



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682 Larry Keeton, Director
(360) 337-5777 FAX (360) 337-4415 HOME PAGE - www.kitsapgov.com/dcd/



NOTICE OF ADMINISTRATIVE DECISION

March 6, 2015

To: Interested Parties and Parties of Record
RE: Project Name: Diem Construction Office Building
Application: Administrative Conditional Use Permit and Director's or Administrative Zoning Variance
File Number: 14 03110 and 14 03112

Enclosed is the Administrative Decision issued by the Kitsap County Department of Community Development (DCD) for the above referenced application.

THE DECISION OF THE DEPARTMENT IS FINAL, UNLESS APPEALED TO THE KITSAP COUNTY HEARING EXAMINER BEFORE THE CLOSE OF BUSINESS ON MARCH 20th, 2015. PLEASE NOTE: THE DEPARTMENT OF COMMUNITY DEVELOPMENT IS OPEN MONDAY TO THURSDAY FROM 8:00 A.M. TO 4:00 P.M. AND ON FRIDAY FROM 9:00 A.M. TO 1:00 P.M. EXCEPT HOLIDAYS.

Pursuant to the Kitsap County Land Use and Development Procedures, an appeal may be filed objecting to the Department's Decision. An appeal must be made in writing, and received by the Department of Community Development (DCD). At the time of filing the appeal, the appellant shall pay the sum of **five hundred dollars (\$500.00)**. This fee is non-refundable and subject to change. Make check payable to Kitsap County Department of Community Development (DCD).

The written appeal shall be made on, or attached to, an appeal form provided by DCD, and shall contain the following information:

The project name, project applicant, application type, and file number designated by the County;

1. The name, address, and signature of each appellant. If multiple parties file a single appeal, the appeal document shall designate, in writing, one party as the contact representative for all contact with the DCD Director and the Office of the Hearing Examiner. All contact between the County and the appellants regarding the appeal, including notices, shall be through this contact representative; and
2. A written statement of the specific aspect(s) of the Decision and/or SEPA determination being appealed, the reasons why each is in error as a matter of fact or law, and show the evidence relied upon to prove the error.

The complete application file will be available for review at the Department of Community Development, Monday through Thursday from 8:00 A.M. to 4:00 P.M. and Fridays from 9:00 A.M. to 1:00 P.M., except holidays. You may make an appointment by calling Constance Blackburn at (360) 337-5777

If you have questions, please contact Constance Blackburn at (360) 337-5777 or Scott Diener at (360) 337-5777.

Sincerely,

Constance Blackburn
Clerk of the Hearing Examiner

C: Robert Diem: socoinc@q.com

Interested Parties:

Robert Nixon; 4620 Johnson Way NW; Bremerton, WA 98312-1206
Judy Hess; 5464 Chico Way NW; Bremerton, WA 98312
Ronald D. Goodnough; goodnoughrl@aim.com
C. J. Craven; cravenvic@aol.com



KITSAP COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT

614 DIVISION STREET MS-36, PORT ORCHARD WASHINGTON 98366-4682
(360) 337-7181 FAX (360) 337-4925 HOME PAGE - www.kitsapgov.com

LARRY KEETON, DIRECTOR

STAFF REPORT and ADMINISTRATIVE DECISION

Decision Date: March 4, 2015

Application Complete Date: August 25, 2014

Project: Diem Construction Office Building and Director's or Administrative Zoning Variance

Project Summary:

The Department of Community Development approves the request to build and establish a construction business office building and a 2-foot zoning variance to the standard 50-foot side yard setback abutting residential zoned property to allow parking to extend 2 feet into the setback area.

The .28-acre rectangular parcel is currently undeveloped. The property is zoned Rural Commercial (RCO) and located at 4622 Meridith Street in Bremerton. The project will be served by public water and an on-site septic system.

Decision Summary: The construction business office building Administrative Conditional Use Permit and Administrative Zoning Variance are approved, subject to 21 conditions.

Application Number:

14 03110 Administrative Conditional Use Permit (ACUP)

14 03112 Director's or Administrative Zoning Variance

Type of Application:

Administrative Conditional Use Permit (ACUP)

Director's or Administrative Zoning Variance

Request:

The applicant has proposed to construct an 18-foot by 60 foot, 2,160 square foot, 2-story building for his construction business. The first floor includes 720 square feet of warehouse space and 360 square feet of parking area to accommodate 2 vehicles. The parking area is enclosed on 3 sides because the building is only 18 feet wide in order to comply with zoning setback requirements. The 1,080 square foot second floor includes 2 office spaces and additional storage area for the business.

