

CAMANO SUNRISE VIEW ESTATES DIV. 2

A PORTION OF THE SW/4 OF THE NW/4 OF SECTION 19, TOWNSHIP 31 N, RANGE 3 E, WM

PLP 179/15 R33119-382-2030
Date Oct 21, 2015

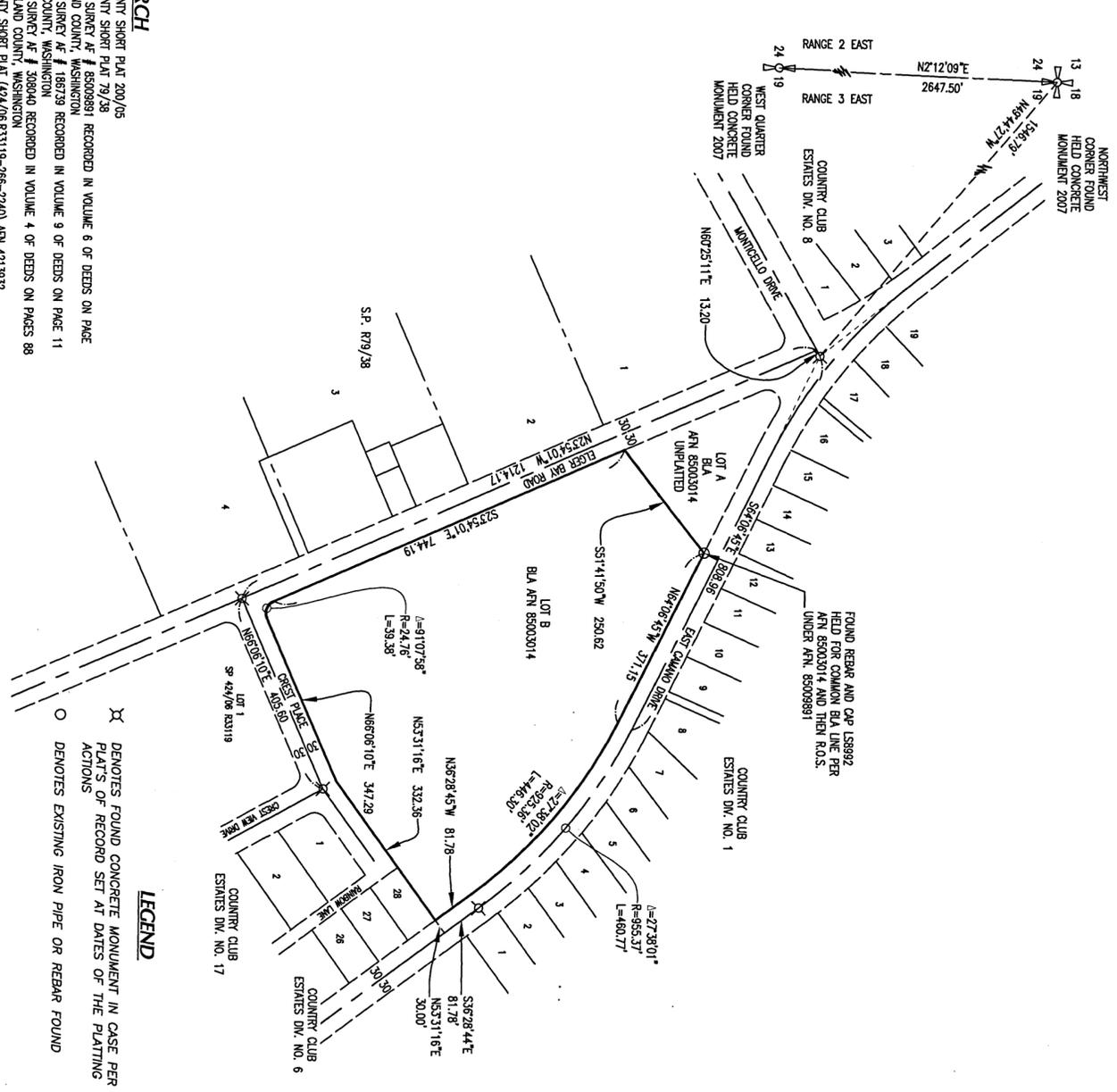
DATE 7-20-2015
PROJECT NO. 038-07

BY: M.J.S. SCALE: AS NOTED
FBI:

