

Preliminary Plat of Madison Grove

Situate in
NE.1/4 NE.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.

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

Gary Ohrt

Susan Ohrt

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 individual that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that _____ was authorized to execute 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: _____

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 individual that executed the within and foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed for the uses and purposes therein mentioned, and on oath stated that _____ was authorized to execute 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

Resultant Parcels A, City of Bainbridge Island Boundary Line Adjustment No. _____ as recorded in Volume _____ of Surveys, Page _____, under Auditor's File No. _____, being a portion of the Northwest quarter of the Northeast Quarter, Section 27, Township 25 North, Range 2 East, W.M., in the City of Bainbridge Island, Kitsap County Washington.

And

Parcels C and D of Amended Winslow Short Plat W-18 Recorded under Auditor's File No. 8312080074, being a portion of the Northeast 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 MADISON 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 MADISON 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 MADISON GROVE Home Owners Association and the City of Bainbridge Island.

COVENANTS

See Declaration of Easements, Covenants, Conditions and Restrictions on the Plat of "MADISON GROVE" as recorded under Auditor's File No. _____ records of Kitsap County, Washington.

PROJECT NOTES

Applicant: DeNova Northwest LLC
17837 First Ave. S. PMB 2
Normandy Park, WA 98148

Atten: Todd McKittrick
todd@millennialbuilders.com
(206)571-8080

APPLICATION

ASSESSOR'S #272502-1-126-2001, 272502-1-141-2002

ASSESSOR'S #272502-1-140-2003,

CURRENT USE: RESIDENTIAL/VACANT

WATER SERVICE: CITY OF BAINBRIDGE ISLAND

SEWER SERVICE: CITY OF BAINBRIDGE ISLAND

ZONING: UR 4.3

COMP PLAN: UR

FEMA FLOOD INSURANCE RATE MAP DESIGNATION = X

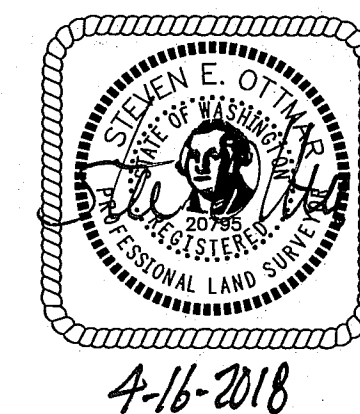
AREA: 88,569 Sq.Ft. 2.03 Acres.

STORMWATER: ON-SITE STORM DRAINAGE DISPOSED OF VIA RAIN GARDENS/ INFILTRATION.

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 Nov. 2016 through _____, 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

