



## Kitsap County Department of Community Development

May 21, 2025

Sudhir Shantaram Chandratreya Trustee  
8078 Old Military Rd NE  
Bremerton, WA 98311

RE: Short Subdivision #7468  
Permit No. 23-01528  
Tax Account No. 232501-4-051-2009

Dear Applicant:

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 subdivision, received 04/12/2023 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.

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 subdivision may be subject to impact fees pursuant to Kitsap County Code.
3. The names of the roads in this land segregation shall be approved by Community Development prior to final subdivision approval.
4. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.

5. The decision set forth herein is based upon representations made and exhibits contained in the project application (23-01528). 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.
6. 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 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.

### **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 subdivision all pertinent special exception items in Schedule "B" of the title certificate.
2. A Final Short/Large Lot/Subdivision Plat shall be prepared by a licensed Land Surveyor in compliance with KCC Title 16.
3. All private roads shall be labeled as tracts and constructed in accordance to Fire Code requirements. Ten feet for utility easement shall be provided on each side of private road tracts.
4. Access to all lots shall be from roads within the proposed plat boundaries. A note to this effect shall be placed on the Final Plat.
5. Proof of registration of the Homeowners Association (16.04.080.E) HOA is to be registered with the secretary of State Office.
6. CC&R's are required (16.04.080.E) Language regarding conveyance of access tracts, stormwater tracts to HOA and language regarding maintenance responsibilities shall be referenced in the CC&R's and on the face of the short subdivision.
7. Private roads in a separate access tract, to be conveyed to the HOA (16.24.040.A) and depicted and conveyance language to the HOA is on the fact of the short subdivision.

### **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.

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 Full Drainage Site Development Activity Permit (SDAP) from Development 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 SDAP application is deemed fully complete. 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 Code in effect at the time of SDAP application.
5. Any project that includes off-site improvements that create additional hard surface such as lane widening, sidewalk or shoulder installation or intersection channelization shall provide stormwater mitigation in accordance with Kitsap County Code Title 12.
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/html>. This permit is required prior to issuance of the SDAP. Processing time for NPDES permit is a minimum of 37 days.
7. The design of the infiltration facilities shall be in accordance with Vol. II, Ch. 5 of the Kitsap County Stormwater Design Manual.
8. The infiltration facilities shall remain offline until the drainage areas are stabilized and the water quality treatment facility is adequately established.
9. During construction of the proposed infiltration facilities, the Project Engineer shall provide an inspection(s) 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(s), properly stamped and sealed to Development Engineering.
10. The impervious area per lot accounted for in the overall drainage facilities installed shall be indicated on the face of the final plat. 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 and may require a Site Development Activity.

11. The following shall be added to the face of the Final Plat, under the heading Notes and Restrictions:
  - a. Maintenance of roof and yard drains and appurtenances shall be the responsibility of the individual homeowners.
  - b. All runoff from roof and yard drains must be directed so as not to adversely affect adjacent properties.
  - c. All lots are obligated to accept road drainage at the natural locations after the grading of streets is complete.
  - d. No owner or occupant may obstruct or re-channel the drainage flows after location and installation of drainage swales, storm sewers or storm drains. It is expressly understood that any alteration of the water flow shall be completed only after approval by Kitsap County Department of Community Development.
12. The following condition shall be added to the face of the Final Plat: At the time of submittal of a building permit for any lot within this plat, soil amendment is required for all disturbed areas not covered by hard surface.
13. Prior to recording the Final Plat, soil amendment is required over all disturbed areas within Tracts that are not covered by hard surface; provided that in the event completion of a Recreational Tract has been bonded, soil amendment shall be completed prior to expiration of the bond covering that work.
14. The owner shall be responsible for maintenance of the storm drainage facilities for this development following construction. Before requesting final inspection for the SDAP for this development, the person or persons holding title to the subject property for which the storm drainage facilities were required shall record a Declaration of Covenant that guarantees the County that the system will be properly maintained. Wording must be included in the covenant that will allow the County to inspect the system and perform the necessary maintenance in the event the system is not performing properly. This would be done only after notifying the owner and giving him a reasonable time to do the necessary work. Should County forces be required to do the work, the owner will be billed the maximum amount allowed by law.
15. If the project proposal is modified from that shown on the site plan approved for this permit application, Development Engineering will require additional review and potentially new conditions.

#### **TRAFFIC & ROADS**

1. At building permit application, submit Kitsap County Public Works Form 1601 for issuance of a concurrency certificate, as required by Kitsap County Code 20.04.030, Transportation Concurrency.
2. Prior to recording the Final Plat, vehicular access shall be constructed to provide access to all proposed lots.

