



**Planning Commission
Regularly Scheduled Meeting
Thursday, January 25, 2018
7:00 – 9:00 PM
Council Chamber
280 Madison Ave N
Bainbridge Island, WA 98110**

AGENDA

- 7:00 PM CALL TO ORDER
 Call to Order, Agenda Review, Conflict Disclosure
- 7:05 PM PUBLIC COMMENT
 Accept public comment on off agenda items.
- 7:15 PM SHORELINE MASTER PROGRAM AMENDMENT
 Christy Carr, Senior City Planner
- 7:45 PM WALLACE COTTAGES ([PLN50589 SUB](#))
 Recommendation
 Kelly Tayara, Associate City Planner
- 8:55 PM NEW/OLD BUSINESS
- 9:00 PM ADJOURN

*****TIMES ARE ESTIMATES*****

Public comment at meeting may be limited to allow time for Commissioners to deliberate. To provide additional comment to the City outside of this meeting, e-mail us at pcd@bainbridgewa.gov or write us at Planning and Community Development, 280 Madison Avenue, Bainbridge Island, WA 98110

For special accommodations, please contact Jane Rasely, Planning & Community Development 206-780-3758 or at jrasely@bainbridgewa.gov



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

MEMORANDUM

Date: January 25, 2018
To: Planning Commission
From: Christy Carr, AICP
Senior Planner
Subject: SMP Amendment – Guiding Themes

The draft workplan (attached) has been updated to assign each proposed topic to consider to one or more of these guiding themes, summarized below. The intent is for the Planning Commission to arrive at consensus on this list and for staff to revise specific language only as it pertains to one or more of the themes. **No changes have been made since the January 11, 2018 Planning Commission meeting.**

1. **Existing structures:** WAC 173-27-080 includes definitions and standards for nonconforming development that apply when a local program does not contain locally adopted standards (see attached for reference). The City's SMP refers to nonconforming structures as "existing development" (see SMP Section 4.2). This section has a "general" section and is then divided into specific types of structures (e.g., primary structures, accessory structures, aquatic structures), each of which have different provisions for expansion/alteration. In addition to improving the overall clarity of the section, several questions have been addressed by staff and project applicants:
 - a. Which parts of the SMP apply to existing, nonconforming structures, if any?
 - b. What triggers the requirement to comply with the SMP for existing, nonconforming structures? This needs to be specific to avoid misinterpretation, inconsistency of application or default to "most restrictive" clause.
 - c. Can someone tear down their entire house (100%) (or accessory/appurtenant structure) and rebuild in the same footprint? Should there be a threshold (e.g., up to 50% square footage or percent value)?
 - d. Does the City want to retain the current thresholds on expansion of existing, nonconforming structures (only landward, no more than 25%, once in lifetime of structure)?
 - e. What are clear definitions of applicable terms and which ones should be used: alteration, expansion, remodel, redevelopment, etc.?
2. **Non-conforming structures (term itself):** Although a well-established concept in land use, regulating nonconforming uses and development is a contentious issue. The word "nonconforming" has raised concerns and confusion among property owners. Home owners are worried about having a "nonconforming" label on their property. Their concerns and questions include: Can they repair and maintain their house? Will homeowners insurance cost more? Will

they be able to get a loan for house repairs or improvements? Will potential buyers be able to get a mortgage? RCW 90.58.620 states that new or amended SMPs approved by Ecology after September 1, 2011 may include provisions that allow “legally established residential structures and appurtenant structures that are used for a conforming use to be considered a conforming structure even though they do not meet SMP standards for setbacks, buffers, yards, area, bulk, height or density” (See SMP Handbook, starting on page 6 for background). During its update process, the City did not use this optional approach to nonconforming structures. If the City wants to consider this optional approach, a new strategy for regulating existing structures needs to be developed. Note, some provisions for nonconforming structures may no longer apply, which could necessitate the requirement for a shoreline variance in some circumstances.

3. **Vegetation management – Existing landscaping (“established yard”):** Staff, shoreline property owners and vegetation maintenance providers continue to struggle with what can or cannot be done in terms of existing landscaping. There are endless variations on what shoreline property owners may consider their “yard” and what constitutes “normal or routine maintenance” or “ongoing maintenance.” Clarity is needed as to if/when/which vegetation management provisions apply to existing landscaping.
4. **Vegetation management – other:** A number of vegetation management regulations need to be simplified and clarified, and with that, some policy direction is needed. Examples include: removal of significant trees, “1/3-2/3” provision where a structure is allowed to encroach into up to 1/3 of Zone 2 of the shoreline buffer with the remaining 2/3 of Zone 2 (and all of Zone 1) planted with native vegetation.
5. **Consistency with no net loss standard:** The current conditions of the shorelines, including existing development, are the starting point or baseline for determining no net loss. Regulations and provisions need to be reviewed for consistency with the no net loss standard. For example, do any vegetation management regulations result in “restoration” vs. “mitigation” for identified impacts. Examples of means to achieve the no net loss standard would also be helpful for project applicants and qualified professionals completing site specific impact analysis reports to “demystify” the concept of no net loss.
6. **Integration of other codes/policies (stormwater, climate change):** The City’s stormwater regulations have been updated since the SMP update (BIMC 15.20). These should be integrated. A direct discharge criteria should be considered and consistency with the Single-Family Mitigation Manual should needs improvement. The Planning Commission may want to consider acknowledging sea level rise and climate change impacts.
7. **Specific regulations or performance standards:** While staff does not recommend any changes to current thresholds or performance standards, the Planning Commission may want to review and consider revisions to specific regulations. Any revisions would likely trigger the need to review and update background documents (e.g., Cumulative Impacts Analysis). Examples include:
 - a. Limits/requirements on bulkhead repair/replacement (SMP Section 6.2)
 - b. Prohibition of docks (SMP Section 6.3)
 - c. Buffer widths (SMP Section 4.1.3; Table 4-3)
 - d. Limit on liveaboards (SMP Section 5.3)
 - e. New construction limit lines for Manzanita and Fletcher Bays (Special Area Maps)

8. **Mitigation manual:** The mitigation manual needs to be updated to reflect current standards of other agencies (e.g., US Army Corps of Engineers), provide alternatives for impervious surface impacts and improve consistency/integration with the text of the SMP.
9. **Applicability:** The applicability of the SMP in general needs to be clarified. The use of terms such as “development, use or activity,” “human activity,” “whether it requires a permit or not,” among others, is confusing. Complexity and redundancy could be reduced by eliminating the applicability subsection in every section of the SMP.
10. **Improve clarity, simplify and reduce complexity; correct errors and omissions**

Planning Commission Action:

- Review and revise as needed list of guiding themes, above
- Finalize work plan within context of guiding themes

SMP Amendment Proposed Work Plan

November 30, 2017 – Updated January 11, 2018

The following summary of proposed revisions was developed by staff based on topics and issues identified through implementation and permit review since July 2014. The focus of these revisions is largely housekeeping in nature: clerical (correction/consistency), implementation efficiency (clarification/simplification) and integration (of other codes/policies). Revisions are anticipated in almost every section; however, a section is not listed below if only clerical or implementation efficiency revisions are anticipated. **Although the Planning Commission and City Council may consider policy decisions as they arise throughout the process, significant policy changes are not anticipated as part of the amendment.** With some exceptions that may be considered, the amendment is not intended to change the intent of the SMP, but rather to significantly improve its implementation. All revisions must demonstrate consistency with all goals, policies, and designation criteria as well as the background documents of the SMP.

SMP Section	Topic	Summary of Proposed Topics to Consider	Guiding Theme(s)
4.1.5	Critical Areas	Integration of BIMC 16.20 pending Council adoption	6,10
Appendix B	Critical Areas	Integration of BIMC 16.20 pending Council adoption	6,10
4.2.1	Existing Development (Nonconforming)	Nonconforming Uses, Nonconforming Lots, and Existing Development • Revisit optional approach to consider legally existing structures as conforming structures • Clarify applicability of “most restrictive” clause • Clarify difference between existing (nonconforming) structure and nonconforming use • Clarify consistency between general regulations and specific regulations (SMP 4.2.1.4) • Correct “entirely contained within the building” error (SMP 4.2.1.6.3.1.2.c) • Clarify that existing structures destroyed by natural disasters can be replaced if meeting geologically hazardous area provisions (SMP 4.2.1.6.1.2) • Revisit/clarify single family primary structures alteration/expansion (SMP 4.2.1.6.3.2) – applies only to within shoreline buffer, provide definition of landward, clarify “building configuration,” 25 percent of existing building footprint, clarify building area vs. development area, clarify what “bulk dimensions” and “lifetime” mean • Correct numbering structure of SMP 4.2.1.6.5; clarify non-essential residential accessory structures • Clarify SMP 4.2.1.7 – Encumbered and Nonconforming Lots – provide definition of redevelopment, clarify if it applies to critical areas or just critical area buffers, clarify what building area means, clarify if applicant can reduce buffers first (e.g., landslide hazard buffer) before being considered encumbered • Ensure consistency of SMP 4.2.1.7.1.e with critical areas section • Improve consistency of SMP 4.2.1.8 – Aquatic Structures – with Single Family Mitigation Manual • Clarify SMP 4.2.1.8.1 – what is included in “materials and standards”? • Clarify SMP 4.2.1.8.2 – where does it apply and to what?	1,2,5,9,10

SMP Section	Topic	Summary of Proposed Topics to Consider	Guiding Theme(s)
		Provide clarity/detail in SMP 4.2.1.8.1.a – what are thresholds for when conditional use permit required?	
4.0	Table 4-1 Table 4-2 Table 4-3	Table 4-1 (Use and Modification Table) - Clarify footnotes (revisit #22 re: mixed use physical separation) - Correct inconsistencies between table and text (e.g., subdivisions) - Revisit requirement for shoreline conditional use permit for all retaining walls - Clarify primary vs. accessory utilities - Clarify allowance of overwater structures when used as public trails Table 4-2 (Dimensional Standards) - Address missing footnotes (#5 and 7) - Clarify utilities setbacks Table 4-3 (Buffers) - Revise for improved readability and ease of administration - Clarify when “expands to include existing native vegetation applies” - Clarify that all shallow lots (<200 feet deep) are assigned narrower buffer - Clarify how buffer is measured for high bluff properties (i.e., what is between Zone 1 at OHWM and top of bluff) - Clarify criteria for Category A and B lots - Add figure reference and reference to Section 4.1.3 - Clarify what geomorphic classes are or where information about them is located No change in required buffer widths is anticipated	10
4.1.2	Environmental Impacts	- Clarify that mitigation follows a sequence/”when mitigation is required” language – if an impact cannot be avoided, mitigation is required - Simplify and clarify applicability section, clarify “development, use, activity” - Move vegetation management regulations to Section 4.1.3 (e.g., 4.1.2.5, Revegetation Standards) - Clarify and emphasize that either use of the Single-Family Mitigation Manual or submittal of a site-specific impact analysis is required; clarify when manual can be used - Delete references that don’t exist - Revisit “in perpetuity” requirement when mitigation is required (SMP 4.1.2.7) - Clarify mitigation and monitoring requirements (SMP 4.1.2.8), consider threshold (e.g., not required for > \$1000) for performance, mitigation/monitoring - Clarify that new impervious surface area requires mitigation (only mentioned in Single-Family Mitigation Manual); better tie to manual	5,8,9,10

SMP Section	Topic	Summary of Proposed Topics to Consider	Guiding Theme(s)
		Consider new language that requires prioritizing where mitigation planting is located – has to go where it will have most ecological benefit	
4.1.3	Vegetation Management	- Relocate and revise, if needed, vegetation management-related regulations from SMP 4.1.2.5 - SMP 4.1.2.5.1 – Revegetation Standards – improve clarity - SMP 4.1.2.5.3 – Clarify what “altered or reduced” means; when applicable? - SMP 4.1.2.5.4 – Revise for clarity; remove requirement for offsite mitigation to be in Zone 1 - Clarify applicability section, non-retroactive nature of regulations - Clarify which requirements apply to new development vs. existing development - SMP 4.1.3.4 – Exceptions – clarify what is allowed without City review or approval, replace this section with tree and vegetation regulations (including exemption for yard and garden activities) from critical areas ordinance, remove requirement to leave downed hazard tree on site (if left, considered sufficient mitigation) - SMP 4.1.3.5 – Create new section that just explains establishment of shoreline buffers (2 options); revisit HMP requirement and review process; remove references to documents that don’t exist or consider programmatic approach to vegetation maintenance by City or other land managers (SOP manual, also referenced in SMP 4.1.3.7) - Provide mechanism for some level of significant tree removal (e.g., develop significant tree removal criteria) - Revisit requirements for vegetation removal/replacement outside shoreline buffer (native and non-native, significant trees) - SMP 4.1.3.6 – Clarify “1/3 2/3” provision; applicable to new development only? - SMP 4.1.3.7 – Clarify applicability, provide consistency with other vegetation maintenance provisions, define “modified area,” delete minor pruning section, refer to critical areas tree and vegetation regulations, revisit requirement for clearing permit, clarify connection to SMP 4.1.4, Land Modification, as referenced, clarify utilities - SMP 4.1.3.7.2 – Consolidate with new section relating to just shoreline buffers, clarify what “dimensions altered” means, clarify requirement for when Zone 1 must be restored - SMP 4.1.3.7.3 – Clarify what “minimum necessary for public use” means, improve connection to Single-Family Mitigation Manual, clarify whether stairs need to be grated and type of mitigation required if not grated - SMP 4.1.3.8.1 and 3 – Revise entire sections for clarity; no changes to size thresholds anticipated - SMP 4.1.3.8.4 – View maintenance – clarify and simplify; reference critical areas tree and vegetation requirements?, delete requirement for Bluff Management Plan	3,4,5,7,8,9,10

SMP Section	Topic	Summary of Proposed Topics to Consider	Guiding Theme(s)
		SMP 4.1.3.11 – Shoreline Structure Setback View Requirements – Clarify applicability, relocate option to build in Zone 2 language, correct figure references, simplify language, clarify what constitutes “most waterward point”	
4.1.4	Land Modification	- Eliminate requirement for clearing permit for “all clearing” to allow for nominal landscaping activities (e.g., 25 cubic yards/200 square foot thresholds) - Clarify language, better integrate with other sections	9,10
4.1.6	Water Quality and Stormwater Management	- Integrate new (2016) stormwater regulations (BIMC 15.20) - Add direct discharge criteria (i.e., when is one allowed? Considered necessary?) - Update wood treatment regulations per agency guidelines - Improve consistency with Single-Family Mitigation Manual	6,10
Appendix D	Single-Family Mitigation Manual	- Better integrate into code language – when it can be used and how it relates to vegetation management requirements - Provide alternatives to rain garden for new impervious surface area; clarify where rain garden must be located when required (inside or outside shoreline buffer) - Update per current agency guidance/requirements (e.g. Corps of Engineers, WDFW)	4,5,6, 8,9,10
5.3	Boating Facilities	- Revisit liveaboard threshold (currently 10 percent) - Revisit management and operations (implementation)	8,10
6.3	Overwater Structures	- Improve consistency with Single-Family Mitigation Manual and other agency mitigation requirements - Clarify grammar in prohibitions section - Clarify length thresholds (how to determine) - Clarify buoy density	7,8,9,10
8.0	Definitions	- Add missing definitions (e.g., significant tree, alteration, redevelopment) - Clarify definitions	10
Appendix A	Shoreline Designation Map	- Correct inconsistencies between paper and GIS maps (one identified) - Correct error (one identified) No changes to shoreline designations anticipated other than corrections	10
Appendix E	Special Area Maps	- Include corrected maps - Consider construction limit lines for Manzanita Bay and Fletcher Bay	7,10
All	Global edits	Clerical and implementation efficiency edits anticipated in every section	10
--	Climate Change/Sea Level Rise	Incorporate climate adaptation/sea level rise into goals, policies and regulations.	6
5.2	Aquaculture	To be included in amendment pending outcome of current limited amendment.	7,10

DRAFT



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

STAFF RECOMMENDATION

Project: Wallace Cottages Housing Design Demonstration Project Preliminary Subdivision

File No: PLN 50589 SUB

Date: January 19, 2018

To: Planning Commission

Project Manager: Kelly Tayara, Associate Planner

Applicant: Central Highlands Inc.
PO Box 2879
Poulsbo, WA 98370

Owner: Wallace Way Cottages LLC
PO Box 2879
Poulsbo, WA 98370

Request: Tier II Housing Design Demonstration Project through the underlying subdivision of four lots totaling 2.5 acres into 19 lots.

Location: Wallace Way between Madison Avenue and Nakata Avenue

Background / Environmental Review / Public Notice:

The Housing Design Demonstration Project (HDDP) program was established to increase the variety of housing choices available to residents of all economic segments and to encourage sustainable development through the use of development standard incentives.

