

Preliminary Plat of Wintergreen Townhomes,
A Plat Community
SE 1/4, SW 1/4
Sec.23, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

Declarant Declaration

The undersigned owner or owners of the interest in the real estate described herein hereby declare this map and dedicate the same for a common interest community named Plat of Wintergreen Townhomes, a Plat Community, as that term is defined in the Washington Uniform Common Interest Ownership Act, solely to meet the requirements of the Washington Uniform Common Interest Ownership Act and not for any public purpose. This map and any portion thereof is restricted by law and the Declaration for Plat of Wintergreen Townhomes, a Plat Community, recorded under Kitsap County Auditor's File No. _____

In witness whereof we have hereunto set our hands and seals.

Acknowledgment

State of Washington
County of Kitsap

I certify that I know or have satisfactory evidence that _____ 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 _____ 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 _____

Surveyors Certificate

This map correctly represents a survey made by me or under my direction in conformance with the requirements of the Survey Recording Act at the request of Central Highland Homes in March, 2021. I hereby certify that this map for Wintergreen Townhomes, A Plat Community is based upon an actual survey of the property herein described; that the bearings and distances are correctly shown; that all information required by the Washington Uniform Common Interest Ownership Act is supplied herein; and that all horizontal and vertical boundaries of the units, to the extent such boundaries are not defined by physical monuments, such boundaries are shown on the map.

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

Acknowledgment

State of Washington
County of Kitsap

I certify that I know or have satisfactory evidence that Gavin M. Oak 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 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 _____

Approvals

Engineer
Approved by the City Engineer this _____ day of _____, 2021.

Mike Michael, PE

Health District

Examined and approved by the Bremerton-Kitsap County Health District this _____ day of _____, 2021.

Eric Evans, R.S.
Director, Environmental Health

Planning and Community Development

Approved by the Director of Planning and Community Development this _____ day of _____, 2021.

Heather Wright, A.I.C.P.
Director Planning and Community Development
City of Bainbridge Island

City Council

Approved by the City Council of Bainbridge Island this _____ day of _____, 2021.

Leslie Schneider
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 _____.

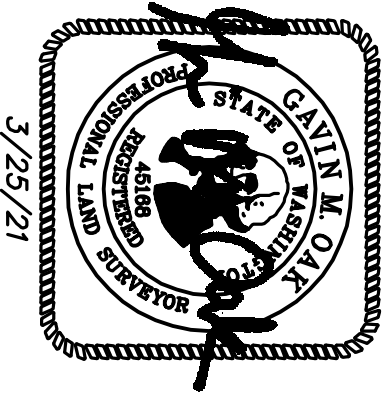
Meredith Green
Kitsap County Treasurer

Recording Certificate

Filed for record at the request of _____, on this _____ day of _____, 2021 recorded in Volume _____ of plats, Pages _____ records of Kitsap County, Washington.

