



ANACORTES PLANNING COMMISSION

April 13, 2022

AGENDA

6:00 PM

A. Roll Call

B. Minutes

- 1) Minutes of 04/06/2022 will be available at a later date.

C. Correspondence

D. New Business

- 1) Public Hearing: CUP-2022-0002 - Samish Early Learning Center

E. Old Business

- 1) Shoreline Master Program Update Discussion & Recommendation

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 Agenda Bill

Meeting Date: April 13, 2022

Agenda Item: D.1.

Subject: Public Hearing: CUP-2022-0002 - Samish Early Learning Center

Staff Contact: MORGAN EMILY

Approved for Submittal to Commission by

MORGAN EMILY

LIBBY GRAGE

DON MEASAMER

Action Type

Public Hearing

Summary Statement: The agent on behalf of the property owner has requested a Conditional Use Permit with Site Plan Review for the construction of an early learning center for the Samish Indian Nation. The project proposes the construction of a 4,130 sq. ft. early learning facility with a 400 sq. ft. covered play area on the southern lot with a new 19-stall staff parking lot located on the adjacent lot north of the alley.

Background: A mandatory pre-application meeting was held on November 30, 2021 with the mandatory neighborhood meeting being held January 20, 2022.

Previous Action: N/A

Competing Viewpoints Considered: Public comment is being sought through the holding of this public hearing for the subject application.

Recommended Motion: I move to recommend approval of CUP-2022-0002, subject to the staff recommended conditions of approval as proposed in 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 - Project Plans
4. Exhibit 4 - Noticing
5. Exhibit 5 - Comments
6. Exhibit 6 - Approved Plans
7. 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:

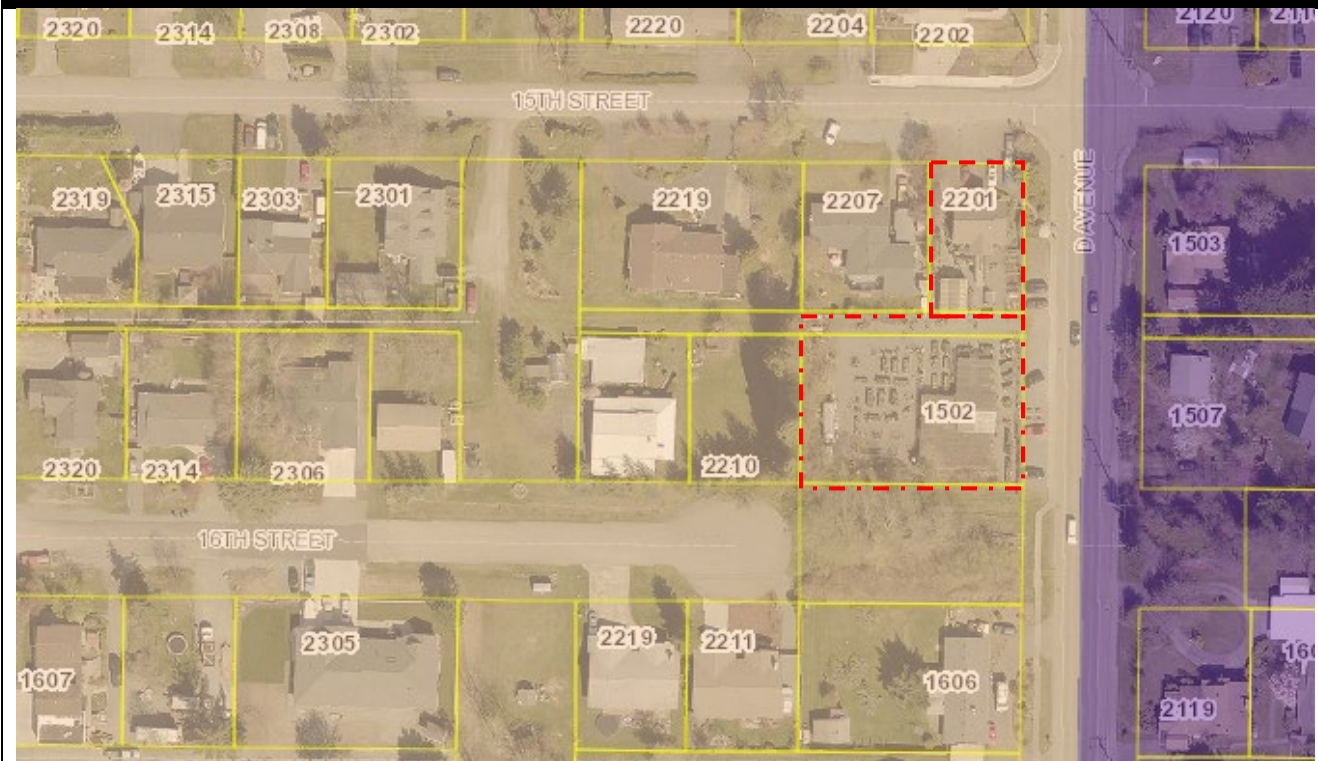
File Number	CUP-2022-0002	Date of Report	April 4, 2022
Project Title	Samish Early Learning Center		
Project Address	1502 D Ave / 2201 15 th Ave	APN(s)	P56255 / P56251
Request	The agent on behalf of the property owner has requested a Conditional Use Permit with Site Plan Review for the construction of an early learning center for the Samish Indian Nation. The project proposes the construction of a 4,130 sq. ft. early learning facility with a 400 sq. ft. covered play area on the southern lot with a new 19-stall staff parking lot located on the adjacent lot north of the alley. With development, off-site improvements and parking are to be developed along D Ave, 15 th Street, and 16 th Street via an interlocal agreement with the City and the Tribe.		
Property Owner /Applicant	Samish Indian Nation Attn: Kim McKinnon PO Box 217, Anacortes, WA 98221		
Agent	Carletti Architects, P.S. Attn: Peter Carletti 116 E. Fir St, Suite A, Mt. Vernon, WA 98273		
Application Date	February 1, 2022	Complete Application Date	February 9, 2022
PC Public Hearing Date	April 13, 2022	CC Closed Record Decision Hearing Date	April 25, 2022
Comprehensive Plan Designation	Residential Low Density	Zoning	Residential Low Density 2A (R2A)
Water Supply	City	Sewer Supply	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 Low Density	R2A	Single Family Residential
East	Residential Medium Density	R3	Single Family Residential
South	Residential Low Density	R2A	Single Family Residential
West	Residential Low Density	R2A	Single Family Residential

B. PROCEDURAL

1. **Type of Review.** The proposed use would be considered a “Day Care II” per AMC 19.44.010 and would be permitted with a conditional use permit (CUP) per AMC Table 19.41.040.

The application for a CUP 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 more than 20,000 sq. ft. of nonresidential site improvements requires a Type 2 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 November 30, 2021, with the mandatory neighborhood meeting being held on January 20, 2022. The application for a conditional use permit was submitted on February 1, 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 23, 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 – Streets • PW – Engineering • PW – Water • Fiber • Police	• Skagit Transit • Anacortes School District • Puget Sound Energy	• DAHP • Dept. of Health • Dept. of Commerce	• Sauk-Suiattle • Skagit System Cooperative • Stillaguamish Tribe • Swinomish Tribe

4. **Consideration of written comments and applicant responses.** The joint notice of application and public hearing outlined the public comment period, ending March 16, 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 Streets and Building Departments.

4.2 Comment from the City's Fire Department indicated full review of fire would be required at prior to the issuance of building permit.

4.3 Comment from the City's Sanitation stated that if a dumpster is requested, that the dumpster pad specs meet the City's required standards.

4.4 Comment from the City's Police Department stated, *"keep city streets clear and free of heavy equipment/people that would impede the flow of traffic, unless traffic control personnel are being utilized"*.

4.5 Comment from the City's Water Distribution Department stated, *"hydrant will need to be abandoned and a new one installed on the low-pressure zone. Any unused services will need to be abandoned at the main."*

4.6 No public comment was received for the proposed development.

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 13, 2022, at 6:00 PM with a tentative City Council Closed Record Decision Hearing scheduled for April 25, 2022, at 6:00 PM.

C. DEPARTMENT REVIEW – Findings of Fact

1. The project proposes the construction of a 4,130 sq. ft. early learning facility with a 400 sq. ft. covered play area on the southern lot with a new 19-stall staff parking lot located on the adjacent lot north of the alley.
 - 1.1. With development, off-site improvements and additional on-street parking are to be developed along D Ave, 15th Street, and 16th Street via an interlocal agreement with the City and the Tribe; said improvements would create an additional 13 parking stalls.
2. The proposed use of an early learning 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”*.
3. The project site is zoned Residential Low Density 2A (R2A).
 - 3.1. Per AMC Table 19.41.040, a “Day Care II” facility is permitted in the R2A with a conditional use permit (CUP).
4. The project site is currently vacant and undeveloped.
 - 4.1. The previously existing D-Ave Nursery buildings, located on 1502 D Ave, were demolished in Summer of 2021 per BLD-2021-0641, issued July 28, 2021.
 - 4.2. A demolition permit, BLD-2021-0642 was issued on July 28, 2021, for the demolition of the existing SFR located at 2201 15th Street. As of April 1, 2022, the SFR has yet to be demolished.
5. **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:

 - 5.1. *AMC Chapter 15.32, Underground Utilities.*

Staff Comments: With recommended conditions of approval, all site utilities would be placed underground.
 - 5.2. *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. Based on this review it was determined that the capacity of concurrency facilities is equal to or greater than the capacity required to maintain the level of service standard for the impact from this development application. Therefore, the concurrency test is passed.

Through payment of impact fees and general facilities charges prior to grading and clearing permit issuance, the development will pay for its proportionate share of new public facilities and infrastructure needed to serve the development.
 - 5.3. *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 Low Density 2A (R2A) zoning district. The development of the southern property (south of the alley) per the site plan of record, dated February 1, 2022, meets the required form and intensity standards per AMC 19.42.030 as follows:

- Minimum landscaped area: 20% or 2,985 sq. ft. - **Proposed:** 47% or 7,023 sq. ft.
- Maximum height: 35 ft. - **Proposed:** 21.25 ft.
- Maximum lot coverage: 40% or 5,971 sq. ft. - **Proposed:** 30% or 4,484sq. ft.
- Street Setback (off of D Ave): 20 ft. - **Proposed:** 20 ft.
- Side Street Setback (off of 16th St.): 10 ft. - **Proposed:** 10 ft.
- Rear Setback (west property line): 20 ft. – **Proposed:** 43.8 ft.
- Interior Side (north/alley property line): 5 ft. – **Proposed:** 27.5 ft.

5.4. *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 with the development of the proposed early learning center. There is an interlocal agreement between the City and the Samish Indian Nation; the applicant is aware that improvements are to be required on 15th Street, D Avenue, and 16th Street with the proposed development. As conditioned, this section would be satisfied.

5.5. *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 is located in residential zoning, therefore, the standards for landscaped block frontage per AMC 19.61.070 would apply. Based on the proposed and required frontage improvements, this provision would be satisfied with the development.

Pursuant to AMC 19.62.040, the project is required to include internal open space; as proposed, approximately 47% of the south property would be in landscaped/open space area, including an outdoor play area with tricycle track. The requirements of internal pedestrian access and design of AMC 19.62.050 are demonstrated via the connection of pathways/sidewalks from the proposed building to the new sidewalks and includes a crosswalk over the alley to the new staff parking lot.

The proposed building appears to meet the sizing and design standards of AMC 19.63 with further compliance being reviewed at time of building permit submittal and review.

Pursuant to AMC 19.64.040, the number of required parking spaces are to be determined by the director; comments received from the director during the pre-application meeting stated that a parking study would be required for the proposed development. In email dated December 3, 2021 (Exhibit A), the director approved the Parking Memo, dated October 19, 2021, which found the proposed parking to satisfy the parking requirements of AMC 19.64.

Pursuant to AMC 19.65.070, the proposed early learning facility would be considered a “low intensity nonresidential use” and is therefore required to include a fence and a 5 ft. buffer of Type A, B, or C landscaping. Due to the size of the development site exceeding 10,00 gross sq. ft., the landscape plan is required to be prepared by a Washington State licensed landscape architect; with application, a landscape plan prepared by eccosDesign Landscape Architecture and Planning, was provided, therefore, satisfying this requirement. As proposed and conditioned, the landscaping would meet the provisions of this section.

Pursuant to AMC 19.66, fencing that must exceed the maximum height to meet the Washington State day-care requirement must be 50% transparent on the portion that exceeds the allowable height. The required fencing would be reviewed for compliance with AMC 19.66 at time of application of the fence permit.

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

5.6. *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.

5.7. *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.

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

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

5.9. *AMC Chapter 19.76, Stormwater.*

Staff Comments: A Preliminary Stormwater Management Review report was submitted with the application. The detailed civil plan and drainage report would need to be accepted by The City’s Public Works Engineering Department prior to construction work taking place. This is a recommended condition of approval; therefore, this provision would be satisfied.

5.10 *AMC Chapter 19.78, Clearing and Grading.*

Staff Comments: Conformance with this chapter is to be reviewed and approved at time of building permit review.

6. **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:

- 6.1. ***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; as proposed and as conditioned, the proposed development would conform to the applicable standards.

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

Staff Comments: The proposed development access would be via the main staff parking lot off of 15th Street from D Ave. The access off of 15th street would be one-way circulation through the new parking lot, with the exit being from the alley onto D Ave.

Student drop off is proposed as parents temporarily parking in or on the parking stalls along 16th Street. It is anticipated that this method would limit access and turning movement onto D Ave for most vehicles entering and exiting the site.

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 new facility.

- 6.3. ***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 5.5 and 6.2, off street parking and loading facilities have been demonstrated and could be satisfied.

- 6.4. ***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 5.5, and as conditioned, the site would conform to minimum landscaping standards.

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

Staff Comments: Lighting is proposed for security purposes to illuminate the parking lot area, exit doors and entrances to provide pathway illumination/security for employees and parents dropping off /picking up children in the morning and at the end of the workday. Outdoor lighting would be kept to a minimum and 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.

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

Staff Comments: The hours of operation are proposed as 7:30am to 5:00pm, Monday through Friday. The generation of noise is anticipated to be minimal and temporary. Anticipated noise would occur with pick up and drop off or with outside recreation time.

No public comments with concerns of noise generation were received, nor were public comments in general received for the proposed facility.

6.7. ***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.

6.8. ***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.

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

6.9. ***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 "PLANNING APPROVED" on April 1, 2022, shall be the approved site layout or as amended and approved during building permit review.
2. The landscape plan stamped "PLANNING APPROVED" on April 1, 2022, shall be the approved landscaping plan, or as amended and approved during building permit review.

- 2.1. Pursuant to AMC 19.65, the proposed/required fencing and landscaping shall be installed prior to the Certificate of Occupancy of required commercial building permit.
- 2.2. The Type C landscape buffer along the western property line shall be installed on the east side of the proposed perimeter fence unless the adjacent property owner allows the required buffer landscaping to be installed on their property. A signed easement agreement, including maintenance responsibilities, shall be recorded prior to final occupancy of the proposed facility.
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 approved prior to any further ground disturbing construction activities taking place.
4. The proposed development is subject to the following fees that include but are not limited to water, sewer, and stormwater general facility and hookup fees, transportation, fire, and park impact fees. All required fees are based on the fee schedules in place at the time of building or fence permit issuance and shall be paid prior to fence permit or building permit issuance.
5. 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.
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 shielded 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.

EXHIBIT A

From: [Peter Carletti](#)
To: [Morgan, Emily](#)
Cc: [Ryan Walters](#); [David Carpenter](#); [Pat Severin \(pat@sdg-llc.com\)](#); [Tammy Zempel](#); [Patrik Dylan \(eccosDesign\)](#)
Subject: RE: 16th Street parking
Date: Friday, December 3, 2021 1:07:04 PM

Thanks very much for coordinating this and making it happen.
Much appreciated.

Peter J. Carletti, LEED
Principal

 **CARLETTI**
ARCHITECTS P.S.
ARCHITECTURE, INTERIOR DESIGN, & PLANNING
www.carlettiarchitects.com
Ph: 360-424-0394 ext.101

From: Morgan, Emily <emilym@cityofanacortes.org>
Sent: Friday, December 3, 2021 1:04 PM
To: Peter Carletti <peter@carlettiarchitects.com>
Subject: FW: 16th Street

Hi Pete,

Your proposed parking plan in association with the proposed work on D Ave was found adequate to meet the required parking standards.

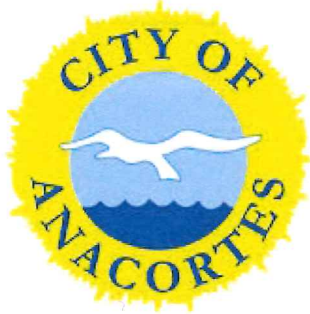
Emily

From: Measamer, Don <don@cityofanacortes.org>
Sent: Friday, December 3, 2021 1:01 PM
To: Lange, Steve <stevel@cityofanacortes.org>; Morgan, Emily <emilym@cityofanacortes.org>
Subject: RE: 16th Street

Thanks Steve,

Having reviewed the proposed onsite parking and developed on street parking proposed I am comfortable with the applicants proposal dated October 19, 2021. I will initial the memo as approved and place it on your desk.

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

From: Lange, Steve <stevel@cityofanacortes.org>

Sent: Friday, December 3, 2021 12:44 PM

To: Measamer, Don <don@cityofanacortes.org>; Morgan, Emily <emilym@cityofanacortes.org>

Subject: 16th Street



Samish Indian Nation
OF WASHINGTON

Memorandum

TO: Don Measamer
Planning Director
City of Anacortes

FROM: David Carpenter, Project Manager

DATE: October 19, 2021

RE: Parking at D Avenue Early Learning Center

CITY OF ANACORTES

*Planning, Community, &
Economic Development*

Date Received:

02/01/2022

CUP-2022-0002

We are pursuing development of a new Early Learning Center at the former D Ave Nursery site. The new center will be very comparable to the existing Samish Longhouse two doors down.

The existing Longhouse has 4,296 square feet. The staff count is 13, and the student count is 42 children. There are 18 parking spaces and 1 ADA van accessible parking space for a total of 19.

The proposed Early Learning Center will have 4,130 square feet with a staff count of up to 17 adults and up to 40 children. We propose 17 parking spaces and 2 ADA spaces onsite for a total of 19 stalls; the City's proposed 16th street improvements adjacent to the D Ave Nursery site includes 13 on-street parking spaces with 1 ADA van accessible; yielding a total of 32.

Handwritten signature and date: 4/4/22



PLANNING, COMMUNITY, & ECONOMIC DEVELOPMENT DEPARTMENT
Mailing Address: P.O. Box 547, Anacortes, WA 98221
Office Location: 904 6th Street, Anacortes WA 98821
Phone: (360) 299-1984

CITY OF ANACORTES
Planning, Community, &
Economic Development
Date Received:
02/01/2022
CUP-2022-0002

Master Land Use Permit Application

TYPE OF APPLICATION (check all that apply):		
☐ Administrative Interpretation ☐ Annexation Request ☐ Binding Site Plan (Preliminary) ☐ Boundary Line Adjustment (BLA)** ☐ BLA: Lot Consolidation** ☒ Conditional Use Permit (CUP) per AMC 19.36** ☐ Critical Areas Exemption** ☐ Critical Areas Permitted Alteration** ☐ Critical Areas Reasonable Use Exception** ☐ Cottage Housing Development** ☐ Development Agreement	☐ Essential Public Facility ☐ Long Subdivision (Preliminary)** ☐ Lot Certification ☐ Minor Permit Revision ☐ Plat Amendment /Modification ☐ SEPA Environmental Review** ☐ Shoreline Conditional Use Permit** ☐ Shoreline Exemption** ☐ Shoreline Substantial Development Permit** ☐ Shoreline Variance** ☐ Short Subdivision (Preliminary)**	☐ Site Plan Review – Type 1** ☒ Site Plan Review – Type 2** ☐ Site-Specific Rezone Authorized by the Comprehensive Plan ☐ Stormwater Management Manual Adjustments & Exceptions ☐ Variance (Level 1) ** ☐ Variance (Level 2) ** ☐ Wireless Conditional Use Permit (WCUP)** ☐ Wireless Service Facility (WSF) Permit**
**Permit type has supplemental application/checklist that must be submitted with Master Land Use Permit Application		
PROJECT & SITE INFORMATION:		
SITE ADDRESS: 1502 D Avenue Building location (Lot 1 south) 2201 15th Avenue parking lot location (Lot 2 north)	PROJECT NAME: Samish Early Learning Center	
PARCEL NUMBER(S): P56255 (1502 D Avenue) P56251 (2201 15th Avenue)	SECTION, TOWNSHIP, & RANGE S24 T35 R01	
LOT SQUARE FOOTAGE & ACREAGE: Lot 1 South 14,927 s.f. Lot 2 North - 5,971 s.f.	PROJECT VALUATION: \$2.5 million	
LEGAL DESCRIPTION: See attached	PRESENT ZONING: R2A	
PRESENT USE OF PROPERTY: Vacant residence and vacant plant nursery	CUT & FILL (CY) PROPOSED: Cut 550 CY/Fill 440 CY	
PRE-APPLICATION CONFERENCE HELD?: ☒ Yes, the City file # is <u>PRE-2021-0050</u> ☐ No	WATER SOURCE: ☒ City of Anacortes ☐ Private Well ☐ Community Well	

ACKNOWLEDGEMENTS & SIGNATURE	
Read and initial each of the following statements prior to signing this application:	
PJC	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).
PJC	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.
PJC	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.
PJC	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.
PJC	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.
PJC	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: _____

Printed Name: _____

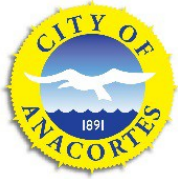
Date: _____

Authorized Agent Signature*: Peter Carletti

Printed Name: Peter Carletti

Date: 2/1/22

***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

Phone: (360) 299-1984

CITY OF ANACORTES

*Planning, Community, &
Economic Development*

Date Received:

02/01/2022

CUP-2022-0002

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		
NA	Environmental Checklist (SEPA)		
X	Transportation Concurrency Review Form		
X	Subdivision Guarantee		
X	Recorded Property Boundary Survey		
X	Technical Reports		
NA	Critical Area Report		
X	Parking Study (see memo approved by Director)		
NA	Cultural Resource Survey		
Submit Application 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.		Application Fee 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

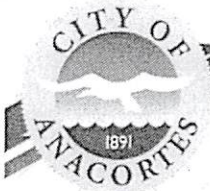
GENERAL INFORMATION
This form is intended to assist applicants in creating complete project narrative for site plan and building design review. Please fill in each space with the requested information.
PROJECT DESCRIPTION – Required for all project types
A. If a neighborhood meeting was held, provide the date held, general items of discussion at the meeting, and how the project proposal has been modified since the meeting, if applicable.
A neighborhood meeting was held on January 20, 2022. The project was presented as it is represented in this application. There have been no changes.
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)
Day care Type II CUP required Type IV approval by City Council.
C. Current use of the Site. Date of construction for any existing structures on site, and whether they are to be removed or retained.
Former plant nursery on the south lot has been demolished. An existing residence on north lot will be demolished for a new staff parking lot. Construction is anticipated for Summer 2022.
D. Description of the site's physical characteristics, including special site features (such as wetlands, water bodies, steep slopes, or other critical areas).
The south site is currently occupied by a former plant nursery and the north site is occupied by a vacant existing residence. Both sites are mostly gravel impervious surfaces. Both sites are flat.
E. Current uses and special site features of surrounding properties.
Most of the surrounding properties are residences.
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 Civil drawings and calculations.
G. Description of the proposed form and intensity of the proposed development (height, setbacks, lot coverage, etc.). (See AMC 19.42.)
See Sheet A-1.1, A-1.2 and A-3.0.
H. Identification of the site's block frontage designation(s) and description of project conformance. (see AMC 19.61)
The property is not within a block frontage designation. Conformance for the landscape block frontage has been provided. See Sheets A-1.1, A-1.2 and A-3.0.
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.

See Sheets A-1.1, A-1.2 and A-3.0.
J. Description of proposed parking for vehicles and bicycles, including provisions for guests, shared parking. (see AMC 19.65)
See Sheets A-1.1, A-1.2.
K. Describe existing and proposed site access from public streets and any proposed street and/or pedestrian improvements.
Access to the site will be from the intersection of 15 th Street and D Avenue to the main parking lot located north of the daycare. From the intersection of the Alley and D Avenue to secondary parking lot area and the side of the building. There will be off-site parking developed per an inter-local agreement with the City on 16 th Street to the south. New sidewalks will be installed on 15 th , 16 th Street and D Avenue.
L. Estimated quantities and type of materials involved if any fill or excavation is proposed.
Cut is estimated at 550 cubic yards and fill is estimated at 440 cubic yards.
M. Number, type, and size of trees to be removed.
Existing vegetation and trees will be removed and new landscaping and street trees will be installed to meet landscape code requirements.
N. Description of existing site utilities and proposed utilities, including extensions, upgrades, relocations, etc. (see AMC 19.52 Underground Utilities).
The existing site currently has water, sewer and power stubbed to the site for the existing home that is being demolished. The existing stubs will be removed, and new utilities will be constructed to the new building.
O. Explanation of any land to be dedicated to the City.
None.

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?
Zoning for the site is R2A which allows a Daycare Type II use as an approved use via a Conditional Use Permit. This is a type IV approval by City Council.
Q. Describe how access to the site is appropriate considering the anticipated volume of traffic resulting from the use.
We have created access to the main parking lot from the intersection of 15 th Street and D Avenue with a right out from that parking lot at the intersection of the alley and D Avenue. The parking lot to the north on 15 th and the alley parking will be for staff. Parents will park temporarily for drop off and pick up of children on the parking stalls and street improvements being created along the intersection of 16 th Street and D Avenue. This will limit access and turning movement onto D Avenue for most of the vehicles entering and exiting the site.
R. Describe how off-street parking and loading facilities are adequate in terms of location, amount, and design to service the use.
See parking memo from the applicant. We anticipate a total of xx staff and 40 children. Parking on site is provided for 19 vehicles. Parking for an additional xx vehicles is provided off-site along 16 th Street. There is adequate parking provided. A loading area is provided on the alley.
S. Describe the location and intensity of outdoor lighting and how casting of light on adjacent, adjoining, or neighboring properties will be avoided.
Lighting is shown on sheet A-1.1. All lighting will be LED light fixtures with cut off shields and comply with "night sky" requirements. Lighting will be for security purposes to illuminate the parking lot area, exit doors and entrances to provide pathway illumination and security for employees and parents dropping off and picking up children in the morning and at the end of the work day.
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 facility will be open from the hours of 7:30am to 5:00pm Monday - Friday. This will not have an impact on adjacent residential properties. Minimal noise generation will result from the vehicles entering into the site for employee parking. Most parents will park on the alley or along 16 th Street to drop off and pick up their child/children.
U. Describe existing or proposed public facilities that will serve the use and whether they are adequate to serve the proposed use.

The site is currently served by: City of Anacortes Water City of Anacortes Storm sewer and Sanitary sewer Puget sound energy and light power and gas City of Anacortes refuse services
V. Describe the physical conditions of the site, including size, shape, topography, and drainage and their suitability for the proposed development.
The south site is currently occupied by a former plant nursery building which has been demolished and the north site is occupied by a vacant existing residence which will be demolished. Both sites are mostly gravel impervious surfaces. Both sites are flat. The storm drainage currently sheet flows to existing ditches or the existing City storm-sewer.
W. Describe any other factors deemed relevant to the decision-maker.
The property has been design with materials, architectural forms and fenestration to compliment that of the surrounding residential neighborhood. The structure is designed to be aesthetically appealing and blend in with the surrounding neighborhood. Native landscaping to meet code will be installed. All parking has been screened as much as possible to minimize impacts to the surrounding residences.



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

AGENT AUTHORIZATION FORM

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

Project Name: Samish Early Learning Center

Property Address: 1502 D Avenue

City, State, Zip: Anacortes, WA 98221

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.

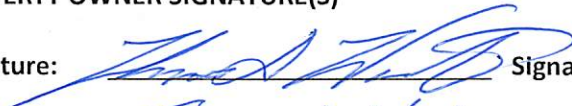
DESIGNATED AGENT

Agent Name: Carletti Architects, P.S. - Peter Carletti

Agent Address: 116 E. Fir Street. Suite A

Agent City, State, Zip: Mount Vernon, WA 98273

PROPERTY OWNER SIGNATURE(S)**

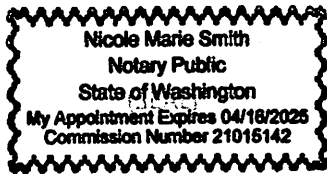
Signature: <u></u>	Signature: _____
Printed Name: <u>Thomas D Wooten</u>	Printed Name: _____
Title: <u>Chairman</u>	Title: _____
Company: <u>Samish Indian Nation</u>	Company: _____
Date: <u>12/22/21</u>	Date: _____

**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 Tom Wooten 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 22 day of December, 2021



Nicole Marie Smith
Notary Public

Residing at Anacortes, WA

My appointment expires 4/16/2025

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 _____

(SEAL)

Narrative:

The Samish Nation is pursuing development of a new Early Learning Center at the former D Ave Nursery site. The new center will be very comparable to the existing Samish Longhouse two doors down.

Applicant owns (2) separate legal parcels. The north lot P56215 is 5,971 s.f. and is occupied by a vacant residence and gravel parking areas which will be demolished.

The south lot P56255 is 14,927 s.f. occupied by a vacant plant nursery and graveled parking areas which will be demolished.

Applicant plans to design and construct a new 4,130 s.f. early learning center with a 400 s.f. covered play area. The Staff count will be up to 17 adults and there will be up to 40 children. Site improvements include a new staff parking lot on the north lot will be developed including alley improvements and additional parking. A total of 19 parking stalls will be provided on site.

Off-site improvements on D Avenue, 15th Street and 16th Street along with additional 13 parking stalls on 16th Street will be improved per an inter-local agreement between the City and the Tribe. This creates a total of 32 parking stalls.

Legal Descriptions:**P56255**

1502 D AVENUE

LOTS 16 THROUGH 20, INCLUSIVE, BLOCK 207, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#202005010007

P56215

2201 15TH AVENUE

LOTS 1, 2 AND THE EAST FIVE FEET OF LOT 3, BLOCK 207, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#202005010007



Memorandum

TO: Don Measamer
Planning Director
City of Anacortes

FROM: David Carpenter, Project Manager

DATE: October 19, 2021

RE: Parking at D Avenue Early Learning Center

We are pursuing development of a new Early Learning Center at the former D Ave Nursery site. The new center will be very comparable to the existing Samish Longhouse two doors down.

The existing Longhouse has 4,296 square feet. The staff count is 13, and the student count is 42 children. There are 18 parking spaces and 1 ADA van accessible parking space for a total of 19.

The proposed Early Learning Center will have 4,130 square feet with a staff count of up to 17 adults and up to 40 children. We propose 17 parking spaces and 2 ADA spaces onsite for a total of 19 stalls; the City's proposed 16th street improvements adjacent to the D Ave Nursery site includes 13 on-street parking spaces with 1 ADA van accessible; yielding a total of 32.

CITY OF ANACORTES

*Planning, Community, &
Economic Development*

Date Received:

02/01/2022

CUP-2022-0002

202005280091

05/28/2020 02:28 PM Pages: 1 of 4 Fees: \$106.50
Skagit County Auditor, WA

When recorded return to:

Samish Indian Nation
PO Box 217
Anacortes, WA 98221

SKAGIT COUNTY WASHINGTON
REAL ESTATE EXCISE TAX

Affidavit No. 2020-1835

May 28 2020

Amount Paid \$11476.00
Skagit County Treasurer
By Bridget Ibarra Deputy

STATUTORY WARRANTY DEED

GNW 20-4825

THE GRANTOR(S) D Avenue Nursery, LLC, a Washington limited liability company

for and in consideration of ten dollars and other valuable consideration

in hand paid, conveys, and warrants to Samish Indian Nation Inc., a Washington Corporation

the following described real estate, situated in the County Skagit, State of Washington:

FOR PROPERTY DESCRIPTION SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART
HEREOF.

Abbreviated legal description:

Ptn. Lots 1-3, and All Lots 16 - 20, Block 207, City of Anacortes

This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey as described in Exhibit "B" attached hereto

Tax Parcel Number(s): P56251; 3772-207-002-0009 P56255; 3772-207-020-0007

Statutory Warranty Deed
LPB 10-05

Order No.: 20-4825-KS

Page 1 of 5

Dated: 5.28.20

D Avenue Nursery, LLC, a Limited Liability Company

By: [Signature]

Walter C. Zollars, III*

By: [Signature]

Marianne Mach*

*being all the members and managers of D Avenue Nursery LLC

STATE OF WASHINGTON
COUNTY OF SKAGIT

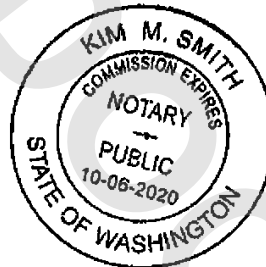
I certify that I know or have satisfactory evidence that Walter C. Zollars, III is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the members of D Avenue Nursery, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 28 day of May, 2020

[Signature]
Signature

[Signature]
Title

My appointment expires: 10-6-2020



Statutory Warranty Deed
LPB 10-05

Order No.: 20-4825-KS

Page 2 of 5

STATE OF WASHINGTON
COUNTY OF SKAGIT

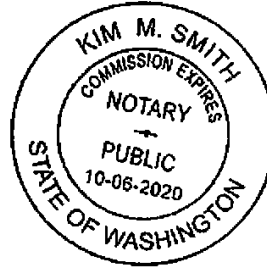
I certify that I know or have satisfactory evidence that Marianne Mach is the person who appeared before me, and said person acknowledged that (he/she) signed this instrument, on oath stated that he/she was authorized to execute the instrument and acknowledged it as the member of D Avenue Nursery, LLC to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 28 day of May, 2020

Kim M. Smith
Signature

notary
Title

My appointment expires: 10-6-2020



Statutory Warranty Deed
LPB 10-05

Order No.: 20-4825-KS

Page 3 of 5

EXHIBIT "A"
Property Description

Buyer(s): Samish Indian Nation

Property Address: 2201 15th Street / 1502 D Ave., Anacortes, WA 98221

PROPERTY DESCRIPTION:

Lots 1, 2 and the East five feet of Lot 3, and Lots 16 through 20, inclusive, Block 207, Map of the City of Anacortes, according to the plat thereof, recorded in Volume 2 of Plats, page 4, records of Skagit County, Washington

**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 ANACORTESPlanning, Community, &
Economic Development**Date Received:**

02/01/2022

CUP-2022-0002

TRANSPORTATION CONCURRENCY REVIEW APPLICATION FORM**1. PROPERTY INFORMATION**

Project Address (Street, Suite #): 1501 D Avenue Lot 1 South 2201 15th Avenue (north lot)	Assessor Parcel Number(s): P56255 (1502 D Avenue) P56251 (2201 15th Avenue)
Project Name: Samish Early Learning Center	

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: Samish Indian Nation contact: Kim McKinnon	Phone: 360-726-3244
Address (Street, City, State, Zip): P.O. Box 217 Anacortes, WA 98221	Email Address: kmckinnon@samishtribe.nsn.us

4. APPLICANT OR CONTACT PERSON

Select one person the city will contact for anything related to this project:	☐ Property Owner ☒ Other (list below)
Name: Carletti Architects, P.S.-Peter Carletti	Phone: 360-424-0394 ext. 101
Address (Street, City, State, Zip): 116 E. Fir Street, Suite A Mount Vernon, WA 98273	Email Address: peter@carlettiarchitects.com

7. OTHER INFORMATION

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

Construction of new 4,130 s.f. daycare and 400 s.f. covered play area along with site improvements to 15th and 16th Street, Alley and D Avenue and on site parking lot and site work improvements.

8. ACKNOWLEDGEMENTS & SIGNATURE

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

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.

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

01/22/22
Date



NOTICE OF NEIGHBORHOOD MEETING

CITY OF ANACORTES
*Planning, Community, &
Economic Development*
Date Received:
02/01/2022
CUP-2022-0002

A pre-application neighborhood meeting via video teleconference has been scheduled to introduce the potential project described below. The purpose of the meeting is to inform neighbors and interested parties about the potential project at an early stage and to foster communication between the applicant and the public regarding potential project issues and opportunities for solutions.

PROJECT DESCRIPTION:

Applicant owns (2) separate legal parcels. The north lot is 5,971 s.f. and is occupied by a vacant residence and gravel parking areas which will be demolished. The south lot is 14,927 s.f. occupied by a vacant plant nursery building, which has been demolished, and graveled parking areas which will be demolished.

Applicant plans to design and construct a new 4,130 s.f. early learning center with a 400 s.f. covered play area on the south lot. Site improvements including a new staff parking lot on the north lot with alley improvements and additional parking will be developed. Off-site improvements and parking will be developed along 16th Street per an inter-local agreement with the City.

PROJECT LOCATION:

1502 D Avenue P56255 (Building location south lot)
2201 15th Avenue P56251 (Parking lot location north lot)

MEETING DATE & TIME:

Thursday January 20, 2022 at 6:00pm.

HOW TO JOIN THE MEETING:

The meeting will be via **Microsoft teams**.

The link is: www.samishtribe.nsn.us/d-ave-elc

PROJECT APPLICANT

Carletti Architects, P.S.
116 E. Fir Street, Suite A
Mount Vernon, WA 98273
Phone: 360-424-0394
Email: peter@carlettiarchitects.com

PROPERTY OWNER

Samish Indian Nation
8327 Summit Park Road
Anacortes, WA 98221-2738
Phone: 360-726-2781
Email: rrwalters@samishtribe.nsn.us

WHO CAN ATTEND A NEIGHBORHOOD MEETING?

Neighborhood meeting notices are posted on the project site, published in the Anacortes American Newspaper, and mailed to neighboring landowners located within 300-feet of the subject property. Anyone however is welcome to attend a neighborhood meeting whether a neighbor of the project or not.

CAN I SUBMIT COMMENTS?

Following a neighborhood meeting, if an applicant proceeds with the submittal of a land use permit application, public notice will be provided consistent with AMC requirements and a public hearing will be held, if applicable. Comments should be submitted during this phase of the project so that they will be a part of the project record.

D Ave Early Learning Center, Neighborhood Preapplication Meeting Minutes

Meeting opened at 6:00pm, January 20, 2022, via TEAMS.

Attendees:

Full Name	Email	Role
Peter Carletti	peter@carlettiarchitects.com	Project Architect, Carletti Architects P.S.
Emily Morgan	emilym@cityofanacortes.org	Planner, City of Anacortes
Kim McKinnon	kmckinnon@samishtribe.nsn.us	Project Manager, Samish
Kimberlee Anderson	kanderson@samishtribe.nsn.us	Chief Operating Officer, Samish
Tanya Portwine	tportwine@samishtribe.nsn.us	Head Start, ELC Director, Samish
Tom Wooten	tomwooten@samishtribe.nsn.us	Tribal Chairman, Samish Tribal Council
Tamara Rogers	tamararogers@samishtribe.nsn.us	Treasurer, Samish Tribal Council
Jenna Burnett	jennaburnett@samishtribe.nsn.us	Samish Tribal Council
Anneke den Haan		Attendee
Krueger		Attendee
Vickie Corley		Attendee
MnR		Attendee
Al and Judy Littlefield		Attendee
Toni		Attendee

Peter Carletti, Carletti Architects, presented Architectural and Landscape plans for the D Avenue ELC.

Open for questions at 9 minutes:

Anneke den Haan (Guest)

OK, I live on 16th is it going to be a closed off with the parking or will it be a thoroughfare to D?

Peter Carletti (Architect)

It'll still be a thoroughfare. This kind of cuts it off, but 16th will still connect the D.

Anneke den Haan (Guest)

Reserved for your building and for your people for parking or is it for everybody?

Peter Carletti (Architect)

It's public parking. Anybody can use it.

Anneke den Haan (Guest)

So we'll have traffic. There will be traffic, right?

Peter Carletti (Architect) I don't know whether you have traffic or not, but anybody will be able to use this parking.

Anneke den Haan (Guest)

what's going to happen to the walkway and all the trees (currently on 16th)? there is lot of wildlife et cetera, et cetera.

Peter Carletti (Architect)

There's the sidewalk basically shifts from here, and kind of shifts over, and goes along here and you can see there's a planter here and a planter here.

Krueger (Guest)

I'm located at the 2207 15th right next to the North parking lot. we were curious as far as what the Type C buffer would entail because we're going to be sharing a kind of a fence line there with you guys, it looks like kind of a vacant spot, but just wondering what a Type C buffer is.

Emily Morgan (COA Planner)

OK, so for type C landscaping, the purpose is a see through screen that functions as a partial visual separator to soften the appearance of parking and building elevations.

this landscaping is typically found along lot edges or between multifamily developments. as you can see from Peter's designs, we have ample shrubbery and trees, and there will be some fencing South of the alley.

Krueger (Guest)

do you plan to vacate the alley?

Emily Morgan (COA Planner)

During the pre-application we had a representative from the engineering team with public works and as far as I know that was not their intent.

Peter Carletti (Architect)

No, it's not our intent to vacate the alley, so anybody would still be able to come through the alley and come through here.

Tom Wooten (Tribal Chairman)

my question is about the parking. It looks to me like it will be utilized not only for our activities or the tribes' activities there at the Child Center but also you know its proximity to the ball fields there and the and the Smiley's Bottom. Have you guys given that much thought as well? Thank you.

Peter Carletti (Architect)

I think that's part of that part of the Interlocal consideration between the city and the tribe, that this that parking is not being developed or designated for this center necessarily, it'll be open to everyone.

for this center, if they're going to use it, the only time they would probably ever really use it to be honest with you is in the morning and in the evening for a brief period because there's more than enough parking on site for staff that will be there attending during the day and working with the children. It's just more for parent drop off. The rest of the time you're not going to have cars going in and out of there and using that parking. That's really what the parking for.

But the city, I think did mention that it's there for anyone to use, and I think it will get utilized by other parties besides this.

Al and Judy Littlefield (Guest)

my property adjoins the whole area from the West side between both streets and there's a 6- or 7-foot metal fence. is that fence going to stay there so people won't be coming in and out of your property onto my property during the day or at night? The fence has been a very good back there. It keeps people from tracking through the area there so that fence to be there and on 16th Street is the whole street. Could it be improved for through traffic East and West two lanes and the sidewalk? Or just the parking?

Peter Carletti (Architect)

I'm going to address the fence part and then I'm going to let Emily address the other question the fence. Well, good news and good news, no, no, the fence is not going to stay, but we're going to put a new fence up. we're going to put a wood fence up along here.

So that fence is intended that basically it's going to come off the building here and go here, here, down here, and tie back in. Your property, which I assume is here what you're speaking of, will be fenced off just like it is now, but with a visual fence too from any activities that are going on here as far as the through street. I haven't seen those full plans yet. I believe the intent is to take it through to the next.

My understanding currently the city has entered in and procured the agreement. You can answer this or not. Emily with the other consultant who's doing this work, I believe they're out of Seattle. They're just starting on that work now or about to start, but I believe the intention is that yes, the street improvements would carry from D down.

Al and Judy Littlefield (Guest)

What are your hours of operation?

Peter Carletti (Architect)

just like any other kind of normal school.

So probably after about 5:30 there won't be much activity coming out of here.

Kim McKinnon (Project Manager)

I believe, except for just a few special events, that's pretty much the schedule for the Early Learning Center. Monday through Friday.

Al and Judy Littlefield (Guest)

Closed on weekends?

Kim McKinnon (Project Manager)

Yeah, it's closed on the weekend.

