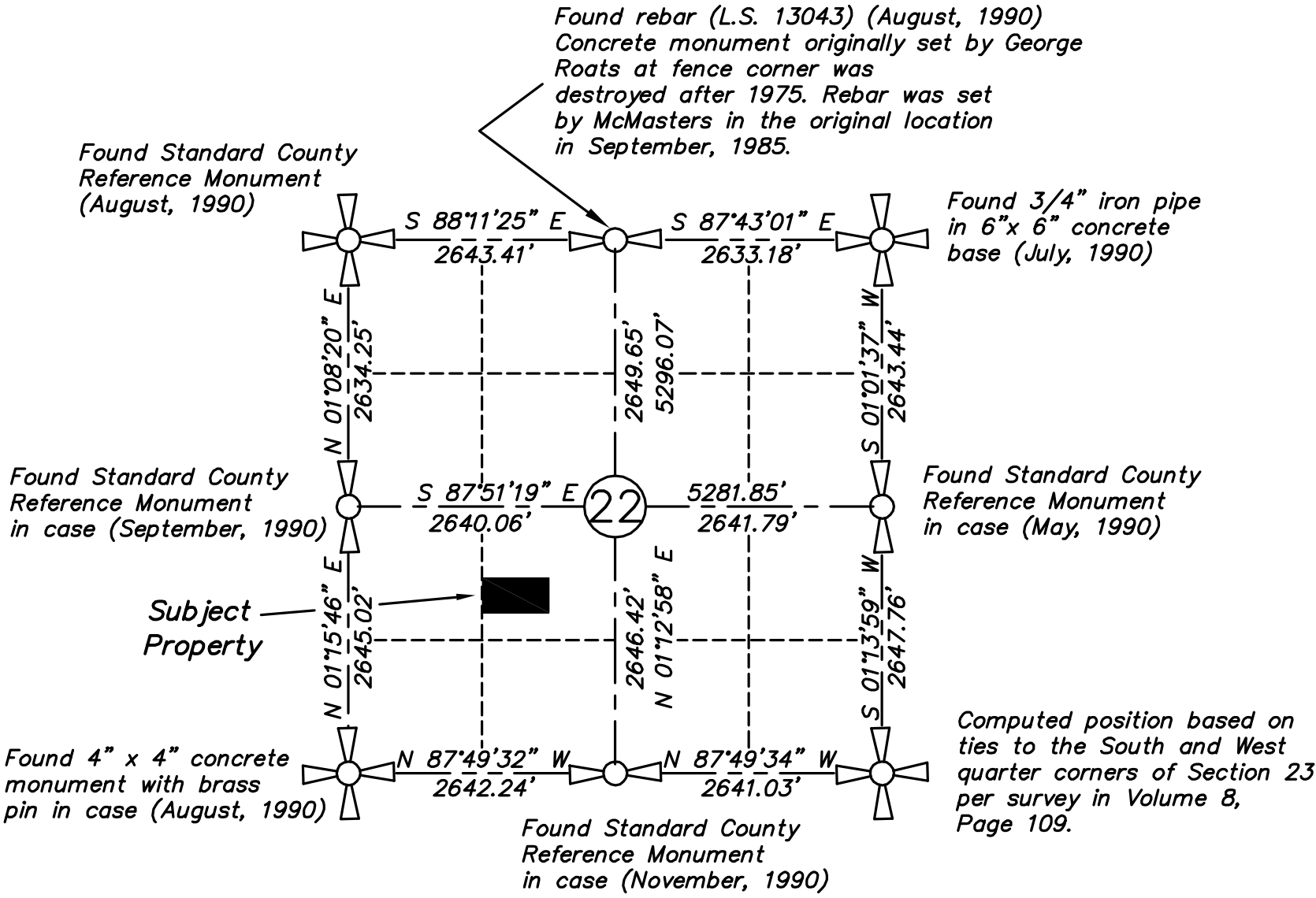