Paul Andrews
Kitsap County Auditor

Attest: _____
Deputy



ADAM•GOLDSWORTHY•OAK

A G O LAND SURVEYING, LLC

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

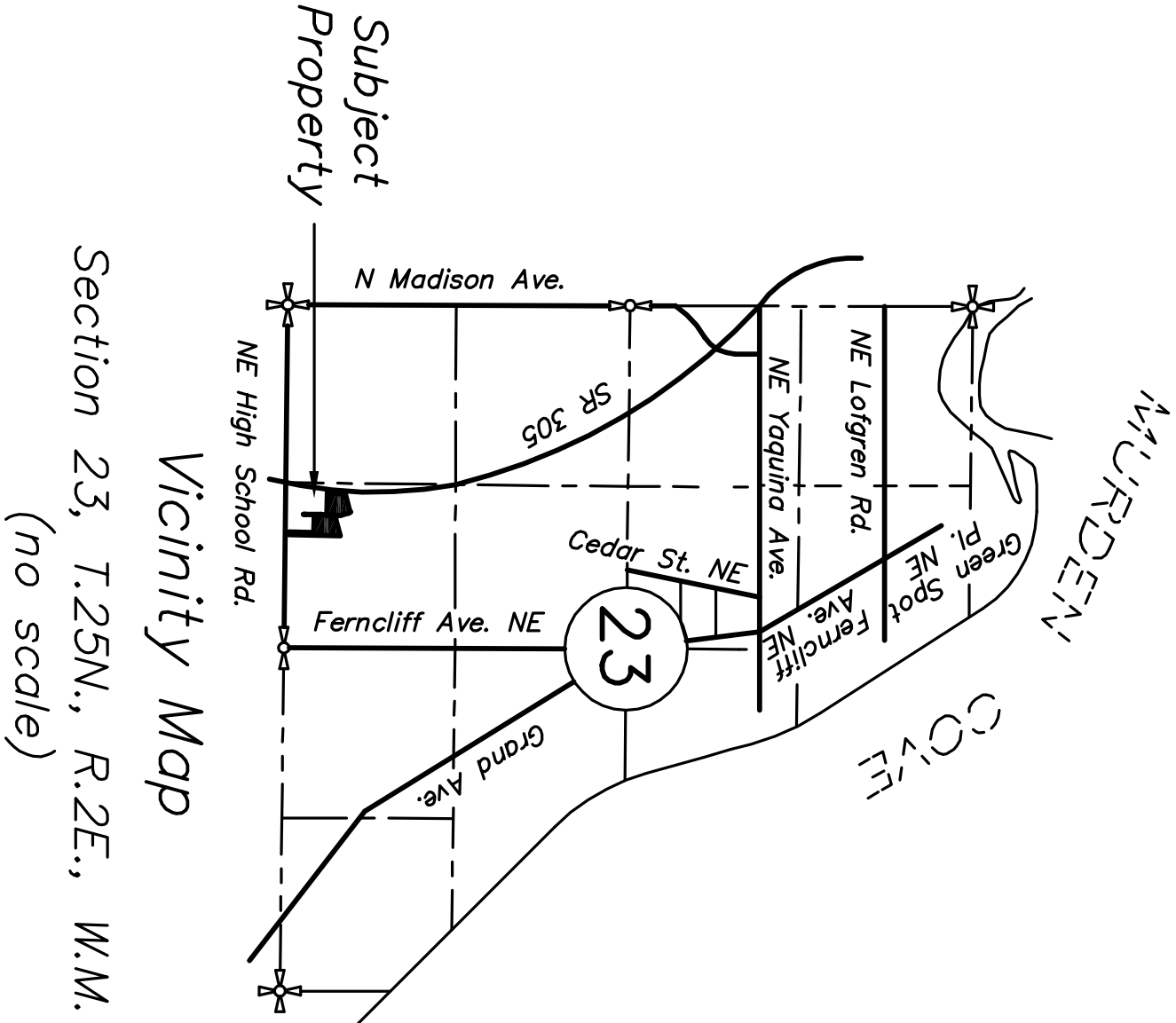
DATE 3/25/21 FIELD BOOK ---
DRAWING 6877PP1 SHEET 1 / 8

Preliminary Plat of Wintergreen Townhomes,
A Plat Community
SE 1/4 SW 1/4, Sec.23, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

