



Notice of Administrative Decision

Date: June 19, 2018

To: Adam Bracking, abracking@gmail.com

RE: Permit Number: 17-04526
Project Name: Bracking Preliminary Short Plat
Type of Application: Type II

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS APPEALED TO THE KITSAP COUNTY HEARING EXAMINER 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 DCD's website:

<https://www.cognitofrms.com/KitsapCounty1/AppealObjectionOfAnAdministrativeDecision>.

RE: Preliminary Short Subdivision # 7433 (Bracking)
Permit No. 17-04526
Tax Account No. 232501-4-005-2006

Dear Adam:

This is to inform you that the above-referenced Short Subdivision has been granted **preliminary** approval.

This decision is in compliance with Kitsap County Code 21.04 Land Use and Development Procedures. All applicable criteria have been met for Preliminary Short Subdivision in accordance with Kitsap County Code Title 16.48 Short Subdivision.

The Department has further determined that the land segregation as it is presented in the Preliminary Short Plat, received 10/30/2017 by the Department of Community Development, conforms or will conform subject to conditions set forth in this letter, to the following:

1. Kitsap County Code Title 17 Zoning;
2. Kitsap County Code Title 12 Storm Water Drainage;
3. Kitsap County Comprehensive Plan and subarea plans;
4. Kitsap County Critical Areas Ordinance;
5. And all other elements of the Kitsap County Code that pertain to this land segregation.

17-04526 Preliminary Short Subdivision # 7433 (Bracking)
June 19, 2018

Approval is subject to the following conditions:

LAND USE

1. Adhere to all elements and requirements set forth in Kitsap County Code 16.48.
2. The following condition shall be added to the face of the Final Short Plat: Building permits issued on a lot in this Short Subdivision may be subject to impact fees pursuant to Kitsap County Code.
3. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
4. The decision set forth herein is based upon representations made and exhibits contained in the project application (insert #). Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.
5. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
6. Final landscaping plan is required with SDAP Submittal and shall include:
 - a) Maximum spacing for street trees is 25 feet.
 - b) Landscaping is required at project entrance per KCC 16.24.040.F.1 and KCC 17.500.
 - c) Plant Schedule.
 - d) Graphically show where, and how many plants will be planted. Plant spacing must be shown to scale. KCC 17.500.020.D.
7. Add the following notes to the landscaping plan:
 - a) Plant quantities shall be determined by required spacing.
 - b) All planting beds shall receive ground cover throughout except as noted.
 - c) All planting beds shall receive a minimum of two inches bark mulch.
8. An irrigation plan is required that complies with KCC 17.500.030(I) or 17.500.040(A). KCC 17.500.040(A) states "There shall be provisions made for irrigation in the first two years following planting. This may include a temporary sprinkler system, or an approved means of manual irrigation. Manual irrigation

17-04526 Preliminary Short Subdivision # 7433 (Bracking)
June 19, 2018

methods shall be detailed in a written plan, included as a note on the landscape plan and accompanied by a maintenance bond in an amount determined by the director.” The landscape plan shall include a temporary sprinkler system delineating the location or provide specific details about manual irrigation. If the plan is for manual irrigation, provide the following details at a minimum: months manual irrigation required, minimum amount/depth in inches water to penetrate the soil, how often irrigation is required, if the frequency and/or amount of water varies by different landscape areas - mark the areas alphabetically and specify the requirements for each area, other information relevant to your irrigation plan.

9. Landscape Bid:

Option 1 - As part of the manual irrigation plan, submit a landscape bid detailing the plant name, number of plants, cost per plant, total cost per plant type, total plant cost, total labor cost to install plan, sales tax, overall total to install landscape plan. Upon submission of the landscape bid, we will determine the cost of the maintenance bond.