Peter Carletti (Architect)

And then the other thing I'll mention it and just let you know it's part of this - Any of the exterior lighting that goes on here is going to be shielded and comply with dark sky and shine downwards. because that's the biggest complaint of a lot of projects, that we don't get because we do a really good job at being aware of it, but I think you hear from other people that have done buildings, not necessarily newer buildings, but maybe 10 years ago is you live next door and I wish the lights weren't on, they shine in my house. These lights will all be shielded. They'll all be LED and they will all Shinedown so.

Al and Judy Littlefield (Guest)

When do you plan to start demolishing the house is there?

Kim McKinnon (Project Manager)

I'll answer that. We have our demolition permit. I'm still working on the contract for the contractor we selected from our bid process and I'm working on getting the utilities disconnected. It's possible that that could happen within a couple of weeks.

Al and Judy Littlefield (Guest)

And your plan for starting the construction of this building is when?

Kim McKinnon (Project Manager)

Depends on how long it takes to get through the continual conditional use permit and get our permit for construction. My estimate is four to six months. Or is it sooner than that Emily?

Emily Morgan (COA Planner)

Yes, I'm so I can kind of speak to the process for a conditional use permit and how public involvement can work. So as Peter had said, this is a Type 4. For some application review, which essentially means that the final decision is made by City Council through a public hearing once formal application is submitted.

You'll get another notice in the mail. It's called a notice of application and that lets you know that there is a comment period where you can submit your written comments, usually through email, or mailed into me. Once that comment period is over, I would review them for compliance with the project, address any concerns. Usually if there's something glaring, I will send it back to the applicant so they can address your concerns. A benefit to formally commenting is you become a party of record, which means that anytime a decision is issued for the project, you would receive written notice of it.

Once we work through that, it would then go out for notice of hearing, so you would again be notified that we have a hearing coming up for public comment. Again, it goes before the Planning Commission for an open record public hearing similarly to what we are doing now but it's in a more formal setting for the Planning Commission, which then makes a recommendation to City Council whether to approve, deny, or approve with conditions were modified conditions.

At the formal City Council meeting they review the application materials as well as the recommendation from the Planning Commission, and they will ultimately render a decision.

In some cases, we may do what's called a joint notice of application and notice of hearing so that just cuts down on the amount of mail. You will still be informed of when the meetings will be, it'll just be on one mailer rather than getting two separate ones that talk about different things.

Typically, because of the public notice period, it's usually about a three month process for planning land use permits, and then that's has to be approved prior to applying and having a building permit issued. The demolition permit can be issued prior to that because it's not directly related but it would be another step in the process.

Al and Judy Littlefield (Guest)

Do you foresee a marked crosswalk then across D Ave once this facility is in place? You're talking about the alley between 15 to 16th St, not vacating it, but you're going to fence.

Emily Morgan (COA Planner) – Shares site plan

Can you see the site plan here?

Al and Judy Littlefield (Guest)

I'm asking is you could fence between the alley, although you're not going to vacate the alley. What I'm asking is if the alley is vacated. I own the property on both sides into the other blocks. if you're going to vacate that part of the alley, I would be very willing to vacate my side.

Emily Morgan (COA Planner)

So the alley is not proposed to be vacated and there should not be a fence going across it. The fence will run parallel with the alley on the play yard side, and then there is a crosswalk that will go across the alley from kind of this main sidewalk area to this parking lot and there will be a crosswalk proposed with the improvements along D. You can see that here. We're seeing a lot of these bulbs all along those dead ends. They go up against the Smiley's Bottom wetlands. So just as kind of a heads up of what is to come.

Krueger (Guest)

OK, thank you. We just wanted to put out there to suggest considering moving the crosswalk to 15th St rather than 16th because there's already a lot of pedestrian traffic that crosses right there since that's the street that enters into Smiley's Bottom. And it would be still connecting to all that city parking or community parking.

Emily Morgan (COA Planner)

I will say that this plan is specific to this area for the Learning Center, so the city has partnered with the Samish to kind of get this up and running because it is going to be needed for development that will bring traffic but we're mitigating it while here. It does appear that there will be a crosswalk at 15th.

Peter Carletti (Architect)

Yeah, I think there was an intention to do a crosswalk at both locations. (15th and 16th street crossing D)

Peter Carletti (Architect)

I just want to say to everyone, thank you for taking the time to come and learn about our project, where we look forward to working with you and doing our best to make this an asset to the neighborhood and make it blend in. And we're excited about bringing this project online and I think it's something that's duly needed and will really benefit the community.

Tom Wooten (Tribal Chairman)

So Kim, I would just like to echo what Peter said. It's really about being part of the community and fitting in, and all of your participation here tonight will really better this project along for everybody. Thanks for being here tonight and I look forward to this moving along to support our community, thanks.

Kim McKinnon (Project Manager)

Yeah, so thank you. You can submit information requests to the tribe if you just had a quick question or something and they will forward those to me or my email address is KMckinnon@samishtribe.nsn.us

Meeting closed 32 minutes.



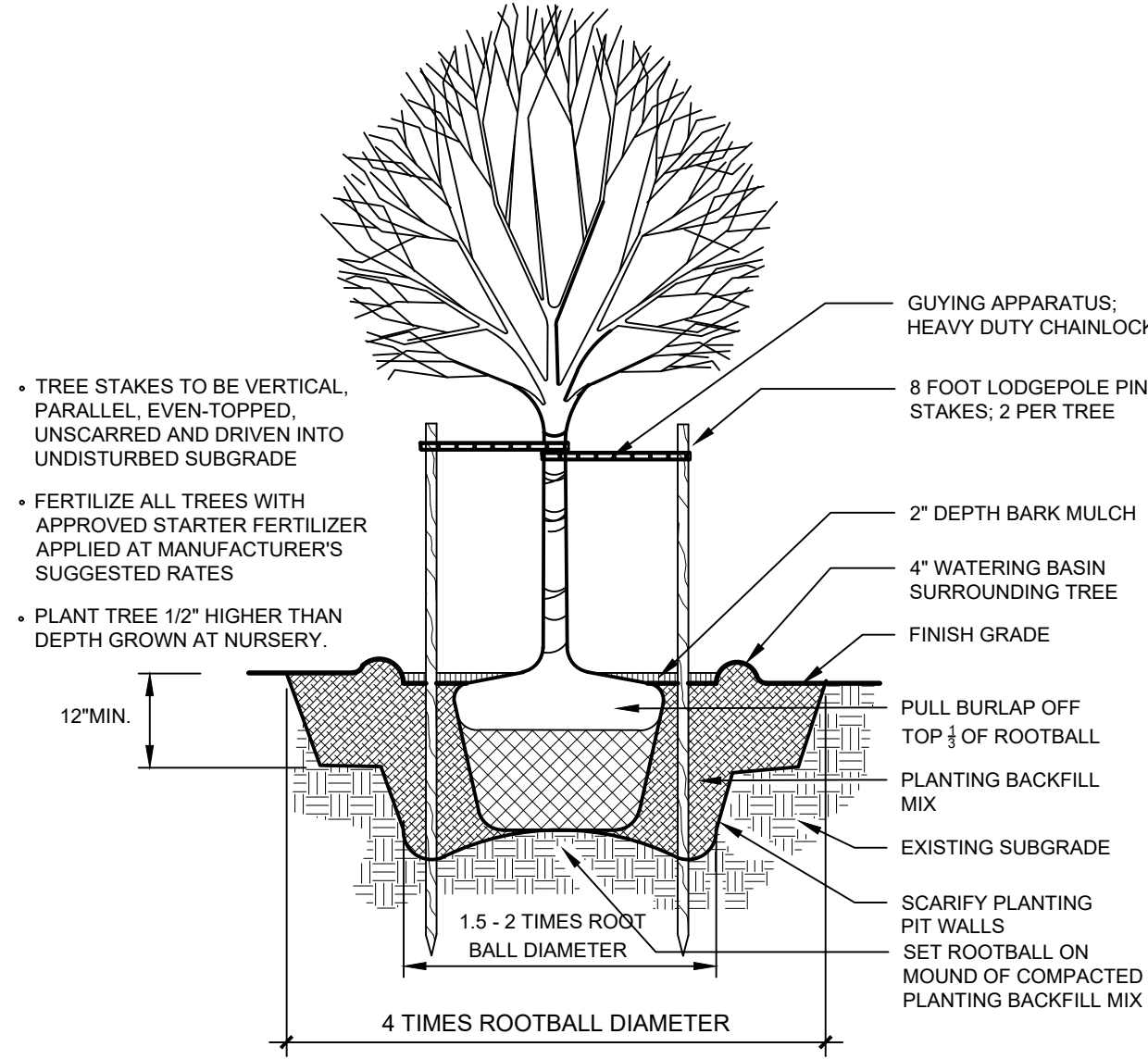
PLANTING PLAN
1" = 16'-0" (CHECK SCALE BAR FOR ACCURACY)

Landscape Statistics - COA		
	Lot 1 (south)	Lot 2 (north)
GROSS ACREAGE	14,927	5,971
Landscape Area Required (20%)	2,985	1,194
Landscape Area Provided	3004 (21%)	1842 (30%)
PARKING LOT LANDSCAPE (SF)	4,576	
Landscape Area Required (5% parking area)	229	
Provided	> 960	
Number of Trees Required (1/50 sf)	2	
Number of Trees Provided	4	
STREET FRONTAGE	2" caliper approved tree every 30' o.c. required	provided per code.

CITY OF ANACORTES
Planning, Community, & Economic Development
Date Received:
02/01/2022
CUP-2022-0002

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS KIND OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
- ALL PLANT MATERIAL SIZES AND QUALITY TO CONFORM TO AMERICAN ASSOC. OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, MOST RECENT PUBLISHED.
- PLANT LOCATIONS ON THE PLANS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE LANDSCAPE CONTRACTOR.
- ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK AND SHALL BE OF THE TYPE, SIZE AND CONDITION SPECIFIED. THE PLANT MATERIAL SHALL EXHIBIT NORMAL HABITS OF GROWTH FOR THE SPECIES, SHALL HAVE BUDS INTACT AND SHALL BE FREE OF DISEASE, INSECTS, SCARS, BRUISES, BREAKS, SEED AND WEED ROOTS.
- MINIMUM TOPSOIL DEPTH TO BE 6 INCHES. SEE NOTES THIS SHEET FOR ADDITIONAL TOPSOIL DEPTH AND SPECIFICATION.
- MEDIUM BARK MULCH IS TO BE INSTALLED AT ALL NEW PLANTING AREAS WITH A MINIMUM OF 2 INCHES.
- ALL LANDSCAPE AREAS SHALL HAVE PLANTING BACKFILL AMENDED WITH A TRANSPLANT AMENDMENT (SUPERTHRIVE OR EQUAL) APPLIED AT MANUFACTURES RECOMMENDED RATE.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL SITE UTILITIES PRIOR TO LANDSCAPE IMPLEMENTATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICT.
- LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING, WALLS, AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST.
- PLANT COUNT IS FOR THE CONTRACTOR'S CONVENIENCE; IF THERE IS A DISCREPANCY, THE PLAN SHALL GOVERN. ACTUAL PLANT QUANTITIES TO BE DETERMINED BY REQUIRED PLANT SPACING.
- ALL AREAS TO BE PLANTED WITH GROUNDCOVER ARE INDICATED ON THE PLAN WITH A HATCH PATTERN. SEE PLANT LIST FOR PLANT TYPE, SIZE, AND SPACING.
- SUBSTITUTION OF PLANT VARIETIES DUE TO LACK OF AVAILABILITY SUBJECT TO APPROVAL BY THE OWNERS REPRESENTATIVE AND CITY.
- ALL DIMENSIONS ARE ASSUMED TO BE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED.
- ALL SOIL GRADES TO BE A MINIMUM SIX INCHES BELOW ADJACENT FINISH FLOOR ELEVATIONS UNLESS NOTED OTHERWISE. ALL GRADES ADJACENT TO A BUILDING SHALL HAVE A MAXIMUM SLOPE OF 5% 3' FROM FOUNDATION.
- ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED.
- BASEMAP PROVIDED BY CARLETTI ARCHITECTS, MOUNT VERNON, WA



1 | TYPICAL PLANTING DETAILS
L-1 | NO SCALE

PRELIMINARY PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE
	Betula nigra	River Birch	2" Cal.
	Carpinus japonica	Japanese Hornbeam	2" Cal.
	Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress	7' Ht.
	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	2" Cal.
	Liquidambar styraciflua 'Fastigiata'	Sweetgum 'Fastigiata'	2" Cal.
	Ulmus americana 'New Horizon'	New Horizon American Elm	2" Cal.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	Acer circinatum	Vine Maple	5 gal.
	Buddleja x 'Purple Haze'	Lo & Behold Purple Butterfly Bush	2 gal.
	Camellia sasanqua 'Green 01-006' TM	October Magic Carpet Camellia	2 gal.
	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki Cypress	5 gal.
	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	2 gal.
	Forsythia x intermedia 'Fiesta'	Fiesta Forsythia	2 gal.
	Gaultheria shallon	Salal	2 gal.
	Ilex glabra	'Gem Box' Inkberry Holly	2 gal.
	Mahonia repens	Creeping Mahonia	2 gal.
	Philadelphus x 'Snow Dwarf'	Snow Dwarf Mock Orange	5 gal.
	Pieris japonica 'Cavatine'	Lily of the Valley Bush	2 gal.
	Pinus thunbergii 'Yatsubusa'	Dwarf Japanese Black Pine	2 gal.
	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	2 gal.
	Rhododendron schlippenbachii	Royal Azalea	5 gal.
	Rhododendron x 'Ramapo'	Ramapo Rhododendron	2 gal.
	Ribes sanguineum 'King Edward VII'	Red Flowering Currant	2 gal.
	Spiraea japonica 'Nana'	Dwarf Japanese Spirea	2 gal.
	Thuja occidentalis 'Emerald'	Emerald Arborvitae	5' Ht.
	Viburnum davidii	David Viburnum	2 gal.
	Viburnum plicatum tomentosum 'Shasta'	Shasta Japanese Snowball	2 gal.
	Weigela florida 'Midnight Wine' TM	Weigela	2 gal.
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE
	Astilbe chinensis 'Pumila'	Dwarf Pink Astilbe	1 gal.
	Carex oshimensis 'Everoro'	Everoro Japanese Sedge	1 gal.
	Hemerocallis x	Hybrid Daylily	1 gal.
	Heuchera x 'Black Beauty'	Coral Bells	1 gal.
	Lavandula dentata	French Lavender	1 gal.
	Polystichum munitum	Western Sword Fern	1 gal.
	Trillium ovatum	Coast Trillium	1 gal.
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE
	Arctostaphylos uva-ursi	Kinnikinnick	6"
SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE
	Grass Sod Locally Proven	Turf	sod

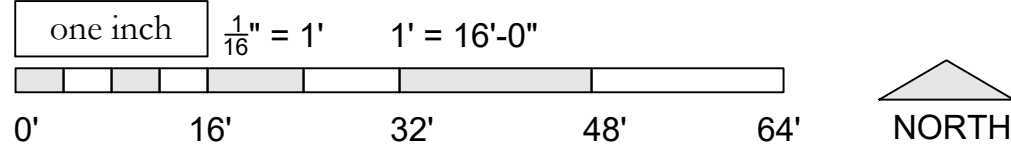


Samish Head Start - Anacortes WA

Preliminary Landscape Plan - not for construction

Prepared for:
Carletti Architects
116 E. Fir Street
Mount Vernon, WA 98273
p. 360.424.0394

Prepared by:
eccosDesign
Landscape Architecture and Planning
Mount Vernon, WA 99273
p. 360.419.7400



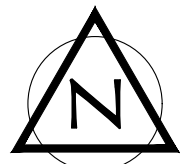
SAMISH EARLY LEARNING CENTER

FOR

CARLETTI ARCHITECTS, PS

ANACORTES, WASHINGTON

JANUARY 2022



VERTICAL DATUM

THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88.
PROJECT BENCHMARK IS THE NE TOP HOLD DOWN BOLT OF THE FIRE HYDRANT AS SHOWN
HEREON NORTHEAST CORNER OF THE SITE. BOLT ELEVATION = 77.00 FEET, NAVD 88.
ELEVATIONS DERIVED FROM FIELD OBSERVATIONS AND WSRN TIES.

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF "D" AVENUE BEARS N 1°54'23" E BETWEEN THE
FOUND MONUMENT AT THE INTERSECTION OF 15TH AND "D" AND 17TH AND "D" AS
SHOWN HEREON.

UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON SURFACE INDICATORS,
UTILITY MAPS PROVIDED BY THE CLIENT, CITY OF ANACORTES AND 811 LOCATES.

HORIZONTAL DATUM

WASHINGTON STATE PLANE NORTH ZONE 4601 (NAD 83/2012) USING W.S.R.N.

FIELD EQUIPMENT

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "TRIMBLE S6" AND A
TRIMBLE R10-2 GPS RECEIVER, STANDARD ERROR DISTANCE +/- 2CM (+ 1 PPM), AND
MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

LEGAL DESCRIPTION

LOTS 1, 2 AND THE EAST FIVE FEET OF LOT 3, AND LOTS 16 THROUGH 20, INCLUSIVE,
BLOCK 207, MAP OF THE CITY OF ANACORTES, SKAGIT COUNTY, WASHINGTON, ACCORDING
TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGES 4 THROUGH 7,
RECORDS OF SKAGIT COUNTY, WASHINGTON.

BLOCK SUBDIVISION BASED ON RECORD OF SURVEY RECORDED UNDER AFN 202005010007

SURVEYOR'S NOTES

SOME UTILITY LOCATIONS ARE BASED ON ASSUMPTIONS.
ASBUILTS PROVIDED BY CITY OF ANACORTES. CONTRACTOR TO VERIFY CONNECTIONS PRIOR TO CONSTRUCTION.



VICINITY MAP
SCALE: 1" = 1/2 MILE

SHEET INDEX

SHEET NUMBER	SHEET TITLE
1 OF 10	COVER SHEET
2 OF 10	EXISTING CONDITIONS, DEMOLITION & TESC PLAN
3 OF 10	TESC NOTES & DETAILS
4 OF 10	SITE & DIMENSIONAL PLAN
5 OF 10	SITE GRADING AND STORMWATER PLAN
6 OF 10	WATER AND SANITARY SEWER PLAN
7 OF 10	CONSTRUCTION DETAILS
8 OF 10	WSDOT DETAILS
9 OF 10	CITY OF ANACORTES DETAILS
10 OF 10	CONSTRUCTION SPECIFICATIONS

LEGEND

---	EXISTING RIGHT OF WAY LINE	SD	PROPOSED STORM DRAIN
---	EXISTING PROPERTY LINE	PERF	PROPOSED PERFORATED STORM PIPE
SD	EXISTING STORM DRAIN	SS	PROPOSED STORM CATCH BASIN TYPE II
---	EXISTING TYPE 2 CB	SS	PROPOSED STORM CATCH BASIN
---	EXISTING TYPE 1 CB	SS	PROPOSED SANITARY SEWER
SS	EXISTING SANITARY SEWER	SS	PROPOSED SANITARY SEWER
SSFM	EXIST. SANITARY SEWER FORCEMAIN	SS	PROPOSED SANITARY MANHOLE
---	EXISTING SANITARY MANHOLE	SS	PROPOSED SANITARY OR STORM SEWER CLEANOUT
W	EXISTING WATERLINE	W	PROPOSED WATERLINE
---	EXISTING WATER VALVE	W	PROPOSED WATER VALVE
---	EXISTING FIRE HYDRANT	W	PROPOSED FIRE HYDRANT
G	EXISTING GAS LINE	W	PROPOSED FIRE DEPARTMENT CONNECTION
P	EXISTING POWERLINE	W	PROPOSED BLOW-OFF ASSEMBLY
---	EXISTING FENCELINE	W	PROPOSED CURB AND GUTTER
---	EXISTING EDGE OF ASPHALT	W	PROPOSED EXTRUDED CONCRETE CURB
---	EXISTING CURB & GUTTER	W	PROPOSED CONCRETE
---	EXISTING CONCRETE	W	PROPOSED PERMEABLE PAVEMENT OR PAYER
---	EXISTING ASPHALT	W	PROPOSED CONTOUR
---	EXISTING GRAVEL	W	
---	EXISTING CONTOUR	W	

SITE INFORMATION:

PARCEL NUMBER: P56251, P56255
ADDRESS: 2201 15TH ST./1502 "D" AVENUE
ZONING: RESIDENTIAL LOW DENSITY A (R2A)
PARCEL AREA: 23,857 SQ. FT. - 0.548 ACRES (INCLUDES ALLEY WAY)
SETBACKS: FRONT / BACK: 20'
SIDE: 10'

SURFACE AREAS:

ALLOWABLE IMPERVIOUS SURFACE: 19,085 SQ. FT. (80%)
PROPOSED ONSITE IMPERVIOUS AREA: 14,457 FT. (60.5%)

CITY OF ANACORTES PROJECT NO. 21-

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.DATETHIS APPROVAL WILL EXPIRE IN
ONE YEAR FROM THE DATE NOTED ABOVE.

DATE
THIS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE.

OWNER:
SAMISH INDIAN NATION
PO BOX 217
ANACORTES, WA 98221

ENGINEER/SURVEYOR:

SOUND DEVELOPMENT GROUP, LLC
PAT SEVERIN/JAY STANDISH
1111 CLEVELAND AVENUE, SUITE 202
MOUNT VERNON, WA 98273
PH: 360.404.2010
EM: pot@sdg-llc.com/joy@sdg-llc.com

ARCHITECT/APPLICANT:

CARLETTI ARCHITECTS, PS
PETER CARLETTI
116 E. FIR STREET, #A
MOUNT VERNON, WA 98273
PHONE: (360) 424-0394
EMAIL: peter@carlettiarchitects.com

LANDSCAPE ARCHITECT:

ECCO DESIGN
ATTN: PATRIK DYLAN
MOUNT VERNON, WA 98273
PHONE: 360.419.7400
EMAIL: ECCODESIGN@GMAIL.COM

CITY OF ANACORTES

PROJECT MANAGER

STEVEN LANGE
OFFICE: 360.299.1983
CELL: 360.661.3468
EMAIL: STEVEL@CITYOFANACORTES.ORG

CITY OF ANACORTES PUBLIC

WORKS INSPECTOR:

JUSTIN SYMONDS
OFFICE: 360.299.1972
CELL: 360.661.3547
EMAIL: JUSTINS@CITYOFANACORTES.ORG

CITY OF ANACORTES

ASST. CITY ENGINEER

ERIC SHARBACK
OFFICE: 360.293.1920

UTILITIES SERVING THE SITE

WATER:

CITY OF ANACORTES
CONTACT: SANDI ANDERSON
(360) 293-1921

CABLE:

COMCAST
CONTACT: SHANE TURNER
(360) 316-9405

TELEPHONE:

ZIPLY FIBER
CONTACT: DENNIS KELLER
(360) 757-4530

POWER:

PUGET SOUND ENERGY
CONTACT: MIKE JUDY
(425) 324-0223

GAS:

CASCADE NATURAL GAS
CONTACT: TED McCAMMANT
(360) 708-4689

SANITARY SEWER:

CITY OF ANACORTES
CONTACT: SANDI ANDERSON
(360) 293-1921

FIRE MARSHAL

DATE

PROJECT:

SHEET DESCRIPTION:

SAMISH EARLY
LEARNING CENTER
FOR
CARLETTI ARCHITECTS, PS

COVER SHEET

SCALE: AS NOTED

DRAWN BY: P.SEVERIN

DESIGNED BY: P.SEVERIN

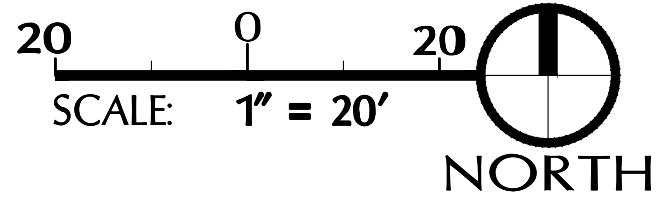
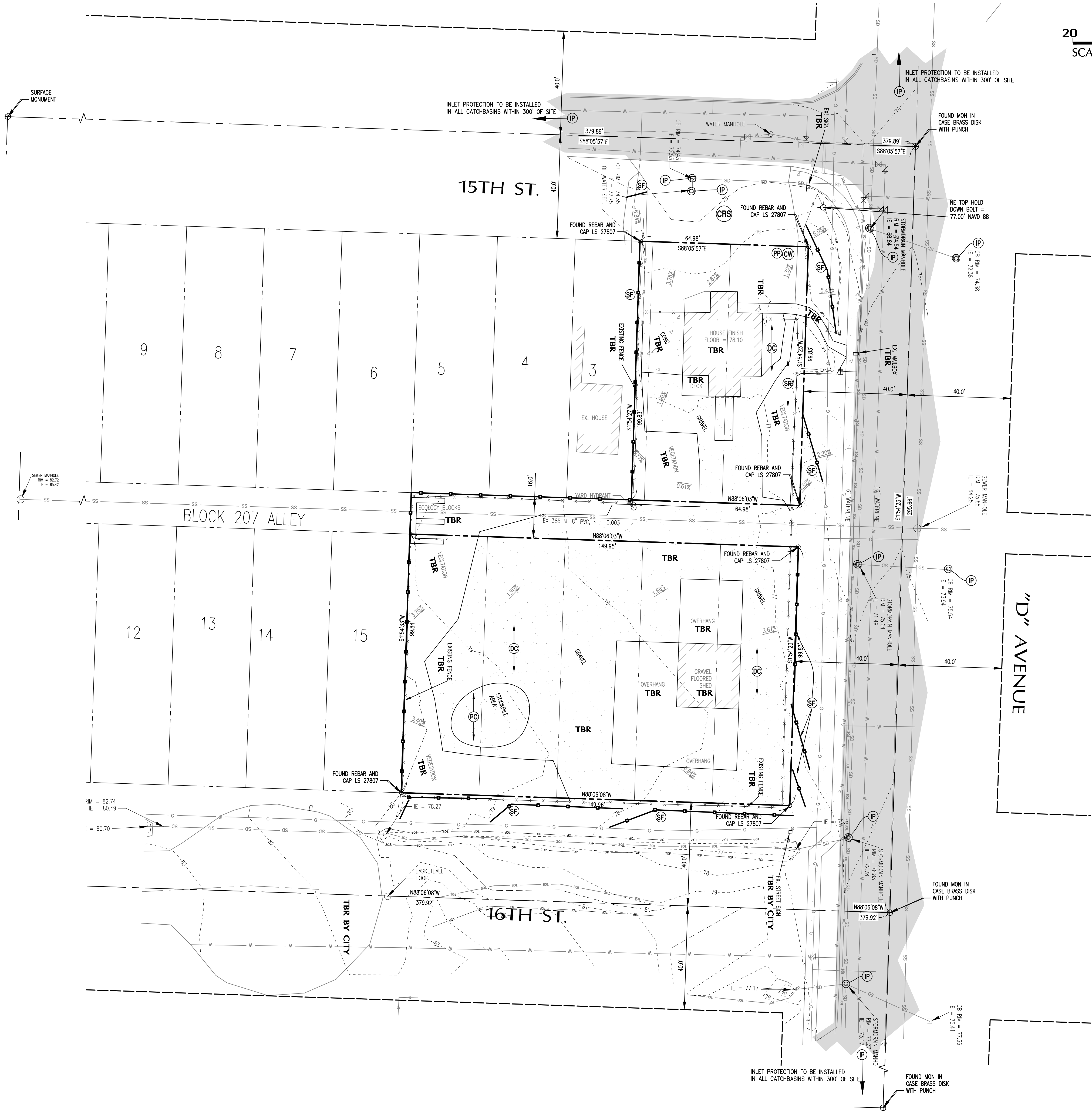
DATE: 01.10.22

JOB NUMBER: 21040

DWG NAME: 21040.CUP.CIV.DWG

SHEET NUMBER:

1 OF 10



TESC PLAN LEGEND

CODE	SYMBOL	DESCRIPTION
CRS		BMP C105 - CONSTRUCTION ROAD STABILIZATION STD. PLAN I-80.10-02
SF		BMP C233 - SILT FENCE HIGH-VISIBILITY OR BMP C235 STRAW WATLES WITH BMP C103 - HIGH VISIBILITY FENCE PER WSDOT STD. PLAN I-40.20-00
IP		BMP C220 - INLET PROTECTION PER WSDOT STD. PLAN I-40.20-00
PS		BMP C120 - PERMANENT SEEDING AND PLANTING
DC		BMP C140 - DUST CONTROL
VEG		BMP C101 - RETAIN EXISTING VEGETATION
TBR		TO BE REMOVED - EXISTING VEGETATION TO REMAIN UNTIL REMOVAL IS REQUIRED FOR CONSTRUCTION.
SR		BMP C130 - SURFACE ROUGHENING
CW		BMP C154 - CONCRETE WASHOUT AREA
PP		PORTA-POTTY
PC		BMP C123 - PLASTIC COVERING

NOTE: SILT FENCE SHALL BE INSTALLED IF WARRANTED BY SITE CONDITIONS AS DETERMINED BY THE ENGINEER OR THE CITY INSPECTOR. THE SILT FENCE SHALL BE PLACED AS REQUIRED TO PREVENT SILT LOADED RUNOFF FROM LEAVING THE SITE. SEE DETAIL ON SHEET 4, FOR SILT FENCE INSTALLATION.

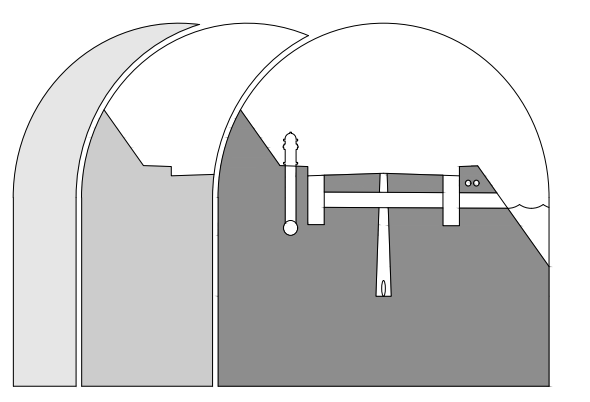
SHEET NOTES:

- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS CONCERNING DISPOSAL OF MATERIALS. ALL ASPHALT, CONCRETE, BRICK, AND STRUCTURES REMOVED FROM THIS SITE SHALL BE DISPOSED OF, AT AN APPROVED SITE, OBTAINED BY THE CONTRACTOR.
- WELL AND DRAINFIELD NOTE:**
ANY WELLS, SEPTIC TANKS AND/OR DRAINFIELDS DISCOVERED ON SITE SHALL BE DECOMMISSIONED PER THE APPLICABLE W.A.C.'S AND HEALTH DEPARTMENT REQUIREMENTS. DOCUMENTATION TO BE PROVIDED TO THE CONSTRUCTION INSPECTION DIVISION OF THE CITY OF ANACORTES.
- CONTRACTOR TO MAINTAIN INTEGRITY OF ALL EXISTING UTILITIES. CONTRACTOR TO COORDINATE WITH PSE AND CASCADE NATURAL GAS, AND FRONTIER COMMUNICATIONS, AND ANY ADDITIONAL UTILITY IDENTIFIED BY 1-800-LOCATE, OR LOCAL UTILITY THAT MAY HAVE SERVICE LINE UNDERGROUND.
- CONTRACTOR TO REPAIR EXISTING OFFSITE LANDSCAPING WITH LIKE NATIVE PLANTS AND MATERIALS. REVEGETATED AREAS SHALL BE TREATED WITH BMP 15.13, AND SEEDING REQUIREMENTS.
- CONTRACTOR TO POTHOLE EXISTING UTILITY STUBS TO ENSURE ALIGNMENT AND DEPTH OF EXISTING UTILITIES.
- CONTRACTOR TO POTHOLE ALL UTILITY CROSSINGS TO VERIFY EXISTING CONDITIONS, DEPTHS AND LOCATIONS, PRIOR TO ANY OTHER WORK.
- CONTRACTOR TO MAINTAIN INTEGRITY OF NEIGHBORING IMPROVEMENTS. DAMAGE TO NEIGHBORING PROPERTY SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- EXISTING ASPHALT ACCESS TO BE UTILIZED AS CONSTRUCTION ENTRANCE UNTIL ALL DEMO IS COMPLETED, AND SITE HAS BEEN TEMPORARILY STABILIZED WITH GRAVEL IN FUTURE IMPERVIOUS AREAS.

CITY OF ANACORTES PROJECT NO. 21-

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 ORDINANCES, 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 LAW AND PERMIT REQUIREMENTS. THIS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE.

THIS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273 Tel: 360-404-2010

SHEET REVISIONS:		
NO. DATE	DESCRIPTION	APPROVED
1 01.10.22	DRO SUBMITTAL	P.SEVERIN
1 01.10.22	CUP SUBMITTAL	P.SEVERIN

CALL 48 HOURS BEFORE YOU DIG
1.800.424.5555

SAMISH EARLY LEARNING CENTER
FOR
CARLETTI ARCHITECTS, PS

EXISTING CONDITIONS, DEMOLITION AND TESC PLAN

PROJECT:

SHEET DESCRIPTION:

SCALE:	AS NOTED
DRAWN BY:	P.SEVERIN
DESIGNED BY:	P.SEVERIN
DATE:	01.10.22
JOB NUMBER:	21040
DWG NAME:	21040.CUP.CIV.DWG
SHEET NUMBER:	

2 OF 10

ESC-1 STANDARD ESC NOTES

APPROVAL OF THIS EROSION AND SEDIMENT CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTIONS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).

- AS DIRECTED BY PUBLIC WORKS DIRECTOR PRIOR TO COMMENCING CONSTRUCTION, ALL CRITICAL AREAS, INCLUDING WETLAND BUFFERS, STREAM CORRIDOR, LANDFILL AREAS, AND STEEP SLOPES SHALL BE CONTINUOUSLY DEMARCATED IN THE FIELD USING FLAGGING TAPE OR FENCING.
- EROSION CONTROL METHODS AND MATERIALS SHALL MEET REQUIREMENTS OF SECTION 8-01 OF THE APWA/WASHINGTON STATE DEPARTMENT OF TRANSPORTATION 2022 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, AND REQUIREMENTS SET FORTH IN VOLUME 1 OF THE "STORMWATER MANAGEMENT MANUAL FOR THE PUGET SOUND BASIN (THE TECHNICAL MANUAL)" BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY, CURRENT EDITION. THE CONTRACTOR SHALL FOLLOW RECOMMENDATIONS MADE BY SUPPLIERS AND MANUFACTURERS OF MATERIALS AND EQUIPMENT USED.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT-LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS, AND MUST BE INSTALLED AND IN OPERATION PRIOR TO ANY GRADING OR LAND CLEARING. WHEREVER POSSIBLE, MAINTAIN NATURAL VEGETATION FOR SILT CONTROL.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED (E.G., ADDITIONAL SLOPES, RELOCATION OF DITCHES AND SILT FENCES, ETC.) AS NEEDED FOR UNEXPECTED STORM EVENTS. ADDITIONALLY, MORE ESC FACILITIES MAY BE REQUIRED TO ENSURE COMPLETE SILTATION CONTROL. THEREFORE, DURING THE COURSE OF CONSTRUCTION, IT SHALL BE THE OBLIGATION AND RESPONSIBILITY OF THE CONTRACTOR TO ADDRESS ANY NEW CONDITIONS THAT MAY BE CREATED BY HIS ACTIVITIES AND TO PROVIDE ADDITIONAL FACILITIES OVER AND ABOVE THE MINIMUM REQUIREMENTS AS MAY BE NEEDED.
- ANY PERMANENT RETENTION/DETENTION FACILITY USED AS A TEMPORARY SETTLING BASIN SHALL BE MODIFIED WITH THE NECESSARY EROSION CONTROL MEASURES AND SHALL PROVIDE ADEQUATE STORAGE CAPACITY. IF THE PERMANENT FACILITY IS TO FUNCTION ULTIMATELY AS AN INFILTRATION OR DISPERSION SYSTEM, THE FACILITY SHALL NOT BE USED AS A TEMPORARY SETTLING BASIN. NO UNDERGROUND DETENTION TANK, DETENTION VAULT, OR SYSTEM, WHICH BACKS UNDER OR INTO A POND, SHALL BE USED AS A TEMPORARY SETTLING BASIN.
- WHERE SEEDING FOR TEMPORARY EROSION CONTROL IS REQUIRED, FAST GERMINATING GRASSES SHALL BE APPLIED AT AN APPROPRIATE RATE (EXAMPLE: ANNUAL OR PERENNIAL RATE APPLIED AT APPROXIMATELY 80 POUNDS PER ACRE).
- WHERE STRAW MULCH IS REQUIRED FOR TEMPORARY EROSION CONTROL, IT SHALL BE APPLIED AT A MINIMUM THICKNESS OF TWO (2) INCHES.
- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF ANACORTES STANDARDS AND SPECIFICATIONS.
- THE ESC FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DETAILS ON THE APPROVED PLANS. LOCATIONS MAY BE MOVED TO SIFT FIELD CONDITIONS, SUBJECT TO APPROVAL BY THE CITY OF ANACORTES PUBLIC WORKS DIRECTOR AND CITY OF ANACORTES INSPECTOR.
- A COPY OF THE APPROVED EROSION CONTROL PLANS MUST BE ON THE JOB SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
- ALL LOTS ADJOINING OR HAVING ANY NATIVE GROWTH PROTECTION EASEMENTS (NGPE) SHALL HAVE A FOUR (4) FOOT HIGH TEMPORARY CONSTRUCTION FENCE (CYCLONE OR PLASTIC MESH) SEPARATING THE LOT (OR BUILDABLE PORTIONS OF THE LOT) FROM THE AREA RESTRICTED BY THE NGPE, AND SHALL BE INSTALLED PRIOR TO ANY GRADING OR CLEARING AND REMAIN IN PLACE UNTIL A DWELLING IS CONSTRUCTED AND OWNERSHIP TRANSFERRED TO THE FIRST OWNER/OCCUPANT.
- A CLEARING CONTROL FENCE SHALL BE INSTALLED AT THE DRIP LINE OF TREES TO BE SAVED WHEREVER THE TREE CANOPIES EXTEND INTO THE AREA TO BE CLEARED. ON-SITE SUPERVISOR SHALL BE PROVIDED WHENEVER EQUIPMENT MUST OPERATE UNDER TREE CANOPIES, AND FENCING SHALL BE REPLACED WHEN NECESSARY. THE CLEARING CONTROL FENCE SHALL CONSIST OF A SINGLE STRAND OF WIRE ATTACHED ABOUT THREE (3) FEET HIGH TO WOOD LATH AT A TWELVE (12) FOOT MAXIMUM SPACING AND FLAGGED WITH SURVEY RIBBON AT FOUR (4) FOOT INTERVALS.
- OFF-SITE STREETS MUST BE KEPT CLEAN AT ALL TIMES. IF DIRT IS DEPOSITED ON THE PUBLIC STREET SYSTEM, THE STREET SHALL BE IMMEDIATELY CLEANED WITH POWER SWEEPER OR OTHER EQUIPMENT. ALL VEHICLES SHALL LEAVE THE SITE BY WAY OF THE CONSTRUCTION ENTRANCE AND SHALL BE CLEARED OF ALL DIRT THAT WOULD BE DEPOSITED ON THE PUBLIC STREETS.
- ANY CATCH BASINS COLLECTING RUNOFF FROM THE SITE, WHETHER THEY ARE ON OR OFF THE SITE, SHALL HAVE THEIR GRATES COVERED WITH FILTER FABRIC DURING CONSTRUCTION.
- THE WASHED GRAVEL BACKFILL ADJACENT TO THE FILTER FABRIC FENCE SHALL BE REPLACED AND THE FILTER FABRIC CLEARED IF IT IS NONFUNCTIONAL, BY EXCESSIVE SILT ACCUMULATION AS DETERMINED BY THE CITY OF ANACORTES. ALSO, ALL INTERCEPTOR SWALES SHALL BE CLEARED IF SILT ACCUMULATION EXCEEDS ONE-QUARTER DEPTH.
- ROCK FOR EROSION PROTECTION OF ROADWAY DITCHES, WHERE REQUIRED, MUST BE OF SOUND QUARRY ROCK, PLACED TO DEPTH OF ONE (1) FOOT AND MEET THE FOLLOWING SPECIFICATIONS: 4" - 8" ROCK/40%-70% PASSING, 2"-4" ROCK/30%-40% PASSING, AND 1"-2" ROCK/10%-20% PASSING.
- IF ANY PART (S) OF THE CLEARING LIMIT, BOUNDARY OR TEMPORARY EROSION/SEDIMENTATION CONTROL PLAN IS/ARE DAMAGED, IT SHALL BE REPAIRED IMMEDIATELY.
- ALL PROPERTIES ADJACENT TO THE PROJECT SITE SHALL BE PROTECTED FROM SEDIMENT DEPOSITION AND RUNOFF. DO NOT FLUSH CONCRETE BY-PRODUCTS OR TRUCKS NEAR OR INTO THE STORM DRAINAGE SYSTEM. IF EXPOSED AGGREGATE IS FLUSHED INTO THE STORM SYSTEM, IT COULD MEAN RECLEANING THE ENTIRE DOWNSTEAM STORM SYSTEM, OR POSSIBLY RELAYING THE STORM LINE.
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/ESC SUPERVISOR UNTIL ALL CONSTRUCTION IS APPROVED.
- THE SITE CDSO'S NAME IS: _____ 24 HR. CONTACT NUMBER IS: _____
- THE APPLICANT'S NAME IS: _____ 24 HR. CONTACT NUMBER IS: _____
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED BY A CONTINUOUS LENGTH OF SURVEY TAPE (OR FENCING, IF REQUIRED) PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE CLEARING LIMITS SHALL BE PERMITTED. THE CLEARING LIMITS SHALL BE MAINTAINED BY THE APPLICANT/ESC SUPERVISOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/ESC SUPERVISOR AND MAINTAINED TO ENSURE CONTINUED PROPER FUNCTIONING. WRITTEN RECORDS SHALL BE KEPT OF WEEKLY REVIEWS OF THE ESC FACILITIES DURING THE WET SEASON (OCT. 1 TO APRIL 30) AND OF THE MONTHLY REVIEWS DURING THE DRY SEASON (MAY 1 TO SEPT. 30).
- ANY AREAS OF EXPOSED SOILS, INCLUDING ROADWAY EMBANKMENTS, THAT WILL NOT BE DISTURBED FOR TWO DAYS DURING THE WET SEASON OR SEVEN DAYS DURING THE DRY SEASON SHALL BE IMMEDIATELY STABILIZED WITH THE APPROVED ESC METHODS (E.G., SEEDING, MULCHING, PLASTIC COVERING, ETC.).
- ANY AREA NEEDING ESC MEASURES NOT REQUIRING IMMEDIATE ATTENTION SHALL BE ADDRESSED WITHIN FIFTEEN (15) DAYS.
- THE ESC FACILITIES ON ACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN FORTY-EIGHT (48) HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE (1) FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEARED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT -LADEN WATER INTO THE DOWNSTEAM SYSTEM.

