

POULSBO DISTRIBUTION SCHEDULE

SUBJECT: Antonson Place West Short Plat



Recorded: 3/24/2016

Recording # 201603240011

DISTRIBUTED COPIES AS FOLLOWS:



Clerk's Department: Original



Public Works:



PW/Engineering:



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Other: _____

Rhiannon

City Clerk

3/24/2016

Date

**Antonson Place
West Short Plat
NE 1/4, NW 1/4, Sec.23, T.26N., R.1E., W.M.**

Right of Way Dedication

City of Poulsbo, Kitsap County, Washington

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned owner in fee simple of the land hereby platted, dedicate to the use of the public forever the right of way for NE Lincoln Road as shown on the short 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. The Grantors hereby agree and consent to the establishment of said road, and to the perpetual use and continuance of the same as a City street and waive all claim for damages of whatever kind which may be occasioned to adjacent land by the location, establishment, construction, drainage and maintenance of said road, and agree and consent to the right of the City to make all reasonable and necessary slopes for cuts and fills whenever they extend beyond the right of way line, upon above mentioned road, all in conformity with City standards for road construction, and to the same extent and purpose as if the rights herein granted had been acquired by condemnation proceedings under Eminent Domain Statutes of the State of Washington.

Dimensions and uses of all lots, tracts or parcels of land embraced in this plat are subject to and shall be in conformance with the City of Poulsbo 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 the development.

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


Michael J. Stimac


Jann B. Stimac

Acknowledgments

State of Washington
County of Kitsap

I certify that I know or have satisfactory evidence that Michael J. & Jann B. Stimac are the persons who appeared before me, and said persons acknowledged that they signed this instrument and acknowledged it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: 3/21/2016

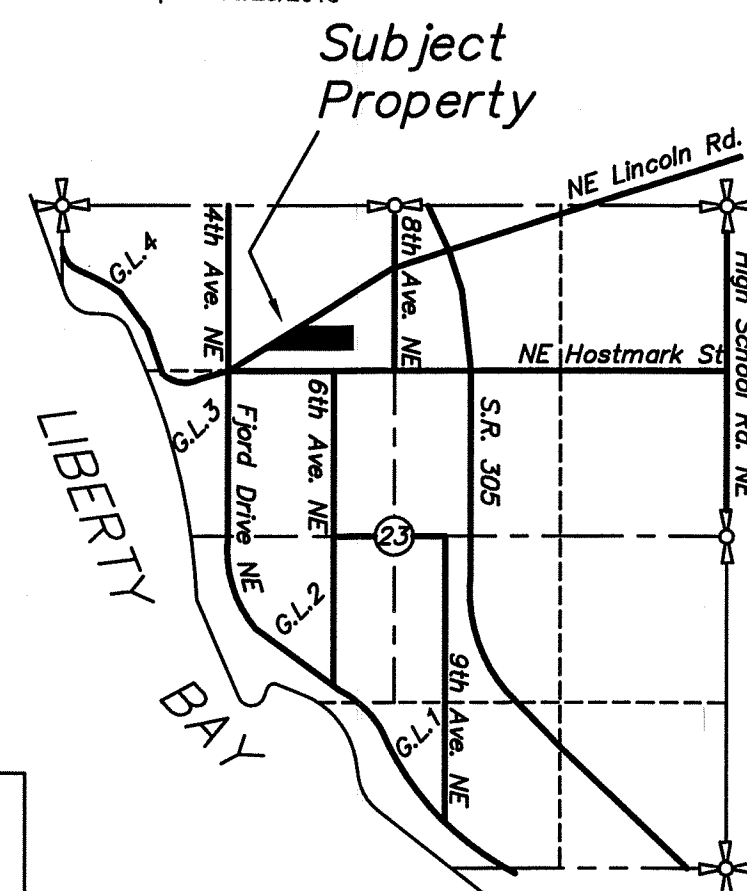
Notary Public
State of Washington
CANDYCE J KORSMO
Commission Expires 06/25/2019


Notary Public in and for the State of Washington
My appointment expires 6/25/2019

Conditions of Approval

The Conditions of Approval are listed on Sheets 2 - 5 of the final West Short Plat drawings.

Owner: Mike & Jann Stimac P.O. Box 1743 Poulsbo, WA. 98370 360-779-7504
Current use: Single Family Residential
Proposed water service: City of Poulsbo
Proposed sewer service: City of Poulsbo
Assessor's Account No. 232601-2-269-2000
Zoning: Low Density Residential



**VICINITY MAP
SEC.23, T.26N., R.1E., W.M.
(no scale)**

Total Parcel Legal Description

Resultant Parcel B of the Antonson Place Boundary Line Adjustment as recorded under Kitsap County Auditor's File No. 200908110120, and situate in the Northeast quarter of the Northwest quarter of section 23, Township 26 North, Range 1 East, W.M., City of Poulsbo, Kitsap County, Washington.

Lot 2A

That portion of the Northeast quarter of the Northwest quarter of Section 23, Township 26 North, Range 1 East, W.M., City of Poulsbo, Kitsap County, Washington, described as follows:
Beginning at the Northwest corner of said Section 23, a 3/4" iron bar in concrete, from which a concrete monument at the North quarter corner of said Section 23 bears South 88°10'51" East 2647.60 feet; thence along the North line of said Section 23, South 88°10'51" East 1323.80 feet to the Northwest corner of said Northeast quarter of the Northwest quarter; thence along the West line of said subdivision, South 01°58'57" West 1322.59 feet to a bolt in a monument case at the Southwest corner thereof; thence along the South line of said subdivision, South 88°47'08" East 517.00 feet; thence leaving said South line, North 01°12'52" East 31.00 feet; thence North 88°47'08" West 80.00 feet; thence North 01°12'52" East 134.23 feet; Thence North 86°40'40" West 3.49 feet to the True Point of Beginning; thence North 02°52'28" East 86.47 feet; thence Northwesterly on a 54.07 foot radius curve to the right, the center of which bears N 31°15'46" E, through a central angle of 19°36'20", an arc distance of 18.50 feet to the Southwesterly right of way of NE Lincoln Road; thence Southwesterly along said right of way on a 1678.26 foot radius curve to the left, the center of which bears South 38°40'27" East, through a central angle of 04°06'04", an arc distance of 120.13 feet; thence continuing along said right of way, South 47°13'29" West 19.76 feet; thence leaving said right of way, South 86°40'40" East 115.26 feet to the True Point of Beginning.

