**CITY OF BAINBRIDGE ISLAND**

**PRELIMINARY LARGE LOT SUBDIVISION**

FORM MUST BE COMPLETED IN INK, PREFERABLY BLUE.

PENCIL WILL NOT BE ACCEPTED.

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**SUBMITTAL REQUIREMENTS**

<table>
<thead>
<tr>
<th>Requirement</th>
<th>Details</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>APPLICATION</strong></td>
<td>One original (which must contain an original signature) and six copies must be provided. Whenever possible, originals must be signed in blue. Please identify the original document.</td>
</tr>
<tr>
<td><strong>SUPPORTING DOCUMENTS</strong></td>
<td>One original (which must contain an original signature), where applicable, and six copies (if an original is not applicable, six copies must be provided).</td>
</tr>
<tr>
<td><strong>FULL-SIZE DRAWINGS</strong></td>
<td>Seven copies of the required drawings must be provided. Drawings must be folded and must be 18” x 24” in size. No construction drawings or other sized drawings will be accepted unless specifically requested.</td>
</tr>
<tr>
<td><strong>REDUCED DRAWINGS</strong></td>
<td>Two copies of the drawings reduced to 11” x 17” must be provided.</td>
</tr>
<tr>
<td><strong>SUBMITTING APPLICATIONS</strong></td>
<td>Applications must be submitted in person by either the owner or the owner’s designated agent. Should an agent submit the application, a notarized Owner/Applicant Agreement must accompany the application (owner/app agreement attached). Please call (206) 780-3762 to set up an appointment to submit the application.</td>
</tr>
<tr>
<td><strong>FEES</strong></td>
<td>Please call the Department of Planning &amp; Community Development for submittal fee information. Review by the Kitsap County Health Department may require additional fees and processing time.</td>
</tr>
<tr>
<td><strong>ATTACHED SUBMITTAL CHECKLIST</strong></td>
<td>Please refer to attached Submittal Checklist for further information. Note: when submitting this application, please do not copy or include the Submittal Checklist sheets attached to the back of this application.</td>
</tr>
</tbody>
</table>

APPLICATIONS WILL NOT BE ACCEPTED unless these basic requirements are met and the submittal packet is deemed counter complete.

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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

280 MADISON AVENUE NORTH • BAINBRIDGE ISLAND, WA • 98110-1812

PHONE: (206) 842-2552 • FAX: (206) 780-0955 • EMAIL: pcd@bainbridgewa.gov

December 2011
A. GENERAL INFORMATION

1. Name of property owner: ____________________________
   Address: _______________________________________
   Phone: ____________________________ Fax: _____________
   E-mail: ____________________________

   Name of property owner: ____________________________
   Address: _______________________________________
   Phone: ____________________________ Fax: _____________
   E-mail: ____________________________

   Name of property owner: ____________________________
   Address: _______________________________________
   Phone: ____________________________ Fax: _____________
   E-mail: ____________________________

   If the owner(s) of record as shown by the county assessor's office is (are) not the agent, the owner's (owners') signed and notarized authorization(s) must accompany this application.

2. Authorized agent: ____________________________
   Address: _______________________________________
   Phone: ____________________________ Fax: _____________
   E-mail: ____________________________

3. Person responsible for payment: ______________________
   Address: _______________________________________
   Phone: ____________________________ Fax: _____________
   E-mail: ____________________________

4. Name of land surveyor: ____________________________
   Address: _______________________________________
   Phone: ____________________________ Fax: _____________
   E-mail: ____________________________
5. Project contact: __________________________________________
Address: ______________________________________ Fax: ______________________________________
Phone: ______________________________________ E-mail: ______________________________________

6. Planning department personnel familiar with site: __________________________________________

7. Description of proposal: __________________________________________

8. General location of site: __________________________________________

9. Please give the following existing parcel information:

<table>
<thead>
<tr>
<th>Assessor’s Parcel Number</th>
<th>Parcel Owner</th>
<th>*Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</tr>
</tbody>
</table>

Use additional sheet if necessary

Total of all parcels:

* As defined in Bainbridge Island Municipal Code 18.12.050
10. Your proposal is best described as:

☐ commercial, industrial or multi-family subdivision; or
☐ single family subdivision: ☐ clustering or ☐ open space (%)

11. Legal description (or attach):

12. Current comprehensive plan, zoning and shoreline designations and use of subject parcel(s):

<table>
<thead>
<tr>
<th>Lot Number</th>
<th>Comp Plan Designation</th>
<th>Zoning Designation</th>
<th>Shoreline Designation</th>
<th>Current Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lot</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Lot</td>
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<td></td>
</tr>
<tr>
<td>Lot</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

13. Current comprehensive plan, zoning and shoreline designations and use of adjacent properties:

<table>
<thead>
<tr>
<th>Property</th>
<th>Comp Plan Designation</th>
<th>Zoning Designation</th>
<th>Shoreline Designation</th>
<th>Current Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>South</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>East</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>West</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
14. Does the site contain an environmentally sensitive area as defined in Critical Areas Ordinance (Bainbridge Island Municipal Code Chapter 16.20)?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
</tr>
</thead>
</table>

If yes, check as appropriate:

- wetland*
- wetland buffer*
- stream*
- stream buffer*
- geologically hazardous area**
- zone of influence**
- slope buffer**
- fish and wildlife habitat area

* If your site includes a wetland or wetland buffer, a wetland report is required with your application.

