RESOLUTION NO. 2011-23

A RESOLUTION of the City of Bainbridge Island, Washington, approving the Ferncliff Village Housing Design Demonstration Project Final Subdivision.

WHEREAS, the final subdivision application for the Ferncliff Village Housing Design Demonstration Project facilitates creation of 25 residential lots on a 5.97 acre parcel located in the 500 – 700 block of Ferncliff Avenue; and

WHEREAS, the decision to approve or deny a Housing Design Demonstration Project shall be made as part of the underlying land use permit approval; and

WHEREAS, the City Council approved the preliminary subdivision application, site plan and design review, and conditional use permit with the adoption of Resolution No. 2011-10 on April 27, 2011, as amended by Resolution No. 2011-14 on May 17, 2011; and

WHEREAS, the City Engineer and the Kitsap County Health District have forwarded their recommendations for final subdivision approval to the Department of Planning and Community Development; and

WHEREAS, the Department of Planning and Community Development has evaluated compliance with the conditions imposed on the preliminary subdivision and other applicable ordinances and forwarded its recommendation for final subdivision approval and Housing Design Demonstration Project approval to the City Council; now, therefore

THE CITY COUNCIL OF THE CITY OF BAINBRIDGE ISLAND, WASHINGTON, DOES RESOLVE AS FOLLOWS:

Section 1. All conditions imposed when the preliminary subdivision was approved have been met, as set forth in the final plat memorandum from the Department of Planning and Community Development, which is attached as Exhibit A and incorporated by reference.

Section 2. Conditioned plat improvements have been completed or assured as set forth in Exhibit B, which is attached and incorporated by reference.

Section 3. The final plat is in conformance with the subdivision regulations and standards, the Housing Design Demonstration Project program regulations and standards, zoning regulations, the Comprehensive Plan, and all applicable land use ordinances and applicable state law in effect at the time of preliminary plat approval.

Section 4. The Mayor is authorized to inscribe the City Council's approval on the face of the final plat mylar, as depicted in attached Exhibit C and incorporated by reference; provided, that upon approval of the final plat, the City Council may direct and authorize another council member to inscribe the City Council's approval on the face of the final plat.

PASSED by the Council of the City of Bainbridge Island, Washington, this 16th day of November, 2011.

APPROVED by the Mayor on the 16th day of November, 2011.

Kirsten Hytopoulos, Mayor

ATTEST/AUTHENTICATE:

Rosalind D. Lassoff, City Clerk

FILED WITH THE CITY CLERK:	November 8, 2011
PASSED BY THE CITY COUNCIL:	November 16, 2011
RESOLUTION NUMBER:	2011-23

Attached:
Exhibit A Final Plat Memorandum, Department of Planning and Community Development
Exhibit B Assured Plat Improvements
Exhibit C Final Plat Drawings

Memorandum

City of Bainbridge Island
Department of Planning and Community Development

To: City Council
From: Kelly Tayara, Planner
Date: November 8, 2011
Re: Ferncliff Village HDDP Final Subdivision FSUB15540

Applicant: Housing Resources Board
PO Box 11391
Bainbridge Island, WA 98110

Request: The applicant requests final approval to subdivide a six acre site into 25 lots.

Location: The subject property is located in the 500-600 block along the west side of Ferncliff Avenue. Resultant Parcels A, B and C of the Amended Housing Resources Board Boundary Line Adjustment recorded under Kitsap County Auditor's File No. 201012300026 and situate in the SE Quarter of the NW Quarter of Section 26, Township 25 North, Range 2 East, W.M. in Kitsap County, Washington.

The preliminary subdivision of the Ferncliff Village Housing Design Demonstration Project was approved, along with Site Plan and Design Review and Conditional Use permit approval for multi-family development of Lot 25, subject to the following conditions. As noted in the annotations in bold font, the conditions applicable to subdivision have been satisfied and staff recommends approval of the final plat.

SEPA Conditions

1. To avoid environmental impacts and potential risk of ravine slope instability, the applicant shall follow the recommendations of a geotechnical engineer for site development, including site preparation, excavation, construction, vegetation management and stormwater facilities. The applicant shall meet the replanting requirements of BIMC 16.20 for stormwater facilities installed within the ravine slope or its buffer. **This item is noted on the final plat drawings.**
2. To avoid or mitigate environmental impacts, Washington State Department of Fish & Wildlife Hydraulic Project Approval may be required prior to construction of storm drainage facilities on this project. Copies of any required approvals must be submitted to the City prior to construction. A copy of all public agency approvals and approved drawings shall be given to all contractors performing work at the site prior to beginning any construction work. **This item is noted on the final plat drawings.**
3. To avoid impacts to archaeological resources, contractor is required to stop work and immediately notify the Department of Planning and Community Development and the

EXHIBIT A

Washington State Office of Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during excavation or construction. **This item is noted on the final plat drawings.**

4. To mitigate public service impacts, the applicant shall provide a bus shelter designed to accommodate approximately 20 school children. The shelter shall be located in the northeast corner of the property within "Open Space Tract A" and/or the adjacent right-of-way. **The bus shelter was relocated to the southeast corner of Open Space Tract A in order to minimize vegetation impacts.**
5. To mitigate public service impacts, the applicant shall install a painted or thermoplastic crosswalk and appropriate related signage across Ferncliff Avenue at its intersection with Tiffany Meadows Drive. Installation shall be to the satisfaction of the City Engineer. **Installation of the crosswalk facilities is assured (Attachment D).**
6. To mitigate aesthetic impacts, where feasible considering sight distance and safety, landscaping to screen the bus shelter from the adjacent property to the north shall be provided. Solid waste containers associated with the multi-family development shall be enclosed on all sides and screened with vegetation; chain link fencing shall not be used. **The bus shelter is relocated to the southeast corner of Open Space Tract A, no longer in proximity to the adjacent property to the north. Landscape plans specific to the bus shelter area are contained in City File No. BLD17259MIS, and installation is assured (Attachment D). Conditions specific to the multifamily development will be reviewed as part of the Phase II multi-family construction plans.**
7. To mitigate public service and aesthetic impacts, the bus shelter, related landscaping and the crosswalk shall be installed or assured prior to final plat approval; an assurance device shall provide for construction within one year of final plat approval. The location and design of the shelter and related landscaping shall be to the satisfaction of the Department of Planning and Community Development and the City Engineer. **Installation of the bus shelter, related landscaping and crosswalk is assured (Attachment D).**

Project Conditions

8. The project must substantially conform to the Housing Design Demonstration Project (HDDP) program criteria for housing diversity, innovative site development and innovative building design as demonstrated in the HDDP evaluation scoring and applications for the underlying land use permits, except as otherwise conditioned through this approval:
   a. The completed project must provide that least 50 percent of the units remain affordable. A proportional amount of affordable housing units must be completed at or prior to completion of any market rate units. **This item is noted on the final plat drawings.**
   b. The maximum home size is 1600 square feet. **This item is noted on the final plat drawings.**
   c. The project must achieve the HDDP development standards related to Low Impact Development; prior to final plat approval, the applicant shall allocate impervious surface coverage for each of the lots and, where applicable, within the open space tracts. The final civil plans shall substantially conform to the capacity and facilities presented in the

preliminary civil design drawings. **This item is noted on the final plat drawings. The final civil plans substantially conform to the capacity and facilities approved with preliminary plat.**

d. The project must provide landscaping, open space, and transportation elements that substantially conform to those presented in the preliminary drawings.

The landscaping, open space and transportation elements substantially conform to those presented in the preliminary drawings. Changes from the preliminary approval include:

1) **In the preliminary plat, Tract B, which is parallel to Ferncliff Avenue, was designated both a 15 foot width roadside landscape buffer and, with the exception of the south 25 feet, a significant tree retention area. Installation of utility and stormwater facilities resulted in the removal of significant trees and vegetation within Tract B, impacting an area approximately 1,500 square feet in size. While the rain gardens in Tract B have been replanted with vegetation that will meet the full-screen landscape buffer requirements, these areas will not support significant trees. Therefore, the significant tree retention area is reconfigured, eliminating the areas dedicated to rain gardens and adding 1,500 square feet immediately adjacent to Tract B and centered on the public trail. Replanting for this area, designated "retained and replanting area" on the final plat, is assured (Attachment D). [Attachment H (Sheet 12/12)]**
2) **In the preliminary plat, Tract E and the southwest half of Tract A contain significant tree retention areas within designated open space areas. Grading associated with the installation of roadway and parking facilities resulted in removal of significant trees and vegetation, impacting an area approximately 3,700 square feet in size. The significant tree retention area is reconfigured, adding an area equal in size in the northeast half of Tract A; this area did not contain significant tree canopy at the time of preliminary plat. Replanting for this area, designated "retained and replanting area" on the final plat, is assured (Attachment D). Additionally, significant tree canopy within Tract E may be reestablished naturally over the parking spaces, as the spaces were reconfigured to retain a big-leaf maple slated for removal in the preliminary plans. [Attachment H (Sheet 12/12)]**
3) **Within Tract A, the bus shelter is relocated from the northeast corner to the southeast corner, the intersection of Curtis Lane and Ferncliff Avenue. As discussed under Condition 6 above, relocation of the bus shelter avoided further disruption to the vegetation within Tract A. The crosswalk associated with the bus shelter is relocated on Ferncliff Avenue from its intersection with Tiffany Meadows Drive to its intersection with the north portion of Curtis Lane.**

e. The project must achieve LEED Silver, BuiltGreen 4 or Evergreen Sustainable Development certification for each of the lots/units. Building permit applications, construction and final occupancy shall comply with the certification provisions of BIMC 18.38.040.H. **This item is noted on the final plat drawings.**

9. As a phased project, each phase must contain adequate infrastructure, open space, recreational facilities, landscaping and all other conditions of the project to stand alone if no other subsequent phases are developed. The roadway and related improvements, public trail improvements, bus shelter and related improvements, recreational facilities including play structure(s), bicycle facilities not associated with Phase II, landscape buffers, and stormwater facilities supporting Phase I, shall be constructed or assured prior to final plat approval and prior to issuance of any construction permit for Phase II, unless the building permits for both phases are issued simultaneously. **Applicable transportation, energy, water management, communications and solid waste facilities infrastructure improvements have been installed or assured. A maintenance bond for completed infrastructure improvements and provisions for maintenance of common private stormwater facilities has been provided. (Attachments D - F)**

10. The applicant shall submit complete building permit application for Phase II, the multi-family buildings, within five years of the final decision on the application for Site Plan and Design Review and Conditional Use Permit; a one-year extension may be granted by the Director in accordance with the provisions of BIMC 18.105.100 and 18.108.070.

    a. The applicant shall apply BIMC 18.41.060, Design Guidelines for Multi-family Development in the R-8 and R-14 Zones, to the multi-family buildings in Phase II provided; that the guideline entitled "Screening Surface Parking" is satisfied by the 15 foot width full-screen vegetated buffer, shown on the site plans and conditioned through this report. The applicants shall seek a recommendation of approval from the Design Review Board regarding the multi-family portion of the site prior to construction of Phase II, the multi-family buildings.

    Conditions specific to the multifamily development will be reviewed as part of the Phase II multi-family construction plans.

11. Prior to any construction activities, appropriate permits, including but not limited to right-of-way permits and license agreements, road approach permits, clearing, grading, and building permits, shall be obtained from the City. **This item is noted on the final plat drawings.**

12. Except for modifications reflecting compliance with these conditions of approval, the completed development shall substantially conform to the preliminary subdivision drawings pages 1-8 received December 30, 2010, and pages 9-10 received March 17, 2011, plan sheet AS2.1, and the landscape drawings received June 30, 2010. The final subdivision drawings shall depict individually the buffer, building setback, and open space setback from the ravine. Upon final plat submittal, the applicant shall submit landscape and civil drawings that reflect these conditions of approval; the drawings shall show the location and, as applicable, provide detail of the bicycle facilities, the bus shelter, solid waste facilities, mailboxes, neighborhood garden area, and recreation area facilities including the play structure. The final drawings may reflect changes, such as those related to utility easements, parking facilities, and pedestrian facilities, as conditioned through this approval. **The final subdivision drawings adequately depict buffers, building setbacks, open space setbacks, parking facilities, the community garden and recreation area, and easements for the bus shelter, pedestrian trail facilities and utilities.**

13. If a school impact fee is in effect at the time of building permit issuance, it shall be the responsibility of an applicant constructing the residential unit to pay the school impact fee (BIMC 15.28). **This item is noted on the final plat drawings.**

14. At time of building permit application, the applicant shall submit outdoor lighting plans that demonstrate compliance with BIMC 15.34, Outdoor Lighting on Public and Private Property. Freestanding lighting shall have a maximum height of 14 feet including the base and casing. **This item is noted on the final plat drawings.**

15. Construction shall conform to the Department of Ecology Western Washington Stormwater Manual and the City of Bainbridge Island Design and Construction Standards. Public and private improvements, facilities, and infrastructure, on and off the site that are required for the subdivision, shall be completed and have final inspection and approval prior to final plat approval. The applicant shall comply with the following conditions to the satisfaction of the City Engineer:

    a. A Transportation Facility Certificate of Concurrency has been issued for this project in accordance with provisions contained in BIMC 15.40. Acceptance by the applicant of this preliminary plat approval shall constitute agreement in writing to construct and install all street improvements and make necessary dedications as conditioned. All dedications shall be shown on the final plat. **All dedications, including the public trail, right-of-way and public stormwater facilities, are shown on the final plat drawings.**

    b. The applicant shall provide a 30-foot width right-of-way dedication from the existing center line along the entire length of the property's Ferncliff Avenue frontage, including any areas previously dedicated. **The appropriate dedication is shown on the final plat drawings.**

    c. The development shall provide, at a minimum, ten-foot width non-motorized public trail right-of-way/trail easements as depicted in the preliminary subdivision drawings. The public trail system connecting Ferncliff and Cave Avenues shall be constructed or assured prior to final plat approval; an assurance device shall provide for construction within two years of final plat approval. **The appropriate public trail easements are shown on the final plat drawings. In lieu of an assurance device to provide for completion of the trail, the City accepts the Bainbridge Island Municipal Parks District appropriation of $5,000 in materials, as well as Parks District staff time, to help develop the trail. (Attachment D)**

        i. The trail shall be constructed to provide no less than a five foot width surface, and shall consider accessibility. **The Housing Resources Board has submitted a construction permit application for the trail facility which is currently under review (BLD15540CLR).**

        ii. A contrasting, nonskid surface shall be installed where the trail crosses the roadway. **The road bed is constructed of a contrasting, non-skid surface where crossed by the trail.**

        iii. The final plat drawing and civil plan shall be revised to align the trail where it intersects the roadway to provide a minimal crossing area. **The final plat drawings reflect this condition.**

iv. A path no less than three feet in width shall provide a connection between Lot 25 and Tract F to provide access to the public trail and recreation facilities. This path shall consider accessibility. **The internal path is depicted on the final plat drawings.**

d. The development shall provide, at a minimum, a ten-foot width non-motorized public trail right-of-way or trail easement along the west property line from the north property boundary to connect to the Cave Avenue right-of-way. **The appropriate easement is shown on the final plat drawings.**

e. Vehicular access to the development shall be limited to a one-way public street with ingress/egress via Ferncliff Avenue. The roadway shall meet the Residential Optional Suburban Street Standard. **The roadway directional signage is assured (Attachment D). The roadway meets the applicable street standard.**

i. The roadway shall be located within a minimum 20 foot width dedicated right-of-way, and shall include a 12 foot width paved driving surface and three foot width gravel shoulders on each side. **The appropriate right-of-way dedication is depicted on the final plat drawings. The 12 foot width paved roadway surface is installed. Gravel shoulders have been placed in most areas; where the shoulder areas will be replaced with parking spaces, the shoulder improvements are assured (Attachment D).**

ii. Where feasible with regard to stormwater facilities, raised curbs shall define the entrance to the multi-family parking lot from the internal public roadway, define the ends of the multi-family parking lot aisle, and, if applicable, define pedestrian walkways from the internal roadway to the multi-family buildings. **Conditions specific to the multifamily development will be reviewed as part of the Phase II multi-family construction plans.**

iii. Pedestrian walkways shall be provided to assure safe access from the parking area serving the multi-family buildings and to single-family residences where the associated parking is not located on the lot it serves. Walkways shall be surfaced with nonskid hard surfaces. **Construction of pedestrian walkways serving the single-family residences is assured (Attachment D). Where associated parking is not located on the lot it serves, occupancy permits shall not be granted until the walkways are constructed.**

iv. Where pedestrian walkways and/or trails cross vehicular driving lanes, the walkways shall be constructed of contrasting materials. **Trail crossings have been paved with concrete in contrast to the hot mix asphalt.**

v. The roadway shall provide a minimum of three turnouts. While "standing" is permitted, "parking" is not permitted in the turnouts. The turnouts shall be appropriately signed. **Three turnouts have been installed. Signage for the turnouts is assured (Attachment D).**

vi. Mailboxes for the entire development shall be located at the turnout nearest the ingress from Ferncliff Avenue. **Due to unanticipated postal delivery regulations, the mailboxes have been relocated from the turnout in Tract C to the turnout adjacent to Lot 9.**

vii. Parking spaces shall meet the design standards of BIMC 18.81. Parking space dimensions shall not extend onto the shoulder areas. **The final plat drawings depict parking areas adequate for the development. The parking space dimensions will be reviewed with the individual building permits.**

viii. The roadway shall be designed to accommodate the weight of a 65,000-pound fire apparatus. Pervious materials are permitted as long as applicable design specifications are met and the edges of the shoulders are clearly visible. The Fire Marshal has approved the final subdivision. **The Fire Marshal has approved the final plat as noted. Assured items shall require final inspection and approval by the Fire Marshal prior to issuance of any certificate of occupancy. (Attachments C, D)**

ix. The roadway and shoulders shall provide a minimum 13'6" overhead clearance. **The roadway provides adequate clearance.**

x. The entire length of the roadway shall be marked as a fire lane: No parking shall be permitted on the roadway or shoulders. **Fire lane signage is assured (Attachment D). No certificate of occupancy shall be issued prior to installation.**

xi. Construction and signage shall be to the satisfaction of the Fire Marshal. **The Fire Marshal has approved the final plat as noted. Any items assured shall require final inspection and approval by the Fire Marshal prior to issuance of any certificate of occupancy. (Attachments C, D)**

f. The applicant shall provide a new fire hydrant on the southeast portion of the internal road at its intersection with Ferncliff Avenue to the satisfaction of the Fire Marshal. New hydrants shall be equipped with a 4" Storz fitting on the pumper port. **Hydrants have been installed and approved by the Fire Marshall (Attachment C).**

g. Water and sanitary sewer main extensions not located in public rights-of-way shall be located in easements no less than 15 feet in width. On-site main extensions shall be publicly owned and maintained; all mains shall allow access for maintenance. **All water and sanitary sewer main extensions are located in the public right-of-way or within easements.**

h. Prior to final subdivision submittal, the applicant shall submit complete civil plans and drainage report for the proposed development to the City Engineer and the Department of Planning and Community Development for review and approval. The design shall be prepared by a Professional Engineer licensed in the State of Washington, and shall be in accordance with BIMC 15.20. Low Impact Development (LID) practices for stormwater mitigation must demonstrate compliance with BIMC 15.20.050.

i. The plans shall depict all required improvements, and shall include roadway details and profiles, sanitary sewer, water, utility and storm drainage facilities, including easement location and dimensions. **The required improvements are depicted in the approved civil plans (City File No. PU15540) and the utility plans submitted with the final plat application.**

ii. The plans shall address grading, erosion and sedimentation control and include a Stormwater Pollution Prevention Plan (SWPPP). **The Stormwater Pollution**

Prevention Plan was submitted with the approved civil plans (City File No. PU15540).

iii. The plan shall depict significant trees required to remain for the completed development; easements shall be located to avoid impacts to significant trees that will be retained.

i. Prior to any construction activities, the applicant shall apply for a National Pollutant Discharge Elimination System (NPDES) Construction Stormwater General Permit. **The applicant obtained the required permit.**

j. Prior to final subdivision approval, the applicant shall provide an Operations and Maintenance Plan and Declaration of Covenants approved by the City Engineer for all constructed stormwater facilities in accordance with BIMC 15.21. **The applicant provided the required documents.**

k. Prior to final subdivision approval and prior to construction, the applicant shall provide a drainage easement for stormwater facilities on the adjacent property (Winslow ravine stream). **The applicant provided the easement document.**

l. Binding water availability and sewer availability letters shall be submitted with final plat application. **The applicant submitted binding availability letters.**

m. All lot corners shall be staked with three-quarter inch galvanized iron pipe and locator stakes along with all other applicable survey provisions of state and City ordinance. **Perimeter monuments and street surface monuments are installed. To avoid disruption of stakes during construction, staking of lot corners is assured (Attachment D).**

n. A plat certificate shall be provided with the final subdivision application. **A plat certificate has been provided.**

o. BIMC 17.04.119 provides: In lieu of completion of improvements with conditions of a preliminary plat approval, the City Council may accept an assurance device, other than a bond, in an amount and in a form determined by the City Council, which secures and provides for the construction and installation of improvements or the performance of conditions within one year, or such additional time as the City Council determines is appropriate after final plat approval. In addition, the City Council shall require an assurance device, including a bond, securing the successful operation of improvements for one year after the City's acceptance of the improvements; provided, that the City Council may, upon recommendation of the City Engineer or the Director, extend the term of the assurance device for up to two years for improvements that will not demonstrate compliance with construction or installation requirements within one year. In the event an assurance device is provided in lieu of completion of improvements, a prominent note on the face of the final subdivision shall state: *"The lots created by this subdivision 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."* **The City Engineer reviewed and approved the final**

subdivision (Attachment A). Required facilities are completed or assured and the final plat mylar contains the assurance notation (Attachment D).