Conceptual review of the Housing Design Demonstration Project (HDDP) was held on October 11, 2016. A public participation meeting was held on November 1, 2016 and the Design Review Board reviewed the HDDP aspects of the proposal on November 21, 2016. A pre-application conference was held on January 3, 2017. The applicant received preliminary notification that the project qualified for the Housing Design Demonstration Project Program on April 6, 2017. Preliminary subdivision application was submitted on April 27, 2017. The application was deemed complete on May 30, 2017.

The project is subject to State Environmental Policy Act (SEPA) review as provided in Washington Administrative Code (WAC 197-11-800). Utilizing the **optional DNS process** provided in WAC 197-11-355, the City issued a combined Notice of Application/SEPA comment period on June 2, 2017; the 14-day comment period ended on June 16, 2017. Public and agency comment is discussed in Section I.C of this report. The City, acting as lead agency, will issue a SEPA threshold determination for this proposal prior to decision by the Hearing Examiner.

Recommendation:

Approval of the Housing Design Demonstration Project preliminary plat subject to the following conditions:

SEPA CONDITION

1. To mitigate recreation and transportation impacts, the perimeter of the northern open space shall be fenced and provide a gate which is located proximate to Wallace Way. To avoid adverse aesthetic impact, appropriate materials which afford visual access to the open space (e.g. picket fence rather than chain link) shall be used, and the fence shall be four feet in height.

PROJECT CONDITIONS

2. The project must conform to the Housing Design Demonstration Project (HDDP) program Tier II requirements (BIMC 2.16.020.Q).
 - A. The project must provide at least two affordable housing units, as defined in the Municipal Code (BIMC 18.36).
 - B. The project must achieve LEED, BuiltGreen 4 or Evergreen Sustainable certification.
 - C. The project shall substantially conform to the Innovative Site Development category scoring, as determined by staff, and shall provide and maintain the following:
 - 1) At least 16 percent of the lot area as open space which is well designed and integrated part of the project
 - 2) A neighborhood garden which is 1,140 square feet in size, at a minimum
 - 3) 20 percent or less turf in private yard areas
 - 4) At least 60 percent native or drought-tolerant plants
 - 5) A number of vehicle charging stations serving a minimum of three percent of the vehicle parking capacity of the subdivision: The stations shall be shall be accessible to all homeowners in the subdivision and shall be shown on the civil plan.
 - 6) Covered bicycle parking for 10 bicycles, at a minimum. The bicycle parking shall be held in common, and shall be shown on the civil plan. Additionally, a bike rack serving four bicycles, at a minimum, must be located in the northern open space.
3. Except for modifications reflecting compliance with these conditions of approval, the final subdivision shall substantially conform to the following plan sets: Preliminary plat received on January 18, 2018 and civil plans received on December 12, 2017.
4. Prior to any construction activities, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, and/or building permits.
5. The final plat comply with the following conditions of the Fire Marshal:
 - A. The proposed project shall comply with all provisions of the adopted Fire Code.
 - B. A fire flow test is required prior to occupancy.
6. The applicant shall comply with the conditions identified in Attachments A and B of this report, along with the following conditions, to the satisfaction of the City Engineer:
 - A. Unless specifically exempted in these conditions or otherwise by the City Engineer, the project shall conform to the City of Bainbridge Island Design and Construction Standards, Surface and Stormwater Management regulations (BIMC 15.20 and 15.21), and the Stormwater Facilities Maintenance Program in accordance with the provisions of BIMC 2.16.070.G(5).

- B. Public and private improvements, facilities, and infrastructure, on and off the site, that are required for the subdivision, shall be completed and have final inspection and approval prior to final plat approval unless the City Engineer accepts an assurance device in lieu of completion.
- C. In accordance with the provisions of BIMC 2.16.070.N, the City Engineer may accept financial assurity in lieu of completion of improvements, in an amount and in a form determined by the City Engineer, but not exceeding 125 percent of the cost of completing the improvements.
 - 1) Any such assurance device shall be in place prior to final plat approval, shall enumerate in detail the items being assured, and shall require that all such items will be completed and approved by the City within one year of the date of final plat approval. The assurity shall include preparation of all final plans and documents.
 - 2) Upon completion and the City's acceptance of facilities, the applicant shall provide an assurance device securing the successful performance of improvements.
 - 3) While lots created by the subdivision may be sold, occupancy may not be allowed until the required improvements are formally accepted by the City. A prominent note on the face of the final plat shall state: "The lots created by this plat are subject to conditions of an assurance device held by the City for the completion of certain necessary facilities. Building permits may not be issued and/or occupancy may not be allowed until such necessary facilities are completed and approved by the City of Bainbridge Island. All purchasers shall satisfy themselves as to the status of completion of the necessary facilities."
7. If any historical or archaeological artifacts are uncovered during excavation or construction, work shall immediately stop and the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.
8. A final Open Space Management Plan (OSMP) shall be recorded with final plat and the OSMP shall be referenced on the face of the plat. The final OSMP shall meet the requirements of BIMC 17.12.
9. In addition to the open space fencing required in Condition 1 above, the open space boundaries common to lots 7 and 8 shall be fenced.
10. Open Space fencing shall be installed on or installation financially assured prior to final plat approval. The fencing must be maintained in perpetuity and required locations of fencing shall be noted on the face of the plat.
11. Lot coverage of 35 percent shall be allocated equally between the lots and noted on the face of the plat, except: The final plat shall reflect a modest reduction in the per-lot allocation to provide lot coverage for open space buildings (e.g. garden shed, picnic shelter, covered climbing structure).
12. The following setbacks shall be noted and depicted on the final plat:

Building to building (on-site)	Minimum 10 feet
Building to exterior subdivision boundary line	Minimum 5 feet
Building to right-of-way or vehicular access easement	Minimum 10 feet
Building to Open Space	Minimum 10 feet

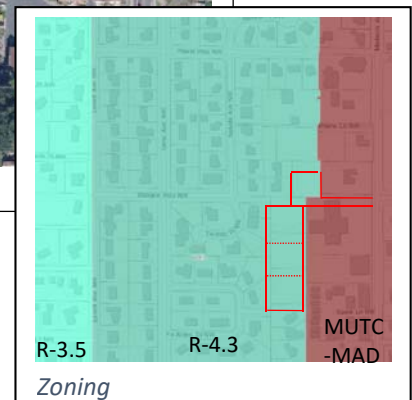
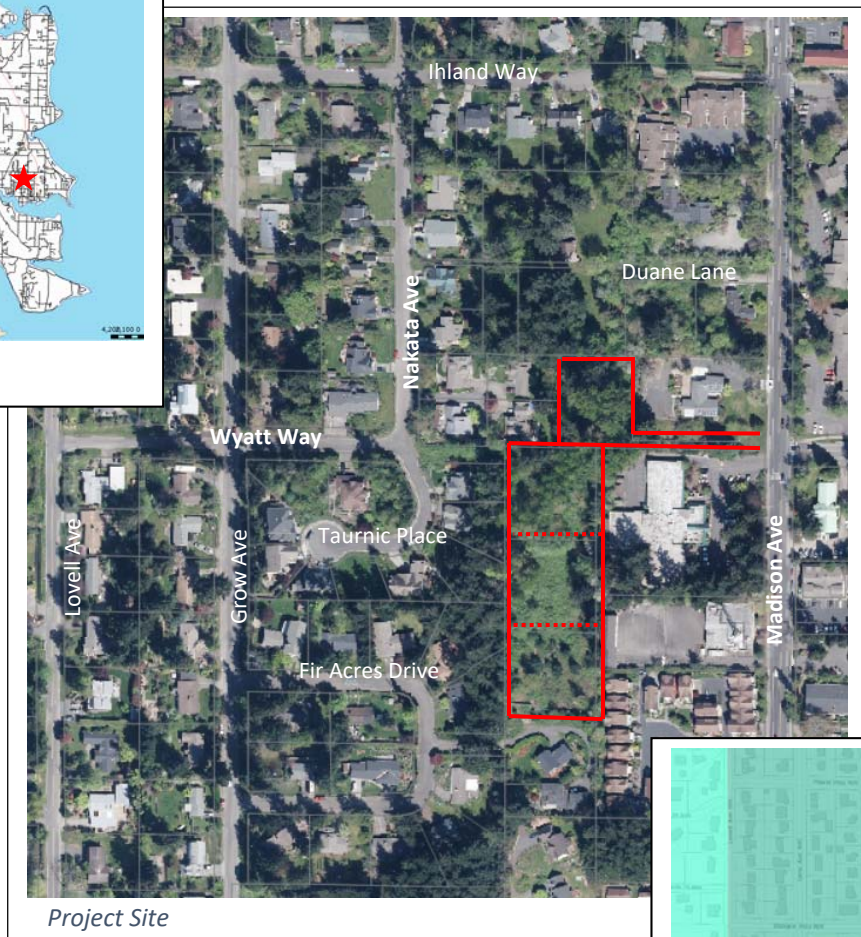
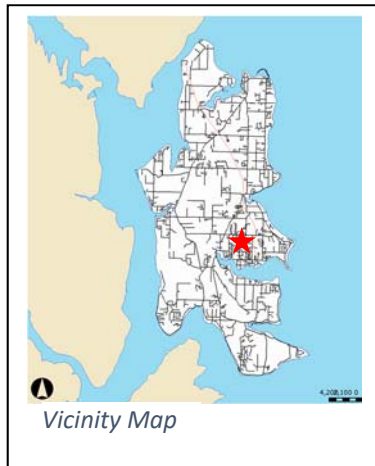
Staff Analyses

I. Findings of Fact

A. Site Characteristics

1. Tax Assessor Information:

- a. Tax Lot Numbers: 272502-1-023-2005; 272502-1-153-2007; 272502-1-154-2005; 272502-1-155-2005
- b. Owner of Record: Wallace Way Cottages LLC
- c. Lot size: 2.46 acres



2. Subject Property Zoning and Comprehensive Plan Designation:

The subject properties are split zoned: The lots are within the R-4.3 district and the Urban Comprehensive Plan designation, with the exception of the flagpole portion of Lot 023 which is within the Mixed Use Town Center – Madison Overlay District (MUTC-MAD). The properties are also within the Secondary Study Area of the Winslow Master Plan Area.

3. Surrounding Property Zoning and Comprehensive Plan Designation:

Adjacent properties to the north, east and south are zoned R-4.3 and are within the Urban Comprehensive Plan designation, and those to the east are zoned MUTC-MAD.

4. Existing Development: The subject properties are undeveloped.

5. Access: Shared access from Wallace Way via Nakata Avenue and a new public right-of-way is proposed.

6. Soils and Terrain: Site topography is relatively flat and soils are composed of Vashon Till.

7. Public Services and Utilities:

- a. Police: City of Bainbridge Island Police Department
- b. Fire: Bainbridge Island Fire District
- c. Schools: Bainbridge Island School District
- d. Water: City of Bainbridge Island
- e. Sewer: City of Bainbridge Island
- f. Storm drainage: Bio-retention and detention or public facility with upsized capacity

B. Comprehensive Plan Goals and Policies:

1. Land Use Element

The properties are within the Secondary Study Area of the Winslow Master Plan Area; the Comprehensive Plan focuses growth within Winslow, the urban core of the Island, and other designated centers.

a. Goal LU-5: Focus urban development in designated centers

Encourage development in areas where public facilities and services can be provided and provide choice of housing location and lifestyle. Encourage residential uses in a variety of forms and densities as part of the use mix in Winslow. Residential density within designated centers may be increased through the use of affordable housing.

The project is served by public water and sewer and is proximate to public services, including bus lines and the ferry terminal. The project provides affordable housing and qualifies for increased density through the Housing Design Demonstration Project (HDDP) program.

b. Goal LU-6: Ensure a development pattern that reduces the conversion of undeveloped land into sprawling development.

Promote dense residential development and encourage human activity within Winslow in order to create a vibrant City center, direct growth where infrastructure exists, reduce reliance on the automobile, provide opportunities for affordable housing and absorb growth that would otherwise be scattered in outlying areas. Plan for adequate parking in Winslow to accommodate residents and visitors.

The density bonus provided by the HDDP program provides for increased growth where infrastructure exists and enables reduced reliance on automobiles because of the proximity to the Winslow commercial districts. The project provides two vehicle parking spaces per lot.

2. Housing Element

- a. Goal HO-6: Facilitate the provision of a diverse affordable housing stock in all geographic areas of the community. Pursue effective strategies to reduce the land cost component of affordable housing, which may include alternative land use zoning, density bonuses and other incentives.

The project provides affordable housing and utilizes development standard incentives, including reduced setbacks and increased lot coverage, through the HDDP program.

3. Cultural Element

- a. Goal CUL-3: Preserve places where the Island's history can be experienced, interpreted and shared with the general public in order to deepen an understanding of our heritage and the relationship of the past to our present and future. Recognize the probability of discovering new Native American cultural resources throughout the Island.

The project is conditioned to stop work and notify the City and Washington State Office of Archeology and Historic Preservation should any historical or archaeological artifacts be uncovered during excavation or construction.

C. Public Comment

- In general, the commenters objected to vehicular access via Grow Avenue and Nakata Avenue, especially if the vehicular access connects Nakata Avenue to Madison Avenue (i.e. extending Wallace Way from Madison Avenue to Nakata Avenue); commenters expressed a strong preference that vehicular access the subdivision be limited to Madison Avenue (i.e. extending Wallace Way from Madison Avenue to the internal subdivision road).

One commenter stated that the Nakata Avenue neighborhood is "...reminiscent of the 1950s with children playing in the street, be it catch, hopscotch, Frisbee, 4-square and other games, moving out of the way when cars need to go by, often waving to friends' parents as they drive by. The neighborhood design functions perfectly. There are no speed bumps or other traffic-slowing retrofits, or signs asking drivers to slow down because they are not needed. The design of the neighborhood lends itself to driving slowly." This comment captures the sentiment of the many comments received from the neighborhood.

Many commenters also expressed concern about increase traffic on Grow Avenue, noting that it does not currently provide for the traffic it has, especially with regard to children walking or riding bikes to school: It does not have sidewalks or fog lanes / bike lanes, and is currently not designed or developed in a manner which is conducive to accepting increased traffic.

Staff Response: The applicant presented several options, including a proposal for vehicular access from Madison Avenue, but is unable to provide access width to the satisfaction of the City Engineer.

- Comments included requests to convert the lots into a public natural area / greenspace, rather than permitting the subdivision, to help preserve the natural environment in downtown Winslow and to provide area residents with similar access to park facilities that Islanders in the less dense residential districts are afforded.

Staff Response: There is no proposal before the City to convert the area to public space.

- One commenter stated that his ownership extends into the southerly area beyond his property line because he has installed a fence which extends into the northerly portion of the subject property (Lot D City of Bainbridge Island SPT 06-07-91-1). The commenter states that he does not “give anyone permission to alter my fence lines or otherwise use my property in any way with respect to this proposed development or any other.”

Staff Response: The south 15 feet of the commenter’s property, along with the north 15 feet of Lot D, are areas over which there is a public easement dedicated to the City.

- One individual wrote to advise the City that the project relies upon private easements over his property for proposed public facilities. The commenter stated that he is working with the applicant to negotiate the appropriate easements.

Staff Response: The project conditions acknowledge that existing easements and restrictions of record must be amended or extinguished to allow for improvements.

D. Agency Comment

The Kitsap Public Health District approved the preliminary subdivision; the final subdivision is subject to Health District approval.

The Bainbridge Island Fire District conditioned approval on compliance with the fire code.

E. Land Use Code Analysis

1. BIMC 17.12 Subdivision Design Standards

All single family residential subdivisions shall be designed in accordance with the City’s adopted Flexible Lot design requirements, outlined in BIMC Titles 17 and 18.

This application is subject to Open Space Standards (BIMC 17.12.030), General Residential Subdivision Standards (BIMC 17.12.040) and Flexible Lot Dimensional Standards (BIMC Table 18.12.020-1). As provided in BIMC 2.16.020.Q, development standards in BIMC Titles 17 and 18 may be modified as part of a Housing Design Demonstration Project (HDDP).

2. BIMC 17.12.030 Open Space Standards

- a. The open space requirements contained in BIMC 17.12.030.A are modified by HDDP incentives which require that the project integrate at least 400 square feet of open space per unit. The open space shall be located along a public or private street or driveway, or public walkway.

As proposed, the plat depicts 22,452 square feet, 1,181 square feet per lot. The northerly open space abuts Wallace Way and is 18,076 square feet in size; it incorporates a neighborhood garden. The southerly open space is fragmented by easements which render use of half of the area largely impracticable; one easement provide for utilities, and another for a use by an adjacent property owner. While these areas may be included in the open space for the purpose of, for example, the convenience of the future homeowners' association maintenance, the easement encumbrances conflict with the goals of the HDDP program to provide well-designed, integrated open space. Therefore, the project effectively provides approximately 20,000 square feet of open space, 18 percent or 1,050 square feet per lot. The open space provided meets the open space requirements, as modified by HDDP.

