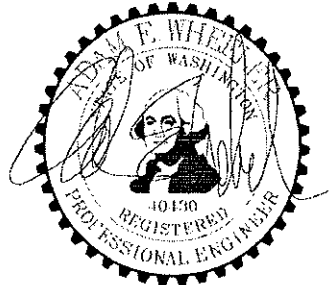


Memorandum

Date: October 4, 2016

To: Amy Duerr Day

From: Adam Wheeler, PE
Browne Wheeler Engineers, Inc.



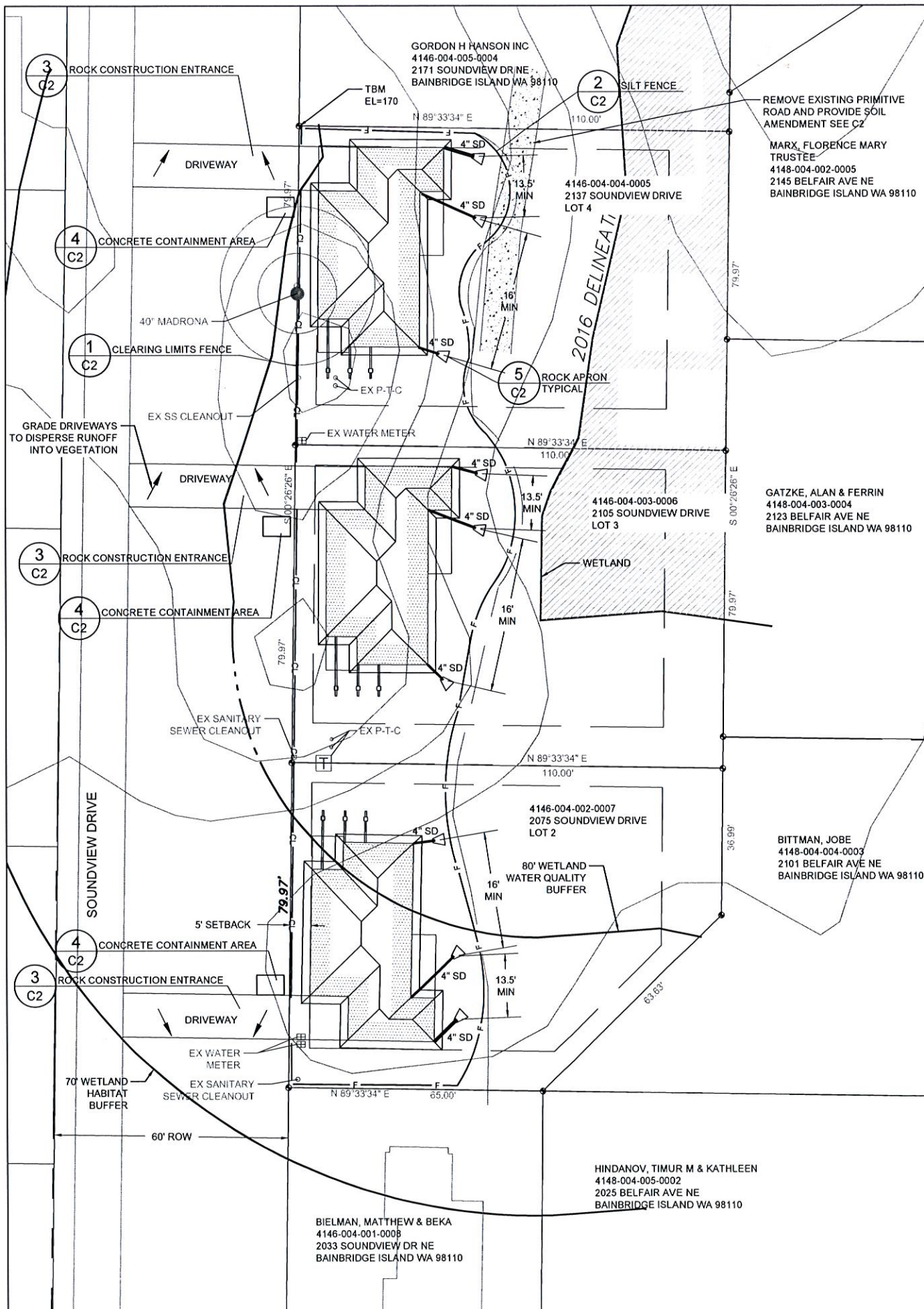
Re: Soundview Drive NE RUE

We have reviewed the City's Notice of Incomplete Application, in particular the Drainage Plan Revisions portion. The City requested that we consider low impact development methods to reduce the impact of the proposed project. Low impact development methods are a set of practices that when implemented infiltrate or evapotranspire runoff to mimic the natural condition. In this particular case permeable soils on the site are very shallow and in some instances do not exist. Because of this rainfall on the site quickly turns to runoff and flows towards the wetland to the east. Since the soils are not permeable opportunities to infiltrate runoff from the roofs is very limited. For this reason we did not view low impact methods that rely on infiltration as feasible.

In fact the use of pervious pavement in this particular area would not be recommended because after rain fall events water would be stored in the water storage gravel under the pavement and saturate the low permeable native soils. The native soils would then lose their ability to resist vehicle loads and deform causing the pervious pavement to crack and fail.

When we designed our drainage system we recognized how runoff was generated on the site and how it sheet flow across the site. We attempted to mimic this condition to reduce the impact of the project. We are proposing to sheet flow disperse the driveways over the maximum length possible before it leaves the property. In addition, we are proposing to disperse the runoff from the roofs with multiple the splash pads. We believe this system best mimics the existing hydrology on the site.

We do agree that removing the existing gravel road would decrease the runoff from the site and we are proposing to does this as part of the project.



SURVEY PROVIDED BY ADAM & GOLDSWORTHY, INC. DATED 7/20/15.
TOPOGRAPHY BASED ON LIDAR TOPOGRAPHY.
DATUM: CITY OF BAINBRIDGE ISLAND VERTICAL CONTROL NETWORK (NAVD88).