16. The building setbacks are as follows and shall be noted on the final subdivision:

Building to building:	Minimum 0 feet*
Building to subdivision boundary:	Minimum 5 feet
Building to right-of-way	Minimum 10 feet
Building to trail / open space:	Minimum 10 feet

*Subject to Building Official and Fire Marshal building permit approval.

This item is noted on the final plat drawings.

17. The total available lot coverage of 65,000 square feet for the development shall be allocated on the face of the final plat. The final plat shall reflect maximum lot coverage of 1,600 square feet per lot for Lots 1 – 24 and 26,600 square feet for Lot 25; the allocation shall include lot coverage for the bus shelter and covered bicycle facilities. **This item is noted on the final plat drawings.**

18. The maximum building height of multi-family buildings in Phase II is 30 feet; the maximum height of all other buildings and structures is 25 feet. **This item is noted on the final plat drawings.**

19. A minimum of 24 bicycle stalls shall be provided to serve the development. A minimum of 16 covered bicycle stalls shall be located to provide primary service to the multifamily units. The remaining 8 stalls shall be located to within close proximity to the public trail. Stalls may be located in open space tracts. All bike facilities shall provide for secure locking of both the frame and the wheels. **The location of the bike facilities required for the first phase of development is shown on the final plat drawings. Installation of bicycle facilities for phase I is assured (Attachment D). Conditions specific to the multifamily development will be reviewed as part of the Phase II multi-family construction plans.**

20. Prior to issuance of any building permit, applicant shall plant the 15 foot width buffer areas along the north and east boundaries to, at a minimum, full screen standards (BIMC 18.85.070.B.1). Plantings shall be installed or assured prior to final plat approval; an assurance device shall provide for installation within one year of final plat approval, and a maintenance device provided in accordance with BIMC 18.85. **Installation of stormwater elements within the east buffer remain incomplete, the required planting area associated with the east buffer is reconfigured, as discussed under Conditions 8 above, and site preparation for Phase II has not commenced; therefore, building permits for Phase I will be issued prior to landscape installation. Planting for the north and east boundaries is assured (Attachment D) and a landscape maintenance device will be required upon completion of installation.**

21. Landscape buffers shall be maintained in conformance with the required vegetated screen standards. No vegetation within the buffers shall be disturbed without approval of the Department of Planning and Community Development through an approved landscape, clearing, grading, or civil plan. **This item is noted on the final plat drawings.**

22. Prior to any construction activity, construction fencing shall be installed in such a manner as to protect the drip line of significant trees and native vegetation within open space areas and buffers. **This item is noted on the final plat drawings.**

23. Significant trees designated for preservation shall be shown on the final subdivision. A minimum of 30 percent of the existing significant tree canopy on the site, or 15 percent of the existing significant trees on site at time of preliminary plat application, shall be retained. No building, clearing or grading within the critical root zone of a significant tree designated for preservation shall occur without a report from a consulting arborist indicating how the tree will be preserved. If any significant trees are determined to be hazardous by a professional arborist, they may be removed after a replanting plan has been approved by the Department of Planning and Community Development. All significant tree and tree stands located in the perimeter landscape buffer areas must be maintained in accordance with the provisions of BIMC 18.85.060.

    The significant tree retention areas are depicted on the final plat drawings. The appropriate provisions for significant tree removal in these areas are noted on the final plat. As discussed under Condition 8 above, the significant tree retention areas in Tracts A, B and E were modified from those depicted in the preliminary plat drawings to accommodate installation of roadway, utility, stormwater and parking facilities.

    The significant tree retention area associated with Tract B is reconfigured, eliminating the areas dedicated to rain gardens and adding an area equal in size immediately adjacent to Tract B and centered on the public trail. Portions of significant tree retention areas in Tracts A and E have been replaced with an area equal in size within Tract A. Replanting for both of the replacement areas, designated "retained and replanting areas" on the final plat, is assured (Attachment D). [Attachment H , Sheet 12/12]

24. A final Open Space Management Plan shall be submitted with the final plat application. The approved uses in the final Open Space Management Plan (OSMP) shall comply with the requirements contained in BIMC 17.04 and BIMC Title 18. Due to the geologically hazardous nature of the open space areas, the final OSMP must reflect allowed uses in Tract F, including provisions for stormwater conveyance and vegetation requirements of BIMC 16.20. Stormwater systems in substantial conformance with the preliminary civil drawings shall be permitted in the open space areas. The OSMP shall provide for use / maintenance of the bus shelter, recreational area, play structure(s), "pea patch" and any bicycle storage facilities located therein. **The OSMP complies with the provisions of BIMC 17.04, Title 18 BIMC 16.20. The plan provides for stormwater facilities in substantial conformance with the preliminary plat, recreational use, the community garden and the bus shelter use within designated open space areas. (Attachment G)**

25. Conditions 1 – 3; 7 if assured; applicable portions 8; 11; 13; 14; applicable portions of 15; 16 – 18; 20 if assured; and reference to landscape / vegetation requirements contained in 21 – 24 shall be listed on the final plat mylar. **The appropriate conditions are listed on the final plat mylar.**

Attachments:

A. City Engineer Approval
B. Kitsap County Health District Approval
C. Bainbridge Island Fire District Approval
D. Plat Improvement Performance Assurity (Assignment of Account)
E. Declaration of Covenant (Maintenance & Operation of Private Storm Drainage Facilities)
F. Maintenance Bond (for completed infrastructure improvements)
G. Open Space Management Plan
H. Final Subdivision Drawings

City of Bainbridge Island
Department of Planning & Community Development
280 Madison Ave. N.
Bainbridge Island, WA 98110
(206) 842-2552 www.ci.bainbridge-isl.wa.us

Development Engineer Project Review

To: Kelly Tayara, Planner

From: Janelle Hitch, Development Engineer

Date: November 8, 2011

Re: FSUB – HRB/Ferncliff Village

Related Application Number: **FSUB15540**

Under the authority of the City Engineer, the Development Engineer in the Planning Department has reviewed the above referenced permit application as required by RCW 58.17.160; BIMC 17.04.110 AND BIMC 17.04.113 and recommends:

APPROVAL of the final subdivision application.

☒A city approved assurance device is on file with the Planning Department for the following improvements:

1. Bus Shelter
2. Crosswalk
3. Landscaping for Bus Shelter
4. Public Trail
5. Recreation Facilities
6. Mailboxes
7. Signing – Fire Lane, Street, Open Space, Turnout
8. Lot Corners and Monumentation
9. Bicycle Stalls
10. Tree Buffer – North and East
11. Storm Swale
12. Gravel Shoulders
13. N/S Pathway
14. Bioswale between lots 17 and 18
15. Rain Garden Rockery
16. Detention Pond Landscape
17. Rain Garden Plantings

ATTACHMENT A

KITSAP COUNTY HEALTH DISTRICT

SCOTT W. LINDQUIST, MD, MPH, DIRECTOR
345 6th Street, Suite #300
Bremerton, WA 98337-1866
(360) 337-5285
Fax (360) 337-5291

PLAT APPROVAL SHEET

CITY OF BAINBRIDGE ISLAND COMMUNITY DEVELOPMENT
280 MADISON AVENUE NORTH, BAINBRIDGE ISLAND, WA 98110

DATE OF SUBMITTAL: 9/23/11 APPLICATION/SHORT PLAT NO: 15540

NAME: HRB/Ferncliff Village PARENT TAX ID NO. 262502-2-131-2003

Water Supply:		
Preliminary Approval By:		Date:
Final Approval By:	John G.	Date: 9/27/11
Denied By:		Date:

On-Site Soils:		
Preliminary Approval By:		Date:
Final Approval By:		Date:
Denied By:		Date:

Sewer		
Preliminary Approval By:		Date:
Final Approval By:	[illegible]	Date: 9-27-11
Denied By:		Date:

Individual parcels as building sites, are dependent upon building permit approval conforming to Health District standards. Approval of this subdivision does not constitute approval of building sites on individual lots

Soil Descriptions/Comments

Parcel A	
Parcel B	
Parcel C	
Parcel D	

COMMENTS: Public water and public sewer.

C.O.P.

SEP 27 2011

RECEIVED

K:\EH\Onsite\Applications and Forms\In-house forms\1-Plat Approval Sheet - COBI.doc

ATTACHMENT B

Bainbridge Island Fire Department

Memo

November 8, 2011

TO: Kelly Tayara, Planning Department

FR: Assistant Chief Luke Carpenter, Fire Marshal

RE: HRB/Ferncliff FSUB15540

The submittal has been reviewed resulting in the following comments:

1. New hydrants have been inspected and appear to be acceptable for service.
2. The one way road has been completed to the satisfaction of the City Engineer and appears adequate for to serve the residential dwellings. The roadway and related shoulder facilities will be reviewed at time of building permit as driveways are installed to assure compliance with the adopted Fire Code.
3. The proposed fire sprinkling of the multi-family buildings is noted.
4. The Fire Department HIGHLY recommends that all residential dwellings be equipped with fire sprinklers.
5. The project shall be in accordance with the adopted Fire Code.
6. Construction and signage shall be to the satisfaction of the Fire Marshal. **NOT COMPLETED. OKAY TO POST BOND FOR INCOMPLETE ITEMS. IMPROVEMENTS TO BE COMPLETED PRIOR TO FIRST CERTIFICATE OF OCCUPANCY.**

ATTACHMENT C

ASSIGNMENT OF ACCOUNT

City of Bainbridge Island, 280 Madison Avenue North, Bainbridge Island, WA 98110-1812
Phone 206-842-2016 FAX 206-780-3710

NOTE TO ASSIGNOR: This account cannot be released, in full or in part, unless expressly approved by the City of Bainbridge Island, Planning and Community Development Department.

This assignment is in lieu of completion of required subdivision improvements associated with the development known as Ferncliff Village and for the purpose of fulfilling the performance assurance requirement of BIMC 17.04.119 in accordance with the cost estimate included as Attachment A.

The undersigned does hereby assign, transfer and set over unto the City of Bainbridge Island all right, title, and interest in and to $ 47,996.40 (Forty seven thousand nine hundred ninety six and 40/100 Dollars) of Account No. 08021002837 in the Liberty Bay Bank with full power and authority to demand, collect, and receive said deposit and to give receipt and a quittance therefore for the uses and purposes prescribed by said BIMC 17.04.119 as surety for the work authorized by Bainbridge Island Subdivision Permit File No. FSUB15540 for which the undersigned has applied. It is understood and agreed that Liberty Bay Bank holds the said checking account or time deposit in its possession and agrees to hold $ 47,996.40 until a release of this assignment is received from the City of Bainbridge Island.

In the event that the undersigned fails to faithfully, perform all obligations and agreements of above stated Subdivision Permit in a timely manner the deposit will be released to the City of Bainbridge Island after 30 days notice on demand and with no other conditions of release.

The undersigned represents and warrants that the above-described account is owned solely by the undersigned and is free and clear of all liens and encumbrances, and that the undersigned has full power, right, and authority to execute and deliver this assignment. If the account requires a passbook or other medium evidencing ownership, such medium has been delivered and is assigned and pledged to the City.

The undersigned acknowledges that the above assignment was complete, with all blanks filled in, prior to execution of this document. Any penalty arising from a demand for payment by the City from the bank shall be assessed solely against the Assignor.

Signed and dated at Bainbridge Island, Washington, this 8 day of November, 2011.

Signature of Depositor

P.O. Box 11391

Address

Bainbridge Island, Wa 98110

City State Zip Code

ACCEPTANCE - To be completed by bank personnel

The undersigned hereby accepts the foregoing assignment of account or time deposit and agrees to hold the funds until an authorized release is received by the City of Bainbridge Island.

Signature of Bank Officer and Title

Date 11/08/11

19917 7th Ave NE, Ste 101

Bank Address

Poulsbo

Branch

Poulsbo WA 98370

City State Zip Code

(360) 394-4753

Phone Number

NOTARIZED SIGNATURE OF AUTHORIZED BANK PERSONNEL

Subscribed and sworn to before me this date: 11/8/11

Notary Public in and for the State of Washington

Poulsbo, WA

Residing at

2/7/15

My commission expires

Notary Public
State of Washington
JEREMY E KEY
My Appointment Expires Feb 7, 2015

Routing: Original to Vault
Copy to Finance Dir.
Copy to Project File

Exhibit A

Assured Plat Improvements
Ferncliff Village FSUB15540

Source: Central Highlands Estimate Documentation, revised 10/31/2011

Transportation Facilities		
Public Trail	$ 7,000.00	
Less: BIPRD Funds	(5,000.00)	
Bus Shelter	4,200.00	
Less: Reduction for percentage of completion 50%	(2,100.00)	
Landscaping	500.00	
Bicycle Stalls*	400.00	
Crosswalk Facility (Ferncliff)	1,525.00	
ADA Ramp	2,579.00	
Gravel Shoulders	500.00	
Fire Lane Signage (20)	895.00	
Turnout Signage (3)	78.00	
Transportation Total		$ 10,577.00
Recreational Facilities		
Playground Equipment*	7,145.00	
Open Space Signage	460.00	
Pedestrian trail (Common to Lots 14, 15, 18 & 19)	280.00	
Recreation Total		7,885.00
Water Management / Landscaping Facilities*		
Detention Pond (Tract C)	647.00	
Storm Swale (Common to Lots 9 - 24)	708.00	
Bio Swale (Common to Lots 18 & 19)	315.00	
Rain Garden (Tract F)		
Rockery (Common to Lots 9-14)	4,590.00	
Pedestrian path from parking area (FBO Lots 10-13)	2,700.00	
Landscaping	565.00	
Tract B and attached significant tree retention area		
Rain Garden Landscaping (Tract B)	200.00	
East Buffer (incl attached Sig tree retention area) planting	2,796.00	
Less: Reduction for percentage of completion 50%	(1,398.00)	
Rain Garden Landscaping (Tract D)	642.00	
North Landscape Buffer Planting & misc infill in open space areas	2,273.00	
Water Mgt / Landscape Total		11,765.00
Miscellaneous Facilities		
Mailboxes*	2,997.00	
Survey Monuments (Lot Corners)	4,500.00	
Miscellaneous Total		7,497.00
	Grand Total	$ 39,997.00
	Assurity Total (120%)	$ 47,996.40

*To serve Phase I of development

City of Bainbridge Island
Department of Public Works
280 Madison Avenue N.
Bainbridge Island, WA 98110

Declaration of Covenant

Associated with Maintenance and Operation of Storm Drainage Facilities

Grantor: Housing Resource Board

Grantee: City of Bainbridge Island

Legal Description SE 1/4 NW 1/4sec 26 T 25 N R 2E W.M.

Additional Legal: Attached exhibit A

Assessor's Tax Parcel #: Attached exhibit B

Whereas the city of Bainbridge Island, a political subdivision of the State of Washington, has rights under city ordinances, codes, and Washington State statutes to regulate storm water drainage, and The City of Bainbridge Island, Department of Public Works has issued a permit number FSUB15540 and PU15540 for the development known as Ferncliff Village which contains on-site stormwater facilities.

The Grantors, hereinafter known as the owner(s) of the real property situated in the City of Bainbridge Island, State of Washington, and legally described as follows:

The owner(s), their heirs, successors or assigns, hereby covenant and agree that:

1. The City of Bainbridge Island, or its designee, shall have the right to ingress and egress over the above described property for the purpose of inspecting, sampling and monitoring stormwater facility components and discharges.

2. If, at any time, the City of Bainbridge Island reasonably determines that maintenance or repair work is required to be done to the existing and accepted stormwater facilities installed on the property described above (which will mean repair or clean out existing facilities only to the same standards as originally installed and accepted), the COBI City Engineer or his/her designee shall give the Owner(s) seven (7) days' notice that the City intends to

perform such maintenance or repair work, or to have them performed by others. If the owner(s) have not completed or are not diligently pursuing the maintenance or repair work to the facilities and it becomes necessary for the City to perform the work, the Owner(s) will assume responsibility for the cost of such maintenance or repair work and will reimburse the City within thirty (30) working days of receipt of the invoice for any such work performed. Overdue payments will require payment of interest at the current legal rate for liquidated judgments, and any costs or fees incurred by the City, should any legal action be required to collect such payments, will be borne by the parties responsible for said reimbursements.

3. If, at any time, the City reasonably determines that the existing and accepted stormwater facilities installed on the property described above poses a hazard to life and limb, or endangers property, or adversely affects the safety and operations of public way, due to failure, damage or non-maintenance, and that the situation is so adverse as to preclude written notice to the Owner(s), the City Engineer may take the measures necessary to eliminate the hazardous situation (which will mean repair or clean out of the existing facilities only to the same standards as originally installed and accepted), provided the Director, or his/her designee, has first made a reasonable effort to locate said Owner(s) before acting. The Owner(s) will assume responsibility for the cost of such maintenance or repair work and will reimburse the City within thirty (30) days of receipt of the invoice for any such work performed. Overdue payments will require payment of interest at the current legal rate for liquidated judgments, and any costs or fees incurred by the City, should any legal action be required to collect such payments, will be borne by the parties responsible for said reimbursements.

4. The Owner(s) will keep the City informed at all times as to the name, address and telephone number of the contact person responsible for the performance of maintenance or repair work to the storm drainage facilities.

5. The Owner(s) agree to hold harmless and indemnify the City or its designee from any and all claims arising from any activity the City undertakes on the property described above if it becomes necessary for the City to conduct maintenance or repair work.

These covenants are intended to protect the value and desirability of the real property described above, and to benefit all the citizens of the City of Bainbridge Island. They shall run with the land and be binding on all parties having or acquiring from the Owner(s), their heirs, successors or assigns, any right, title or interest in the property or any part thereof. They shall inure to the benefit of each present or future successor in interest of said property or any part thereof, or interest therein, and to the benefit of all the citizens of the City of Bainbridge Island.

