

Plat of Rolling Sunrise
SE 1/4, NW 1/4
Sec. 14, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

Approvals

Engineer
Approved by the City Engineer this _____ day of _____, 2018.

Barry Loveless

Health District
Examined and approved by the Bremerton–Kitsap County Health District this _____ day of _____, 2018.

Susan Turner, MD
Health Officer, Kitsap Public Health District

Planning and Community Development
Approved by the Director of Planning and Community Development this _____ day of _____, 2018.

Gary R. Christensen, AICP, Planning Director
Planning and Community Development
City of Bainbridge Island

City Council
Approved by the City Council of Bainbridge Island this _____ day of _____, 2018.

Kol Medina, Mayor
Mayor, City of Bainbridge Island

Treasurer's Certificate
I, Meredith Green, Treasurer of Kitsap County, Washington, hereby certify that all taxes on the above described property are fully paid up to and including _____.

Meredith Green
Kitsap County Treasurer

Recording Certificate
Filed for record at the request of _____, on this _____ day of _____, 2018 recorded in Volume _____ of plats, Pages _____ records of Kitsap County, Washington.

Dolores Gilmore
Kitsap County Auditor

Attest: _____
Deputy

Declaration

I, the undersigned, holder of fee simple interest in the land herein described do hereby consent to this subdivision and declare this map to be a graphic representation of the same and that said subdivision is made with the free consent and in accordance with my wishes.

Dimensions and uses of all lots, tracts or parcels of land embraced in this plat are subject to and shall be in conformance with City of Bainbridge Island Zoning Ordinance.

Easement Provisions

Easements shown on the drawings are over, under and across the areas shown for the purposes stated. Access and utilities easements refer to easements for ingress and egress and the construction, maintenance and repair of underground utilities and their appurtenances. Utilities easements refer to easements for the construction, maintenance and repair of underground utilities and their appurtenances. Public pedestrian easements refer to easements for pedestrian access.

The access and utilities easement shown along the North line of Lots 2, 3, 4, and along the common line between Lots 3 and 4 benefits Lots 1, 2, 3 and 4.

The access and utilities easement shown along the South line and the common lot line of Lots 5 and 6 benefits Lots 5, 6 and 7.

The 10 foot utilities easement shown along the common line of Lots 2, 3, 5 and 6 benefits Lots 5, 6, and 7.

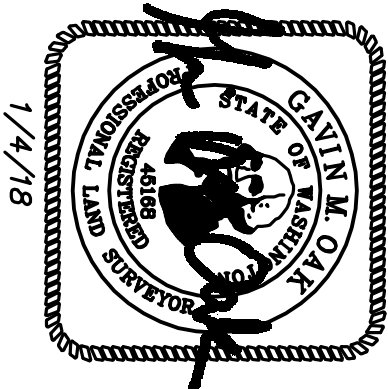
The public pedestrian easement is hereby dedicated to the public. Refer to the trail maintenance agreement recorded with this plat.

Aaron Mounsey
Blackwood Holdings VI LLC

Surveyors Certificate

I, Gavin M. Oak, registered as a land surveyor by the State of Washington, certify that this plat is based on an actual survey of the land described herein, conducted by me, or under my supervision, during the period of October, 2013 through January, 2018, that the distances, courses and angles are shown correctly, and that monuments have been set and lot corners staked on the ground as depicted on the plat, except for those that have been approved to be set at a later date.

Gavin M. Oak, PLS
Registered Land Surveyor
Certificate No. 45168



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A G O LAND SURVEYING, LLC
1015 NE HOSTMARK ST. (360)779-4299
POULSBORO, WA 98370 (206)842-9598
DATE 1/4/18 FIELD BOOK 1267/14-47
DRAWING 6096P1 SHEET 1 / 6

