CITY OF
BAINBRIDGE ISLAND

DESIGN REVIEW BOARD
REGULAR SCHEDULED MEETING
MONDAY, JUNE 3, 2019
2:00 – 5:00 PM
COUNCIL CONFERENCE ROOM
280 MADISON AVE N
BAINBRIDGE ISLAND, WA 98110

# AGENDA

| | |
|---|---|
| 2:00 PM | Call to Order (Attendance, Agenda, Ethics) |
| 2:05 PM | Approval of Minutes<br>May 6, 2019 |
| 2:10 PM | Harrison/Police Station & Court Building<br>Design Guidance Review Meeting<br>Project Managers: Kelly Tayara & Ellen Fairleigh<br>*Materials Attached* |
| 3:10 PM | Vincent Road Transfer Station<br>Conceptual Proposal Review Meeting<br>Project Manager: Kelly Tayara<br>*Materials Attached* |
| 3:40 PM | Winslow Hotel (PLN50880 SPR CUP)<br>Design Guidance Review Meeting<br>Project Manager: Olivia Sontag<br>*Revisions made to original proposal* |
| 4:40 PM | Review COBI Sign Ordinance<br>Jane Rein, DRB Member |
| 4:50 PM | New/Old Business |
| 5:00 PM | Adjourn |

**Click Here to view the Land Use Review Process Table**
**For special accommodations, please contact Carla Lundgren, Planning & Community Development 206-780-3763 or at clundgren@bainbridgewa.gov**

CITY OF
BAINBRIDGE ISLAND

# Design Review Board
# Regularly Scheduled Meeting Minutes
# Monday, May 6, 2019

Call to Order (Attendance, Agenda, Ethics)
Review and Approval of Minutes – April 15, 2019
Tyler Moniz Project Bench Donation
Design Guidelines Update/Discussion
Review of COBI Sign Ordinance
New/Old Business
Adjourn

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**Call to Order (Attendance, Agenda, Ethics)**
Chair Joseph Dunstan called the meeting to order at 2:02 PM. Design Review Board Members in attendance were Peter Perry, Jim McNett, Jason Wilkenson , Carl Yurdin and Jane Rein. Alan Grainger was absent and excused. City Council Liaison Ron Peltier was in attendance. Planning Commissioner William Chester was present. City Staff in attendance were Senior Planner Christy Carr, Development Engineer Mark Epstein, Code Compliance Officer Aaron Poole, Olivia Sontag Planner and Administrative Specialist Carla Lundgren who monitored recording and prepared minutes.

The agenda was reviewed. Chair Joe Dunstan disclosed that he is friends with the Moniz family and would refrain from voting on the Tyler Moniz bench project.

Chair Joe Dunstan asked to add the revisions of the Winslow Hotel project to New/Old Business. DRB member Peter Perry asked to add an ordinance he was drafting to New/Old Business. Mr. Perry asked to add a request to the City to send a letter of gratitude to the resigning DRB members to New/Old Business.

**Review and Approval of Minutes – April 15, 2019**

> **Motion: I move to approve the April 15, 2019 minutes.**
> **Perry/McNett: Passed Unanimously**

**Moniz Bench Donation –** Mark Epstein, Development Engineer

> **Motion: Approve two out of the four proposed bench locations; one at the Senior Center and one at the Waterfront Park.**
> **Vote: 5 Yes – 0 No**

**Design Guideline Update -** Christy Carr, Senior Planner
Discussion Only

DRAFT

**Review of COBI Sign Ordinance** – Jane Rein, DRB Member
Discussion Only

**New/Old Business**

Mr. Dunstan initiated a review the Winslow Hotel revisions with Planner Olivia Sontag to determine if the applicant will be required to come back to the DRB. Ms. Sontag explained the following revisions have been made:

- Increase of 12 rooms – no increase in footprint
- Increase of 12 rooms – 3 or 4 surface and rest in parking garage
- Amphitheater has always been on the site plane just changed what they called it and removed seating
- Courtyard has 9 additional windows
- Everything else has stayed the same

The DRB requested a memo reflecting any revisions on projects that have already received a recommendation be sent to them via email. The DRB has not requested the applicant to return to the DRB for review of the revisions submitted to the City.

**Adjourn**
The meeting was adjourned at 5:25 PM.

Approved by:

_____ _____

Joseph Dunstan, Chair Carla Lundgren, Administrative Specialist

DRAFT

# Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

**X** **"Pre-App" Meeting Checklist**

☐ **"Post-App" Meeting Checklist**

**Project Name/Case #:** **Bainbridge Island Police and Court**

**Land Use Application (Pre-app, Site Plan Review etc.):** **Pre-Application**

**Project Description:** **Tenant improvement to the existing Harrison Medical Office Building to house the Bainbridge Police Department and Municipal Court. The building is located at 8804 Madison Avenue North, Bainbridge Island, Washington.**

**The medical center building was constructed in 2014 and is 17,548 square feet in size and covers approximately 3.02 acres. It is type V-B construction with a fully automated fire sprinkler system.**

| Applicable Design Guidelines | | | | |
|---|---|---|---|---|
| **Design Guideline** | **Intent** | **Description** | **Applicant Response** | **DRB Action (Y/N)** |
| **1.** | To develop variation in façade treatment to provide visual interest. | Vary building materials or patterns to produce variations in texture. | This design element was utilized on the existing building and will be executed in all reworking of the exterior skin of the building. The balance of the building massing will remain unchanged. | |

**Design Review Board Design Guideline Checklist**

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

| | | | | |
|---|---|---|---|---|
| **2.** | To modulate the scale of building masses. | Building elevations shall be vertically modulated in no more than 20' increments or horizontally in no more than 30' increments. Modulation is defined as a change in plane or articulation (such as bands, cornices, setbacks or changes in material). | Modulation will be incorporated in the small two-story addition anticipated on the southwest corner of the existing building. | |
| **Applicable Design Guidelines** | | | | |
| **Design Guideline** | **Intent** | **Description** | **Applicant Response** | **DRB Action (Y/N)** |
| **3.** | To limit the visual impact of blank walls and facades and better assure aesthetic appeal. | Blank walls shall not be visible to public spaces. Blank facades should otherwise be limited to the back of buildings or where required by the building code. Treatments to alleviate blank walls shall be similar in materials to facades normally in view of the public. | On the primary north elevation, the "transparency" will be maintained, but to a lesser extent than that which currently exists. The change to a Police/Court use demand a level of "bullet resistivity" that equates to more opacity in parts of the envelope. | |
| **4.** | To establish visually prominent ground floor facades. | The first floor of multi-storied buildings should be taller than upper floors. Minimum ceiling height should be at least 10' to allow transom or larger display windows. Other elements such as transom windows, canopies, cornices, and prominent entries are encouraged. First floor uses shall be pedestrian oriented and include substantial shop windows. Display windows on the first floor of retail and commercial buildings should be the predominant surface of the first floor. | These basic design approaches exist in the current building envelope and will be respected in the repurposing of the existing building. | |

# Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

| | | | | |
|---|---|---|---|---|
| **5.** | To maintain pedestrian scale along facades facing public ways. | Facades facing public ways shall incorporate setbacks or articulation that establishes a pattern of bays or window openings. Facades shall include features such as display windows, columns or bays, recessed entries or canopies or other recesses. The use of a variety of materials at the sidewalk level is encouraged. Multiple building entrances are encouraged. | These basic design approaches exist in the current building envelope and will be respected in the repurposing of the existing building. | |
| **Applicable Design Guidelines** | | | | |
| **Design Guideline** | **Intent** | **Description** | **Applicant Response** | **DRB Action (Y/N)** |
| **6.** | To maintain the pedestrian activities by encouraging continuous frontages along sidewalks. | Where parking fronts onto a public street, the maximum separation between buildings shall be 80 feet. Greater separations are permitted if landscape setbacks are increased or other design features such as low walls, trellises and public spaces are created along the street frontage. | Because the project is primarily a tenant improvement, the general building location will remain unchanged, include the location of parking and entry points to the building. | |
| **7.** | To reduce overall scale of the building into multiple building masses. | Facades over 128’ in length shall be separated by pedestrian passage or open space. Passages should be at least 12’ wide and two stories in height if covered. Façade setback should be expressed at the roof line by changes in plane. Passage should connect to public open space. | Because the project is primarily a tenant improvement, the general building massing will remain basically unchanged. | |
| **8.** | To encourage the creation of public outdoor spaces. | Building setbacks may be increased for the creation of public outdoor seating areas. Entry alcoves and small outdoor spaces may be located between the building and the sidewalk. | The current site development includes a landscaped public space on the north side of the building, which will be maintained. | |

**Design Review Board Design Guideline Checklist**

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

| | | | | |
|---|---|---|---|---|
| **9.** | To soften the impact of the built environment. | Encourage public pedestrian passageways and vegetation between buildings. | The current structure is a monolithic block, with no expansion envisioned as a separate distinct building. | |
| **10.** | To encourage compatibility of development with both community and neighborhood characteristics. | Building designs should respond to nearby buildings that meet the upgraded design standards by using shared elements, materials or massing. | Because the project is primarily a tenant improvement, the general building massing and cladding will remain with very minor adjustments. | |
| **Applicable Design Guidelines** | | | | |
| **Design Guideline** | **Design Guideline** | **Design Guideline** | **Design Guideline** | **Design Guideline** |
| **11.** | To minimize the intrusiveness of commercial signage. | Signage, corporate colors and other icons of the business may not dominate the exterior of the building. including canopies and separate outdoor structures covering activities associated with the business. Color should be used to express changes in detail or material but exterior building or structure colors may not be used as signs, or the extension of signs. When businesses are sold or tenants are changed, any sign modification shall trigger this requirement. | To be developed in concert with COBI administration. | |
| **12.** | To improve the pedestrian environment around buildings and minimize curb cuts. | Where a drive through facility is allowed, drive throughs must be in conjunction with a parking lot that serves the same business, must be to the side or rear of the building and should not be visible from public streets. Drive throughs should consist of no more than a single vehicle lane. | There currently is no drive through function and nothing planned for in the future. | |

## Design Review Board Design Guideline Checklist

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

| | | | | |
|---|---|---|---|---|
| **13.** | To provide pedestrian access to buildings. | Provide multiple entrances along streets. Pedestrian passageways are encouraged. | Security provisions strictly control access points to the building. The current locations of staff and public access will remain unchanged. | |
| **14.** | To provide weather protection for pedestrians. | Recessed entries and/or overhead weather protection above the sidewalk entrances shall be used. | These basic design approaches exist in the current building envelope and will be respected in the repurposing of the existing building. | |
| **15.** | To maintain smaller scale commercial buildings. | Buildings in excess of a 10,000 square foot footprint should be visually split into two or more distinct elements. | The current structure is a monolithic block, with no expansion envisioned as a separate distinct building. Scale reduction is inherent in the original design. This was accomplished with a mix of massing offsets and a proportioned mix of glazed and opaque envelope surfaces. | |
| **Applicable Design Guidelines** | | | | |
| **Design Guideline** | **Design Guideline** | **Design Guideline** | **Design Guideline** | **Design Guideline** |
| **16.** | To reduce the visual impact of parking areas. | Create small parking clusters connected by vegetated landscaping and pedestrian walkways. Internal streets that connect or serve parking areas shall be designed as streets with sidewalks, planters and pedestrian scale lighting. | These basic design approaches exist in the current building site planning and will remain and be respected in the repurposing of the existing facility. | |

**Guidelines Requiring Action per DRB:** _____

**DRB Summary Motion on Actions:** _____

_____

**Design Review Board Design Guideline Checklist**

Commercial and Mixed-Use Design Guidelines for All Zoning Districts– BIMC 18.18.030

**Police & Court Study for the Harrison MOB – 6/11/18**

COATES DESIGN ARCHITECTS
Responsible Architecture.

**The Big Picture:**

The goal was to see what could fit in the Harrison MOB **without altering it or expanding it**. Since the amount of space in the Harrison MOB is significantly less than the space in the space needs program, we had to begin by eliminating and/or reducing the size of a variety of spaces. Hence, some of the larger program spaces simply cannot be provided as dedicated use spaces (i.e. only usable by one building tenant). Other spaces had to be eliminated altogether (perhaps they can be added in at subsequent future phases).

- PD spaces upstairs were limited to short duration use spaces. Lockers, briefing, etc.. All PD offices and spaces used continuously are downstairs.
- Plan reflect desire to retain and or enhance existing shear walls.
- Since high density storage MUST be limited to areas with slab on grade, Evidence and PD Records are downstairs.
- Mobility impaired staff would enter through public lobby to use elevator.

**<u>Program spaces lost in the down-sizing for both Police and Court</u>**

**Courts:**

• Individual Offices for Domestic Violence (merged them into a shared office).

**Police:**

• Dedicated PD Community Meeting / Multi-purpose Room eliminated.

*Work Around: The gallery portion of the municipal courtroom would be designed to be configurable as a community / multi-purpose room (nights and days when court is not in session).*

• Police Sally Port / Warm Vehicle Storage Garage eliminated.

*Work Around: Existing west parking lot to be Police <u>Fleet</u> only. It would screened, secured with "no climb" fencing and an automatically controlled vehicle gate. Existing canopy area to provide access to door providing dedicated access to short term holding / POI (person of interest) interview.*

• Firearms Prof. Range eliminated.

• Vehicle Exam Bay with ID lab eliminated.

*Work Around: Limited ID lab functions may be addressed at officer's bag tag area).*

- Evidence Return Vestibule eliminated.

  *Work Around: Routine evidence return to take place at Records customer service counter – i.e. add a parcel passer at one of the 3 Records counter positions).*

- Field Bag Lockers eliminated

  *Work Around: Created a sheltered / covered area outdoors at Patrol entry for field bag lockers.*

- Separate work desks and Counter Position for Records staff eliminated.

  *Work Around:* The 3 public counter positions are designed as full working records workstations.