- OFFSITE STORMWATER AND/OR GROUNDWATER TO BE DIVERTED AWAY FROM SLOPES & DISTURBED AREAS WITH INTERCEPTOR DIKES, PIPES, OR SWALES. OFFSITE STORMWATER SHALL BE MANAGED DIFFERENTLY FROM STORMWATER GENERATED ONSITE.
- EXCAVATED MATERIAL TO BE PLACED ON UPHILL SIDE OF TRENCH.
- STABILIZED CONSTRUCTION ENTRANCES AND ROADS SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES, SUCH AS WASH PADS, MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
- 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 ULTIMATELY AS AN INFILTRATION SYSTEM, THE TEMPORARY FACILITY MUST BE GRADED SO THAT THE BOTTOM AND SIDES ARE AT LEAST THREE FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- PRIOR TO THE BEGINNING OF THE WET SEASON (OCT. 1), ALL DISTURBED AREAS SHALL BE REVIEWED TO IDENTIFY WHICH ONES CAN BE SEEDD IN PREPARATION FOR THE WINTER RAINS. DISTURBED AREAS SHALL BE SEEDD WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON. A SKETCH MAP OF THOSE AREAS TO BE SEEDD AND THOSE AREAS TO REMAIN UNCOVERED SHALL BE SUBMITTED TO THE CITY INSPECTOR. THE CITY INSPECTOR CAN REQUIRE SEEDING OF ADDITIONAL AREAS IN ORDER TO PROTECT SURFACE WATERS, ADJACENT PROPERTIES, OR DRAINAGE FACILITIES.

ESC-2 WET SEASON SPECIAL PROVISIONS (OCTOBER 1 - APRIL 30)

- THE ALLOWED TIME THAT A DISTURBED AREA CAN REMAIN UNWORKED WITHOUT COVER MEASURES IS REDUCED TO TWO DAYS, RATHER THEN SEVEN.
- STOCKPILES AND STEEP CUT AND FILL SLOPES ARE TO BE PROTECTED IF UNWORKED FOR MORE THAN 12 HOURS.
- COVER MATERIALS SUFFICIENT TO COVER ALL DISTURBED AREAS SHALL BE STOCKPILED ON SITE.
- ALL AREAS THAT ARE TO BE UNWORKED DURING THE WET SEASON SHALL BE SEEDD WITHIN ONE WEEK OF THE BEGINNING OF THE WET SEASON.
- MULCH IS REQUIRED TO PROTECT ALL SEEDD AREAS.
- FIFTY LINEAR FEET OF SILT FENCE (AND THE NECESSARY STAKES) PER ACRE OF DISTURBANCE MUST BE STOCKPILED ON SITE.
- CONSTRUCTION ROAD AND PARKING LOT STABILIZATION ARE REQUIRED FOR ALL SITES UNLESS THE SITE IS UNDERLAIN BY COARSE-GRAINED SOIL.
- SEDIMENT RETENTION IS REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIC DESIGN FLOW.
- SURFACE WATER CONTROLS ARE REQUIRED UNLESS NO OFFSITE DISCHARGE IS ANTICIPATED FOR THE SPECIFIED DESIGN FLOW.
- PHASING AND MORE CONSERVATIVE BMP'S MUST BE EVALUATED FOR CONSTRUCTION ACTIVITY NEAR SURFACE WATERS.
- ANY RUNOFF GENERATED BY DEWATERING SHALL BE TREATED THROUGH CONSTRUCTION OF A SEDIMENT TRAP WHEN THERE IS SUFFICIENT SPACE OR BY RELEASING THE WATER TO A WELL-VEGETATED, GENTLY SLOPING AREA. SINCE PUMPS ARE USED FOR DEWATERING, IT MAY BE POSSIBLE TO PUMP THE SEDIMENT-LADEN WATER WELL AWAY FROM THE SURFACE WATER SO THAT VEGETATION CAN BE MORE EFFECTIVELY UTILIZED FOR TREATMENT. A STRAW BALE FILTER SHALL BE PLACED AROUND THE DISCHARGE FROM THE DEWATERING PUMP. IF THERE IS NOT SPACE FOR A SEDIMENT TRAP OR 25 FEET OF SUITABLE VEGETATION, OTHER FILTRATION METHODS SHALL BE REQUIRED.
- SOILS SHALL BE STABILIZED AT THE END OF THE SHIFT, BEFORE A HOLIDAY OR WEEKEND IF NEEDED, BASED ON THE WEATHER FORECAST.
- THE FREQUENCY OF MAINTENANCE REVIEW INCREASES FROM MONTHLY TO WEEKLY.

MULCHING

MULCH MATERIAL	QUALITY STANDARDS	APPLICATION RATES
STRAW	AIR-DRIED; FREE FROM UNDESIRABLE SEED AND COARSE MATERIAL.	2"-3" THICK; 2-3 BALES PER 1000 SQ. FT. OR 2-3 TONS PER ACRE.
WOOD FIBER CELLULOSE	NO GROWTH INHIBITING FACTORS	APPROX. 25-30 LBS. PER 1000 SQ. FT. OR 25-30 TONS PER ACRE.
COMPOST	NO VISIBLE WATER OR DUST DURING HANDLING. MUST BE PURCHASED FROM SUPPLIER WITH A SOLID WASTE HANDLING PERMIT.	2" THICK MIN.; APPROX. 100 TONS PER ACRE (APPROX. 800 LBS PER YARD)
CHIPPED SITE VEGETATION	AVERAGE SIZE SHALL BE SEVERAL INCHES.	2" MINIMUM THICKNESS

NOTE: MULCHING TO BE UTILIZED AS REQUIRED TO PREVENT EROSION AS DIRECTED BY THE ENGINEER.

MULCHING MAINTENANCE STANDARDS

- THE THICKNESS OF THE COVER MUST BE MAINTAINED.
- ANY AREAS THAT EXPERIENCE EROSION SHALL BE REMULCHED AND/OR PROTECTED WITH A NET OR BLANKET. IF THE EROSION PROBLEM IS DRAINAGE RELATED, THEN THE PROBLEM SHALL BE FIXED AND THE ERODED AREA REMULCHED.

SEEDING

SEED MIXES: THE SEED MIXES LISTED BELOW INCLUDE RECOMMENDED MIXES FOR TEMPORARY SEEDING. THESE MIXES, WITH THE EXCEPTION OF THE WETLAND MIX, SHALL BE APPLIED AT A RATE OF 100 LBS./ACRE. THIS RATE CAN BE REDUCED IF SOIL AMENDMENTS OR SLOW-RELEASE FERTILIZERS ARE USED.

TEMPORARY EROSION CONTROL SEED MIX	% WEIGHT	% PURITY	% GERMINATION
CHICKENSKIN OR RED FESCUE			
FESTUCA RUBRA VAR. COMMUTATA OR FESTUCA RUBRA	10	98	90
ANNUAL OR PERENNIAL RYE	40	98	90
LOUIM MULTICOLOR OR LOUIM PERENN	10	92	85
REDTOP OR COLONIAL BENTGRASS	10	92	85
AGROSTIS ALBA OR AGROSTIS TENUS	10	98	90
WHITE DUTCH CLOVER			
TRIFOLIUM REPENS			

BIOSWALE SEED MIX (MODIFIED BIRIARGREEN, INC., HYDROSEEDING GUIDE WETLANDS SEED MIX)	% WEIGHT	% PURITY	% GERMINATION
TALL OR MEADOW FESCUE	68	98	90
FESTUCA ARUNDINACEA OR FESTUCA ELATIOR	10	98	85
SEASIDE/CREeping BENTGRASS	10	90	80
AGROSTIS PALUSTRIS	10	90	80
MEADOW FORTAL	6	98	90
ALSKA CLOVER	6	98	90
TRIFOLIUM HYBRIDUM	6	92	85
REDTOP			
AGROSTIS ALBA			

WETLANDS SEED MIX	% WEIGHT	% PURITY	% GERMINATION
RED FESCUE	35	90	90
FESTUCA RUBRA	35	92	85
REDTOP	30	90	80
AGROSTIS ALBA			
MEADOW FORTAL			
ALPODURIUS PRATENSIS			

SEEDING MAINTENANCE STANDARDS

- ANY SEEDD AREAS THAT FAIL TO ESTABLISH AT LEAST 80 PERCENT COVER WITHIN ONE MONTH SHALL BE RESEEDD. IF RESEEDING IS INEFFECTIVE, AN ALTERNATE METHOD, SUCH AS SODDING OR NETS/BLANKETS, SHALL BE USED. IF WINTER WEATHER PREVENTS ADEQUATE GRASS GROWTH, THIS TIME LIMIT MAY BE RELAXED.
- AFTER ADEQUATE COVER IS ACHIEVED, ANY AREA THAT EXPERIENCE EROSION SHALL BE RESEEDD AND PROTECTED BY MULCH.
- SEEDD AREAS SHALL BE SUPPLIED WITH ADEQUATE MOISTURE, BUT NOT WATERED TO THE EXTENT THAT IT CAUSES RUNOFF.

ESC-4 FINAL SITE STABILIZATION NOTES

TO OBTAIN FINAL CONSTRUCTION APPROVAL, THE FOLLOWING CONDITIONS MUST BE MET:

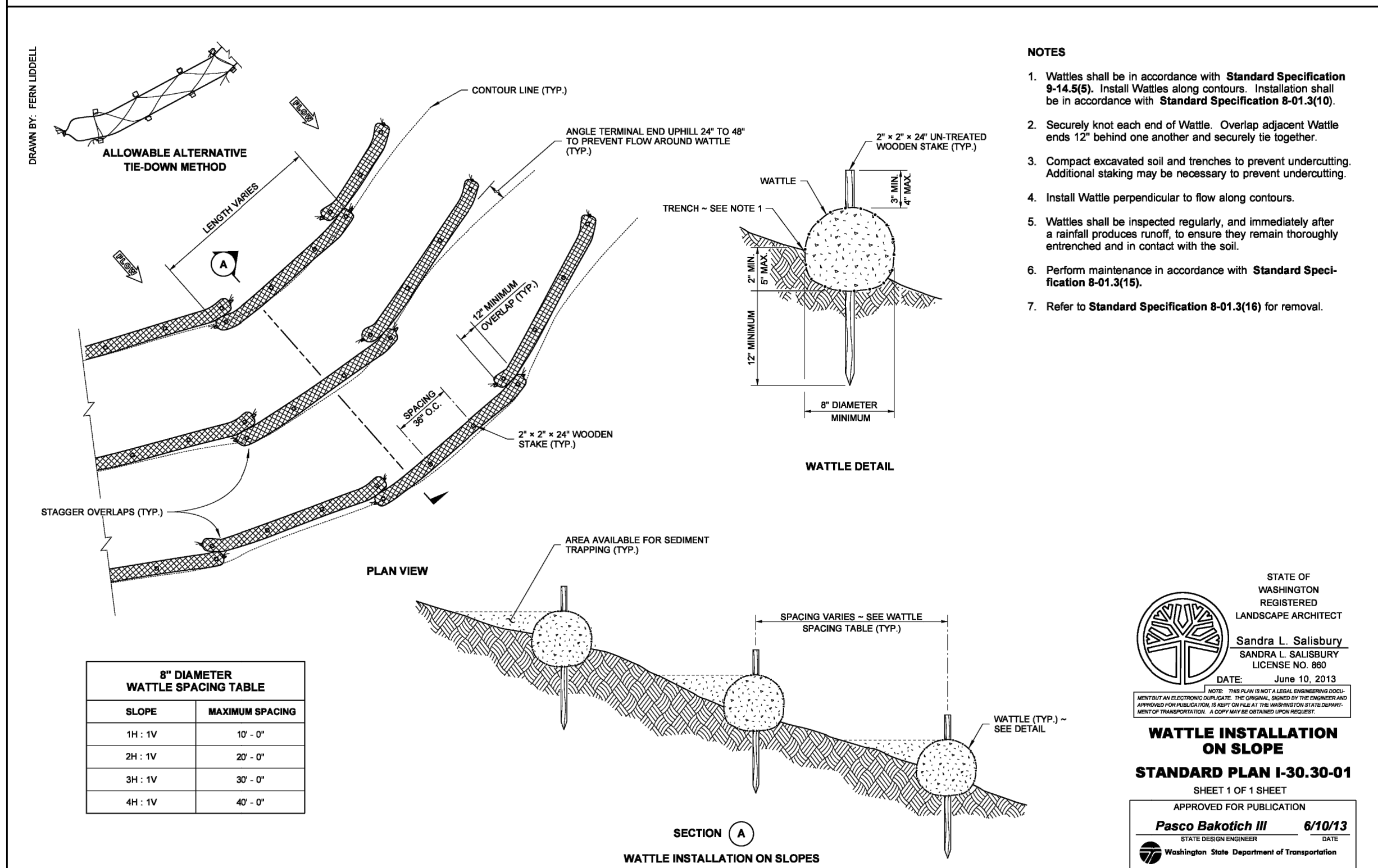
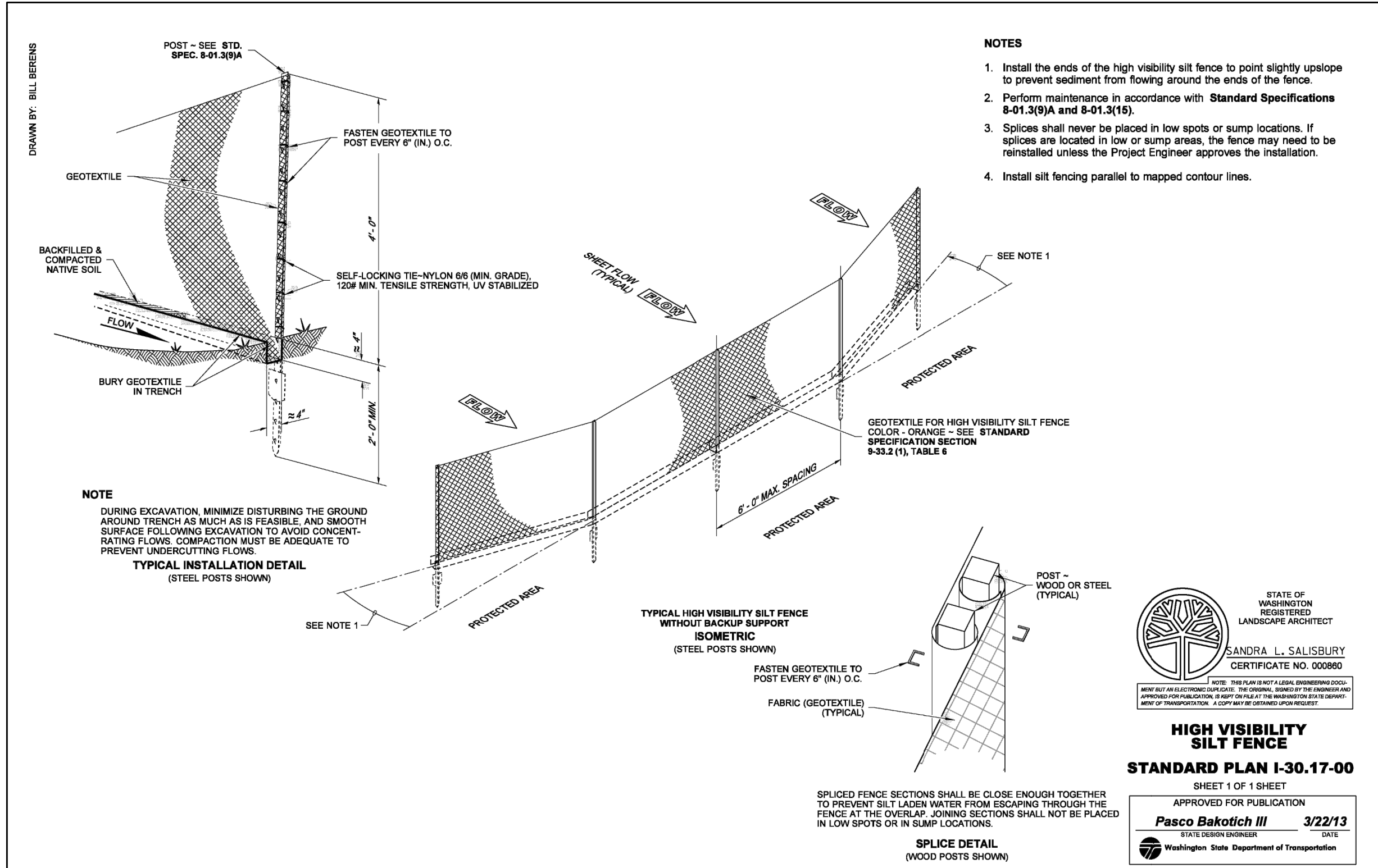
- ALL DISTURBED AREAS OF THE SITE SHALL BE VEGETATED OR OTHERWISE PERMANENTLY STABILIZED. AT A MINIMUM, DISTURBED AREAS SHALL BE SEEDD AND MULCHED WITH A HIGH LIKELY HOOD THAT SUFFICIENT COVER WILL DEVELOP SHORTLY AFTER FINAL APPROVAL. MULCH WITHOUT SEEDING IS NOT ADEQUATE TO ALLOW FINAL APPROVAL OF THE PERMIT, EXCEPT FOR SMALL AREAS OF MULCH USED FOR LANDSCAPING. THE ONLY EXCEPTIONS TO THESE REQUIREMENTS ARE LOTS WITHIN A PLAT THAT ARE TO BE DEVELOPED UNDER AN APPROVED RESIDENTIAL PERMIT IMMEDIATELY FOLLOWING PLAT APPROVAL. IN THESE CASES, MULCH AND/OR TEMPORARY SEEDING ARE ADEQUATE FOR COVER.
- STRUCTURAL MEASURES SUCH AS, BUT NOT LIMITED TO, SILT FENCES, PIPE SLOPES DRAINS, CONSTRUCTION ENTRANCES, STORM DRAIN INLET PROTECTION, AND SEDIMENT TRAPS AND PONDS SHALL BE REMOVED FROM THE SITE. MEASURES THAT WILL QUICKLY DECOMPOSE, SUCH AS BRUSH BARRIERS AND ORGANIC MULCHES, MAY BE LEFT IN PLACE IN THE CASE OF SILT FENCES. IT MAY BE BEST TO REMOVE FENCES IN CONJUNCTION WITH THE SEEDING, SINCE IT MAY BE NECESSARY TO BRING MACHINERY BACK IN TO REMOVE THEM. THIS WILL RESULT IN DISTURBED SOILS THAT WILL AGAIN REQUIRE PROTECTION. THE CIES INSPECTOR MUST APPROVE AN APPLICANT'S PROPOSAL TO REMOVE FENCING PRIOR TO THE ESTABLISHMENT OF VEGETATION. IN SOME CASES, SUCH AS RESIDENTIAL BUILDING FOLLOWING PLAT DEVELOPMENT, IT MAY BE APPROPRIATE TO LEAVE SOME OR ALL ESC MEASURES FOR USE DURING SUBSEQUENT DEVELOPMENT. THIS SHALL BE DETERMINED ON A SITE-SPECIFIC BASIS.
- ALL PERMANENT SURFACE WATER FACILITIES, INCLUDING CATCH BASINS, MANHOLES, PIPES, DITCHES, CHANNELS, R/O FACILITIES, AND WATER QUALITY FACILITIES, SHALL BE CLEARED. ANY OFFSITE CATCH BASIN THAT REQUIRED PROTECTION DURING CONSTRUCTION SHALL ALSO BE CLEARED.
- IF ONLY THE INFRASTRUCTURE OF THE SITE HAS BEEN DEVELOPED (E.G. SUBDIVISIONS AND SHORT PLATS) WITH BUILDING CONSTRUCTION TO OCCUR UNDER A DIFFERENT PERMIT, THEN THE SENSITIVE AREA BUFFERS, SENSITIVE AREA TRACTS, OR SENSITIVE AREA SETBACK AREA SHALL BE CLEARLY MARKED AS DESCRIBED IN SECTION 4.4.1 IN ORDER TO ALERT FUTURE BUYERS AND BUILDERS.

ESC-5 ROAD AND UTILITIES E.S.C. NOTES

- PHASING THE PROJECT SO THAT THE SITE IS WORKED PROGRESSIVELY FROM END TO END, RATHER THAN CLEARING AND GRUBBING THE ENTIRE LENGTH OF THE PROJECT. THIS RESULTS IN SMALLER EXPOSED AREAS FOR SHORTER DURATIONS, THUS REDUCING THE EROSION RISK.
- MULCHING AND VEGETATING CUT AND FILL SLOPES AS SOON AS THEY ARE GRADED. FREQUENTLY, THIS IS DONE AT THE END OF CONSTRUCTION WHEN PAVING OR UTILITY INSTALLATION IS COMPLETE. VEGETATING THESE AREAS AT THE START OF THE PROJECT STABILIZES THOSE AREAS MOST SUSCEPTIBLE TO EROSION.
- PROTECTING ALL CATCH BASIN INLETS WITH CATCH BASIN INSERTS WHEN THESE DO NOT DRAIN TO PONDS OR TRAPS. THIS WILL NOT PROVIDE THE SAME LEVEL OF PROTECTION AS A SEDIMENT POND OR TRAP, BUT CAN REMOVE MOST OF THE SAND- SIZED MATERIAL ENTRAINED IN THE RUNOFF.
- PHASING THE PROJECT SO THAT ALL CLEARING AND GRADING IN SENSITIVE AREA BUFFERS OCCURS IN THE DRY SEASON. THIS SUBSTANTIALLY REDUCES THE CHANCE OF EROSION AND ALLOWS FOR RAPID REVEGETATION IN THE LATE SUMMER AND EARLY FALL.
- USING FLOCCULENT TO REDUCE THE TURBIDITY OF WATER RELEASED FROM SEDIMENT PONDS, WHEN APPROVED BY THE DEPARTMENT OF ECOLOGY.
- HIRING A PRIVATE CONSULTANT WITH EXPERTISE IN ESC TO REVIEW AND MONITOR THE SITE.

ESC-6 CONSTRUCTION SEQUENCE

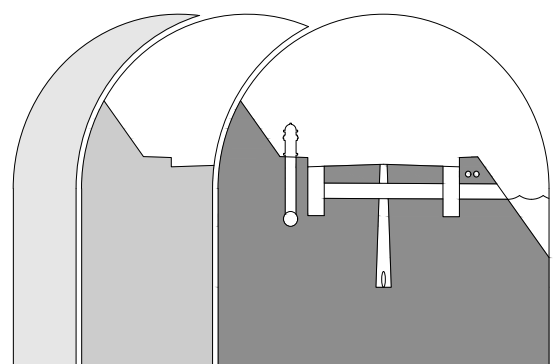
- ATTEND PRE-CONSTRUCTION MEETING.
- FLAG OR FENCE CLEARING LIMITS.
- POST SIGN WITH NAME AND PHONE NUMBER OF ESC SUPERVISOR.
- INSTALL CATCH BASIN PROTECTION IF REQUIRED.
- GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
- INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
- GRADE AND STABILIZE CONSTRUCTION ROADS.
- CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
- MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY OF ANACORTES STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH CITY AND DEPARTMENT OF ECOLOGY EROSION AND SEDIMENT CONTROL STANDARDS.
- COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
- STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
- SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BMP'S REMOVED IF APPROPRIATE.



CITY OF ANACORTES PROJECT NO. 21-

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. ACCORDING, COMPLYING WITH, AND PROVIDING MITIGATION FOR ALL FEDERAL, STATE, COUNTY, AND LOCAL LAWS, PERMITS, AND ORDINANCES, 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 CONSIDERED AS PROOF OF COMPLIANCE WITH APPLICABLE LAWS AND PERMIT REQUIREMENTS.DATETHIS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE.

DATE



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273 Tel: 360-404-2010

SHEET REVISIONS:		
NO.	DATE	DESCRIPTION
1	01.10.22	DRG. SUBMITTAL
1	01.10.22	CUP. SUBMITTAL

CALL 48 HOURS BEFORE YOU DIG
1.800.424.5555

SAMISH EARLY LEARNING CENTER
FOR
CARLETTI ARCHITECTS, PS

TESC NOTES AND DETAILS

PROJECT:

SHEET DESCRIPTION:

SCALE: **AS NOTED**

DRAWN BY: **P.SEVERIN**

DESIGNED BY: **P.SEVERIN**

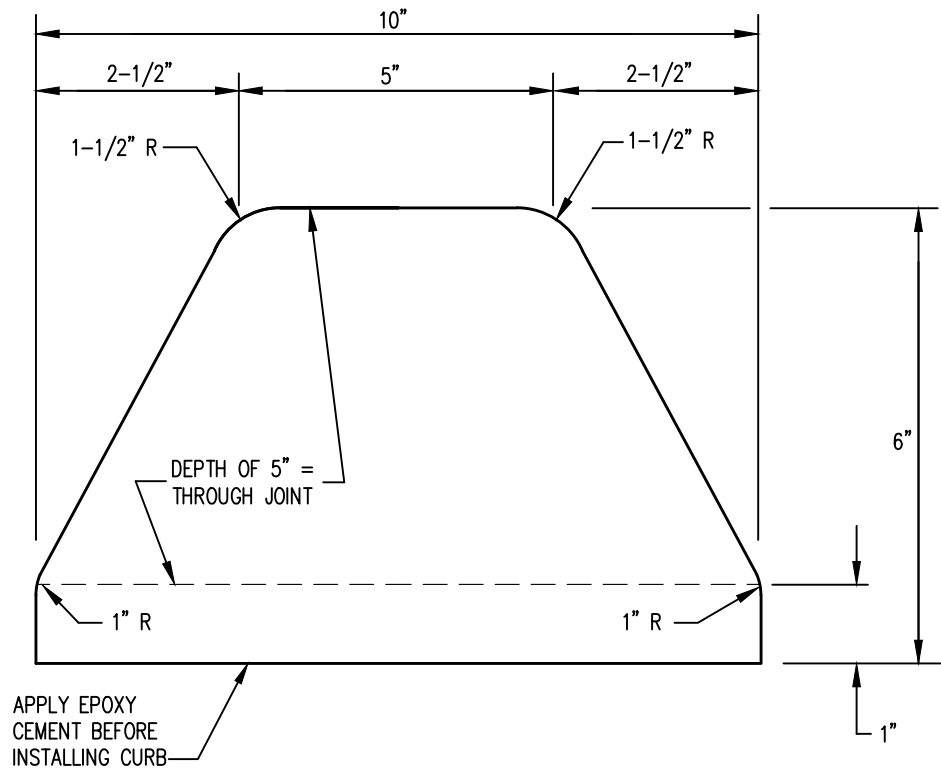
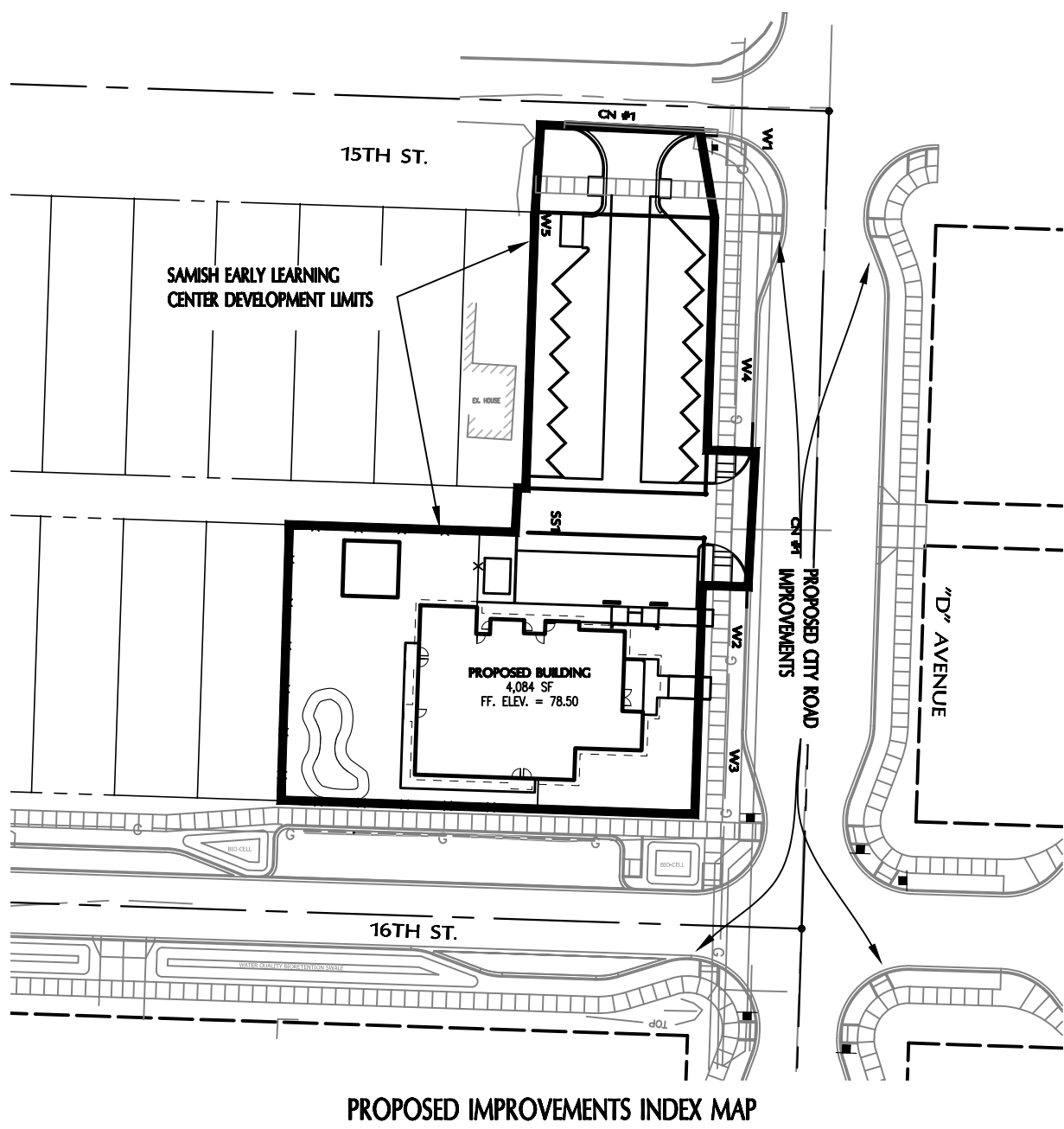
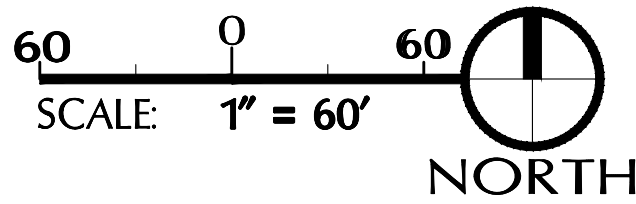
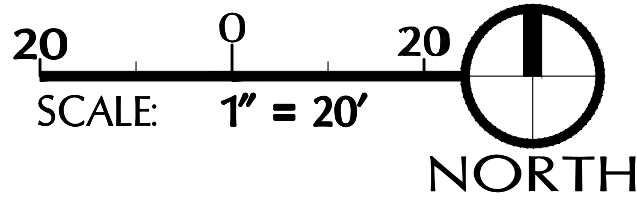
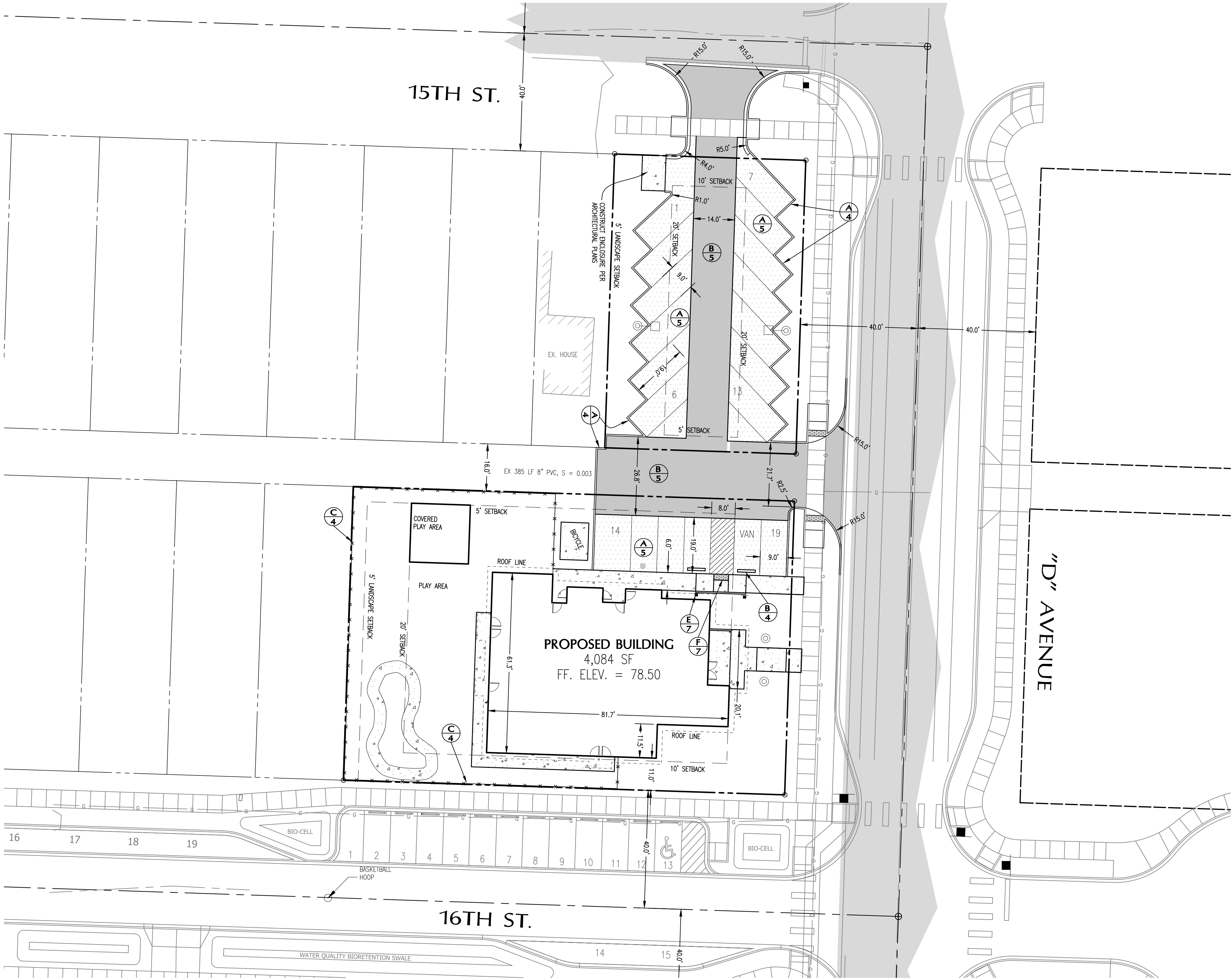
DATE: **01.10.22**

JOB NUMBER: **21040**

DWG NAME: **21040.CUP.CIV.DWG**

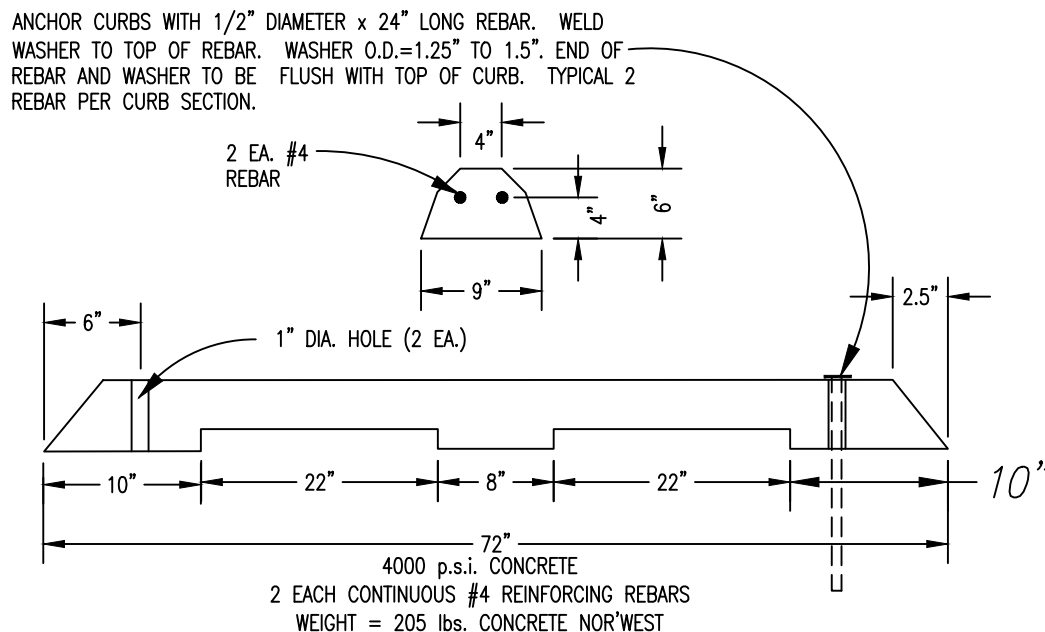
SHEET NUMBER:

3 OF 10

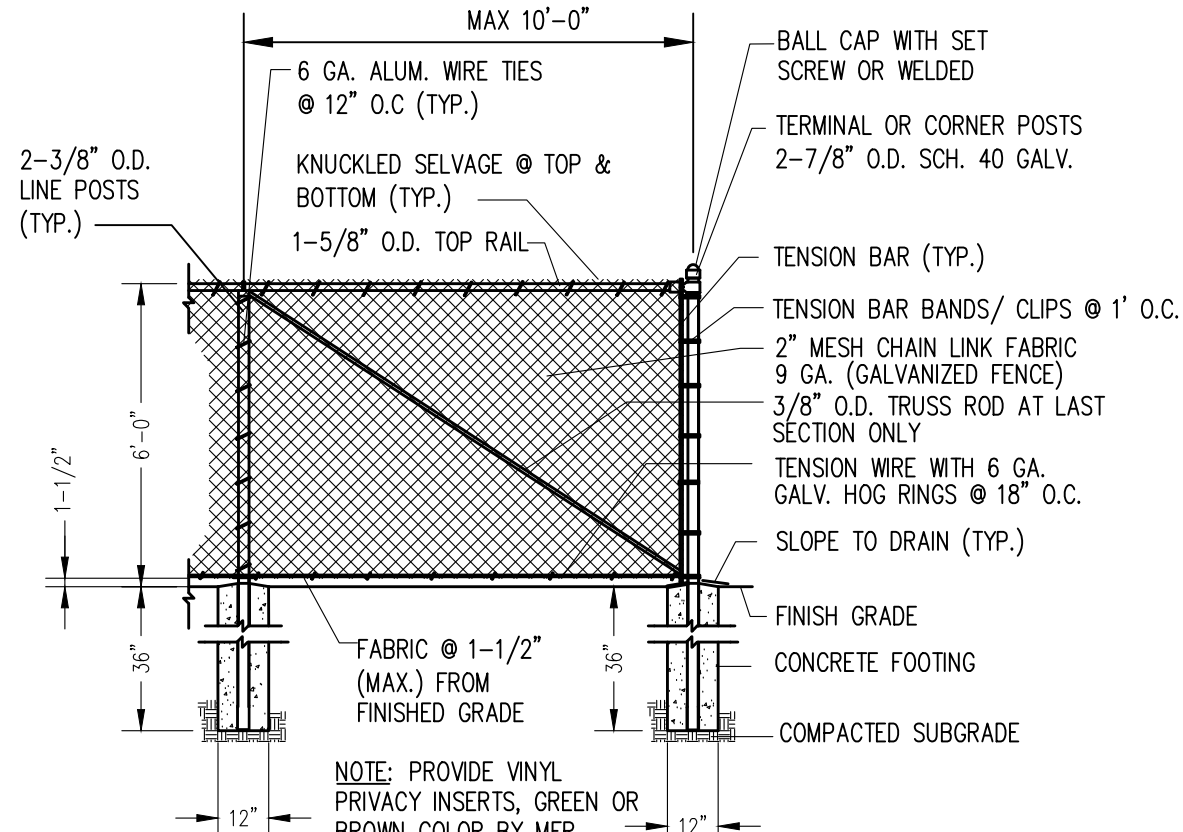


JOINTS
JOINTS SHALL BE PLACED AT 10' INTERVALS. JOINTS SHALL BE CUT VERTICALLY AND TO A DEPTH OF 5 INCHES.

CONCRETE EXTRUDED CURB DETAIL
SCALE: N.T.S.



CEMENT CONCRETE PARKING CURB DETAIL
NO SCALE



CHAINLINK FENCE SCREENING DETAIL
NO SCALE

CITY OF ANACORTES PROJECT NO. 21-

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. DATE THIS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE.

