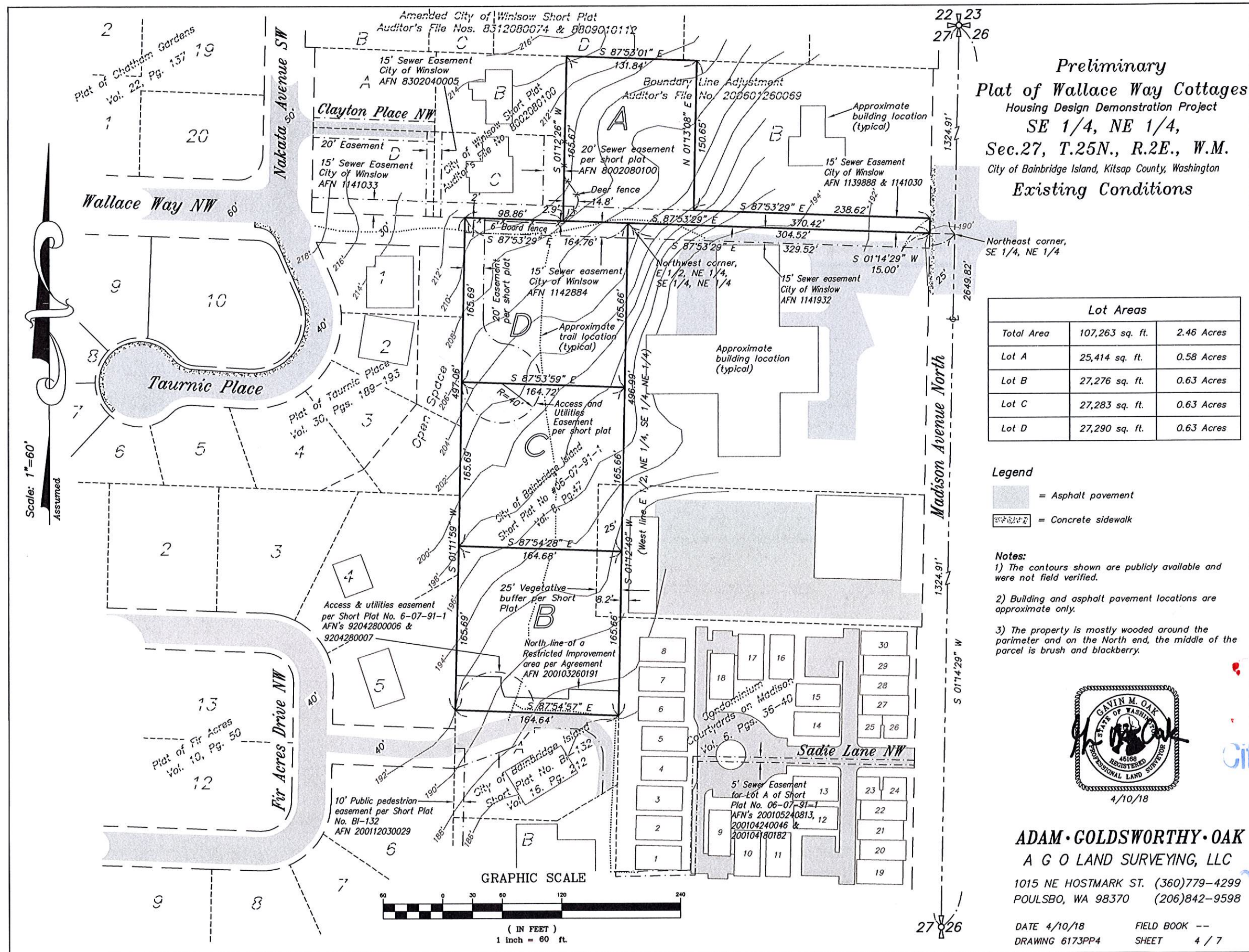




Preliminary
Plat of Wallace Way Cottages
Housing Design Demonstration Project
SE 1/4, NE 1/4,
Sec.27, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington
Existing Conditions

Lot Areas		
Total Area	107,263 sq. ft.	2.46 Acres
Lot A	25,414 sq. ft.	0.58 Acres
Lot B	27,276 sq. ft.	0.63 Acres
Lot C	27,283 sq. ft.	0.63 Acres
Lot D	27,290 sq. ft.	0.63 Acres

- Legend
- Asphalt pavement
 - Concrete sidewalk
- Notes:
- The contours shown are publicly available and were not field verified.
 - Building and asphalt pavement locations are approximate only.
 - The property is mostly wooded around the perimeter and on the North end, the middle of the parcel is brush and blackberry.