Maximum Height	35 feet
Maximum Impervious Surface Coverage	85%
Maximum Lot Coverage	None

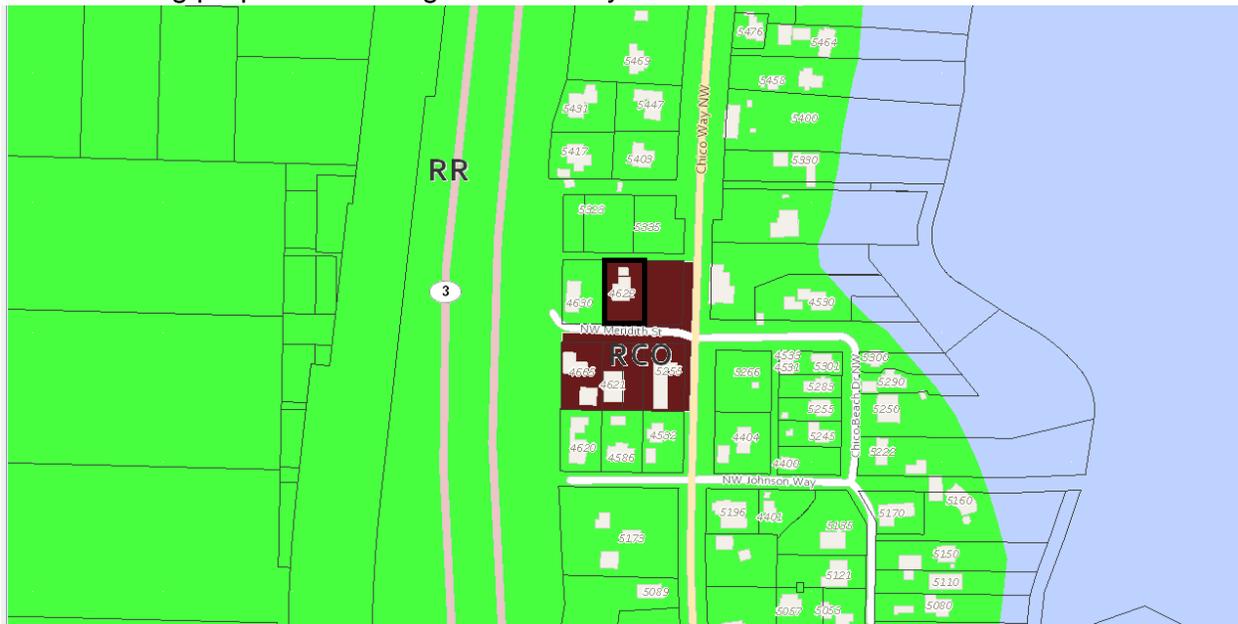
Setbacks

Minimum Front	20 feet
Maximum Front	Not Applicable
Front	20 feet
Side*	20 feet or 50 feet when abutting residential
Rear*	20 feet or 50 feet when abutting residential

*The subject property abuts a residential zone to the north and west. The proposed building shall comply with the 50-foot setback requirement to the north property line and west property line; however the applicant has requested a variance to allow parking to extend into the side yard setback along the west property line.

Surrounding Land Use and Zoning:

There are a variety of uses in the surrounding area, including commercial, warehouse, drive-thru espresso stand and residential. The predominate use in the area is residential. There are 2 zones in the general area – Rural Commercial (RCO) and Rural Residential (RR). The subject property and 1 lot to the east and 3 lots to the south are zoned RCO; the remaining properties in the general vicinity are zoned RR.



Zoning Map

Public Utilities and Services:

- Water: Erland Point Water Company
- Power: Puget Sound Energy
- Sewer: On-site septic system
- Police: Kitsap County Sheriff

Fire: Fire Protection District No. 1
Schools: Central Kitsap School District #401

Policies and Regulations Applicable to the Subject Proposal:

Kitsap County Comprehensive Plan

Adopted December 11, 2006 (Amended December 2010)

The following Comprehensive Plan goals and policies are most relevant to this application:

Rural and Resource Lands

Policy RL-8

Unlimited expansion of commercial and industrial uses in the rural areas is not appropriate. Accordingly, only limited new commercial and industrial uses will be permitted in the rural areas, per Kitsap County Code 21.08. Such commercial and industrial uses must be consistent with GMA and Comprehensive Plan requirements for rural areas, preserve Kitsap County's rural character, and shall not allow urban-type uses or services.

Policy RL-14

Provide road and access standards that enable all-weather access for emergency response vehicles while preserving and enhancing rural character.

Policy RL-15

Ensure proper installation, use and maintenance of on-site septic systems.

Economic Development

Policy ED-5

Encourage business diversification to reduce dependence on government spending, commuter jobs outside of the county, and to minimize cyclical unemployment.

Policy ED-16

Provide a diverse mix and appropriate range of commercial, industrial and business land uses that will encourage economic activity capable of providing living-wage jobs and reasonably scaled to the needs of the community.

Policy ED-19

Commercial and industrial development in rural areas may locate in designated rural villages and communities if utilities and other services permit, to provide employment, shopping, services and housing opportunities and to reinforce the health of these communities and convenience for rural residents.

Policy ED-24

Protect surrounding residential uses from significant impacts from increased commercial and industrial development.

Transportation

Policy T-25

Maintain roadway/intersection site distance standards. Eliminate site obstructions such as utility poles, signs, parked vehicles and vegetation where site distance standards are not met.