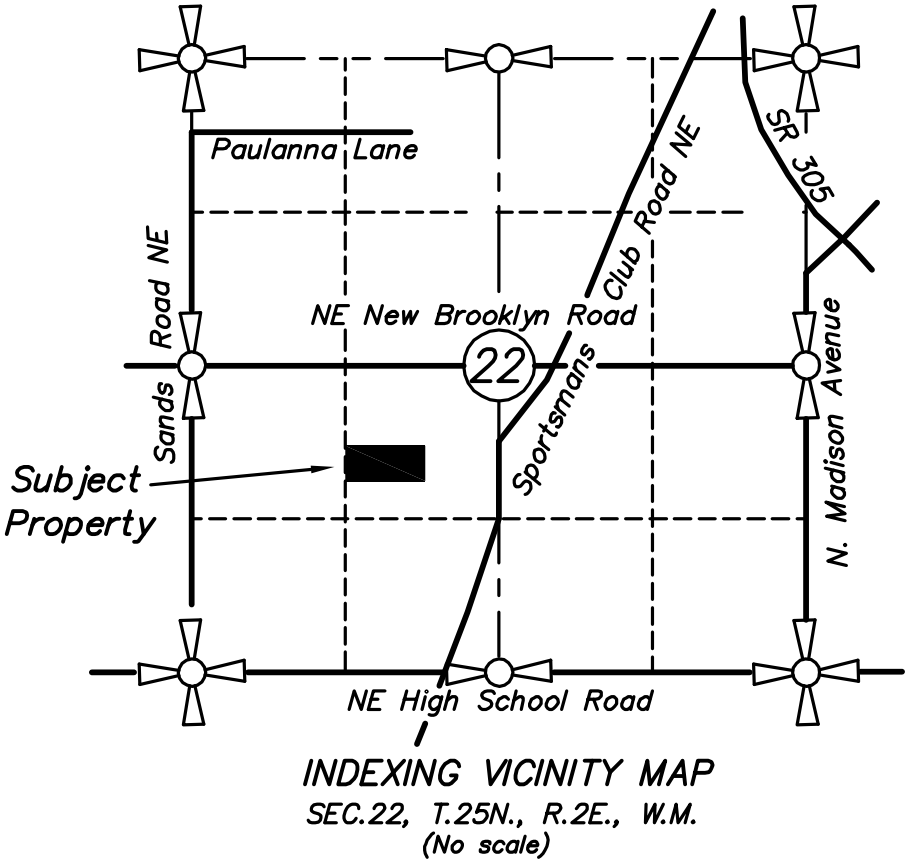


