



**Acceptance Letter and/Administrative Decision**

June 21, 2017

Map Ltd  
P.O. Box 720  
Silverdale, WA 98383  
Email: [suev@map-limited.com](mailto:suev@map-limited.com)

**Re: ABC Storage North Lot, Site Development Activity Permit (SDAP) 16 03686**

Dear Susan Venard, P.E.:

This project does not require a land use action. Because a Site Development Activity Permit is a Type II decision, a two-week appeal period is required after approval, per Kitsap County Code 21.04.070. Due to this procedural requirement, after the Site Development Activity Permit is approved, we will notify the interested parties. The pre-construction meeting can be scheduled after the two-week appeal period has ended.

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 **48** 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 **ABC Storage North Lot, SDAP 16 03686** on the Certificate.
2. Provide a performance bond for the erosion and sedimentation control facilities for a minimum amount of **\$19,200.00** referencing **ABC Storage North Lot, SDAP 16 03686** on the bond (previously enclosed).

3. A copy of the approved National Pollutant Discharge Elimination System 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.

4. Payment of all outstanding fees.

**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. 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.
3. Certification by the Project Engineer that the soils encountered under any infiltration systems are consistent with the design criteria.
4. Certification by the Project Engineer that the as-built area and volume for the infiltration trenches and dissipaters meets the design criteria.
5. The engineer shall provide certification to Kitsap County that the drainage conveyance pipes and structures were installed in compliance with the accepted plans.
6. Submittal of a Maintenance Covenant, recorded with the Kitsap County Auditor, for maintenance of private storm drainage facilities located on the project site which gives Kitsap County the right to inspect the facilities and guarantees the County that the facilities will be properly maintained (previously enclosed).
7. Submittal, by the Project Engineer, of the Operation and Maintenance Manual for privately maintained and/or non-standard stormwater facilities.
8. Payment of all outstanding fees.
9. Fulfillment of all conditions of approval.
10. Submittal of any required maintenance bonds.

11. Contact South Kitsap Fire and Rescue @ 360-871-2411 for application for a Knox lock application for proposed gate.

Fire apparatus access roads are required and must be maintained. Any proposed revision to these roads must be submitted to, reviewed, and approved by the Kitsap County Fire Marshal's Office. IFC 503 Amended by Kitsap County.

Access roads shall comply with the following:

1. Unobstructed width of 20 feet and height of 13 feet 6 inches.
  2. Shall be designed and maintained to support a 60,000 pound fire apparatus and be provided with an all-weather driving surface.
  3. Dead end access roads exceeding 150 feet in length shall be provided with an approved turnaround.
  4. Inside turning radius shall be a minimum of 25 feet.
  5. Access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of the structure as measured by an approved route around the exterior of the structure or facility.
  6. Road shall not be more than 12% grade.
12. Follow the recommendations of the Geologic Slope Assessment Report
  13. Outside storage of junk motor vehicles shall be prohibited.
  14. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.500. Landscaping shall be installed and inspected prior to requesting a final inspection, or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.
  15. Street trees specified on the approved landscape plans shall be spaced 20-foot on-center maximum. The tree quantities shall be adjusted to meet the spacing requirement.
  16. The required landscape bid and bond shall be submitted prior to final SDAP construction and inspection approval. Kitsap County Department of Community Development shall determine the bond amount after the applicant submits the landscape bid.

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

1. The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System Stormwater Construction permit from the State Department of Ecology. More information about this permit can be found at:  
<http://www.ecy.wa.gov/programs/wq/stormwater/construction/> or by calling Josh

Klimek at 360-407-7451, email [josh.klimek@ecy.wa.gov](mailto:josh.klimek@ecy.wa.gov). This permit is required prior to issuance of the Site Development Activity Permit. Please be aware that the minimum time between first public notice and permit issuance is 37 days.

- 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.

**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 of 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](mailto: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 **Robert E. Hankins, P.E.** at (360) 337-5777.

Sincerely,



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

6.21.2017  
Date



Scott Diener, Development Services and Engineering Manager

6/21/17  
Date

Cc: Peter & Shelli Ohman, P.O. Box 728, Port Orchard, WA 98366