



Kitsap County Department of Community Development

Acceptance Letter and/Administrative Decision

August 25, 2017

William Dickson
3315 S Pine St. Tacoma, WA 98409-5793
wmdickson@comcast.net

**RE: William Dickson National Avenue Grading
Site Development Activity Permit 15 04850
Plan Acceptance, 2nd Submittal**

This Site Development Activity Permit is a Type II decision. A 14-day appeal period is required after approval, per Kitsap County Code 21.04.070. A SEPA Mitigated Determination of Non-Significance was issued on August 24, 2017. The pre-construction meeting can be scheduled after the 14-day appeal period has ended.

We have reviewed and accept for construction the site plans for the above referenced project. This permit must be issued within 12 months of approval per KCC 12.10.055. The owner or agent, engineer and contractor must meet with our inspection team at an on-site pre-construction meeting. At this meeting you will receive the permit and a copy of the approved plans. Please contact Kitsap One at (360) 337-5777 to schedule a time to request an on-site pre-construction meeting.

The application fee deposit for this Site Development Activity Permit includes **26** hours of permit processing, review and inspection. Hours in excess of the deposit will be charged at the current hourly rate. Any unused portion of the deposit will be refunded upon project completion. All fees must be paid prior to scheduling the final inspection.

A. The following items are required prior to scheduling a preconstruction meeting:

1. Provide a Certificate of Liability Insurance remaining in force until final construction acceptance is issued by the County. Specify the liability insurance in the amount of not less than one million dollars combined single limit bodily injury and property damage, with a two million dollar aggregate. Include Kitsap County, its officers, and employees as additional insureds with respect to the terms and conditions of the policy. Reference **William Dickson National Avenue Grading, Site Development Activity Permit 15 04850** on the Certificate.
2. Provide a performance bond for the erosion and sedimentation control facilities for a minimum amount of **\$54,000** referencing **William Dickson National Avenue Grading, Site Development Activity Permit 15 04850** on the bond.
3. Provide a copy of the approved NPDES Construction Stormwater General permit from the State Department of Ecology. Please note that the minimum time required from first notice to permit issuance is 37 days.

B. This permit is subject to the following conditions:

1. All construction shall conform to the Accepted Plans. Major deviations must have a design revision submitted by the engineer of record for review and acceptance.
2. All construction shall comply with all recommendations and permits provided from the Washington State Department of Ecology, and the Kitsap Health District, per the June 6, 2017 Health District letter and applicable Health District regulations and guidelines.
3. The project must follow the recommendations of the hydrogeological report and other technical documents provided for this project.
4. Prior to the commencement of clearing and grading activities, the following must be completed to the satisfaction of Kitsap County:
 - a. Temporary silt and erosion control facilities shall be installed prior to clearing and grading. The facilities indicated on the plans are considered to be adequate basic requirements for the anticipated site conditions. Routine inspection and maintenance is required and additional facilities may be required depending on site and weather conditions; and
 - b. Grading limits must be clearly and visibly identified using staking and/or flagging. Under no circumstances may areas beyond the construction boundaries be disturbed without the prior approval of the owners of those properties and without the issuance by Kitsap County of the necessary permits to work within those areas.
5. All grading shall conform to Chapter 9 of the Kitsap County Stormwater Management Design Manual with emphasis on the following requirements:
 - a. Grading shall take place in such a manner so as not to obstruct or otherwise interfere with the natural drainage flows through the site;
 - b. The area receiving fill material shall be prepared by removing vegetation, non-complying fill, topsoil and other unsuitable material and scarifying the surface to provide a bond with the new fill;
 - c. Fill materials shall not contain organic material such as wood or sod, and rock or similar irreducible material with a maximum dimension greater than 12 inches;
 - d. The fill material shall be placed in relatively thin horizontal layers and be compacted to at least 90% of maximum dry density (95% for driveways);
 - e. Slopes shall be no steeper than 2 horizontal to 1 vertical (2:1); and
 - f. Fills that are proposed to be building sites shall be placed under the direction of a Soils Engineer in accordance with the provisions of the International Residential Building Code.
6. It shall be the responsibility of the applicant to verify the quantity of material placed or excavated. Any material that leaves the site must be taken to a permitted SDAP site if over 150 cubic yards is received by any one site.
7. All exposed and unworked soils shall be stabilized using acceptable Best Management Practices (BMPs) to protect from erosion. Applicable BMPs include, but are not limited to

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seeding, mulching, and plastic covering. From October 1 to April 30, no soils shall remain unstabilized for more than 2 days. From May 1 to September 30, no soils shall remain unstabilized for more than 7 days. All cleared side slopes shall be seeded as soon as possible or receive some other acceptable surface treatment. Temporary slope protection shall be installed and maintained until surface vegetation has become well established.

