



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/

Larry Keeton, Director

NOTICE OF ADMINISTRATIVE DECISION

May 26, 2009

To: Interested Parties and Parties of Record

RE: Project Name: Tremont Place
Application: Site Development Activity Permit
File Number: LIS#08 54978

Enclosed is the Administrative Decision issued by the Kitsap County Department of Community Development (DCD) for the above referenced application.

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS APPEALED TO THE KITSAP COUNTY HEARING EXAMINER BEFORE THE CLOSE OF BUSINESS ON JUNE 9, 2009.

Pursuant to the Kitsap County Land Use and Development Procedures, an appeal may be filed objecting to the Department's Decision. An appeal must be made in writing, and received by the Department of Community Development (DCD). At the time of filing the appeal, the appellant shall pay the sum of **five hundred dollars (\$500.00)**. This fee is non-refundable and subject to change. Make check payable to Kitsap County Department of Community Development (DCD).

The written appeal shall be made on, or attached to, an appeal form provided by DCD, and shall contain the following information.

1. The project name, project applicant, application type, and file number designated by the County;
2. The name, address, and signature of each appellant. If multiple parties file a single appeal, the appeal document shall designate, in writing, one party as the contact representative for all contact with the DCD Director and the Office of the Hearing Examiner. All contact between the County and the appellants regarding the appeal, including notices, shall be through this contact representative; and
3. A written statement of the specific aspect(s) of the Decision and/or SEPA determination being appealed, the reasons why each is in error

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Permit (SDAP)
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as a matter of fact or law, and the evidence relied upon to prove the error.

The complete application file will be available for review at the Department of Community Development, **Monday through Thursday, except holidays, from 10:00 a.m. to 3:45 p.m. by appointment only. You may make an appointment by calling me at (360) 337-4487.**

If you have questions, please contact me at (360) 337-4487 or Doug Frick at (360) 337-5777.

Sincerely,



Karen Ashcraft
Clerk of the Examiner

C: Julius Templeton, 5070 Tracyton BLVD, Bremerton, WA 98311
MAP, Ltd., Patrick Fuhrer, PE, PO Box 720, Silverdale, WA 98383

Interested Parties:

Phyllis Hopkins, 1415 SE Vallair CT, Port Orchard, WA 98366
Betty R Bredeson, 1411 SE Vallair CT, Port Orchard, WA 98366
Linda D Veters, 1399 SE Vallair CT, Port Orchard, WA 98366
Anne W Miller, 1407 SE Vallair CT, Port Orchard, WA 98366



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

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Larry Keeton, Director

May 26, 2009

Mr. Julius Templeton
5070 Tracyton Blvd
Bremerton, WA 98311

**Re: Tremont Place, SDAP No. 08 54978
Plan Acceptance**

Dear Mr. Templeton

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.**

We have reviewed and accept for construction the site plans for the above referenced project. This permit will expire **[6]** months from the above date. The owner or agent 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 the **INSPECTION LINE** at (360) 337-4633 to schedule a time to meet.

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. The area to be filled and graded shall to be consistent with the preliminary approval for Bethel Station.
3. This permit is issued for filling and leveling out a pad area for future development.
4. A non-clearing native vegetation buffer shall be maintained from the toe of the slope to twenty-five feet beyond the top of the slope as depicted on the site plan received by Kitsap County Department of Community Development 6/18/08. In addition a building or impervious surface setback line of 15 feet is required from the edge of the top of slope buffer.
5. A 50-foot native vegetation buffer must be maintained along the stream's edge as depicted on the site plan received by Kitsap County Department of Community Development March 11, 2009. In addition, a building or impervious surface setback line of 15 feet is required from the edge of the buffer.

6. Prior to occupancy, the common boundary between the STREAM buffer and the adjacent land shall be permanently identified with critical area buffer signs. A total of 6 signs shall be placed along the designated boundary spaced approximately 50-feet apart, visual from sign to sign. Signs must be attached to existing trees with diameter breast height greater than 4 inches. Alternative methods include 4x4 posts, metal posts or split rail fencing.
7. Signs are provided at issuance and installation of the signs is required prior to final inspection.
8. 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.
9. 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 an Engineer in accordance with the provisions of the International Building Code (compaction reports will be required to be submitted to this office). If this information is not provided, a notice to title for grading and filling must be recorded (see attached).**

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10. 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.
11. 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, 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.

12. 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.
13. Please contact of Development Engineering at (360) 337-4633 to schedule inspections as follows:
 - a. Onsite Pre Construction meeting
 - b. After silt and erosion control facilities are in place, prior to the commencement of grading operations;
 - c. Pipe Alignment
 - d. For final inspection.
14. It is the owner's responsibility to inspect, clean and maintain the stormwater drainage system.

B. We will recommend final approval and project closeout when the following conditions are met:

1. Completion to the satisfaction of Development Engineering all work indicated on the plans.
2. Compaction reports from the Engineer for the future building site. Or recorded Notice of Filling and Grading

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3. Permanent stabilization and restoration of the project site.
4. Payment of all outstanding fees due to Kitsap County.

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.

Sincerely,



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

Enc: Notice of Grading and Filling

cc: Pat Fuhrer PE