



Anacortes Planning & Community Development Dept.

Permit Center
P.O. Box 547, Anacortes, WA 98221-0547
Ian Munce, Director • Edwin Frank, Building Official

PH (360) 293-1901
FAX (360) 293-1938

December 4, 2006

Crest Contractors
Attn.: Michael Ruthford, P.E.
P.O. Box 2150
Mount Vernon, WA 98273

RE: 22nd and "N" Avenue – Possible Dental Clinic

Dear Mr. Ruthford,

The following comments are a result of the Development Review Group meeting November 28, 2006 regarding a possible dental clinic at 2031 "N" Avenue. Please note that the Development Review Group offers information and recommendations, and that all projects must complete the review process prior to project final approval.

Use Zone:	R4
Permitted Uses:	Clinic
Lot Area:	9,000 square feet
Allowable Lot Coverage:	50% = 4,500 square feet
Proposed Building Area:	3,710 square feet
Parking required:	4:1000 = 15 spaces (1 van accessible)
Setbacks:	22 nd Street (arterial) 20 feet "N" Avenue – 10 feet Side Yards – 5 feet Rear Yard – 10 feet Section 17.28.060

1. A dumpster pad will need to be located off the alley. The dumpster pad will need to be sized to accommodate recycle containers and a dumpster location; size and access will need to be approved by the sanitation department.
2. Please verify the parking access design turning radius into the stall, etc.
3. The sidewalks on "N" Avenue and 22nd Street abutting the property will need to be replaced with a new sidewalk 5 feet minimum in width and accessible curb cuts at the corner of "N" Avenue and 22nd Street.

4. Alley paving would need to be provided to the northerly property line at a minimum. The development review group recommends working together with the neighbors to continue paving to the north.
5. Storm water could be directed to the existing catch basin at 22nd and "O" Avenue.
6. Most likely the sanitary sewer connection will need to be made at 22nd Street. Please contact Mac Jackson at 293-1921 for a video of the line.
7. The potable water supply to the building will need to be provided with a reduced pressure principle backflow protection assembly.

Thank You,

CITY OF ANACORTES

Don Measamer
Senior Plans Examiner

DM:md

CREST, INCORPORATED

P.O. Box 2150
17132 Bennett Road
Mount Vernon, WA 98273

Tel (360) 424-8700
(800) 48CREST
Fax (360) 424-1116
email:crestinc@nwlinc.com

DATE: JANUARY 7, 2008

City of Anacortes Public Works/Engineering Department
904 6th Street
P.O. Box 547
Anacortes, WA 98221

Subject: Deviation Request for Island Hospital Sleep Clinic Project at 22nd & N

We are currently nearing completion of design for the subject facility and have encountered an engineering design situation that does not seem to have a good solution that meets all of Anacortes usual requirements.

There is an alley on the east side of the subject property, which the city would like paved along the frontage of the project property. The alley slopes down to the north and is approximately 1.5' lower at the north property line, than the street gutter elevation where the alley connects to 22nd. Therefore surface drainage will not work.

There is a storm catch basin on the north side of 22nd a half block east of the property, but a line from this project to that catch basin would have a slope of 0.3%. This is flatter than most jurisdictions will allow.

There is a storm line across 22nd on the south side of the street. There is also an 8" AC water line very near and above the storm line. Given the fragile nature of many of these AC lines we would like to avoid opening an excavation with this line running through it in some temporarily supported fashion. The depth of the storm line dictates a need to shore the excavation, adding another complication to the scenario involving the AC water line. In deep excavations two blocks south of this location we have encountered large volumes of ground water. This is also a concern.

We ask that the alley remain unpaved and that we add some depth of crushed rock to facilitate dispersion of runoff into the ground just as it presently occurs. There are no current signs of either water accumulation or erosion. There is currently a clay tile sanitary sewer in this alley, which presumably will be upgraded at some future date. There are seven parking spaces planned next to the alley for this project. As those spaces follow the grade of the alley, their runoff would find it's way into the crushed rock as well.

