



ANACORTES PUBLIC WORKS DEPARTMENT

Steven Lange, Project Manager

P.O. BOX 547, ANACORTES, WA 98221

E-MAIL: stevel@cityofanacortes.org

PH(360) 293-1920

FAX(360) 293-1938

Memo

Date: December 4, 2012

To: Libby Grage

From: Steven Lange

Subject: Proposed 4-Lot Short Plat @ 10th Street and N Avenue – Irving Construction

cc: Don Measamer, Eric Shjarback

The Engineering Department has reviewed the submitted documents and makes the following comments and or recommendations:

Water:

- All lots are served by an existing water system in 10th Street.
- Lot 1 and 2: Existing services are available to each Lot.
- Lot 3 and 4: A 1-inch water service will need to be installed to service both Lots.
- Fire coverage exists for all Lots via fire hydrants at 11th Street and N Avenue and 10th Street and O Avenue.

Sewer:

- All lots are served by an existing Sanitary Sewer System in the Alley Way.
- Each Lot is serviced with a 6" PVC Side Service installed during the 2012 Sanitary Sewer Replacement Project by the City of Anacortes.

Storm:

- No existing services provided to these Lots.
- A new storm conveyance system will need to be constructed in the alley way to collect the storm runoff from the paved alley way. Additionally, a side service stub will need to be installed to service each Lot.



- Water ● Wastewater ● Streets ● Storm Drainage ● Engineering ● Solid Waste
- Transportation ● Equipment ● Capital Projects ● Development Services

Street:

- Installation of new ADA Ramps required at the intersection of 10th Street and N Avenue. See new ramps installed at 9th Street and M Avenue and 8th Street and M Avenue.
- Remove and replace existing driveway cut in the curb on N Avenue, south of 10th Street.
- Construct a new driveway approach at each end of the alley ways.
- 2-inch thick HMA CL 3/8-inch PG 64-22 asphalt overlay, 12-foot in width, the entire length of the alley from back of sidewalk to back of sidewalk. Pave section shall be inverted in the center to eliminate the impact to the adjacent property owners.

Others:

- Construction Civil Plans of the required improvements shall be submitted, reviewed and approved for construction by the City of Anacortes Public Works Engineering Department.
- The Construction Civil Plans shall be designed and stamped by a Licensed Professional Engineer, registered in the State of Washington.
- Engineering Plan Review Fee is 0.5% of the estimated construction costs.
- Engineering Construction Inspection Fee is 1.5% + \$500.00 of the estimated construction costs.
- All work shall meet the requirements and specifications of the City of Anacortes and WSDOT.

Thanks,

Steven Lange



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