



## KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682  
(360) 337-7181 FAX (360) 337-4925 HOME PAGE - [www.kitsapgov.com/dcd/](http://www.kitsapgov.com/dcd/)

Larry Keeton, Director

September 5, 2008

Ferguson and Cole, Inc.  
PO Box 245  
Silverdale, WA 98383

**Short Subdivision No. 7358**  
**LIS No. 07 50434**  
**Tax Account No. 162501-4-039-2005**

Dear Sirs:

This is to inform you that the subject Short Subdivision has been granted **preliminary approval**.

This decision is in compliance with the Kitsap County Code Title 21.04.070 Land Use and Development Procedures. All applicable criteria have been met for Preliminary Short Subdivision in accordance with Kitsap County Code Title 16.48 Short Subdivisions.

The Department has further determined that the subdivision as it is presented in the Preliminary Short Plat, received October 24, 2007 by the Department of Community Development, conforms (or will conform, subject to the conditions outlined in this letter) to the following:

1. Zoning, Title 17, Kitsap County Code;
  2. Storm Water Drainage, Title 12, Kitsap County Code;
  3. Kitsap County Comprehensive Plan and subarea plans;
  4. Kitsap County Critical Areas Ordinance;
- and all other elements of the Kitsap County Code that pertain to this subdivision.

Approval is subject to the following conditions:

### LAND USE

1. Adhere to all elements and requirements set forth in Kitsap County Code 16.48.
2. The following condition shall be added to the face of the Final Short Plat: Building permits issued on a lot in this Short Subdivision may be subject to impact fees pursuant to Kitsap County Code.

### SURVEY

3. At the time of submittal of the Final Short Subdivision, a title certificate, current to within 30 days, is required. Please note or delineate all pertinent special exception items in schedule "B" of the title certificate.

4. Per Ordinance 345-2005, Short Subdivisions are required to have an Owners' Declaration on the face of the Short Plat map. Provide the Declaration statement, along with space for the signatures of all owners and a Notary Public acknowledgement.
5. The following condition shall be added to the face of the Short Plat map: Access to all lots shall be limited to the proposed easement.
6. All easements within and leading to this Short Subdivision shall be labeled for purpose, lots affected by the granting, and all lands which will derive a beneficial use.
7. Prior to recording of the Final Short Plat, the on-site structures and the on-site gravel drive leading to Bucklin Hill Road shall be removed.

**STORMWATER**

8. The total amount of allowable new impervious area for the parcel is 5,000 square feet. Credit for the existing impervious area will only be given when the new impervious area overlaps the existing. New impervious area that overlaps existing impervious area shall be shown and given as credit and be indicated on the face of the Short Plat map. The area for the construction of the road and other associated improvements shall be added as well. The available impervious area for each lot shall be determined by subtracting the total impervious area created by the impervious surfaces from the total impervious area allowed for the project, and dividing the remaining allowable impervious area by the number of lots created. Information shall be provided in a table as shown below.

Allowable Impervious Area	5,000 sqft
Available Impervious Area Lot A	
Credit for Lot A	
New impervious	
Remaining Allowed Impervious Area Lot A	
Available Impervious Area Lot B	
Credit for Lot B	
New impervious	
Remaining Allowed Impervious Area Lot B	
Available Impervious Area Lot C	
Credit for Lot	
New impervious	
Remaining Allowed Impervious Area Lot C	

9. The following condition shall be added to the face of the Final Short Plat: If the new impervious area exceeds the amount given for that lot, an engineered plan will be required.

## HEALTH DISTRICT

10. Any existing wells shall be properly decommissioned prior to Final Short Subdivision approval, and proof of such provided to the Health District.
11. Any existing septic tanks shall be properly abandoned prior to Final Short Subdivision approval, and proof of such provided to the Health District.

## FIRE MARSHAL

12. Emergency apparatus access.
  - a) Fire department access is required for each building in the subdivision. Access shall extend to within 150 feet of all portions of all exterior walls of the first story. Access is required to be provided before combustible materials are delivered to the site. An exception applies to access that serves two single-family residences.
  - b) The access shall have an unobstructed width of twenty feet. Turn radius shall be not less than 25 feet inside and 45 feet outside.
  - c) An approved turnaround shall be provided for access roads exceeding 150 feet in length.
  - d) The grade shall not exceed 12%. The grade may be increased if buildings or facilities are equipped with an automatic fire sprinkler system, when approved by the fire chief and Fire Code Official.
13. Fire flow or fire protection is required for all residential subdivisions, including short plats and large lots in accordance with Kitsap County Building & Fire Code, amended September 14, 2005. The fire protection requirements shall be noted on the face of the plat to advise future owners.
  - a) Based on a residential development, fire flow is required in the amount of 500 gpm at 20 psi for 30 minutes. The Fire Flow System shall meet all requirements of the Kitsap County Building and Fire Code and shall be installed and approved by the Kitsap County Fire Marshal's Office before combustible materials are delivered to the site.
  - b) Verification from the water purveyor or engineered calculations to verify the water system design will meet the required fire flow is required to be submitted to the Kitsap County Fire Marshal's Office before the Site Development Activity Permit (or building permit, if no SDAP is required) may be issued.
  - c) Hydrants are required every 600 feet, hydrant shall have a minimum five inch main valve opening, two (2) two and one half inch outlets and a four and one half inch steamer/pumper port with a five inch, one quarter turn quick connect Storz adapter; such outlets and port shall have national Standard Threads
  - d) If the development is in an area without adequate water supply systems (such as an area with no public supply and served only by wells). Automatic Fire Suppression System may be used if the single-family dwellings are less than 5,000 square feet. If the dwellings are 5,000 square feet or greater, fire protection credits may be provided with alternatives listed in Table B103.3, Kitsap County Building & Fire Code. If

the exception or fire protection credits are to be used, a Notice to Title shall be recorded for each affected lot. IFC B105.1

Preliminary approval of this Short Subdivision will automatically expire five (5) years from the date of this letter. However, upon written request to the Department of Community Development by the original applicant and the current owner(s) of the subject property, at least thirty (30) days prior to expiration, a six (6) month extension could be granted.

Preparation of the final Short Subdivision shall be done in accordance with Kitsap County Code 16.48. All applicable conditions of preliminary approval must be addressed prior to submitting the Final Short Subdivision application. Submittals that do not address all comments will be considered incomplete and returned without review. All of the above relevant conditions must appear on the final short plat. Any/all building setbacks and buffers established as conditions of approval must also be delineated on the final short plat.

If you have any questions on this matter, please do not hesitate to contact Meg Sands for Land Use matters; Candy Mursell for Survey matters; Bill Noerenberg for Stormwater matters; Tina Turner for Fire Marshal matters, all of whom can be reached at (360) 337-7181. Please contact Tim Quayle at (360) 337-5285 for Health District matters.

**Please note that effective February 1, 2008, there is a fee and a Final Short Subdivision application form associated with the Final Short Subdivision, payable at the time of submittal. Please refer to our website at [www.kitsapgov.com/dcd/](http://www.kitsapgov.com/dcd/) to view the new fee schedule.**

Please refer to our website at [www.kitsapgov.com/dcd/](http://www.kitsapgov.com/dcd/) for status information. This information is no longer available by e-mail and telephone.

Sincerely,



FOR: JAMES E. BARNARD

Jim Barnard, PLS

Development Engineering

Department of Community Development

cc: AES Consultants, Inc.  
File