City of Bainbridge Island, Kitsap County, Washington

State of Washington
County of Kitsap

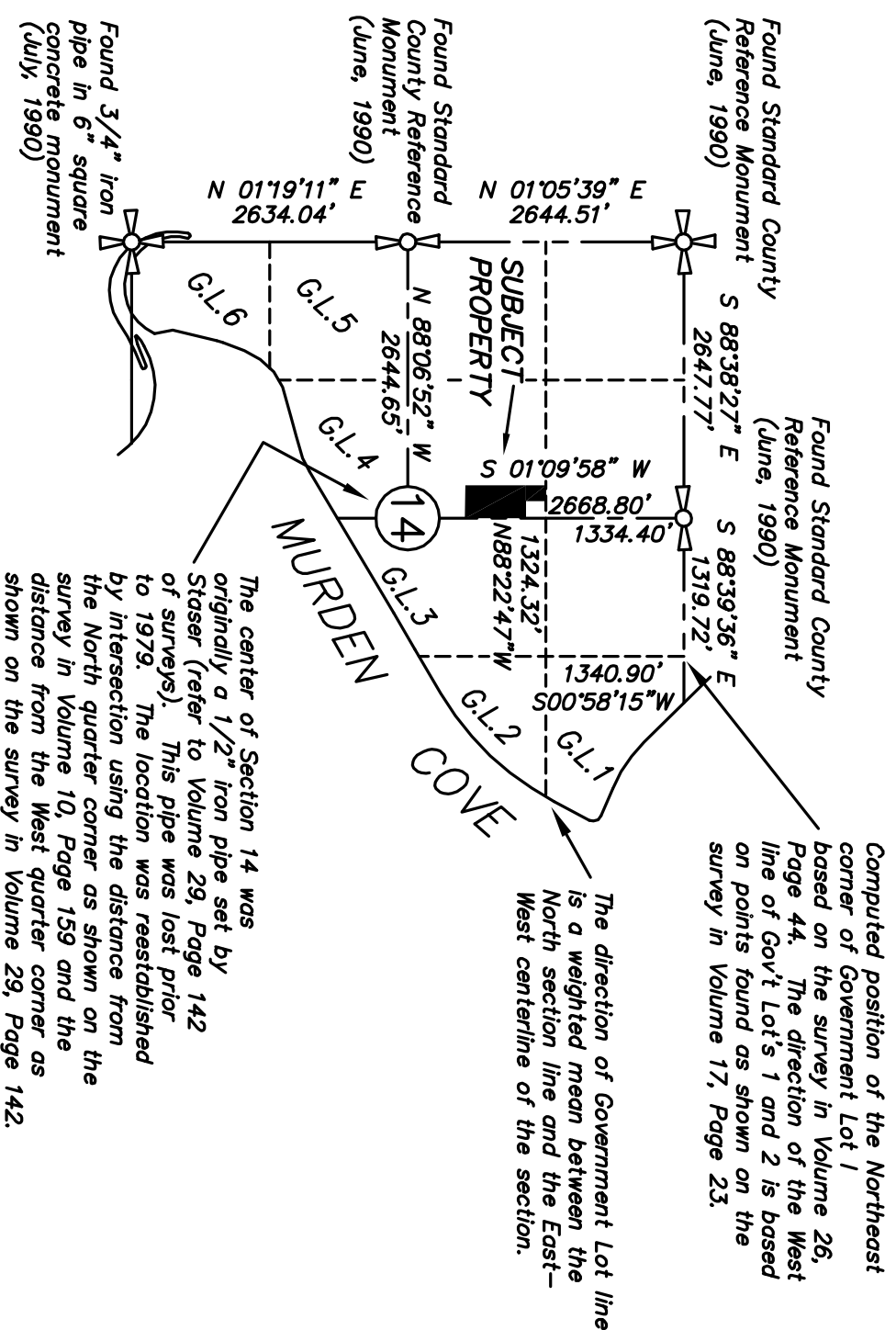
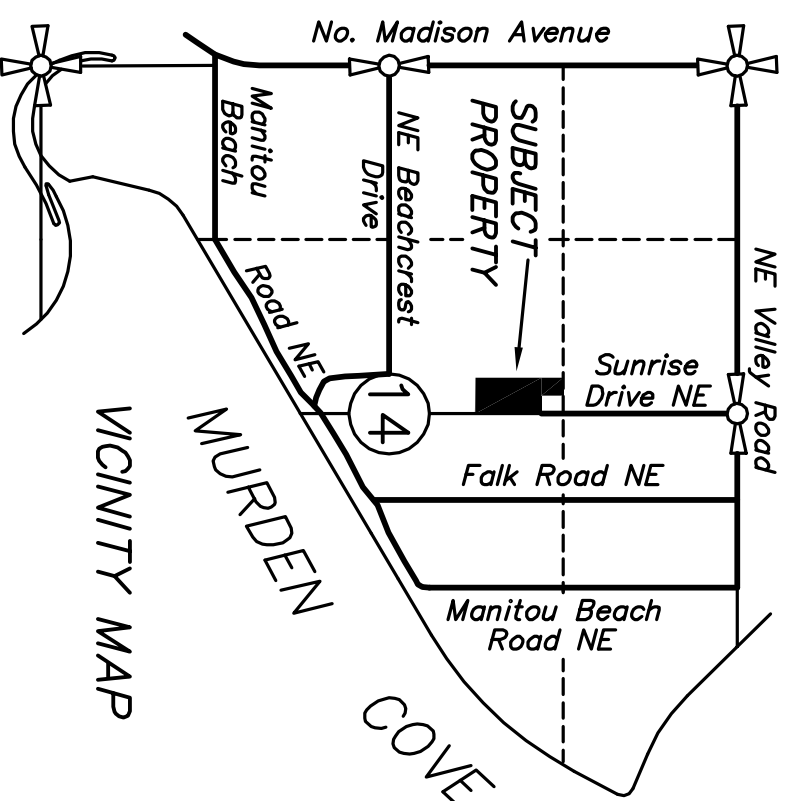
I certify that I know or have satisfactory evidence that Aaron Maunsey is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the managing member of Blackwood Holdings IV, LLC, a Washington limited liability company to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____

