



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: December 28, 2022

File Number: PW22-054, PW22-055

Project Name: Diaz Meadows Apartments

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

Assessor Parcel Number: 032301-2-044-2009, 032301-2-025-2002, 032301-2-042-2001, 032301-2-043-2000

Applicant: Wattenbarger Architects, 11000 NE 33rd PI Suite 102, Bellevue, WA 98004

Applicant Representative: Wattenbarger Architects, Travis McDanold, 11000 NE 33rd PI Suite 102, Bellevue, WA 98004

Date of Application: October 17, 2022

Date Application was Determined Technically Complete: December 14, 2022

Site Description: Location: 1369 SW Old Clifton Rd SW
Nearest road intersection: SW Old Clifton RD & Lieseke Ln SW & SW Old Clifton Rd & SW Chawla Ct
Size: 7.22
Zoning District: R4
Shoreline Designation: N/A

Project Permits included with Application: PW21-075 Concurrency Reservation Certificate (Water, Sewer, Transportation)

Description of Proposed Project:

Site development and construction of four new apartment buildings and associated clubhouse.

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, Traffic Impact Analysis, SEPA Checklist, Habitat Management Plan

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 January 11, 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
Assistant City Engineer
iSmith@Portorchardwa.gov
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.

LEGAL DESCRIPTION

TAX PARCEL 032301-2-043-2000:

03231E
 LOT C OF SHORT PLAT NO. 3616, AS RECORDED UNDER AUDITOR'S FILE NO. 8411020145, RECORDS OF KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 3, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON.

TAX PARCEL 032301-2-042-2001:

03231E
 LOT B OF SHORT PLAT NO. 3616, AS RECORDED UNDER AUDITOR'S FILE NO. 8411020145, RECORDS OF KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 3, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON.

TAX PARCEL 032301-2-102-2008:

03231E
 RESULTANT LOT 2 OF DECLARATION OF LOT PARTITION RECORDED UNDER AUDITOR'S FILE NO. 202108040069, AND AS DEPICTED ON SURVEY RECORDED UNDER AUDITOR'S FILE NO. 202108040070, IN VOLUME 93 OF SURVEYS, PAGES 237 AND 238, RECORDS OF KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 3, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON; TOGETHER WITH AND SUBJECT TO EASEMENTS OF RECORD.

TAX PARCEL 032301-2-044-2009:

03231E
 LOT D OF SHORT PLAT NO. 3616, AS RECORDED UNDER AUDITOR'S FILE NO. 8411020145, RECORDS OF KITSAP COUNTY, WASHINGTON, BEING A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SECTION 3, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON; SUBJECT TO AND TOGETHER WITH EASEMENTS OF RECORD.

DIAZ MEADOWS APARTMENTS

S 03 T 23 R 1 E

BUILDINGS, PARKING & SETBACK CRITERIA

- FOUR APARTMENT BUILDINGS, 24 UNITS IN EACH BUILDING (96 TOTAL ROOMS).
- 179 TOTAL PARKING STALLS, 128 STANDARD STALLS @ 9'X20' & 51 COMPACT STALLS @ 9'X16'. DESIGN CRITERIA: 52 (1) BEDROOMS @ 1.75 PER BEDROOM AND 44 2 BEDROOMS @ 2 PER BEDROOM = 175.
- HANDICAP STALLS = 9 TOTAL (9'X20').
- DUAL PORT CHARGING STATIONS = 5 TOTAL.
- STREAM BUFFER = 112.5' W/ 15' IMPERVIOUS SETBACK (SEE HABITAT MANAGEMENT PLAN).
- TOP OF SLOPE SETBACK = 17' PER GEOTECHNICAL REPORT.
- BACK YARD SETBACK = 10'.
- SIDE YARD SETBACK = 15'

SINCLAIR INLET

HIGHWAY 16

PROJECT AREA

SW OLD CLIFTON RD

TREMONT ST W

HIGHWAY 16

VICINITY MAP
 N.T.S.