- b. Common open space may be held by a homeowners' association or similar organization.

Common ownership by a homeowners' association is proposed.

- c. Fences and/or signs delineating open space areas are required; the Director shall determine which is required based on the likelihood of encroachment into designated open space areas.

The project is conditioned to maintain open space fencing along the perimeter of the northern open space area (the pea patch and playground) and along the open space boundary adjacent to lots 7 and 8.

- d. A draft open space management plan (OSMP) is reviewed as part of the preliminary plat application. Final approval of the OSMP occurs with final plat approval. The OSMP shall include a list of all approved uses and a maintenance plan for open space areas. Allowed uses within designated open space areas are limited to those listed in BIMC 17.12.030. The approved OSMP must be filed with the Kitsap County Auditor.

The project is conditioned to modify the OSMP to meet the provision of BIMC 17.12 and to record the plan.

The final OSMP shall reflect the following modifications:

- **The citation for active recreation use shall be corrected to BIMC 17.12.030.7.**
- **The limitation on buildings within the open space areas, allowing only bicycle storage facilities and temporary buildings which are associated with agriculture, shall be modified to provide consistency with BIMC 17.12.030.7 and the intent of the HDDP program (e.g. picnic shelter, playground equipment, garden shed, buildings, composting bins). The qualifier for construction of storm drainage systems should be struck, or the provisions of BIMC 17.12 listed in their entirety.**

- The limitation requiring existing vegetation to be maintained, except for utility corridors, trails and hazard trees, conflicts with the allowed uses (e.g. removal of invasive species, playground installation, neighborhood garden).
- The reference to Critical Areas shall be struck as there are no critical areas.
- The citation for hazard trees should be replaced with “the municipal code”.
- The plan should be modified to reflect the conditions of approval. For example, fencing is required; signs may not be substituted for fencing for this project.

3. BIMC 17.12.040 General Residential Subdivision Standards

a. Compliance with BIMC Title 16, BIMC Title 18 and RCW Title 58

Lot areas, dimensions and other characteristics shall comply with the requirements of Title 18 and all applicable provisions of RCW Title 58 or its successors.

As conditioned, the project complies with Title 18 as modified by the Housing Design Demonstration Project development standards incentives of BIMC 2.16.020: The plat meets density and lot area requirements, is conditioned to note setback and lot coverage standards on the face of the plat, and is conditioned to comply with fencing requirements of BIMC 17.12.030. As conditioned, the subdivision provides adequately for the public health, safety and welfare, and for the public use and interest.

b. Roads and Pedestrian Access

- Roads and access complying with the “City of Bainbridge Island Design and Construction Standards and Specifications” and all applicable requirements of the municipal code, shall be provided to all proposed lots consistent with the standards contained within this subsection.

The City Engineer recommends approval of the project as conditioned, and asserts that the project, as conditioned, provides roads and access in compliance with City standards.

- Existing roadway character shall be maintained where practical. To minimize impervious surfaces, public right-of-ways, access easements and roadways shall not be greater than the minimum required to meet standards unless the City Engineer agrees that the additional size is justified.

The City Engineer recommends approval as conditioned. Standard right-of-way width is modified to reduce impervious surface and to provide flexibility with regard the Housing Design Demonstration Project goals.

- Pedestrian and bicycle circulation and access within a subdivision and onto the site shall be provided through walkways, paths, sidewalks, or trails and shall be consistent with the Non-motorized Transportation Plan (NMTP).

The project provides non-motorized facilities connecting Madison Avenue, Nakata Avenue and Fir Acres Drive. The plat is consistent with the NMTP.

4. BIMC Table 18.12.020-1 Flexible Lot Dimensional Standards

The applicant may request that the following development standards from BIMC Title 18 be modified as part of an HDDP project: Minimum lot dimensions and size, density, lot coverage, setbacks and parking.

a. Minimum Lot Size and Dimension Requirements

The minimum lot size is 5,000 square feet for lots served by public sewer and the minimum lot width is 50 feet.

The lots are served by public sewer. The lots range in size from 2,650 – 4,120 square feet and the minimum lot width is 40 feet. The Health District approved the preliminary subdivision; final plat approval is subject to the Health District's final approval in accordance with BIMC 2.16.070.I.4.

b. Density

The base density in the R-4.3 district is one lot per 10,200 square feet. The number of lots permitted shall be calculated by dividing the total lot area of the property (without deducting areas to be dedicated as public right-of-ways or areas to be encumbered by private road easements) by the minimum lot area for standard lots in the district.

The site contains 107,263 square feet and is zoned R-4.3. Base density of 10,200 square feet per lot provides 10.51 lots; bonus density through the HDDP program provides a maximum of two times the base density, not to exceed R-8 maximum density which is 5,400 square feet per lot or 19 lots. The proposed plat creates 19 lots, and therefore does not exceed allowable density.

c. Maximum Lot Coverage

Lot coverage is the portion of the lot area that may be covered by buildings (BIMC 18.12.050.K). Maximum lot coverage in the R-4.3 district is 25 percent of the lot area.

Maximum lot coverage may be increased by 10 percent through the HDDP program, to 35 percent of the lot area for total aggregate lot coverage of 36,290. The conditions of approval require modification to the proposed allocation of 1,910 square feet per lot in order to provide for buildings within the open space.

d. Minimum Setbacks

Subdivision setbacks required by BIMC Title 18 may be modified through the HDDP program as follows: Building-to-exterior plat boundary may be reduced from 15 feet and building to right-of-way or other streets from 15 feet). The following setbacks apply:

Building to building (on-site)	Minimum 10 feet
Building to exterior subdivision boundary line	Minimum 5 feet
Building to right-of-way or vehicular access easement	Minimum 10 feet
Building to Open Space	Minimum 10 feet

The plat is conditioned to reflect setbacks.

5. BIMC 2.16.020.Q. Housing Design Demonstration Projects

The Housing Design Demonstration Project program (HDDP) utilizes a tiered quantitative evaluation method to link sustainable building goals.

A Tier II project in the R-4.3 district is eligible for a density bonus up to two times the base density: The project must provide ten percent of the units as Affordable Housing, as defined in BIMC 18.36.030, and density may not exceed base density for the R-8 district.

A Tier II HDDP project must achieve LEED Silver, BuiltGreen 4 or Evergreen Sustainable Development certification, and must achieve 25 points in the Innovative Site Development category and 12 points in the Housing Diversity category. Tier II limits home sizes to 1,600 square feet.

As determined by City staff, the preliminary scoring follows:

Category		Points
Green Building and Innovative Site Development		
✓	BuiltGreen 4	N/A
✓	Water Quality & Conservation	
	✓ Covered parking (21% - 40% of total parking spaces)	2
✓	Landscaping & Open Space	
	✓ Open space minimum 5% and 400 sf/unit (16% – 20%)	6 or 8 ⁺
	✓ Neighborhood garden (60 sf per dwelling)	2
	✓ Private yard turf (20% or less)	4
	✓ Plants (60% native or drought-tolerant)	4
✓	Transportation	
	✓ Preserves, creates or integrates internal and external non-motorized connections	2
	✓ Provides public walkways, paths, or bike lanes	3
	✓ Vehicle charging station (3% of vehicle parking capacity)	3
	✓ Covered consolidated bike parking	3
Innovative Site Development		29 - 31
Total		
Housing Diversity		
✓	Maximum Home Size 1,600 sf	N/A
✓	Percent of Affordable Housing (10% of units)	10 or 12 ⁺⁺
✓	Unit Type	2 - 5
Housing Diversity Total		12 - 17

+ Value 6 points if common open space, 8 points if public; the submitted materials do not provide sufficient information to determine the intent of the applicant in this regard.

++ Ownership value 10 points, rental value 12 points

6. BIMC 2.16.020.Q Housing Design Demonstration Projects – Decision criteria

In addition to decision criteria required by the underlying planning permit or approval, an application for a Housing Design Demonstration Project may be approved if the following criteria are met:

- a. The applicant clearly demonstrates evaluation factors listed in subsection Q.4 of this section as shown in the Housing Design Demonstration Project scoring system as evaluated by the planning department.

As conditioned, the project demonstrates the evaluation factors and exceeds the minimum required scoring for a Tier II project.

- b. The applicant has demonstrated how relief from specific development standards, including setback reductions, lot coverage and/or design guidelines, is needed to achieve the desired innovative design and the goals of this chapter.

Relief from setback, lot size and lot coverage requirements allow the project to achieve a larger common open space area, which includes a neighborhood garden, and reduced road surface. Additionally, the project provides two affordable housing units.

- c. The project does not adversely impact existing public service levels for surrounding properties.

As conditioned, agencies including the City, Fire District, and Health District find that the project does not adversely impact public service levels.

- d. The project complies with all other portions of the BIMC, except as modified through this housing design demonstration project process.

As conditioned, the project complies with all local, state and federal regulations.

- e. The applicant is meeting required housing diversity standards.

The project meets housing diversity standards, providing diverse unit types, limiting unit size and incorporating affordable housing.

7. BIMC 2.16.125.H Preliminary Long Subdivision – Decision criteria

- a. The Hearing Examiner's decision shall include findings of fact that the application meets all the following requirements. The preliminary long subdivision may be approved or approved with modification if:

- i. The applicable subdivision development standards of BIMC Titles 17 and 18 are satisfied.

As conditioned, the subdivision complies with applicable standards, as modified by the Housing Design Demonstration Project standard incentives of 2.16.020.Q.

- ii. The preliminary plat makes appropriate provisions for the public health, safety and general and public use and interest, including those items listed in RCW 58.17.110.

Adequate provision is made for the public health, safety and welfare, and public use and interest, including required items in 58.17.110 RCW such as streets and public ways. The project is conditioned to ensure adequate access, including emergency services access, water, septic and stormwater facilities prior to final plat approval.

- iii. The preliminary plat has been prepared consistent with the requirements of the flexible lot design process.

The plat is consistent with the flexible lot design process and standards as modified by the Housing Design Demonstration Project standard incentives.

- iv. Any portion of a plat which contains a critical area, as defined in BIMC 16.20, conforms to all requirements of that chapter.

The property contains no critical areas.

- v. Any portion of a plat within shoreline jurisdiction, as defined in BIMC 16.12, conforms to all requirements of that chapter.

The property is not within shoreline jurisdiction.

- vi. The City Engineer's recommendation contains determinations that all of the following decision criteria for long subdivision are met and such determinations are supported by substantial evidence within the record: The plat conforms to drainage regulations in BIMC 15.20 and 15.21; the plat will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream; the streets and pedestrian ways as proposed align with and are otherwise coordinated with streets serving adjacent properties; the streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic; there is capacity in the public water system to serve the plat, and the applicable service can be made available at the site; the plat conforms to the "City of Bainbridge Island Engineering Design and Development Standards Manual," unless the City Engineer has approved a variation to the road standards in that document based on his or her determination that the variation meets the purposes of BIMC Title 17. The subdivision conforms to the requirements of this chapter and the standards in the "City of Bainbridge Island Design and Construction Standards and Specifications," unless the City Engineer has approved a variation to the road standards in that document based on his or her determination that the variation meets the purposes of BIMC Title 17.

As conditioned, the City Engineer recommends approval of the preliminary plat. The City Engineer finds that, as conditioned, the preliminary subdivision: Conforms to surface and stormwater requirements; will not cause undue burden on the drainage basin, and will not unreasonably interfere with the use and

enjoyment of properties downstream; the streets and pedestrian ways are coordinated with streets serving adjacent properties and are adequate to accommodate anticipated traffic; the water system has sufficient capacity to serve the plat and water service can be made available at the site; the preliminary plat conforms to the road standards contained in the “City of Bainbridge Island Design and Construction Standards and Specifications” manual.

- vii. The proposal complies with all applicable provisions of this code, Chapters 36.70A and 58.17 RCW, and all other applicable provisions of state and federal laws and regulations.

As conditioned, the plat complies with all local, state and federal regulations.

- viii. The proposal is in accord with the Comprehensive Plan.

The proposal provides for a residential subdivision within a residential zone. The project provides affordable housing and provides for growth proximate to public facilities and services. The project is conditioned to notify the Department of Planning and the Washington State Office of Archeology and Historic Preservation if any historical or archaeological artifacts are uncovered during excavation or construction.

- ix. A proposed subdivision shall not be approved unless written findings are made that the public use and interest will be served by the platting of such subdivision.

Written findings are provided by the Hearing Examiner.

II. Conclusions

As conditioned, the proposed development is consistent with the Comprehensive Plan and applicable subdivision standards, as modified by the Housing Demonstration Project Program.

Approval of the preliminary subdivision shall constitute authorization for the applicant to develop the facilities and improvements in strict accordance with standards established within the municipal code and recommended conditions. As provided in RCW 58.17.140, complete application for final subdivision shall be filed within five years of the date of preliminary subdivision approval. If the application is not filed within the five year period, the approval shall expire and shall be void.

Appropriate notice of application was made and comments were considered. The application is properly before the Planning Commission for recommendation.



DEPARTMENT OF PUBLIC WORKS - ENGINEERING

MEMORANDUM

Date: December 28th, 2017
To: Kelly Tayara, Associate Planner, Planning and Comm. Development
From: Peter Corelis, P.E., Development Engineer
Subject: PLN50589B SUB – Wallace Cottages HDDP Subdivision

Project Description:

The proposal is to subdivide four (4) original parcels into nineteen (19) resultant parcels utilizing the Housing Design Demonstration Project (HDDP) density bonus process.

Preliminary Approval:

I have completed a review of the above-referenced project materials received by COBI on April 27th, 2017. The preliminary long subdivision is recommended for **APPROVAL** based on the following findings and subject to the conditions.

1. The preliminary long subdivision conforms to regulations concerning drainage in BIMC 15.20 and 15.21;
2. The preliminary long subdivision will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream based on concurrent system upgrades;
3. The streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic;
4. The site will rely on public water and sewer services. There is adequate capacity in the water and sewer system and those services can be made available at the site;
5. The preliminary long subdivision conforms to the City of Bainbridge Island Design and Construction Standards and Specifications, "the Standards", except as noted.

Recommended Conditions of Approval

General

1. Survey monumentation shall be provided consistent with the Standards, Section 8-03.
2. Civil improvement plans ready for construction shall be submitted with an application for a plat utility permit to COBI for review and approval to construct all necessary infrastructure serving the divided lots and the offsite improvements proposed in the Developer Extension Agreement (DEA) application.
3. Separate clearing and grading permits shall be required concurrently with the plat utility permit issuance to clear and grade the site.
4. No building permits for the newly created lots will be issued until the completion of the civil improvements or performance bonding is established to cover unfinished work to apply for final plat.
5. Performance bonding for plat civil improvements shall be released and re-bonded only as determined by a pre-approved work completion phasing plan to be developed with the plat utility permit application.
6. As-built civil construction plans stamped by a civil engineer shall be provided by the applicant prior to final plat.

Facilities Extension

7. The Developer Extension Agreement shall be executed at the plat utilities permitting application phase for the construction of roads and utilities to be inspected and accepted by the City.

Utilities

8. The proposed 8-inch water main extension from Madison Avenue to the Wallace Way NW right-of-way extension shall be located to allow both a minimum 10 feet of separation of the water main from the existing sewer main and provide adequate setback from the northern property line to allow for construction, maintenance, and servicing of the new main. If additional ROW or easement is required it shall be provided. Alternatively, a looped water main system may be accomplished by routing the water line in from Wallace Way NW from Nakata Avenue NW.
9. The water main extension from the Fir Acres Drive ROW at the south end of the project shall be located within existing or proposed easements and provide a minimum 10 feet clearance to the edge of the easement.
10. A 15-foot ROW shall be dedicated to the City of Bainbridge Island to include the existing sewer facilities and the proposed trail/path, water, and surface and stormwater facilities from Madison Avenue to the extension of the Wallace Way NW right-of-way.
11. Easement areas flanking the plat roads will require separate easement documents to be recorded as they are not within the ROW to be dedicated on the face of the plat.

