

## **VANAHEIMR SITE PLAN REVIEW | PLANNING FILE NO. 05-18-17-02**

### ***SEPA MITIGATIONS***

#### **Earth:**

1. Existing paving, foundation elements, etc., are to be removed from all areas receiving structural fill (or foundation) loads. This may require over-excavation below foundational elements to reach native soil. New structural fill will be placed where necessary to meet grade and elevations approved with Site Plan Review.
2. Follow BMP's provided for by the Geotechnical Report dated June 22, 2017 and Geotechnical Addendum Dated December 10, 2018 prepared by EnviroSound Consulting (ESC).
3. All retaining walls shall be designed by a licensed Structural Engineer.
4. Areas found to have unsuitable soil for foundations shall be over excavated in conformance with the recommendations of EnviroSound Consulting Geotechnical Engineers.

#### **Surface Water:**

5. Provide Final Design Backwater Analysis at time of Grading Permit Submittal as identified in the Stormwater Report Addendum dated February 8, 2018 as prepared by MAP LTD.

#### **Lighting**

6. Follow measures outline in Site Lighting Review and Photometric Report, prepared by Pro Design and dated July 16, 2018.

#### **Schools**

7. School Mitigation Fees are required for residential units and shall be paid at the time of building permit issuance. Payment of fees will be for all units intended for use as permanent residences and shall be made to the North Kitsap School District directly, and the developer/applicant will present a receipt of payment of fees to the City.