Policy T-104

Retain native vegetation as a priority.

Kitsap County Code (KCC)

- Title 11 Roads, Highways and Bridges
- Title 12 Storm Water Drainage
- Title 13 Water and Sewers
- Title 14 Buildings and Construction
- Title 17 Zoning
- Chapter 18.04 State Environmental Policy Act (SEPA)
- Chapter 20.04 Transportation Facilities Concurrency Ordinance
- Chapter 21.04 Land Use and Development Procedures

Documents Consulted in the Analysis:

Applicant submittals:

<u>Document</u>	<u>Dated or date stamped</u>
Administrative CUP Application	August 25, 2014
Building Site Application	August 25, 2014
Environmental (SEPA) Checklist	August 25, 2014
Landscape Plan	August 25, 2014
Parking Narrative	August 25, 2014
Project Narrative (Statement of Intent)	August 25, 2014
Site Photos	August 25, 2014
Site Plan	August 25, 2014
Stormwater Plan (SWPPP) Narrative	August 25, 2014
Variance – Zoning Application	August 25, 2014

Staff communication:

<u>Document</u>	<u>Dated or date stamped</u>
Development Engineering Memo	December 31, 2014
Health District Memo Email	September 8, 2014

Public comments:

<u>Document</u>	<u>Dated or date stamped</u>
Goodnough Email	September 16, 2014

Concerned about noise and traffic. It appears the comments, in general, and about the alley adjacent to Chico Beach Drive, specifically, is not about the subject property.

Craven Email

September 23, 2014

Opposed to project. Property is located in a residential neighborhood and property should not be zoned commercial.

Analysis:

14 03112 Diem Building – Administrative Zoning Variance

Zoning Variance

The applicant has requested an administrative zoning variance as a result of KCC 17.435.020(E) Parking in Required Front, Side, Rear Yards or Setbacks. This section stipulates “*Unless otherwise provided, required parking and loading spaces shall not be located in a required yard or setback, except for development of single-family dwellings or duplexes.*” Two parking spaces are proposed as part of the building design, but the building is only 18 feet wide and a standard parking space is 20 feet. As a result, the applicant has requested a 2-foot variance to allow a vehicle to extend 2 feet into the required 50-foot west side yard setback area. There is no other space available to park on-site without being located within a required yard or setback area.

A Director’s Variance or Administrative Zoning Variance is required to meet the provisions at KCC 17.455.010, which states *At the request of the applicant, in writing, the director may also authorize a variation of up to ten percent of any numerical standard, except density, when unusual circumstances cause undue hardship in the strict application of this title; provided, such a variance shall be approved only when all of the following conditions and facts exist:*

- A. *There are special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, that were not created by the applicant and do not apply to other property in the same vicinity or zone;*

Staff response: There appear to be special circumstances applicable to the subject property that were not created by the applicant and do not apply generally to other property in the same vicinity or zone. The lot size and dimensions are small and the other properties that are developed were developed under rules prior to the current zone designation RCO.

- B. *Such variance is necessary for the preservation and enjoyment of a substantial property right or use of the applicant possessed by the owners of other properties in the same vicinity or zone;*

Staff response: Other properties in the same vicinity and RCO zone were developed with commercial uses prior to the RCO zone designation. This variance is necessary in order to preserve the applicant/owner’s existing substantial property right for a reasonably sized commercial building.

Other properties zoned RCO in the vicinity that abut a residential zone and are developed do not generally meet the required 50-foot building setback for a side and/or rear lot line. The proposed building will comply with the 50-foot building setback

requirement and the variance is only requested to meet a parking requirement because parking would extend into a required setback area.

C. *The authorization of such variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or zone in which the property is located; and*

Staff response: This variance will not be materially detrimental to the public welfare or injurious to property in the vicinity or zone in which it is located. The proposed commercial building, if it were to comply with the no parking in a front, side or rear yards or setbacks requirement would only allow for a 16-foot wide building and that is insufficient for the applicant's needs and would result in a smaller width than is typical for a commercial office building.

D. *The variance is the minimum necessary to grant relief to the applicant.*

Staff response: The applicant is only requesting the minimum number of feet to meet the required parking setback. A standard parking space is 20 feet in length. The proposed 2 parking spaces are located within the building footprint, which is only 18 feet wide; therefore, a standard parked vehicle will only extend 2 feet at most into the required yard or setback area. The west side yard will still maintain a 48-foot yard or setback from a parked vehicle. It is unlikely that the property owner to the west would notice any difference or be adversely impacted as a result of granting this variance.

E. *An approved variance shall become void in three years if a complete application has not been received. The director's response, including findings for granting the variation, shall be in writing and kept in the department files.*

Staff response: The project has been conditioned to require a complete building permit application within three years of the issued Notice of Decision. This staff report/decision will be part of the written record in the files for 14 03110 Diem Building ACUP and 14 03112 Diem Building Administrative Zoning Variance.