12. Any and all permanent or temporary construction easements required to install the water line or pedestrian facilities or remove vegetation and disturb ground outside the perpetual pedestrian and utility easements shall be secured prior to the execution of the Developer Extension Agreement.
13. Sewer and storm drain improvements along with easements to be dedicated to the City through and over portions of existing Lot B of short plat SPT 06-07-91-1, also known as the Extendicare Parcel, are subject to restrictions of an easement with Lot A, also known as the Hanavan Parcel, of the same plat. The underlying easement agreement shall be amended to allow for the installation and maintenance of City facilities.
14. The routing of sewer and storm drain improvements through Lots A and B of the Hanavan Short Plat and the Courtyards at Madison Condominium sites requires a dedicated easement to the City totaling 20 feet in width to accommodate both the storm and sewer utilities. Additionally, the easement shall be extended to provide vehicular access for City maintenance vehicles and equipment from Fir Acres Drive NW through Lot A.
15. Extending the sewer beyond the Hanavan Short Plat lots at the southeast corner to tie into an existing 8-inch sewer line requires amendment of the existing sewer easement with the Courtyards on Madison Condominium Association to allow more than 2 residential lots to connect.
16. The north/south plat access road identified as Loganberry Road NE on the preliminary civil plans, shall meet the standards of an urban local access street per standard drawing DWG. 7-050 of the Standards, except as noted: The plat access road shall provide two (2) 9-foot travel lanes for two-way traffic circulation, with 1-foot gutter pans and vertical curbs to provide a clear curb-curb distance of 20 feet. Sidewalks shall be provided on one side with a minimum 3-foot wide planter strip. A minimum of 20 feet of right-of-way for the road section and 10-foot easements on either side shall be dedicated to the City to provide a combined 40-feet of ROW and easement dedication for access and utilities.
17. The east/west plat access road extension of Wallace Way NW shall meet the standards of an urban local access street per standard drawing DWG. 7-050 of the Standards, except as noted. The plat access road shall provide two (2) 9-foot travel lanes for two-way traffic circulation, with 1-foot gutter pans and vertical curbs to provide a clear curb-curb distance of 20 feet. Sidewalks shall be provided on one side. A minimum of 30 feet of right-of-way for the road section and sidewalk shall be dedicated to the City.

Stormwater

18. A Stormwater Pollution Prevention Plan (SWPPP) prepared by a civil engineer licensed in the State of Washington is required prior to construction activities including clearing or grading or civil improvements for all phases of the project that complies with BIMC 15.20.
19. A final stormwater report shall be submitted detailing compliance with all applicable minimum requirements as required by BIMC 15.20, prepared by a civil engineer licensed in the State of Washington.
20. On-site Best Management Practices for soil management and Low Impact Development shall be employed consistent with the Stormwater Management Manual for Western Washington (SWMMWW) BMP T5.13 for surfaces not converted to hard surfaces after construction.

21. Prior to final plat submittal, the applicant shall submit an operation and maintenance plan for the on-going maintenance of the storm drainage system.
22. All on-site stormwater facilities shall remain privately owned and maintained. The owner(s) shall be responsible for maintenance of the storm drainage facilities for this development following construction. Annual inspection and maintenance reports shall be provided to the City. A Declaration of Covenant for stormwater system operation and maintenance will be required to be recorded before final plat submittal. The approved language for the Declaration of Covenant is found in BIMC Chapter 15.21, Exhibit A.
23. A hydrologic and hydraulic analysis must be performed to demonstrate that the future build-out conditions from the site combined with the existing offsite drainage tributary to the storm drain system will not exceed the capacity of the existing or proposed storm drain system in Madison Avenue North. Where the existing capacity of the system is insufficient, the project shall mitigate on-site to match the existing 100-year storm flows leaving the project site, or, upgrade the storm system to provide the needed capacity as defined below.

The capacity analysis shall include an assessment of all backwater effects on the existing system up Madison Avenue North. The design storm for capacity analysis is a 25-year storm event. The 25-year hydraulic grade line (HGL) shall be below the rim elevations of all drainage structures. The 100-year storm event shall be shown to not overtop the crest of any roadways.

24. Clearing and grading of the site may not begin until the storm drain extension to Madison Avenue is completed with the necessary capacity upgrades.

Permitting

25. In addition to a clearing and/or grade and fill permit, a right-of-way (ROW) construction permit will be required prior to any construction activities within the existing right-of-way. The ROW permit will be subject to separate conditions and bonding requirements.
26. Application for a final plat shall require binding water and sewer availability letters from the City.
27. Installation of improvements and creation of as-built engineered plans must be completed prior to approval of final plat. In lieu of completion of those improvements and as-builts consistent with the conditions of a preliminary plat approval, the City engineer may accept an assurance device, in an amount and in a form determined by the City, but not to exceed 125 percent of the established cost of completing the infrastructure that secures and provides for the actual construction and installation of the improvements or the performance of the conditions within one year, or such additional time as the city engineer determines is appropriate after final plat approval.
28. The proposed action(s), phased or concurrent, in their totality would result in more than one (1) acre of earth disturbance on the site and drain to waters of the State. A Construction Stormwater General Permit shall be obtained from the Washington State Department of Ecology and the site shall be monitored for discharge of pollutants and sediment to the wetlands and stream for the duration of the project. No land clearing or construction permits shall be issued prior to obtaining the State permit.

City of Bainbridge Island
PUBLIC WORKS ENGINEERING - SURVEY

PROJECT REVIEW COMMENTS

The comments recorded on or attached to this document represent the review comments of the Engineering / Survey Division of the Public Works Department for the project listed below.

DATE: January 19, 2018

PROJECT MANAGER: K. Tayara

PROJECT NAME: Wallace Cottages

PARCELS: 272502-1-153-2007,
272502-1-154-2006, 272502-1-155-2005,
272502-1-023-2005

PROJECT NUMBER: PLN50589

SURVEY REVIEWER: R. Grant

Engineering - Survey will require the following items to be incorporated into the submittals for this project:

- Survey Drawings
 - Show all easements within or abutting the proposed project with recording numbers (see attached)
 - Show any encroachments, particularly that area between Parcels 272502-1-155-2005 and 272502-1-115-2004. The neighbor on the north side has indicated a potential property interest (see Short Plat Vol.8, pg. 47). Provide detailed sketches of any encroachments.
 - Show dimensions of building on parcel 272502-1-058-2003 relative to property line.
 - Change “Declaration” to “Dedication” (see Example), dedication must list all parties with any ownership interest and beneficiaries of deeds of trust in the text of the dedication and provide line(s) for signature(s).
- Existing easements and restrictions of record will have to be amended or extinguished to allow the proposed improvements to be constructed as shown on the submitted plans.
- City facilities located outside the dedicated right-of-way will need separately recorded easements with the recording information shown on the final plat.
- All easements shall meet the minimum required width per City Design and Construction Standards.

DEDICATION (Example)

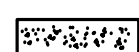
“KNOW ALL PERSONS BY THESE PRESENTS that the undersigned owner, in fee simple of the land hereby platted, hereby declares this plat and dedicates to the use of the public forever all streets, avenues, places and utility or pedestrian easements or whatever public property there is shown on the plat and the use for any and all public purposes not inconsistent with the use thereof for public purposes. Also, the right to make all necessary slopes for cuts and fills upon lots, blocks, tracts, etc. shown on this plat in the reasonable original grading of all the streets, avenues, places, etc. shown hereon. Also, the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. Also, all claims for damage against any governmental authority are waived which may be occasioned to the adjacent land by the established construction, drainage, and maintenance of said roads.

These are the recognized issues related to the review package in possession of Engineering - Survey as of the date of this memo. This list of requirements was generated from a general review, and is not necessarily an exhaustive list of all Survey issues related to the application. The applicant is still required to adhere to all Planning/Building Department and Public Works Department findings, City of Bainbridge Island Municipal Code and Design & Construction Standards, State and Federal Law and good engineering and survey practices where applicable. Any recognized deviation from these requirements will require correction by the Applicant, regardless if the approval status of plans or construction status. Any revisions of these plans, specifications or calculations require the affixed Surveyor's seal of a surveyor licensed in the State of Washington, and subsequent review of the plans and revisions by the City of Bainbridge Island Engineering - Survey Division conducted through the application's assigned Planning/Building Contact.

Preliminary
Plat of Wallace Way Cottages
 Housing Design Demonstration Project
SE 1/4, NE 1/4,
Sec.27, T.25N., R.2E., W.M.
 City of Bainbridge Island, Kitsap County, Washington
Existing Conditions

Lot Areas		
Total Area	107,263 sq. ft.	2.46 Acres
Lot A	25,414 sq. ft.	0.58 Acres
Lot B	27,276 sq. ft.	0.63 Acres
Lot C	27,283 sq. ft.	0.63 Acres
Lot D	27,290 sq. ft.	0.63 Acres

Legend

-  = Asphalt pavement
-  = Concrete sidewalk

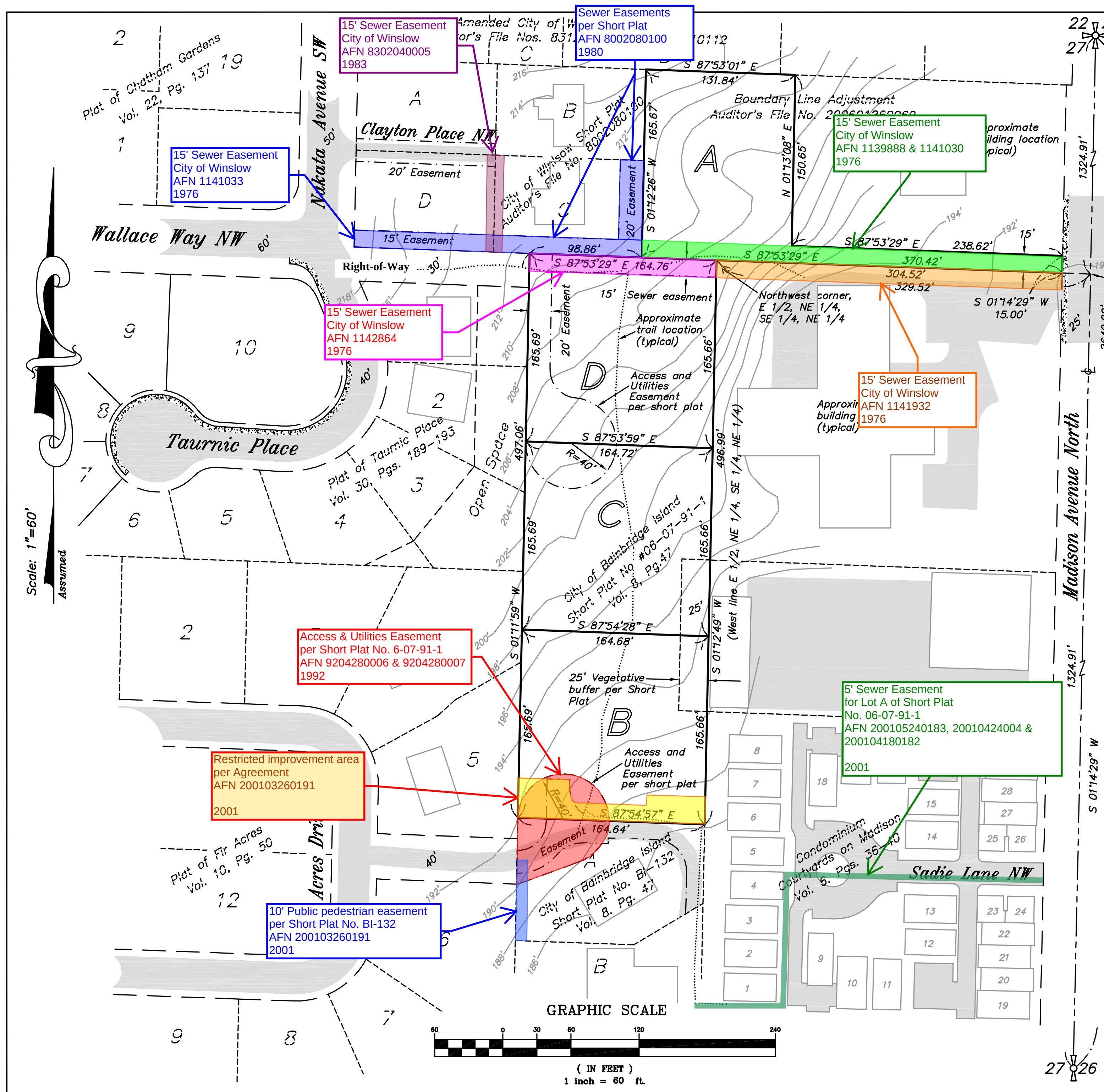
Notes:

- 1) The contours shown are publicly available and were not field verified.
- 2) Building and asphalt pavement locations are approximate only.
- 3) The property is mostly wooded around the perimeter and on the North end, the middle of the parcel is brush and blackberry.



ADAM • GOLDSWORTHY • OAK
 A G O LAND SURVEYING, LLC
 1015 NE HOSTMARK ST. (360)779-4299
 POULSBORO, WA 98370 (206)842-9598

DATE 4/24/17 FIELD BOOK --
 DRAWING 6173PP4 SHEET 4 / 7



Preliminary Plat of Wallace Way Cottages

Housing Design Demonstration Project

SE 1/4, NE 1/4, Sec.27, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

Declaration

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned owner in fee simple of the land hereby platted, dedicates to the use of the public forever the rights of way for Wallace Way NW and NW Loganberry Court as shown on the plat, and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes. We reserve the right to make all slopes for cuts and fills upon the lots shown on the plat in the reasonable original grading of said rights of way and the easements shown hereon and we also reserve the right to allow surface drainage from said rights of way and easements to flow over and across all lots where water might take a natural course after site development is completed. We further dedicate the Open Space as shown on the plat to the private use and enjoyment of the lot owners and Owner's Association.

Dimensions and uses of all lots, tracts or parcels of land embraced in this plat are subject to and shall be in conformance with City of Bainbridge Island Zoning Ordinance. The owner hereof, his successors and assigns, hereby waives all claims for damage against any governmental authority arising from the construction and/or maintenance of public facilities and public property within this development.

In witness whereof we have hereunto set our hands and seals

David Smith, Manager

Acknowledgment

State of Washington
County of Kitsap

I certify that I know or have satisfactory evidence that David Smith is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Manager of (name of party on behalf of whom instrument was executed) to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Notary Public in and for the State of Washington
My appointment expires _____

Easement Provisions

Easements shown on the drawings are over, under and across the areas shown for the purposes stated. Utilities easements refer to easements for the construction, maintenance and repair of underground utilities and their appurtenances. Pedestrian easements refer to easements for pedestrian access.

As shown on Sheets 5--7:

The utilities easements are hereby conveyed to the Wallace Way Cottages Owner's Association, City of Bainbridge Island, Puget Sound Energy, Century Link, Comcast of Washington and other utility companies having franchises or permits from the City of Bainbridge Island, and their respective successors and assigns.

The pedestrian easements are hereby conveyed to Wallace Way Cottages Owner's Association, City of Bainbridge Island, and for general public use.

Surveyors Certificate

I, Gavin M. Oak, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me, or under my supervision, during the period of December, 2016 through March, 2017, that the distances, courses and angles are shown correctly, and that monuments have been set and lot corners staked on the ground as depicted on the plat, except for those that have been approved to be set at a later date.

Gavin M. Oak, PLS
Registered Land Surveyor
Certificate No. 45168

Approvals

Engineer

Approved by the City Engineer this _____ day of _____, 2018.

Barry Loveless

Health District

Examined and approved by the Bremerton-Kitsap County Health District this _____ day of _____, 2018.

Susan Turner, MD
Health Officer, Kitsap Public Health District

Planning and Community Development

Approved by the Director of Planning and Community Development this _____ day of _____, 2018.

Gary Christensen, AICP, Planning Director
Planning and Community Development
City of Bainbridge Island

City Council

Approved by the City Council of Bainbridge Island this _____ day of _____, 2018.

Val Tollefson, Mayor
City of Bainbridge Island

Treasurer's Certificate

I, Meredith Green, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the above described property are fully paid up to and including _____

Meredith Green
Kitsap County Treasurer

Recording Certificate

Filed for record at the request of _____, on this _____ day of _____, 2018, at _____ in Volume _____ of plats, Pages _____ records of Kitsap County, Washington.

Dolores Gilmore
Kitsap County Auditor

Attest: _____
Deputy

Covenants

The "Declaration of Easements, Covenants, Conditions and Restrictions for the Plat of "Wallace Way Cottages" is recorded under Auditor's File No. _____ records of Kitsap County, Washington.

Homeowner's Association

The Homeowner's Association for this plat is a Washington non-profit corporation known as the Wallace Way Cottages Owner's Association, Inc.



