



## 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:** May 11, 2023

**File Number:** PW23-020 & PW23-021

**Project Name:** The Ridge @ Stetson Heights

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

**Assessor Parcel Number:** 5687-000-106-0002

**Applicant:** Larson & Associates, 9027 Pacific Ave Suite 4 Tacoma, WA 9844

**Applicant Representative:** Grant Middleton, Larson & Associates, 9027 Pacific Ave Suite 4 Tacoma, WA 98444

**Date of Application:** March 21, 2023

**Date Application was Determined Technically Complete:** May 4, 2023

**Site Description:** Location: Tract C of Stetson Heights  
Nearest road intersection: Glenwood Rd SW & SW Sedge St  
Size: 20.77 Acres  
Zoning District: R3  
Shoreline Designation: N/A

**Project Permits included with Application:** None.

#### Description of Proposed Project:

Construction of a proposed 108 residential lot subdivision including road, storm, water & sewer infrastructure..

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

The City of Port Orchard SEPA Responsible Official issued a Mitigated Determination of Non-Significance on September 30, 2022 with a correction issued on October 7, 2022.

**Existing Studies and Environmental Documents Evaluating the Proposal:** Storm Drainage Report, Geotechnical Report, SEPA MDNS.

**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 May 25, 2023. 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  
Asst. 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.

# THE RIDGE AT STETSON HEIGHTS

NW 1/4, SE 1/4, SEC.10, TWN.23 N., RNG. 1 E., W.M.  
CITY OF PORT ORCHARD, KITSAP COUNTY, WA  
COVER SHEET

Counter Complete

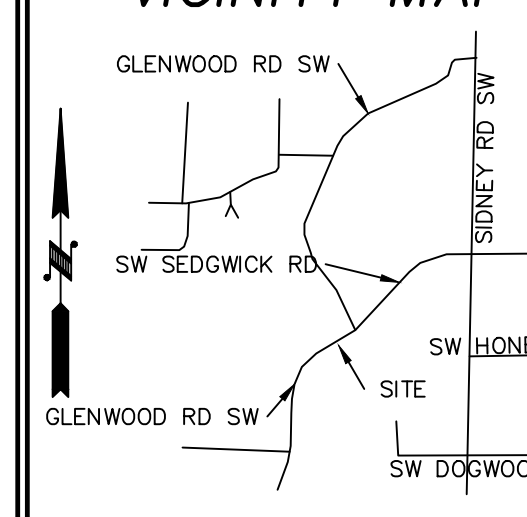
MAR 21 2023

City of Port Orchard  
Community Development

VERTICAL DATUM  
(WSRN)