Mey Preliminary Short Plat
NE 1/4 SW 1/4, Sec.22, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

Owner: Kenneth D. Mey 220 East 47th Place Kennewick, WA. 99337 509-430-9608 kdmey@hotmail.com
Current use: Undeveloped
Proposed water service: Individual wells
Proposed sewer service: Individual on-site septic systems
Assessor's Account No. 222502-3-067-2003
Zoning: R-0.4
Comprehensive Plan: OSR-0.4
Compliance with the fire flow requirements of BIMC 20.04 will be by residential sprinkler systems, if required at time of construction.
Application File No.



SECTION SUBDIVISION
&
INDEXING VICINITY MAP
SEC.22, T.25N., R.2E., W.M.



Legal Description

Resultant Parcel A of Boundary Line Adjustment recorded under Auditor's File No. 201311040083, and as depicted on survey recorded under Auditor's File No. 201311040084, in Volume 78 of surveys, Page 105, records of Kitsap County, Washington, described as follows:
The West half of the North half of the South half of the Northeast quarter of the Southwest quarter of Section 22, Township 25 North, Range 2 East, W.M., City of Bainbridge Island, Kitsap County, Washington;
Except the East 11.00 feet thereof;
Subject to and Together with easements, restrictions and reservations of record.

National Flood Insurance
Program Designation


Lots A & B: Zone X
Flood Insurance Rate Map 53035C0243F
Effective Date: February 3, 2017

City of
Bainbridge Island
Kitsap County, Washington
Assessor's Account No. 222502-3-067-2003

Director's Approval
Approved for recording pursuant to Bainbridge Island Municipal Code, Chapter 17.12.
Heather Wright, A.I.C.P.
Director of Planning and Community Development
Date: _____

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 hereon to:
Date: _____
Kitsap County Treasurer

Surveyor's Certificate

4/8/21
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, 2021 through April 2021 that the distances, courses and angles are shown hereon correctly, and that the lot corners have been staked on the ground as depicted hereon
Gavin M. Oak, P.L.S. 45168 Date _____

Auditor's Certificate
Filed for record this ____ day of _____ 2021, at ____ M. in Book ____ of Short Plats, Page ____, at the request of A G O Land Surveying LLC., and under Auditor's File No. _____
____ by _____
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 4/8/21 FIELD BOOK
DRAWING 7302PSP1 SHEET 1/ 5

Mey Preliminary Short Plat
NE 1/4 SW 1/4, Sec.22, T.25N., R2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

Conditions

Notes

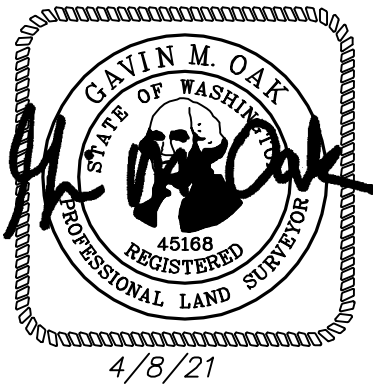
- 1) *This survey was accomplished by field traverse with a three second total station.*
- 2) *This survey conforms to the minimum field traverse standards for land boundary surveys as listed in WAC 332-130-090.*
- 3) *Refer to the surveys recorded Volume 28, Page 213 and Volume 78, Page 105 of surveys, records of Kitsap County, Washington.*
- 4) *This property is subject to an easement for road and utilities as recorded under Kitsap County Auditor's File No. 8812220058, and amended under Auditor's File No. 200904060077.*

Building Setbacks

Building to homesite boundary (Net building size 1,600 sq. ft. or less): 5 feet minimum, 10 feet total
Building to homesite boundary (Net building size 1,601 sq. ft. or more): 15 feet minimum, 50 feet total
Building outside homesite to exterior boundary line (Net building size 200 sq. ft. or less): 50 feet
Building outside homesite to exterior boundary line (Net building size 201 sq. ft. or more): 50 feet
Homesite to exterior plat boundary line: 50 feet
Any building, other than shared garage, to subdivision access road: 10 feet

Lot Coverage

Maximum lot coverage for each lot: 10,734 square feet



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DRAWING 7302PSP2 SHEET 2 / 5

Mey Preliminary Short Plat
NE 1/4 SW 1/4, Sec.22, T.25N., R2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

Natural Area Management Plan

This Natural Area Management Plan (NAMP) is prepared in conjunction with and in support of a two-lot subdivision. The subdivision will create two essentially equal sized residential lots, each exceeding the minimum lot size of 100,000 square feet. Under this subdivision application, no additional development or construction will be undertaken by the current owner. No building permit is sought. Approval by the Kitsap County Health Department for an on-site septic system and well are being requested.

The Natural Areas (NA) identified are Secondary Natural Areas (SNA). They do not include any Critical Areas. The subdivision application site plan includes private road/perimeter buffers which qualify as part of the SNA. The SNA are located and configured to extend from all lot boundary lines inward, so as to provide expansive opportunities for preservation and promotion of native flora and fauna. The aggregate area dedicated to SNA exceeds 65%. In addition, there is no standing or flowing surface water on or near the subject parcel. Natural topography and soil conditions provide satisfactory stormwater dissipation. Adjacent properties are subject to no adverse consequences stemming from this subdivision, and in fact mirror the same type of development.

