



## CITY OF PORT ORCHARD Public Works Department

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

### 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:** June 27, 2023

**File Number:** PW23-036, PW23-037, PW22-057

**Project Name:** Forest Song

**Type of Application:** Major Land Disturbing Activity & Storm Drainage Permit, Concurrency Review (Type II)

**Assessor Parcel Number:** 352401-2-023-2005

**Applicant:** Oakridge Homes, 5401 32<sup>nd</sup> Ave Suite 100 Gig Harbor, WA 98335

**Applicant Representative:** Oakridge Homes, Jeff Serven 5401 32<sup>nd</sup> Ave Suite 100 Gig Harbor, WA 98335

**Date of Application:** May 16 2023

**Date Application was Determined Technically Complete:** June 13 2023

**Site Description:** Location: NW Intersection of Melcher St & Sherman Ave  
Nearest road intersection: NW Intersection of Melcher St & Sherman Ave  
Size: 9.91 Acres  
Zoning District: R3  
Shoreline Designation: N/A

**Project Permits included with Application:** N/A

**Description of Proposed Project:** 192-unit multifamily apartment complex consisting of 8 buildings and associated infrastructure.

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

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

**Existing Studies and Environmental Documents Evaluating the Proposal:** Geotechnical Report, Traffic Impact Analysis, Critical Areas Report, Washington Department of Fish and Wildlife Memorandum, Storm Drainage Report, Significant Tree 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 July 11, 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  
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.

May 16 2023

City of Port Orchard  
Community Development

DATUM

HORIZONTAL DATUM:  
NAD 83/2011, (EPOCH 2010.00) WASHINGTON SOUTH ZONE  
PER WASHINGTON STATE REFERENCE NETWORK.

VERTICAL DATUM:  
NAVD88 PER WASHINGTON STATE REFERENCE NETWORK

LEGAL DESCRIPTION

THE EAST HALF OF THE SOUTH HALF OF THE NORTHWEST  
QUARTER, SECTION 35, TOWNSHIP 24 NORTH, RANGE 1 EAST,  
W.M., IN KITSAP COUNTY, WASHINGTON;

EXCEPT PORTION FOR ROAD RIGHT OF WAY;

SITUATE IN THE CITY OF PORT ORCHARD, COUNTY OF KITSAP,  
STATE OF WASHINGTON

ENGINEER/LANDSCAPE  
ARCHITECT/SURVEYOR

BARGHAUSEN CONSULTING ENGINEERS, INC.  
18215 72ND AVE. SOUTH  
KENT, WA 98032  
PHONE (425) 251-6222  
FAX (425) 251-8782  
CONTACT: BARRY TALKINGTON/  
TOM ROBERTS/TRENT SKODA/ RYAN LEE

GEOTECHNICAL ENGINEER

GEORESOURCES  
5007 PACIFIC HWY E SUITE 16  
FIFE, WA 98424  
(253) 896-1011  
CONTACT: KEITH SCHEMBS

APPLICANT/OWNER

OAKRIDGE HOMES II LTD  
3309 56TH ST NW SUITE 109  
GIG HARBOR, WA 98335  
(253) 583-7757  
CONTACT: JEFF SERVEN

EARTHWORK QUANTITIES

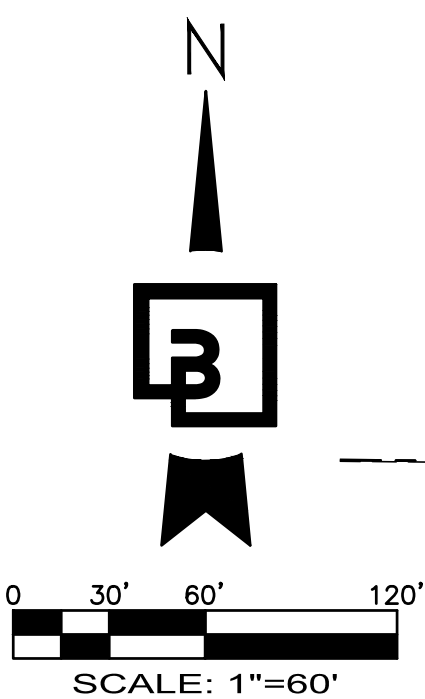
CUT = 21,000 CY

FILL = 26,000 CY

(EARTHWORK QUANTITIES ARE FOR PERMITTING  
PURPOSES ONLY. CONTRACTOR SHALL VERIFY  
EXACT QUANTITIES PRIOR TO CONSTRUCTION.