- ### NOTES
- ADDRESSES ASSIGNED PURSUANT TO ROW 58.17.280 ARE ONLY APPROXIMATE. BEFORE OR AT THE TIME OF BUILDING PERMIT APPLICATION SUBMITTAL, AN APPLICATION FOR ADDRESS SHALL BE APPLIED FOR WITH A PLOT PLAN SHOWING THE LOCATION OF THE DRIVEWAY. ONLY THEN WILL A DETERMINATION BE MADE IF THE ADDRESSES ASSIGNED TO MEET THE REQUIREMENTS OF ROW 58.17.280 ARE ACCURATE OR IF THEY WILL NEED TO BE CHANGED.
 - ISLAND COUNTY HAS NO RESPONSIBILITY FOR THE MAINTENANCE AND OPERATION OF THE DRAINAGE FACILITIES ON-SITE. FURTHER, ISLAND COUNTY ASSUMES NO LIABILITY FOR THE SAFETY AND PERFORMANCE OF SAID DRAINAGE FACILITIES.
 - "SUNRISE ESTATES PLACE" A PRIVATE ROAD, ISLAND COUNTY HAS NO RESPONSIBILITY TO IMPROVE OR MAINTAIN PRIVATE ROADS CONTAINED WITHIN OR PRIVATE ROADS PROVIDING ACCESS TO THE PROPERTY DESCRIBED IN THE DEVELOPMENT.
 - EACH LOT'S NEW RESIDENTIAL STRUCTURE(S) SHALL EMPLOY DRYWELLS TO MITIGATE FOR POTENTIAL STORMWATER RUNOFF IMPACTS AT THE RATE OF ONE 4' BY 4' BY 4' DRYWELL PER 450 FEET OF NEW IMPERMEABLE SURFACE AREA. ALL DRYWELLS SHALL BE A MINIMUM OF 5 FEET FROM ANY STRUCTURE AND ALL PROPERTY LINES.
 - IF APPROVED BY THE APPLICABLE ISLAND COUNTY DEPARTMENTS, LOT 20 AND 21 MAY UTILIZE THAT PORTION OF TRACT A ADJACENT TO SAID LOTS FOR SEPTIC AND RESERVE DRAIN FIELD PURPOSES. NOTE SAID USE, IF APPROVED, MAY REQUIRE MITIGATION FOR THE USE OF THAT DISTURBED PORTION OF TRACT A.