DATE
THIS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE

PROJECT:

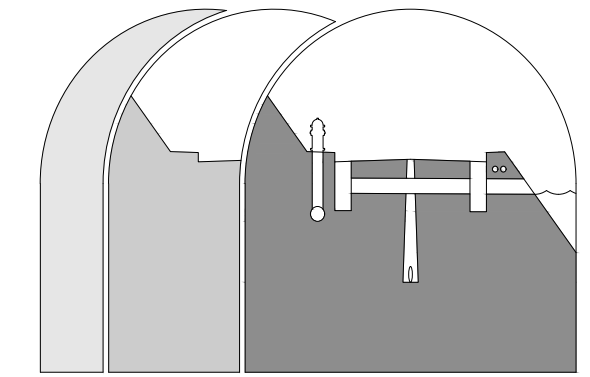
SAMISH EARLY LEARNING CENTER
FOR
CARLETTI ARCHITECTS, PS

SHEET DESCRIPTION:

SITE AND DIMENSIONAL PLAN

SCALE: **AS NOTED**
DRAWN BY: **P.SEVERIN**
DESIGNED BY: **P.SEVERIN**
DATE: **01.10.22**
JOB NUMBER: **21040**
DWG NAME: **21040.CUP.CIV.DWG**
SHEET NUMBER:

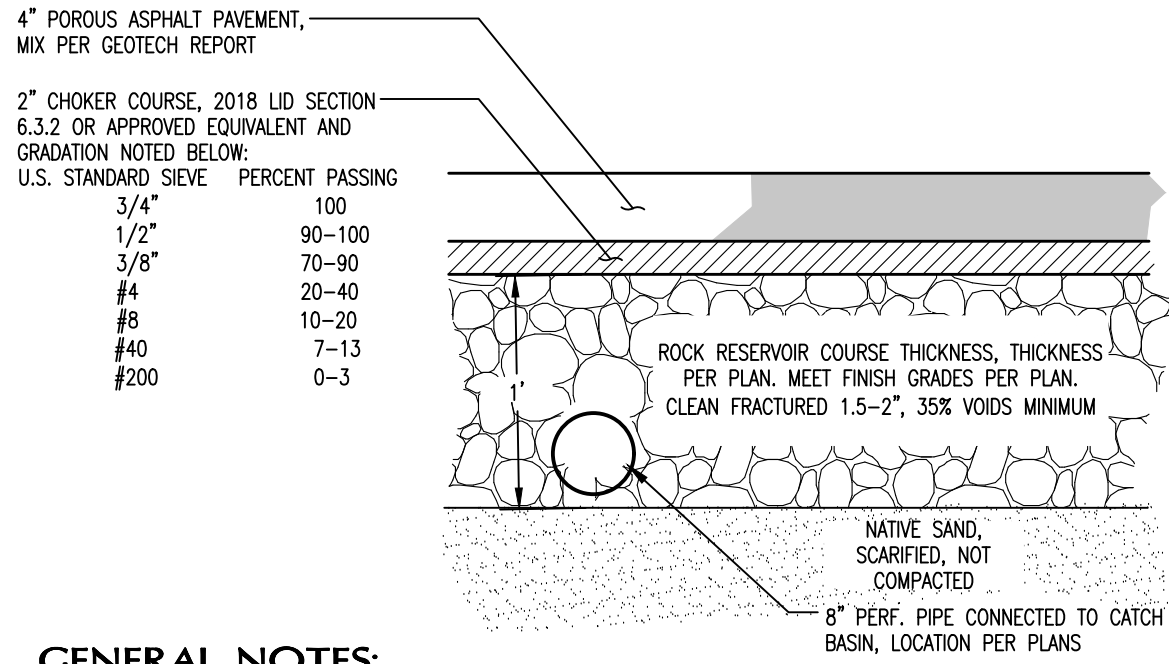
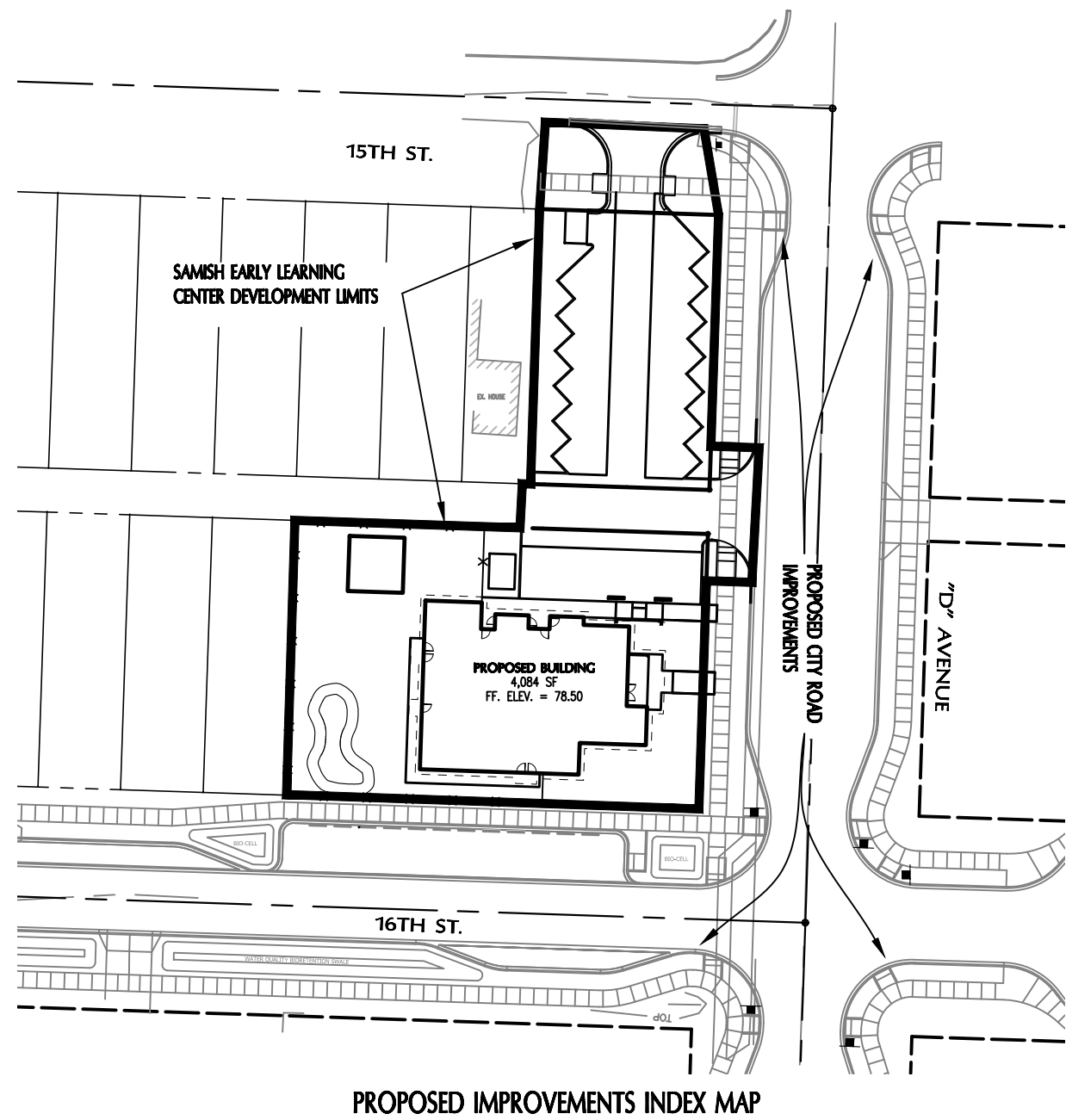
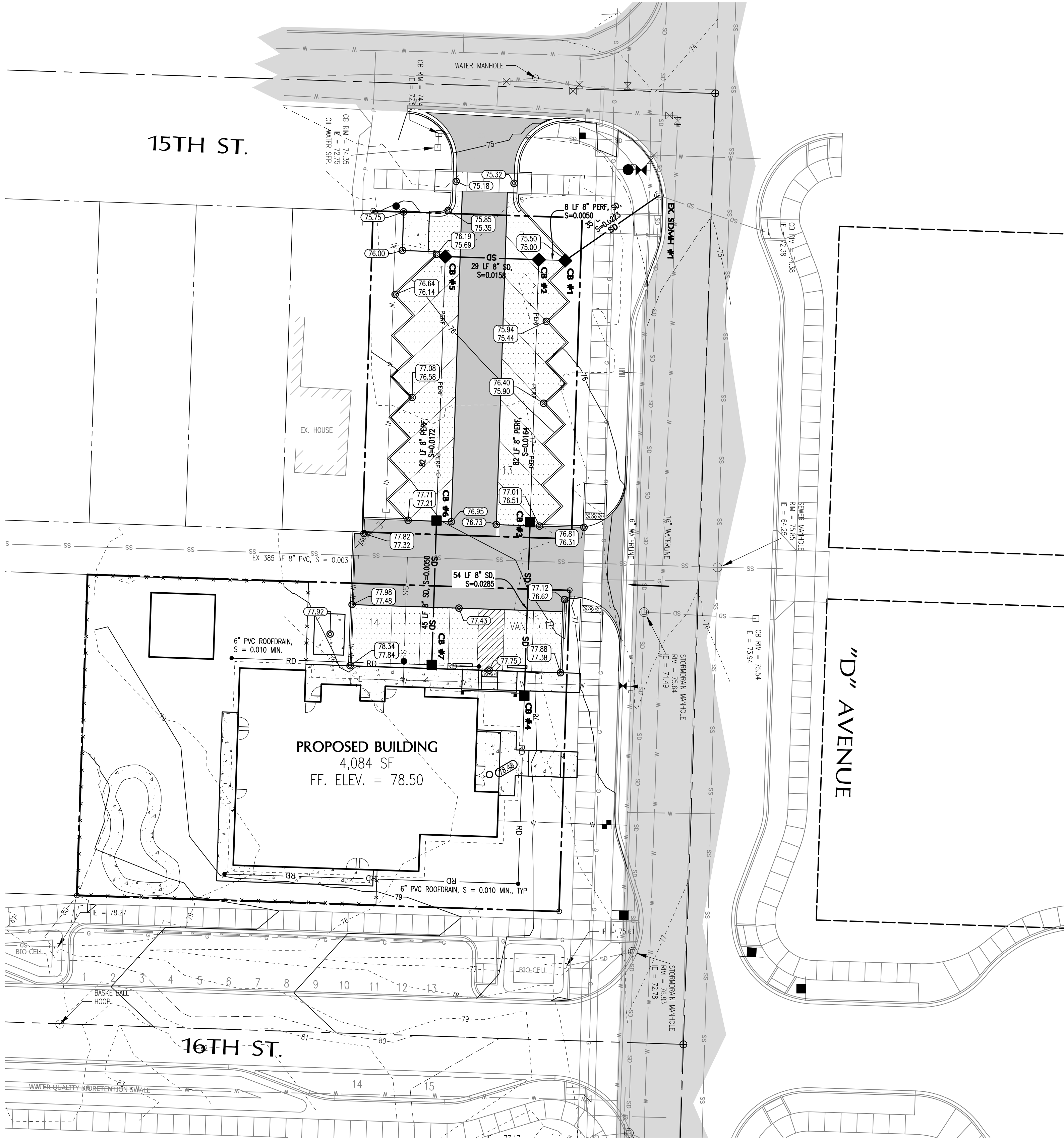
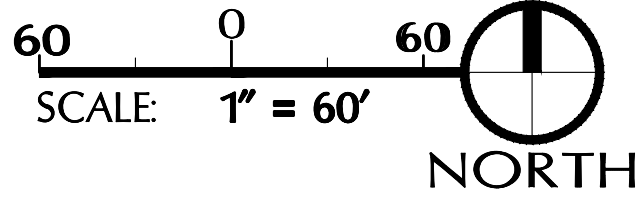
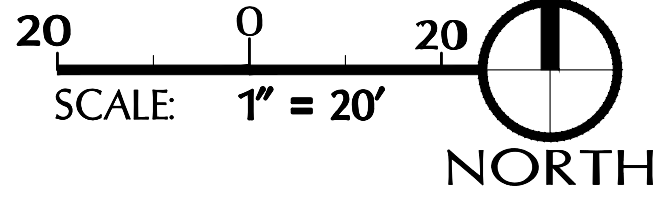
4 OF 10



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273 Tel: 360-404-2010

SHEET REVISIONS:		
NO.	DATE	DESCRIPTION
1	01.10.22	DWG SUBMITTAL
1	01.10.22	CUP SUBMITTAL

CALL 48 HOURS BEFORE YOU DIG
1.800.424.5555

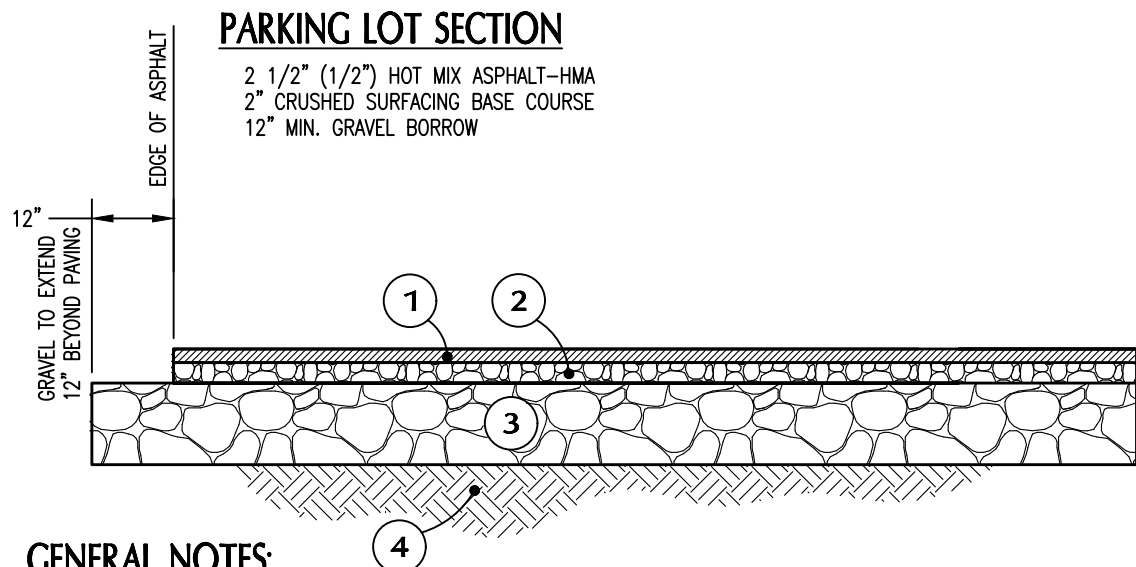


GENERAL NOTES:

- CONTRACTOR TO BED PERF. PIPE, AND CATCH BASINS LOCATION PER PLANS
- TRENCH SIDES TO BE PROTECTED WITH FILTER FABRIC
- SEE INFILTRATION BED CONSTRUCTION NOTES, SHEET 5 AND SHEET 8. (DUPLICATE)

SUBGRADE TO BE STRIPPED PER GEOTECHNICAL REPORT. SOILS SHALL BE INSPECTED TO VERIFY CONFORMITY TO SOILS REPORT, THAT UNDERLYING SOILS MEET THE TREATMENT SOILS REQUIREMENTS. IF THE SOILS APPEAR TO NOT MEET THE REQUIREMENTS, AS DETERMINED BY THE GEOTECHNICAL ENGINEER, THE UNDERLYING SOILS MAY REQUIRE AMENDMENTS PER DOE REQUIREMENTS.

PERMEABLE PAVEMENT SECTION A 5
NO SCALE



GENERAL NOTES:

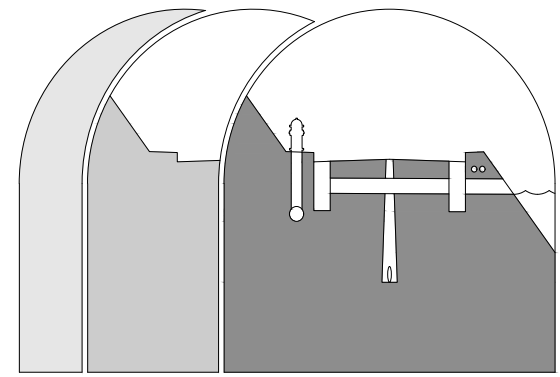
- ALL ASPHALT SHALL BE HOT MIX ASPHALT CONFORMING TO SECTION 5-04 OF THE 2022 STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 101% RICE DENSITY. WHERE PROPOSED ASPHALT ABUTS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT FULL DEPTH AND TACK COATED IMMEDIATELY BEFORE PAVING. ALL SURFACE JOINTS SHALL BE SEALED WITH AR 4000 W AND SAND, APPLIED WITH HEAT.
- CRUSHED SURFACING BASE COURSE SHALL CONFORM TO SECTION 9-03.9(3) OF THE 2022 STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 105% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING. ALL CRUSHED SURFACING SHALL BE SPRAYED WITH SOIL RESIDUAL HERBICIDE A MAXIMUM OF 104 HOURS PRIOR TO PAVING, ACCORDING TO SECTION 5-04.5(5) OF THE 2022 STANDARD SPECIFICATIONS.
- GRAVEL BORROW, A MINIMUM OF 7 INCH COMPACTED DEPTH SHALL SUPPORT ALL PAVEMENT. GRAVEL BORROW WITH LESS THAN 5% PASSING THE 200 SIEVE, SHALL CONFORM TO SECTION 9-03.14(1) OF THE 2022 STANDARD SPECIFICATIONS COMPACTED TO A MINIMUM OF 105% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING EXISTING GRAVEL MATERIAL MAY BE UTILIZED AS GRAVEL BORROW AS DETERMINED BY THE GEOTECHNICAL ENGINEER.
- THE EXCAVATED SUBGRADE SHALL BE FREE OF TOPSOIL, ORGANICS, AND OTHER DELETERIOUS MATERIAL, COMPACTED TO A MINIMUM OF 105% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING, PREPARED CONFORMING TO SECTION 2-06.3(1) OF THE 2022 STANDARD SPECIFICATIONS.

ASPHALT DRIVE TYPICAL SECTION DETAIL B 5
NO SCALE

CITY OF ANACORTES PROJECT NO. 21-

THIS PLAN SHEET IS ACCEPTED FOR CONSTRUCTION IN ACCORDANCE WITH THE CITY OF ANACORTES ORDINANCES AND POLICES. ACTUAL CONFORMANCE OF THE DESIGN WITH APPLICABLE LAWS IS THE SOLE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER, WHOSE NAME AND STAMP APPEAR ON THIS SHEET. ACCORDING, COMPLYING WITH, AND PROVIDING MITIGATION FOR ALL FEDERAL, STATE, COUNTY, AND LOCAL LAWS, PERMITS, AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE ENDANGERED SPECIES ACT, FEDERAL WETLAND PERMIT, STATE DEPARTMENT OF FISHERIES HYDRAULICS PERMIT, FEDERAL FLOOD PLAN 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 CONSIDERED AS PROOF OF COMPLIANCE WITH APPLICABLE LAWS AND PERMIT REQUIREMENTS. THIS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE.

THIS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273 Tel: 360-404-2010

SHEET REVISIONS:		
NO.	DATE	DESCRIPTION
1	01.10.22	DWG SUBMITTAL
1	01.10.22	CUP SUBMITTAL

**CALL 48 HOURS
BEFORE YOU DIG
1.800.424.5555**

**SAMISH EARLY
LEARNING CENTER**
FOR
CARLETTI ARCHITECTS, PS

**SITE GRADING
AND
STORMWATER PLAN**

PROJECT:

SHEET DESCRIPTION:

SCALE: **AS NOTED**

DRAWN BY: **P.SEVERIN**

DESIGNED BY: **P.SEVERIN**

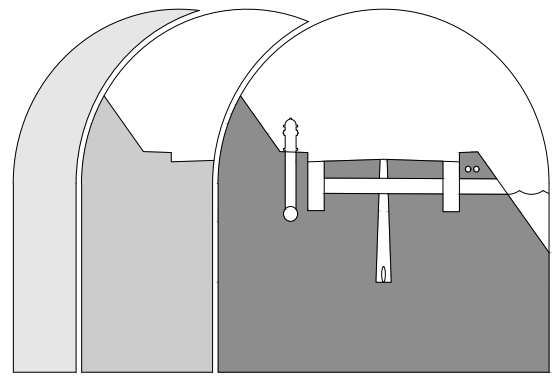
DATE: **01.10.22**

JOB NUMBER: **21040**

DWG NAME: **21040.CUP.CIV.DWG**

SHEET NUMBER:

5 OF 10



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273 Tel: 360-404-2010

SHEET REVISIONS:		
NO.	DATE	DESCRIPTION
1	01.10.22	DRG SUBMITTAL
1	01.10.22	CUP SUBMITTAL

**CALL 48 HOURS
BEFORE YOU DIG
1.800.424.5555**

**SAMISH EARLY
LEARNING CENTER**
FOR
CARLETTI ARCHITECTS, PS

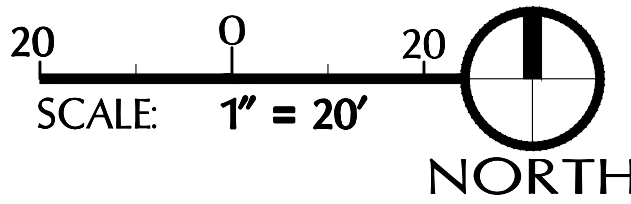
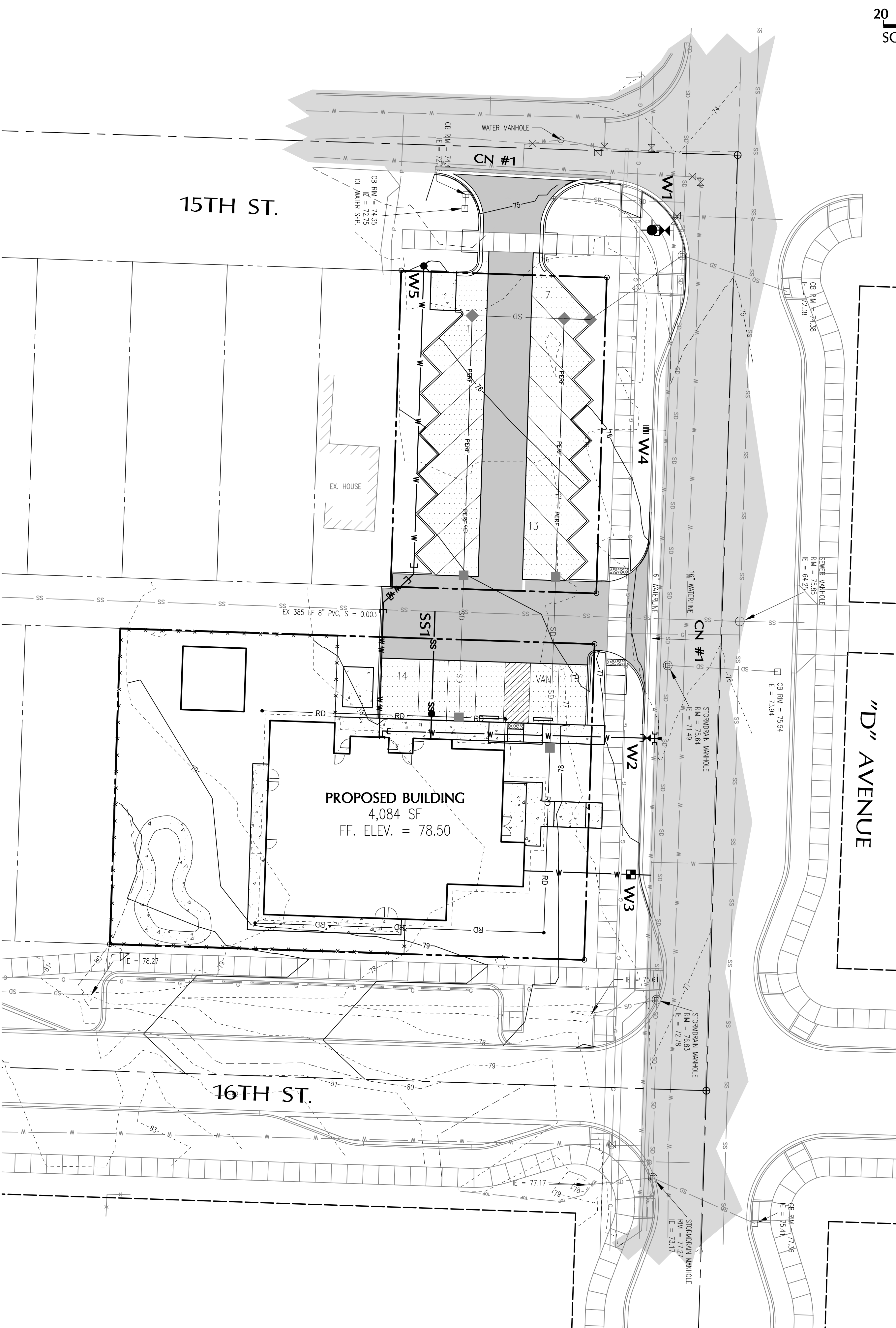
**WATER AND
SANITARY SEWER
PLAN**

PROJECT:

SHEET DESCRIPTION:

SCALE:	AS NOTED
DRAWN BY:	P.SEVERIN
DESIGNED BY:	P.SEVERIN
DATE:	01.10.22
JOB NUMBER:	21040
DWG NAME:	21040.CUP.CIV.DWG
SHEET NUMBER:	

6 OF 10



WATER DESIGN INFO W1

CONTRACTOR TO SAWCUT AND REPAIR EXISTING ROADWAY PER S1-01
HOT TAP EX. 6 DI WATERLINE WITH 6" STAINLESS STEEL SADDLE TAP
1 - 6" FL X MJ GATE VALVE
1 - 6" MJ SLEEVE TO CONNECT HYDRANT AND VALVE AFTER CITY APPROVED BACTERIOLOGICAL AND PRESSURE TESTING.
CDF SHALL BE UTILIZED IN ROW, FROM TOP OF PIPE ZONE TO BOTTOM ELEVATION OF ASPHALT, PER CITY STANDARDS. CDF TO BE 50% SAND, 50% PEA GRAVEL & 1 SACK CEMENT, PER CY, OR APPROVED EQUAL.
7 LF 6" DI

W2

CONTRACTOR TO SAWCUT AND VERIFY EXISTING ELEVATION AND LOCATION OF EXISTING WATERLINE
HOT TAP EX. DI WATERLINE WITH 6" X 4" STAINLESS STEEL SADDLE TAP
1 - 4" FL X MJ GATE VALVE
1 - 4" MJ SLEEVE TO CONNECT TAPPING SLEEVE AND VALVE AFTER CITY APPROVED BACTERIOLOGICAL AND PRESSURE TESTING.
CDF SHALL BE UTILIZED IN ROW, FROM TOP OF PIPE ZONE TO BOTTOM ELEVATION OF ASPHALT, PER CITY STANDARDS. CDF TO BE 50% SAND, 50% PEA GRAVEL & 1 SACK CEMENT, PER CY, OR APPROVED EQUAL.

DI WATERLINE PER DESIGN BY FIRE SPRINKLER DESIGNER.

W3

CONTRACTOR TO VERIFY EXISTING ELEVATION AND LOCATION OF EXISTING WATERLINE
INSTALL 1" WATER SERVICE METER TAP
6 LF 1" COPPER SERVICE LINE TO METER
INSTALL 3/4" METER SERVICE PER CITY STD. DETAIL
34 LF 1" COPPER SERVICE LINE TO BLDG

W4

CONTRACTOR TO REMOVE EXISTING METER, BOX AND ABANDON SERVICE LINE PER CITY REQUIREMENTS.

W5

CONTRACTOR TO INSTALL FDC PER SPRINKLER DESIGN.

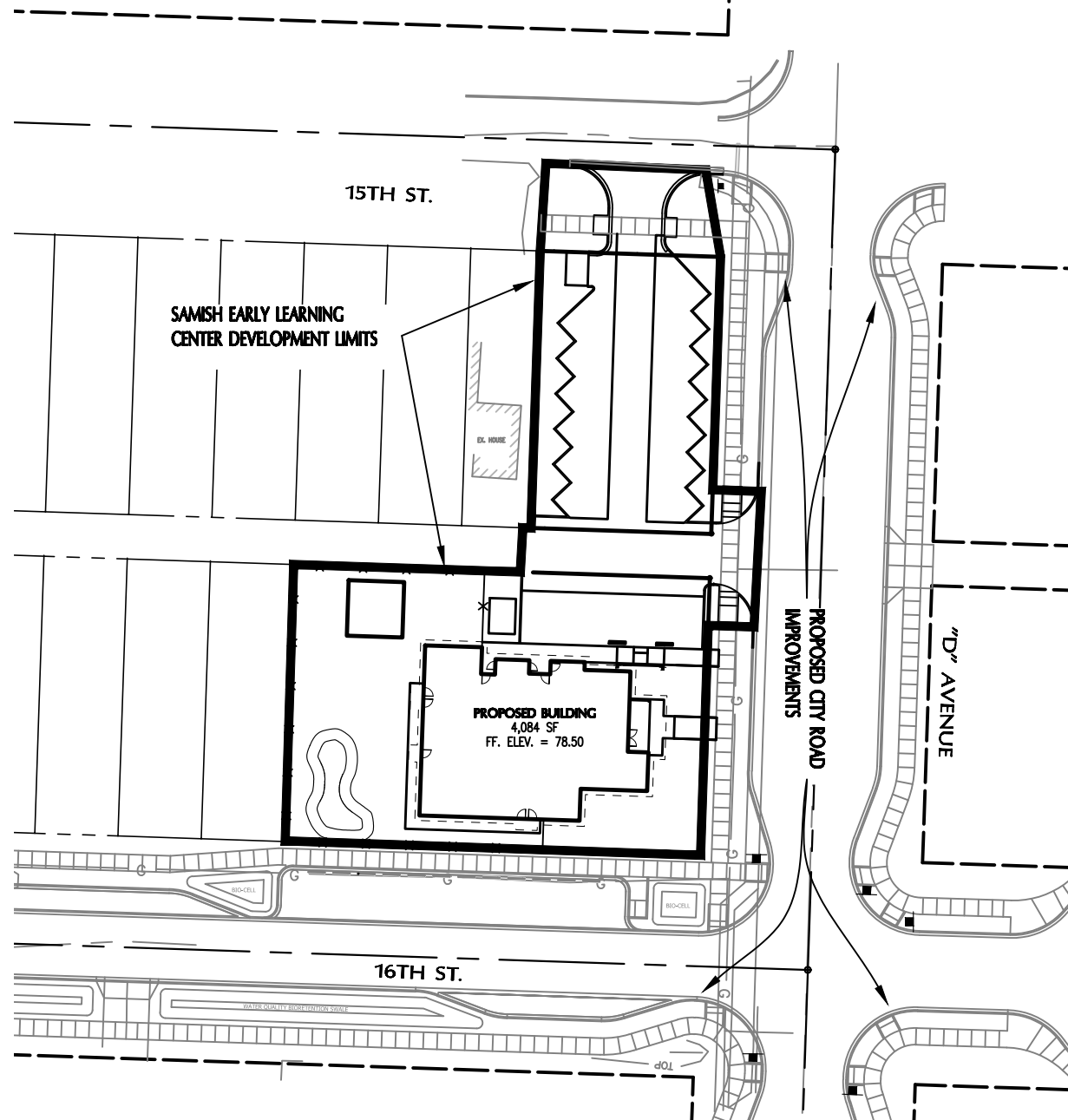
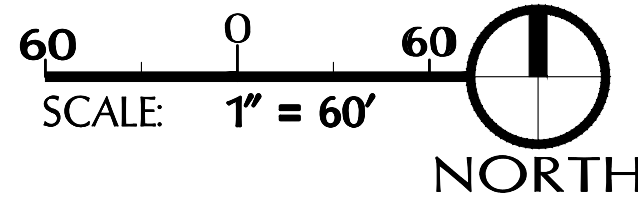
SANITARY SEWER INFO.

SS1

CONTRACTOR TO POTHOLE EXISTING SEWER TO VERIFY EXISTING LOCATION AND DEPTH.
INSTALL:
1 - 8" X 6" 45' PVC WYE
1E Ø 8" WYE = 64-54-4
1 - 6" 45' BELL X PE FITTING
1 - 6" PUP
1 - ROMAC S01 COUPLING
SIDE SEWER PER ANACORTES STD. DETAIL S1-10
40 LF 6" PVC, S = 0.010 MIN.

SS2

1 - 6" PVC CLEANOUT PER DETAIL C/7 PRIOR TO BUILDING PENETRATION
CONTRACTOR TO COORDINATE SEWER PENETRATION LOCATION AND ELEVATION, AS WELL AS INTERIOR SEWER CONNECTION POINTS REQUIRED, WITH ARCHITECTURAL PLANS.



PROPOSED IMPROVEMENTS INDEX MAP

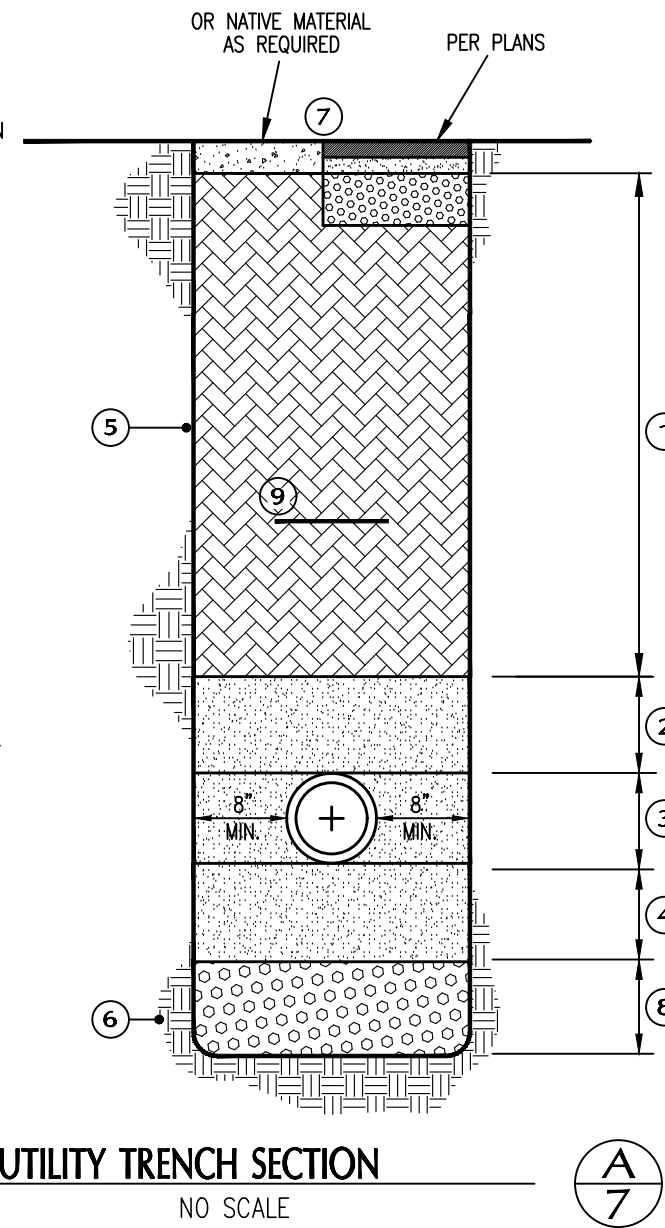
CITY OF ANACORTES PROJECT NO. 21-

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 ORDINANCES, 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. THIS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE.

THIS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE

GENERAL NOTES:

- NOTE-1-** RESTORATION SHALL CONSIST OF REMOVING ALL ROCKS GREATER THAN 1" IN DIAMETER, BLENDING THE TOP OF THE TRENCH WITH THE SURROUNDING GRADE AND REMOVING ALL SPOILS FROM THE SITE.
- IF THE EXISTING GRAVEL SHOULDER IS DISTURBED, REPAIR ACCORDING TO THE FOLLOWING REQUIREMENTS:
- A. 6" OF 5/8" MINUS CRUSHED SURFACING TOP COURSE PER SECTION 9-33.9(3), TO BE COMPACTED TO 95% OF MAXIMUM DENSITY.
- B. GRAVEL BORROW AS NECESSARY TO PREPARE ROAD PER SECTION 4-02 COMPACTED TO 95% OF MAXIMUM DENSITY. PLACE IN LOOSE LIFTS NOT EXCEEDING EIGHT INCHES.
- NOTE-2-** PIPE BEDDING AND COVER MATERIAL SHALL BE USED IN ALL TRENCHES REGARDLESS OF LOCATION. GRAVEL BORROW TRENCH BACKFILL SHALL BE USED IN ALL TRENCHES UNDER CRUSHED ROCK, CONSTRUCTION TRAFFIC AREAS, AND WITHIN FOUR FEET OF THE ABOVE-MENTIONED CONDITIONS.
- NOTE-3-** ANY SPECIAL CONDITIONS MUST FIRST BE APPROVED BY THE ENGINEER.
- NOTE-4-** SAWCUT EXISTING ASPHALT 1' BEYOND EDGE OF TRENCH. TACK COAT FACE OF SAWCUT AND SEAL JOINT WITH CSS-1 AND SAND, APPLIED WITH HEAT.
- NOTE-5-** ALL DENSITIES FOR GRAVEL SHALL BE PROCTORED USING ASTM D-1557. ASPHALT SHALL BE PROCTORED USING STATE APPROVED METHODS. DENSITIES SHALL BE DETERMINED USING A NUCLEAR DENSOMETER CONFORMING TO ASTM D-2950.
- NOTE-6-** AT LOCATIONS WITHIN THE EXISTING ASPHALT ROADWAY OR WHERE THE EDGE OF THE UTILITY TRENCH IS LESS THAN 4' FROM THE EDGE OF ASPHALT, THE TRENCH SHALL BE BACKFILLED WITH COMPACTED GRAVEL BORROW AS SPECIFIED IN THE GEOTECHNICAL REPORT.

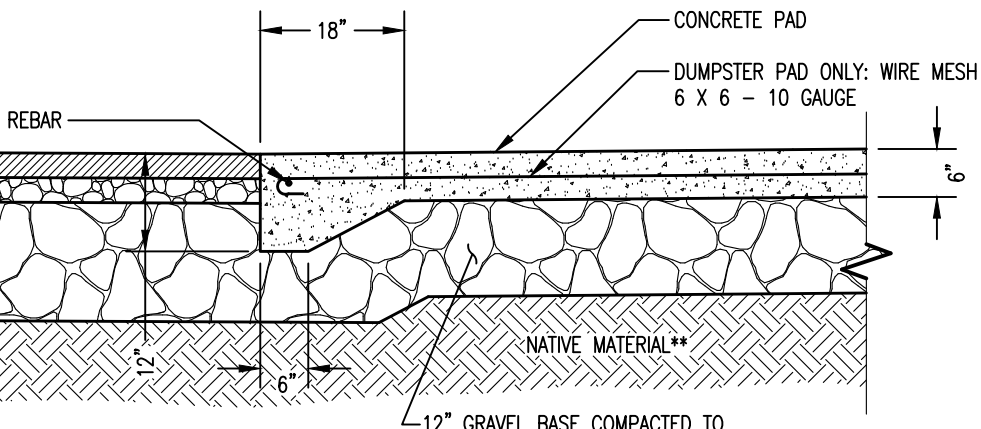


TRENCH NOTES:

- ① GRAVEL BORROW PLACED IN LOOSE LIFTS NOT EXCEEDING 8" IN DEPTH AND COMPACTED TO A MINIMUM OF 100% MAXIMUM DENSITY. AT LOCATIONS WHERE REQUIRED AND/OR SPECIFIED, THE PERCENTAGE PASSING THE #200 SIEVE SHALL NOT EXCEED 5% NATIVE MATERIAL, WHERE ACCEPTABLE, MAY BE USED OUTSIDE OF PUBLIC RIGHT-OF-WAY. PLACE NATIVE MATERIAL IN LIFTS NOT EXCEEDING 12 INCHES AND COMPACT TO A MINIMUM OF 100% (THE TOP 4" SHALL BE COMPACTED TO A MINIMUM OF 100%).
- ② 6" OF SAND, BUCKSHOT OR GRAVEL 100% PASSING THE 1/4" SCREEN TO BE HAND-COMPACTED ABOVE CROWN OF PIPE.
- ③ HAND-COMPACTED SAND, BUCKSHOT OR GRAVEL 100% PASSING THE 1/4" SCREEN TO BE TAMPED AROUND AND UNDER THE PIPE. THICKNESS EQUALS OUTSIDE DIAMETER OF PIPE.
- **④ 6" OF SAND, BUCKSHOT OR GRAVEL 100% PASSING 1/4" SCREEN, HAND-COMPACTED.
- ⑤ TRENCH LINE.
- ⑥ UNDISTURBED EARTH.
- ⑦ SURFACE RESTORATION SHALL BE IN ACCORDANCE WITH GENERAL NOTE-1.
- ⑧ IN TRENCHES WITH SOFT, YIELDING MATERIAL AS DIRECTED BY THE ENGINEER, THE CONTRACTOR SHALL OVER-EXCAVATE TO 2' BELOW PIPE INVERT AND BACKFILL WITH 2 1/2" MINUS BALLAST AGGREGATE THE BOTTOM OF PIPE BEDDING.
- ⑨ PLACE DETECTABLE TRACER TAPE (MIN. 1" ABOVE PIPE) PER SECTION 9-15.18 OF THE 2006 STANDARD SPECIFICATIONS.
- ** SEWER BEDDING SHALL BE BUCKSHOT OR PEA GRAVEL ONLY.

CLEANOUT DETAIL OUTSIDE ASPHALT OR CONCRETE AREAS

NO SCALE



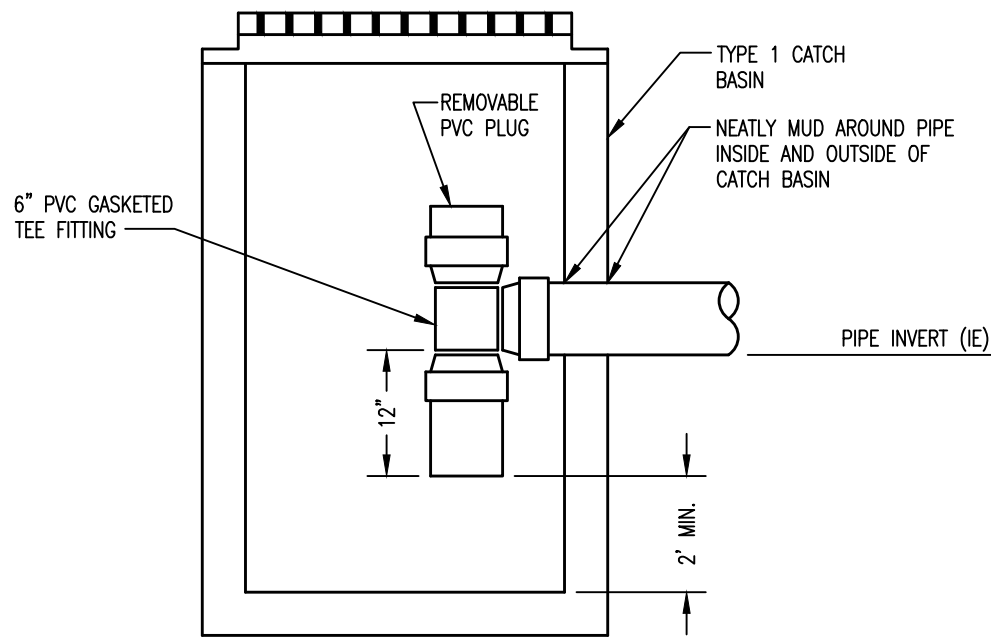
CEMENT CONCRETE DUMPSTER PAD DETAIL

SCALE: NTS

- GENERAL NOTE:**
- SEE ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS.
 - 1.5" CRACK JOINTS TO BE SPACED AT 12" MAX. INTERVALS, IN BOTH DIRECTIONS.
 - CRACK JOINTS SHALL BE SEALED TO RESTRICT WATER INFILTRATION INTO THE JOINTS.

CLEANOUT DETAIL WITHIN ASPHALT OR CONCRETE AREAS

NO SCALE

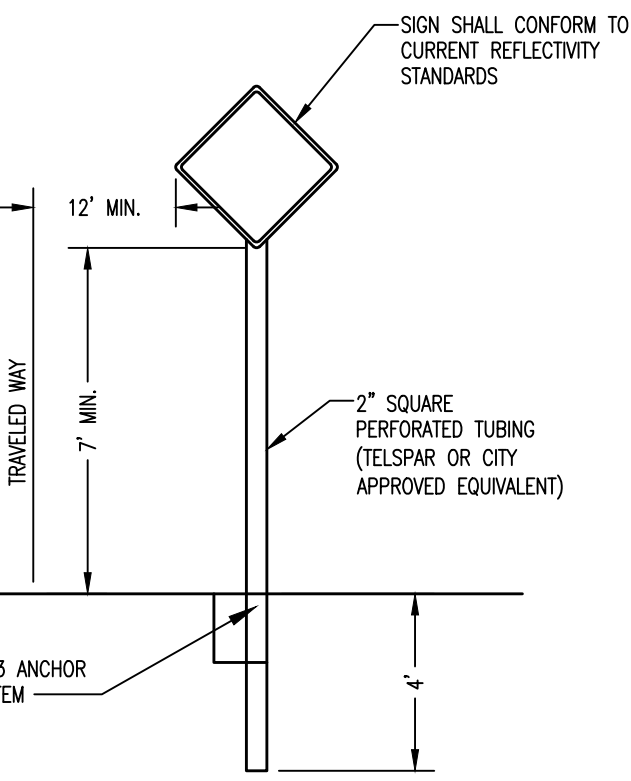


GENERAL NOTES:

1. TEE SHALL BE OF THE SAME SIZE AND MATERIAL AS THE OUTLET PIPE.

DOWNSPOUT CATCH BASIN DETAIL

SCALE: NTS

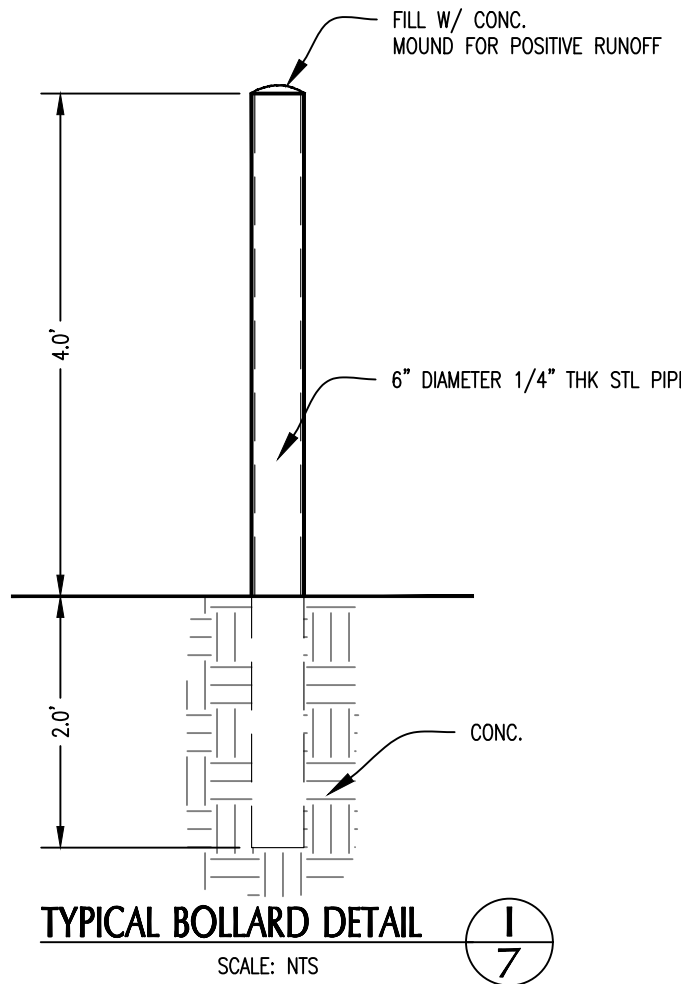


NOTE:

1. ALL SIGNS SHALL BE INSTALLED PER MUTCD & WSDOT STD PLAN 6-24.50-04

TYPICAL SIGN DETAIL

NO SCALE



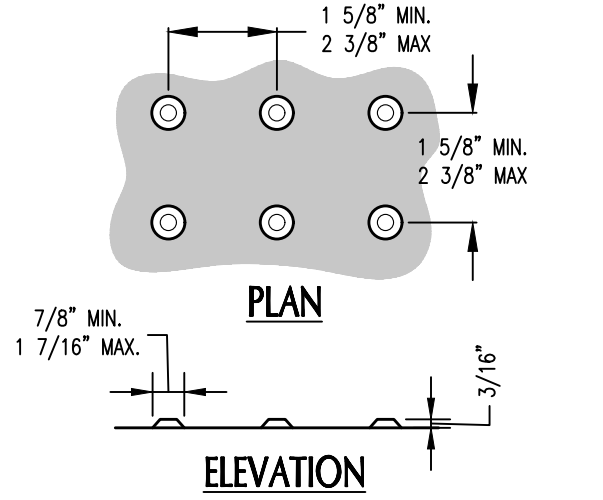
TYPICAL BOLLARD DETAIL

SCALE: NTS



HANDICAP SIGN DETAIL

NTS



GENERAL NOTE:

1. DETECTABLE WARNING PATTERNS SHALL BE ACHIEVE THE TRUNCATED DOME DIMENSIONS AND SPACING SHOWN.

DETECTABLE WARNING PATTERN DETAIL

SCALE: N.T.S.

