



## CITY OF PORT ORCHARD Public Works Department

Permit Center  
216 Prospect Street, Port Orchard, WA 98366  
Ph.: (360) 874-5533 • permitcenter@cityofportorchard.us

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### 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:** August 26, 2022

**File Number:** PW22-046 & PW22-047

**Project Name:** The Ramsey – Grading

**Type of Application:** Major Land Disturbing Activity Permit & Stormwater Drainage Permit (Type II)

**Assessor Parcel Number:** 022301-4-039-2003

**Applicant:** The BJC Group, PO BOX 2030, Port Orchard, WA 98366

**Applicant Representative:** The BJC Group, Robert Baglio, PO BOX 2030, Port Orchard, WA 98366

**Date of Application:** Counter complete date

**Date Application was Determined Technically Complete:** August 9, 2022

**Site Description:** Location: 1489 SE Sedgwick Rd  
Nearest road intersection: Bethel Rd SE & Sedgwick Rd  
Size: 2.48 Acres  
Zoning District: Commercial Mixed Use  
Shoreline Designation: N/A

**Project Permits included with Application:** PW22-021, PW22-022 & PW22-023

#### Description of Proposed Project:

Early clearing and grading for a mixed-use development which includes multi-family residences, coffee shop with drive-thru, and commercial.

**Preliminary State Environmental Policy Act (SEPA) Determination:**

A SEPA Mitigated Determination of Nonsignificance was issued for the project on October 8, 2021.

**Existing Studies and Environmental Documents Evaluating the Proposal:** Geotechnical Report, Parking Analysis Report, Storm Drainage Report, Traffic Impact Analysis

**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 September 2, 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](mailto: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.



# THE RAMSEY GRADING PERMIT

## Legal Descriptions

THE WEST 3 ACRES OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON;

EXCEPT THE SOUTH 30 FEET THEREOF CONVEYED TO KITSAP COUNTY FOR GEIGER ROAD (NOW SEDGWICK ROAD) BY DEEDS RECORDED UNDER RECORDING NOS. 180722 AND 951950;

AND EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO KITSAP COUNTY FOR EXTENSION OF COUNTY ROAD NO. 256 BY DEED RECORDED UNDER RECORDING NO. 304246;

ALSO EXCEPT THAT PORTION THEREOF CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER RECORDING NO. 200509090134;

SITUATE IN THE COUNTY OF KITSAP, STATE OF WASHINGTON.

## PRACTICE/PROCEDURES

TRIMBLE R4 GPS ROVER AND SLATE CONTROLLER USED FOR GPS TIES TO SURVEY CONTROL. CONVENTIONAL SURVEY WAS PERFORMED BY FIELD TRAVERSE WITH A SPECTRA PRECISION FOCUS 35 TOTAL STATION. FINAL RESULTS MEETING OR EXCEEDING THE CURRENT TRAVERSE STANDARDS CONTAINED IN W.A.C. 332-130-090.

## SURVEY NOTES

- HORIZONTAL DATUM: WASHINGTON STATE PLANE COORDINATES NAD83/2011, NORTH ZONE PER GPS TIES TO WSRN.
- VERTICAL DATUM: NAVD 88 PER GPS TIES TO WSRN.

## LEGEND

- FOUND CORNER AS NOTED
- SET 5/8" REBAR AND CAP, LS 41078
- ◇ UTILITY POLE
- △ SIGN AS NOTED
- CATCH BASIN
- WATER METER
- WATER VALVE
- POWER JUNCTION BOX
- ⊙ SEWER MANHOLE
- TELEPHONE RISER
- ⊗ LUMINAIRE
- X — FENCE AS NOTED
- SS — SEWER PAINT MARK LINE
- SD — STORM DRAIN PAINT MARK LINE
- W — WATER PAINT MARK LINE
- P — POWER PAINT MARK LINE
- GAS — GAS PAINT MARK LINE
- OH — OVERHEAD POWER LINE

