

Date: April 15, 2021

SmartGov Case No.: PW21 0016

Owner: VWA-BI-Lots LLC

Mailing Address: 42000 Burton Trail | Hunting Valley, OH 44022

Phone/Email: (216) 464-5550

Agent: David Smith | Central Highlands, Inc

Mailing Address: PO Box 2879 | Poulsbo, WA 98370

Phone/Email: (360) 779-7157 | smithhouse4@comcast.net

Project: Wintergreen Townhomes

Location: 1329 & 1332 Wintergreen Lane NE | Bainbridge Island, WA 98110

Tax Identification No(s): 232502-3-092-2001 & 232502-3-094-2009

COBI Account #(s):

System: Winslow Water (97650T) and Sewer (NPDES Permit No. 002090-7) System's; approved for 2,378 connections and population equivalent of 10,000 respectively.

THIS LETTER WILL SERVE AS A NON-BINDING COMMITMENT FOR WATER AND SEWER SYSTEM CAPACITY.

The City of Bainbridge Island Department of Public Works has completed a review of your request for a non-binding water and sewer commitment. Our review has determined that, as of the date of application, this parcel is within current City water and sewer service areas, and services are located within the vicinity of the subject parcel. This project proposal is for a 74-unit townhome development. Sewer pipeline capacity to serve the proposed development is available only in the adjacent sewershed network known as the Azalea Gravity basin, and not in the Island Terrace basin. Sewer mains are available with access to Azalea Gravity basin in High School Road at Polly's Lane and Stonecress Lane at Polly's Lane. Prior to any land use application approvals, a sewer system capacity analysis and a preliminary system design shall be reviewed and accepted by the City Engineer. Any sewer main extension and/or other capital facility improvement to serve this development will be solely at the developer's expense prior to building permit issuance or any connection authorizations. In addition, this proposal would only become eligible for connection to the City's water and sewer systems contingent upon available sewer capacity at the time of application of binding commitment, all conditions being met within permitting processes, and all connection and participation fees being paid in full.

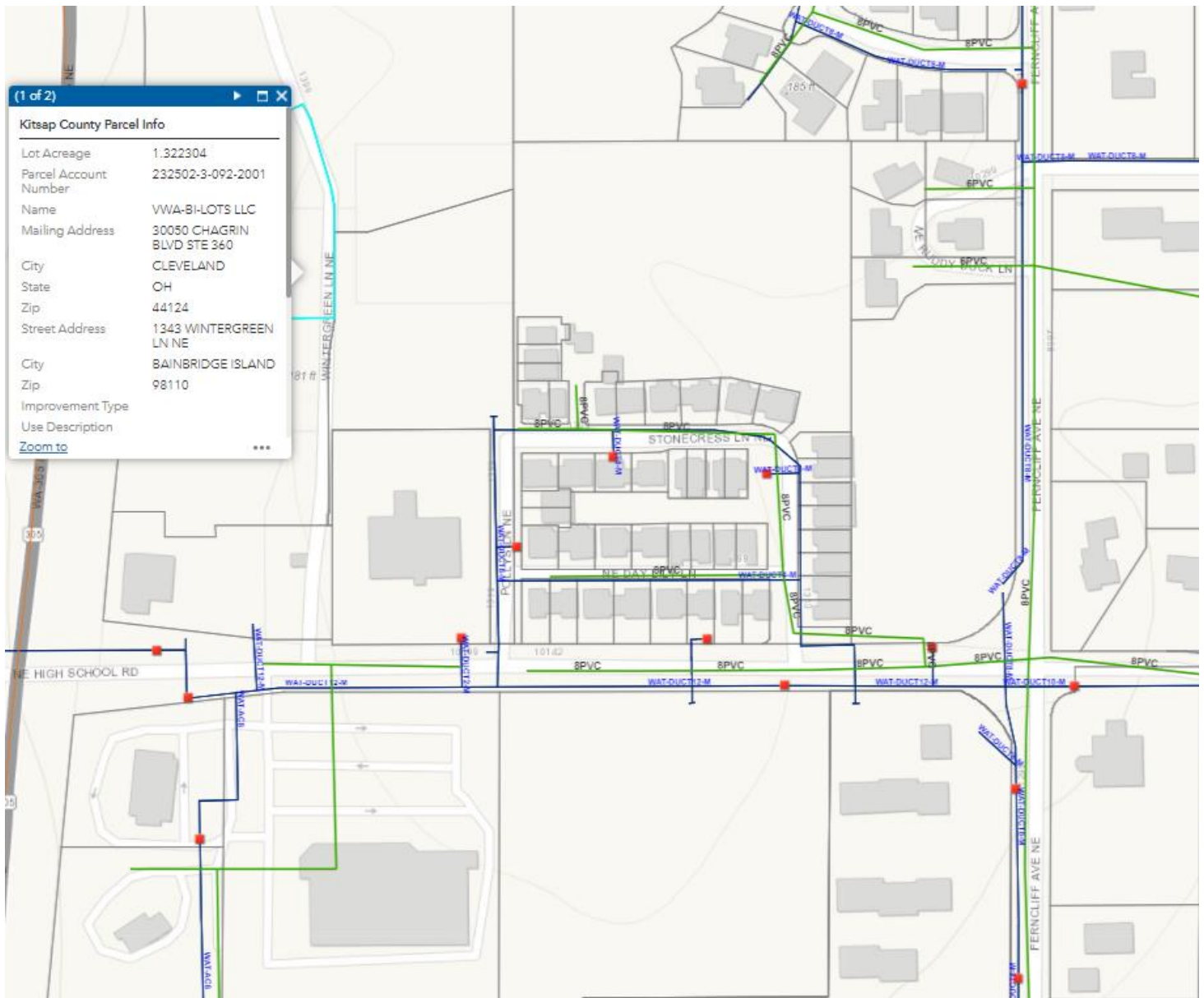
A **Binding Commitment** for Water and Sewer System Capacity may be obtained by submitting a Water/Sewer Availability Request with the most current project information. A binding commitment limited reservation requires a payment of a 10%, non-refundable deposit of system participation fees and will reserve participation for a period of four years from the date of payment. Full payment will establish a binding commitment unlimited reservation, does not expire, and shall be required prior building permit issuance or connection.