SCALE: 1"=60'  
0 30 60 120

VICINITY MAP



JOB NUMBER	9416
SCALE	1"=60'
DESIGNED G.M.	
DRAWN	
CHECKED G.M.	
VERT. N/A	

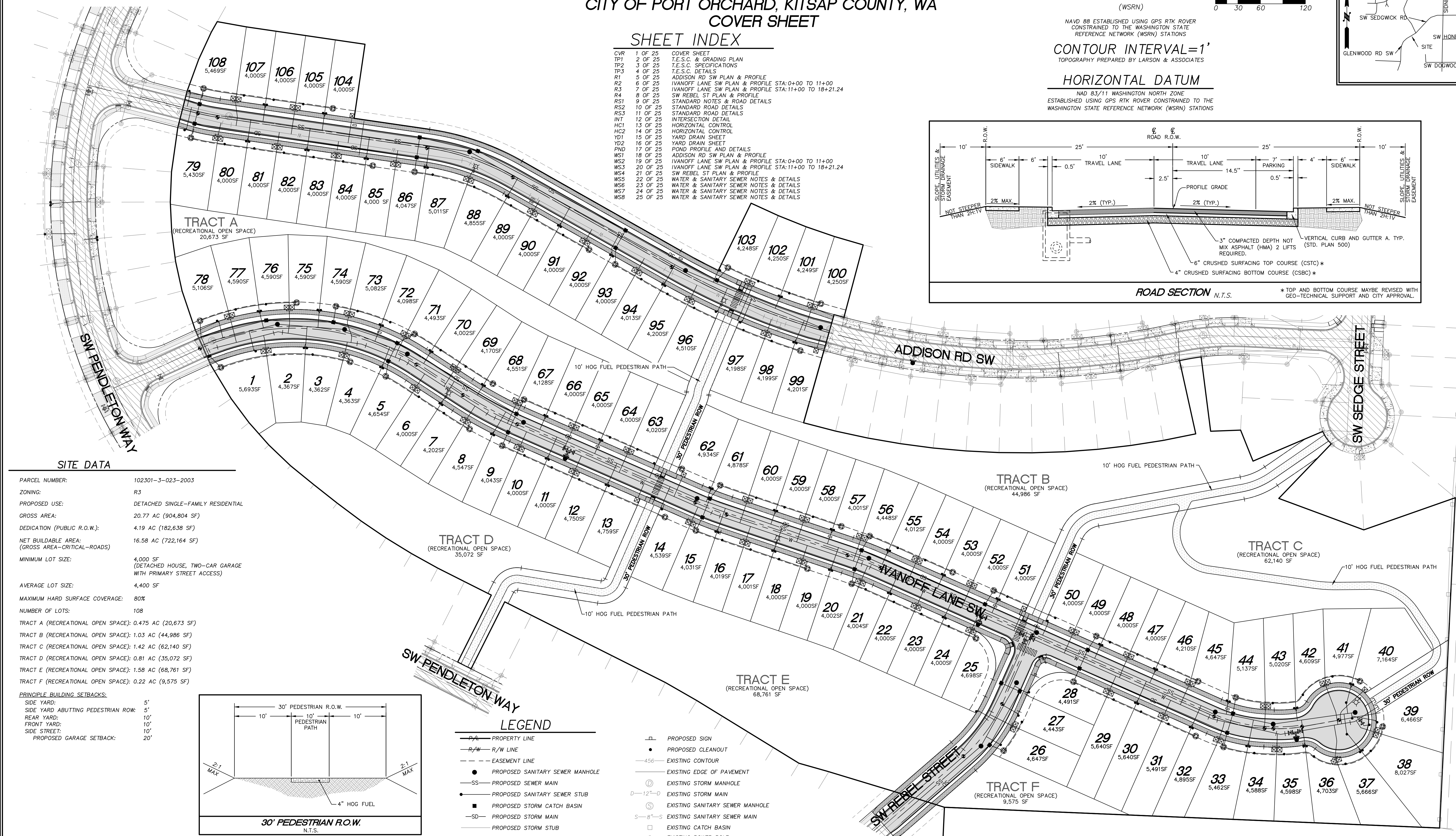
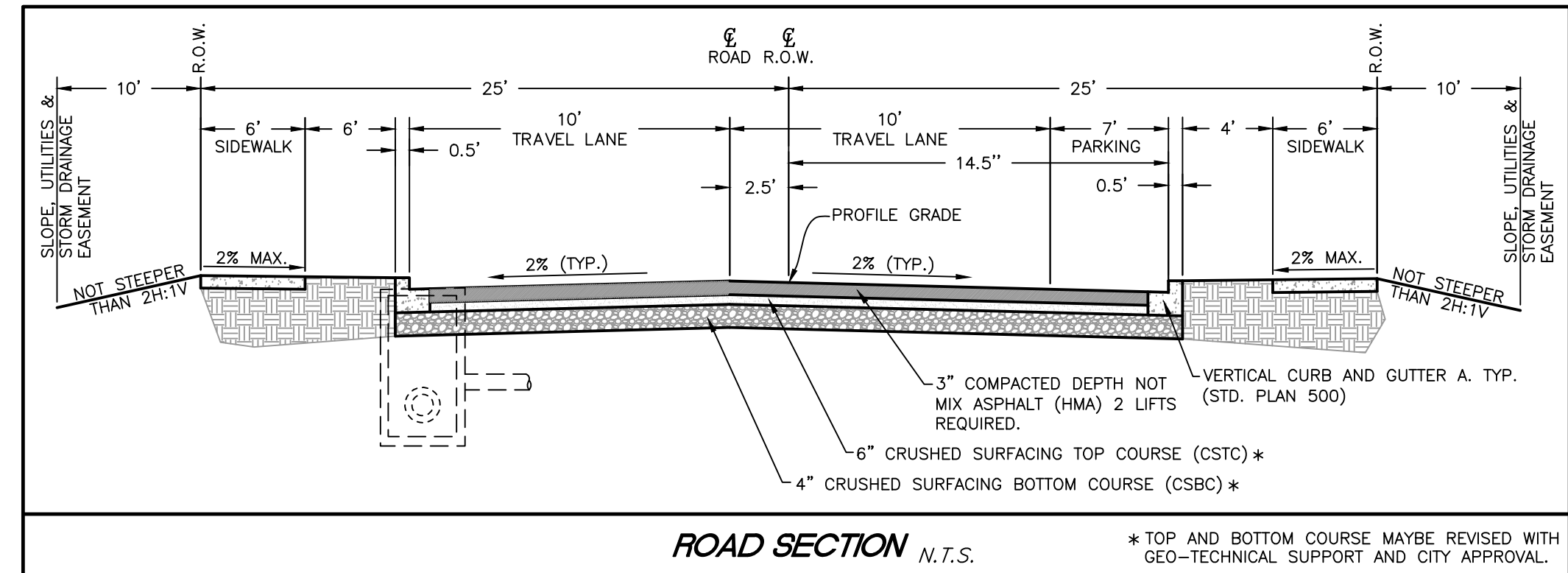
NAVD 88 ESTABLISHED USING GPS RTK ROVER  
CONSTRAINED TO THE WASHINGTON STATE  
REFERENCE NETWORK (WSRN) STATIONS

CONTOUR INTERVAL=1'  
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

HORIZONTAL DATUM  
NAD 83/11 WASHINGTON NORTH ZONE  
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO THE  
WASHINGTON STATE REFERENCE NETWORK (WSRN) STATIONS

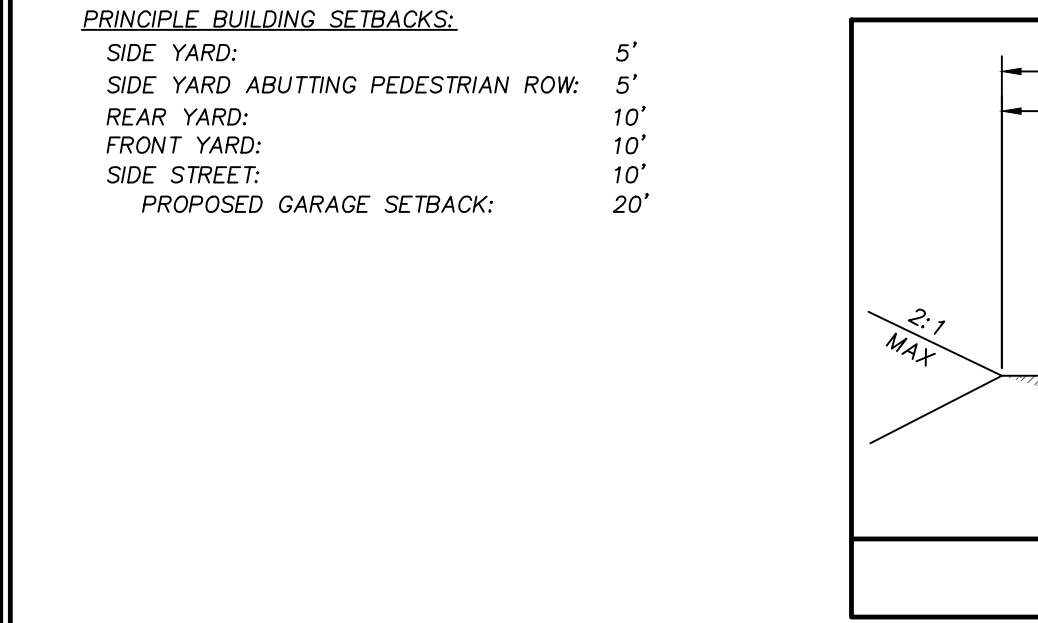
## SHEET INDEX

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- R2 6 OF 25 IVANOFF LANE SW PLAN & PROFILE STA:0+00 TO 11+00
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### SITE DATA

PARCEL NUMBER: 102301-3-023-2003  
 ZONING: R3  
 PROPOSED USE: DETACHED SINGLE-FAMILY RESIDENTIAL  
 GROSS AREA: 20.77 AC (904,804 SF)  
 DEDICATION (PUBLIC R.O.W.): 4.19 AC (182,638 SF)  
 NET BUILDABLE AREA: 16.58 AC (722,164 SF)  
 MINIMUM LOT SIZE: 4,000 SF (DETACHED HOUSE, TWO-CAR GARAGE WITH PRIMARY STREET ACCESS)  
 AVERAGE LOT SIZE: 4,400 SF  
 MAXIMUM HARD SURFACE COVERAGE: 80%  
 NUMBER OF LOTS: 108  
 TRACT A (RECREATIONAL OPEN SPACE): 0.475 AC (20,673 SF)  
 TRACT B (RECREATIONAL OPEN SPACE): 1.03 AC (44,986 SF)  
 TRACT C (RECREATIONAL OPEN SPACE): 1.42 AC (62,140 SF)  
 TRACT D (RECREATIONAL OPEN SPACE): 0.81 AC (35,072 SF)  
 TRACT E (RECREATIONAL OPEN SPACE): 1.58 AC (68,761 SF)  
 TRACT F (RECREATIONAL OPEN SPACE): 0.22 AC (9,575 SF)



