



#57 SITE DEVELOPMENT ACTIVITY PERMIT (SDAP)

What is an SDAP?

On April 1, 1997 the Board of County Commissioners adopted Stormwater Management Ordinance 199-1996 (codified as KCC Title 12). Since its adoption, Title 12 has been amended, most recently on Feb 12, 2007. Please refer to Kitsap County Development Engineering's website www.kitsapgov.com/dcd/dev_eng/ for the most current version of Title 12. The purpose of Title 12 is to protect public safety and natural resources. The Site Development Activity Permit (SDAP) provides a mechanism to ensure stormwater quantity and quality concerns are addressed prior to site development by:

- Requiring temporary erosion and sediment control plans for construction activities;
- Requiring review of drainage construction plans and other stormwater documents for the development; and
- Inspecting stormwater facilities during construction.

When is an SDAP required?

An SDAP is required for any of the following activities:

- Site development or redevelopment activities meeting the definition of a major development (as described below).
- Site development or redevelopment activities requiring connection to a public storm drainage system.
- Grading resulting in the movement of 150 cubic yards or more of earth.
- Grading resulting in a temporary or permanent slope having a steepness exceeding 3 horizontal to 1 vertical and having a total vertical slope height exceeding 5'.
- Grading resulting in the impoundment of water to a depth exceeding 18" and/or a maximum volume exceeding 2,500 cubic feet of water.
- Grading resulting in the diversion of existing drainage courses, both natural and man-made, from their natural point of entry or exit from the grading site.
- Any land clearing or grading on slopes steeper than 30%, or within the mandatory setback of a wetland, stream, lake, or Puget Sound (see brochures on critical areas and setbacks).
- Any construction activity within a critical area setback.
- As mandated in other sections of KCC (and as determined by the Director).

No site development activity, as described in the Kitsap County Code, Stormwater Management Section (KCC Title 12), shall occur until an SDAP has been issued.

What is a major development?

Major development shall mean any new development or redevelopment activity that includes:

- The creation or cumulative addition of five thousand square feet or greater of impervious surface area from the pre-development conditions for sites within a census-defined urban area or an urban growth area; or
- The creation or cumulative addition of impervious surface that results in 5.0% or greater of the development site being covered in impervious surface or 10,000 square feet of impervious surface from the pre-development conditions, whichever is greater for sites outside census-defined urban areas or urban growth areas; or
- Land disturbing activity of one acre or greater; or
- Grading involving the movement of 5,000 cubic yards or more of material.

When is an engineer required?

A professional engineer is required when one of the following conditions exists:

- Land use, building, or development on real property which meets the definition of a major development (Title 12 Revised);
- Improvement within the boundaries of Kitsap County right-of-ways for which Kitsap County will ultimately assume responsibility for maintenance; or
- Site development activity where the County determines it is in the public's best interest to require that certain submittal documents be prepared by a Professional Civil Engineer.

What is an impervious area?

An impervious area is a hard surface area that:

- Either prevents or retards the entry of water into the soil under natural conditions; and/or
- Causes water to runoff the surface in greater quantities or at an increased rate of flow from such property's condition prior to development.

Common impervious surface areas include, but are not limited to: rooftops; walkways; patios; driveways; parking lots; storage areas; concrete or asphalt paving; gravel roads; packed earth materials; or oiled, macadam, or other surfaces which similarly impede the natural infiltration of stormwater.

What is Prescriptive Flow Control?

All minor developments creating greater than 2,000 square feet of new impervious surface and major developments creating less than 10,000 square feet of new impervious surface shall:

- Implement either individual downspout infiltration or roof downspout dispersion per the Kitsap County Stormwater Design Manual to the maximum extent possible; or
- Discharge to a regional water quality control facility designed to receive the developed site runoff.

An Engineer is not required to design prescriptive flow control. Prescriptive Flow Control does not supersede drainage requirements from recorded short plats, large lots or plats.

What is the cost of an SDAP?

The cost of an SDAP varies with the project type and size. The current fee schedule can be obtained on the County website www.kitsapgov.com/dcd/forms/ or from the Department of Community Development Customer Service Center.

What other permits may be needed for a project requiring an SDAP?

You may also need one or more of the following permits:

- Permit to Work in a County Right-of-Way.
- Permit to Open, Alter, and/or Improve Unopened County Right-of-Way.
- Forest Practice Application (FPA).
- Building Permit (required also for retaining walls greater than 4' in height and detention vaults).
- Hydraulic Project Approval (HPA) from the Washington State Department of Fish and Wildlife (HPA).
- Shoreline Substantial Development Permit (SSDP) or exemption for certain types of work within 200 feet of a shoreline.
- National Pollution Discharge Elimination System (NPDES) Construction Stormwater Permit from Washington State Department of Ecology.
- Appropriate Land Use approvals.