

From: [Michael J. Bateman](#)
To: [Karla Boughton](#)
Subject: FW: Oslo Bay Apartments Site Plan Review Notice of Application (NOA)
Date: Thursday, March 10, 2022 11:53:48 AM
Attachments: [OLSO Bay Apts - NKSD comments.pdf](#)

From: Rhoads, Jason <JRhoads@nkschools.org>
Sent: Wednesday, March 3, 2021 1:38 PM
To: Michael J. Bateman <mbateman@cityofpoulsbo.com>; Marla S. Powers <mpowers@cityofpoulsbo.com>
Cc: Gehrke, Richard <RGehrke@nkschools.org>; Gehrke, Richard <RGehrke@nkschools.org>; Sides, John <JSides@nkschools.org>; Monzingo, Michelle <DMonzingo@nkschools.org>
Subject: FW: Oslo Bay Apartments Site Plan Review Notice of Application (NOA)

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Michael,

Please find attached an annotation where NKSD would prefer a central pickup location for this proposed development.

Please let us know if you have any questions.

Sincerely,
Jason Rhoads

Jason Rhoads
Executive Director – Business, Finance & Operations
North Kitsap School District
18360 Caldart Ave NE
Poulsbo, WA 98370
360-396-3010

From: Gehrke, Richard <RGehrke@nkschools.org>
Sent: Wednesday, February 10, 2021 10:40 AM
To: Rhoads, Jason <JRhoads@nkschools.org>
Subject: FW: Oslo Bay Apartments Site Plan Review Notice of Application (NOA)

Jason,

I made some comments. On pg 4
Maybe share with Transportation?

V/R,

Rick Gehrke
Assistant Director of Capital Programs North Kitsap School District
1365 Finn Hill Rd. NW
Poulsbo, WA 98370
Office (360) 396-3063
Cell (360) 900-9839
Fax (360) 396-3990
rgehrke@nkschools.org CapitalProjects@nkschools.org

From: Michael J. Bateman <mbateman@cityofpoulsbo.com>
Sent: Tuesday, February 9, 2021 3:56 PM
To: Gehrke, Richard <RGehrke@nkschools.org>
Cc: Marla S. Powers <mpowers@cityofpoulsbo.com>
Subject: FW: Oslo Bay Apartments Site Plan Review Notice of Application (NOA)

Hi Rick –

Here's the NOA with a link to the project in our system.

Michael Bateman, PE
City of Poulsbo Engineering Department
200 NE Moe St, Poulsbo, WA 98370
Ph: 360-394-9744 Fax: 360-697-8269

From: City of Poulsbo PED Department <planninginfo@cityofpoulsbo.com>
Sent: Tuesday, February 9, 2021 10:56 AM
To: Michael J. Bateman <mbateman@cityofpoulsbo.com>
Subject: Oslo Bay Apartments Site Plan Review Notice of Application (NOA)

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City of Poulsbo

PUBLIC NOTICE

You are receiving this email because you have signed up to be on a City of Poulsbo PED Public Outreach List for Notice of Application.

The City of Poulsbo has received a permit application for the following project that may be of interest to you. The public has the right to review contents of the official file for the proposal, provide written comments, participate in public meetings and public hearings, and request a copy of the final decision.

Project notices and application materials the Oslo Bay Apartments Site Plan Review can be found [here](#). If there is an issue with the link, you can go to <https://ci-poulsbo-wa.smartgovcommunity.com/Public/Home> > Applications > and search for permit number **P-12-05-19-01**.

Comments are due by February 23, 2021.