Option 2 - If you plan to submit the landscape bid at the pre-con meeting, prior to final SDAP construction approval, or at some other point, please specify your planned timing. The bid shall include as separate items the following: the plant name, number of plants, cost per plant, total cost per plant type, total plant cost, total labor cost to install plan, sales tax, overall total to install landscape plan. Upon submission of the landscape bid, we will determine the cost of the maintenance bond. Please note that final SDAP construction approval cannot occur until the maintenance bond has been received.

SURVEY

1. At the time of submittal of the Final Short Subdivision a title certificate, current to within 30 days, is required. Please note or delineate on the face of the Final Short Plat all pertinent special exception items in Schedule “B” of the title certificate.
2. A Road Maintenance Agreement will be required for the access easements shown on the face of the plat. This may be in the form of a note on the face of the Final Plat that addresses ownership and maintenance responsibilities of the access easement, or in the form of a Road Maintenance Agreement document to be recorded separately and referenced on the face of the Final Plat.
3. A Final Short/Large Lot/Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.

STORMWATER

1. Construction plans and profiles for all roads, storm drainage facilities and appurtenances prepared by the developer’s engineer shall be submitted to Kitsap County for review and acceptance. No construction shall be started prior to said plan acceptance.

17-04526 Preliminary Short Subdivision # 7433 (Bracking)
June 19, 2018

2. Approval of the preliminary plat shall not be construed to mean approval of the total number of lots or configuration of the lots and tracts. These parameters may be required to be revised for the final design to meet all requirements of Kitsap County Code Titles 11 and 12.
3. The information provided demonstrates this proposal is a Large Project as defined in Kitsap County Code Title 12, and as such will require a Site Development Activity Permit, that addresses compliance with Minimum Requirements 1 – 9, from Development Services and Engineering.
4. Stormwater quantity control, quality treatment, and erosion and sedimentation control shall be designed in accordance with Kitsap County Code Title 12 effective at the time the Preliminary Short Subdivision application was deemed complete, October 30, 2017. The submittal documents shall be prepared by a civil engineer licensed in the State of Washington. The fees and submittal requirements shall be in accordance with Kitsap County Ordinances in effect at the time of SDAP application.
5. Any project that includes off-site improvements that create additional impervious surface such as lane widening, sidewalk or shoulder installation or intersection channelization shall provide stormwater mitigation in accordance with Kitsap County Code Title 12 effective at the time the Preliminary Short Subdivision application was deemed complete, October 30, 2017.
6. The site plan indicates that greater than 1 acre will be disturbed during construction. This threshold requires a National Pollutant Discharge Elimination System (NPDES) 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 joshklimek@ecy.wa.gov. This permit is required prior to issuance of the SDAP.
7. The Washington State Department of Ecology (Ecology) may require registration of the infiltration trench as a Underground Injection Control (UIC) well in accordance with the Underground Injection Control Program (Chapter 173-218 WAC). The applicant shall contact Ecology to determine if the facility is regulated under the UIC program.
8. During the construction of the proposed permeable pavement infiltration facilities, the Project Engineer shall provide an inspection to verify that the facilities are installed in accordance with the design documents and that actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the inspection report properly stamped and sealed with a professional engineer's stamp to Development Services and Engineering.
9. During construction, the areas of the proposed permeable pavement infiltration facilities shall be blocked to vehicular traffic. The Site Development Activity Permit shall depict the method of blocking vehicular traffic and shall indicate

17-04526 Preliminary Short Subdivision # 7433 (Bracking)
June 19, 2018

where access for each lot will be constructed.

