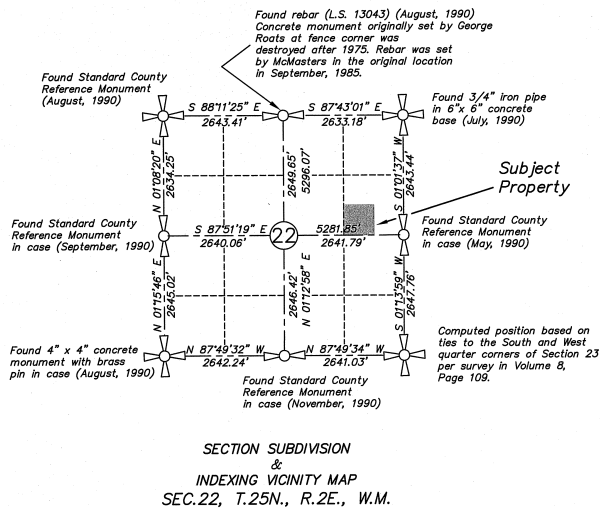
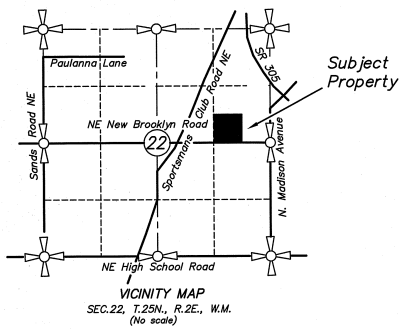


Coultas-Richards Short Plat
SE 1/4 NE 1/4
Sec.22, T.25N., R.2E., W.M.
 City of Bainbridge Island, Kitsap County, Washington



Owner:	Alec Coultas P.O. Box 1511 Kingston, WA. 98346
Owner:	Linda Richards 9575 NE Viewcrest Avenue Bainbridge Island, WA 98110 Phone: 206-842-3105
Assessor's Account No.	222502-1-011-2004
Zoning:	Business / Industrial
Comprehensive Plan:	Business/Industrial District
Proposed water service:	City of Bainbridge Island
Proposed sewer service:	City of Bainbridge Island
Compliance with the fire flow requirements of BIMC 20.04 will be by fire hydrants	
Application File No.	PLN50700

Legal Description:
 The West half of the following: The South half of the Southeast quarter of the Northeast quarter, Section 22, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington. Except County Road No. 105; and except the East 208 feet condemned to Kitsap County Superior Court Cause No. 68005.

**National Flood Insurance
 Program Designation**
 Lots A & B: Zone X
 Flood Insurance Rate Map 53035C0244F
 Effective Date: February 3, 2017

City of Bainbridge Island Kitsap County, Washington Assessor's Account No. 222502-1-011-2004
Director's Approval Approved for recording pursuant to Bainbridge Island Municipal Code, Chapter 17.12. <i>[Signature]</i> Gary Christensen, A.I.C.P. Director of Planning and Community Development Date: 5/14/18
Notice 1. Responsibility and expense for maintenance of streets serving lots within this Short Subdivision (unless such roads have been accepted by the City) shall rest with the lot owners. 2. Any further subdivision of lots within this Short Subdivision shall be subject to the requirements of Section 2.16.070.L of the Bainbridge Municipal Code.
Treasurer's Certificate I hereby certify that real property taxes are current for the subdivided property shown herein to: Date: December 2018 <i>[Signature]</i> Meredith K. Green, By Kathy Gaddi Kitsap County Treasurer
Surveyor's Certificate <i>[Seal]</i> I, Gavin M. Oak, registered as a professional land surveyor by the State of Washington, hereby certify that this Short Plat is based upon an actual survey of the land described herein, conducted by me, or under my direct supervision, during the period of January, 2017 through May, 2018, that the distances, courses and angles are shown hereon correctly, and that the lot corners have been staked on the ground as depicted hereon.
Auditor's Certificate Filed for record this 22nd day of May 2018, at the request of Adam-Goldsworthy-Oak. Auditor's File No. 201805220218 <i>[Signature]</i> by <i>[Signature]</i> County Auditor Deputy Auditor
ADAM-GOLDSWORTHY-OAK A G O LAND SURVEYING, LLC 1015 NE HOSTMARK ST. (360)779-4299 POULSBORO, WA 98370 (206)842-9598 DATE 5/9/18 FIELD BOOK --- DRAWING 6187PSP1 SHEET 1/4

201805220218 23/116

Coultas-Richards Short Plat
SE 1/4, NE 1/4
Sec.22, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