8. It should be understood that the agreed upon plan for siltation and erosion control is to be considered a minimum requirement, and that it is the applicant's responsibility to use whatever means are necessary to control siltation and erosion throughout the span of the project.
9. Under no circumstances shall grading take place within the road right-of-way without first obtaining the necessary permits to work within the right-of-way. This would include any work altering or in any way affecting the existing roadside drainage system.
10. Please contact Kitsap One at (360) 337-5777 to schedule the following inspections:
 - a. Clearing Limits
 - b. Erosion and Sediment Best Management Practices. *** Note: Call for inspection after silt and erosion control facilities are in place, and prior to the commencement of grading operations.*
 - c. Storm water system and Pipe Alignment.
 - d. Final inspection.
11. It is the owner's responsibility to inspect, clean and maintain the stormwater drainage system

C. Development Services and Engineering will recommend granting occupancy and release of financial securities when the following items are completed:

1. Completion, to the satisfaction of Development Engineering, of all work indicated on the plans.
2. Documentation of a properly executed Notice to Title to inform potential property owners of the presence of a landfill on the property, as stipulated by the Kitsap Health District. A copy of the recorded document shall be provided to both Kitsap Health District and Kitsap County Department of Community Development.
3. Documentation of concurrence from the geotechnical engineer supporting the design as constructed.
4. Certification, by the Project Engineer, of the as-built live and dead storage pond volumes.
5. Certification, by the Project Engineer, that all pond side slopes are 2H: 1V or flatter

for fenced ponds, and 3H: 1V or flatter for unfenced ponds.

6. Submittal of a recorded (with the Kitsap County Auditor) Maintenance Covenant for maintenance of private storm drainage facilities which gives Kitsap County the right to inspect the facilities and guarantees the County that the facilities will be properly maintained (previously enclosed).
7. Permanent stabilization and restoration of the project site. Final replanting may be delayed to the appropriate season, provided temporary soil stabilization measures are in place and financial security is provided to assure the completion of work.
8. Submittal, by the Project Engineer, of the Operation and Maintenance Manual for privately maintained and/or non-standard stormwater facilities.
9. For disturbed and non-disturbed areas, the applicant shall provide a vegetation management and control plan to prevent and removal to prevent the additional spreading of invasive species or noxious weeds identified on the State Noxious Weed List (i.e. Scotch Broom), pursuant to RCW 17.10.140 and WAC 16.750 State Noxious Weeds. Irrigation and vegetation management control shall be included as elements in the operation and maintenance plan.
10. Payment of all outstanding fees.
11. Fulfillment of all conditions of approval.

D. Please be aware of the following requirements by other agencies associated with the proposed construction:

1. The site plan indicates greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) Stormwater Construction permit from the State Department of Ecology. More information: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/> or by calling Josh Klimek at 360-407-7451, email josh.klimek@ecy.wa.gov. This permit is required prior to issuance of the SDAP. Please note that the minimum time required from first notice to permit issuance is 37 days.
2. This project is subject to the conditions and requirements of the Washington State Department of Ecology.
3. This project is subject to the conditions and requirements of the Kitsap Health District.

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS APPEALED ON OR BEFORE 14 DAYS FROM THE DATE OF DECISION PER KITSAP COUNTY CODE 21.04.290.

The written appeal shall be made on, or attached to, an appeal form found on the Department

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Community Development website:

<http://www.kitsapgov.com/dcd/forms/DocumentLibrary/applications/Appeals.pdf>.

Please note affected property owners may request a change in valuation for property tax purposes, notwithstanding any program of revaluation. Please contact the Assessor's Office at 360-337-5777 to determine if a change in valuation is applicable due to the issued Decision.

The complete case file including findings, conclusions and any conditions of approvals available for review at the Department of Community Development; if you wish to view the case file or have other questions, please contact Help@Kitsap1.com or (360) 337-5777. Please note the Department of Community Development is open Monday to Thursday from 8:00am to 4:00pm and on Friday from 9:00am to 1:00pm except holidays.

If we can be of further assistance, please contact **Jenifer Lawrence** at (360) 337-5777.

Sincerely,



Jenifer Lawrence, Project Lead

8/25/17
Date



Scott Diener, Development Services and Engineering Manager

8/25/17
Date

Copy to: Bozena Srebro, PE, Sitts & Hill Engineering, bozenas@sittshill.com
Grant Holdcroft, Kitsap Health District, grant.holdcroft@kitsappublichealth.org