10. The design of the infiltration facilities will be accordance with Vol. II, Chapter 5 of the Kitsap County Stormwater Design Manual.
11. The infiltration facilities shall remain off line until the drainage areas are stabilized and the water quality treatment facility is adequately established.
12. During the construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection to verify that the facilities are installed in accordance with the design documents and that actual soil conditions encountered meet the design assumptions. The Project Engineer shall submit the inspection report properly stamped and sealed with a professional engineer's stamp to Development Services and Engineering.
13. The impervious area per lot accounted for in the overall drainage facilities installed shall be indicated on the face of the final plat, along with the following condition: "Additional impervious surfaces created on an individual lot beyond the amount accounted for in the overall drainage facilities shall be mitigated in accordance with Kitsap County Code Title 12."
14. The following condition shall be added to the face of the Final Short Plat: At the time of submittal of a building permit for any lot within this short plat, soil amendment is required for all disturbed areas not covered by hard surface.
15. If the project proposal is modified from that shown on the submitted site plan dated April 23, 2018, Development Services and Engineering will require additional review and potentially new conditions.

TRAFFIC/ROADS

1. Submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04.030, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form reserves road capacity for the project.
2. The following note shall appear on the face of the final plat map. "All interior roads shall remain private.
3. All traffic control devices on public and private roads shall comply with the Manual on Uniform Traffic Control Devices as amended by the Washington Administrative Code. This is in accordance with 23 Code of Federal Regulations (CFR), Part 655.
4. All rights of access for adjoining properties currently in existence shall be preserved and documented on the face of the final short plat. Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to recording the final short plat.
5. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.

17-04526 Preliminary Short Subdivision # 7433 (Bracking)
June 19, 2018

6. Sidewalk ramps shall be provided on both sides of the short plat access road at its intersection with Old Military Road NE.
7. All lots shall access from the access road along the north line only. This note shall appear on the face of the final plat map.
8. The property owners within the plat shall be responsible for maintenance of all landscaping within the existing and proposed right-of-way including any structures other than roadway, storm drainage facilities, and traffic signage. Maintenance shall include, but not be limited to, mowing of lawn areas. A note to this effect shall appear on the face of the final short plat map and the accepted construction plans. In addition, Development Services and Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
9. Frontage improvements, shall be constructed on Old Military Rd NE and shall consist of vertical curb, gutter and 5-foot sidewalks are required and shall be depicted on the Site Development Activity Permit plans and accounted for in the drainage report.
10. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on Old Military Road NE. The cross-sections should show existing and proposed pavement, shoulders, sidewalks, ditches and slopes. The cross-sections should also depict centerline of pavement and right-of-way, the right-of-way lines, and easements.
11. Submit plans for construction of the road approach between the edge of existing pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with the Kitsap County Road Standards as established in Chapter 11.22 of the Kitsap County Code. Existing approaches may need to be improved to meet current standards.
12. Any required sidewalk shall be constructed prior to roadway paving. This note shall appear on the face of the final construction drawings.
13. The developer's engineer shall certify that there is adequate entering sight distance at the intersection of the short plat access road and Old Military Road NE. Such certification shall note the minimum required sight distance, the actual sight distance provided, and a sight distance diagram showing the intersection geometry drawn to scale, topographic and landscaping features, and the sight triangle. The sight distance shall meet the requirements of the Kitsap County Road Standards. The certification shall also note necessary measures to correct and maintain the minimum sight triangle.
14. All work, equipment and materials for traffic signal and street lighting installations shall meet and be in compliance with all requirements of the Kitsap County Road Standards, Project Contract Provisions of Plans and Specifications accepted for

17-04526 Preliminary Short Subdivision # 7433 (Bracking)
June 19, 2018

construction by Kitsap County, MUTCD Manual on Uniform Traffic Control Devices, NEMA National Electrical Manufacturer's Association, NEC National Electrical Code, WSDOT Standard Specifications and Standard Plans, and the Occupational Safety and Health Administration (OSHA).

15. Prior to completion of this permit with the Department of Community Development, the Applicant shall apply for and satisfy all conditions of a Right-of-Way Permit through the Department of Public Works for any and all work performed in the county Right-of-Way associated with this project. Apart from the Site Development Activity Permit (SDAP), the Right of Way permit may require extra work to comply with current Washington State Department of Transportation or Kitsap County Road Standards. You may contact Kitsap County Public Works, Right-of-Way Division at (360) 337-5777 to obtain a Right-of-Way permit.

