

## Kelly Tayara

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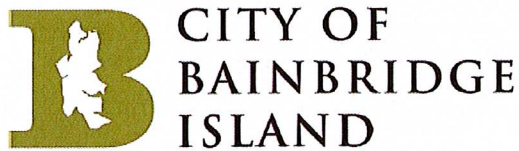
**From:** Peter Corelis  
**Sent:** Wednesday, April 11, 2018 12:24 PM  
**To:** Kelly Tayara  
**Subject:** Wallace Cottages  
**Attachments:** PLN50589B SUB DE COA.PDF; PLN50589B SUB DE COC-signed.pdf

Kelly,

Attached are my final conditions for Wallace Cottages along with the Certificate of Concurrency. Let me know if you have any questions.

Thanks,

 **CITY OF  
BAINBRIDGE  
ISLAND**  
**PETER CORELIS, P.E.**  
**Development Engineer**  
[www.bainbridgewa.gov](http://www.bainbridgewa.gov)  
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206.780.3759



## Department of Public Works - Engineering

### Memorandum

Date: March 11<sup>th</sup>, 2017  
To: Kelly Tayara, Associate Planner, Planning and Comm. Development  
From: Peter Corelis, P.E., Development Engineer  
Subject: PLN50589B SUB – Wallace Cottages HDDP Subdivision

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#### 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 27<sup>th</sup>, 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 (DEA) 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. All property to be deeded to the City for the extension shall be provided with a Right of Way Warranty Deed, or, the DEA shall include all underlying property owners as applicants and the ROW may be dedicated on the face of the plat.

### *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 30-foot ROW shall be dedicated to the City of Bainbridge Island to include the existing sewer facilities, 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 road and utility extension, or remove vegetation and disturb ground outside the future ROW areas 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.

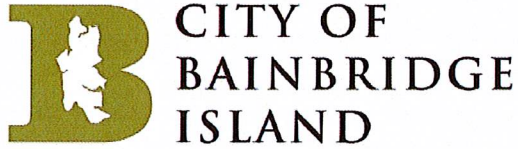
24. Clearing and grading of the site may not begin until the storm drain extension to Madison Avenue is completed. A sediment pond shall be provided sized handle the peak 10-year flow until the time the storm drain capacity upgrades in Madison Avenue are performed. Once upgrades are performed the on-site sediment pond storage requirement may be reduced to the standard 2-year peak flow per the Department of Ecology SWMMWW BMP C241: Temporary Sediment Pond.

#### *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.





**Department Public Works - Engineering**

## **Certificate of Concurrency**

Pursuant to The City of Bainbridge Island Municipal Code 15.32.040.B, the City Engineer has determined that the capacity of transportation facilities affected by the proposed development is equal to or greater than the capacity required to maintain the level of service standard for the impact of the development.

Property Location or Description: **Wallace Cottages**  
**Wallace Way & Madison Avenue**  
**Bainbridge Island, WA**  
**Tax Parcels: 272502-1-023-2005, 272502-1-153-2007,**  
**272502-1-154-2006, & 272502-1-155-2005**  
**Permit Number: PLN50589 SUB**

Development Type: **Housing Design Demonstration Project (HDDP)/Preliminary Long Subdivision**

Approved Uses: **Single-Family Residential**

Approved Density: **19 single-family residences**

Approved Intensity: **19 PM Peak-Hour Trips/181 Average Daily Trips (ADT)**

Basis For Concurrency: **Attached traffic study, prepared by Heath & Associates, dated July 18, 2017**

Date Issued: **This certificate is effective on the issuance date of the above referenced permit number.**

Expiration Date: **This certificate expires on the earlier of: 1) The date of expiration of the above referenced permit number, or 2) Three years after the above effective (issuance) date of this certificate.**

A handwritten signature in black ink, appearing to read 'P.S. Corelis', is written over a horizontal line.

BY: Peter S. Corelis, P.E.

Attachments: ☐ 1: Concurrency Test; or  
☒ 2: Traffic Analysis