## NOTE

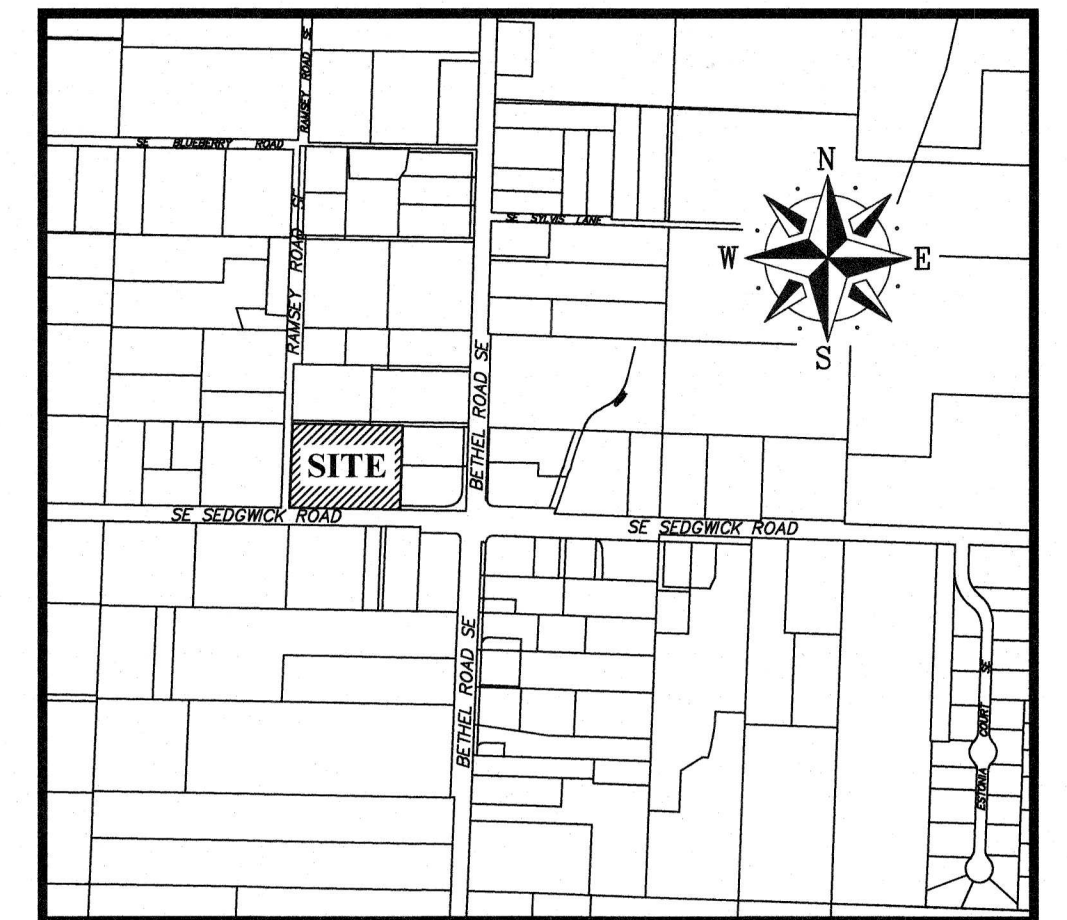
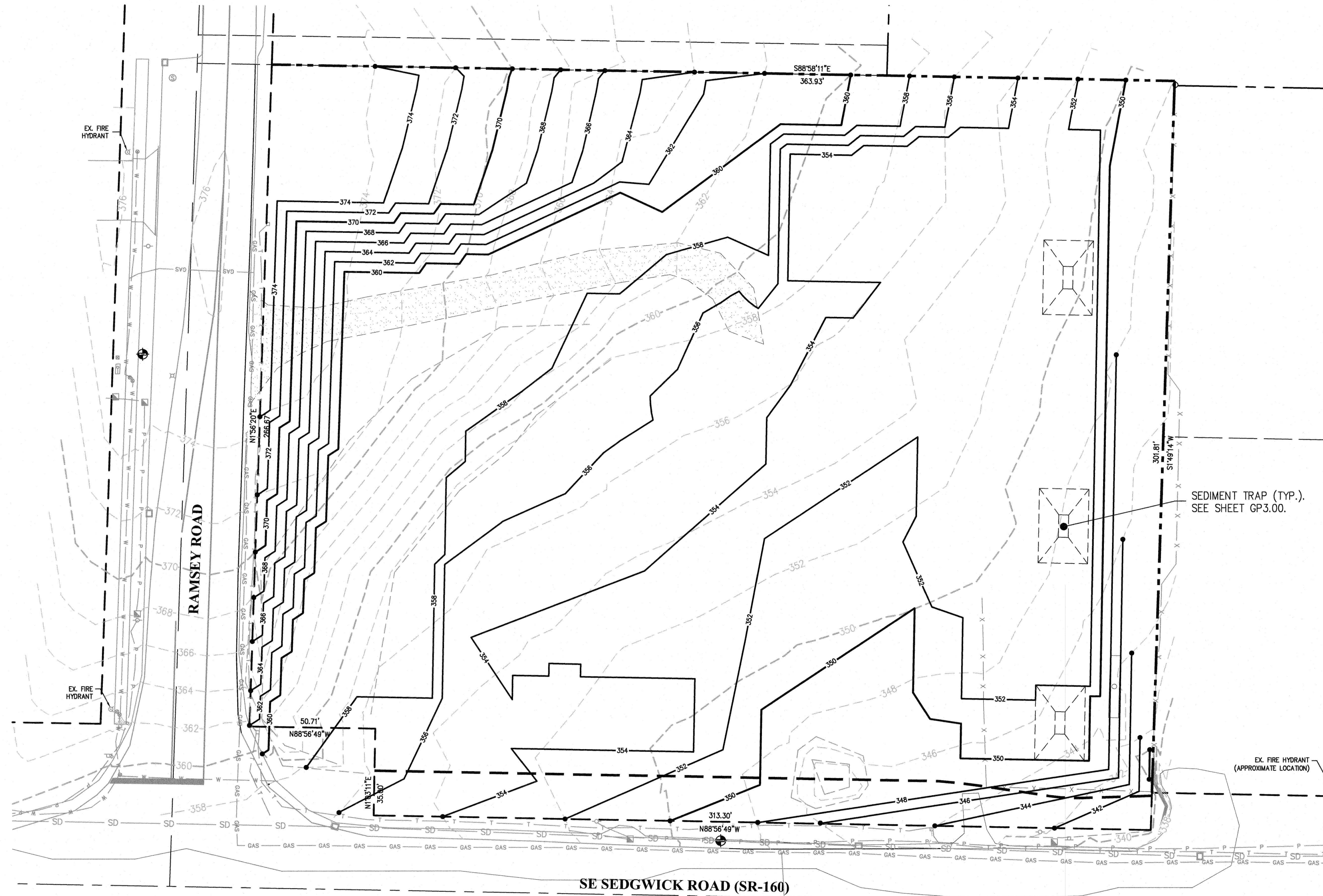
THE APPROXIMATE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN ON THE PLANS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE LOCATION OF EXISTING UTILITIES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES THAT MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO LOCATE,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

