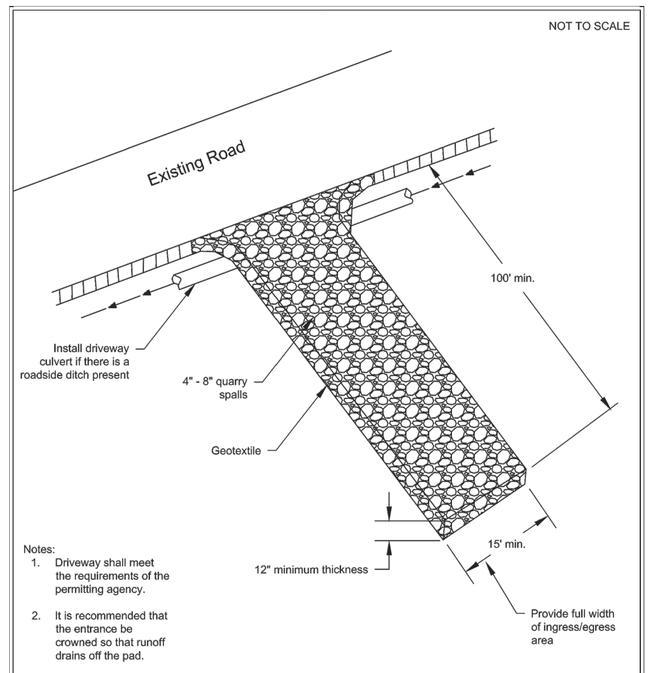


Figure II-4.1.1
Stabilized Construction Entrance
Revised June 2015

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BMP C107: Construction Road/Parking Area Stabilization

Purpose

Stabilizing subdivision roads, parking areas, and other on-site vehicle transportation routes immediately after grading reduces erosion caused by construction traffic or runoff.

Conditions of Use

Roads or parking areas shall be stabilized wherever they are constructed, whether permanent or temporary, for use by construction traffic.

- High Visibility Fencing (see BMP C103: High Visibility Fence (p.269)) shall be installed, if necessary, to limit the access of vehicles to only those roads and parking areas that are stabilized.

Design and Installation Specifications

- On areas that will receive asphalt as part of the project, install the first lift as soon as possible.
- A 6-inch depth of 2- to 4-inch crushed rock, gravel base, or crushed surfacing base course shall be applied immediately after grading or utility installation. A 4-inch course of asphalt treated base (ATB) may also be used, or the road/parking area may be paved. It may also be possible to use cement or calcium chloride for soil stabilization. If cement or cement kiln dust is used for roadbase stabilization, pH monitoring and BMPs (BMP C252: High pH Neutralization Using CO2 (p.409) and BMP C253: pH Control for High pH Water (p.412)) are necessary to evaluate and minimize the effects on stormwater. If the area will not be used for permanent roads, parking areas, or structures, a 6-inch depth of hog fuel may also be used, but this is likely to require more maintenance. Whenever possible, construction roads and parking areas shall be placed on a firm, compacted subgrade.
- Temporary road gradients shall not exceed 15 percent. Roadways shall be carefully graded to drain. Drainage ditches shall be provided on each side of the roadway in the case of a crowned section, or on one side in the case of a superelevated section. Drainage ditches shall be directed to a sediment control BMP.
- Rather than relying on ditches, it may also be possible to grade the road so that runoff sheet-flows into a heavily vegetated area with a well-developed topsoil. Landscaped areas are not adequate. If this area has at least 50 feet of vegetation that water can flow through, then it is generally preferable to use the vegetation to treat runoff, rather than a sediment pond or trap. The 50 feet shall not include wetlands or their buffers. If runoff is allowed to sheetflow through adjacent vegetated areas, it is vital to design the roadways and parking areas so that no concentrated runoff is created.

Figure II-4.1.7a Concrete Washout Area

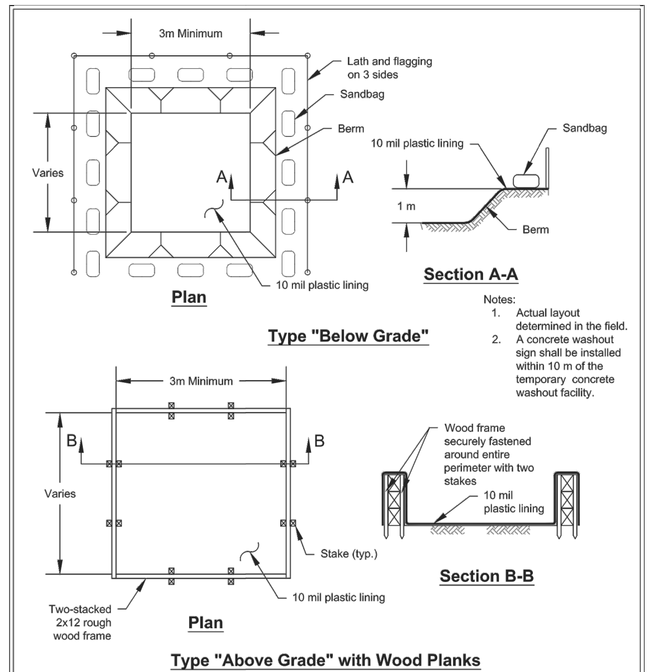

Figure II-4.1.7a
Concrete Washout Area
Revised June 2015

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area.