Notary Public in and for the State of Washington
My appointment expires _____

Resoluted Parcel B of the BGH, LLC – Condoyle/Shellenbarger Boundary Line Agreement and Adjustment recorded under Kitsap County Auditor's File Nos. 201405090122 and 201405090123 and situate in the Southeast quarter of the Northwest quarter of Section 14, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington.

Lots 1 - 7: Zone X
Flood Insurance Rate Map 53035C0245F
Effective Date: February 3, 2017

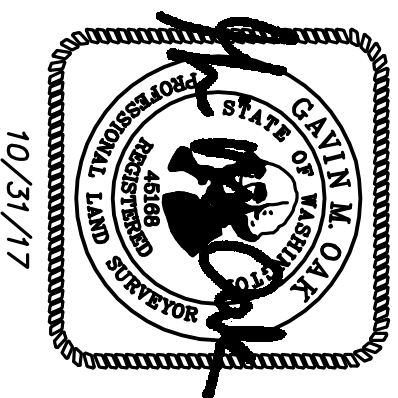


2

SEC.14, T.25N., R.2E., W.M.

(No scale)

<p>Owner: Blackwood Holdings V LLC 15620 Hwy 99, Suite 17 Lynnwood, WA. 98087</p>
<p>Current use: Undeveloped</p>
<p>Proposed water service: PUD No. 1 of Kitsap County</p>
<p>Proposed sewer service: individual on-site septic systems</p>
<p>Assessor's Account Nos. 142502-2--051--2003</p>
<p>Zoning: R-2</p>
<p>Comprehensive Plan: OSR-2</p>
<p>Compliance with the fire flow requirements of BMG 20.04 will be by fire flow from the PUD No. 1 water system fire hydrants</p>
<p>Application File No. SUB18840</p>



A G O LAND SURVEYING, LLC

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DRAWING 6096P2 SHEET 2 / 6

Plat of Rolling Sunrise
SE 1/4, NW 1/4, Sec.14, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

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) This parcel is subject to the Easement and Agreement recorded under Kitsap County Auditor's File No. 8505240103.
- 4) This parcel is subject to an easement for ingress and egress as deeded under Kitsap County Auditor's File No., 1084531.
- 5) Refer to the surveys recorded in Volume 30, Page 178, Volume 30, Page 233 and Volume 76, Page 60 of surveys, records of Kitsap County, Washington.
- 6) The Open Space is owned by the lot on which it occurs on and is subject to an Open Space Management Plan (OSMP) per Kitsap County Auditor's File No. _____
- 7) This parcel is subject to a Trail Maintenance Agreement per Kitsap County Auditor's File No. _____
- 8) This parcel is subject to a Road Maintenance Agreement per Kitsap County Auditor's File No. _____

Note on Completion Bonding

The lots created by this plat are subject to conditions of an assurance device held by the City for the completion of certain necessary facilities. Building permits may not be issued and/or occupancy may not be allowed until such necessary facilities are completed and approved by the City of Bainbridge Island. All purchasers shall satisfy themselves as to the status of completion of the necessary facilities.