**CALL 48 HOURS  
BEFORE YOU DIG  
811**

**N.L. Olson & Associates, Inc.**  
Engineering, Planning and Surveying

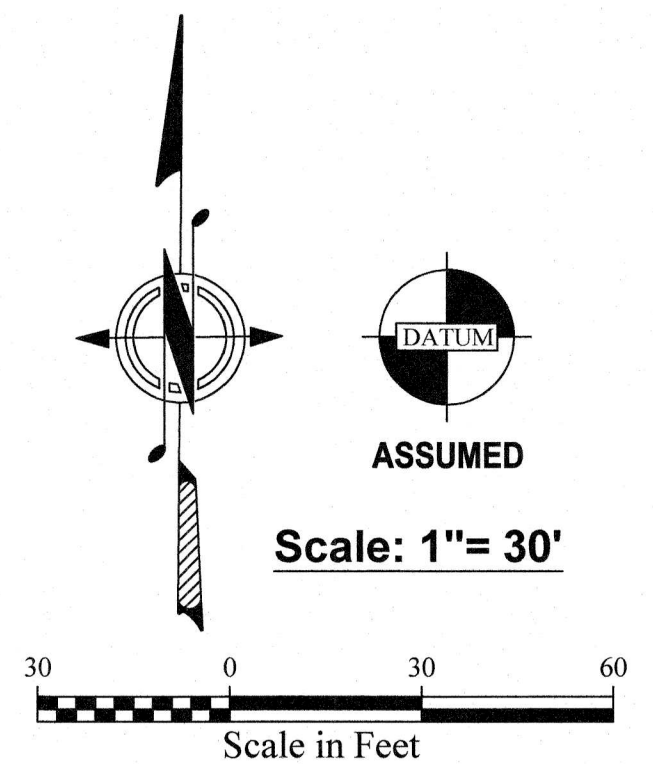
(360) 895-2350 or (360) 876-2284

2453 Bethel Avenue, P.O. Box 637, Port Orchard, WA 98366



## VICINITY MAP

PORTION OF SECTION 2 TOWNSHIP 23N, RANGE 1 EAST, WM  
NOT TO SCALE



## SITE DATA

EXISTING SITE AREA  
PARCEL # 022301-4-039-2003 . . . . . 108,112 SF (2.48 AC)

RAMSEY ROAD AND SE SEDGWICK ROAD  
RIGHT-OF WAY DEDICATION AREAS  
RAMSEY ROAD . . . . . 1,333 SF (0.03 AC)  
SE SEDGWICK ROAD . . . . . 4,703 SF (0.11 AC)  
TOTAL SITE ROW AREA . . . . . 6,036 SF (0.14 AC)

PROPOSED SITE AREA  
PARCEL # 022301-4-039-2003 . . . . . 102,076 SF (2.34 AC)

APPROXIMATE EARTHWORK QUANTITY:  
CUT QUANTITY = 11,100 C.Y.± (2,100 C.Y.± SUITABLE FOR FILL)  
FILL QUANTITY = 3,100 C.Y.±  
UNCONTROLLED FILL REMOVAL AND OFFHAUL QUANTITY = 9,000 C.Y.±

(FOR INFORMATION ONLY - NOT FOR BIDDING PURPOSES.  
CONTRACTOR TO VERIFY QUANTITIES PRIOR TO CONSTRUCTION)

\* NOTE:  
SITE DATA AND EARTHWORK QUANTITIES FOR  
INFORMATION ONLY - NOT FOR CONSTRUCTION.

ZONING  
COMMERCIAL

## SHEET INDEX - GRADING PERMIT

SHEET	DESCRIPTION
C1.00	COVER SHEET
C2.00	GRADING PLAN
C3.00	T.E.S.C. & DEMOLITION PLAN
C3.10	T.E.S.C. NOTES & DETAILS
C3.20	T.E.S.C. DETAILS