- Wellness / Fitness Area eliminated (option to create it at open locker area in lieu of briefing room).
- 1 Conference Room eliminated.
- Juvenile Toilet Room eliminated.
- Detective Interview Rooms eliminated.

  *Work Around: Victim Witness interviews handled at Report Taking Rooms near Lobby. Suspect Interviews are all conducted at Short Term Holding.*

- Dedicated Lunch Room eliminated.

  *Work Around: 1 large building-wide lunch room to be shared by police and courts staff.*

- Dedicated Individual Police Lobby.

  *Work Around: Plan requires all Police and Courts visitors enter same Lobby with Court visitors proceeding upstairs (where court security can be set up on court days).*

**Program elements retained, albeit at a smaller size than programmed**

**Courts:**

- Prosecutor & Public Defender's Offices reduced in size.

**Police:**

- Armory and Weapons Maintenance reduced in SF.
- Detectives Area SF reduced.

  *Note: Patrol Sgts. Area could be swapped with Detectives to provide investigators workspaces with windows (results in loss of open collaboration layout - placing detectives in 2 X 2 offices).*

- Uniform Storage Room reduced.

**Functional compromises made to facilitate fit for both Police and Court**

• Shared Courtroom

• Shared Lunch Room

**Assorted changes that are at variance with the program and possible expectations of the Judge and Chief**

• Since Courtroom needs 2 exits (both that must prevent unauthorized access to secure areas of the Courts and PD), we had to reconfigure and enclose the west emergency stair into a stair tower for PD providing full / secure PD usage of upstairs and downstairs PD spaces.

**Courts:**

• High density files cannot be used on second floor (Hence Courts Records space is larger –utilizing conventional file cabinets).

**General:**

• Present wall construction does not provide any ballistic protection.

*Recommendation: Since the North wall must be upgraded completely to enable shear to meet code required "Essential" rating, we recommend it be provided with UL Listed ballistic liner panels (armortex or equiv.). Staff will need to be made aware that no other exterior walls provide such protection (i.e., if shooting occurs they'll need to seek shelter behind files etc. and when possible move further into the interior of the building).*

**Site related shortcomings the Harrison site forces upon the Police/Court/Public users**

• Need to separate secure parking for staff personal cars and police fleet.

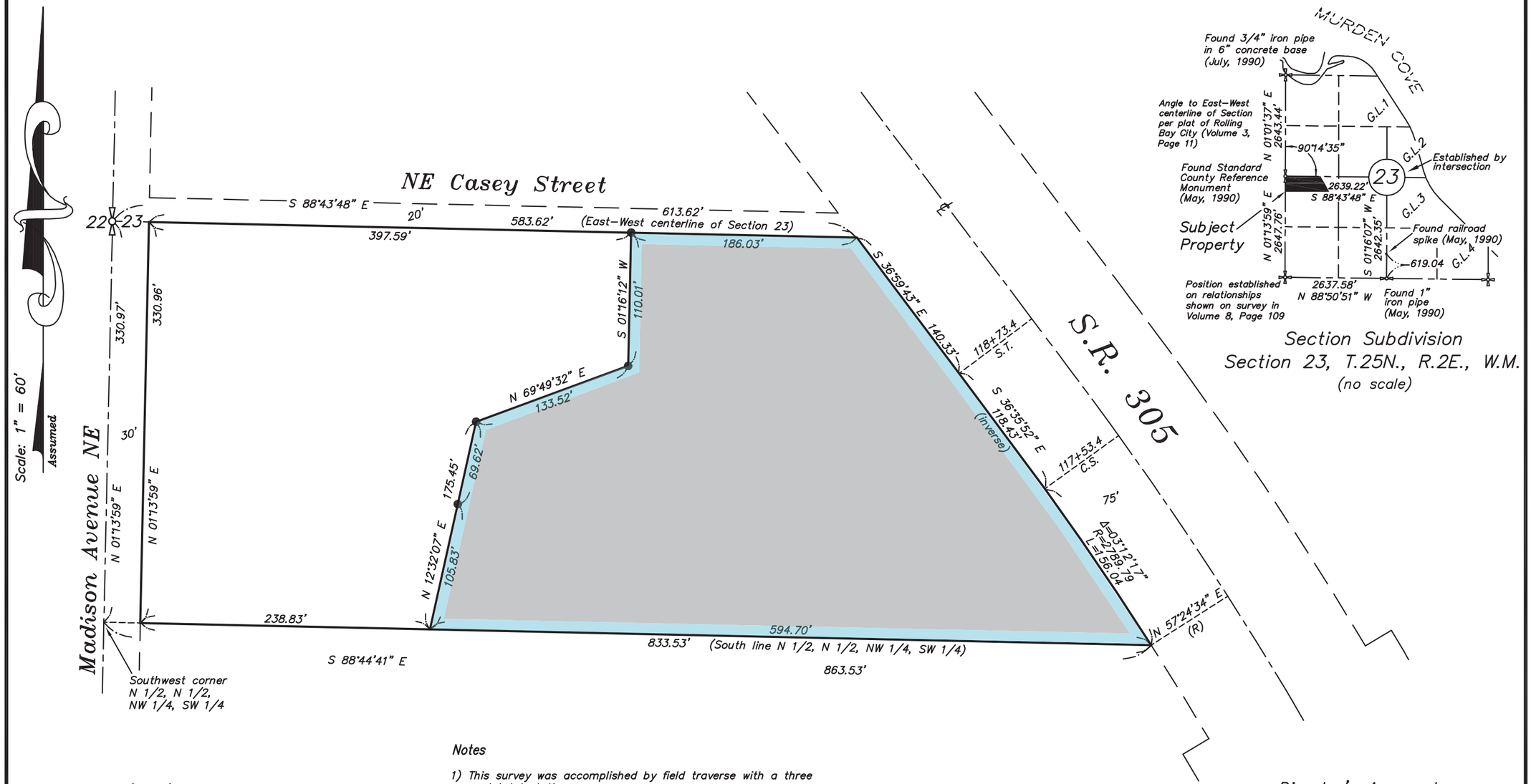
*Implication: Securable West lot will not completely address PD fleet needs resulting in officers periodically driving in, seeing it is full and having to drive around the building to use the south staff POV lot.*

• One existing elevator

*Implication: Any present or future PD or Courts staff that is mobility impaired will need to access the building through public entry.*

• Only 1 egress point for PD parking.

*Implication: Site is vulnerable to being held "hostage".*




Section Subdivision
Section 23, T.25N., R.2E., W.M.
(no scale)

## Legend

● = Set 3/4" iron pipe and lot stake

GRAPHIC SCALE

60 0 30 60 120 240

( IN FEET )
1 inch = 60 ft.

## 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.

3) This drawing does not purport to show all easements, restrictions and reservations appurtenant to or encumbering the subject property.

4) This survey is based on the legal descriptions of record. The boundaries were not inspected for encroachments or evidence of unwritten rights under this contract except where noted.

## Legal Description

Resultant Parcels A and B of the Island Medical Center Boundary Line Adjustment recorded under Kitsap County Auditor's File No. _____ and situate in the Northwest quarter of the Southwest quarter of Section 23, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington.

## Director's Approval

Approved for recording pursuant to the Bainbridge Island Municipal Code Chapter 17.20.

_____
Christopher Wierzbicki, PE
Deputy Director of Planning and Community Development

Date: _____

### AUDITOR'S CERTIFICATE

Filed for record this _____ day of _____, 2008 at the request of Adam & Goldsworthy, Inc.
Auditor's File No. _____
Survey No. NW SW 23 25 021 00
Volume _____ of surveys, Page _____
_____ by _____
County Auditor Deputy Auditor

### SURVEYOR'S CERTIFICATE

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of:

Right Medical Building LLC

in December, 2008

MARC R. ADAM
STATE OF WASHINGTON
21368
REGISTERED
PROFESSIONAL LAND SURVEYOR

Not final

a survey of a portion of

Northwest 1/4, Southwest 1/4,

SEC.23, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington


ADAM & GOLDSWORTHY, INC.
LAND SURVEYING
1015 NE HOSTMARK STREET (360)779–4299
POULSBO, WA 98370 (206)842–9598


| DATE | DWG. NO. | FIELD BOOK | SHEET |
|---|---|---|---|
| 12/9/08 | 4373S | 1080/9 | 1/1 |

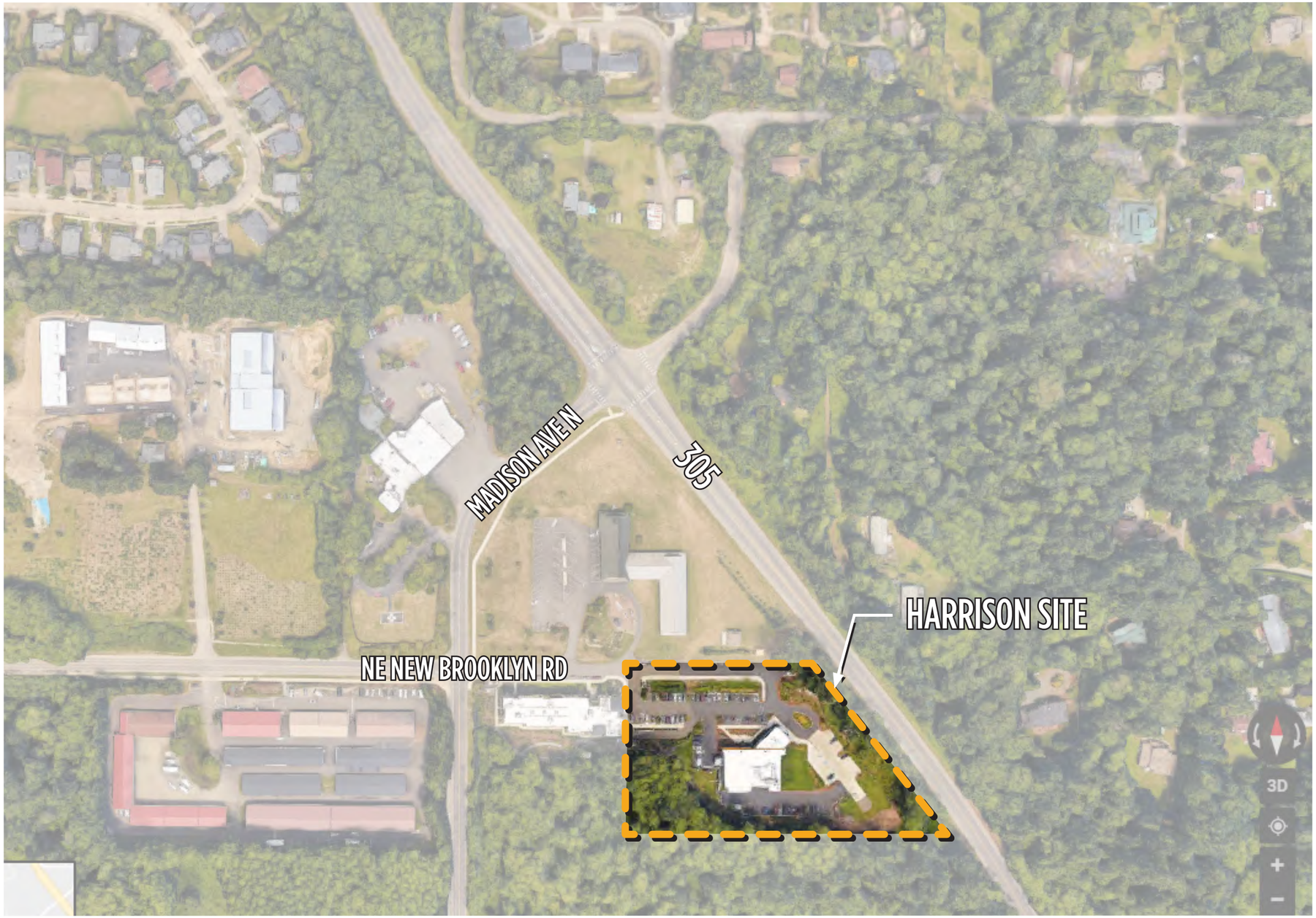
| | PROGRAM SQ. FT. | ACTUAL SQ. FT. | DELTA |
|---|---|---|---|
| **POLICE** | 17,641 | 13,397 | 4,244 |
| **COURT** | 6,825 | 4,069 | 2,756 |
| **SHARED** | | 273 | |
| **TOTAL** | 24,466 | 17,739 | 6,727 |

