



CITY OF PORT ORCHARD Public Works Department

Permit Center
216 Prospect Street, Port Orchard, WA 98366
Ph.: (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 Staff Contact listed in this notice if you have questions.

Date of Issuance: July 25 2022

File Number: PW21-040 (LDAP), PW21-041 (SDP), PW21-042 (CRC)

Project Name: Hidden Hills Apartments

Type of Application: Major Land Disturbing Activity Permit (LDAP), Storm Drainage Permit (SDP), & Capacity Reservation Certificate (CRC)

Assessor Parcel Number: 012301-3-125-2001

Applicant: N.L. Olson & Associates, 2453 Bethel Ave, Port Orchard, WA 98366

Applicant Representative: Norman Olson, P.E.; N.L. Olson & Associates, Inc.

Date of Application: June 21, 2021

Date Application was Determined Technically Complete: October 18, 2021

Site Description: Location: Property between Bethel Rd SE & SE Salmonberry Rd
Nearest road intersection: Bethel Rd SE & SE Salmonberry Rd
Size: 22.8 Acres
Zoning District: CMU
Shoreline Designation: N/A

Project Permits included with Application: N/A

Description of Proposed Project: Construction of a 116-unit Apartment complex and associated infrastructure on 12.2 acres of the property.

Preliminary State Environmental Policy Act (SEPA) Determination:

The City of Port Orchard SEPA Responsible Official has not issued a SEPA determination at this time.

Existing Studies and Environmental Documents Evaluating the Proposal: Geotechnical Report, Storm Drainage Report, Wetland Report, Traffic Impact Analysis, SEPA Checklist

Other Applicable Codes Which May Require Additional Project Review / Permits:

Port Orchard Municipal Code Title 12, Title 13, 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 August 8, 2022. 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 Permit Center, Attn: Public Works Permit Clerk, 216 Prospect Street, Port Orchard, WA 98366.

Any interested party may appeal a Type II decision to the Hearing Examiner within 14 calendar days of the Notice of Decision. The Notice of Decision will be provided to all parties of record.

Examination of File:

The application file may be examined at the Permit Center, 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 Name for the file you would like to examine.

Staff Contact for this Application:

Ian Smith, PE
Civil Engineer
ismith@cityofportorchard.us
360-876-4991

Review Authority:

The Public Works Director. A Type II permit is an administrative decision and shall be reviewed consistent with the requirements of POMC 20.24.

Project Site Plan: Attached.

HIDDEN HILLS APARTMENTS LAND DEVELOPMENT ACTIVITY PERMIT

REVISED
JUN 22 2022

NOTE

THE APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES THAT MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE, PRESERVE AND PROTECT UNDERGROUND UTILITIES.

**CALL 48 HOURS
BEFORE YOU DIG
811**

DESCRIPTION

RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE No. 200511B0443, BEING A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 1, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A 413.26 FEET SOUTH OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 23 NORTH, RANGE 1 EAST W.M.; THENCE SOUTH 88°31' EAST 80 RODS MORE OR LESS TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 45 RODS MORE OR LESS TO A POINT WHICH IS 165 FEET NORTH OF THE SOUTHEAST CORNER OF THE SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER TO A POINT 649 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 0°36'30" EAST 10 FEET; THENCE NORTH 89°20' WEST TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 45 RODS MORE OR LESS TO THE POINT OF BEGINNING;

EXCEPT A STRIP OF LAND 30 FEET WIDE CONVEYED TO THE STATE OF WASHINGTON FOR ROAD PURPOSES ON THE WEST SIDE OF SAID TRACT;