PROJECT:

SHEET DESCRIPTION:

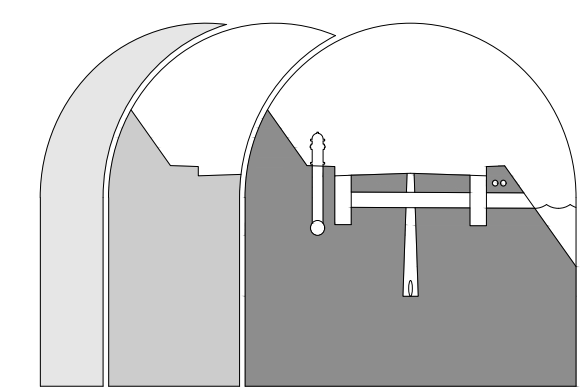
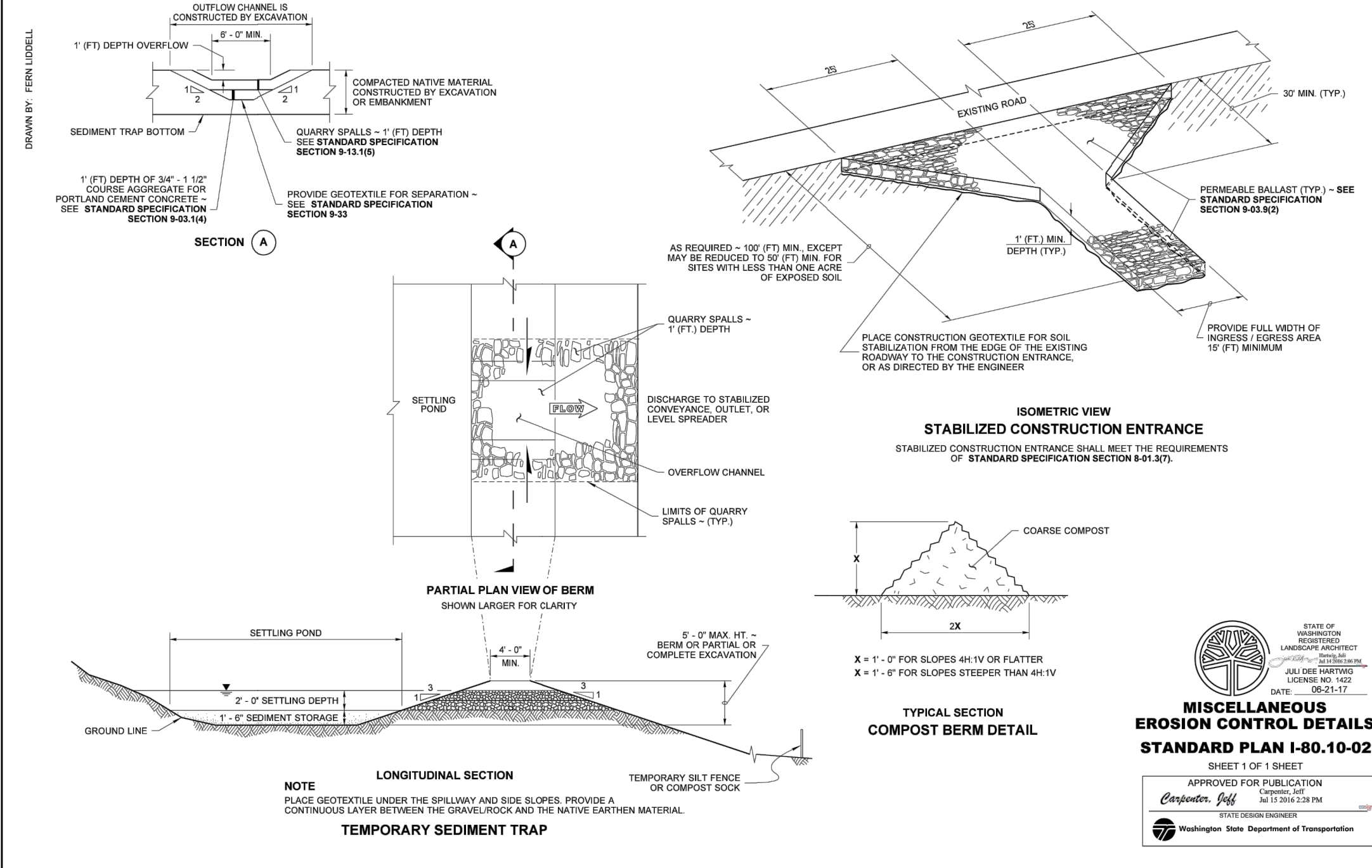
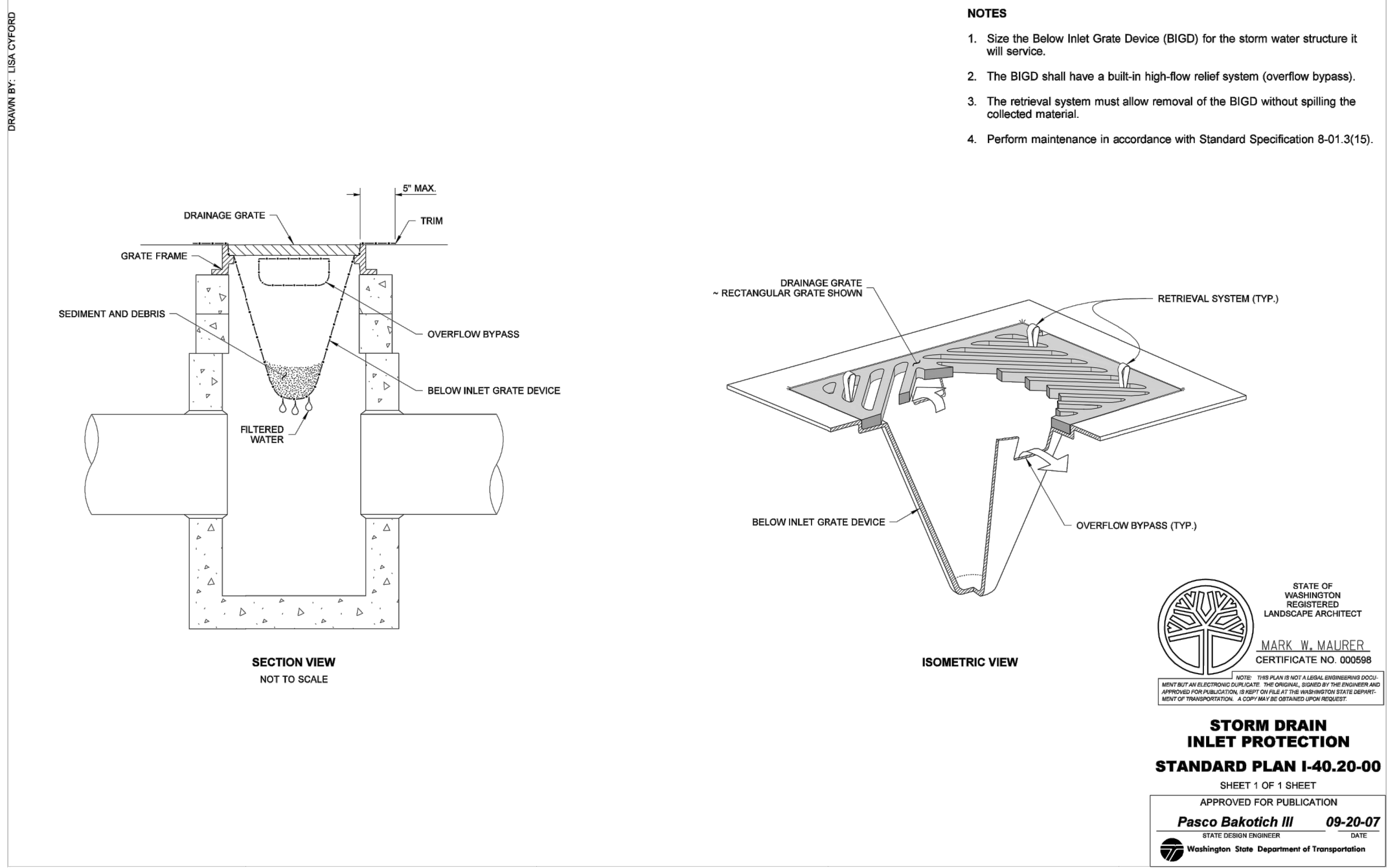
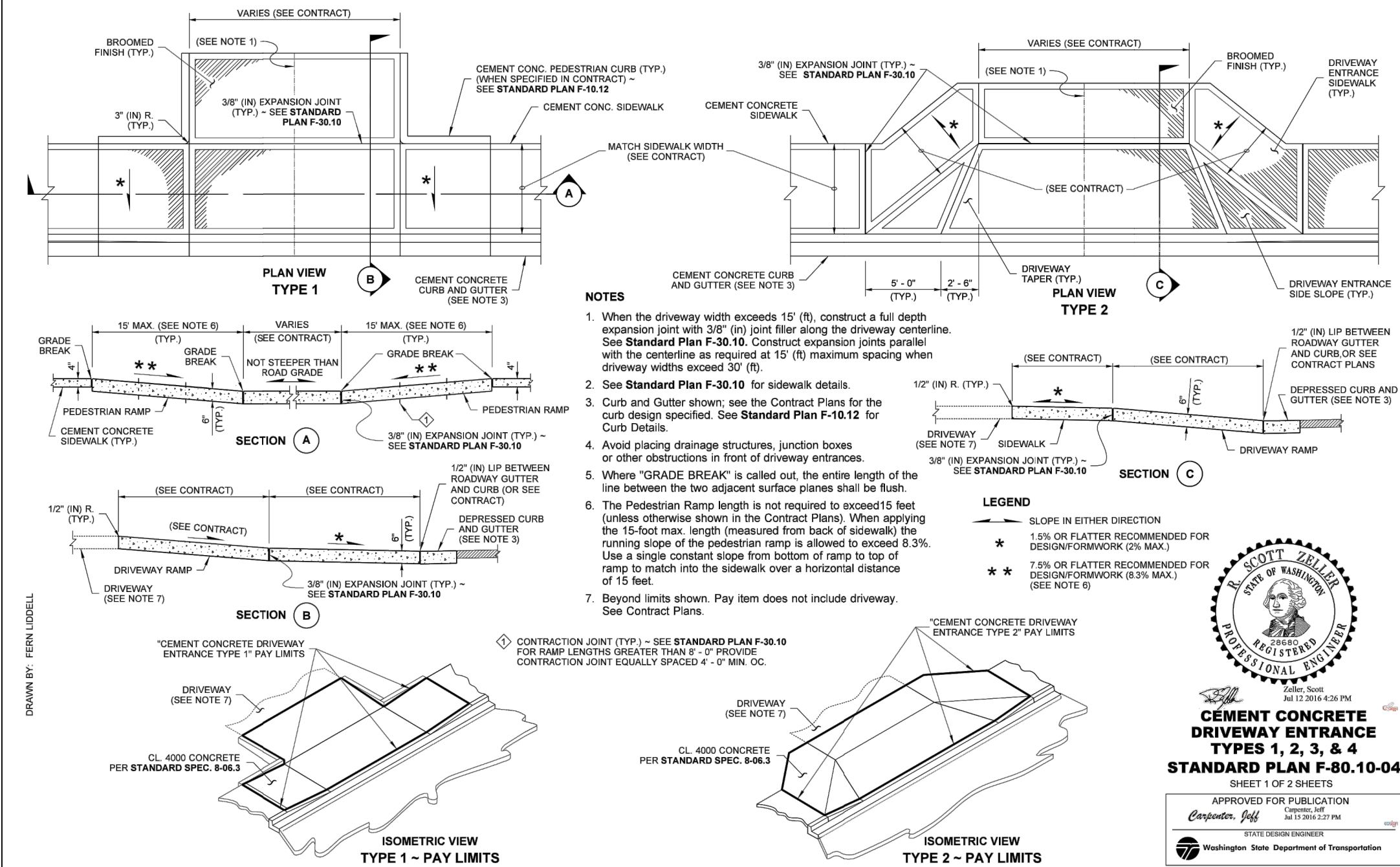
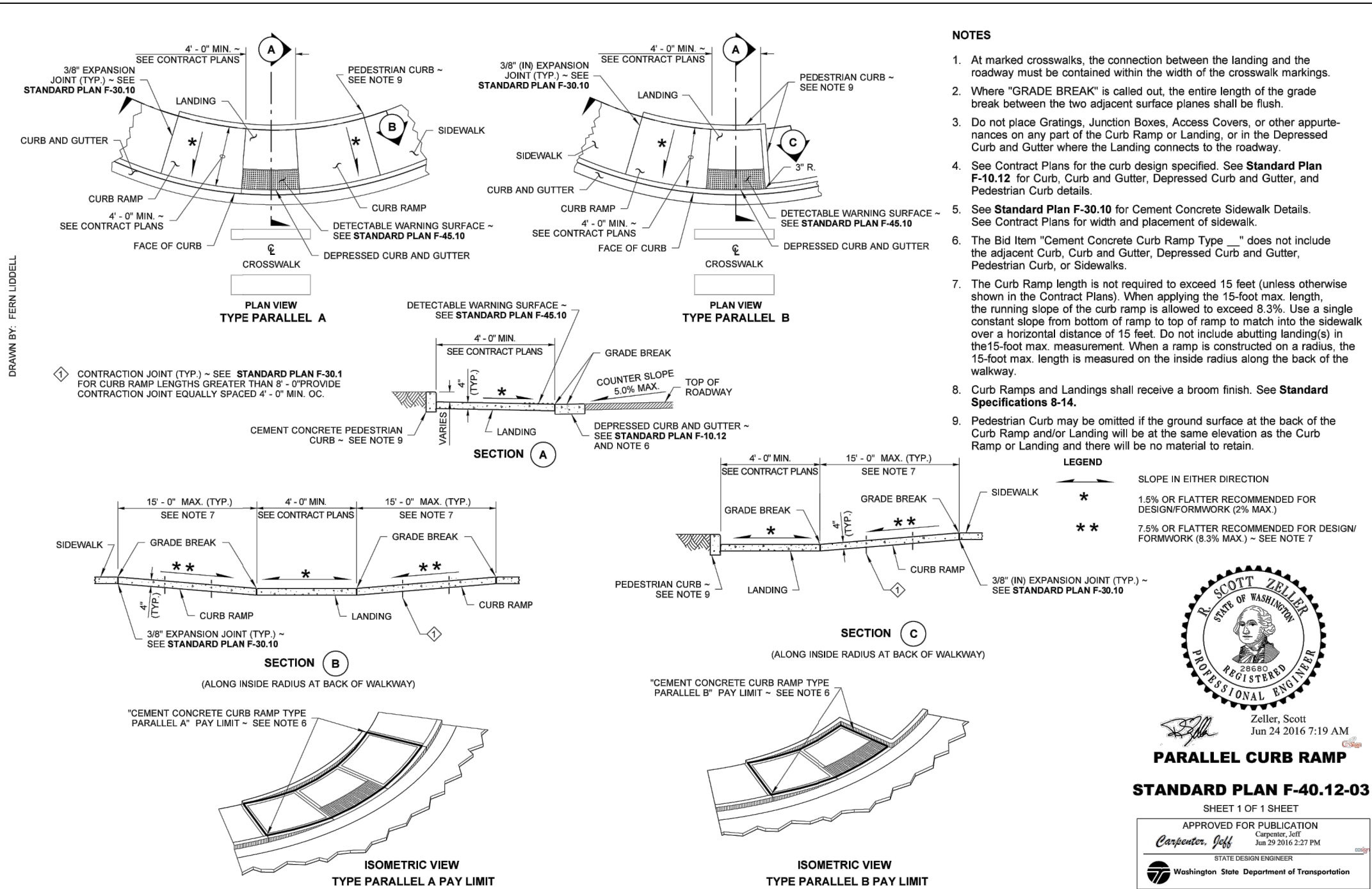
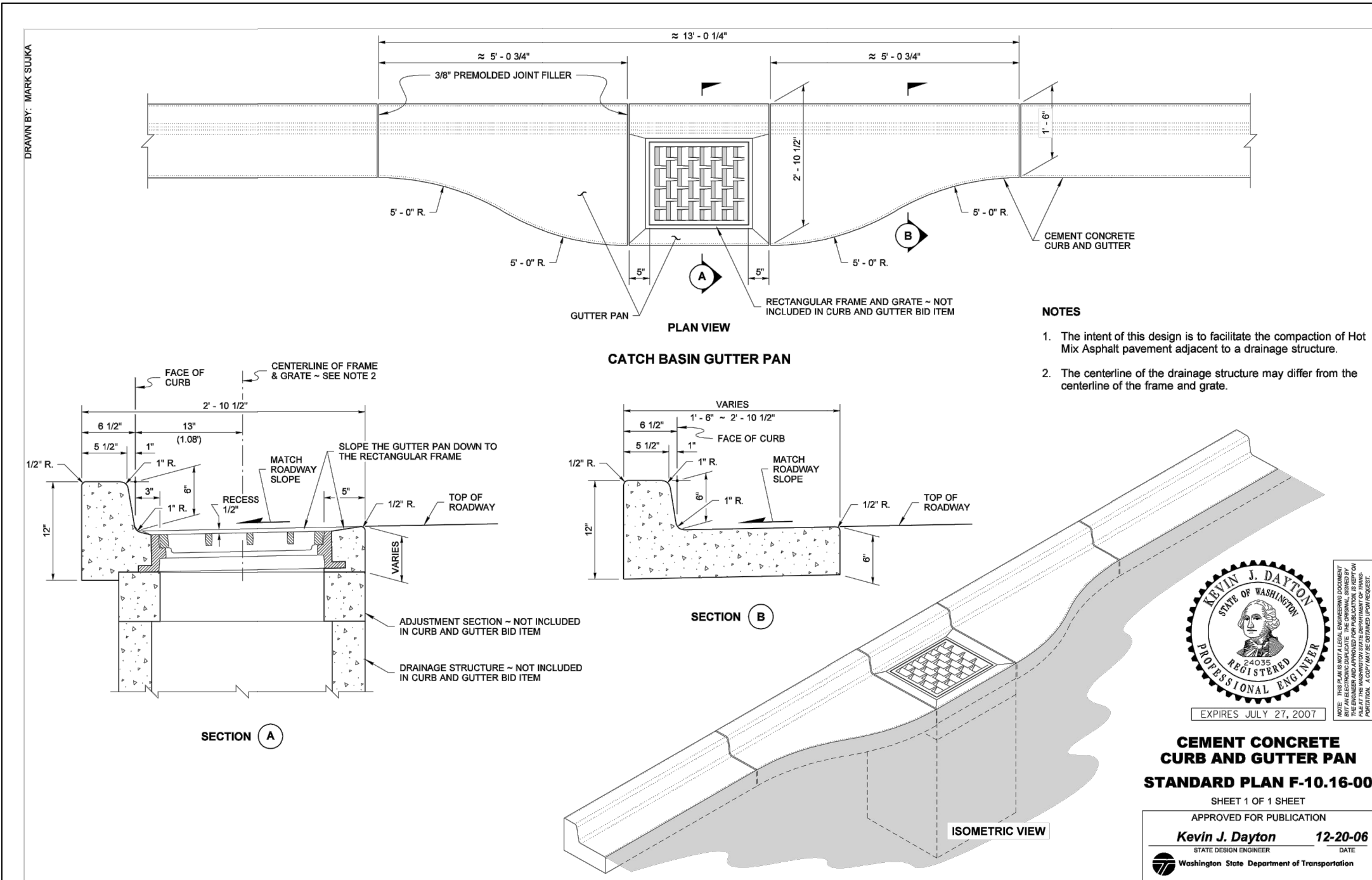
SCALE:	AS NOTED
DRAWN BY:	P.SEVERIN
DESIGNED BY:	P.SEVERIN
DATE:	01.10.22
JOB NUMBER:	21040
DWG NAME:	21040.CUP.CIV.DWG
SHEET NUMBER:	

7 OF 10

CITY OF ANACORTES PROJECT NO. 21-

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 ORDINANCES, 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. THIS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE.

THIS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273 Tel: 360-404-2010

SHEET REVISIONS:		
NO.	DATE	DESCRIPTION
1	01.10.22	DWG SUBMITTAL
1	01.10.22	CUP SUBMITTAL

APPROVED		
		P. SEVERIN
		P. SEVERIN

CALL 48 HOURS BEFORE YOU DIG
1.800.424.5555

SAMISH EARLY LEARNING CENTER
FOR
CARLETTI ARCHITECTS, PS

CONSTRUCTION DETAILS

PROJECT:

SHEET DESCRIPTION:

SCALE:	AS NOTED
DRAWN BY:	P. SEVERIN
DESIGNED BY:	P. SEVERIN
DATE:	01.10.22
JOB NUMBER:	21040
DWG NAME:	21040.CUP.CIV.DWG
SHEET NUMBER:	

8 OF 10

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 ORDINANCES, 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. THIS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE.

DATE

THIS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE

SHEET REVISIONS:			
NO.	DATE	DESCRIPTION	APPROVED
1	01.10.22	DRG SUBMITTAL	P.SEVERIN
1	01.10.22	CUP SUBMITTAL	P.SEVERIN

**SAMISH EARLY
LEARNING CENTER**
FOR
CARLETTI ARCHITECTS, PS

CONSTRUCTION DETAILS

PROJECT:

SHEET DESCRIPTION:

SCALE: AS NOTED

DRAWN BY: **P-SEVERIN**DESIGNED BY: **P. SEVERIN**

DATE: 01.10.22

JOB NUMBER: **21040**

DWG NAME: **21040.CUP.CIV.DWG**

SHEET NUMBER

9 OF 10

GENERAL ANACORTES CONSTRUCTION NOTES PN-03

- WORK HOURS:
THE CITY OF ANACORTES ORDINANCE ALLOWS WORK FROM 7:00 A.M. TO 10:00 P.M. SEVEN DAYS A WEEK (COA ORD. #2316). SOMEONE IN CHARGE TO BE ON SITE AT ALL TIMES WHEN WORK IS IN PROGRESS. IF WORK IS DONE ON WEEKENDS, PLEASE INFORM THE PROJECT MANAGER SO THE CITY OF ANACORTES CAN HAVE AN INSPECTOR ON SITE. CONTRACTOR WILL BE BILLED FOR CITY OF ANACORTES OVERTIME.
2. CALL 48-HOURS BEFORE THE FOLLOWING:
FOR INSPECTION CONTACT 360.299.1951.
 - PRIOR TO WORK START-UP
 - PRIOR TO ANY UTILITY CONSTRUCTION IN THE RIGHT OF WAY.
 - PRIOR TO POURING CAST-IN-PLACE CONCRETE STRUCTURES.
 - PRIOR TO PLACING ANY CRUSHED ROCK ON ROADWAY SUB GRADE.
 - PRIOR TO PLACING CURB, GUTTERS AND SIDEWALKS.
 - PRIOR TO ASPHALT PAVING.
- MATERIALS AND WORKMANSHIP:
 - ALL MATERIALS USED, MUST MEET WSDOT, APWA AND CITY OF ANACORTES SPECIFICATIONS.
 - ALL (ADD: WORK AND) MATERIALS THAT DOES (DELETE: DOES AND DO) NOT MEET THE ABOVE SPECIFICATIONS MUST BE REMOVED AS DIRECTED BY THE PROJECT INSPECTOR.
 - SUBGRADE COMPACTION TESTS: WILL BE DONE BEFORE ANY C.S.B.C IS PUT IN PLACE. ALL TRENCHES WILL BE TESTED FOR COMPACTION. THE MATERIAL TESTING LAB NEEDS 24-HOUR NOTICE. USE THE TESTING PROTOCOL PROVIDED BY THE CITY. ITEMS TO BE COMPACTION TESTED WILL INCLUDE THE PIPE BEDDING (SECTION 7-08.3(1)), BACKFILL (SECTION 7-08.3(3) AND SUB GRADE FOR SURFACING (SECTION 2-06.3(2)) AND ASPHALT (SECTION 5-04.3(10B)).
 - INSPECTION: ALL ASPECTS OF THIS PROJECT WILL BE INSPECTED INCLUDING PIPING, BACKFILL, SUB GRADE, CONCRETE AND ASPHALT, AS WELL AS FORMS, CURB, GUTTER AND SIDEWALK. IF A PORTION GETS BACKFILLED BEFORE INSPECTION, THE CONTRACTOR WILL DIG UP THAT PORTION FOR INSPECTION. 24-HOUR NOTICE REQUIRED. KNOW THE SCHEDULE AND LET THE CITY KNOW.
 - TESTING PROTOCOL: PRIOR TO CONSTRUCTION, A PROCTOR AND SIEVE ANALYSIS SHALL BE SUBMITTED, REVIEWED AND APPROVED BY THE CITY OF ANACORTES ON ALL MATERIAL USED IN THE RIGHT-OF-WAY. SEE THE CITY OF ANACORTES TESTING SCHEDULE.
 - ALL COMPACTION TEST SHALL BE APPROVED BY THE CITY OF ANACORTES ENGINEER AND PROJECT MANAGER PRIOR TO PLACING OF CRUSHED SURFACING, ASPHALT, CURB, GUTTER, SIDEWALK (INCLUDING TRENCH RESTORATION WHEN TEST MAY BE REQUIRED IN EACH LIFT).
 - CITY OF ANACORTES MAY REQUIRE ADDITIONAL TESTS ON SUB GRADE, TRENCHES, CONCRETE, OR ASPHALT. THE COSTS OF TESTING SHALL BE PAID FOR AS INDICATED IN THE CONTRACT DOCUMENTS.
 - TRAFFIC CONTROL AND PUBLIC SAFETY:
 - FLAGGING: ALL FLAGGERS MUST HAVE FLAGGING CERTIFICATES AND MUST HAVE ATTENDED A FLAGGING COURSE OR AN OFF DUTY OFFICE COURSE 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.
 - SIGNAGE: ALL SIGNAGE MUST BE PER THE MANUAL UNIFORM TRAFFIC DEVICES. BEFORE JOB IS TO BEGIN, PROPER SIGNAGE WILL BE IN PLACE WITH FLAGGERS IN PLACE IF NEEDED. EXTRA SIGNAGE MAY BE NEEDED. BE READY TO RENT SIGNS IF NEEDED.
 - TRAFFIC CONTROL PLAN: NEEDS TO BE SUBMITTED AND APPROVED BY THE ASSISTANT CITY ENGINEER PRIOR TO CONSTRUCTION START. TRAFFIC CONTROL PLAN SHALL INCLUDE THE LOCATION OF SIGNAGE, FLAGGERS, WORK ZONE, SAFE ZONE, AND TRAFFIC FLOW AND NEEDED DIMENSIONS. NO DETOURS ALLOWED WITHOUT APPROVAL FROM THE ASSISTANT CITY ENGINEER.
 - FOR STREET CLOSURE: CALL 911.
 - CONSTRUCTION SAFETY: IS THE RESPONSIBILITY OF THE CONTRACTOR.
 - ROADWAY EMBANKMENT AND SUBGRADE CONSTRUCTION:
 - CRUSHED SURFACING SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY. NO RECYCLED MATERIAL ALLOWED.
 - EMBANKMENT AND SUB GRADE MUST BE COMPACTED TO 95% OF MAXIMUM DENSITY.
 - PROPER MOISTURE MUST BE MAINTAINED THROUGHOUT PLACING AND COMPACTING.
 - COMPACTION TESTING TO BE PERFORMED BY AN INDEPENDENT LAB. USE A MODIFIED PROCTOR.
 - 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.
 - PIPE ZONE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY.
 - TRENCH ZONE SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY IN 12-INCH LIFTS.
 - CRUSHED SURFACING SHALL BE COMPACTED TO 95% OF MAXIMUM DENSITY. NO RECYCLED MATERIAL ALLOWED.
 - DRAINAGE SYSTEM CONSTRUCTION:
 - 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.
 - OVERFLOWS, SPILLWAYS, GRAVEL FILTER WINDOWS, MUST BE CONSTRUCTED PER PLANS AND SPECIFICATIONS. NO DEVIATIONS. AS-BUILT FOR VERIFICATION REQUIRED.
 - QUARRY ROCK MUST BE SOUND "HARD DURABLE ROCK. NO RECYCLED MATERIAL.
 - GRASS LINED SWALE SHALL BE CONSTRUCTED PER THE DETAILS PROVIDED. NO DEVIATION ALLOWED. ALL SWALES MUST BE OPERATIONAL BEFORE ACCEPTANCE.
 - CATCH BASINS MUST BE SET TO LINE GRADE USING NO MORE THAN TWO (2) ADJUSTMENT BRICKS.
 - MINIMUM 1-FOOT SEPARATION BETWEEN PIPES IN TYPE II CATCH BASINS.
 - RESTORATION OF RIGHT-OF-WAY:
 - CONTRACTOR MUST LEAVE THE RIGHT-OF-WAY, EQUAL TO EXISTING OR BETTER CONDITION
 - PLACE COMPACTED TOPSOIL (SECTION 9-14.1(1)), (2) AND (3)) AND SEED ALL AREAS DISTURBED BY EXCAVATION. (SECTION 9-14.2).
 - ALL DRAINAGE SYSTEMS MUST BE FULLY CLEANED, RESTORED AND OPERATIONAL BEFORE FINAL ACCEPTANCE. (SECTION 7-07.3).
 - FINAL INSPECTION AND ACCEPTANCE: SEE SECTION 1-05.11 AND SECTION 1-08.5
 - WHEN CONTRACTOR HAS COMPLETED ALL OF THE WORK ON THE APPROVED PLANS, THE CONTRACTOR WILL:
 - COMPLETE THE "FINAL INSPECTION GUIDELINES FOR CONTRACTORS INSPECTION FORM".
 - ONE THE COMPLETED "FINAL INSPECTION GUIDELINES FOR CONTRACTORS INSPECTION FORM" TO THE PM INSPECTOR AND REQUEST A SITE INSPECTION. ALL SITE INSPECTIONS ARE ON WEDNESDAYS BETWEEN 9 AM AND 12 PM.
 - 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 RESPECTION. THE INSPECTOR WILL VERIFY THAT ITEMS ON WALK THROUGH ARE COMPLETED.
 - THE CITY WILL NOT MAKE THE FINAL INSPECTION UNTIL THE PHYSICAL WORK REQUIRED BY THE CONTRACT AND APPROVED PLANS, INCLUDING FINAL CLEANUP AND ALL WORK ORDERED BY THE PROJECT MANAGER, HAS BEEN COMPLETED. (SECTION 1-05.11)
 - FINAL APPROVAL OF THE PROJECT WILL NOT BE GRANTED UNTIL "AS BUILT" DRAWINGS (BOTH DIGITAL AND HARD COPY) HAVE BEEN RECEIVED AND APPROVED BY THE PROJECT MANAGER.
 - THE CONTRACTOR MUST FURNISH ALL DOCUMENTATION REQUIRED BY LAW, TO ALLOW THE CITY OF ANACORTES TO PROCESS FINAL ACCEPTANCE OF THE PROJECT.
 - MISCELLANEOUS:
 - AS-BUILTS: THE DEVELOPER WILL SUPPLY TO THE CITY, ONE HARD COPY AND ONE ELECTRONIC FILE (AUTOCAD VERSION 2002) OF AS-BUILT DRAWINGS TO INCLUDE ALL CITY UTILITIES. THE AS-BUILT DRAWINGS WILL BE SUBMITTED TO THE PROJECT MANAGER AT SUBSTANTIAL COMPLETION FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF FINAL PROJECT APPROVAL AND ACCEPTANCE.
 - UTILITY LOCATES NUMBER: 1.800.424.5555, REQUIRED BEFORE STARTING ANY GROUNDWORK.

CITY OF ANACORTES STORM DRAIN PLAN NOTES

- 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.
- 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 RATION 35. PROVISIONS MUST BE MADE FOR CONTRACTION AND EXPANSION AT EACH JOINT WITH A RUBBER RING, SECURELY PLACED TO PREVENT DISPLACEMENT.
- ALL CONCRETE STORM PIPE SHALL BE RUBBER GASKETED, REINFORCED CONCRETE CULVERT PIPE CONFORMING TO SECTION 9-05.3(2) OF THE S&D APWA STANDARD SPECIFICATIONS.
- 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.
- 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 INTEGRAL LINING THAT COMPLIES WITH ALL MATERIAL AND STIFFNESS REQUIREMENTS OF AASHTO M294. JOINTS SHALL BE SOIL TIGHT AS DEFINED IN SECTION 9-05.19.
- ALL FITTINGS SHALL BE OF LIKE MATERIAL AS THE PIPE FURNISHED BY THE PIPE SUPPLIER. ALL PIPES SHALL BE SUITABLE FOR USE AS A GRAVITY DRAIN CONDUIT.
- THE END OF ALL ROOF AND FOOTING DRAIN STUB OUTS SHALL BE MARKED STORM DRAIN ON A PVC PIPE.
- 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.
- CLEAN-OUTS SHALL HAVE CAST IRON CASES.
- ALL DRAINWAY 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.
- FOOTING DRAINS, ROOF DOWN SPOUTS AND CURTAIN DRAINS ARE TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM OR SWALES AS SHOWN ON THE CONSTRUCTION PLANS.
- 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 DRAINPIEPS SHALL BE CONSTRUCTED OF PVC ASTM D3034 SDR 35, AND ASTM F679.
- 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, DRAINWAYS, 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 OUTLET LOCATION.
 - OUTLETS ON EACH LOT SHALL BE LOCATED WITH A SECTION OF 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.
- CATCH BASINS AT THE CURB LINE SHALL BE RECESSED 0.1 FEET.
- ALL STORM DRAINAGE STRUCTURES, SUCH AS CATCH BASINS AND MANHOLES, NOT LOCATED WITHIN A TRAVELED, PAVED ROADWAY OR CONCRETES SIDEWALK, SHALL HAVE LOOKING LIDS. ALL DRAINAGE STRUCTURES ASSOCIATED WITH A PERMANENT DETENTION FACILITY SHALL HAVE LOOKING LIDS. ALL DRAINAGE STRUCTURES LOCATED WITHIN A BIKE OR WALKING PATH SHALL HAVE LOOKING LIDS.
- ALL CATCH BASINS GRATES SHALL INCLUDE THE STAMPING "OUTFALL TO STREAM, DUMP NO POLLUTANTS."
- CATCH BASINS SHALL CONFORM TO TYPE I, TYPE II, OR THE INLET TYPE AS DEFINED IN S&D APWA STANDARDS SPECIFICATIONS AND STANDARD PLANS WITH FLAT TOP FRAME AND GRATE.
- CATCH BASINS MUST BE SET TO LINE GRADE USING NO MORE THAN TWO (2) ADJUSTMENT RINGS.
- THE CAST IRON FRAME MAY BE PLACED FLANGE DOWN ON ADJUSTMENT BLOCKS IN LIEU OF PRECAST COLLAR. THE INSTALLATION OF CATCH BASINS SHALL INCLUDE FINAL ADJUSTMENT AS MAY BE REQUIRED TO FINISH GRADE. INSTALLATION WITHIN 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.
- CAST IRON FRAME FOR TYPE I CATCH BASIN SHALL ACCOMMODATE A 20-INCH X 24-INCH GRATE.
- 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))
- THE CONTRACTOR SHALL BE REQUIRED TO PLACE METALLIC TAPE OVER ALL NON-METALLIC THE METALLIC TAPE SHALL BE A MINIMUM OF 2 INCHES IN WIDTH AND PLACED CONTINUOUSLY THE ENTIRE LENGTH OF THE STORM DRAIN TRENCH.
- ALL TRENCHES FOR STORM DRAINS SHALL BE IN ACCORDANCE WITH THE SECTION 7 OF THE CURRENT WSDOT SPECIFICATIONS FOR ROADS, BRIDGES AND MUNICIPAL CONSTRUCTION.
- 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 A LEAST THREE (3) FEET ABOVE THE FINAL GRADE OF THE PERMANENT FACILITY.
- OVERFLOW, SPILLWAYS, GRAVEL FILTER WINDOWS MUST BE CONSTRUCTED PER PLANS AND SPECIFICATIONS. NO DEVIATIONS. AS-BUILT FOR VERIFICATION REQUIRED.
- QUARRY ROCK MUST BE SOUND "HARD DURABLE ROCK. NO RECYCLED MATERIAL.
- GRASS LINED SWALE SHALL BE CONSTRUCTED PER THE DETAILS PROVIDED. NO DEVIATIONS ALLOWED. ALL SWALES MUST BE OPERATIONAL BEFORE ACCEPTANCE.
- MINIMUM 1-FOOT SEPARATION BETWEEN PIPES IN TYPE II CATCH BASINS.

CITY OF ANACORTES CURB/GUTTER & SIDEWALK WORKMANSHIP/ AESTHETICS

- CURB/GUTTER AND SIDEWALK CONSTRUCTION SHALL FOLLOW A TRUE AND UNIFORM HORIZONTAL AND VERTICAL ALIGNMENT.
- THE VERTICAL AND HORIZONTAL SURFACE SHALL BE A SMOOTH BROOM FINISH WITH NO DETECTABLE FINISHING BLEMISHES, UNUNDULATIONS, RIPPLES, SWELLS, WAVES, RUTS, FURROWS, GRAFFITI OR OTHER OBJECTIONABLE MARKS. THE END RESULT SHALL BE A NEAT AND PROFESSIONALLY FINISHED APPEARANCE.
- 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.
- THE CITY ENGINEER IN HIS SOLE DISCRETION RESERVES THE AUTHORITY TO ORDER THE REMOVAL OF SECTIONS OF CURB/GUTTER AND SIDEWALK THAT DO NOT MEET THE WORKMANSHIP AND AESTHETIC STANDARDS OF THE CITY OF ANACORTES.
- SECTIONS 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 FAILURES OR OTHER 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.

