



Town of
La Conner
Planning Department

Received
3-8-2024

Sound Development Group, L.L.C.

Engineering, Surveying & Land Development Services

March 04, 2024

David Evans and Associates, Inc.
c/o Andi Thompson, P.E.
14432 SE Eastgate Way, Suite 400
Bellevue, WA 98007

Re: Talmon 306 Center Street Review #1 Comments

Hello Andi,

Please find the revised civil package per the comments sent November 16, 2023. Responses to the comments are noted below:

CIVIL PLAN SET COMMENTS – SOUND DEVELOPMENT GROUP

(Sheet C1.0) ----- SSS ----- SANITARY SIDE SEWER
The line type has been added to the legend.

(Sheet C1.0) METER BOX, VALVE BOX (SEE COMMENT SHEET C2.1), OWL
Symbols for the water meters have been added to the legend. The symbols for valves are already included in the legend. There is no formal symbol for the oil-water separator (OWS), rectangle shown on Sheet C2.1 is to-scale for the OWS vault.

(Sheet C1.0) LA CONNER PUBLIC WORKS
Corrected on plans.

(Sheet C1.0) DELETE SLASH
Corrected on plans.

(Sheet C2.0) REVIEW COMMENTS ASSUME INFORMATION NOTED HEREIN AS TAKEN FROM OTHER DESIGN PLANS NOT PROVIDED ARE ACCURATELY PORTRAYED IN THIS SET.
Noted.

(Sheet C2.0) FIX OVERLAP
Corrected on plans.

(Sheet C2.0) SEE PLANTING PLAN FOR COMMENTS REGARDING ALLOWABLE PLANTING WITHIN EASEMENT AREA
Noted.

(Sheet C2.0) CONFIRM SERVICE CAN BE CONSTRUCTED WITHOUT IMPACTING EXISTING BUILDING OR ITS FOUNDATION
Service will be installed without impacting existing building or its foundation.

(Sheet C2.0) PUMPING SEWAGE MAY BE ONLY OPTION. CANNOT RUN SOUTH AND CONNECT ELSEWHERE
Noted.

(Sheet C2.1) Fire Dept required fire hydrant location

A hydrant has been added and waterline improvements extended to location shown.

(Sheet C2.1) ABANDON EXISTING SERVICE BACK TO MAIN. INSTALL STAINLESS STEEL REPAIR CLAMP

Existing service will be abandoned. Repair clamp not necessary with waterline improvements as shown. Pipe to be abandoned in place.

(Sheet C2.1) DO NOT INDENT CURB FOR CB'S. PROVIDE STRIGHT CURB WITH INLETS AS NEEDED

A straight curb will be provided north of the landscape strip, catch basin location has not changed. The landscape strip width decreased from 5' to 3.5'.

(Sheet C2.1) replace with 6"

Waterline improvements have been extended to location shown.

(Sheet C2.1) EXISTING

The existing rubber speed bump will be removed and replaced after construction per note on Sheet C1.1. Plan Note 8 on Sheet C2.0 will be revised to include instructions regarding speed bump.

(Sheet C2.1) TO REMAIN

See above.

(Sheet C2.1) RESTORE SPEED BUMP IMPACTED BY CONSTRUCTION

See above.

(Sheet C2.1) CLARIFY UTILITY. SANITARY SEWERS SHALL NOT HAVE CATCH BASINS AND STORM DRAINS SHALL NOT DISCHARGE TO THE SANITARY SEWER. COMBINED SEWERS ARE NOT ACCEPTABLE.

All water collected under the roofline of the building will be directed through the proposed StormFilter in CB 6 before entering the storm system.

(Sheet C2.1) USE SSS FOR SANITARY SIDE SEWER IF THAT IS THE INTENT (TYP)

Line referenced is not a sanitary side sewer line.

(Sheet C2.1) SEWER TO CLOSE TO STORM. REVISE AND NOTE VERTICAL SEPARATIONS.

Sewer line has been moved south. Mitigation (foam) will be provided for all crossings.

(Sheet C2.1) BETWEEN WHO? TOWN REQUIRES EASEMENT TO BE IN PLACE PRIOR TO ACCEPTING CONSTRUCTION

A utility easement package (benefitting the Town of La Conner and the southern property owners) has been drafted and included in this submission for review. The easement will be recorded prior to permit approvals.

