

WINSLOW GROVE  
Situat e in  
NE.1/4 NW.1/4 SEC. 27, TWP. 25N., RG. 2E., W.M.  
City of Bainbridge Island, Kitsap County, Washington

DEDICATION

Know all men by these presents, that we the undersigned, owners in fee simple of the land hereby platted, hereby declare this plat and dedicate to the use of the public forever all streets shown on the plat and the use thereof for public highway purposes, also the right to make all necessary slopes for cuts and fills upon the lots shown on this plat in the reasonable original grading of all streets, roads and alleys shown hereon; also the right to drain all streets over and across any lot or lots where water might take a natural course after the street or streets are graded. Dimensions and uses of all lots embraced in the plat and subject to and shall be in conformance with the City of Bainbridge Island Zoning Regulations. The owners hereof and their successors and assigns hereby waive all claims for damages against any governmental authority arising from the construction and maintenance of public property within this plat.

TRACT C (Storm Water) is hereby dedicated to the City of Bainbridge Island for operation and maintenance of Storm Water Facilities.

TRACTS A & B (Open Space) is hereby dedicated to the WINSLOW GROVE Homeowners Association.

All easements created by Short Plat No.5586 are vacated with this plat.

In witness whereof we have set our hands and seals this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

DeNova Northwest LLC U.S. Bank National Association D/B/A  
Housing Capital Company

ACKNOWLEDGMENT

STATE OF WASHINGTON )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me known (or proven on the basis of satisfactory evidence) to be the \_\_\_\_\_ of \_\_\_\_\_, the individual that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said \_\_\_\_\_ for the uses and purposes therein mentioned, and on oath stated that he was authorized to executed said instrument.

IN WITNESS THEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC in and for the State of \_\_\_\_\_  
Washington, residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_  
Print Name: \_\_\_\_\_

ACKNOWLEDGMENT

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me personally appeared \_\_\_\_\_, to me known (or proven on the basis of satisfactory evidence) to be the \_\_\_\_\_ of U.S. Bank National Association D/B/A Housing Capital Company the individual that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of said Company for the uses and purposes therein mentioned, and on oath stated that he was authorized to executed said instrument.

IN WITNESS THEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

NOTARY PUBLIC in and for the State of \_\_\_\_\_  
\_\_\_\_\_, residing at \_\_\_\_\_  
My commission expires \_\_\_\_\_  
Print Name: \_\_\_\_\_

LEGAL DESCRIPTION

LOTS A, B, C AND D, KITSAP COUNTY SHORT SUBDIVISION NO. 5586, AS RECORDED IN VOLUME 9 OF SHORT SUBDIVISIONS, PAGE 248, UNDER AUDITOR'S FILE NO. 9310050085, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, SECTION 27, TOWNSHIP 25 NORTH, RANGE 2 EAST, W.M., IN THE CITY OF BAINBRIDGE ISLAND, KITSAP COUNTY, WASHINGTON.

EASEMENT PROVISIONS

The undersigned hereby grants, conveys and quit claims to Puget Sound Energy Company, City of Bainbridge Island, Comcast, Century Link and WINSLOW GROVE Homeowners Association their respective successors and assigns, a non-exclusive easement under, across, through and upon the areas depicted and labeled as "Utility Easement" for the purpose of installation, placement, construction, renewal, operation, use and maintenance of underground conduits, cable, pipeline and wires, together with the necessary facilities and other equipment appurtenant thereto, for the purpose of providing service to WINSLOW GROVE with electric, water, sewer, telephone, drainage, gas and cable television service, together with the right of reasonable access to said property and to enter upon all tracts and lots located within Winslow Grove to facilitate the purposes set forth herein, to the extent reasonable and practical. Any such utility shall be required, as a condition of the easement granted herein to restore the easement areas following installation, maintenance or repair to the condition existing prior to said activity. All storm drain easements shall favor the WINSLOW GROVE Home Owners Association and the City of Bainbridge Island. Tracts A & B are subject to an Easement for operation and Maintenance of Storm Water Facilities to benefit the City of Bainbridge Island.

25' Public Access Easement to benefit general public.

15' Public Trail Easement to benefit general public.