Additional and/or modified requirements may be established at the time of any subsequent requests. If you have any questions, please do not hesitate to contact the Department of Public works.

Sincerely,



Aaron Quitslund
Construction Inspector
City of Bainbridge Island
Department of Public Works



Water/Sewer Availability Request

Previously received non-binding commitment? ☐ Water ☐ Sewer

Previously Received binding commitment? ☐ Water ☐ Sewer

Previous case number(s): _____

Has information changed since previous submittals? ☐ Yes ☒ No

Date Received: _____ Case Number: _____

Application Purpose:

Water	<input type="checkbox"/> Information	Sewer	<input type="checkbox"/> Information
	<input type="checkbox"/> Non-binding Commitment ¹		<input type="checkbox"/> Non-binding Commitment ¹
	<input type="checkbox"/> Binding Commitment – Limited Reservation ²		<input type="checkbox"/> Binding Commitment – Limited Reservation ²
	<input type="checkbox"/> Binding Commitment – Unlimited Reservation ³		<input type="checkbox"/> Binding Commitment – Unlimited Reservation ³
	<input type="checkbox"/> Approval to Connect		<input type="checkbox"/> Approval to Connect

Project Information:

Project Name: WINTERGREEN TOWNHOMES

Project Description: THE WINTERGREEN TOWNHOMES PROJECT, WITH 74 TOWNHOMES IS PROPOSED FOR THE NEXT 2 LOTS, 2.83A, LAND AREA. THE TOWNHOMES ARE SURROUNDED BY KEY BANK

Parcel Number(s): 232-5023-094-2009 AND 232-502302-3-092-2001

Site Address: WINTERGREEN LN Bainbridge Island, WA 98110

Current Use: ☐ Single Family Residence ☐ Multi-Family Residences ☐ Commercial/Industrial ☒ Vacant Land ☐ ADU

Is this an LID area? ☐ Yes ☒ No ☐ Don't Know Subject to Latecomer's Agreement? ☐ Yes ☒ No ☐ Don't Know

Forecasted Connection Date? (MM/YY) Water 12/2021 Sewer 12/2021

Applicant Information:

Owner	Name: <u>VWA-BI-LOTS-LLC</u>	Existing COBI Utility Account Number(s): _____
	Address: <u>42000 BORTON TR.</u>	
	<u>HUNTING VALLEY, OHIO 44022</u>	
	Phone: <u>216-464-5550</u>	Email: _____
Agent	Please attach notarized Owner/Applicant Agreement Form	
	Name: <u>GENITRA HIGHLANDS, INC</u>	Agency: <u>DAVID SMITH, PRES</u>
	Address: <u>PO BOX 2879</u>	
	<u>POULSBY WA 98370</u>	
	Phone: <u>360-779-7157</u>	Email: <u>SMITH110554@COMCAST.NET</u>