The subject SNA represent woodlands consisting of an assortment of native trees, bushes, and grasses. Tree species include alder, Douglas fir and western red cedar. Virtually all of the trees represent second-growth timber. Given the expansiveness and inter connectivity of the SNA the tree and vegetation cover provide excellent habitat for a variety of native wildlife, including deer, small mammals, and various local bird species. Existing and new wildlife corridors are to be preserved and protected.

The NAMP will apply to both lots. The general uniformity of topography and vegetative cover favor a unified approach to natural area management. The intent of this NAMP is to leave these areas intact, with minimal or no disturbance. While low-impact pedestrian trails could be established in the future, their presence would unlikely cause any degradation to the SNA, primarily because of their expansive size.

This Natural Area Management Plan is developed to support the ascribed Natural Area objectives of preserving and protecting:

- 1. the natural resources and ecological functions, including groundwater recharge,*
- 2. native soils and topography*
- 3. historic island landscapes, and*
- 4. scenic views along roads, and*
- 5. promoting a development pattern consistent with island character.*

Realistic anticipated uses of the SNA include passive recreation such as wildlife and flora observation, and walking/hiking. Motorized vehicle use within the SNA would be discouraged. Allowed uses of these natural areas would include:

- a. passive recreation, including pervious trails*
- b. potable water wells and well houses*
- c. low-impact fencing or signage marking the natural area boundary*
- d. agricultural uses and fencing necessary for animal control*
- e. approved on-site sewage treatment*
- f. approved stormwater drainage*
- g. solar and small wind generation facilities, composting bins, rainwater barrels, etc.*

The recorded Secondary Natural Areas pursuant to the major land use application and this Natural Area Management Plan are to remain in private ownership.

Maintenance: Successful implementation of this NAMP should require periodic oversight to ensure no departures from guidelines. Given compliance, no overt actions are required, as the intent is to allow nature to take its course over time with minimal human impact, providing an undisturbed haven for wildlife and an opportunity for residents to enjoy and support the same. This NAMP strongly and effectively embraces continuation of Bainbridge Island's rural natural atmosphere.

ARPA USES

The following developments and activities are allowed within a designated ARPA:

- 1. Any structure or activity as long as the new structure or activity is shown to not negatively impact the amount of the groundwater recharge on the site. Specifically, any structure or activity is allowed as long as the structure or activity (including mitigation measures, if any are needed) maintains 100 percent of the annual average groundwater recharge volume that existed on the site prior to the structure or activity as demonstrated by the 2012 Western Washington Hydrology Model (WWHM2012) recharge module, as amended.*
- 2. Tree and vegetation activities specified in BMC 16.20.090.*
- 3. Installation of native plants.*
- 4. Removal of invasive plant species.*
- 5. Passive recreation, including pervious trails.*
- 6. Potable water wells and well houses.*
- 7. Low impact fencing or signs marking the ARPA boundary.*
- 8. On-site sewage drainfield facilities, if construction of the system will not require the use of heavy equipment or removal of significant trees.*
- 9. Storm drainage facilities if the applicant can demonstrate that (i) the system meets the low impact design (LID) standards of Chapter 15.20 BMC, and (ii) construction of the system will not require the use of heavy equipment or removal of significant trees.*
- 10. Accessory solar panels, small wind energy generators, composting bins, rainwater harvesting barrels, and cisterns, as defined in Chapter 18.36 BMC.*
- 11. Other structures or hard surfaces with a total footprint of no greater than 200 square feet.*
- 12. Driveways may be allowed to pass through the ARPA if (i) siting of the driveway within the ARPA is determined by the director to be necessary to achieve greater native vegetation retention and use of nonstructural low impact design practices, (ii) site utilities are installed within the footprint of the driveway, (iii) siting of the driveway avoids removal of significant trees to the maximum extent feasible and (iv) the total area required pursuant to subsection E.1 of this section is achieved, which may require replanting of areas comprises of nonnative vegetation.*
- 13. Removal of any significant tree, other than hazard tree removal, with City review and preapproval of an aquifer recharge protection area stewardship plan prepared in accordance with BMC 16.20.180.H.*



