



## 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 8, 2008

Hood Canal Vista Homeowner's Association  
c/o Scott Woolman, President  
PO Box 114  
Seabeck, WA 98380

**Re: Hood Canal Vista Homeowner's Association, SDAP 08 56116  
Plan Acceptance Affects Building Permit 08 56114**

Dear Mr. Woolman:

We have completed review of the civil construction site plans for the above referenced project. The SDAP has been given preliminary approval but cannot be issued until after the two week appeal period. Should the appeal process alter the project significantly, additional submittals may be required.

The Notice of Administrative Decision is being mailed along with this letter. **Due to this procedural requirement, the pre-construction meeting cannot be held until after the appeal date.**

The Site Development Activity Permit and accepted construction drawings will be issued at the pre-construction meeting. Please contact Ellen Tietz or Claire Brownstein at (360) 337-7181 to schedule the pre-construction meeting.

**A. The permit is issued with 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. A Hydraulic Project Approval (HPA) from the Washington Department of Fish and Wildlife may be required for the proposed work in proximity of the shoreline. Information regarding HPAs can be found at <http://www.wa.gov/wdfw/hab/hpage.htm> or by calling the Office of Regulatory Assistance at (360) 407-7037.
3. 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.

**Hood Canal Vista Homeowner's Association, SDAP 08 56116**

September 8, 2008

Page - 2

4. All work shall be in conformance with the geotechnical recommendations for this project.
5. All grading shall conform to Chapter 4 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 Uniform 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.
7. All exposed and unworked soils shall be stabilized using acceptable Best Management Practices (BMP's) to protect from erosion. Applicable BMP's include, but are not limited to 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.

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 applicants responsibility to use whatever means are necessary to control siltation and erosion throughout the span of the project.
8. Please contact Development Engineering at (360) 337-4633 to schedule inspections as follows:
  - a. After silt and erosion control facilities are in place and prior to the commencement of grading operations; and
  - b. For final inspection.
9. It is the owner's responsibility to inspect, clean and maintain the stormwater drainage system.

September 8, 2008

Page - 3

**B. We will recommend granting occupancy and project closeout when the following conditions are met:**

1. Complete to the satisfaction of Development Engineering all work indicated on the plans.
2. Demonstrate permanent stabilization and restoration of the project site.
3. Provide concurrence from the geotechnical engineer that the construction substantially conforms to the recommendations made for the project.
4. Pay all outstanding fees due to Kitsap County.

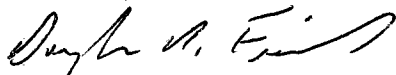
**C. Please be aware of the following requirements by other agencies associated with the proposed construction:**

1. This project includes the construction of rock walls or other retaining facilities that exceed four feet in height, which require a building permit.
2. An approved BSA from the Health District is required for the septic system. **The geological site assessment indicates that the septic drainfield was washed out in the December 2007 storm. Please contact the Kitsap County Health District immediately regarding this issue. Point of contact is Tim Quayle at (360) 337-5285. Reference Assessor's Tax Parcel 262502-3-013-1006.**

Please understand this permit is issued for grading and stormwater management only. It is not a Building Permit and should not be construed as an approval of the final design with reference to building location, landscaping, etc. The permittees as legal owners of the property covered by this permit shall bear sole responsibility to Kitsap County for the construction undertaken through the granting of this permit.

If you have any questions in regard to this letter please do not hesitate to call Jenifer Lawrence at (360) 337-7181.

Sincerely,



Douglas R. Frick  
Manager, Development Engineering  
Department of Community Development

cc: Michael Liebert  
Herbert A. Armstrong, PE, PLS  
William B. and Cheryl L. Paulin  
William F. Corey