



CITY OF BAINBRIDGE ISLAND

Department of Planning & Community Development

280 Madison Avenue North, Bainbridge Island, WA 98110

Phone: 206-842-2552 Email: pcd@bainbridgewa.gov

Website: www.bainbridgewa.gov

Portal: <https://ci-bainbridgeisland-wa.smartgovcommunity.com/portal>

APPLICATION - PAGE 1

DATE STAMP

City of Bainbridge Island

NOV 16 2016

**Planning and
Community Development**

DATE SUBMITTED 11/16/2016	PROJECT NUMBER PLN50667 SUB	
PROJECT NAME Madison Grove SUB		
PROJECT TYPE Preliminary Subdivision		
PROJECT ADDRESS OR ACCESS STREET 997 MADISON AVE N		
TAX PARCEL NUMBER(S) 27250211262001, 27250211402003, 27250211412002, 27250212142004		
REVISIONS RECEIVED:		
FEE HISTORY	AMOUNT	PAID
Long Subdivision	\$26,523.00	\$26,523.00

PROJECT DESCRIPTION

Subdivide 4 parcels totalling 2.245 acres into 8 lots.

PEOPLE ASSOCIATED WITH CASE

COBI PROJECT MANAGER

KELLY TAYARA -- PHONE: 206-780-3787 E-MAIL: ktayara@bainbridgewa.gov

OWNER

**DUANE C & VIRGINIA A ANDREWS, , 9010 NE SPARGUR LOOP RD, BAINBRIDGE ISLAND,
WA 98110-1143**

Phone:

E-MAIL:

CITY OF BAINBRIDGE ISLAND

PRELIMINARY LONG SUBDIVISION APPLICATION

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.



<p style="text-align: center;">DATE STAMP FOR CITY USE ONLY</p> <p style="text-align: center; font-size: 1.2em; color: blue;">City of Bainbridge Island</p> <p style="text-align: center; font-size: 1.2em; color: blue;">NOV 16 2016</p> <p style="text-align: center; color: blue;">Planning and Community Development</p>	<p style="text-align: center;"><u>TO BE FILLED OUT BY APPLICANT</u></p> <p>PROJECT NAME (if any): <u>Madison Grove</u></p> <p>TAX ASSESSOR'S NUMBER(S): <u>272502-1-126-2001</u> <u>272502-1-140-2003</u> <u>272502-1-141-2002</u> <u>272502-1-214-2004</u></p> <p>PROJECT STREET ADDRESS OR ACCESS STREET: <u>997 Madison Ave. N</u></p> <p>ENVIRONMENTAL CHECKLIST SUBMITTED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p style="text-align: center;"><u>FOR CITY USE ONLY</u></p> <p>FILE NUMBER: <u>PLN 50667 SUB</u></p> <p>PROJECT NUMBER: <u>50667</u></p> <p>DATE RECEIVED: <u>11/6/2016</u></p> <p>APPLICATION FEE: <u>\$ 26,523.00</u></p> <p>TREASURER'S RECEIPT NUMBER: <u>16-01218</u></p>
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SUBMITTAL REQUIREMENTS	
APPLICATION	<i>One original (which must contain an original signature) and six copies must be provided. Whenever possible, originals must be signed in blue. Please identify the original document.</i>
SUPPORTING DOCUMENTS	<i>One original (which must contain an original signature), where applicable, and six copies (if an original is not applicable, seven copies must be provided).</i>
FULL-SIZE DRAWINGS	<i>Seven copies of the required drawings must be provided. Drawings must be folded and must be 18" x 24" in size. No construction drawings or other sized drawings will be accepted unless specifically requested.</i>
REDUCED DRAWINGS	<i>Two copies of the drawings reduced to 11" x 17" must be provided.</i>
SUBMITTING APPLICATIONS	<i>Applications must be submitted in person by either the owner or the owner's designated agent. Should an agent submit the application, a notarized Owner/Agent Agreement must accompany the application. Please call (206) 780-3762 to make an appointment to submit your application.</i>
FEES	<i>Please call the Department of Planning & Community Development for submittal fee information.</i>
ATTACHED SUBMITTAL CHECKLIST	<i>Please refer to attached Submittal Checklist for further information. Note: when submitting this application, please do not copy or include the Submittal Checklist sheets attached to the back of this application.</i>

APPLICATIONS WILL NOT BE ACCEPTED

unless these basic requirements are met and the submittal packet is deemed counter complete.