COVENANTS

See Declaration of Easements, Covenants, Conditions and Restrictions on the Plat of "Winslow Grove" as recorded under Auditor's File No. \_\_\_\_\_ records of Kitsap County, Washington.

PROJECT NOTES

Owner: DeNova Northwest LLC Atten: John Everett  
6830 South 220th ST. john@denovanw.com  
Kent, WA 98032 (206)451-8153

APPLICATION # PLN50074SUB

ASSESSOR'S #272502-2-066-2001

ASSESSOR'S #272502-2-063-2004

ASSESSOR'S #272502-2-064-2003

ASSESSOR'S #272502-2-065-2002

CURRENT USE: RESIDENTIAL/VACANT

WATER SERVICE: CITY OF BAINBRIDGE ISLAND

SEWER SERVICE: CITY OF BAINBRIDGE ISLAND

ZONING: R2

COMP PLAN: UR

FEMA FLOOD INSURANCE RATE MAP DESIGNATION = X

AREA: 381,919 Sq.Ft.

STORMWATER: The Storm water on-site will be disposed of via detention ponds to Weaver Road, a detention tank to Hrakawa Creek and dispersion through Taract A to Hrakawa Creek.

FIRE FLOW: COMPLIANCE WITH FIRE FLOW REQUIREMENTS PER CITY WATER SYSTEM

SURVEYOR'S CERTIFICATE

I, Steven E. Ottmar, registered as a professional land surveyor by the State of Washington certify that this plat is based on an actual survey of the land herein described conducted by me or under my supervision, during the period Jan. 2016 through Apr. 1 2017, that the distances, courses, and angles are shown hereon correctly; and that monuments other than those monuments approved for setting at a later date, have been set and the lot corners staked on the ground as depicted on the Plat.

APPROVALS

ENGINEER

Approved by the City Engineer this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
City Engineer, City of Bainbridge Island

DIRECTOR OF PLANNING & COMMUNITY DEVELOPMENT

Approved by the Director of Planning and Community Development this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Director of Planning and Community Development  
City of Bainbridge Island

CITY COUNCIL

Approved by the City Council this \_\_\_\_\_ day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
City Council, City of Bainbridge Island

HEALTH DEPARTMENT

Approved by the Health Department of Kitsap County this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Director of Health, Kitsap County Health Department

TREASURER'S CERTIFICATE

I, \_\_\_\_\_, Treasurer of Kitsap County, Washington, Hereby certify that all taxes on the herein described property are fully paid to and including the year 20\_\_\_\_.

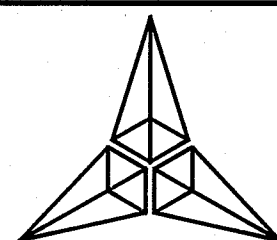
\_\_\_\_\_  
Kitsap County Treasurer

RECORDING CERTIFICATE

Filed for record at the request of \_\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded in volume \_\_\_\_\_ of plats, pages \_\_\_\_\_, records of Kitsap County, Washington.

\_\_\_\_\_  
Kitsap County Auditor By: Deputy

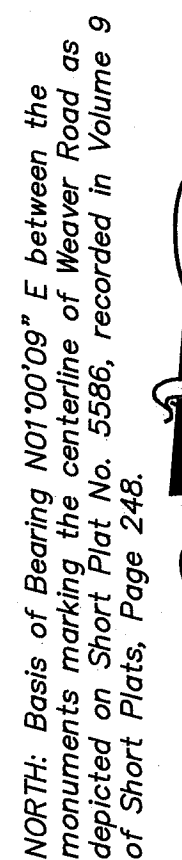
PROJECT DATA



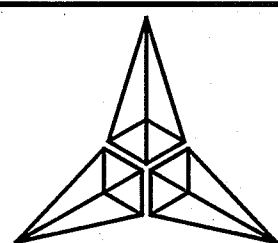
**AES**  
CONSULTANTS, INC.  
P.O. BOX 930 • SILVERDALE, WA. 98383 • (360)892-8400