(Sheet C2.1) MIN STORM IS 8" (TYP)

On-site storm lines have been revised to be 8".

(Sheet C2.1) ADD TO LEGEND

The oil-water separator has been removed from the plan set.

(Sheet C2.1) MANHOLE REQUIRED IF SS. COMBINED SEWER IS NOT PERMITTED. CONNECT TO STORM. ADD A PROFILE FOR PROPOSED STORM LINE.

The plans have been revised to show manholes where applicable. Utility profiles are provided on Sheets C2.2-2.3.

(Sheet C2.1) 6" SSS AT 2% STANDARD. NEED VARIANCE TO PUT IN FLATTER. OWNERS TO SIGN OFF ON.

Side sewers have been revised to have a minimum slope of 2%.

(Sheet C2.1) VALVE BOX. CONSIDER CHANGING SYMBOL OR LABELING TO AVOID CONFUSION WITH METER BOXES

The referenced symbol is the existing meter box serving the property to the south, not a valve box.

(Sheet C2.1) POTHOLE EXISTING CONNECTIONS AND PROVIDE INVERTS (SEWER)

Potholed utility invert elevations have been provided on Sheet C1.1.

(Sheet C2.1) INSTALL METER BOX AT ROW AND PROVIDE H2O RATED BOX. PROVIDE EASEMENT TO TOWN FOR ACCESS IF OUTSIDE OF ROW. TEMPORARY SERVICES SHALL REMAIN UNTIL CONSTRUCTION APPROVAL OR AS DIRECTED BY PUBLIC WORKS DIRECTOR.

H-20 rated meter box will be installed at the ROW line. Note regarding services has been added.

(Sheet C2.1) PROVIDE FULL STREET OVERLAY

Full street overlay has been provided.

(Sheet C2.1) ADD NOTES HERE OR ON COVER REGARDING PROPER WORK PROCEDURES FOR AC PIPING.

Added as Existing Conditions Note 9 on Sheet C1.1

(Sheet C2.1) FIRE SERVICE LINE? NEEDS DCDA.

See second hyphenated note under Waterline Notes on Sheet C2.1. DCDA will be installed inside the sprinkler riser room; this has been approved by the Public Works Director.

(Sheet C2.1) 60" IF ALSO INSIDE DROP

The existing 48" manhole will remain. There will be an outside drop per the Town of La Conner detail S8a.

(Sheet C2.2) PROVIDE DETECTOR STRIP AS REQUIRED BY ADA

Detector strips have been put on the plans at all ramps to sidewalks.

(Sheet C2.2) COORDINATE WITH FRANCHISE UTILITIES (TYP FOR ALL OF PROJECT). GAS APPEARS TO BE AN ISSUE ON THIS ROAD WITH PROPOSED IMPROVEMENTS.

Note has been added to the plans on Sheets C2.1-2.3.

(Sheet C2.2) TOWN WILL PERFORM RELOCATION. DO NOT SHOW A PROPOSED LOCATION.

A note reflecting that the sign relocations will be handled by the Town will be added to Sheet C1.1, and updated on Sheet C2.0. A proposed location will not be shown.

(Sheet C2.2) CLARIFY INTENT WITH THE RECTANGLES (TYP ALL)

The two rectangles refer to the note above regarding contractor verification of utility information and notification of engineer. The rectangles will be replaced with double-clouding.

(Sheet C2.2) TOO CLOSE TO WATER. REVISE TO ACHIEVE SEPARATION.

The catch basin was shifted to the west to provide 2' separation, as directed by the Town of La Conner Public Works director.

(Sheet C2.2) 60" DIA SADDLE MH

The proposed 48" manhole will remain. There will be an outside drop per the Town of La Conner detail S8a.

(Sheet C2.2) METER SHALL BE MOVED TO NEW METER BOX. SEE NEXT SHEET. NEW METER TO BE PROVIDED BY TOWN FOR THIS RE-PURPOSED SERVICE.

Meter and meter box are to be removed with line abandoned in place. See Existing Conditions Note 8 on Sheet C1.1 and Waterline Note W5 on Sheet C2.1.

(Sheet C2.2) SPECIFY SLOPE (TYP ALL)

The slope cannot be specified for this 10-foot section of storm line, as it will likely need to change to make it around the gas line. However, a minimum slope will be specified.