| | PROGRAM | ACTUAL |
|---|---|---|
| **PARKING** | 85 | 80 |

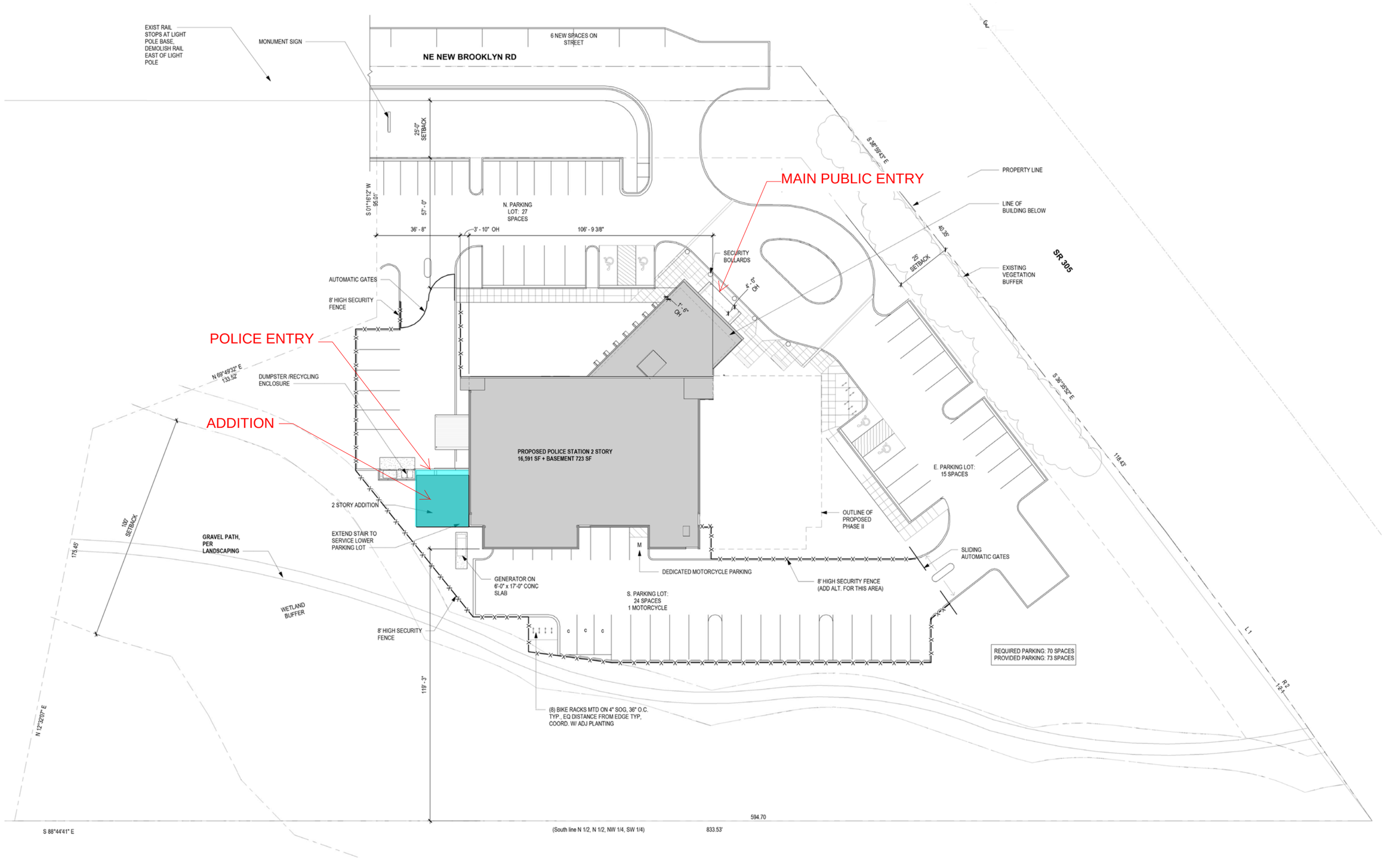


# PROGRAM/ACTUAL SQUARE FOOT COMPARISON

# LOCATION PLAN




SCALE: 0’ 200’ N




COBI POLICE AND COURT HARRISON BUILDING TEST FIT STUDY

# SITE PLAN

N

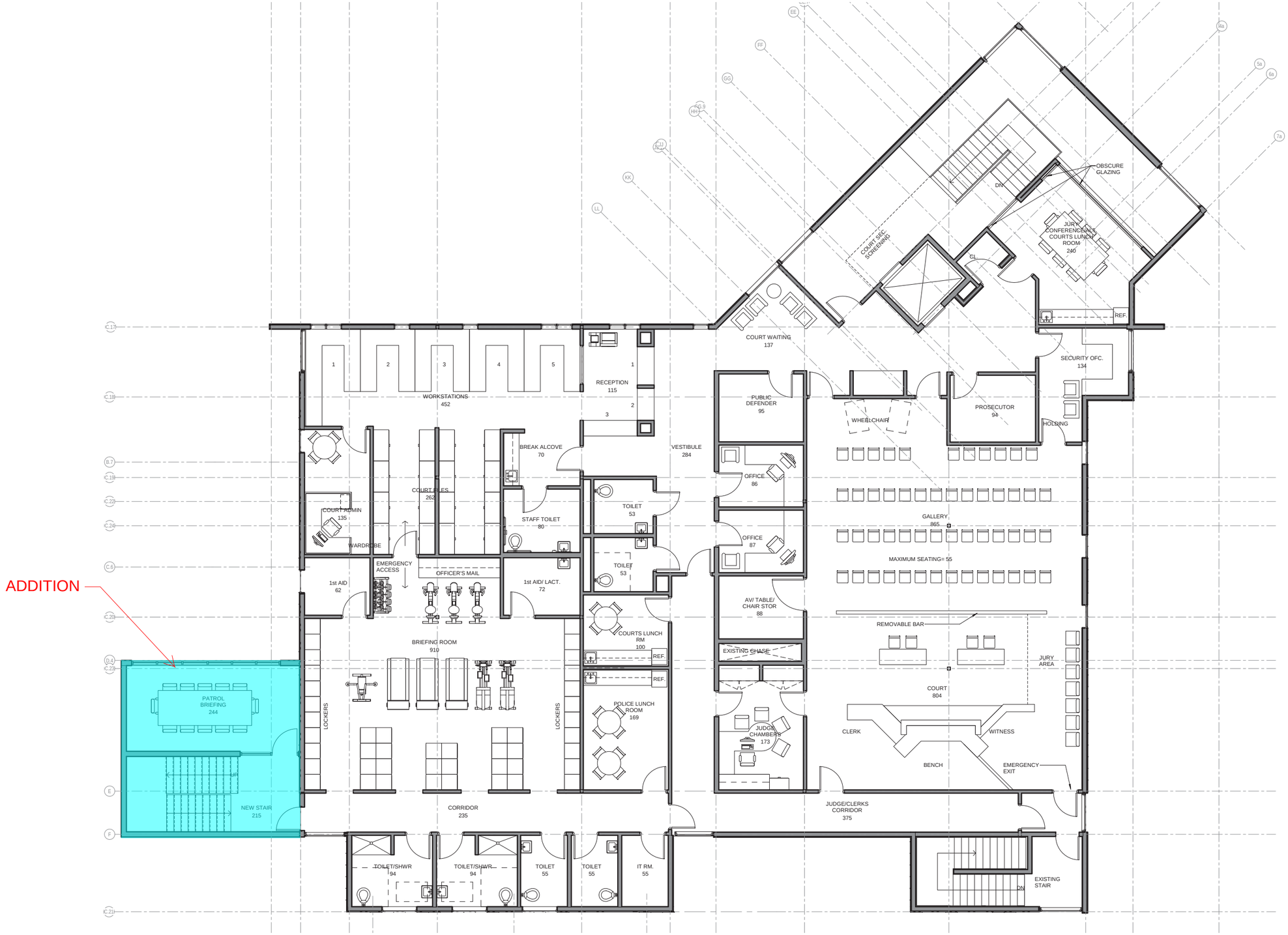
COATES DESIGN ARCHITECTS
Responsible Architecture

COBI POLICE AND COURT HARRISON BUILDING TEST FIT STUDY

# MAIN LEVEL PLAN

N

COATES DESIGN ARCHITECTS
Responsible Architecture




COBI POLICE AND COURT HARRISON BUILDING TEST FIT STUDY

# UPPER LEVEL PLAN

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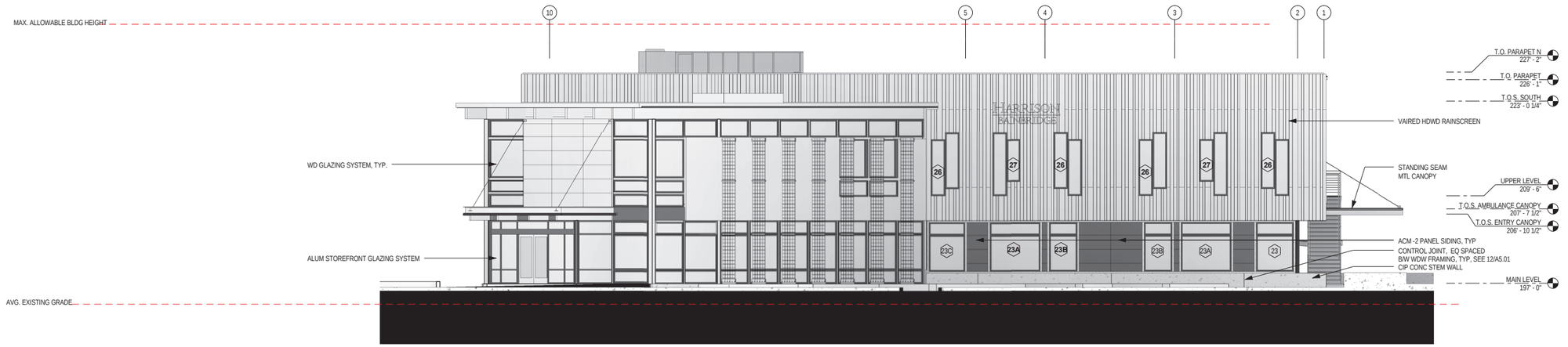
COATES DESIGN ARCHITECTS
Responsible Architecture

3 NORTHEAST ELEVATION - CANOPY

SCALE: 1/8" = 1'-0"

2 NORTHWEST ELEVATION

SCALE: 1/8" = 1'-0"




1 NORTH ELEVATION

SCALE: 1/8" = 1'-0"

COATES DESIGN ARCHITECTS
Responsible Architecture
900 WINSLOW WAY E SUITE 210
BAINBRIDGE ISLAND WA 98110
P 206.780.0876

TIM RYAN TRC CONSTRUCTION INC.

ISSUED FOR: DATE:

| | |
|---|---|
| CONSTRUCTION SET | 02.22.2014 |
| CHECK SET | 01.10.2014 |
| 95% CD SET | 12.16.2013 |
| 85% CD SET | 11.15.2013 |
| 70% CD SET | 10.14.2013 |
| PERMIT SET | 09.17.2013 |
| DOH PRELIMINARY REVIEW | 09.10.2013 |
| 50% CD SUBMITTAL | 09.01.2013 |

9092 REGISTERED ARCHITECT
MATTHEW G. COATES
STATE OF WASHINGTON

HARRISON - BAINBRIDGE

8804 MADISON AVE. N
BAINBRIDGE ISLAND,
WA 98110

EXTERIOR ELEVATIONS

A3.00

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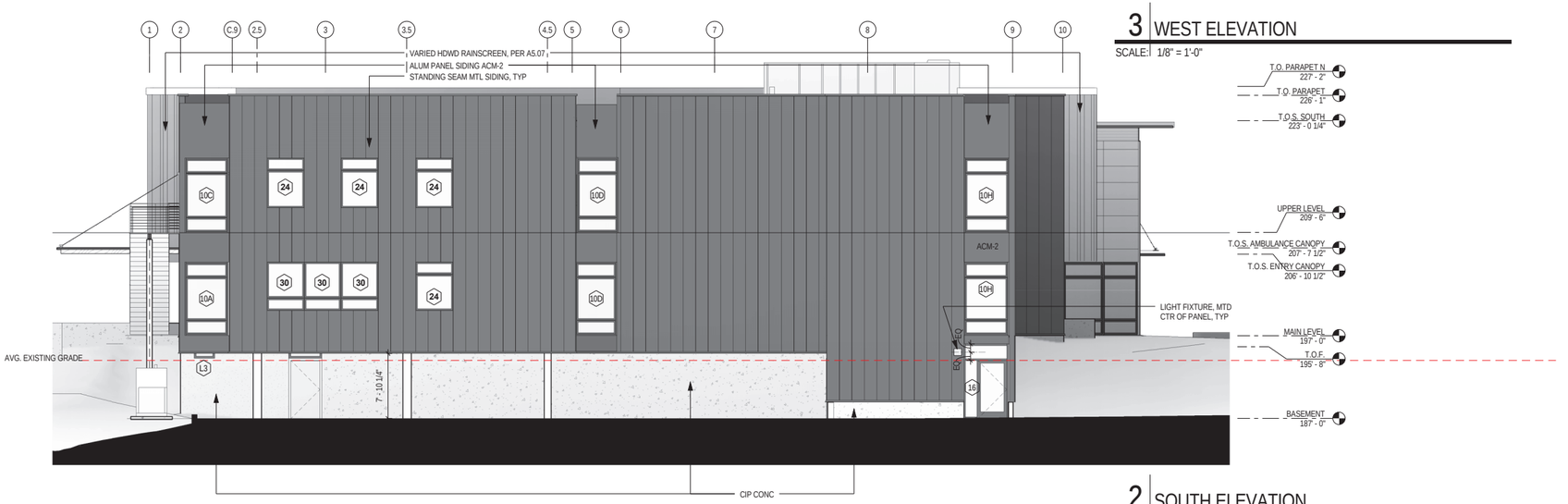
Project Number

HARRISON - BAINBRIDGE

## 3 WEST ELEVATION

SCALE: 1/8" = 1'-0"




## 2 SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

## 1 EAST ELEVATION

SCALE: 1/8" = 1'-0"

COATES DESIGN ARCHITECTS
Responsible Architecture
900 WINSLOW WAY E SUITE 210
BAINBRIDGE ISLAND WA 98110
P 206.780.0876

TIM RYAN TRC CONSTRUCTION INC.