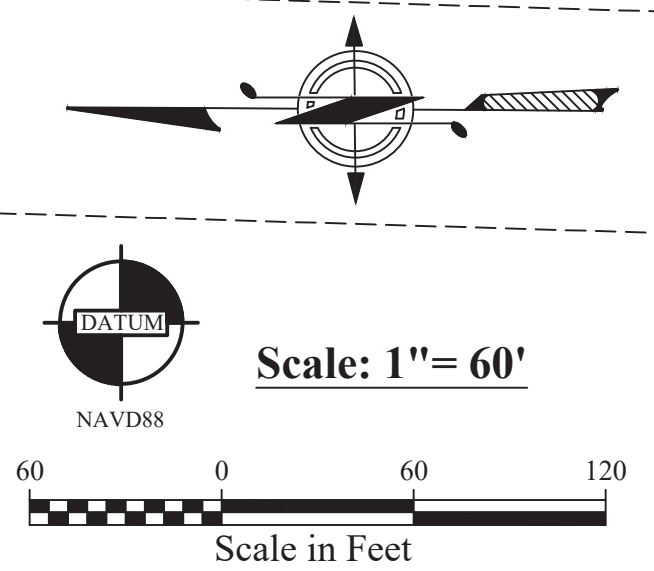
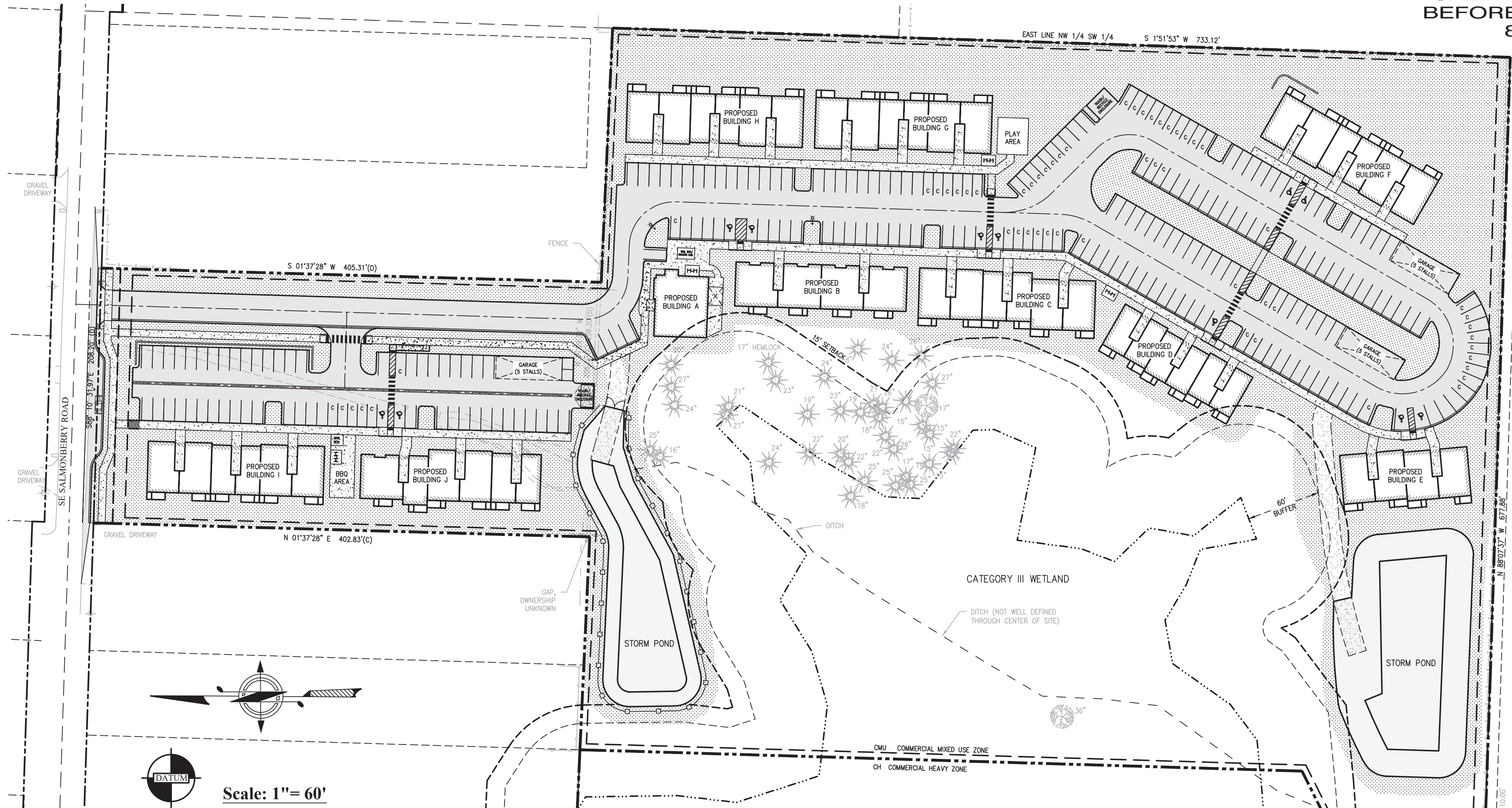
AND EXCEPT THE SOUTH 175 FEET OF THE WEST 260 FEET OF THE ABOVE DESCRIBED TRACT LYING EAST OF THE 30 FOOT WIDE STRIP CONVEYED TO THE STATE OF WASHINGTON FOR ROAD PURPOSES.