[Notice of Application](#)

Marla Powers, Associate Planner
Email: mpowers@cityofpoulsbo.com
Office Phone: 360-394-9737

City of Poulsbo | Planning and Economic Development Department, 200 NE Moe Street, Poulsbo, WA 98370

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LEGAL DESCRIPTIONS

OFFSITE IMPROVEMENTS

102601-4-028-2003

THE NORTH 528 FEET OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, SECTION 10, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., LYING EASTERLY OF STATE HIGHWAY NO. 21-A; EXCEPT THAT PORTION CONDEMNED FOR SR3 IN KITSAP COUNTY SUPERIOR COURT CAUSE NO. 81-2-00325-9; AND EXCEPT THEREFROM THE SOUTH 167.972 FEET OF THE EAST 256.66 FEET AS HERETO CONVEYED TO ELWIN B. KENTON BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 105611, RECORDS OF KITSAP COUNTY.

112601-3-003-2003

ALL THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 160 FEET TO THE TRUE POINT OF BEGINNING; THENCE EAST 660 FEET; THENCE SOUTH 160 FEET; THENCE WEST 660 FEET; THENCE NORTH 160 FEET TO THE TRUE POINT OF BEGINNING.

OSLO BAY APARTMENTS

102601-4-022-2009

THAT PORTION OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER AND OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND OF THE SOUTHWEST QUARTER OF SECTION 11, ALL IN TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SECTION 10; THENCE WEST 379.50 FEET NORTH 237 FEET; THENCE NORTH 28°16' EAST 105.6 FEET; THENCE NORTH 93.7 FEET; THENCE EAST 150 FEET; THENCE NORTH 641.3 FEET; THENCE EAST 180 FEET, MORE OR LESS, TO SECTION LINE; THENCE SOUTH 1905 FEET TO BEGINNING; EXCEPT THAT PORTION, IF ANY, CONVEYED TO ANDERSON BY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 422440; ALSO BEGINNING AT SOUTHWEST CORNER OF SECTION 11 EAST 168.5 FEET NORTH 5°9' WEST 93.07 FEET; THENCE NORTH 76°11' EAST 160 FEET; THENCE NORTH 23°35' WEST 341.9 FEET; THENCE NORTH 68°27' 1/2', EAST 182.6 FEET TO THE WEST MARGIN TO COUNTY ROAD; THENCE ALONG THE WEST MARGIN OF SAID COUNTY ROAD NORTH 7°19' WEST 1404.5 FEET; THENCE WEST 170 FEET, MORE OR LESS, TO THE SECTION LINE; THENCE SOUTH 1905 FEET TO THE POINT OF BEGINNING; EXCEPT HIGHWAY 21A; AND EXCEPT THAT PORTION LYING SOUTH OF HIGHWAY.

112601-3-021-2001

A PORTION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE SOUTHWEST QUARTER THEREOF, THENCE NORTH 23°10' WEST 556.8 FEET; THENCE NORTH 7°19' WEST TO A POINT 360 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE EAST TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE SOUTH 960 FEET; THENCE EAST 165 FEET; THENCE SOUTH 1320 FEET TO THE SOUTH LINE OF THE SOUTHWEST QUARTER; THENCE WEST ALONG THE SOUTH LINE TO POINT OF BEGINNING; EXCEPT VETTER ROAD; EXCEPT STATE HIGHWAY 21-A; AND EXCEPT THAT PORTION OF ABOVE DESCRIBED PROPERTY LYING SOUTHERLY OF STATE HIGHWAY 21-A.