14 03110 Diem Building – Administrative Conditional Use Permit Land Use and Zoning

The proposed building will be used to store equipment, tools and supplies and as an office for the owner's construction business. The proposal is for a 2-story building, 18-foot by 60 foot, 2,160 square feet. The first floor includes 720 square feet of warehouse or storage space and 360 square feet of parking area to accommodate 2 vehicles. The parking area is enclosed on 3 sides because the building is only 18 feet wide in order to comply with the standard RCO zoning setback requirements. The 1,080 square foot second floor includes 2 office spaces and additional storage area for the business.

In KCC Allowed Uses Table 17.381.040(B), the proposed building is classified as *Engineering and construction offices*, which requires an Administrative Conditional Use Permit (ACUP) in the RCO zone. All activities in the RCO are subject to footnotes 12 and 64.

Footnote 12 states: *“All buildings and activities shall be set back a minimum of fifty feet in FRL, MR, RW, RP, RR, RCO, RI or Parks zones and thirty-five feet in all other zones from a side or rear lot line. All such uses shall access directly to a county right-of-way determined to be adequate by the county engineer, and be able to provide access without causing traffic congestion on local residential streets. Any such use shall not be materially detrimental to any adjacent (existing or future) residential development due to excessive traffic generation, noise, light or other circumstances. The director may increase setback, buffer and landscaping standards or impose other conditions to address potential impacts.”*

Staff response: The 50-foot setback from side and rear lot line requirements for the RCO and RI zones was intended to apply to properties that were not abutting the same zone. The subject property abuts the RCO zone to the east and as a result the building setback requirement required at 17.382.070 applies, which is 20 feet in this instance. If the property was adjacent to any other zone it would have required a 50-foot setback for the east side lot line. The subject property abuts a residential zone, specifically the RR zone to the north and west, which requires the 50-foot setback from the west side lot line and the north rear lot line. The building is setback 50 feet from both west side lot line and the rear lot line or north property line. The lot is only 88 feet wide and the building is only 18 feet wide in order to comply with the building setback requirements for the RCO zone at 17.382.070. As a result of the 18-foot building width, the applicant requested a 2-foot variance to allow parking of 2 vehicles to extend into the required 50-foot side yard setback from the west property line. Specifics of the variance have been addressed in more detail above.

Footnote 64 states: *“When a component of development is located within the Rural Commercial or Rural Industrial Zone and involves the conversion of previously undeveloped land which abuts a residential zone, it shall be treated as a Type III Administrative Decision.”*

Staff response: This footnote doesn't apply because the subject property does not involve the conversion of undeveloped land. The property was previously developed with a mobile home.

Setbacks

The proposed building, as depicted on the site plan, shows a 20-foot front yard setback, a 20-foot east side yard setback, a 50-foot west side yard setback because the parcel abuts a residential zone on that side and a 50-foot north rear yard setback because it also abuts a residential zone to the north. All building setbacks comply with the RCO zone at 17.382.070.

Critical Areas

There are no known critical areas on the subject parcel. There is a fish bearing stream located approximately 190 feet to the north of the subject parcel, exceeding buffer and setback requirements for this project.

Water

The Health District approved the proposed potable water supply from Erland Point Water Company.

Sewage Treatment

The applicant submitted a Commercial Building Site Application (BSA) for the proposed project. The Health District approved the BSA. The septic design daily flow is approved for a maximum of 5 office employees.

Stormwater

The project proposal creates more than 2,000 square feet of new or replaced impervious surface. Therefore, at the time of building permit submittal, the project will need to demonstrate compliance with Minimum Site Development Requirements 1-5 at KCC 12.18.

Fire Flow

Fire flow is not required for this project as proposed. The proposed office building totals less than 3,600 square feet, which is the minimum threshold requiring fire flow.

Access and Roads

Access to the site is via Meridith Street, a paved county road classified as rural local access.

Traffic

The proposed project's expected average daily trip generation (ADT) is 17. Therefore, traffic for the proposed use is expected to be relatively low and only slightly more than for a single-family residence, which has an ADT of 10.

Off-Street Parking

Based on the applicant's proposal for an office with warehouse or storage space, KCC 17.435.030 requires 1 parking space per 300 square feet for a professional office or office space for a warehouse, storage, and wholesale facilities. The warehouse/storage space requires 1 parking space per 2 employees; 1 parking space per company vehicle parked on-site at night (if applicable). Based on 1,080 square feet of office space, 4 parking spaces are required for this element (1080 square feet office space ÷ 300 square feet = 3.6 or 4 parking spaces); based on the warehouse, storage and wholesale facilities element, 1 parking space is required for the 2 employees that will work in the building and no company vehicles will be parked overnight. As a result, the total number of parking spaces outlined by code is 5. However, the applicant makes a compelling argument for only 2 spaces being needed for this business.