ADAM • GOLDSWORTHY • OAK

A G O LAND SURVEYING, LLC

1015 NE HOSTMARK ST. (360)779-4299
POULSB0, WA 98370 (206)842-9598

DATE 1/17/18 FIELD BOOK --
DRAWING 6173PP1 SHEET 1/ 7

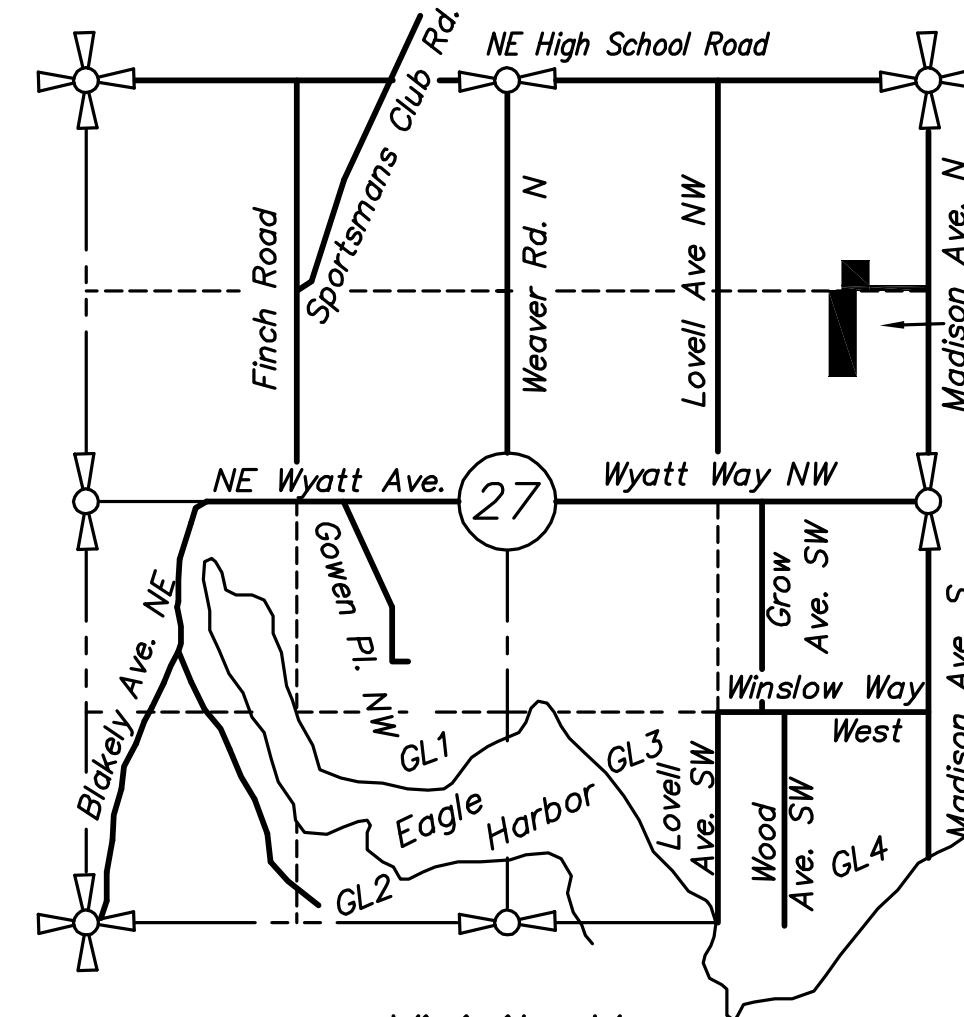
Preliminary Plat of Wallace Way Cottages

Housing Design Demonstration Project
SE 1/4, NE 1/4, Sec.27, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

Owner: Wallace Cottages, LLC P.O. Box 2879 Poulsbo, WA 98370 Nick Smith: 425-877-7627
Current use: Undeveloped
Proposed water service: City of Bainbridge Island
Proposed sewer service: City of Bainbridge Island
Assessor's Account Nos. 272502-1-023-2005 272502-1-153-2007 272502-1-154-2006 272502-1-155-2005
Zoning: R-4.3
Comprehensive Plan: UR
Compliance with the fire flow requirements of BIMC 20.04 will be by residential sprinkler systems.
Storm drainage from new construction on the site will be collected and conveyed to an upgraded City storm drainage system on Madison Avenue North.
Application File No.

National Flood Insurance Program Designation

Lots A, B, C and D: Zone X
Flood Insurance Rate Map 53035C0244D
Effective Date: December 18, 2007



Subject Properties

Vicinity Map
Sec. 27, T.25N., R.2E., W.M.

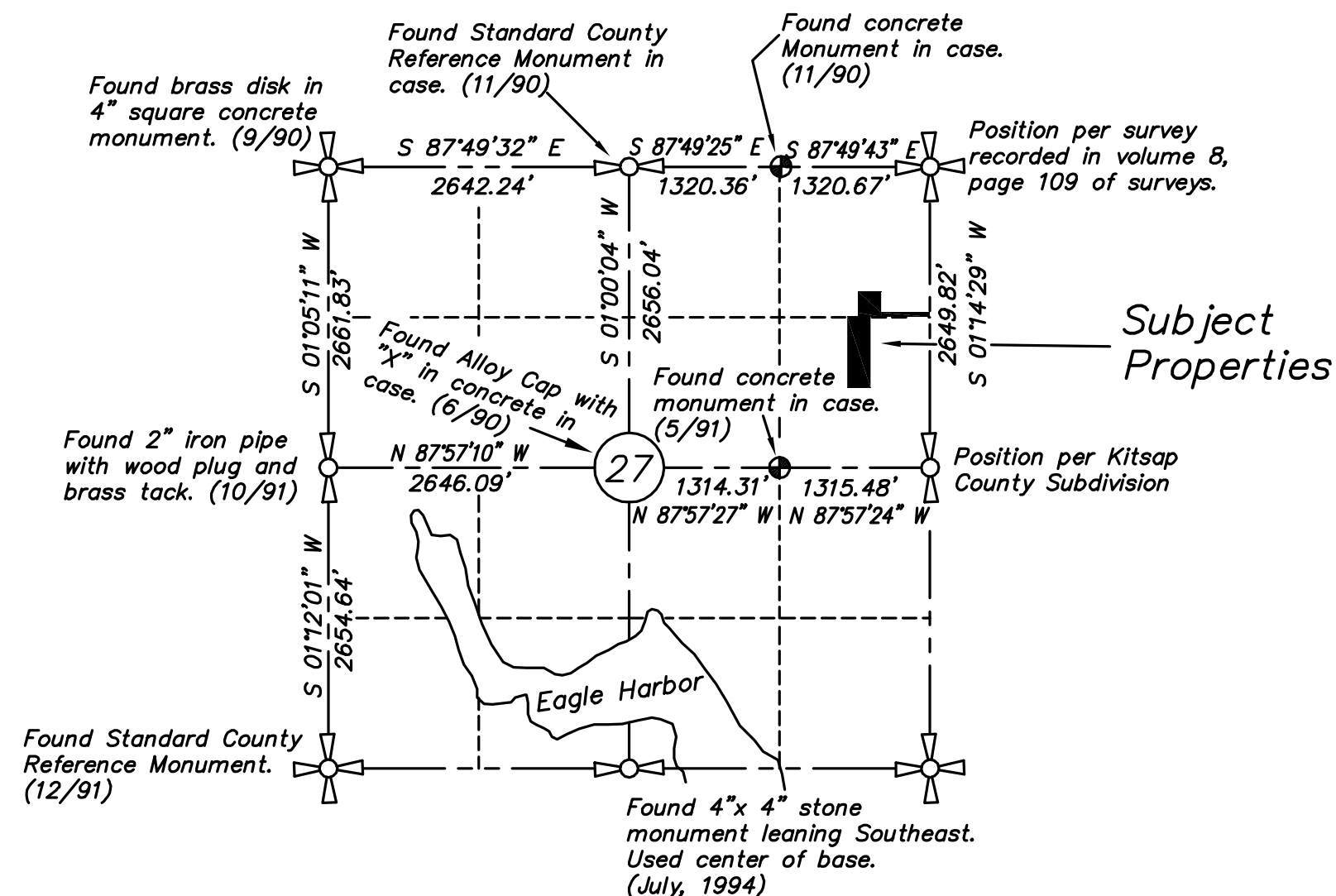
Notes

- 1) This survey was accomplished by field traverse with a three second total station.
- 2) This survey conforms to the minimum field traverse standards for land boundary surveys as listed in WAC 332-130-090.

Legal Descriptions

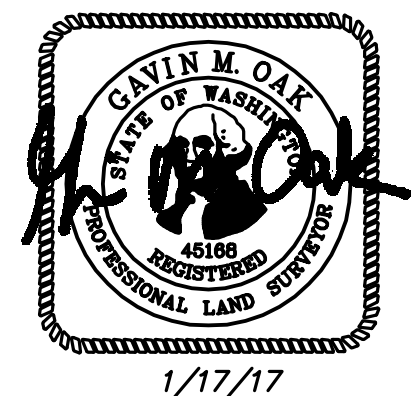
Tax Parcel No. 272502-1-023-2005
Resultant Parcel A of the Boundary Line Adjustment recorded under Kitsap County Auditor's File No. 3013969, and situate in the Southeast quarter of the Northeast quarter of Section 27, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington.

Tax Parcels 272502-1-153-2007; 272502-1-154-2006; and 272502-1-155-2005
Lots B, C and D of the City of Bainbridge Island Short Plat W-78 recorded under Kitsap County Auditor's File No. 98204280006, and situate in the Southeast quarter of the Northeast quarter of Section 27, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington.



Subject Properties

Section Subdivision
Sec. 27, T.25N., R.2E., W.M.
No Scale



ADAM • GOLDSWORTHY • OAK
A G O LAND SURVEYING, LLC

1015 NE HOSTMARK ST. (360)779-4299
POULSBO, WA 98370 (206)842-9598

DATE 1/17/17 FIELD BOOK --
DRAWING 6173PP2 SHEET 2 / 7

Preliminary Plat of Wallace Way Cottages
Housing Design Demonstration Project
SE 1/4, NE 1/4, Sec.27, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

Conditions

Minimum Building Separation and Setbacks

*Building to building: Minimum 0 feet**
*Building to subdivision boundary: Minimum 5 feet**
Building to right of way and private access: Minimum 10 feet
Building to open space: Minimum 10 feet
**Subject to Building Official and Fire Marshal building permit approval*



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A G O LAND SURVEYING, LLC

1015 NE HOSTMARK ST. (360)779-4299
POULSBORO, WA 98370 (206)842-9598

DATE 1/17/18 FIELD BOOK --
DRAWING 6173PP3 SHEET 3 / 7

Preliminary
Plat of Wallace Way Cottages
 Housing Design Demonstration Project
SE 1/4, NE 1/4,
Sec.27, T.25N., R.2E., W.M.
 City of Bainbridge Island, Kitsap County, Washington
Existing Conditions

Lot Areas		
Total Area	107,263 sq. ft.	2.46 Acres
Lot A	25,414 sq. ft.	0.58 Acres
Lot B	27,276 sq. ft.	0.63 Acres
Lot C	27,283 sq. ft.	0.63 Acres
Lot D	27,290 sq. ft.	0.63 Acres

Legend

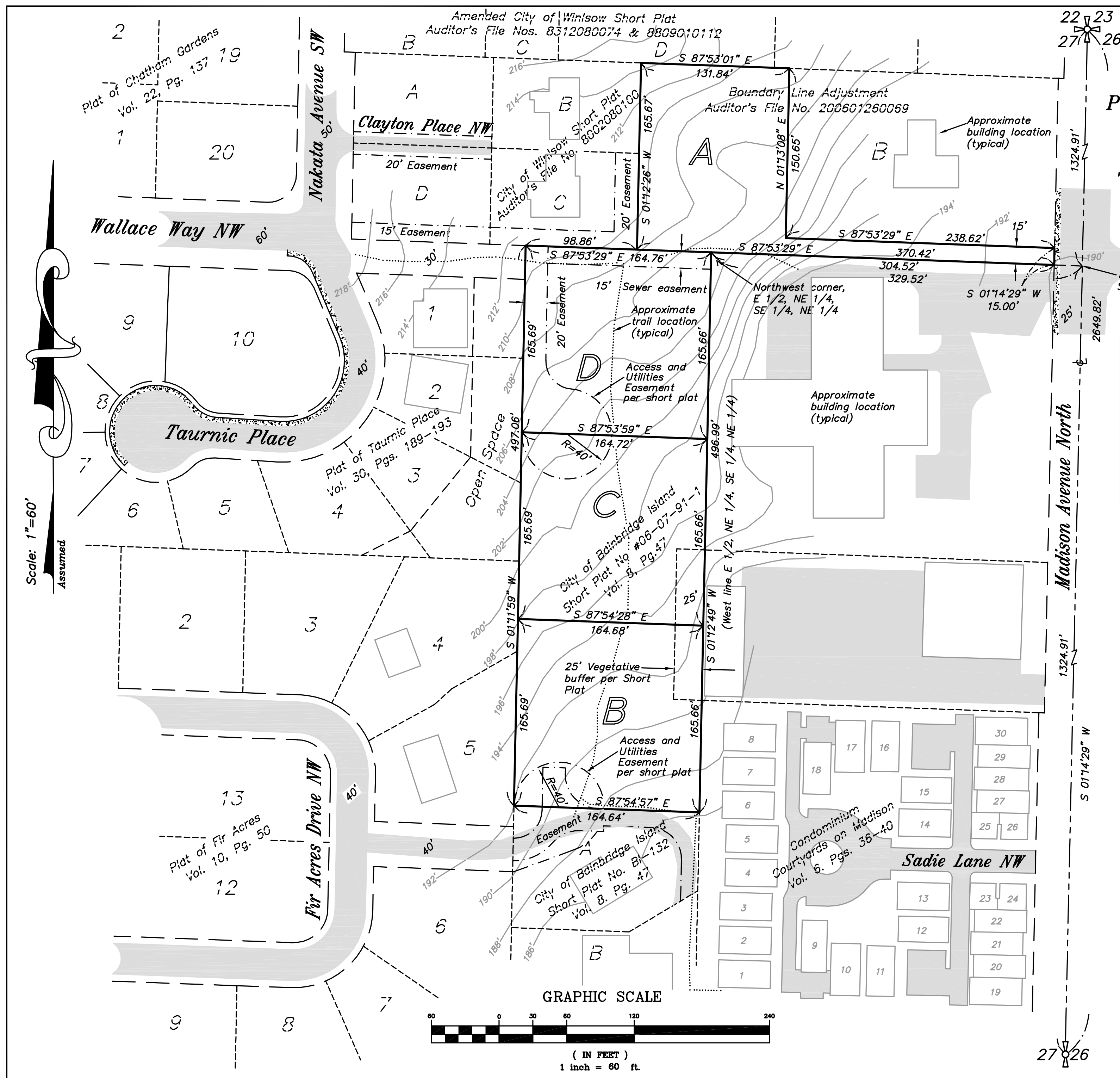
-  = Asphalt pavement
-  = Concrete sidewalk

- Notes:**
- 1) The contours shown are publicly available and were not field verified.
 - 2) Building and asphalt pavement locations are approximate only.
 - 3) The property is mostly wooded around the perimeter and on the North end, the middle of the parcel is brush and blackberry.