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
 280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812
 PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov
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A. GENERAL INFORMATION Susan L. Haugan and Richard M. Andrews- Personal Representatives

1. Name of property owner: of Duane C. and Virginia A. Andrews
Address: 9010 NE Spargur Loop Road Bainbridge Island WA 98110
Phone: 206-940-3240 Fax: _____
E-mail: rdh@324h.com

Name of property owner: Susan L. Haugan and Richard M. Andrews of the Andrews Family
Revocable Trust dated April 13, 1988.
Address: _____
Phone: _____ Fax: _____
E-mail: _____

Name of property owner: _____
Address: _____
Phone: _____ Fax: _____
E-mail: _____

*If the owner(s) of record as shown by the county assessor's office is (are) not the agent,
the owner's (owners') signed and notarized authorization(s) must accompany this application.*

2. Applicant/agent: Denova Northwest
Address: 6830 S. 220th Street Kent WA 98032
Phone: 206-915-3095 Fax: _____
E-mail: john@denovanw.com

3. Name of land surveyor: AES Consultants, Inc.
Address: PO Box 930 Silverdale WA 98383
Phone: 360-692-6400 Fax: _____
E-mail: aes@bainbridge.net

4. Planning department personnel familiar with site: Kelly Tayara

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5. Description of proposal:

Subdivide 4 parcels totalling
2.245 acres into 8 lots.

6. General location of site:

Between Madison Avenue and
Nakata Avenue. North of Sadie Lane and
South of Inland Way.

7. Please give the following existing parcel information:

Assessor's Parcel Number	Parcel Owner	*Lot Area
<u>272502-1-126-2001</u>		<u>47,480 sf</u>
<u>272502-1-140-2003</u>		<u>10,019 sf</u>
<u>272502-1-141-2002</u>		<u>30,056 sf</u>
<u>272502-1-214-2004</u>		<u>10,890 sf</u>
Use additional sheet if necessary		Total of all parcels: <u>98,445 sf</u>

* As defined in Bainbridge Island Municipal Code 18.12.050

8. Your proposal is best described as:

- ☐ commercial, industrial or multi-family subdivision; or
☒ single family subdivision: ☒ clustering or ☐ open space (%)

9. Legal description (or attach):

see attached

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10. Current comprehensive plan, zoning and shoreline designations and use of subject parcel(s):

Lot Number	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
Lot -2001	UR-4.3	R4.3	NA	SFR
Lot -2003	UR-4.3	R4.3	NA	Vacant land
Lot -2002	UR-4.3	R4.3	NA	Vacant land
Lot -2004	UR4.3 / Mad	R4.3 / MAD	NA	Vacant land

11. Current comprehensive plan, zoning and shoreline designations and use of adjacent properties:

Property	Comp Plan Designation	Zoning Designation	Shoreline Designation	Current Use
North	UR 4.3	R4.3	NA	SFR
South	UR 4.3	R4.3	NA	SFR / Vacant land
East	MAD	MAD	NA	Commercial / Vacant land / SFR
West	UR4.3	R4.3	NA	SFR

12. Does the site contain an environmentally sensitive area as defined in Critical Areas Ordinance (Bainbridge Island Municipal Code Chapter 16.20)?

☐ yes
 ☒ no
 ☐ unknown

If yes, check as appropriate:

<input type="checkbox"/> wetland*	<input type="checkbox"/> geologically hazardous area**
<input type="checkbox"/> wetland buffer*	<input type="checkbox"/> zone of influence**
<input type="checkbox"/> stream*	<input type="checkbox"/> slope buffer**
<input type="checkbox"/> stream buffer*	<input type="checkbox"/> fish and wildlife habitat area

* If your site includes a wetland or wetland buffer, a wetland report is required with your application.

** If your site includes a geologically hazardous area or is within the zone of influence as defined in Bainbridge Island Municipal Code 16.20, a geotechnical report may be required with your application.

13. Is construction planned within 200 feet of ordinary high water (usually where shoreline vegetation changes from salt tolerant to upland plants)?