GENERAL CONSTRUCTION NOTES

- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE 2022 STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS PREPARED BY WASHINGTON STATE DEPARTMENT OF TRANSPORTATION AND THE AMERICAN PUBLIC WORKS ASSOCIATION (WSDOT/APWA), HEREIN REFERRED TO AS THE "STANDARD SPECIFICATIONS". REFERENCES WILL BE MADE TO THE STANDARD SPECIFICATIONS MANUAL AND THE STANDARD PLANS BOOK.
- EXISTING UTILITIES HAVE BEEN TAKEN FROM AVAILABLE FIELD AND OFFICE RECORDS. THE CONTRACTOR IS RESPONSIBLE FOR UTILIZING THE ONE-CALL UTILITY LOCATE SERVICE, 1-800-424-5555, A MINIMUM OF TWO WORKING DAYS PRIOR TO ANY CONSTRUCTION. DAMAGES TO THE EXISTING UTILITIES RESULTING FROM THIS CONSTRUCTION SHALL BE REPAIRED BY AND AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL VERIFY ANY POTENTIAL UTILITY CONFLICTS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL MAKE DAILY EFFORTS TO KEEP THE SITE IN A NEAT AND ORDERLY CONDITION TO THE SATISFACTION OF THE OWNER, ENGINEER, AND THE S&D COUNTY ENGINEERING DEPARTMENT. IF CONSTRUCTION OCCURS DURING RAINY WEATHER CONDITIONS, THEREBY CAUSING DEBRIS TO BE TRACKED ONTO THE EXISTING ASPHALT, THE CONTRACTOR SHALL CONSTRUCT A QUARRY SPALL ROADWAY 20-FEET WIDE BY 100-FEET LONG MINIMUM. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGES TO EXISTING IMPROVEMENTS RESULTING FROM THIS CONSTRUCTION.
- DURING ALL PHASES OF CONSTRUCTION, THE CONTRACTOR SHALL SWEEP AND REMOVE ALL DEBRIS TRACKED ONTO THE EXISTING ROADS. FAILURE TO KEEP ROAD FREE FROM DEBRIS OFF EXISTING ROADWAY MAY BE STOPPED. THE CONTRACTOR SHALL ALSO WARE THE SITE (IF REQUIRED) TO REDUCE CONSTRUCTION DUST.
- AT ALL TIMES, TRAFFIC LANES SHALL BE MAINTAINED ON EXISTING ROADS. TEMPORARY AND PARTIAL ROAD CLOSURE SHALL BE APPROVED BY THE S&D COUNTY ENGINEERING, FIRE, AND POLICE DEPARTMENTS PRIOR TO CONSTRUCTION. DURING CONSTRUCTION WITHIN THE RIGHT-OF-WAYS, THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR TRAFFIC CONTROL AND CONSTRUCTION WARNING/CONTROL SIGNS.
- THE CONTRACTOR SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS CONCERNING DISPOSAL OF MATERIALS. ALL ASPHALT, CONCRETE, BRICK, AND STRUCTURES REMOVED FROM THIS SITE SHALL BE DISPOSED OF IN AN APPROVED SITE OBTAINED BY THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND APPLYING FOR ALL PERMITS ASSOCIATED WITH THIS CONSTRUCTION, NOT OBTAINED BY THE OWNER AND/OR ENGINEER.
- THE ENGINEER SHALL BE IMMEDIATELY NOTIFIED PRIOR TO CONSTRUCTION IF ANY DISCREPANCY IN PLANS AND EXISTING CONDITIONS IS DISCOVERED.
- THE CONTRACTOR SHALL STOCKPILE CLEAN, NATIVE TOPSOIL MATERIALS, FREE OF SOD AND DEBRIS LARGER THAN TWO INCHES, TO BE USED AS FILL IN THE PROPOSED LANDSCAPE AREAS. THE CONTRACTOR SHALL STOCKPILE EXCESS NATIVE MATERIAL ON THE SITE AS DIRECTED BY THE OWNER. EXCESS AND UNSUITABLE NATIVE MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR AT AN APPROVED DUMPSTE SITE RETAINED BY THE CONTRACTOR. DEBRIS AND STRUCTURES SHALL BE REMOVED FROM SITE AND DISPOSED AT AN APPROVED DISPOSAL SITE RETAINED BY THE CONTRACTOR.
- ALL PORTIONS OF THE SITE UNDER THE PROPOSED ASPHALT SHALL BE EXCAVATED TO EXPOSE A NON-ORGANIC MATERIAL SUITABLE FOR CONSTRUCTION. THE SUBGRADE SHALL BE PREPARED CONFORMING TO SECTION 2-06.3(1), AND COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY WITH A MINIMUM TEN-TON SELF-PROPELLED VIBRATORY ROLLER. ANY AREAS THAT INDICATE PUMPING, UNSTABLE, OR YIELDING SOIL CONDITIONS SHALL BE OVER EXCAVATED AND REPLACED WITH TWO INCH TO FOUR-INCH QUARRY SPALLS. STOCKPILED MATERIAL SHALL BE PROTECTED FROM OVER-SATURATION BY RAINFALL OR PONDING WATER. FINAL GRADED CONDITIONS SHALL BE RAKED TO REMOVE ALL DEBRIS LARGER THAN ONE-INCH FROM THE SURFACE.
- ORGANIC MATERIAL AND NON SUITABLE NATIVE MATERIAL DISCOVERED DURING SUBGRADE EXCAVATION AND SITE PREPARATION SHALL BE ENTIRELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
- DURING PERIODS OF RAINFALL, THE CONTRACTOR SHALL PREVENT WATER FROM STANDING ON THE SUBGRADE OR ON THE PREPARED GRAVEL. THE CONTRACTOR IS RESPONSIBLE FOR SUBGRADE PROTECTION, REPAIR AND REPLACEMENT OF SUBGRADE MATERIALS SHALL BE PAID FOR BY AND AT THE CONTRACTOR'S EXPENSE. STORM RUNOFF SHALL BE DISCHARGED TO THE STORM SYSTEM OR ON SITE LOCATION THAT WILL NOT IMPACT THE NEIGHBORING PROPERTIES. THIS PROJECT, DOWNSTREAM CONVEYANCE SYSTEM. THE CONTRACTOR IS REQUIRED TO PROVIDE TEMPORARY DITCHING AND PUMPS TO REMOVE ALL STANDING WATER FROM THE WORK AREA.
- AGGREGATE FOR GRAVEL BASE SHALL COMPLY WITH SECTION 9-03.14 OF THE 2022 STANDARD SPECIFICATIONS. GRAVEL BASE SHALL CONSIST OF WELL GRADED SAND AND GRAVEL CONFORMING TO THE REQUIRED SPECIFICATIONS. THE PERCENT PASSING THE US NO. 200 SIEVE SHALL NOT EXCEED 5%. ALL GRAVEL BASE IMPORTED TO THE SITE SHALL HAVE A CONSISTENT GRADATION. PRIOR TO IMPORTING ANY GRAVEL BASE MATERIAL, THE CONTRACTOR SHALL PROVIDE GRADATION AND TEST RESULTS TO THE ENGINEER FOR APPROVAL. GRADATION AND PROCTOR TEST RESULTS SHALL BE SUPPLIED BY THE CONTRACTOR PER 2000 TONS OF IMPORTED MATERIAL. THE CONTRACTOR SHALL RETAIN LICENSED PERSONNEL TO PERFORM COMPACTION TESTS FOR THE FOLLOWING:
 - TOP OF PREPARED GRAVEL BASE WITHIN THE PARKING LOT AND ROAD SECTION ON A 50-FOOT GRID/INTERVAL FOR GRAVEL FILLS GREATER THAN TWO FEET.
 - ONE TEST ADJACENT TO ALL STRUCTURES WITHIN THE ASPHALT.
 - TRENCHES WITH THREE FEET OR LESS OF GRAVEL TRENCH BACKFILL: TOP CENTER OF UTILITY TRENCH AT 50- FEET INTERVALS.
 - TRENCHES WITH MORE THAN THREE FEET OF GRAVEL TRENCH BACKFILL: TOP CENTER OF UTILITY TRENCH AND MID-DEPTH OF TRENCH, BOTH AT 50- FEET INTERVALS. ALL TEST RESULTS SHALL MEET OR EXCEED THE SPECIFICATIONS. ALL AREAS THAT DO NOT MEET THE REQUIRED SPECIFICATIONS SHALL BE RE-COMPACTED AND RETESTED AT NO ADDITIONAL COST TO THE OWNER.
- CRUSHED SURFACING TOP COURSE SHALL CONFORM TO SECTION 9-03.9(3) OF THE 2022 STANDARD SPECIFICATIONS. EACH LIFT SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY AS DETERMINED BY ASTM D- 1557 TESTING PROCEDURE. PLACEMENT AND GRADING OF COMPACTED CRUSHED TOP COURSE MATERIAL WITHIN THE ASPHALT AREAS SHALL HAVE A TOLERANCE OF PLUS OR MINUS ONE-HALF INCH FROM THE DESIGNATED TOP OF CRUSHED SURFACING TOP COURSE. THE CONTRACTOR SHALL PROVIDE GRADATION AND DEGRADATION TEST RESULTS TO THE ENGINEER FOR APPROVAL OF SITE MATERIAL.
- ASPHALT CONCRETE PAVEMENT SHALL CONFORM TO SECTION 5-04 OF THE 2022 STANDARD SPECIFICATIONS.

ASPHALT SECTION:

- 3" (1/2") HOT MIX ASPHALT
- 4" CRUSHED SURFACING TOP COURSE
- 12" GRAVEL BASE (OR ENGINEER APPROVED EQAL)

THE FINAL GRADING OF CRUSHED SURFACING TOP COURSE WILL BE INSPECTED AND APPROVED BY THE ENGINEER PRIOR TO ASPHALT PAVING. ALL EXISTING EDGES OF EXISTING ASPHALT SHALL BE SAW CUT FULL DEPTH TO PROVIDE A NEAT STABLE EDGE FOR THE NEW ASPHALT. ALL SAW CUT FACES SHALL BE TACK COATED AS WELL AS ALL STRUCTURES THAT ABUT ASPHALT. THE SURFACE JOINT BETWEEN EXISTING AND NEW ASPHALT MUST BE SEALED WITH HEAT-APPLIED CSS- 1 AND SAND COAT. ASPHALT SURFACES THAT HAS LOOSE MATERIAL OR POROUS CONDITIONS AS DETERMINED BY THE ENGINEER SHALL BE SEALED ACCORDING TO SECTION 5-04.3(5)(C) CRACK SEALING, AT NO ADDITIONAL COST TO THE OWNER, WITHIN 24 HOURS PRIOR TO PAVING. SOIL RESIDUAL HERBICIDE SHALL BE APPLIED TO ALL CRUSHED TOP COURSE SURFACES WITHIN THE PARKING LOTS AND ROADS.

- HOT MIX ASPHALT SHALL BE PLACED AT THE LOCATIONS AND DEPTHS INDICATED ON THE PLANS. HOT MIX ASPHALT SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 91% OF THE RICE DENSITY. COMPACTION SHALL OCCUR BETWEEN THE TEMPERATURES OF 180 DEGREES FAHRENHEIT AND 300 DEGREES FAHRENHEIT. DURING COLD WEATHER CONDITIONS, AS DETERMINED BY THE ENGINEER, ALL TRUCKLOADS OF ASPHALT SHALL BE COVERED SO AS TO RETAIN HEAT. THE CONTRACTOR SHALL RETAIN LICENSED MATERIALS-TESTING PERSONNEL TO PROVIDE COMPACTION TESTS AT 50- FOOT GRID/INTERVAL THROUGHOUT THE PARKING LOT AND ROAD SECTION. IF COMPACTION TEST RESULTS OF HOT MIX ASPHALT INDICATE LESS THAN 91% OF THE RICE DENSITY, THE CONTRACTOR MAY, AT HIS EXPENSE, HAVE CORE SAMPLES TAKEN AND ANALYZED TO SUBSTANTIATE DENSITY. HOT MIX ASPHALT THAT DOES NOT MEET THE REQUIRED COMPACTION, SHALL EITHER BE REMOVED BY THE CONTRACTOR AT HIS EXPENSE OR SHALL HAVE EQUAL THE INTENDED DESIGN. ADDITIONAL TESTING AND ASPHALT TO COMPENSATE FOR UNACCEPTABLE COMPACTION TEST RESULTS SHALL BE THE EXPENSE OF THE CONTRACTOR. NO ASPHALT PAVING OR ROLLING COMPACTION OF ASPHALT IS ALLOWED AFTER DARK. ALL ROLLING SHALL BE COMPLETED BY SUNSET TIME.

STORM SEWER

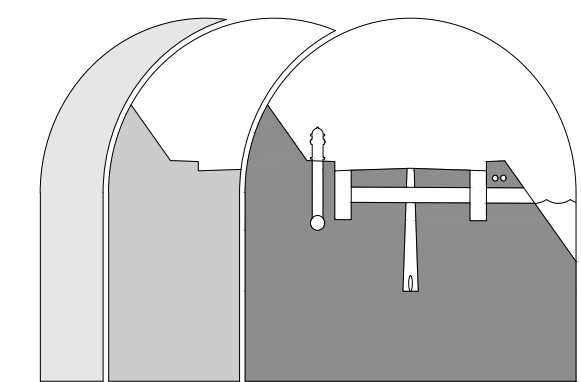
- THE FOLLOWING MATERIALS ARE ACCEPTABLE FOR THE STORM SEWERS IDENTIFIED ON THE PLANS:

STORM SYSTEM:

- PVC PIPE (POLYVINYL CHLORIDE) SHALL CONFORM TO SECTION 9- 05.12(2) MEETING THE REQUIREMENTS OF ASTM D3034/SDR35. PVC PIPE 12" IN DIAMETER AND UNDER SHALL CONFORM TO SECTION 9-05.1(6) OF THE STANDARD SPECIFICATIONS MEETING THE REQUIREMENTS OF AASHTO M 294 TYPE S.
- CORRUGATED POLYETHYLENE PIPE (CPEP) SHALL HAVE A SMOOTH BARREL INTERIOR, CORRUGATED EXTERIOR, CONFORMING TO SECTION 9-05.1(7) MEETING THE REQUIREMENTS OF AASHTO M294.
 - ALL PIPES SHALL HAVE GASKETED JOINTS.
- STORM CATCH BASINS AS INDICATED ON THE PLANS SHALL CONFORM TO: TYPE I CATCH BASIN PER WSDOT STD PLAN B-1 TYPE 1L CATCH BASIN PER WSDOT STD. PLAN B-1A TYPE II CATCH BASIN PER WSDOT STD. PLAN B-1E
- ALL PIPE KNOCKOUTS SHALL BE NEATLY MUDDED INSIDE AND OUTSIDE OF THE STRUCTURE FLUSH WITH THE STRUCTURE WALL. ALL PVC PIPE CONNECTIONS SHALL BE MADE TO STRUCTURES USING PVC SAND COLLARS.
- UPON INSTALLATION OF ALL PIPES TO STORM STRUCTURES, THE KNOCKOUT AREA SHALL BE NEATLY MUDDED INSIDE AND OUT OF THE CATCH BASIN USING A NON-SHRINK CONCRETE GROUT.
- UPON COMPLETION OF ALL CRUSHED TOP COURSE GRADING AND PREPARATION FOR ASPHALT PAVING, ALL CATCH BASIN STRUCTURES SHALL BE CORRECTLY EXCAVATED SO AS TO BE FLUSH WITH THE PROPOSED FINISH GRADE.
- CLEANOUTS SHALL BE INSTALLED TO MATCH FINISH GRADE WITHIN CONCRETE AND STALL AREAS.

CONFLICT NOTE

ALL CONSTRUCTION WITH IN CITY RIGHT OF WAY SHALL BE IN COMPLIANCE WITH CITY OF ANACORTES CONSTRUCTION STANDARDS. IN THE EVENT THAT THERE IS A CONFLICT BETWEEN THE PROJECT PLANS AND SPECIFICATIONS, THE CITY OF ANACORTES CONSTRUCTION STANDARDS/NOTES SHALL BE USED.



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273 Tel: 360-404-2010

SHEET REVISIONS:		
NO.	DATE	DESCRIPTION
1	01.10.22	DWG SUBMITTAL
1	01.10.22	CUP SUBMITTAL

CALL 48 HOURS BEFORE YOU DIG
1.800.424.5555

PROJECT: **SAMISH EARLY LEARNING CENTER** FOR **CARLETTI ARCHITECTS, PS**

CONSTRUCTION DETAILS

SHEET DESCRIPTION:

SCALE:	AS NOTED
DRAWN BY:	P.SEVERIN
DESIGNED BY:	P.SEVERIN
DATE:	01.10.22
JOB NUMBER:	21040
DWG NAME:	21040.CUP.CIV.DWG
SHEET NUMBER:	

THIS PLAN SHEET IS ACCEPTED FOR CONSTRUCTION IN ACCORDANCE WITH THE CITY OF ANACORTES ORDINANCES AND POLICES. ACTUAL CONFORMANCE OF THE DESIGN WITH APPLICABLE LAWS IS THE SOLE RESPONSIBILITY OF THE PROFESSIONAL ENGINEER, WHOSE NAME AND STAMP APPEAR ON THIS SHEET. ACCORDING, COMPLYING WITH, AND PROVIDING MITIGATION FOR ALL FEDERAL, STATE COUNTY, AND LOCAL LAWS, PERMITS, AND ORDINANCES, 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. ISSUANCE OF THIS PERMIT SHALL NOT BE CONSTRUED AS PROOF OF COMPLIANCE WITH APPLICABLE LAWS AND PERMIT REQUIREMENTS.DATETHS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE.

DATE
THIS APPROVAL WILL EXPIRE IN ONE YEAR FROM THE DATE NOTED ABOVE

PROJECT TEAM

OWNER
SAMISH INDIAN NATION
PO BOX 217
8327 SUMMIT PARK ROAD
ANACORTES, WA 98221-2738
PHONE: 360-726-3244
EMAIL: kmckinnon@samishtribe.nsn.us
CONTACT: KIM MCKINNON

ARCHITECT
CARLETTI ARCHITECTS, P.S.
116 FIR STREET, SUITE A
MOUNT VERNON, WA. 98273
PHONE: (360) 424-0394
FAX: (360) 424-5726
EMAIL: david@carlettiarchitects.com
CONTACT: DAVID WILSON

CIVIL ENGINEER/SURVEYOR
SOUND DEVELOPMENT GROUP
1111 CLEVELAND AVE, SUITE 202
MOUNT VERNON, WA 98273
PHONE: (360) 404-2010
FAX: (360) 404-2013
EMAIL: pat@sdg-llc.com
CONTACT: PAT SEVERIN

LANDSCAPE ARCHITECT
ECCOS DESIGN, LLC
505 S. 1ST STREET, SUITE B
MOUNT VERNON, WA 98273
PHONE: (360) 419 7400
FAX: (800) 508 2017
EMAIL: patrik@eccosdesign.com
CONTACT: PATRIK DYLAN

PROJECT DATA

PROPERTY INFORMATION

PROPERTY ADDRESS 1602 D AVENUE
ANACORTES, WA 98221
BUILDING CODE 2018 IBC/ 2018 IFC
ENERGY CODE 2018 WASHINGTON STATE NREC
FIRE SPRINKLERS YES
FIRE ALARM YES

ZONING

R2A REQUIRES A TYPE II LAND USE PERMIT AND CUP
FOR A DAYCARE TYPE II APPROVED BY CITY COUNCIL

SETBACKS

REAR: 20'
FRONT D AVENUE: 20'
ALLEY INTERIOR SIDE: 5'
SIDE 15TH STREET: 10'
SIDE 16TH STREET: 10'

BUILDING HEIGHT

MAXIMUM HEIGHT ALLOWED 35'
MAXIMUM PROPOSED BUILDING HEIGHT 16'-0" TO MID POINT
21'-4-1/2" TO TOP OF RIDGE

PARCEL #/ TAX ID

P56255 1502 D AVENUE
P56251 2201 15TH AVENUE

TWN./ RNG./ SEG

SECTION 24 TOWNSHIP 35 RANGE 22
R22-207-020-0007
R22-207-020-0007

LEGAL DESCRIPTIONS

1502 D AVENUE
LOTS 16 THROUGH 20, INCLUSIVE, BLOCK 207, MAP OF THE CITY OF ANACORTES,
ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS
OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#202005010007

2201 15TH AVENUE
LOTS 1, 2 AND THE EAST FIVE FEET OF LOT 3, BLOCK 207, MAP OF THE CITY OF
ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS,
PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#202005010007

CITY OF ANACORTES

Planning, Community, &
Economic Development

Date Received:

02/01/2022

CUP-2022-0002

DRAWING INDEX

ARCHITECTURAL

A-0.0 COVER SHEET
A-1.0 EXSTING CONDITIONS/DEMO SITE PLAN
A-1.1 PROPOSED SITE PLAN
A-1.2 CODE SECTION/DESIGN REVIEW RESPONSES
A-2.0 PROPOSED FLOOR PLAN
A-3.0 BUILDING ELEVATIONS
A-3.1 BUILDING RENDERING

SURVEY

S-1 RECORD OF SURVEY

CIVIL

C-1 COVER SHEET
C-2 EXISTING CONDITIONS, DEMOLITION & TESC PLAN
C-3 TESC PLAN NOTES & DETAILS
C-4 SITE AND DIMENSIONAL PLAN
C-5 SITE GRADING & STORMWATER PLAN
C-6 WATER AND SANITARY SEWER PLAN
C-7 CONSTRUCTION DETAILS
C-8 WSDOT DETAILS
C-9 CITY OF ANACORTES DETAILS
C-10 CONSTRUCTION SPECIFICATIONS

LANDSCAPE

L-1 LANDSCAPE PLAN

CUP-2022-0002
Emily Morgan
02/01/2022

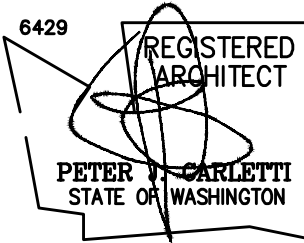


CARLETTI ARCHITECTS P.S.

architecture & planning

116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394
Fax: (360) 424-5726

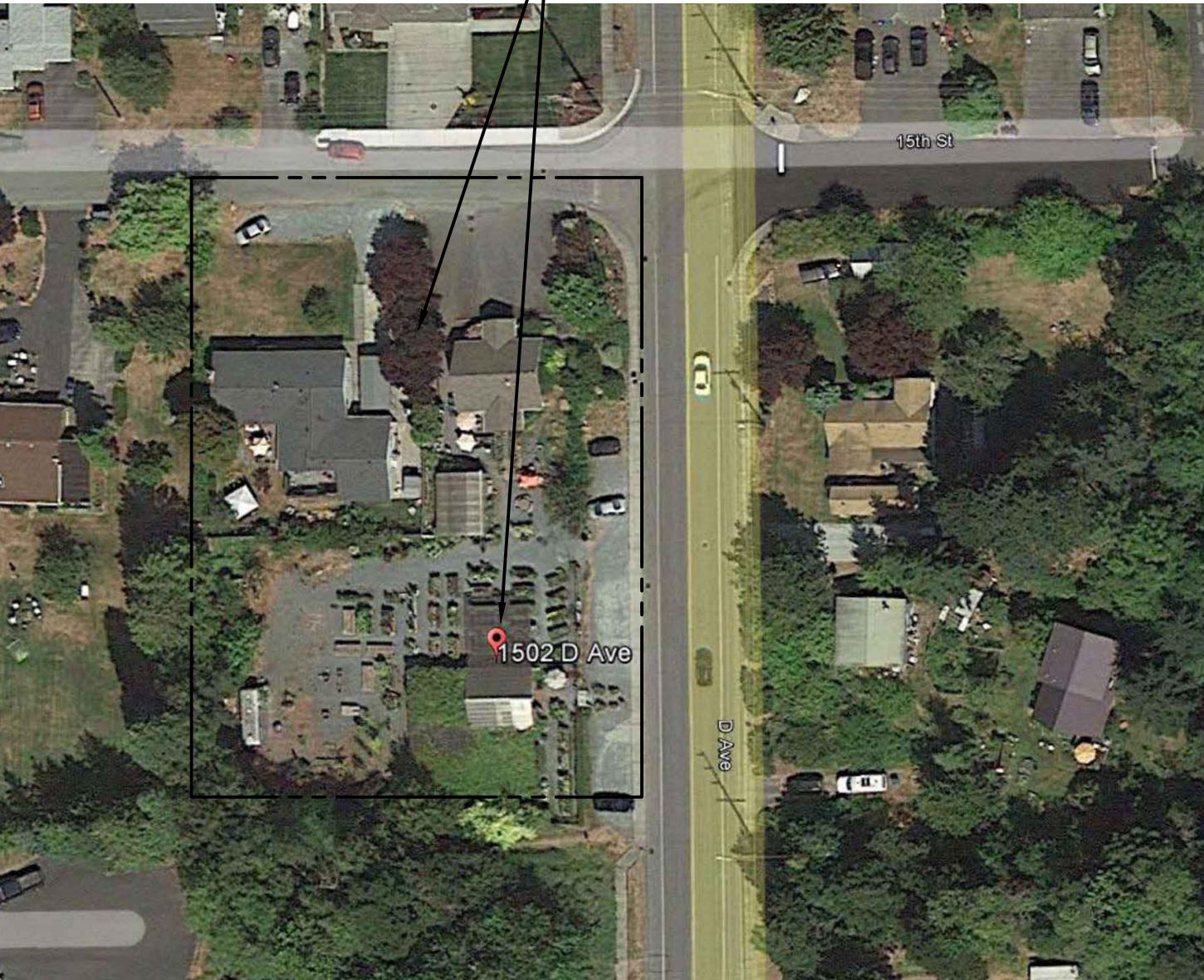


A NEW EARLY LEARNING FACILITY
SAMISH INDIAN NATION
1502 D AVENUE
ANACORTES, WA



SAMISH INDIAN NATION
CONTACT:
Kim McKinnon
360.726.2983

PROJECT SITE



VICINITY MAP

N.T.S.

21-512
PROJECT NUMBER:

REVISIONS:
11/3/21 DRG MEETING
2/1/22 CUP SUBMITTAL

SHEET TITLE:

COVER SHEET

PJC
PROJECT ARCHITECT:

PJC
DRAWN BY:

PJC
CHECKED BY:

FEBRUARY 28, 2020
DATE

S:\ARCH\21\DRAWINGS\21-512 BASE
COMPUTER FILE NAME

A=0.0

COPYRIGHT 2022 CARLETTI ARCHITECTS, P.S.



VIEW LOOKING NW DOWN D AVENUE



VIEW LOOKING SW FROM D AVENUE
EXIST. STRUCTURE/GRAVEL TO BE REMOVED



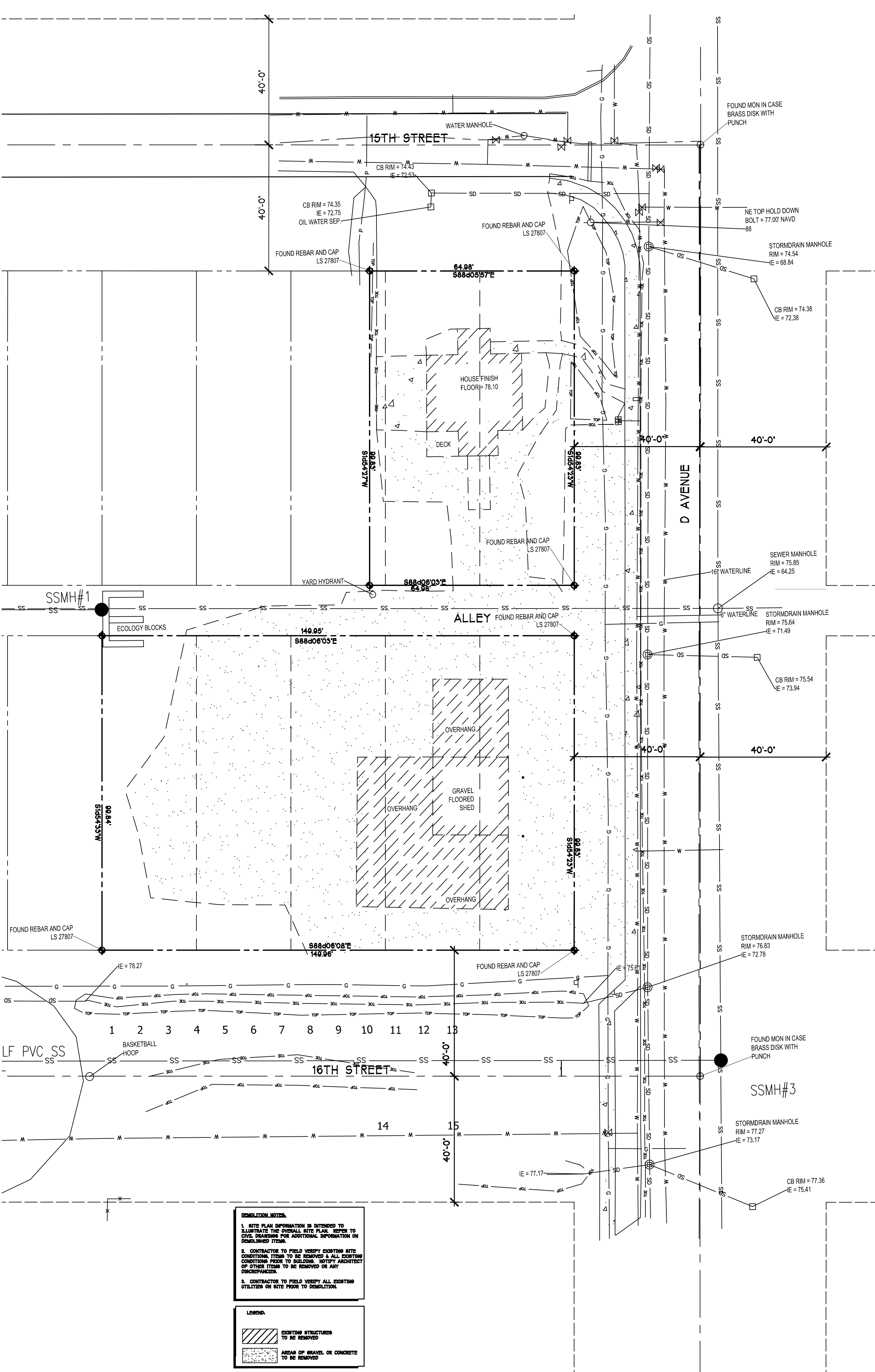
VIEW LOOKING NW FROM D AVENUE
EXIST. STRUCTURE/GRAVEL TO BE REMOVED



VIEW LOOKING S. 15TH STREET
EXIST. RESIDENCE/PAVING TO BE REMOVED

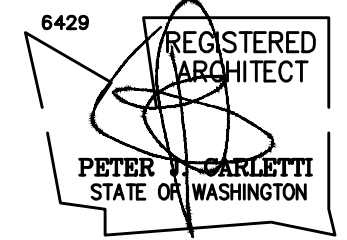


VIEW LOOKING NW DOWN D AVENUE





CARLETTI ARCHITECTS P.S.
architecture & planning
116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273
Phone: (360) 424-0394
Fax: (360) 424-5726



PETER J. CARLETTI
REGISTERED ARCHITECT
STATE OF WASHINGTON

A NEW EARLY LEARNING FACILITY
SAMISH INDIAN NATION
1502 D AVENUE
ANACORTES, WA



SAMISH INDIAN NATION
CONTACT:
Kim McKinnon
360.726.2983

21-512
PROJECT NUMBER:

REVISIONS:
11/3/21 DRG MEETING
2/1/22 CUP SUBMITTAL

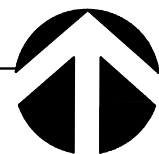
SHEET TITLE:
EXISTING CONDITIONS SITE PLAN
EXISTING CONDITIONS PHOTOS
DEMOLITION SITE PLAN

PJC
PROJECT ARCHITECT:
PJC
DRAWN BY:
PJC
CHECKED BY:
FEBRUARY 28, 2020
DATE

S:\ARCH\21\DRAWINGS\21-512 BASE
COMPUTER FILE NAME

DEMOLITION SITE PLAN
EXISTING CONDITIONS PHOTOS

SCALE:1"=20'-0"



A=1.0

COPYRIGHT 2022 CARLETTI ARCHITECTS, P.S.

SITE PLAN NOTES:

1. CONNECT ALL DOWNSPOUTS TO PVC TIGHTLINES AND CONNECT TO STORM DRAINAGE SYSTEM PER CIVIL DRAWINGS.
2. SEE CIVIL DWGS FOR GRADING, DRAINAGE, AND UTILITY PLANS
3. VERIFY LOCATIONS OF EXISTING POWER, SEWER, AND WATER LINES PRIOR TO CONSTRUCTION
4. CONTRACTOR TO VERIFY ALL EXISTING GRADES AND PROPERTY LINES
5. PROVIDE AND INSTALL CONDUIT AND POWER FROM POWER POLE AND TELEPHONE/ DATA SERVICE TO BUILDING TYP.
6. STRIPE ALL STALLS AS SHOWN. DO NOT NUMBER STALLS
7. PROVIDE AND INSTALL GAS PIPING TO BUILDING AS REQD FOR SERVICE.
8. REFER TO CIVIL DRAWINGS FOR ALL SITE DIMENSIONS AND BUILDING LOCATIONS TYPICAL.
9. REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE REQUIREMENTS, LOCATIONS, AND QUANTITIES.
10. ELECTRICAL CONTRACTOR TO PROVIDE SHOEBOX TYPE LUMINAIRE, POLE MOUNTED, SUITABLE FOR WET LOCATIONS.

PARCEL NUMBER P56255 1502 D AVENUE 3772-207-020-0007
TAX ID NUMBER P56251 2201 15TH AVENUE 3772-207-020-0007
SECTION 24 TOWNSHIP 35 RANGE 01

LEGAL DESCRIPTION

1502 D AVENUE
LOTS 16 THROUGH 20, INCLUSIVE, BLOCK 207, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#202005010007

2201 15TH AVENUE
LOTS 1, 2 AND THE EAST FIVE FEET OF LOT 3, BLOCK 207, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#202005010007

ZONING

R2A REQUIRES A TYPE II LAND USE PERMIT AND CUP FOR A DAYCARE TYPE II

SETBACKS

FRONT D AVENUE: 20'
ALLEY INTERIOR SIDE: 5'
SIDE 15TH STREET: 10'
SIDE 16TH STREET: 10'
REAR: 20'

BUILDING HEIGHT

MAXIMUM HEIGHT ALLOWED 35'
MAXIMUM PROPOSED BUILDING HEIGHT 16'-0" TO MID POINT
21'-4" TO TOP OF RIDGE

SITE PLAN/ DESIGN REVIEW

-REQUIRED PER 19.30 OF CITY OF ANACORTES MUNICIPAL CODE
-INCLUDING THE PROVISIONS AS FOLLOWS PER 19.30.040

REVIEW CRITERIA:

- ZONING
- COMMUNITY DESIGN
- PROJECT DESIGN
- ENVIRONMENTAL DESIGN

BUILDING SQUARE FOOTAGE

FIRST FLOOR DAYCARE 4,084 S.F.

MAXIMUM LOT COVERAGE

40% FOR BUILDINGS
LOT 1 SOUTH SIZE: 14,927 SF
LOT COVERAGE ALLOWED 40%: 5,971 SF
4,484 SF < THAN 5,971 S.F. OKAY

LOT 1 SOUTH EXISTING IMPERVIOUS: 2,900 S.F.
BUILDINGS: 2,900 S.F.
GRAVEL: 9,755 S.F.
12,655 S.F.

PROPOSED BUILDING IMPERVIOUS (BUILDING FOOTPRINTS) 4,130 SF
PROPOSED BUILDING IMPERVIOUS (PLAY AREA FOOTPRINT) 400 SF
4,530 SF

PROPOSED ASPHALT IMPERVIOUS SURFACES 1,694 SF
PROPOSED CONCRETE IMPERVIOUS SURFACES 1,680 SF
3,374 SF

TOTAL IMPERVIOUS 7,904 SF
PROPOSED LANDSCAPE AREA 7,023 SF
7,023 SF OR 47% > 20% REQUIRED [OK] 14,927 SF

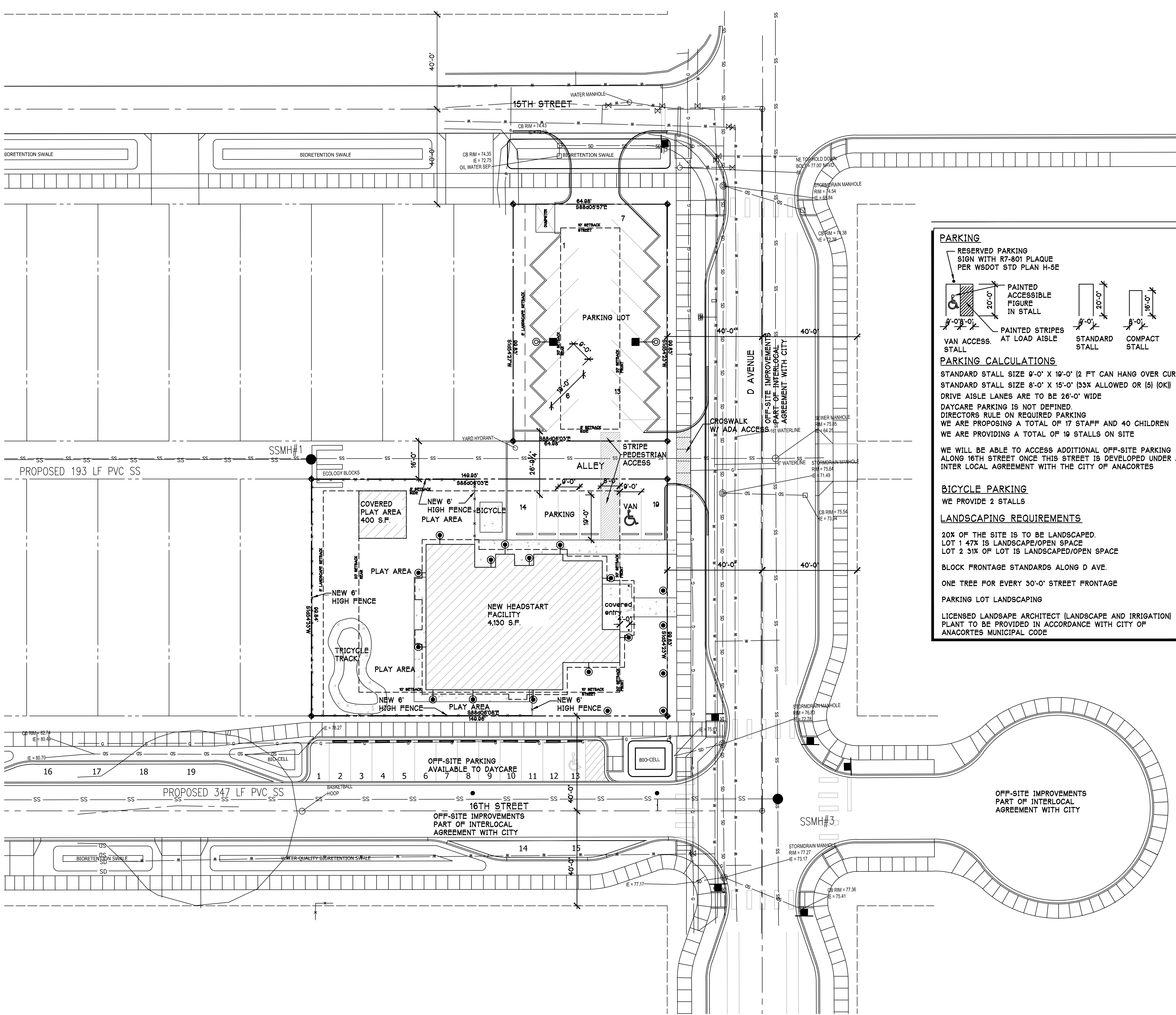
LOT 2 NORTH EXISTING IMPERVIOUS: 1,007 S.F.
BUILDINGS: 1,007 S.F.
GRAVEL: 2,195 S.F.
3,202 S.F.

SITE COVERAGE

LOT 2 NORTH SIZE: 5,971 SF
PROPOSED ASPHALT IMPERVIOUS SURFACES 4,129 SF
PROPOSED LANDSCAPE AREA 1,842 SF
1,842 SF OR 31% > 20% REQUIRED [OK] 5,971 SF

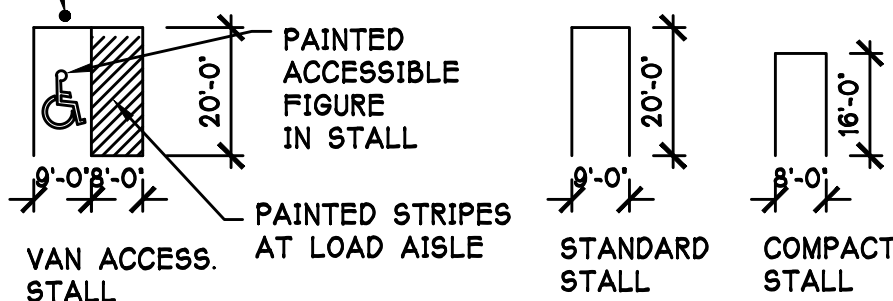
LEGEND:

- NEW CONCRETE SIDEWALK
- NEW BUILDING
- SITE LIGHT PER ELECTRICAL
- LED WALL SCONCE W/ CUT OFF SHEILD PER ELECTRICAL
- DECORATIVE SITE PEDESTRIAN SCALE LIGHT PER ELEC.
- EXTRUDED CURB PER CIVIL
- CAST CURB/ GUTTER PER CIVIL



PARKING

RESERVED PARKING SIGN WITH R7-801 PLAQUE PER WSDOT STD PLAN H-5E



PARKING CALCULATIONS

STANDARD STALL SIZE 8'-0" X 19'-0" (2 FT CAN HANG OVER CURB)
STANDARD STALL SIZE 8'-0" X 15'-0" (33% ALLOWED OR (5) [OK])
DRIVE AISLE LANES ARE TO BE 26'-0" WIDE
DAYCARE PARKING IS NOT DEFINED.
DIRECTORS RULE ON REQUIRED PARKING
WE ARE PROVIDING A TOTAL OF 17 STAFF AND 40 CHILDREN
WE ARE PROVIDING A TOTAL OF 19 STALLS ON SITE

WE WILL BE ABLE TO ACCESS ADDITIONAL OFF-SITE PARKING ALONG 16TH STREET ONCE THIS STREET IS DEVELOPED UNDER AN INTER LOCAL AGREEMENT WITH THE CITY OF ANACORTES

BICYCLE PARKING

WE PROVIDE 2 STALLS

LANDSCAPING REQUIREMENTS

20% OF THE SITE IS TO BE LANDSCAPED.
LOT 1 47% IS LANDSCAPE/OPEN SPACE
LOT 2 31% OF LOT IS LANDSCAPED/OPEN SPACE

BLOCK FRONTAGE STANDARDS ALONG D AVE.

ONE TREE FOR EVERY 30'-0" STREET FRONTAGE

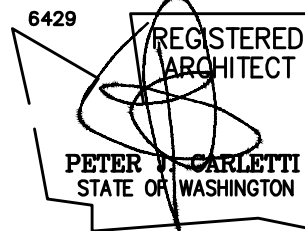
PARKING LOT LANDSCAPING

LICENSED LANDSCAPE ARCHITECT (LANDSCAPE AND IRRIGATION) PLANT TO BE PROVIDED IN ACCORDANCE WITH CITY OF ANACORTES MUNICIPAL CODE

CARLETTI ARCHITECTS P.S.
architecture & planning

116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394
Fax: (360) 424-5726



A NEW EARLY LEARNING FACILITY
SAMISH INDIAN NATION
1502 D AVENUE
ANACORTES, WA



CONTACT:
Kim McKinnon
360.726.2983

21-512
PROJECT NUMBER:

REVISIONS:

8/26/21 PRELIMINARY SITE
11/3/21 DRG MEETING
2/1/22 CUP SUBMITTAL

SHEET TITLE:

SITE PLAN

PJC
PROJECT ARCHITECT:

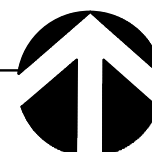
PJC
DRAWN BY:

PJC
CHECKED BY:

FEBRUARY 28, 2020
DATE

S:\ARCH\21\DRAWINGS\21-512 BASE
COMPUTER FILE NAME

SCALE: 1"=20'-0"



A=1.1

City of Anacortes Municipal Code Design Review Requirements:
19.30 Site Plan Review

19.30.10 Purpose

- Site Plan compliance with AMC
- Reasonable and Appropriate development of private properties/ adjacent right-of ways and neighboring projects.
- Good design principles – high quality development
- Adequacy of streets and utilities to serve the subject property.
- Suitable Street Access and Configuration.
- Low Impact Development with Best Management Practices.

19.30.020 Applicability

- All non-subdivision development proposals.

19.30.030 Application Requirements

- Application on Department Forms accordingly along with fees and information in the application submittal checklist.
- Reviewed per AMC Chapter 19.20
- Three Dimensional visualization of proposed development.

19.30.040 Review Criteria

A. Conformance with all laws, ordinances, regulations

- Refer to complete submittal package

B. Conformance with AMC Chapter 15.32 Underground Utilities

- See Civil Plans

C. Conformance with AMC Chapter 19.22 Concurrencey

- Project is concurrent as City utilities serve the site.

D. Conformance with applicable zoning provisions of Division 4 of this title, including:

- Allowed Uses AMC 19.41 – See Site plan notes sheet A-1.1
- Form and Intensity Standards AMC 19.42 – See Site Plan Notes sheet A-1.1
- The applicable use standards of AMC chapters 19.43 – 19.48 – See Site Plan Notes sheet A-1.1.

E. Conformance with the applicable community design provisions of Division 5 of this title including:

- See responses for compliance to Sections 19.51 Public Street Improvements
- See responses for compliance to Sections 19.53 Private Driveways and Access
- See responses for compliance to Sections 19.62 Site Planning
- See responses for compliance to Sections 19.63 Building Design
- See responses for compliance to Sections 19.64 Parking
- See responses for compliance to Sections 19.65 Landscaping
- See responses for compliance to Sections 19.66 Fences, Walls and Hedges

G. Conformance with other applicable environmental provisions, including

- AMC Chapter 18.04 SEPA

19.63.040 Building Massing and articulation

- B. Does apply since our façades are less than 60' along all street frontages including 15th, 16th and D Avenue.