Ken Balizer _____ 10/31/11 _____

Ken Balizer, Executive Director
Housing Resources Board (Owner)

Date

MAINTENANCE BOND

Bond No. WAC47113

WHEREAS, Talbot Excavating Co LLC, hereinafter referred to as "the Principal", has constructed and installed certain improvements in connection with a project know as Ferncliff Village on a site located at Ferncliff Avenue, within the City of Bainbridge Island, hereinafter referred to as "the City"; and,

WHEREAS, in order to provide security for the obligation of the Principal to repair or replace any improvement(s) which prove(s) defective within two year(s) of acceptance of the improvement(s) by the City of Bainbridge Island and to enable the City to release the performance bond provided in connection with said improvements, this bond has been secured and is hereby submitted to the City.

NOW THEREFORE, the undersigned Principal and Merchants Bonding a corporation authorized to transact surety business in the State of Washington, hereinafter referred to as "the Surety", agrees and bind themselves, their heirs, executors, administrators and assigns, unto the City in the sum of _____ Dollars ($47,998.00), lawful money of the United States, according to the following terms and conditions:

1. The Principal and Surety agree that in the event any of the improvements installed by the Principal or Surety pursuant to the above references plans, conditions and file fail to remain free from defects in materials, workmanship or installation, or in the case of landscaping, fail to survive, for a period of two (2) years from the date of acceptance of the installation by the City, then the Surety shall, within twenty (20) days demand of the City make a written commitment to the City that it will either:

(a) remedy the default itself with reasonable diligence pursuant to a time schedule acceptable to the City, or

(b) tender to the City within an additional ten (10) days the amount necessary, as determined by the City, for the City to remedy the default, up to the total bond amount.

The Surety shall then fulfill its obligations under this bond, according to the option it as selected.

If the Surety elects option (b), then upon completion of the remedy the City shall notify the Surety of the actual costs of the remedy. The City shall return, without interest, any overpayment made by the Surety, and the Surety shall pay to the City any actual costs which exceed the City's estimate, limited to the bond amount.

2. If the Principal fails to make repairs or provide maintenance within the time period requested by the City, its employees and agents are hereby authorized to enter onto said property and to perform such work. This provision shall not be construed as creating any obligation on the party of the city of its representatives.

ATTACHMENT F

3. In the event any lawsuit is instituted to enforce the terms of this bond or to determine the rights of any party hereunder, the prevailing party is such litigation shall be entitled to recover from the losing party its costs, including reasonable attorneys' fees, incurred as a result of such lawsuit.

4. This bond shall remain in full force and effect until the obligations secured hereby have been fully performed and until released in writing by the City at the request of the Surety or the Principal.

DATED this 27th day of Oct, 2011

Talbot Excavating Co LLC
Principal

Countersigned:

Residing Agent

Merchants Bonding Co. (Mutual)
Surety

Print Surety Name/Tile
John F Criss
Attorney-in-Fact

STATE OF WASHINGTON)
)ss
COUNTY OF Kitsap)

On this 27th day of October, 2011, personally appeared before me Kyler Talbot to me known to be the individual(s) described in and who executed the within and foregoing instrument and acknowledged that he/she signed the same free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that he/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereto set my hand and affixed by official seal the day and year first above written.

SHELLEY M AVERY
NOTARY
Feb 17 2015
PUBLIC
STATE OF WASHINGTON

NOTARY PUBLIC in and for the State of Washington, residing at Bremerton

My Commission expires: 02.17.15

ACCEPTED BY:

CITY OF BAINBRIDGE ISLAND

By: _____
City Manager
Date: 11.3.11

Approved as to Form:

By: _____
City Attorney

STATE OF WASHINGTON)
)ss
COUNTY OF Kitsap)

On this 3rd day of November, 2011, personally appeared before me Brenda Bauer to me known to be the individual~~(s)~~ described in and who executed the within and foregoing instrument and acknowledged that ~~he~~/she signed the same free and voluntary act and deed, for the uses and purposes therein mentioned, and on oath stated that ~~he~~/she was authorized to execute said instrument.

IN WITNESS WHEREOF, I have hereto set my hand and affixed by official seal the day and year first above written.

_____
NOTARY PUBLIC in and for the State of Washington, residing at Bainbridge Island
My Commission expires: 06/09/15

KATE L. BROWN
COMMISSION EXPIRES
NOTARY
PUBLIC
6-09-15
STATE OF WASHINGTON

Plat of Ferncliff Village

City of Bainbridge Island
Open Space Management Plan

Application File No. 15540

DATE: October 21, 2011

APPLICANT: The Housing Resources Board
PO Box 11391
Bainbridge Island, WA 98110

OPEN SPACE OWNERSHIP AND MANAGEMENT ENTITY:

Private ownership and management by the Ferncliff Village Homeowners Association. The Homeowners Association shall be responsible for the maintenance of the Open Space in accordance with the Open Space Management Plan.

APPROVED USES WITHIN OPEN SPACE AREA

1. Formal and informal passive recreation, including pervious trails.

2. Planting of native vegetation.

3. Planting of non-invasive, non-native vegetation except in designated community garden.

4. Removal of invasive vegetation.

5. Construction and maintenance of storm drainage systems and underground utilities within the easement areas delineated on the plat.

6. Low impact fencing or signs marking the open space boundary.

ATTACHMENT G

7. Active recreation uses consistent with BIMC 17.04.082.(G)6.

8. Agricultural uses and fencing necessary for animal control, excepting those agricultural uses that require permanent buildings.

9. Construction, maintenance and use of a bus shelter and bicycle storage facility.

LIMITATIONS

1. Buildings are not permitted within any open space areas except a bus shelter structure, bicycle storage facilities and structures allowed under item 8 above.

2. Existing vegetation shall be retained and maintained except for City-approved utilities, and trails and except for hazard trees approved for removal utilizing the procedures outlined in BIMC Chapter 18.85. Significant trees approved for removal shall be replaced by trees of similar species. No cutting or clearing or other removal of existing and/or native vegetation shall be allowed in the designated Open Space except in areas designated for active recreation as provided for in item 8 above and within utilities easements.

3. No construction activities or staging shall be permitted in the Open Space areas except within designated easement areas. Prior to construction on each lot temporary chainlink fencing, orange construction fencing, or other construction fencing satisfactory to the Director, shall be placed around Open Space areas as required by the Director. Hazard trees within any Open Space area can and should be removed with the approval of the Director during the clearing and grading phase of construction.

4. Activities involving storm water conveyances, revegetation requirements and trail construction within the geological hazard area of Tract E shall be limited to the Critical Areas Ordinance BIMC 16.20.

5. No building, clearing or grading shall occur in designated significant tree retention areas or within the root zone of significant trees designated for preservation, without a report from a consulting arborist and approval of the Department of Planning and Community Development.

OPEN SPACE MAINTENANCE PLAN

Open space areas shall be maintained by the Ferncliff Village Homeowners Association. Maintenance activities shall include, at a minimum, annual inspections of open space areas for compliance with the Open Space Management Plan.

Prior to site development, open space areas shall, as necessary, be protected to prevent damage during construction by the installation of temporary construction fencing or netting around the Open Space.

Significant trees within the open space that become diseased, die or are determined to be a hazard to life or property may be removed and replanted following the procedure outlined in BIMC 18.85.060.

Either a low impact fence (e.g., split rail) or signs delineating the boundary of the open space area shall be maintained along the boundary between the open space and the lots or right of way.

If open space is not maintained consistent with this Open Space Management Plan, the City shall have the right to provide the maintenance thereof, and bill the owner for the cost of maintenance.

SIGNATURES

The Housing Resources Board
Ken Balizer, Executive Director

November 1, 2011
Date

Ferncliff Village Open Space Management Plan

State of Washington
County of Kitsap

I certify that I know or have satisfactory evidence that Ken Balizer 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 Executive Director of The Housing Resources Board, a Washington Non-Profit Corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

LN Lant

NOTARY PUBLIC in and for the State of Washington
Print Name LN LANT
Residing at KITSAP COUNTY WA
My appointment expires 9-29-13

L. N. LANT
COMMISSION EXPIRES
NOTARY
PUBLIC
9-29-13
STATE OF WASHINGTON

ADMINISTRATIVE APPROVAL

I have reviewed and considered the proposed Open Space Management Plan consistent with the requirements and standards contained in Title 17 of the Bainbridge Island Municipal Code. I hereby approve the Open Space Management Plan.

Christopher Wierzbicki, P.E., Deputy Director
Planning and Community Development

11.1.11

Date

State of Washington
County of Kitsap

I certify that I know or have satisfactory evidence that Christopher Wierzbicki, P.E., Deputy Director of the City of Bainbridge Island Planning and Community Development is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 11-1-11

L. N. LANT
COMMISSION EXPIRES
NOTARY
PUBLIC
9-29-13
STATE OF WASHINGTON

Notary Public in and for the State of Washington

Residing in KITSAP COUNTY

My appointment expires 9-29-13

Plat of
Ferncliff Village

Housing Design Demonstration Project

SE 1/4, NW 1/4

Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

Dedication

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned owners in fee simple of the land hereby platted, dedicate to the use of the public forever the right of way for Ferncliff Avenue NE and Curtis Lane NE, as shown on the plat, and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes. The right of way dedicated may include right of way that was previously granted or dedicated. We reserve the right to make all slopes for cuts and fills upon the lots shown on the plat in the reasonable original grading of said right of way and the easements described below and we also reserve the right to allow surface drainage from said right of way and easements to flow over and across all lots where water might take a natural course after site development is completed.

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. The owners hereof, their successors and assigns, hereby waive all claims for damage against any governmental authority arising from the construction and/or maintenance of public facilities and public property within this development.

Easement Provisions

Easements shown on the drawings are over, under and across the areas shown for the purposes stated. Utilities easements refer to easements for the construction, maintenance and repair of underground utilities and their appurtenances. Pedestrian easements refer to easements for pedestrian access. Parking easements refer to easements for vehicular parking. Public bus shelter easements refer to easements for a pedestrian access waiting area.

As shown on the drawings utilities easements include portions of areas within Tracts B through F and all of the area within Lots 1 through 24 exclusive of the area within the footprint of the residential structure on each lot. The utilities easements are hereby conveyed to the Ferncliff Village Homeowners Association, the City of Bainbridge Island, Puget Sound Energy, Century Link, Comcast of Washington and other utility companies having franchises or permits from the city of Bainbridge Island, and their respective successors and assigns.

The public pedestrian easements are hereby conveyed to the public and the City of Bainbridge Island.

The pedestrian easements are hereby conveyed to Lots 1 – 25 inclusive.

The parking easements are hereby conveyed to the lot as shown on Sheet 11.

The Public bus shelter easement shown in the Southeast corner of Tract A is hereby conveyed to the public.

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

_____

The Housing Resources Board
Ken Balizer, Executive Director

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 November 2010 through September, 2011, 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

Approvals

Engineer

Approved by the City Engineer this _____ day of _____, 2011.

_____

Christopher Wierzbicki, P.E.
Community Development Administrator

Health District

Examined and approved by the Bremerton-Kitsap County Health District this _____ day of _____, 2011.

_____

Scott W. Lindquist, MD, MPH
Director of Health, Bremerton-Kitsap County Health District

Planning and Community Development

Approved by the Director of Planning and Community Development this _____ day of _____, 2011.

_____

Katharine Cook, Planning Director
Planning and Community Development
City of Bainbridge Island

City Council

Approved by the City Council of Bainbridge Island this _____ day of _____, 2011.

_____

Kirsten Hytopoulos
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 _____, 2011 recorded in Volume _____ of plats, Pages _____ records of Kitsap County, Washington.

_____

Walter E. Washington
Kitsap County Auditor

Attest: _____
Deputy

C.O.B.I.
OCT 26 2011
REVISED

RECEIVED PCD

GAVIN M. OAK
STATE OF WASHINGTON
45168
REGISTERED
PROFESSIONAL LAND SURVEYOR

10/21/11

ADAM & GOLDSWORTHY, INC.
LAND SURVEYING

1015 NE HOSTMARK ST. 360-779-4299
POULSBO, WA 98370 206-842-9598

DATE 10/21/11 FIELD BOOK --
DRAWING 5057P1 SHEET 1 / 12

ATTACHMENT H

Plat of Ferncliff Village

Housing Design Demonstration Project

SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

Acknowledgment

State of Washington
County of Kitsap

I certify that I know or have satisfactory evidence that Ken Balizer 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 Executive Director of The Housing Resources Board a Washington Non-Profit Corporation 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 _____

Legal Description

Resultant Parcels A, B and C of the Amended Housing Resources Board Boundary Line Adjustment recorded under Kitsap County Auditor's File No. 201012300026, and situate in the Southeast quarter of the Northwest quarter of Section 26, 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 53035C0244D
Effective Date: December 18, 2007

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.

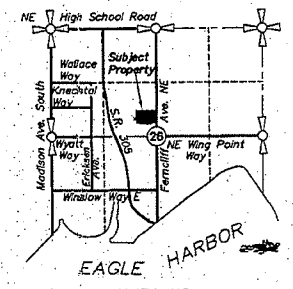
3) This property is subject to a slope easement for Ferncliff Avenue NE to the City of Bainbridge Island recorded under Kitsap County Auditor's File No. 3041677.

4) Refer to the short plat recorded under Kitsap County Auditor's File No. 7801300077.

5) Refer to the surveys recorded in volume 24, page 39, volume 73, page 17, and volume 75, page 181 of surveys, records of Kitsap County, Washington.

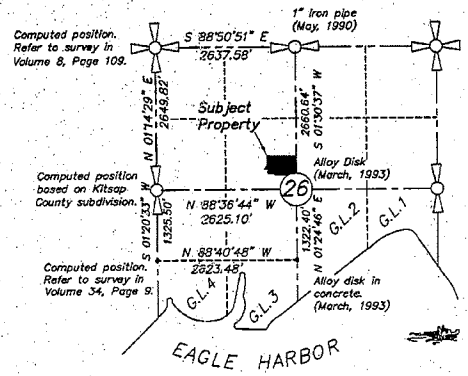
6) This property is subject to a Storm Drainage Easement recorded under Kitsap County Auditor's File No. 201105040095.

7) Refer to the plat certificate prepared by Pacific Northwest Title under order no. 32125171.



VICINITY MAP
SEC.26, T.25N., R.2E., W.M.
(No scale)

Owner:	Housing Resources Board P.O. Box 11391 Bainbridge Island, WA. 98110 206-842-1909
Current use:	Undeveloped
Proposed water service:	City of Bainbridge Island
Proposed sewer service:	City of Bainbridge Island
Assessor's Account Nos.	262502-2-131-2003 262502-2-132-2002 262502-2-133-2001
Zoning:	R-3.5
Comprehensive Plan:	SUR
Compliance with the fire flow requirements of BIMC 20.04 will be by fire flow from the City water system.	
Storm drainage from new site construction will be reduced by low impact development practices, treated and detained through rain gardens and surface detention facilities, and discharged to the City system on Ferncliff Ave. NE and the ravine on the West.	
Application File No. 15540	



SECTION SUBDIVISION
SEC.26, T.25N., R.2E., W.M.
(No scale)

C.O.B.
OCT 26 2011
RECEIVED PCD
REVISED

GAVIN M. OAK
STATE OF WASHINGTON
40195
REGISTERED
PROFESSIONAL LAND SURVEYOR
10/21/11

ADAM & GOLDSWORTHY, INC.
LAND SURVEYING
1015 NE HOSTMARK ST. 360-779-4299
POULSBO, WA 98370 206-842-9598

DATE 10/21/11 FIELD BOOK --
DRAWING 5057P2 SHEET 2 / 12

Plat of Ferncliff Village

Housing Design Demonstration Project

SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

Conditions

1. To avoid environmental impacts and potential risk of ravine slope instability, the applicant shall follow the recommendations of a geotechnical engineer for site development, including site preparation, excavation, construction, vegetation management and stormwater facilities. The applicant shall meet the replanting requirements of BIMC 16.20 for stormwater facilities installed within the ravine slope or its buffer.

2. To avoid or mitigate environmental impacts, Washington State Department of Fish & Wildlife Hydraulic Project Approval may be required prior to construction of storm drainage facilities on this project. Copies of any required approvals must be submitted to the City prior to construction. A copy of all public agency approvals and approved drawings shall be given to all contractors performing work at the site prior to beginning any construction work.

3. To avoid impacts to archaeological resources, the contractor is required to stop work and immediately notify the Department of Planning and Community Development and the Washington State Office Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during excavation or construction.

4. The project must substantially conform to the Housing Design Demonstration Project (HDDP) program criteria for housing diversity, innovative site development and innovative building design as demonstrated in the HDDP evaluation scoring and applications for the underlying land use permits, except as otherwise conditioned through this approval.

a) The completed project must provide at least 50 percent of the units remain affordable. A proportional amount of affordable housing units must be completed at or prior to completion of any market rate units.

b) The maximum home size is 1600 square feet.

c) The project must achieve the HDDP development standards related to Low Impact Development.

d) The project must achieve LEED Silver, BuiltGreen 4 or Evergreen Sustainable Development certification for each of the lots/unit. Building permit applications, construction and final occupancy shall comply with the certification provisions of BIMC 18.38.040.H.

5. Prior to any construction activities, appropriate permits, including but not limited to right of way permits and license agreements, road approach permits, clearing grading, and building permits, shall be obtained from the City.

6. If a school impact fee is in effect at the time of building permit issuance, it shall be the responsibility of an applicant constructing the residential unit to pay the school impact fee (BIMC 15.28)

7. At the time of building permit application, the applicant shall submit outdoor lighting plans that demonstrate compliance with BIMC 15.34, Outdoor Lighting on Public and Private Property. Freestanding lighting shall have maximum height of 14 feet including the base and casing.

8. The development shall provide, at a minimum, ten-foot wide non-motorized public trail right of way/trail easements as depicted in the preliminary subdivision drawings. The public trail system connecting Ferncliff and Cave Avenues shall be constructed or assured prior to final plat approval, an assurance device shall provide for construction within two years of final plat approval.

9. The trail shall be constructed to provide no less than a five foot width surface, and shall consider accessibility.

10. The development shall provide, at a minimum, a ten foot wide non-motorized public trail right of way or trail easement along the West property line from the North property boundary to connect to the Cave Avenue right of way.

11. Vehicular access to the development shall be limited to a one-way public street with ingress/egress via Ferncliff Avenue. The roadway shall meet the Residential Optional Suburban Street Standard.

12. Where feasible with regard to storm water facilities, raised curbs shall define the entrance to the multi-family parking lot from the internal public roadway, define the ends of the multi-family parking lot aisle, and, if applicable define pedestrian walkways from the internal roadway to the multi-family buildings.

13. Pedestrian walkways shall be provided to assure safe access from the parking area serving the multi-family buildings and to single-family residences where the associated parking is not located on the lot it serves. Walkways shall be surfaced with nonskid hard surfaces.

14. The roadway shall provide a minimum of three turnouts. While "standing" is permitted, "parking" is not permitted in the turnouts. The turnouts shall be appropriately signed.

15. Mailboxes for the entire development shall be located in the turnout nearest the ingress from Ferncliff Avenue.

16. The entire length of the roadway shall be marked as a fire lane: No parking shall be permitted on the roadway or shoulders

17. The building setbacks are as follows:

Building to building: Minimum 0 feet (Subject to Building Official and Fire Marshal building permit approval)
Building to subdivision boundary: Minimum 5 feet
Building to right of way: Minimum 10 feet
Building to trail and/or open space: Minimum 10 feet.

18. The maximum building height of multi-family buildings in Phase II is 30 feet and the maximum height of all other buildings and structures is 25 feet.

19. Landscape buffers shall be maintained in conformance with the required vegetated screen standards. No vegetation within the buffers shall be disturbed without approval of the Department of Planning and Community Development through an approved landscape, clearing, grading, or civil plan.

20. Prior to any construction activity, construction fencing shall be installed in such a manner as to protect the drip line of significant trees and native vegetation within open space areas and buffers.

