

ELDORADO Platt, Pre-Construction Processes

Provided by DCD Kitsap County Code

Please see below a brief discussion generated by Kitsap County Code (KCC), describing the process that a development such as Blue Fern will go through prior to construction commencing onsite.

Preliminary plat planning

Planning is the first phase, and this begins with the Preliminary Plat for the development. The preliminary plat looks at what is allowed by code and potential impacts that will result from a development, such as stormwater, traffic, impact to neighbors etc. It is purely planning phase; construction does not commence until after a full plan for the development has been reviewed. The applicant is required to provide a preliminary conceptual plan of how to address things you have mentioned like stormwater. This preliminary approval process includes a Public Meeting with the Hearing Examiner for interested parties to speak or provide written comment prior to the project being approved. These comments are taken under consideration by both staff and the Hearing Examiner issuing a decision for the project. Any approval comes with *Conditions of Approval* which are mandates as to what must be addressed before a project moves forward. The Conditions cover things such as frontage improvements, stormwater systems, logging, traffic impacts etc.

Site Development Activity Permit (SDAP) review

After the preliminary plat approval, the SDAP is applied for. The SDAP is the permit that puts all the conditions mentioned into the design and construction phase. The design for an SDAP looks at the physical construction aspects of a project and identifies how specifically stormwater is maintained, the road designs, sidewalks, sewer and utilities etc. This plan is reviewed by a team of reviewers to ensure that the facility abides Kitsap County Code requirements in the sense of being self-mitigating. While they are changing typography, flow characteristics etc., they are also expected to mitigate any additional impacts they create. An example would be stormwater. The engineer must plan to retain stormwater onsite and release it at a rate equivalent to the Pre-European settlement condition. Essentially they must calculate the difference between how much water the site generated when fully treed, how much it will generate in the fully developed (streets, homes, lawns etc.) and retain onsite the difference in flows, releasing only the amount of water calculated to leave the site in the pre-European condition. The project should improve drainage issues downstream due to a need to mitigate developed flows. Currently there is no mitigation in place.

SDAP construction

In this phase the plan above is put into action. During construction there is a responsibility to protect all downstream neighbors and ensure that flows from the site are mitigated onsite. This often results in silt fence protecting downward edges of slopes and temporary ponds being placed onsite while construction occurs, and the new storm facilities are constructed. As construction ends the final designed system is put online, and the temporary systems are removed. The final product being a plat that mitigates the impacts it creates in accordance with KCC.