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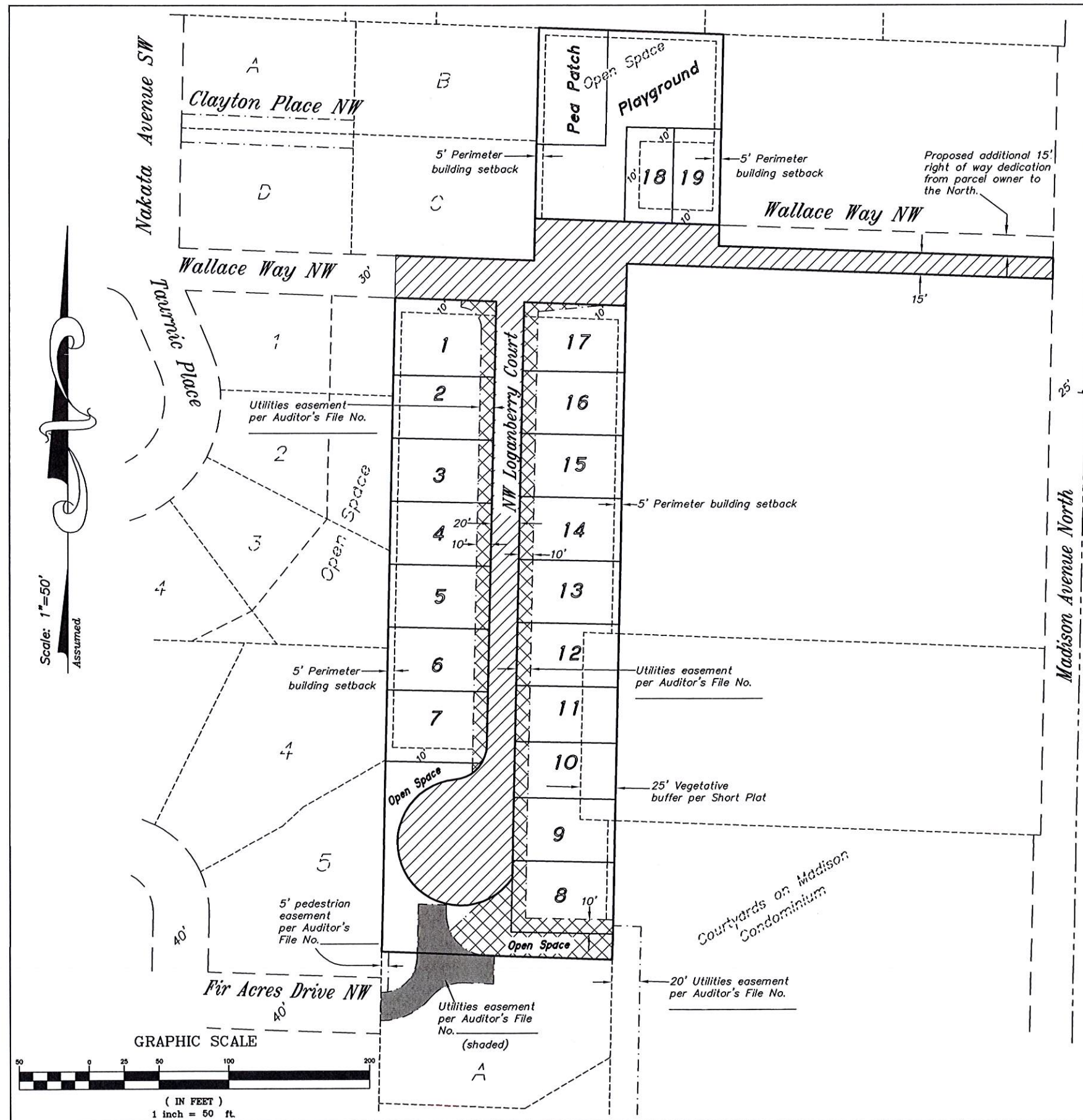
DATE 4/10/18 FIELD BOOK --
DRAWING 6173PP4 SHEET 4 / 7

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City of Bainbridge Island

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Planning and
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Preliminary
Plat of Wallace Way Cottages
 Housing Design Demonstration Project
 SE 1/4, NE 1/4,
 Sec.27, T.25N., R.2E., W.M.
 City of Bainbridge Island, Kitsap County, Washington
Lot Layout & Easement Details

Areas		
Lots 1-19	60,990 sq. ft.	1.40 acres
Open Space	20,508 sq. ft. (19%)	
Right of Way	25,766 sq. ft.	0.59 acres
Total Area	107,263 sq. ft.	2.46 acres