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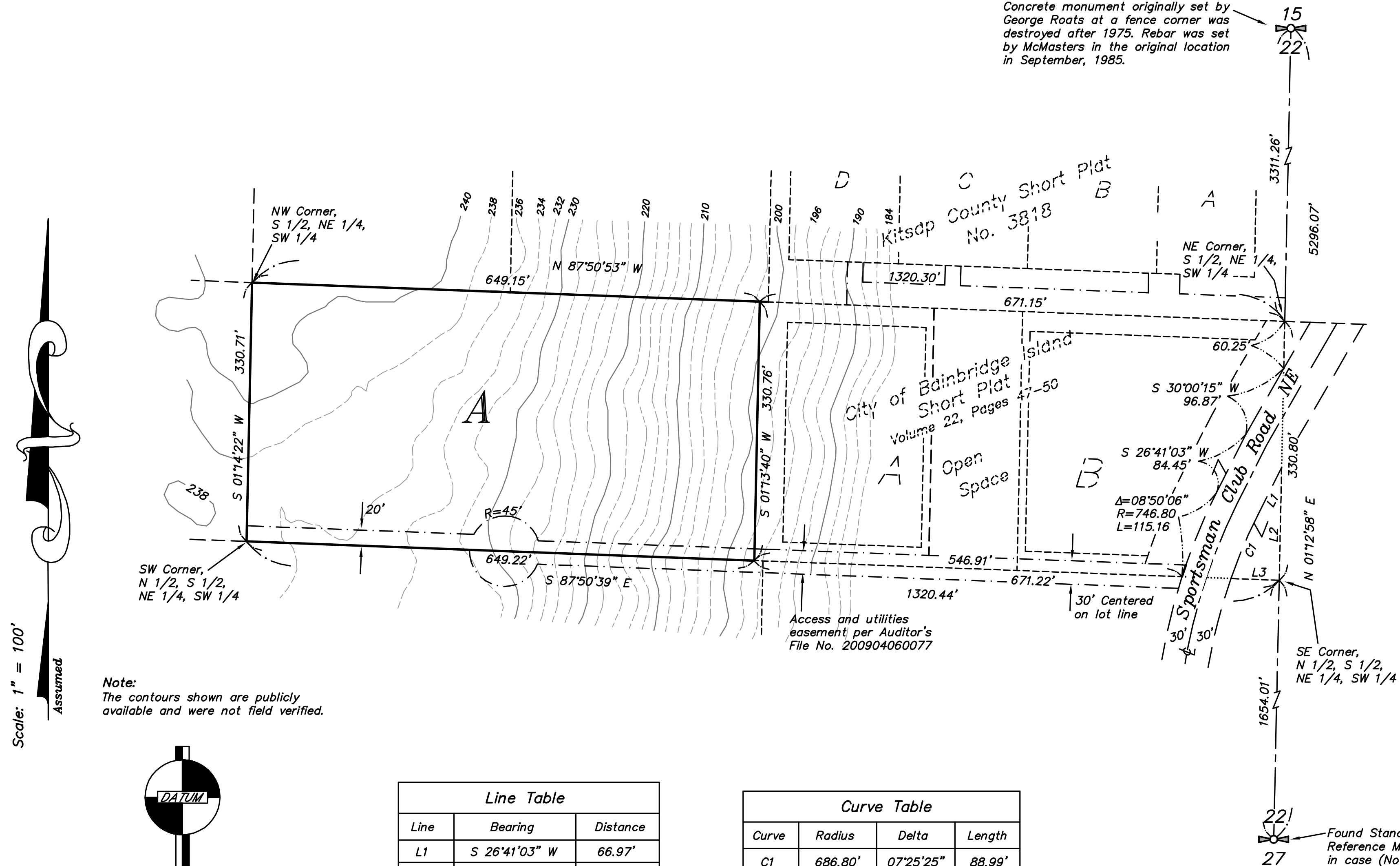
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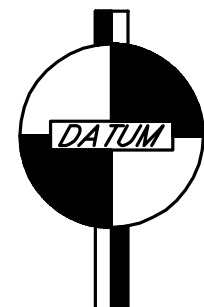
Mey Preliminary Short Plat
NE 1/4 SW 1/4, Sec.22, T.25N., R.2E., W.M.
 City of Bainbridge Island, Kitsap County, Washington