Drawn By: B.J.M.  
Date: 4/11/17  
Checked By: S.E.O.  
Job No. 6288

Situate in  
NE.1/4 NW.1/4 SEC. 27, TWP. 25N., RG. 2E., W.M.  
City of Bainbridge Island, Kitsap County, Washington



Sheet 2 of 5



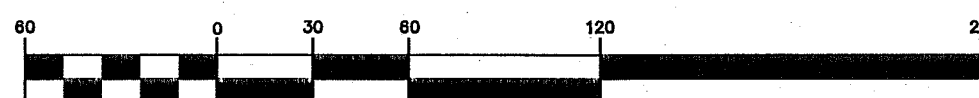
# AES

CONSULTANTS, INC

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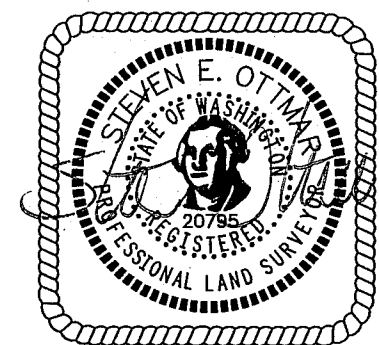
Drawn By:	B.J.M.
Date:	4/11/17
Checked By:	S.E.O.
Job No.	6288

### GRAPHIC SCALE



( IN FEET )  
1 inch = 60 ft.

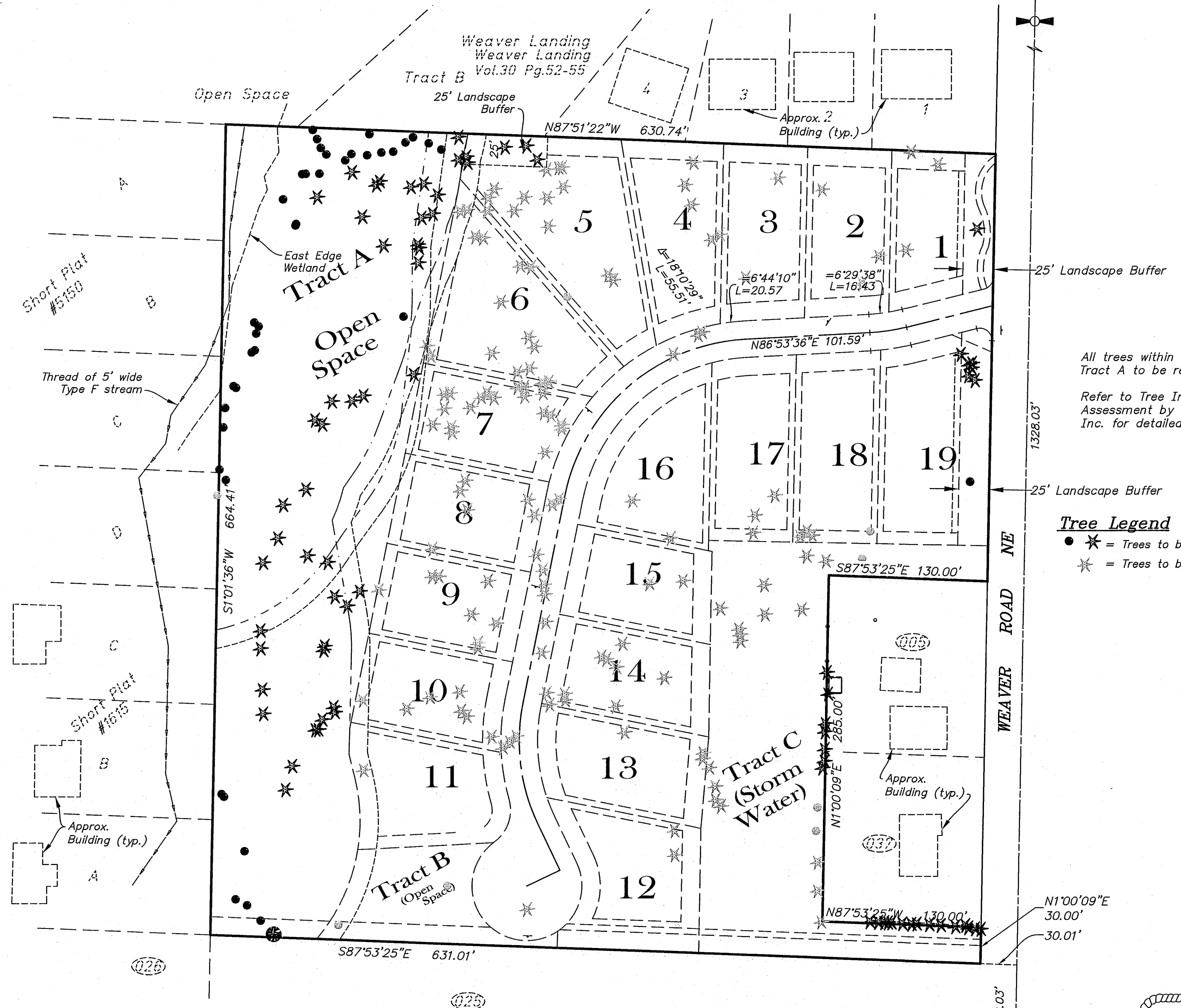
Center Section 27  
Found 1" Disk  
in Monument Case