Figure III-3.1.8 Perforated Stub-Out Connection

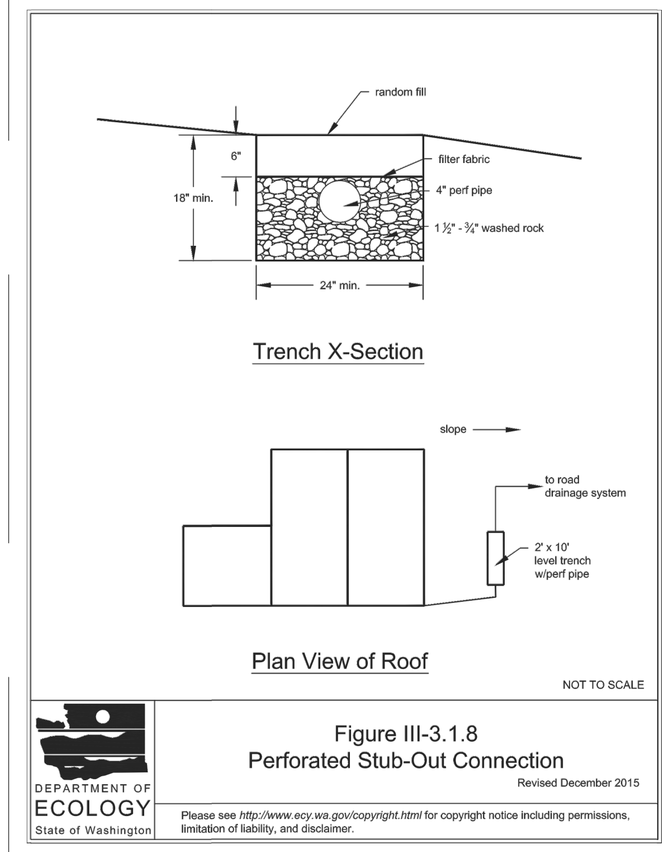

Figure III-3.1.8
Perforated Stub-Out Connection
Revised December 2015

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Figure II-4.2.12 Silt Fence

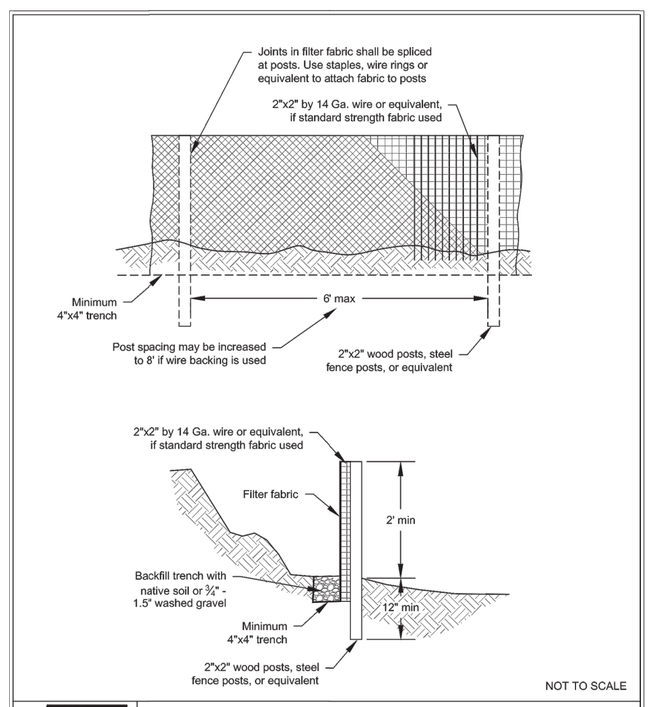

Figure II-4.2.12
Silt Fence
Revised October 2014

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Figure II-4.2.16 Cross Section of Sediment Trap

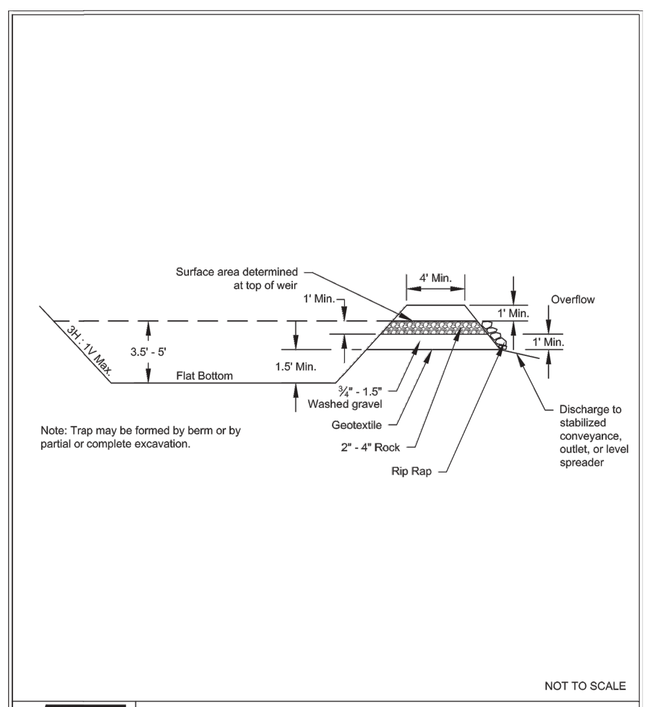

Figure II-4.2.16
Cross Section of Sediment Trap
Revised November 2015

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Figure II-4.2.17 Sediment Trap Outlet

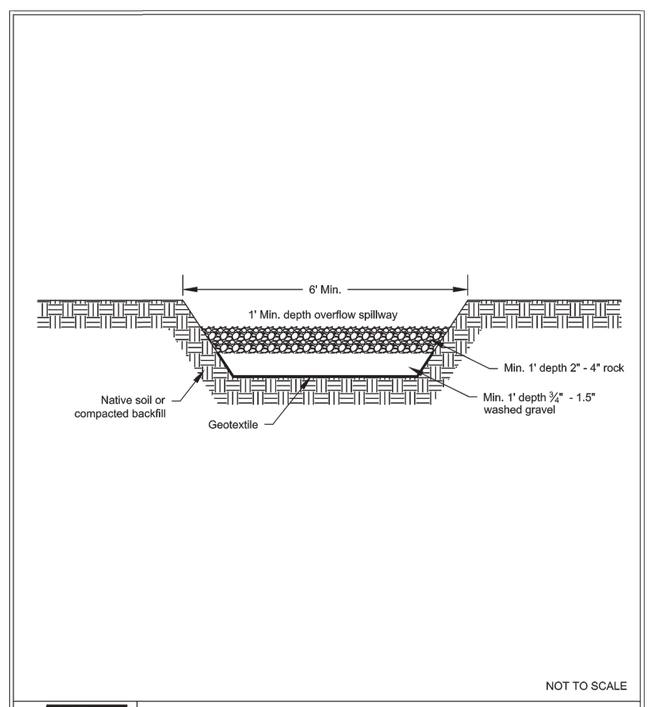

Figure II-4.2.17
Sediment Trap Outlet
Revised November 2015

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REVISIONS	BY	DATE

HERRIGSTAD
ENGINEERING & SURVEYING
DALE K. HERRIGSTAD P.E., P.L.S.
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 (360) 299-8804

Fiddlehead School
807 27th Street
Owner: Fiddlehead Properties LLC
PO Box 345
Anacortes, WA 98221