21. This subdivision is subject to an Open Space Management Plan (OSMP) and significant tree retention area requirements. No building, clearing or grading shall occur in designated significant tree retention areas, or within the root zone of significant trees designated for preservation, without a report from a consulting arborist and approval of the Department of Planning and Community Development. The OSMP provides for use/maintenance of required amenities, including the bus shelter, recreation areas, play structure(s), community garden and any bicycle storage facilities, located therein.

Bond Note

The lots created by this subdivision 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.

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STATE OF WASHINGTON
43100
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LAND SURVEYING

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POULSBO, WA 98370 206-842-9598

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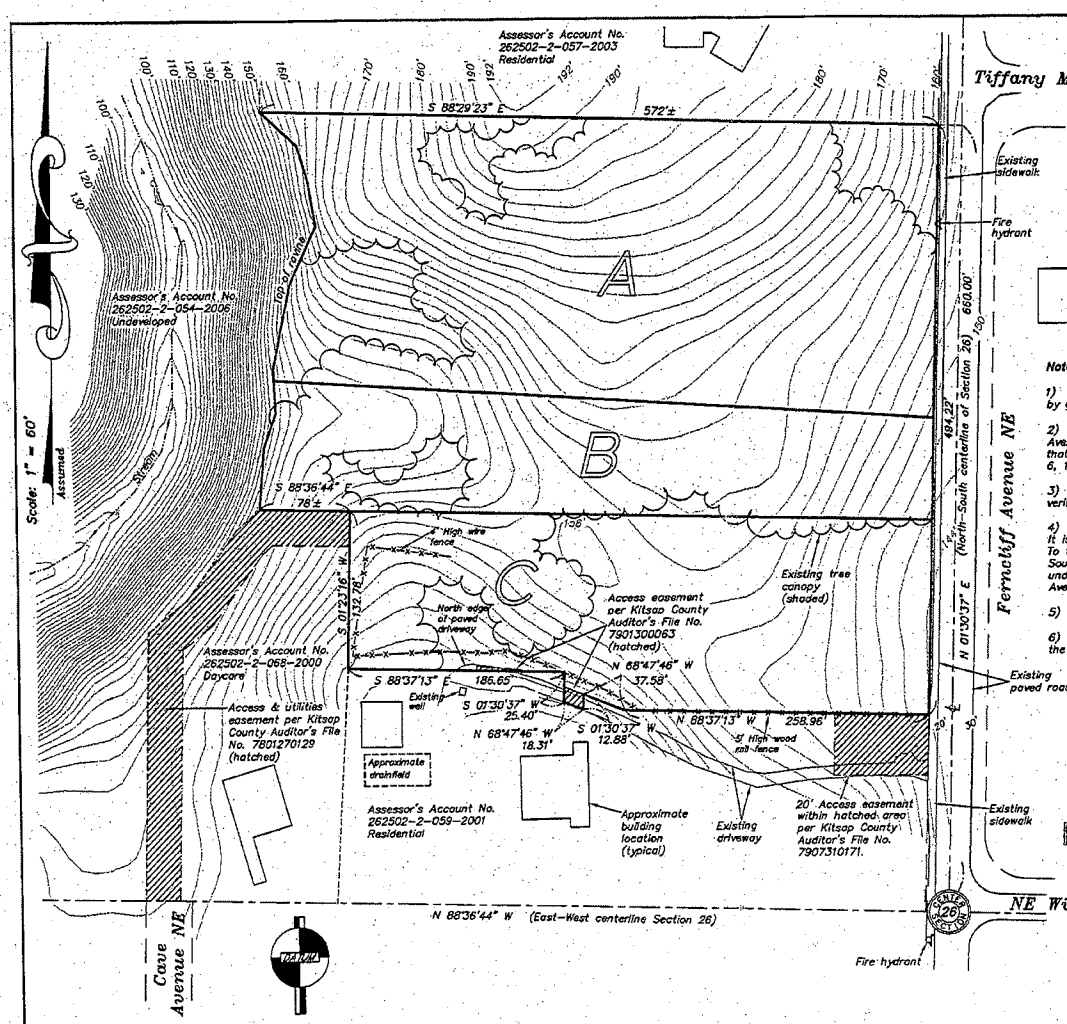
DRAWING 5057P3 SHEET 3 / 12



Existing Conditions

Notes

1) The top of the ravine shown was field delineated in April of 2008 by geotech consultants with concurrence of the City staff.

2) We find no conveyance of record for the right of way of Ferncliff Avenue NE adjacent to this property. The right of way width shown is that on the Order of Establishment for County Road 182 dated October 6, 1908.

3) The contours shown are publicly available and were not field verified.

4) This parcel is undeveloped and slopes down from North to South. It is primarily wooded with a cleared area in the Southeasterly corner. To the North and South are developed residential properties. To the Southwest is a parcel with a daycare facility. To the East are undeveloped and residential properties on the East side of Ferncliff Avenue and to the West is the Winslow ravine.

5) Building locations on adjacent properties are approximate.

6) Slopes on the property vary from 15% to 21%. Offsite slopes to the West are over 40%.

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Plat of Ferncliff Village

Housing Design Demonstration Project

SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

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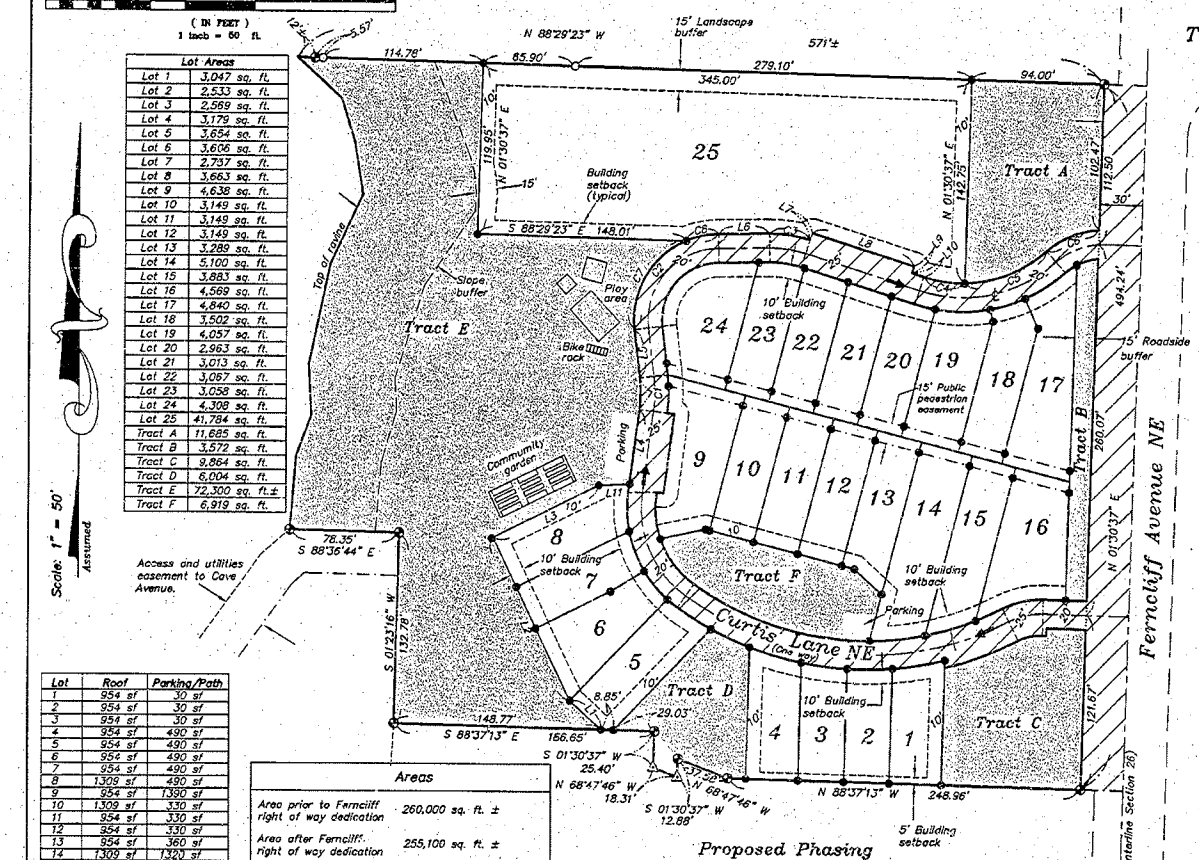
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

Scale: 1" = 50'

Assumed



Lot Areas	
Lot 1	3,047 sq. ft.
Lot 2	2,533 sq. ft.
Lot 3	2,569 sq. ft.
Lot 4	3,179 sq. ft.
Lot 5	3,654 sq. ft.
Lot 6	3,606 sq. ft.
Lot 7	2,737 sq. ft.
Lot 8	3,663 sq. ft.
Lot 9	4,638 sq. ft.
Lot 10	3,149 sq. ft.
Lot 11	3,149 sq. ft.
Lot 12	3,149 sq. ft.
Lot 13	3,289 sq. ft.
Lot 14	5,100 sq. ft.
Lot 15	3,883 sq. ft.
Lot 16	4,569 sq. ft.
Lot 17	4,840 sq. ft.
Lot 18	3,502 sq. ft.
Lot 19	4,057 sq. ft.
Lot 20	2,963 sq. ft.
Lot 21	3,013 sq. ft.
Lot 22	3,067 sq. ft.
Lot 23	3,058 sq. ft.
Lot 24	4,308 sq. ft.
Lot 25	41,784 sq. ft.
Tract A	11,685 sq. ft.
Tract B	3,572 sq. ft.
Tract C	9,864 sq. ft.
Tract D	6,004 sq. ft.
Tract E	72,300 sq. ft.±
Tract F	6,919 sq. ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 48°27'29" W	29.93'
L2	S 26°05'04" E	126.45'
L3	N 63°54'56" E	83.92'
L4	S 07°21'36" W	53.25'
L5	S 06°46'16" E	34.13'
L6	N 89°08'38" E	35.94'
L7	N 17°30'29" E	5.00'
L8	S 72°29'31" E	74.96'
L9	N 17°30'29" E	5.00'
L10	S 72°29'31" E	8.94'
L11	N 87°23'37" E	21.72'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	22.20'	90.00'	14°07'52"
C2	100.44'	60.00'	95°54'54"
C3	28.85'	90.00'	18°21'51"
C4	29.23'	90.00'	18°36'23"
C5	63.67'	90.00'	40°31'57"
C6	40.70'	60.00'	38°51'56"
C7	76.60'	60.00'	73°08'37"
C8	23.85'	60.00'	22°46'17"

Legend

= Right of way to be dedicated

= Open Space

= Set 2" brass disk in concrete

= Set mag nail in paved driveway

= Found 3/8" rebar (L.S. 8425)

= Set 3/4" iron pipe and lot stake

Lot	Roof	Parking/Path
1	954 sf	30 sf
2	954 sf	30 sf
3	954 sf	30 sf
4	954 sf	490 sf
5	954 sf	490 sf
6	954 sf	490 sf
7	954 sf	490 sf
8	1309 sf	490 sf
9	954 sf	1390 sf
10	1309 sf	330 sf
11	954 sf	330 sf
12	954 sf	330 sf
13	954 sf	360 sf
14	1309 sf	1320 sf
15	954 sf	690 sf
16	954 sf	530 sf
17	954 sf	830 sf
18	1309 sf	550 sf
19	1309 sf	510 sf
20	1309 sf	480 sf
21	954 sf	510 sf
22	954 sf	530 sf
23	954 sf	550 sf
24	954 sf	530 sf
25		27,501 sf
Internal road		17,168 sf
Tract E (D pond)		9,893 sf
Tract C (D pond)		3,931 sf
Total	25,026 sf	70,803 sf

Areas	
Area prior to Fernclift right of way dedication	260,000 sq. ft. ±
Area after Fernclift right of way dedication	255,100 sq. ft. ±
Lot & Tract Area	236,800 sq. ft. ±
Right of Way Area	18,245 sq. ft.
Total Open Space Area	108,300 sq. ft. ± (42%)

Lot Coverage	
Total area prior to Fernclift right of way dedication	260,000 sq. ft. ±
Maximum lot coverage of 25% =	65,000 sq. ft.
Lots 1–24 maximum of 1,600 sq. ft. per lot =	38,400 sq. ft.
Lot 25	= 25,600 sq. ft.
Bus shelter & covered bicycle facilities	= 1,000 sq. ft.

Proposed Phasing

Phase 1: Lots 1–24
Residential Subdivision

Phase 2: Lot 25
Multifamily Development

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Plat of Fernclift Village

Housing Design Demonstration Project

SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

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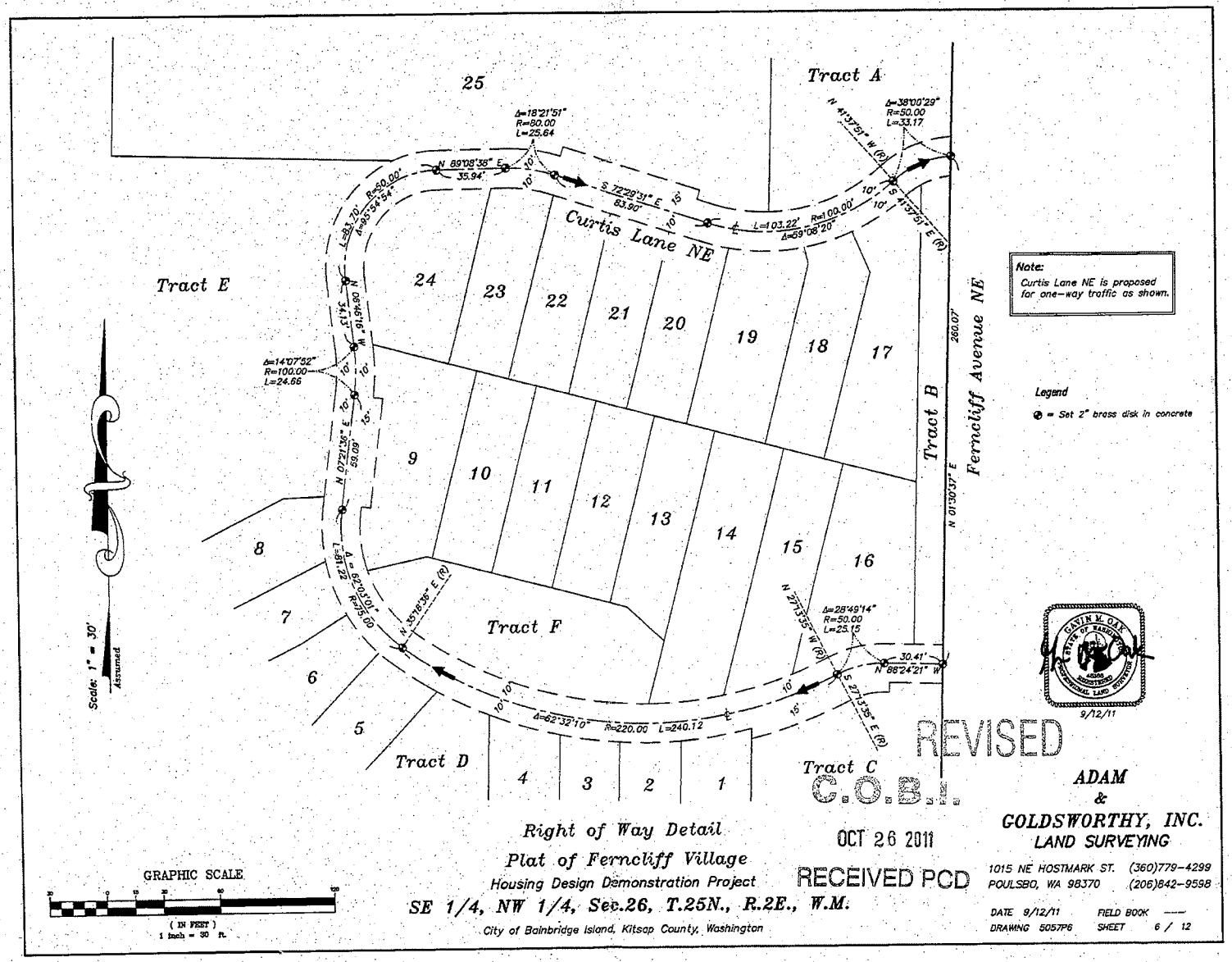
DRAWING 5057P5 SHEET 5 / 12



Note:
Curtis Lane NE is proposed for one-way traffic as shown.

Legend
⊕ = Set 2" brass disk in concrete

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Right of Way Detail
Plat of Fernclift Village
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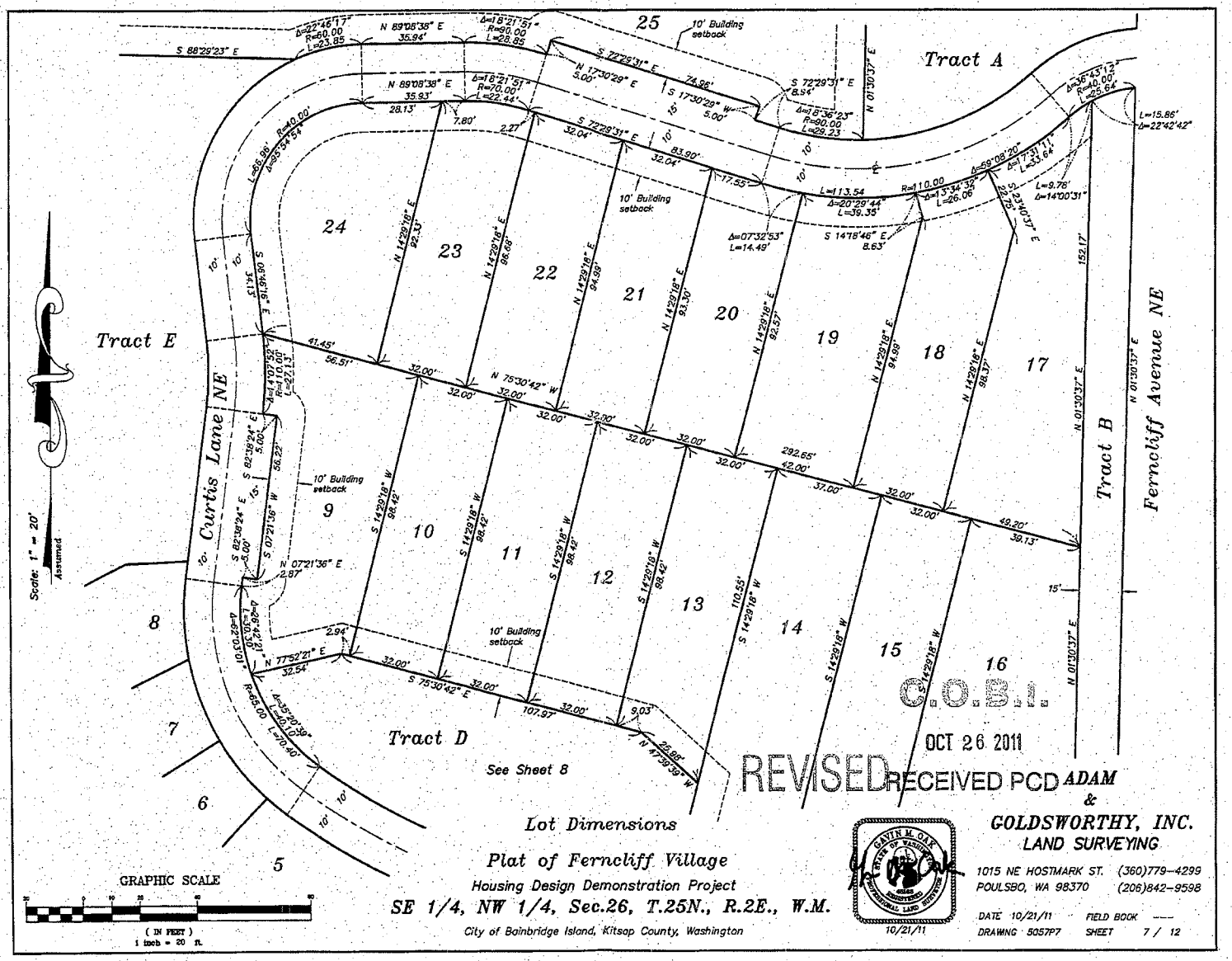