☐ yes
 ☒ no
 ☐ unknown

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5. Flood plain designation: ☐ A ☐ AE ☒ X

6. Access (street functional road classifications):

Street Type	Required ROW Width	Street Name	Existing ROW Width
primary arterial	150 feet	Highway 305	
secondary arterial	60 feet	Madison Avenue	55/50/45
collector	50 feet		
residential urban	40 feet		
residential suburban	30 feet		
private	20 - 30 feet		

7. Sidewalks are adjacent to the parcel:

If yes, existing sidewalks are 4.5' feet wide.☒ yes ☐ no

on Madison Avenue

Sidewalk installation is proposed as part of the development project:

☒ yes ☐ noProposed sidewalks: ☐ adjacent to the parcel and are to be

_____ feet wide.

☒ internal to the proposal and are to be5 feet wide.

8. Will the completed project result in 800 or more square feet of impervious surface (building footprint + driveways + parking)?

☒ yes ☐ no ☐ unknown

9. Will the project result in clearing more than six significant trees or 2,500 square feet of ground?

☒ yes ☐ no ☐ unknown

10. Do storm water systems exist on the site?

☐ yes ☒ no ☐ unknown

If yes, were they constructed after 1982?

☐ yes ☒ no ☐ unknown

If yes, what type of storm water system exists on the site?

☐ infiltration ☐ open ditching ☐ closed conveyance ☐ detention

11. Will the completed project result in excavating of or filling in:

☐ less than 50 cubic yards. ☐ more than 50 cubic yards but less than 100 cubic yards. ☒ more than 100 cubic yards.

C. Subdivision Information:

1. Does the proposal meet the minimum lot size for septic?

☐ yes ☐ no ☐ don't know ☒ N/A

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Minimum lot sizes required by Health District: _____ SF to _____ SF

2. Check all that apply to the project parcel (s) and include square footage of area within the project parcel(s):

- ☐ Wetland
Square footage on project parcel (s): _____ SF
- ☐ Wetland Water Quality Buffer
Square footage on project parcel (s): _____ SF
- ☐ Wetland Habitat Buffer
Square footage on project parcel (s): _____ SF
- ☐ Stream
Square footage on project parcel (s): _____ SF
- ☐ Stream Water Quality Buffer
Square footage on project parcel (s): _____ SF
- ☐ Stream Habitat Buffer
Square footage on project parcel (s): _____ SF
- ☐ Geologically Hazardous Area
Square footage on project parcel (s): _____ SF
- ☐ Geologically Hazardous Area Buffer
Square footage on project parcel (s): _____ SF

3. Are any restrictive covenants proposed? (If yes, please attach.)

☒ yes☐ no

4. Any additional easements/restrictions regarding adjacent land that should be noted?

☒ yes☐ no

If yes, please describe:

We are accomodating an existing easement on
the property from a previous plat

5. Maximum lot coverage of proposed parcels:

Lot A 1	%	3074	SF	Lot D 4	%	3074	SF	Lot E 7	%	3074	SF
Lot B 2	%	3074	SF	Lot E 5	%	3074	SF	Lot H 8	%	3074	SF
Lot C 3	%	3074	SF	Lot R 6	%	3074	SF	Lot I	%		SF
Lot coverage to be calculated at time of final plat.				Total maximum lot coverage:				24,593			

25% of total site

6. Open space (See Section 17.04.082 of the Bainbridge Island Municipal Code)

Percentage of lot provided as open space: _____ %

Required open space is contained within (check one):

☐ separate parcel(s)☐ proposed lots

Type of open space (check one):

☐ Public☐ Common Ownership☐ Private

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Open space feature (check as appropriate):

☐ Trails and greenways

☐ Shoreline view areas

☐ Critical Areas and their buffers (as defined in BIMC 16.20)

☐ Native forests and significant trees

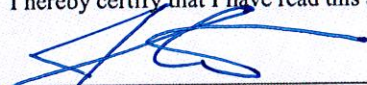
☐ Areas contiguous with critical areas and their buffers

☐ Mature vegetation on ridgelines

☐ Wildlife corridors

☐ Pastures, meadows and orchards

I hereby certify that I have read this application and know the same to be true and correct.


*Signature of owner or authorized agent

11/14/16
Date

JOHN EVERETT, DENOVA NORTHWEST, LLC
Please Print Name

*Signature of owner or authorized agent

Date

Please Print Name

**If signatory is not the owner of record, the attached "Owner/Agent Agreement" must be signed and notarized.*

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