Erosion Comtrol Details

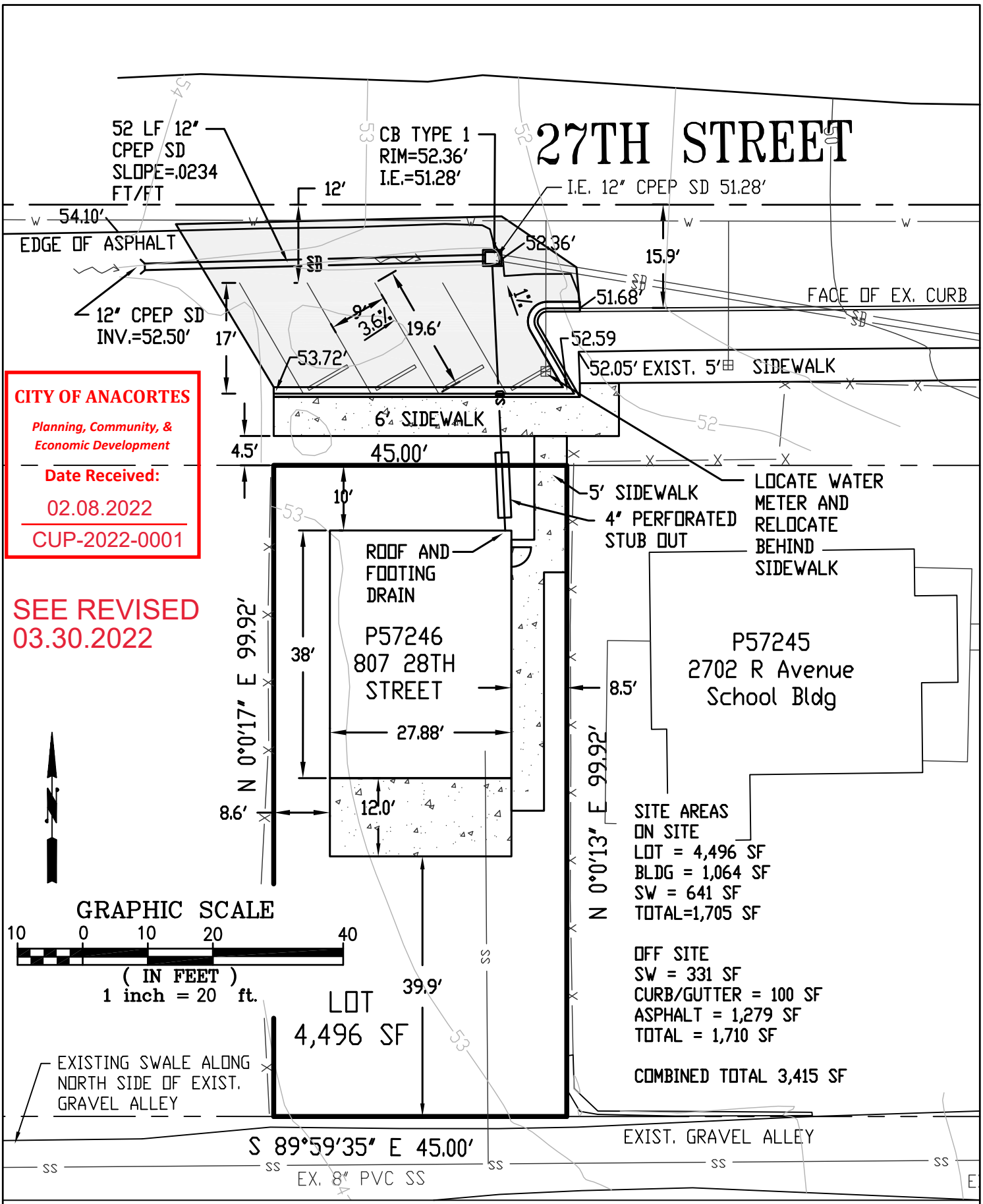
DALE K. HERRIGSTAD STATE OF WASHINGTON 27807 REGISTERED PROFESSIONAL ENGINEER

Jan. 12, 2022

SHEET NO.
C2
REV.: -

JOB NO: 2021-198
DATE: Jan 2022
SCALE: Noted
DRAWN: D. HERRIGSTAD
CHECK: D. HERRIGSTAD

SHEET 2 OF 2

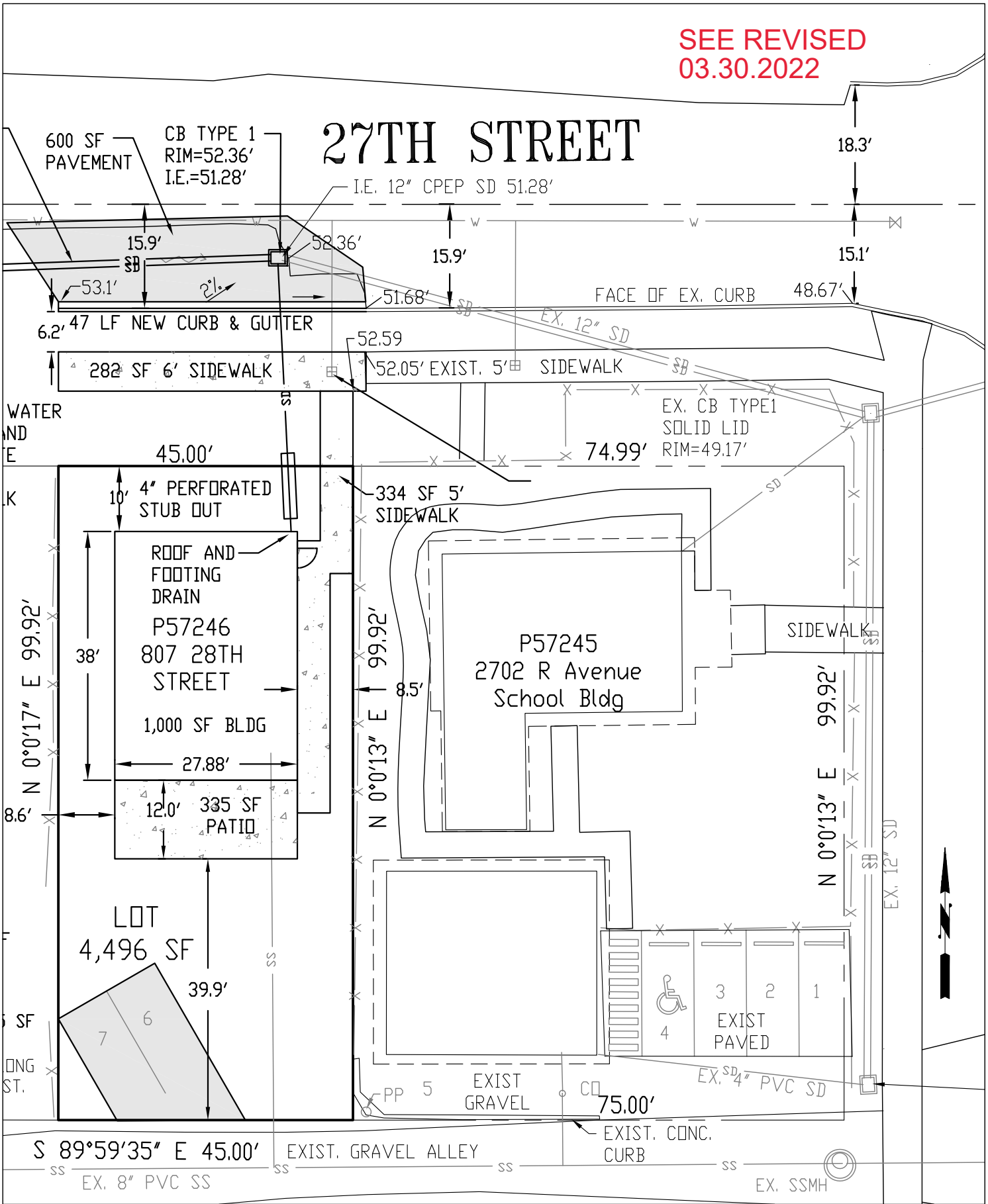


CITY OF ANACORTES
Planning, Community, & Economic Development
Date Received:
02.08.2022
CUP-2022-0001