RESTRICTIONS

- MINIMUM BUILDING SETBACKS SHALL BE AS FOLLOWS: LOTS 1 THROUGH 9 SHALL HAVE A MINIMUM BUILDING SETBACK OF TWENTY (20) FEET FROM "SUNRISE ESTATES PLACE" THAT SERVES THESE LOTS AND A MINIMUM BUILDING SETBACK OF THIRTY (30) FEET FROM EAST CAMANO DRIVE TO THE NORTHEAST. LOTS 10, 11 AND 12 SHALL BE SETBACK THIRTY (30) FEET FROM ELGER BAY ROAD AND TWENTY (20) FEET FROM "SUNRISE ESTATES PLACE". LOTS 13 THROUGH 18 SHALL BE SETBACK 20' FROM "SUNRISE ESTATES PLACE". LOTS 19 THROUGH 21 SHALL BE SETBACK 20' FROM "CREST PLACE". IN ADDITION LOT 21 SHALL BE SETBACK 30' FROM ELGER BAY ROAD. SIDE YARD SETBACKS SHALL BE A MINIMUM OF (5) FEET. THE ADJOINING SIDE YARD SETBACKS OF A COMMON LINE SHALL ADD UP TO NO LESS THAN (15) FEET.
- TRACT A SHALL BE RESTRICTED TO RECREATION USE OR A COMMUNITY DRAINAGE FACILITY AND AS SET FORTH IN COVENANTS, CONDITIONS AND RESTRICTIONS. NO OTHER DEVELOPMENT SHALL BE PERMITTED WITHIN SAID TRACT.
- LOTS ONE (1) THROUGH NINETEEN (19) SHALL BE LIMITED TO SINGLE FAMILY RESIDENTIAL USE. ANY FUTURE DEVELOPMENT OF LOTS TWENTY (20) AND TWENTY-ONE (21) SHALL HAVE MIXED USE OR NON-RESIDENTIAL DEVELOPMENT ONLY AND WILL BE SUBJECT TO THE REQUIREMENTS OF ICC 17.03 ISLAND COUNTY ZONING CODE, AND ISLAND COUNTY DESIGN GUIDELINES.
- THE OPEN SPACE IS TO BE LEFT IN ITS UNDISTURBED NATURAL STATE, EXCEPT FOR THOSE PORTIONS NEEDED FOR STORM WATER FACILITIES DESIGNATED IN TRACT A AND THE REMOVAL OF DEAD OR DISEASE TREES THAT ARE AN IMMEDIATE THREAT TO UTILITY LINES, A BUILDING, OR OTHER IMPROVEMENTS.
- DURING ALL INSTALLATION, MAINTENANCE, OR REPAIR OF DRAINFIELDS AND DRAINAGE FACILITIES IN THE OPEN SPACE, THE ONLY CLEARING, CUTTING OR REMOVAL OF VEGETATION SHALL BE WITHIN AN AREA WHICH IS THE MINIMUM NEEDED TO MEET ISLAND COUNTY DEPARTMENT REQUIREMENTS. ALL OTHER VEGETATION MUST REMAIN AND MEET THE OPEN SPACE RESTRICTIONS AS NOTED HEREIN. NO CLEARING, CUTTING, OR REMOVAL OF VEGETATION IN THE OPEN SPACE AREAS, OUTSIDE THE DRAINFIELD AREAS, SHALL BE ALLOWED UNLESS CONSIDERED AND APPROVED BY ISLAND COUNTY. MINOR TREE THINNING SHALL BE REVIEWED AND CONSIDERED BY ISLAND COUNTY FOR PURPOSES OF LIGHT AND VIEW ENHANCEMENT.
- PRIOR TO ISSUANCE OF BUILDING PERMITS FOR LOTS ONE (1) THROUGH NINETEEN (19), A LANDSCAPE PLAN IN SUBSTANTIAL CONFORMANCE WITH THE SHEETS DATED SEPTEMBER 19, 2013, JOB NO. 1327, L-1 (PLANTING PLAN) AND L-2 (TYPICAL LOT PLAN, NOTES AND DETAILS) MUST BE SUBMITTED TO ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT AND SHALL BE FULLY IMPLEMENTED ON EACH LOT PRIOR TO FINAL OCCUPANCY OF THAT HOME. SAID LANDSCAPE PLAN SHALL SHOW THE LOCATION OF ANY PROPOSED DRYWELLS AND SHALL INCLUDE THE AMOUNT OF IMPERVIOUS SURFACE PROPOSED.
- ALL PROPERTY WITHIN THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, AS RECORDED UNDER AUDITOR'S FILE NUMBER 4388070 RECORDS OF ISLAND COUNTY, WASHINGTON.
- MAXIMUM IMPERVIOUS AREA FOR THE SITE SHALL BE 70 PERCENT OF THE SITE, OR 298,494 SQ. FT. THE MAXIMUM BUILDING COVERAGE ALLOWED FOR THE TOTAL SUBDIVISION IS 50 PERCENT, OR 213,210 SQ. FT. MAXIMUM LOT COVERAGE FOR LOTS 20 AND 21 SHALL BE 70 PERCENT OF EACH LOT. A MAXIMUM OF 50% PER LOT OF IMPERVIOUS SURFACE.
- PRIOR TO BUILDING PERMIT ASSUANCE THE FOLLOWING REQUIREMENT MUST BE MET:
 - A WATER AVAILABILITY VERIFICATION FORM MUST BE APPROVED BY ISLAND COUNTY PUBLIC HEALTH.
 - A PERMIT FOR A SEWAGE DISPOSAL SYSTEM MUST BE ISSUED BY ISLAND COUNTY PUBLIC HEALTH.
- DIRECT VEHICULAR ACCESS FROM LOTS 1 THROUGH 18 IS RESTRICTED TO THE DEVELOPMENTS NEW PRIVATE ACCESS ROAD "SUNRISE ESTATES PLACE" AND ITS SINGLE APPROVED ACCESS POINT LOCATION ONTO THE COUNTY ROAD. "CREST PLACE" SHOWN HEREON WILL DIRECT VEHICULAR ACCESS FROM LOTS 19 THROUGH 21 IS RESTRICTED TO INDIVIDUAL DRIVEWAYS ONTO "CREST PLACE" AS SHOWN HEREON.
- NO BLOCKING, DIVERTING, OR OTHER ALTERATION OF EXISTING, NATURAL, OR APPROVED MAN-MADE DRAINAGE WAYS IS PERMITTED WITHOUT THE PRIOR APPROVAL OF THE ISLAND COUNTY ENGINEERING DEPARTMENT.