112601-3-040-2008

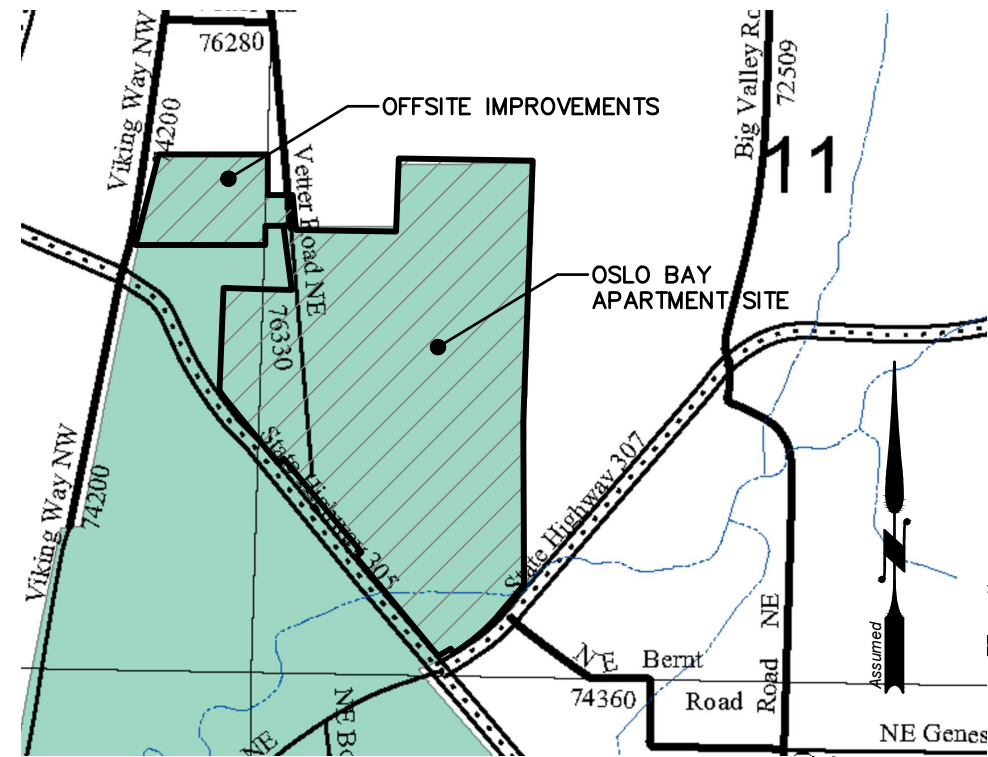
THAT PORTION OF THE SOUTH 40 FEET OF THE NORTH 360 FEET OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, LYING EAST OF THE EASTERLY MARGIN OF VETTER ROAD NE.

112601-3-006-2000

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING 660 FEET EAST OF THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 1320 FEET; THENCE NORTH 1320 FEET; THENCE WEST 660 FEET TO THE POINT OF BEGINNING; EXCEPT ANY PORTION LYING WITHIN THE EAST HALF OF SAID SOUTHWEST QUARTER.

112601-3-008-2008

THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, W.M., IN KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 495 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE NORTH 1320 FEET; THENCE EAST 495 FEET; THENCE SOUTH TO THE WEST MARGIN OF COUNTY ROAD; THENCE FOLLOWING WEST BOUNDARY OF SAID ROAD IN A SOUTHWESTERLY DIRECTION TO A POINT DUE EAST OF THE POINT OF BEGINNING; THENCE WEST TO THE POINT OF BEGINNING; EXCEPT STATE HIGHWAY NO. 21-A; EXCEPT BOND ROAD; AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON UNDER AUDITOR'S FILE NO. 200601200266; EXCEPT THAT PORTION, IF ANY, LYING SOUTHWESTERLY OF STATE HIGHWAY NO. 21-A; EXCEPT THAT PORTION, IF ANY, LYING NORTHWESTERLY OF BOND ROAD.