Existing Conditions

Found rebar (L.S. 13043) (August, 1990)
 Concrete monument originally set by
 George Roats at a fence corner was
 destroyed after 1975. Rebar was set
 by McMasters in the original location
 in September, 1985.



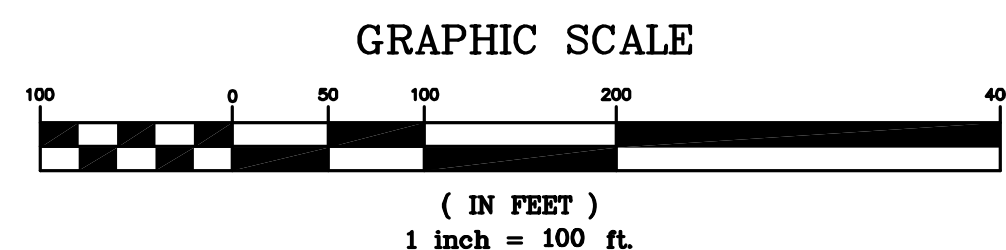
Note:
 The contours shown are publicly
 available and were not field verified.



City of Bainbridge Island
 Vertical Control Network
 NAVD 88

Line Table		
Line	Bearing	Distance
L1	S 26°41'03" W	66.97'
L2	S 01°12'58" W	144.07'
L3	S 87°50'39" E	61.77'

Curve Table			
Curve	Radius	Delta	Length
C1	686.80'	07°25'25"	88.99'



