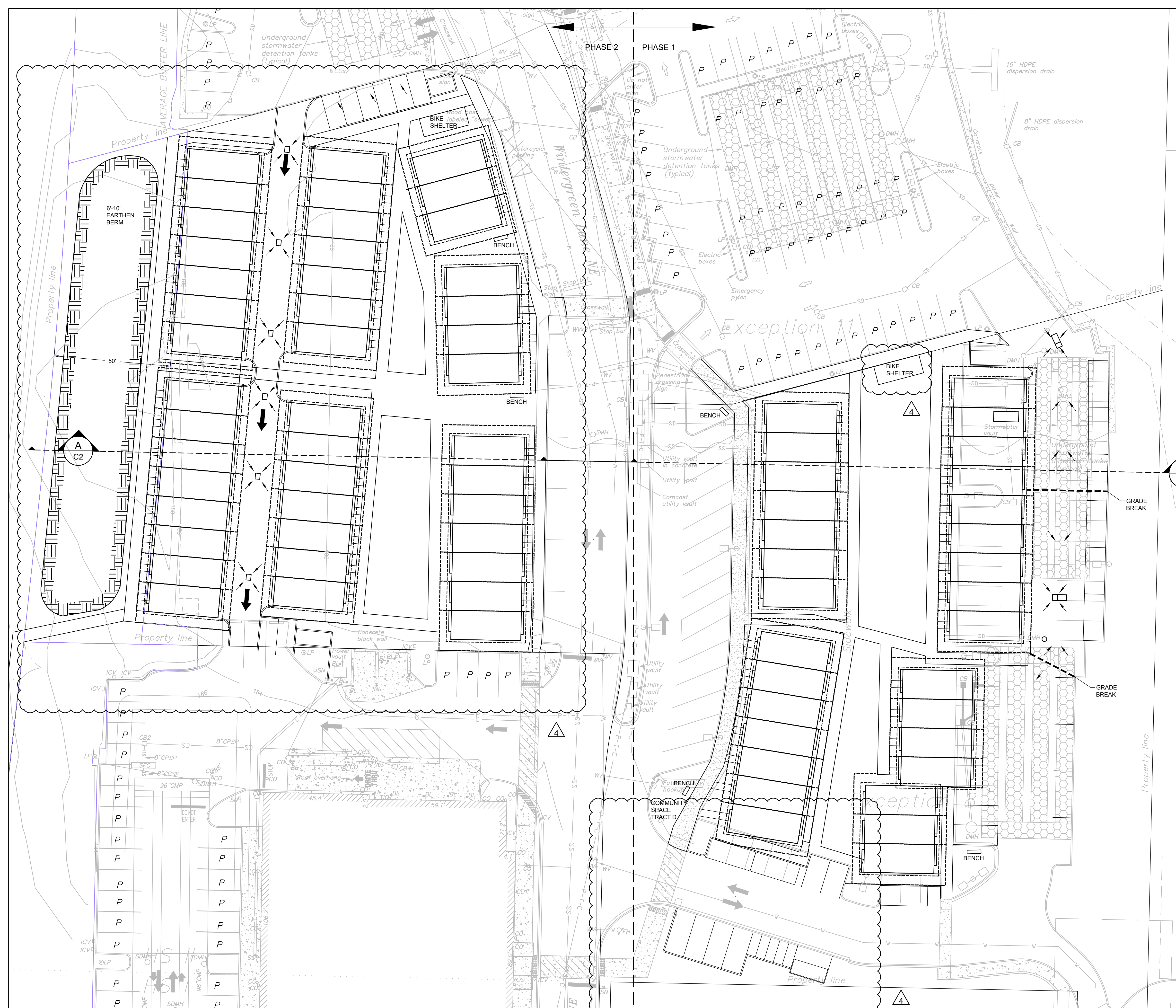




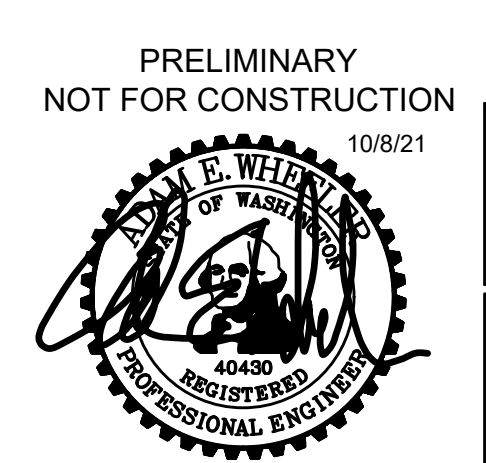
ISLAND WIDE TRANSPORTATION PLAN (IWTP)
THE PROJECT IS LOCATED ALONG SR305.
THE IWTP REQUIRES BICYCLE LANES ALONG
THE FRONTAGE. A BICYCLE LANE EXISTS
ALONG THE PROJECT'S FRONTAGE ON SR305

CITY OF BAINBRIDGE ISLAND DESIGN AND
CONSTRUCTION STANDARDS
THE ROADWAY BETWEEN THE TWO
PROPERTIES CONSISTS OF CURB AND
GUTTER AND TWO 12' DRIVING LANES. THE
PROPOSED PROJECT WILL CONSTRUCT TWO
5 FOOT SIDEWALKS ALONG THE FRONTAGE

THE INTERIOR ACCESS WAY ON THE WEST
LOT WILL BE A ONE WAY 12 FOOT WIDE
DRIVING LANE WITH AN ADDITIONAL 5.5 FOOT
PAVED SURFACE ON BOTH SIDES IN FRONT
OF THE BUILDINGS TO ALLOW ADEQUATE
TURNING RADII IN AND OUT OF THE
GARAGES.

THE ACCESS ON THE EAST PARCEL
CONSISTS OF TWO 12' DRIVING LANES WITH
CURB AND GUTTER AND WILL BE A TWO WAY
ACCESS. A CHOK POINT OF 12' DUE TO A
JOG IN THE ROAD WILL BE MARKED WITH
YIELD SIGNAGE.

THE PROJECT IS REQUESTING A DEVIATION
FROM STANDARD 7-050.



PRELIMINARY
NOT FOR CONSTRUCTION

REVISION 4 10/8/21 AEW MODIFIED LAYOUT TO ADDRESS PARKING AND PLANNING COMMISSION COMMENTS.
REVISION 3 9/8/21 AEW ADDED PHASE LABELS
REVISION 1 AEW MODIFIED LAYOUT. ADDED NOTES