ENVIRONMENTAL

1. Follow the recommendations of the Geotechnical Assessment Letter prepared by Development Engineering dated March 20, 2018. Condition

FIRE MARSHAL

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. 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.
7. Location of hydrants to be indicated on subsequent plans. On-site hydrants are required whenever any part of the structure is more than 400 feet from a hydrant on an approved fire apparatus access road, as measured by an approved route around the exterior of the building. Existing fire hydrants on public streets may be

17-04526 Preliminary Short Subdivision # 7433 (Bracking)
June 19, 2018

considered if their location will not significantly impede or interfere with conducting emergency operations at the building.

The location of on-site hydrants is primarily determined by operational emergency response considerations.

- a. For one- and two-family dwellings in residential subdivisions, hydrants shall be spaced a maximum of 600 feet apart. In commercial and multi-family development, hydrants should be no more than 400 feet from each other, as measured along a normal vehicle route. Spacing may be increased to 600 feet when the building is protected throughout by an automatic fire sprinkler system. Hydrant locations will be determined by the local fire department based upon required fire flow determined by the Fire Code Official.

HEALTH DISTRICT

1. Binding water letters and non-binding sewer letters will be required prior to FINAL plat.

PW SEWER

1. Sewer Availability Agreement account(s) shall be kept current and in good standing through permit approval date.
2. Kitsap County sanitary sewer is available for the project. Applicant needs to submit an "Application to Construct Sanitary Sewer" to KCPW Sewer Utility Division.
3. Kitsap County sanitary sewer is available for the project. Applicant needs to submit a complete set of sewer plans, profiles, and specifications designed in accordance with Kitsap County Public Works - Sewer Utility Division Standards and Regulations.

SOLID WASTE

1. Prior to SDAP approval, Waste Management (360) 674-3166 shall be contacted for information on implementing the solid waste/recycling storage requirements influenced by the service provider for the project. Pay particular attention to the access requirements of collection trucks. Documentation shall be provided from the solid waste/recycling service provider that their requirements for this project have been met.

Preliminary approval of this Short Subdivision will automatically expire five (5) years from the date of this letter. However, upon written request to the Department of Community Development by the original applicant and the current owner(s) of the subject property, at least thirty (30) days prior to expiration, a six (6) month extension may be granted.

Preparation of the Final Short Plat shall be done in accordance with Kitsap County Code 16.48. All applicable conditions of preliminary approval must be addressed with the submittal of Final Short Subdivision application. Submittals that do not address all conditions will be considered incomplete and returned without review. All of the above

17-04526 Preliminary Short Subdivision # 7433 (Bracking)
June 19, 2018

subject property, at least thirty (30) days prior to expiration, a six (6) month extension may be granted.

Preparation of the Final Short Plat shall be done in accordance with Kitsap County Code 16.48. All applicable conditions of preliminary approval must be addressed with the submittal of Final Short Subdivision application. Submittals that do not address all conditions will be considered incomplete and returned without review. All of the above relevant conditions and any/all building setbacks and buffers established as conditions of approval must appear on the Final Short Plat.

If you have any questions or comments regarding this letter, please feel free to contact **Peggy Bakalarski** for Survey matters; **Candy Vickery** for Stormwater and Traffic matters; **Holly Roberts** for Land Use matters; **Katharine Shaffer** for Environmental matters; **Greg Gentile** for Fire Marshal matters; or **Michael Brooks** for PW-Sewer matters, all of whom can be reached at (360) 337-5777. Please contact **Kerrie Yanda** for Health District matters at (360) 337-5285.