Building Setbacks and Lot Coverage

Building to building – Minimum 10 feet
Building to exterior subdivision boundary – Minimum 15 feet
Building to interior street – Minimum 15 feet
Building to Trail or Open Space – Minimum 10 feet

Maximum Lot Coverage per lot – 4,258 square feet

Conditions

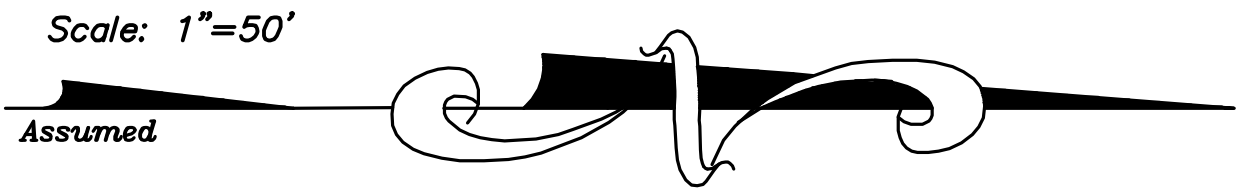
1. School impact fees may be required. If school impact fees are in effect at the time of submittal for the final plat, the applicant shall pay one half of the impact fees for the 7 single family units. The remaining half of the fees shall be paid at the time of building permit issuance for the single-family units. If the fees are in effect at the time of building permit submittal rather than subdivision submittal, then each applicant applying for a single family residential building permit shall pay the full impact fee prior to building permit issuance.
2. Prior to any construction activities on individual lots, the applicant shall obtain the appropriate permits from the City, including but not limited to building, clearing, and/or grading permit.
3. Onsite infiltration of 100% of stormwater is required for each lot, the feasibility of which shall be demonstrated at building permit review. A rain garden or equivalent infiltration facility meeting the applicable requirements of the State Department of Ecology's Stormwater Management Manual for Western Washington will need to be constructed. A future rain garden area has been prospectively identified for each lot, which area may be reduced, enlarged or relocated pursuant to City review based on a determination of site-specific lot infiltration requirements.
4. Prior to issuance of a building permit for residential construction on any lot, the adequacy of available fire and emergency response facilities and services shall be reviewed by the fire marshal, who may require installation of building sprinklers, upgraded fire walls or other safety measures.
5. On site mobile fueling from temporary tanks is prohibited unless the applicant provides and is granted approval for a Permit and Best Management Plan that addresses proposed location, duration, containment, training, vandalism and cleanup. (Reference 1. Uniform Fire Code 7904.5.4.2.7 and 2. Department of Ecology, Stormwater Management Manual, August 2001, see volume IV "Source Control BMPs for Mobile Fueling of Vehicles and Heavy Equipment") (Chapter 173-304 WAC)
6. The contractor is required to stop work and immediately notify the Department of Planning and Community Development and the Washington State Office of Archaeology and Historic Preservation if any historical or archeological artifacts are uncovered during excavation or construction
7. A right of way (ROW) construction permit will be required prior to any construction activities within the ROW. The ROW permit shall be subject to separate conditions and bonding requirements. The plans submittal for clearing and grading approval shall include a designation of adequate areas for staging, storing and parking onsite all equipment and vehicles associated with plot construction. No offsite parking of equipment or vehicles shall be permitted except on private property specifically leased for such purpose.
8. A binding Water Availability Commitment is required prior to building permit issuance.
9. A turnout meeting COBI Standard Detail 7-067 shall be installed on Sunrise Drive. Location and design of the turnout will be included in the plat utility application submitted after preliminary subdivision approval. Any turnout location will be reviewed by the City and the City's transportation engineering consultant to ensure that it meets sight distance and safety requirements along Sunset Drive while taking into account the need to minimize impacts to adjacent properties to the maximum extent practicable. The turnout shall be installed prior to submittal of any site building permit application and verification of such installation provided with the first building permit application.