10/8/21

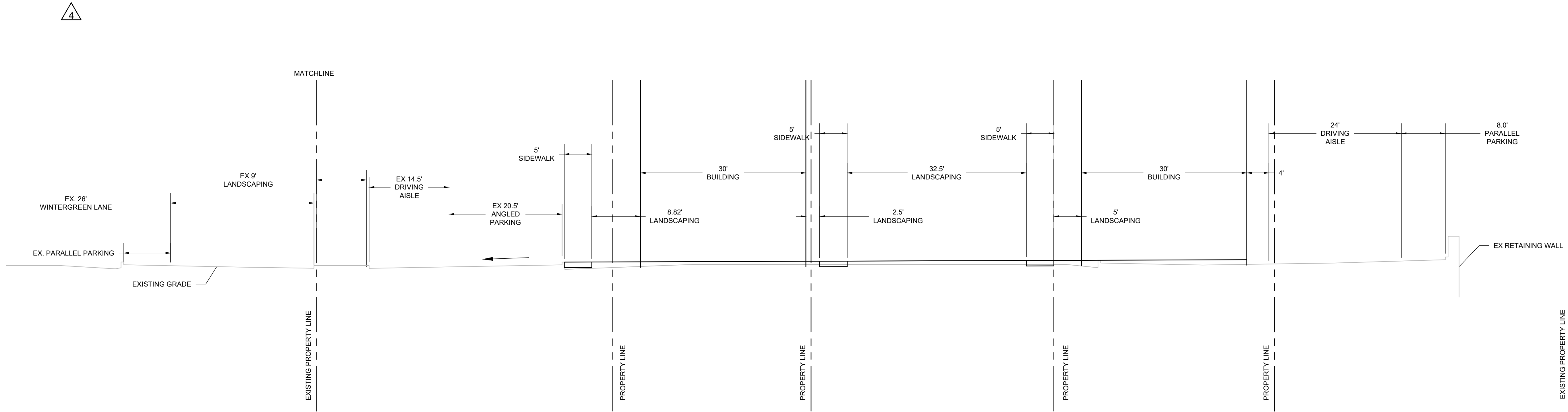
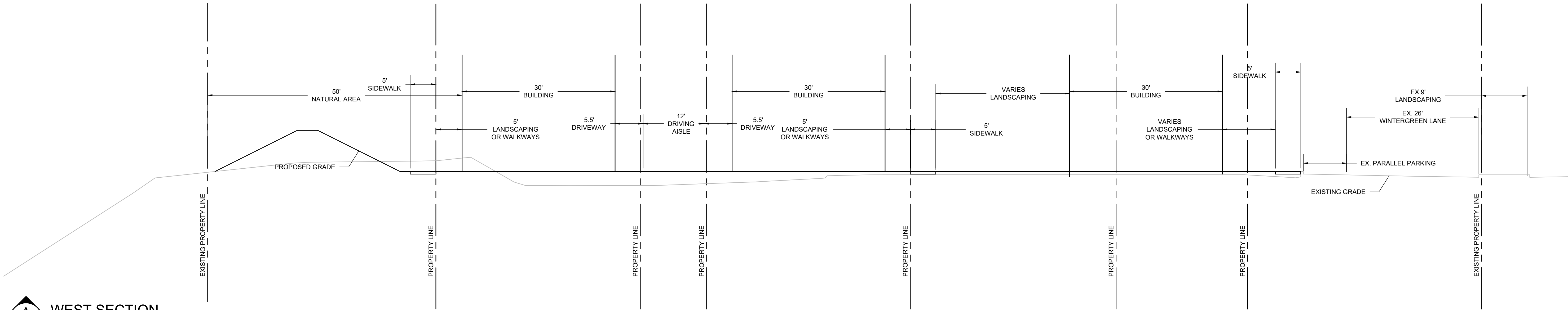
GRADING PLAN
WINTERGREEN TOWNHOMES
PRELIMINARY PLAT

BROWNE • WHEELER
ENGINEERS, INC
2411 ERICKSEN AVENUE NE
BAINBRIDGE ISLAND, WA 98110
P 206.842.0605 INFO@BrowneWheeler.COM

CENTRAL HIGHLANDS
BUILDERS, INC
PO BOX 2879
POULSBORO WA 98370

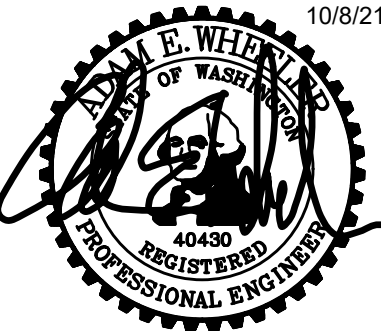
DATE 2/18/24
DESIGNED AEW
DRAWN NDW
CHECKED AEW
PROJECT # CE02-006

C1
1 OF 7



PRELIMINARY
NOT FOR CONSTRUCTION

REVISION 4 10/8/21 MODIFIED SECTION TO ADDRESS PLANNING COMMISSION COMMENTS.