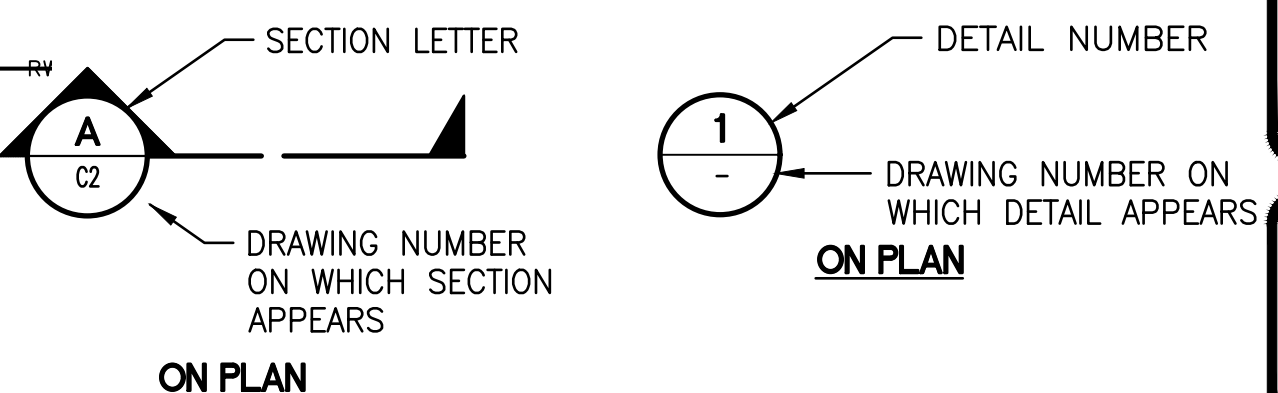
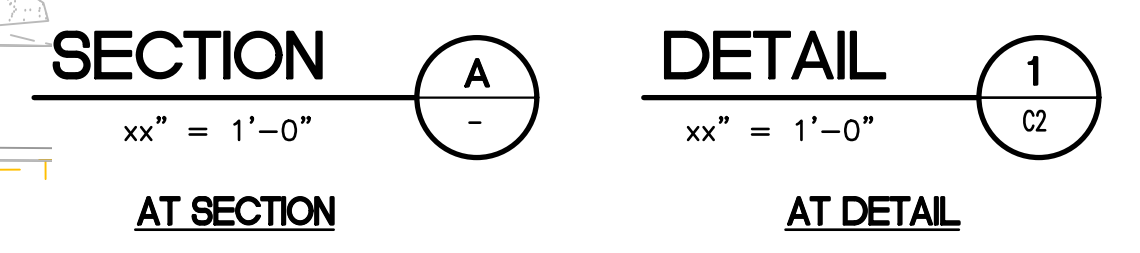
DRAWING LIST

- C1 COVER, DRAWING INDEX & VICINITY MAP
- C2 TOPOGRAPHICAL SITE PLAN (CSI SURVEY)
- C3 ABUTING PROPERTIES
- C4 TESP NOTES
- C5 TESP PLAN & DETAILS
- C6 OVERALL GRADING PLAN & PROFILE
- C7 PARTIAL GRADING PLANS
- C8 SITE CROSS SECTIONS 1 OF 2
- C9 SITE CROSS SECTIONS 2 OF 2
- C10 OVERALL STORM DRAINAGE - PLAN
- C11 INFILTRATION TRENCH #1
 STORM DRAINAGE PLAN & PROFILES
- C12 INFILTRATION TRENCH #2
 STORM DRAINAGE PLAN & PROFILES
- C13 INFILTRATION TRENCH #3
 STORM DRAINAGE PLAN & PROFILES
- C14 INFILTRATION TRENCH #4
 STORM DRAINAGE PLAN & PROFILES
- C15 WATER & SANITARY SEWER - PLAN
- C16 ROAD SECTIONS 1 OF 2
- C17 ROAD SECTIONS 2 OF 2
- C18 GRADING DETAILS 1 OF 2
- C19 GRADING DETAILS 2 OF 2
- C20 STORM DRAINAGE DETAILS
- C21 SEWER DETAILS
- C22 WATER DETAILS 1 OF 2
- C23 WATER DETAILS 2 OF 2
- C24 SOIL AMENDMENT NOTES
- L1 LANDSCAPE SCHEMATIC DESIGN