UTILITIES/SERVICES:

- WATER: CITY OF PORT ORCHARD, 720 PROSPECT ST, PORT ORCHARD, WA 98366 (425) 587-3000
- SEWER: CITY OF PORT ORCHARD, 720 PROSPECT ST, PORT ORCHARD, WA 98366 (425) 398-4400
- POWER: PUGET SOUND ENERGY, 22884 RYEN DR NW, POULSBORO, WA 98370 (888) 225-5773
- GAS: CASCADE NATURAL GAS, 6313 KITSAP WAY, BREMERTON, WA 98312 (360) 373-1403
- PHONE: COMCAST, 11467 PACIFIC CREST PL NW, SILVERDALE, WA 98363 (800) 934-6489
- FIRE: SOUTH KITSAP FIRE AND RESCUE, 1974 FIRCREST DR SE, PORT ORCHARD, WA 98366 (360) 871-2411
- SCHOOL: SOUTH KITSAP SCHOOL DISTRICT, 2689 HOOVER AVE SE, PORT ORCHARD, WA 98366 (360) 874-7000



FOUND 3" SURFACE BRASS  
DISK, IN HERON RIDGE AVE  
(OCTOBER 2022)

FOUND 1/2" REBAR & CAP  
"SCANDIA LS 11286" AT CORNER  
(OCTOBER 2022)

FOUND IRON PIPE  
IN CUTOUT  
(OCTOBER 2022)

FOUND PK IN CUTOUT,  
0.35' BELOW GRADE  
(OCTOBER 2022)

FOUND 3/4" COPPER DISK  
"AES 20795", SET 5" CNC  
POST, AT GRADE, ON DOC  
MINOR LANE  
(OCTOBER 2022)

SE CORNER NW 1/4, NW 1/4, SECTION 35  
FOUND 2" BRASS DISC "STAMPED "AES  
20795" IN 6" PIPE FILLED WITH CONCRETE  
AND FLUSH WITH GRADE (ACCEPTED AND  
HELD FOR SUBDIMENSIONAL CORNER)

LEGEND:

Table with columns for EXISTING and PROPOSED, listing various utility symbols and materials like POWER VAULT, SANITARY SEWER LINE, CONTOUR, and PAVEMENT.

NOTES

- 1. TAX #: 352401-2-023-2005
- 2. GROSS SITE AREA: 431,732± S.F. (9.91± AC.)
- 3. SITE ADDRESS: (INTERSECTION OF MELCHER STREET & SHERMAN AVENUE), PORT ORCHARD, WA 98366
- 4. EXISTING USE: UNDEVELOPED LAND
- 5. PROPOSED USE: 8 APARTMENT BUILDINGS
- 6. EXISTING ZONING: R3
- 7. EXISTING COMPREHENSIVE PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL
- 8. GROSS DENSITY: REQUIRED MIN. SETBACKS: FRONT: 10 FEET, SIDE: 5 FEET, REAR: 10 FEET
- 9. MAX BASE HEIGHT OF BUILDINGS: 35 FEET
- 10. MAX IMPERVIOUS LOT COVERAGE: 80%
- 11. PROVIDED ON PARKING: EAST: 189 + 10 ADA PARKING = 199 TOTAL PARKING, WEST: 94 + 26 ADA PARKING = 120 TOTAL PARKING, TOTAL: 283 + 36 ADA PARKING = 319 TOTAL PARKING
- 12. SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC., 2023

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT HOLEING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT HOLEING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS 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 BARGHAUSEN CONSULTING ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