ISSUED FOR: DATE:

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9092 REGISTERED ARCHITECT
MATTHEW G. COATES
STATE OF WASHINGTON

HARRISON - BAINBRIDGE

8804 MADISON AVE. N
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WA 98110

EXTERIOR ELEVATIONS

A3.01

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Project Number

HARRISON - BAINBRIDGE

6/28/2013 10:04:14 AM

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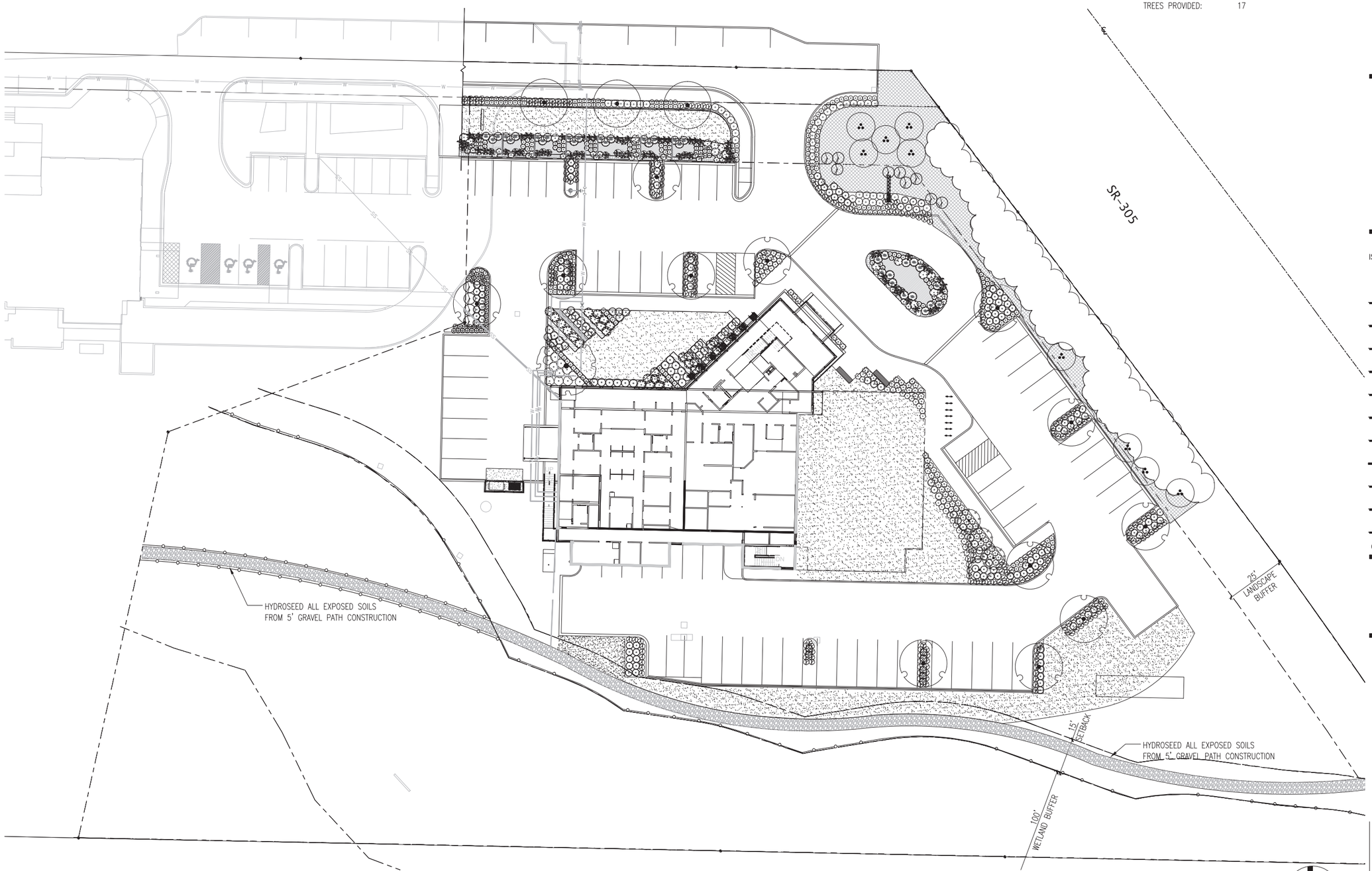
Project Number

BAINBRIDGE ISLAND URGENT CARE

PARKING LOT LANDSCAPING:
(PER BIMC 18.15.010 F – 1 TREE FOR EVERY 4 PARKING STALLS)

TOTAL PARKING STALLS: 68 ($^{68}/_{4}$=17)

TREES REQUIRED: 17
TREES PROVIDED: 17




## PLANTING PLAN

SCALE: 1" = 20'-0"

COATES DESIGN ARCHITECTS
Responsible Architecture.
900 WINSLOW WAY E SUITE 210
BAINBRIDGE ISLAND WA 98110
P 206.780.0876

TRA
LANDSCAPE ARCHITECTURE
SUITE 202 911 w/STERN AVE SEATTLE, WA 98104 PH: 206.682.7562

STATE OF
WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
THOMAS V. RENDTORF
CERTIFICATE NO. 298

ISSUED FOR: DATE:

CONSTRUCTION DOCUMENTS 1.10.2014

100% CD SET

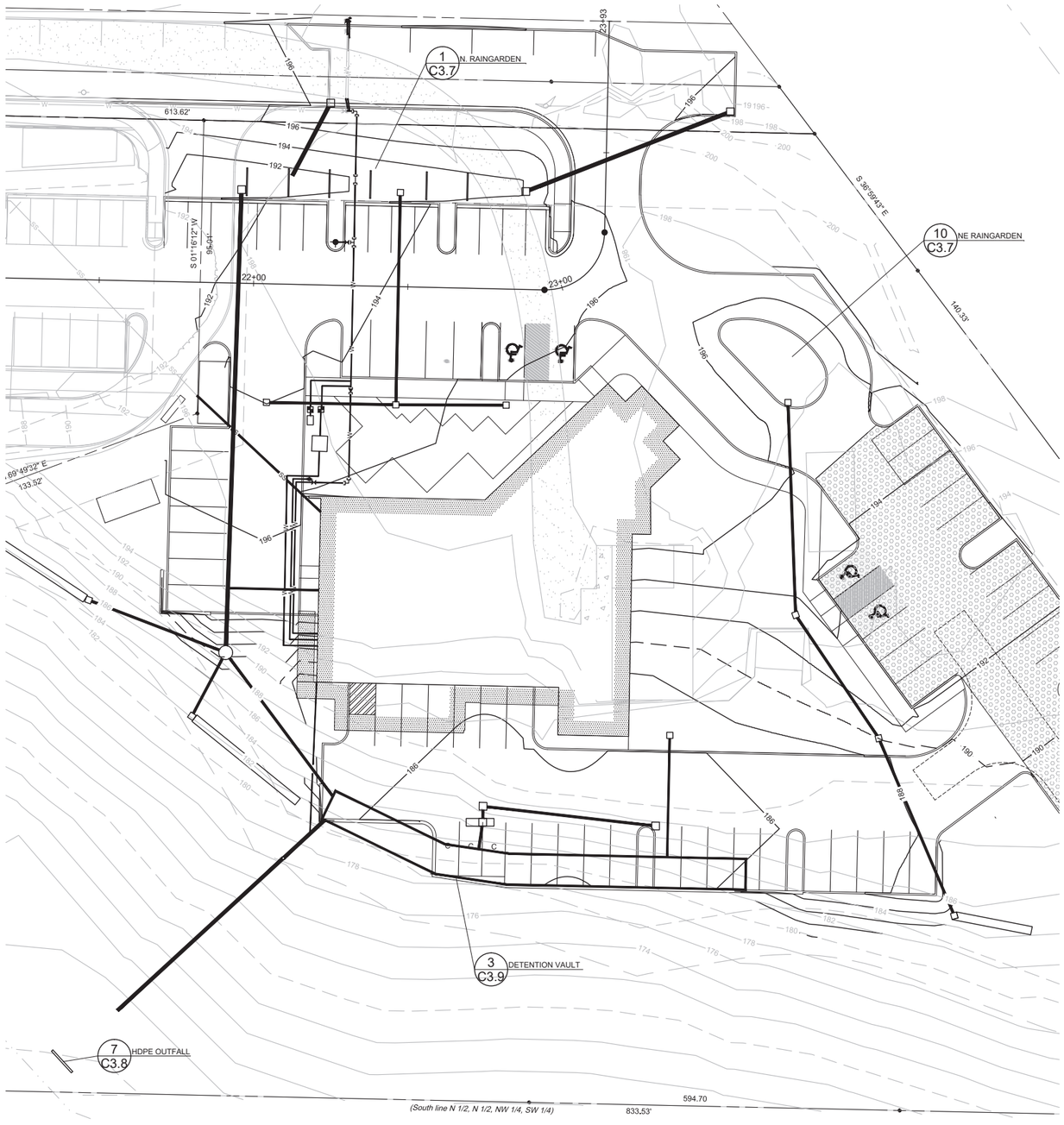
HARRISON-BAINBRIDGE

8804 MADISON AVE. N
BAINBRIDGE ISLAND,
WA 98110

N

Planting Plan

L4.1




N

OVERALL SITE UTILITY PLAN

SCALE: 1" = 20'

0 5 10 20 40

## STORM DRAINAGE

1. STORM DRAINS SHALL BE SMOOTH INTERIOR CORRUGATED POLYETHYLENE (ADS N12 OR EQUIVALENT) OR PVC (ASTM D3034, SDR 35) UNLESS OTHERWISE NOTED.

2. ALL BUILDING DOWNSPOUTS SHALL BE CONNECTED TO THE STORM DRAINAGE SYSTEM THROUGH ROOF DRAINS LAID AT A MINIMUM SLOPE OF 2% (1/4 INCH PER FOOT) UNLESS OTHERWISE NOTED. CARE SHALL BE TAKEN TO MAINTAIN MINIMUM SLOPE AND AVOID LOW POINTS ALONG THE PIPE.

3. PRIOR TO FINAL INSPECTION AND ACCEPTANCE OF STORM DRAINAGE WORK, PIPES AND STORM DRAIN STRUCTURES SHALL BE CLEANED AND FLUSHED. ANY OBSTRUCTIONS WITHIN THE STORM DRAIN SYSTEM SHALL BE REMOVED AND WASH WATER OF ANY SORT SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM OR SURFACE WATERS.

5. ALL MANHOLES AND CATCH BASINS IN PUBLIC RIGHTS-OF-WAY SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO FINAL PAVING.

6. CURTAIN AND FOOTING DRAINS SHALL BE CONNECTED TO STORM DRAIN SYSTEM AT EITHER A CATCH BASIN OR WHEN 1 VERTICAL FOOT IS MAINTAINED BETWEEN THE LOWEST POINT OF THE FOUNDATION DRAIN INVERT AND THE ELEVATION OF THE STORM DRAIN SYSTEM.

## SANITARY SEWER

1. SANITARY SEWER PIPE SHALL BE PVC (ASTM D3034, SDR 35).

2. TRENCHES SHALL BE BACKFILLED AND COMPACTED PRIOR TO TESTING OF THE SEWER MAIN.

3. SIDE SEWER CONNECTIONS SHALL BE MADE BY A TAP TO AN EXISTING MAIN OR A WYE FROM A NEW MAIN. SIDE SEWERS SHALL BE 6" DIAMETER AT MINIMUM 2% SLOPE.

4. SIDE SEWER STUBS SHALL BE CAPPED AND THE LOCATION MARKED WITH A 2"X4" STAKE EXTENDING FROM THE CAP TO AT LEAST 6" ABOVE GRADE. THE STAKE SHALL BE PAINTED WHITE AND MARKED "SEWER".

5. MANHOLES SHALL MEET ASTM C478 WITH RUBBER GASKETED JOINTS MEETING ASTM C443. JOINTS AND LIFT HOLES SHALL BE GROUTED INSIDE AND OUTSIDE.

6. ALL CONNECTIONS OF PVC PIPE TO MANHOLES SHALL BE MADE USING A/C X PVC SEWER ADAPTER GASKET BY ROMAC OR GPK PRODUCTS.

7. SEWER LINES SHALL BE CLEANED AND PRESSURE TESTED PRIOR TO PAVING. TESTING SHALL INCLUDE VIDEO INSPECTION OF THE MAIN BY THE CONTRACTOR. IMMEDIATELY PRIOR TO VIDEO INSPECTION, ENOUGH WATER SHALL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER MANHOLE. A COPY OF THE VIDEO TAPE SHALL BE SUBMITTED TO THE CITY. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE TAPE HAS BEEN REVIEWED AND APPROVED BY THE INSPECTOR.

8. ALL MANHOLES IN PUBLIC RIGHTS-OF-WAY SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO FINAL PAVING.

9. SANITARY SEWER FORCE MAIN SHALL BE 4" DIAMETER HIGH DENSITY POLYETHYLENE, DRISCOPIPE 1000, DR11 OR EQUAL. PIPE JOINING AND INSTALLATION SHALL BE PERFORMED STRICTLY IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS BY QUALIFIED INSTALLERS. FORCE MAIN SHALL BE PRESSURE TESTED IN ACCORDANCE WITH WSDOT/APWA STANDARDS FOR WATER MAINS. ALL FITTINGS SHALL BE BLOCKED IN ACCORDANCE WITH WATERMAIN DETAILS. INSTALL PIPE WITH 12 GAUGE COPPER TRACE WIRE SPLICED WITH SPLIT BOLT CONNECTIONS.

## WATER MAIN

1. UNLESS OTHERWISE SPECIFIED, PIPE FOR WATER MAINS SHALL BE CLASS 52, CEMENT-LINED DUCTILE IRON PIPE. JOINTS SHALL BE RUBBER GASKET PUSH-ON TYPE. WATER SERVICE LINE 2" AND SMALLER SHALL BE HIGH DENSITY POLYETHYLENE, COPPER TUBING SIZE, 200 PSI WORKING PRESSURE, DRISCOPIPE 5100 OR EQUAL. WATER SERVICE LINE 3" IN DIAMETER SHALL BE POLYVINYL CHLORIDE (ASTM D2241) WITH A WORKING PRESSURE OF 200 PSI.

2. WATER MAINS SHALL BE INSTALLED WITH A MINIMUM COVER OF THREE FEET OVER THE TOP OF THE PIPE. DEFLECT THE WATER MAIN ABOVE OR BELOW EXISTING UTILITIES AS REQUIRED TO MAINTAIN MINIMUM COVER AND 12-INCH MINIMUM VERTICAL CLEARANCE BETWEEN UTILITIES UNLESS OTHERWISE SHOWN.