VICINITY MAP
NOT TO SCALE

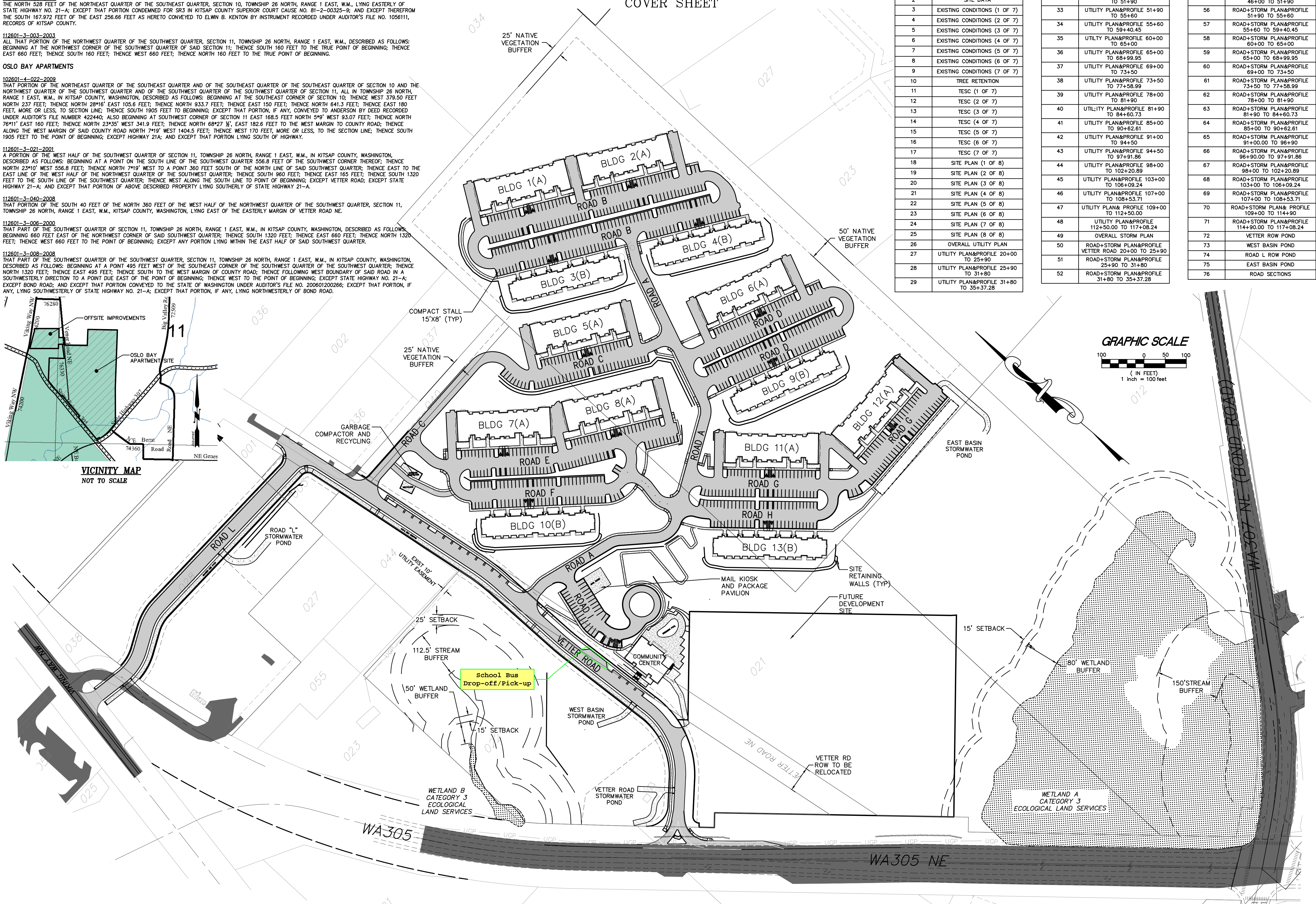
OSLO BAY APARTMENTS

COVER SHEET

| Sheet List Table | |
|------------------|--|
| Sheet No. | Sheet Title |
| 1 | COVER SHEET |
| 2 | SITE DATA |
| 3 | EXISTING CONDITIONS (1 OF 7) |
| 4 | EXISTING CONDITIONS (2 OF 7) |
| 5 | EXISTING CONDITIONS (3 OF 7) |
| 6 | EXISTING CONDITIONS (4 OF 7) |
| 7 | EXISTING CONDITIONS (5 OF 7) |
| 8 | EXISTING CONDITIONS (6 OF 7) |
| 9 | EXISTING CONDITIONS (7 OF 7) |
| 10 | TREE RETENTION |
| 11 | TESC (1 OF 7) |
| 12 | TESC (2 OF 7) |
| 13 | TESC (3 OF 7) |
| 14 | TESC (4 OF 7) |
| 15 | TESC (5 OF 7) |
| 16 | TESC (6 OF 7) |
| 17 | TESC (7 OF 7) |
| 18 | SITE PLAN (1 OF 8) |
| 19 | SITE PLAN (2 OF 8) |
| 20 | SITE PLAN (3 OF 8) |
| 21 | SITE PLAN (4 OF 8) |
| 22 | SITE PLAN (5 OF 8) |
| 23 | SITE PLAN (6 OF 8) |
| 24 | SITE PLAN (7 OF 8) |
| 25 | SITE PLAN (8 OF 8) |
| 26 | OVERALL UTILITY PLAN |
| 27 | UTILITY PLAN&PROFILE 20+00 TO 25+90 |
| 28 | UTILITY PLAN&PROFILE 25+90 TO 31+80 |
| 29 | UTILITY PLAN&PROFILE 31+80 TO 35+37.28 |

| | |
|----|--|
| 30 | UTILITY PLAN&PROFILE 34+00 TO 39+90 |
| 31 | UTILITY PLAN&PROFILE 39+90 TO 45+78.08 |
| 32 | UTILITY PLAN&PROFILE 46+00 TO 51+90 |
| 33 | UTILITY PLAN&PROFILE 51+90 TO 55+60 |
