



## ANACORTES PUBLIC WORKS DEPARTMENT

Steven Lange, Project Manager

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### Memo

Date: February 27, 2017

To: Paul Ingalls, Plans Examiner

From: Steven Lange

Subject: Site Plan Review #1 for 4934-4936 Channel Marker Lane

cc: Eric Shjarback, Jim Baldwin

The submitted site plan for 4934-4936 Channel Marker Lane was reviewed by the Public Works Engineering Department on February 27, 2017

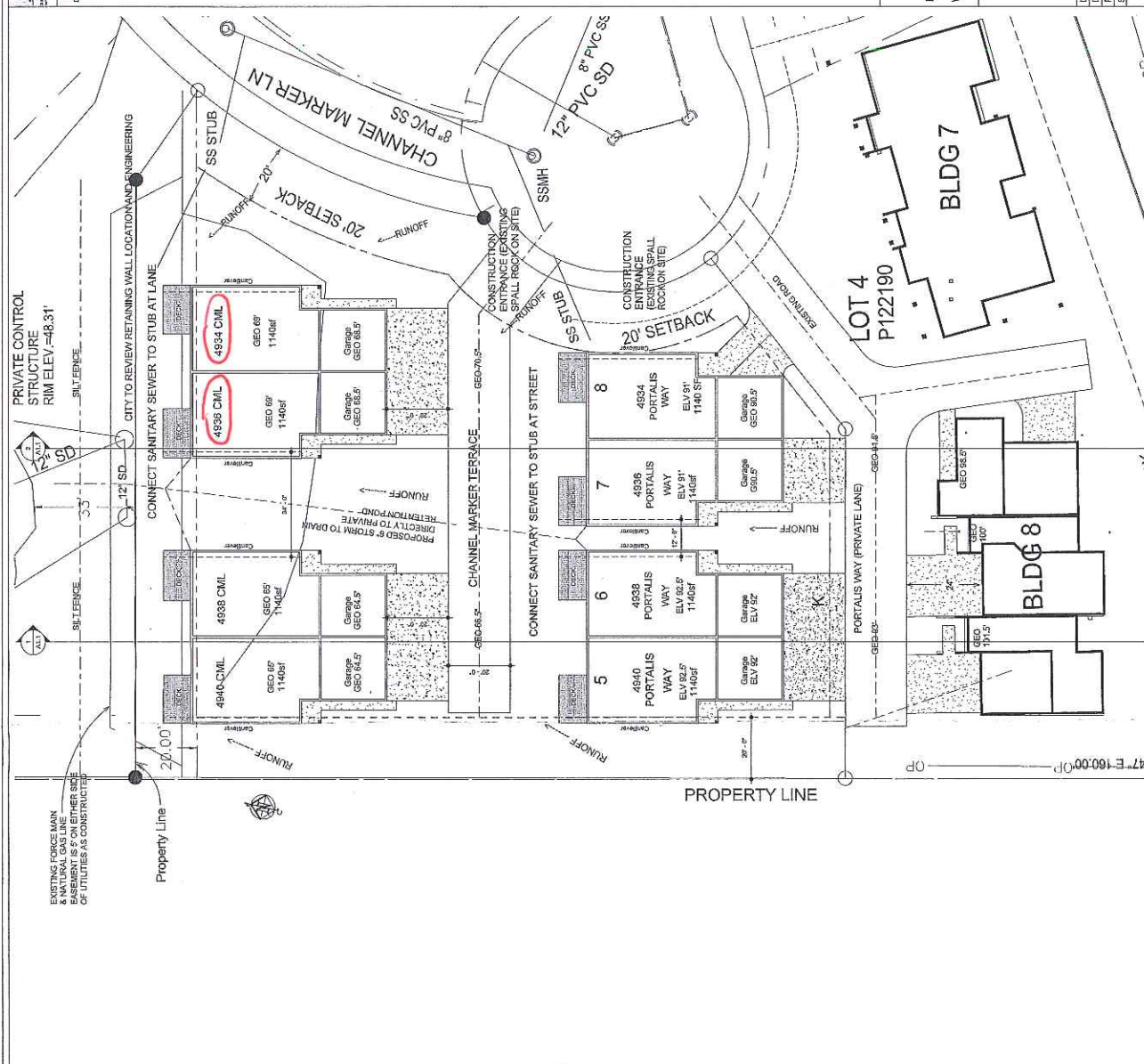
- 02-01-17: Submittal to Public Works Engineering
- 02-27-17: Public Works review and memo back to Planning Department

The following comments are provided:

- No frontage improvements are required under this proposal.
- Kait will need to review the site and storm drainage for Minimum Requirements 1 to 5 since the plan was submitted after 01.01.17.



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



Owner: Portalis LLC  
 Project Address:  
 4934, 4936, 4938, 4940 Portalis Way, and  
 4934, 4936, 4938, 4940 Channel Marker Terrace  
 Anacortes WA 98221

Tax Parcel (Property ID Number): P31580  
 Zone: As Per City of Anacortes (CM)  
 Project: New Multi Family Residences Condominium  
 Domestic Water: City of Anacortes  
 Sewer: City of Anacortes  
 Access: New Driveway to Portalis Way

AREAS:  
 LOT SIZE: 41091sf  
 Footprint: 3160sf x4 =12,640sf  
 Lot Coverage: 30.8%

SETBACKS:  
 Front: 20' Street ROW to Building  
 Sides: 5' min Between Buildings  
 HEIGHT: 35' Height Restriction

PARKING:  
 2 in each Garage + 2 in each Driveway

Codes:  
 Structural / Building - IRC 2012  
 Mechanical - IRC 2012  
 Plumbing - UPC 2012  
 Energy / Ventilation - 2012 WA State Energy Code

PRIVATE CONTROL  
 STRUCTURE  
 RIM ELEV =48.31'  
 CITY TO REVIEW RETAINING WALL LOCATION AND ENGINEERING  
 CONNECT SANITARY SEWER TO STUB AT LANE  
 CHANNEL MARKER LN  
 8" PVC SS  
 12" PVC SD  
 20' SETBACK  
 CONSTRUCTION ENTRANCE EXISTING SPALL ROCK ON SITE  
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