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 POULSBORO, WA 98370 (206)842-9598

DATE 1/17/18 FIELD BOOK --
 DRAWING 6173PP4 SHEET 4 / 7



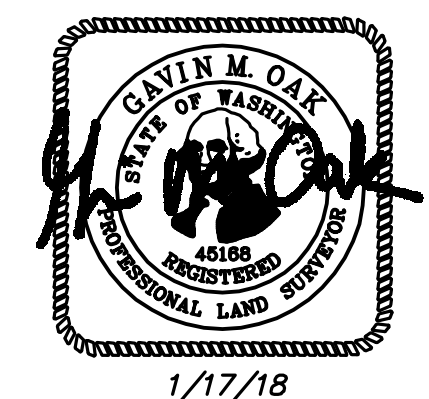
Preliminary
Plat of Wallace Way Cottages
 Housing Design Demonstration Project
 SE 1/4, NE 1/4,
 Sec.27, T.25N., R.2E., W.M.
 City of Bainbridge Island, Kitsap County, Washington
Lot Layout & Easement Details

Areas		
Lots 1-19	56,377 sq. ft.	1.29 acres
Open Space	22,452 sq. ft. (21%)	
Right of Way	23,789 sq. ft.	0.55 acres
Total Area	107,263 sq. ft.	2.46 acres

Lot Coverage	
Total Area (less flag portion)	= 103,685 sf
Maximum lot coverage of 35%	= 36,290 sf
Lots 1-19 maximum lot coverage of 1,910 sf per lot	= 36,290 sf

Legend

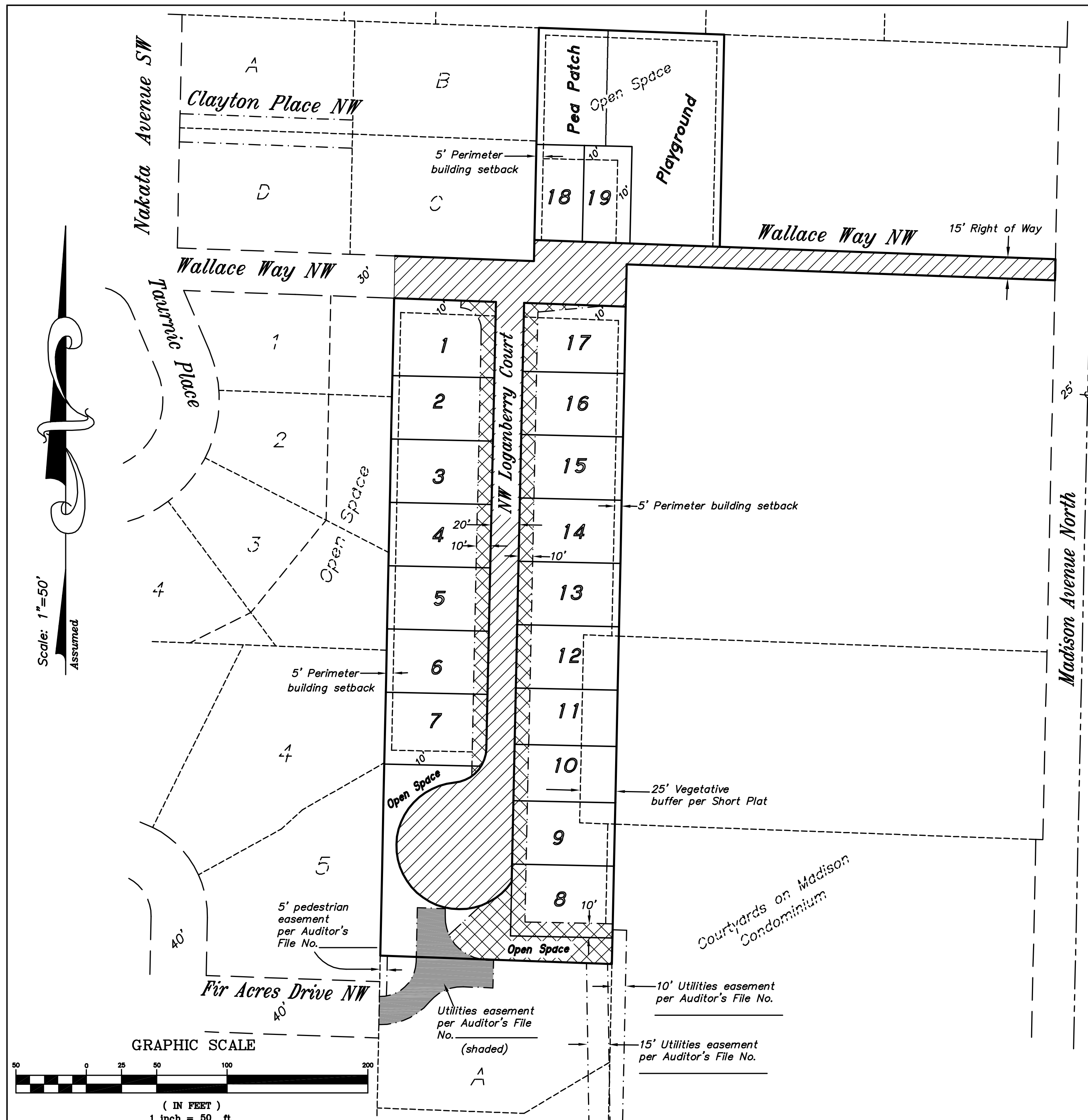
-  = Dedicated Right of Way
-  = Pedestrian & Utilities Easement



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 A G O LAND SURVEYING, LLC

1015 NE HOSTMARK ST. (360)779-4299
 POULSBORO, WA 98370 (206)842-9598

DATE 1/17/18 FIELD BOOK --
 DRAWING 6173PP5 SHEET 5 / 7



*SE 1/4, NE 1/4,
Sec.27, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington*

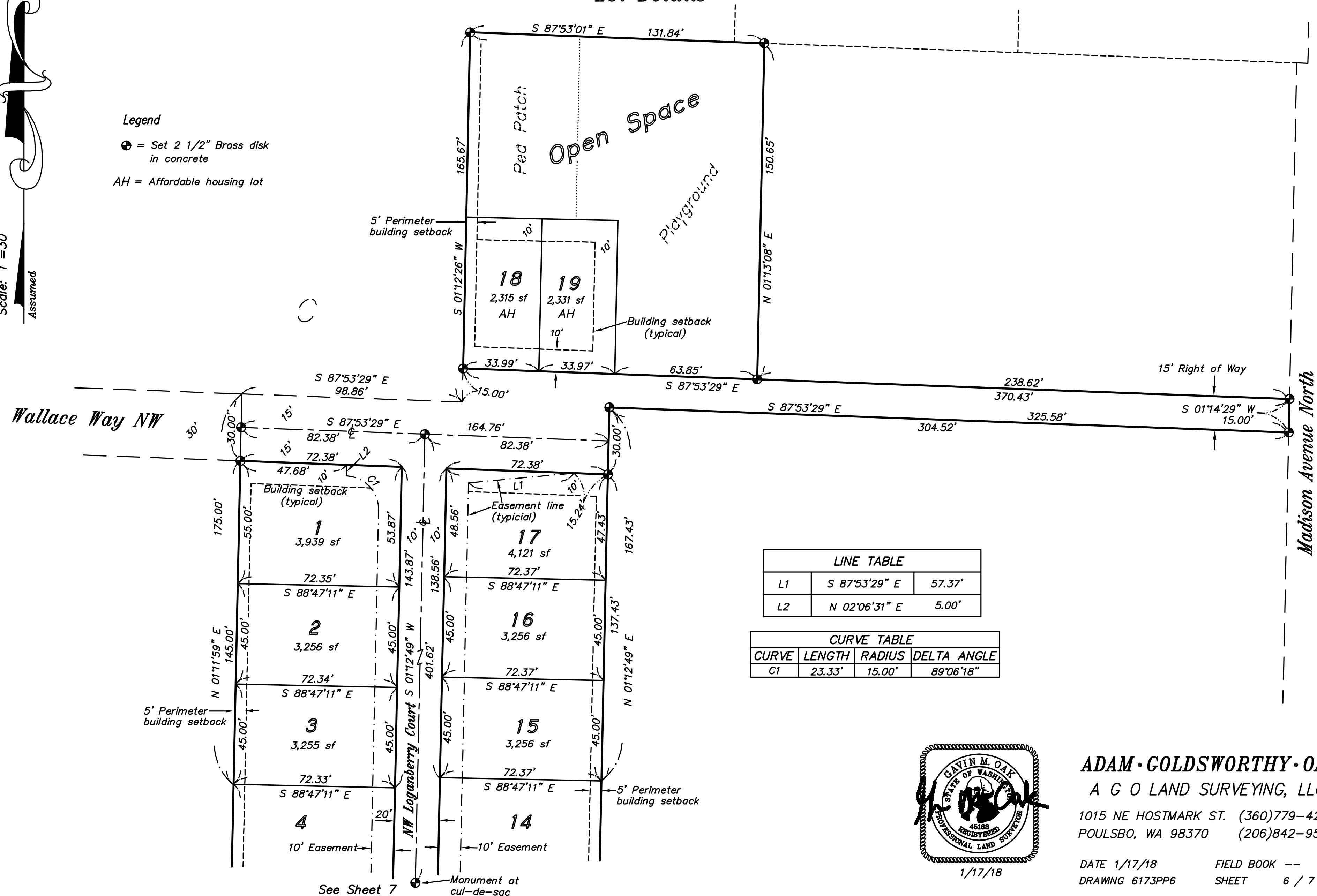
GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.

⊕ = Set 2 1/2" Brass disk
in concrete

AH = Affordable housing lot

Scale: 1"=30'



LINE TABLE		
L1	S 87°53'29" E	57.37'
L2	N 02°06'31" E	5.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	23.33'	15.00'	89°06'18"



ADAM • GOLDSWORTHY • OAK
A G O LAND SURVEYING, LLC

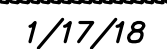
1015 NE HOSTMARK ST. (360)779-4299
POULSBO, WA 98370 (206)842-9598

DATE 1/17/18 FIELD BOOK --
DRAWING 6173PP6 SHEET 6 / 7

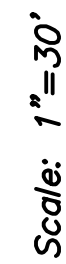
SE 1/4, NE 1/4,
Sec.27, T.25N., R.2E., W.M.

Lot Details

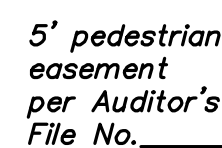
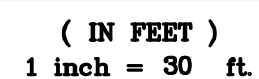
⊕ = Set 2 1/2" Brass disk
in concrete



FIELD BOOK --
SHEET 7 / 7



Fir Acres Drive NW



North edge
of easement

Utilities easement
per Auditor's File
No. _____
(shaded)

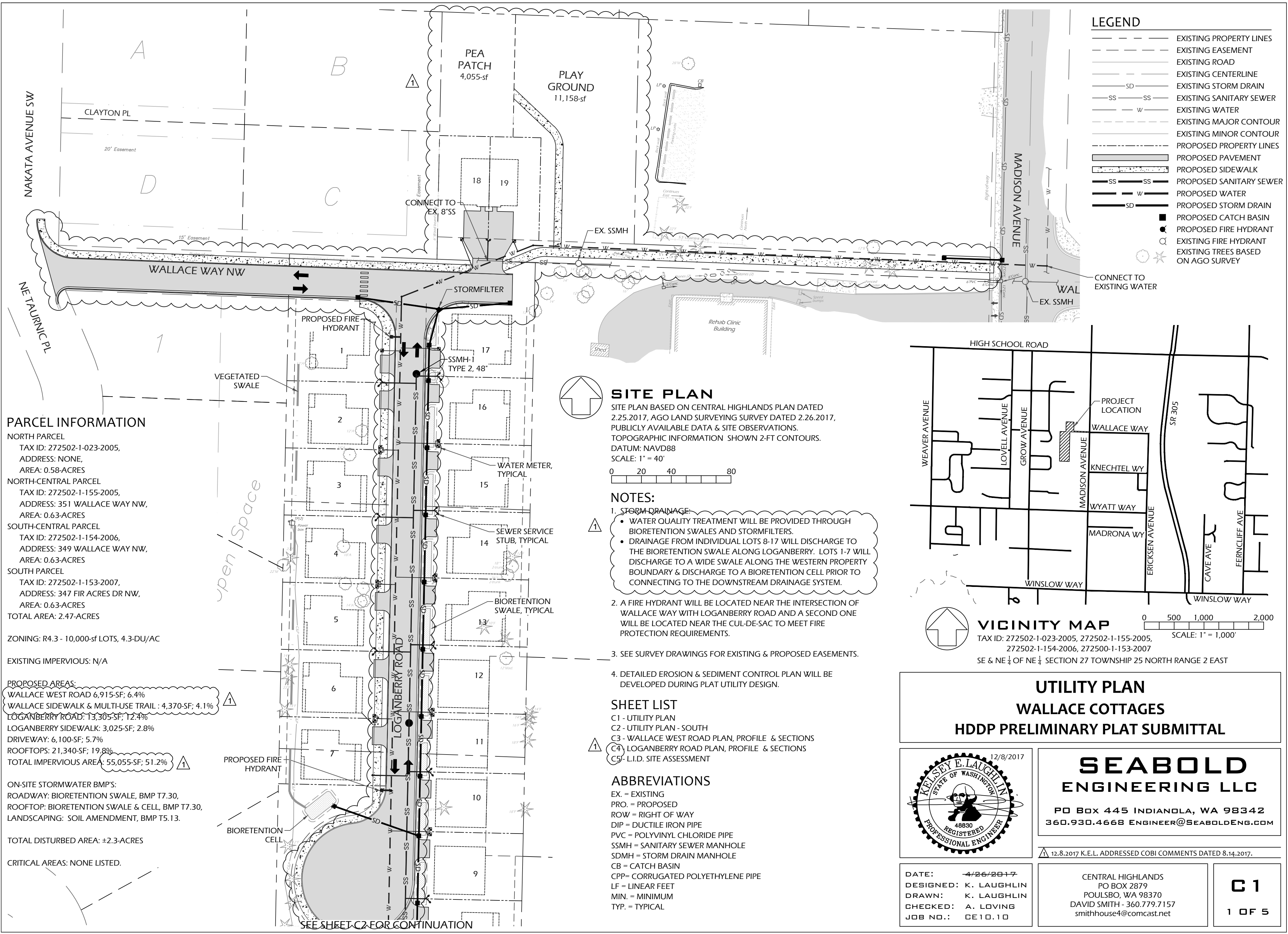
15' Utilities easement
per Auditor's File No.

—Monument at the intersection
of NW Loganberry Court and
Wallace Way NW

←5' Perimeter
building setback

—25' Vegetative
buffer per Short Plat

—10' Utilities easement
per Auditor's File No.



PARCEL INFORMATION

NORTH PARCEL
TAX ID: 272502-1-023-2005,
ADDRESS: NONE,
AREA: 0.58-ACRES
NORTH-CENTRAL PARCEL
TAX ID: 272502-1-155-2005,
ADDRESS: 351 WALLACE WAY NW,
AREA: 0.63-ACRES
SOUTH-CENTRAL PARCEL
TAX ID: 272502-1-154-2006,
ADDRESS: 349 WALLACE WAY NW,
AREA: 0.63-ACRES
SOUTH PARCEL
TAX ID: 272502-1-153-2007,
ADDRESS: 347 FIR ACRES DR NW,
AREA: 0.63-ACRES
TOTAL AREA: 2.47-ACRES

ZONING: R4.3 - 10,000-sf LOTS, 4.3-DU/AC

EXISTING IMPERVIOUS: N/A

PROPOSED AREAS:
WALLACE WEST ROAD 6,915-SF; 6.4%
WALLACE SIDEWALK & MULTI-USE TRAIL : 4,370-SF; 4.1%
LOGANBERRY ROAD: 13,305-SF; 12.4%
LOGANBERRY SIDEWALK: 3,025-SF; 2.8%
DRIVEWAY: 6,100-SF; 5.7%
ROOFTOPS: 21,340-SF; 19.8%
TOTAL IMPERVIOUS AREA: 55,055-SF; 51.2%

ON-SITE STORMWATER BMP'S:
ROADWAY: BIORETENTION SWALE, BMP T7.30,
ROOFTOP: BIORETENTION SWALE & CELL, BMP T7.30,
LANDSCAPING: SOIL AMENDMENT, BMP T5.13.

TOTAL DISTURBED AREA: ±2.3-ACRES

CRITICAL AREAS: NONE LISTED.

SITE PLAN

SITE PLAN BASED ON CENTRAL HIGHLANDS PLAN DATED 2.25.2017, AGO LAND SURVEYING SURVEY DATED 2.26.2017, PUBLICLY AVAILABLE DATA & SITE OBSERVATIONS. TOPOGRAPHIC INFORMATION SHOWN 2-FT CONTOURS. DATUM: NAVD88 SCALE: 1" = 40'

NOTES:

- 1. STORM DRAINAGE:
 - WATER QUALITY TREATMENT WILL BE PROVIDED THROUGH BIORETENTION SWALES AND STORMFILTERS.
 - DRAINAGE FROM INDIVIDUAL LOTS 8-17 WILL DISCHARGE TO THE BIORETENTION SWALE ALONG LOGANBERRY. LOTS 1-7 WILL DISCHARGE TO A WIDE SWALE ALONG THE WESTERN PROPERTY BOUNDARY & DISCHARGE TO A BIORETENTION CELL PRIOR TO CONNECTING TO THE DOWNSTREAM DRAINAGE SYSTEM.
- 2. A FIRE HYDRANT WILL BE LOCATED NEAR THE INTERSECTION OF WALLACE WAY WITH LOGANBERRY ROAD AND A SECOND ONE WILL BE LOCATED NEAR THE CUL-DE-SAC TO MEET FIRE PROTECTION REQUIREMENTS.
- 3. SEE SURVEY DRAWINGS FOR EXISTING & PROPOSED EASEMENTS.
- 4. DETAILED EROSION & SEDIMENT CONTROL PLAN WILL BE DEVELOPED DURING PLAT UTILITY DESIGN.