(Sheet C2.3) REVISE AND PLACE MULTIPLE TEES/TAPS FROM MAIN SO DEDICATED LINES FOR FH, FIRE SVC, AND DOMESTIC UNLESS FIRE MARSHAL APPROVES OF SHARED CONNECTION OF HYDRANT AND FIRE SVC. IF SHARED, MOVE VALVES AND FITTINGS TO STREET FOR EASE OF MAINTENANCE AND RESOLVE FH OVERLAPPING SERVICE LINE. DOMESTIC SVC SHALL BE SEPARATE TAP. CONFORM TO VERTICAL SEPARATIONS AND MINIMUM BURY DEPTHS REGARDLESS.

Fire and domestic service lines have been separated. Hydrant has been relocated to Center Street. 2.5' of cover has been provided, with 0.5' of separation between water and sewer.

Additional vertical separation cannot be provided. Notes requiring the length of pipe be centered over the crossing for both water and sewer has been added to the plans to minimize contamination potential under the Waterline Notes and Sanitary Sewer Notes on Sheet C2.1.

(Sheet C2.3) MH REQUIRED FOR COMBINED SSS CONNECTION

A manhole has been provided at the SSS connection.

(Sheet C2.3) PROVIDE 5' TO CB FROM SS

SSS line has been moved further south.

(Sheet C2.3) SSMH 3

Sanitary sewer manholes have been renamed.

(Sheet C2.3) SHOW STATIONING ON ALL ALIGNMENTS (TYP ALL SHEETS)

Stationing is shown on plans.

(Sheet C2.3) SSMH 2; 60" DIA SADDLE MANHOLE; PROVIDE DETAIL

Sanitary sewer manholes have been renamed. The existing 48" manhole will remain with an outside drop (detail provided).

(Sheet C2.3) ADD ADA DETECTOR STRIP SINCE THIS IS A VEHICLE AREA

Tactile warning strips have been added to all sidewalk ramps.

(Sheet C2.3) COMBINED SEWERS ARE NOT ACCEPTABLE. CLARIFY INTENT.

No combined sewers proposed.

(Sheet C2.3) IS THIS A FIRE SERVICE LINE? WILL NEED DCDA ASSEMBLY PER STD PLAN W10 IN EASEMENT. CONFIRM IF PIV REQUIRED

The fire line will have a DCDA installed within the sprinkler riser room, approved by Town of La Conner Public Works Director.

(Sheet C2.3) SEE NOTE 1 (NOTES: 1. PER WSDOT STD PLAN F-80.10-04)

Sheet C2.3 note and Sheet Note 6 on Sheet C2.0 (Grading and Dimensional Plan) has been updated with detail reference.

(Sheet C2.3) SIDE SEWER TOO CLOSE TO CB. REVISE TO 5' CLEARANCE.

Location of existing CB, existing building south of the site and maintaining separation from water service line limits location of side sewer line.

(Sheet C2.3) MATCH TO LEGEND (TYP ALL)
Symbols match legend provided on Sheet C1.0.

(Sheet C2.3) IDENTIFY
Reduced Pressure Backflow Assembly. Label added.

(Sheet C2.3) CONSIDER HYDRANT MID BLOCK ON 4TH
Waterline improvements will not include an additional hydrant mid-block on Fourth Street. Town of La Conner has requested the proposed hydrant be moved to mid-block on Center Street, as shown.

(Sheet C2.3) CALL TO BE RAISED TO GRADE IF BELOW GRADE OR SHOW FLUSH WITH GRADE IF THAT IS THE CASE.
The existing CB and MH are shown at the correct heights and are at-grade along the edge of the asphalt / curb line. Profile elevations are along the centerline alignment along Fourth Street, which is the crest of the street.

(Sheet C2.3) SHOW FLUSH WITH FINISHED GRADE
See response above.

(Sheet C2.3) PROVIDE MITIGATION (FOAM) BETWEEN PIPES
Notes have been added to the plans.

(Sheet C2.3) 1' SEPARATION REQUIRED. SEE OTHER NOTES ON PLANS FOR THIS CONNECTION.
Pipe lengths to be centered with foam mitigation at the crossings.

(Sheet C2.3) PROVIDE MITIGATION (FOAM) BETWEEN PIPES
Mitigation (foam) between pipes has been called out.

(Sheet C2.3) NOTE THIS TO BE A 60" DIA SADDLE MANHOLE
Existing 48" manhole to remain. Connection to be made with an outside drop structure, per provided Town of La Conner detail.