Lot Coverage	
Total Area (less flag portion)	= 103,685 sf
Maximum lot coverage of 35%	= 36,290 sf
Lots 1-19 maximum lot coverage of 1,910 sf per lot	= 36,290 sf

Legend

-  = Dedicated Right of Way
-  = Pedestrian & Utilities Easement



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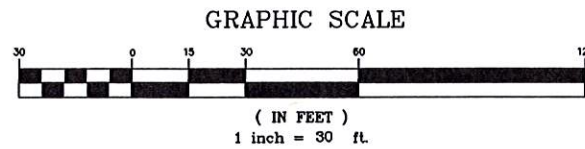
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Preliminary
Plat of Wallace Way Cottages
 Housing Design Demonstration Project

SE 1/4, NE 1/4,
 Sec.27, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

Lot Details

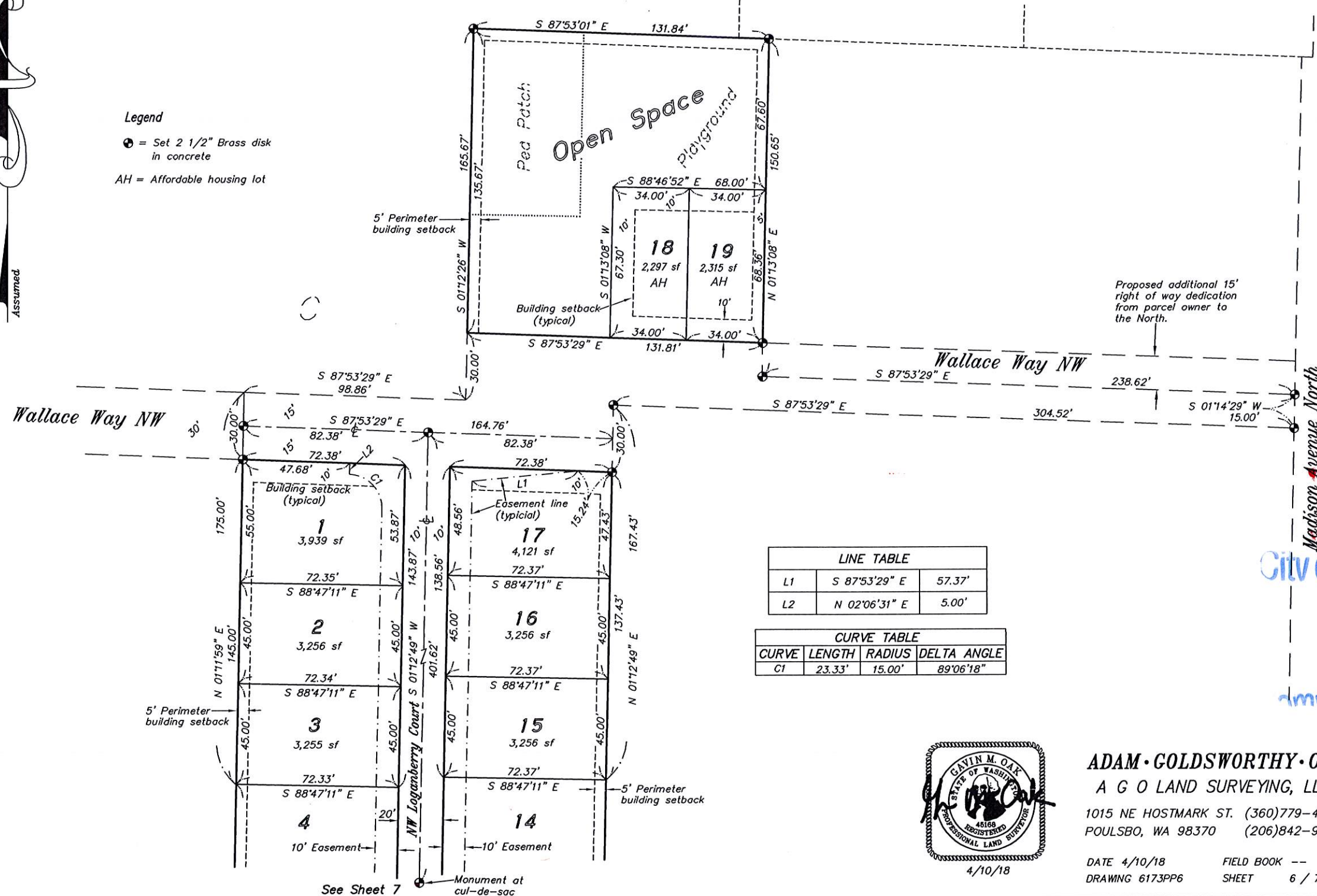


Legend

⊕ = Set 2 1/2" Brass disk
 in concrete

AH = Affordable housing lot

Scale: 1"=30'
 Assumed



LINE TABLE		
L1	S 87°53'29" E	57.37'
L2	N 02°06'31" E	5.00'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	23.33'	15.00'	89°06'18"



