

## SHEET INDEX

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## LEGEND

---	EXISTING RIGHT OF WAY LINE	---	PROPOSED PROPERTY BOUNDARY
---	ASBUILT ROAD CENTERLINE	---	PROPOSED ROAD RIGHT OF WAY
---	EXISTING ROAD CENTERLINE	---	PROPOSED ROAD CENTERLINE
---	EXISTING PROPERTY LINE	---	PROPOSED PROPERTY LINE (INTERIOR)
o	EXISTING PROPERTY CORNER	■	PROPOSED SIGN
SD	EXISTING STORM DRAIN	SD	PROPOSED STORM DRAIN
⊕	EXISTING TYPE 2 CB	⊕	PROPOSED STORM CATCH BASIN TYPE II
□	EXISTING TYPE 1 CB	■	PROPOSED STORM CATCH BASIN
SS	EXISTING SANITARY SEWER	SS	PROPOSED SANITARY SEWER
○	EXISTING SANITARY MANHOLE	SSS	PROPOSED SANITARY SIDE SEWER
W	EXISTING WATERLINE	●	PROPOSED SANITARY MANHOLE
⊕	EXISTING WATER METER	●	PROPOSED SANITARY SEWER CLEANOUT
⊕	EXISTING WATER VALVE	W	PROPOSED WATERLINE
⊕	EXISTING FIRE HYDRANT	⊕	PROPOSED WATER METER
G	EXISTING GAS LINE	⊕	PROPOSED WATER VALVE
P	EXISTING POWERLINE	⊕	PROPOSED FIRE HYDRANT
×	EXISTING FENCELINE	⊕	PROPOSED REDUCER
---	EXISTING EDGE OF ASPHALT	↑	PROPOSED BLOW-OFF ASSEMBLY
---	EXISTING CURB & GUTTER	UT	PROPOSED UTILITY TRENCH
---	EXISTING CONCRETE	G	PROPOSED GAS LINE
---	EXISTING ASPHALT	P	PROPOSED POWERLINE
---	EXISTING GRAVEL	---	PROPOSED CURB AND GUTTER
---	EXISTING CONTOUR	---	PROPOSED CONCRETE
---	PROPOSED CONTOUR	---	PROPOSED ASPHALT
		---	PROPOSED GRAVEL

## LEGAL DESCRIPTION

THE EAST 3 FEET OF LOT 2 AND ALL OF LOTS 3, 6 AND 7, BLOCK 9, "CALHOUN ADDITION TO THE TOWN OF LA CONNER," AS PER PLAT RECORDED IN VOLUME 1 OF PLATS, PAGE 14, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SKAGIT, STATE OF WASHINGTON.

NOTE: LEGAL DESCRIPTION FROM EXHIBIT "A" OF STATUTORY WARRANTY DEED RECORDED 08/26/2021 UNDER SKAGIT COUNTY AUDITOR'S FILE NUMBER 202108260088.

## SITE INFORMATION

SITE PARCEL NUMBER: P74143  
SITE ADDRESS: 306 CENTER STREET; LA CONNER, WA 98257  
BUILDING UNITS: 6 AIRBNB LODGING UNITS, 14 APARTMENT DWELLING UNITS

## UNDERGROUND UTILITY NOTE

UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON SURFACE INDICATORS, UTILITY MAPS PROVIDED BY THE CLIENT, SKAGIT COUNTY, AND APS UTILITY SERVICE WAS ALSO USED FOR THEIR LOCATION.

## SURVEY/DATUM INFORMATION

### BASIS OF BEARING

N 88° 25' 54" W BETWEEN THE FOUND NAILS IN THE INTERSECTIONS OF 3RD AND 4TH ST WITH CENTER ST.

### FIELD EQUIPMENT

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A "TRIMBLE S5" 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.

### HORIZONTAL DATUM

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

### VERTICAL DATUM

THE VERTICAL DATUM FOR THIS PROJECT IS NAVD 88 BASED ON W.S.R.N. GPS TIE. THE ELEVATION OF THE SOUTHWEST TOP HOLD DOWN BOLT ON THE FIRE HYDRANT AT THE INTERSECTION OF 4TH ST. AND CENTER ST. HAS AN ELEVATION OF 9.47' NAVD AS SHOWN HEREON.

BASE FLOOD ELEVATION = 8.0' NGVD 29 + 3.8' = 11.8' NAVD 88

### UNDERGROUND UTILITY LOCATIONS

UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE BASED ON SURFACE INDICATORS.

### RESEARCH

- 1) R.O.S. AFN 9407190146
  - 2) R.O.S. AFN 200904210003
- PLAT OF CALHOUN ADDITION TO THE TOWN OF LACONNER VOL. 1, PAGE 14

### OWNER:

KSA INVESTMENTS, LLC  
BRANDON ATKINSON  
16555 COUNTRY CLUB DRIVE  
BURLINGTON, WA 98233  
EM: brandon.kate.atkinson@gmail.com

### CONTRACTOR:

FABER CONSTRUCTION  
DALE KING  
8851 HANNEGAN ROAD  
LYNDEN, WA 98264  
PH: 360.354.3500  
EM: dale@faberconstruction.com

### ENGINEER/SURVEYOR:

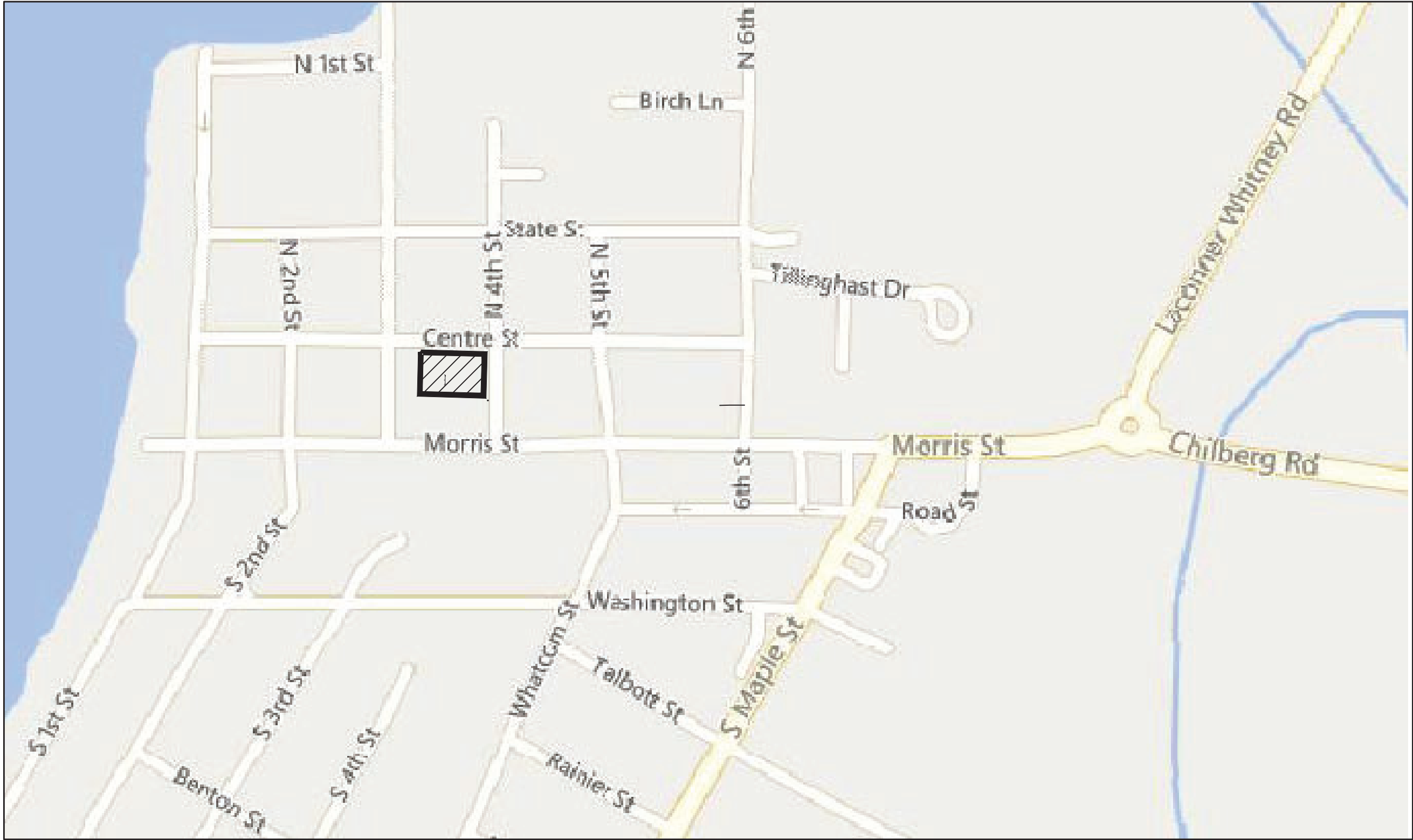
SOUND DEVELOPMENT GROUP, LLC  
PAT SEVERIN / JAY STANDISH  
1111 CLEVELAND AVENUE, SUITE 202  
MOUNT VERNON, WA 98273  
PH: 360.404.2010  
EM: pat@sdg-llc.com / jay@sdg-llc.com

### ARCHITECT:

CHARLES MORGAN & ASSOCIATES, LLC  
CHARLIE MORGAN / MISTY KLINCK  
7301 BEVERLY LANE  
EVERETT, WA 98203  
PH: 425.353.2888  
EM: charliej@cmaarch.com / misty@cmaarch.com

### LANDSCAPE ARCHITECT:

ECCODESIGN, LLC  
PATRIK DYLAN, PLA  
505 SOUTH FIRST STREET, SUITE B  
MOUNT VERNON, WA 98273  
PH: 360.419.7400  
EM: eccodesign@gmail.com



### VICINITY MAP

NOT TO SCALE

## UTILITIES SERVING THE SITE

### WATER:

LA CONNER PUBLIC WORKS  
CONTACT: BRIAN LEASE  
(360) 466-3933

### CABLE:

COMCAST  
CONTACT: SHANE TURNER  
(360) 316-9405

### GAS:

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

### POWER:

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

### TELEPHONE:

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

### SANITARY SEWER:

LA CONNER PUBLIC WORKS  
CONTACT: BRIAN LEASE  
(360) 466-3933

## TOWN OF LA CONNER GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF LA CONNER THAT ARE CONTAINED IN A BOUND VOLUME ENTITLED "INFRASTRUCTURE IMPROVEMENTS PROJECT MANUAL."
2. THE LOCATION OF THE EXISTING UTILITIES SHOWN ON THE DRAWING IS APPROXIMATE. LOCATION AND PROTECTION OF UNDERGROUND UTILITIES SHALL BE IN ACCORDANCE WITH CHAPTER 19.122 RCW. CALL 800-424-5555 AT LEAST TWO BUSINESS DAYS BEFORE ANY EXCAVATION.
3. REPLACE ANY DAMAGED OR DESTROYED MONUMENTS.
4. THIS PLAN AND PROFILE INFORMATION HAS BEEN FURNISHED BY THE DEVELOPER OR HIS ENGINEER.
5. MINIMUM SEPARATION BETWEEN SANITARY SEWERS AND POTABLE WATER LINES SHALL BE 10 FEET HORIZONTALLY (MEASURED SIDE TO SIDE) AND 18 INCHES VERTICALLY FROM BOTTOM OF WATERLINE TO CROWN OF SEWER. MINIMUM VERTICAL SEPARATION FOR PERPENDICULAR OR OBLIQUE CROSSINGS SHALL BE 3 FEET FROM OUTSIDE EDGES. SITUATIONS THAT REQUIRE LESS THAN MINIMUM SEPARATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH DOE'S "CRITERIA FOR SEWAGE WORKS DESIGN", LATEST EDITION.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY EASEMENTS AND AGREEMENTS PRIOR TO CONSTRUCTION.
7. A PLUG SHALL BE PLACED IN THE OUTLET PIPE OF THE EXISTING MANHOLE TO WHICH NEW PIPE IS TO BE CONNECTED OR IN THE OUTLET OF THE FIRST NEW MANHOLE. THIS PLUG SHALL REMAIN IN PLACE AND MAY NOT BE REMOVED WITHOUT THE PERMISSION OF THE TOWN OF LA CONNER. REMOVAL WILL RESULT IN FORFEITURE OF THE SYSTEM ISOLATION DEPOSIT.

**CAUTION - EXTREME HAZARD** - OVERHEAD ELECTRICAL SERVICE LINES ARE GENERALLY NOT SHOWN ON THE DRAWINGS. ELECTRICAL LINES SHOWN ON THE DRAWINGS ARE LOCATED BY POINT-TO-POINT, POWER-POLE-TO-POWER-POLE CONNECTION. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXTENT OF ANY HAZARD CREATED BY OVERHEAD ELECTRICAL POWER IN ALL AREAS AND SHALL FOLLOW PROCEDURES DURING CONSTRUCTION AS REQUIRED BY LAW AND REGULATION. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL MEET WITH UTILITY OWNERS AND DETERMINE THE EXTENT OF HAZARD AND REMEDIAL MEASURES, AND SHALL TAKE WHATEVER PRECAUTIONS MAY BE REQUIRED.

## UNDERGROUND FIRE LINE REQUIREMENTS:

1. THE ENTIRE UNDERGROUND FIRE LINE WILL REQUIRE A FULL HYDRO-TEST AT 200 PSI FOR TWO (2) HOURS. CONTACT THE FIRE MARSHAL BEFORE PERFORMING THIS TEST.
2. EACH FIRE HYDRANT AND FDC RISER ON THE FIRE SYSTEM WILL REQUIRE A ONE (1) MINUTE FLUSH FROM THE PUMPER PORT OR MANIFOLD WITH A DIFFUSER OR UNTIL THERE ARE NO PARTICULATES IN THE SYSTEM.
3. THE PUMPER PORT ON THE HYDRANTS SHALL HAVE A FIVE (5) INCH STORTZ HARD FACED COUPLER INSTALLED PRIOR TO FINAL APPROVAL.
4. A COPY OF NFPA U FORM FILLED OUT MUST BE PROVIDED TO THE FIRE MARSHAL PRIOR TO FINAL.
5. ALL FITTINGS AND PIPING FROM THE VAULT TO THE BUILDING WILL NEED TO BE INSPECTED BY THE FIRE MARSHAL PRIOR TO COVER.
6. THREE (3) SETS OF PLANS, MATERIAL CUT SHEETS AND FIRE FLOW CALCULATIONS WILL NEED TO BE APPROVED PRIOR TO ANY WORK BEING DONE.
7. ALL WORK BEING DONE FROM THE DOUBLE CHECK VALVE ASSEMBLY TO THE RISER WILL NEED TO BE INSTALLED BY A U LICENSED CONTRACTOR.
8. THE FIRE LINE MUST BE BACKFILLED WITH EITHER SAND OR PEA GRAVEL. NATIVE MATERIALS CANNOT BE USED AS BACKFILL MATERIALS.