C. Façade Articulation

1. The longest length of façade along any street frontage is 57'-8" along 16th Street.
2. Does not apply

However we have the following:

- A. Tall windows with a lot of transparency.
- b. Covered entry elements are provided at the main entry and all secondary entries
- d. Change in roofline has been provided. The roof elements are varied and include gable elements and shed roof elements.
- e. Changes in exterior materials including the use of cultured stone and cementitious shingles and siding are included.
- g. Modulation of the building exterior is included on all 3 sides which face street frontage. Covered entry elements on the rear of the façade break up the rear side.
- h. The building is broken down with gabled elements and shed roof dormers to break up the facade on all street frontages.

D.-Departure – Not Applicable

- E.-Maximum Façade Width – Not Applicable since our building elevations are not wider than 100 feet.

F.-Roofline Modulation

1. Does not apply no flat roof elements
2. Pitched gabled roof elements and shed dormer elements are included on all facades

19.63.050 Building Details

- B.-Façade Details –Non-Residential and Mixed Use Buildings – not required in R2A zone.

However we have the following:

- 1.-Window Treatment
 - Large Transparent Windows provided along 16th and D Avenue
 - Windows include transom windows over doors . Windows are divided with true vertical and horizontal mullions to align with the design of the façade.
 - Covered entrance canopy at the main building entrance which is also recessed set back entrance.
 - Weather Protection canopy cover custom designed to define entrance D Avenue – Decorative Light Fixtures will be provided at the first floor level to light up pedestrian walkways and outdoor space.
- 3.-Building materials and other façade elements
 - Departures – the façade – (at the overall scale and at the individual articulation scale) meets the purpose of the standards.

C.-Window Design Standards

- 1a.-Windows to add depth and richness to the building façade are recessed back min. 2"
- b. Cedar Window Trim will be provided around the windows.
- c. Mullions in widows align and add visual interest.
- 2.-htly reflective glazing is not being proposed for the project.

AMC Chapter 19.51 Public Street Improvements.

19.51.010 Public Street Improvements Purpose

- provisions for reasonable public street improvements
- Establish criteria to determine the nature – extent – and location of required street improvements.
- promote safe and efficient access to the property.
- reduce the addition of impervious surfaces within the City.

19.51.020 Applicability.

- This is applicable because we are creating a daycare, new non-residential development within the City of Anacortes.

19.51.030 Minimum Street Improvement requirements.

- We are proposing the following:
 - New 5'-0" wide sidewalk along D Avenue
 - New ADA curb cut at the intersection of the alley and D Avenue
 - New Sidewalk along 16th St that ties into the new sidewalk on D Avenue
 - New sidewalk and parking stalls along 16th street
 - New curb cut and access into new parking lot on 15th street
 - New paving to tie into existing ROW street paving and our site
 - Preserve alley and pave it while enhancing it with landscaping
 - All utility tie in work to be completed prior to final site work at ROW

AMC Chapter 19.53 Private Driveway and Access

19.53.030 Driveway Access

- Access to the on-site parking is provided off of the alley and 15th Street per which is acceptable to City Engineer

AMC Chapter 19.61 Block Frontage Standards

19.61.070 Landscape block frontage standards

- Land use the use is allowed as a CUP in this zone. We are applying for a CUP Building placement: the building is set back a minimum of 10' from D Avenue. Actual setback is 20' and we comply.
- Building entrance: The main building entrance is on D Avenue and is easily identifiable with a covered canopy, entry column and is recessed with lots of transparency glazing. Façade transparency: the main façade and the faced on 16th comply with a minimum of 25% transparency zone.
- Weather protection: The main building entrance is on D Avenue and is easily identifiable with a covered canopy, entry column and is recessed to provide 10' of weather protection.
- Parking location and vehicle access: Parking lot is located of the alley to the side of the building, pedestrian access is provided from the main parking lot and parking on the alley to the front entrance on D Avenue. Additional offsite parking will be located on 16th Street.
- Landscaping: areas between the building and the pedestrian sidewalk connection are landscaped per code
- Sidewalk width: Sidewalk is proposed to be a minimum of 5' wide.

D. Cornice Roofline Design

1. Does not apply no flat roofs
2. Does not apply no flat roofs

E. Articulated Building Entries

- The main entrance into the facility has been designed as a clearly defined and demarcated standout architectural feature of the building. The entrance is easily distinguishable due to the entry column and gabled covered entry element.

19.63.060 Building Materials

A.-Purpose

1. Durable, high-quality building materials to minimize maintenance and show visual interest in design.
2. Distinctive Mix of materials to help articulate facades and add richness to the building.

3. High priority on the first floor in the quality of the detailing of the materials at the pedestrian scale.

B.-Quality Building Materials

- using durable cementitious siding painted. See material list below and sheet material sheet to help illustrate the intention of the building materials.

C.-Special Conditions

- 1.-Not Applicable – No CMU used
- 2.-Not Applicable – No Metal Siding used
- 3.-Not Applicable – No EIFS used
- 4.-Cementitious wall board paneling/ siding may be used, provided it meets the following provisions
 - a. Cement board paneling at the ground level façade containing non-residential use is proposed with a variety of siding exposures and includes lap siding and shingles.
 - b. Since Cementitious siding is the dominant siding material we have mixed it up with (3) different siding profiles and (2) different colors to add visual interest and articulate the façade from all levels of the building. See full siding material list below.

- Siding 1 – Cementitious siding with a 4" exposure painted.

- Siding 2 – Cementitious siding with a 6" exposure painted

- Siding 3 – Cementitious shingles painted

- Cultured Stone – veneer cultured stone utilized on D Avenue and the main entry elements.

- Windows/ Doors – Ground Level – All Black aluminum with Clear Low E Insulated Thermally Broken Glazing

AMC Chapter 19.62 Site Planning

19.62.020 Applicability

- Applicable to all non-residential and multi-family development.

19.62.030 Relationship to adjacent properties

- Privacy of the residents on adjacent properties has been protected through the design. We have located parking off the alley and 15th street to be screened by the building and to minimize impact to adjacent residences. We are proposing a fence on the western property line to screen the daycare and play area from adjacent residential properties.

19.62.040 Internal Open space

- See open space calculations on Site Plan Sheet A-1.1. We exceed the required open space on both lots. There is a large open play area with a covered play structure on the main lot to provide recreational opportunities for the daycare children and staff.

19.62.050 Internal pedestrian access and design

A. Purpose

1. Provide pedestrian and bicycling environment that is safe and comfortable.
2. Enhance access to an on-and off site open space.

B. Access to Sidewalks

- Pedestrian Access connections area provided to sidewalk along D Avenue and from the Alley and adjacent parking areas located off 15th and 16th Street respectively. Parking for bicycles is provided off the alley.

C. Internal Circulation

1. Pedestrian Sidewalks connect the building to the ROW, they also connect the building to the parking lot located off 15th street and the alley, and parking located on 16th Street.
3. Crosswalks have been provided at the intersection of the Alley and D Avenue.
4. Pedestrian pathways have been provided through the site along with bike rack.
5. No barriers have been provided restricting pedestrian access.

D. Pathway Design

1. All internal pathways are at least 5'-0"wide
2. All internal pathways are curbed and raised at least 6"
3. Wheel stops installed to prevent cars overhanging the sidewalk.
4. Pedestrian walks have been separated from buildings with a minimum of 3ft of Landscaping. The pedestrian pathway from the parking lot has been stripped across the alley to delineate from cars. Truncated domes will be installed to further delineate this area.
5. Not Applicable as our building is not longer than 100 feet.

19.62.060 Vehicular circulation and parking

- We have created a safe, convenient, and efficient network for vehicle circulation and parking
- Pedestrian Crosswalk at intersection of alley and D Avenue
- Pedestrian Sidewalk in front of the building for pedestrian safety.
- Parking positioned around rear and side of the building to improve visual appearance from street.

- Exterior Doors with glazing – Storefront black aluminum with Clear Low E Insulated Thermally Broken Glazing

- Exterior Doors with no glazing – Hollow metal doors and frames painted

- Metal roof panels – standing seam metal roof panels grey in color

19.63.070 Blank Wall Treatment

A.-Purpose

- 1.-To avoid untreated blank walls
- 2.-To retain and enhance the character of Anacortes's streetscapes.

- B.-Blank Wall Definition – means a ground floor wall or portion of a ground floor wall over 10 ft in height and with a horizontal length greater than 15 feet and does not include a transparent window or door.

- We do not have any blank walls greater than 15 feet in length on the ground floor streetscape walls.

- C.-Blank wall Treatment Standards – Untreated blank walls adjacent to a public street, pedestrian oriented space or common useable open pace or pedestrian pathway are prohibited.

- We do not have any blank walls greater than 15 feet in length on the ground floor in any of the areas noted above.
- 1.-Display windows Not Applicable
- 2.-We have landscaping beds at least 5ft wide in front of the building on all 4 sides
- 3. Vertical Trellis not applicable since there are no blank walls
- 4.-Mural Not Applicable since no blank walls
- 5. Special Building Detailing – Not Applicable.

AMC Chapter 19.64. Parking

- See Site Plan A-1.1 Notes. Proper parking has been provided on site via the parking lot across the alley and the future off site parking on 16th street. See parking memo from applicant denoting the number of staff and required parking similar to their existing head start facility. This has been approved by the planning director.

AMC Chapter 19.65. Landscaping

- See Landscape Plan submitted with Application in compliance with AMC Chapter 19.65

AMC Chapter 19.66. Fences, Walls and Hedges

- A 6' high privacy security fence is proposed along a portion of the south property line along 16th street the rear yard to the west and a portion of the north property line along the alley. This is to secure the children's play area and provide privacy and screening from the street and adjacent residential area to the west. The Director may allow taller fences (than referenced in Table 19.66.030) for permitted nonresidential uses in residential zones, provided they are necessary for security purposes and the design of the fences meets the purposes of the standards. Due to the children present and security we are proposing a 6' high fence.

19.62.070 Service Areas and Mechanical Equipment

- B. Location of Ground Related Service Areas and Mechanical Equipment.

1. Mechanical Condensers will be located on the ground level on the rear of the structure or on the side along the alley
 - Gas Meters/ Electric Meters will be located along the alley so as to reduce the visibility of the meters.
2. No Exterior Loading Areas are required
3. Service areas are not visible from the sidewalk and adjacent properties. Service for delivery is located on the side off of the alley.
4. Site has been designed for Safety – with good lighting and no entrapment areas.
5. Noisy mechanical equipment will not be on the main level.
6. Dumpster has been placed at the NW corner of the site away from the streets, pedestrian access, and buildings and accessible easily from the Alley for the Sanitation Department Trucks. It will be designed with CMU walls to screen the dumpsters carefully to reduce vision of the space. Landscape screening will also be provided at the dumpster. Gates at the dumpster enclosure will be a heavy galvanized steel mini v profile for an aesthetic appeal.

C. Screening of Ground Related Service Areas and Mechanical Equipment

1. Following Applies:

- a. Structural enclosure is CMU and heavy gauge metal. Walls provide full screening
- c. The CMU dumpster enclosure is 6ft tall to screen neighboring views.
- d. Collection point is off of the alley and does not obstruct vehicle or pedestrian access.
- e. The service area is paved.
2. Sides and Front of the Dumpster Enclosure is screened with Landscape. Rear gates open to alley for garbage pickup.

- D. Utility Meters, Electrical Conduits, and other Service Utility Apparatus will be located off the alley and screened with landscaping.

- E. Mechanical Equipment is not located on the roof. All ground units will be screened with landscaping and or a sight obscuring fence and will be located along the alley or the rear of the building.

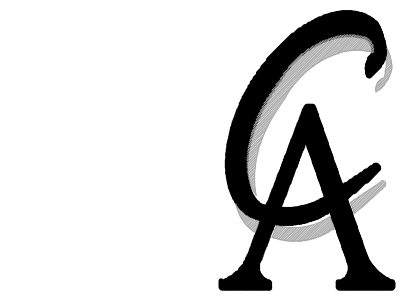
AMC Chapter 19.63. Building Design

19.63.030 Building character and corporate architecture

A. Purpose

1. Design promotes an architectural character that reflects the residential neighborhood in which the new daycare will be located. The roof forms feature gabled elements that are reflective of the residential homes in the neighborhood. Durable high – quality materials are used which include metal roof panels and cementitious shingles and siding which are similar to other homes in the neighborhood.
2. High quality design is provided to respond to the high visibility site located between 15th and 16th Street.
3. Efforts were made to break up the façade with both shed roof and gabled roof elements and covered entry porch at the main entry.

- B. Corporate Identity has not been used to design the building. Building has been designed to look residential like the surrounding structures.

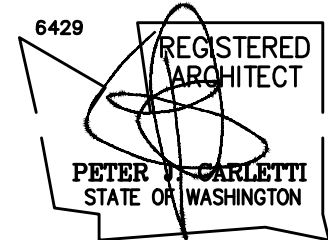


CARLETTI ARCHITECTS P.S.

architecture & planning

116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394
Fax: (360) 424-5726



A NEW EARLY LEARNING FACILITY
SAMISH INDIAN NATION
1502 D AVENUE
ANACORTES, WA



CONTACT:

Kim McKinnon
360-726-3244

21-512
PROJECT NUMBER:

REVISIONS:

11/3/21 DRG MEETING

2/1/22 CUP SUBMITTAL

SHEET TITLE:

CODE SECTION RESPONSES

DESIGN REVIEW RESPONSES

PJC
PROJECT ARCHITECT:

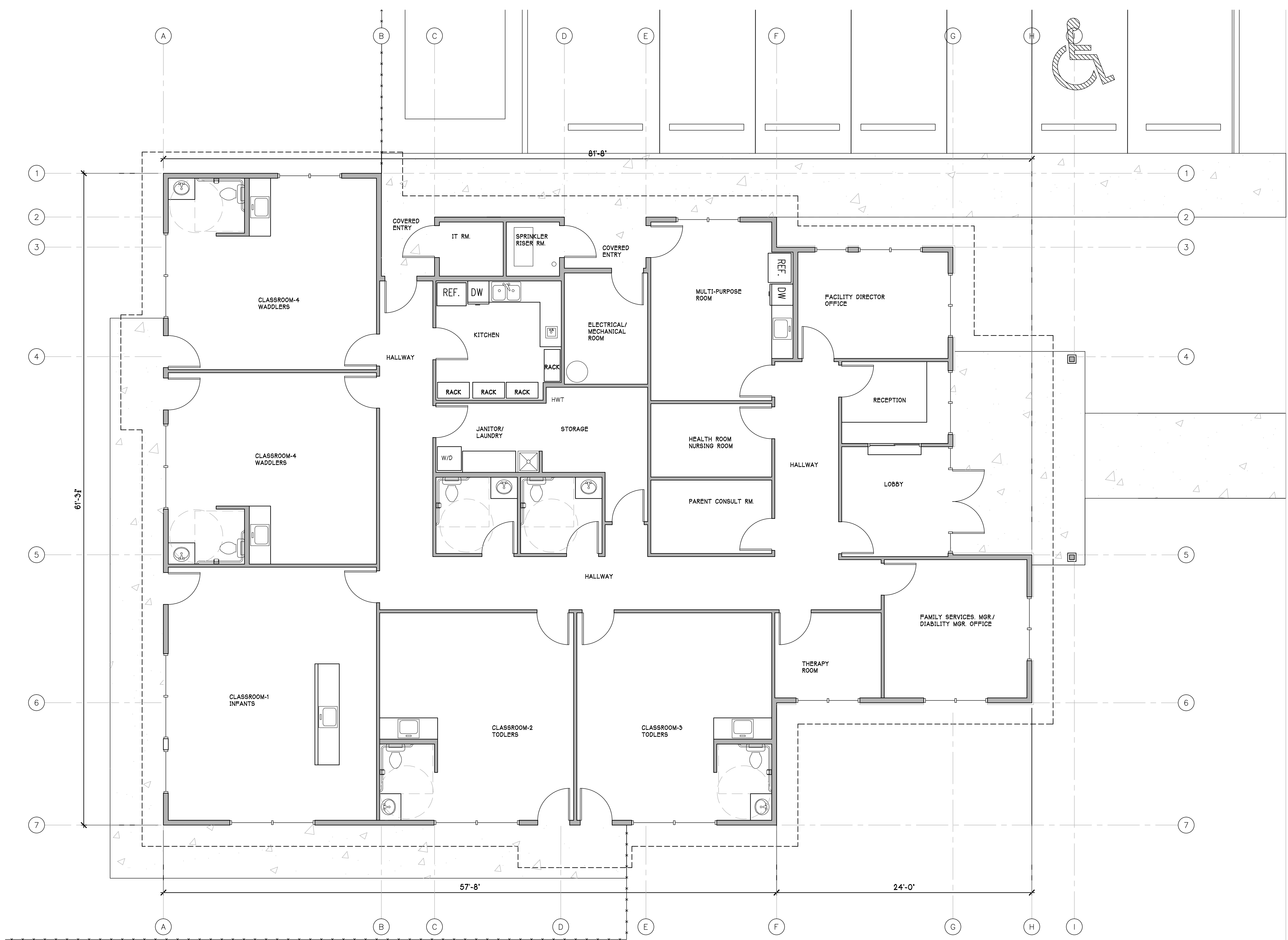
PJC
DRAWN BY:

PJC
CHECKED BY:

FEBRUARY 28, 2020
DATE

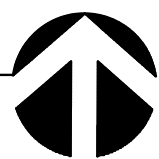
S:\ARCH\21\DRAWINGS\21-512 BASE
COMPUTER FILE NAME

A-1.2



FLOOR PLAN
4,084 S.F.

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

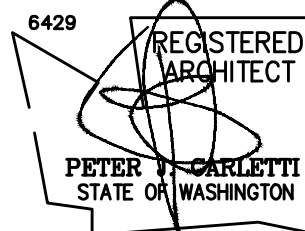


CARLETTI ARCHITECTS P.S.

architecture & planning

116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394
Fax: (360) 424-5726



A NEW EARLY LEARNING FACILITY
SAMISH INDIAN NATION
1502 D AVENUE
ANACORTES, WA



CONTACT:
Kim McKinnon
360-726-3244

21-512
PROJECT NUMBER:

REVISIONS:
8/26/21 PRELIMINARY FLOOR PLAN
11/3/21 DRG MEETING
2/1/22 CUP SUBMITTAL

SHEET TITLE:

FLOOR PLAN

PJC
PROJECT ARCHITECT:

PJC
DRAWN BY:

PJC
CHECKED BY:

FEBRUARY 28, 2020
DATE

S:\ARCH\21\DRAWINGS\21-512 BASE
COMPUTER FILE NAME

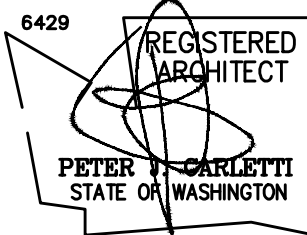
A-2.0

COPYRIGHT 2022 CARLETTI ARCHITECTS, P.S.



CARLETTI ARCHITECTS P.S.
architecture & planning
116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394
Fax: (360) 424-5726

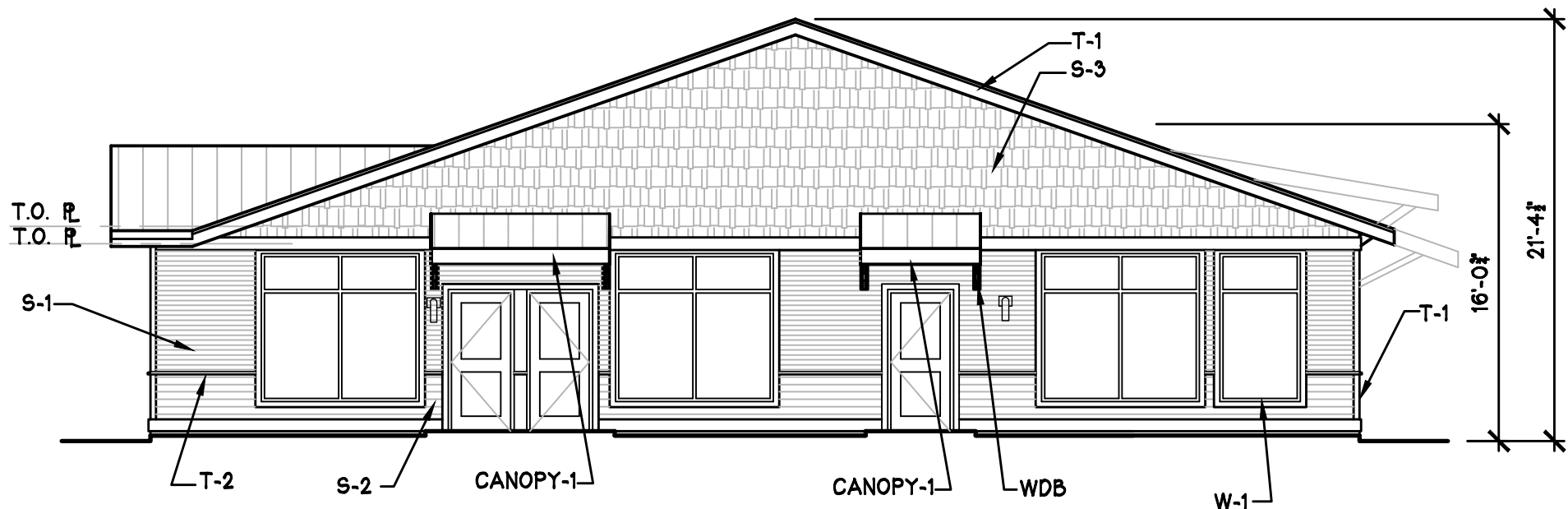


A NEW EARLY LEARNING FACILITY
SAMISH INDIAN NATION
1502 D AVENUE
ANACORTES, WA



CONTACT:
Kim McKinnon
360-726-3244

SIDING/ MATERIAL NUMBER	DESCRIPTION	COLOR
S-1	CEMENTITIOUS SIDING 4" EXPOSURE PAINTED	SHERWIN WILLIAMS "LIGHT GREY" SW 7052
S-2	CEMENTITIOUS SIDING 6" EXPOSURE PAINTED	SHERWIN WILLIAMS "LIGHT GREY" SW 7052
S-3	CEMENTITIOUS SHINGLES PAINTED	SHERWIN WILLIAMS "HARDWARE" SW 6172
CS-1	CULTURED STONE VENEER	CULTURED STONE DEL MARE LEDGESTONE COLOR BLACK ISLE
CS-2	PRECAST CONCETE CAP	GREY COLOR
T-1	CEDAR TRIM PAINTED	BENJAMIN MOORE "RIVER ROCK" 2139-10
T-2	CEDAR TRIM WATER TABLE PAINTED	BENJAMIN MOORE "RIVER ROCK" 2139-10
CANOPY-1	WOOD CANOPY OVERHANG	SIKENS CEDAR STAIN
M-1	METAL ROOF PANELS	DARK GREY
W-1	ALUMINUM WINDOW	BLACK ANODIZED
WDB	WOOD BRACKET/BEAM STAINED	SIKENS CEDAR STAIN
WS	LED WALL SCONCE W/ CUT OFF SHEILD	BLACK ANODIZED



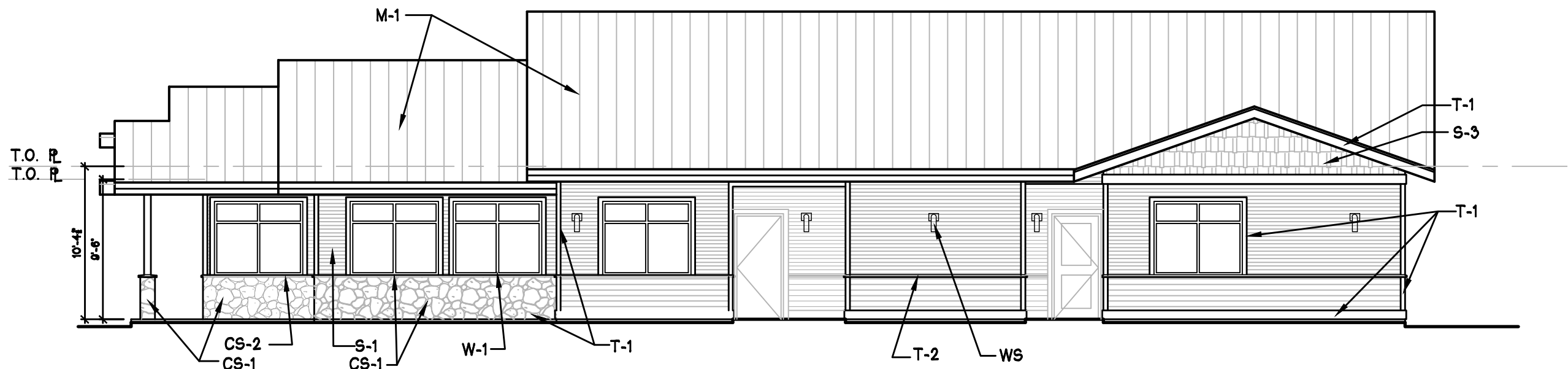
WEST ELEVATION

SCALE: 1/8" = 1'-0"



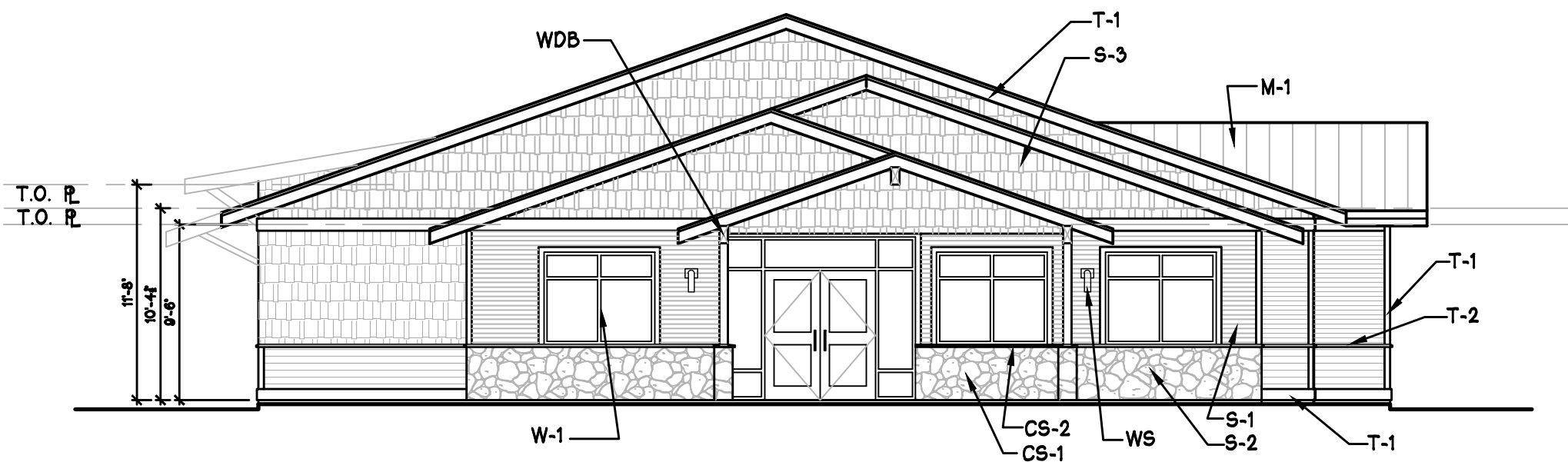
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

21-512
PROJECT NUMBER:

REVISIONS:
8/26/21 PRELIMINARY FLOOR PLAN
11/3/21 DRG MEETING
2/1/22 CUP SUBMITTAL

SHEET TITLE:

ELEVATIONS

PJC
PROJECT ARCHITECT:

PJC
DRAWN BY:

PJC
CHECKED BY:

FEBRUARY 28, 2020
DATE

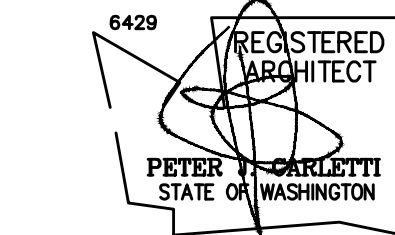
S:\ARCH\21\DRAWINGS\21-512 BASE
COMPUTER FILE NAME

A-3.0

COPYRIGHT 2022 CARLETTI ARCHITECTS, P.S.



CARLETTI ARCHITECTS P.S.
architecture & planning
116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273
Phone: (360) 424-0394
Fax: (360) 424-5726



A NEW EARLY LEARNING FACILITY
SAMISH INDIAN NATION
1502 D AVENUE
ANACORTES, WA

CONTACT:
Kim McKinnon
360-726-3244

21-512
PROJECT NUMBER:

REVISIONS:
8/26/21 PRELIMINARY FLOOR PLAN
11/3/21 DRG MEETING
2/1/22 CUP SUBMITTAL

SHEET TITLE:
RENDERING

PJC
PROJECT ARCHITECT:
PJC
DRAWN BY:
PJC
CHECKED BY:
FEBRUARY 28, 2020
DATE

S:\ARCH\21\DRAWINGS\21-512 BASE
COMPUTER FILE NAME

A-3.1
COPYRIGHT 2022 CARLETTI ARCHITECTS, P.S.

SAMISH EARLY LEARNING CENTER - RENDERING

N.T.S.



NOTICE OF APPLICATION and PUBLIC HEARING

SCAN HERE TO VIEW

All File Materials & Staff Report:



File Number: CUP-2022-0002

Owner: Samish Indian Nation

Agent(s): Kim McKinnon, Samish Indian Nation; Peter Carletti, Carletti Architects

Date of Application: February 1, 2022

Date of Completeness: February 9, 2022

Project Location: 1502 D Ave & 2201 15th Ave (P56255 / P56251)

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

The agent on behalf of the property owner has requested a Conditional Use Permit with Site Plan Review for the construction of an early learning center for the Samish Indian Nation. The project proposes the construction of a 4,130 sq. ft. early learning facility with a 400 sq. ft. covered play area on the southern lot with a new 19-stall staff parking lot located on the adjacent lot north of the alley. With development, off-site improvements and parking are to be developed along D Ave, 15th Street, and 16th Street via an interlocal agreement with the City and the Tribe; said improvements would create a total of 32 on-street parking stalls. The subject property is located in the Residential Low Density 2A (R2A) zoning district.

Required Project Permits/Approvals: The following may be required in addition to the above: Commercial Building Permit; Stormwater & Drainage Approval; Right of Way Permit; Fire Sprinkler Permit; Boundary Line Adjustment (Lot Consolidation); Transportation Concurrence Review

SEPA Review: Based on the submitted application and available information, the project is exempt per [WAC 197-11-800\(1\)](#) and [AMC 18.04.120\(A\)\(3\)](#).

Public Comment Period: The joint Notice of Application and Public Hearing was published on February 23, 2022. Written comments must be submitted to the contact person listed below by **5:00 PM on March 16, 2022**.

Public Hearing: Planning Commission Open Record Public Hearing - Wednesday, **April 13, 2022, at 6:00 PM**
City Council Closed Record Decision Hearing - Monday, **April 25, 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.

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

Document Availability: Application documents may be reviewed at <https://www.anacorteswa.gov/1377/Current-Projects> by clicking under "Current Planning Applications" and then opening the appropriate project file number folder. The staff report will be available for review at this location no later than 5:00 PM on April 7, 2022.

For Project Information: Emily Morgan, Senior Planner; (360) 298-4350; emilym@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

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*.

ADVERTISING PROOF

1215 Anderson Rd,
Mount Vernon, WA 98274
Ph. Fax: (907) 452-5054



STANWOOD CAMANO NEWS

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



CITY OF ANACORTES
PO BOX 547
ANACORTES, WA 98221

NOTICE OF APPLICATION and PUBLIC HEARING

AD #	DESCRIPTION	START	STOP	TIMES	AMOUNT
203071	NOTICE OF APPLICATION	02/23/22	02/23/22	2	\$178.64

File Number: CUP-2022-0002

Owner: Samish Indian Nation

Agent(s): Kim McKinnon, Samish Indian Nation; Peter Carletti, Carletti Architects

Date of Application: February 1, 2022

Date of Completeness: February 9, 2022

Project Location: 1502 D Ave & 2201 15th Ave (P56255 / P56251)

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

The agent on behalf of the property owner has requested a Conditional Use Permit with Site Plan Review for the construction of an early learning center for the Samish Indian Nation. The project proposes the construction of a 4,130 sq. ft. early learning facility with a 400 sq. ft. covered play area on the southern lot with a new 19-stall staff parking lot located on the adjacent lot north of the alley. With development, off-site improvements and parking are to be developed along D Ave, 15th Street, and 16th Street via an interlocal agreement with the City and the Tribe; said improvements would create a total of 32 on-street parking stalls. The subject property is located in the Residential Low Density 2A (R2A) zoning district.

Required Project Permits/Approvals: The following may be required in addition to the above: Commercial Building Permit, Stormwater & Drainage

Payments:

Date	Method	Card Type	Last 4 Digits	Check	Amount
------	--------	-----------	---------------	-------	--------

Discount:	\$0.00
Surcharge:	\$0.00
Credits:	\$0.00

Gross: \$178.64
Paid Amount: \$0.00

Amount Due: \$178.64

We Appreciate Your Business!

AD# 203071

mit; Stormwater & Drainage Approval; Right of Way Permit; Fire Sprinkler Permit; Boundary Line Adjustment (Lot Consolidation); Transportation Concurrency Review

SEPA Review: Based on the submitted application and available information, the project is exempt per WAC 197-11-800(1) and AMC 18.04.120(A)(3).

Public Comment Period: The joint Notice of Application and Public Hearing was published on February 23, 2022. Written comments must be submitted to the contact person listed below by **5:00 PM on March 16, 2022**.

Public Hearing: Planning Commission Open Record Public Hearing - Wednesday, **April 13, 2022, at 6:00 PM**
City Council Closed Record Decision Hearing - Monday, **April 25, 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.

ANY PERSON HAS THE RIGHT TO RECEIVE NOTICE, PARTICIPATE IN ANY HEARINGS, REQUEST A COPY OF THE FINAL DECISION AND APPEAL THE DECISION AS PROVIDED BY LAW.

Document Availability: Application documents may be reviewed at <https://www.anacorteswa.gov/1377/CurrentProjects> by clicking under "Current Planning Applications" and then opening the appropriate project file number folder. The staff report will be available for review

at this location no later than 5:00 PM on April 7, 2022.

For Project Information: Emily Morgan, Senior Planner; (360) 298-4350; emilym@cityofanacortes.org; City of Anacortes, P.O. Box 547, Anacortes, WA 98221

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.

**Published
February 23, 2022
AA-203071**

AFFIDAVIT OF POSTING

City of Anacortes Planning, Community, & Economic Development

I, **Emily Morgan**, declare under the penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

That on **February 23, 2022**, the general notice of land use action containing the permit #, applicant name and a description of the proposal for a **CUP-2022-0002**, was posted on the subject property.

Emily Morgan

Signature

02/23/2022

Date



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 *

2/3/2022

Application Date *

2/2/2022

Managing Planner *

Emily Morgan

Planner Phone

360-298-4350

Permit Number *

CUP-2022-0002

Applicant Name *

KIM MCKINNON SAMISH INDIAN NATION

Applicant Email *

kmckinnon@samishtribe.nsn.us

Applicant Phone

(360) 726-3244

Applicant Address *

PO BOX 217 ANACORTES, WA 98221-0217

Parcel(s)

Parcel No.

56255

Parcel No.

56251

Project Name *

Samish Early Learning Center

Project Contact *

KIM MCKINNON SAMISH INDIAN NATION

Project Contact Email *

kmckinnon@samishtribe.nsn.us

Project Address *

1502 D AVE / 2201 15th AVE ANACORTES, WA 98221-2043

Project Description *

Conditional Use Permit and Type-2 Site Plan Review for a proposed 4,130 sq. ft. early learning center with site improvements

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-2021-0050



Constuct new 4130 sq. ft. early learning center

Reviewer Selection**Comment Period (CD from NOA) ***

21

Comment Period End Date *

3/16/2022

Applicant Comment Response Due

3/23/2022

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.

- | | | |
|--|---|--|
| ☒ Building | ☒ Engineering | ☒ Fiber |
| ☒ Fire | ☐ Legal | ☐ Museum |
| ☒ Operations | ☐ Parks | ☒ Police |
| ☒ Sanitation | ☒ Streets | ☒ 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.o
Local ▼	Anacortes School District - Assistant to ▼	tramsay@asd103.org
State ▼	Department of Archaeology & Historic I ▼	sepa@dahp.wa.gov
State ▼	Department of Commerce ▼	Reviewteam@commerce
State ▼	Department of Health ▼	SEPA.reviewteam@doh.
Utilities ▼	PSE/Intolight ▼	Lisa.kinney@pse.com
Utilities ▼	Puget Sound Energy ▼	jane.major@pse.com
Tribes ▼	Sauk-Suiattle Tribe ▼	thpo@sauk-suiattle.com
Tribes ▼	Sauk-Suiattle Tribe - Cultural Resource ▼	KJoseph@sauk-suiattle.
Tribes ▼	Skagit System Cooperative ▼	swalsh@skagitcoop.org
Tribes ▼	Skagit System Cooperative - Environm ▼	nkammer@skagitcoop.o
Tribes ▼	Stillaguamish - Historic Preservation ▼	THPO@stillaguamish.co
Tribes ▼	Swinomish Tribe ▼	jpeters@swinomish.nsn.
Tribes ▼	Swinomish Tribe - Historic Preservation ▼	THPO@swinomish.nsn.u

Tribes ▼	Swinomish Tribe - Planning & Transit ▼	permits@swinomish.nsn
Tribes ▼	Upper Skagit Tribe ▼	sschuyler@UPPERSKAGIT

Reviewer Comments

Application is *

☒ Complete ☐ Voided

Comments due by:

3/16/2022

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	Follow the City of Anacortes dumpster pad specs, if dumpster requested.	Upload ✕
Nemeth, Terry ▼	Water	Hydrant will need to be abandoned and a new one installed on the low pressure zone. Any unused services will need to be abandoned at the main.	Upload ✕
Fuller, Chris ▼	Police	keep city streets clear and free of heavy equipment/people that would impede the flow of traffic, unless traffic control personnel are being utilized.	Upload ✕
Frisinger, Rob ▼	Building	Building has no concerns at this time.	Upload ✕
Kennedy, Jacl ▼	Fire	No concerns at this time. Full review will be required prior to issuance of building permit.	Upload ✕
Lowry, Brandc ▼	Streets	Streets has no concerns	Upload ✕

[Next Reviewer](#)

Agency Comments

Commenters will automatically be emailed notification of the decision.

Commenter	Commenter Email	Comment
		Upload
Add another agency commenter		

Public Comments

Commenters will automatically be emailed notification of the decision.

Commenter	Commenter Email	Comment
		Upload
Add another public commenter		

Comments

All Comments Complete

Void Application, Return Unspent Fees

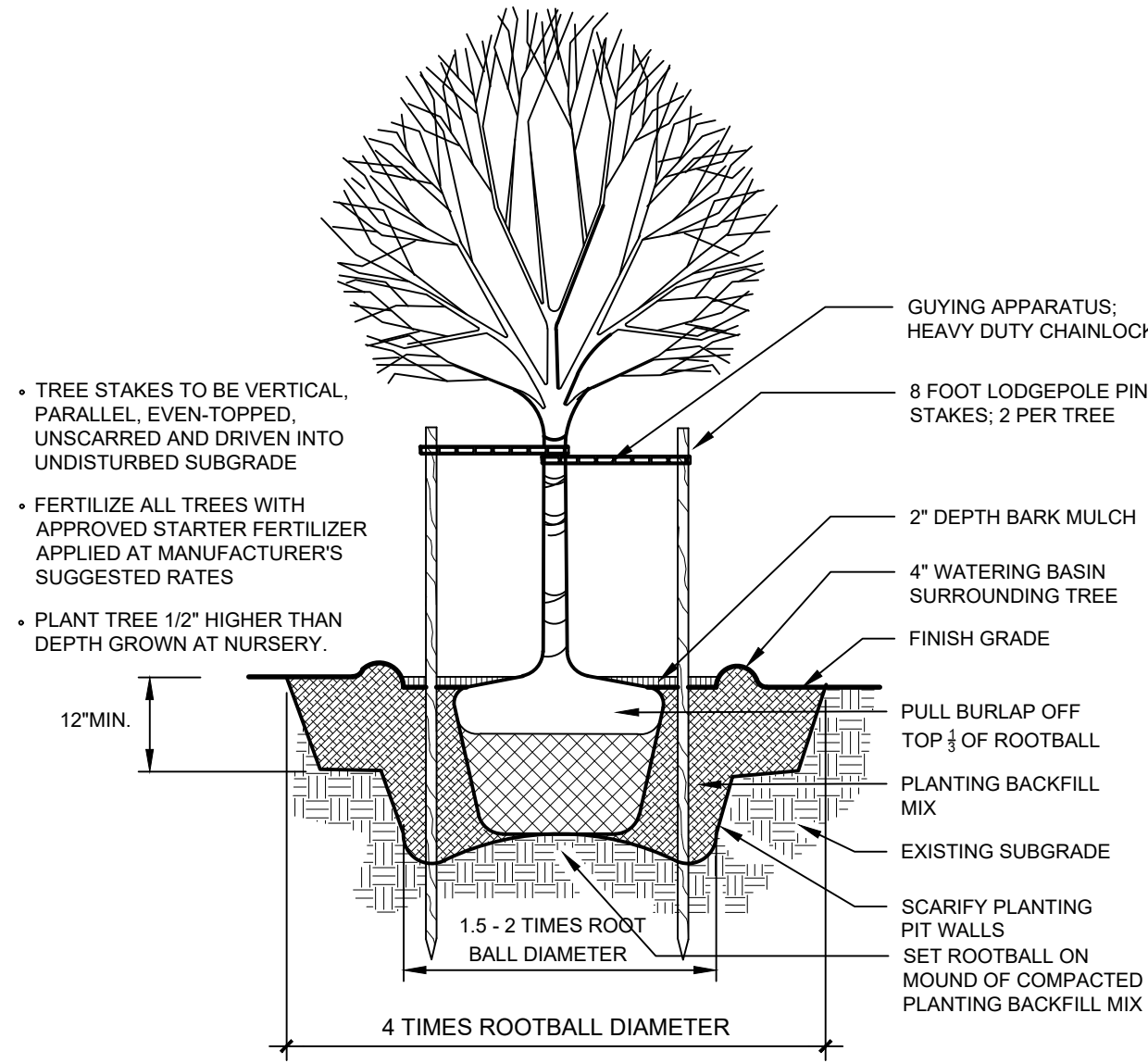


PLANTING PLAN
1" = 16'-0" (CHECK SCALE BAR FOR ACCURACY)

Landscape Statistics - COA		
	Lot 1 (south)	Lot 2 (north)
GROSS ACREAGE	14,927	5,971
Landscape Area Required (20%)	2,985	1,194
Landscape Area Provided	3004 (21%)	1842 (30%)
PARKING LOT LANDSCAPE (SF)	4,576	
Landscape Area Required (5% parking area)	229	
Provided	> 960	
Number of Trees Required (1/50 sf)	2	
Number of Trees Provided	4	
STREET FRONTAGE	2" caliper approved tree every 30' o.c. required	provided per code.