Lot Dimensions

Plat of Fernclift Village

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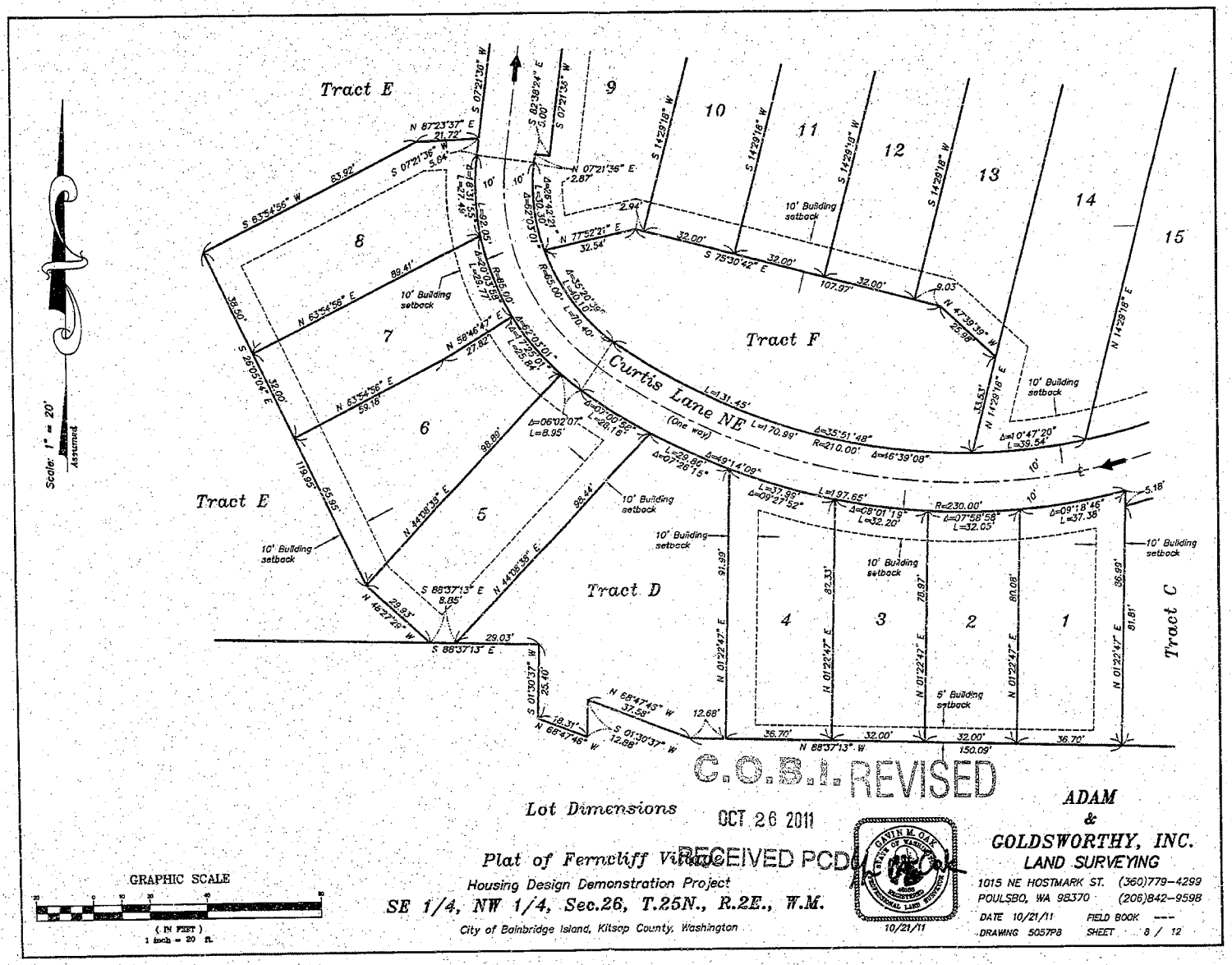

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Lot Dimensions

Plat of Fernclift Village

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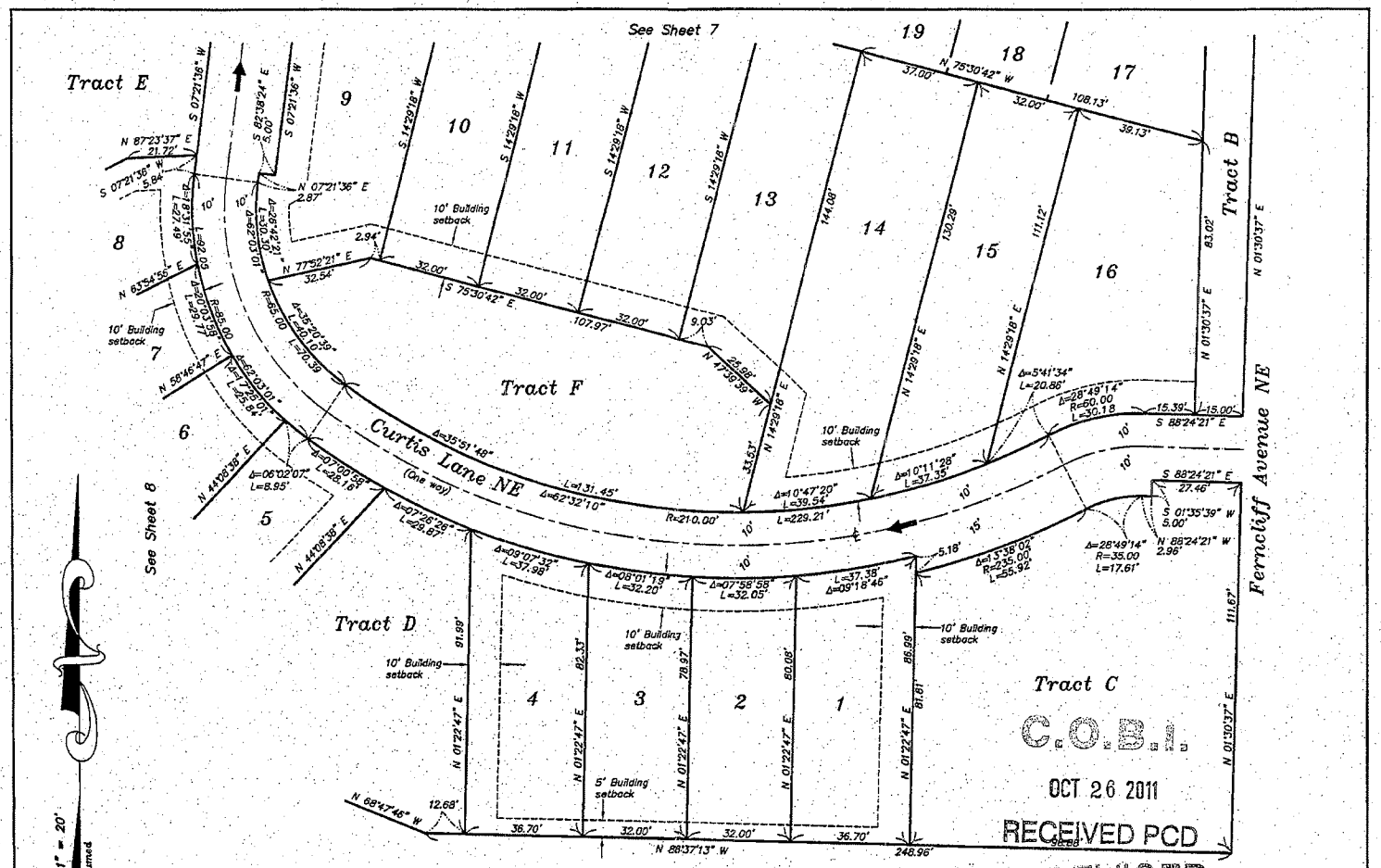

Lot Dimensions

Plat of Ferncliff Village

Housing Design Demonstration Project

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City of Bainbridge Island, Kitsap County, Washington

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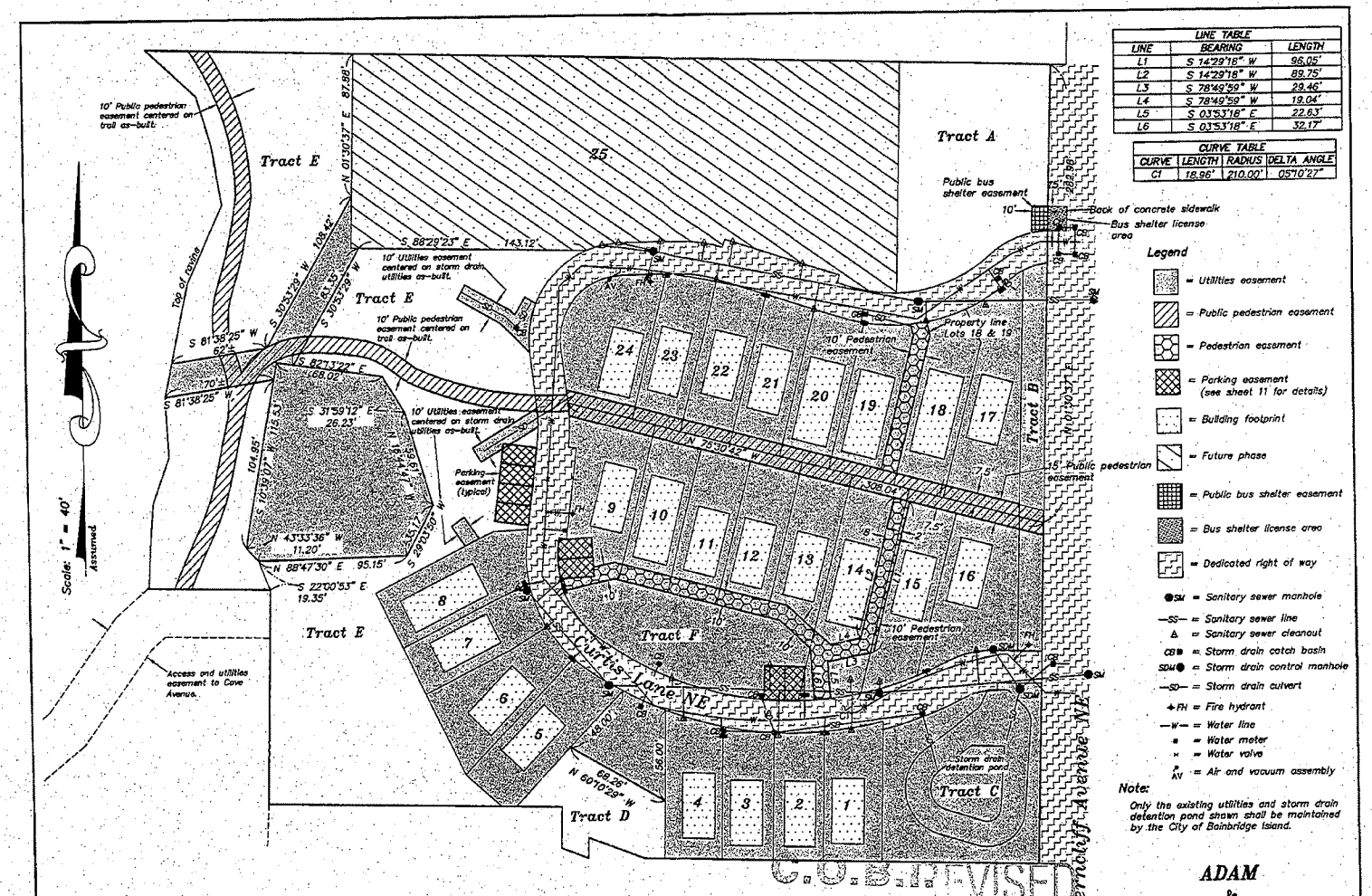

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 14°29'18" W	96.05'
L2	S 14°29'18" W	89.75'
L3	S 78°49'59" W	29.46'
L4	S 78°49'59" W	19.04'
L5	S 03°53'18" E	22.63'
L6	S 03°53'18" E	32.17'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	18.96'	210.00'	05°10'27"

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Easements

Plat of Ferncliff Village

Housing Design Demonstration Project

SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

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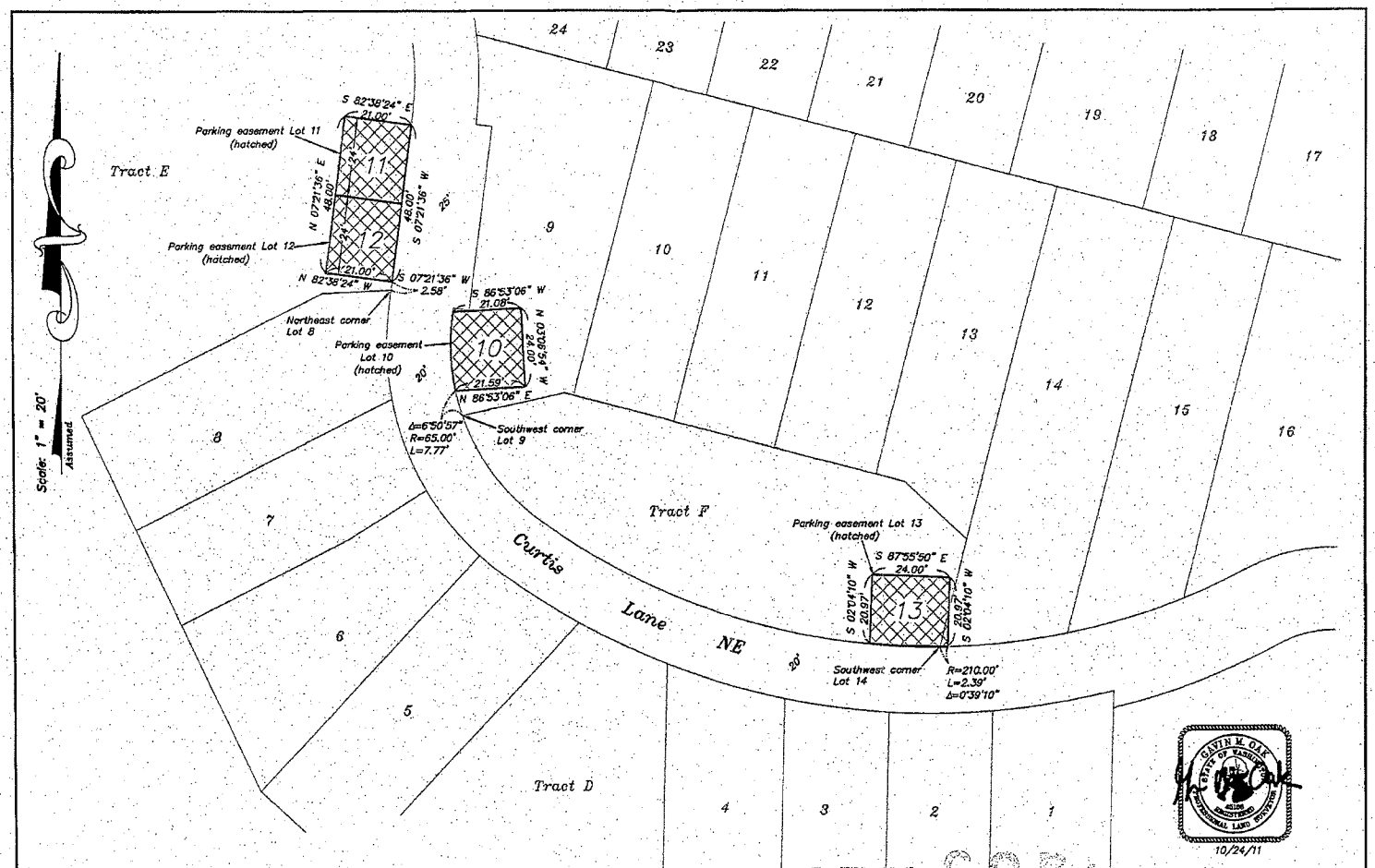

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Details of Parking Easements

Plat of Ferncliff Village

Housing Design Demonstration Project

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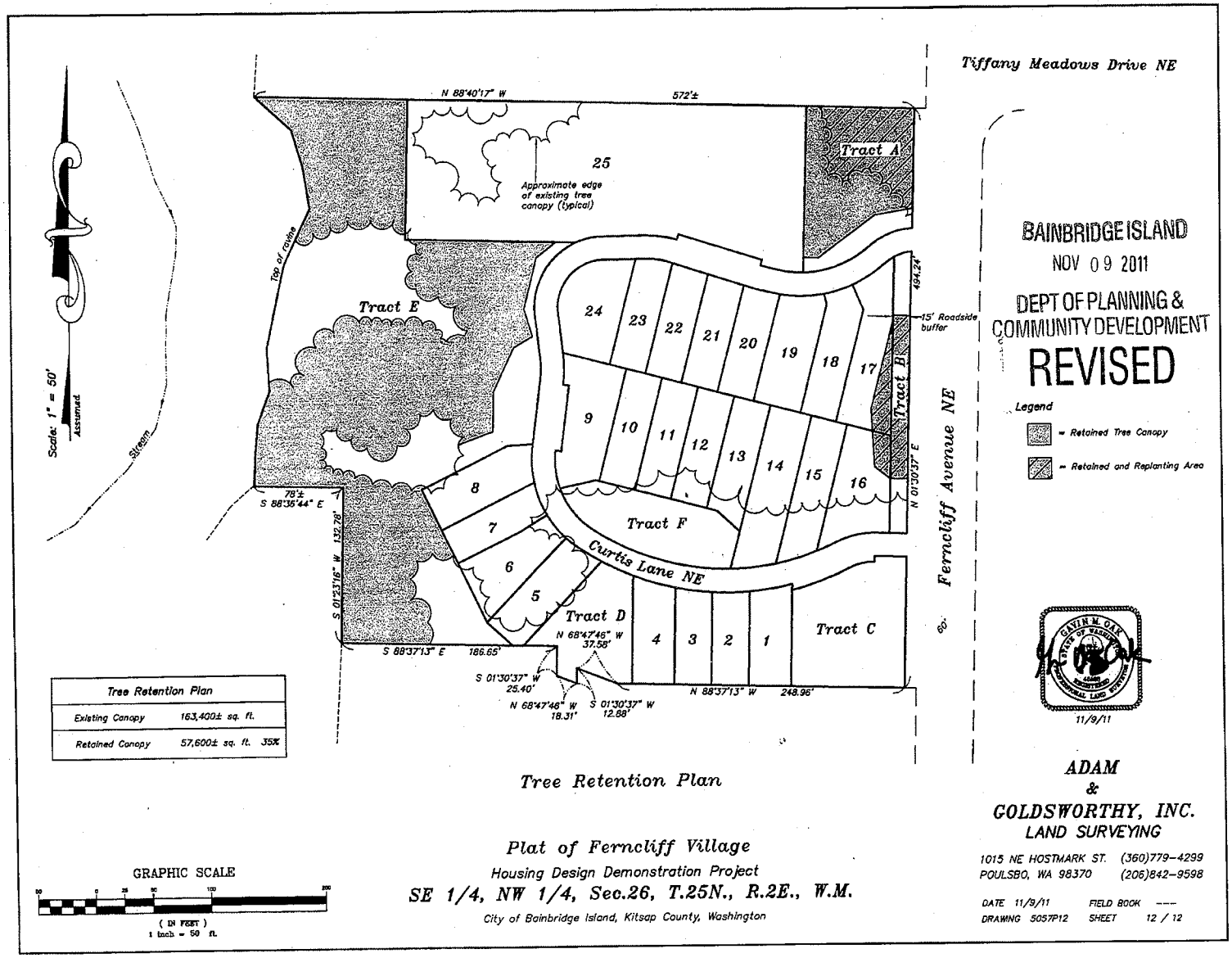

BAINBRIDGE ISLAND
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Legend

= Retained Tree Canopy

= Retained and Replanting Area

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PROFESSIONAL LAND SURVEYORS

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Tree Retention Plan

Plat of Fernecliff Village

Housing Design Demonstration Project

SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

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ASSIGNMENT OF ACCOUNT

City of Bainbridge Island, 280 Madison Avenue North, Bainbridge Island, WA 98110-1812
Phone 206-842-2016 FAX 206-780-3710

NOTE TO ASSIGNOR: This account cannot be released, in full or in part, unless expressly approved by the City of Bainbridge Island, Planning and Community Development Department.