Lot 2B

That portion of the Northeast quarter of the Northwest quarter of Section 23, Township 26 North, Range 1 East, W.M., City of Poulsbo, Kitsap County, Washington, described as follows:
Beginning at the Northwest corner of said Section 23, a 3/4" iron bar in concrete, from which a concrete monument at the North quarter corner of said Section 23 bears South 88°10'51" East 2647.60 feet; thence along the North line of said Section 23, South 88°10'51" East 1323.80 feet to the Northwest corner of said Northeast quarter of the Northwest quarter; thence along the West line of said subdivision, South 01°58'57" West 1322.59 feet to a bolt in a monument case at the Southwest corner thereof; thence along the South line of said subdivision, South 88°47'08" East 517.00 feet; thence leaving said South line, North 01°12'52" East 31.00 feet; thence North 88°47'08" West 80.00 feet; thence North 01°12'52" East 134.23 feet to the True Point of Beginning; thence South 87°07'32" East 58.51 feet; thence North 02°52'28" East 80.00 feet; thence North 87°07'32" West 36.29 feet; thence on 54.07 foot radius curve to the right, the center of which bears North 02°52'28" East, through a central angle of 28°23'19", an arc distance of 26.79 feet; thence South 02°52'28" West 86.47 feet; thence South 86°40'40" East 3.49 feet to the True Point of Beginning.

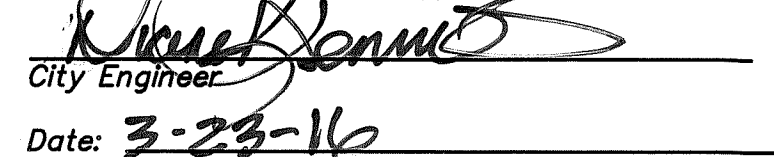
Lot 2C

That portion of the Northeast quarter of the Northwest quarter of Section 23, Township 26 North, Range 1 East, W.M., City of Poulsbo, Kitsap County, Washington, described as follows:
Beginning at the Northwest corner of said Section 23, a 3/4" iron bar in concrete, from which a concrete monument at the North quarter corner of said Section 23 bears South 88°10'51" East 2647.60 feet; thence along the North line of said Section 23, South 88°10'51" East 1323.80 feet to the Northwest corner of said Northeast quarter of the Northwest quarter; thence along the West line of said subdivision, South 01°58'57" West 1322.59 feet to a bolt in a monument case at the Southwest corner thereof; thence along the South line of said subdivision, South 88°47'08" East 517.00 feet; thence leaving said South line, North 01°12'52" East 31.00 feet; thence North 88°47'08" West 80.00 feet; thence North 01°12'52" East 134.23 feet; thence South 87°07'32" East 58.51 feet to the True Point of Beginning; thence continuing South 87°07'32" East 74.92 feet; thence North 00°52'34" East 78.45 feet; thence North 84°36'06" West 36.32 feet; thence North 87°07'32" West 35.90 feet; thence South 02°52'28" West 80.00 feet to the True Point of Beginning.

City of Poulsbo
Kitsap County, Washington
Short Subdivision No.
Applicant: Mike & Jann Stimac
Assessor's Account No. 232601-2-269-2000

City Engineer's Approval

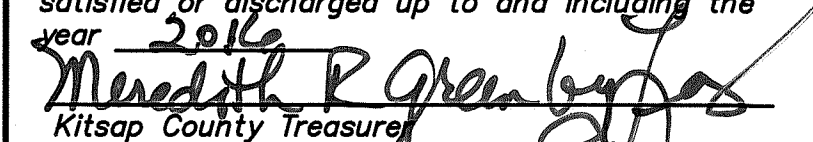
Approved for recording pursuant to City of Poulsbo Ordinance 17.16.140


City Engineer
Date: 3-23-16

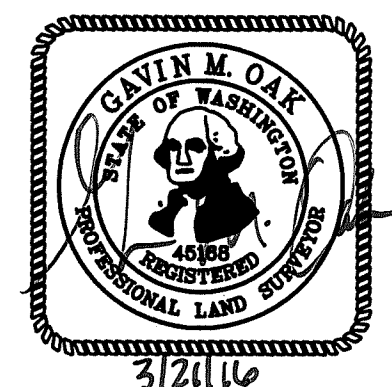
Notice

- Responsibility and expense for maintenance of streets serving lots within this Short Subdivision (unless such roads have been accepted by the City) shall rest with the lot owners.
- No lot within this Short Subdivision may be further divided in any manner within five (5) years of the filing of such Short Subdivision. Provided such division is permitted through a subdivision as authorized by RCW 58.17.060.
- Responsibility for all maintenance and repair of the privately owned sewer main shall be equally shared among homeowners served by the private sewer, as outlined in the CC&Rs.

Treasurer's Certificate

I hereby certify that real property taxes on the herein described property have been paid, satisfied or discharged up to and including the year 2016

Kitsap County Treasurer

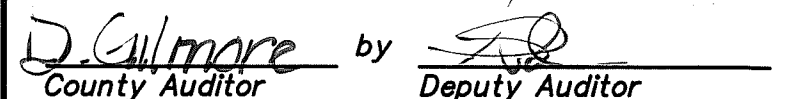

Surveyor's Certificate



I, Gavin M. Oak, registered as a professional land surveyor by the State of Washington, hereby certify that this Short Plat is based upon an actual survey of the land described herein, conducted by me, or under my direct supervision, during the period of 2003 through March, 2016, that the distances, courses and angles are shown hereon correctly, and that the lot corners have been staked on the ground as depicted hereon.