SEE REVISED 03.30.2022

HERRIGSTAD ENGINEERING & SURVEYING
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 299-8804

Proposed Site Plan
807 27th Street
February 4, 2022



HERRIGSTAD ENGINEERING
4320 WHISTLE LAKE ROAD
ANACORTES, WA 98221 299-8804

Proposed Site Plan
807 27th Street
March 11, 2022

GRAPHIC SCALE
10 0 10 20 40
(IN FEET)
1 inch = 20 ft.

NOTICE OF APPLICATION

File Number: CUP-2022-0001

Property Owner: Fiddlehead Properties, LLC

Applicant: Jodi Boyden, project agent

Date of Application: January 27, 2022

Date of Completeness: February 9, 2022

Project Location: 807 27th Street (P57246)

SCAN HERE TO VIEW
Application Materials:

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:

The applicant on behalf of Fiddlehead Montessori Elementary School has applied for a Conditional Use Permit for the expansion of the school campus for the addition of a pre-school facility. The project proposes an approximately 1,065 sq. ft. modular classroom to accommodate up to 20 pre-school students. With the expansion, the applicant is proposing additional parking and landscaping. The subject property is located in the Residential High Density 4 (R4) zoning district.

Required Project Permits/Approvals: The following may be required in addition to the above: Commercial Building Permit with Site Plan Approval (including parking, access, landscaping, etc.), Stormwater/Drainage Approval, Transportation Concurrency.

SEPA Review: The proposed development is exempt from SEPA pursuant to WAC 197-11-800.

Public Hearing: Conditional Use Permit application are a Type-4 review which requires an Open Record Public Hearing with the Planning Commission and a Closed Record Decision Hearing with City Council. A subsequent Notice of Hearing would be published upon the completion of public comment period and project review.

Public Comment Period: The Notice of Application was published on February 16, 2022. Written comments must be submitted to the contact person listed below by **5:00 PM on March 9, 2022**.

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 also be reviewed at https://www.anacorteswa.gov/161/Planning-Community-Economic-Development by clicking ***"VIEW CURRENT PROJECTS"***.

Appeals: Any party with standing may appeal the decision, once made, within 14 calendar days after written notice of the decision is mailed, per the provisions in AMC 19.20.180, *Appeals*.

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

ADVERTISING PROOF

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Mount Vernon,WA 98274
Ph. Fax: (907) 452-5054

SKAGIT PUBLISHING STANWOOD CAMANO NEWS

BILLING DATE:	ACCOUNT NO:
02/11/22	45993

CITY OF ANACORTES
PO BOX 547
ANACORTES, WA 98221

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
203025	NOTICE OF APPLICATIO	02/16/22	02/16/22	2	$133.98

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$133.98**
Paid Amount:**$0.00**

Amount Due:**$133.98**

We Appreciate Your Business!

AD# 203025

NOTICE OF APPLICATION

File Number: CUP-2022-0001
Property Owner: Fiddlehead Properties, LLC
Applicant: Jodi Boyden, project agent
Date of Application: January 27, 2022
Date of Completeness: February 9, 2022
Project Location: 807 27th Street (P57246)

NOTICE IS HEREBY GIVEN THAT AN APPLICATION WAS MADE FOR THE FOLLOWING PROPOSAL:
The applicant on behalf of Fiddlehead Montessori Elementary School has applied for a Conditional Use Permit for the expansion of the school campus for the addition of a preschool facility. The project proposes an approximately 1,065 sq. ft. modular classroom to accommodate up to 20 pre-school students. With the expansion, the applicant is proposing additional parking and landscaping. The subject property is located in the Residential High Density 4 (R4) zoning district.

Required Project Permits/Approvals: The following may be required in addition to the above: Commercial Building Permit with Site Plan Approval (including parking, access, landscaping, etc.), Stormwater/Drainage Approval, Transportation Concurrency.

SEPA Review: The proposed development is exempt from SEPA pursuant to WAC 197-11-800.

Public Hearing: Conditional Use Permit applica-

tion are a Type-4 review which requires an Open Record Public Hearing with the Planning Commission and a Closed Record Decision Hearing with City Council. A subsequent Notice of Hearing would be published upon the completion of public comment period and project review.

Public Comment Period: The Notice of Application was published on February 16, 2022. Written comments must be submitted to the contact person listed below by **5:00 PM on March 9, 2022**.

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 also be reviewed at https://www.anacorteswa.gov/161/Planning-Community-Economic-Development by clicking "**VIEW CURRENT PROJECTS**".

Appeals: Any party with standing may appeal the decision, once made, within 14 calendar days after written notice of the decision is mailed, per the provisions in AMC 19.20.180, Appeals.

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

Published
February 16, 2022
AA-203025

NOTICE OF PUBLIC HEARING

SCAN HERE TO VIEW
All File Materials & Staff Report:

NOTICE IS HEREBY GIVEN that a Pre-Decision Open Record Public Hearing will be held by the Anacortes Planning Commission on **Wednesday, April 6th, 2022 at 6:00 PM** for the following proposal:

File Number: CUP-2022-0001

Project Name: Fiddlehead School Expansion

Property Owner: Fiddlehead Properties, LLC

Applicant: Jodi Boyden, Project Agent

Project Location: 807 27th Street (P57246)

Request: The applicant on behalf of Fiddlehead Montessori Elementary School has applied for a Conditional Use Permit for the expansion of the school campus for the addition of a pre-school facility. The project proposes an approximately 1,065 sq. ft. modular classroom to accommodate up to 20 pre-school students. With the expansion, the applicant is proposing additional parking and landscaping. The subject property is located in the Residential High Density 4 (R4) zoning district.

Environmental Review: The proposed development is exempt from SEPA pursuant to WAC 197-11-800(1).