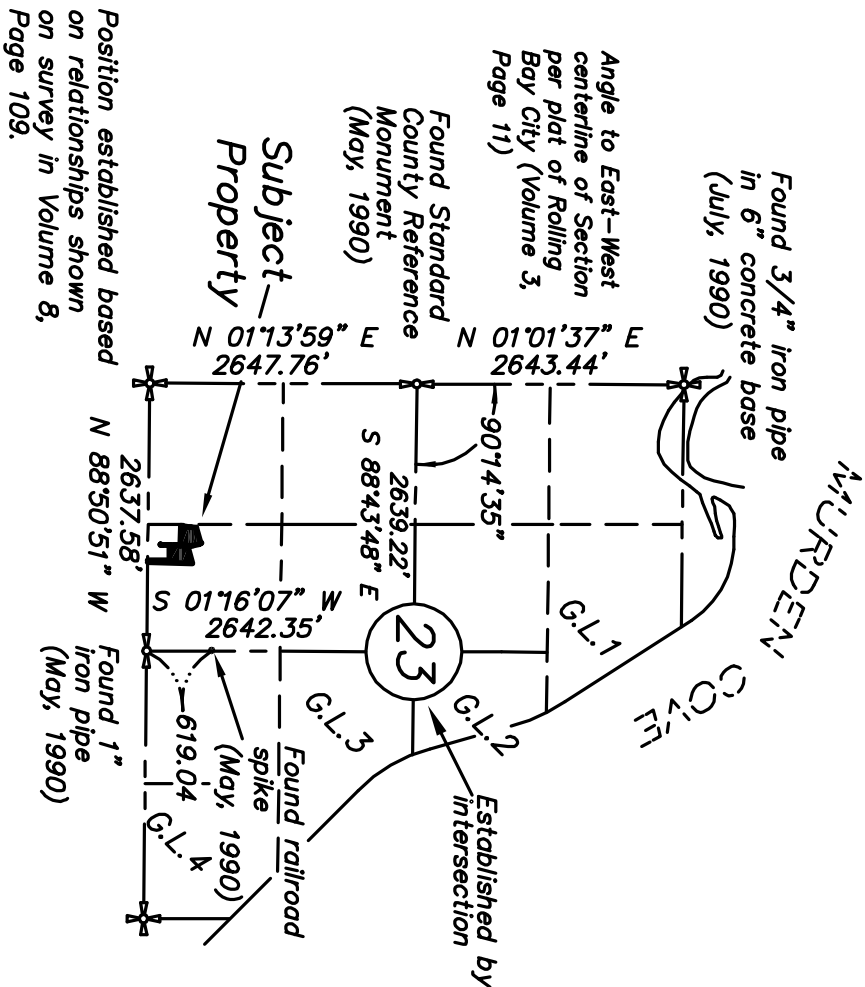
Owner:	WMA-BI-LOTS LLC 30050 Chagrin Blvd Suite 360 Cleveland, OH 44124
Applicant:	Central Highland Homes P.O. Box 2879 Poulsbo, WA. 98370 360-779-7157
Current use:	Undeveloped
Proposed water service:	City of Bainbridge Island
Proposed sewer service:	City of Bainbridge Island
Assessor's Account Nos.	232502-3-092-2001; 232502-3-094-2009
Zoning:	HS-2
Comprehensive Plan:	HS-2
Compliance with the fire flow requirements of BMC 20.04 will be by on-site fire hydrant with fire flow from the City water system.	
Application File No.	

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.



Section Subdivision
Section 23, T.25N., R.2E., W.M.
(no scale)

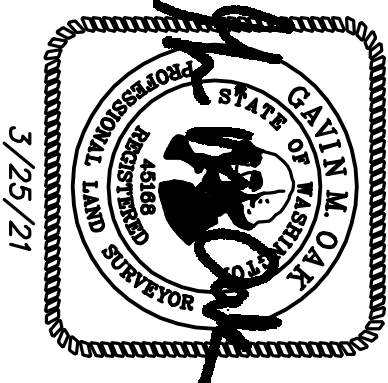


Legal Description

Resultant Parcels A and D of the Boundary Line Adjustment recorded under Auditor's File No. 201607270165 and as depicted on survey recorded under Auditor's File No. 201607270166, in Volume 82 of surveys, Page 209, records of Kitsap County, Washington, being a portion of the Southeast quarter of the Southwest quarter of Section 23, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington.

National Flood Insurance
Program Designation

Zone X
Flood Insurance Rate Map 53035C0244F
Effective Date: February 3, 2017



Preliminary Plat of Wintergreen Townhomes,
A Plat Community
SE 1/4 SW 1/4, Sec.23, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

NATURAL AREA MANAGEMENT PLAN

NATURAL AREA OWNERSHIP AND MANAGEMENT ENTITY:

The natural area will be privately owned and managed by the Homeowners Association. Natural area access is restricted to the lot owners of the plat and their invited guests. The Homeowners Association shall be responsible for the maintenance of the natural area in accordance with the Natural Area Management Plan.

CONDITIONS

APPROVED USES WITHIN NATURAL AREA

1. Passive recreation, including pervious trails.
2. Agricultural uses and fencing necessary for animal control, excepting those agricultural uses that require permanent buildings.
3. Potable water wells and well houses.
4. Low impact fencing or signs marking the open space boundary.
5. On-site sewage treatment system use approved by the Director (Consistent with BMC 17.12.050.A.9.e).
6. Storm drainage system use approved by the Director (Consistent with BMC 17.12.050.A.9.f).
7. Playgrounds and tot lots, picnic shelters and benches, community gardens, bus shelters, community art, or fountains may be allowed within a designated natural area, provided the proposed use will not adversely affect the function or characteristics of the specific natural area.
8. Solar panels, small wind energy generators, composting bins, rainwater harvesting barrels, cisterns, and rain gardens/swales, as defined in BMC 18.36, may be allowed within a designated natural area, provided the proposed feature will not result in the damage or removal of significant trees.
9. Planting of native vegetation.
10. Planting of non-invasive, non-native vegetation.
11. Removal of invasive vegetation.