SHEET LIST

- C1 - UTILITY PLAN
- C2 - UTILITY PLAN - SOUTH
- C3 - WALLACE WEST ROAD PLAN, PROFILE & SECTIONS
- C4 - LOGANBERRY ROAD PLAN, PROFILE & SECTIONS
- C5 - L.I.D. SITE ASSESSMENT

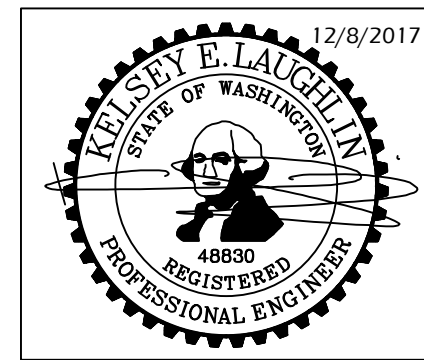
ABBREVIATIONS

EX. = EXISTING
PRO. = PROPOSED
ROW = RIGHT OF WAY
DIP = DUCTILE IRON PIPE
PVC = POLYVINYL CHLORIDE PIPE
SSMH = SANITARY SEWER MANHOLE
SDMH = STORM DRAIN MANHOLE
CB = CATCH BASIN
CPP= CORRUGATED POLYETHYLENE PIPE
LF = LINEAR FEET
MIN. = MINIMUM
TYP. = TYPICAL



VICINITY MAP
TAX ID: 272502-1-023-2005, 272502-1-155-2005, 272502-1-154-2006, 272500-1-153-2007
SE & NE ¼ of NE ¼ SECTION 27 TOWNSHIP 25 NORTH RANGE 2 EAST
SCALE: 1" = 1,000'

UTILITY PLAN
WALLACE COTTAGES
HDDP PRELIMINARY PLAT SUBMITTAL

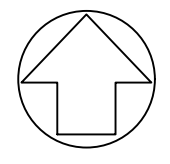
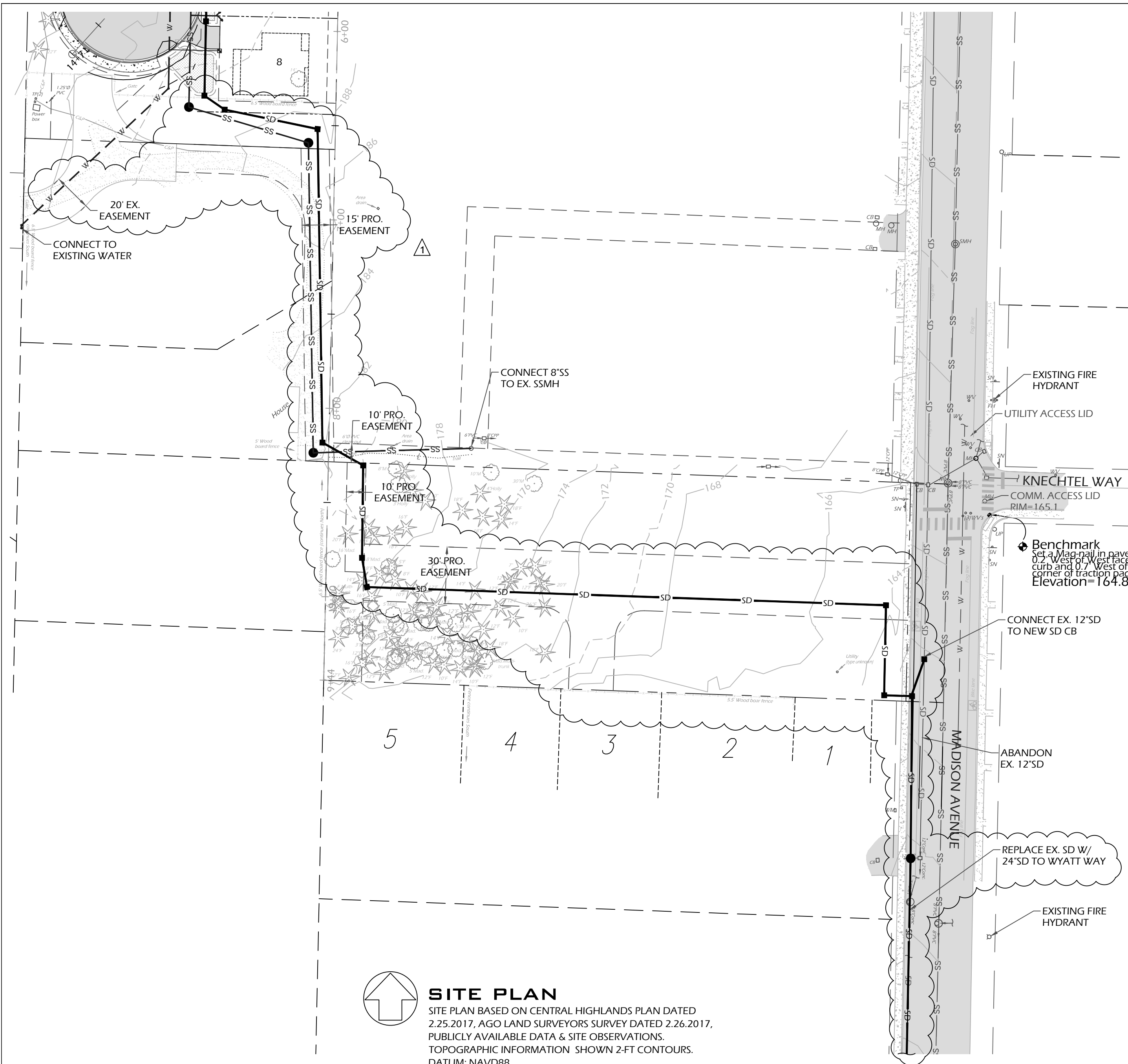


SEABOLD
ENGINEERING LLC
PO BOX 445 INDIANOLA, WA 98342
360.930.4668 ENGINEER@SEABOLDENG.COM

12.8.2017 K.E.L. ADDRESSED COBI COMMENTS DATED 8.14.2017.

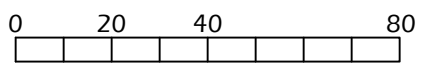
DATE: 4/26/2017
DESIGNED: K. LAUGHLIN
DRAWN: K. LAUGHLIN
CHECKED: A. LOVING
JOB NO.: CE10.10

CENTRAL HIGHLANDS
PO BOX 2879
POULSBORO, WA 98370
DAVID SMITH - 360.779.7157
smithhouse4@comcast.net

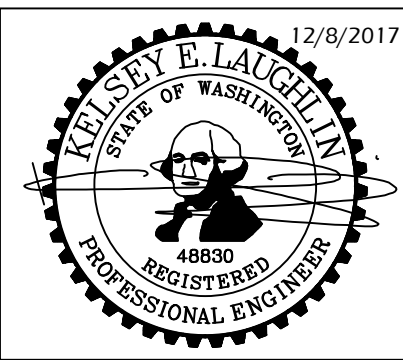


SITE PLAN

SITE PLAN BASED ON CENTRAL HIGHLANDS PLAN DATED 2.25.2017, AGO LAND SURVEYORS SURVEY DATED 2.26.2017, PUBLICLY AVAILABLE DATA & SITE OBSERVATIONS. TOPOGRAPHIC INFORMATION SHOWN 2-FT CONTOURS. DATUM: NAVD88 SCALE: 1" = 40'



**UTILITY PLAN - SOUTH
WALLACE COTTAGES
HDDP PRELIMINARY PLAT SUBMITTAL**



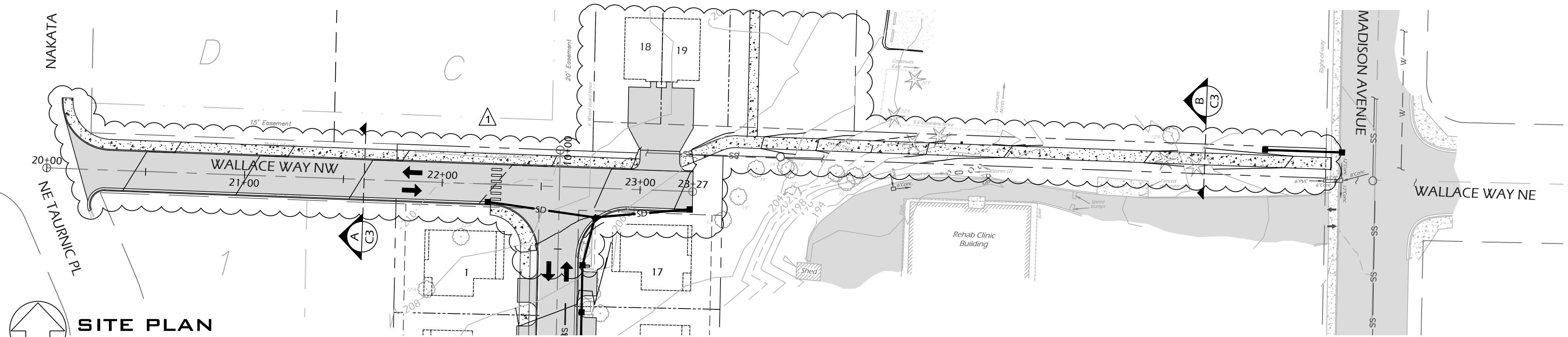
**SEABOLD
ENGINEERING LLC**
PO BOX 445 INDIANOLA, WA 98342
360.930.4668 ENGINEER@SEABOLDENG.COM

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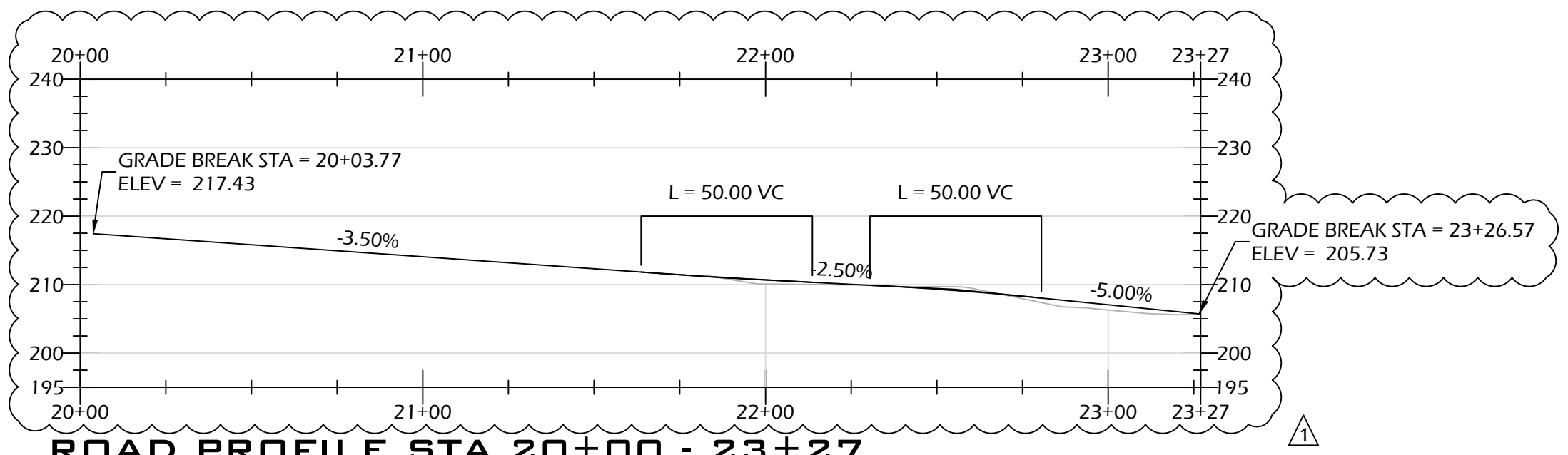
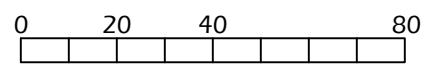
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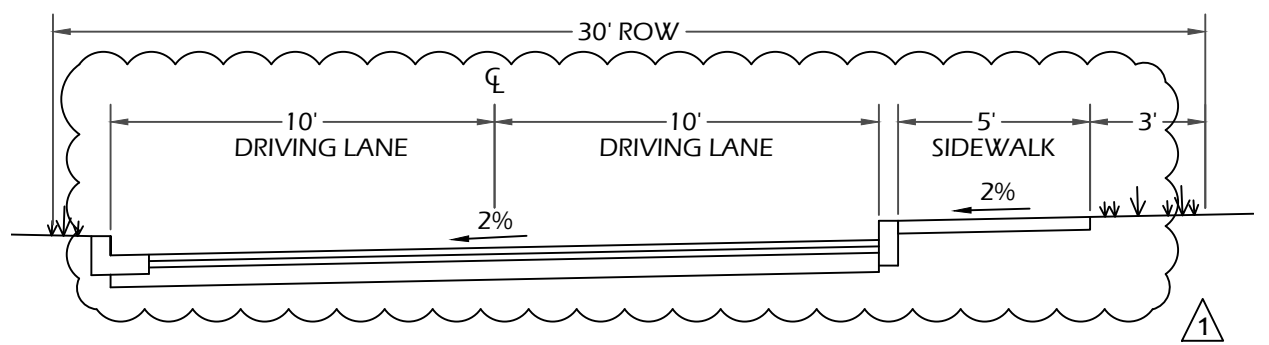
C2
2 OF 5



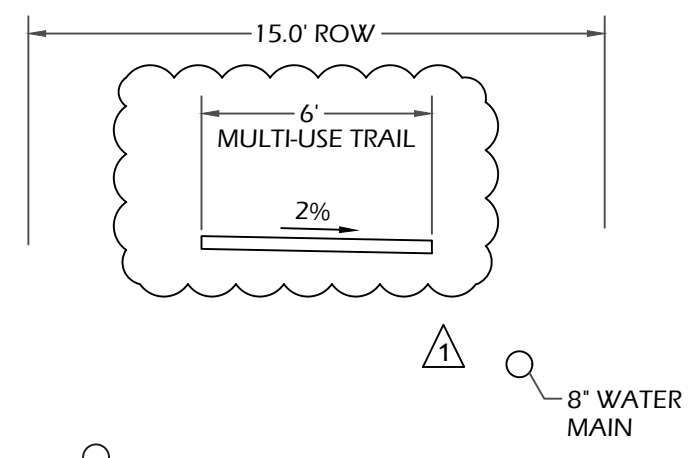
SITE PLAN
 SITE PLAN BASED ON CENTRAL HIGHLANDS PLAN DATED 2.25.2017, AGO LAND SURVEYORS SURVEY DATED 2.26.2017, PUBLICLY AVAILABLE DATA & SITE OBSERVATIONS.
 TOPOGRAPHIC INFORMATION SHOWN 2-FT CONTOURS.
 DATUM: NAVD88
 SCALE: 1" = 40'



ROAD PROFILE STA 20+00 - 23+27
 SCALE: 1" = 40' H
 1" = 20' V

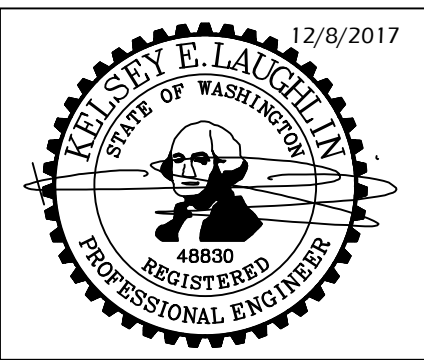


A
C3
ROAD SECTION
 SCALE: 1" = 5'



B
C3
PATHWAY SECTION
 SCALE: 1" = 5'