The application indicates the primary function of the building is to store materials, supplies, and equipment along with all administrative duties for Robert Diem's business Sound Construction and Coating. Only 2 employees will be working at the building – an office manager and an estimator/project administrator. All other business employees take their work vehicles from home to the job sites. All paychecks are either mailed or delivered to the job site by the project administrator. No other employees will be working at the office. All safety training and employee orientations are done at the job sites. As a result, of the small parcel size, relatively small building footprint and only 2 employees working in the proposed

building, the department finds that 2 parking spaces is reasonable and acceptable. Any future property owner will be aware of the limited on-site parking as a result of a condition to record a binder, which is essentially this staff report/decision and the conditions contained herein.

The 2 proposed parking spaces will be allowed to extend 2 feet into the required 50-foot west side yard setback based on the variance request outlined above.

Landscaping

Over 40 percent of the site will be landscaped. A 25-foot buffer is proposed along the north and west property lines. At least 20 percent of the site is currently vegetated. There is a thick buffer that is at least 10 feet in width along the west property line and there is a thick buffer at least 15 feet in width along a majority of the north property line. There is a small central area along the north property line that is currently void of vegetation and the applicant is proposing to plant this area with a mix of evergreen trees and shrubs to create a full buffer along the entire north property line. The project will provide an effective landscape screen to the west and north, which are adjacent residential or RR zoned properties.

Lighting

No lighting has been proposed. Any new lighting shall be the minimum necessary for safety and security purposes and be compatible with surrounding properties.

Signage

No signage has been proposed. Signage will be required to comply with KCC 17.446, in effect at the time of a complete sign permit application.

Agency Recommendations

Development Services and Engineering recommends approval with 20 conditions. Kitsap County Health District recommends approval with one condition.

Findings:

1. The Director has review authority for this Administrative Conditional Use Permit application under the KCC, Sections 17.420.020, 21.04.030 and 21.04.100.
2. The proposal is consistent with the comprehensive plan.
3. The proposal complies with or will comply with requirements of Title 17 and complies with or will comply with all of the other applicable provisions of the KCC and all other applicable regulations, including all applicable development standards and design guidelines, through the imposed conditions outlined in this report.
4. The proposal will not be materially detrimental to existing or future uses or property in the immediate vicinity.
5. The proposal is compatible with and incorporates specific features, conditions, or revisions that ensure it responds appropriately to the existing character, appearance,

quality or development, and physical characteristics of the subject property and the immediate vicinity.

Decision:

Based upon the above findings, the Administrative Conditional Use Permit and Director's or Administrative Zoning Variance request for the Diem Construction Office Building is approved, subject to the following 21 conditions:

Development Services and Engineering

Planning/Zoning

1. All required permits shall be obtained prior to commencement of land clearing, construction and/or occupancy.
2. This permit shall comply with all Kitsap Public Health District regulations and conditions of approval.
3. No outside storage is allowed.
4. Any and all signage design and location (including exempt signs) shall comply with Kitsap County Code (KCC) 17.446, and be reviewed and approved by the Department of Community Development prior to installation. Signage may require a separate permit.
5. Signage shall not to be illuminated after 10:00 PM and before 6:00 AM.
6. Artificial outdoor lighting shall be arranged so that the lighting is fully recessed or fully shielded from side view and directed downward and away from surrounding properties. No more than one foot-candle of illumination shall leave the property boundary. Lighting shall be the minimum necessary for safety purposes and be compatible with the rural character of the area. Light standards (poles) shall not exceed 20 feet in height.
7. Two parking spaces shall be provided on-site as delineated on the site plan and are allowed to extend two feet into the 50-foot required west side yard setback area. No other parking is allowed on the property.
8. A landscape plan consistent with the requirements of Kitsap County Code (KCC) 17.385 is required with the commercial building permit.
9. A 25-foot non-clearing native vegetation buffer shall be planted, retained and/or maintained along the north and west property lines. Two street trees shall be planted along Meridith Street.
10. Landscaping shall be installed and maintained in conformance with the requirements of Kitsap County Code (KCC) 17.385. Landscaping shall be installed and inspected

prior to requesting a final inspection, or guaranteed by means of an assignment of funds or bonded in the amount of 150 percent of the cost of installation.

11. The recipient of any administrative conditional use permit shall file a Notice of Land Use Binder with the county auditor prior to any of the following: initiation of any further site work, issuance of any development/construction permits by the county, or occupancy/use of the subject property or buildings thereon for the use or activity authorized. The Notice of Land Use Binder shall serve both as an acknowledgment of and agreement to abide by the terms and conditions of the administrative conditional use permit and as a notice to prospective purchasers of the existence of the permit. The Binder shall be prepared by the Department and recorded at the applicant's expense. The applicant shall provide recorded copies of the Binder to the Department immediately after recording. The Binder shall be recorded within 30 days of notification from the Department that the Binder is ready to be recorded.
12. This Administrative Conditional Use Permit and Administrative Zoning Variance approval shall automatically become void if no commercial building permit application to construct the Diem Construction Office Building is accepted as complete by the Department of Community Development within three years of the Notice of Decision date or the resolution of any appeals.
13. The uses of the subject property are limited to the uses proposed by the applicant and any other uses will be subject to further review pursuant to the requirements of the Kitsap County Code (KCC). Unless in conflict with the conditions stated and/or any regulations, all terms and specifications of the Administrative Conditional Use Permit and Administrative Zoning Variance applications shall be binding conditions of approval. Approval of this project shall not, and is not, to be construed as approval for more extensive or other utilization of the subject property.
14. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.
15. The decision set forth herein is based upon representations made and exhibits contained in the project application 14 03110 and variance application 14 03112. Any change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to further review and approval of the County and potentially the Hearing Examiner.
16. Any violation of the conditions of approval shall be grounds to initiate revocation of this Administrative Conditional Use Permit and Administrative Zoning Variance.