Public Hearing: Planning Commission Open Record Public Hearing: **Wed, April 6th, 2022 at 6:00 PM**
City Council Closed Record Decision Hearing: **Mon, April 18th, 2022 at 6:00 PM**

- 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.
- Members of the public who require special assistance to participate in or access the public hearing may contact the City Clerk 24 hours before the meeting to make special arrangements. Dial 360-299-1960.

Document Availability: Application documents may also be reviewed at **https://www.anacorteswa.gov/161/Planning-Community-Economic-Development** by clicking ***"VIEW CURRENT PROJECTS"*.**

The staff report will be available for review at this location no later than 5:00 PM on March 31st, 2022.

Appeals: Any party with standing may appeal the decision, once made, within 14 calendar days after written notice of the decision is mailed, per the provisions in AMC 19.20.180, *Appeals*.

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

ADVERTISING PROOF

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Mount Vernon,WA 98274
Ph. (360) 416-2210 **Fax:** (907) 452-5054

SKAGIT PUBLISHING STANWOOD CAMANO NEWS

BILLING DATE:	ACCOUNT NO:
03/10/22	45993

CITY OF ANACORTES
PO BOX 547
ANACORTES, WA 98221

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
212969	NOTICE OF PUBLIC HEA	03/16/22	03/16/22	2	$138.04

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount

Discount: **$0.00**
Surcharge: **$0.00**
Credits: **$0.00**

Gross:**$138.04**
Paid Amount:**$0.00**

Amount Due:**$138.04**

We Appreciate Your Business!

AD# 212969

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a Pre-Decision Open Record Public Hearing will be held by the Anacortes Planning Commission on **Wednesday, April 6th, 2022 at 6:00 PM** for the following proposal:

File Number:
CUP-2022-0001

Project Name: Fiddlehead School Expansion

Property Owner: Fiddlehead Properties, LLC

Applicant: Jodi Boyden, Project Agent

Project Location:
807 27th Street (P57246)

Request: The applicant on behalf of Fiddlehead Montessori Elementary School has applied for a Conditional Use Permit for the expansion of the school campus for the addition of a pre-school facility. The project proposes an approximately 1,065 sq. ft. modular classroom to accommodate up to 20 preschool students. With the expansion, the applicant is proposing additional parking and landscaping. The subject property is located in the Residential High Density 4 (R4) zoning district.

Environmental Review: The proposed development is exempt from SEPA pursuant to WAC 197-11-800(1).

Public Hearing: Planning Commission Open Record **Public Hearing: Wed, April 6th, 2022 at 6:00 PM**

City Council Closed Re

City Council Closed Record Decision Hearing: **Mon, April 18th, 2022 at 6:00 PM**

* 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.

* Members of the public who require special assistance to participate in or access the public hearing may contact the City Clerk 24 hours before the meeting to make special arrangements. Dial 360-299-1960.

Document Availability: Application documents may also be reviewed at https://www.anacorteswa.gov/161/Planning-Community-Economic-Development by clicking **"VIEW CURRENT PROJECTS"**. The staff report will be available for review at this location no later than 5:00 PM on March 31st, 2022.
Appeals: Any party with standing may appeal the decision, once made, within 14 calendar days after written notice of the decision is mailed, per the provisions in AMC 19.20.180, Appeals.
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

Published
March 16, 2022
AA-212969

Land Use Permit Application - Departmental Review

Designated staff in each identified department review and comment on the permit application. Managing Planner uploads comments received from identified outside agencies and from the public during the comment period.

Application Information

Routing Date *
1/27/2022

Application Date *
1/27/2022

Managing Planner *
Emily Morgan

Planner Phone
360-298-4350

Permit Number *
CUP-2022-0001

Applicant Name *
JODI BOYDEN

Applicant Email *
jodimboyden@gmail.com

Applicant Phone
(360) 941-8656

Applicant Address *
201 W STATE ST SEDRO-WOOLLEY, WA 98284

Parcel(s)

Parcel No.
P57246

Project Name *
Fiddlehead School Expansion

Project Contact *
JODI BOYDEN

Project Contact Email *
jodimboyden@gmail.com; marksomehow@gmail.com; kelloryn@gmail.com

Project Address *
807 27TH ST ANACORTES, WA 98221-2824

Project Description *

Expansion of existing Fiddlehead School

Review Type *

Type 4

Review Type Description *

City Council Decisions

SEPA Type *

Exempt

Is this permit related to other current or prior permit applications? *

(•) Yes ( ) No

Child Permits

Subordinate permits submitted for approval in conjunction with this primary permit

Permit	Description

Related Permits

Previously approved permits related to this primary permit

Permit	Description
PRE-2021-0022	EXPAND FIDDLEHEAD SCHOOL TO INCLUDE THE NEIGHBORING PROPERTY; PLACEMENT OF NEW STRUCTURE AND RELOCATE FENCE

Reviewer Selection

Comment Period (CD from NOA) *

21

Comment Period End Date *

3/9/2022

Applicant Comment Response Due

3/16/2022

Departmental Review Required by *

Please check all City departments that must review this application. Other members of the DRG list will be notified of the application and will receive a link to view the application packet but the review process will not wait for their feedback.

- [x] Building
- [x] Engineering
- [ ] Fiber
- [x] Fire
- [ ] Legal
- [ ] Museum
- [x] Operations
- [ ] Parks
- [ ] Police
- [x] Sanitation
- [ ] Streets
- [x] Water Distribution
- [ ] WWTP
- [ ] N/A

Outside Review

Select which outside agencies and utilities you would like to invite to comment on the application.

Type *	Agency *	Email *
County	Skagit Transit	bwindler@skagittransit.org
Local	Anacortes School District - Assistant to the Superintendent	tramsay@asd103.org
State	Department of Archaeology & Historic Preservation (DAHP)	sepa@dahp.wa.gov
State	Department of Health	SEPA.reviewteam@doh.wa.gov
Tribes	Samish Indian Nation - Chair	tomwooten@samishtribe.nsn.us
Tribes	Samish Indian Nation - Cultural Resources	jferry@samishtribe.nsn.us
Tribes	Samish Indian Nation - Planning	twoodard@samishtribe.nsn.us
Tribes	Sauk-Suiattle Tribe	thpo@sauk-suiattle.com
Tribes	Sauk-Suiattle Tribe - Cultural Resources	KJoseph@sauk-suiattle.com
Tribes	Skagit System Cooperative	swalsh@skagitcoop.org
Tribes	Stillaguamish - Historic Preservation	THPO@stillaguamish.com
Tribes	Swinomish Tribe	jpeters@swinomish.nsn.us
Tribes	Swinomish Tribe - Historic Preservation	THPO@swinomish.nsn.us
Tribes	Swinomish Tribe - Planning & Transit	permits@swinomish.nsn.us
Tribes	Upper Skagit Tribe	sschuyler@UPPERSKAGIT.com

Local	Port of Anacortes	Kevin.Anderson@portofanacortes.com

Reviewer Comments

Application is *

◉ Complete ○ Voided

Comments due by:

3/9/2022

Staff Comments

Enter your comments in the blank row below, or click Next Reviewer to create a new row for your remarks. You may Upload Word or PDF files with your remarks.