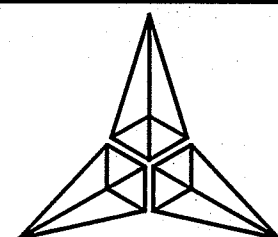
RECORDING CERTIFICATE

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

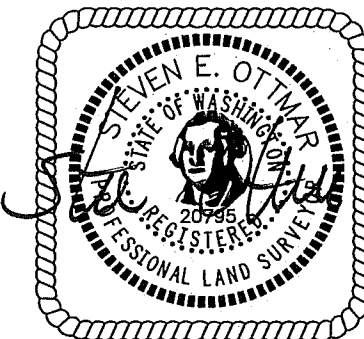
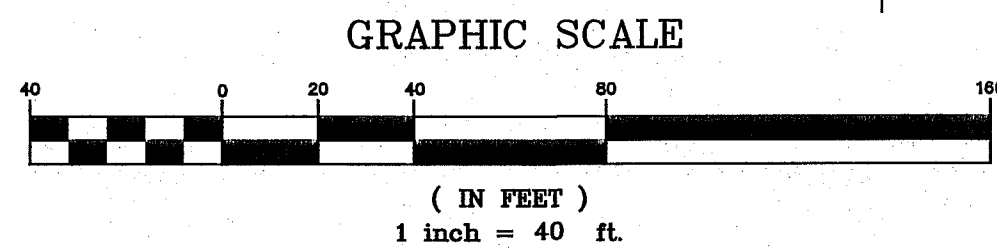
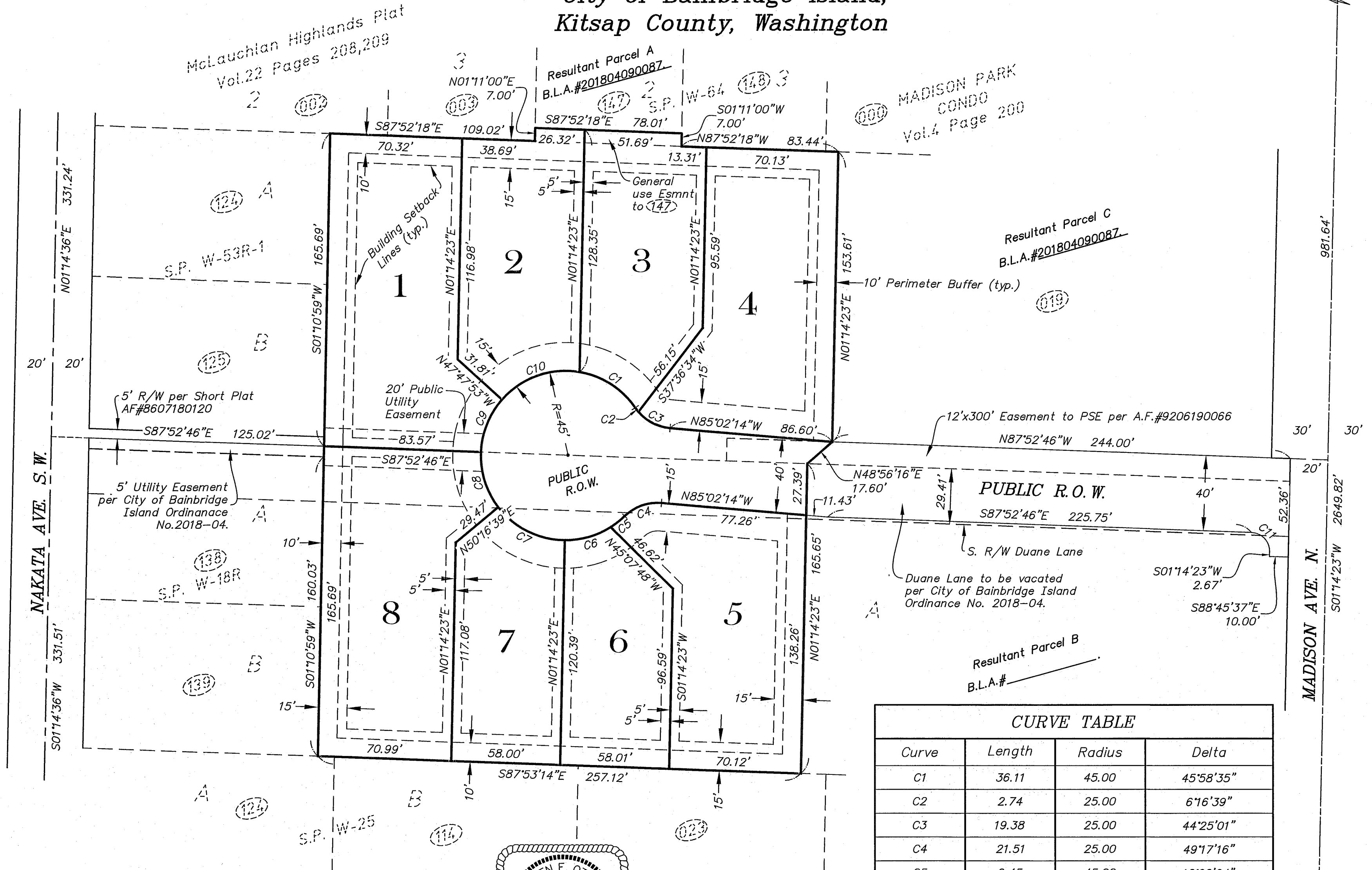