3. Public roads shall not exceed 12% grade or less depending on the road classification per Kitsap County Road Standards.
4. The interior roads of the proposed plat shall be designed and constructed in accordance with Fire Marshal standards for emergency vehicular access.
5. The following shall appear on the face of the Final Plat, under the heading Conditions:
  - a. All interior roads shall remain private. Should the applicant or his successors or assigns choose to dedicate these roads to Kitsap County, it shall be subject to further review by Kitsap County Development Engineering. All improvements necessary to bring said road to the then current Kitsap County standards shall be done at no expense to the County prior to being accepted into the Kitsap County Road system for maintenance.
  - b. All lots shall access from interior roads only.
  - c. 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 law areas.
6. All rights of access for adjoining properties currently in existence shall be preserved. Any amendment to the existing easement rights of adjoining property owners shall be properly executed and recorded prior to SDAP acceptance.
7. Sidewalk ramps shall conform to the current requirements of the Americans with Disabilities Act per WSDOT standard plans at the time of construction.
8. The property owners 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 accepted construction plans. In addition, Development Engineering reserves the right to require that covenants be recorded to address special maintenance requirements depending on final design.
9. Provide surveyed cross-sections at 50-foot intervals along the parcel frontage on existing fronting roads where access is proposed. The cross-sections shall show existing and proposed pavement, shoulders, ditches and slopes. The cross-sections shall also depict the centerline of pavement and right-of-way, the right-of-way lines, and easements.
10. The Site Development Activity Permit shall include 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 to county rights of way 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.

11. Any required sidewalk shall be constructed prior to final roadway paving. This note shall appear on the face of the final construction drawings.
12. The developer's engineer shall certify that there is adequate entering sight distance at all project intersections with County rights of way. 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 for county rights of way. The certification shall also note necessary measures to correct and maintain the minimum sight triangle. The required information shall be submitted with the SDAP.
13. Any work within the County right-of-way shall require a Right of Way permit through Public Works and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the SDAP process. The need for and scope of bonding will be determined at that time.
14. Comments based on plan set dated 11/19/2024.
  1. Road A and Road B shall be labelled on the plans as public or private. If proposed to be public, they shall be designed per Kitsap County Road Standards (KCRS).
  2. Site access shall be designed as a roadway intersection per section 4.2 of the KCRS.
  3. Corner radii at the site access shall be 35' per KCRS.
  4. Show corner radii on the plans at each intersection.
  5. Provide sight-distance calculations for the site access at Old Military Rd.
  6. Old Military Rd is a major collector located within the Bremerton UGA and not designated as a non-motorized route. Therefore, the required frontage improvement along Old Military Rd for the length of the parcel shall be 14-foot travel lanes and 6-foot sidewalks.
  7. Provide cross-section at 50-foot intervals along the frontage improvement. Include ROW centerline, roadway centerline, lane width, sidewalks and/or shoulders and ROW lines.
  8. Provide ADA ramps for all crossing directions at the site entrance. If interior roads are to be public, ADA ramps are required at the east-west crossing on Road B approach to Road A.

**FIRE MARSHAL**

1. At the time of SDAP a fire flow availability letter shall provide indicating that fire hydrants and that 500 gpm for 30 minutes will be provided.



**HEALTH DISTRICT**

1. Final short plat approval will require binding water availability letters for the 12 proposed connections and confirmation from the sewer utility that 10 ERU is adequate and available to serve 13 dwelling units. Tank abandonment forms will also be required for the existing septic and pump tanks.

**SOLID WASTE**

1. Prior to SDAP approval, the applicant shall provide documentation from the solid waste/recycling service provider that their requirements for this project have been met. Waste Management Northwest can be reached at pnwcmsservices@wm.com or 1-800-592-9995; their website is <http://wmnorthwest.com/kitsap/index.html>

**PW-SEWER**

1. The project is approved for (5) single family lots and (4) duplex lots requiring a total of (9) Individual Pump Stations (IPS). That represents a total of (11) Equivalent Residential Units (ERUs) for the Sewer Availability Agreement calculation and (13) ERUs for the newcomer calculation. Each Duplex must be equipped with a dual pump IPS system. The common force main must be designed in accordance with County Sewer Division requirements and must pass County Sewer Division inspection prior to Final Short Plat. The entirety of the common force main will remain in private ownership, as the proposed system does not fully meet the construction requirements of the Kitsap County Sewer Division. Each IPS will require an operation and maintenance covenant recorded against the property, and appropriate community maintenance responsibilities of the common force main must be included in the communities Covenants, Conditions, and Restrictions (CC&Rs). The applicant will be required to submit, with Final Short Plat or equivalent application process as determined by Department of Community Development, copies of the operation and maintenance agreements and CC&Rs to the sewer utility for review.

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 subdivision 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 subdivision.

23-01528 Chandratreya – Preliminary Approval  
May 21, 2025

If you have any questions or comments regarding this letter, please feel free to contact **Peggy Bakalarski** for Survey matters; **Enita Liang** for Stormwater and Traffic matters; **Jennifer Kreifels** for Land Use/Environmental matters; **Scott Austin** for Fire Marshal matters; all of whom can be reached at (360) 337-5777. Please contact **Christine Bronder** for Health District matters at (360) 337-5285.

Sincerely,



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Peggy Bakalarski, Project Lead

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5/21/2025



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Cecilia Olsen, Manager, Development Engineering

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5/21/2025

Cc: Surveyor: N.L. Olson & Associates – [twalton@nlolson.com](mailto:twalton@nlolson.com)  
Interested parties of record – [featherk@comcast.net](mailto:featherk@comcast.net)