** If your site includes a geologically hazardous area or is within the zone of influence as defined in Bainbridge Island Municipal Code 16.20, a geotechnical report may be required with your application.

15. Is construction planned within 200 feet of ordinary high water (usually where shoreline vegetation changes from salt tolerant to upland plants)?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
</tr>
</thead>
</table>

16. Are there underlying/overlying agreements on the property?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
<th>Unknown</th>
</tr>
</thead>
</table>

If yes, check as appropriate and provide a copy of the decision document:

- CUP Conditional Use Permit
- MPD Master Planned Development
- PUD Planned Unit Development
- REZ Contract Rezone
- RUE Reasonable Use Exception
- SPR Site Plan Review
- SPT Short Plat
- SSDP Shoreline Permit
- SUB Prior Subdivision
- VAR Zoning Variance
- Other: ________________________________

Under which jurisdiction was the approval given?

- City of Bainbridge Island
- Kitsap County

Approval date: ________________________________

17. Is there any other information which is pertinent to this project?

<table>
<thead>
<tr>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
</table>

If yes, please explain:

_________________________________________________________________________________________

_________________________________________________________________________________________

_________________________________________________________________________________________

_________________________________________________________________________________________
B. TECHNICAL INFORMATION

1. Name of water purveyor: ________________________________
   If a private well, what class? ________________________________

2. Type of sewage disposal: □ on-site septic  □ off-site septic  □ sewer
   Sewer district: □ City of Bainbridge Island  □ Sewer District 7

3. General description of the existing terrain:
   ________________________________
   ________________________________
   ________________________________
   ________________________________

4. Soil survey classification: ________________________________

5. Flood plain designation: □A □AE

6. Access (street functional road classifications):

<table>
<thead>
<tr>
<th>Street Type</th>
<th>Required ROW Width</th>
<th>Street Name</th>
<th>Existing ROW Width</th>
</tr>
</thead>
<tbody>
<tr>
<td>primary arterial</td>
<td>150 feet</td>
<td>Highway 305</td>
<td></td>
</tr>
<tr>
<td>secondary arterial</td>
<td>60 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>collector</td>
<td>50 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>residential urban</td>
<td>40 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>residential suburban</td>
<td>30 feet</td>
<td></td>
<td></td>
</tr>
<tr>
<td>private</td>
<td>20 - 30 feet</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

7. Sidewalks are adjacent to the parcel: □ yes □ no
   If yes, existing sidewalks are _________ feet wide.
   Sidewalk installation is proposed as part of the development project: □ yes □ no
   Proposed sidewalks: □ adjacent to the parcel and are to be _______ feet wide.
   □ internal to the proposal and are to be _______ feet wide.
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8. Will the completed project result in 800 or more square feet of impervious surface
   (building footprint + driveways + parking)?
   □ yes  □ no  □ unknown

9. Will the project result in clearing more than six significant trees or 2,500 square feet of ground?
   □ yes  □ no  □ unknown

10. Do storm water systems exist on the site?
    □ yes  □ no  □ unknown
    If yes, were they constructed after 1982?
    □ yes  □ no  □ unknown
    If yes, what type of storm water system exists on the site?
    □ infiltration  □ open ditching  □ closed conveyance  □ detention

11. Will the completed project result in excavating or filling in:
    □ less than 50 cubic yards.  □ more than 50 cubic yards but less than 100 cubic yards.
    □ more than 100 cubic yards.

C. Subdivision Information:

   1. Does the proposal meet the minimum lot size for septic?
      □ yes  □ no  □ don’t know  □ N/A
      Minimum lot sizes required by Health District: __________ SF to __________ SF

   2. Are any restrictive covenants proposed? (If yes, please attach.)
      □ yes  □ no

   3. Any additional easements/restrictions regarding adjacent land that should be noted?
      □ yes  □ no
      If yes, please describe:

I hereby certify that I have read this application and know the same to be true and correct.

