



Acceptance Letter

August 30, 2017

Sound Developers Group, Inc. Email: andyschell23@gmail.com
Bannon Engineering, Inc., Email: bannoneng1@comcast.net

RE: Pros Pine, Site Development Activity Permit (SDAP) 16 02806

We have reviewed and accept for construction the civil site plans for the above referenced project. This permit must be issued within **12** months from the date of approval, per Kitsap County Code 12.10.055. The Site Development Activity Permit and accepted construction drawings will be issued at the pre-construction meeting. Please contact Kitsap One at (360) 337-5777 to schedule the pre-construction meeting, which will be conducted at the Department of Community Development office.

The application fee deposit for this Site Development Activity Permit includes **46** 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 shall be submitted to Development Services and Engineering prior to scheduling the pre-construction 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 insured's with respect to the terms and conditions of the policy. Reference **Pros Pine, Site Development Activity Permit 16 02806** on the Certificate.
2. Provide a performance bond for the erosion and sedimentation control facilities for a minimum amount of **\$10,000.00** referencing **Pros Pine, Site Development Activity Permit 16 02806** on the bond.
3. The approved plans that are given to the contractor and owner at the Pre-Con meeting is the permit to proceed or start construction. **This project is subject to a preliminary plat amendment with a decision date of 8/29/2017. This amendment has a 14 day comment appeal period. If there is no appeal to this amendment, then construction can start on 9/12/2017.**

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B. Development Services and Engineering will schedule a final inspection once all of the following conditions are completed:

1. Submittal of two blackline copies of as-built plans, and a scalable electronic PDF (once as-built copies have been approved). All sheets containing road and drainage plans, profiles and associated details shall be included in the as-built set. It is not necessary to include grading and erosion control plans and details. The as-built plan set shall be stamped "**RECORD DRAWING**" and shall be signed and stamped by a professional engineer or land surveyor.
2. Completion, to the satisfaction of Development Engineering, of all work indicated on the plans.
3. The engineer shall provide certification to Kitsap County that the drainage conveyance pipes and structures were installed in compliance with the accepted plans.
4. Verification by the Project Engineer that all construction has been accomplished in compliance with the recommendations of the geotechnical report dated (06/13/2017), and any updates thereto.
5. The initial permit fee for all SDAPs applies to review and processing through permit approval. All review, inspection and processing after the date of the approval letter will be charged at the DCD hourly rate. All fees must be paid prior to final inspection.
6. Provide documentation of concurrence from the Geotechnical Engineer that the project as constructed meets their recommendations.
7. Certification, by the Project Engineer, that the soils encountered under any infiltration systems are consistent with the design criteria.
8. Submittal, by the Project Engineer, of the Operation and Maintenance Manual for privately maintained and/or non-standard stormwater facilities.
9. Submittal of an Onsite Stormwater Maintenance Covenant is required for 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). This covenant must be recorded prior to scheduling the final inspection.
10. Work within the county right-of-way requires a permit to perform work in the right-of-way from the Kitsap County Department of Public Works.
11. The engineer shall provide certification to Kitsap County that the soils under all pollution generating pervious surfaces have been amended.

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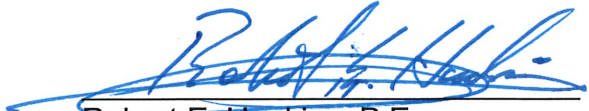
12. This project includes the construction of rock walls or other retaining facilities that exceed four feet in height, which require a building permit.
 13. Health Department:
 - a. All existing septic tank(s) will need to be decommissioned when connecting to sewer.
 - b. Either the water main needs to be extended or a bond for extending the water main is required prior to Plat Final.
 - c. Non-binding sewer letters for each parcel are required prior to Plat Final.
 - d. Any existing wells must be decommissioned by a licensed well driller before any building permits are issued.
 14. Vegetation planting shall occur as specified in the approved planting plan produced in support of this permit. Planting of native vegetation shall occur within the first dormant season once the permitted project has been constructed and approved. When planting is complete, the applicant must contact Development Service and Engineering Staff at (360)337-5777 for a site inspection and as-built approval. Monitoring and maintenance of the planted area shall be conducted for three years after DCD staff approves planting. Monitoring includes live and dead vegetation counts and records of all maintenance activities. Maintenance activities can be defined as, but are not limited to, removal practices on invasive or nuisance vegetation and watering schedules. Monitoring information shall be summarized in a letter with photographs depicting conditions of the vegetation and overall site. Monitoring reports are due to Kitsap County Department of Community Development Services and Engineering Division by December 31 of each monitoring year. If more than 20 percent of the plantings do not survive within any of the monitoring years, the problem areas shall be replanted, and provided with better maintenance practices to ensure higher plant survival.
 15. A Kitsap County Timber Harvest Permit will be required if greater than 5,000 board feet of merchantable timber is harvested for the proposal.
 16. Payment of all outstanding fees.
 17. Fulfillment of all conditions of approval.
 18. Submittal of any required maintenance bonds.
- C. Please be aware of the following requirements by other agencies associated with the proposed construction:**
1. This project includes the construction of rock walls or other retaining facilities that either exceed four feet in height or sustain a surcharge. A separate building permit with an engineered design is required for such walls.

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- 2. Any work within the County right-of-way will require a permit to perform work in the County right-of-way and possibly a maintenance or performance bond.

If we can be of further assistance, please contact **Robert E. Hankins, P.E.** at (360) 337-5777.

Sincerely,



Robert E. Hankins, P.E.
Engineer 2
Development Services and Engineering

8/30/17

Date



Scott Diener
Manager
Development Services and Engineering

8.30.17

Date