4-11-2017

# WINSLOW GROVE

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NE.1/4 NW.1/4 SEC. 27, TWP. 25N., RG. 2E., W.M.  
City of Bainbridge Island, Kitsap County, Washington



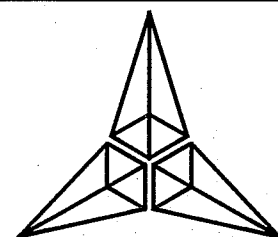
All trees within Open Space  
Tract A to be retained.  
Refer to Tree Inventory and  
Assessment by Tree Solutions  
Inc. for detailed inventory.

## Tree Legend

- = Trees to be retained
- ★ = Trees to be removed

NORTH: Basis of Bearing N01°00'09" E between the  
monuments marking the centerline of Weaver Road as  
depicted on Short Plat No. 5586, recorded in Volume 9  
of Short Plats, Page 248.

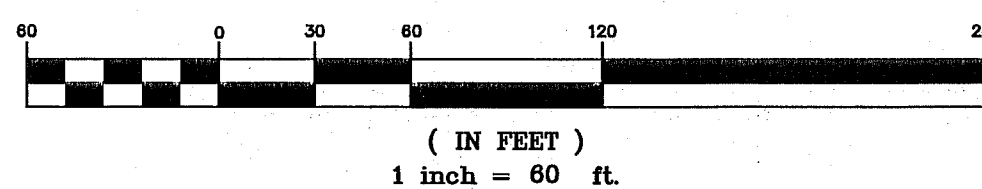
## TREE RETENTION PLAN



**AES**  
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Drawn By: B.J.M.  
Date: 4/05/17  
Checked By: S.E.O.  
Job No. 6288

## GRAPHIC SCALE



Center Section 27  
Found 1" Disk  
in Monument Case



4-5-2017



# WINSLOW GROVE

Situate in  
NE.1/4 NW.1/4 SEC. 27, TWP. 25N., RG. 2E., W.M.  
City of Bainbridge Island, Kitsap County, Washington

	Minimum
Building to Building	10 feet
Building to exterior subdivision boundary	15 feet
Building to internal street	15 feet
Building to Trail, Open Space, or Access Easement	Minimum 10 feet
Building to Weaver Road	30 feet
Maximum Lot Coverage per Lot	See Table