PURSUANT TO RCW 58.24.040 (8) AND WAC 332-120, BEFORE REMOVING OR DESTROYING ANY MONUMENT ON THE BOUNDARY OF ANY EASEMENT, RIGHT OF WAY, LOT, TRACT, OR PARCEL OF REAL PROPERTY, A CONTROLLING POINT FOR A PLAT, OR A POINT WHICH IS A GENERAL LAND OFFICE SURVEY CORNER, THE APPLICATION REQUIRED BY THIS CHAPTER SHALL BE SUBMITTED, SIGNED AND SEALED BY A LAND SURVEYOR OR ENGINEER AS DEFINED IN THIS CHAPTER.

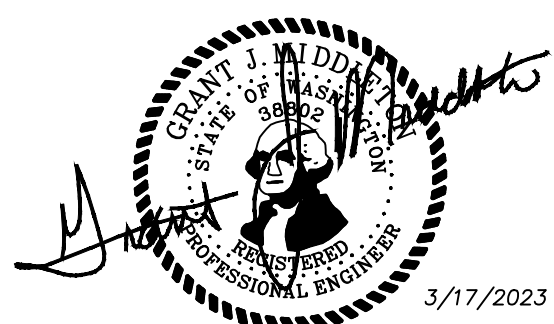
**CALL BEFORE YOU DIG**  
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

**UTILITY CONFLICT NOTE:**  
**CAUTION:**  
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR VERIFYING THE LOCATION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 811 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE PROJECT ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

### LEGEND

- P/L — PROPERTY LINE
- R/W — R/W LINE
- - - EASEMENT LINE
- PROPOSED SANITARY SEWER MANHOLE
- SS — PROPOSED SEWER MAIN
- PROPOSED SANITARY SEWER STUB
- PROPOSED STORM CATCH BASIN
- SD — PROPOSED STORM MAIN
- PROPOSED STORM STUB
- W — PROPOSED WATER PIPE
- ⊠ PROPOSED WATER SERVICE METER
- ⊠ PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- ▨ PROPOSED SIDEWALK
- - - 456 - - - PROPOSED CONTOUR
- ⊙ PROPOSED STREET LIGHT
- ⊠ PROPOSED YARD DRAIN
- ⊠ PROPOSED MONUMENT
- ▨ EXISTING PAVED ROAD
- ▨ EXISTING SIDEWALK
- ▨ PROPOSED MONUMENT
- ⊠ PROPOSED SIGN
- PROPOSED CLEANOUT
- - - 456 - - - EXISTING CONTOUR
- ⊠ EXISTING EDGE OF PAVEMENT
- ⊠ EXISTING STORM MANHOLE
- ⊠ EXISTING STORM MAIN
- ⊠ EXISTING SANITARY SEWER MANHOLE
- ⊠ EXISTING SANITARY SEWER MAIN
- ⊠ EXISTING CATCH BASIN
- ⊠ EXISTING POWER POLE
- ⊠ EXISTING WATER VALVE
- ⊠ EXISTING FIRE HYDRANT
- ⊠ EXISTING WATER MAIN
- ⊠ EXISTING TELEPHONE RISER
- ⊠ EXISTING POWER J-BOX
- ⊠ EXISTING CABLE J-BOX
- ⊠ EXISTING AIR VACUUM RELEASE VALVE
- ⊠ EXISTING CLEAN OUT
- ⊠ PROPOSED 10' PEDESTRIAN TRAIL
- ▨ PROPOSED PAVED ROAD

REVISION BLOCK			
NO.	DATE	DESCRIPTION	BY



PROPOSED: SHOR, LLC 23735 SW PARKWAY AVE. WILSONVILLE, OR 97070 PH: (503) 655-7933  
 LARSON and ASSOCIATES surveyors, engineers & planners 9027 PACIFIC AVE., STE. 4 TACOMA, WA 98444 (253) 474-3404  
 COVER SHEET  
 DATE: 3/17/2023  
 DRAWING NO.: 9416RIDGE  
 SHEET 1 OF 25  
 CVR