Auditor's Certificate

ADAMS GOLDSWORTHY OAK 201603240011
Short Subdivision Rec Fee: \$ 188.00
03/24/2016 08:23 AM Page:1 of 7 B: 22 P: 227
Dolores Gilmore, Kitsap Co Auditor


County Auditor by 
Deputy Auditor

ADAM • GOLDSWORTHY • OAK
A G O LAND SURVEYING, LLC

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

DATE 3/21/16 FIELD BOOK --
DRAWING 3278WESTP1 SHEET 1/7

**Antonson Place
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City of Poulsbo, Kitsap County, Washington**

SEPA MITIGATION

1. It shall be the responsibility of the applicant to take all necessary steps to prevent the incidental taking of protected species under the Endangered Species Act through habitat modification or degradation during the life of the project or development authorized by this permit or approval. The applicant shall notify the City through its Public Works Superintendent and the Federal agencies with responsibility for enforcement of the Endangered Species Act immediately, in the event of any damage or degradation to salmon habitat by or from the project or the development subject to this permit or approval. In any such case, the applicant shall, at its sole cost and expense, take all actions necessary to prevent the furtherance of the damage or degradation and to restore the salmon habitat as required by the Federal, State, and local agencies with jurisdiction.

2. School Mitigation Fees are required for residential projects and shall be paid at the time of building permit issuance. Payment for two new units (providing credit for the one existing residential structure) shall be made to the North Kitsap School District directly, and the developer will present a receipt of payment of fees to the City.

PLANNING DEPARTMENT AND BUILDING/FIRE OFFICIAL CONDITIONS

3. Final recording documents shall be in conformance with the Antonson Place West short plat drawing identified as Exhibit B. The final recording documents shall be prepared by or under the supervision of a Washington State licensed land surveyor, and submitted to the City for recording. Pursuant to PMC 17.20.140, all controlling corners of the boundaries of the short plat shall be marked by a three-fourths inch galvanized iron pipe or approved equivalent driven into the ground; these corners shall be submitted. Conditions of Approval or a note indicating on which sheet of the drawing set Conditions of Approval appear shall be shown on the face of the short plat.

4. All new residences shall require a building permit. A demolition permit is required for destruction of the existing structures.

5. Land in short subdivisions may not be further divided in any manner within a period of five years without the filing of a final plat.

6. Building setbacks shall be as follows and will be determined and confirmed at the time of building permit submittal. The recording documents shall not depict future building footprints or setbacks.

Front Yard: 20'
Side Yard 5'
Street Side Yard 10'
Rear Yard 5'
Side and Rear Yard adjacent to developed residential property 10'

7. Building setbacks from easements shall be as follows:
From access easements: Minimum 5' building setback
From utility easements: Minimum 3' building setback

8. Maximum building lot coverage is 50%, provided that lots which are less than 7,500 square feet, the maximum building lot coverage is 45%. Lots 2A, 2B and 2C are less than 7,500 square feet, and therefore the maximum building lot coverage is 45%. This will be reviewed at the time of building permit submittal.

9. Tandem parking may be allowed. The Conditions, Covenants and Restrictions (CCRs) must address the tandem parking and require that the garage space remain accessible for parking so there are two parking stalls available at all times. The City Planning Department shall review the draft Conditions, Covenants and Restrictions to ensure compliance with this condition before short plat recording.

10. At the time of building permit application submittal, the Planning Director will review the submitted building permits to determine that they are in substantial likelihood to the conceptually architectural building designs approved with this application, and include the required architectural variety required by PMC 18.70.080.0.e.

11. The Antonson Place West infill residential conceptual building elevations and design narrative identify an average building height of 25'. The building height will be reviewed at the time of building permit submittal. If an alternative building height is proposed, it shall be in conformance with PMC 18.70.080.0.3.d.

12. The private street serving Lots 2A, 2B and 2C will be signed as a fire lane, shall be unobstructed at all times, and no on-street parking will be allowed except for designated on-street parking stalls.

13. The CC&Rs are subject to the review and approval of the Planning Department and City Attorney to ascertain if the documents are sufficient to assure compliance with the Conditions of Approval and any applicable SEPA Mitigations. At a minimum, the CC&Rs shall include provisions for repair, maintenance and performance guarantee of any tracts, landscaping, utilities, facilities, access roads or amenities which are private and commonly owned and/or maintained by the homeowners. Language shall also be included in the CC&Rs which requires notification to the City of Poulsbo Planning Director of any amendments to the CC&Rs, and that the City shall have the authority to object to any modification that is inconsistent with any condition lawfully placed upon the short subdivision by the City of Poulsbo.

14. Park Impact Fees are required per PMC 3.84 and will be payable for two lots, providing credit for the existing residential unit. The park impact fee amount of \$1,195 per lot is due at the time of building permit application.

15. Fire flow shall be provided per IFC Appendix B.

16. Fire hydrants shall be located per IFC Appendix C and/or City of Poulsbo Construction Standards and Specifications. Existing hydrants on public streets may be considered as available.

17. The surface of the private street intended to provide fire apparatus access to Lots 1A and 1B shall be designed and maintained with an all weather surface that is capable of withstanding the weight of emergency apparatus (75,000#s).

18. Any further development or improvements beyond that granted by this short plat will require the private street to be widened to meet the minimum fire apparatus access road requirement.

19. A note shall be added to the face of the short plat to be recorded stating that vehicular and all other necessary access is granted for fire and emergency services on the private street and access easements.

FINANCE DEPARTMENT CONDITIONS

20. Water and sewer facility charges, inspections and meter cost will be assessed at the time building permits are submitted. Facility fees will be due prior to the building permit issuance.

21. Irrigation system facility charges are based on meter size. A separate building permit is required.

22. Park and traffic impact fees are due at time of building permit issuance.

ENGINEERING DEPARTMENT CONDITIONS

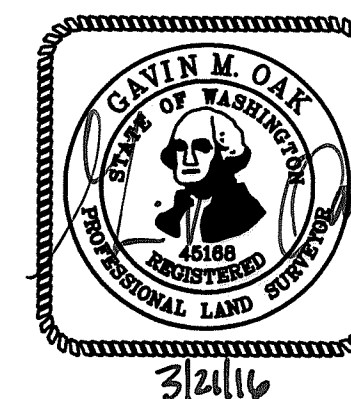
GENERAL

23. All water, wastewater, and stormwater facilities and streets shall be designed by a professional civil engineer licensed in the State of Washington. The applicant is responsible for the design and installation of the facilities. In the event that there is a conflict between standards, the more restrictive standard shall apply as determined by the City Engineer.