*Signature of owner or authorized agent  Date

Please Print Name

DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT
280 MADISON AVENUE NORTH ● BAINBRIDGE ISLAND, WA ● 98110-1812
PHONE: (206) 842-2552 ● FAX: (206) 780-0955 ● EMAIL: pcd@bainbridgewa.gov
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*Signature of owner or authorized agent   Date

________________________________________________________________________

Please Print Name

*If signatory is not the owner of record, the attached “Owner/Agent Agreement” must be signed and notarized.
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SUBMITTAL DOCUMENTS

Proposals for short plats, subdivisions and large lot subdivisions require a preapplication conference. Conferences may be applied for by property owners or other authorized applicants. Conference applications must be submitted in person at the City of Bainbridge Island Department of Planning and Community Development. A complete application shall include the items listed below (unless waived in writing by the director or project manager):

☐ A completed application form provided by the city containing the original signatures of all property owners;

☐ A notarized Owner/Applicant agreement signed by all owners in the event the owners designate an agent to act in their stead;

☐ The original and six (6) copies of the application and all supporting documentation (should an original supporting document not be available, please provide seven (7) copies of said document);

☐ Seven copies of the site plan (overlays of the base map) as defined in the Bainbridge Island Administrative Manual. Drawings must be folded, must be 18” x 24” in size with a minimum scale of 1” = 100’). No construction drawings or other sized drawings will be accepted unless specifically requested by the planner;

☐ Two copies of reduced drawings, 11” x 17”;

☐ Vicinity map showing the proposed project site and major city streets (map shall, at a minimum, cover the section in which the project is located);

☐ An application fee in the amount of specified by the fee schedule, check made payable to the City of Bainbridge Island;

☐ An application fee in the amount specified by the Kitsap County Health District, check made payable to the Kitsap County Health District.

…see drawing information next page…
INFORMATION TO BE ON DRAWINGS

A. IDENTIFICATION INFORMATION (to be included on each page of each drawing):

☐ Name of proposed project;
☐ Name, address, phone and fax numbers and e-mail address of whomever prepared the drawing;
☐ Date of drawing preparation;
☐ North arrow;
☐ Graphic scale (minimum scale: 1” = 100’);
☐ Quarter section, section, township and range of the proposed project; and
☐ Page numbers and total number of pages.

B. BASE MAP DRAWING CONTENT

Please provide the following information on one or more sheets:

☐ Name, address, phone and fax numbers and e-mail address of property owner and applicant;
☐ Assessor’s account number(s) of parcel(s) included within the proposed project;
☐ Legal description of the property included within the proposed project;
☐ Total area of the proposed project;
☐ Zoning and comprehensive plan designation(s) of parcels included within the proposed project;
☐ Proposed home site areas and/or lots;
☐ If the project is a replat of an existing subdivision, the original plat shown in dashed or faded lines along with its relationship to the proposed project;
☐ Contours at a maximum interval of five feet;
☐ Location of all existing structures, wells (including well protection areas) and other improvements located on the subject property or within 150 feet of the subject property;
☐ Location, name and width of all existing and proposed streets, roads, bicycle paths or lanes, trails, easements, greenways, and/or open spaces located on the subject property or within 150 feet of the project;
☐ Existing land use(s) on the subject property or within 150 feet of the subject property;
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☐ All streams, wetlands, shorelines, drainage ways or critical areas and any associated buffer(s) located on or within 150 feet of the proposed project;

☐ If within 200 feet of the shoreline, ordinary high water mark;

☐ Type of vegetation (i.e.: wooded, meadow, cleared, wetland, etc.) on or within 150 feet of the subject property;

☐ Location of all slopes steeper than 15% showing top and toe and percentage of slope;

☐ FEMA Flood Insurance Rate Map designation of the property included within the proposed project;

☐ Location and area of proposed open space (if applicable);

☐ Open space areas designated as separate tracts or portions of lots (if applicable);

☐ Location of existing and proposed individual or community water supply and septic systems on the subject property or within 150 feet of the subject property;

☐ Proposed means of providing water service and sanitary sewer service;

☐ Schematic plan of proposed utilities, if any;

☐ Areas of identified historical importance located on the project site or within 150 feet of the subject property (such as structures listed on the National Registry for Historic Places or places on the 1987 Bainbridge Island Historic Survey);

☐ Proposed means of meeting the requirements of the city’s storm drainage ordinance;

☐ Proposed means of meeting the city’s fire protection ordinance; and

☐ If phasing of the project is proposed, show the proposed phase boundaries.
Owner/Agent Agreement

The undersigned is (are) the owner(s) of record of the property identified by the Kitsap County Assessor’s account number ___________________________________________________________________________, located at ___________________________________________________________________________, Bainbridge Island, Washington. The undersigned hereby gives (give) consent and approval to ____________________________
to act on his/her (their) behalf as his/her (their) agent to proceed with an application for (please check all items that apply):

☐ preapplication conference

☐ planning permits

☐ construction permits (i.e. building, water/sewer availability, right-of-way, etc)

on the property referenced herein. This agreement authorizes the agent to act on the owner’s behalf for the above checked applications through (date or specific phase) ____________________________.

________________________________________
OWNER OF RECORD

________________________________________
DATE

________________________________________
OWNER OF RECORD

________________________________________
DATE

STATE OF WASHINGTON )

) SS.

COUNTY OF KITSAP )

On this ______ day of ____________, 20___, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared:

________________________________________

WITNESS MY HAND AND OFFICIAL SEAL, hereto affixed the day and year in this certificate above written.

________________________________________

Notary Public in and for the State of Washington

Residing at __________________________________

My appointment expires: ______________________