



## Kitsap County Department of Community Development

### Acceptance Letter

September 19, 2019

Shawn Liden, Liden Land Investment, LLC [shawn@lidenlanddev.com](mailto:shawn@lidenlanddev.com)  
Kelsey Laughlin, PE, Seabold Engineering [kelsey@seaboldeng.com](mailto:kelsey@seaboldeng.com)

**RE: Woodston Plat, Site Development Activity Permit (SDAP) 18-05384**

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. See this link to a video showing how to access your Accepted Plans for printing. [Locating Approved Permit Documents & Plans](#)

- 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:
  - Sheets 1 through 16, Civil Plans (includes SWPP)
  - Sheets 1 through 3, Landscape Plans

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.

The application fee deposit for this Site Development Activity Permit includes 46 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 insureds with respect to the terms and conditions of the policy. Reference **Woodston Plat, Site Development Activity Permit 18-05384** on the Certificate.

2. Provide a performance bond for the erosion and sedimentation control facilities for a minimum amount of **\$10,000 per disturbed acre** referencing **Woodston Plat, Site Development Activity Permit 18-05384** on the bond. (RECEIVED 08/19/19)
3. A copy of the approved National Pollutant Discharge Elimination System Construction Stormwater General permit from the State Department of Ecology. (RECEIVED 08/19/19)
4. A Right of Way Permit is needed for any utility connections and road frontage improvements. Prior to scheduling the preconstruction meeting, the applicant shall apply for and obtain an approved ROW permit for all work within the county right of way. Additional permit conditions, bonding, traffic control, inspections, and other requirements may apply to the right of way permit and will be determined by Kitsap County Public Works. You may apply online at <https://co-kitsap-wa.smartgovcommunity.com> or contact Kitsap County Public Works, Right of Way Division at [rowpermits@co.kitsap.wa.us](mailto:rowpermits@co.kitsap.wa.us) with any questions.
5. Payment of Kitsap County Sewer Utility fees in the amount of \$307.50. Please contact Michael Brooks at 360-337-5777 or [mbrooks@co.kitsap.wa.us](mailto:mbrooks@co.kitsap.wa.us) with any questions regarding this item.
6. A copy of the approved Timber Harvest Permit (19-02978).

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

1. The following KCPW right of way construction items shall be addressed in the right of way permit, and constructed as required, including but not limited to:
  - Sidewalk on Silverdale Way frontage shall be sloped toward the curb and gutter.
  - Sawcut shall be positioned to allow 3 feet of compaction from face of curb.
2. 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.
3. 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.
4. Bioretention monitoring wells shall be installed as shown on the bioretention plan for verification of performance during the first 2 years of operation. The developer will be responsible for this monitoring and verification of proper function; this will be a condition on the face of the final plat.

5. The project shall follow the recommendations of the Geologic Slope Assessment by Envirosound Consulting, Inc., dated 3/12/18. This report includes foundation and building recommendations and will need to be provided with each subsequent building permit application. The trails on the slopes have also been reviewed and approved by Envirosound.
6. Provide documentation of concurrence from the Geotechnical Engineer that the project as constructed meets their recommendations.
7. Certification by the Project Engineer that the soils encountered under any infiltration systems are consistent with the design criteria.
8. Certification by the Project Engineer that the as-built area and volume for the bioretention system meets the design criteria.
9. Certification by the project engineer that the bioretention system materials and installation meet the design criteria.
10. The engineer shall provide certification to Kitsap County that the drainage conveyance pipes and structures were installed in compliance with the accepted plans.
11. The engineer shall provide certification to Kitsap County that the soils under all pollution generating pervious surfaces have been amended.
12. 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).
13. Submittal, by the Project Engineer, of the Operation and Maintenance Manual for privately maintained and/or non-standard stormwater facilities.
14. Payment of all outstanding fees.
15. Fulfillment of all conditions of approval.
16. Submittal of any required maintenance bonds.

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

1. This project is subject to the terms and conditions of the National Pollutant Discharge Elimination System Stormwater Construction permit # WAR308271 from the State Department of Ecology.
2. A Right of Way Permit is needed for any utility connections and road frontage improvements. Apply online at <https://co-kitsap-wa.smartgovcommunity.com> or contact Kitsap County Public Works, Right of Way Division at [rowpermits@co.kitsap.wa.us](mailto:rowpermits@co.kitsap.wa.us) with

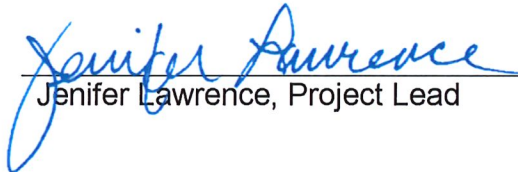


any questions.

3. This project is subject to the terms and conditions of the timber harvest permit 19-02978.

If we can be of further assistance, please contact **Jenifer Lawrence** at (360) 337-5777.

Sincerely,



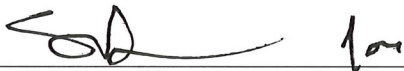
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Jenifer Lawrence, Project Lead

9/19/2019

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Date



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Shawn Alire, Development Services and Engineering  
Supervisor

9/19/2019

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Date