GENERAL NOTES

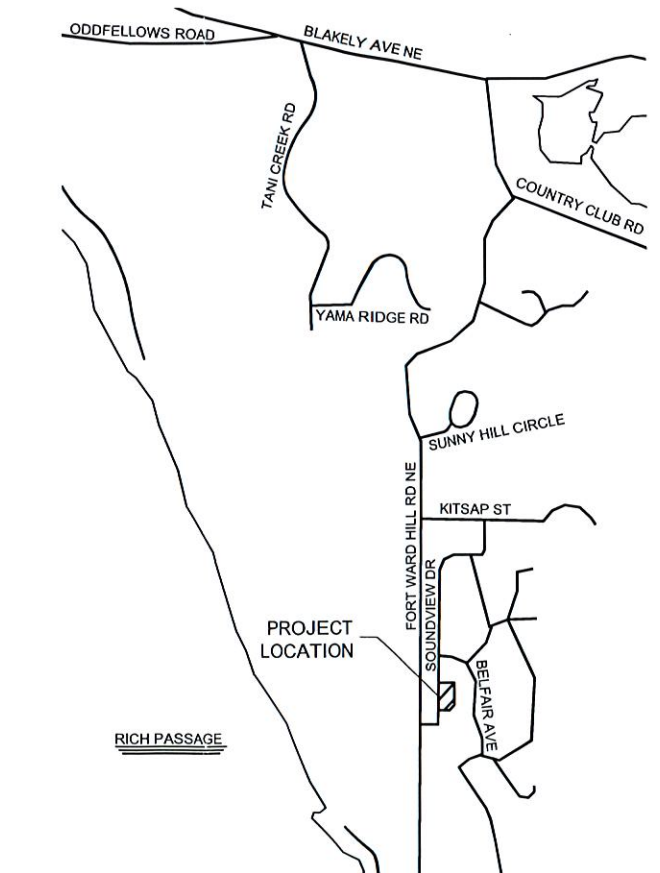
1. PROPERTY LINES AND EASEMENTS SHOWN ARE BASED ON INFORMATION PROVIDED AND OTHER EASEMENTS NOT SHOWN MAY EXIST. TOPOGRAPHY AND LOCATION OF FEATURES IS APPROXIMATE AND NOT BASED ON DETAILED SURVEY.
2. UNLESS OTHERWISE SPECIFIED, STORM DRAIN PIPE SHALL BE 4" DIAMETER, EITHER RIGID PVC (ASTM D3034) WITH THREE FEET OF COVER, OR SMOOTH INTERIOR CORRUGATED POLYETHYLENE (ADS N12 OR EQUIVALENT) WITH ONE FOOT OF COVER. OTHER PIPE MATERIALS SPECIFIED MAY NOT BE SUBSTITUTED. PIPE SHALL BE LAID AT A MINIMUM SLOPE OF 2% (1/4" PER FOOT UNLESS OTHERWISE NOTED). CARE SHALL BE TAKEN TO MAINTAIN MINIMUM SLOPE AND AVOID LOW POINTS ALONG THE PIPE.
3. ROOF DOWNSPOUTS SHALL BE CONNECTED TO ROOF DRAIN LINES SHOWN ACCORDING TO ARCHITECTURAL DETAILS.
4. CURTAIN AND FOUNDATION DRAINS SHALL DAYLIGHT AT A POINT AT LEAST 1 FOOT BELOW THE LOWEST FOOTING.
5. GRADE DRIVEWAY AND PAVED AREAS TO DRAIN AWAY FROM BUILDINGS.
6. UNLESS OTHERWISE SPECIFIED, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE CURRENTLY ADOPTED EDITION OF "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION", APWA/WSOT EXCEPT AS MODIFIED BY THE CITY OF BAINBRIDGE ISLAND IN CURRENT EDITION OF "DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS".
7. CONTRACTOR SHALL OBTAIN AN UNDERGROUND UTILITIES LOCATE PRIOR TO BEGINNING CONSTRUCTION (UNDERGROUND UTILITIES LOCATION SERVICE, 811). THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES AND OTHER FEATURES ON THE PLAN ARE APPROXIMATE AND MAY NOT BE COMPLETE. ACTUAL LOCATIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR AS REQUIRED.
8. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR WORKER SAFETY. ALL TRENCHING AND OTHER ACTIVITIES SHALL BE IN ACCORDANCE WITH STATE AND LOCAL SAFETY REGULATIONS AND REQUIREMENTS.
9. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS BEFORE CONSTRUCTION.
10. SEE DRAINAGE REPORT BY BROWNE WHEELER ENGINEERS, INC DATED 5/17/16 FOR SPLASH PAD PLAN.

LEGEND

- EXISTING HOUSE/DRIVEWAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPERTY LINE
- PROPERTY CORNER/STAKE
- PROPOSED CLEARING LIMITS
- FENCE
- PROPOSED SILT FENCE
- PROPOSED CLEANOUT
- PROPOSED STORM DRAIN
- PROPOSED DITCH
- PROPOSED BUILDING

PROPERTY OWNER:

RURAL AMERICAN PROPERTIES
21241 VENTURA BLVD #276
WOODLAND HILLS CA 91364
310-562-7650
STEVEPARKES2@YAHOO.COM



VICINITY MAP

SCALE: 1" = 1000'
SW 1/4, NW 1/4 SECTION 11, TOWNSHIP 24 N, RANGE 2 E

REV. 1 10/4/16 AEW MODIFIED DESIGN TO ADDRESS SITE PLAN CHANGES.