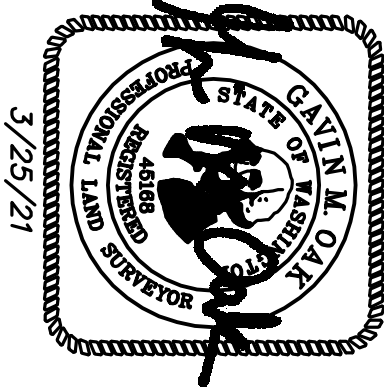
NATURAL AREA MANAGEMENT PLAN

LIMITATIONS

1. Buildings are not permitted within any natural areas (except well houses and picnic shelters).
2. Existing vegetation shall be retained and maintained except for City-approved driveways, utility corridors, and trails. No cutting or clearing or other removal of existing and/or native vegetation shall be allowed in the designated open space in order to provide lawns, gardens, patios, decks, recreation facilities or other built features.
3. All trees within the natural area are required to be retained in perpetuity. Hazard tree removal may be allowed only with city approval and appropriate replanting provisions in BMC 18.15.010.C. If trees required to be retained are not retained or if protection measures are not fully implemented, requirements for unauthorized removal provided in BMC 18.15.010.C shall apply.
4. No construction activities or staging shall be permitted in the natural area. Prior to construction, temporary chain link fencing, orange construction fencing, or other construction fencing satisfactory to the Director, shall be placed around all of the natural space. Hazard trees within the natural area can and should be removed with the approval of the Director during the clearing and grading phase of construction.

NATURAL AREA MAINTENANCE PLAN

The natural area shall be maintained by the Homeowners Association. Maintenance activities shall include, at a minimum, annual inspections of natural area for compliance with the Natural Area Management Plan. If the natural area is not maintained consistent with this Natural Area Management Plan, the City shall have the right to provide the maintenance thereof and bill the owner for the cost of the maintenance.