24. Land use permit approval shall not waive any requirements for the applicant to (a) obtain all appropriate permits; (b) pay all required fees and deposits; and (c) provide the City with adequate construction plans for approval which conform to City codes and standards. Any utility plans, details, and drawing notes associated with the approved preliminary plat drawing are approved in concept only and are not considered approved for construction. Approval of the preliminary plat approval documents. Civil construction drawings must be submitted directly to the Engineering Department. For site plans, it is not acceptable to submit the civil drawings with the building plans to the Building Department.

25. Construction plans for the following shall be reviewed and approved by the Engineering Department and Public Works Department: storm drainage and street improvements (including signage and pavement markings), sanitary sewer, water, and interim and permanent on-site erosion control systems. Prior to short plat recording the applicant shall: construct the required improvements per City standards, and submit "as-built" drawings on mylar, paper, and electronically (compatible with the AutoCAD version utilized by the City at the time of submittal), dedicate easements, convey utility ownership as determined by the City, and post a maintenance bond(s).

26. All plan review and project inspection and administration expenses shall be paid for at the developer's expense consistent with the fee and deposit schedule adopted by City ordinance in effect at the time of construction. Plan review fees shall apply to the original drawing submittal and one re-submittal. Subsequent submittals will require payment of hourly charges. Fees are non-refundable. Deposits are required for payment of actual expenses incurred by Engineering Department staff for project administration and inspection. If the City Engineer determines that the magnitude or complexity of the project requires full or part-time on-site inspection in addition to the inspection by City staff, he may contract with a duly qualified inspector or hire additional personnel to provide inspection, testing, or other professional services for the City in connection with the construction. Deposits for Engineering Department services or outside professional services shall be paid in advance. The deposits are estimates and may require replenishment. Deposits may be required at the time of, or after, payment of any fees. Unused deposits are refundable.



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

DATE 3/21/16 FIELD BOOK --
DRAWING 3278WESTSP2 SHEET 2/7

**Antonson Place
West Short Plat
NE 1/4, NW 1/4, Sec.23, T.26N., R.1E., W.M.
City of Poulsbo, Kitsap County, Washington**

27. At any point in the process of application approval, construction plan review, or construction, the City Engineer may hire an independent consultant to review and comment on any, or all, utilities or sitework (for example, storm sewer, sanitary sewer, water, roads/streets, retaining walls, slopes) proposed by the applicant. The applicant shall make a cash deposit which will be used to pay for any independent review required by the City Engineer. If additional funds are required, the applicant shall immediately deposit the requested amount. Any unused funds will be refunded. Acceptance of the proposal and consultant comments shall be at the discretion of the City Engineer.

28. The applicant shall adhere to all recommendations of the applicant's geo-technical engineer and the City's consultants as determined by the City Engineer.

29. "City of Poulsbo Construction Standards and Specifications, July 2008" are published on the City website within the Public Works/Engineering Department page. Unless specified otherwise within Conditions of Approval these standards shall be followed.

30. The civil construction drawings shall include plans for: grading, water, sewer, storm, streets, dry utilities, street lighting, signage/stripping, and composite wet utilities. Other plans may be required depending on site-specific conditions. Profiles and details for the wet utilities shall also be provided.

31. City of Poulsbo Construction Standards, Section 1 – General
Construction drawings will be rejected, without review, if the following drafting requirements are not met:

- a. Construction plan size shall not exceed 24"x36". The minimum drawing scale shall be 1:40 horizontal and 1:5 vertical. A larger scale may be required for legibility.
- b. Utilities shall be shown on plan/profile sheets. Each sheet shall have the corresponding plan/profiles on the same sheet with aligned stationing.
- c. Labels from the various overlapping AutoCAD layer shall be legible.
- d. All elements on the drawings shall be legible as determined by the City Engineer.

CLEARING, GRADING, AND EROSION CONTROL, REFER TO CONSTRUCTION STANDARDS

32. A Clearing and/or Grading Permit is required prior to any land-disturbing activity on the site (PMC 15.35). The permit may include restrictions as to the limits of any particular area or phase that can be cleared and graded at any one time or during any construction season. Additional restrictions may be placed on the permit in regard to seasonal weather conditions. At any time, the City Engineer may restrict activities or access to portions of the site which would be detrimental to maintaining erosion and sediment control.

33. The project owner shall determine if a stormwater discharge permit (NPDES Permit) is required from the Washington State Department of Ecology. The Department of Ecology requires project owners to obtain a Construction Stormwater General Permit for certain projects. Initial guidance on this requirement can be found on the Department of Ecology Focus Sheet titled "Focus on Construction Stormwater General Permit" which is available at the City Permit Counter or online on the DOE website. Construction site operators must apply for the permit 60 days prior to discharging stormwater.

34. The developer's engineer shall submit a completed NPDES Permit Appendix 7 Worksheet along with other required stormwater application documents. You may obtain the worksheet from Engineering staff or the Ecology website;
<<http://www.ecy.wa.gov/programs/wq/stormwater/municipal/phasellww/MODIFIEDpermitDOCS/Appendix7ww.pdf>>

STORMWATER

35. All temporary and permanent storm system and erosion control measures shall be designed, constructed, maintained, and governed per the following, as adopted by the City of Poulsbo:

- a. All temporary and permanent storm system and erosion control measures shall be designed, constructed, maintained, and governed in accordance with PMC Chapter 13.17. Chapters 12.02.030 and 12.02.040 provide further guidance on design manual and threshold criteria within compliance of NPDES Phase II Permit.
- b. City of Poulsbo standards and ordinances
- c. All conditions of approval associated with any clearing and/or grading permits
- d. Recommendations of the geo-technical engineer geotech comment optional

36. Provision shall be made for the conveyance of any upstream off-site water that naturally drains across the applicant's site.

37. Ownership and maintenance of stormwater systems serving short plats will remain the responsibility of the Lots being served. Tracts or easements shall be clearly described on the face of the plat. Specific responsibilities and cost reimbursements for routine maintenance, record keeping and repairs shall be on the face of the plat and/or otherwise documented and recorded appropriately. The maintenance responsibilities for the stormwater system shall also be addressed in the CC&R's.