## CONDITIONS OF APPROVAL

- 1.) Prior to any clearing or grading on individual lots, a clearing, grading or building permit shall be obtained from the City.
- 2.) No pesticides, herbicides or fertilizers may be used in Open Space Tract A.
- 3.) Placement of fill dirt, lawn clippings, wood chips, and other yard waste, garbage or debris in Open Space Tract A is prohibited.
- 4.) All trees within Open Space Tract A are required to be retained in perpetuity. Hazardous tree removal may be allowed only with City approval and appropriate replanting.
- 5.) If trees required to be retained and are not retained or if protection measures are not fully implemented, requirements for unauthorized removal provided in BIMC 18.15.010.C shall apply.
- 6.) The 15.00 foot wide Trail Easement along the South side of the Plat is hereby granted and conveyed to the City of Bainbridge Island.
- 7.) A public access easement for a pedestrian walkway located in the Landscape Buffer on Lot 1 is hereby granted to the City of Bainbridge Island.
- 8.) A 25-foot full screen perimeter landscape buffer shall be maintained along the eastern subdivision boundary that is adjacent to Weaver Road. Native vegetation shall be retained to the extent possible. All plant material shall be managed by pruning so that plant growth does not conflict with public utilities, restrict pedestrian or vehicular access, or create a traffic access hazard. Other than routine maintenance and trimming, no vegetation within the buffers shall be disturbed without approval of the Department of Planning and Community Development through an approved clearing, grading or civil plan.
- 9.) The Weaver Road roadside buffer shall be maintained for the life of the project. An irrigation plan to meet the requirements of BIMC 18.15.010.H and I shall be submitted and approved by the City prior to final plat submittal.
- 10.) The Storm water on-site will be disposed of via detention ponds to Weaver Road, a detention tank to Hrakawa Creek and dispersion through Tract A to Hrakawa Creek. The dispersion systems through Tract A shall be owned and maintained by the HOA and/or individual lot owners per the Declaration of Covenant for Stormwater Facilities.
- 11.) The maximum individual lot impervious surface shall not exceed 3,600 square feet consistent with the long subdivision's stormwater mitigation systems unless demonstrated that stormwater runoff from additional impervious surface meets the flow control requirements of BIMC 15.20 by employing additional on-site infiltration or retention BMPs.

## TITLE NOTES

This plat of Winslow Grove consists of lots A, B, C and D of Short Plat No. 5586 as recorded under Auditor's File Nos. 9310050085 and 9310050086. Covenants, conditions, restrictions, easements and matters delineated, described and noted in said short plat are superseded and replaced by covenants, conditions, restrictions, easements as created by this plat.

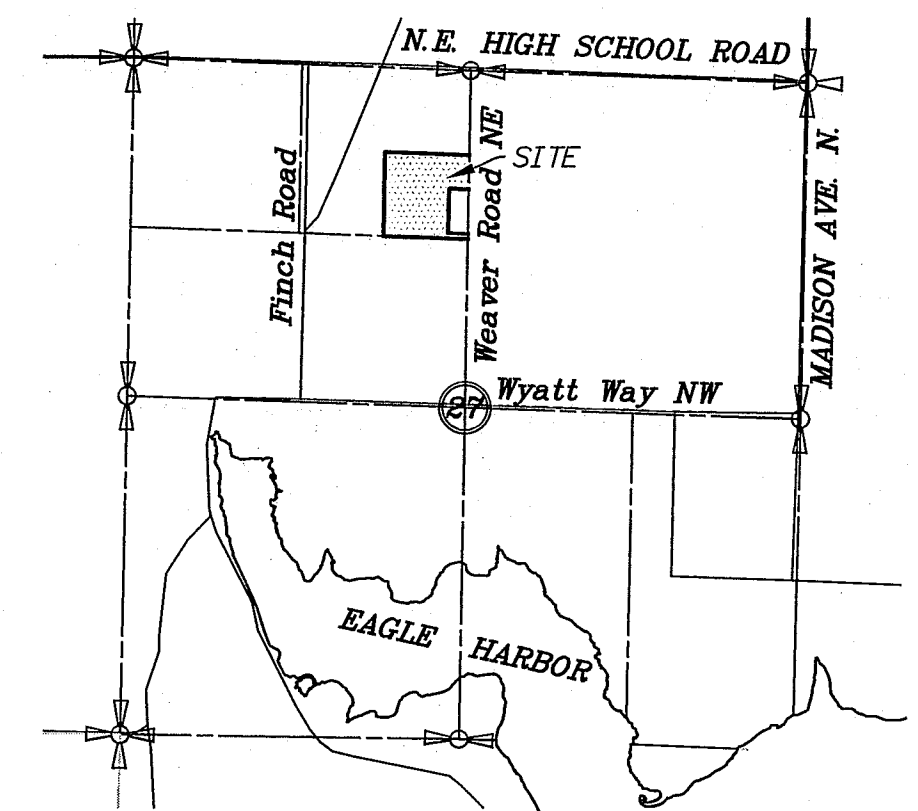
Lot Areas	
TOTAL	381,919 Sq. Ft.
Lot 1	10,256 Sq. Ft.
Lot 2	9,428 Sq. Ft.
Lot 3	9,878 Sq. Ft.
Lot 4	10,786 Sq. Ft.
Lot 5	17,064 Sq. Ft.
Lot 6	14,464 Sq. Ft.
Lot 7	9580 Sq. Ft.
Lot 8	9001 Sq. Ft.
Lot 9	9000 Sq. Ft.
Lot 10	9080 Sq. Ft.
Lot 11	10,906 Sq. Ft.
Lot 12	12,040 Sq. Ft.
Lot 13	10,324 Sq. Ft.
Lot 14	9949 Sq. Ft.
Lot 15	8924 Sq. Ft.
Lot 16	11,362 Sq. Ft.
Lot 17	10,346 Sq. Ft.
Lot 18	10,716 Sq. Ft.
Lot 19	15,302 Sq. Ft.
R/W	27,576 Sq. Ft.
Tract A	95,661 Sq. Ft.
Tract B	9336 Sq. Ft.
Tract C	40,920 Sq. Ft.