NOTES:

- SEE VOLUME 9 OF SHORT PLATS, PAGE 140 FOR SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 24 NORTH, RANGE 2 EAST, W.M.,
- THE KITSAP COUNTY, WASHINGTON, FLOOD INSURANCE RATE MAP (PANEL No. 530092 0315 B) PUBLISHED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (EFFECTIVE DATE: MAY 15, 1980) DESIGNATES THE SUBJECT PARCELS AS LYING WITHIN A ZONE 'C' AREA (AN AREA OF MINIMAL FLOODING).
- THIS PROPERTY IS SUBJECT TO AN EASEMENT, GRANTED TO PUGET SOUND POWER AND LIGHT Co., RECORDED SEPT. 10, 1993, UNDER AUDITOR'S FILE No. 9309100145.
- THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN OR ARE SHOWN IN APPROXIMATE LOCATIONS ONLY BASED UPON TIES TO SURFACE STRUCTURES. BEFORE ANY CONSTRUCTION ACTIVITIES OCCUR IT WILL BE NECESSARY TO CONTACT THE LOCAL LOCATE SERVICE FOR UTILITY LOCATIONS.
- THE SANITARY SEWER INVERT ELEVATIONS WERE PROVIDED BY KARCHER CREEK SEWER DISTRICT FOR ALTA SURVEY BY N.L. OLSON AND ASSOCIATES IN JUNE 2006.
- CONTOUR DATA IS BASED ON SURVEY BY N.L. OLSON AND ASSOCIATES IN MAY 2006.

LEGEND

○ FOUND CORNER AS NOTED		PROPOSED BIORETENTION CELL
● SET 5/8" REBAR AND CAP, LS 41078		PROPOSED BUILDING
○ UTILITY POLE		PROPOSED CONCRETE
△ SIGN AS NOTED		PROPOSED HMA PAVEMENT
□ CATCH BASIN		PROPOSED LANDSCAPING
● WATER METER		SITE PROPERTY LINE/BOUNDARY
● WATER VALVE		RIGHT-OF-WAY
■ POWER JUNCTION BOX		PC CONCRETE CURB
⊙ SEWER MANHOLE		PC CONCRETE CURB AND GUTTER
□ TELEPHONE RISER		SYMBOL OF ACCESSIBILITY
⊗ LUMINAIRE		PROPOSED WATER LINE
□ CONTROL POINTS		PROPOSED SANITARY SEWER LINE
△ TEST HOLE		PROPOSED STORM PIPE
— X — FENCE LINE AS NOTED		PROPOSED FOOTING DRAIN
— SS — SANITARY SEWER PIPE	○ CO	PROPOSED SANITARY SEWER CLEANOUT
— SD — CULVERT	□	PROPOSED STORM TYPE 1 CATCH BASIN
— W — WATER LINE	■	PROPOSED STORM TYPE 1 CB W/BEEHIVE GRATE
— P — POWER PAINT MARK LINE	⊙	PROPOSED STORM TYPE 2 CATCH BASIN
— GAS — GAS LINE	⊙	PROPOSED SANITARY SEWER MANHOLE
○ CHAIN LINK FENCE	⊙	PROPOSED FIRE HYDRANT
		EXISTING ASPHALT
		DECIDUOUS TREE/CEDAR TREE DIAMETER AS NOTED