This assignment is in lieu of completion of required subdivision improvements associated with the development known as Ferncliff Village and for the purpose of fulfilling the performance assurance requirement of BIMC 17.04.119 in accordance with the cost estimate included as Attachment A.

The undersigned does hereby assign, transfer and set over unto the City of Bainbridge Island all right, title, and interest in and to $ 47,996.40 (Forty seven thousand nine hundred ninety six and 40/100 Dollars) of Account No. 08021002837 in the Liberty Bay Bank with full power and authority to demand, collect, and receive said deposit and to give receipt and a quittance therefore for the uses and purposes prescribed by said BIMC 17.04.119 as surety for the work authorized by Bainbridge Island Subdivision Permit File No. FSUB15540 for which the undersigned has applied. It is understood and agreed that Liberty Bay Bank holds the said checking account or time deposit in its possession and agrees to hold $ 47,996.40 until a release of this assignment is received from the City of Bainbridge Island.

In the event that the undersigned fails to faithfully, perform all obligations and agreements of above stated Subdivision Permit in a timely manner the deposit will be released to the City of Bainbridge Island after 30 days notice on demand and with no other conditions of release.

The undersigned represents and warrants that the above-described account is owned solely by the undersigned and is free and clear of all liens and encumbrances, and that the undersigned has full power, right, and authority to execute and deliver this assignment. If the account requires a passbook or other medium evidencing ownership, such medium has been delivered and is assigned and pledged to the City.

The undersigned acknowledges that the above assignment was complete, with all blanks filled in, prior to execution of this document. Any penalty arising from a demand for payment by the City from the bank shall be assessed solely against the Assignor.

Signed and dated at Bainbridge Island, Washington, this 8 day of November, 2011.

Signature of Depositor

P.O. Box 11391

Address

Bainbridge Island, Wa 98110

City State Zip Code

ACCEPTANCE - To be completed by bank personnel

The undersigned hereby accepts the foregoing assignment of account or time deposit and agrees to hold the funds until an authorized release is received by the City of Bainbridge Island.

Signature of Bank Officer and Title

Date 11/08/11

19917 7th Ave NE, Ste 101

Bank Address

Poulsbo

Branch

Poulsbo WA 98370

City State Zip Code

(360) 394-4753

Phone Number

NOTARIZED SIGNATURE OF AUTHORIZED BANK PERSONNEL

Subscribed and sworn to before me this date: 11/8/11

Notary Public in and for the State of Washington

Notary Public
State of Washington
JEREMY E KEY
My Appointment Expires Feb 7, 2015

Poulsbo, WA

Residing at

2/7/15

My commission expires

Routing: Original to Vault
Copy to Finance Dir.
Copy to Project File

Exhibit A

Assured Plat Improvements
Ferncliff Village FSUB15540

Source: Central Highlands Estimate Documentation, revised 10/31/2011

Transportation Facilities		
Public Trail	$ 7,000.00	
Less: BIPRD Funds	(5,000.00)	
Bus Shelter	4,200.00	
Less: Reduction for percentage of completion 50%	(2,100.00)	
Landscaping	500.00	
Bicycle Stalls*	400.00	
Crosswalk Facility (Ferncliff)	1,525.00	
ADA Ramp	2,579.00	
Gravel Shoulders	500.00	
Fire Lane Signage (20)	895.00	
Turnout Signage (3)	78.00	
Transportation Total		$ 10,577.00
Recreational Facilities		
Playground Equipment*	7,145.00	
Open Space Signage	460.00	
Pedestrian trail (Common to Lots 14, 15, 18 & 19)	280.00	
Recreation Total		7,885.00
Water Management / Landscaping Facilities*		
Detention Pond (Tract C)	647.00	
Storm Swale (Common to Lots 9 - 24)	708.00	
Bio Swale (Common to Lots 18 & 19)	315.00	
Rain Garden (Tract F)		
Rockery (Common to Lots 9-14)	4,590.00	
Pedestrian path from parking area (FBO Lots 10-13)	2,700.00	
Landscaping	565.00	
Tract B and attached significant tree retention area		
Rain Garden Landscaping (Tract B)	200.00	
East Buffer (incl attached Sig tree retention area) planting	2,796.00	
Less: Reduction for percentage of completion 50%	(1,398.00)	
Rain Garden Landscaping (Tract D)	642.00	
North Landscape Buffer Planting & misc infill in open space areas	2,273.00	
Water Mgt / Landscape Total		11,765.00
Miscellaneous Facilities		
Mailboxes*	2,997.00	
Survey Monuments (Lot Corners)	4,500.00	
Miscellaneous Total		7,497.00
	Grand Total	$ 39,997.00
	Assurity Total (120%)	$ 47,996.40

*To serve Phase I of development

Plat of
Ferncliff Village

Housing Design Demonstration Project

SE 1/4, NW 1/4

Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

Dedication

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned owners in fee simple of the land hereby platted, dedicate to the use of the public forever the right of way for Ferncliff Avenue NE and Curtis Lane NE, as shown on the plat, and the use thereof for any and all public purposes not inconsistent with the use thereof for public highway purposes. The right of way dedicated may include right of way that was previously granted or dedicated. We reserve the right to make all slopes for cuts and fills upon the lots shown on the plat in the reasonable original grading of said right of way and the easements described below and we also reserve the right to allow surface drainage from said right of way and easements to flow over and across all lots where water might take a natural course after site development is completed.

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. The owners hereof, their successors and assigns, hereby waive all claims for damage against any governmental authority arising from the construction and/or maintenance of public facilities and public property within this development.

Easement Provisions

Easements shown on the drawings are over, under and across the areas shown for the purposes stated. Utilities easements refer to easements for the construction, maintenance and repair of underground utilities and their appurtenances. Pedestrian easements refer to easements for pedestrian access. Parking easements refer to easements for vehicular parking. Public bus shelter easements refer to easements for a pedestrian access waiting area.

As shown on the drawings utilities easements include portions of areas within Tracts B through F and all of the area within Lots 1 through 24 exclusive of the area within the footprint of the residential structure on each lot. The utilities easements are hereby conveyed to the Ferncliff Village Homeowners Association, the City of Bainbridge Island, Puget Sound Energy, Century Link, Comcast of Washington and other utility companies having franchises or permits from the city of Bainbridge Island, and their respective successors and assigns.

The public pedestrian easements are hereby conveyed to the public and the City of Bainbridge Island.

The pedestrian easements are hereby conveyed to Lots 1 – 25 inclusive.

The parking easements are hereby conveyed to the lot as shown on Sheet 11.

The Public bus shelter easement shown in the Southeast corner of Tract A is hereby conveyed to the public.

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

_____

The Housing Resources Board
Ken Bailzer, Executive Director

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 November 2010 through September, 2011, 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

Approvals

Engineer

Approved by the City Engineer this _____ day of _____, 2011.

_____

Christopher Wierzbicki, P.E.
Community Development Administrator

Health District

Examined and approved by the Bremerton–Kitsap County Health District this _____ day of _____, 2011.

_____

Scott W. Lindquist, MD, MPH
Director of Health, Bremerton–Kitsap County Health District

Planning and Community Development

Approved by the Director of Planning and Community Development this _____ day of _____, 2011.

_____

Katharine Cook, Planning Director
Planning and Community Development
City of Bainbridge Island

City Council

Approved by the City Council of Bainbridge Island this _____ day of _____, 2011.

_____

Kirsten Hytopoulos
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 _____, 2011 recorded in Volume _____ of plats, Pages _____ records of Kitsap County, Washington.

_____

Walter E. Washington
Kitsap County Auditor

Attest: _____
Deputy

C.O.B.I.
OCT 26 2011
REVISED

RECEIVED PCD

ADAM & GOLDSWORTHY, INC.
LAND SURVEYING

1015 NE HOSTMARK ST. 360–779–4299
POULSBO, WA 98370 206–842–9598

10/21/11

DATE 10/21/11 FIELD BOOK --
DRAWING 5057P1 SHEET 1 / 12

EXHIBIT C

Plat of Ferncliff Village

Housing Design Demonstration Project

SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

Acknowledgment

State of Washington
County of Kitsap

I certify that I know or have satisfactory evidence that Ken Balizer 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 Executive Director of The Housing Resources Board a Washington Non-Profit Corporation 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 _____

Legal Description

Resultant Parcels A, B and C of the Ameended Housing Resources Board Boundary Line Adjustment recorded under Kitsap County Auditor's File No. 201012300026, and situate in the Southeast quarter of the Northwest quarter of Section 26, 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 53035C0244D
Effective Date: December 18, 2007

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.

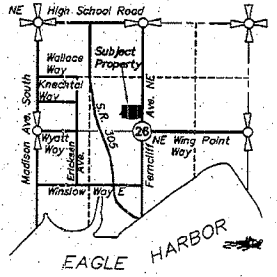
3) This property is subject to a slope easement for Ferncliff Avenue NE to the City of Bainbridge Island recorded under Kitsap County Auditor's File No. 3041677.

4) Refer to the short plat recorded under Kitsap County Auditor's File No. 7801300077.

5) Refer to the surveys recorded in volume 24, page 39, volume 73, page 17, and volume 75, page 181 of surveys, records of Kitsap County, Washington.

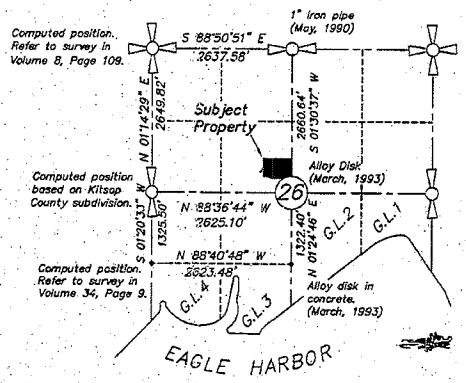
6) This property is subject to a Storm Drainage Easement recorded under Kitsap County Auditor's File No. 201105040095.

7) Refer to the plat certificate prepared by Pacific Northwest Title under order no. 32125171.



VICINITY MAP
SEC.26, T.25N., R.2E., W.M.
(No scale)

Owner:	Housing Resources Board P.O. Box 11391 Bainbridge Island, WA. 98110 206-842-1909
Current use:	Undeveloped
Proposed water service:	City of Bainbridge Island
Proposed sewer service:	City of Bainbridge Island
Assessor's Account Nos.	262502-2-131-2003 262502-2-132-2002 262502-2-133-2001
Zoning:	R-3.5
Comprehensive Plan:	SUR
Compliance with the fire flow requirements of BIMC 20.04 will be by fire flow from the City water system.	
Storm drainage from new site construction will be reduced by low impact development practices, treated and detained through rain gardens and surface detention facilities, and discharged to the City system on Ferncliff Ave. NE and the ravine on the West.	
Application File No. 15540	



SECTION SUBDIVISION
SEC.26, T.25N., R.2E., W.M.
(No scale)

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GAVIN M. OAK
STATE OF WASHINGTON
40100
PROFESSIONAL LAND SURVEYOR
10/21/11

ADAM & GOLDSWORTHY, INC.
LAND SURVEYING

1015 NE HOSTMARK ST. 360-779-4299
POULSBO, WA 98370 206-842-9598

DATE 10/21/11 FIELD BOOK --
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Plat of Ferncliff Village

Housing Design Demonstration Project

SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

Conditions

1. To avoid environmental impacts and potential risk of ravine slope instability, the applicant shall follow the recommendations of a geotechnical engineer for site development, including site preparation, excavation, construction, vegetation management and stormwater facilities. The applicant shall meet the replanting requirements of BIMC 16.20 for stormwater facilities installed within the ravine slope or its buffer.

2. To avoid or mitigate environmental impacts, Washington State Department of Fish & Wildlife Hydraulic Project Approval may be required prior to construction of storm drainage facilities on this project. Copies of any required approvals must be submitted to the City prior to construction. A copy of all public agency approvals and approved drawings shall be given to all contractors performing work at the site prior to beginning any construction work.

3. To avoid impacts to archaeological resources, the contractor is required to stop work and immediately notify the Department of Planning and Community Development and the Washington State Office Archaeology and Historic Preservation if any historical or archaeological artifacts are uncovered during excavation or construction.

4. The project must substantially conform to the Housing Design Demonstration Project (HDDP) program criteria for housing diversity, innovative site development and innovative building design as demonstrated in the HDDP evaluation scoring and applications for the underlying land use permits, except as otherwise conditioned through this approval.

   a) The completed project must provide at least 50 percent of the units remain affordable. A proportional amount of affordable housing units must be completed at or prior to completion of any market rate units.

   b) The maximum home size is 1600 square feet.

   c) The project must achieve the HDDP development standards related to Low Impact Development.

   d) The project must achieve LEED Silver, BuiltGreen 4 or Evergreen Sustainable Development certification for each of the lots/unit. Building permit applications, construction and final occupancy shall comply with the certification provisions of BIMC 18.38.040.H.

5. Prior to any construction activities, appropriate permits, including but not limited to right of way permits and license agreements, road approach permits, clearing grading, and building permits, shall be obtained from the City.

6. If a school impact fee is in effect at the time of building permit issuance, it shall be the responsibility of an applicant constructing the residential unit to pay the school impact fee (BIMC 15.28)

7. At the time of building permit application, the applicant shall submit outdoor lighting plans that demonstrate compliance with BIMC 15.34, Outdoor Lighting on Public and Private Property. Freestanding lighting shall have maximum height of 14 feet including the base and casing.

8. The development shall provide, at a minimum, ten-foot wide non-motorized public trail right of way/trail easements as depicted in the preliminary subdivision drawings. The public trail system connecting Ferncliff and Cove Avenues shall be constructed or assured prior to final plat approval, an assurance device shall provide for construction within two years of final plat approval.

9. The trail shall be constructed to provide no less than a five foot width surface, and shall consider accessibility.

10. The development shall provide, at a minimum, a ten foot wide non-motorized public trail right of way or trail easement along the West property line from the North property boundary to connect to the Cove Avenue right of way.

11. Vehicular access to the development shall be limited to a one-way public street with ingress/egress via Ferncliff Avenue. The roadway shall meet the Residential Optional Suburban Street Standard.

12. Where feasible with regard to storm water facilities, raised curbs shall define the entrance to the multi-family parking lot from the internal public roadway, define the ends of the multi-family parking lot aisle, and, if applicable define pedestrian walkways from the internal roadway to the multi-family buildings.

13. Pedestrian walkways shall be provided to assure safe access from the parking area serving the multi-family buildings and to single-family residences where the associated parking is not located on the lot it serves. Walkways shall be surfaced with nonskid hard surfaces.

14. The roadway shall provide a minimum of three turnouts. While "standing" is permitted, "parking" is not permitted in the turnouts. The turnouts shall be appropriately signed.

15. Mailboxes for the entire development shall be located in the turnout nearest the ingress from Ferncliff Avenue.

16. The entire length of the roadway shall be marked as a fire lane: No parking shall be permitted on the roadway or shoulders

17. The building setbacks are as follows:

    Building to building: Minimum 0 feet (Subject to Building Official and Fire Marshal building permit approval)
    Building to subdivision boundary: Minimum 5 feet
    Building to right of way: Minimum 10 feet
    Building to trail and/or open space: Minimum 10 feet.

18. The maximum building height of multi-family buildings in Phase II is 30 feet and the maximum height of all other buildings and structures is 25 feet.

19. Landscape buffers shall be maintained in conformance with the required vegetated screen standards. No vegetation within the buffers shall be disturbed without approval of the Department of Planning and Community Development through an approved landscape, clearing, grading, or civil plan.

20. Prior to any construction activity, construction fencing shall be installed in such a manner as to protect the drip line of significant trees and native vegetation within open space areas and buffers.

21. This subdivision is subject to an Open Space Management Plan (OSMP) and significant tree retention area requirements. No building, clearing or grading shall occur in designated significant tree retention areas, or within the root zone of significant trees designated for preservation, without a report from a consulting arborist and approval of the Department of Planning and Community Development. The OSMP provides for use/maintenance of required amenities, including the bus shelter, recreation areas, play structure(s), community garden and any bicycle storage facilities, located therein.

Bond Note

The lots created by this subdivision 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.

C.O.B.I.
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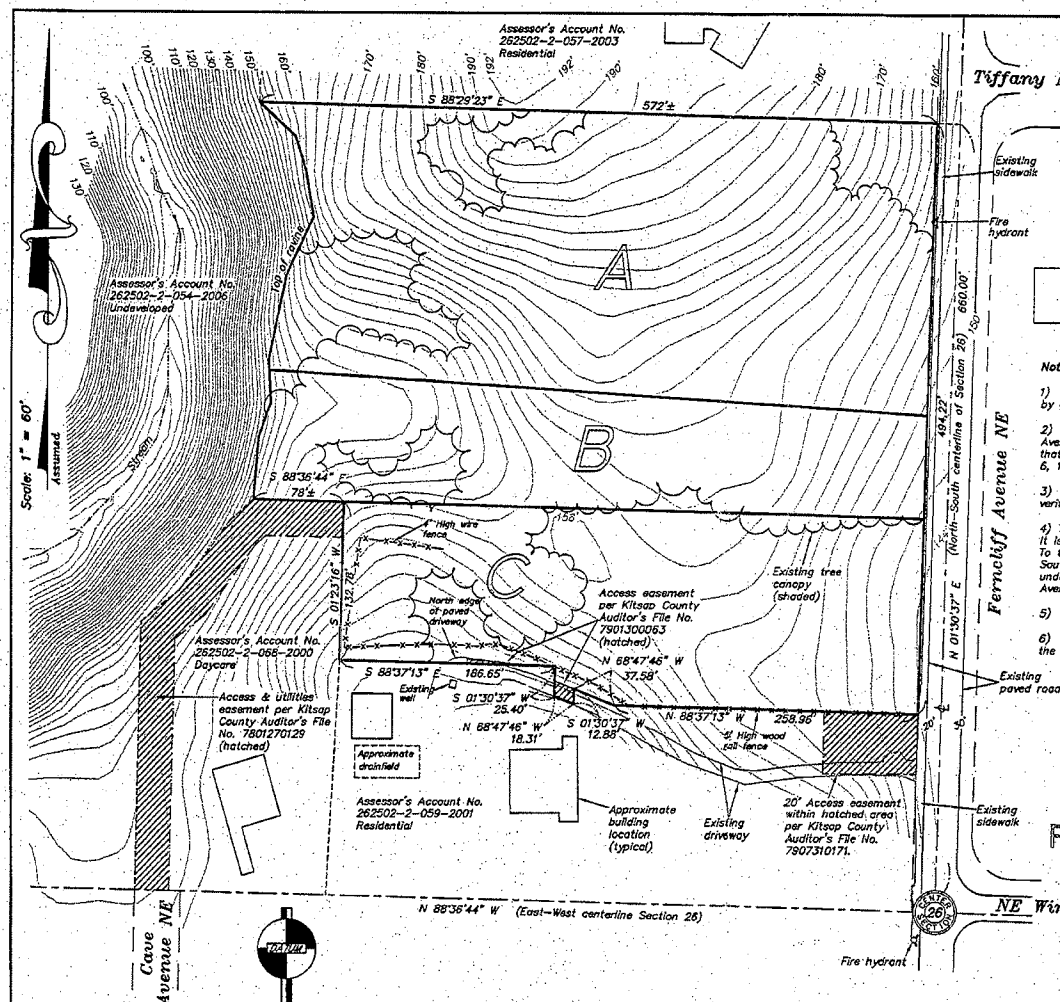
ADAM & GOLDSWORTHY, INC.
LAND SURVEYING
1015 NE HOSTMARK ST. POULSBO, WA 98370
360-779-4299
206-842-9598

DATE 10/21/11 FIELD BOOK --
DRAWING 5057P3 SHEET 3 / 12



Notes

1) The top of the ravine shown was field delineated in April of 2008 by geotech consultants with concurrence of the City staff.