**GRADING SECTIONS
WINTERGREEN TOWNHOMES
PRELIMINARY PLAT**

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

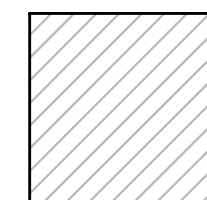
CENTRAL HIGHLANDS
BUILDERS, INC
PO BOX 2879
POULSBORO WA 98370

DATE 10/8/21
DESIGNED AEW
DRAWN NDW
CHECKED AEW
PROJECT # CE02-008

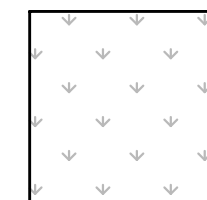
C2

2 OF 7

ption 5
right of way
or's File No. 589335



EXISTING NATIVE VEGETATION



EXISTING LANDSCAPING

SINGLE FAMILY RESIDENTIAL SUBDIVISION
ZONING = HS II

BUFFERS AND SETBACKS
FULL SCREEN LANDSCAPE BUFFER = 20' BETWEEN HS II AND R-8 (18.15.010-3)

50' LANDSCAPE BUFFER ALONG SR 305 PER VISCONSI MASTER PLAN (ENTIRE PROJECT) 41,185 SF
PROPOSED AVERAGE BUFFER ALONG SR 305 (ENTIRE PROJECT) 42,131 SF

PERIMETER BUFFER IN HS II ZONE = 0' (17.12.070.O.2)
ROADSIDE BUFFER IN HS II ZONE = 0' (17.12.070.P)

NO WILDLIFE CORRIDORS

NATURAL AND COMMUNITY SPACE

WEST LOT 57,499SF
NATURAL AREA (5%) = 2875 SF REQUIRED
12,185 SF PROPOSED
COMMUNITY SPACE (10%) = 5750 SF REQUIRED
13,847 SF PROPOSED

EAST LOT 70,567 SF
NATURAL AREA (5%) = 3528 SF REQUIRED
11,929 SF PROPOSED
COMMUNITY SPACE (10%) = 7057 SF REQUIRED
15,151 SF PROPOSED

PARKING

EXISTING PARKING TO REMAIN

KEY BANK	13
WALGREENS	55
VIRGINIA MASON	100
TOTAL	168

WINTERGREEN TOWNHOMES	
GARAGES	42
OPEN	54
TOTAL	96

TOTAL FOR VISCONSI MASTER PLAN = 264 PARKING STALLS
TOTAL PROPOSED = 264 PARKING STALLS

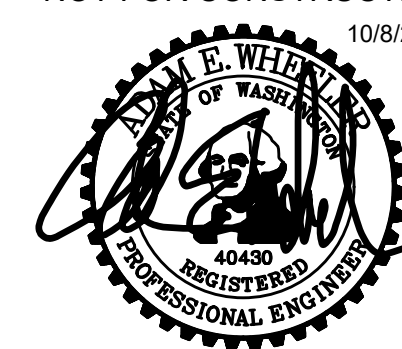


SITE PLAN

SCALE: 1" = 40'

PRELIMINARY
NOT FOR CONSTRUCTION

REVISION 4 10/8/21 AEW REVISED SITE PLAN, UPDATED NATURAL AREA AND COMMUNITY SPACE TO ADDRESS PARKING AND PLANNING COMMISSION COMMENTS.
REVISION 1 3/16/21 AEW ADDED SHEET.