WETLAND NOTES:

- WETLAND DELINEATION BY ECOLOGICAL LAND SERVICES IN OCTOBER/NOVEMBER 2019.
- WETLAND FLAG LOCATIONS SURVEYED BY N.L. OLSON AND ASSOCIATES IN DECEMBER 2019.
- AREAS: TOTAL PARCEL AREA = 20.896 AC.
AREA INSIDE WETLAND BUFFER = 5.69 AC.
TOTAL USABLE AREA = 15.20 AC.

APPROXIMATE EARTHWORK QUANTITY:*

CUT QUANTITY = 24,900± C.Y.
FILL QUANTITY = 42,500± C.Y. (17,600± C.Y. NET FILL)

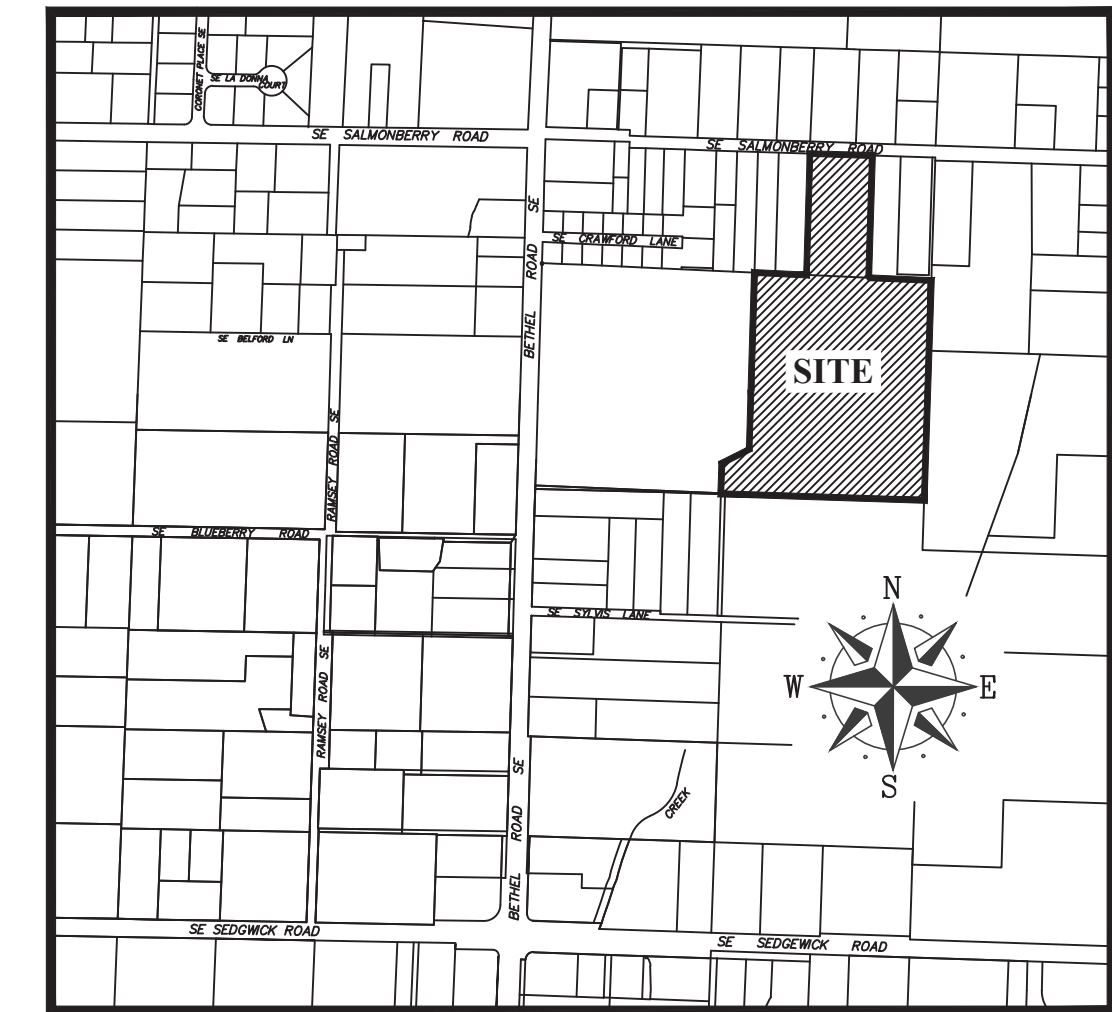
* NOTE:
IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE MATERIAL QUANTITIES. THE ESTIMATES PROVIDED MUST NOT BE USED FOR BIDDING PURPOSES.