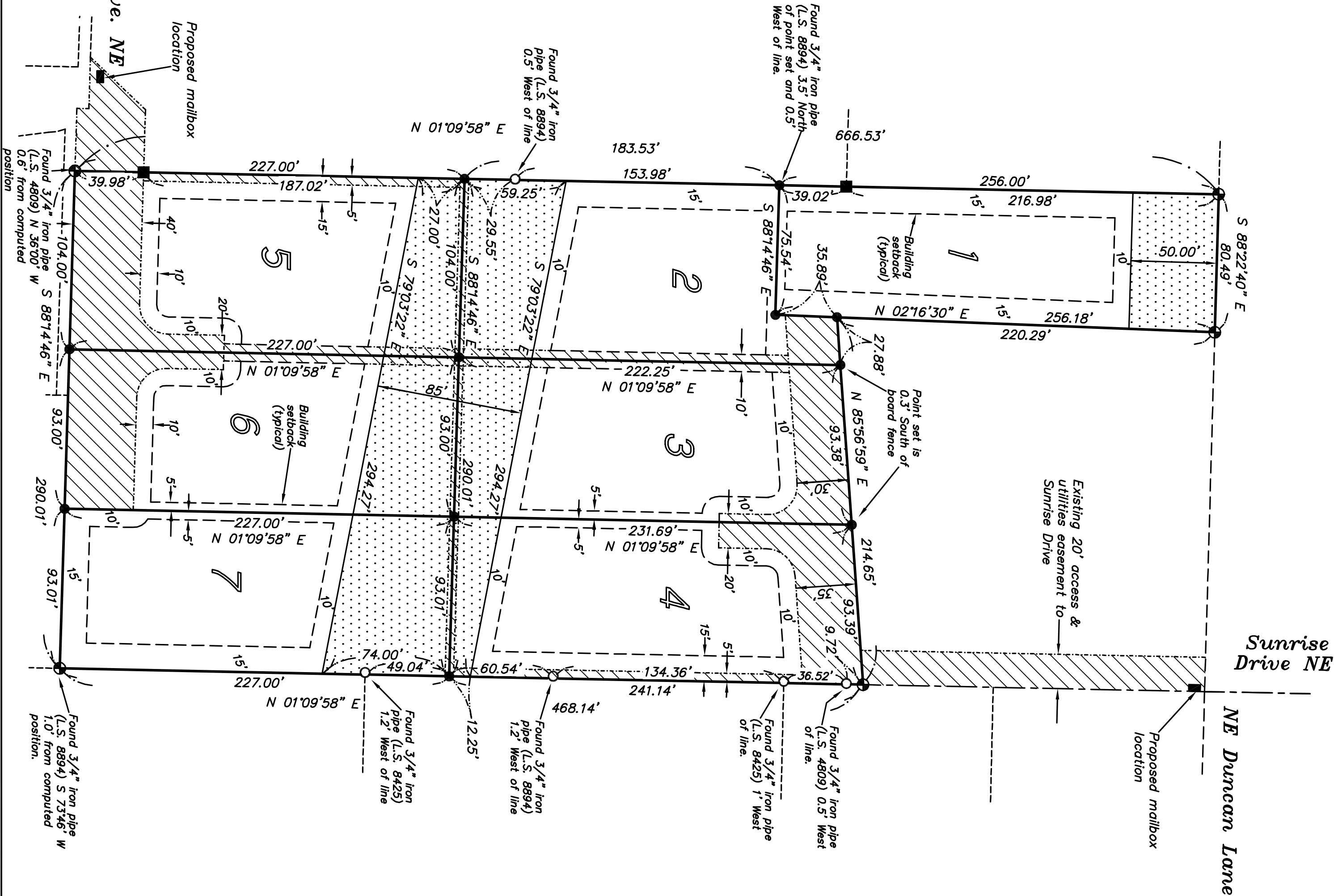
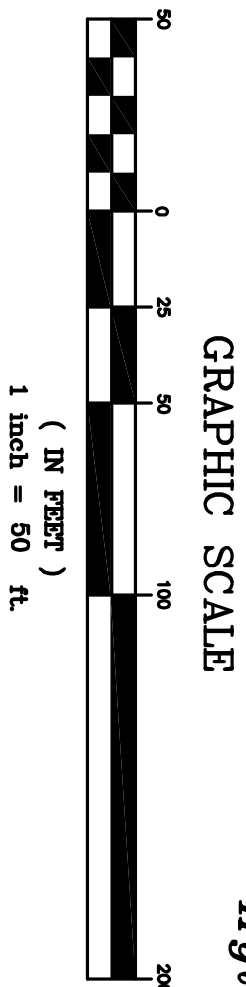
ADAM • GOLDSWORTHY • OAK
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DRAWING 6096P3 SHEET 3 / 6

