

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 5, 2022

File Number: PW22-032, PW22-033, PW22-034, LU22-Var Admin-01

Project Name: 2102 Sedwick Multifamily

Type of Application: Major Land Disturbing Permit, Stormwater Drainage Permit,

Administrative Variance, Capacity Reservation Certificate (Type II)

Assessor Parcel Number: 122301-2-094-2007

Applicant: Rush Development , 6622 Wollochet Dr Gig Harbor, WA 98335

Applicant

Rush Development, Steve Yester, 6622 Wollochet Dr Gig Harbor,

WA 98335

Date of Application: May 12 2022

Date Application was Determined Technically

Complete: June 21 2022

Site Description: Location: 2102 SE Sedgwick Rd

Nearest road intersection: SE Sedgwick Rd & Okanogan Dr SE, SE

Sedgwick Rd & Estonia Ct SE

Size: 5.70

Zoning District: CMU

Shoreline Designation: N/A

Project Permits included

with Application: No Additional Permits.

Description of Proposed Project:

Construction of a 192-unit apartment complex and associated site infrastructure.

An administrative variance application was submitted with the project to request the following items: 1) a reduction of required parking per Table 20.124.140 to not provide the 0.25 additional off-street parking requirement when the lot does not have adjacent public on-street parking; 2) a reduction to the required 10% EV charging stalls by providing for the installation of 15 dual charging stations but only providing a dual connection on 1 of the 15 required stations with capability to install; 3) to allow the installation of the EV charging stations within the front 12 inches from the face of curb to maintain a 4' ADA clear path in the sidewalk

Preliminary State Environmental Policy Act (SEPA) Determination:

The City of Port Orchard SEPA Responsible Official has not issued any SEPA Determination at this time.

Existing Studies and Environmental Documents Evaluating the Proposal: Critical Areas Report (Wetland Assessment), Geotechnical Report, Storm Drainage 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 July 19, 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 II 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.

2102 SEDGWICK MULTI FAMILY **GRAPHIC SCALE** A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SECTION 12, TOWNSHIP 23 N., RANGE 1 E., W.M. CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON 1 INCH = 40 FEET (24"x36")FILL SPECIFICATION **EXISTING WELL NOTE APPLICANT** FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR THERE IS AN EXISTING WELLS ON-SITE. EXISTING WELL TO BE RUSH DEVELOPMENT SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR DECOMMISSIONED PRIOR TO PERMIT ISSUANCE. IF EXISTING 6622 WOLLOCHET DR. WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL WELLS ARE FOUND TO BE LOCATED ON-SITE, THEY SHALL BE GIG HARBOR 98335 PROJECT INFORMATION LAW ORDINANCE, CODE, REGULATION, RULE, ORDER, OR DE-COMMISSIONED AS NECESSARY. (253) 858-3636 STANDARD. ONLY EARTH MATERIAL SHALL BE PLACED IN FILLS. **EXISTING SEPTIC NOTE** PARKING SPACE NOTE 2102 SE SEDGWICK RD. ADDRESS: **UTILITY NOTE SURVEYOR** AN EXISTING SEPTIC SYSTEM EXISTS ON SITE. EXISTING SEPTIC STANDARD SPACES PORT ORCHARD, WA 98366 SYSTEM TO BE DECOMMISSIONED PRIOR TO PERMIT ISSUANCE. EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS STEVE WOODS, PLS COMPACT SPACES PARCEL #: 1223012094-2007 CONTOUR ENGINEERING LLC WAS OBTAINED FROM BEST AVAILABLE SOURCES AT THE TIME TRENCH NOTE OF DESIGN. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ADA STANDARD STALLS P.O. BOX 949 GIG HARBOR, WA 98335 THE RELOCATION OF EXISTING UNDERGROUND CONFLICTING TOTAL SITE AREA: 5.70 ACRES (248,292 SF) (253) 857-5454 IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION ACCESSIBLE VAN STALLS UTILITIES DEPICTED OR NOT DEPICTED ON THESE PLANS. PROPOSED USE: MULIT-FAMILY DATÉ OF SURVEY: NOV 11, 2021 FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE 0.61 ACRES (26,517 SF) **EXISTING IMPERVIOUS SURFACE:** OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(3)B, GEOTECHNICAL ENGINEER NEW IMPERVIOUS SURFACE: 4.29 ACRES (FULLY DEVELOPED) IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR IS ALONE RESPONSIBLE FOR WORKER SAFETY, ALL TRENCH GEORESOURCES ZONING: COMMERCIAL SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE 5007 PACIFIC HIGHWAY E, SUITE 16 BUILDING SETBACKS: FRONT - 10' WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, FIFE, WA 98424 ALL OTHERS - 5' CHAPTER 49.17 RCW. (253) 896-1011 TPN: 6027-000-017-0007 OWNER: OWNER: ROBERT L WITT& LINDA BRANNAN TPN: 122301-2-015-2003 OWNER: SARAH K HIGGINS - COVERED TRASH PAD **COVERED TRASH PAD** - END OF EV ACCESS - COVERED PARKING (TYP)

BUILDING D

MAIL KIOSK

BUILDING E

BUILDING H

TPN: 122301-2-098-2003

OWNER: G-S SEDGWICK LLC AND SEDGWICK VENTURE LLC

BUILDING (

MAIL KIOSK —

CONSTRUCTION SEQUENCE

HOLD A PRE-CONSTRUCTION MEETING WITH THE CITY AND OBTAIN REQUIRED PERMITS.