38. The City encourages use of Low Impact Development (LID) measures to the extent they are feasible for the proposed site conditions. PMC 12.02.010 has adopted "The Low Impact Development Guidance Manual, a Practical Guide to LID Implementation in Kitsap County", published by the Kitsap Home Builders Foundation as primary guidance for City LID measures within the allowances acknowledged by the NPDES Phase II Permit and the DOE Management Manual.

39. The final drainage report shall be submitted with construction drawings and include an analysis of the proposed drainage design which satisfies the City Engineer that the design complies with all City requirements and protects downstream properties and the surrounding area from damage and any adverse impacts. Impervious surface calculations shall clearly account for proposed lots, internal street and sidewalks, offsite paved improvements and the storm pond surface area. The applicant may be required to construct off-site downstream improvements to mitigate the impacts of the project.

40. Prior to short plat recording all offsite storm improvements identified in the final storm report to correct capacity issues associated with direct discharge shall be completed by the applicant. For all work within City ROW a Public Property Construction Permit is required prior to commencing construction.

SANITARY SEWER

41. The applicant shall be responsible for obtaining any off-site easements for access and maintenance of the sewer. Prior to short plat recording, satisfactory evidence shall be provided to the City Engineer which indicates that the easement(s) will be granted. The easement(s) shall be prepared and reviewed approved by the Engineering Department prior to short plat recording.

42. The sanitary sewer system serving the short plats shall be privately owned and maintained. Ownership and maintenance of sewer systems serving the short plats will remain the responsibility of the Lots being served. Tracts or easements shall be clearly described on the face of the plat. Specific responsibilities and cost reimbursements for routine maintenance, record keeping and repairs shall be on the face of the plat and/or otherwise documented and recorded appropriately.

43. Maintenance and repair responsibilities for the sanitary sewer system shall be addressed appropriately in the CC&R's and recorded on the face of the short plats.

WATER

44. Easements for access and maintenance of the water main within the short plats shall be legally described and dedicated to the City on the Final Short Plat drawings and/or otherwise documented prior to short plat recording using the City's forms. Water main easement shall be fifteen feet (15') wide. Ownership of the pipe and appurtenances shall be conveyed to the City on the Short Plat drawings. The easements shall be shown on the construction drawings, "as-built" drawings, and Final Short Plat drawings.

45. The applicant shall be responsible for obtaining easements for access and maintenance of any off-site water mains and appurtenances. Prior to Preliminary Plat Approval, satisfactory evidence shall be provided to the City Engineer which indicates that the easement(s) will be granted. The easement(s) shall be legally described and if appropriate dedicated to the City prior to short plat recording. The easement(s) shall be shown on all drawings.

STREETS

46. PMC 17.20.120F requires two points of ingress/egress shall be provided at locations approved by the City Engineer.

47. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of the project and NE Lincoln Road. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The certification shall also note necessary measures to correct and maintain the minimum sight triangle. If a deficiency is identified it shall be brought into compliance prior to short plat recording.

48. GMA Transportation Impact Fee Ordinance (PMC 3.86) has been approved by City Council. This establishes a transportation impact fee assessment of \$283.50 per ADT payable at time of Building permit issuance. The application shall provide accurate occupancy information for each building to assign accurate ADTs. Average week day trips shall be determined using the latest version of the Trip Generation Manual published by the Institute of Transportation Engineers (ITE) for the land use(s) that are the subject of the permit. Traffic impact fees for single family homes are \$2,713.10 per single family home. Traffic impact fees are due with each building permit application.

49. Street lights shall be installed per City of Poulsbo standards.

50. The face of the plat and the CC&R's shall state that the maintenance responsibilities of private road and associated street infrastructure will remain the responsibility of the lots being served by the private road.

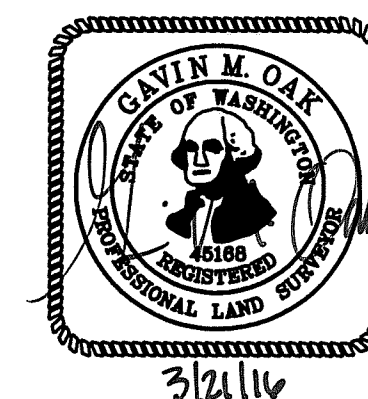
51. The applicant's engineer shall obtain approval of the postmaster and the City Engineer for all mailbox installation locations.

52. A minimum of one half a space of on street parking is required per residential unit.

53. Only emergency vehicle access will be allowed off of Hostmark Street. The segment of the private road that is identified as emergency access shall be appropriately signed to restrict access to emergency vehicles only.

54. Prior to short plat recording the existing access off of NE Lincoln Road shall be removed.

55. Rolled curb is required for all sidewalks internal to the short plats. All sidewalks shall be designed and constructed to accommodate vehicle loading.



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DATE 3/21/16 FIELD BOOK --
DRAWING 3278WESTSP3 SHEET 3 / 7

**Antonson Place
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NE 1/4, NW 1/4, Sec.23, T.26N., R.1E., W.M.
City of Poulsbo, Kitsap County, Washington**

OTHER

56. The short plat will not be recorded until (a) the hydrant and associated water main extension are constructed by the applicant, (b) the construction is accepted by the City, (c) the applicant conveys ownership of the hydrant and extension to the City, and (d) the applicant posts a 2-year maintenance bond.

57. All bonds, conveyances, and easements dedicated to the City shall be on the City's forms.

58. Access to parcels 232601-2-272-2005, 232601-2-270-2007, 232601-2-280-2005, 232601-2-114-2007 shall be maintained throughout construction.

59. Permanent access shall be provided to parcels 232601-2-272-2005, 232601-2-270-2007, 232601-2-280-2005, 232601-2-114-2007 from the private road being constructed with the short plats. Access easements for the parcels shall be submitted to the Engineering Department for review prior to short plat recording.

60. A Public Property Construction Permit is required when connecting to City-owned utilities or performing other work within the City right-of-way or other public/City-owned property (PMC 12.08). The permittee shall be responsible for repair and/or restoration of any damage to City property (such as sidewalks, curbs, gutters, pavement, and utilities) that occurs as a result of his operations under this permit.

61. Any agreements made between the applicant and another property owner related to utilities, easements, right-of-ways, or ingress and egress shall not be in conflict with City codes or ordinances. No agreements between the applicant and the property owner shall exempt either party from obtaining proper City approval for land use activities regulated under the Poulsbo Municipal Code.