Solid Waste

17. The applicant shall provide a site plan showing at least 150 square feet of exterior recyclable materials storage space for the project.

Stormwater

18. This project creates greater than 2,000 square feet of new or replaced impervious surface area. Therefore at time of building permit submittal Minimum Site Development Requirements 1-5 of KCC 12.18 will need to be addressed.

Traffic and Roads

19. At time of building permit submit an Application for Concurrency Test (KCPW Form 1601) as required by Chapter 20.04, Transportation Concurrency, of the Kitsap County Code. The KCPW 1601 form is how you reserve road capacity for your project.
20. Submit a Road Approach Permit Application at time of building permit and plans for construction of asphalt concrete accesses between the edge of existing pavement and the right-of-way line at all intersections with county rights-of-way. Approaches shall be designed in accordance with Chapter 11.22, Kitsap County Road Standards, of the Kitsap County Code. Existing approaches may need to be improved to meet current standards.

Health District

21. The septic design daily flow is approved for a maximum of 5 office employees.

c: Robert Diem; socoinc@q.com

Robert C. Diem & Karen L. Moni; PO Box 2319; Silverdale, WA 98383

Interested Parties:

Robert Nixon; 4620 Johnson Way NW; Bremerton, WA 98312-1206

Judy Hess; 5464 Chico Way NW; Bremerton, WA 98312

Ronald D. Goodnough; goodnoughrl@aim.com

C. J. Craven; cravencvic@aol.com

Kitsap County Health District, MS-30

Kitsap County Public Works Dept., MS-26

DCD Staff Planner: Meg Sands

DCD Code Compliance

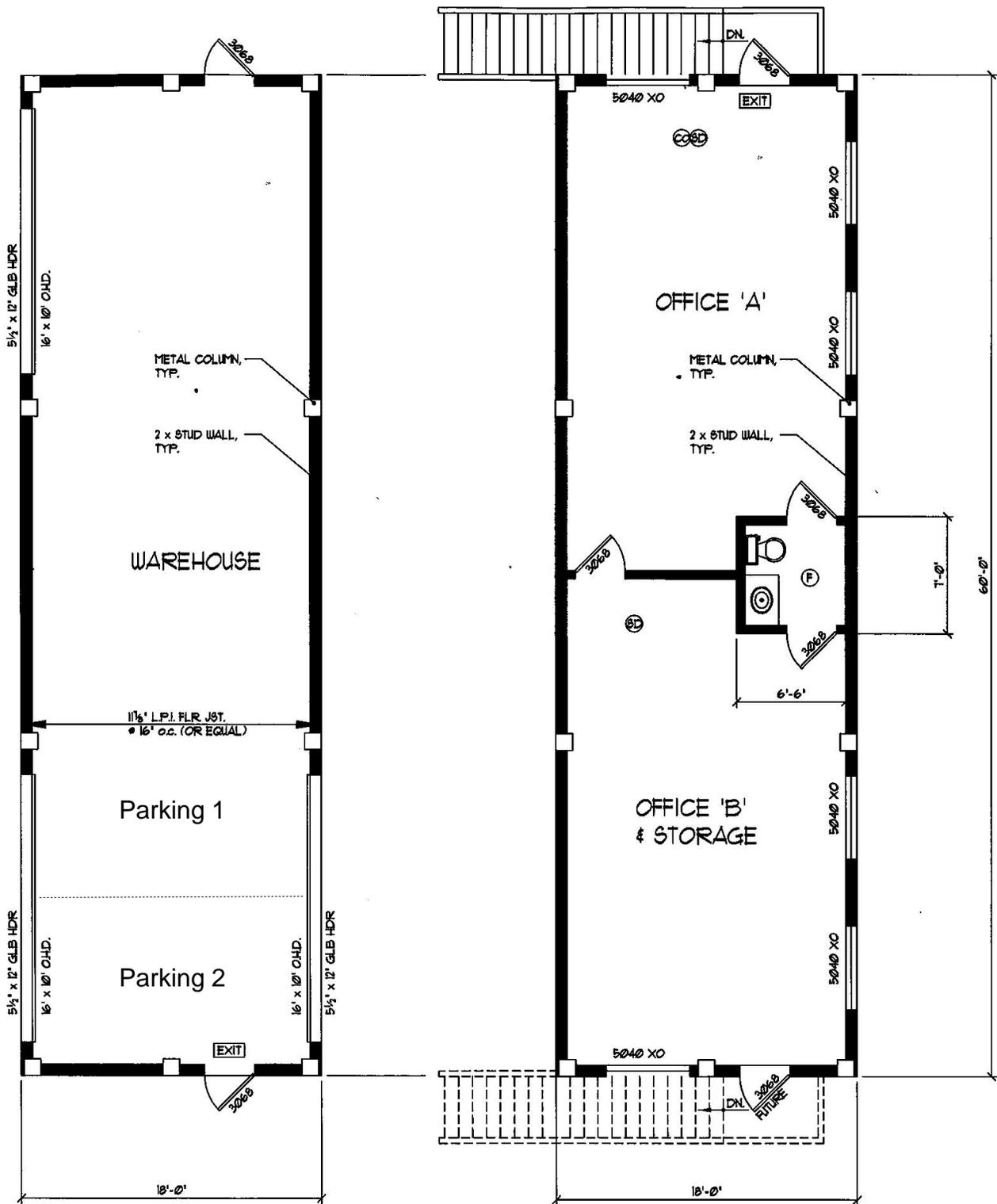
DCD File 14 03110 and 14 03112

DCD Building Permit File

DCD Development Engineering

DCD Fire Marshal

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LOWER FLOOR PLAN SCALE : 1/4" = 1'

UPPER FLOOR PLAN SCALE : 1/4" = 1'

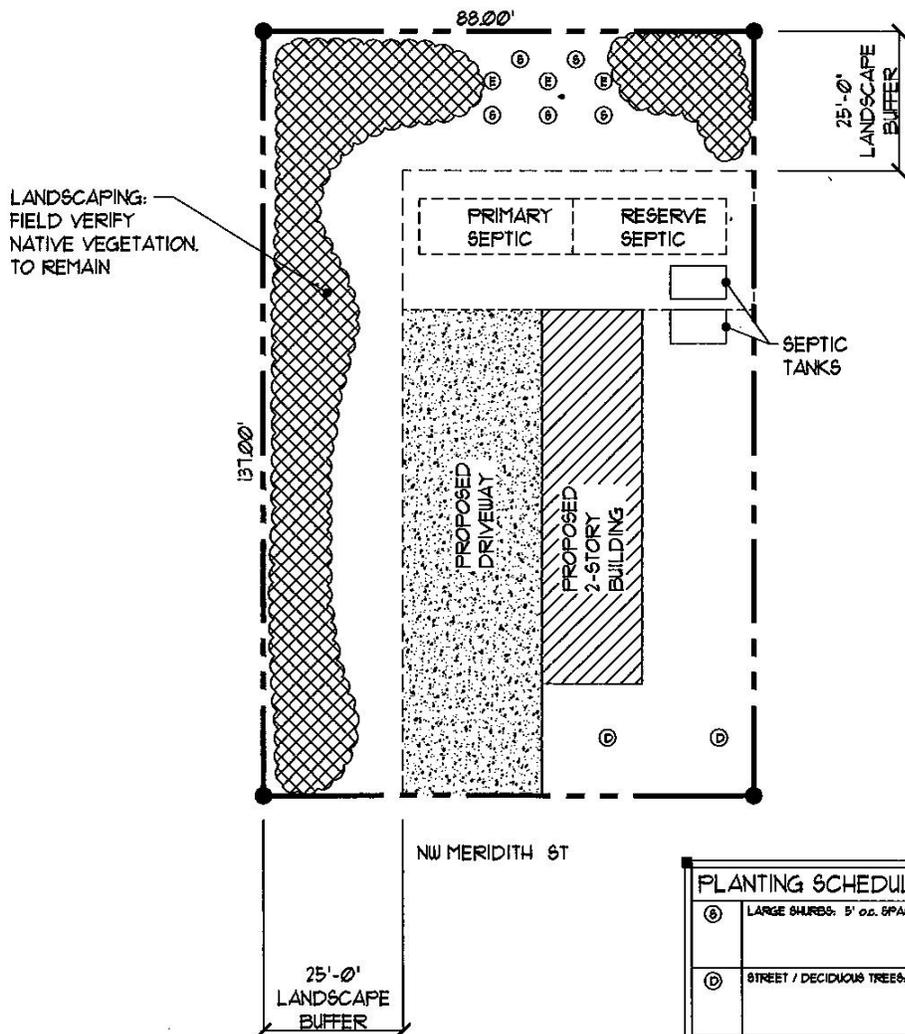
*PROVIDE ELEC. WALL HEATERS, TYP.
 *PROVIDE ELEC. UNDER SINK WATER HEATER

Floor Plan



DRAWN BY:
SCOTT SHELTON
360-620-8883
DATE: 08/17/14
SCALE: 1" = 20'
NOT TO SCALE

ROBERT DIEM
4622 NW MERIDITH ST
BREMERTON, WA 98312
4409-009-003-0007



PLANTING SCHEDULE		REQUIREMENTS PER KCDCCO 11.385
ⓐ	LARGE SHURBS:	5' o.c. SPACING, 10'-24" HT. min (6' HT. AT MATURITY)
ⓓ	STREET / DECIDUOUS TREES:	75' o.c. SPACING, 2" CALIPER min
ⓔ	EVERGREEN TREES:	10' o.c. SPACING, 6' HT. min