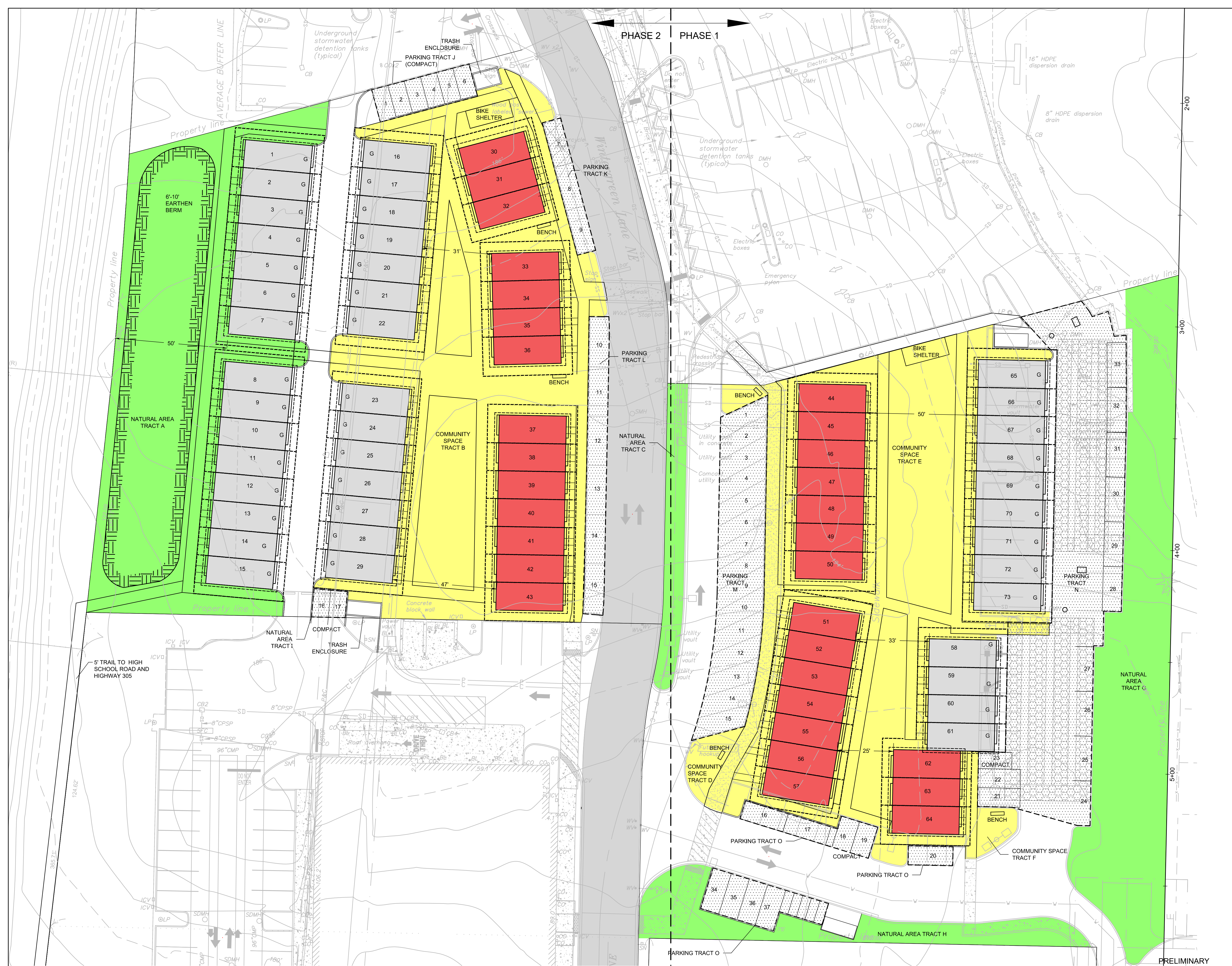
BROWNE • WHEELER
ENGINEERS, INC
2411 ERICKSEN AVENUE, NE
BAINBRIDGE ISLAND, WA 98110
P 206.842.0605 INFO@BrowneWheeler.COM

CENTRAL HIGHLANDS
BUILDERS, INC
PO BOX 2879
POULSBORO WA 98370

DATE	3/16/21
DESIGNED	AEW
DRAWN	NDW
CHECKED	AEW
PROJECT #	CE02-008

C4

4 OF 7



SINGLE FAMILY RESIDENTIAL SUBDIVISION
ZONING = HS II

BUFFERS AND SETBACKS
FULL SCREEN LANDSCAPE BUFFER = 20' BETWEEN HS II AND R-8 (18.15.010-3)
BUILDING SETBACK FROM SR 305 = 25' (17.20.070-1)