WALLACE W RD PLAN, PROFILE & SECTIONS
WALLACE COTTAGES
HDDP PRELIMINARY PLAT SUBMITTAL

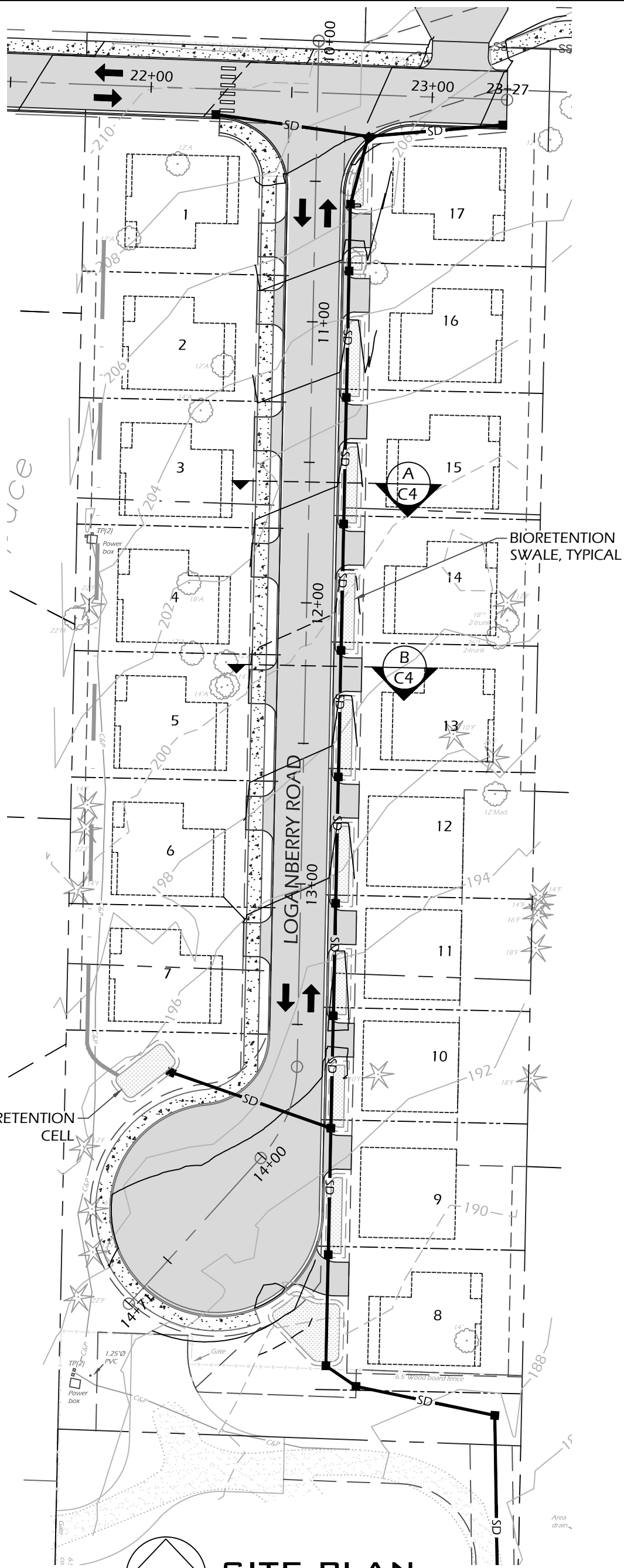


SEABOLD ENGINEERING LLC
 PO BOX 445 INDIANOLA, WA 98342
 360.930.4668 ENGINEER@SEABOLDENG.COM

12.8.2017 K.E.L. ADDRESSED COBI COMMENTS DATED 8.14.2017.

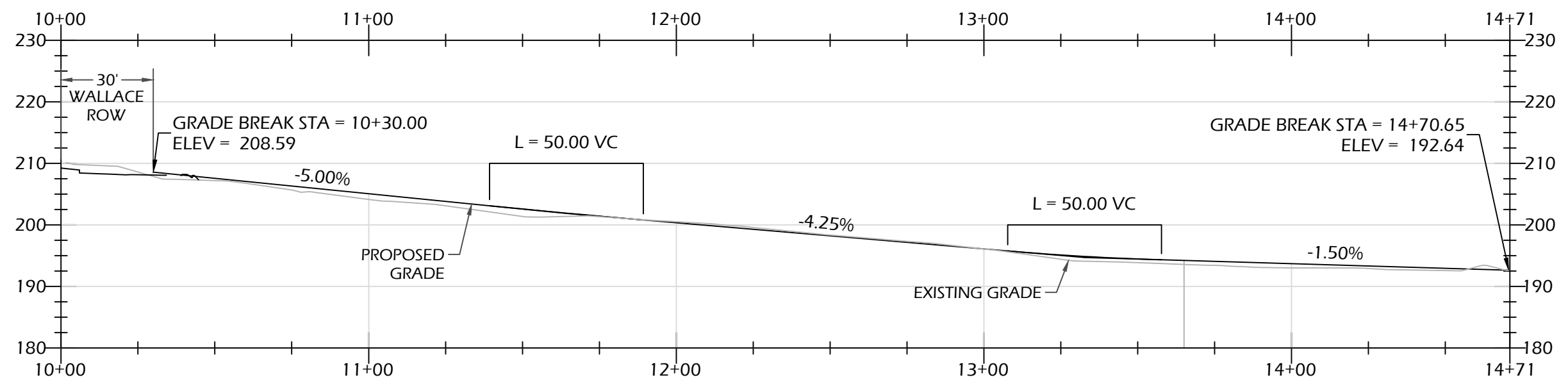
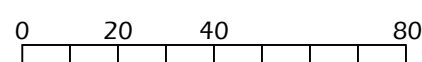
DATE: ~~4/26/2017~~
 DESIGNED: K. LAUGHLIN
 DRAWN: K. LAUGHLIN
 CHECKED: A. LOVING
 JOB NO.: CE10.10

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 POULSBORO, WA 98370
 DAVID SMITH - 360.779.7157
 smithhouse4@comcast.net



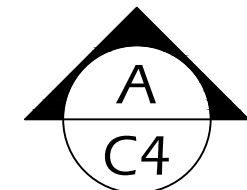
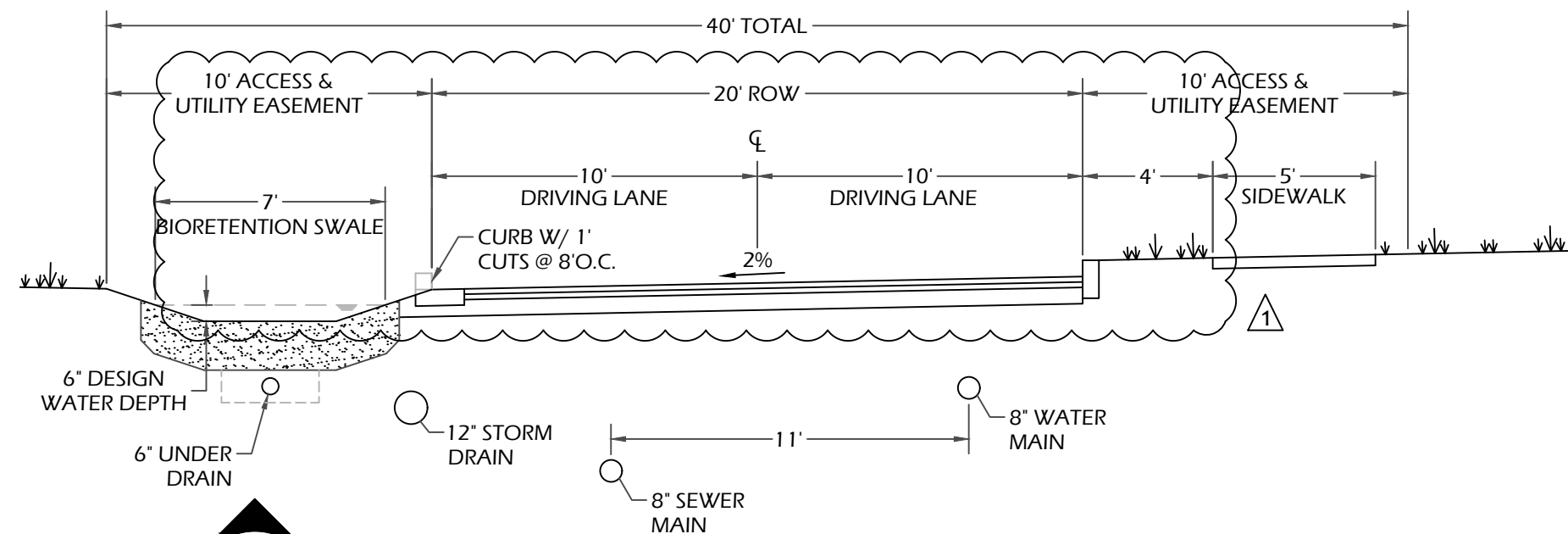
SITE PLAN

SITE PLAN BASED ON CENTRAL HIGHLANDS PLAN DATED 2.25.2017, AGO LAND SURVEYING SURVEY DATED 2.26.2017, PUBLICLY AVAILABLE DATA & SITE OBSERVATIONS. TOPOGRAPHIC INFORMATION SHOWN 2-FT CONTOURS. DATUM: NAVD88. SCALE: 1" = 40'



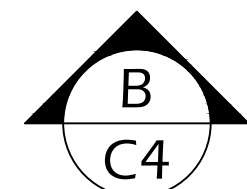
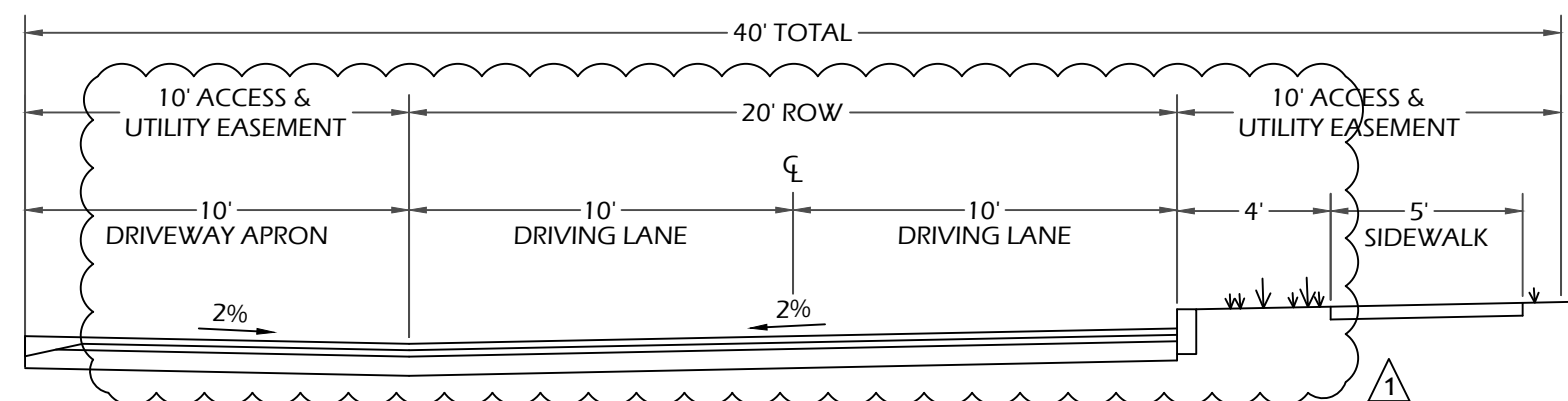
ROAD PROFILE STA 10+00 - 14+71

SCALE: 1" = 40' H
1" = 20' V



SECTION STA 10+35 - 13+75

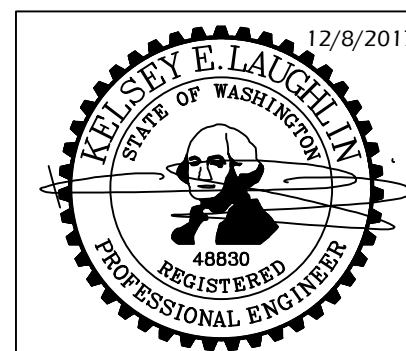
SCALE: 1" = 5'



SECTION @ DRIVEWAY APRONS

SCALE: 1" = 5'

LOGANBERRY RD PLAN, PROFILE & SECTIONS WALLACE COTTAGES HDDP PRELIMINARY PLAT SUBMITTAL



DATE: 4/26/2017
DESIGNED: K. LAUGHLIN
DRAWN: K. LAUGHLIN
CHECKED: A. LOVING
JOB NO.: CE10.10

SEABOLD ENGINEERING LLC

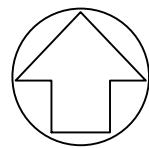
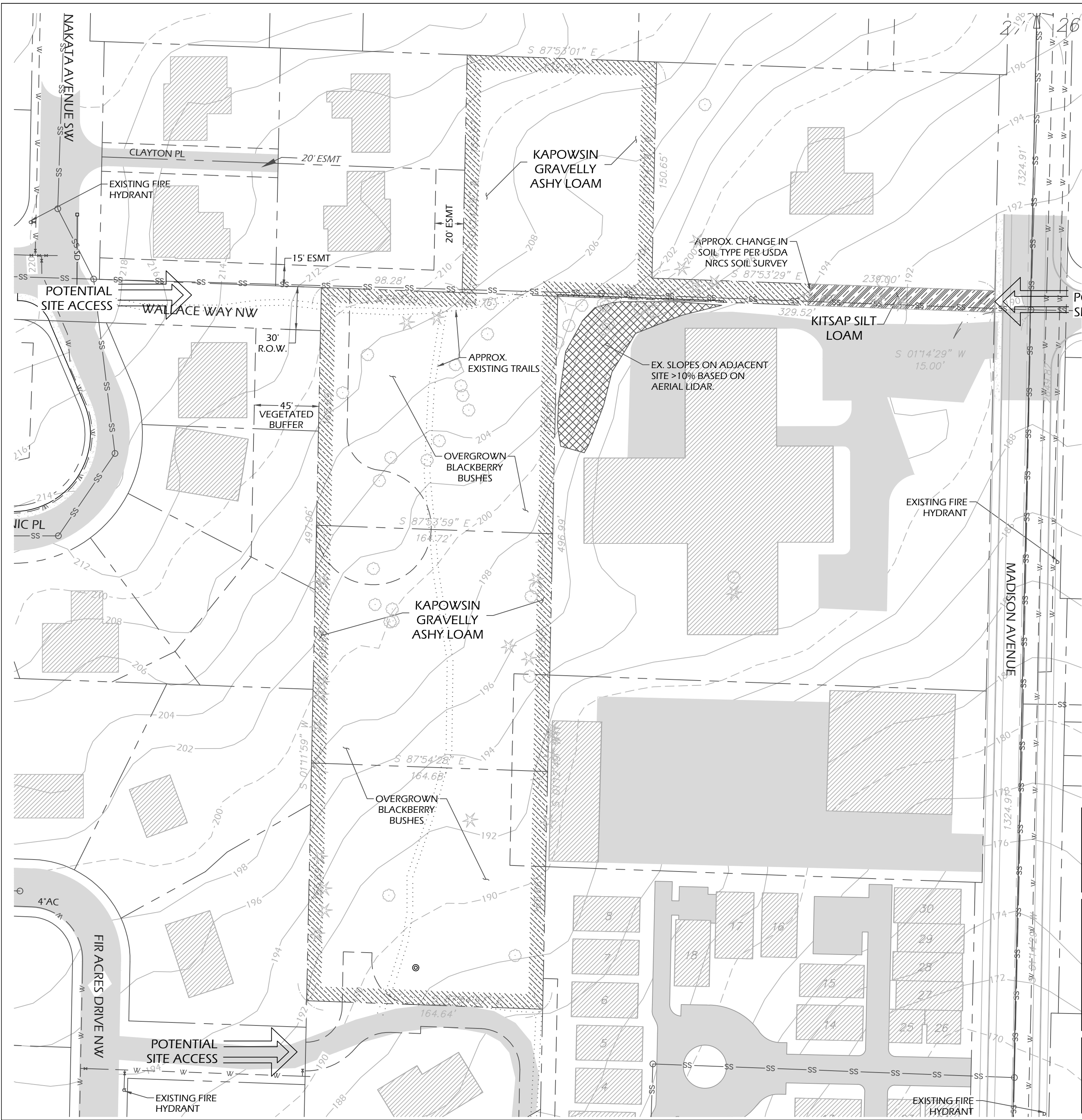
PO BOX 445 INDIANOLA, WA 98342
360.930.4668 ENGINEER@SEABOLDENG.COM

12.8.2017 K.E.L. ADDRESSED COBI COMMENTS DATED 8.14.2017.

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DAVID SMITH - 360.779.7157
smithhouse4@comcast.net

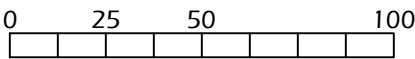
C4

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SITE PLAN

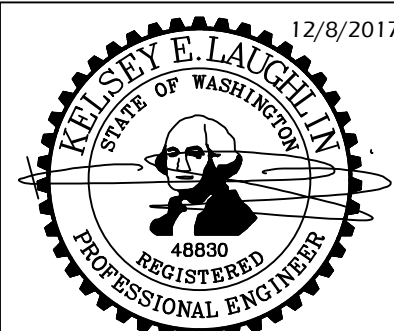
SITE PLAN BASED ON PUBLICLY AVAILABLE DATA & SITE OBSERVATIONS. TOPOGRAPHIC INFORMATION BASED ON KITSAP COUNTY PUD AERIAL LIDAR 2-FT CONTOURS, NOT A SURVEY.
DATUM: NAVD88
SCALE: 1" = 50'



LEGEND

- EXISTING PROPERTY LINES
- EXISTING ROAD
- - - EXISTING CENTERLINE
- SD- EXISTING STORM DRAIN
- SS-SS- EXISTING SANITARY SEWER
- W- EXISTING WATER MAIN
- - - EXISTING MAJOR CONTOUR
- - - EXISTING MINOR CONTOUR
- [Hatched Box] EXISTING BUILDINGS
- [Solid Grey Box] EXISTING PAVEMENT
- [Star Symbol] EXISTING TREES BASED ON AGO SURVEY

**L.I.D. SITE ASSESSMENT PLAN
WALLACE COTTAGES
HDDP PRELIMINARY PLAT SUBMITTAL**



DATE: 4/26/2017
DESIGNED: K. LAUGHLIN
DRAWN: K. LAUGHLIN
CHECKED: A. LOVING
JOB NO.: CE10.10

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12.8.2017 K.E.L. ADDRESSED COBI COMMENTS DATED 8.14.2017.

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