Commenter	Dept	Comments	Upload
Koegel, Matt	Sanitation	Good from Solid Waste	
Nemeth, Terry	Water	No water issues	
Frisinger, Rob	Building	Walls less than 10 to the property line will be required to be 1 hour fire rated walls. If the building is sprinklered, windows may comprise 25% of the wall area. If it is non-sprinklered the windows are limited to 10% of the wall area or are required to be fire rated windows.	
Lange, Steve	Engineering	Comment and conditions were provided in the DRG meeting minutes.	
Kennedy, Jack	Fire	No concerns at this time. Full review will be required prior to issuance of building permit.	

Agency Comments

Commenters will automatically be emailed notification of the decision.

Commenter	Commenter Email	Comment

Initial

Public Comments

Commenters will automatically be emailed notification of the decision.

Commenter	Commenter Email	Comment

Initial

ANACORTES PUBLIC WORKS DEPARTMENT

Steven Lange, Senior Engineering Tech

P.O. BOX 547, ANACORTES, WA 98221 PHONE: (360) 299-1983

E-MAIL: stevel@cityofanacortes.org CELL: (360) 661-3468

Project Review Memo

Date: February 28, 2022

To: Rob Frisinger, Plans Examiner

From: Steven Lange

Subject: Drainage Report – 807 27th Street (P133847)

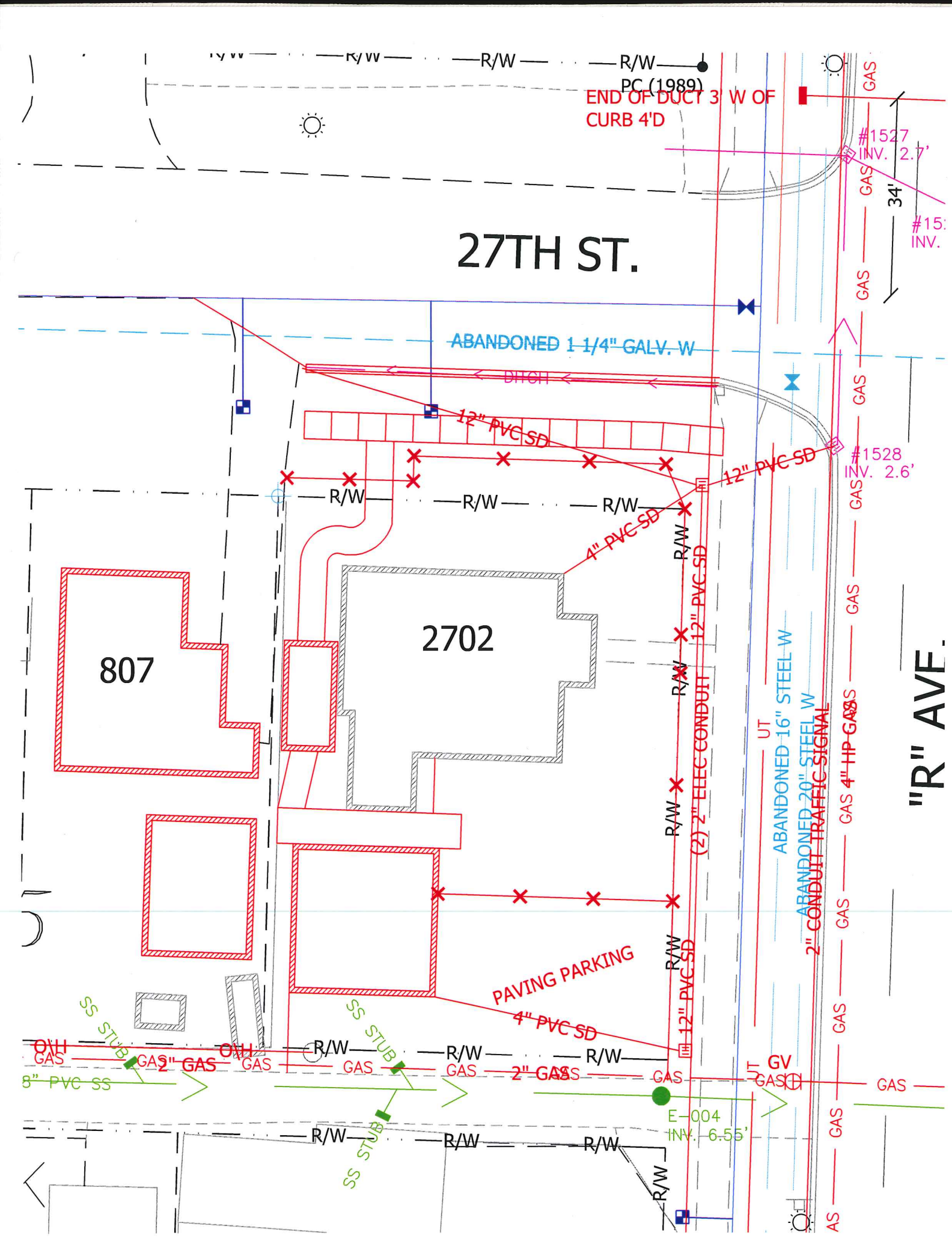
cc: Tim Hohmann, Justin Symonds, Dave Oicles, Don Measamer

The Public Works Engineering Department completed a review of the submitted drainage report for the above referenced project on February 24, 2022. Below are the comments:

This project is part of a larger Common Plan of Development, that includes the existing facility to the east. The project to the east did not have a drainage report at the time there was a change of use of the property.

Please submit a drainage report that includes 2702 R Avenue.

See attached 20 scale vicinity map 8.5 x 11


R/W
PC (1989)
END OF DUCT 3' W OF CURB 4'D
#1527
INV. 2.7'
34'
#15
INV.
27TH ST.
ABANDONED 1 1/4" GALV. W
DITCH
12" PVC SD
#1528
INV. 2.6'
4" PVC SD
807
2702
(2) 2" EEEC CONDUIT
ABANDONED 16" STEEL W
ABANDONED 20" STEEL W
2" CONDUIT TRAFFIC SIGNAL
4" HP GAS
"R" AVE.
PAVING PARKING
SS STUB
O/H
2" GAS
8" PVC SS
GV
E-004
INV. 6.55'
GAS
UT

PW ENGINEERING
STEVEN LANGE
P.O. BOX 547
ANACORTES, WA 98221
Cell: (360) 299.1983
E-mail: stevel@cityofanacortes.org
FAX(360) 293-1938

Job 807 27TH ST - FIDDLE HEAD EXPANSION
Title CITY CALCS FOR IMPERVIOUS SURFACE
Calculated by STEVEN LANGE DATE 03.16.2022
Checked by _____ DATE _____
Sheet 1 of 1 SCALE N.T.S.