PERIMETER BUFFER IN HS II ZONE = 0' (17.12.070.O.2)
ROADSIDE BUFFER IN HS II ZONE = 0' (17.12.070.F)

NO WILDLIFE CORRIDORS

NATURAL AND COMMUNITY SPACE
WEST LOT 57,499SF
NATURAL AREA (5%) = 2875 SF REQUIRED
12,185 SF PROPOSED
COMMUNITY SPACE (10%) = 5750 SF REQUIRED
13,847 SF PROPOSED

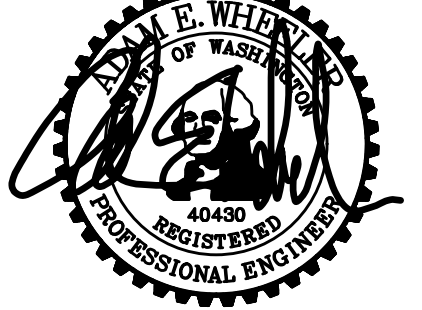
EAST LOT 70,567 SF
NATURAL AREA (5%) = 3528 SF REQUIRED
11,929 SF PROPOSED
COMMUNITY SPACE (10%) = 7057 SF REQUIRED
15,151 SF PROPOSED

LEGEND

- 3 STORY TOWNHOUSE
1 CAR GARAGE PARKING
- 2 STORY TOWNHOUSE
1 OPEN PARKING SPACE
AFFORDABLE UNIT
- NATURAL AREA
- COMMUNITY SPACE
- PATHS AND SIDEWALKS
- PARKING TRACT
- PROPERTY LINE

REVISION 4 10/8/21 AEW MODIFIED SITE PLAN AND UPDATED NATURAL AREA AND COMMUNITY SPACE TO ADDRESS PARKING AND PLANNING COMMISSION COMMENTS
REVISION 2 8/27/21 NEW ADDED AFFORDABLE UNIT NOTE
REVISION 1 3/17/21 AEW ADDED SHEET

PRELIMINARY
NOT FOR CONSTRUCTION
10/8/21



**SITE PLAN IN COLOR
WINTERGREEN TOWNHOMES
PRELIMINARY PLAT**

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

CENTRAL HIGHLANDS
BUILDERS, INC.
PO BOX 2879
POULSBORO WA 98370

DATE 3/16/24
DESIGNED AEW
DRAWN NDW
CHECKED AEW
PROJECT # CE02-008

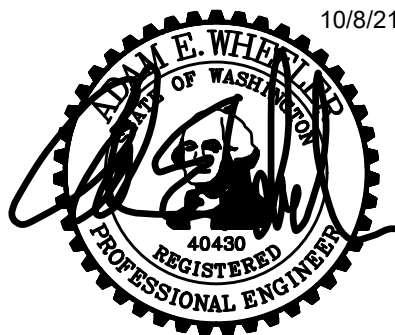
C5

5 OF 7

50' BUFFER SITE PLAN
SCALE: 1" = 20'



PRELIMINARY
NOT FOR CONSTRUCTION



REVISION 4 10/8/21 AEW MODIFIED SEWER TO ADDRESS LAYOUT CHANGES.
REVISION 3 AEW ADDED PHASE LABELS.
REVISION 1 AEW ADDED SHEET.

