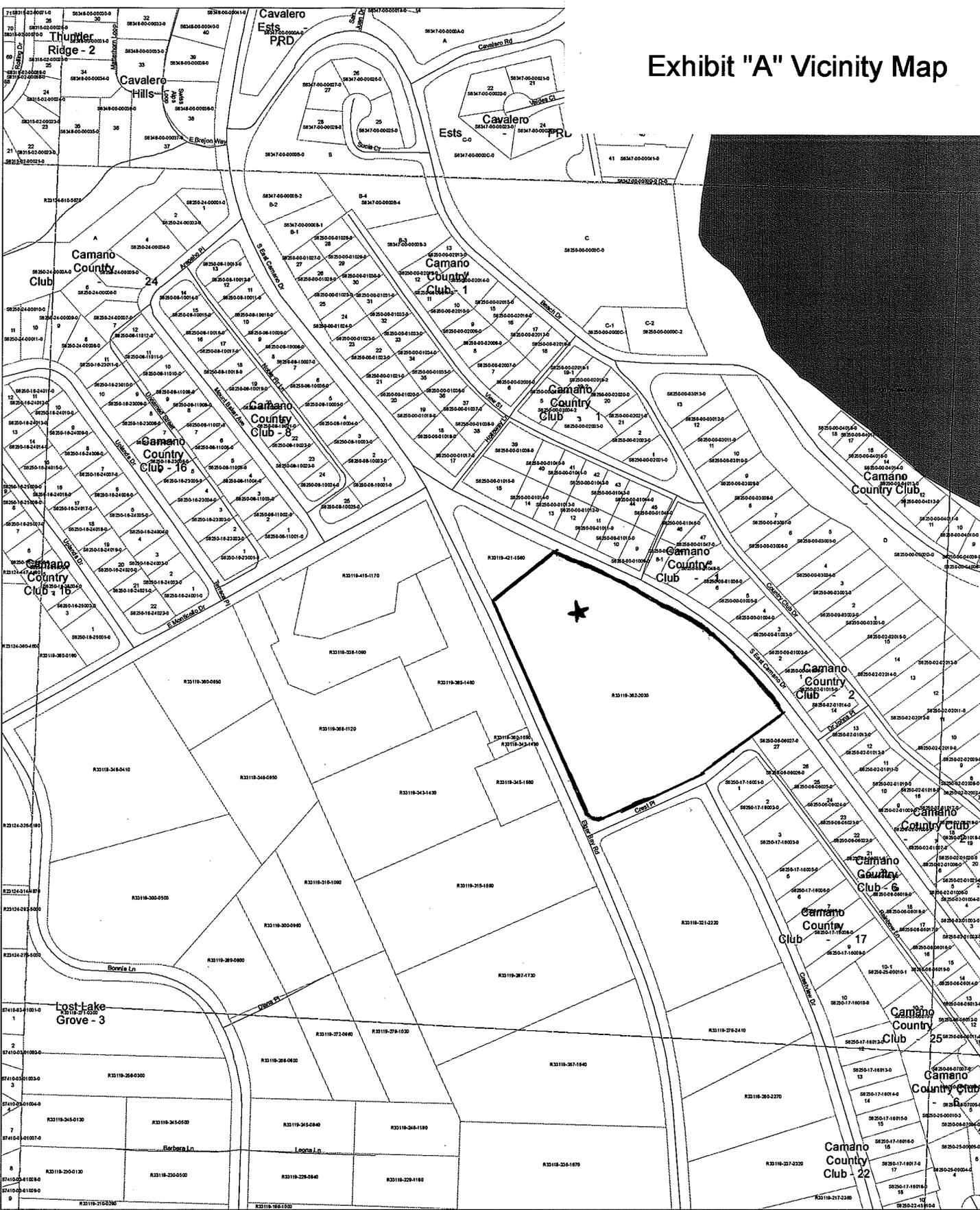


# Exhibit "A" Vicinity Map



**Legend**

- R13102-199-1991 Geographic Number (Parcel Number)
- 25 Platted Lot Number
- Island County Parcels
- Quarter Section Boundary
- City/Town Limits
- Roads
- Water

**NW 1/4 Sec.19 Twp.31 R.3E**

0 180 360 540 720 900 Feet

These maps were created from available public records and existing map sources, and from different surveyors and their surveys. Map features from all sources have been adjusted to achieve a "best fit" registration to the Ownership parcels. While great care was taken in this process, maps from different sources rarely agree as to the precise location of geographic features. The relative positioning of map features to one another results from combining different map sources without field "ground truthing."