3. INSTALL PIPE AND WATER SERVICE LINES WITH 12 GAUGE COPPER TRACE WIRE SPLICED USING SPLIT-BOLT CONNECTIONS.

4. ALL FITTINGS SHALL BE BLOCKED IN ACCORDANCE WITH THE DETAILS.

5. WATER PIPE SHALL BE DISINFECTED AND TESTED IN CONFORMANCE WITH WSDOT/APWA STANDARDS. NEW WATER MAINS SHALL BE CONNECTED TO THE EXISTING SYSTEM ONLY AFTER THE NEW MAIN IS PRESSURE TESTED, FLUSHED, DISINFECTED AND SATISFACTORY BACTERIOLOGICAL SAMPLE RESULTS ARE OBTAINED. CONTRACTOR IS RESPONSIBLE FOR PROPER DISPOSAL OF ALL CHLORINATED WATER DURING THE DISINFECTION AND FLUSHING PROCESS.

6. ALL VALVE BOXES IN PUBLIC RIGHTS-OF-WAY OR EASEMENTS SHALL BE ADJUSTED TO FINAL GRADE BEFORE FINAL GRADING IS COMPLETE.

7. FIRE LINES TO BE SIZED AND DESIGNED BY THE FIRE SUPPRESSION ENGINEER.

## HDPE OUTFALL NOTES

1. HDPE PIPE SHALL BE DRISCOPIPE 1000, SDR32.5 OR EQUIVALENT. JOINTS SHALL BE BUTT FUSE-WELDED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. JOINTS SHALL BE MADE BY A PROPERLY TRAINED TECHNICIAN. PIPE SHALL NOT BE DEFLECTED TIGHTER THAN A 25 FOOT RADIUS.

2. THE CONTRACTOR MAY MODIFY THE LOCATION AS REQUIRED TO MINIMIZE DISRUPTION OF VEGETATION AND TO OPTIMIZE CONSTRUCTION OF THE PIPE.

3. THE LOCATION OF THE PIPE AND THE DISCHARGE AT THE BASE OF THE BANK SHALL BE STAKED FOR REVIEW AND APPROVAL BY THE ENGINEER AND THE GEOTECHNICAL ENGINEER.

4. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IF THE TEMPERATURE OF THE PIPE AT THE TIME OF INSTALLATION IS OVER 100°.

REV. 2 10/17/13 SHEET MODIFIED TITLE BLOCK

10/17/13

ANDREA E. WHEELER — STATE OF WASHINGTON — 40430 — REGISTERED PROFESSIONAL ENGINEER

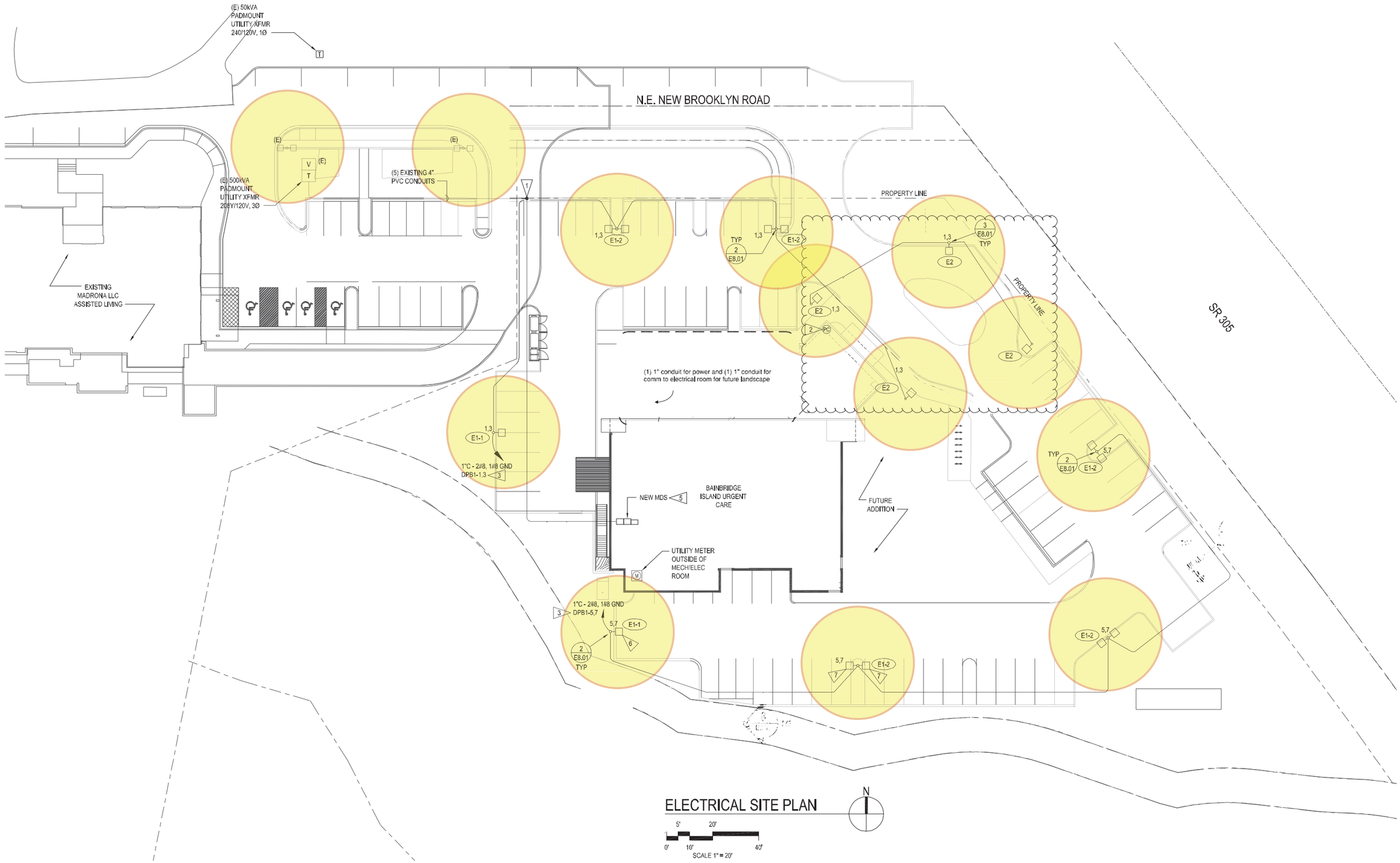
# OVERALL SITE UTILITY PLAN
## HARRISON URGENT CARE
## SITE UTILITY PERMIT SUBMITTAL

BROWNE • WHEELER ENGINEERS, INC
241 ERICKSEN AVENUE NE
BAINBRIDGE ISLAND, WA 98110
P 206.842.0605 INFO@BrowneWheeler.COM

HARRISON MEDICAL CENTER
2520 CHERRY AVE
BREMERTON, WA 98310

DATE 9/3/13
DESIGNED AEW
DRAWN AEW
CHECKED DWB
PROJECT # HA

C3.1




## ELECTRICAL SITE PLAN

SCALE 1" = 20'

### GENERAL NOTES:

1. MOUNT BOTTOM OF POLE MOUNTED AREA LIGHTING FIXTURES @ 25'-0" ABOVE FINISHED GRADE UON.
2. PROVIDE 3/4"C - 2#10, 1#10 GND UNLESS OTHERWISE NOTED.
3. REFER TO E7.01 FOR LIGHTING FIXTURE SCHEDULE.

### REFERENCE NOTES:

1. INTERCEPT (5) EXISTING UNDERGROUND PVC CONDUITS & EXTEND TO NEW MAIN DISTRIBUTION SWBD "MDS". REFER TO ONE-LINE DIAGRAM & FEEDER SCHEDULE / CIRCUIT ANALYSIS ON SHEET E5.01.
2. PROVIDE EXTERIOR PHOTOCELL MOUNTED ON ROOF, AIMED TO NORTH. COORDINATE WITH LIGHTING CONTROL PANEL SUPPLIER.
3. ROUTE EXTERIOR LIGHTING CIRCUIT TO PANEL INDICATED VIA LIGHTING CONTROL PANEL LCP. REFER TO SHEET E3.00 FOR LCP LOCATION AND SHEET E7.02 FOR LIGHTING CONTROL PANEL LCP SCHEDULE. RACEWAY & CONDUCTOR SIZES SHOWN ARE TYPICAL FOR ENTIRE CIRCUIT.
4. PROVIDE NEW UNDERGROUND RACEWAY & CONDUCTORS. REFER TO ONE-LINE DIAGRAM & FEEDER SCHEDULE / CIRCUIT ANALYSIS ON SHEET E5.01. COORDINATE ROUTING WITH LANDSCAPE AND STRUCTURAL DRAWINGS.
5. REFER TO ONE-LINE DIAGRAM & FEEDER SCHEDULE / CIRCUIT ANALYSIS ON SHEET E5.01.
6. PROVIDE CUSTOM SHIELD 9" DEEP x 1/2 FIXTURE LENGTH ON SOUTH SIDE OF LIGHTING FIXTURE.
7. PROVIDE CUSTOM SHIELD 6" DEEP x FIXTURE LENGTH ON SOUTH SIDE OF LIGHTING FIXTURE.

COATES DESIGN ARCHITECTS
Responsible Architecture
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P 206.780.0876

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Seattle, Washington 98101
Tel 206.267.1700
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SAZAN # 399-1309

KELLY W ANDERSON
STATE OF WASHINGTON
38420
REGISTERED
PROFESSIONAL ENGINEER

| ISSUED FOR: | DATE: |
|---|---|
| Construction Set | 2/19/14 |
| Final Set | 11/14/14 |

**BAINBRIDGE ISLAND URGENT CARE**

**8812 NE NEW BROOKLYN RD. BAINBRIDGE ISLAND, WA 98110**

N

**ELECTRICAL SITE PLAN**

E1.01

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2/19/2014 3:19:52 PM
PLOTTED BY: Michael Caillao

HARRISON
BAINBRIDGE
8804

# MILES YANICK & COMPANY

*ARCHITECTS, LAND PLANNERS, LANDSCAPE & INTERIOR DESIGNERS*

May 20, 2019
Kelly Tayara,
City of Bainbridge Island
280 Madison Ave N
Bainbridge Island, WA 98110

RE: Vincent Road Transfer Station Conditional use permit
Conceptual Proposal review meeting request

Kelly Tayara
Attached please find the following documents to be used for the Conceptual Proposal review meeting for the above referenced project. Please schedule this project for a Conceptual Proposal review meeting at the earliest time available.

Project Narrative & Site Analysis
- Site History & Background
- Existing Site Conditions
- Proposed Uses & Timing of Development

City Zoning Map

City Comprehensive Plan Map

Aerial Photos
- Overall area
- Enlarged photo of existing site and adjoining properties
- Aerial photo of existing Business Park Lane operations site

Streetscape: Existing project entry photo
Miscellaneous existing operation area site and surrounding property photos

Existing Site plan
Proposed Site plan

Existing Utilities Easement and City Site Access Easements Map

Miles Yanick, Architect

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(206) 842-6516 office@milesyanick.com www.milesyanick.com

VINCENT ROAD TRANSFER STATION SITE CONDITIONAL USE PERMIT

SITE HISTORY and BACKGROUND

In the early circa 1940 era and earlier the 5.87 acre subject property and the surrounding 30 acre City of Bainbridge Island property was commonly referred to by Islanders as "the dump". Several parties operated the site as a landfill until 1975. It accepted typical domestic waste including creosote tank bottoms from the nearby Wyckoff wood treatment facility and other various petroleum products. The refuse was burned at the site until 1968.
The site stopped accepting waste in 1975 and was closed in 1977. A transfer station and recycling center was opened in 1978 and continues to this day.

Washington State Department of Ecology in 1992 listed the site on its Hazardous Sites List with a rank of One (highest priority). The same year Kitsap County removed, stabilized and disposed 475 tons of contaminated waste. An additional 930 tons of contaminated soil was removed from the site and properly disposed of in 1993.

The Remedial Investigation to determine the nature and extent of the contamination on the site was completed in 1999.

A "Cleanup Action Plan for Bainbridge Island Landfill" was prepared 2001. The work consisted of waste reclamation with soil cover, monitoring, institutional controls and monitored natural attenuation. The waste was excavated and sorted by size. All materials larger that about 1 ½" were disposed of off- site. Material smaller than 1 ½" remained n site and were covered with a cap of soil.

The City of Bainbridge Island constructed a decant facility in 2005 located immediately south and contiguous with the south property line of the Bainbridge Disposal site. Water is brought to the decant facility site for treatment from street sweeping operations and catch basin cleanouts. The water is transported to the site via vactor trucks. After the water undergoes sediment separation it is tested. After testing the water flows into a bio filtration swale and discharges to a settling pond where it is released to a nearby stream at the eastern end of the site. The city access from Vincent Road to the decant facility is via an easement over the Bainbridge Disposal property.

A "First Five Year Review Report" prepared by CH2MHill Engineers was prepared for the site in December of 2006.

VINCENT ROAD TRANSFER STATIONS CONDITIONAL USE PERMIT

EXISTING SITE CONDITIONS

The current 5.87 acre Bainbridge Disposal Transfer station is located within and surrounded by the approximately 30 acre City of Bainbridge Island owned property.

The entire area is shown on the current zoning map as R-.04, 1 Unit per 2.5 Acre zone. The City Comprehensive Plan designation is R- 0.4 the same as the zoning map.

The site currently used by Bainbridge Disposal as a refuse and recycling transfer station. The majority of the site is used for storage areas for collection bins, steel transfer containers, refuse bins and the public recycling collection area. The only building structures on the site are the steel transfer container shed which was built in 2013 and a small toll booth.

The general public recycling area accepts materials such as electronics equipment, glass, plastic, paper, cardboard, scrap metal, etc... All this material is transferred to the Olympic View Transfer Center.

Five transfer container trucks are parked on the site as well as five private vehicles. There is also a fuel dispensing tank for refueling the transfer trucks

A mature stand of 2nd growth Douglas fir, alder, maple and related understory borders the north property line. This stand varies between 60 and 120 feet in depth. North of the subject property line is a similarly vegetated 50 foot wide strip of City property which further separates the site from adjoining residentially zoned properties.