2) We find no conveyance of record for the right of way of Ferncliff Avenue NE adjacent to this property. The right of way width shown is that on the Order of Establishment for County Road 182 dated October 6, 1908.

3) The contours shown are publicly available and were not field verified.

4) This parcel is undeveloped and slopes down from North to South. It is primarily wooded with a cleared area in the Southeasterly corner. To the North and South are developed residential properties. To the Southwest is a parcel with a daycare facility. To the East are undeveloped and residential properties on the East side of Ferncliff Avenue and to the West is the Winslow ravine.

5) Building locations on adjacent properties are approximate.

6) Slopes on the property vary from 15% to 21%. Offsite slopes to the West are over 40%.

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9/12/11

Plat of Ferncliff Village

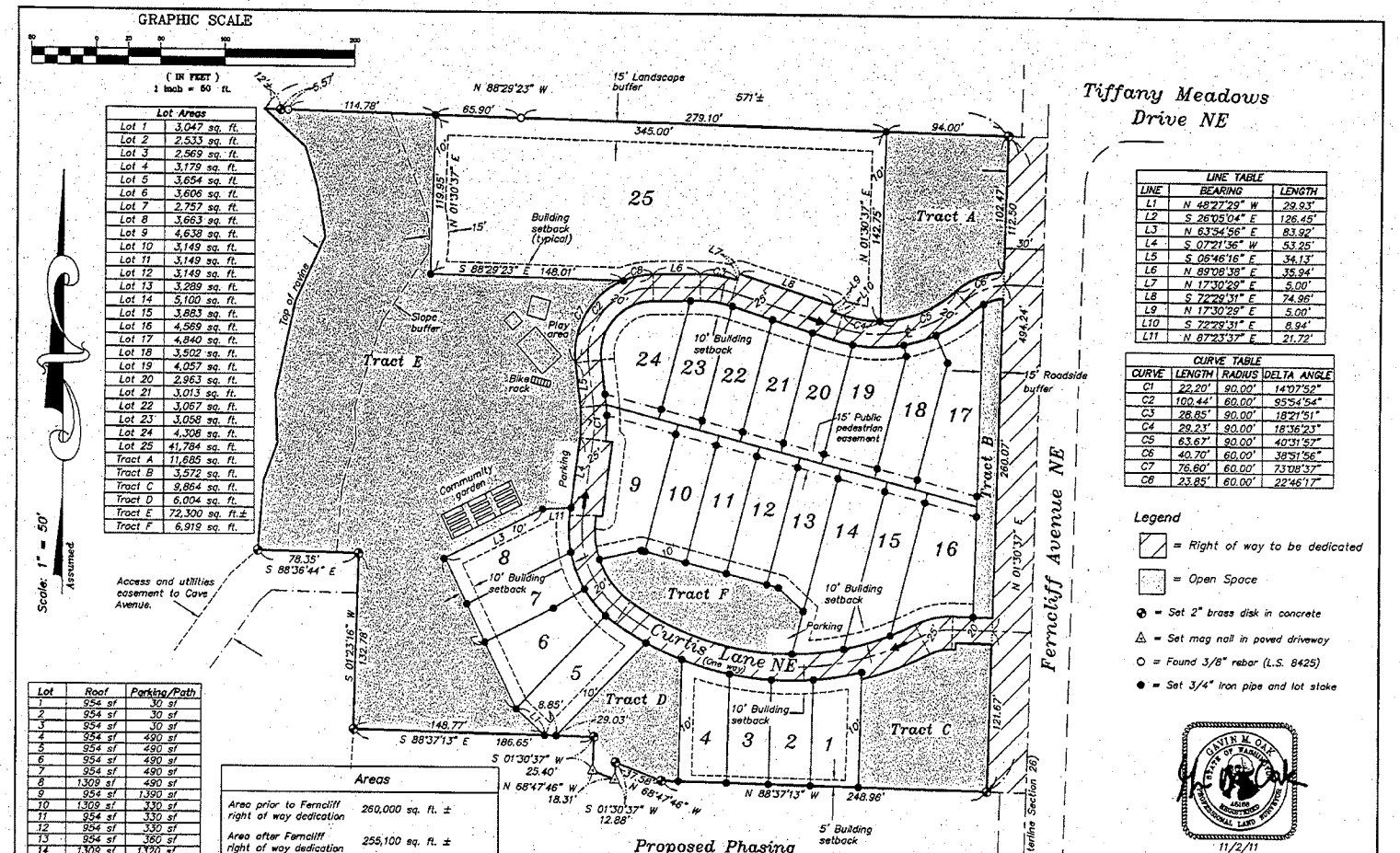
Housing Design Demonstration Project

SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

ADAM & GOLDSWORTHY, INC.
LAND SURVEYING
1015 NE HOSTMARK ST. (360)779-4299
POULSBO, WA 98370 (206)842-9598

DATE 9/12/11 FIELD BOOK ---
DRAWING 5057P4 SHEET 4 / 12



Lot Areas	
Lot 1	3,047 sq. ft.
Lot 2	2,533 sq. ft.
Lot 3	2,569 sq. ft.
Lot 4	3,179 sq. ft.
Lot 5	3,654 sq. ft.
Lot 6	3,606 sq. ft.
Lot 7	2,757 sq. ft.
Lot 8	3,663 sq. ft.
Lot 9	4,638 sq. ft.
Lot 10	3,149 sq. ft.
Lot 11	3,149 sq. ft.
Lot 12	3,149 sq. ft.
Lot 13	3,289 sq. ft.
Lot 14	5,100 sq. ft.
Lot 15	3,883 sq. ft.
Lot 16	4,569 sq. ft.
Lot 17	4,840 sq. ft.
Lot 18	3,502 sq. ft.
Lot 19	4,057 sq. ft.
Lot 20	2,963 sq. ft.
Lot 21	3,013 sq. ft.
Lot 22	3,057 sq. ft.
Lot 23	3,058 sq. ft.
Lot 24	4,308 sq. ft.
Lot 25	41,784 sq. ft.
Tract A	11,685 sq. ft.
Tract B	3,572 sq. ft.
Tract C	8,864 sq. ft.
Tract D	6,004 sq. ft.
Tract E	72,300 sq. ft.±
Tract F	6,919 sq. ft.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 48°27'29" W	29.93'
L2	S 26°05'04" E	126.45'
L3	N 63°54'56" E	83.92'
L4	S 07°21'36" W	53.25'
L5	S 06°46'16" E	34.13'
L6	N 89°08'38" E	35.94'
L7	N 17°30'29" E	5.00'
L8	S 72°29'31" E	74.96'
L9	N 17°30'29" E	5.00'
L10	S 72°29'31" E	8.94'
L11	N 87°23'37" E	21.72'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	22.20'	90.00'	14°07'52"
C2	100.44'	60.00'	95°54'54"
C3	28.85'	90.00'	18°21'51"
C4	29.23'	90.00'	18°36'23"
C5	63.67'	90.00'	40°31'57"
C6	40.70'	60.00'	38°51'56"
C7	76.60'	60.00'	73°08'37"
C8	23.85'	60.00'	22°46'17"

Legend

= Right of way to be dedicated

= Open Space

= Set 2" brass disk in concrete

= Set mag nail in paved driveway

= Found 3/8" rebar (L.S. 8425)

= Set 3/4" iron pipe and lot stake

Lot	Roof	Parking/Path
1	954 sf	30 sf
2	954 sf	30 sf
3	954 sf	30 sf
4	954 sf	490 sf
5	954 sf	490 sf
6	954 sf	490 sf
7	954 sf	490 sf
8	1309 sf	490 sf
9	954 sf	1,390 sf
10	1309 sf	330 sf
11	954 sf	330 sf
12	954 sf	330 sf
13	954 sf	360 sf
14	1309 sf	1,320 sf
15	954 sf	690 sf
16	954 sf	530 sf
17	954 sf	830 sf
18	1309 sf	550 sf
19	1309 sf	510 sf
20	1309 sf	480 sf
21	954 sf	510 sf
22	954 sf	530 sf
23	954 sf	550 sf
24	954 sf	330 sf
25		27,501 sf
Internal road		17,168 sf
Tract E (D pond)		9,893 sf
Tract C (D pond)		3,931 sf
Total	25,026 sf	70,803 sf

Areas	
Area prior to Fernecliff right of way dedication	260,000 sq. ft. ±
Area after Fernecliff right of way dedication	255,100 sq. ft. ±
Lot & Tract Area	236,800 sq. ft. ±
Right of Way Area	18,245 sq. ft.
Total Open Space Area	108,300 sq. ft. ± (42%)

Lot Coverage	
Total area prior to Fernecliff right of way dedication	260,000 sq. ft. ±
Maximum lot coverage of 25% =	65,000 sq. ft.
Lots 1–24 maximum of 1,600 sq. ft. per lot =	38,400 sq. ft.
Lot 25	= 25,600 sq. ft.
Bus shelter & covered bicycle facilities	= 1,000 sq. ft.

Proposed Phasing

Phase 1: Lots 1–24
Residential Subdivision

Phase 2: Lot 25
Multifamily Development

REVISED

BAINBRIDGE ISLAND
NOV 03 2011
DEPT OF PLANNING & COMMUNITY DEVELOPMENT

GAVIN M. OAK
STATE OF WASHINGTON
ADAM & GOLDSWORTHY, INC.
PROFESSIONAL LAND SURVEYOR
11/2/11

ADAM & GOLDSWORTHY, INC.
LAND SURVEYING
1875 NE HOSTMARK ST. (360)779-4299
POULSBO, WA 98370 (206)842-9598

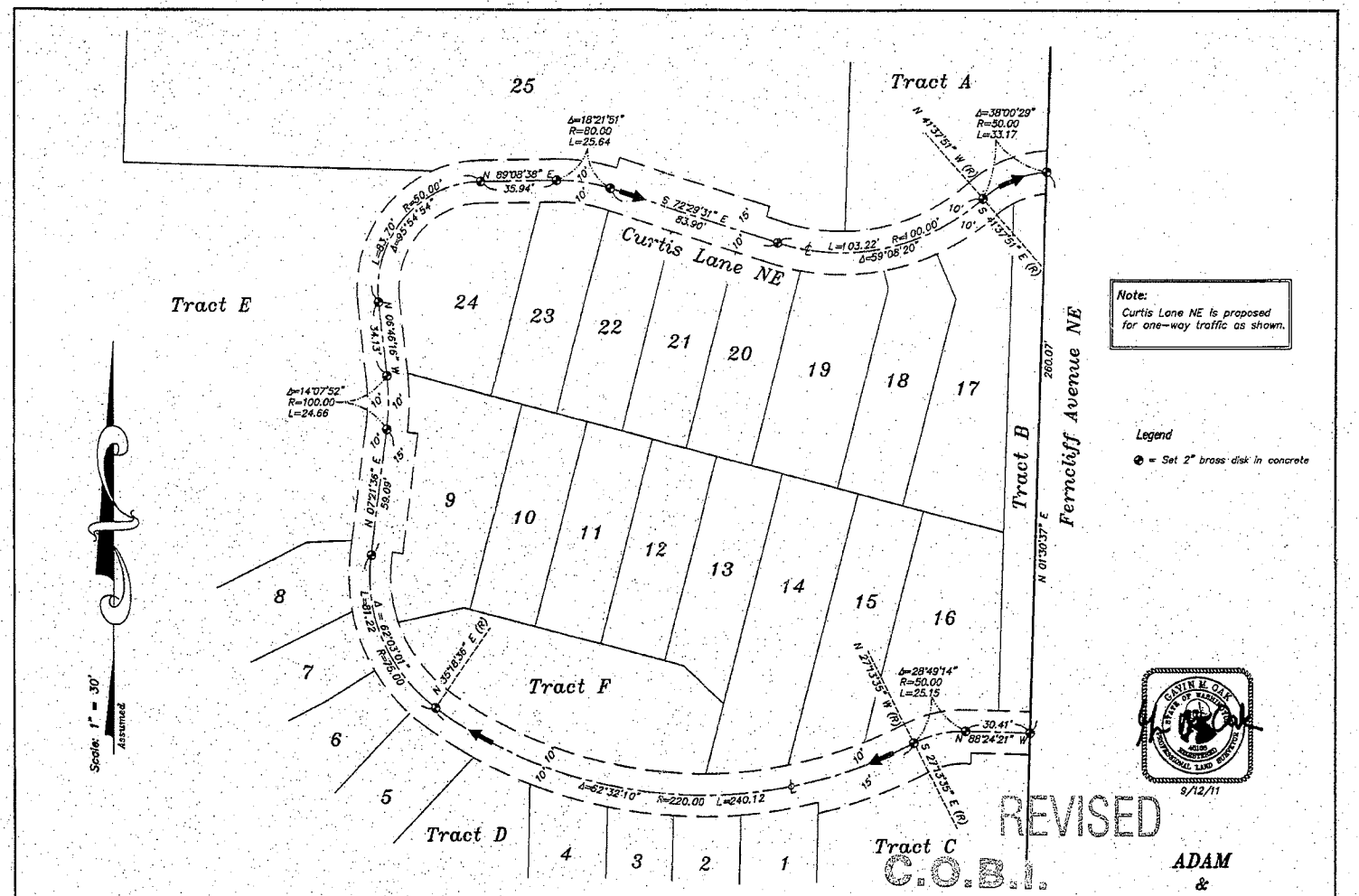
Plat of Fernecliff Village

Housing Design Demonstration Project

SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

DATE 11/2/11 FIELD BOOK ----
DRAWING 5057P5 SHEET 5 / 12



Note:
Curtis Lane NE is proposed for one-way traffic as shown.

Legend
⊕ = Set 2" brass disk in concrete

GAVIN M. OAK
STATE OF WASHINGTON
40180
REGISTERED
PROFESSIONAL LAND SURVEYOR
9/12/11

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Right of Way Detail
Plat of Ferncliff Village
Housing Design Demonstration Project
SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

ADAM & GOLDSWORTHY, INC.
LAND SURVEYING
1015 NE HOSTMARK ST. (360)779-4299
POULSBO, WA 98370 (206)842-9598

DATE 9/12/11 FIELD BOOK ---
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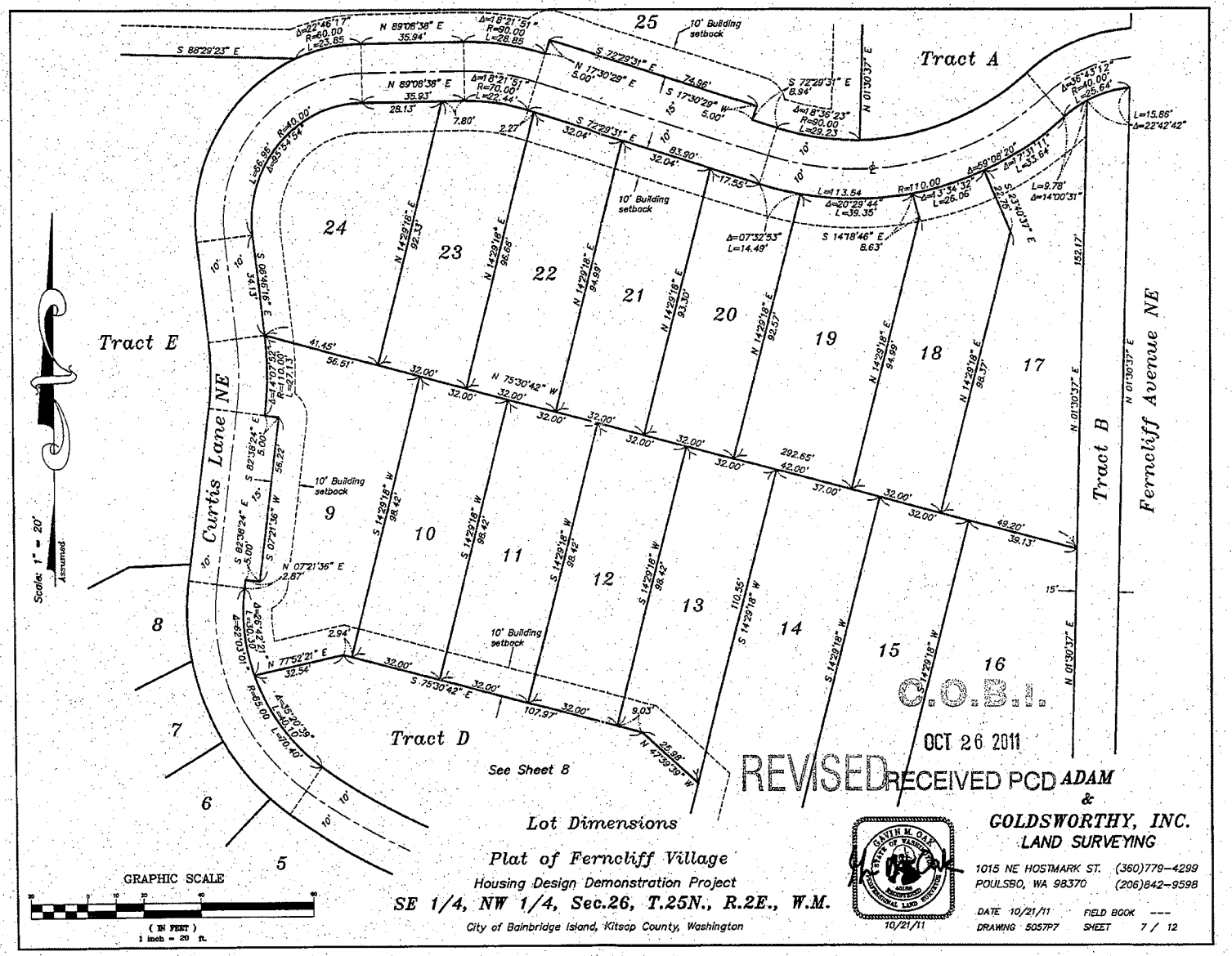

