



Kitsap County Department of Community Development

Acceptance Letter

April 2, 2019

Eric Clark, email: eric@element-residential.com

Norm Olson, P.E., email: nlolson2@nlolson.com; twalton@nlolson.com

RE: Seaside at Kingston, Site Development Activity Permit (SDAP) 18-02605

We have reviewed and accept for construction the civil site plans for the above referenced project. This permit must be issued within **360** days from the date of approval, per Kitsap County Code 12.10.055. The Site Development Activity Permit will be issued at the pre-construction meeting.

It is the responsibility of the applicant to print and bring to the pre-construction meeting two copies of the Accepted Plans. **The Accepted Plans will have the ACCEPTED FOR CONSTRUCTION stamp from Kitsap County Department of Community Development on the plans. The Accepted Plans are made available for printing once your Pre-Construction Meeting has been scheduled.**

Accepted Plans shall be full-size plans, printed on minimum 22" x 34", and shall be to scale.

- The complete Accepted Plans set shall consist of:

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SHEET INDEX	
SHEET	DESCRIPTION
C1.00	COVER SHEET
C2.00	HORIZONTAL CONTROL PLAN
C2.10	EXISTING CONDITIONS
C2.20	DEMOLITION & T.E.S.C. PLAN
C2.21	T.E.S.C. NOTES
C2.22	T.E.S.C. DETAILS
C3.00	SITE PLAN
C3.10	ROAD SECTIONS
C3.11	SITE DETAILS 1
C3.12	SITE DETAILS 2
C3.20	ROAD A PROFILE
C3.21	ROAD B & C PROFILES
C3.22	LINDVOG RD. ROAD SECTIONS & ENTRANCE SIGHT DISTANCE EXHIBIT
C3.23	FRONTAGE ROAD SECTIONS STA-10+00-15+00
C3.24	FRONTAGE ROAD SECTIONS STA-15+50-19+35
C4.00	STORM PLAN
C4.01	OFF-SITE SITE, STORM & GRADING PLAN
C4.02	STORM STRUCTURE INDEX
C4.10	GRADING PLAN
C4.20	STORM PROFILES 1
C4.21	STORM PROFILES 2
C4.22	STORM PROFILES 3
C4.23	STORM PROFILES 4
C4.24	STORM PROFILES 5
C4.30	DETENTION BARREL DETAILS
C4.31	STORM NOTES & DETAILS
C4.32	FILTERRA & STORM FILTER CATCH BASIN DETAILS
C4.33	BIORETENTION CELL NOTES & DETAILS
C4.34	INFILTRATION RESERVOIR NOTES & DETAILS
C4.35	ROOF INFILTRATION PLAN
C5.00	UTILITY PLAN
C5.01	UTILITY INDEX
C5.10	SEWER PROFILES 1
C5.11	SEWER PROFILES 2
C5.20	SEWER NOTES & DETAILS
C5.30	WATER NOTES & DETAILS

If the printed Accepted Plans are not brought to the pre-construction meeting, the Site Development Activity Permit cannot be issued. One copy of the printed plans will remain on file at the Department of Community Development, and one copy is required to be onsite throughout the construction period. Failure to have the Accepted Plans onsite may result in requested inspections not being approved. 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.

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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 with respect to the terms and conditions of the policy. Reference **Seaside at Kingston, Site Development Activity Permit (SDAP) 18-02605** on the Certificate.
2. Provide a performance bond for the erosion and sedimentation control facilities for a minimum amount of **\$70,000.00** referencing **Seaside at Kingston, Site Development Activity Permit (SDAP) 18-02605** on the bond. (Bond form 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.

B. Development Services and Engineering will schedule a final inspection once all the following conditions are completed:

1. It is the responsibility of the applicant to print and bring to the pre-construction meeting two copies of the Accepted Plans. Accepted Plans shall be full-size plans, printed on minimum 22" x 34", and shall be to scale. If the printed Accepted Plans are not brought to the pre-construction meeting, the Site Development Activity Permit cannot be issued. One copy of the printed plans will remain on file at the Department of Community Development, and one copy is required to be onsite throughout the construction period. Failure to have the Accepted Plans onsite may result in requested inspections not being approved.
2. Submittal of two blackline copies of as-built plans, and a reproducible mylar or 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. The as-built plan set shall be stamped "RECORD DRAWING" and shall be signed and stamped by a professional engineer or land surveyor.

