



Kitsap County Department of Community Development

July 27, 2020

Robert & Jan Nielsen
41405 Richneck Ct.
Mechanicsville, MD 20659

Nielsen.janm@gmail.com

RE: Large Lot Subdivision # 414
Permit No. 20-01760
Tax Account No. 012602-2-006-2003

Dear Applicant(s):

This is to inform you that the above-referenced large lot 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 large lot subdivision in accordance with Kitsap County Code Title 16.52 large lot subdivision.

The Department has further determined that the land segregation as it is presented in the preliminary large lot subdivision, received 05/21/2020 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 16.52.
2. The following condition shall be added to the face of the final large lot subdivision: Building permits issued on a lot in this large lot 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 (20-01760). 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.

- 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.

SURVEY

- At the time of submittal of the final large lot subdivision a title certificate, current to within 30 days, is required. Please note or delineate on the face of the Final large lot subdivision all pertinent special exception items in Schedule “B” of the title certificate.
- A licensed land surveyor will need to prepare the final large lot subdivision.

STORMWATER

- 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.
- The available impervious area for each lot shall be determined by subtracting the impervious area created by current construction (permitted through building permit #19-00667) from the Allowable Impervious Area and dividing the remaining allowable impervious area between the lots created. Information shall be provided in a table as shown below.

Total Site Area	10.14 acres/441,698 square feet
Allowable Impervious Area	22,085 square feet
Impervious Area, Building Permit 19-00667	4,377 square feet
Remaining Allowable Impervious Area	17,708 square feet
Available Impervious Area, Lot 1	
Available Impervious Area, Lot 2	

- The following condition shall be added to the face of the Final Large Lot Subdivision: If any proposed impervious area exceeds the allowable square footage as designated per the table, then an engineered Site Development Activity Permit (SDAP) will be required for that lot.

4. The following condition shall be added to the face of the Final Large Lot Plat: At the time of Building Permit Application and/or any additional road construction or site work, the property owner shall comply with Kitsap County Code Title 12 effective at the time the Preliminary Large Lot Subdivision Application was deemed complete, May 21, 2020. Fees and submittal requirements shall be in accordance with Kitsap County Code in effect at the time of Building Permit Application.
5. 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.
6. If the project proposal is modified from that shown on the site plan accepted for review May 21, 2020, Development Services and Engineering will require additional review and potentially new conditions.

TRAFFIC

7. 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.
8. The following condition shall be added to the face of the Final Large Lot Plat: Access for both lots is limited to the access easement depicted hereon.
9. Any work within the County right-of-way shall require a Public Works permit and possibly a maintenance or performance bond. This application to perform work in the right-of-way shall be submitted as part of the building permit. The need for and scope of bonding will be determined at that time.

FIRE MARSHAL

1. If fire flow is not available, please add the following note to the face of the plat: "Automatic fire sprinklers, as approved by the Kitsap County Fire Marshal, shall be installed throughout homes here and after constructed on lots created by this land division".

HEALTH DISTRICT

1. KPHD has an approved septic design that matches this proposal for one lot. The other proposed lot would require a Building Site Application prior to building permit issuance.

Preliminary approval of this large lot 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.

20-01760 Nielsen Preliminary Large Lot Approval
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Preparation of the final large lot subdivision shall be done in accordance with Kitsap County Code 16.52. All applicable conditions of preliminary approval must be addressed with the submittal of final large lot 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 large lot subdivision.

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; **Tasha Santos** for Land Use matters; **Tasha Santos** for Environmental matters; **Greg Gentile** for Fire Marshal 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

7.27.2020

Date



Shawn Aire, Development Services and Engineering
Supervisor

7.27.2020

Cc: Ford Engineering Inc. – fcf@fordeng.com

Authorized Agent: Kurt Russel- acsitemanagement@gmail.com