62. All public utilities shall be provided within the plat and shall include power, telephone, natural gas, and cable television. A plan sheet titled Dry Utilities shall be included with Construction Plan submittal and include all above mentioned utilities. Power underground has significant limitations above 30kv, most neighborhood primary is at 7.2kv not a problem, conductor cooling is main issue. Appropriate easements shall be provided for all dry utilities prior to short plat recording.

PUBLIC WORKS DEPARTMENT CONDITIONS - UTILITIES

GENERAL

63. All work shall be in accordance with the City of Poulsbo Construction Standards reference:
<http://www.cityofpoulsbo.com/publicworks/ConstructionStandards.htm>

64. Roadway access for all units will remain a private street.

65. The proposal is to subdivide 3 existing lots into 9 lots via three separate short plats. Four addresses with utility connections are identified on the 3 lots to be subdivided: 608 Hostmark Street, and 515, 527 and 513 Lincoln Road each have inch water and sewer connection.

66. The existing legal utility connections are credited when property is redeveloped. The Building Department charges connection fees and tracks connection credits through the building permit process.

67. The project also impacts 4 existing lots which are not part of the proposed short plat. The access and utility connections for the following lots shall be maintained and the impact to these lots shall be minimized: 573 Antonson Place has a inch multi-family water and sewer connection; 535 and 553 Antonson Place each with inch water and sewer connection; and vacant property 2-281.

SERVICE AVAILABILITY

68. The City of Poulsbo has determined that, as of the date of this development approval, the City has sufficient water supply to serve the development. This determination is not, however, a guarantee that sufficient supply will exist at the time of connection to the City's water system is applied for and the City expressly disclaims any such guarantee. The City allows connections to its water system on a first-come, first-served basis and the City may or may not have an adequate supply of water available to serve the development at the time connection is applied for. Pursuant to RCW 19.27.097, verification that an adequate water supply exists to serve the development will be required at the time a building permit is applied for and issuance of a certificate of water availability by the City at the time will be necessary before the ability to connect to the City's water system is assured.

WATER

69. All building lots of the subdivision shall be connected to City water.

70. A water main extension or loop will be required. Either an 8 inch main which dead ends in the development east of the existing triplex, or a 6 inch looped main connecting city mains in Lincoln Road and Hostmark Street are acceptable.

71. The existing fire hydrant(s) shall be connected to the new main. Hydrants near vehicle pathways require bollards.

72. Water meters must be placed in banks or common locations. The location must be outside fencing. Water meters must be located within the public right of way or easement dedicated to the city.

73. All water systems shall be publicly owned up to and through the water meter. For fire mains, the City shall own up to and including the Post Indicator Valve. All water mains and fire hydrants shall be located in public right-of-way or easements granted to the City of Poulsbo. Dedicated water lines shall be centered in an easement a minimum of 15 feet in width, and hydrants centered in a 10 feet radius easement.

74. Water services and hydrant connections must be decommissioned at the main.

75. Service connection and alteration to the City water system shall be the responsibility of the property owner and shall comply with state and local design and development standards.

76. Pursuant to WAC 246-290-490, the water services for the domestic, commercial, irrigation and fire suppression systems shall be installed with the proper backflow prevention facilities. The minimum backflow prevention device required on this type of application shall be a double check valve.

77. The buildings on lots 3A, 3B, 3C, and 3D shall have sprinkler systems. A separate water service line with backflow protection shall be provided for a non-potable sprinkler system. If the developer proposes to use a potable fire protections system, the developer is required to note this on the construction documents.

SEWER

78. All building lots of the subdivision shall be connected to City sewer.

79. Sewer service to the area is a private system connected to an 8 inch concrete pipe in Lincoln Road northwest of the project. Any additional services needed for this project will connect to the City through the private system.

80. Existing sewer connections which will not be used in the future development, will be required decommissioned at the main.

81. All manholes will be required to have an insert installed. The insert shall be 'The Rainstopper' by Southwestern Packing & Seals, Inc. Further information available upon request from the Public Works Department.

82. Abandoned sewer shall be backfilled with CDF. Abandoned sewer MH shall be removed to the base and backfilled with CDF.

SOLID WASTE

83. Garbage and recycle containers shall be placed curbside on Lincoln Road or Hostmark Street, whichever is closest to the residence.

84. Design and Development Standards: Design shall be subject to the following Standards:

- a. City of Poulsbo Utility Comprehensive Plan
- b. City of Poulsbo Design, Development and Construction Standards
- c. City of Poulsbo Municipal Code
- d. Washington State Department of Health Design Standards
- e. Washington State Department of Ecology's Criteria for Sewage Works Design
- f. American Public Works Association/Department of Transportation Standard Specifications
- g. All local, state, and federal ADA Standards.



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POULSBO, WA 98370 (206)842-9598

DATE 3/21/16 FIELD BOOK --
DRAWING 3278WESTSP4 SHEET 4 / 7

**Antonson Place
West Short Plat
NE 1/4, NW 1/4, Sec.23, T.26N., R.1E., W.M.
City of Poulsbo, Kitsap County, Washington**

85. In the event that there is a conflict between construction standards, the more restrictive standard shall apply as determined by the City Engineer.

86. No walls or permanent structures shall be permitted in utility easements.

87. Placement of landscape plantings and/or street trees shall not interfere with utilities. Required landscape vegetation may need to be relocated in the final landscape plan. Landscape vegetation not required by code may need to be relocated or removed from the final landscape plan.

SUBMITTALS AND APPROVALS

88. The applicant shall be required to submit to the City for approval, the plans and specifications associated with design and construction of utility systems improvements.

89. Utility systems include, but are not limited to, distribution and collection mains, pumping facilities, storage reservoirs, detention/retention facilities or any improvements to be dedicated to the city under a deed of conveyance.

90. Upon completion of the project, the developer shall supply the Public Works Department with a copy of drawings of record; these drawings shall be in hard copy form and in electronic form compatible with the city's current version of AutoCAD.