DRAINAGE PLAN RURAL AMERICAN / DUERR DAY REASONABLE USE EXEMPTION

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

Rural American Properties
21241 Ventura Blvd #276
Woodland Hills CA 91364
Contact: Amy Duerr Day
ald@amyduerrday.com

DATE 5/17/16
DESIGNED AEW
DRAWN NDW
CHECKED DWB
PROJECT # PA15-002

C1

1 OF 2

Any Duerr Day Designer
4329 Konedd Road NE
Burbridge 1/2nd WA 98110
206 498.7010
d/d@amyduerrday.com

2075 Soundview Drive NE
2105 Soundview Drive NE
2137 Soundview Drive NE
Bainbridge Island WA 98110

OWNER:

Rural American Properties
21241 Ventura Blvd #276
Woodland Hills CA 91364

CONTACT:

Amy Duerr Day
206.498.7010
ald@amyduerrday.com



VICINITY
MAP

1" = 20'-0"

Lot 4, Block 4
Fort Ward Estates Div. No. 1
Southwest 1/4, Northwest 1/4
Sec.11, T.24N., R.2E., W.M.

Lot 2: 2075 Soundview Drive NE
TAX ID NO: 4146-004-002-0007
Lot 3: 2105 Soundview Drive NE
TAX ID NO: 4146-004-003-0006
Lot 4: 2137 Soundview Drive NE
TAX ID NO: 4146-004-004-0005

PROPERTY DESCRIPTION:
LOTS 2, 3 & 4, BLOCK 4 FORT WARD
ESTATES DIV. NO. 1, ACCORDING TO
THE PLAT THEREOF, RECORDED
INVOLUME 9 OF PLATS, PAGE 51,
RECORDS OF KITSAP COUNTY,
WASHINGTON.

OWNER:
RURAL AMERICAN PROPERTIES INC.

Zoning: R-2
Water: KPAD
Sewer: Sewer District 7
Upland Soil: 7 Cathcart Silt Loam

Survey Prepared by:

ADAM
&
GOLDSWORTHY, INC.

LAND SURVEYING

DATE 7/20/15 FIELD BOOK 1334/8-11
DRAWING 5846M SHEET 1/1

[illegible]

A hand-drawn map showing the location of the 'SITE' relative to several roads. The map includes labels for 'Blakely Avenue NE', 'Oddfellows Road', 'Toni Creek Road', 'Country Club', 'Kitsap St', 'Fort Ward Hill Road', 'Soundview Dr', 'Bellaire', 'Olympic Dr', and 'SITE'. The roads are drawn as thick black lines, and the 'SITE' is marked with a small rectangle.

Amy Duerr Day Designer
4329 Kenedel Road NE
Bellevue WA 98110
206.498.7010
jald@amyduerrday.com
oody

THREE NEW
SINGLE
FAMILY
RESIDENCES

2075 Soundview Drive NE
2105 Soundview Drive NE
2137 Soundview Drive NE
Bainbridge Island WA 98110

OWNER:

Rural American Properties
21241 Ventura Blvd #276
Woodland Hills CA 91364

CONTACT:

Amy Duerr Day
206.498.7010
ald@amyduerrday.com



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1" = 20'-0"

Lot 4, Block 4
Fort Ward Estates Div. No. 1
Southwest 1/4, Northwest 1/4
Sec. 11, T. 24N., R. 2E., W.M.