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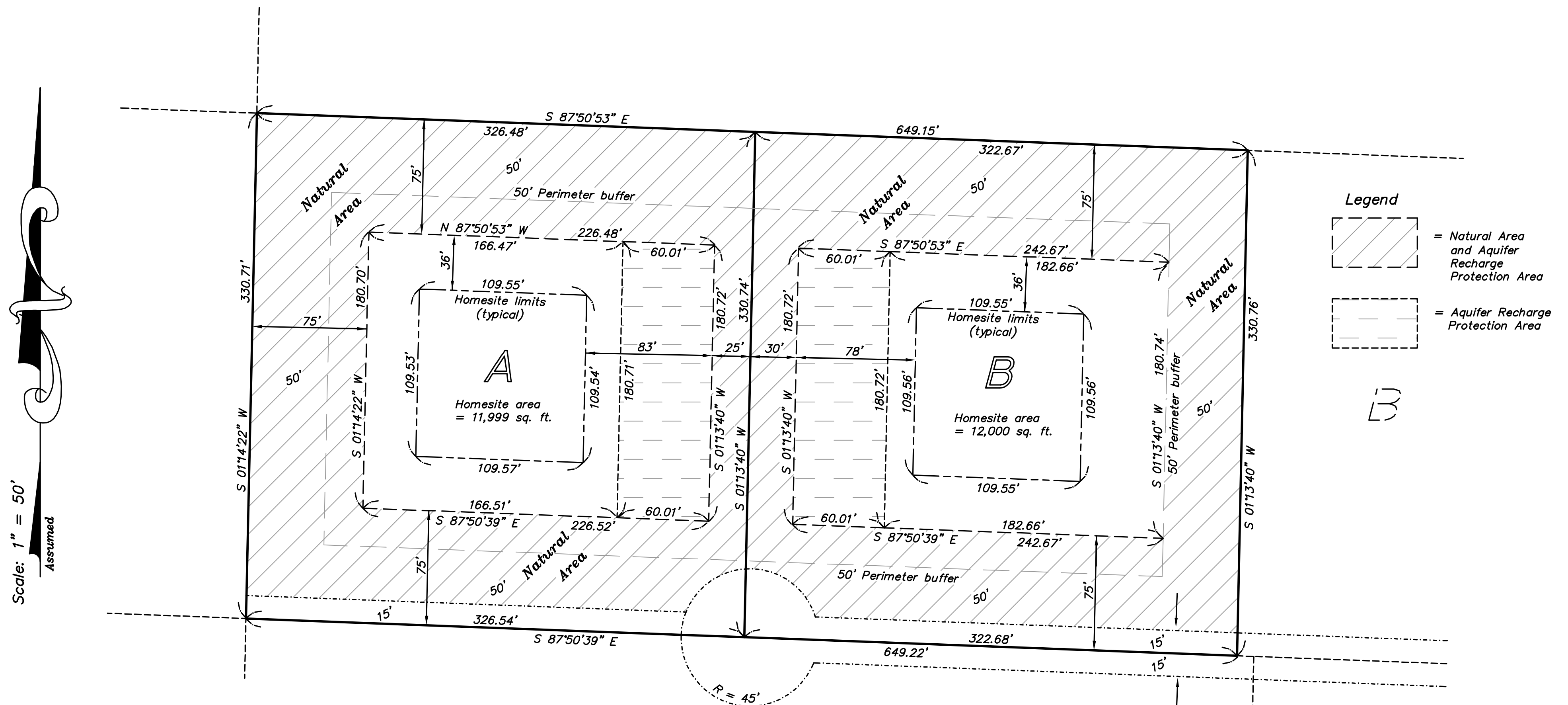
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Mey Preliminary Short Plat
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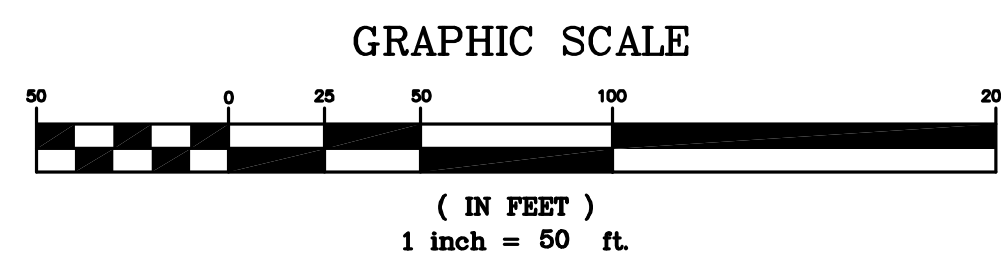
Lot Details



Lot Areas		
Total Area	214,681 sq. ft.	4.93 Acres
Lot A	107,971 sq. ft.	2.48 Acres
Lot B	106,710 sq. ft.	2.45 Acres
Lot A Homesite	11,999 sq. ft.	0.28 Acres
Lot B Homesite	12,000 sq. ft.	0.28 Acres

Natural Area Calculation	
Lot A (except easement)	102,266 sq. ft.
Lot A Non Natural Area	-40,924 sq. ft.
Lot A Natural Area	61,342 sq. ft.
Lot B (except easement)	100,820 sq. ft.
Lot B non natural area	-43,850 sq. ft.
Lot B Natural Area	56,970 sq. ft.
Lot A Natural Area	61,342 sq. ft.
Lot B Natural Area	56,970 sq. ft.
Total Natural Area	118,312 sq. ft. (55% of total area)

Aquifer Recharge Protection Area	
Total Natural Area	118,312 sq. ft.
Additional ARPA on Lot A	10,843 sq. ft.
Additional ARPA on Lot B	10,843 sq. ft.
Total ARPA Area	139,998 sq. ft. (65%)



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