RESEARCH

ISLAND COUNTY SHORT PLAT 200/05
ISLAND COUNTY SHORT PLAT 79/28
RECORD OF SURVEY # 1890991 RECORDED IN VOLUME 6 OF DEEDS ON PAGE 88 OF ISLAND COUNTY WASHINGTON
RECORD OF SURVEY # 189739 RECORDED IN VOLUME 9 OF DEEDS ON PAGE 11 OF ISLAND COUNTY WASHINGTON
RECORD OF SURVEY # 18904 RECORDED IN VOLUME 4 OF DEEDS ON PAGES 88 & 89 OF ISLAND COUNTY, WASHINGTON
ISLAND COUNTY SHORT PLAT (829/08/333119-266-2240) APR 4213932

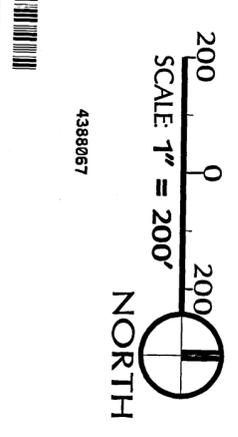
BASIS OF BEARING

N 212°09' E BETWEEN THE FOUND MONUMENTS WEST QUARTER CORNER AND NORTHWEST SECTION CORNER.

INSTRUMENT NOTE

THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE WITH A TRIMBLE S5+ AND A TRIMBLE R8 DUAL FREQUENCY GPS RECEIVER, STANDARD ERROR DISTANCE 4.72 CM (+/- 1 PPM), AND MEETS OR EXCEEDS STANDARDS AS SET FORTH IN W.A.C. CH. 332-130.

10/21/2015 09:24:40 AM
Recording Fee \$107.00 Page 2 of 3
Island County Washington

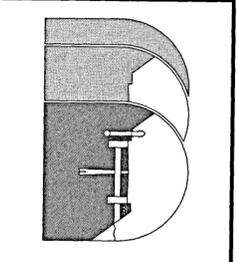


CAMANO SUNRISE VIEW ESTATES DIV. 2

IN A PORTION OF THE SW 1/4 OF THE NW 1/4 SECTION 19, TOWNSHIP 31 NORTH, RANGE 3 EAST, W.M., COUNTY OF ISLAND, STATE OF WASHINGTON