Lot Coverage	
Lot	Max. Buildable Footprint
1	3960 sq. ft.
2	3960 sq. ft.
3	3960 sq. ft.
4	4021 sq. ft.
5	4280 sq. ft.
6	4280 sq. ft.
7	3960 sq. ft.
8	3960 sq. ft.
9	3960 sq. ft.
10	3960 sq. ft.
11	4021 sq. ft.
12	4021 sq. ft.
13	3960 sq. ft.
14	3960 sq. ft.
15	3960 sq. ft.
16	4280 sq. ft.
17	3960 sq. ft.
18	3960 sq. ft.
19	3960 sq. ft.

76,383 sq. ft. Total

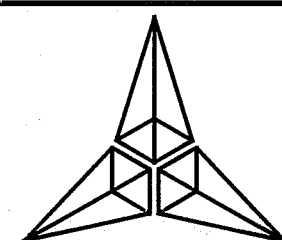
20% of Total site

LOT COVERAGE NOTE:  
Lot coverage (Not footprint) in excess of 3,600 sq.ft. will only be allowed where Condition No.11 is met by demonstrating additional run off mitigated on-site.



VICINITY MAP

## PROJECT DATA



**AES**  
CONSULTANTS, INC.  
P.O. BOX 930 • SILVERDALE, WA 98383 • (360)692-6400

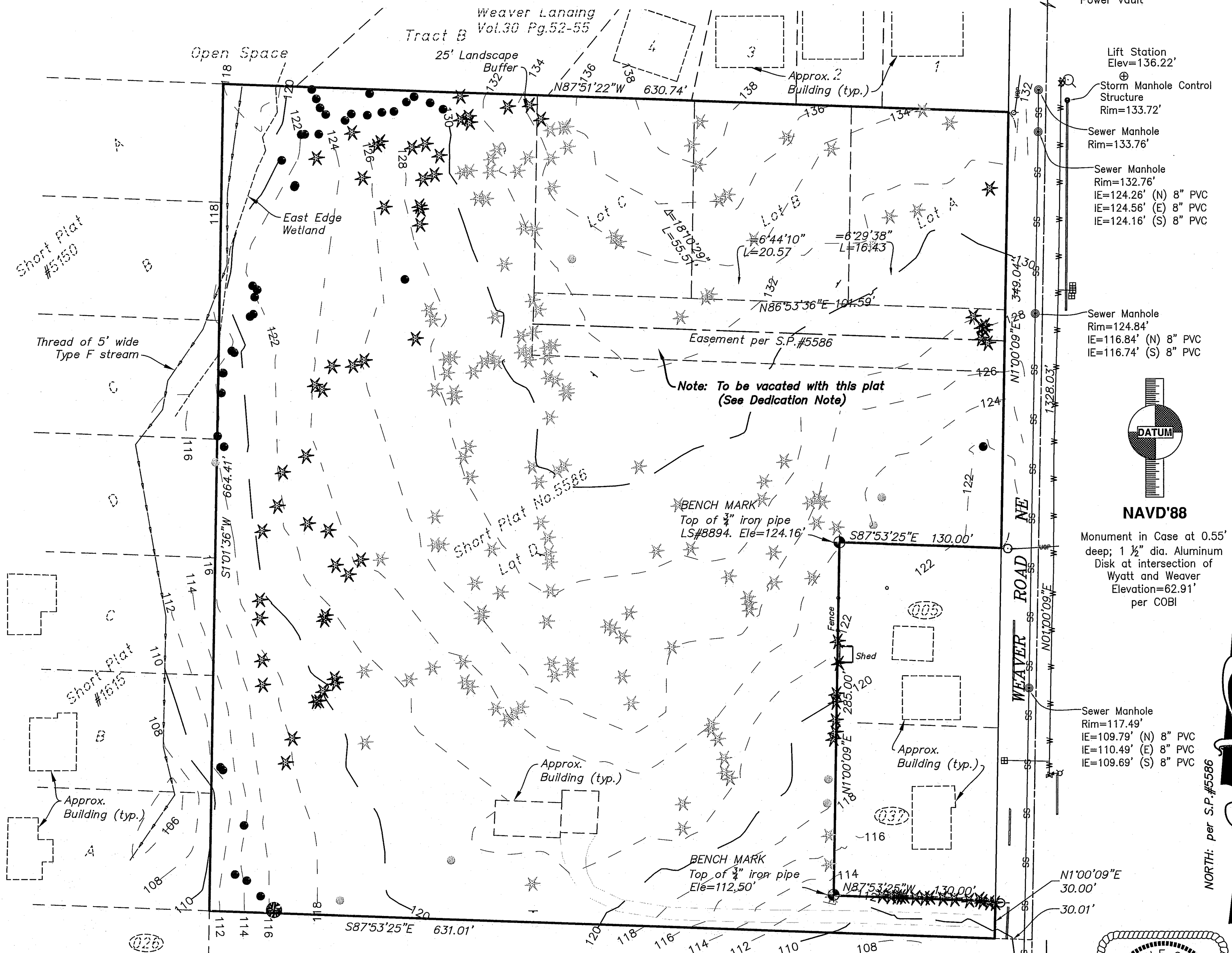
