

Eldorado
Applicant's Project Narrative and DCD Code-based Narrative

Applicant's narrative of the project

Eldorado is a single-family subdivision, creating 500 single family homes over 93.31 acres. Access to the site is available from Eldorado Blvd. The creation of the plat will include 6 access points onto Eldorado Blvd. All roads within the plat will be dedicated as public right-of-way and are designed in compliance with Kitsap County Road standards. Sidewalk along both sides of all public streets, as well as the frontage of Eldorado Blvd are proposed to provide adequate pedestrian and non-motorized facilities. Within the plat, parking will be provided within each lot's private driveway, garage, as well as adequate on street parking spaces allowing for ample parking for the residents and their guests. The entire site will be serviced by Silverdale Water District 16 and fire hydrants placed along the newly constructed water main will provide fire protection as required for all new structures. Sewer service will be extended to the plat to serve all future residences. Stormwater will be collected on site, detained and treated, before being released at its natural discharge location(s) meeting the requirements set forth in the Kitsap County Stormwater Design Manual. Open space areas, recreational areas and trails are provided throughout the site as well as landscaping and street trees.

Additional code-based narrative by DCD

The property is zoned Urban Low, which mandates a range of 5 to 9 dwelling units per acre (DUA). The minimum and maximum lot sizes are 2400 sf and 9000 sf respectively. The lot minimum width and depth requirements are 40 ft and 60 ft respectively, and the maximum height is 35 ft (additional details are provided at [KCC 17.420.052 Zoning Rural, Resource, and Urban Residential Zones Density and Dimensions Table](#)). There are three parcels being subdivided: 302501-4-001-2001, 302501-3-010-2002, and 302501-4-012-2008.

The applicant is proposing typical mainline wastewater and water supply, and there is nothing unusual proposed. Stormwater and retention must meet KCC Title 16 *Stormwater Drainage* and the *Stormwater Design Manual* ([KCC Title 12](#) and [KC Stormwater Design Manual](#) respectively; review of the stormwater infrastructure has not yet occurred). Parking will be provided at two spaces for each lot, and garage space does not count, as well as 0.5 spaces per lot (sum-totaled) for on-street or set-aside parking (typically met by creating groups or clusters of additional parking spaces).