CONNECTION FEES AND ASSESSMENTS

91. Utility Service for the noted property is subject to application and payment of the applicable fees and assessments.

92. Utility connection fees are paid based on the current fee at the time of building permit issuance. Early payment and reservation of water connection are not provided for in Poulsbo Municipal Code.

93. Please be aware that the city regularly reviews and adjusts connection fees January 1 of each year. Kitsap County regularly reviews and adjusts connection fees, applicable to sewer connection costs, March 1 of each year.

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. The access and utilities easement recorded under Kitsap County Auditor's File No. 200607120073 and the sanitary sewer easement recorded under Kitsap County Auditor's File No. 201104120187 have been amended as shown in the Easement Agreement recorded under Kitsap County Auditor's File No. 201603240007
4. This property is subject to an easement in favor of Cascade Natural Gas as recorded under Kitsap County Auditor's File No. 200711290020.
5. This property is subject to an easement in favor of Puget Sound Energy as recorded under Kitsap county Auditor's File No. 201205310494.
6. This property is subject to a stormwater easement as recorded under Kitsap County Auditor's File No. 201210290251 and amended under Kitsap County Auditor's File No. 201211150115.
7. Refer to the Antonson Place Boundary Line Adjustment recorded under Kitsap County Auditor's File No. 200908110120.
8. **Covenants, Conditions, and Restrictions** recorded under Kitsap County Auditor's File No. 201603240007



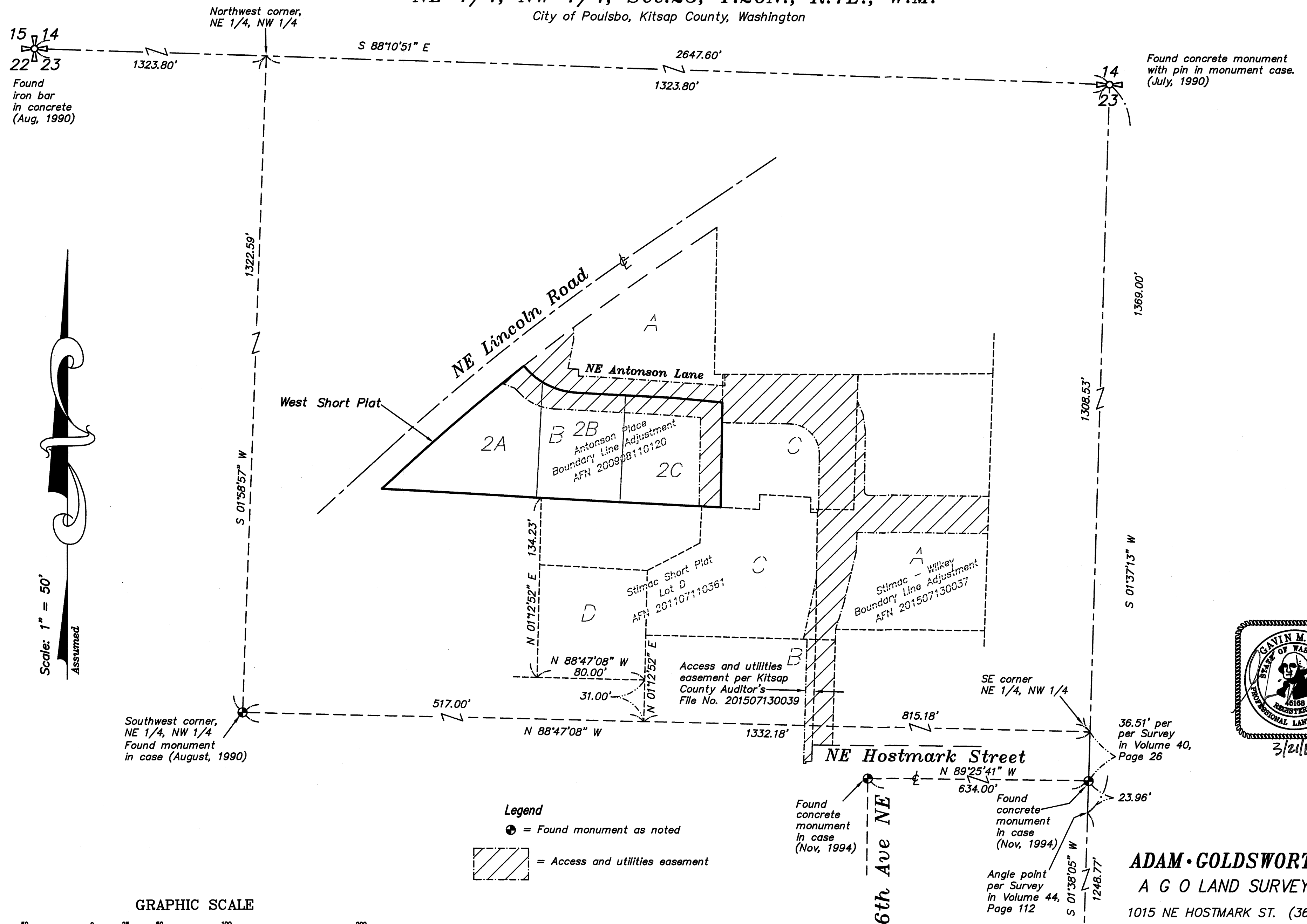
3/21/16

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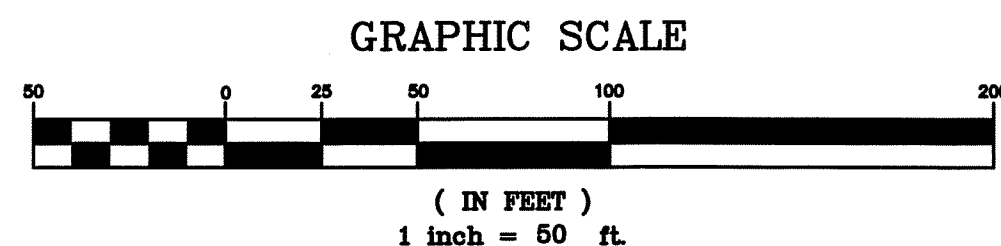
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DATE 3/21/16 FIELD BOOK --
DRAWING 3278WESTSP5 SHEET 5 / 7