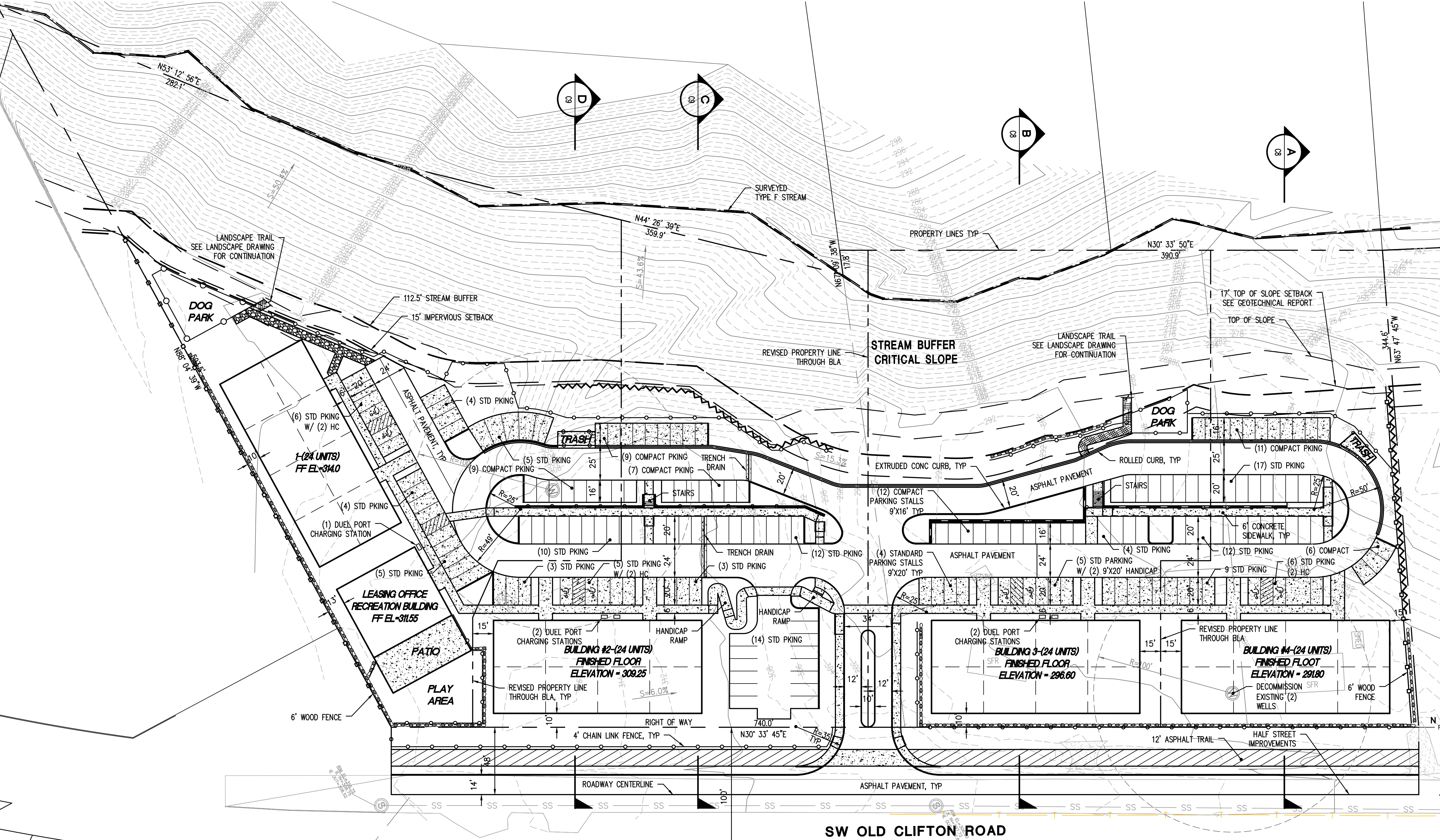
ABBREVIATION

ARPA	AQUIFER RECHARGE PROTECTION AREA
BRC	BIORETENTION CELL
CL	CENTERLINE
CONC	CONCRETE
CSTC	CRUSHED SURFACING TOP COURSE
CSBC	CRUSHED SURFACING BASE COURSE
EOP	EDGE OF PAVEMENT
ELEV	ELEVATION
EXIST	EXISTING
FG	FINISH GRADE
FF	FINISHED FLOOR
FL	FLOWLINE
GB	GRADE BREAK
IE	INVERT
LF	LINEAR FOOT
LT	LEFT
MIN	MINIMUM
N	NORTH
NVA	NATIVE VEGETATION AREA
OHW	ORDINARY HIGH WATER
PE	POLYETHYLENE
PT	POINT
R	RIGHT
S	SOUTH
SD	STORM DRAIN
STA	STATION
STR	STRUCTURE
TOC	TOP OF CONCRETE
TP	TEST PIT NUMBERS
TYP	TYPICAL
W/	WITH
WQ	WATER QUALITY

SECTION INDICATORS:

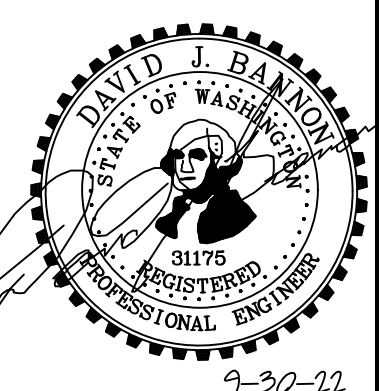


SITE - PLAN
 SCALE: 1"=40'



Bannon Engineering
 23789 Bricken Place NW
 Poulsbo, WA 98370
 TEL: (360) 598-1501
 EMAIL: BANNONENGIN@COMCAST.NET

REV	DATE	ISSUE
9/30/22		FIRST SUBMITTAL



DIAZ MEADOWS APARTMENT
 PARCELS: 032301-2-102-2008, 032301-2-042-2001, 032301-2-043-2000, & 032301-2-044-2009
 (206) 200-7926
COVER, DRAWING INDEX & VICINITY MAP

DRAWING NO.
C1