Conditions

1. Future development shall obtain, at a minimum, Site Plan Review approval and be subject to the Light Manufacturing Design Guidelines.
2. Development of the lots will provide for a 50 foot full screen roadside and perimeter landscaping buffer.
3. Future development shall follow the guidelines in Bainbridge Island Municipal Code (BIMC) Section 16.16.025 which limits the hours of construction activities in residential zones.
4. Prior to construction activity, the applicant shall obtain the appropriate permits from the City of Bainbridge Island, including but not limited to clearing, grading, right of way and/or building permits.
5. Future development shall comply with the outdoor lighting standards in accordance with BIMC 18.15.040.
6. Any future development proposed on Lot B in the wetland and/or its buffer will require prior approval from the Planning Department and comply with BIMC 16.20.
7. The Open Space shown on Sheet 4 is a Conservation Easement and subject to the Open Space Management Plan recorded with this short plat.
8. Future development shall require fences and/or signs delineating the wetland/open space.
9. To the satisfaction of the Bainbridge Island Fire Department, future development shall comply with all applicable provisions of the adopted Fire Code.
10. If any historical or archaeological artifacts are uncovered during excavation or construction, work shall immediately stop and the Department of Planning and Community Development and the Washington State Department of Archaeology and Historic Preservation shall be immediately notified. Construction shall only continue thereafter in compliance with the applicable provisions of law.
11. Future access from NE New Brooklyn Road, a designated secondary arterial roadway, to the two parcels shall comply with the Standards for Commercial/Industrial Access Point Spacing, standard drawing DWG. 6-010. The access point shall be either directly opposite the bus barn access or offset 125 feet minimum from all opposite access points. Where the required spacing cannot be met the access point shall be located as close to the requirement minimum as possible.
12. Frontage improvements shall be required at the site plan review or other applicable land use application phase and would include a 6' wide bike lane with either curb, gutter and sidewalk or a 3' gravel shoulder and a separated path, trail, or sidewalk.
13. Public water and sewer utilities easements and extensions may be required from adjacent or related City utilities at the site plan review or other applicable land use application phase.

Minimum Building Separation and Setbacks

Front setback: 50' minimum along any public right of way
Side setback: 10' minimum
50' when abutting a residentially zoned property
(The City may increase this to a maximum of 100' based on the type, scale and intensity of the proposed use, subject to site plan review)
Rear setback: 15' minimum
(The City may increase this to a maximum of 100' based on the type, scale and intensity of the proposed use, subject to site plan review)

Lot Coverage

Maximum lot coverage for each lot: 61,447 square feet

Notes

- 1) This survey was accomplished by field traverse with a three second total station.
- 2) This survey conforms to the minimum field traverse standards for land boundary surveys as listed in WAC 332-130-090.
- 3) Refer to the right of way deed for County Road 105 (NE New Brooklyn Road) as recorded under Kitsap County Auditor's File No. 779062.



ADAM GOLDSWORTHY-OAK
A G O LAND SURVEYING, LLC

1015 NE HOSTMARK ST. (360)779-4299
POULSBORO, WA 98370 (206)842-9598

DATE 5/9/18 FIELD BOOK 1420/6-9
DRAWING 6187SP2 SHEET 2/ 4

201805220218 23/117

Coultas-Richards Short Plat

SE 1/4 NE 1/4

Sec.22, T.25N., R.2E., W.M.

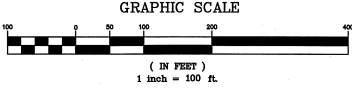
City of Bainbridge Island, Kitsap County, Washington

Existing Conditions

Scale: 1" = 100'
Assumed



City of Bainbridge Island
Vertical Control Network



Notes:

- 1) The contours shown are publicly available and were not field verified.
- 2) Building locations are approximate only.

Plot of
North Town Woods
Volume 50, Page 119-128

Adjacent
building
(typical)

Northeast corner:
S 1/2, SE 1/4, NE 1/4

Plot of
North Town Woods
Volume 50, Page 119-128

Adjacent
building
(typical)

Right-of-way
Right-of-way

Southwest corner:
S 1/2, SE 1/4, NE 1/4

NE New Brooklyn Road

Adjacent
building

Adjacent
building

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ADAM • GOLDSWORTHY • OAK

A G O LAND SURVEYING, LLC

1015 NE HOSTMARK ST. (360)779-4299

POULSBORO, WA 98370 (206)842-9598

DATE 5/9/18

DRAWING 6187SP3

FIELD BOOK 1420/6-9

SHEET 3/4

201805220218 23/118