Drawn By: B.J.M.  
Date: 4/11/17  
Checked By: S.E.O.  
Job No. 6288



4-11-2017

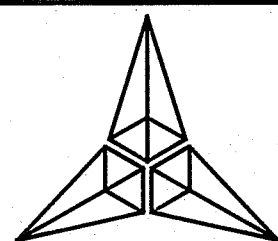
# WINSLOW GROVE

Situate in  
NE.1/4 NW.1/4 SEC. 27, TWP. 25N., RG. 2E., W.M.  
City of Bainbridge Island, Kitsap County, Washington



NOTE: Tree Locations, contours, utilities and as-built features per mapping by DC Surveying dated Dec. 2015.

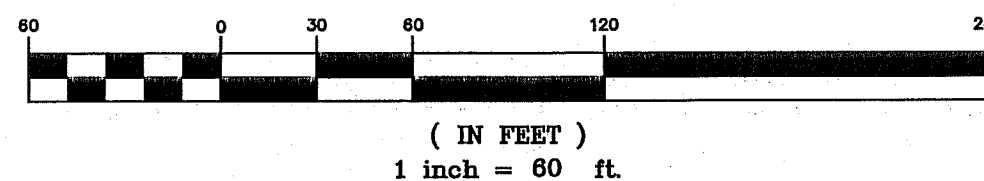
EXISTING CONDITIONS



**AES**  
CONSULTANTS, INC.  
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Drawn By: B.J.M.  
Date: 2/07/17  
Checked By: S.E.O.  
Job No. 6288

GRAPHIC SCALE



Sewer Manhole  
Rim=107.99'  
IE=100.69' (N,E) 8" PVC  
IE=106.59' (S) 8" PVC  
Center Section 27  
Found 1" Disk  
in Monument Case



4-5-2017

Sheet 5 of 5