DO NOT USE AS A LEGAL DOCUMENT

**Map ID: 931**



Island County Assessor's Maps  
Updated 9/20/2013

Adjacent Maps by Map ID

476	927
507	931
505	929
	930



ISLAND COUNTY PUBLIC WORKS  
ROADS DIVISION

P.O. BOX 5000, COUPEVILLE, WA 98239  
(360) 679-7331

William E. Oakes, P.E., Director/County Engineer  
Connie W. Bowers, P.E., Assistant County Engineer

December 5, 2013

TO: Nick Whipple  
FROM: John Bertrand, Development Coordinator   
SUBJECT: PLP 135/13 – Hansell Mitzel Homes, LLC  
Preliminary Long Plat  
Parcel No. R33119-382-2030

Public Works has now reviewed the latest additional information submitted so far for the above referenced long plat application, for consistency with our development standards. That information included a revised Preliminary Drainage Report, prepared by Sound Development Group, LLC and dated November 2013, and a set of revised preliminary engineered drawings, sheets 1 through 9, also prepared by Sound Development Group, LLC and wet-stamped. Sheet 1 is once again a Cover Sheet including a Vicinity Map, Sheet 2 is again an Existing Conditions, Demolition and TESC Plan and Sheet 3 is once again a TESC Notes & Details page. Sheet 4 is again an Overall Site Plan page, Sheets 5 and 6 are again Roadway Plan & Profile drawings and Sheet 7 is once again a Pond Details drawing. And finally, Sheet 8 is once again a Details page and Sheet 9 is again a Specifications page. Not included this time around were two landscaping-related drawings, a 'Planting Plan' and a 'Typical Lot Plan, Note And Details' sheet.

**With the above stated, Public Works now has No Objection to approval of Preliminary Long Plat application PLP 135/13, and we re-iterate the following comments below that will need to be kept in mind:**

A. Title 12 Island County Code (ICC), Roads and Bridges

1. Chapter 12.12 ICC, Entry Permits

- a. Subsection 12.12. 010 ICC, Most of the lots of this proposed new development will be served by and have indirect access onto the adjoining county road, Crest Place, to the south from a new private access road/access & utility easement, while three of its other proposed new lots will actually have direct access onto Crest Place from single driveways instead. Therefore, that private access road will be the sole one for providing internal access for this development and most of its lots, too, and it will have a cul-de-sac ending and a common approach entrance onto Crest Place. **Consequently, that private access road and each of the individual driveways will all need approved access point locations onto Crest Place/the adjoining county road system. Note, however, that the two combined residential/commercial lots actually needed to now apply for Commercial Access Permit applications instead, and the applicants have taken care of this by applying for those new Commercial Access Permits. They will all be issued now in conjunction with this Preliminary Long Plat's approval.**

