



# Form B109

## Site Assessment Review (SAR)

### Application

B109

Submit by Email

Attach site plans and soils  
information to the email message.

#### Project Information

Project Name:	Wintergreen Townhomes
Site Address:	1320, 1329, 1332, 1343 Wintergreen Lane NE
Parcel Number:	232502-3-094-2009, 232502-3-092-2001
Project Narrative:	Construct 74 Townhomes and necessary utilities. West property will construct a new detention system. The east parcel will utilize the existing detention system.

#### Applicant (Property Owner or Purchaser)

Name	Central Highlands Inc	Phone	+1 (360) 440-0814		
Address	PO Box 2879	Email	smithhouse4@comcast.net		
City	Poulsbo	State	WA	Zip Code	98370

#### Authorized Representative or Engineer (if applicable)

Name	Adam Wheeler, Browne Wheeler Engineers, Inc	Company	BWE				
Address	241 Ericksen Avenue NE	Work	+1 (206) 842-0605				
City	Bainbridge Island	State	WA	Zip Code	98110	Email	adam@brownewheeler.com

#### Exemptions - Clicking Yes to Any of these Qualifies for SAR Exemption

This form automatically adds sections as project complexity grows.

Start by determining if you qualify for an Exemption. If any of the 7 exemptions below apply to your project, click the applicable checkbox(es), sign and submit by email. Once submitted, anticipate a response from Public Works in 2 weeks.

My Project is for:

- ☐ Commercial Agriculture
- ☐ Forest Practices
- ☐ Road Maintenance
- ☐ New Non-motorized Shoulder Improvement
- ☐ Underground Utilities

-OR-

- ☐ I applied for a Pre-Application Meeting between January 1, 2017 and October 1, 2017  
Meeting Date:

- ☐ A Plat Development Exemption applies.  
☐ My project is located within one of the developments listed in the [SAR Exemption List](#) AND the project meets ALL the conditions of approval for that development.

Development Name/  
Planning Permit #:

☒ Click here to continue to B109A if none of these 7 boxes are checked.

**Your project is not categorically exempt from the SAR process.**

However, the project may qualify for an exemption for being small in scale.  
Complete the Table 1 to determine if the project scope qualifies:

Project Scope	
<b>A. Is this a redevelopment<sup>1</sup> project or new development<sup>2</sup>?</b> <i>Redevelopment includes all construction on parcels of land existing prior to Feb 10, 1999. If your lot is <u>not</u> part of a recent subdivision, this likely applies to your project. Redevelopment also applies if more than 35% of the lot is existing hard surface.</i>	Redevelopment
<b>B. New and replaced Hard Surface<sup>3</sup> area proposed</b> <i>(include all proposed hard surface areas in square feet)</i>	46,411
<b>C. Total area of construction, clearing, grading, or development activity</b> <i>(Area of the project limits including all areas being disturbed in square feet)</i>	73,400
<b>D. Total site area</b> <i>(Include the area of all parcels that contain the project activity or construction; Use the area of right-of-way for road projects; in square feet)</i>	128,066
<b>Percentage of Site to be developed (Box C ÷ Box D × 100)</b>	57%

**Table 1**

Then, evaluate your project scope using Table 2:

If the scope of the project is less than the thresholds listed in the table, based on your answers from Table 1, then this project is exempt from the SAR process but still required to consider the 13 elements of an erosion control plan which can be found in COBI Form B109d.		
You chose for Box A:	And Box B is...	And Box C is...
Redevelopment	Less than 800 sq. ft.	Less than 7000 sq. ft.
New Development	Less than 1300 sq. ft.	Less than 7000 sq. ft.

**Table 2**

Calculated Result

Based on the Table 1 inputs above, the Table 2 Exemption Result is:

**Not Exempt**

- ☐ My project **IS** exempt per Table 2. Click here and sign Form B109A.
- ☒ My project **IS NOT** exempt per Table 2. Continue to Form B109.

# Site Assessment Review

Browse the  
Guidesheet

## Stormwater Minimum Requirements

Using Chart 1 or Chart 2 from the *Site Assessment Review Guidesheet* document determine which stormwater minimum requirements apply to your project. Mark the appropriate box:

<input checked="" type="checkbox"/>	<b>Minimum requirements #1-#9 apply - STOP.</b> Engineered plans are required. A licensed professional engineer should be consulted to assist with the remaining portions of this document and the required attachments for submission to the City
<input type="checkbox"/>	<b>Minimum requirements #1-#5 apply</b>

## Application Attachments

The following attachments are required to complete your SAR application. Details and resources to assist in completion of these items are included in the SAR Guidesheet. **Attach these items to the form.**

- ☐ Existing Condition Site Plan (see Guidesheet for specific items to include on this drawing)
- ☐ Preliminary Soils Information Mapping (see Guidesheet for more detail)
- ☐ Proposed Site Plan (proposed features should be included on the Existing Condition Site Plan)
- ☐ Aquifer Recharge Protection Area, if required. Show on the Proposed Site Plan **(Effective April 23, 2018).**

## Development Data

Please complete the following table.

Development Data (areas in square feet unless otherwise noted)	Existing	Proposed	Change	Change %
Lot Area	128,066			
Existing Hard Surface Area	41,454			
Land Disturbing Area (Clearing Limits)		73,000		
New Hard Surface Area <sup>1</sup>			17,501	
Roof Area		3,218		
Impervious Surfaces - other than gravel		14,283		
Impervious Surfaces - gravel				
Pervious Pavement				
Replaced Hard Surface Area <sup>1</sup>			0	
Roof Area				
Impervious Surfaces - other than gravel				
Impervious Surfaces - gravel				
Pervious Pavement				
Total Hard Surface after Development <sup>1</sup>		88,200	46,746	113%
New Lawn/Landscape/Pasture Area		30,650		
Tree canopy (% of site)	Less than 65%	Less than 65%		

## Expanded Narrative

Please add any Site Development information beyond the brief narrative on Page 1 needed to fully articulate your site proposal for COBI analysis.

## Signature

*I, the undersigned, certify that the information submitted is true and accurate to the best of my knowledge and understand that any misrepresentation in the forgoing information may delay review and approval of my project.*

Date: Dec 4, 2020

Signature: Adam Wheeler for Central Highlands Inc.

No changes to the form may be made once signed.

APPLICANT

<sup>1</sup> **Hard Surface** An impervious surface, a permeable pavement, or a vegetated roof.