PROJECT:

CENTER STREET  
MIXED-USE  
FOR  
KSA INVESTMENTS, LLC

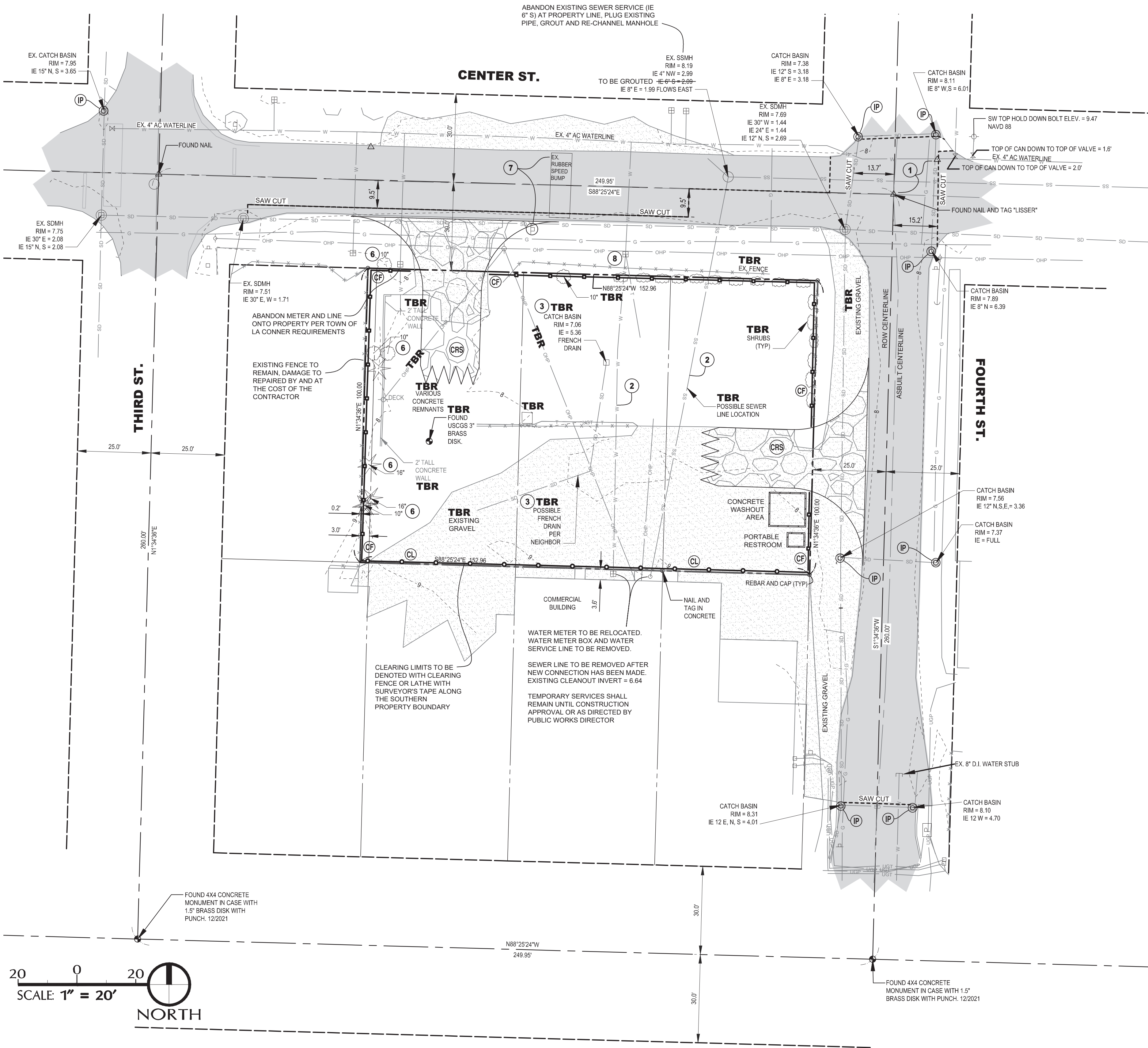
SHEET DESCRIPTION:

COVER SHEET



SCALE:	NO SCALE
DRAWN BY:	C.SEVERIN
DESIGNED BY:	P.SEVERIN
DATE:	02.22.2024
JOB NUMBER:	21098
DWG NAME:	21098PLN.DWG
SHEET NUMBER:	C1.0





TESC PLAN LEGEND

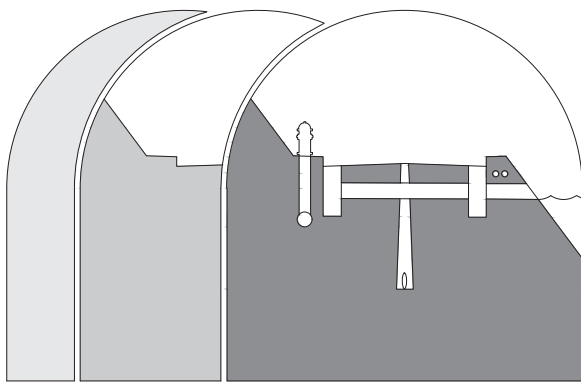
CODE	SYMBOL	DESCRIPTION
CRS		CONSTRUCTION ROAD STABILIZATION, PER DETAIL A1/2. IF EXISTING GRAVEL IS NOT SUFFICIENT FOR SEDIMENT REMOVAL FROM WHEELS. INSTALL RUMBLE STRIP PLATES AT ENTRANCE AND EXIT, AS REQUIRED BY THE FILL, GRADE AND/OR CLEARING PERMIT APPROVED ON 8/15/23 BY THE TOWN OF LA CONNER
CF		ORANGE CONSTRUCTION FENCE (BMP C103) OR EQUIVALENT HIGH VISIBILITY FENCE AT CESCL DISCRETION DURING DRY SEASON, SILT FENCE DURING WET SEASON
CL		CLEARING LIMITS - CLEARING / ORANGE CONSTRUCTION FENCE (BMP C103) OR LATHE AND SURVEYOR'S TAPE
VEG		RETAIN EXISTING VEGETATION
IP		INLET PROTECTION PER DETAIL B1/2. TO BE INSTALLED ON ALL PROPOSED AND EXISTING CBs WITH OPEN GRATES
SP		SILT PROTECTION - STRAW WADDLES
PS		PERMANENT SEEDING AND PLANING, BMP C120 AND BMP T5.13
DC		DUST CONTROL
TBR		TO BE REMOVED

TESC NOTES:

- SILT FENCE SHALL BE INSTALLED IF WARRANTED BY SITE CONDITIONS AS DETERMINED BY THE PROJECT CESCL, ENGINEER OR CITY INSPECTOR. THE SILT FENCE SHALL BE PLACED AS REQUIRED TO PREVENT SILT LADEN RUNOFF FROM LEAVING THE SITE. SEE DETAIL C2.1 FOR SILT FENCE INSTALLATION.
- TRENCH SPOILS ARE TO BE PLACED ON THE UPHILL SIDE OF THE TRENCH WHERE FEASIBLE.
- WHEN FEASIBLE, NO MORE THAN 500 LF OF TRENCH SHALL BE OPENED AT ONE TIME. TRENCH SPOILS ARE TO BE PLACED ON THE UPHILL SIDE OF THE TRENCH. ALL DEWATERING, ALTHOUGH NOT EXPECTED, WILL BE DISCHARGED TO THE SEDIMENT TRAP. SEDIMENT TRAP, IF NEEDED, IS TO BE CONSTRUCTED PER DETAILS ON SHEET C3.4 WITH A SEDIMENT TRAP SURFACE AREA OF 35 SF.
- CONSTRUCTION ACCESS WILL BE PROVIDED THROUGH THE TWO EXISTING GRAVELED ACCESS POINTS, ONE AS AN ENTRANCE AND THE OTHER AS AN EXIT. SHOULD THE EXISTING GRAVEL AREAS NOT RETAIN SEDIMENTS FROM VEHICLE WHEELS, A CONSTRUCTION ACCESS IS TO BE INSTALLED PER DETAIL A1/2. REFER TO THE TESC PLAN NOTES ON SHEET C1.2 FOR INFORMATION ON STREET SWEEPING AND WASHING.
- ALL BMP'S ARE TO BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION.
- NO CONCRETE TRUCKS WILL BE ALLOWED TO WASHOUT ON-SITE. THE CONCRETE WASHOUT AREA HAS BEEN DENOTED FOR CONCRETE POURING AND FINISHING TOOLS ONLY.
- NO VEHICLE MAINTENANCE IS ALLOWED ON-SITE.
- ALL BMP'S SHALL BE INSPECTED AND MAINTAINED ON A REGULAR BASIS, AS DETERMINED BY THE TIME OF YEAR AND RAINFALL EVENTS.
- INLET PROTECTION IS TO BE INSTALLED ON ALL STORM STRUCTURES WITH OPEN GRATES WITHIN 300' OF THE SITE, WHICH MAY NOT BE SHOWN ON THE PLANS.

EXISTING CONDITIONS NOTES

- CONTRACTOR TO MINIMIZE IMPACT TO ALL FOUND MONUMENTS AND TO SCHEDULE RESTORATION OF MONUMENT BY A LICENSED PROFESSIONAL LAND SURVEYOR AT THE COMPLETION OF CONSTRUCTION, AS NECESSARY AND APPROPRIATE. EXISTING USCGS 3" BRASS DISK IS TO BE REMOVED AND WILL NOT BE REPLACED, AS PRE-AUTHORIZED BY USCGS.
- CONTRACTOR TO POTHOLE AND CONFIRM UTILITY LINES DO NOT SERVE OTHER PROPERTIES. IF LINES DO NOT SERVE OTHER PROPERTIES, CONTRACTOR TO CALL FOR DISCONNECTION, CAPPING AND ABANDONMENT/REMOVAL OF UTILITIES ENTERING THE SITE FROM THE NORTH AND SOUTH PROPERTY LINES. UNDERGROUND AND ABOVE-GROUND UTILITIES ARE TO BE DISCONNECTED AT THE DIRECTION OF THE ASSOCIATED UTILITY PURVEYOR. ALL NECESSARY WORK (TRENCHING, BACKFILL, COMPACTION, ETC) IS THE RESPONSIBILITY OF THE CONTRACTOR, UNLESS UTILITY PURVEYOR SPECIFIES OTHERWISE. WATER AND SANITARY SEWER LINES ARE TO REMAIN LIVE UNTIL UTILITY IMPROVEMENTS ARE MADE ON FOURTH STREET, PER UTILITY PLAN, AND SERVICE IS RESTORED TO THE EXISTING LINES AND METER.
- CONTRACTOR TO POTHOLE STORM LINE AND CONFIRM IF THE STORM LINE/TRENCH DRAIN IS LIMITED TO THE SUBJECT PROPERTY. SHOULD THE FEATURE BE LIMITED TO THIS PROPERTY, THE STORM LINE AND TRENCH DRAIN IS TO BE REMOVED. SHOULD THE FEATURE NOT BE LIMITED TO THE SUBJECT PROPERTY, THE ENGINEER IS TO BE CONTACTED IMMEDIATELY FOR RE-ROUTING PLANS.
- CONTRACTOR TO LOCATE ALL NEXT INLINE VALVES PRIOR TO CONSTRUCTION AND/OR WORK ON WATER SYSTEM.
- CONTRACTOR TO COORDINATE ALL UTILITY AND ROAD SHUT-DOWN PERIODS WITH THE TOWN OF LA CONNER, EMERGENCY DEPARTMENTS, UTILITY PURVEYORS AND AFFECTED PROPERTIES (COMMERCIAL AND RESIDENTIAL). CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN, APPROVED BY THE TOWN OF LA CONNER, PRIOR TO BEGINNING CONSTRUCTION.
- LANDSCAPING AND EXISTING SHRUBS ALONG THE WESTERN PROPERTY BOUNDARY ARE TO BE REMOVED. CONTRACTOR TO COORDINATE WITH NEIGHBORS SHOULD EXISTING FEATURES, THAT ARE TO REMAIN (I.E. FENCE LINES), ARE AFFECTED DURING THE REMOVAL PROCESS.
- CONTRACTOR TO REMOVE ALL EXISTING SIGNS AFFECTED BY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE "SHARE THE ROAD" AND BIKE-PEDESTRIAN DIAMOND-SHAPED SIGN ON CENTER STREET AND THE STOP SIGN IN THE SOUTHEAST CORNER OF THE CENTER AND FOURTH STREET INTERSECTION. TOWN OF LA CONNER TO REINSTALL AFFECTED SIGNS PER MUTCD. CONTRACTOR TO RESTORE EXISTING RUBBER SPEED BUMP AFFECTED BY CONSTRUCTION, OR REMOVE AND REPLACE AS DIRECTED BY THE TOWN OF LA CONNER.
- EXISTING WATER METER AND METER BOX TO BE REMOVED. NEW METER TO BE PROVIDED BY TOWN OF LA CONNER FOR USE AS A LANDSCAPE METER. SEE SHEETS C2.0-C2.3 FOR PLACEMENT AND ADDITIONAL INFORMATION. WATER LINE CROSSING CENTER STREET TO BE ABANDONED IN PLACE BY DIRECTION OF LA CONNER PUBLIC WORKS.
- ALL ASBESTOS CONCRETE (AC) PIPING REMOVED IS TO BE TREATED AS HAZARDOUS WASTE AND IS REQUIRED TO BE DISPOSED OF PROPERLY. CONTRACTOR TO OBTAIN APPROVAL OF DISPOSAL PLAN PRIOR TO REMOVING ANY AC MATERIALS FROM THEIR LOCATION.



**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	8.22.23	ARCHITECT REVISION
2	11.27.23	DEA REVISION
3	02.29.24	ARCH REVISION
4	05.13.24	DEA/CITY REVISION

**CALL 48 HOURS  
BEFORE YOU DIG  
1.800.424.5555**

**CENTER STREET  
MIXED-USE  
FOR  
KSA INVESTMENTS, LLC**

**EXISTING CONDITIONS,  
DEMOLITION  
AND TESC PLAN**

PROJECT:

SHEET DESCRIPTION:



SCALE:	<b>1" = 20'</b>
DRAWN BY:	<b>C.SEVERIN</b>
DESIGNED BY:	<b>P.SEVERIN</b>
DATE:	<b>02.22.2024</b>
JOB NUMBER:	<b>21098</b>
DWG NAME:	<b>21098PLN.DWG</b>
SHEET NUMBER:	

**C1.1**

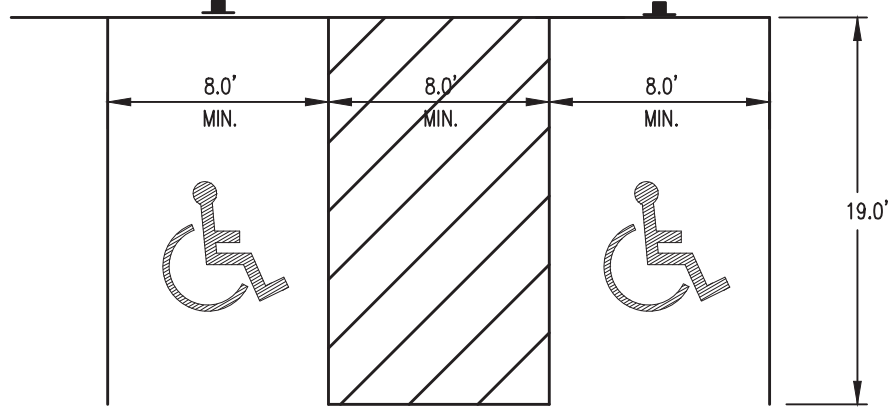






## SHEET NOTES

- CONTRACTOR TO PROTECT EXISTING TREES ALONG WESTERN PROPERTY LINE AND ASSOCIATED ROOT SYSTEM. THE PROJECT LANDSCAPE ARCHITECT AND/OR ARBORIST IS TO BE CONTACTED IMMEDIATELY SHOULD ANY CONCERNS ARISE REGARDING THE TREES.
- THE 5.0' LANDSCAPE STRIP BORDERING THE NORTHERN SIDEWALK IS TO NOT ADVERSELY IMPACT SIDEWALK LIGHTING. FOR ADDITIONAL DETAILS, REFER TO THE LANDSCAPE PLAN.
- CONTRACTOR TO MINIMIZE IMPACT TO ALL FOUND MONUMENTS AND TO SCHEDULE RESTORATION OF MONUMENT(S) BY A LICENSED PROFESSIONAL LAND SURVEYOR AT THE COMPLETION OF CONSTRUCTION, AS NECESSARY AND APPROPRIATE.
- BUILDING DIMENSIONS: SEE ARCHITECTURE PLANS  
PROPOSED UNITS: 6 LODGING UNITS, 14 DWELLING UNITS  
GROUND LEVEL ELEV.: 8.70' (NO OCCUPANCY AT THIS ELEVATION)  
FINISHED FLOOR (UNIT) ELEV.: 12.8' (OCCUPANCY AT THIS ELEVATION)  
BUILDING FOOTPRINT AREA: 3,560 SF - 0.0857 AC  
BUILDING COVERAGE (INCL. COVERED PARKING AND OVERHANGS): 9,473 SF - 0.2175 AC  
PARKING STALLS PROVIDED: 10 STANDARD STALLS, 12 COMPACT STALLS, 2 ACCESSIBLE STALLS (24 TOTAL); SEE ARCHITECTURAL PLAN FOR STALL WIDTHS  
DUMPSTER AREA DIMENSIONS: 7.5' X 9' (CONSTRUCTED PER DETAIL D-2.0)
- FOURTH STREET IS TO HAVE A FULL STREET ASPHALT OVERLAY WITH GRADING AS SHOWN ON PLANS. CENTER STREET IS TO HAVE A QUARTER-HALF STREET OVERLAY. OVERLAY EXTENTS ARE OUTLINED WITH SAWCUT LINES AND/OR EDGE OF ASPHALT LINES. CONTRACTOR IS TO PAVE OVERLAY AND CONSTRUCT ADDITIONAL ROAD WIDTH PER TOWN OF LA CONNER STANDARD DETAIL G33.0. CONCRETE CURB AND GUTTER PER WSDOT STANDARD PLAN F-1a.  
CONCRETE PAVEMENT WITHIN THE PROPERTY BOUNDARY IS TO BE PER DETAIL B/2.0.
- ALL SIDEWALKS WITHIN THE RIGHT-OF-WAY ARE TO BE CONSTRUCTED PER WSDOT STANDARD PLAN F-3 WITH A TYPE 1 DRIVEWAY ENTRANCE OFF OF FOURTH STREET PER WSDOT STANDARD PLAN F-4. PERPENDICULAR CURB RAMP AT INTERSECTION OF CENTER AND FOURTH STREET PER WSDOT STD PLAN F-40.15-04 ON SHEET C4.0. CONTRACTOR TO INSTALL TACTILE WARNING STRIPS PER ADA STANDARDS ON ALL SIDEWALK RAMPS (ASPHALT/CONCRETE).
- CONTRACTOR TO COORDINATE ALL UTILITY AND ROAD SHUT-DOWN PERIODS WITH THE TOWN OF LA CONNER, EMERGENCY DEPARTMENTS, UTILITY PURVEYORS AND AFFECTED PROPERTIES (RESIDENTIAL AND COMMERCIAL). CONTRACTOR TO PROVIDE TRAFFIC CONTROL PLAN, APPROVED BY THE TOWN OF LA CONNER, PRIOR TO BEGINNING CONSTRUCTION.
- CONTRACTOR TO REMOVE ALL EXISTING SIGNS AFFECTED BY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE "SHARE THE ROAD" AND BIKE-PEDESTRIAN DIAMOND-SHAPED SIGN ON CENTER STREET AND THE STOP SIGN IN THE SOUTHEAST CORNER OF THE CENTER AND FOURTH STREET INTERSECTION; TOWN OF LA CONNER TO REINSTALL SIGNAGE PER MUTCD.  
CONTRACTOR TO RESTORE EXISTING RUBBER SPEED BUMP AFFECTED BY CONSTRUCTION, OR REMOVE AND REPLACE AS DIRECTED BY THE TOWN OF LA CONNER. SEE SHEET C1.1.  
CONTRACTOR TO INSTALL NEW SIGN AND POST STATING "NO PARKING WEST OF THIS SIGN" IN THE NORTHWEST CORNER OF THE PROJECT, WHERE INDICATED ON THE PLANS. CONTRACTOR TO COORDINATE LOCATION WITH TOWN OF LA CONNER PUBLIC WORKS.
- CONTRACTOR TO REPAINT SKIP YELLOW CENTER STRIPE ON CENTER AND FOURTH STREET, AND TO PAINT/REPAINT AFFECTED STOP BARS AT THE CENTER AND FOURTH STREET INTERSECTION, PLACED PER MUTCD.
- CONTRACTOR TO FOLLOW TOWN OF LA CONNER'S TYPICAL TRENCH SECTION DETAIL FOR ALL TRENCH RESTORATION WORK WITHIN THE RIGHT-OF-WAY (DETAIL G1/3.0) AND SDG DETAIL E/3.2 FOR ALL ON-SITE TRENCHES.
- CONTRACTOR TO INSTALL TWO ELECTRIC VEHICLE CHARGING STATIONS AND 2" POWER CONDUIT FOR FUTURE CHARGING STATIONS PER THE ELECTRICAL PLAN.



TYPICAL HANDICAP STALL AGAINST CURB &amp; GUTTER OR SIDEWALK

## GENERAL NOTES:

- CONCRETE PARKING AREAS OUTSIDE OF LIMITS OF GARAGE SHALL HAVE 6" CONCRETE OVER 12" GRAVEL BASE COMPACTED TO 95% OF MAX. DENSITY.
- DUMMY JOINTS SHALL BE PLACED NOT TO EXCEED 15' O.C. NOR LESS THAN 10' O.C. THEY SHALL NOT BE LESS THAN 3/16" IN THICKNESS AND SHALL EXTEND 2-1/4" DEEP.
- CEMENT CONCRETE SHALL BE CLASS 3000 AIR ENTRAINED
- ALL JOINTS SHALL BE CLEANED AND EDGED.
- SUBGRADE COMPACTION SHALL BE 95% MODIFIED PROCTOR.

## CMV TYPICAL PARKING STALL DIMENSIONS

NOT TO SCALE

## GENERAL NOTES:

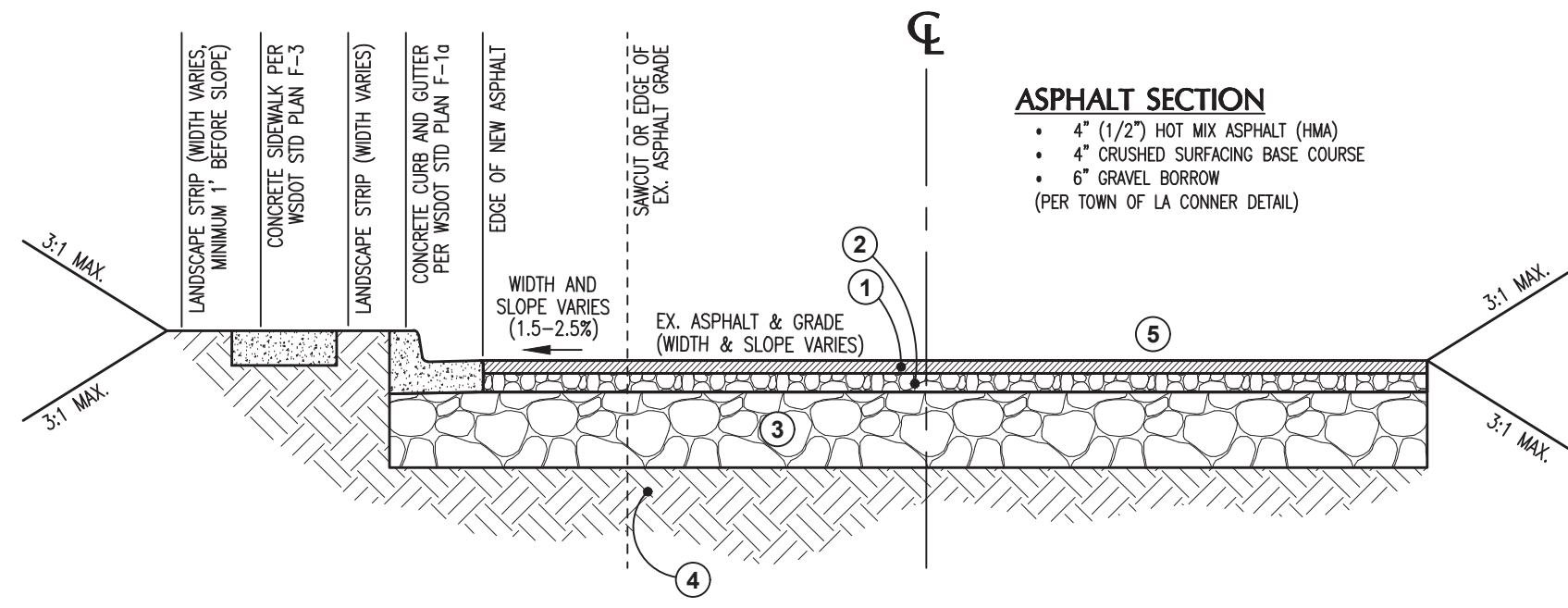
- ALL CONCRETE SHALL BE PORTLAND CEMENT CONCRETE (PCC) W/ LIGHT BROOM FINISH. CONTROL JOINTS SHALL BE SPACED MAXIMUM DISTANCES OF 10 FEET APART, CENTER-TO-CENTER, IN BOTH THE LONGITUDINAL AND TRANSVERSE DIRECTIONS. CRACK CONTROL JOINTS MAY BE CREATED BY PLACING AN INSERT OR GROOVE INTO THE FRESH CONCRETE SURFACE DURING FINISHING, OR BY SAWCUTTING THE CONCRETE AFTER IT HAS INITIALLY SET-UP. WE RECOMMEND THE DEPTH OF THE CRACK CONTROL JOINTS SHALL BE APPROXIMATELY 1/4 THE THICKNESS OF THE CONCRETE, OR ABOUT 1 1/2 INCHES DEEP FOR THE RECOMMENDED CONCRETE THICKNESS OF 6 INCHES. CONTROL JOINTS SHALL BE SEALED WITH AN APPROPRIATE SEALANT TO HELP RESTRICT WATER INFILTRATION INTO THE JOINTS.
- GRAVEL BORROW, SHALL SUPPORT ALL PAVEMENT. GRAVEL BORROW WITH LESS THAN 5% PASSING THE 200 SIEVE, SHALL CONFORM TO SECTION 9-03.14 OF THE 2023 STANDARD SPECIFICATIONS COMPACTED TO A MINIMUM OF 95% 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 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING, PREPARED CONFORMING TO SECTION 2-06.3(1) OF THE 2023 STANDARD SPECIFICATIONS. AFTER SUBGRADE EXCAVATION, PRIOR TO THE PLACEMENT OF ANY STRUCTURAL FILL, CRUSHED ROCK, AND GRAVEL, THE CONTRACTOR SHALL SCHEDULE THEIR RETAINED GEOTECHNICAL ENGINEERING COMPANY TO INSPECT AND APPROVE ALL SUBGRADE CONDITIONS. THE CONTRACTOR SHALL PROVIDE A FULL-LOADED GRAVEL TRUCK FOR THIS INSPECTION PHASE.

## CONCRETE PAVEMENT SECTION DETAIL

NOT TO SCALE

## ASPHALT SECTION

- 4" (1/2") HOT MIX ASPHALT (HMA)
- 4" CRUSHED SURFACING BASE COURSE
- 5" GRAVEL BORROW (PER TOWN OF LA CONNER DETAIL)

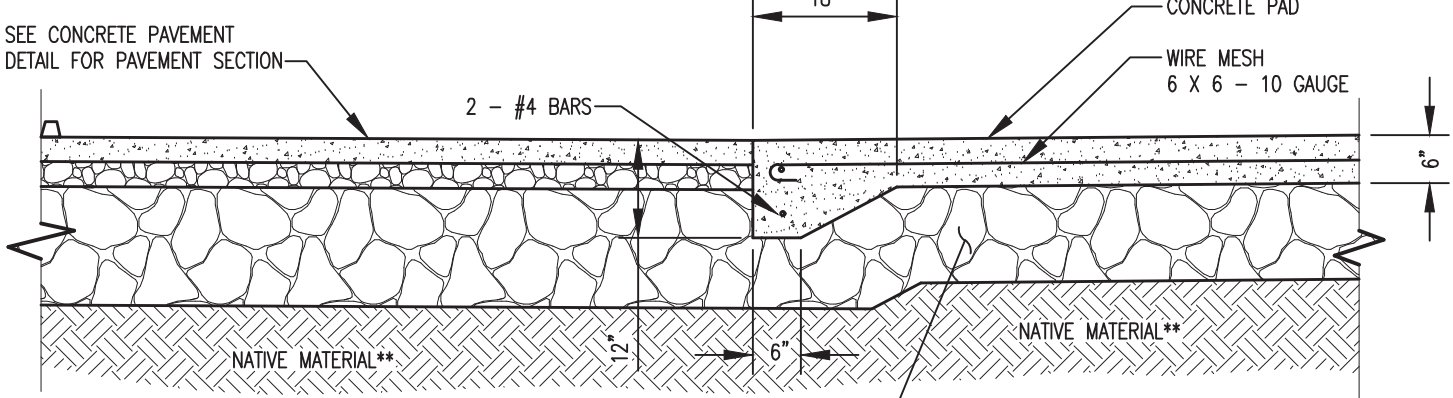
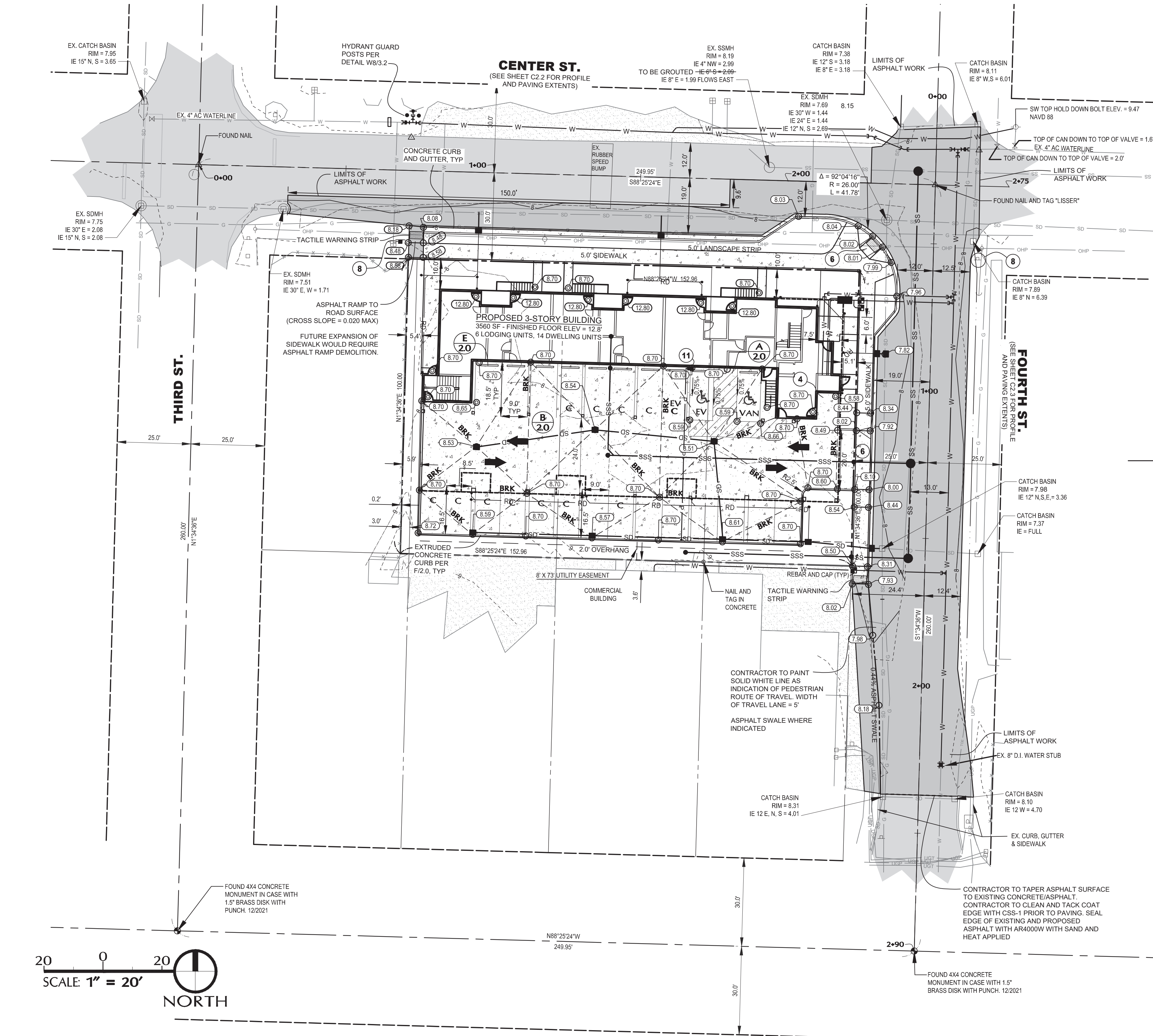


## GENERAL NOTES:

- ALL ASPHALT SHALL BE 1/2" HOT MIX ASPHALT CONFORMING TO SECTION 9-04 OF THE 2023 STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 91% RICE DENSITY. WHERE PROPOSED ASPHALT ADJUTS 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 2023 STANDARD SPECIFICATIONS, COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING. ALL CRUSHED SURFACING SHALL BE SPRAYED WITH 50% RESIDUAL HERBICIDE A MAXIMUM OF 24 HOURS PRIOR TO PAVING, ACCORDING TO SECTION 5-04.3(5) OF THE 2023 STANDARD SPECIFICATIONS.
- GRAVEL BASE, A MINIMUM OF 6 INCH COMPACTED DEPTH SHALL SUPPORT ALL PAVEMENT. GRAVEL BORROW WITH LESS THAN 5% PASSING THE 200 SIEVE, SHALL CONFORM TO SECTION 9-03.14 OF THE 2023 STANDARD SPECIFICATIONS COMPACTED TO A MINIMUM OF 95% 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 95% MAXIMUM DENSITY IN ACCORDANCE WITH ASTM D-1557 TESTING, PREPARED CONFORMING TO SECTION 2-06.3(1) OF THE 2023 STANDARD SPECIFICATIONS.
- IN ALL AREAS OUTSIDE OF THE INDICATED ROAD WIDENING ON FOURTH STREET, CONTRACTOR TO MATCH EXISTING SUBGRADE SECTIONS, BACKFILL TRENCHES PER DETAIL G1/3.0 AND REFINISH ASPHALT SURFACE. SEE TOWN OF LA CONNER DETAIL G3/3.0 FOR ADDITIONAL INFORMATION.

## TYPICAL STREET PAVEMENT SECTIONS

NOT TO SCALE

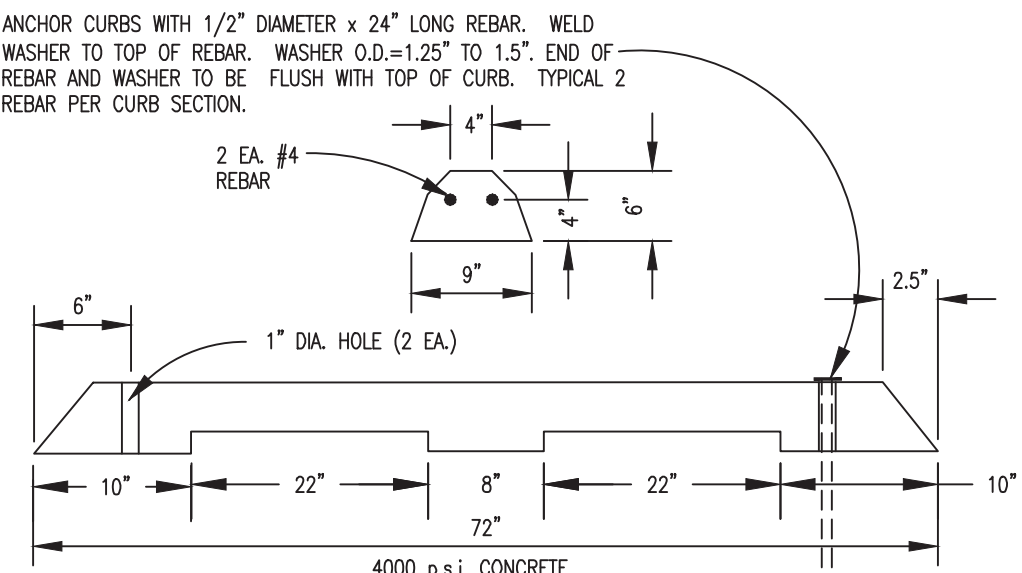


## GENERAL NOTE:

SEE ARCHITECTURAL PLANS FOR ENCLOSURE DETAILS AND CONSTRUCTION.

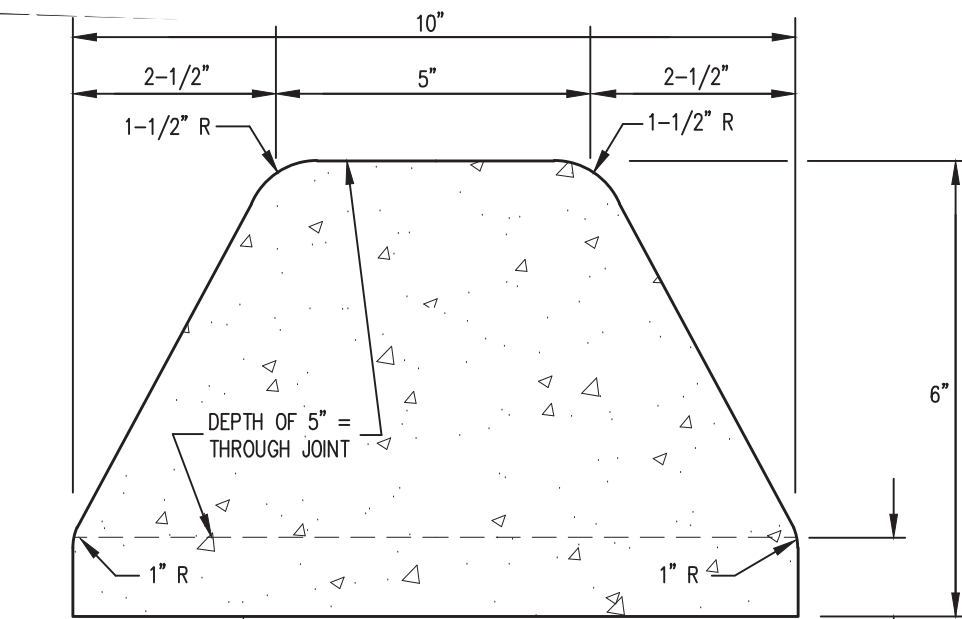
## CONCRETE DUMPSTER PAD DETAIL

NOT TO SCALE

D  
2.0

## CEMENT CONCRETE PARKING CURB DETAIL

NOT TO SCALE

E  
2.0

## JOINTS

JOINTS SHALL BE PLACED AT 10' INTERVALS. JOINTS SHALL BE CUT VERTICALLY AND TO A DEPTH OF 5 INCHES. EXTRUDED CONCRETE CURB MAY BE REPLACED WITH CAST-IN-PLACE VERTICAL CURB OF EQUIVALENT DIMENSIONS (LENGTH &amp; WIDTH)

## EXTRUDED CONCRETE CURB DETAIL

NOT TO SCALE

F  
2.0

PROJECT:

SHEET DESCRIPTION:

CENTER STREET  
MIXED-USE

FOR

KSA INVESTMENTS, LLC

GRADING AND  
DIMENSIONAL PLAN

SCALE: 1" = 20'

DRAWN BY: C. SEVERIN

DESIGNED BY: P. SEVERIN

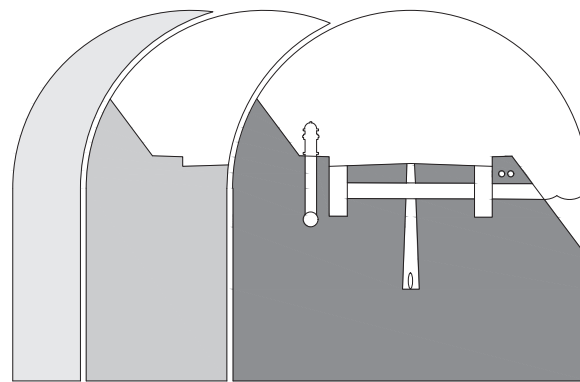
DATE: 02.22.2024

JOB NUMBER: 21098

DWG NAME: 21098PLN.DWG

SHEET NUMBER:

C2.0



## Sound Development Group

ENGINEERING, SURVEYING &amp; 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	8.22.23	ARCHITECT REVISION	P.L.S.
2	11.27.23	DEA REVISION	P.L.S.
3	02.29.24	ARCH REVISION	P.L.S.
4	05.13.24	DEA/CITY REVISION	P.L.S.

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GENERAL UTILITY NOTES

- CONTRACTOR TO LOCATE AND VERIFY ALL SIZES, LOCATIONS, INVERTS AND MATERIALS OF EXISTING UTILITIES. NOTIFY ENGINEER IMMEDIATELY SHOULD ANY DISCREPANCIES OCCUR. CONTRACTOR TO COORDINATE WITH ALL FRANCHISE UTILITIES.
- ALL UTILITY STATIONING AND OFFSETS ON THIS SHEET ARE BASED ON THE FOURTH STREET ALIGNMENT, UNLESS SPECIFICALLY STATED OTHERWISE.
- ALL UTILITIES ARE TO BE CONNECTED AND INSTALLED BY THE CONTRACTOR UNLESS OTHERWISE DIRECTED BY THE TOWN OF LA CONNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATING UTILITY AND ROAD SHUT-DOWN PERIODS TO THE TOWN OF LA CONNER, UTILITY PURVEYORS, AND AFFECTED CUSTOMERS (COMMERCIAL/RESIDENTIAL). CONTRACTOR IS RESPONSIBLE FOR ALL SAWCUTS, EXCAVATION, REMOVAL OF MATERIALS, CONNECTIONS, BACKFILL, COMPACTION, RESTORATION, RESURFACING AND OTHER WORK AS NECESSARY FOR PROJECT COMPLETION. CONTRACTOR TO PROVIDE A TRAFFIC CONTROL PLAN, APPROVED BY THE TOWN OF LA CONNER. CONTRACTOR TO PROVIDE DOCUMENTATION FOR MATERIAL SOURCES AND THE DUMP SITE, SUBJECT TO THE APPROVAL OF THE TOWN OF LA CONNER.
- ELECTRIC VEHICLE (EV) CHARGING STATION AND 1-2" CONDUIT FOR FUTURE CHARGING STATION(S) TO BE INSTALLED BY THE CONTRACTOR WHERE INDICATED ON THESE PLANS. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO PROVIDE POWER FROM BUILDING TO PROPOSED REDUCED-PRESSURE BACKFLOW ASSEMBLY (RPBA) IN WATERLINE NOTE W5 BELOW.
- CONTRACTOR TO ADJUST ALL RIMS (MANHOLE, CATCH BASIN, VALVE BOX, ETC) TO FINISHED GRADE
- CONTRACTOR TO COORDINATE WITH PUGET SOUND ENERGY, LA CONNER PUBLIC WORKS AND ALL NECESSARY UTILITY PURVEYORS AND AFFECTED CUSTOMERS REGARDING THE PROCESS OF MOVING POWER AND COMMUNICATION LINES UNDERGROUND ALONG THE CENTER STREET FRONTAGE.
- CONTRACTOR TO COORDINATE LOCATION OF ELECTRICAL VEHICLE CHARGING STATION EMERGENCY SHUT-OFF SWITCH WITH ELECTRICIAN AND TOWN OF LA CONNER. LOCATION MUST BE WITHIN 50' OF CHARGING STATION BUT NOT WITHIN CLOSE PROXIMITY OF THE STATION.

WATERLINE NOTES

- ALL JOINTS TO BE RESTRAINED UNDER THE FOLLOWING WATERLINE NOTES: W1-4, W7, THRUST-BLOCKING PER DETAIL W4/3.1
- FITURES TO BE INSTALLED WITHIN THE BUILDING'S MECHANICAL RISER ROOM INCLUDE A 6" DOUBLE-CHECK DETECTOR ASSEMBLY (FIRE LINE) PER TOWN OF LA CONNER STANDARDS. SEE MECHANICAL PLAN FOR ADDITIONAL INFORMATION.
- CONTRACTOR TO VERIFY FIRE LINE SIZE WITH SPRINKLER DESIGNER PRIOR TO INSTALLATION (W4).
- CONTRACTOR TO INSTALL ALL WATERLINE ELEMENTS WITH REASONABLE SEPARATION FROM OTHER UTILITIES, AND PER DETAIL A/3.1 FOR SEWER. WHERE VERTICAL SEPARATIONS CANNOT BE MET, CONTRACTOR TO CENTER PIPE LENGTHS OVER THE SEWER.
- CONTRACTOR TO INSTALL BLOW-OFF ASSEMBLIES, DECHLORINATE (AND OBTAIN APPROVAL OF DISCHARGE POINT FOR TEST WATER), PERFORM PRESSURE AND BACTERIOLOGICAL TESTING, AND OBTAIN THE TOWN OF LA CONNER'S APPROVAL PRIOR TO CONNECTING THE PROPOSED WATERLINE TO ANY PORTION OF THE EXISTING WATER DISTRIBUTION SYSTEM (SEE W1, W3, W7). CONTRACTOR TO PROVIDE PLAN FOR TESTING AND DISINFECTION AS A PART OF THE PROJECT SUBMITTALS.
- CONTRACTOR TO COORDINATE ALL WATERLINE SHUT-DOWNS WITH LA CONNER FIRE DEPARTMENT, LA CONNER PUBLIC WORKS AND AFFECTED CUSTOMERS (303, 307 AND 313 CENTER STREET) WITH AT LEAST 4 DAYS NOTICE.

- W1** STA 0+72.20, 16.25 LT (CENTER STREET ALIGNMENT)  
1- CONCRETE KEY BLOCK (W OF PROPOSED TEE)  
1- 4" TRANSITION COUPLING, DI X AC  
1- 4" D.I. PUP  
1- 8" X 4" D.I. REDUCER, PE X MJ  
3- 8" D.I. GATE VALVES, FL X MJ PER DETAIL W6/3.2  
1- 8" D.I. TEE, FL X FL  
1- 6" HYDRANT ASSEMBLY PER TOWN OF LA CONNER DETAIL W3/3.1. HYDRANT GUARD POSTS PER DETAIL W6/3.2 (N)  
1- 8" D.I. PUP AND PLUG FOR TESTING  
1- 8" D.I. COUPLING  
151 LF 8" D.I. PIPE TO BEND (E)  
ALL JOINTS RESTRAINED
- W2** STA 2+27.94, 15.92 LT (CENTER STREET ALIGNMENT)  
1- 8" D.I. 22.5' BEND, MJ X MJ  
10 LF 8" D.I. PIPE TO BEND  
1- 8" D.I. 22.5' BEND, MJ X MJ  
16 LF 8" D.I. PIPE TO VALVE  
ALL JOINTS RESTRAINED
- W3** STA 0+17.77, 7.31 LT (INSTALLED PRIOR TO UTILITY ABANDONMENT)  
1- 8" D.I. TEE, FL X FL  
3- 8" D.I. GATE VALVES, FL X MJ PER DETAIL W6/3.2  
1- 8" X 4" D.I. REDUCER, PE X MJ (E)  
1- 4" D.I. PUP (E)  
1- 4" TRANSITION COUPLING, DI X AC (E)  
48 LF 8" D.I. PIPE TO TEE (S)  
PROVIDE TEMPORARY BLOCKING DEPENDING ON SEQUENCE OF INSTALLATION. SEQUENCE TO BE APPROVED BY THE PROJECT ENGINEER AND TOWN OF LA CONNER.
- W4** STA 0+67.89, 7.30 LT  
1- 8" X 6" D.I. TEE, MJ X FL  
1- 6" D.I. GATE VALVE, FL X MJ (W) PER DETAIL W6/3.2, TYP  
30 LF 8" D.I. PIPE TO VALVE (W)  
1- 6" D.I. GATE VALVE, MJ X MJ  
11 LF 8" D.I. PIPE TO BEND  
1- 6" D.I. 90° BEND, MJ X MJ  
27 LF 8" D.I. PIPE TO RISER ROOM  
160 LF 8" D.I. PIPE TO SLEEVE (S)
- W5** STA 0+69.92, 7.30 LT  
1- 2" SERVICE TAP  
1- 2" GATE VALVE PER DETAILS W2/3.1 & W6/3.2  
30 LF 2" WATER SERVICE LINE TO METER PER DETAIL W2/3.1  
1- 1.5" SERVICE METER PER TOWN OF LA CONNER DETAIL W2/3.1  
1- LANDSCAPE DEDUCT METER PER TOWN OF LA CONNER STANDARDS, TOWN OF LA CONNER TO SUPPLY NEW METER  
1- 2" REDUCED PRESSURE BACK FLOW ASSEMBLY PER DETAIL C/3.2 WITH HOTBOX MODEL H2B, POWER TO BE PROVIDED WITH 29 LF 1" CONDUIT AND BENDS AS NECESSARY. HOTBOX TO DRAIN TO DAYLIGHT  
28 LF 2" WATER SERVICE LINE TO RISER ROOM PER DETAIL W2/3.1, BENDS AS NECESSARY
- W6** STA 1+61.52, 7.30 LT  
1- 1.5" SERVICE TAP INTO PROPOSED 8" WATERLINE PER DETAIL W2/3.1  
1- 1.5" GATE VALVE PER DETAILS W2/3.1 AND W6/3.2  
30 LF 1.5" WATER SERVICE LINE (W)  
1- H-20 RATED METER BOX AND 1" METER PER DETAIL W2/3.1  
71 LF 1.5" WATER SERVICE LINE TO CONNECT TO EXISTING SERVICE LINE
- W7** STA 2+26.56, 7.30 LT  
1- 8" D.I. SLEEVE TO EXTENDING 8" D.I. STUB
- W8** STA 0+99.75, 30.00 RT  
1- 4" FIRE DEPARTMENT CONNECTION MOUNTED ON BUILDING FACE

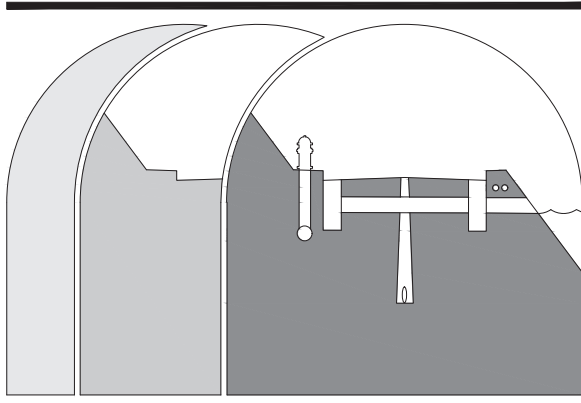
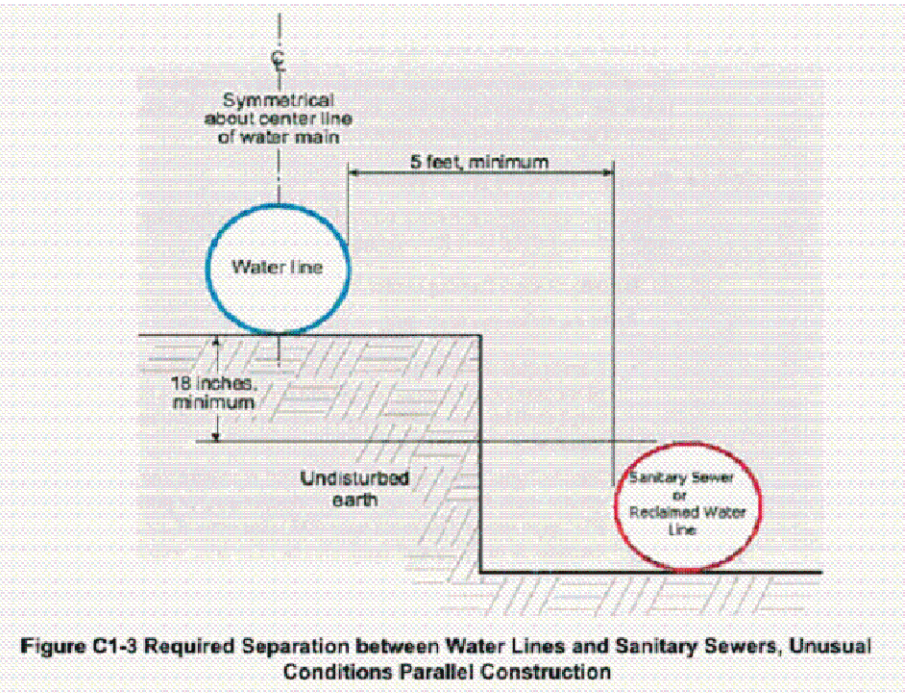
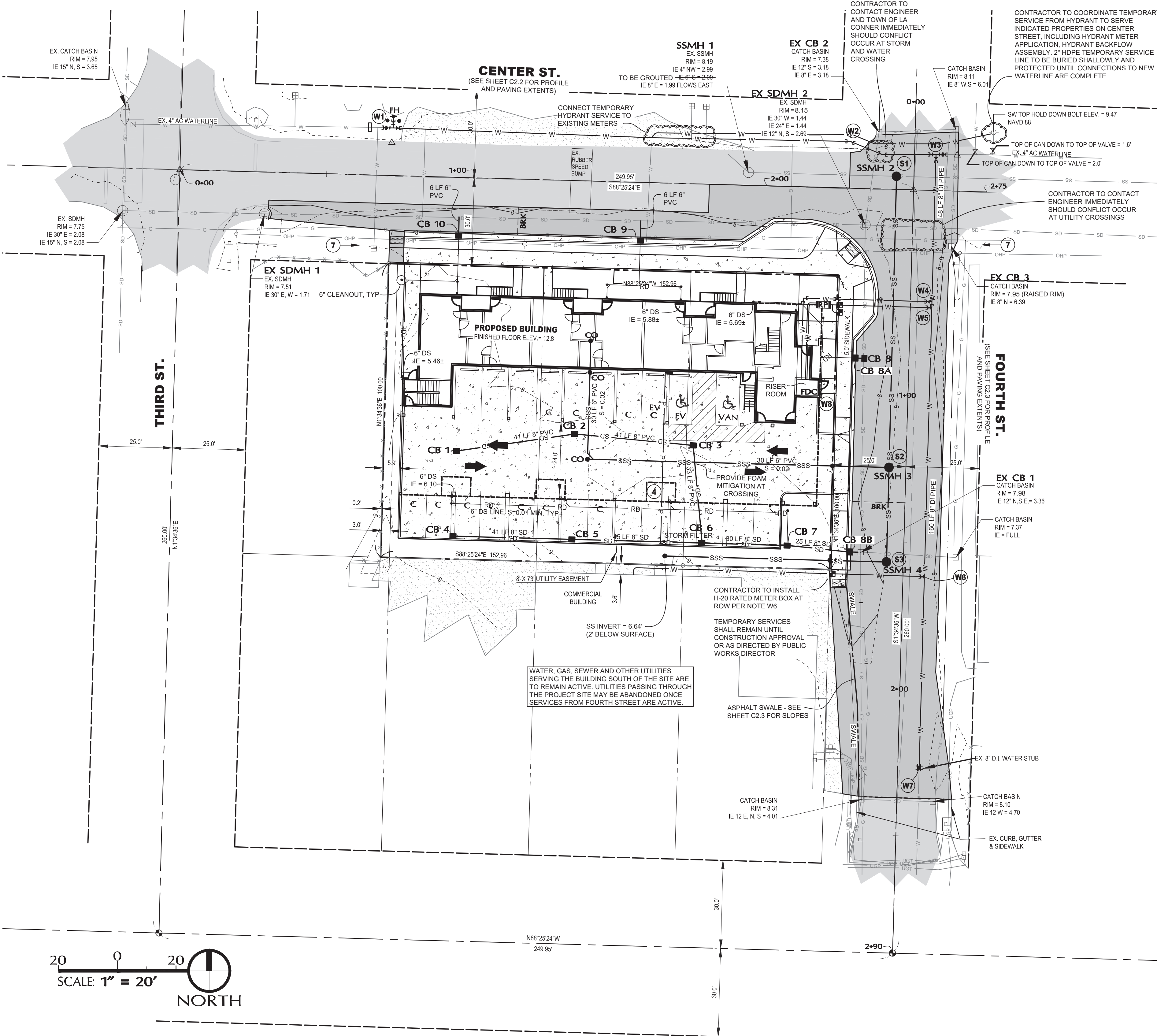
SANITARY SEWER NOTES

- ALL INVERTS ARE APPROXIMATE. AS CONFLICTS WITH EXISTING UTILITIES MAY ARISE. CONTRACTOR TO FOLLOW GENERAL UTILITY NOTE 1 AND IS TO CONTACT THE ENGINEER IMMEDIATELY REGARDING UTILITY CONFLICTS.
  - CONTRACTOR TO INSTALL ALL SEWER ELEMENTS WITH MINIMUM SEPARATIONS FROM WATER LINES PER DETAIL A/2.1. WHERE VERTICAL SEPARATIONS CANNOT BE MET, CONTRACTOR IS TO CENTER PIPE LENGTHS AT CROSSINGS.
  - CONTRACTOR TO INSTALL CLEANOUTS PER TOWN OF LA CONNER DETAIL S/3.1
  - CONTRACTOR TO INSTALL TYPE 1 MANHOLES (PER NOTES BELOW) PER DETAILS S1/3.0, S3/3.0, S5/3.0
- S1** SADDLE 48" STANDARD MANHOLE (SSMH 2) ONTO EXISTING 8" SEWER LINE, IE E/W = 1.67±, CHANNEL MANHOLE PER DETAIL S4/3.0  
INSTALL 8" OUTSIDE DROP STRUCTURE PER DETAIL S8a/3.1 WITH ROMAC 501 COUPLING  
INSTALL 94 LF 8" PVC PIPE FROM MANHOLE TO NOTE S2, IE N = 3.58, S = 0.004 MIN
- S2** INSTALL 48" STANDARD MANHOLE (SSMH 3) ONTO PROPOSED 8" SEWER LINE, IE 8" OUT (N) = 4.07±, IE 6" IN (W) = 4.11±, IE 8" IN (S) = 4.13±, CHANNEL MANHOLE PER DETAIL S4/3.0  
INSTALL 30 LF 8" PVC PIPE, S = 0.004 MIN (S TO NOTE S3)  
INSTALL 20 LF 8" PVC PIPE, S = 0.02 MIN (W)  
INSTALL 6" PVC TEE-WYE, IE = 4.51±, WITH CLEANOUT PER DETAILS S6/3.1 & S7/3.1  
INSTALL 53 LF 6" PVC PIPE, S = 0.02 MIN  
INSTALL 6" PVC TEE-WYE, IE = 5.57±, WITH CLEANOUT PER DETAILS S6/3.1 & S7/3.1  
INSTALL 32 LF 6" PVC PIPE, S = 0.02 MIN (N OF TEE-WYE)  
INSTALL 6" PVC TEE-WYE, IE = 6.19±, WITH CLEANOUT PER DETAILS S6/3.1 & S7/3.1  
INSTALL 6" PVC PIPE TO BUILDING CONNECTION POINT
- S3** INSTALL 48" STANDARD MANHOLE (SSMH 4), IE 8" OUT (N) = 4.53±, IE 6" IN (W) = 4.63±, CHANNEL MANHOLE PER DETAIL S4/3.0  
INSTALL 18 LF 6" PVC PIPE, S = 0.010 MIN (W)  
INSTALL 6" PVC TEE-WYE WITH CLEANOUT, IE = 5.00±  
INSTALL 56 LF 6" PVC PIPE, S = 0.010 MIN  
INSTALL 6" PVC TEE-WYE WITH CLEANOUT, IE = 6.12±  
CONNECT TO EXISTING SEWER STUB WITH TEE-WYE AND CLEANOUT AND PER GENERAL UTILITY NOTE 1 AND STREET SIDE SEWER DETAIL S7/3.1. MAINTAIN 2' OF COVER FOR LENGTH OF PIPE TO FOURTH STREET. MAINTAIN 5' HORIZONTAL AND 1.5' VERTICAL SEPARATION FROM WATER SERVICE LINE PER DETAIL A/2.1.

STORMWATER NOTES

- CONTRACTOR TO RAISE THE RIM ELEVATION ON EXISTING CATCH BASINS 1 AND 2 (EX CB 1,2) AND EXISTING STORM MANHOLE 2 (EX SDMH 2) TO THE ELEVATIONS SPECIFIED BELOW.
- BEFORE INSTALLING CATCH BASINS 9 AND 10, CONTRACTOR IS TO LOCATE THE EXISTING UNDERGROUND GAS LINES. CONTACT THE ENGINEER IMMEDIATELY SHOULD THE LOCATION OF THE GAS LINE CONFLICT WITH CATCH BASIN PLACEMENT OR STATED INVERTS. FOAM MITIGATION TO BE PROVIDED BETWEEN PROPOSED CATCH BASINS AND EXISTING GAS LINE. MITIGATION MUST BE APPROVED BY UTILITY PROVIDER AND TOWN OF LA CONNER PRIOR TO INSTALLATION.
- CONTRACTOR TO INSTALL TYPE 1 CATCH BASINS PER WSDOT STANDARD PLAN B/1 WITH GRATES PER WSDOT STANDARD PLAN B/2i
- CONTRACTOR TO COORDINATE DOWNSPOUT LOCATIONS WITH ARCHITECT. DOWNSPOUT LINES WILL CONNECT TO CATCH BASINS 7-10 AT THE INVERTS STATED BELOW, INDICATED WITH (DS). DOWNSPOUT INVERTS AT THE BUILDING, FURTHEST FROM THE CATCH BASIN, ARE PROVIDED. CONTRACTOR TO DETERMINE PIPE LENGTHS AND FITTINGS. ADJUSTMENTS TO INVERT ELEVATIONS TO ACCOMMODATE FOR EXISTING UTILITIES MAY BE MADE IN THE FIELD IF, AND ONLY IF, AT LEAST 1.5' OF COVER OVER THE DOWNSPOUT LINES IS MAINTAINED AND MINIMUM PIPE SLOPES ARE FOLLOWED (S = 0.010 MIN FOR 6" PIPES). CONFIRMATION WITH ENGINEER IS RECOMMENDED PRIOR TO INVERT CHANGES. CLEANOUTS TO BE INSTALLED PER DETAILS A/3.2 AND B/3.2, AS APPROPRIATE.

- CB 1** BURLINGTON CB, STD GRATE  
RIM = 8.53  
IE 8" PVC OUT, E = 6.03
- CB 2** BURLINGTON CB, STD GRATE  
RIM = 8.54  
IE 8" PVC IN, W = 5.62  
IE 8" PVC OUT, E = 5.62
- CB 3** BURLINGTON CB, STD GRATE  
RIM = 8.51  
IE 8" PVC IN, W = 5.21  
IE 8" PVC OUT, S = 5.21
- CB 4** TYPE 1 CB, STD GRATE  
RIM = 8.58  
IE 8" PVC OUT, E = 5.74
- CB 5** TYPE 1 CB, STD GRATE  
RIM = 8.57  
IE 8" PVC IN, W = 5.33  
IE 8" PVC OUT, E = 5.33
- CB 6** 1-CARTRIDGE STORMWATER  
SEE DETAIL ON SHEET C4.0  
RIM = 8.58  
IE 8" PVC IN, W = 4.88  
IE 8" PVC OUT, E = 4.88
- CB 7** TYPE 1 CB, STD GRATE  
RIM = 8.31  
IE 6" PVC IN, N (DS) = 4.83  
IE 8" PVC IN, W = 4.58  
IE 8" PVC OUT, SE = 4.50
- EX CB 1** TYPE 1 CB, STD GRATE  
RIM = 7.96 (RAISED RIM)  
IE 12" PVC IN, S/E = 3.36  
IE 12" PVC OUT, N = 3.36  
IE 8" PVC IN, W = 4.25
- CB 8B** TYPE 1 CB, STD GRATE  
RIM = 7.90  
IE 8" PVC IN, W = 4.25  
IE 8" PVC OUT = 4.25
- CB 8** TYPE 1 CB, STD GRATE  
RIM = 7.81  
IE 12" PVC IN, S = 2.92  
IE 6" PVC IN, W = 5.10  
IE 12" PVC OUT, N = 2.92
- CB 8A** TYPE 1 CB, STD GRATE  
RIM = 7.77  
IE 6" PVC IN (DS) = 5.10  
IE 8" PVC OUT = 5.10
- EX SDMH 2** 48" MANHOLE, STD GRATE  
RIM = 8.15 (RAISED RIM)  
IE 30" PVC IN, W = 1.44  
IE 12" PVC IN, N/S = 2.69  
IE 30" PVC OUT, E = 1.44
- CB 9** TYPE 1L CB, STD GRATE  
RIM = 7.72  
IE 6" PVC IN, S (DS) = 5.22  
IE 8" PVC OUT, N = 2.80
- CB 10** TYPE 1L CB, STD GRATE  
RIM = 7.79  
IE 6" PVC IN, S (DS) = 4.60  
IE 8" PVC OUT, N = 2.88



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NO.	DATE	DESCRIPTION	APPROVED
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**CENTER STREET  
MIXED-USE  
FOR  
KSA INVESTMENTS, LLC**

**UTILITY PLAN**

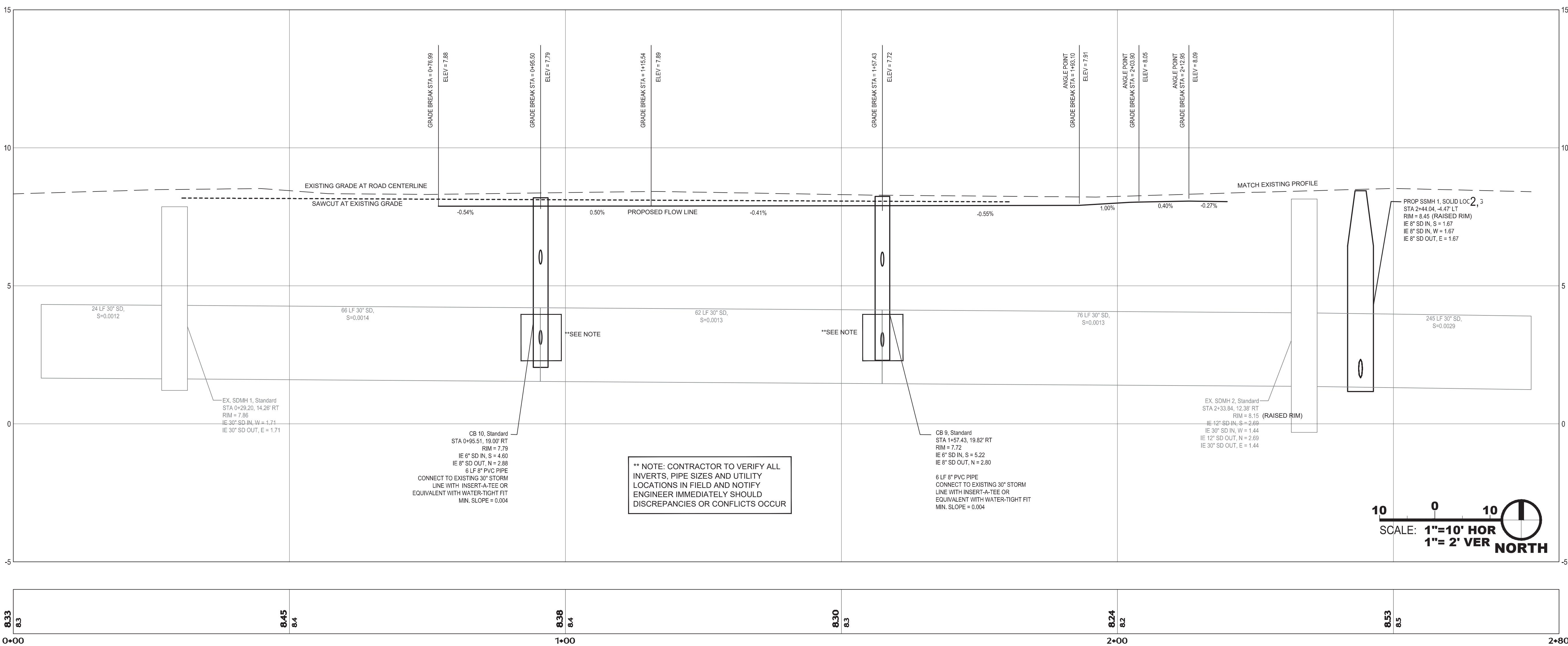
PROJECT:

SHEET DESCRIPTION:



SCALE: **1" = 20'**  
DRAWN BY: **C.SEVERIN**  
DESIGNED BY: **P.SEVERIN**  
DATE: **02.22.2024**  
JOB NUMBER: **21098**  
DWG NAME: **21098PLN.DWG**  
SHEET NUMBER:

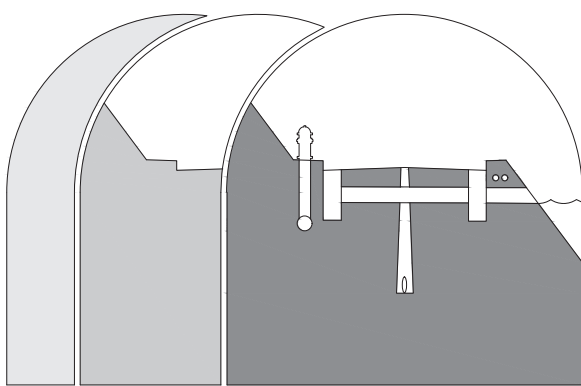
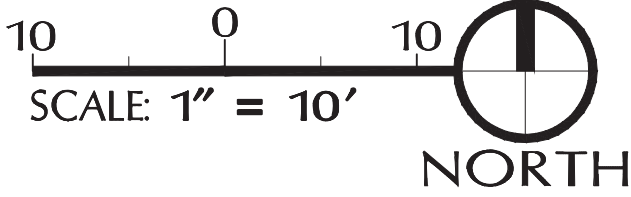
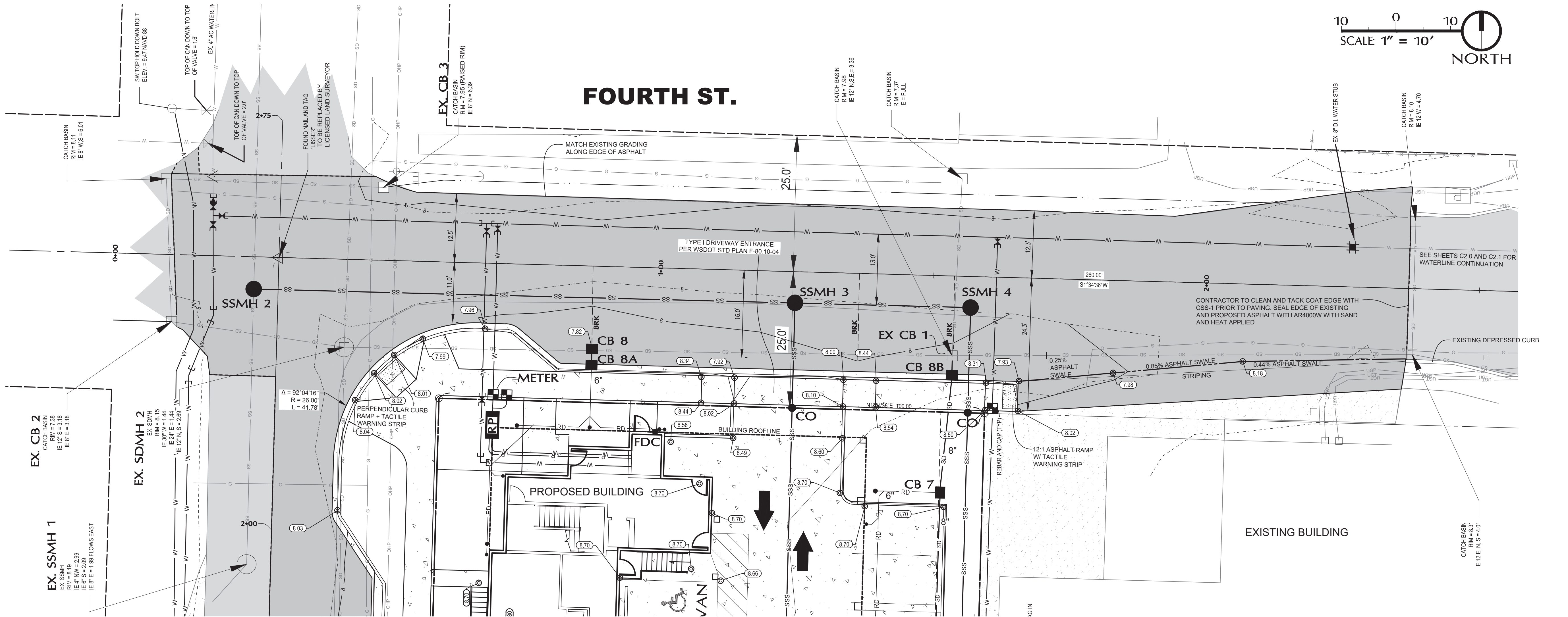




## CENTER STREET ROADWAY IMPROVEMENTS PLAN & PROFILE







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:		
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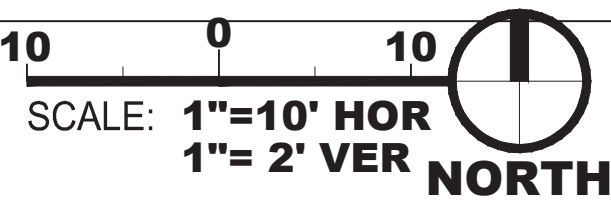
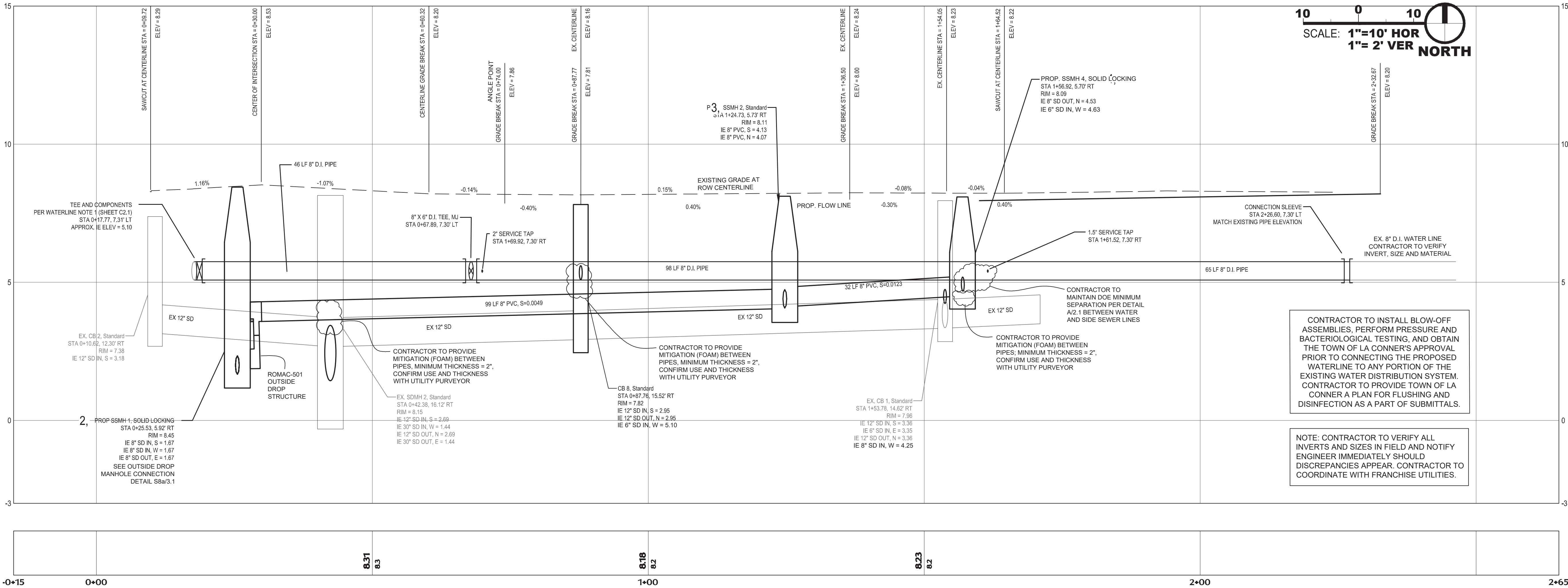
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CENTER STREET  
MIXED-USE  
FOR  
KSA INVESTMENTS, LLC

PROJECT:

FOURTH STREET  
ROADWAY IMPROVEMENTS  
PLAN & PROFILE

SHEET DESCRIPTION:



SCALE: AS NOTED  
DRAWN BY: C.SEVERIN  
DESIGNED BY: P.SEVERIN  
DATE: 02.22.2024  
JOB NUMBER: 21098  
DWG NAME: 21098PLN.DWG  
SHEET NUMBER:

C2.3



SHEET REVISIONS:			
NO.	DATE	DESCRIPTION	APPROVED
1	9.22.23	ARCHITECT REVISION	P.L.S.
2	11.27.23	DEA REVISION	P.L.S.
3	02.29.24	ARCH REVISION	P.L.S.
4	05.13.24	DEA/CITY REVISION	P.L.S.

**CENTER STREET  
MIXED-USE  
FOR  
KSA INVESTMENTS, LLC**

SHEET DESCRIPTION:

## SITE & SEWER DETAILS



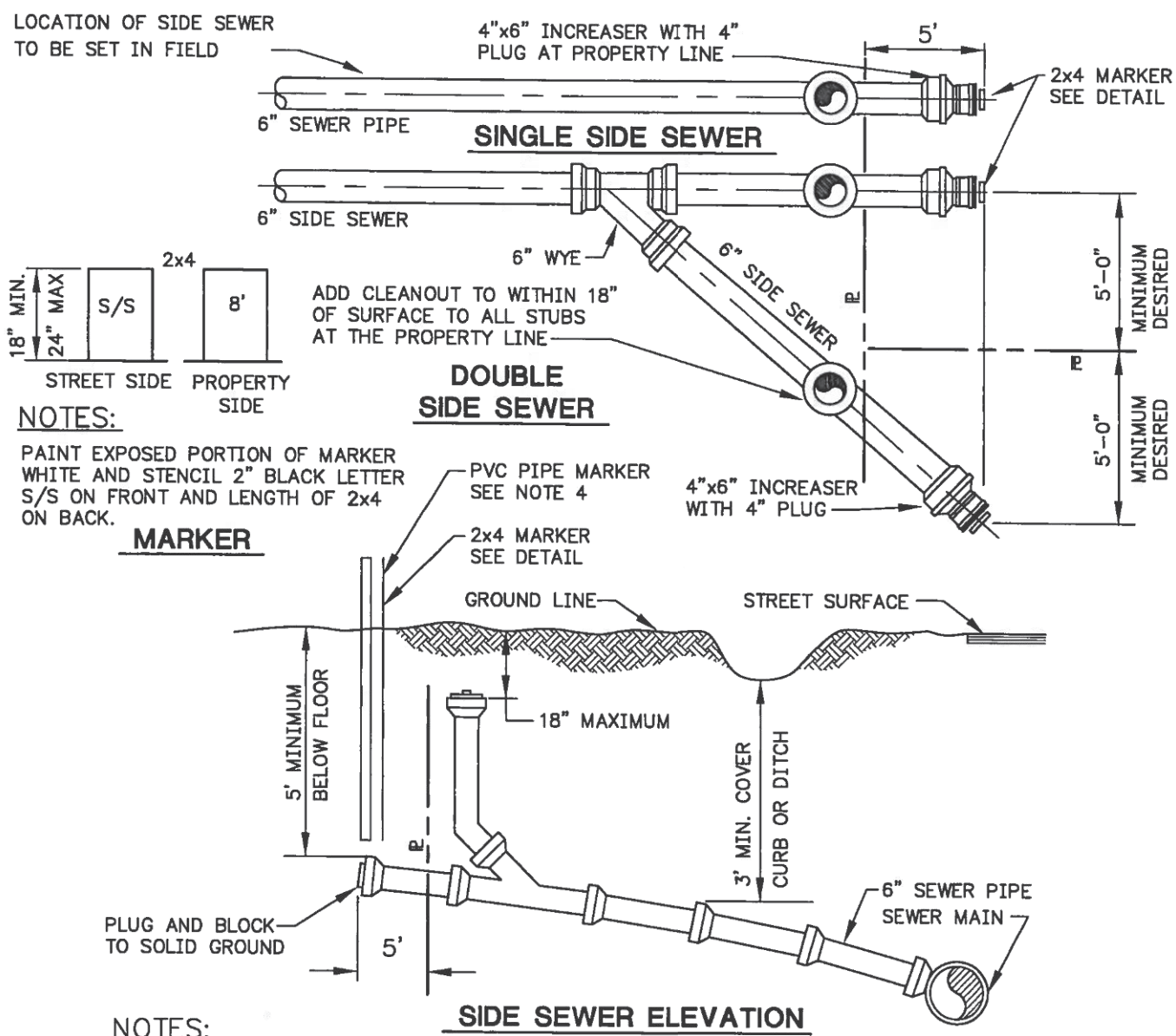
### C3.0



S1 TYPE I - 48" MANHOLE  
3.0





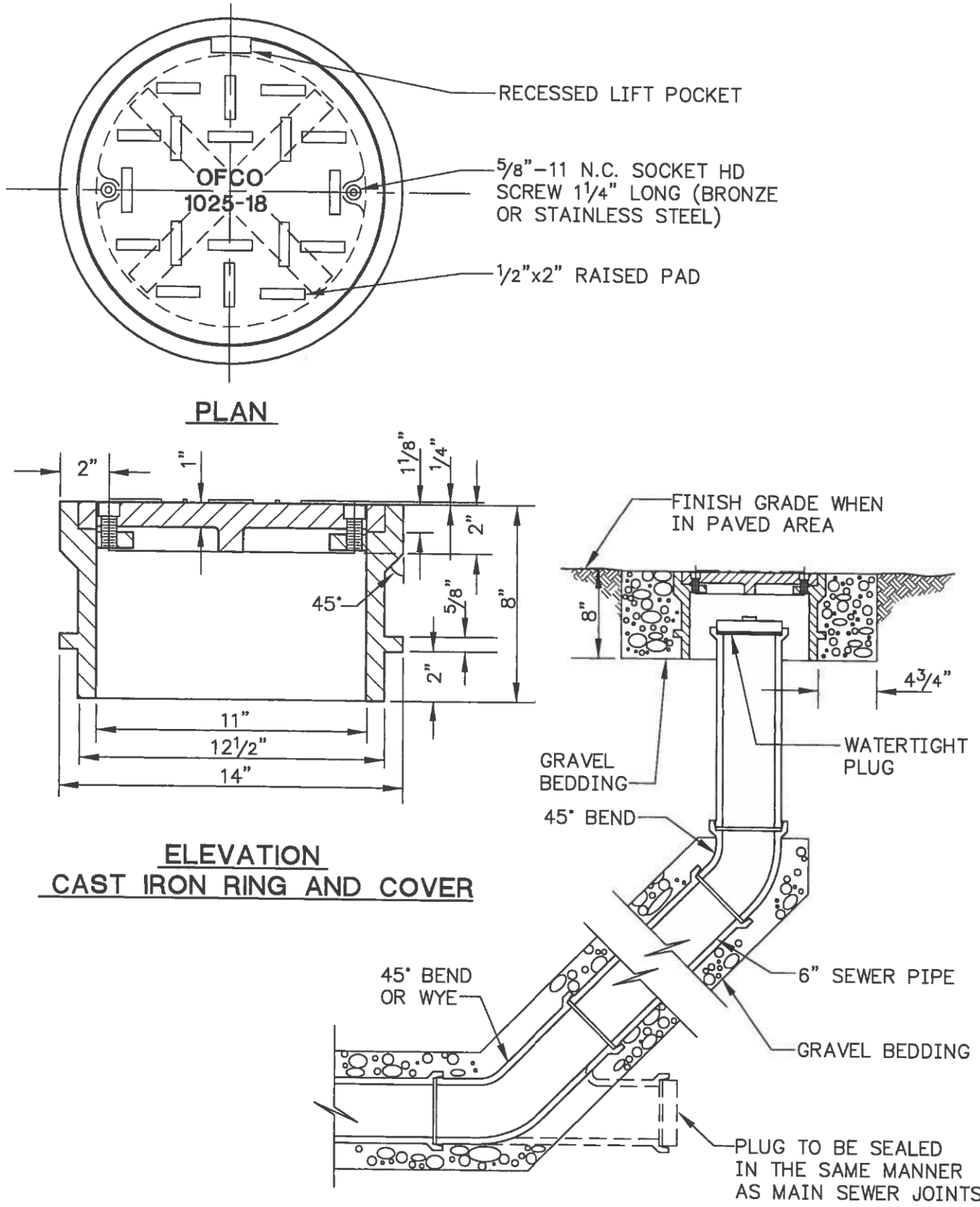


NOTES:

1. UNLESS OTHERWISE SHOWN ON PLAN, SIDE SEWER SHALL BE SLOPED 2% UP FROM SEWER LINE OR SHALL BE MIN. 5' COVER AT PROPERTY LINE OR 3.5' LOWER THAN THE LOWEST HOUSE ELEVATION, WHICHEVER IS LOWER.
2. 6" MINIMUM SIZE PIPE TO PROPERTY LINE. MAXIMUM DEFLECTION PER JOINT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. MAXIMUM SLOPE = 2 VERTICAL : 1 HORIZONTAL.
4. MINIMUM SLOPE = 2%.
5. A 1/4" WHITE PVC PIPE, ASTM 2241 SDR 21 200 PSI SHALL BE PLACED VERTICALLY AT THE END OF EACH STUB AND SHALL RISE TWO FEET ABOVE FINISH GRADE LEVEL OR AS APPROVED BY SWSD. BOTH ENDS OF THE PVC PIPE SHALL HAVE CAPS GLUED ON AND THE PIPE INTERIOR KEPT CLEAN FOR THE PURPOSE OF FUTURE DEPTH MEASUREMENT.
6. PIPE SHALL BE PVC ASTM D3034.

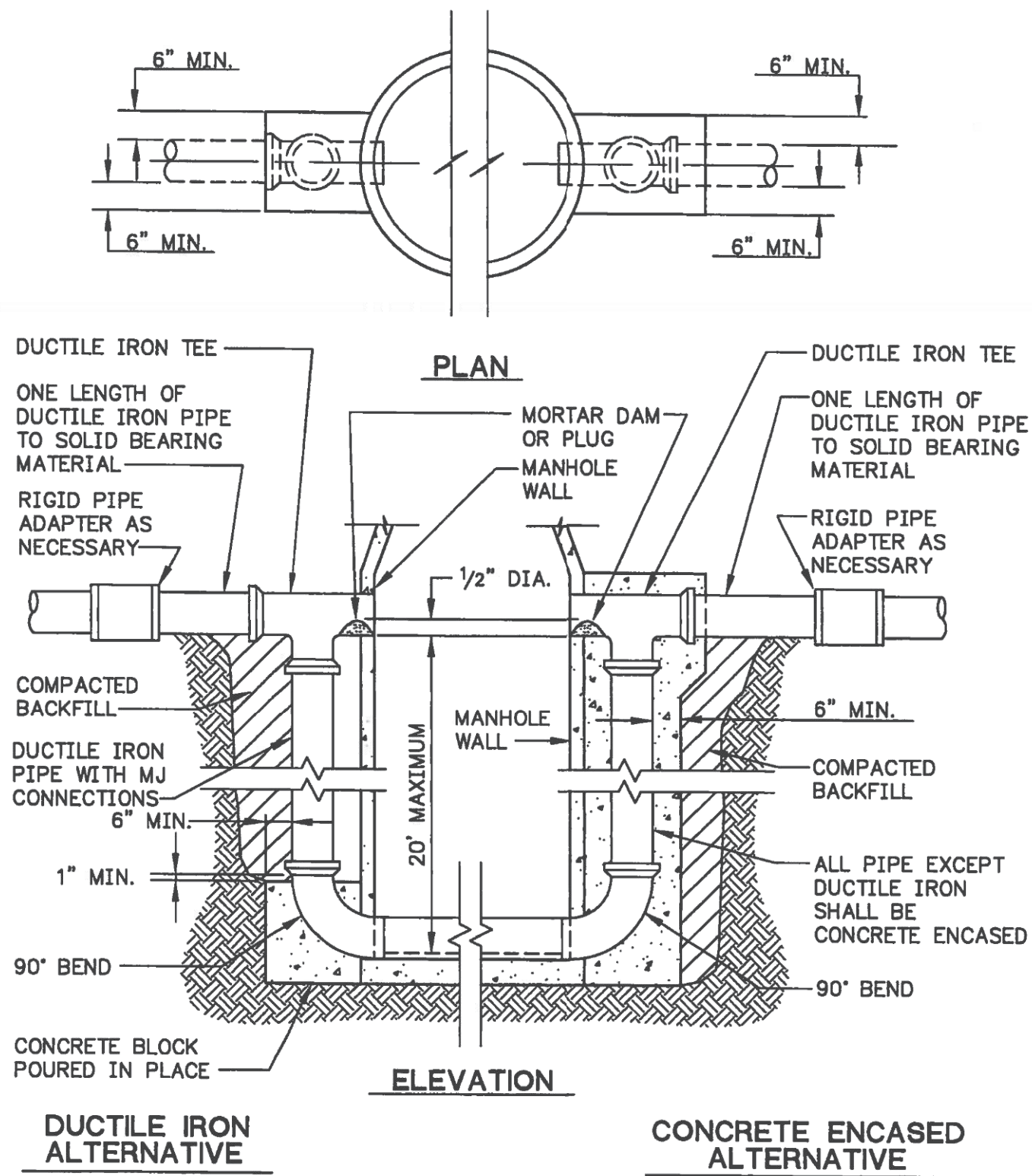
**S6**  
**3.1** STREET SIDE SEWER

REV 02/06

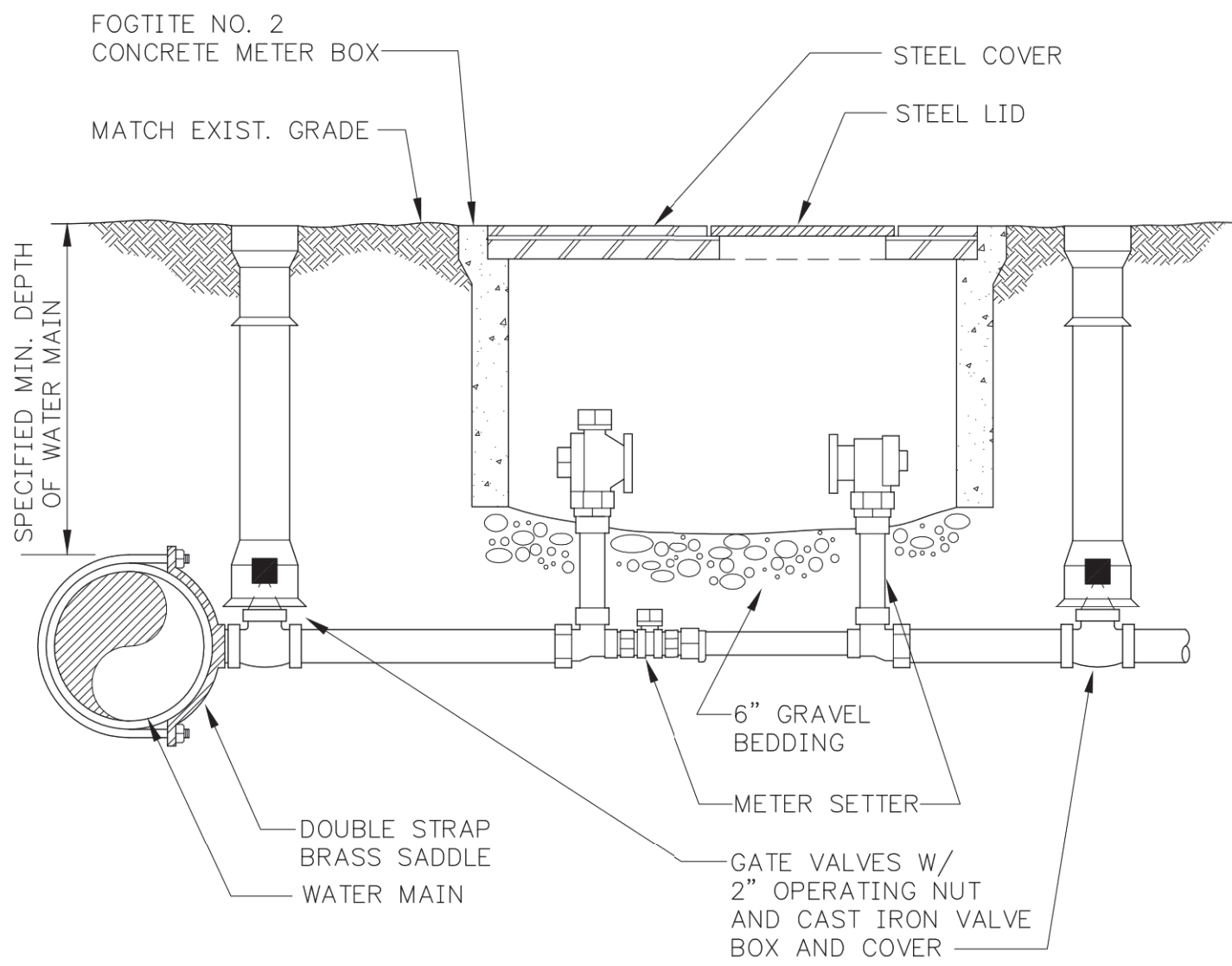


**S7**  
**3.1** SEWER CLEANOUT

REV. 7/24/18



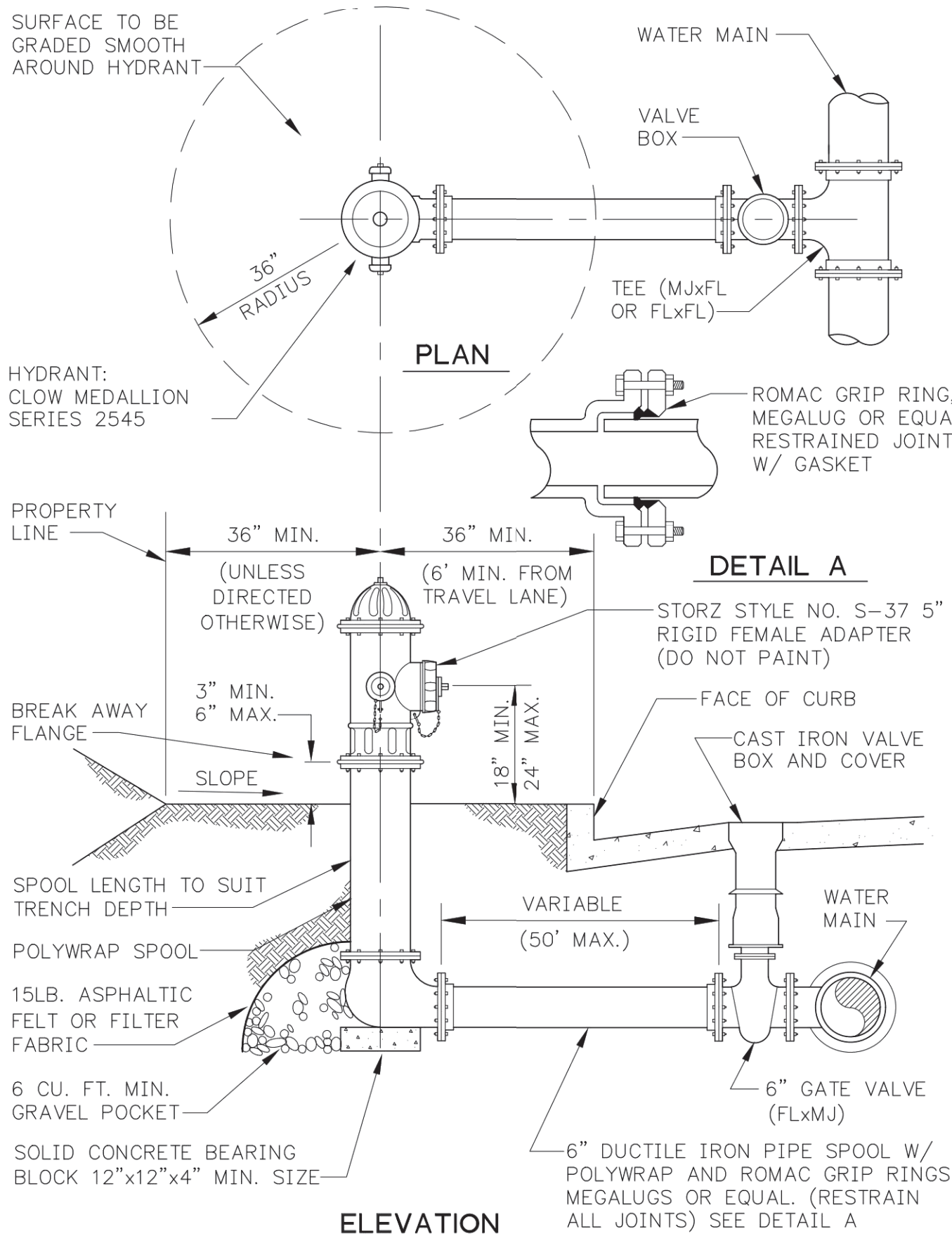
**S8a**  
**3.1** OUTSIDE DROP MANHOLE CONNECTION



PARTS FOR 1 1/2" AND 2" SERVICE

- 1 - DOUBLE STRAP BRASS SADDLE WITH BRONZE STRAP
- 4 - FORD PACKJOINT COUPLINGS/PLASTIC PIPE
- SETTERS: 1 1/2" FORD VBH6612BX LENGTH WITH LOCKING BYPASS
- 2" FORD VBH7712BX LENGTH WITH LOCKING BYPASS
- (SETTER LENGTH WILL BE DETERMINED BY TOWN)
- CONCRETE METER BOX WITH STEEL COVER AND METER LID
- FOGTITE NO. 2
- 2 - GATE VALVES: 2 INCH-RESILIENT WEDGE SEATED (APWA C-509)
- 1 1/2 INCH-BRASS
- 2 - CAST IRON VALVE BOX WITH COVER
- WATER SERVICE LINE 200 PSI IPS PE 3408, ASTM D-2239

**W2**  
**3.1** 1 1/2" AND 2" WATER SERVICE









## LA CONNER, WASHINGTON

**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

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**CALL 48 HOURS  
BEFORE YOU DIG  
1.800.424.5555**

**KSA INVESTMENTS, LLC**

## WSDOT STANDARD PLANS

A circular professional engineer seal for Patrick L. Severin, State of Washington, License No. 42226. The seal features a portrait of George Washington in the center. The text around the portrait reads "PATRICK L. SEVERIN" at the top, "STATE OF WASHINGTON" on the right, "42226" at the bottom, and "REGISTERED PROFESSIONAL ENGINEER" on the left. The seal is surrounded by a gear-like border. There are handwritten signatures and initials over the seal.

SCALE:	<b>AS NOTED</b>
DRAWN BY:	<b>C.SEVERIN</b>
DESIGNED BY:	<b>P.SEVERIN</b>
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**CENTER STREET  
MIXED-USE** FOR **KSA INVESTMENTS, LLC**

# WSDOT STANDARD PLANS & SEDIMENT TRAP DETAIL



### C3.4

