

Lowell, Rebecca

From: Sutherland, Scott
Sent: Tuesday, July 15, 2014 8:48 AM
To: Lowell, Rebecca
Subject: PL14-037 Proposed Site Plan for the new Skagit County Jail

Rebecca,

Garbage and recycling compactors are shown on the north side of the project adjacent to the loading/unloading area. The compactors are currently oriented to be serviced from the west.

I believe our access may be challenged due to the close proximity to the loading/unloading area.

I would request that two possible solutions be considered;

- That the compactors remain facing west but just exchange locations with the three stall parking area.
- That the compactors remain at that location but be rotated 90 degrees to the north, the three stall parking area be moved 25' directly east from its current position. Landscape area would decrease, blacktop area would increase, Our access would then be from the north.

And a reminder that all compactor gate enclosure openings need to be no less the 12' in width, especially when the gates are open. All gates must be secured with cain bolts when opened to keep the gates from hitting the sides of a truck when servicing the compactors.

Please let me know if you have any questions, comments or concerns.

Thanks,
Scott Sutherland
City of Mount Vernon Public Works
Solid Waste Division Manager
360-419-3231
scotts@mountvernonwa.gov

Lowell, Rebecca

From: Chesterfield, Ana
Sent: Tuesday, July 22, 2014 5:04 PM
To: Lowell, Rebecca
Cc: Chesterfield, Ana
Subject: Engineering Jail Comments

Street Improvements:

- Comply with Traffic Concurrency and analysis determination performed during EIS process by City of Mount Vernon Traffic Consultant.
- The pedestrian connection from the subject site to the pedestrian improvements located on the south side of Suzanne Lane shall meet City of Mount Vernon code and standards and shall be reviewed and approved by the City.
- Shoulder widening on Old Highway 99 as outlined on the Traffic Concurrency determination has a potential for the need of drainage control such as concrete curb and gutter. This item will be determined during Civil Plan review for the Fill & Grade permit.
- Proposed access onto Old Highway 99 shall be per current City of Mount Vernon standards and shall be reviewed and approved during Civil Plan review.

Utility Access/Maintenance Easements:

- New proposed installation and relocation of existing utilities have the potential of requiring new or expanded maintenance and access easements to the City of Mount Vernon and other utilities companies. The required width of utility and access easements will be determined during civil plan review and will be no less than the required width per City of Mount Vernon Municipal code and Engineering Standards.
- Boundary Line Adjustment (BLA) will be required depending on the Applicants determination of lot reconfiguration.

Sewer System:

- There are individual and existing sewer stubs off of Suzanne Lade 12" Sewer Main. Sewer stubs for commercial properties are typically 6" in diameter. The project's design Engineer is required to accordingly size the sewer system to serve the proposed development

Storm Drainage and Water Quality:

- Stormwater flow control and water quality was designed and installed with the Western Petterbilt Binding Site Plan and shall meet the 85% threshold of impervious surface coverage and the 15% of pervious coverage. The project's design Engineer shall thoroughly review the drainage analysis to verify the allowed percentages and how these apply to the proposed development.
- Any impervious surface increase outside of the allowed threshold is required to comply with storm water flow control and water quality meeting the 2005 Department of Ecology Stormwater Management Manual for Western Washington.
- The development requires a storm drainage analysis prepared by a licensed civil engineer addressing storm water quantity and quality in accordance with City of Mount Vernon Municipal Code Chapter 13.00 and the 2005 Washington State Department of Ecology Stormwater Management Manual for Western Washington.
- Low Impact Development (LID) facilities designs shall be consistent with guidance found in the Puget Sound Action Team Low Impact Development Technical Guidance Manual for Puget Sound
- Any proposed storm water infiltration facilities will be required to provide a soil specific evaluation to determine the appropriate type, design and location of such.

Early Grading and Pre-Loading:

- Will require review and approval of a grading and temporary erosion and sediment control plan before any work can commence.
- A Construction Storm water General permit is required per Department of Ecology

Ana Chesterfield

Development Review Engineering Manager
Community & Economic Development Department
City of Mount Vernon
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