## B. Title 11 ICC, Land Development Standards

### 1. Chapter 11.01 ICC, Land Development Standards

- i. *Note that the 30-foot wide access & utility easement shown for serving Lot 10 has now been correctly labeled as an access & utility easement instead, and not as an access & drainage easement where it's crossing over Lots 9 and 11 on Sheet 6 of 9.*
- ii. *Also note that the driveway contained within that easement is now being shown as a paved roadway, and not as some private gravel access road curving to the east and being installed for servicing the nearby pond's ongoing maintenance needs instead, as it's now being shown on Sheet 6 of 9, so that correction has been made, too.*
- iii. *Because the easement going south of that to the drainage pond could have been less than the 30 feet in width originally proposed, they have now reduced it to 20 feet in width instead, so that correction suggestion has been made now, too.*
- iv. The private road contained within this proposed new development shall be constructed prior to Final Long Plat approval of PLP 135/13, per the above referenced code subsection and Appendix D, and shall be further constructed per the typical road Asphalt Cross Section Detail shown on Sheet 8 of 9 of the second revised engineered drawings submitted. **Therefore that new private access road shall now have a minimum 8-inch gravel base instead, that's overlain by a minimum 2" crushed surfacing top course that's further overlain by a minimum 2.5" hot mix asphalt pavement.**
- e. Subsection 11.01.080.F. ICC, Minimum width for any utility easement is 15 feet, unless that easement is contiguous to a private or public right-of-way, in which case its minimum easement width required is 7.5 feet. Appropriate utility easements for power, water, and cable should be provided. *Note that the 12-inch diameter storm drain line now crossing over the site between Lots 11 and 12 had to be contained within at least a 15-foot wide easement as well, and that is now being appropriately represented here as it crosses over Lots 11 and 12 on Sheet 4 of 9 of the revised new engineered drawings submitted. It's also now being shown within the 30-foot wide access & utility easement crossing over Lots 10 and 11 and the 20-foot wide access & utility easement being shown across Lots 9 and 10, so that correction has been made now, too.*

### 2. Chapter 11.02 ICC, Clearing and Grading Requirements

- a. The applicants originally submitted an Existing Conditions, Demolition & TESC Plan, Sheet 2 of the first preliminary engineered drawings submitted, but it wasn't actually demonstrating those items needed for approving a Clearing and Grading Plan yet (actual proposed clearing limits). *Therefore, a more precise Clearing & Grading Plan was needed, and one was then received with the second round of information submitted that did show the exact areas where vegetation would be removed or retained, as well as where significant grading would need to occur. **Now the applicants have submitted yet another Clearing and Grading Plan with new revised limits of clearing and grading, per the most recently submitted Sheets 2 of 9 and 4 of 9 of their engineered drawings, and those limits of clearing and grading shall be followed and met as proposed on Sheets 2 of 9 and 4 of 9.***
- b. *Note, however, that after this plat is finalized, the clearing of any contiguous group of lots exceeding 2 acres in size will require a separate Island County Clearing and Grading Permit at that time, along with another DNR Forest Practices Application permit, too. **With the above referenced new clearing and grading limits defined, the note above is now moot.***

- c. The applicants also submitted Sheet 3 of the original and revised drawings, TESC Notes & Details, that collectively address clearing and erosion & sedimentation control requirements for this development, and all three continue to be approved as submitted. They were reviewed and determined to meet the requirements of ICC 11.02 (Clearing and Grading Ordinance).
  - d. Note that the erosion and sedimentation control (ESC) Best Management Practice (BMP) recommendations of said preliminary and revised engineered drawings shall be incorporated, and said ESC BMPs shall be continually and properly maintained throughout all construction phases of this project. **Further note that as the same ESC BMPs originally proposed on Sheets 2 of 9 and 3 of 9 are subsequently carried over onto both revised engineered drawing packets that were also resubmitted, they continue to be approved as submitted.**
  - e. **Note not to construct the easternmost interceptor ditch shown on Sheet 2 of 9 now of both the original and revised engineered drawings submitted, as that area will now be an open space area that will not be cleared now.**
  - f. This project's first submittal hadn't originally included and/or proposed any anticipated grading quantities yet. ***Consequently, with their second submittal, the applicants proposed 990 cubic yards of cut and 1,050 cubic yards of fill in association with this proposed development, and those quantities were approved as proposed. The applicants were also asked to show at least two or three grading cross-sections for that Clearing and Grading Plan too, but had only shown one, so they have now included and shown another grading contour, too, and that request for additional information has now been satisfied.***
3. Chapter 11.03 ICC, Stormwater and Surface Water Ordinance
- a. The applicants also submitted a third, revised Preliminary Drainage Report with this application for review and approval, but not an actual, specific Drainage Plan too. However, proposed "drainage system" details & specifications have been nonetheless noted and included on Sheets 2 to 8 of both the preliminary & two revised sets of engineered drawings submitted. Therefore, a "drainage system" of some sort was still ultimately being proposed within the contents of both that revised Drainage Report and those three sets of original and revised engineered drawings submitted for this permit application, and they essentially contain all four of the following components:
    - i. Existing surface drainage entering the southeast corner of the site at Rainbow Lane will now be routed across the southern property line of Lot 1 to an outfall located along the ditch-line at East Camano Drive.
    - ii. Existing surface drainage entering the southwest corner of the site at Elger Bay Road will be routed across the site, through an existing swale and into 12-inch diameter pipes and then conveyed to a rock splash-pad outlet located at East Camano Drive at the ditch-line.
    - iii. The stormwater runoff generated from a 100-year storm event for the cul-de-sac ending of the site's new internal private access road will also be captured with several catch basins and pipes and routed to a new detention pond facility that will be located near East Camano Drive as well.
    - iv. And finally, the stormwater runoff from the rest of the site's internal private access road and its impermeable surface area will be directed towards interconnected road-side rain gardens for treatment and infiltration. Those rain gardens will be further interconnected by underlying gravel trench beds containing perforated pipes for diverting overflow beyond a 100-year storm event into that same detention pond facility near East Camano Drive for infiltration as well.