FIELD LOCATE AND VERIFY ALL EXISTING SERVICES AND UTILITIES WITHIN THE PROJECT

CONSTRUCT PERIMETER SILT FENCES, TREE PROTECTION FENCES, CONSTRUCTION

ENTRANCE, INLET PROTECTION AND OTHER EROSION CONTROL MEASURES AS NEEDED.

POTHOLE ALL EXISTING UTILITIES WITHIN CONSTRUCTION AREA. SEE <u>VERIFICATION NOTE</u>,

13. ON-SITE SILTATION FENCE TO REMAIN UNTIL THE SITE IS STABILIZED TO THE APPROVAL OF

DEMOLISH AND REMOVE EXISTING STRUCTURES, PAVEMENT, AND/OR UTILITIES.

10. CONTRACTOR SHALL CLEAN SEDIMENT POND AS NEEDED DURING CONSTRUCTION.

PERFORM MASS GRADING AND STABILIZE ALL EXPOSED SOILS.

14. REMOVE TESC MEASURES WHEN ALLOWED BY THE CITY INSPECTOR.

SCHEDULE CLEARING LIMITS, TREE PROTECTION AND EROSION CONTROL INSPECTIONS WITH

AREA PRIOR TO CONSTRUCTION. SEE VERIFICATION NOTE. FIELD VERIFY HORIZONTAL AND

VERTICAL LOCATIONS OF UTILITIES AND UTILITY CONNECTIONS, AND PROVIDE INFORMATION

CLUBHOUSE

9• 2

└ COVERED PARKING (TYP)

TO PROJECT ENGINEER.

THE CITY.

ESTABLISH CLEARING AND GRADING LIMITS.

INSTALL TEMPORARY SEDIMENT POND

CONSTRUCT IMPROVEMENTS PER PLANS.

12. ARRANGE FINAL INSPECTION WITH THE CITY.

TPN: 122301-2-017-2001 OWNER: FREDERICKSEN PROPERTIES LLC

SR-160)

(PUBLIC)

5474-000-SEDGWCK

Permit Center MAY 12, 2022 City of Port Orchard **Community Development**

TPN: 122301-2-095-2006 OWNER: KITSAP COUNTY

PUBLIC WORKS

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COVER SHEET

TESC PLAN

HORIZONTAL CONTROL PLAN

TESC NOTES AND DETAILS

OVERALL UTILITY PLAN GRADING PLAN NORTH

GRADING PLAN SOUTH

DETAIL GRADING 1

DETAIL GRADING 2

DETAIL GRADING 3

DETAIL GRADING 4

ADA STALL GRADING

ADA STALL GRADING

DRAINAGE PLAN-NORTH

DRAINAGE PLAN SOUTH

OFFSITE DETENTION SYSTEM

ONSITE DETENTION SYSTEM

WATER QUALITY STRUCTURE DETAILS

FRONTAGE PLAN 1

FRONTAGE PLAN 2

SIGHT DIST PLAN

NOTES AND DETAILS

NOTES AND DETAILS

NOTES AND DETAILS

NOTES AND DETAILS

WALL DETAIL

BUILDING G

COUNTER COMPLETE



VICINITY MAP NOT TO SCALE

LEGEND

SURVEY PROPOSED CONTOURS PROPERTY LINE/RIGHT-OF-WAY RIGHT-OF-WAY DEDICATION RIGHT-OF-WAY CENTERLINE EASEMENT _____ **BUILDING SETBACK** _____ - --- SD -STORM DRAIN LINE —— SD—— SANITARY SEWER LINE —ss— - - - SS -ROOF DRAIN LINE —___RD— SANITARY SEWER FORCE MAIN LINE —_FM----COMMON UTILITY TRENCH ——UT— OVERHEAD POWER LINE — OHP — UNDERGROUND POWER LINE —— P —— GAS LINE WATER LINE TYPE 2 CATCHBASIN TYPE 1/TYPE 1L CATCHBASIN STORM DRAIN CLEANOUT (SDCO) SANITARY SEWER MANHOLE SANITARY SEWER CLEANOUT (SSCO) WATER VALVE WATER METER PRESSURE RELEASE VALVE (PRV) GAS MARKING POST GAS METER (GM) GAS VALVE (GV) MONUMENT POWER POLE (PP) GUY WIRE (GW) LIGHT STANDARD/YARD LIGHT (LS/YL) POWER MANHOLE (PMH) TRANSFORMER PAD TELEPHONE JUNCTION BOX COMPACT PARKING STALL (8x16) ELECTRIC VEHICLE STALL FUTURE ELECTRIC VEHICLE STALL **ASPHALT** CONCRETE **GRAVEL** PERVIOUS PAVEMENT

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING OPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

CALL 811 AT LEAST 48 **HOURS BEFORE YOU DIG**



S 12 T 23N R 1E WM

DATE: 5-09-2022

PROJECT: 21-223

DWG NAME: 21-223-C

SHEET

1 OF 26

REVISED: