



Sound Development Group, L.L.C.

Engineering, Surveying & Land Development Services

May 20, 2024

Re: Talmon 306 Center Street Review #2 Comments

To whom it may concern,

Please find the revised civil package per the comments sent April 4 and April 9, 2024. Responses to the comments are noted below:

CIVIL PLAN SET COMMENTS

(Sheet C2.1) SEE SHEET C2.2 FOR LIMITS OF ASPHALT REMOVAL AND PAVING
This has been added to Sheets C2.0-2.1 under street name.

(Sheet C2.1) REPLACEMENT OF THIS MAIN APPEAR TO IMPACT SERVICES FOR 303, 307 AND 313 CENTRE ST. PROVIDE TEMPORARY SERVICES AS NEEDED TO AVOID INTERRUPTIONS. A 2" HDPE LINE CONNECTED TO THE NEAREST HYDRANT WITH RPBA PROTECTION MAY SUFFICE SHORT TERM NON-FREEZING. LONG TERM OR FREEZING CONCERNS MAY REQUIRE SERVICE TAPS FROM NON-IMPACTED MAINS AND SHALLOW BURY. DETAILS NEEDED. ALSO – CONFIRM WITH FIRE MARSHAL SO AS NOT TO IMPEDE FIRE PROTECTION. SHOW THIS PLAN.

There will be a period of service interruption for all affected properties, as approved by Town of La Conner Public Works. The two properties to the north and the property to the south of the site will be provided with a temporary hydrant service. The two properties to the northwest will be affected for less than a day, temporary service is not required. Contractor will install as much of the waterline as possible and prepare connections prior to any water shut-down within this block. Fittings on Sheet C2.1 have been revised to reflect this plan. The fire marshal has accepted the waterline work.

(Sheet C2.1) AND TOWN
Corrected on plans.

(Sheet C2.1) CONTRACTOR TO PROVIDE PLAN FOR TESTING AND DISINFECTION AS PART OF SUBMITTALS
Corrected on plans.

(Sheet C2.1) 8 CONTRACTOR TO ADJUST ALL RIMS (MH, VALVE BOX, CB, ETC) TO FINISHED GRADE.
Note has been added to plans

(Sheet C2.1) DECHLORINATE AND OBTAIN APPROVAL OF DISCHARGE POINT FOR TEST WATER
Note has been added to plans

(Sheet C2.1) SHIFT SO BACK OF METER BOX IS AT ROW LINE, OR EASEMENT NEEDED
Back of meter boxes has been shifted to ROW line as requested

(Sheet C2.1) NEED SIGN TO DELINATE NO PARKING WEST OF THIS POINT
Sheet Note 8 on Sheet C2.0 has been revised to include this.

(Sheet C2.1) W8
Waterline note reference has been added.

(Sheet C2.1) NEED HYDRANT WITHIN 100'. HYDRANT MEASURES JUST PAST THAT. IF FIRE MARSHAL APPROVES LOCATION THEN THIS COMMENT CAN BE DISREGARDED.
Fire marshal has approved location.

(Sheet C2.1) EASEMENT BETWEEN PRIVATE OWNERS SINCE THE SSS IS PRIVATE. TOWN DOES NOT REQUIRE AN EASEMENT
Easement will be recorded prior to final plan approval.

(Sheet C2.1) SEE SHEET C2.3 FOR LIMITS OF ASPHALT REMOVAL AND PAVING
This has been added to Sheets C2.0-2.1 under street name.

(Sheet C2.1) SHIFT SO BACK OF METER BOX IS AT ROW LINE, OR EASEMENT NEEDED
Back of meter boxes has been shifted to ROW line as requested

(Sheet C2.1) UTILITY NEEDS TO APPROVE OF THIS MITIGATION
Note requiring utility purveyor approval has been added

(Sheet C2.1) REFERENCE TOWN OF LA CONNER NOTE 5 ON SHEET 1.0 AND/OR MOVE TO THAT SHEET. CLARIFY THIS DETAIL IS TYPICALLY FOR HARSH CIRCUMSTANCES ONLY. IT'S USE SHOULD BE JUSTIFIED.

La Conner Public Works has approved the detail in its current location for use where the detail is referenced (i.e. utilities serving property to the south only)

(Sheet C2.2) NO PARKING FROM HERE WESTWARD. ADD SIGNAGE.
Note added.

(Sheet C2.2) REPLACE BUMP TEMPORALITY REMOVED PER SHEET C1.1
Note added.

(Sheet C2.2) SAWCUT LIMIT (TYP) SEE SHEET 1.1
Note added.

(Sheet C2.2) 2?
Revised.

(Sheet C2.3) SHIFT DIMENSIONAL INFORMATION OVER OR OTHER WAY TO IMPROVE CLARITY
Dimensional information has been shifted.

(Sheet C2.3) ADD IN STREET PARKING WHERE ABLE WITH REVISED SIDEWALK LOCATION
One in-street parking stall will be provided with the revised sidewalk location.

(Sheet C2.3) PIV AT PROPERTY LINE
A valve and valve box will be installed. This has been approved by the La Conner Fire Marshal and Public Works.

(Sheet C2.3) SHIFT SIDEWALK TO BACK SO BACKSIDE IS AT ROW LINE OR AS CLOSE AS POSSIBLE. ADJUST FDC, CO'S AND OTHER INFRASTRUCTURE AS NEEDED TO REMAIN CLEAR
The sidewalk has been shifted back within 0.5 feet of the property line. The FDC mounted on the building face has been approved by the Fire Marshal.

(Sheet C2.3) 2?

Revised.

(Sheet C2.3) SPECIFY THICKNESS. 2" MINIMUM

The minimum thickness has been stated on plans, with additional instruction to confirm with utility purveyor

(Sheet C2.3) 3?

Revised.

(Sheet C2.3) CONTRACTOR TO PROVIDE TOWN A PLAN FOR FLUSHING AND DISINFECTION AS PART OF SUBMITTALS

Note added.

TOWN OF LA CONNER ADMINISTRATIVE DETERMINATION CONDITIONS

THE UNCOVERED STANDARD PARKING SPACES LOCATED ON THE SOUTH BOUNDARY OF THE PROPERTY DO NOT MEET THE MINIMUM DIMENSIONAL REQUIREMENTS SET FORTH IN LCMC 15.90.010. THESE DIMENSIONS SHALL BE REVISED TO MEET THE MINIMUM STANDARDS. NO REVISION OF THESE DIMENSIONS SHALL HAVE ANY IMPACT ON THE WIDTH OR ACCESSIBILITY OF THE FIRE LANE THAT IS SHOWN ON THE PLANS.

See architectural comments.

ONLY FIFTY PERCENT (50%) OF THE PARKING SPACES SHOWN ON THE PLANS ARE ALLOWED TO UTILIZE COMPACT DIMENSIONS (8.5' X 16'). THE PLANS SHALL BE ADJUSTED ACCORDINGLY.

See architectural comments.

SHEET C2.0, AS SUBMITTED BY THE APPLICANT, INDICATES THAT ADA PARKING STALLS ARE 9.0' WIDE. HOWEVER, PLAN DIMENSIONS SHOW THESE STALLS AS 8.5' WIDE. THIS INCONSISTENCY SHALL BE CLARIFIED ON REVISED PLANS.

The ADA parking stall dimension and detail are now consistent.

THE OWNERS SHALL SUBMIT A MANAGEMENT PLAN FOR THE MOTEL-TYPE RENTAL UNITS FOR THE TOWN'S REVIEW AND APPROVAL

Ownership provided to the City of La Conner.

THE OWNERS SHALL SUBMIT A SPECIAL HEIGHT INSPECTION. THE SPECIAL INSPECTION SHALL BE PERFORMED BY A SURVEYOR, AND SHALL SHOW THE ELEVATION OF THE HIGHEST PORTION OF THE BUILDING, EITHER PARAPET OR ELEVATOR. THIS CAN BE SUBMITTED ANY TIME AFTER THE BUILDING HAS BEEN FULLY FRAMED.

See architectural comments.

FOR FIRE SAFETY, THE LANDSCAPING SHOWN ON THE WEST SIDE OF THE PROPERTY SHALL BE REMOVED.

Landscape plan revised as requested.

FOR FIRE SAFETY, THE LANDSCAPING DOWN WITHIN THE FOURTH STREET RIGHT-OF-WAY SHALL BE REMOVED.

Landscape plan revised as requested.

FOR FIRE SAFETY, AN ADDITIONAL FIRE HYDRANT SHALL BE SHOWN ON CENTER STREET, THE LOCATION OF WHICH SHALL BE DETERMINED BY THE FIRE CHIEF.

The fire hydrant proposed on the north side of Center Street mid-block has been approved by the fire chief.

FOR FIRE SAFETY, EXISTING POWER LINES LOCATED ADJACENT TO THE SUBJECT PROPERTY SHALL BE PLACED UNDERGROUND

Power and communication lines will be relocated underground, see General Utility Note 7 on Sheet C2.1

FOR FIRE SAFETY, IN ACCORDANCE WITH LCMC 15.35.040, THE FIRE CHIEF REQUIRES THE INSTALLATION OF A CAGED LADDER ON THE EAST SIDE OF THE BUILDING. THE LENGTH AND LOCATION OF THIS STRUCTURE SHALL BE DETERMINED BY THE FIRE CHIEF.

See architectural comments.

ALL E.V. STATIONS LOCATED ON THE SUBJECT PROPERTY ARE REQUIRED TO HAVE AN EMERGENCY SHUT-OFF LOCATED WITHIN FIFTY (50') FEET OF THE CHARGING STATION, BUT NOT IN CLOSE VICINITY OF THE CHARGING STATION.

See electrical plans for location of switches. General Utility Note 8 was added to Sheet C2.1 addressing this.

SPRINKLERS SHALL BE PROVIDED NEAR THE DUMPSTER AREA.

See sprinkler design.

THE TOWN'S CONSULTING ENGINEER AND PUBLIC WORKS DIRECTOR WILL PROVIDE ADDITIONAL RED-LINED MARK-UP SHEETS FOR THE APPLICANT'S USE.

Responses to these red-lined mark-up sheets are above.

ANY FUTURE DEVELOPMENT ON THE SUBJECT PROPERTY SHALL BE REQUIRED TO MEET ALL OF THE LAND USE AND DEVELOPMENT REGULATIONS OF THE TOWN OF LA CONNER.

Noted.

THE APPLICANT SHALL PROVIDE REVISED PLANS TO THE TOWN PRIOR TO THE TOWN'S ISSUANCE OF A CERTIFICATE OF AUTHORIZATION TO THE SKAGIT COUNTY BUILDING DEPARTMENT.

Noted.

(SDG Revision, Sheets C2.0) Updated conflicting parking stall dimensions in detail A/2.0 and in Plan Note 4 on Sheet C2.0.

(SDG Revision, Sheets C2.0-C2.3) 5'-wide sidewalk (8' long) was added from the riser room door to the sidewalk

If you have any questions, please feel free to contact me.

Sincerely,

Claire Severin, E.I.T.

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