Sincerely,



Peggy Bakalarski, Project Lead

6.19.18

Date



Shawn Aire, Development Services and Engineering Supervisor

Date

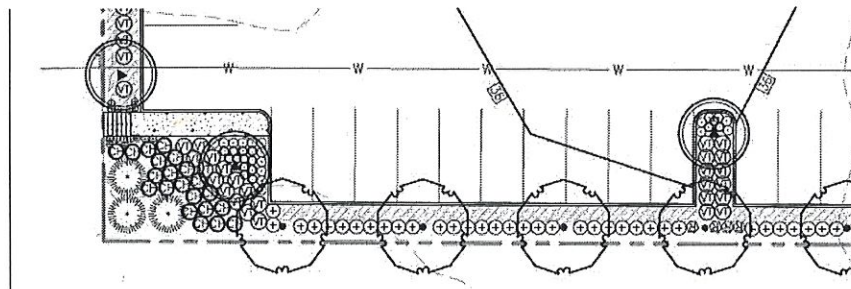
Cc: Aspen Land Surveying LLC – danjohnson@aspenland.com
File

Final landscaping plan is required with SDAP Submittal and shall include:

- 1) Maximum spacing for street trees is 25 feet.
- 2) Landscaping is required at project entrance per KCC 16.24.040.F.1 and KCC 17.500.
- 3) Plant Schedule

Symbol	Botanical Name	Common Name	Size	Spacing	Quantity

- 4) Graphically show where, and how many plants will be planted. Plant spacing must be shown to scale. KCC 17.500.020.D. Example below:



PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	QTY
	ACER BUERGERIANUM 'STREETWISE'™ / TRIDENT MAPLE	B & B	2" CAL	33
	ACER PALMATUM 'SHISHIGASHIRA' / SHISHIGASHIRA JAPANESE MAPLE	1.5" CALIPER		2
	NYSSA SYLVATICA 'BLACK TUPELO' / SOUR GUM	2" CALIPER		31
	STYRAX JAPONICUS 'SNOWCONE' / JAPANESE SNOWBELL	2" CALIPER		5
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT		QTY
	BUXUS SEMPERVIRENS 'SUFFRUTICOSA' / TRUE DWARF BOXWOOD	5 GAL		255
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	5 GAL		319
	CISTUS X HYBRIDUS / WHITE ROCKROSE	3 GAL		286

- 5) Add the following notes to the landscaping plan:
 1. Plant quantities shall be determined by required spacing.
 2. All planting beds shall receive ground cover throughout except as noted.
 3. All planting beds shall receive a minimum of two inches bark mulch.

- 6) An irrigation plan is required that complies with KCC 17.500.030(I) or 17.500.040(A). KCC 17.500.040(A) states "There shall be provisions made for irrigation in the first two years following planting. This may include a temporary sprinkler system, or an approved means of manual irrigation. Manual irrigation methods shall be detailed in a written plan, included as a note on the landscape plan and accompanied by a maintenance bond in an amount determined by the director." The landscape plan shall include a temporary sprinkler system delineating the

location or provide specific details about manual irrigation. If the plan is for manual irrigation, provide the following details at a minimum: months manual irrigation required, minimum amount/depth in inches water to penetrate the soil, how often irrigation is required, if the frequency and/or amount of water varies by different landscape areas - mark the areas alphabetically and specify the requirements for each area, other information relevant to your irrigation plan.

Landscape Bid

Option 1

As part of the manual irrigation plan, submit a landscape bid detailing the plant name, number of plants, cost per plant, total cost per plant type, total plant cost, total labor cost to install plan, sales tax, overall total to install landscape plan. Upon submission of the landscape bid, we will determine the cost of the maintenance bond.

Option 2

If you plan to submit the landscape bid at the pre-con meeting, prior to final SDAP construction approval, or at some other point, please specify your planned timing. The bid shall include as separate items the following: the plant name, number of plants, cost per plant, total cost per plant type, total plant cost, total labor cost to install plan, sales tax, overall total to install landscape plan. Upon submission of the landscape bid, we will determine the cost of the maintenance bond. Please note that final SDAP construction approval cannot occur until the maintenance bond has been received.