

BUILDING PERMIT

Jefferson County Department of Community Development
621 Sheridan Street, Port Townsend, WA 98368
(360)379-4450 FAX (360)379-4451

PERMIT #: BLD06-00477 Received Date: 8/18/2006
SITE ADDRESS: 341 SUNSET BLVD Issue Date: 4/17/2007
PORT TOWNSEND, 98368 Expiration Date: 4/17/2008
OWNER: MICHAEL B DEVENEAU PHONE: 360-385-3916
141 SUNSET BLVD
PORT TOWNSEND WA 983688913

SUBDIVISION: CAFE GEORGE COLONY DIV 2
Block: 4 Lot: 27
PARCEL NUMBER: 938100427 Section: 13 Township: 30 N Range: 02 W

CONTRACTOR: OWNER BUILDER PHONE:

PROJECT DESCRIPTION: NEW SFR WITH ATTACHED CARPORT

TYPE OF WORK	RES	SQUARE FOOTAGE:		
TYPE OF IMP	NEW	MAIN:	1,701	
VALUATION	341,595.00	ADD'L:	378	HEAT TYPE: EEE
CODE EDITION:	2003	HEAT BASE:	1,303	HEAT TYPE:
OCCUPANCY:	R-3	UNHEATED:	390	# OF STORIES:
OCCUPANCY:		OTHER:		SHORELINE:
CONST TYPE:	5N	GARAGE:	711	SETBACK:
CONST TYPE:		DECK:	531	BANK HEIGHT:

SEWAGE DISPOSAL: ALT
WATER SYSTEM: CAPE GEO

BEDROOMS:	BATHROOMS:
Exist:	Exist:
Prop: 2	Prop: 4
Total: 2	Total: 4

Type	Amount Paid	By:	Date:	Receipt:
Permit	\$2,348.95	CJZ	08/17/06	81437
Plan Check	\$1,526.82	CJZ	08/17/06	81437
State Building Code	\$4.50	CJZ	08/17/06	81437
Potable Water Application	\$55.00	CJZ	08/17/06	81437
Total:	\$3,935.27			

Directions to Site:

HEALTH DEPARTMENT AND PUBLIC WORKS APPROVAL REQUIRED PRIOR TO FINAL INSPECTION

THIS PERMIT IS VALID FOR ONE YEAR OR IT MUST BE PROPERLY RENEWED

BUILDING INSPECTION HOT-LINE 379-4455. CALL 24 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS.

Office Hours 9:00 a.m. - 4:30 p.m.

HOT LINE AVAILABLE 24 HOURS A DAY

SPECIAL CONDITIONS APPLY - SEE ATTACHED

CONDITIONS for Building Permit # :BLD06-00477

- 1.) The application was reviewed by the Jefferson County Department of Community Development staff on August 25, 2006 for the potential presence of Environmentally Sensitive Areas (ESAs) under the provisions of the Unified Development Code (UDC). After an initial Geographic Information Systems mapping review and an investigative site inspection, the following ESAs were confirmed to be present on the subject property: SUSC aquifer recharge area; coastal SIPZ.
- 2.) Aquifer Recharge Areas in Jefferson County are characterized by porous geological formations that allow percolation of the surface water into the soils and the underlying zone of saturation. Aquifers are geologic formations that contain sufficient saturated permeable material to yield significant quantities of water to wells and springs. Aquifers serve as the source of drinking water within most of the rural portions of Jefferson County.
- 3.) Susceptible Aquifer Recharge Areas are those with geologic and hydrologic conditions that promote rapid infiltration of recharge waters to groundwater aquifers.
- 4.) Marine shorelines and islands are susceptible to a condition that is known as seawater intrusion. Seawater intrusion is a condition in which the saltwater/freshwater interface in an aquifer moves inland so that wells drilled on upland areas cannot obtain freshwater suitable for public consumption without significant additional treatment and cost. Maintaining a stable balance in the saltwater/freshwater interface is primarily a function of the rate of aquifer recharge (primarily through rainfall) and the rate of groundwater withdrawals (primarily through wells). The Washington Department of Ecology is the agency with statutory authority to regulate groundwater withdrawal for individual wells in Jefferson County. New development, redevelopment, and land use activities on islands and in close proximity to marine shorelines in particular should be developed in such a manner to maximize aquifer recharge and maintain the saltwater/freshwater balance to the maximum extent possible by infiltrating stormwater runoff so that it recharges the aquifer.
- 5.) The parcel is located within a coastal SIPZ (seawater intrusion protection zone) according to the County GIS map. There are voluntary and mandatory measures identified in the Jefferson County Seawater Intrusion Policy (Resolution 44-22, effective September 23, 2002) that apply to well drilling proposals and building permit applications on existing lots of record.

A Coastal SIPZ is defined as: all islands and area within one-quarter mile of marine shoreline, but no history of chloride concentration above 100 mg/L in groundwater sources within 1000 feet.
- 6.) Critical Aquifer Recharge Areas may require special protection measures to mitigate water quality degradation. The submitted proposal does not require additional aquifer protection measures. However, during construction the project shall follow the Best Management Practices (BMPs) and facility design standards as identified and defined in the Stormwater Management Manual for the Puget Sound Basin.
- 7.) To help prevent seawater from intruding landward into underground aquifers, all new development activity on Marrowstone Island, Indian Island and within 1/4 mile of any marine shoreline shall be required to infiltrate all stormwater runoff onsite.

8.) VOLUNTARY MEASURES OF COASTAL & AT RISK SIPZ:

Water conservation measures:

1. Roof and other intercepted precipitation shall be routed to on-site detention ponds and/or other approved means and allowed to be released to the soil slowly.
2. Water collected from Storm water and roof catchments may be used for watering lawns and gardens. Unless catchment water has been treated to meet drinking water standards, there shall be no cross connections allowed between the potable supply and impounded water.
3. Water withdrawn from wells on each property shall not be used for watering of lawns and/or gardens.
4. Ground water withdrawn from each property shall be restricted to a rate of three (3) gallons per minute.
5. Installation of water conserving fixtures such as low flow toilets, faucets and shower restrictors and other water saving plumbing fixtures.
6. Landscaping plan (xeriscaping, native vegetation with minimal amounts of irrigation).

Please NOTE that the above listed measures are not intended to be exhaustive, but rather is intended to be illustrative of the types of water conservation measures.

9.) VOLUNTARY MEASURES OF COASTAL & AT RISK SIPZ:

1. Installation of a flow meter.
2. On-going well monitoring for chloride concentration.
3. Submittal of monitoring data to County.

10.) MANDATORY MEASURES FOR COASTAL SIPZ:

1. For proof of potable water on a building permit application, applicant must utilize DOH-approved public water system if available.
2. If public water is unavailable, a qualifying alternative system may be used as proof of potable water or an individual well may be used as proof of potable water subject to the following requirement:
 - a. Chloride concentration of a laboratory-certified well water sample submitted with building permit application.
3. If public water is unavailable, a qualifying alternative system may be used as proof of potable water.

11.) The property owner shall comply with Water Conservation Measures (per list maintained by the UDC Administrator).

12.) The applicant is proposing to create or add 4963 square feet of impervious surface and 5524 square feet of land disturbing activities.

13.) The project shall adhere to the Best Management Practices (BMPs) to control stormwater, erosion and sediment during construction. BMPs shall address permanent measures to stabilize soil exposed during construction, and in the design and operation of stormwater and drainage control systems.

14.) An Engineered Stormwater Plan dated April 6, 2007 prepared by Patrick Herbig, P.E. has been submitted and approved by the Department of Community Development on April 17, 2007. Once the subject permit has been issued the applicant shall fully implement the provisions of the submitted plan and contact the Jefferson County Department of Community Development to arrange a schedule to inspect the property for plan compliance. A Certificate of Occupancy will not be issued until the Department verifies plan compliance. No clearing for roadways or utilities shall occur on the project site until clearing necessary for the installation of temporary sedimentation and erosion control measures have been completed.

15.) Jefferson County determined that this proposal is categorically exempt from review under the State Environmental Policy Act (SEPA) pursuant to WAC 197-11-800(1)(b)(i).

16.) The revised site plan as dated April 16, 2007 has been reviewed for consistency under the UDC, and has been approved by Jefferson County Department of Community Development. Any modifications, changes, and/or additions to the stamped, approved site plan dated April 17, 2006 shall be resubmitted for review and approval by Jefferson County Department of Community Development.