Lot Dimensions

Plat of Fernecliff Village

Housing Design Demonstration Project

SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

ADAM & GOLDSWORTHY, INC.
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DATE 10/21/11 FIELD BOOK ---
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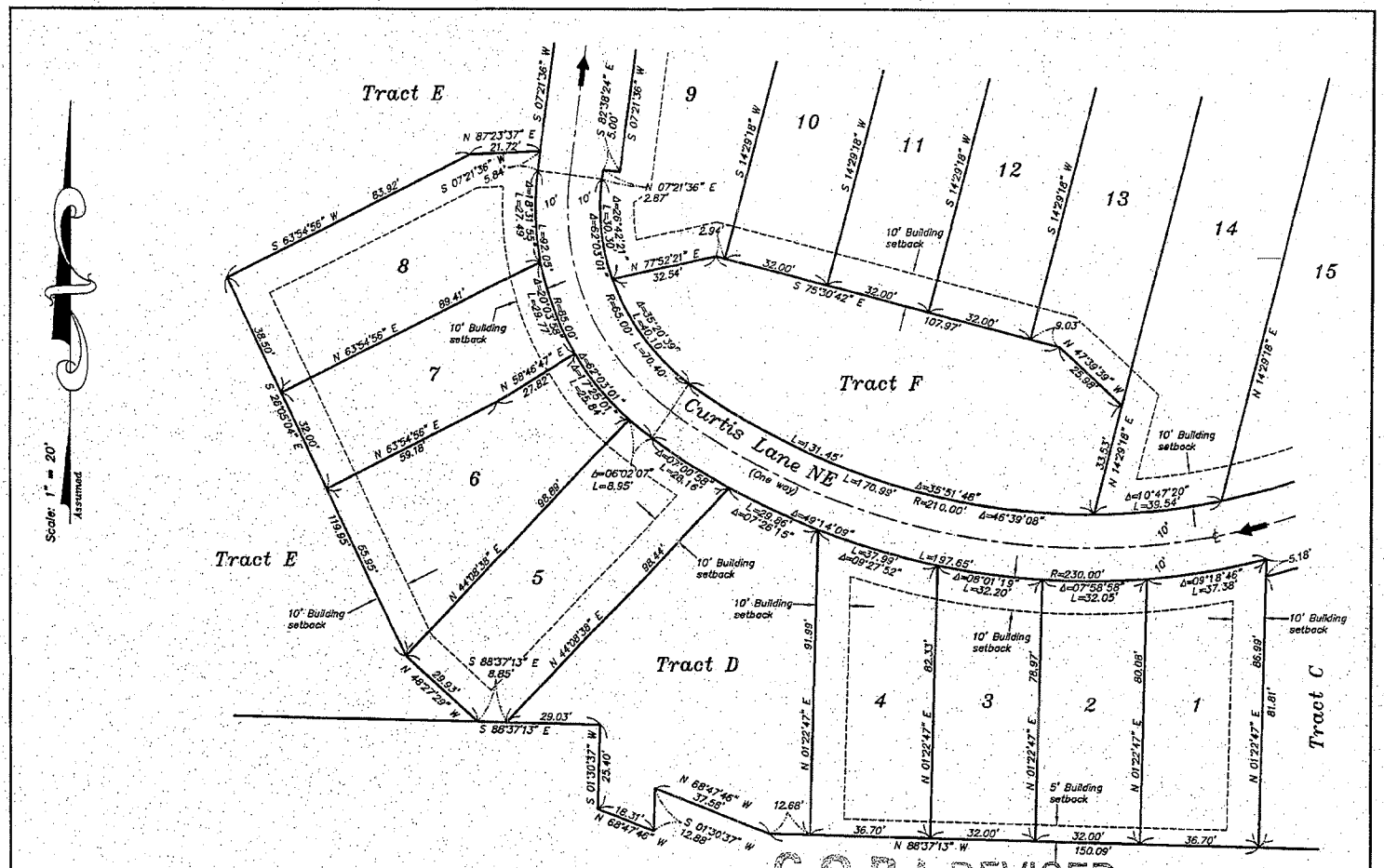

Lot Dimensions

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

Plat of Ferncliff Village
Housing Design Demonstration Project
SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.
City of Bainbridge Island, Kitsap County, Washington

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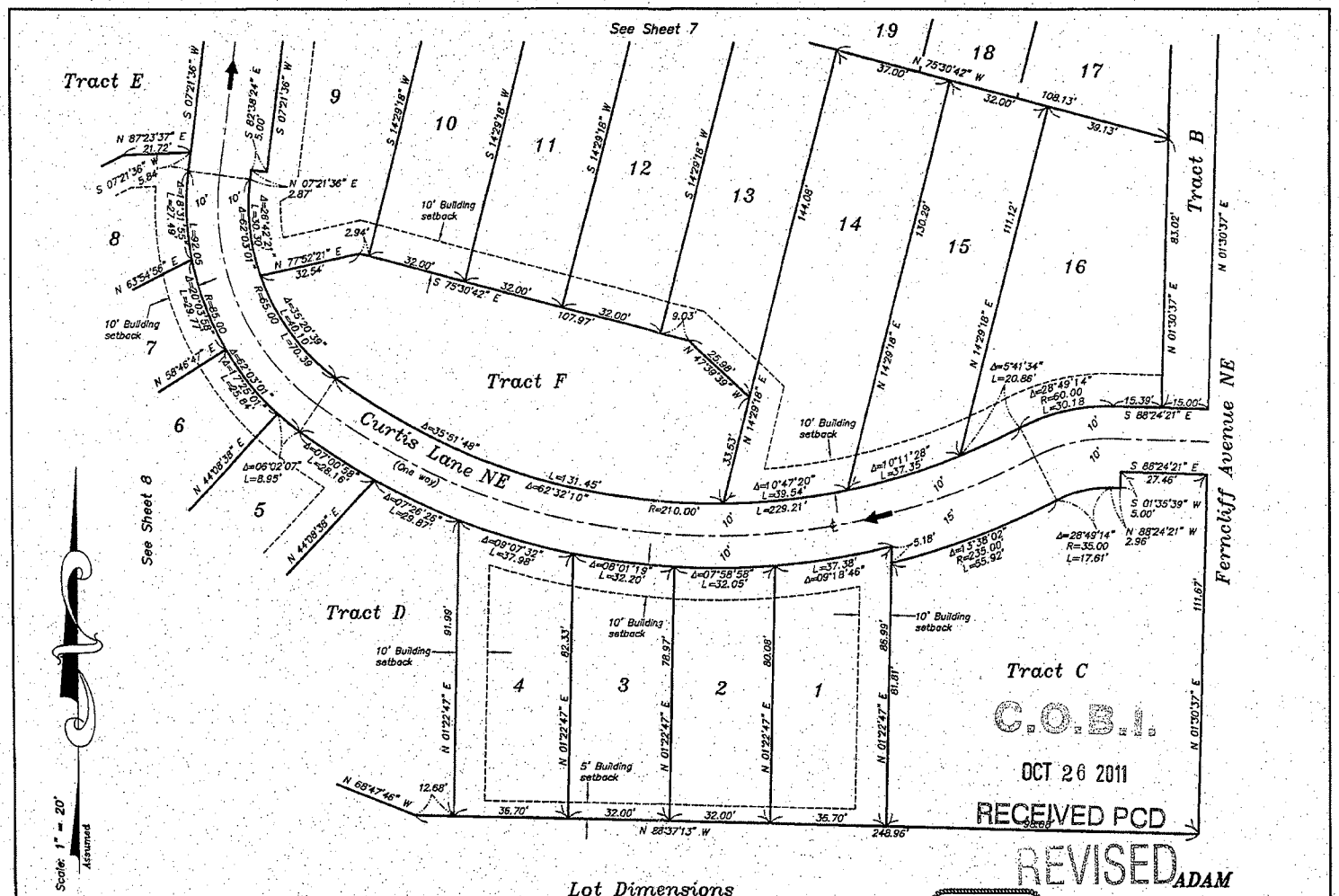

Lot Dimensions

Plat of Ferncliff Village

Housing Design Demonstration Project

SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

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STATE OF WASHINGTON
45168
REGISTERED PROFESSIONAL LAND SURVEYOR

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

DATE 10/21/11 FIELD BOOK ---

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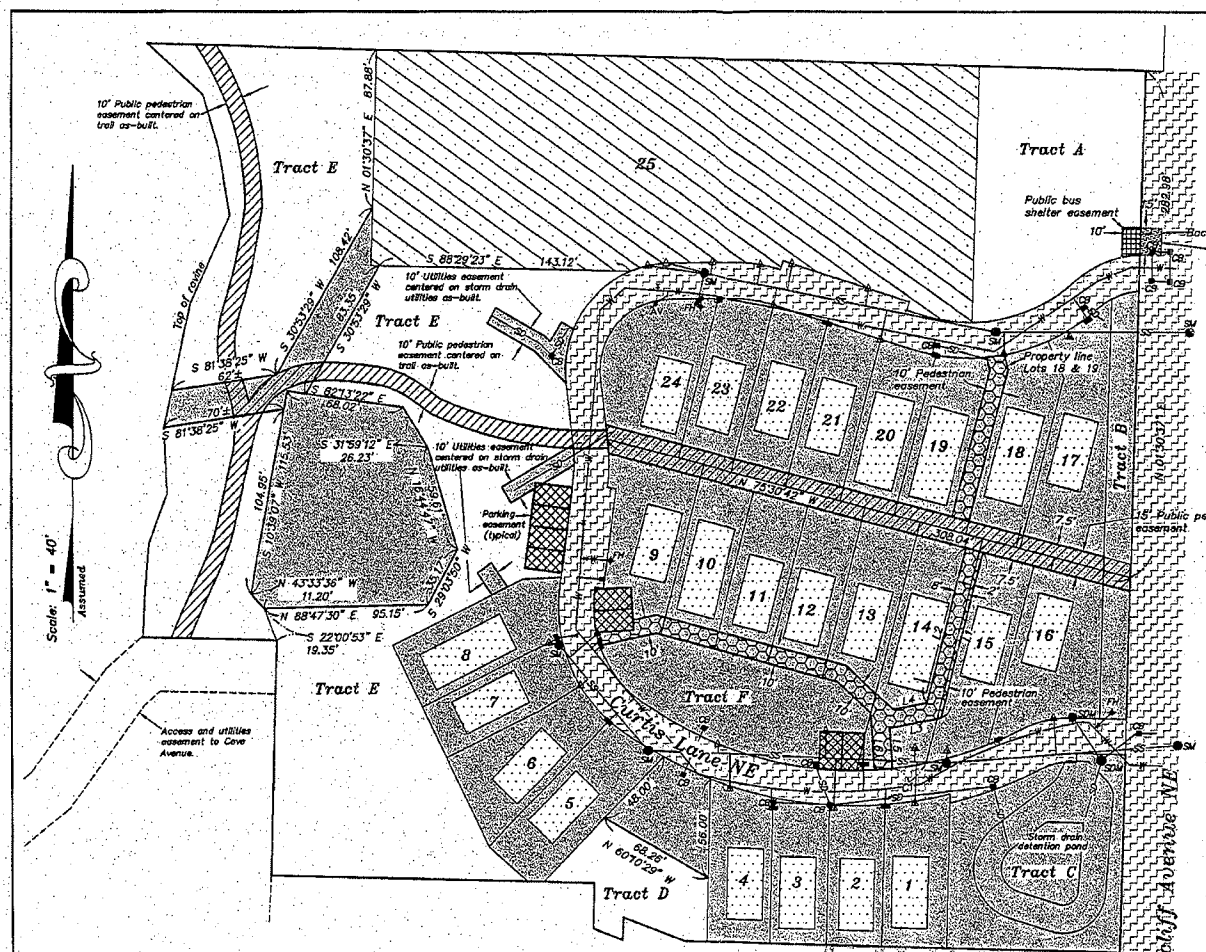

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 14°29'18" W	96.05'
L2	S 14°29'18" W	89.75'
L3	S 78°49'59" W	29.46'
L4	S 78°49'59" W	19.04'
L5	S 03°53'18" E	22.63'
L6	S 03°53'18" E	32.17'

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA ANGLE
C1	18.96'	210.00'	05°10'27"

Legend

- = Utilities easement
- = Public pedestrian easement
- = Pedestrian easement
- = Parking easement (see sheet 11 for details)
- = Building footprint
- = Future phase
- = Public bus shelter easement
- = Bus shelter license area
- = Dedicated right of way
- SM = Sanitary sewer manhole
- SS = Sanitary sewer line
- = Sanitary sewer cleanout
- CB = Storm drain catch basin
- SDM = Storm drain control manhole
- SD = Storm drain culvert
- FH = Fire hydrant
- W = Water line
- = Water meter
- = Water valve
- AV = Air and vacuum assembly

Note:

Only the existing utilities and storm drain detention pond shown shall be maintained by the City of Bainbridge Island.

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Easements

Plat of Ferncliff Village

Housing Design Demonstration Project

SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

GAVIN M. OAK
STATE OF WASHINGTON
40188
REGISTERED PROFESSIONAL LAND SURVEYOR
10/24/11

ADAM & GOLDSWORTHY, INC.
LAND SURVEYING
1015 NE HOSTMARK ST. (360)779-4299
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DATE 10/24/11 FIELD BOOK ---
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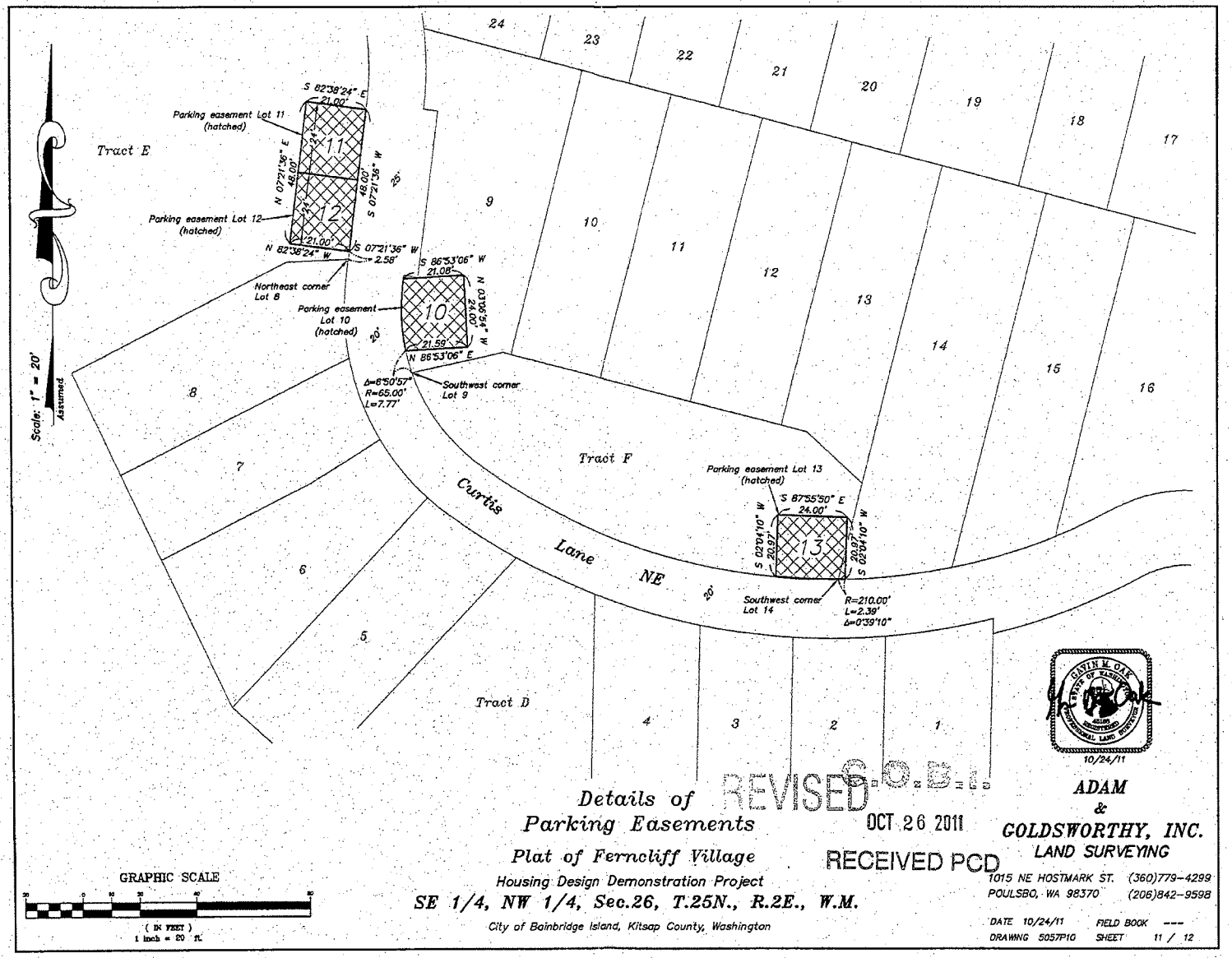

Details of Parking Easements

Plat of Ferncliff Village

Housing Design Demonstration Project

SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

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

DATE 10/24/11 FIELD BOOK ---
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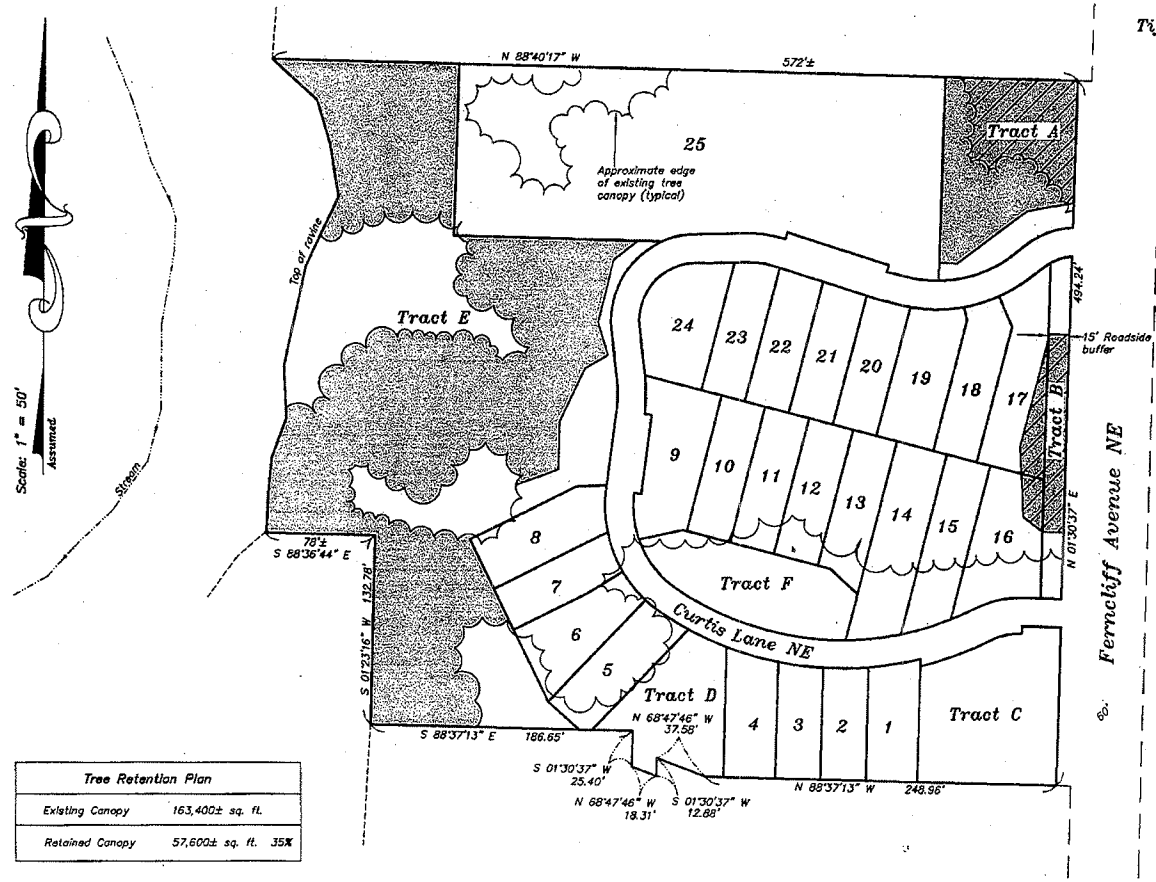

Tree Retention Plan	
Existing Canopy	163,400± sq. ft.
Retained Canopy	57,600± sq. ft. 35%

Tree Retention Plan

BAINBRIDGE ISLAND
NOV 09 2011
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Legend

= Retained Tree Canopy

= Retained and Replanting Area

GAVIN M. OAK
STATE OF WASHINGTON
45406
REGISTERED PROFESSIONAL LAND SURVEYOR
11/9/11

GRAPHIC SCALE

50 0 50 100 200

(IN FEET)
1 inch = 50 ft.

Plat of Ferncliff Village

Housing Design Demonstration Project

SE 1/4, NW 1/4, Sec.26, T.25N., R.2E., W.M.

City of Bainbridge Island, Kitsap County, Washington

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