AES
CONSULTANTS, INC.
P.O. BOX 930 • SILVERDALE, WA. 98383 • (360)692-6400

Drawn By: B.J.M.
Date: 4/16/18
Checked By: S.E.O.
Job No. 6474

Preliminary Plat of Madison Grove

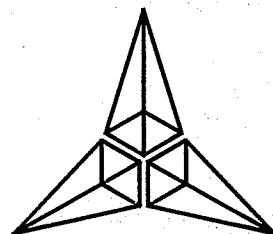
Situate in
NE.1/4 NE.1/4 SEC. 27, TWP.25N., RG. 2E., W.M. HIGH SCHOOL RD. 22 23
27 26
City of Bainbridge Island,
Kitsap County, Washington



4-16-2018

CURVE TABLE			
Curve	Length	Radius	Delta
C1	36.11	45.00	45°58'35"
C2	2.74	25.00	6°16'39"
C3	19.38	25.00	44°25'01"
C4	21.51	25.00	49°17'16"
C5	9.45	45.00	12°02'04"
C6	25.74	45.00	32°46'06"
C7	40.93	45.00	52°06'33"
C8	31.34	45.00	39°54'32"
C9	30.58	45.00	38°56'12"
C10	45.75	45.00	58°14'53"
C11	15.55	10.00	89°07'09"

LOT DETAILS



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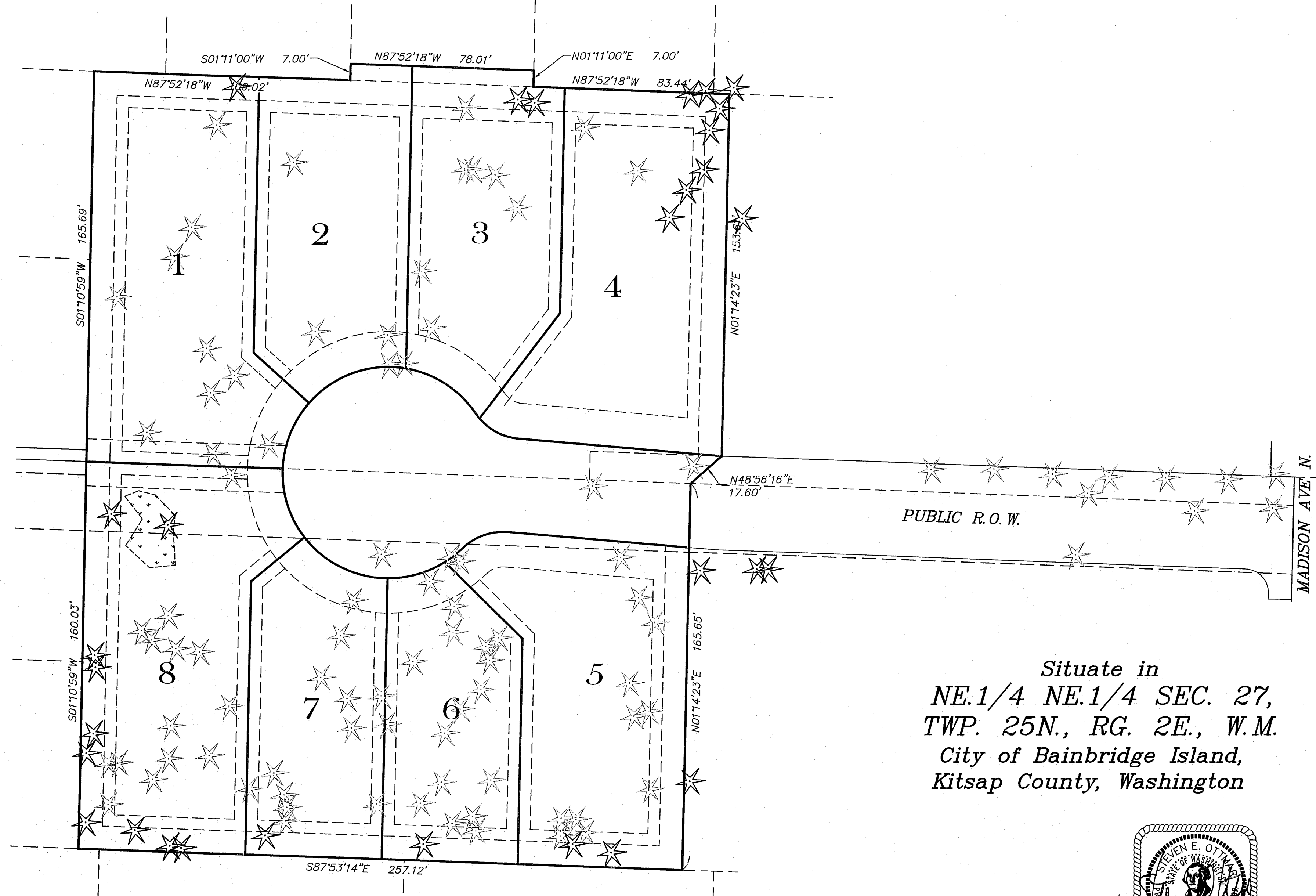
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LEGEND