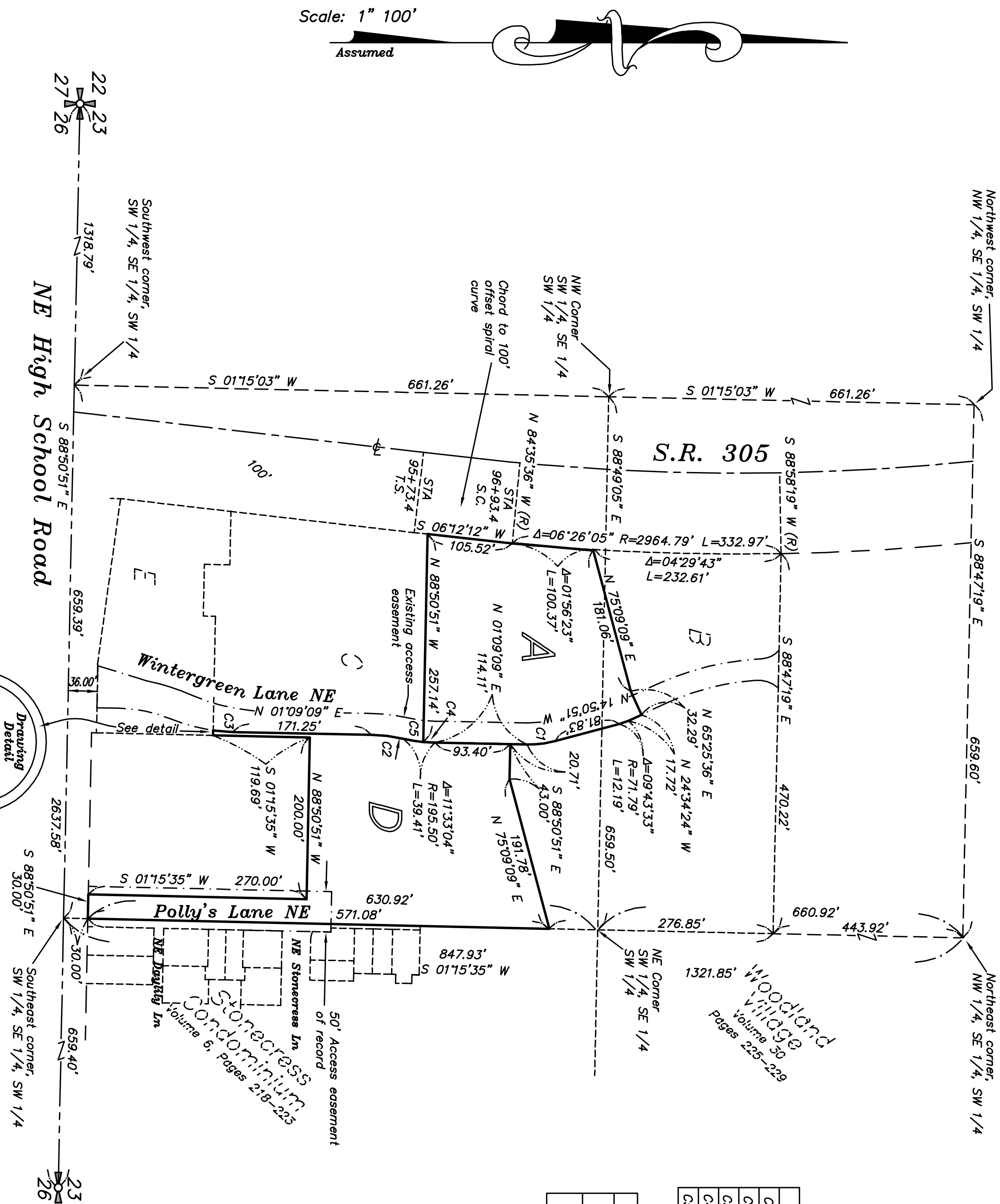
ADAM•GOLDSWORTHY•OAK

A G O LAND SURVEYING, LLC

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

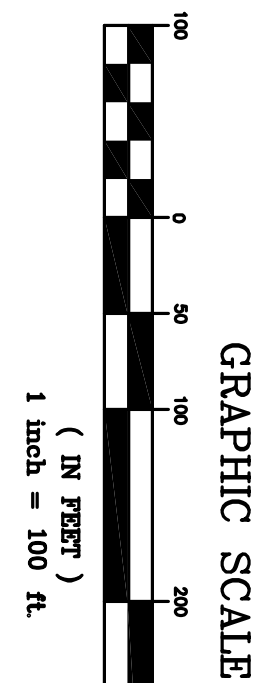
DATE 3/25/21 FIELD BOOK --
DRAWING 6877PP3 SHEET 3 / 8

Preliminary Plat of Wintergreen Townhomes,
A Plat Community
SE 1/4, SW 1/4, Sec.23, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

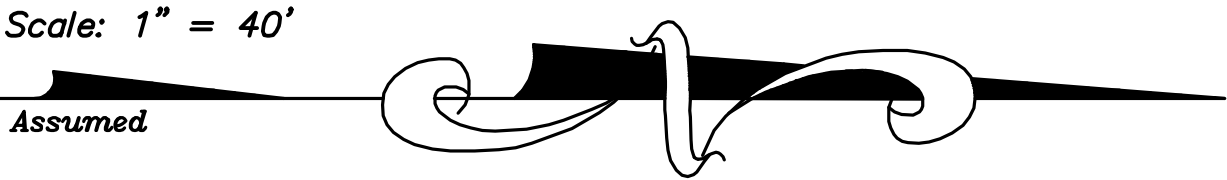


Curve Table			
C1	$\Delta=16^{\circ}00'00"$	$R=126.50'$	$L=35.33'$
C2	$\Delta=11^{\circ}33'04"$	$R=199.50'$	$L=40.22'$
C3	$\Delta=06^{\circ}26'19"$	$R=215.50'$	$L=24.22'$
C4	$\Delta=04^{\circ}10'57"$	$R=195.50'$	$L=14.27'$
C5	$\Delta=07^{\circ}22'06"$	$R=195.50'$	$L=25.14'$