Plat of Rolling Sunrise
SE 1/4, NW 1/4,
Sec.14, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington
Lot Details



- Legend
- = Set 3/4" iron pipe and lot stake
 - = Found point as noted
 - ⊕ = Set 2" brass disk in concrete
 - = Iron pipe previously set for survey recorded in Volume 76 of surveys, Page 60, records Kitsap County, Washington.



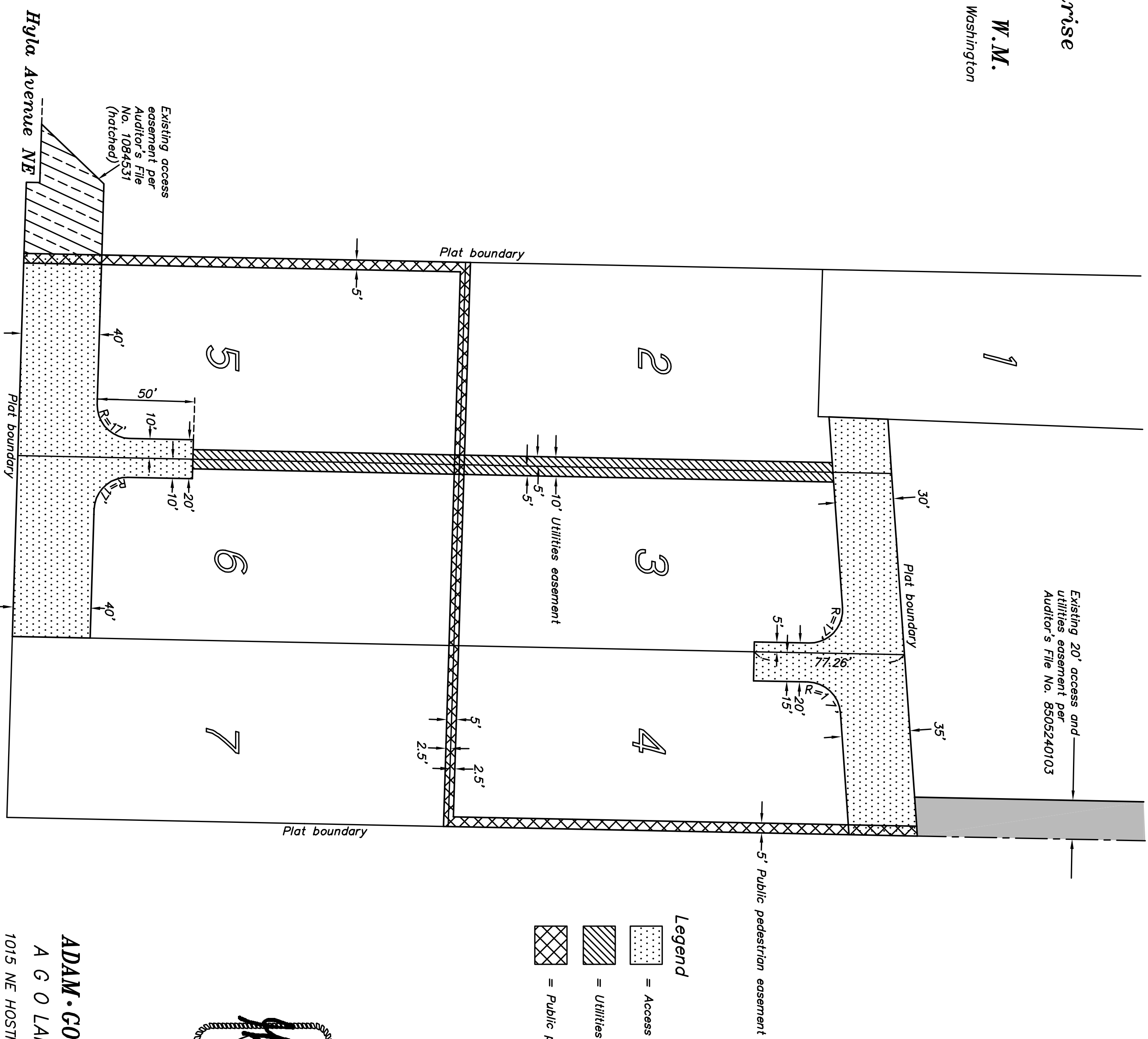
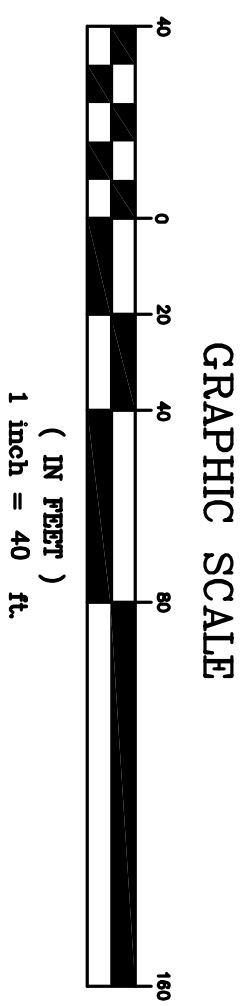
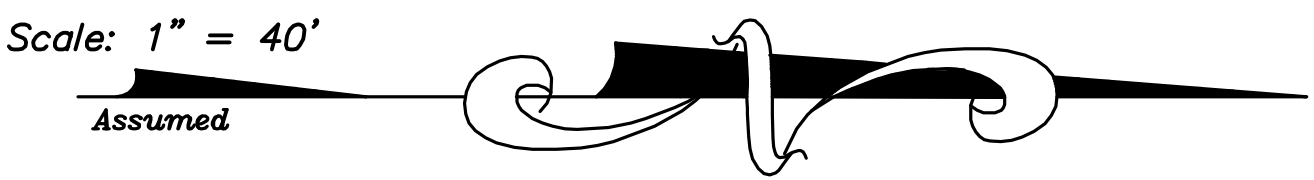
Lot Areas		
Lot 1	19,978 sf	0.46 acres
Lot 2	20,135 sf	0.46 acres
Lot 3	21,107 sf	0.48 acres
Lot 4	21,987 sf	0.50 acres
Lot 5	23,607 sf	0.54 acres
Lot 6	21,110 sf	0.48 acres
Lot 7	21,111 sf	0.48 acres
Open Space	29,013 sf (19%)	
Total Area	149,035 sf	3.42 acres

- Legend
- = Open Space
 - = Easements (see sheet 6 for details)






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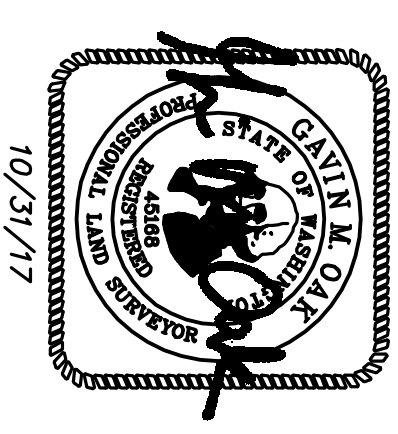
*at of Rolling Sunrise
SE 1/4, NW 1/4,
14, T.25N., R.2E., W.11E.
Bainbridge Island, Kitsap County, Washin
Easement Details*



Existing 20' access and _____
utilities easement per
Auditor's File No. 8505240103

Legend

- 
 = Access & utilities easement

 = Utilities easement

 = Public pedestrian easement



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