OWNER
HANSELL MITZEL, LLC

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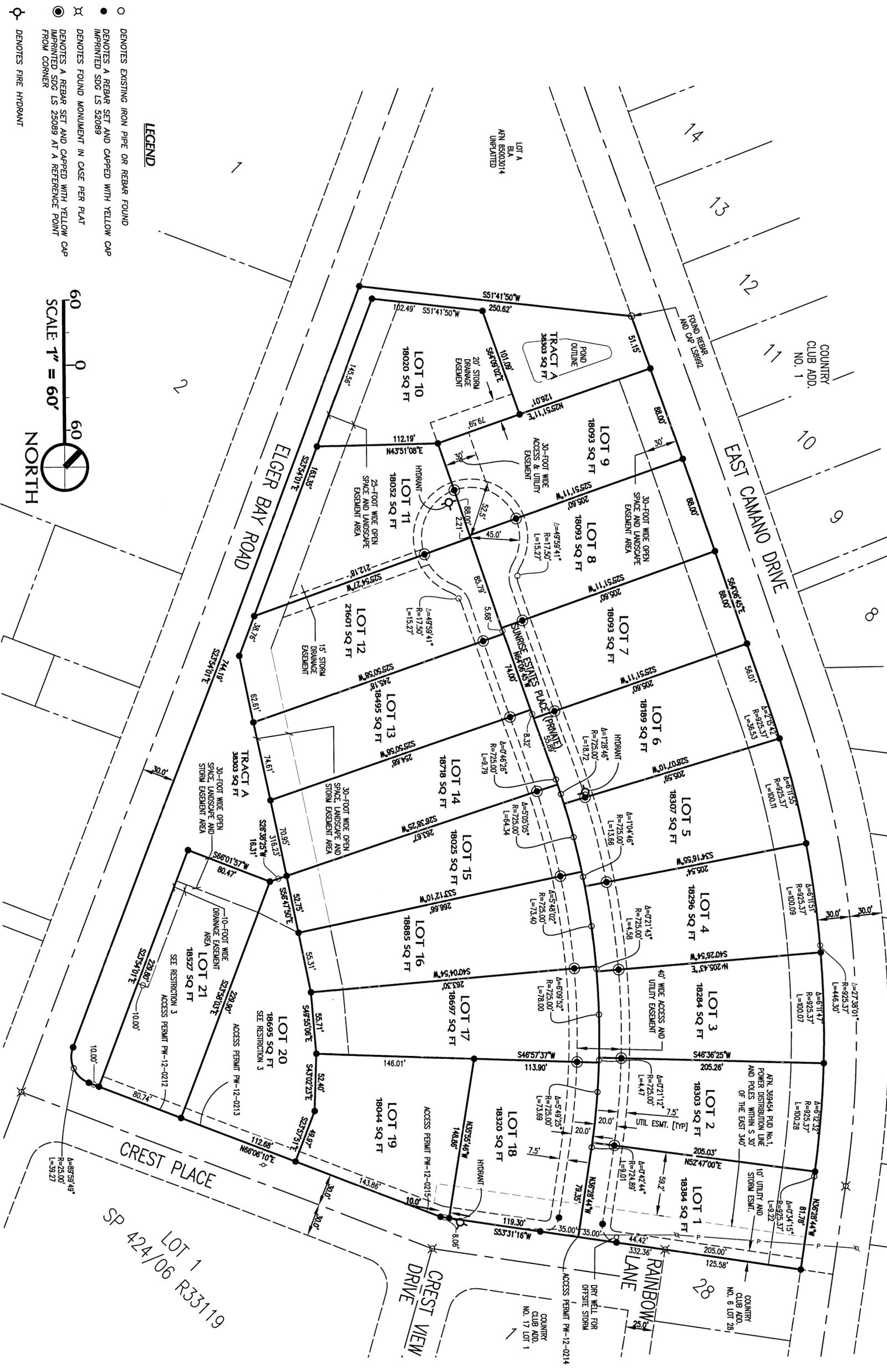


Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273
Tel: 360-404-2010 Fax: 360-404-2013

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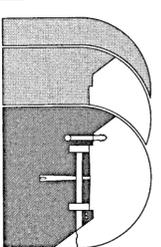
LEGEND

- DENOTES EXISTING IRON PIPE OR REBAR FOUND
- DENOTES A REBAR SET AND CAPPED WITH YELLOW CAP IMPRINTED SDG. LS 52089
- ⊗ DENOTES FOUND MONUMENT IN CASE PER PLAT
- ⊙ DENOTES A REBAR SET AND CAPPED WITH YELLOW CAP IMPRINTED SDG. LS 25089 AT A REFERENCE POINT FROM CORNER
- ⊕ DENOTES FIRE HYDRANT



4388067

10/21/2015 09:24:40 AM
Recording Fee \$167.00 Page 3 of 3
Island County Washington



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