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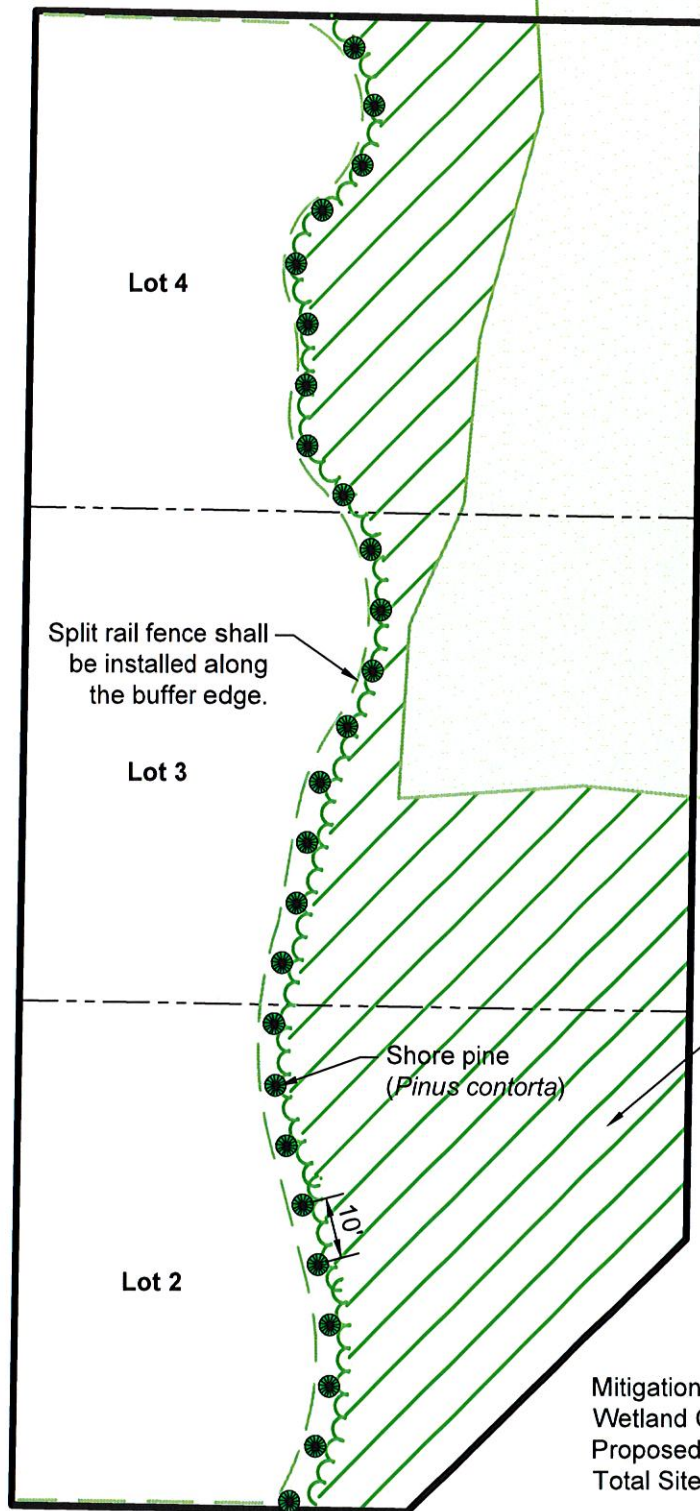
Zoning: R-2
Water: KPUD
Sewer: Sewer District 7
Upland Soil: 7 Catcart Silt Loam

Survey Prepared by

ADAM
&
GOLDSWORTHY, INC.
LAND SURVEYING

DATE 7/20/15 FIELD BOOK 1334/8-11
DRAWING 5846M SHEET 1/1

[illegible]



Wetland
Category III
Depressional
Forested
Scrub/Shrub
Emergent
Seasonally Flooded

Split rail fence shall be installed along the buffer edge.

Shore pine
(*Pinus contorta*)

Buffer is well vegetated by Nootka rose, hardhack, and common hawthorn. Any invasive cover will be removed during implementation of the mitigation and during the 5 year monitoring period.

Mitigation Buffer Area = 9,760 sq.ft
Wetland On Site Area = 4,652 sq.ft
Proposed Development Area = 11,196 sq.ft
Total Site Area = 25,608 sq.ft

LEGEND:

- Site Boundary
- Wetland Boundary
- - - Approximate Wetland Boundary
- Wetland Buffer

NOTE: Plants are not to scale and location are approximate as shown. Actual planting locations will be determined in the field, with consideration to the listed spacing and density to produce the most natural appearance possible.

Figure 10
BUFFER MITIGATION PLAN
Soundview Boulevard Properties
Rural American Properties
City of Bainbridge Island, Kitsap County, WA
Section 11, Township 24N, Range 2E, W.M.

DATE: 9/30/16
DWN: JLL
REQ. BY:
PRJ. MGR: JB
CHK:
PROJECT NO: 2447.01

1157 3rd Ave., Suite 220A
Longview, WA 98632
Phone: (360) 578-1371
Fax: (360) 414-9305
www.eco-land.com

0 30 60
SCALE IN FEET