OPEN SPACE REQUIRED

57 ONE BEDROOM UNITS x 100 SF OPEN SPACE/UNITS	5,700 SF
80 TWO BEDROOM UNITS x 150 SF OPEN SPACE/UNITS	12,000 SF
15 THREE BEDROOM UNITS x 150 SF OPEN SPACE/UNITS	2,250 SF
TOTAL	19,950 SF (MIN.)

OPEN SPACE PROVIDED

SHARED COURTYARDS	1,940 SF
PLAY AREA	750 SF
GARDEN AND CEDAR PLAYGROUND	6,200 SF
INDOOR RECREATION BUILDING	2,164 SF
PRIVATE BALCONIES (6'x10') 1 BED (57 UNITS x 60 SF)	3,420 SF
PRIVATE BALCONIES (6'x11') 2 BED (80 UNITS x 66 SF)	5,280 SF
PRIVATE BALCONIES (6'x11') 3 BED (15 UNITS x 66 SF)	990 SF
TOTAL OPEN SPACE PROVIDED	20,744 SF



VICINITY MAP
PORTION OF SECTION 1 TOWNSHIP 23N, RANGE 1 EAST, WM
NOT TO SCALE

LDAP SHEET INDEX

SHEET	DESCRIPTION
C1.00	COVER SHEET
C2.00	TOPOGRAPHIC SURVEY 1
C2.10	TOPOGRAPHIC SURVEY 2
C3.00	SITE PLAN
C3.10	ROAD PROFILE
C3.20	SITE SECTIONS
C3.30	SITE DETAILS
C3.40	SITE DETAILS
C3.50	SITE DETAILS
C4.00	T.E.S.C. & DEMOLITION PLAN
C4.10	T.E.S.C. NOTES & DETAILS
C4.20	T.E.S.C. DETAILS
C5.00	STORM DRAINAGE & GRADING PLAN
C5.10	STORM PROFILES
C5.20	STORM PROFILES
C5.30	STORM POND SECTIONS
C5.40	STORM DRAINAGE AND GRADING NOTES & DETAILS
C5.50	STORM DRAINAGE DETAILS
C5.60	STORM DRAINAGE DETAILS
C5.70	STORM WATER QUALITY DETAILS
C5.80	STORM WATER QUALITY DETAILS
C6.00	UTILITY PLAN
C6.10	SANITARY SEWER PROFILE
C6.20	SANITARY SEWER NOTES & DETAILS
C6.30	SANITARY SEWER DETAILS
C6.40	WATER NOTES & DETAILS
C6.50	WATER DETAILS

REVISIONS			
NO.	DATE	BY	DESCRIPTION
1	05/26/22	JFK	PLAN REVISED PER CITY OF PORT ORCHARD COMMENTS DATED 03/29/2022.

FOR: HE DEVELOPMENT, LLC

Attn: James He
4631 SE Bakken Court
Port Orchard, WA 98366
Phone: (360) 874-9966

N.L Olson & Associates, Inc.
Engineering, Planning and Surveying
(360) 895-2350 or (360) 876-2284
2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



06.21.2022