Parcel Areas		
A	57,452 sq. ft.	1.32 Acres
D	70,814 sq. ft.	1.63 Acres

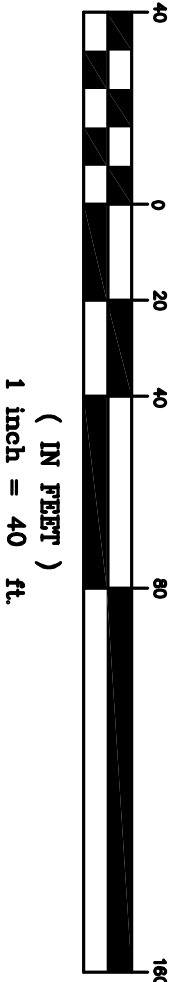


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DATE 3/25/21 FIELD BOOK
DRAWING 6877PP4 SHEET 4 / 8



- Legend**
- WM = Water meter
 - TP = Telephone pedestal
 - CB = Catch basin
 - CO = Cleanout lid
 - SW = Sign
 - SDMCO = Storm drain manhole lid
 - ICVD = Irrigation control valve
 - SR = Storm drain filter
 - SLP = Light pole
 - FWH = Fire hydrant
 - WV = Water valve
 - BL = Ballard
 - SSMCO = Sanitary sewer manhole lid
 - ASPS = Asphalt pavement surface
 - CS = Concrete surface
 - SD = Underground storm drain line
 - WL = Underground water line
 - P-T-C = Underground power and communication lines
 - SS = Underground sanitary sewer line

GRAPHIC SCALE



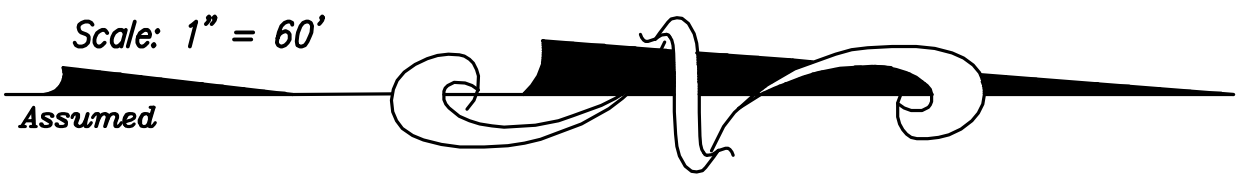
*Preliminary Plat of Wintergreen Townhomes,
A Plat Community*

Southeast 1/4, Southwest 1/4
Sec. 23, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington



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DATE 3/25/21 FIELD BOOK --
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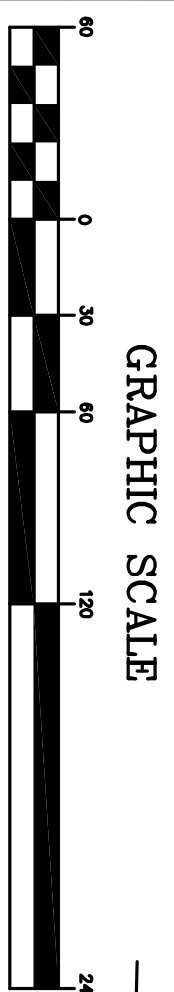
Storecross Condominiums
Volume 6, pages 218-225



Public right of way
Auditor's File No. 589335

S.R.305
(public right of way)

Legend
(289) = Kitsap County Assessor's
Tax Parcel I.D. Number



Storm sewer easement per Exhibit F
of the Reciprocal Easement Agreement
(hatched) Auditor's File No. 201406180126
and rerecorded under Auditor's File No.
201802090191

Utilities Facilities easement per
Exhibit E of the Reciprocal Easement
Agreement (hatched)
Auditor's File No. 201406180126
and rerecorded under Auditor's
File No. 201802090191

Water and Sewer Easement
(hatched)
Auditor's File No. 201511190164

Private driveway easement
per Exhibit D of the Reciprocal
Easement Agreement (shaded)
Auditor's File No. 201406180126
and rerecorded under Auditor's
File No. 201802090191

Electrical easement (hatched)
Auditor's File No. 201411120375

Road, Sidewalk and
Planter Strip Area Cost
and Maintenance
Agreement area per
Auditor's File No.
200310030062