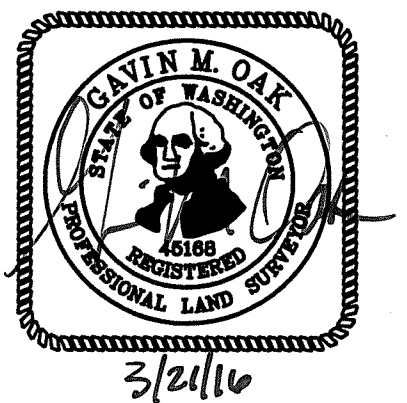
**Antonson Place
West Short Plat**
NE 1/4, NW 1/4, Sec.23, T.26N., R.1E., W.M.
City of Poulsbo, Kitsap County, Washington



Scale: 1" = 50'
Assumed



Legend
 ⊕ = Found monument as noted
 [Hatched Box] = Access and utilities easement



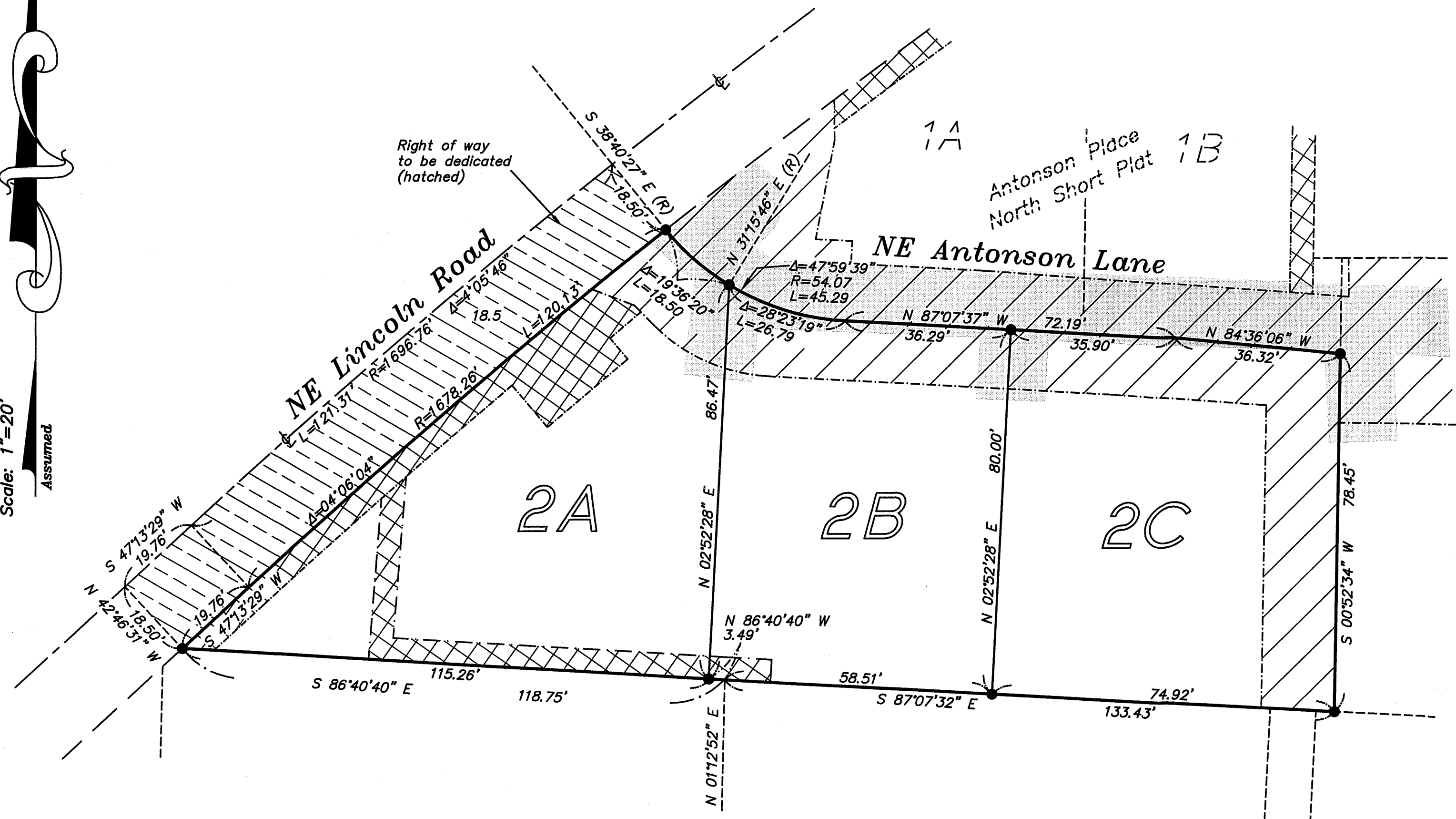
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DATE 3/21/16 FIELD BOOK --
DRAWING 3278WESTSP6 SHEET 6/7

**Antonson Place
West Short Plat**
NE 1/4, NW 1/4, Sec.23, T.26N., R.1E., W.M.
City of Poulsbo, Kitsap County, Washington

Scale: 1"=20'
Assumed



Note
Vehicular and all other necessary access is granted for fire and emergency services on the private street and access easement.

Lot Areas		
2A	6,378 sf	0.15 acres
2B	5,014 sf	0.12 acres
2C	5,853 sf	0.13 acres
Total	17,245 sf	0.40 acres

Legend

● = Set 3/4" iron pipe and lot stake

= Access and utilities easement per Auditor's File No. 201603240008

= Utilities easement per Auditor's File No. 201603240008

= Right of way to be dedicated

= City of Poulsbo waterline easement

Line Type Legend

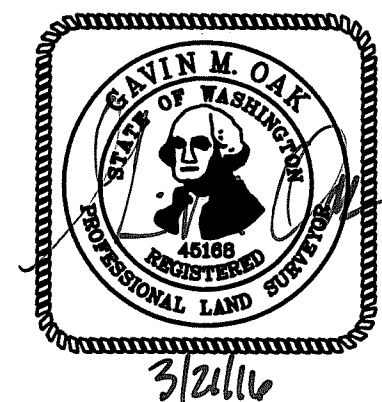
= Property line

= Adjacent parcel property line

= Easement

= Right of way

= Centerline of road



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DRAWING 3278WESTSP7 SHEET 7/7