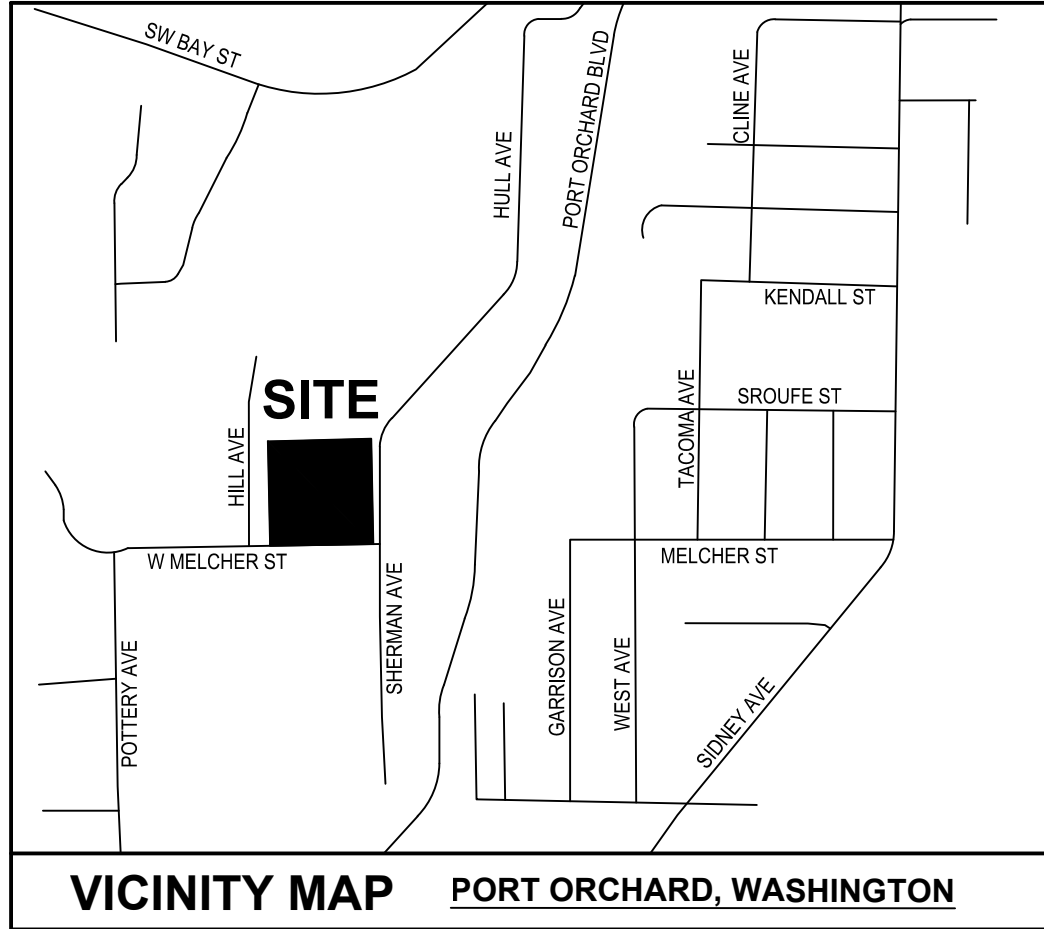
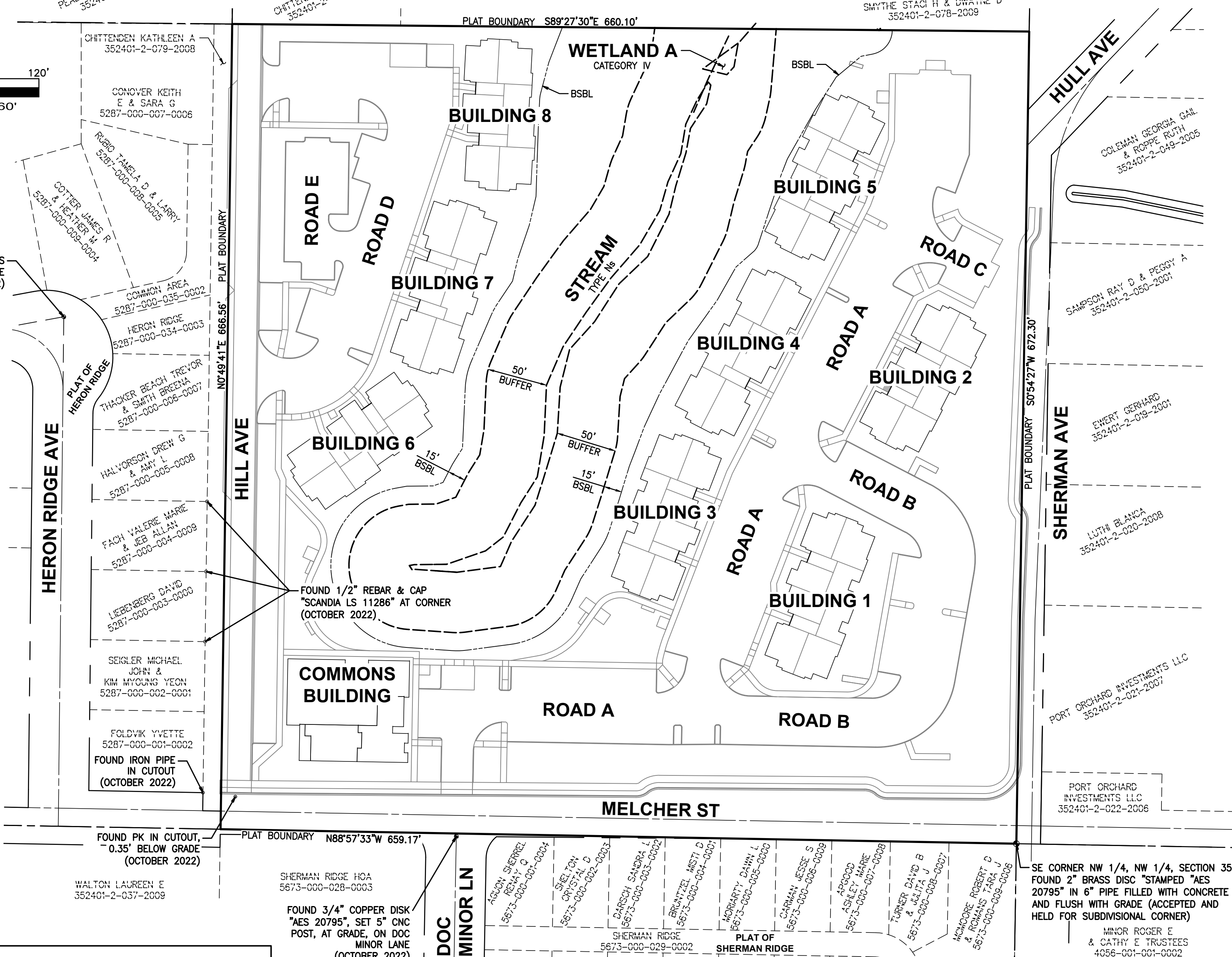
CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR OBTAINING PERMITS FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES FOR REMOVING AND REPLACING ALL SURVEY MONUMENTATION THAT MAY BE AFFECTED BY CONSTRUCTION ACTIVITY, PURSUANT TO WAC 332-120. APPLICATIONS MUST BE COMPLETED BY A REGISTERED LAND SURVEYOR. APPLICATIONS FOR PERMITS TO REMOVE MONUMENTS MAY BE OBTAINED FROM THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES, OR BY CONTACTING THEIR OFFICE BY TELEPHONE AT (206) 902-1190.

WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES  
PUBLIC LAND SURVEY OFFICE  
1111 WASHINGTON STREET S.E.  
P.O. BOX 47060  
OLYMPIA, WASHINGTON 98504-7060

UPON COMPLETION OF CONSTRUCTION, ALL MONUMENTS DISPLACED, REMOVED, OR DESTROYED SHALL BE REPLACED BY A REGISTERED LAND SURVEYOR, AT THE COST AND AT THE DIRECTION OF THE CONTRACTOR, PURSUANT TO THESE REGULATIONS. THE APPROPRIATE FORMS FOR REPLACEMENT OF SAID MONUMENTATION SHALL ALSO BE THE RESPONSIBILITY OF THE CONTRACTOR.

COVER SHEET  
OF  
**FOREST SONG**

A PORTION OF SECTION 27, TOWNSHIP 24 N., RANGE 01 E., W.M.  
CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON



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Revision table with columns for No., Date, By, Ckd., Appr.

Title:  
COVER SHEET  
FOR  
FOREST SONG

For:  
OAKRIDGE HOMES  
5401 32ND AVE N.W. SUITE 100  
GIG HARBOR, WA 98335



Scale table with columns for T/S, Horizontal, Vertical, and Date.

Barghausen Consulting Engineers, Inc.  
18215 72nd Avenue South  
Kent, WA 98032  
425.251.6222  
barghausen.com

Job Number: 22537  
Sheet: 1 of 49

CALL BEFORE YOU DIG:  
1-800-424-5555