- b. *In contrast, the stormwater runoff generated from each of this site's new structures will be routed for onsite infiltration at the rate of one individual drywell per each 450 square feet of new structure/impermeable surface area per an analysis conducted this time by the engineering consultants. Note that the multiple drywells that will be needed for each new home-site must be integrally incorporated into the Plot Plan and layout for each new home constructed and not just treated as some afterthought to only be included if there's some room left for them.*
- c. *Note that stormwater runoff drainage calculations had been included within both the original and second, revised Drainage Report referenced above for this site's proposed new "drainage system" for only the site's internal private access road, and rain garden overflows, and no similar calculations of any kind had been included for any structures on each individual new lot for the infiltration that was being proposed there using multiple drywells. Note, however, that has now been addressed with the most recent calculations included as referenced in the bullet above for meeting the 100-year storm event with drywells. Therefore, that task has now been completed.*
- d. *The 'Conclusion' component of that most recently revised Drainage Report also states that the "pond and gravel trench beds have been sized to retain and infiltrate up to the 100-year storm event" but now also included calculations for up to a 100-year storm event for the remainder of the new impermeable surface areas that will be created for this development as well as re-iterated above. So therefore, it's now really been "sized to retain and infiltrate up to the 100-year storm event" for the entire site, and that task to demonstrate that has been completed too.*
- e. *Make sure that a revised version of the 'Operation and Maintenance Manual' part of the latest revised Drainage Report includes any O & M guidelines needed for all the drywells that will be located on this site too as well, prior to Final Long Plat Approval, and make sure to include/address the ongoing maintenance required for this site's roadside rain garden system as well.*
- f. *With all of the above now stated, this latest, revised development proposal was discussed again with the Public Works Director, Bill Oakes, and it was concluded that this most recently proposed drainage system should now be approved as submitted.*
- g. *Also, due to that potential for downstream flooding from either stormwater infiltration or overland flow after the site is cleared of its existing vegetation, the applicants needed to further prove the infiltration capacity of the soil at depth at this site for infiltrating both the runoff from its private access road as well as the remainder of the non-road stormwater runoff from the impermeable surface areas for its new residential structures. They have now done this by conducting a large scale PIT test onsite to show that all of the infiltration being proposed for this project would actually work. The underlying soils were very sandy, and that PIT test did support that infiltration should work adequately here.*
- h. *Provisions need to be made for the protection needed to maintain the perk-ability of the site's rain garden areas during construction phases to ensure soil compaction, etc. is prevented.*
- i. *The applicants were also requested to indicate proposed building footprints, primary and reserve septic drain-field areas and drywell locations for each new lot on a revised Site Plan to demonstrate that all these features could actually be easily accommodated on each single lot, relative to each other. They requested to be able to demonstrate this information on only one of the site's 21 lots instead, and that request was then granted to them by Public Works, and done on one of the Landscaping Plans they previously submitted through*

**their second submittal packet go-around, so that request for additional information has been completed.**

- j. Prior to Final Long Plat approval, Public Works will require final drainage review, and the submittal requirements for final drainage review shall include as-built documentation, as applicable. **The applicants shall also provide a Certification from the Engineer of Record that said stormwater conveyance and infiltration drainage system was constructed in accordance with, or in substantial conformance to, the approved revised Drainage Report and sheets 2 through 8 of the preliminary and revised engineered drawings submitted.**

4. **Chapter 11.04 ICC, Transportation Concurrency**

1. The applicants submitted an approved Certificate of Transportation Concurrency (Certificate No. 20122013 CC), and no participation will be necessary in any WSDOT mitigation projects. However, in order to gain a SEPA Mitigated Determination of Non-Significance for the site development, the applicants will need to participate financially, with a pro rata fare share of \$7480.00 for participation in/to mitigate for the intersection re-alignment project now slated under the current Island County Transportation Improvement Plan (TIP) for the Elger Bay Road, Monticello Drive and East Camano Drive intersection. That mitigation requirement (pro rata fare share financial participation) was addressed in the traffic report prepared by Gibson Traffic Consultants, Inc. that has now been reviewed for the subject development proposal, and approved as submitted.
2. The applicants won't be responsible for any additional mitigation/financial participation in any other county-planned road improvement projects on our TIP, prior to Final Long Plat approval under the SEPA Mitigated Determination of Non Significance for the project per that same traffic report prepared by Gibson Traffic Consultants, Inc.

5. **Chapter 11.01 ICC and Chapter 13.03 ICC, Fire Protection Requirements**

- a. **This subject application, as currently proposed, must meet the fire protection requirements of ICC 11.01 and ICC 13.03, and based on the proposed size of the new lots, the proposed development as originally presented didn't meet those fire protection requirements referenced above. However, they have now proposed two fire hydrants for meeting this fire flow requirement, and their proposed new fire hydrant locations are approved as proposed. Prior to Final Long Plat approval, their Engineer of Record shall certify that this fire protection system works (it can provide the required fire flow of 500 gallons per minute for 30 minutes) and can adequately provide the needed hose lay of 500 feet (all the site's new structures will be able to be reached with a 500-foot long fire hose layout).**

6. **SURVEY REQUIREMENTS**

- a. A Registered Land Surveyor must survey the property. The survey shall be in compliance with County policy on plat staking and monumentation.
- b. All survey stakes/markers/monuments shall be clearly marked or flagged in the field, with vegetation cleared appropriately, to facilitate field inspection and verification.
- c. The following shall appear on the face of the final Long Subdivision map:
  - i. NOTES:
    - Island County has no responsibility to improve or maintain private roads contained within or private roads providing access to the property described in this development.

- Development on each parcel shall employ adequate erosion and sedimentation control BMPs to prevent transport of sediment into the site's stormwater conveyance and detention pond facility system.
  - Each lot's new residential structure(s) shall employ drywells to mitigate for potential stormwater runoff impacts at the rate of one 4' by 4' by 4' drywell per 450 feet of new impermeable surface area. All drywells shall be a minimum of 5 feet from any structures and all property lines.
- ii) RESTRICTIONS:
- Direct vehicular access from Lots 1 through 18 is restricted to the development's new private access road, Camano Village Court and its single, approved access point location onto the county road, Crest Place shown hereon while direct vehicular access from Lots 19 through 21 is restricted to individual driveways onto Crest Place as shown hereon.
  - No blocking, diverting, or other alteration of existing, natural, or approved man-made drainage ways is permitted without the prior approval of the Island County Engineering Department.
- iii. The legal description of the land contained in the long subdivision. The description is to comply with document conveying title.
- iv. The boundary lines of the plat and of all the lots within it showing the full extent of the parcel(s).
- v. The set survey corners for *each* corner of *each* lot within the plat.
- vi. Wetlands, tributary streams, drainage ways, dams, high water table areas, along with their associated buffers.
- vii. Location, dimensions, and Auditor's File Number for all easements (e.g., access, utility, drainage) within or serving the long plat and the purpose thereof, together with the names of all rights-of-way within or adjoining the long plat.
- viii. All existing permanent structures, fences, driveways, wells, septic systems and, including those improvements made during development.
- ix. Access locations and permit numbers.
- x. Identification of private roads as "private" on the face of the plat.
- xi. The status of all adjacent properties (e.g., Unplatted, etc.).