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Planning and
 Community Development

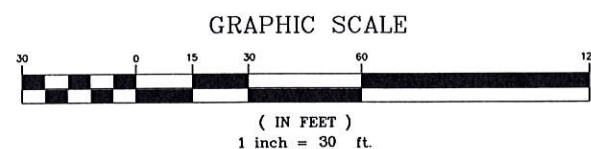
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Plat of Wallace Way Cottages
Housing Design Demonstration Project
SE 1/4, NE 1/4,
Sec.27, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington
Lot Details

Legend

⊙ = Set 2 1/2" Brass disk
in concrete

Scale: 1"=30'
Assumed

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	28.19'	45.00'	35°53'39"
C2	23.27'	25.00'	53°19'37"
C3	13.32'	25.00'	30°31'20"



Fir Acres Drive NW

5' pedestrian
easement
per Auditor's
File No.

Utilities easement
per Auditor's File No.
(shaded)

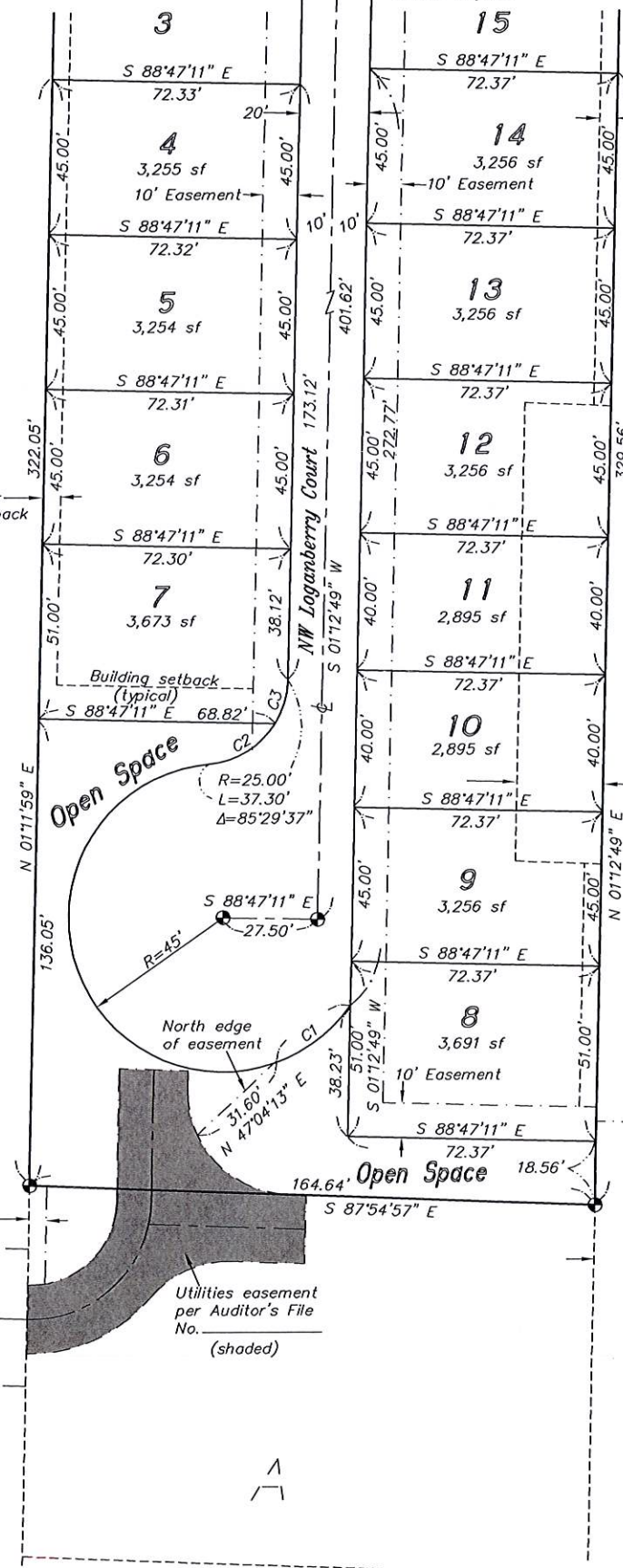
5' Perimeter
building setback

5' Perimeter
building setback

25' Vegetative
buffer per Short Plat

20' Utilities easement
per Auditor's File No.

See Sheet 6
Monument at the intersection
of NW Loganberry Court and
Wallace Way NW



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