CREST, INCORPORATED

The owners of this project would participate in the expense of paving the alley at some future date when a comprehensive drainage solution is implemented.

Thank you for your consideration of this matter. We look forward to hearing from you.

Sincerely

Michael E. Ruthford, P.E., P.L.S.

**City of Anacortes
Building Department**

Memo

To: Steve Lange, Project Manager

From: Don Measamer, DRG 

CC:

Date: 2/8/2008

Re: Sleep Clinic --- 2031 N Avenue

Please find attached for your review the civil drawings for the proposed sleep clinic located at 2031 N Avenue.

The applicant has not yet provided the large parcel storm water plan nor the water quality plan.

Please note that SEPA is not required for this project.

Please let me know your comments as soon as possible.

Thank you

NOTIFIED FOR 22ND ST
CLOSURE - N 100^{AVZ} AVE
4-18 / 4-21

OTHER STAKEHOLDERS

PORT OF ANACORTES:

E/M

Contact: Bob Hyde

☎ Phone: 360.293.3134

☎ Fax: 360.293.9608

E-mail: hyde@portofanacortes.com

RABANCO: *PHONE*

Contact: Jon Novi

☎ Phone: 1.800.942.5965

☎ Fax: 425.778.1148

SKAT *PHONE*

☎ Phone: 360.757.8801

☎ Fax: 360.757.8019

POST OFFICE

E/M

Contact: Larry Farnam

☎ Phone: 360.293.5140

☎ Fax: 360.299.0932

Email: lfarnam@email.usps.gov

ANACORTES BUS GARAGE: *VERBAL*

Contact: Joe or Patty

Phone: 360.293.1223

Fax: 360.293.1235

ANACORTES SCHOOL DISTRICT: *E/M*

Contact: Dale Bowen

Phone: 360.293.1221

Fax: 360.293.1222

Email: dbowen@asd103.org

CHAMBER OF COMMERCE

E/M

Contact: Mitch Everton

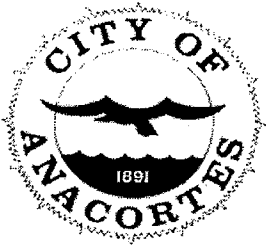
Phone: 360.293.7911

Fax: 360.293.1595

Email: mbroome@nwlinc.com

Also cc:

City Council/Mayor/Police Fire and Sanitation *E MAIL*
Affected Property Owners and Businesses



City of Anacortes
 904 6th Street
 P.O.Box 547
 Anacortes, WA 98221-0547
 (360) 293-1901

Steve

Permit #: BLD-2008-0040
Issue date: 04/02/2008
Expire date: 04/02/2009

Job Address: 1110 22ND ST
 ANACORTES WA 98221

Copy

Permit Type: Commercial Building Permit
Project:

APN:

Remarks: Construct new medical office building

Owner: ISLAND HOSPITAL
Address: 1211 24TH ST
 ANACORTES WA 98221-2557
Phone: (360) 293-1300

Contractor:
Address:
Phone:
License #:

General Information:

# of Lavatories	9
Building Valuation	700000
# of Clothes Washers	1
# of Dishwashers	1
# of Water Closets	6
# of Water Piping	1
# of Water heaters	1
# of Slop Sinks	1
# of Kitchen Sinks	1

Fees:

Plan Review Deposit	1,076.56
Plan Review Fee	1,076.57
Plumbing Permit Fee	167.00
Storm Drain GFC-Commercial	4,446.00
Engineering Plan Review	530.00
Sewer GFC - Commercial	11,748.00
State Building Code Fee	4.50
Traffic Impact Fee	11,340.00
Building Permit Fee	3,051.50
Engineering Const Inspection	2,090.00

Total Calculated:	35,530.13
Deposits/Receipts:	35,530.13
Total Due:	<u>0.00</u>

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 180 DAYS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS AT ANY TIME AFTER WORK IS COMMENCED. I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS APPLICATION AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT, THE GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISIONS OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

SIGNATURE OF OWNER OR AUTHORIZED AGENT

ISSUED BY