Please feel free to contact me at extension 7812 or email me at [johnb@co.island.wa.us](mailto:johnb@co.island.wa.us) if you have any questions regarding the above comments.



## ISLAND COUNTY PUBLIC HEALTH

P.O. Box 5000  
Coupeville, WA 98239  
www.islandcounty.net/health

TO: Nick Whipple, Planning & Community Development

FROM: Aneta Hupfauer, Land Use Coordinator *AH*

DATE: May 29, 2013

RE: PLP Hansell Mitzell, LLC - PLP 135/13  
Parcel No. R33119-382-2030

Exhibit "F" Public Health Memo 1 of 2

*Handwritten signature/initials*

After reviewing the referenced proposal, this office offers the following:

1. The applicant is proposing 21-lot subdivision of the referenced parcel.
2. Proposal is located in the service area of the Camano Water Association. Documentation indicating that the water system is willing to serve the proposal has been received in this office.
3. The proposal has been reviewed by Doug Kelly, Island County Hydrogeologist, who has no objection to the approval of the referenced proposal.
4. The proposed method of water supply is consistent with ICC 8.09.
5. Each proposed lot will be served by an individual sewage disposal system. Site registration #C05-283 has been filed with this office. Soil log data indicate that referenced parcel is generally capable of supporting an on-site sewage disposal system.
6. The proposed method of sewage disposal system is consistent with ICC 8.07D.
7. The proposal conforms to minimum land area requirements specified in ICC 8.07D.

This office has no objection to the approval of the referenced proposal.

Prior to Final Long Plat approval, the following requirements must be met:

1. Plans and specifications for the water system must be approved by the State Department of Health (DOH) or the water system as part of an approved water system plan.
2. A service connection must be installed to each proposed lot according to the approved plans and specifications and a Certificate of Installation for the water system must be received in this office.
3. Where applicable, the following water system information must appear on the final map:
  - a) Waterline easements benefiting the Camano Water Association and any lot created through this subdivision.
  - b) Include the Auditor's File Number(s).
4. Separate Site Registration sheets with a minimum of three (3) acceptable soil logs for each of the proposed lots must be filed with this office by a licensed septic system designer.

### *Environmental Health*

PO Box 5000, Coupeville, WA 98239-5000 (1 NE 6<sup>th</sup> Street)  
From N. Whidbey 360.679.7350 From S. Whidbey 360.321.5111 x 7350  
From Camano Island 360.629.4522 x 7350 FAX 360.679.7390

## Exhibit "F" Public Health Memo 2 of 2

5. The following building permit statements must appear on the final map:

"Prior to building permit issuance, the following requirements must be met:

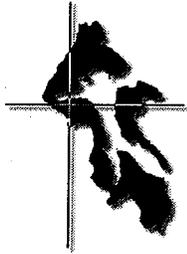
- a) A Water Availability Verification Form must be approved by Island County Public Health.
- b) A permit for a sewage disposal system must be issued by Island County Public Health."

The above comments are subject to change as additional information is received about the proposal. Please note that the final plat review fee is \$79 per hour. The invoice will be issued at the time of the approval and the fee must be paid prior to the recording of the referenced long plat.

If you have any questions regarding the above comments, please feel free to contact me at 360-678-7995 or [AnetaH@co.island.wa.us](mailto:AnetaH@co.island.wa.us).