Water /Sewer Availability Request

Fixture Type	Fixture Unit Value	Current		Bldg/Unit # _____		Bldg/Unit # _____		Bldg/Unit # _____		Bldg/Unit # _____		Total	
		QTY	Fixture Units	QTY	Fixture Units	QTY	Fixture Units	QTY	Fixture Units	QTY	Fixture Units	QTY	Fixture Units
Bath tub and/or shower	4			4									
Dental units or lavatory	1												
Dishwasher, commercial <i>Domestic</i>	4			4									
Drinking fountain heads	1												
Hose bib or sill cock	5			5									
Laundry tub or clothes washer	4			4									
Sink: bar or lavatory	2			2									
Sink: clinic, flushing	10												
Sink: kitchen	4			4									
Sink: other	4												
Sink: wash, circle spray	4												
Urinal: flush tank	3												
Urinal: pedestal	10												
Urinal: wall or stall	5												
Water closet, tank	5			5									
Water closet, flush valve	10												
Other: _____													
Total Fixture Units:				28 x 74 = 2072									
Total ERUs:				= 2072 ÷ 20 =		103.6							

NOTE: ALL TOWN HOMES 1.5 BATHS DISHWASHER WASHING MACHINE HOSE BIB

Fixture Unit Value X Quantity = Fixture Units
20 Fixture Units = 1.0 Equivalent Residential Units (ERU) rounded to the nearest 1/100 ERU

The discharge of industrial wastewater (other than domestic wastewater) into municipal sewerage systems which could interfere with, pass through, or otherwise be incompatible with such systems or which would contaminate the sludge will not be permitted. WAC 173-216

Will industrial or commercial wastewater (other than domestic wastewater) including wastewater from restaurants, food processing facilities, and chemical processing facilities be discharged into the City of Bainbridge Island's (City) wastewater treatment plant?

☐ Yes ☐ No

Will industrial or commercial wastewater (other than domestic wastewater) including wastewater from restaurants, food processing facilities, and chemical processing facilities be discharged into the Kitsap County Sewer District 7 (SD7) wastewater treatment plant?

☐ Yes ☐ No

Applicants submitting a request for sewer connections where industrial or commercial wastewater (other than domestic wastewater) will be discharged in the City or SD7 wastewater treatment plants shall provide engineering data in a form determined by the City Engineer or designated representative to establish pretreatment requirements.

Current Connection Information:

Current Connections: ☐ Water ☐ Sewer ☐ Separate fire protection water main tap ☐ Septic ☐ Well ☐ None

System: ☐ COBI – Winslow ☐ COBI – Rockaway Beach ☐ KCSD 7 ☐ KPUD ☐ Private ☐ Don't Know

Type(s): ☐ Single Family Residence ☐ Multi-Family Residences ☐ Commercial/Industrial ☐ Irrigation ☐ ADU

Commercial/Industrial Use type: _____

Number of Buildings: _____ Total Units: _____ Meter Size(s): _____ Backflow Prevention: ☒ Yes ☐ No

Number of connected ERUs: _____ Apply credit from existing use: ☐ Yes ☐ No

Existing Account Number(s): _____

Proposed Connection Information:

Water	System: <input checked="" type="checkbox"/> COBI – Winslow <input type="checkbox"/> COBI – Rockaway Beach <input type="checkbox"/> KPUD <input type="checkbox"/> Well <input type="checkbox"/> Don't Know <input type="checkbox"/> None
	Type(s): <input checked="" type="checkbox"/> Single Family Residence <input type="checkbox"/> Multi-Family Residences <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Irrigation <input type="checkbox"/> ADU
	Commercial/Industrial Use type: <u>NA</u>
	Number of Buildings: <u>74</u> Units/Building: _____ Total Units: <u>74</u> Number of Meters: <u>74</u>
	Meter Size: <u>3/4"</u> Backflow Prevention Required? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Don't Know
Separate fire protection water main tap <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Sewer	System: <input checked="" type="checkbox"/> COBI – Winslow <input type="checkbox"/> COBI – Rockaway Beach <input type="checkbox"/> KCSD 7 <input type="checkbox"/> Septic <input type="checkbox"/> Don't Know <input type="checkbox"/> None
	Type(s): <u>TOWNHOUSES ZERO LOT LINE</u> <input checked="" type="checkbox"/> Single Family Residence <input type="checkbox"/> Multi-Family Residences <input type="checkbox"/> ADU <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial (see below)
	Commercial/Industrial Use type: <u>NA</u>
	Total Number of Connections: <u>74</u> Total Number of ERUs: _____ (From attached table)