Polly Lane
(Private)

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Southeast 1/4, Southwest 1/4
Sec.23, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington
Existing Easements



3/25/21

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Preliminary Plat of Wintergreen Townhomes,
A Plat Community
SE 1/4 SW 1/4, Sec.23, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington
Phase 2

Building Setbacks

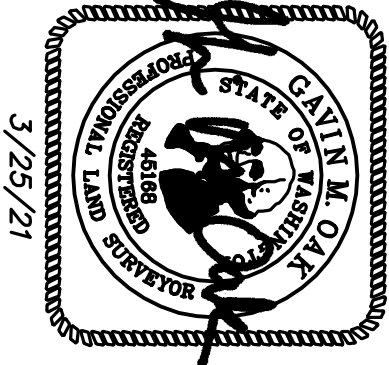
Building to homestead boundary: 3 feet minimum, 10 feet total
Building outside homestead to exterior boundary line (Net building size 200 sq. ft. or less): 5 feet
Building outside homestead to exterior boundary line (Net building size 201 sq. ft. or more): 5 feet
Homestead to exterior plat boundary line: 0 feet
Any building to SR 305 right-of-way: 25 feet
Homestead to edge of arterial and collector right-of-way: 10 feet
Building outside homestead to edge of arterial and collector right-of-way: 10 feet
Any building, other than shared garage, to subdivision access road: 5 feet
Shared garage to subdivision access road: 0 feet

Phase 1 Phase 2

Lot Areas

1	674 sq. ft.	23	698 sq. ft.
2	498 sq. ft.	24	498 sq. ft.
3	498 sq. ft.	25	498 sq. ft.
4	498 sq. ft.	26	498 sq. ft.
5	498 sq. ft.	27	498 sq. ft.
6	498 sq. ft.	28	498 sq. ft.
7	698 sq. ft.	29	698 sq. ft.
8	698 sq. ft.	30	705 sq. ft.
9	498 sq. ft.	31	498 sq. ft.
10	498 sq. ft.	32	692 sq. ft.
11	498 sq. ft.	33	698 sq. ft.
12	498 sq. ft.	34	498 sq. ft.
13	498 sq. ft.	35	498 sq. ft.
14	498 sq. ft.	36	698 sq. ft.
15	698 sq. ft.	37	698 sq. ft.
16	698 sq. ft.	38	498 sq. ft.
17	498 sq. ft.	39	498 sq. ft.
18	498 sq. ft.	40	498 sq. ft.
19	498 sq. ft.	41	498 sq. ft.
20	498 sq. ft.	42	498 sq. ft.
21	498 sq. ft.	43	643 sq. ft.
22	698 sq. ft.		

Areas	
Resultant Lot A	57,452 sq. ft.
Natural Area	6,677 sq. ft.
Community Space	10,157 sq. ft.
Parking Tracts	2,765 sq. ft.