The west side of the site is also bordered with a 40-80 foot width of 2nd growth Douglas fir, alder, maple and related understory. The city property on the west side of the site which is approximately 400 feet in width separates the site from residential properties. The City property on the east separates the site by approximately 325 feet from any residential development and is similarly vegetated.
City property on the south separates the subject property from residential properties by 400 feet or more

There are no critical areas, agricultural land, wildlife corridors or pedestrian trails or "significant trees" on the subject property.

The site is not served by any transit routes

VINCENT ROAD TRANSFER SITE  CONDITIONAL USE PERMIT

PROPOSED USES AND TIMING OF DEVELOPMENT

The proposal is to relocate the existing activities of the Bainbridge Disposal LLC activities currently located at the 9423 Business Park Lane (BPL) site to the existing Bainbridge Disposal Vincent Road Refuse Transfer site.

The existing 34,209 square foot Business Park Lane site is occupied by the following:

- -2400 square foot building containing the main administrative office and three truck service bays
- - parking for 13 refuse collection trucks
- - parking for refuse truck drivers and administrative staff private vehicle.

There are currently 24 employees at the site including administrative office staff, truck service staff and refuse truck drivers.

The site is on operation Monday Through Friday from 6:00 AM until 4:00 PM

(see attached site photo of the business Park Lane site)

Refuse collection trucks leave the site at 6:00 AM Monday through Friday for the daily rounds. When the route is complete they deliver their collection to the Vincent Road Transfer Station site for ultimate transfer to the Olympic Landfill site located at the South Kitsap Industrial Park. Then the trucks return to the Business Park Lane site to park overnight.

All of the above operation at the Business Park Lane site is proposed to be relocated and developed at the Vincent Road site. The administration offices will be located in a new 1,500 square foot ± building. The truck service operations will housed in a new 2,400 square foot garage building. A 650 square foot employee's restroom/lounge facility will be built for employee's lunchroom, uniform changing and shower activities. The storage areas for the steel transfer containers and collection bins will be re-arranged but the number of each will not be significantly increased.

The recycling center functions at the Vincent Road Transfer station site which are open to the general public will be retained and will be re-arranged for more efficient use. The storage areas for the steel transfer containers and collection bins will be re-arranged but the number of each will not be significantly increased.

35 private vehicle parking spaces will be provided for truck drivers, administrative staff and customer's vehicles and parking for 27 refuse collection truck and 5 transfer vehicle trucks

The existing transfer shed will remain

The toll booth will be relocated to provide more private vehicle stacking space during heavy week-end recycling material delivery traffic

Domestic water to the site is currently provided by Washington Water service from their reservoir tank located on privately owned property north of the subject property. This service will continue and also provide 1,750 gallons per minute fire flow to the site.

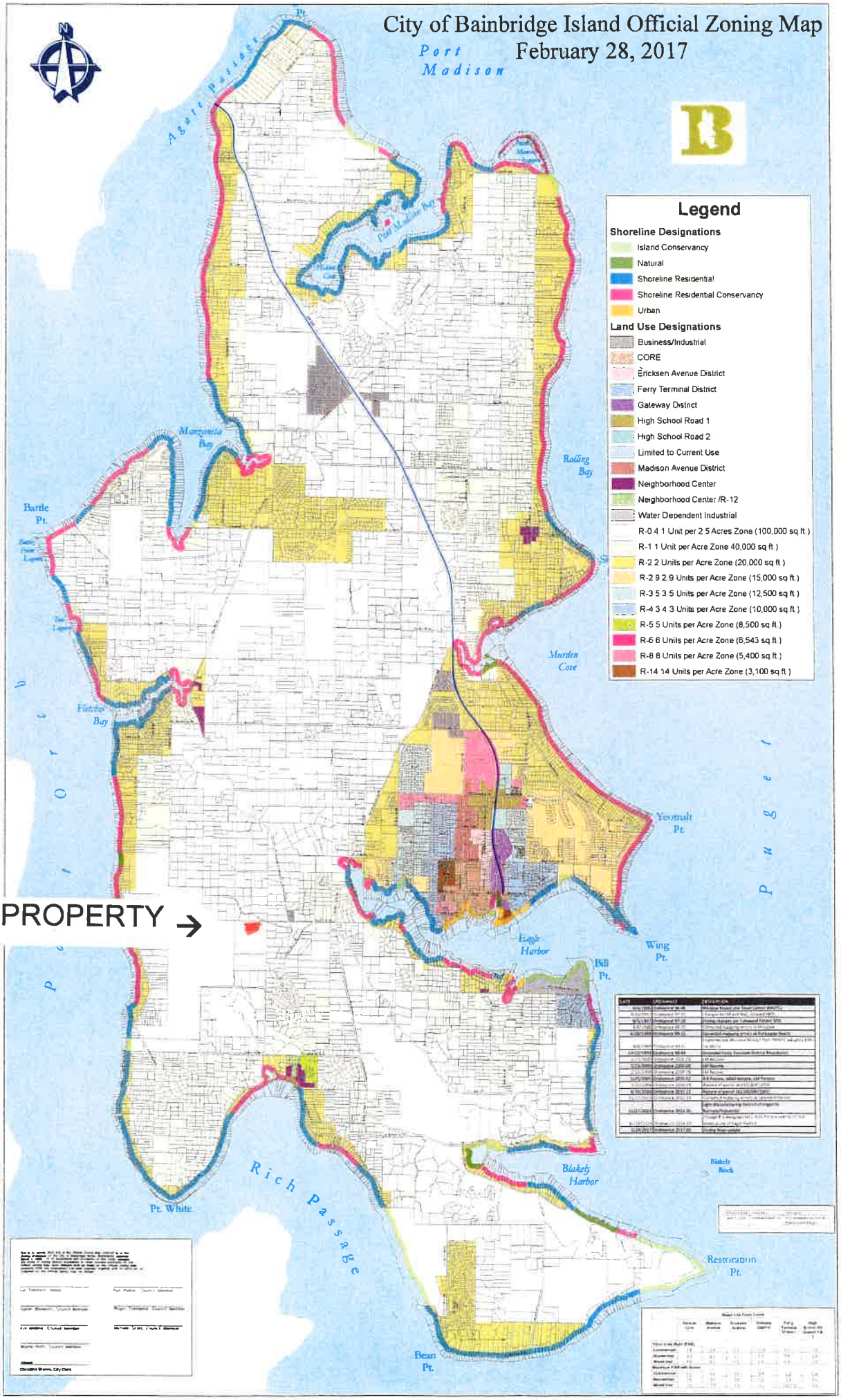
Site paving and surfacing: The surfaces for the driving storage areas will be surfaced with either asphalt or crushed rock designed to carry the load of the heavy trucks

No additional electrical power service to the site is anticipated. The existing service will remain unchanged.

Site Lighting: Minimal security lighting will be developed. The design will be such that no light or glare can be seen from adjacent residential properties

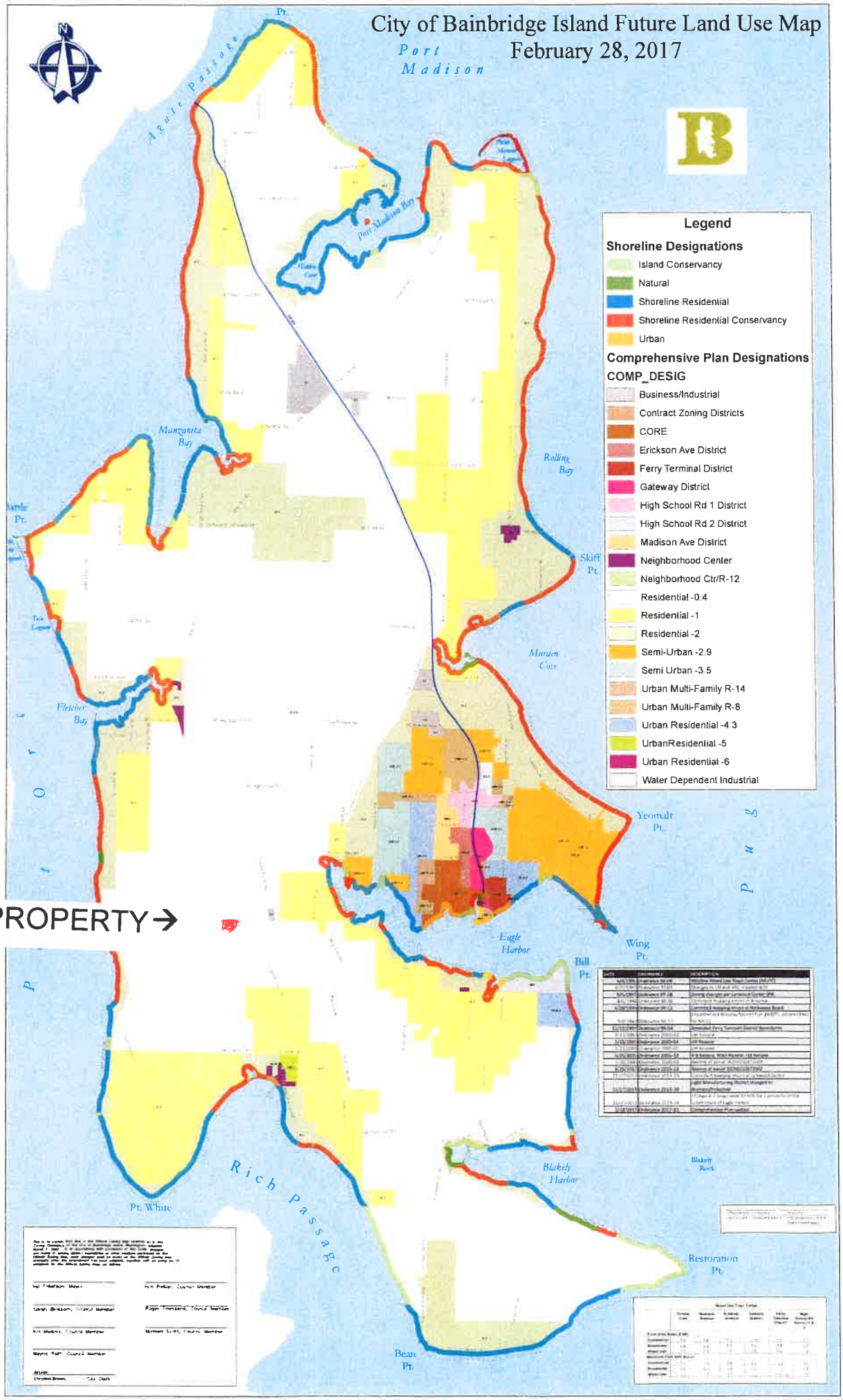
Screening: Approximately 27,000 square feet of existing mature 2nd growth Douglas fir, alder, maple and related understory will be removed for areas along the north property line. This will leave a screen varying in width from 15 feet to 50 feet. North of this screening is a 50 foot wide strip of City owned property also containing mature 2nd growth Douglas fir, alder, maple and related understory.

A strip of 2nd growth Douglas fir, alder, maple and related understory varying in width from 20 feet to 65 feet will remain along the west property line. West of the subject property line is approximately 400 feet City owned property which is similarly vegetated.


City of Bainbridge Island Official Zoning Map
February 28, 2017
Port Madison
Agate Passage
Port Madison Bay
Manzanita Bay
Rolling Bay
Murden Cove
Battle Pt.
Fletcher Bay
Yeomalt Pt.
Eagle Harbor
Wing Pt.
Bill Pt.
Blakely Harbor
Blakely Rock
Rich Passage
Pt. White
Restoration Pt.
Bean Pt.
Puget Sound
Legend
Shoreline Designations
Island Conservancy
Natural
Shoreline Residential
Shoreline Residential Conservancy
Urban
Land Use Designations
Business/Industrial
CORE
Ericksen Avenue District
Ferry Terminal District
Gateway District
High School Road 1
High School Road 2
Limited to Current Use
Madison Avenue District
Neighborhood Center
Neighborhood Center /R-12
Water Dependent Industrial
R-0.4 1 Unit per 2.5 Acres Zone (100,000 sq ft.)
R-1 1 Unit per Acre Zone 40,000 sq ft.)
R-2 2 Units per Acre Zone (20,000 sq ft.)
R-2.9 2.9 Units per Acre Zone (15,000 sq ft.)
R-3.5 3.5 Units per Acre Zone (12,500 sq ft.)
R-4.3 4.3 Units per Acre Zone (10,000 sq ft.)
R-5 5 Units per Acre Zone (8,500 sq ft.)
R-6 6 Units per Acre Zone (6,543 sq ft.)
R-8 8 Units per Acre Zone (5,400 sq ft.)
R-14 14 Units per Acre Zone (3,100 sq ft.)
SUBECT PROPERTY →