**SEWER CONNECTION PLAN
WINTERGREEN TOWNHOMES
PRELIMINARY PLAT**

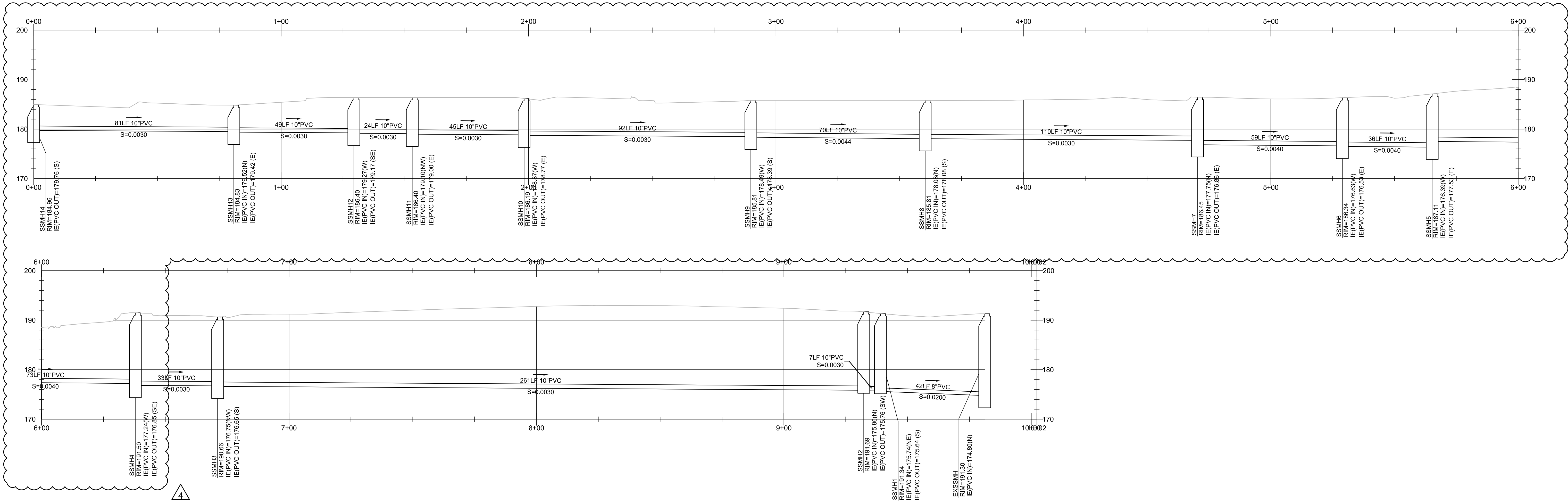
BROWNE • WHEELER
ENGINEERS, INC
241 ERICKSEN AVENUE, NE
BAINBRIDGE ISLAND, WA 98110
P 206.842.0605 INFO@BrowneWheeler.COM

CENTRAL HIGHLANDS
BUILDERS, INC
PO BOX 2879
POULSBORO WA 98370

DATE 3/16/21
DESIGNED AEW
DRAWN NDW
CHECKED AEW
PROJECT # CE02-006

C6

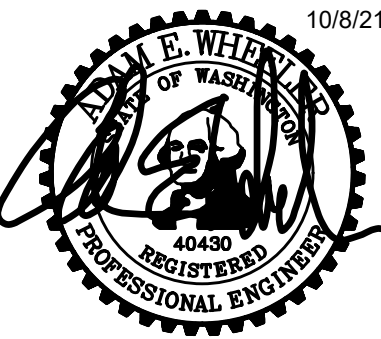
6 OF 7



SEWER PROFILE

SCALE: 1" = 20' H
1" = 10' V

PRELIMINARY
NOT FOR CONSTRUCTION



REVISION 4 10/8/21 AEW MODIFIED SEWER TO ADDRESS LAYOUT CHANGES.
REVISION 1 AEW ADDED SHEET.

SEWER CONNECTION PROFILE WINTERGREEN TOWNHOMES PRELIMINARY PLAT			
BROWNE • WHEELER ENGINEERS, INC 241 ERICKSEN AVENUE NE BAINBRIDGE ISLAND, WA 98110 P 206.842.0605 INFO@BrowneWheeler.COM	CENTRAL HIGHLANDS BUILDERS, INC PO BOX 2879 POULSBORO WA 98370	DATE 3/18/21 DESIGNED AEW DRAWN NDW CHECKED AEW PROJECT # CE02-008	C7 7 OF 7