NOTES:
-GRASS / SOD ENTIRE LANDSCAPE AREA + PLANTING BEDS
-PLANT QUANTITIES SHALL BE DETERMINED BY REQUIRED SPACING

LANDSCAPING PLAN

Landscape Plan

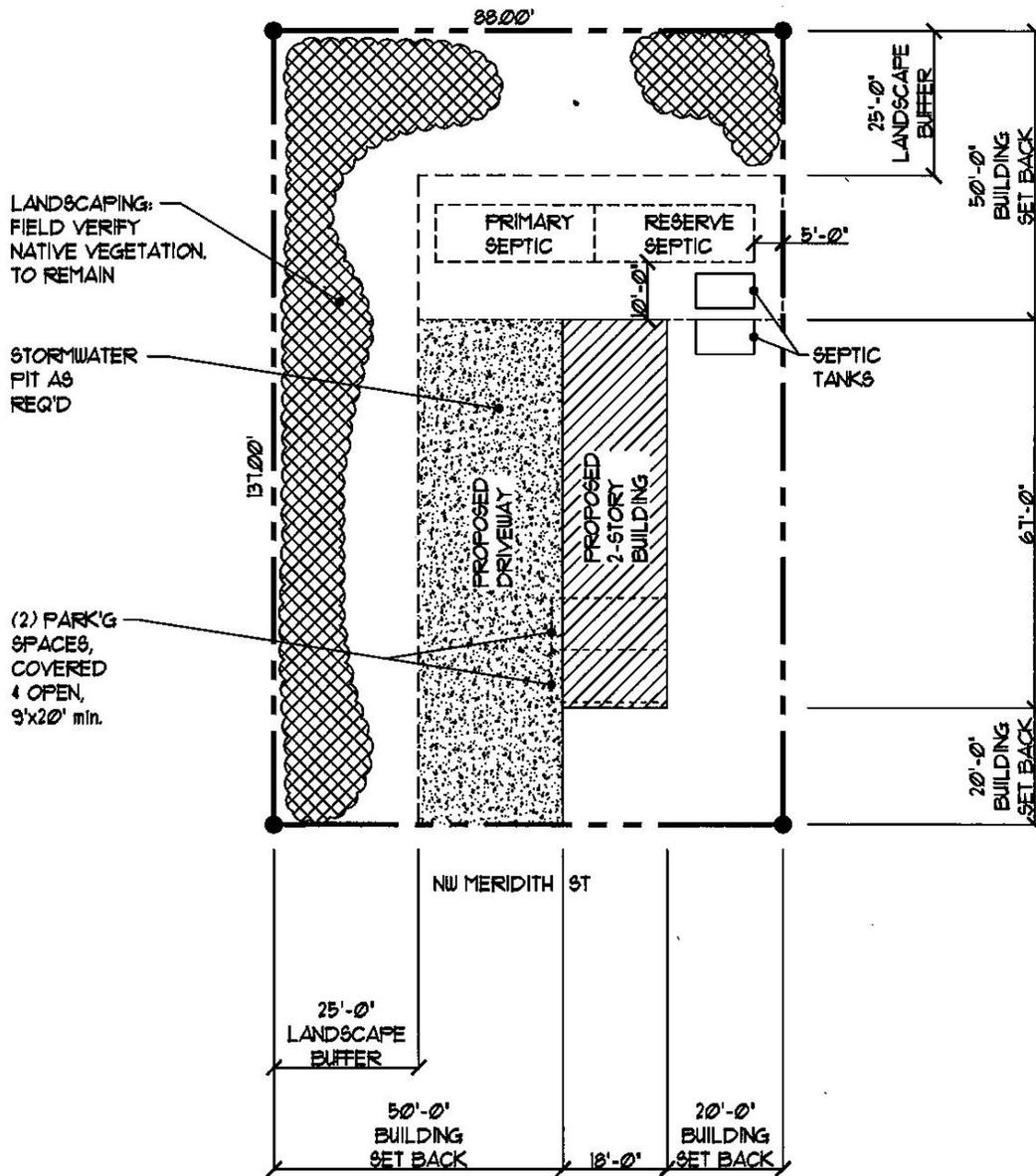


DRAWN BY:
SCOTT SHELTON
360-620-8883
DATE: 08/17/14
SCALE: 1" : 20'

ROBERT DIEM

4622 NW MERIDITH ST
BREMERTON, WA 98312

4409-009-003-0007



UNIVERSAL SITE PLAN

Site Plan