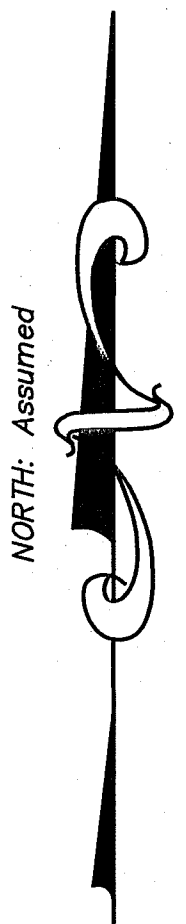
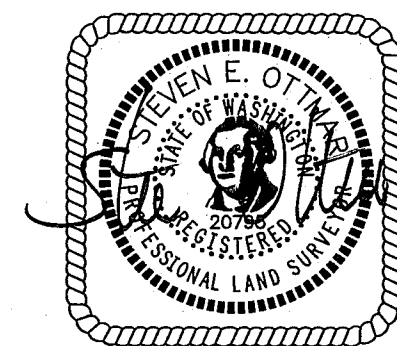
- Set 1/2" rebar flush with ground with yellow cap imprinted "S.E.O. 20795" with 2"x2" white guard stake.
- Found rebar & cap.

NORTH: Assumed

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TREE LEGEND

- ★ = Trees to be retained
- ✱ = Not required for retention

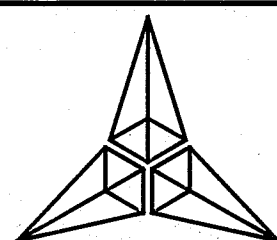
Refer to Tree Inventory and
 Assessment by Tree Solutions
 Inc. for detailed inventory.

GRAPHIC SCALE



(IN FEET)
 1 inch = 30 ft.