COMMON PLAN OF DEVELOPMENT

2702 R AVE. NEW IMPERVIOUS SURFACE: COMMON PLAN OF DEVELOP.

ON-SITE:

NEW BUILDING = 729 SF
ASPHALT PARKING = 810 SF
GRAVEL PARKING = 708 SF
FRONT WALK = 109 SF
STORAGE SHED = 200 SF
NORTH WALK = 170.5 SF
WALK BETWEEN STRUCTURES = 302 SF
3,028.5 SF

OFF SITE:

GRAVEL PARKING = 300 SF
FRONT WALK = 46 SF
SIDEWALKS 27TH = 386 SF
SIDE ACCESS WALK = 52.50 SF
27TH ST. ASPHALT = 1016 SF
TOP OF CURB = 37 SF
1,837.5 SF

4,866 SF TOTAL

807 27TH ST. NEW IMPERVIOUS SURFACE. COMMON PLAN OF DEVELOP.

ON SITE:

NEW BUILDING = 1000 SF
PATIO = 335 SF
SIDEWALK = 334 SF
ON-SITE PARKING = 800 SF
2469 SF

OFF SITE:

27TH ST ASPHALT = 590 SF
27TH ST SIDEWALK = 297.5 SF
ALLEY WAY ASPHALT = 2018.5 SF
2906 SF

5375 SF TOTAL

2702 12 + 807 27TH = MINIMUM = 10,241 SF

NEED TO DEFINE TOTAL IMPACT OF PROJECT.

* TIA
* RA - LOW-INCOME AREA - WALK TO SCHOOL
* OTHER TYPES OF MOBILITY

From: Lange, Steve
To: Morgan, Emily
Cc: Oicles, Dave; Frisinger, Rob; Hohmann, Tim; Symonds, Justin
Subject: RE: Fiddlehead School Expansion - PW Review - SRL 02-03-22
Date: Thursday, February 3, 2022 1:38:03 PM
Attachments: image002.png

Dave,

Review Summary 1: Steven Lange

This project is part of a much larger project to the east, that does not have a drainage report. Which means this project will need to provide a MR#1-9 for both parcels. The Jesltrup project provided a Small Parcel Storm Water Plan during their project, which is equivalent to MR#2.

Frontage improvements will need to provide parallel parking. All angle parking is done via ordinance. Water quality will need to be provided for the parking area of 27th Street.

The R Avenue Long-term improvement project will be lowering the storm lines that cross the south bound lane of R Avenue. The effort is to provide sufficient drainage for this sub-basin.

Property is a change of use and will have to comply with the access from the alley way, including parking. See AMC 19.50 to 19.54. Alley way to be paved from the westerly boundary line to the east alley approach. Drainage has already been installed under the Jestrup project and will need to be extended to the alley way.

Site plan does not identify improvements that Jelstrup installed at 2702 27th Street.

Thanks,
Steven Lange
Senior Engineering Tech

From: Morgan, Emily <emilym@cityofanacortes.org>
Sent: Thursday, February 3, 2022 11:59 AM
To: Lange, Steve <stevel@cityofanacortes.org>
Subject: Fiddlehead School Expansion

Hey Steve,

Please review/route at your convenience.

Thanks!

Emily Morgan - Senior 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: Don Measamer
To: Emily Morgan
Subject: RE: Fiddlehead School frontage improvements
Date: Monday, March 14, 2022 1:37:27 PM

Hi Emily,

That works, it really is going to come down to if the neighbors have any issues and it seems they don't.

Thanks

DON MEASAMER
Director of the Planning, Community & Economic Development Department
City of Anacortes
904 6th Street & Q Avenue | Anacortes, WA 98221
p: 360-299-1942
don@cityofanacortes.org | www.anacorteswa.gov

-----Original Message-----
From: Emily Morgan <emilym@cityofanacortes.org>
Sent: Monday, March 14, 2022 1:34 PM
To: Don Measamer <don@cityofanacortes.org>
Subject: FW: Fiddlehead School frontage improvements

Hey Don,

What do you think--see below.

EM

-----Original Message-----
From: Kelly Linnemann <kelloryn@gmail.com>
Sent: Monday, March 14, 2022 1:33 PM
To: Emily Morgan <emilym@cityofanacortes.org>
Cc: Mark Linnemann <marksomehow@gmail.com>
Subject: Re: Fiddlehead School frontage improvements

Yes. We currently drop off and pick up on 27th.

> On Mar 14, 2022, at 4:26 PM, Emily Morgan <emilym@cityofanacortes.org> wrote:
>
> Is that what is currently being utilized?
>
> -----Original Message-----
> From: Kelly Linnemann <kelloryn@gmail.com>
> Sent: Monday, March 14, 2022 1:06 PM
> To: Emily Morgan <emilym@cityofanacortes.org>
> Cc: Mark Linnemann <marksomehow@gmail.com>
> Subject: Re: Fiddlehead School frontage improvements
>

> Is there any problems with the drop off being 27th?
>
> Kelly
>> On Mar 14, 2022, at 2:12 PM, Emily Morgan <emilym@cityofanacortes.org> wrote:
>>
>> Good Morning all,
>>
>> Don is fine with the number of parking spaces proposed. If you do decide to reconfigure, just be sure to keep the number of spaces. Please also demonstrate the drop off location. I know from our previous discussions, drop off was proposed via the alley.
>>
>> Let me know if you have any questions or need clarification--thanks!
>>
>> Emily
>>
>> -----Original Message-----
>> From: Herrigstad <dale@herrigstad.com>
>> Sent: Friday, March 11, 2022 12:03 PM
>> To: Kelly Linnemann <kelloryn@gmail.com>
>> Cc: Emily Morgan <emilym@cityofanacortes.org>; Jody Engstrom
>> <engstromjm@msn.com>; Jodi Boyden <jodimboyden@gmail.com>; Mark
>> Linnemann <marksomehow@gmail.com>
>> Subject: Re: Fiddlehead School frontage improvements
>>
>> Kelly,
>>
>> That is a good idea on the parking. We could probably get two spots in and 20 long each and 9 feet into the property. Sometimes I get tunnel vision and did was thinking of how other sites did the parking.
>>
>> Dale
>>
>> On 3/11/2022 11:42 AM, Kelly Linnemann wrote:
>>> Two questions.
>>> 1.) Can the modular move any closer to 27th? Or to code… is that the closest it can be placed?
>>> 2.) Is there room for 2 parking spots off the alley and have them be parallel parking? That would even take less of the yard and provide an easier area to fence for the children's play area.
>>>
>>>
>>>
>>>
>>>> On Mar 11, 2022, at 12:54 PM, Herrigstad <dale@herrigstad.com> wrote:
>>>>
>>>> Emily,
>>>>
>>>> Here is a possible site plan showing proposed parking. The owners indicated that a maximum of 7 employees between the two facilities. Steve Lange says that no diagonal parking is allowed at 27th Street. I removed the previous diagonal parking and show the curb extended from the east to the west property line. I added two parking spaces off the alley as shown to minimize addition impervious area and maximize play yard space that is required for the number of children expected to use the facility. We are showing a total of 7 parking stalls.
>>>>
>>>> I also attached a photo of the existing parking at the alley.
>>>>
>>>> Will this parking work or can we get by with less?
>>>>
>>>> Thank you for your help.
>>>>
>>>> --