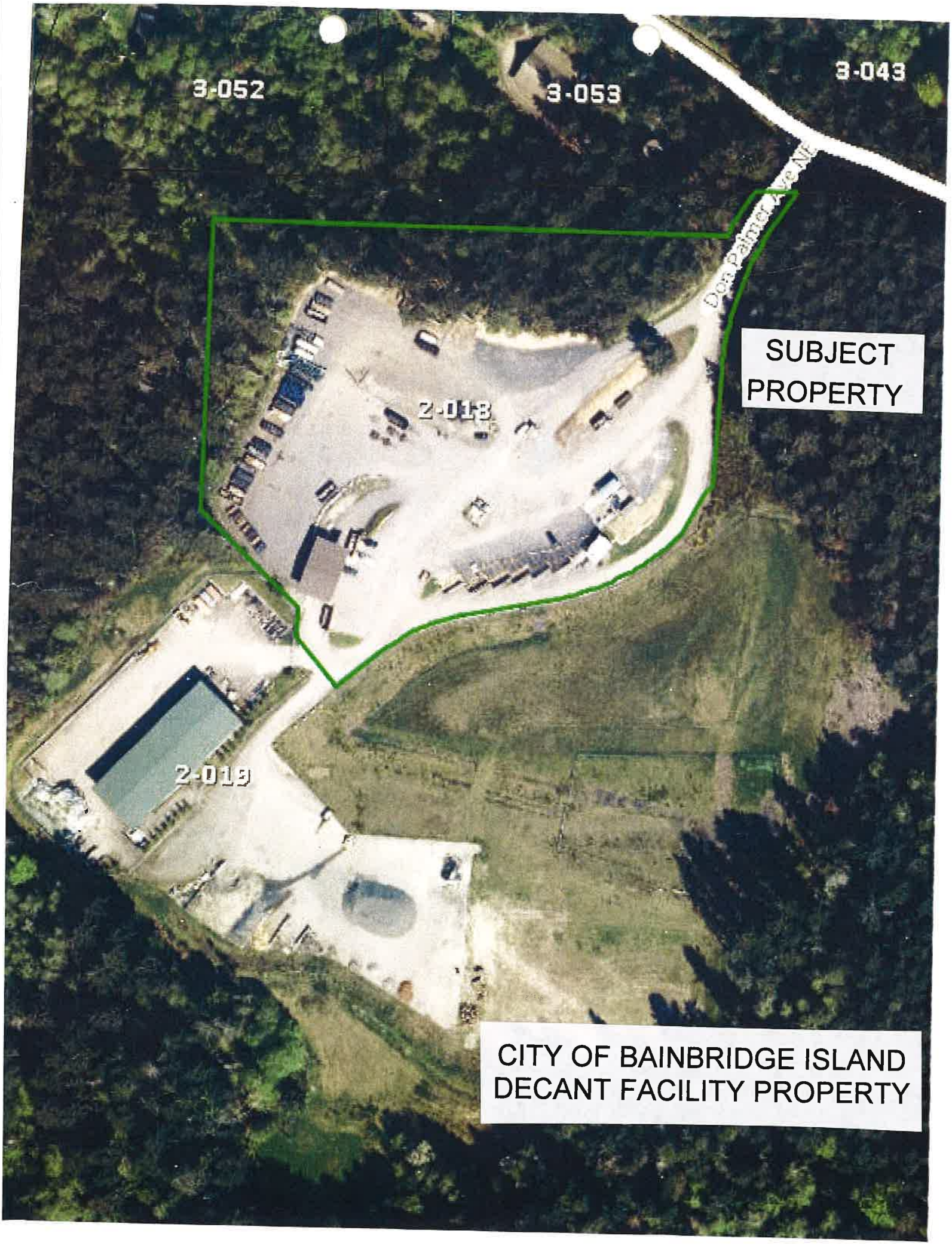
# City of Bainbridge Island Future Land Use Map
February 28, 2017

B




SUBECT PROPERTY→

SUBJECT PROPERTY
CITY OF BAINBRIDGE ISLAND DECANT FACILITY PROPERTY
Fletcher Bay Rd NE
NE Old Mill Rd
Lynwood Center Rd NE
AERIAL PHOTO


3-052
3-053
3-043
Dora Palmer Ave NE
2-013
SUBJECT PROPERTY
2-013
CITY OF BAINBRIDGE ISLAND
DECANT FACILITY PROPERTY

EXISTING BAINBRIDGE
DISPOSAL SITE
9423 BUSINESS PARK LANE

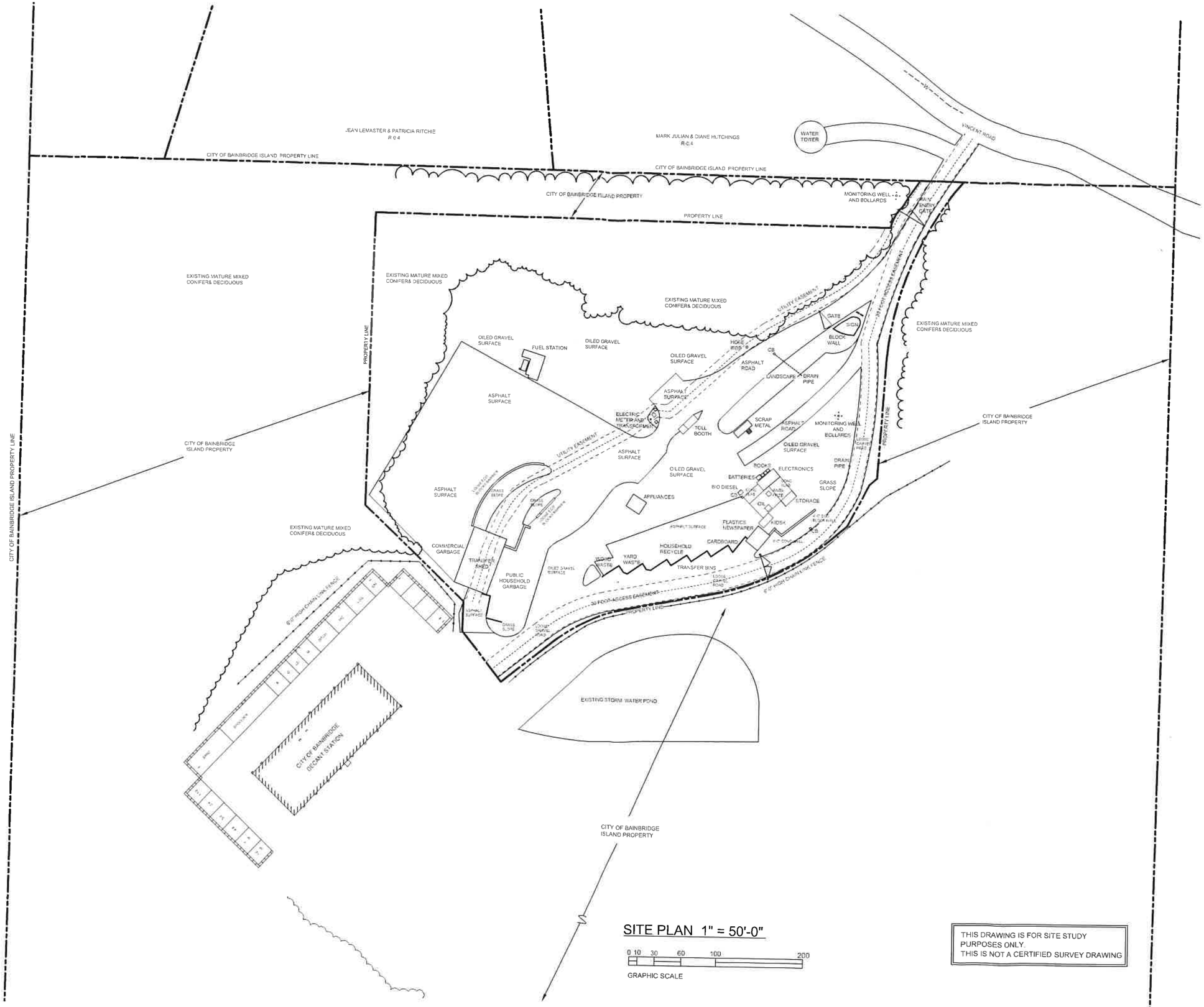
VINCENT RD
EXISTING SUBJECT
PROPERTY ENTERANCE

21
43
55
6

CITY DECANT
FACILITY SHED AREA

CITY DECANT FACILITY
STORAGE AREA

CITY ACCESS TO VINCENT ROAD




## SITE PLAN 1" = 50'-0"

0 10 30 60 100 200

GRAPHIC SCALE

THIS DRAWING IS FOR SITE STUDY PURPOSES ONLY.
THIS IS NOT A CERTIFIED SURVEY DRAWING


1749 REGISTERED ARCHITECT MILES YANICK STATE OF WASHINGTON

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PROJECT #: 17-138

PROJECT

BAINBRIDGE DISPOSAL:
VINCENT RD
9423 BUSINESS PARK LANE
P.O. BOX 10699
BAINBRIDGE ISLAND, WA 98110

OWNER

BAINBRIDGE DISPOSAL OFFICES
9423 BUSINESS PARK LANE
P.O. BOX 10966
BAINBRIDGE ISLAND, WA 98110

REVISIONS

| # | By | Date | Revisions |
|---|---|---|---|

ISSUED

| # | Date | Description |
|---|---|---|
| | | |

Drawn By: DR Date: 01-28-19
Checked By: DR Date: 01-28-19
Scale : 1"=50'-0"
BAR IS 1" LONG AT FULL SIZE

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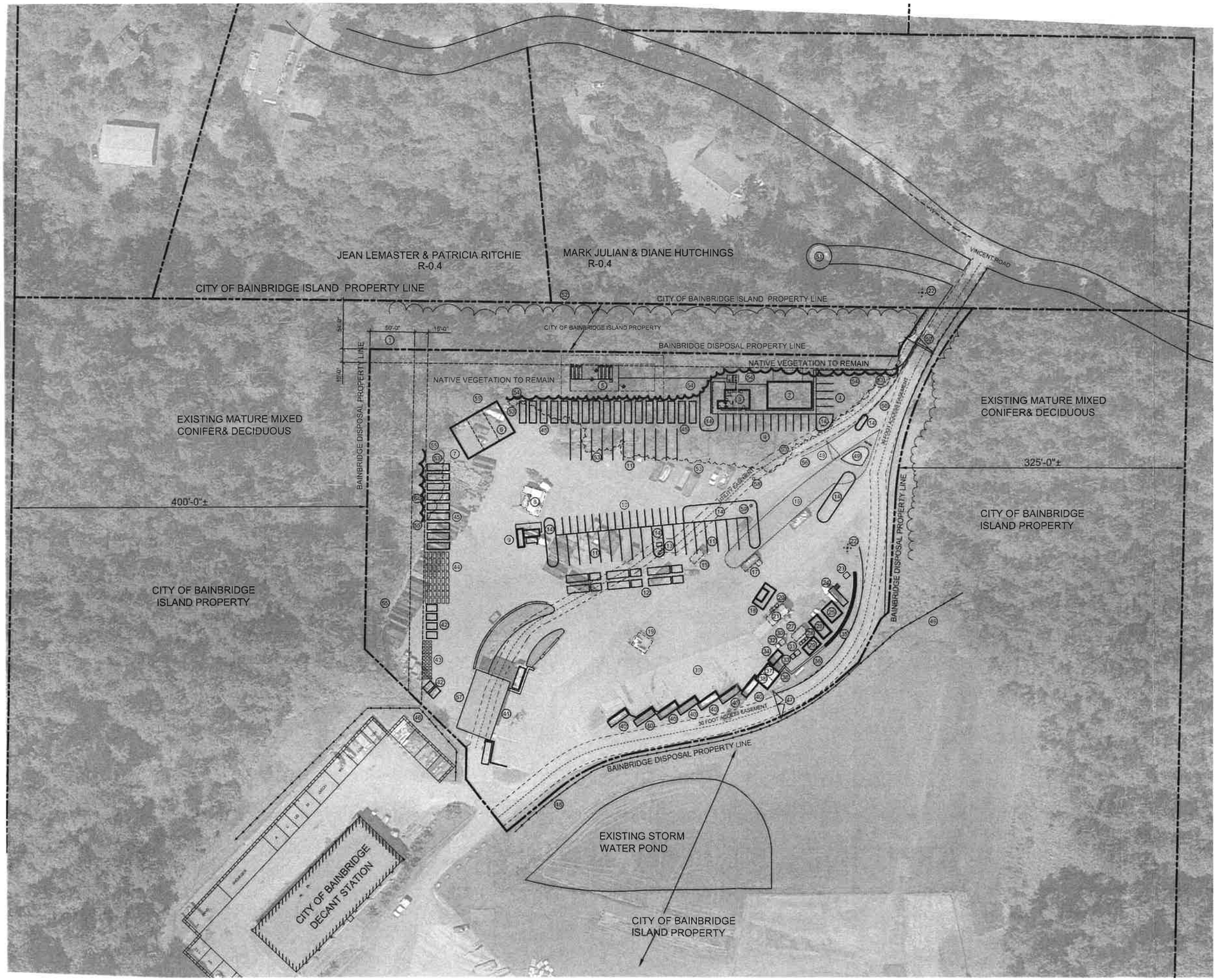
SHEET TITLE:
EXISTING SITE PLAN