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3. Completion, to the satisfaction of Development Services and Engineering, of all work indicated on the plans.
4. The engineer shall provide certification to Kitsap County that the drainage conveyance pipes and structures were installed in compliance with the accepted plans.
5. Verification by the Project Engineer that all construction has been accomplished in compliance with the recommendations of the geotechnical report dated (05/22/2018), and any updates thereto.
6. The initial permit fee for all SDAPs applies to review and processing through permit approval. All review, inspection and processing after the date of the approval letter will be charged at the DCD hourly rate. All fees must be paid prior to final inspection.
7. Provide documentation of concurrence from the Geotechnical Engineer that the project as constructed meets their recommendations.
8. Certification, by the Project Engineer, that the soils encountered under any infiltration systems are consistent with the design criteria.
9. Submittal, by the Project Engineer, of the Operation and Maintenance Manual for privately maintained and/or non-standard stormwater facilities.
10. Submittal of an Onsite Stormwater Maintenance Covenant is required for private storm drainage facilities, which gives Kitsap County the right to inspect the facilities and guarantees the county that the facilities will be properly maintained (form enclosed). This covenant must be recorded prior to scheduling the final inspection.
11. Work within the county right-of-way requires a permit to perform work in the right-of-way from the Kitsap County Department of Public Works.
12. The engineer shall provide certification to Kitsap County that the soils under all pollution generating pervious surfaces have been amended.
13. 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.
14. Provide certification by the Project Engineer that the as-built area and depth for the infiltration trench or dispersion trench meets the design criteria.
15. Certification, by the Project Engineer, of the as-built live and dead storage volumes.

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16. Certification, by the Project Engineer, of the as-built live and dead storage volumes.
17. Existing septic tank and well to be decommissioned if within clearing limits.
18. 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.
19. A 20-foot unobstructed access road is required for dwellings here and after constructed on lots created by this land division. IFC 503 Amended by Kitsap County Code.
20. 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 (residential) 35 feet (commercial).
 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.
21. The minimum fire flow requirements for one and two-family dwellings in subdivisions shall be 500 gallons per minute for thirty (30) minutes.
22. Existing septic tank and well to be decommissioned if within clearing limits.
23. Upon completion of the storm drainage facilities, the developer will be required to post a two-year maintenance bond for the facility. The developer will be responsible for providing regular and adequate maintenance during this two-year period and supportive maintenance records. At the end of this time, the county will inspect the system and when the facility is acceptable, the county will take over maintenance and operation of the system. Wording to this effect must appear on the plat and in the covenants before final recording. Areas proposed to be maintained by the county that are not in the right-of-way must be shown as separate tracts or drainage easements with Kitsap County being designated as the grantee.

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24. The wetland buffer shall be averaged per the site plans and wetland report (C3 Habitat Corp., dated 10/2017). A split-rail fence shall be maintained along the outer buffer edge with wetland buffer signs placed every 40 feet, and vegetation enhancement maintained as provided on the approved landscape plan and in the Wetland report (C3 Habitat Corp.; 10/2017). A performance bond is required for the mitigation planting, which shall occur within the first dormant season once the permitted project has been constructed and approved. Once complete, an as-built shall be provided and inspection requested. Monitoring and maintenance of the planted area shall be conducted for five years after DCD approves planting. Monitoring includes live and dead vegetation counts and records of all maintenance activities. Maintenance activities can be defined as, but are not limited to, removal practices on invasive or nuisance vegetation and watering schedules. Monitoring information shall be summarized in a letter with photographs depicting conditions of the vegetation and overall site. Monitoring reports are due to Kitsap County Department of Community Development Services and Engineering Division by December 31 of each monitoring year. If more than 20 percent of the plantings do not survive within any of the monitoring years, the problem areas shall be replanted, and provided with better maintenance practices to ensure higher plant survival.

25. Payment of all outstanding fees.

26. Fulfillment of all conditions of approval.

27. Submittal of any required maintenance bonds.

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 either exceed four feet in height or sustain a surcharge. A separate building permit with an engineered design is required for such walls.
2. 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. 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.
3. 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.

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If we can be of further assistance, please contact Robert E. Hankins, P.E. at (360) 337-5777.

Sincerely,



Robert E. Hankins. P.E
Engineer 2
Development Services and Engineering

4/02/2019

Date



Shawn Alire
Supervisor
Development Services and Engineering

4/02/2019

Date

Encl: Onsite Maintenance Covenant form
Erosion Control Bond form