



CITY OF PORT ORCHARD
Department of Community Development
Permit Center

720 Prospect Street, Port Orchard, WA 98366
Phone: (360) 874-5533 • permitcenter@cityofportorchard.us

NOTICE OF APPLICATION

This is a public notice of a development proposal that may interest you. You have the right to comment on this application, receive notice, request a copy of the decision once made and appeal the project decision. Included in this notice is a summary of the proposal, code reference for associated permits that may be required, and the targeted timeframe for City review and decision. Please be aware there are deadlines for comments and appeal; if you do not adhere to these deadlines, your comments may not be considered and/or you may lose your right of appeal. Please read this notice carefully and call the City of Port Orchard Department of Community Development (DCD) if you have questions.

Date of Issuance: January 12, 2022
File Number: LU21-BSP Prelim-02
Project Name: Thimbleberry Lots 2-6 Binding Site Plan
Type of Application: Binding Site Plan (Type II)
Assessor Parcel Numbers: 012301-2-183-2002 and 012301-2-185-2000
Applicant: Larry Williams, Po Box 111, Fox Island, WA 98333
Date of Application: October 29, 2021 with revised materials received December 9, 2021
Date Application was Determined Technically Complete: December 29, 2021
Site Description: Location: 3993 Thimbleberry Place SE
Size: 1.22 acres
Zoning District: Residential 3 (R3)

Project Permits included with Application: Land Disturbing Activity Permit, Storm Drainage Permit and Capacity Reservation Certificate Application.

Description of Proposed Project: Execution of a binding site plan to divide one tax parcel into five resultant lots accommodating the construction of fourplex buildings on resultant Lots for residential condominium that function as one site with respect to access, circulation, open space, landscaping and drainage, facility maintenance, and coordinated parking.

Preliminary State Environmental Policy Act (SEPA) Determination:

The SEPA Official for the City of Port Orchard has not issued a SEPA Determination for the project at this time. **Other Applicable Codes Which May Require Additional Project Review / Permits:**

Additional permitting and/or review may be required under POMC Title 20.

Public Comment Period and Appeals:

Any interested person may comment on this application. The comment period will remain open for 14 days. The deadline to submit comments is January 26, 2022 at 4:00pm. Any interested person may request notification of any hearings or meetings and request a copy of the decision once made. Requests

must be addressed to City of Port Orchard DCD, Attn: Planning Clerk, 216 Prospect Street, Port Orchard, WA 98366.

Any interested party may appeal the Director's Decision on a Type II decision to the City of Port Orchard Hearing Examiner within 14 calendar days of the Notice of Decision. Notice of Decision will be provided to all parties of record.

Examination of File and Staff Contact:

The application file may be examined at DCD, 720 Prospect Street, Port Orchard, WA 98366, by appointment between the hours of 8 AM and 4 PM, Monday through Friday, except holidays. To schedule an appointment please call 360.874.5533 and indicate the Permit Number and Project Number for the file you would like to examine.

Review Authority:

A Type II permit is an administrative decision of the Director.

Staff Contact: The contact for this application is:

James Fisk, AICP
Senior Planner
jfisk@cityofportorchard.us
360.874.5533

Project Site Plan: Attached

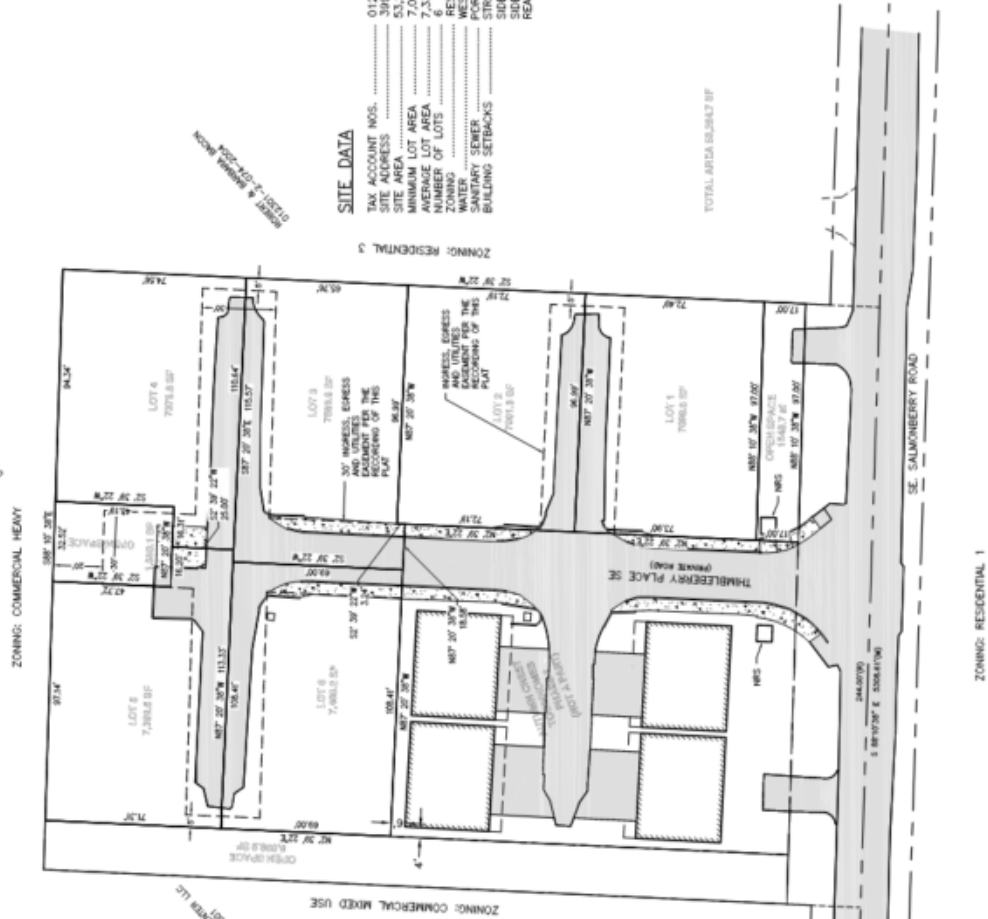
PROPOSED LOT LAYOUT



SCALE: 1"=30'

LEGEND

- CATCH BASIN
- ⊙ STORM MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ CLEANOUT
- ⊙ GAS METER
- ⊙ ELECTRICAL METER
- ⊙ TRANSFORMER
- ⊙ POWER VAULT
- ⊙ BURIED POWER MARKER
- ⊙ TELEPHONE RISER
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ FIRE HYDRANT
- ⊙ WATER LINE MARKER
- ⊙ IRRIGATION VALVE BOX
- ⊙ MAIL BOX
- — — — — STORM DRAIN PIPE
- — — — — SANITARY SEWER PIPE
- — — — — BURIED POWER CABLE
- — — — — BURIED TELEPHONE CABLE
- — — — — WATER LINE
- — — — — GAS LINE
- — — — — FENCE LINE AS NOTED
- ASPHALT
- CONCRETE
- BUILDING LINE
- STORM DETENTION PIPE
- APPROXIMATE LOCATION
- MRS. NON RESIDENTIAL BUILDING



SITE DATA

TAX ACCOUNT NOS. 012301-2-183-2002
 SITE ADDRESS 3993 THIMBLEBERRY PLACE SE
 SITE AREA 53,264 SF (1.22 AC)
 MINIMUM LOT AREA 7,000 SF (0.16 AC)
 AVERAGE LOT AREA 7,336 SF (0.17 AC)
 ZONING RESIDENTIAL 3
 WATER WEST SOUND UTILITY DISTRICT
 SANITARY SEWER PORT ORCHARD UGA
 STREET RIGHT-OF-WAY 10 FEET
 SIDE YARD (INTERIOR) 5 FEET
 REAR YARD 10 FEET



CITY OF PORT ORCHARD
 PRELIMINARY
 BINDING SITE PLAN No.

012301-2-183-2002

Assessor's Tax Account No.:

Name of Applicant(s): L.A. WILLIAMS CONSTRUCTION LTD.

PORTION OF THE SOUTHWEST
 QUARTER OF THE NORTHWEST
 QUARTER OF SECTION 1,
 TOWNSHIP 23 NORTH, RANGE 1
 EAST, W.M., KITSAP COUNTY,
 WASHINGTON.

N.O. No.: 11407 SHEET 2 OF 4 SHEETS