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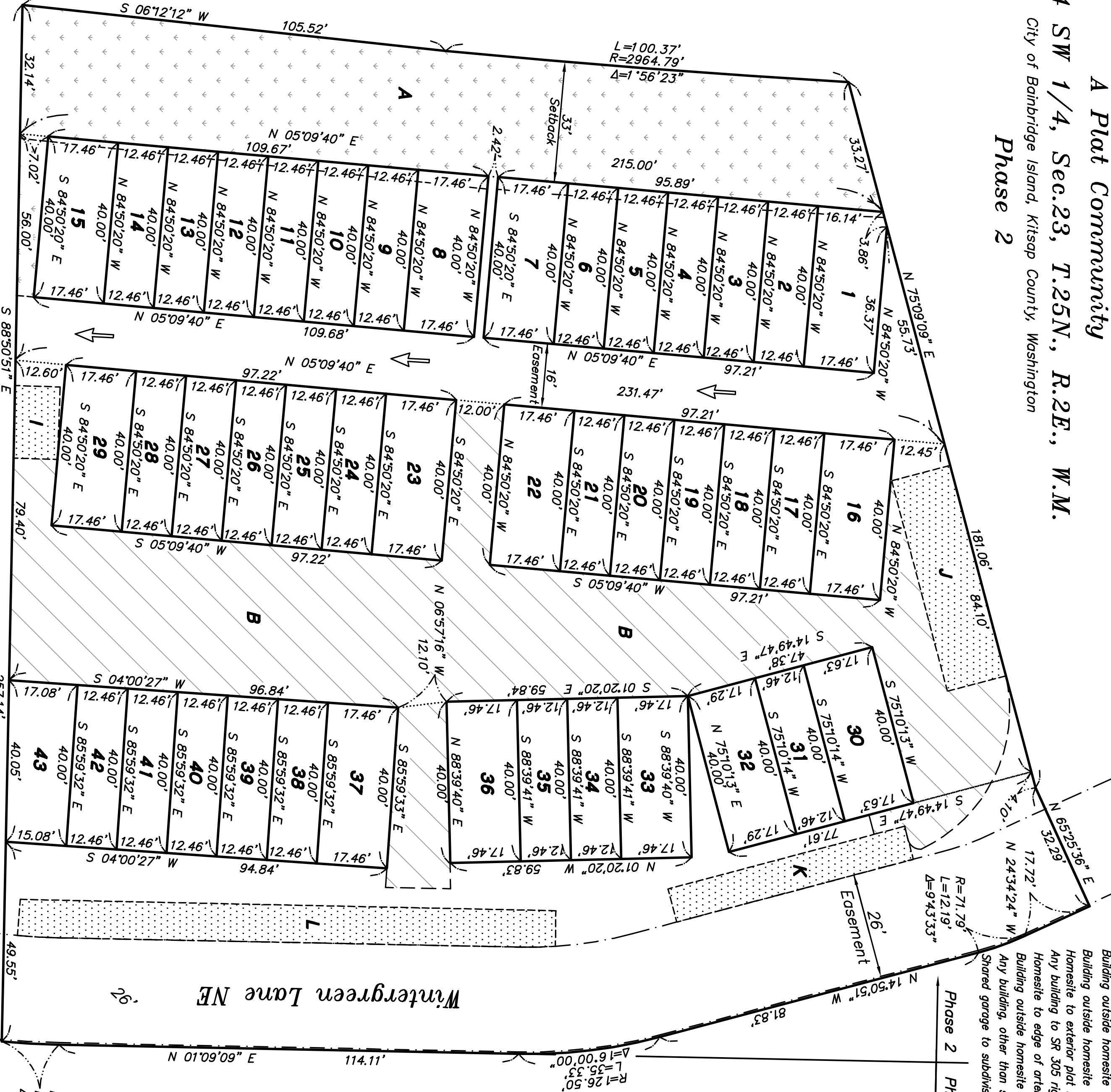
1015 NE HOSTMARK ST. (360)779-4299
POULSBORO, WA 98370 (206)842-9598

DATE 3/25/21 FIELD BOOK
DRAWING 6877PPT SHEET 7 / 8

Scale: 1" = 20'

Assumed

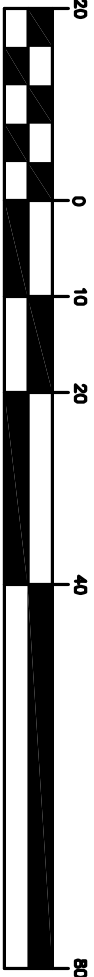
SR 305



Legend

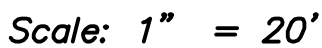
- = Community Space Tract
- = Parking Tract
- = Natural Area Tract

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

City of Bainbridge Island, Kitsap County, Washington



60	538 sq. ft.
61	549 sq. ft.
62	560 sq. ft.
63	571 sq. ft.
64	808 sq. ft.
65	698 sq. ft.
66	498 sq. ft.
67	498 sq. ft.
68	498 sq. ft.
69	498 sq. ft.
70	498 sq. ft.
71	498 sq. ft.
72	498 sq. ft.
73	698 sq. ft.

<i>Areas</i>	
<i>Resulant Lot D</i>	<i>70,814 sq. ft.</i>
<i>Natural Area</i>	<i>8,115 sq. ft.</i>
<i>Community Space</i>	<i>13,480 sq. ft.</i>
<i>Parking</i>	<i>12,560 sq. ft.</i>



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DATE 3/25/21 FIELD BOOK
DRAWING 6877PP8 SHEET 8/8