(Sheet C3.2) USE UPDATED DETAILS
Details have been updated.

(Sheet C3.3) USE UPDATED DETAILS
Details have been updated.

(Sheet C4.0) WSDOT STANDARD SPECIFICATIONS ARE NOW IN THE 2024 YEAR
Noted.

(Sheet C4.0) OF THE STANDARD SPECIFICATIONS
Noted.

(Sheet C4.0) PUBLIC WORKS
Noted.

(Sheet C4.0) ENSURE THESE ARE IN THE PLAN SET
Noted.

(Sheet C4.0) PUBLIC WORKS
Noted.

(SDG Revision, Sheets C2.0-C2.3) Updated parking layout per Building Plan Set revisions. Storm CB 7 moved east due to parking revisions, pipe lengths and inverts updated.

(SDG Revision, Sheets C2.0-C2.3) Separate water lines for domestic and fire, relocation of fire hydrant to Center Street, moved RPBA to be inside sprinkler riser room with DCDA (approved by public works).

(SDG Revision, Sheets C2.0-C2.3) Updated side sewer location to enter building from parking garage.

UNDERGROUND SEWER PLAN COMMENTS – RIGHT WAY PLUMBING

(Sheet P1) DCDA VAULT FOR FIRE SERVICE DRAIN TO DAYLIGHT OR PUMP TO STORM DRAIN. SHOW THIS PLUMBING AS WELL. AFTER DCDA VAULT YOU MAY ADD A NOTE STATING PIPING BEYOND DCDA IS NOT SHOWN FOR CLARITY IF DESIRED.

DCDA to be located within sprinkler riser room, no vault proposed.

(Sheet P1) DRAIN RPBA HOT BOX TO DAYLIGHT. ROUTE POTENTIAL FLOW TO CATCH BASIN. AVOID MAKING FLOW PATHS THAT WOULD PLACE WATER ON STREET

RPBA hot box is to be drained to daylight per Waterline Note W5 on Sheet C2.1 of the civil plan set.

(Sheet P1) COMBINED SEWERS ARE NOT ACCEPTABLE

No combined sewers proposed.

TALMON APARTMENTS ONE LINE DIAGRAM COMMENTS – EXPRESS ELECTRIC

(No Sheet Number) POWER FOR HOTBOX? IF VAULTS HAVE SUMP PUMPS, WILL NEED POWER FOR THOSE AS WELL.

Power will be provided to the hotbox from the riser room. No vaults have sump pumps.

PLANTING PLAN COMMENTS – ECCOS DESIGN

(Sheet L-1) CONFIRM WITH GAS COMPANY ON PLANTING REQUIREMENTS NEAR MAIN. REVISE AS NEEDED.

With the new site plan, the closest a trunk is to the gas line is 4 feet. This is consistent with CNG's landscape setback requirement of 3 feet. In addition, root barrier has been added to the outside edge of planter, between the gas line and all vegetation.

(Sheet L-1) NO TREES OR LARGE SHRUBS NEAR WATER PIPING/HYDRANT/FDC OR OTHER STRUCTURES IN ROW OR EASEMENT FOR TOWN ACCESS. KEEP TREES/SHRUBS OR OTHER SIGNIFICANT ROOTS 10' AWAY FROM HYDRANTS, VAULTS, MAINS. ROOT BARRIERS REQUIRED.

Trees and any large shrubs have been removed from this area. Plants larger than a perennial are 10-foot clear. Root barrier added to all trees in the ROW.

(Sheet L-1) ANY CLEANOUTS FOR TOWN ACCESS MUST HAVE A 5' WIDE PATH CLEAR OF PLANTINGS WITH SIGNIFICANT ROOT SYSTEMS (TREE/SHRUBS)

Trees and any large shrubs have been removed from a 5' area surround cleanouts.

(Sheet L-1) NO TREES OR SHRUBBERY PERMITTED NEAR TOWN WATER AND SEWER INFRASTRUCTURE.

Trees and any large shrubs have been removed from a 5' area surround cleanouts.

(Sheet L-1) INCLUDE ROOT BARRIER DETAIL.

Root barrier spec is added to Sheet L-1 and corresponding detail is 5/L-2.

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

Sincerely,

Claire Severin, E.I.T.

Claire Severin, E.I.T.