## KEYNOTES

1 MAXIMUM REQUIRED SETBACK
2 NEW ADMINISTRATION BUILDING @ 50' 1,500 SF
3 NEW EMPLOYEES LOUNGE
4 NEW PARKING FOR EMPLOYEES/CUSTOMER (16 SPACES @ 8'-6" x 19'-0"
5 NEW SEPTIC SYSTEM AREA: 115'-6" x 50'-0"
6 NEW TRUCK SERVICE BUILDING: 40'x60' 2,400 SF
7 NEW WASH STATION
8 EXISTING FUEL STATION
9 RELOCATED FUEL STATION
10 TRUCK OWNER PERSONAL PARKING: 17 SPACES @ 8'-6" x 19'-0"
11 NEW DISPOSAL TRUCK PARKING: 27 SPACES IN TWO AREAS @ 12'-0" x 35'-0"
12 STAGING AREA FOR DISPOSAL TRUCKS AND TRAILERS
13 EXISTING ELECTRICAL PANEL AND TRANSFORMER
14 NEW LANDSCAPING
15 EXISTING TOLL BOOTH
16 EXISTING LANDSCAPING TO BE REMOVED
17 EXISTING SCRAP METAL BIN
18 RELOCATED TOLL BOOTH
19 EXISTING APPLIANCE RECYCLE STATION
20 EXISTING BOOK RECYCLE BINS (3)
21 EXISTING ELECTRONICS RECYCLE STATION
22 EXISTING WATER MONITOR AND BOLLARDS
23 RELOCATED BATTERY RECYCLE STATION
24 RELOCATED SCRAP METAL RECYCLE BIN
25 RELOCATED APPLIANCES RECYCLE STATION WITH NEW CONCRETE SLAB
26 RELOCATED ELECTRONICS RECYCLE STATION
27 EXISTING STORAGE CONTAINER
28 RELOCATED BOOK RECYCLE BINS (3)
29 RELOCATED STORAGE CONTAINER
30 EXISTING OIL CUBE RECYCLE STATION
31 RELOCATED OIL CUBE RECYCLE STATION
32 EXISTING ANTIFREEZE RECYCLE STATION
33 RELOCATED ANTIFREEZE RECYCLE STATION
34 EXISTING INFORMATION KIOSK AND STORAGE SHED
35 NEW 4'-0" HEIGHT ECOLOGY BLOCK SITE WALL
36 EXISTING ECOLOGY BLOCK SITE WALL
37 EXISTING NEWSPAPER RECYCLE CONTAINER
38 EXISTING PLASTIC RECYCLE CONTAINER
39 EXISTING PUBLIC RECYCLING AREA
40 EXISTING RECYCLE CONTAINERS
41 PUBLIC HOUSEHOLD GARBAGE AND YARD WASTE CONTAINERS
42 SMALLER HALF SIZE CONTAINERS
43 GARBAGE CARTS
44 PAY RECYCLE AND GARBAGE CARTS
45 LARGE CONTAINERS
46 EXISTING 6'-0" HIGH CHAIN LINK FENCE
47 EXISTING GATE
48 EXISTING ENTRY GATE TO BE REMOVED
49 EXISTING SITE WALL, MONUMENT SIGN, AND LANDSCAPING TO BE REMOVED
50 EXISTING ENTRY GATE TO REMAIN
51 EXISTING WATER TOWER - WASHINGTON WATER SERVICES
52 ADJACENT LOT LINE
53 EXISTING TREES TO BE REMOVED
54 NEW TREE LINE
55 EXISTING TREES TO REMAIN, NO CHANGES
56 PORTION OF EXISTING ENTRY ROAD TO BE REMOVED FOR NEW PARKING
57 COMMERCIAL RECYCLE CONTAINERS
58 EXISTING HOSE BIBB
59 RELOCATED HOSE BIBB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PROJECT #: 17-133

PROJECT
BAINBRIDGE DISPOSAL MASTER PLAN-VINCENT RD
9429 BUSINESS PARK LANE
P.O. BOX 10966
BAINBRIDGE ISLAND, WA 98110

OWNER
BAINBRIDGE DISPOSAL OFFICES
9423 BUSINESS PARK LANE
P.O. BOX 10966
BAINBRIDGE ISLAND, WA 98110

REVISIONS

| # | By | Date | Headlights |
|---|---|---|---|
| | | | |

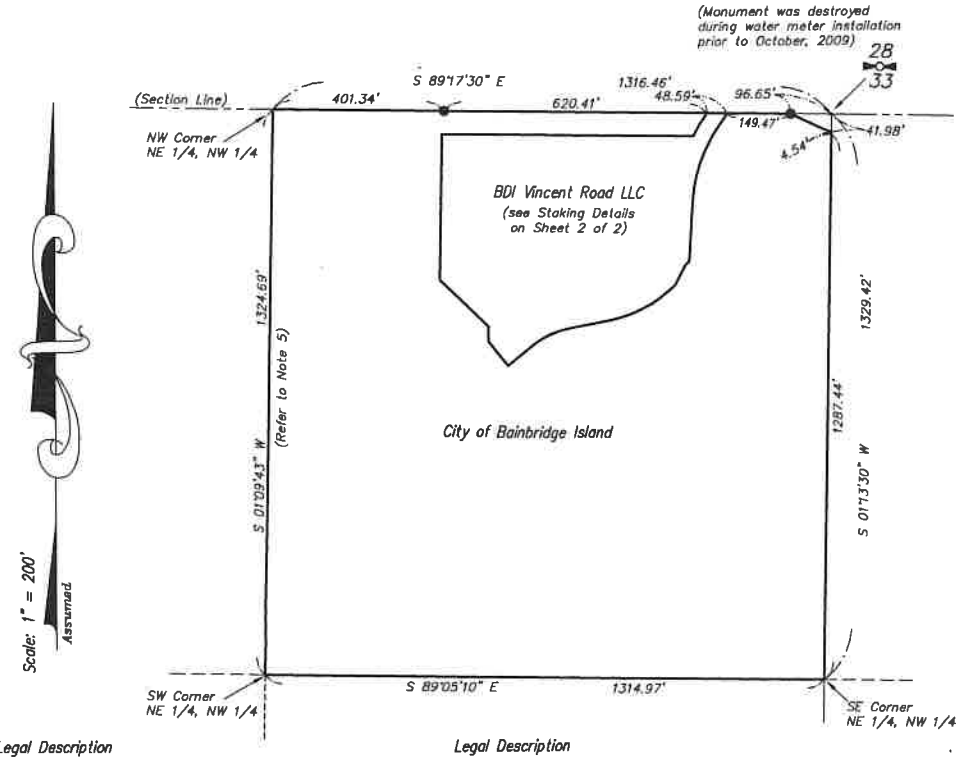
ISSUED

| # | Date | Description |
|---|---|---|
| | | |

Drawn By: DR Date: 04-04-19
Checked By: DR Date: 04-04-19
Scale: 1"=50'-0"
BAR IS 1" LONG AT FULL SIZE

N

SHEET TITLE:
PROPOSED SITE PLAN WITH AERIAL PHOTO




## 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.

3) This drawing does not purport to show all easements, restrictions and reservations appurtenant to or encumbering the subject property.

4) This survey is based on the legal descriptions of record. The boundaries were not inspected for encroachments or evidence of unwritten rights under this contract except where noted.

5) Refer to the survey recorded under Kitsap County Auditor's File No. 3020494 regarding the West line of the Northeast quarter of the Northwest quarter of Section 33.

6) Refer to the Quit Claim Deed recorded under Kitsap County Auditor's File No. 201010280219.

7) This survey and the information thereon is for the sole use of the clients under this contract.

## Legend

● = Set 3/4" iron pipe and lot stake

### Legal Description

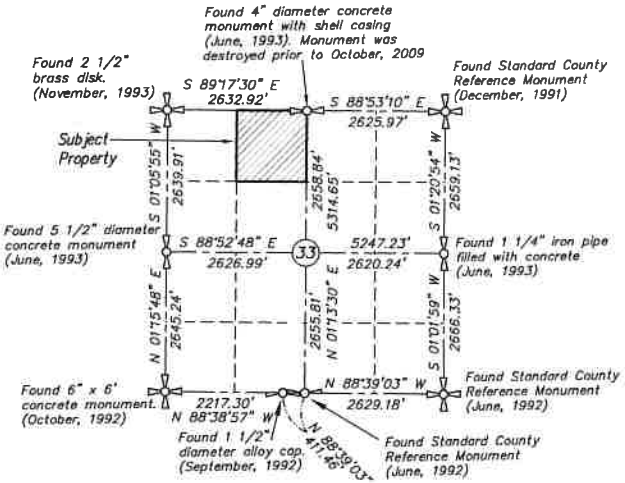
**Total Parcel**

The Northeast quarter of the Northwest quarter of Section 33, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington.

### Legal Description

**Vincent Road Transfer Station**

That portion of the Northeast quarter of the Northwest quarter of Section 33, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington described as follows:
Beginning at the North quarter corner of said Section 33; thence along the North line of said Section 33, N 89°17'30" W 246.12 feet to the True Point of Beginning; thence S 35°18'28" W 34.95 feet; thence on a 354.00 foot curve to the left through a central angle of 31°43'39" an arc distance of 196.03 feet; thence S 03°34'49" W 137.97 feet; thence S 48°31'01" W 11.44 feet; thence S 27°46'55" W 54.60 feet; thence South 49°01'20" W 19.62 feet; thence on a 300.00 foot radius curve to the right through a central angle of 30°09'58", an arc distance of 157.95 feet; thence S 79°11'18" W 97.46 feet; thence on a 200.00 foot radius curve to the left through a central angle of 27°52'53" an arc distance of 97.32 feet; thence S 51°18'25" W 73.12 feet; thence N 38°41'35" W 73.42 feet; thence N 01°10'08" E 33.94 feet; thence N 46°13'33" W 156.82 feet; thence North 01°10'08" E 344.66 feet; thence S 89°17'30" E 592.57 feet; thence on a curve to the right the center of which bears S 62°47'43" E 394.00 feet through a central angle of 08°06'11" an arc distance of 55.72 feet; thence N 35°18'28" E 7.36 feet to a point on said North line of Section 33; thence along said North line, S 89°17'30" E 48.59 feet to the True Point of Beginning.




SECTION SUBDIVISION
&
INDEXING VICINITY MAP
Sec.33, T.25N., R.2E., W.M.

GRAPHIC SCALE

200 0 100 200 400 800

( IN FEET )
1 inch = 200 ft.

**AUDITOR'S CERTIFICATE**

Filed for record this _____ day of _____, 2013, at the request of Adam & Goldsworthy, Inc.

Auditor's File No. _____

Volume _____ of surveys, Page _____

_____ by _____
County Auditor Deputy Auditor

**SURVEYOR'S CERTIFICATE**

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of:

Bainbridge Disposal LLC

in April, 2010

JAMES R. GOLDSWORTHY — STATE OF WASHINGTON — 18702 — REGISTERED PROFESSIONAL LAND SURVEYOR

12/18/12

a survey of a portion of

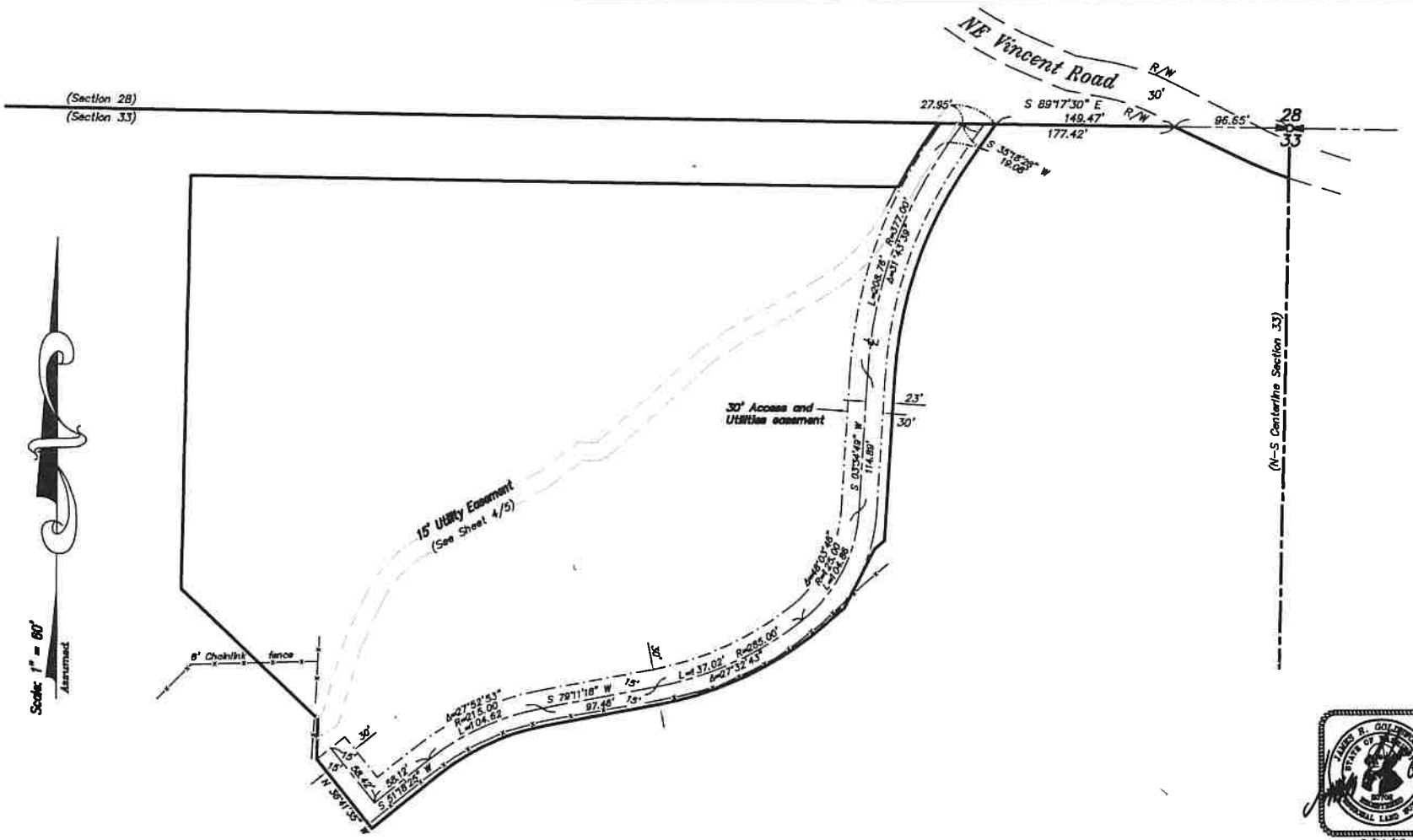
Northeast 1/4, Northwest 1/4,

SEC.33, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington


**ADAM & GOLDSWORTHY, INC.**
LAND SURVEYING
1015 NE HOSTMARK STREET (360)779-4299
POULSBO, WA 98370 (206)842-9598


| DATE 12/18/12 | DWG. NO. 4864S1 | FIELD BOOK 1098/40-48 | SHEET 1/2 |
|---|---|---|---|




# 30' Access and Utilities Easement

survey of a portion of

Northeast 1/4 Northwest 1/4

Sec.33, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

Prepared for:

Bainbridge Disposal LLC

GRAPHIC SCALE

( IN FEET )

1 inch = 60 ft.

6/14/10


**ADAM & GOLDSWORTHY, INC.**

**LAND SURVEYING**

1015 NE HOSTMARK ST. (360)779-4299

POULSBO, WA 98370 (206)842-9598


DATE 6/14/10 FIELD BOOK 1098/40-48

DRAWING 4864S3 SHEET 3/5