GENERAL NOTES

- ALL WORK SHALL BE PERFORMED BY PERSONS FAMILIAR WITH THIS KIND OF WORK AND UNDER THE SUPERVISION OF A QUALIFIED FOREMAN.
- ALL PLANT MATERIAL SIZES AND QUALITY TO CONFORM TO AMERICAN ASSOC. OF NURSERYMEN, AMERICAN STANDARD FOR NURSERY STOCK, MOST RECENT PUBLISHED.
- PLANT LOCATIONS ON THE PLANS ARE DIAGRAMMATIC AND MAY BE SUBJECT TO ADJUSTMENT IN THE FIELD BY THE LANDSCAPE CONTRACTOR.
- ALL PLANT MATERIAL SHALL BE OF NURSERY STOCK AND SHALL BE OF THE TYPE, SIZE AND CONDITION SPECIFIED. THE PLANT MATERIAL SHALL EXHIBIT NORMAL HABITS OF GROWTH FOR THE SPECIES, SHALL HAVE BUDS INTACT AND SHALL BE FREE OF DISEASE, INSECTS, SCARS, BRUISES, BREAKS, SEED AND WEED ROOTS.
- MINIMUM TOPSOIL DEPTH TO BE 6 INCHES. SEE NOTES THIS SHEET FOR ADDITIONAL TOPSOIL DEPTH AND SPECIFICATION.
- MEDIUM BARK MULCH IS TO BE INSTALLED AT ALL NEW PLANTING AREAS WITH A MINIMUM OF 2 INCHES.
- ALL LANDSCAPE AREAS SHALL HAVE PLANTING BACKFILL AMENDED WITH A TRANSPLANT AMENDMENT (SUPERTHRIVE OR EQUAL) APPLIED AT MANUFACTURES RECOMMENDED RATE.
- LANDSCAPE CONTRACTOR SHALL VERIFY LOCATION OF ALL SITE UTILITIES PRIOR TO LANDSCAPE IMPLEMENTATION. PLANT LOCATIONS MAY BE ADJUSTED TO AVOID CONFLICT.
- LANDSCAPE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT EXISTING SITE IMPROVEMENTS, PAVING, WALLS, AND UNDERGROUND UTILITIES. DAMAGE SHALL BE REPAIRED TO THE OWNER'S SATISFACTION AND AT NO ADDITIONAL COST.
- PLANT COUNT IS FOR THE CONTRACTOR'S CONVENIENCE; IF THERE IS A DISCREPANCY, THE PLAN SHALL GOVERN. ACTUAL PLANT QUANTITIES TO BE DETERMINED BY REQUIRED PLANT SPACING.
- ALL AREAS TO BE PLANTED WITH GROUND COVER ARE INDICATED ON THE PLAN WITH A HATCH PATTERN. SEE PLANT LIST FOR PLANT TYPE, SIZE, AND SPACING.
- SUBSTITUTION OF PLANT VARIETIES DUE TO LACK OF AVAILABILITY SUBJECT TO APPROVAL BY THE OWNERS REPRESENTATIVE AND CITY.
- ALL DIMENSIONS ARE ASSUMED TO BE PARALLEL OR PERPENDICULAR UNLESS OTHERWISE NOTED.
- ALL SOIL GRADES TO BE A MINIMUM SIX INCHES BELOW ADJACENT FINISH FLOOR ELEVATIONS UNLESS NOTED OTHERWISE. ALL GRADES ADJACENT TO A BUILDING SHALL HAVE A MAXIMUM SLOPE OF 5% 3' FROM FOUNDATION.
- ALL GRADES, DIMENSIONS AND EXISTING CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.
- AUTOMATED IRRIGATION SYSTEM WILL BE PROVIDED.
- BASEMAP PROVIDED BY CARLETTI ARCHITECTS, MOUNT VERNON, WA



1 | TYPICAL PLANTING DETAILS
L-1 | NO SCALE

CITY OF ANACORTES
Planning, Community, & Economic Development
Date Received:
02/01/2022
CUP-2022-0002

PRELIMINARY PLANT SCHEDULE			
TREES	BOTANICAL NAME	COMMON NAME	SIZE
	Betula nigra	River Birch	2" Cal.
	Carpinus japonica	Japanese Hornbeam	2" Cal.
	Chamaecyparis nootkatensis 'Green Arrow'	Green Arrow Nootka Cypress	7' Ht.
	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	2" Cal.
	Liquidambar styraciflua 'Fastigiata'	Sweetgum 'Fastigiata'	2" Cal.
	Ulmus americana 'New Horizon'	New Horizon American Elm	2" Cal.
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE
	Acer circinatum	Vine Maple	5 gal.
	Buddleja x 'Purple Haze'	Lo & Behold Purple Butterfly Bush	2 gal.
	Camellia sasanqua 'Green 01-006' TM	October Magic Carpet Camellia	2 gal.
	Chamaecyparis obtusa 'Gracilis'	Slender Hinoki Cypress	5 gal.
	Cornus stolonifera 'Kelsey'	Kelsey Dogwood	2 gal.
	Forsythia x intermedia 'Fiesta'	Fiesta Forsythia	2 gal.
	Gaultheria shallon	Salal	2 gal.
	Ilex glabra	'Gem Box' Inkberry Holly	2 gal.
	Mahonia repens	Creeping Mahonia	2 gal.
	Philadelphus x 'Snow Dwarf'	Snow Dwarf Mock Orange	5 gal.
	Pieris japonica 'Cavatine'	Lily of the Valley Bush	2 gal.
	Pinus thunbergii 'Yatsubusa'	Dwarf Japanese Black Pine	2 gal.
	Prunus laurocerasus 'Otto Luyken'	Luykens Laurel	2 gal.
	Rhododendron schlippenbachii	Royal Azalea	5 gal.
	Rhododendron x 'Ramapo'	Ramapo Rhododendron	2 gal.
	Ribes sanguineum 'King Edward VII'	Red Flowering Currant	2 gal.
	Spiraea japonica 'Nana'	Dwarf Japanese Spirea	2 gal.
	Thuja occidentalis 'Emerald'	Emerald Arborvitae	5' Ht.
	Viburnum davidii	David Viburnum	2 gal.
	Viburnum plicatum tomentosum 'Shasta'	Shasta Japanese Snowball	2 gal.
	Weigela florida 'Midnight Wine' TM	Weigela	2 gal.
PERENNIALS	BOTANICAL NAME	COMMON NAME	SIZE
	Astilbe chinensis 'Pumila'	Dwarf Pink Astilbe	1 gal.
	Carex oshimensis 'Everoro'	Everoro Japanese Sedge	1 gal.
	Hemerocallis x	Hybrid Daylily	1 gal.
	Heuchera x 'Black Beauty'	Coral Bells	1 gal.
	Lavandula dentata	French Lavender	1 gal.
	Polystichum munitum	Western Sword Fern	1 gal.
	Trillium ovatum	Coast Trillium	1 gal.
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE
	Arctostaphylos uva-ursi	Kinnikinnick	6"
SOD/SEED	BOTANICAL NAME	COMMON NAME	SIZE
	Grass Sod Locally Proven	Turf	sod

PCED CONDITONS:
TYPE C LANDSCAPE BUFER ALONG WESTERN PROPERTY LINE SHALL BE INSTALLED ON THE EAST SIDE OF THE PROPOSED FENCE UNLESS ADJACENT PROPERTY OWNER ALLOWS THE REQUIRED PLANTINGS TO BE INSTALLED ON THEIR PROPERTY. A SIGNED EASEMENT AGREEMENT, INCLUDING MAINTENANCE RESPONSIBILITIES SHALL BE RECORDED PRIOR TO FINAL OCCUPANCY OF THE PROPOSED FACILITY.

CITY OF ANACORTES
PLANNING APPROVAL
APPROVED BY: *Emily Morgan*
DATE: 04.01.2022

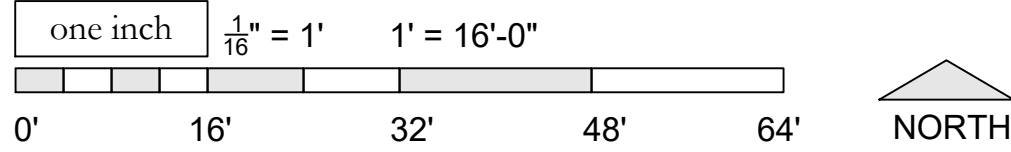


Samish Head Start - Anacortes WA

Preliminary Landscape Plan - not for construction

Prepared for:
Carletti Architects
116 E. Fir Street
Mount Vernon, WA 98273
p. 360.424.0394

Prepared by:
eccosDesign
Landscape Architecture and Planning
Mount Vernon, WA 99273
p. 360.419.7400



SITE PLAN NOTES:

1. CONNECT ALL DOWNSPOUTS TO PVC TIGHTLINES AND CONNECT TO STORM DRAINAGE SYSTEM PER CIVIL DRAWINGS.
2. SEE CIVIL DWGS FOR GRADING, DRAINAGE, AND UTILITY PLANS
3. VERIFY LOCATIONS OF EXISTING POWER, SEWER, AND WATER LINES PRIOR TO CONSTRUCTION
4. CONTRACTOR TO VERIFY ALL EXISTING GRADES AND PROPERTY LINES
5. PROVIDE AND INSTALL CONDUIT AND POWER FROM POWER POLE AND TELEPHONE/ DATA SERVICE TO BUILDING TYP.
6. STRIPE ALL STALLS AS SHOWN. DO NOT NUMBER STALLS
7. PROVIDE AND INSTALL GAS PIPING TO BUILDING AS REQD FOR SERVICE.
8. REFER TO CIVIL DRAWINGS FOR ALL SITE DIMENSIONS AND BUILDING LOCATIONS TYPICAL.
9. REFER TO LANDSCAPE DRAWINGS FOR ALL LANDSCAPE REQUIREMENTS, LOCATIONS, AND QUANTITIES.
10. ELECTRICAL CONTRACTOR TO PROVIDE SHOEBOX TYPE LUMINAIRE, POLE MOUNTED, SUITABLE FOR WET LOCATIONS.

PARCEL NUMBER P56255 1502 D AVENUE 3772-207-020-0007
TAX ID NUMBER P56251 2201 15TH AVENUE 3772-207-020-0007
SECTION 24 TOWNSHIP 35 RANGE 01

LEGAL DESCRIPTION

1502 D AVENUE
LOTS 16 THROUGH 20, INCLUSIVE, BLOCK 207, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#202005010007

2201 15TH AVENUE
LOTS 1, 2 AND THE EAST FIVE FEET OF LOT 3, BLOCK 207, MAP OF THE CITY OF ANACORTES, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 4, RECORDS OF SKAGIT COUNTY, WASHINGTON. SURVEY AF#202005010007

ZONING

R2A REQUIRES A TYPE II LAND USE PERMIT AND CUP FOR A DAYCARE TYPE II

SETBACKS

FRONT D AVENUE: 20'
ALLEY INTERIOR SIDE: 5'
SIDE 15TH STREET: 10'
SIDE 16TH STREET: 10'
REAR: 20'

BUILDING HEIGHT

MAXIMUM HEIGHT ALLOWED 35'
MAXIMUM PROPOSED BUILDING HEIGHT 16'-0" TO MID POINT
21'-4" TO TOP OF RIDGE

SITE PLAN/ DESIGN REVIEW

-REQUIRED PER 19.30 OF CITY OF ANACORTES MUNICIPAL CODE
-INCLUDING THE PROVISIONS AS FOLLOWS PER 19.30.040

REVIEW CRITERIA:
-ZONING
-COMMUNITY DESIGN
-PROJECT DESIGN
-ENVIRONMENTAL DESIGN

BUILDING SQUARE FOOTAGE

FIRST FLOOR DAYCARE 4,084 S.F.

MAXIMUM LOT COVERAGE

40% FOR BUILDINGS 14,927 SF
LOT 1 SOUTH SIZE: 5,971 SF
LOT COVERAGE ALLOWED 40%
4,484 SF < THAN 5,971 S.F. OKAY

LOT 1 SOUTH EXISTING IMPERVIOUS: 2,900 S.F.
BUILDINGS: 2,900 S.F.
GRAVEL: 9,755 S.F.
12,655 S.F.

PROPOSED BUILDING IMPERVIOUS (BUILDING FOOTPRINTS) 4,130 SF
PROPOSED BUILDING IMPERVIOUS (PLAY AREA FOOTPRINT) 400 SF
4,530 SF

PROPOSED ASPHALT IMPERVIOUS SURFACES 1,694 SF
PROPOSED CONCRETE IMPERVIOUS SURFACES 1,680 SF
3,374 SF

TOTAL IMPERVIOUS 7,904 SF
PROPOSED LANDSCAPE AREA 7,023 SF
7,023 SF OR 47% > 20% REQUIRED [OK] 14,927 SF

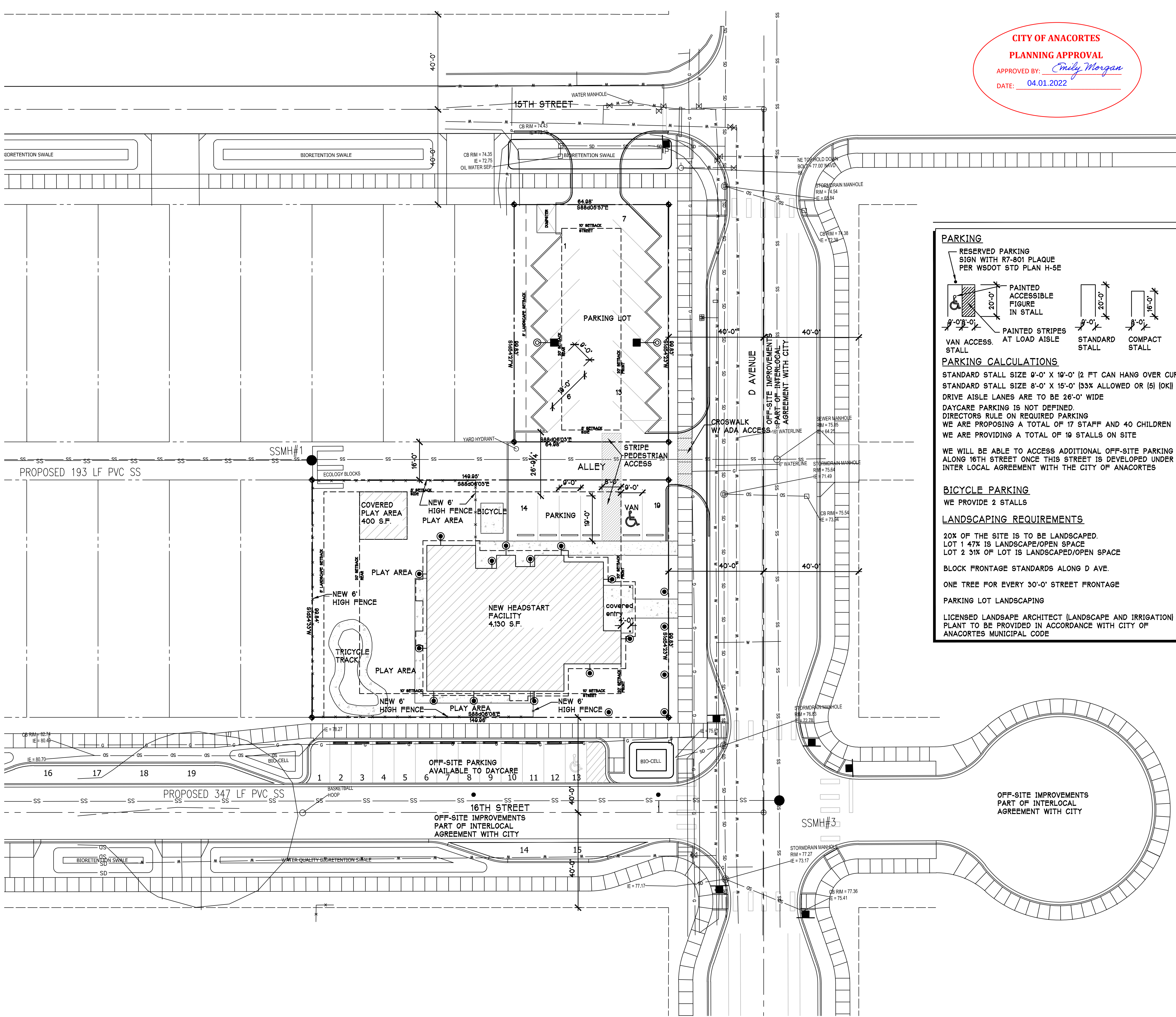
LOT 2 NORTH EXISTING IMPERVIOUS: 1,007 S.F.
BUILDINGS: 1,007 S.F.
GRAVEL: 2,195 S.F.
3,202 S.F.

SITE COVERAGE

LOT 2 NORTH SIZE: 5,971 SF
PROPOSED ASPHALT IMPERVIOUS SURFACES 4,129 SF
PROPOSED LANDSCAPE AREA 1,842 SF
1,842 SF OR 31% > 20% REQUIRED [OK] 5,971 SF

LEGEND:

- NEW CONCRETE SIDEWALK
- NEW BUILDING
- SITE LIGHT PER ELECTRICAL
- LED WALL SCONCE W/ CUT OFF SHEILD PER ELECTRICAL
- DECORATIVE SITE PEDESTRIAN SCALE LIGHT PER ELEC.
- EXTRUDED CURB PER CIVIL
- CAST CURB/ GUTTER PER CIVIL



CITY OF ANACORTES

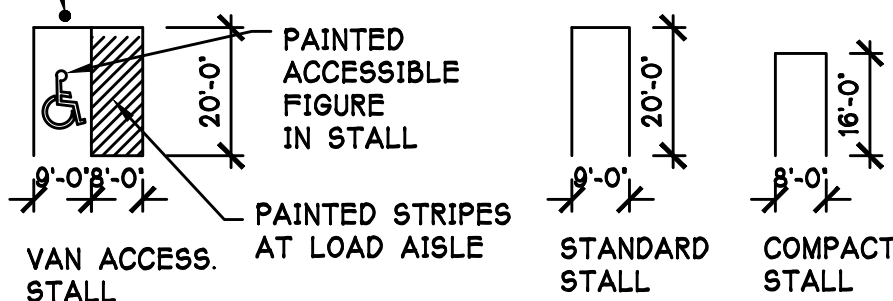
PLANNING APPROVAL

APPROVED BY: Emily Morgan

DATE: 04.01.2022

PARKING

RESERVED PARKING SIGN WITH R7-801 PLAQUE PER WSDOT STD PLAN H-5E



PARKING CALCULATIONS

STANDARD STALL SIZE 8'-0" X 19'-0" (2 FT CAN HANG OVER CURB)
STANDARD STALL SIZE 8'-0" X 15'-0" (33% ALLOWED OR (5) [OK])
DRIVE AISLE LANES ARE TO BE 26'-0" WIDE
DAYCARE PARKING IS NOT DEFINED.
DIRECTORS RULE ON REQUIRED PARKING
WE ARE PROVIDING A TOTAL OF 17 STALLS AND 40 CHILDREN
WE ARE PROVIDING A TOTAL OF 10 STALLS ON SITE

WE WILL BE ABLE TO ACCESS ADDITIONAL OFF-SITE PARKING ALONG 16TH STREET ONCE THIS STREET IS DEVELOPED UNDER AN INTER LOCAL AGREEMENT WITH THE CITY OF ANACORTES

BICYCLE PARKING

WE PROVIDE 2 STALLS

LANDSCAPING REQUIREMENTS

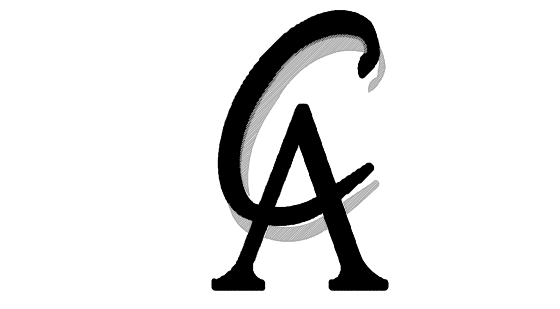
20% OF THE SITE IS TO BE LANDSCAPED.
LOT 1 47% IS LANDSCAPE/OPEN SPACE
LOT 2 31% OF LOT IS LANDSCAPED/OPEN SPACE

BLOCK FRONTAGE STANDARDS ALONG D AVE.

ONE TREE FOR EVERY 30'-0" STREET FRONTAGE

PARKING LOT LANDSCAPING

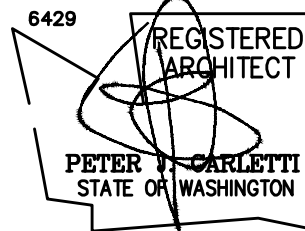
LICENSED LANDSCAPE ARCHITECT (LANDSCAPE AND IRRIGATION) PLANT TO BE PROVIDED IN ACCORDANCE WITH CITY OF ANACORTES MUNICIPAL CODE



CARLETTI ARCHITECTS P.S.
architecture & planning

116 EAST FIR STREET
SUITE A
MOUNT VERNON, WA. 98273

Phone: (360) 424-0394
Fax: (360) 424-5726



A NEW EARLY LEARNING FACILITY
SAMISH INDIAN NATION
1502 D AVENUE
ANACORTES, WA



CONTACT:
Kim McKinnon
360.726.2983

21-512
PROJECT NUMBER:

REVISIONS:

8/26/21 PRELIMINARY SITE
11/3/21 DRG MEETING
2/1/22 CUP SUBMITTAL

SHEET TITLE:

SITE PLAN

PJC
PROJECT ARCHITECT:

PJC
DRAWN BY:

PJC
CHECKED BY:

FEBRUARY 28, 2020
DATE

S:\ARCH\21\DRAWINGS\21-512 BASE
COMPUTER FILE NAME

A=1.1

COPYRIGHT 2022 CARLETTI ARCHITECTS, P.S.



ANACORTES PLANNING COMMISSION

Findings of Fact, Conclusions of Law and Recommendation

File Number	CUP-2022-0002
Project Name	Samish Early Learning Center
Proposal Description	The agent on behalf of the property owner has requested a Conditional Use Permit with Site Plan Review for the construction of an early learning center for the Samish Indian Nation. The project proposes the construction of a 4,130 sq. ft. early learning facility with a 400 sq. ft. covered play area on the southern lot with a new 19-stall staff parking lot located on the adjacent lot north of the alley. With development, off-site improvements and parking are to be developed along D Ave, 15 th Street, and 16 th Street via an interlocal agreement with the City and the Tribe.
Documents Available At	https://docs.cityofanacortes.org/WebLink/0/fol/650671/Row1.aspx
Public Hearing	Anacortes Planning Commission
Public Hearing Date	April 13 th , 2022
PC Deliberations	April 13 th , 2022
Decision Body	Anacortes City Council
Closed Record Hearing Date	April 25 th , 2022
Exhibits	Exhibit 1: Staff Report Exhibit 2: Application Materials Exhibit 3: Project Plans Exhibit 4: Noticing Documents Exhibit 5: Comments Exhibit 6: Approved Plans, dated April 1, 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 April 4, 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 April 4, 2022 and any additional Commissioner conditions of approval as listed below:

1. None

PLANNING COMMISSION RECOMMENDATION				
Planning Commissioners	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



Planning Commission Agenda Bill

Meeting Date: April 13, 2022

Agenda Item: E.1.

Subject: Shoreline Master Program Update Discussion & Recommendation

Staff Contact: LIBBY GRAGE

Approved for Submittal to Commission by

LIBBY GRAGE

DON MEASAMER

Action Type

Motion

Summary Statement: Discuss public comments received on Draft 2 of the SMP update, staff recommendations, Planning Commission deliberation and possible recommendation to city council. A comment summary and response matrix, staff recommendations, and draft findings of fact are being developed and will be available on the [project webpage](#) by Friday, April 8, 2022 at 5:00 pm.

Background: Under the Shoreline Management Act, the City is required to periodically review and update (if needed) the Anacortes Shoreline Master Program. The Planning Commission met regarding the Shoreline Master Program periodic update on July 22, 2020; August 26, 2020; October 14, 2020; December 9, 2020 (joint public hearing with Ecology); March 10, 2021; February 9, 2022; and February 23, 2022. The comment period for the 2nd draft of the SMP update ended on March 9, 2022. The City received 3 public comments, which are attached.

Previous Action: All project documents can be found on the project website: <https://www.anacorteswa.gov/1095/SMP-Update>

Competing Viewpoints Considered: Multiple public comment opportunities have been available during the periodic update process. Comments received have been integrated into the proposed amendments, as appropriate, and can be viewed on the [project webpage](#).

Recommended Motion: I move to recommend approval of the proposed amendments to the Shoreline Master Program (Draft 2), with staff recommended changes in the memo dated April 8, 2022, including codification of the shoreline regulations into Anacortes Municipal Code Chapter 19.72 Shorelines, and relocation of the shoreline goals and policies into a new Shoreline Element of the Comprehensive Plan.

Alternative Actions: Recommend approval subject to revised and/or additional

changes, or recommend denial of some or all of the proposed amendments.

Attachments (listed in order presented):

1. 2nd Draft Public Comments

Grage, Libby

From: John R Wilkinson <wilkinson.johnr@gmail.com>
Sent: Friday, March 4, 2022 12:36 PM
To: Grage, Libby
Subject: Fwd: Public comments on 2nd draft of SMP

Libby,

As secretary of the Board of Directors for Anchor Cove Marina, I am submitting the following as public comment ahead of the March 9th deadline.

Thank you,
John Wilkinson

Libby Grage,
Please find below comments to the 2nd draft of the SMP periodic update under WAC 173-26-090.

These comments are made on behalf of the Anchor Cove Marina Condominium Association (ACMCA) representing tax paying owners of 167 moorage slips, in an established marina, with decades of following good practices in terms of both environmental and safety practices.

The SMP, designed to manage responsible shoreline development or re-development does not make adequate allowances for existing structures (marinas in our case) that struggle under the weight of paperwork costs to just follow the guidelines. Even simple projects and repairs carry a compliance cost burden (often 30+%). Also, without any maximum required response time from agencies, processing can take years before marinas are granted permits for "doing the right thing".

Multiple local, state and federal agencies claim jurisdictions so that funds, that should go to improve existing structures, are quickly depleted. These costs go to paying consultants and agencies that are NOT located in Anacortes so do not contribute to our local economy.

ACMCA has hundreds of thousands of dollars committed, and to a large extent spent for permits, that are in a very long review processes with multiple agencies. Cost planning is almost impossible except to expect delays and increased expenses. Our permit to replace aging creosote pilings has been sitting completed and awaiting review for over a year. This is for an existing marina trying to do "the right things" for public safety and the environment.

Despite the wording in Sections 2.4 and 2.5, describing exemptions for existing developments (in case of emergency or for compliance with current regulations), we are caught in a system of overlapping authority where long delays are the norm to obtain permits. The second draft has replaced "shall" with "must" and "shall" with "will" in multiple places. Wording should also be included to define what permitting agencies "must" and "will" do in terms of inter-agency cooperation and cost efficient, timely processing of applications.

Sections 9.4 (Breakwaters), 9.5(Docks etc.), 9.6(Dredging) and 9.8(Jetties) are critical elements for local marinas. For instance, most existing breakwaters serve to protect the marina from wind/wave/currents and boat wakes but also prevent migration of sand into the marina to minimize the need for dredging. The current wording does not recognize these inter-related and essential functions of existing breakwaters. Also, as technology evolves, the specifications regarding steel pilings and treated wood do not align with the evolving options available on the market. We suggest that a round-table consultation by COA/DOE with local marina design companies and operators would help clarify issues of importance. Then wording can be upgraded to reflect local conditions and guide what is "the right thing to do" for the Fidalgo Island & Guemes Channel operating environment.

Section 9.4 example from our recent history - current regulations require that we be penalized for the use of larger diameter steel piles to shore up damage from a recent major storm. The "footprint" language appears to be so narrow that simply adding five larger diameter piles next to an existing wall is claimed to have negatively impacted the environment. The inference is a need to mitigate this expanded footprint in the water by either removing any older components or paying a mitigation fee. The cumbersome processes creates a time delay so the very expensive equipment that might perform this task is no longer on site and we have then missed an opportunity to comply without the need to pay the extremely high costs required to move equipment into position for work(Est. cost of \$40-50k). When we checked what would be involved to remove some older structural components to reduce our footprint, the answer was we needed a permit from the Army Corps and the tribes. What is very frustrating for us is the millions of dollars we already spent dramatically reducing our in-water "footprint" by removing creosote wall and pilings. The regulations seem to tie the hands of agencies and we will "start over " each time there is work to be done.

Section 9.6 example - in our marina that has been and will be dredged to maintain navigation we are required to perform a vegetation survey at a large cost prior to any dredging only to be required to mitigate (at a cost) if any special vegetation is found. In other words, when the marina maintains a clean environment, but needs to dredge periodically, it is punitive. For new developments this makes sense, but for existing developments it appears the intent is to close them down under the weight of permits.

In conclusion, current upgrades to wording in the SMP need to better reflect the realities of existing marina operations and resolve the ongoing competing interests and conflicting objectives of the multiple agencies claiming jurisdiction.

Anacortes is a waterfront community whose economy is dependent on both commercial and recreational boating interests. Regulatory burdens, however well intentioned, are becoming so costly that the viability of maintaining marinas is in question. If the marinas go out of business, under the weight of regulations, then the long-held goal for Anacortes of maintaining a "working waterfront" is in danger.

Thank you,

Board of Directors of the ACMCA



March 8, 2022

Libby Grage, Planning Manager, City of Anacortes

Regarding: Anacortes Shoreline Master Program Update

Dear Libby

We appreciate the opportunity to comment on the update of the Anacortes Shoreline Master Program (SMP). Skagit Land Trust encourages the adaptation of local planning documents and procedures to take Climate Change into account and to put it into the SMP and other planning documents. Further modifying the SMP now to begin to meet the reality of Climate Change will help avoid the need for emergency revision before the next required eight-year review and revision.

We understand this would be a significant addition and will not impact only this one program. However as other counties and municipalities have incorporated Sea Level Rise considerations in their SMPs and Comprehensive Plans, there are now case studies and guidance on how this can be done.

- The Department of Ecology's publication, Lessons Learned from Local Governments Incorporating Sea Level Rise in Shoreline Master Programs (July 2021, Publication 21-06-014) is an excellent resource.
- WAC 173-26-090 encourages jurisdictions to consider new information and consult Ecology guidance on emerging topics such as Sea Level Rise. We understand the Department of Ecology will be offering grants to counties and cities to incorporate consideration of Climate Change in their SMPs.
- The Washington Coastal Resilience Project, conducted from 2016-2020, significantly improved Sea Level Rise projections for the state and developed guides and tools to help local planners understand and plan for Sea Level Rise impacts. This information can now be used to incorporate Sea Level Rise into future periodic reviews and updates.

- Island County’s Sea Level Rise Strategy Study (March 2020) is an example of a neighboring jurisdiction that undertook a comprehensive study that will be used in their planning.
- The expertise of The Skagit Climate Science Consortium, with their extensive, local Climate Change research, should be tapped.

We encourage you to take advantage of the above opportunities.

We understand that the City of Anacortes has begun the process. This includes commissioning data on Sea Level Rise and other related effects of Climate Change for the City’s Critical Area Ordinance Update: Frequently Flooded Areas, from Coastal Geologic Services. We commend the City on this.

Climate Change and Sea Level Rise

The draft SMP emphasizes well the importance of protecting the ecological integrity of shoreline environments and protecting shoreline processes under present situations. However, directly including consideration of Climate Change and Sea Level Rise will tighten this document. Given the science that Sea Level Rise (SLR) and other impacts of Climate Change are a certainty, planning in the Shoreline Management Program should begin now.

If we do not address these impacts through planning, there will be greater future impacts to shoreline ecological values and functions, homes, and infrastructure. The longer we delay, or use dated parameters, the more costly the fixes will be. This is in addition to dealing with problems from decisions made decades ago. Well-planned avoidance is by far the least expensive strategy, the least risky to community members, and best for the environment.

Reducing global greenhouse gas emissions (GHG) over the coming decades will reduce the rate of SLR but not prevent a significant rise from happening. Recent studies, including NOAA’s 2022 Sea Level Rise Technical Report, have found that the actual rate of SLR happening now is on the upper end of projections from a decade ago and likely to be between 18 inches and 3 feet by 2100 depending on the reduction of GHG emissions over the next several decades.

State law does not explicitly require Anacortes to address Sea Level Rise in the SMP update, but it is encouraged, and the language of RCW 90.58.020 about preferred shoreline uses supports its inclusion. **The guidelines for master programs at RCW 90.58.100(e) urge that those preparing SMPs, “Utilize all available information regarding hydrology, geography, topography, ecology, economics, and other pertinent data.”** The evidence for Climate Change and its present and likely future effects, including on flooding, erosion and Sea Level Rise, are certainly pertinent to preparing an adequate SMP for Anacortes.

Integrating Climate Change and Sea-Level Rise in Many Tools, Documents and Plans is Essential

We recommend that Anacortes takes Sea Level Rise and Climate Change into account using the same calculations for all documents and parameters including the Comprehensive Plan, Critical Area Ordinance, Frequently Flooded Areas Code, Building Code and Shoreline Master Program. We recommend an integrated approach and a plan for when each document or policy will be updated.

Currently Sea Level Rise is mentioned in three places in goal and policy statements in the Anacortes Comprehensive Plan. It is also mentioned in three places in the Anacortes Municipal Code. This, along with the recent Coastal Geologic Services technical report that addresses SLR for Floodplain Management, shows that Anacortes is aware. However, Sea Level Rise and Climate Change are missing from the draft Shoreline Master Plan and other planning documents.

Importantly, having goals to consider Sea Level Rise and other Climate Change impacts is not enough. Clear metrics that guide the inclusion of Sea Level Rise and Climate Change in regulations are needed in all planning documents.

The City's CAO update of *AMC 19.70.430* is an excellent example of a regulatory change that was made, specifically addressing the impacts of SLR and Climate Change. However, it is the only regulatory change directly referencing SLR we found. *AMC 19.70.430, in the recent CAO update, increased the minimum buffer that could result from a reduction request to the 50' landslide hazard /marine bluff buffer, from min. of 10' to a min. of 37.5', to account for increased erosion rates resulting from Sea Level Rise.*

No one document or policy should be "the placeholder" for Sea Level Rise and Climate Change. Currently Anacortes has conflicting documents. Discrepancies must be addressed and common goals and regulatory actions on Sea Level Rise and Climate Change linked and coordinated.

For example, the Shoreline Master Program is generally limited to 200 feet from the Ordinary High-Water Mark. The Ordinary High-Water Mark (OHWM) is based on actual conditions. Thus, shoreline jurisdictions will continually be moving landward as sea level rises.

However, FEMA's "Mean Sea Level" and "Base Flood Level" are based on historic conditions and currently local maps do not take into account Sea Level Rise. Anacortes Flood Policies note: "Mean Sea Level" as defined for purpose of the National Flood Insurance Program, means the vertical datum to which Base Flood Elevations are shown on a community's Flood Insurance Rate Map". "Base flood", also referred to as the "one-hundred-year flood by FEMA, is based on FEMA maps and in FEMA maps indicate the flood having a one percent chance of being equaled or exceeded in any given year.

However, not only are local FEMA Flood maps decades out of date, but they are also static. These maps provide a false sense of security as they look backwards, not forwards. The reality with SLR and climate change is that FEMA's 100-year floods will happen much more regularly.

It will behoove the City to coordinate documents and policies with an emphasis on reality. That means calculating how much sea level has already risen since the date of the last FEMA map. Then, deciding what metric the City will use for predicted Sea Level Rise for the next 30, 50 and 80 years to identify affected areas. A difficult decision is whether to plan for near-term (30 years out) or mid-term (50-years out) or longer-term (70+ years out) changes. **We strongly recommend planning for at least the lifespan of a typical structure that will be placed on a shoreline.** The life of a typical structure for Anacortes is estimated at 50 years (Don Measamer statement, 10/17/21 Planning Commission Meeting)). If all code and documents are based on this information, they will function together.

This will also help prepare community members as FEMA will eventually factor Climate Change and Sea Level Rise into their mapping and insurance rates. They began this process in some frequently flooded areas of the USA in the Fall of 2021. The low insurance rates in coastal areas will become a thing of the past. Indeed, a study by First Steet, which FEMA said complements federal data, states that more than 14 million properties in the US that are considered outside of frequently flooded areas, will be brought into floodplain areas as maps begin to reflect reality in updates.

The City should acknowledge the need to Plan for Sea Level Rise and Climate Change in the Goals, Objectives, and Policies of the SMP as a first step.

Stronger Standards Needed

- The City should review the SMP regulations with an eye towards sea level rising at least the 50% likely range in the next 50 years. The Coastal Geologic Services memo gives science-based guidance on this metric. (However, there were no maps included in the memo or presentation on areas of the City like March Point. March Point seems important to understand given its historical and current use and its extensive shoreline area).
- Chapter 6: Env Protection General Regulations (including fish & wildlife, floods, geological hazards like feeder bluffs, and wetlands.) discusses flooding due to “unusual amounts of rainfall, high tides, wind driven waves” but does not mention Sea Level Rise due to Climate Change or other Climate Change impacts. This language should be added. What was “unusual”, is becoming more common.

- Chapter 8: Development Regs. 8.5.4 uses “ordinary high-water mark” as the Shoreline Master Program benchmark but does not indicate that this will move landward with Sea Level Rise.
- 8.11.3 talks about avoiding structural shore defense & flood protection without referencing SLR. We suggest:
 - Language should be added regarding avoiding construction in tidal and storm surge areas **at elevations projected as reasonably likely to be impacted for some specified period into the future.** For example, to “**avoid SLR and storm surge impacts for the next 50 years**” or, alternatively, “**for the lifetime of the planned structure.**”

In the SMP chapters 8 and 9 there needs to be stronger mitigation language to meet the requirements of No Net Loss. The no net loss standard is designed to halt the introduction of new impacts to shoreline ecological functions resulting from new development. Both protection and restoration are needed to achieve no net loss. Every new or expanded foot of **hard armoring** leads to loss of shoreline function and values. **Mitigation actions contemplated in the plan would reduce those impacts but not eliminate them.** Any new or expanded hard armoring installed should be fully mitigated through the removal of another existing hard armor section on the shoreline or by other specific habitat restoration actions sufficient to provide for No Net Loss of shoreline values and ecological functions. Limiting new hard armoring in the face of Climate Change and Sea Level Rise is critical.

While the draft SMP is stricter than the current regulations, there are still too many loopholes allowing this ecologically destructive practice that also impacts other landowners’ shorelines. Effects from hard armoring to shoreline values and functions are significant, and SLR will exacerbate them. Recent studies have especially singled out this use as a major driver of habitat loss for forage fish species, in turn impacting salmonids, orca, and seabirds. It is also easier to avoid developing in the wrong location now, than deal with future impacts of SLR on these properties. We suggest the following:

- The SMP update uses a lot of words like “encourage”, “preferred” and “to the extent possible” when talking about using soft armoring over hard armoring. The draft proposes “limited use” of hard armoring, but this standard is too vague and permissive. The language should be stronger. We suggest language to this effect:
 - **“Use of hard armoring is prohibited except where there is no reasonable alternative to protect an existing structure”** as of the adoption of this Shoreline Management Plan update.

- New development must be located / designed to avoid the need for future shoreline stabilization **to the extent feasible, during the lifetime of the structure considering best available science including projections of Sea Level Rise.**
-

In summary, we are pleased to see the overall progress the City of Anacortes has made in the Shoreline Management Program Update. We also applaud the City seeking out Best Available Science on Sea Level Rise for their CAO floodplain management. We urge the City to begin to systematically address the effects of Climate Change and Sea Level Rise on the development, protection, and restoration of shorelines throughout the SMP. The next required update of the SMP is eight years away. It is important that Anacortes not wait so long to face this significant reality. Public support for addressing the impacts of Climate Change and Sea Level Rise planning is strong and continues to increase. Indeed, soon, plans that do not directly address these areas will appear outdated. The City's planning and leadership is imperative at this stage.

Thank you for the opportunity to give input.



Molly Doran

Executive Director

Skagit Land Trust

1020 S 3rd

Mount Vernon, WA 98273

Grage, Libby

From: tom flanagan <tomflanagan1@comcast.net>
Sent: Wednesday, March 9, 2022 4:47 PM
To: Libby Grage
Subject: SMP comments
Attachments: Anacortes SMP comments.docx

Libby, I am sending these comments both as text within the email, and as an attachment. Seems like you preferred one method over the other! Thanks, KF

Comments on Draft 2 of the Shoreline Master Program.

These comments are provided in straightforward fashion, with my time being a limiting factor.

Thank you for replacing the word “shall” with “will” or “must”. It definitely makes for a stronger SMP.

P.4 Multiple “titles” were used in the prior draft. Using consistent wording that the “Planning, Community and Economic Development Director” IS the “Shoreline Administrator” is helpful.

P.21, 3.1 B “Application Requirements and Procedures”. Reference is made to AMC Chapter 19.20. The information provided there in Table 19.20.030-1 is so important that either a direct link is strongly recommended, or better yet, inclusion of the Table.

While the Table adds clarity surrounding exemptions and permits, there are some concerns about Notice Requirements, length of Comment Periods, and Appeal Processes.

Examples: As I understand it, a buffer width reduction of 50%, has only a 14 day comment period allowed, and an appeal must go through the Hearing Examiner which can be expensive. The same holds true for SEPA Threshold Determinations and approval of a site plan for 10 or more dwelling units (etc.).

Critical Area and Shoreline Exemptions require NO notice of application. This means no potentially affected people will even be aware of the request.

P.22, 3.3 B Reference is made to Table 5.1. Since it does not appear until page 78 of the SMP, is there a way to provide a link to it?

P.26, 3.7.1 This was an issue with the GCT and it is good to see the expectations clearly stated here.

P. 29. 3.94 Nonconforming Uses and Structures. The way this reads, it seems that if a home is destroyed by flooding, it can be rebuilt to the same or smaller size, on the same site as the old structure. With sea level rise an ongoing issue, why allow a rebuild under such circumstances? Of course, this brings to mind an over-riding issue with the SMP: where is there mention of Sea Level Rise, and regulations based on its' inevitability? It is unfortunate that Anacortes, being a coastal marine town, is not taking the lead on inclusion of this in their SMP.

P.30, 3.10.3 It is said the Shoreline Administrator will determine the replacement cost of a structure. Is this a reasonable expectation? It does not seem to be something within his/her scope or skills. Is that not within the role of an insurance adjuster, or someone else trained in such valuations?

P.30, 3.10.6 (and P. 38, Policy 4.5.13) Cooperation between Public Agencies occupying waterfront lands mentioned several times in relation to protecting shoreline ecological functions. Will the hillside walking paths and slope on the eastern slope of the Ferry Terminal ever be appropriately structured and vegetated?

P. 36 Policy 4.4.2 "Located land transportation routes should be located as far as reasonably possible from the waters' edge, *with the least environmental impact to the shoreline* except where needed to access water dependent uses.

P. 38 Policy 4.5.14 GCT: to-date, this protection and/or enhancement has not been accomplished in the parts of the GCT already built. With no plan for the GCT yet shared with the public, it is difficult to know how will this policy be achieved on future parts. (Note: Policy 4.6.8 pertains to what has happened to-date with the GCT.)

P.50, DR-5.6.4 In Re-use of Historic Over-water structures, multiple allowance are made for what can be done. Except to say that access provisions must be completed and available for public use upon completions of the first component, there are inadequate references to access and parking, both of which have been issues in the past with use of the former wharfs.

P.66, DR-5.9.7 It is hoped that deviations from required setbacks are granted with considerable discrimination. Is there a system, in place and available to the Public, for tracking these?

Unfortunately, I have run out of time. Before I close, I'd just like to comment on the Regulations for Vegetation Conservation. It is sad to see slides and downed trees on the landward side of the GCT due to what is assumed has been view creation. The updated Regulations seem so much stronger and one can only hope there will be better enforcement of them. There are stipulations for 5-year survival rates of vegetation, and as always, my question is about how that is enforced. Whose responsibility is it to verify that has been achieved? Is there a tracking system?

And with that, I close, regretting I did not get through the entire document, and thanking everyone for all the effort that has gone into it.

Sincerely,

Kathleen Lorence-Flanagan

2005 10th St.

Anacortes, WA 98221

tomflanagan1@comcast.net