17.) This approval is for a single family residence with attached carport only. Any future permits on this site are subject to review for consistency with applicable codes and ordinances and does not preclude review and conditions which may be placed on future permits.

18.) Outdoor residential storage shall be maintained in an orderly manner and shall create no fire, safety, health or sanitary hazard.

- 19.) Not more than 2 unlicensed or inoperable vehicles shall be stored on any lot unless they are screened from view of neighboring dwellings and rights-of-way. Such screening shall meet all applicable performance and development standards specific to the district in which the storage is kept, and shall be in keeping with the character of the area. Screening shall meet the requirements of Chapter 18.30 JCC. Outdoor storage of 3 or more junk motor vehicles is prohibited except in those districts where specified as an automobile wrecking yard or junk (or salvage) yard and allowed as a permitted use in Table 3-1 or Chapter 18.18 JCC, and such storage shall meet the requirements of JCC 18.20.100, Automobile wrecking yards and junk (or salvage) yards. In no case, shall any such junk motor vehicles be stored in a critical area.
- 20.) Maximum lot coverage is not to exceed 25%. Lot coverage is defined as amount of impervious surface which includes roof tops, driveways, concrete, etc.
- 21.) Minimum setback from Sunset Boulevard right-of-way shall be 20 feet. Minimum side and rear yard setbacks shall be 5 feet.
- 22.) Exterior lighting for residential uses shall not exceed twenty feet (20') in height from the finished grade, excepting when such lighting is an integral part of a building or structure. Ground level lighting is encouraged.
- 23.) Lighting fixtures shall be designed and hooded to prevent the light source from being directly visible from outside the boundaries of the property. The intensity or brightness of all lighting, during construction and after project completion shall not adversely affect the use of surrounding properties or adjoining rights-of-way.
- 24.) The building height is not to exceed 35 feet.
- 25.) A minimum of two (2) on-site parking spaces shall be provided for the single family residence.
- 26.) The lots have been designated as RR 1:5 under the Jefferson County Comprehensive Land Use Map effective August 28, 1998.
- 27.) An address of 341 Sunset Boulevard, Port Townsend has been assigned to the lots. Sunset Boulevard is a private road (P165).
- 28.) The lots were created through the Cape George Colony Division 2 Subdivision on July 18, 1961 under AFN 168941.
- 29.) Potable water is supplied by Cape George Colony public water system.
- 30.) A septic permit (SEP99-0179) is now filed with SEP05-0282 that was approved on November 7, 2005. A pre-app was withdrawn on December 6, 2001. A SPAAD (ZON02-0019) was finalized on August 18, 2006 for a single family residence. A wet season evaluation (OTH99-0028) was submitted to EH. A critical area review (CAR99-0475) was finalized on January 14, 2002. A critical area review (CAR00-0465) was finalized on October 30, 2000.
- 31.) A Declaration of Restrictive Covenant was recorded on August 21, 2006 under AFN 514639 for the purpose of consolidating Lots 27 & 30 Block 4 of Cape George Colony Division 2 to meet the minimum on-site sewage requirements and to allow encroachments over the common lot line between the lots as the county does not have a zero lot line setback.
- 32.) A geotech evaluation dated March 7, 2005 was prepared by Stratum Group for this lot. The evaluation stated that the lot is not at risk of being impacted by slope failures. A letter dated April 9, 2007 was submitted by Dan McShane of Stratum Group that addressed the engineered stormwater design and the previous evaluation that he did for the lot. The letter stated that the stormwater infiltration area and infiltration of water at the proposed location between the home site and Sunset Boulevard will not cause any slope stability problems on or off the site.
- 33.) PRIOR TO FINAL BUILDING OCCUPANCY, PROPONENT SHALL SUBMIT AN ORIGINAL WET-STAMPED WRITTEN LETTER FROM PATRICK HERBIG, P.E. (LOW IMPACT CIVIL ENGINEERING, PO BOX 65229, PORT LUDLOW WA 98365) STATING THAT THE STORMWATER FACILITY HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE "DRAINAGE FACILITY" LETTER DATED NOVEMBER 26, 2006 AS SIGNED BY PATRICK HERBIG, P.E.