TREE RETENTION PLAN

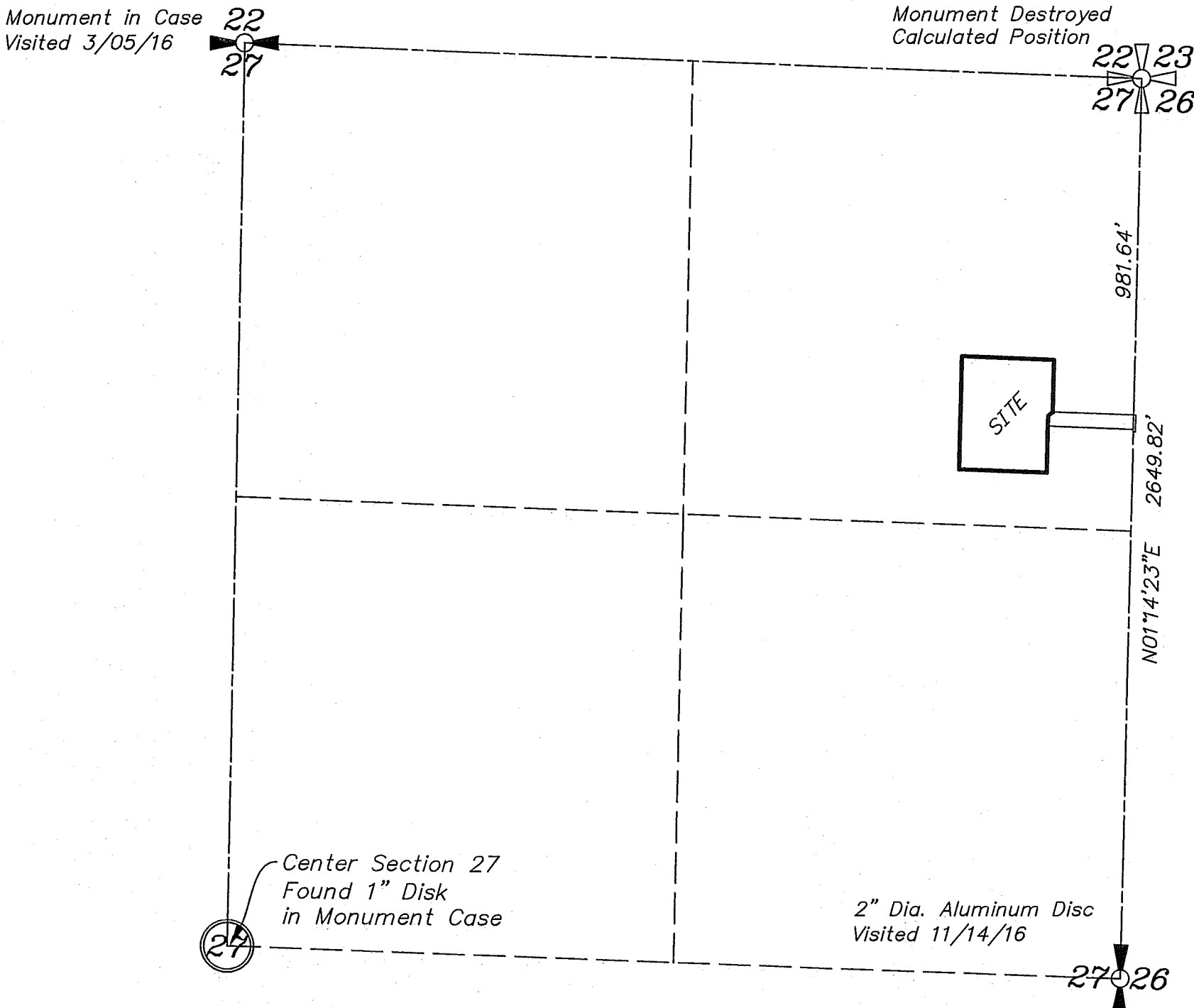


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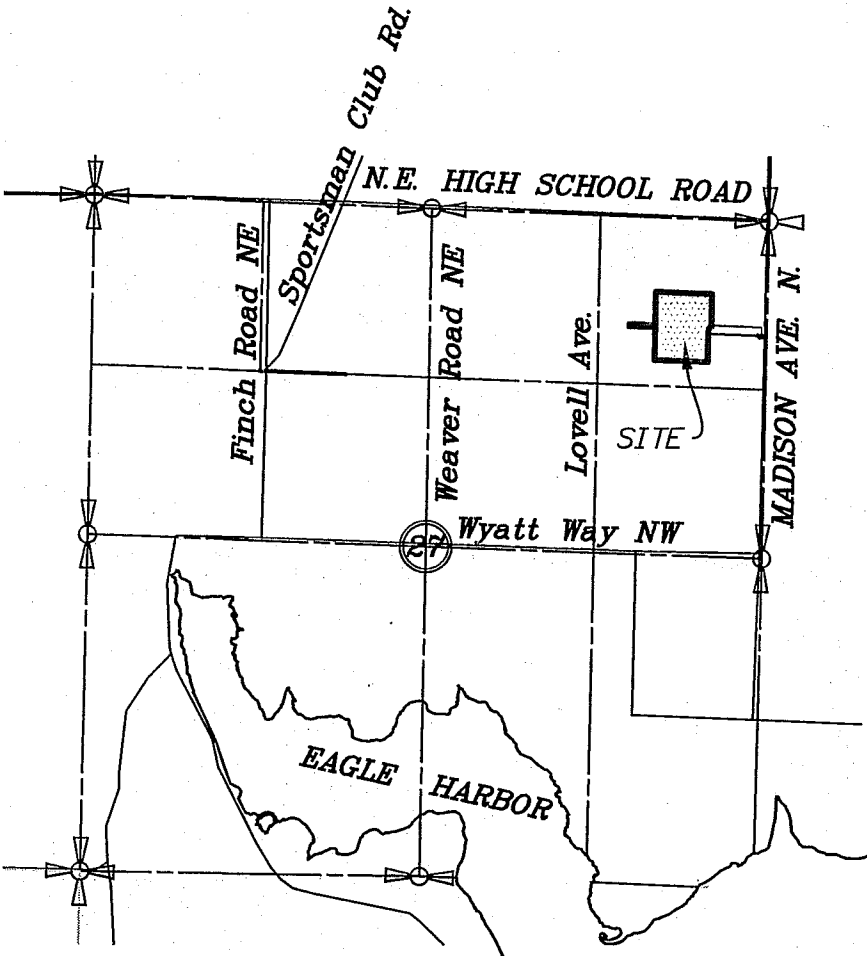


Lot Areas	
TOTAL	87,861 sq. ft.
Lot 1	12,358 sq. ft.
Lot 2	8,374.5 sq. ft.
Lot 3	8369.2 sq. ft.
Lot 4	11,639.0 sq. ft.
Lot 5	10,689.7 sq. ft.
Lot 6	6777.7 sq. ft.
Lot 7	7,297.0 sq. ft.
Lot 8	13,146.8 sq. ft.
R/W	9915.0 sq. ft.

Lot Coverage *	
Lot	Max. Footprint
1	2745 sq. ft.
2	2745 sq. ft.
3	2745 sq. ft.
4	2745 sq. ft.
5	2745 sq. ft.
6	2745 sq. ft.
7	2745 sq. ft.
8	2745 sq. ft.

21,965 sq. ft. Total
(25% of Total site)

	Minimum
Building to Building	10 feet
Building to exterior subdivision boundary	15 feet
Building to internal street	15 feet
Building to Trail or Open Space	Minimum 10 feet
Maximum Lot Coverage per Lot	See Table



VICINITY MAP

PROJECT DATA



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4-16-2018

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Kitsap County, Washington*

NOTE

Existing site features and topography per
DC Surveying & mapping Dated 5/04/2016.

Resultant Parcel C
per BLA# 201804090087.

SSMH
Rim=207.63'
IE=202.58'
IE=202.58'
12" Concrete

- 3' Chann
Undergrou
Communi
Conduit

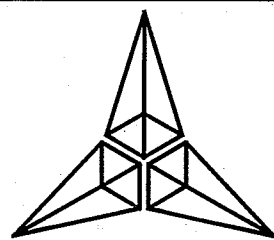
Edge

- CB
 TBM
 Rim=
 IE=20
 IE=20
 IE=20
 IE=20
 IE=20

-SSMH
Rim=195.79'
IE=190.39' i
IE=190.29' d
12" Concrete

Sheet 5 of 5

EXISTING CONDITIONS



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Drawn By:	B.J.M.
Date:	4/16/1
Checked By:	S.E.O.
Job No.	6474



GRAPHIC SCALE

(IN FEET)
1 inch = 30 ft.