/ah

cc: file

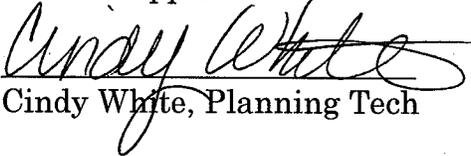


# ISLAND COUNTY PLANNING & COMMUNITY DEVELOPMENT

Keith Higman  
Interim Director

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522 ■ from S. Whidbey (360) 321-5111  
FAX: (360) 679-7306 ■ P. O. Box 5000, Coupeville, WA 98239-5000  
Internet Home Page: <http://www.islandcounty.net/planning/>

~~Memorandum~~ Exhibit "G" Planning Tech Memo

TO: Nick Whipple  
FROM:   
Cindy White, Planning Tech  
DATE: May 24, 2013  
RE: Address request for; 135/13 PLP  
Parcel No R33119-382-2030

The maps submitted with the application show an unapproved road name.

In accordance with 14.04A 040, Naming of Private Roads "*All private roads providing access to five (5) or more parcels of land shall be named*". Prior to issuing addresses for the before mentioned short plat the road must be named. Enclosed is a road name petitions which must be completed and submitted prior to approval of the final short plat application



*Providing quality water, power and service at a competitive price that our customers*

June 10, 2013

**Received**

**JUN 13 2013**

**Island County Planning &  
Community Development**

Nick Whipple  
Island County  
P. O. Box 5000  
Coupeville, WA 98239

### Exhibit "H" Snohomish PUD Memo

Dear Mr. Whipple:

Reference Number: 135/13 279/12 PRE Camano Sunrise Estates, Div. II

District DR Number: 13-068

The District presently has sufficient electric system capacity to serve the proposed development. However, the existing District facilities in the local area may require upgrading. Any changes to District facilities required to accommodate this project shall be at the expense of the developer.

Cost of any work, new or to upgrade, existing facilities that are required to connect this proposed development to the District electric system shall be in accordance with the applicable District policies. The District policy requires the developer to provide a 10-foot easement and an 8-foot clearance between any building/structures and transformers/switch cabinets upon its property for underground electrical facilities that must be installed to serve the proposed development. We recommend contact with the District prior to design of the proposed project. Please include any project-related utility work in all applicable project permits.

For information about specific electric service requirements, please call the District's Plat Development Team at (425)783-4350.

Sincerely,

Elisabeth A. Tobin  
Senior Manager  
Planning, Engineering, & Technical Services

Cc: Pam Liemer/Hansell Mitzel LLC

Mailing Address: 26920 Pioneer Hwy.  
Facility Address: 9101 272<sup>nd</sup> St N.W.  
Stanwood, WA 98292

.....

# Stanwood/Camano School District #401 Community Development Comment Form

Date: 7/9/13

Developer or Owner Name: Hansell Mitzel, LLC

Project Identification: R33119-382-2030

School Service Area:

High School: Stanwood High School

Middle School: Stanwood Middle School

Elementary School: Elger Bay Elementary

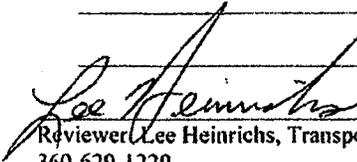
**RECEIVED**

JUL 09 2013

Exhibit "I" Stanwood/Camano School Memo

Notes:

- 1) School assignment is contingent on available space at time of enrollment.
- 2) Path or sidewalk from each home to the bus pick up location is needed for all developments larger than a one home site.
- 3) Pullout large enough for school bus and an off- road waiting area need to be provided for student loading/unloading for this development.
- 4) Location of bus stop: At entrance to the development on: Elger Bay Road, or on Crest Place Road between Elger Bay Road and Crestview Drive.
- 5) \_\_\_\_\_

\_\_\_\_\_  
  
Reviewer Lee Heinrichs, Transportation Director  
360-629-1229

\_\_\_\_\_  
  
District Officer Gary Platt, Executive Director, Business Services  
360-629-1200

.....