Multi-Family Residential Units	Bldg./Unit # _____	Bldg./Unit # _____	Bldg./Unit # _____	Bldg./Unit # _____	Bldg./Unit # _____
Dwelling units per building:	_____	_____	_____	_____	_____
					Total Units _____

Additional Submittal Requirements:

Site Plan: Must include existing and proposed water and sewer mains, lines, connections, and meters with proposed development. The site plan must be legible, easily understood, and in a recognized scale. Information and sample site plans are available in the Administrative Manual for Planning Permits:

<http://www.bainbridgewa.gov/DocumentCenter/View/100>.

Other specifications or engineering as required.

Application Notes and Information:

¹ A 'non-binding commitment for water or sewer system availability' means the City currently has available water or sewer system capacity but does not guarantee the future availability of water or sewer system capacity.

² A 'binding commitment for a limited reservation of water or sewer system capacity' means that, upon payment of a non-refundable deposit on system participation fees pursuant to BIMC 13.16.040, the City shall reserve water or sewer system capacity, and shall allow connection to the City's water or sewer system, for a period not to exceed four (4) years from the issuance date of an approved binding commitment letter subject to the requirements stipulated in the binding commitment letter.

³ A 'binding commitment for an unlimited reservation of water or sewer system capacity' means that, upon payment of all applicable system participation fees set forth in BIMC 13.16.040, the City shall reserve water or sewer system capacity, and shall allow connection to the City's water or sewer system, in perpetuity subject to the requirements stipulated in the binding commitment letter.

When the City of Bainbridge Island issues a binding commitment for water or sewer system capacity, and service main extensions or other capital facility improvements **are not required**, the City of Bainbridge Island shall provide water and/or sewer service pursuant to the requirements and conditions stated in the binding commitment letter. When the City of Bainbridge Island issues a binding commitment for water or sewer system capacity, and service main extensions or other capital facility improvements **are required**, the owner shall enter into a Utility Extension Agreement with the City of Bainbridge Island at their own expense pursuant to the requirements and conditions stated in the binding commitment letter, and BIMC 13.32.

Applicants desiring a building or tenant improvement permit, or water service to an accessory dwelling unit (ADU) are required by Kitsap County Health District to submit a binding water availability letter and a binding sewer availability letter stating that the public water system will supply potable water. These letters are provided at the time a binding commitment is issued.

At the time of payment of fees and the receipt of a binding commitment, the owner is acknowledging and agreeing to comply with all codified regulations and rules now in existence or which may be established from time to time by the City of Bainbridge Island governing the operations of its public water and sewer systems. The owner specifically agrees to install all plumbing systems in accordance with the conditions stated in the binding agreement and maintain at all times their plumbing system(s) in compliance BIMC15.04 and the City of Bainbridge Island Design and Construction Standards and Specifications as they pertain to the prevention of water contamination, prevention of pressure surges, and thermal expansion in their water and sewer piping. Further, the applicant agrees at the time of final payment and receipt of a binding agreement for connection not to make a claim for damages against the City of Bainbridge Island or its agents or employees for damages and/or loss of production or sales or service caused by the disruption of water or sewer service for system repair, routine maintenance, power outages, and other conditions normally expected in the operation of a water or sewer utility.

Should an agent submit an application, a **notarized Owner/Applicant Agreement** must accompany the application.
<http://www.bainbridgewa.gov/DocumentCenter/View/167>

I affirm, under penalty of perjury, that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge at the time of submittal. I also affirm that I am the owner or designated agent of the subject site. Further, I grant permission to any and all employees and representatives of the City of Bainbridge Island and other governmental agencies to enter upon and inspect said property as reasonably necessary

to process this application. I agree to inform the City of any and all changes in the information submitted, and to any change in use with the resubmittal of this form prior to final payment of fees and connection to the City's water or sewer systems.

*SEE DESIGNATED AGENT AGREEMENT
IN WINTERGREEN TOWNHOME
FILE #N 51836*

VWA-BI-LOTS-LAL

Print Name (Owner)	Signature (Owner)	Date
Print Name (Owner)	Signature (Owner)	Date
Print Name (Owner)	Signature (Owner)	Date
Print Name (Owner)	Signature (Owner)	Date
Print Name (Agent)	Signature (Agent)	Date