>>>> Dale Herrigstad PE, PLS
>>>> Herrigstad Engineering and Surveying
>>>> 4320 Whistle Lake Road
>>>> Anacortes, WA 98221
>>>> 360-299-8804
>>>>
>>>>
>>>> On 3/11/2022 9:20 AM, Emily Morgan wrote:
>>>>> Hi Dale,
>>>>>
>>>>> For both schools and daycares, the number of spaces is a director decision. Can you tell me how many existing spaces there are as well as what the total proposed would be?
>>>>>
>>>>> Then I can have Don decide if what is proposed is adequate.
>>>>>
>>>>> Thanks,
>>>>> Emily
>>>>>
>>>>>
>>>>> -----Original Message-----
>>>>> From: Steve Lange <stevel@cityofanacortes.org>
>>>>> Sent: Thursday, March 10, 2022 2:43 PM
>>>>> To: 'Herrigstad' <dale@herrigstad.com>; Emily Morgan
>>>>> <emilym@cityofanacortes.org>
>>>>> Cc: Kelly Linnemann <kelloryn@gmail.com>; Jody Engstrom
>>>>> <engstromjm@msn.com>; Jodi Boyden <jodimboyden@gmail.com>
>>>>> Subject: RE: Fiddlehead School frontage improvements
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>>>>> I will defer to Emily regarding the parking requirements.
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>>>>> Let me know if you have any questions. I am off tomorrow. Heading out on a Youth Dynamics weekend in Oregon. But will have my phone with me.
>>>>>
>>>>> Have a great afternoon.
>>>>> Steven Lange
>>>>> Senior Engineering Tech
>>>>>
>>>>> -----Original Message-----
>>>>> From: Herrigstad <dale@herrigstad.com>
>>>>> Sent: Thursday, March 10, 2022 2:30 PM
>>>>> To: Steve Lange <stevel@cityofanacortes.org>; Emily Morgan
>>>>> <emilym@cityofanacortes.org>
>>>>> Cc: Kelly Linnemann <kelloryn@gmail.com>; Jody Engstrom
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>>>>> I just read your email to Kelly about the review and site improvements.
>>>>>
>>>>> You said there was a sketch that you provided and I can not find an email or a sketch in my file about it. Would you please send it again. I understand there is no possibility of parking on 27th other than parallel parking.

>>>>>
>>>>> Can you are Emily help me with the parking requirement? The
>>>>> building is
>>>>> 1,000 square feet. There will be two employees working at this building and a total of 7 employees combined with the School next door.
>>>>>
>>>>> Thank you for your help.
>>>>>
>>>>> --
>>>>> Dale Herrigstad PE, PLS
>>>>> Herrigstad Engineering and Surveying
>>>>> 4320 Whistle Lake Road
>>>>> Anacortes, WA 98221
>>>>> 360-299-8804
>>>>>
>>>> <807 27th Street Site Plan 3-11-2022.pdf><F6.jpg><dale.vcf>
>>
>> --
>> Dale Herrigstad PE, PLS
>> Herrigstad Engineering and Surveying
>> 4320 Whistle Lake Road
>> Anacortes, WA 98221
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>>
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ANACORTES PLANNING COMMISSION

Findings of Fact, Conclusions of Law and Recommendation

File Number:	CUP-2022-0001
Project Name:	Fiddlehead School Expansion
Proposal Description:	The agent on behalf of Fiddlehead Montessori Elementary School has applied for a Conditional Use Permit for the expansion of the school campus for the addition of a pre-school facility. The project proposes an approximately 1,065 sq. ft. modular classroom to accommodate up to 20 pre-school students. With the expansion, the applicant is proposing additional parking and landscaping. The subject property is located in the Residential High Density 4 (R4) zoning district.
Documents Available At:	https://docs.cityofanacortes.org/WebLink/0/fol/650529/Row1.aspx
Public Hearing:	Anacortes Planning Commission
Public Hearing Date:	April 6th, 2022
Pc Deliberations:	April 6th, 2022
Decision Body:	Anacortes City Council
Closed Record Hearing Date:	April 18th, 2022
Exhibits:	**Exhibit 1:** Staff Report **Exhibit 2:** Application Materials **Exhibit 3:** Noticing Documents **Exhibit 4:** Comments & Correspondence **Exhibit 5:** Approved Site Plan of Record, dated March 30, 2022

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 recommendation:

Findings of Fact & Conclusions of Law

1. The Staff report dated March 30, 2022 (Exhibit 1) accurately describes the project proposal and its Findings of Fact and Conclusions of Law are hereby incorporated by reference as the Planning Commission's Findings of Fact and Conclusions of Law.

2. The following members of the public provided testimony during the public hearing:

3. The following additional exhibits were entered into the record at the public hearing:

4. The following additional Findings of Fact and/or Conclusions of Law are entered:

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 Conditional Use Permit and Site Plan Review applications:

- ☒ Approve with Conditions
- ☐ Approve
- ☐ Deny

Subject to staff's recommended conditions in the Staff Report dated March 30, 2022 and any additional Commissioner conditions of approval as listed below:

1. None

Commission Vote - Recommendation	**Approve**	**Deny**	**Absent**	**Abstain**
Frank Jeretzky				
Mike Cortright				
Sarah Reuther				
Linda Martin				
Gary Molyneaux				
Jeff Graf				
Ward MacKenzie				
Total				

ANACORTES PLANNING COMMISSION
ANACORTES, WASHINGTON

_____ _____

Ward MacKenzie, Planning Commission Chair ***Date***