| 34 | UTILITY PLAN&PROFILE 55+60 TO 59+40.45 |
| 35 | UTILITY PLAN&PROFILE 60+00 TO 65+00 |
| 36 | UTILITY PLAN&PROFILE 65+00 TO 68+99.95 |
| 37 | UTILITY PLAN&PROFILE 69+00 TO 73+50 |
| 38 | UTILITY PLAN&PROFILE 73+50 TO 77+58.99 |
| 39 | UTILITY PLAN&PROFILE 78+00 TO 81+90 |
| 40 | UTILITY PLAN&PROFILE 81+90 TO 84+60.73 |
| 41 | UTILITY PLAN&PROFILE 85+00 TO 90+52.61 |
| 42 | UTILITY PLAN&PROFILE 91+00 TO 94+50 |
| 43 | UTILITY PLAN&PROFILE 94+50 TO 97+91.86 |
| 44 | UTILITY PLAN&PROFILE 98+00 TO 102+20.89 |
| 45 | UTILITY PLAN&PROFILE 103+00 TO 106+09.24 |
| 46 | UTILITY PLAN&PROFILE 107+00 TO 108+53.71 |
| 47 | UTILITY PLAN& PROFILE 109+00 TO 112+50.00 |
| 48 | UTILITY PLAN&PROFILE 112+50.00 TO 117+08.24 |
| 49 | OVERALL STORM PLAN |
| 50 | ROAD+STORM PLAN&PROFILE VETTER ROAD 20+00 TO 25+90 |
| 51 | ROAD+STORM PLAN&PROFILE 25+90 TO 31+80 |
| 52 | ROAD+STORM PLAN&PROFILE 31+80 TO 35+37.28 |

| | |
|----|--|
| 53 | ROAD+STORM PLAN&PROFILE 34+00 TO 39+90 |
| 54 | ROAD+STORM PLAN&PROFILE 39+90 TO 45+78.08 |
| 55 | ROAD+STORM PLAN&PROFILE 46+00 TO 51+90 |
| 56 | ROAD+STORM PLAN&PROFILE 51+90 TO 55+60 |
| 57 | ROAD+STORM PLAN&PROFILE 55+60 TO 59+40.45 |
| 58 | ROAD+STORM PLAN&PROFILE 60+00 TO 65+00 |
| 59 | ROAD+STORM PLAN&PROFILE 65+00 TO 68+99.95 |
| 60 | ROAD+STORM PLAN&PROFILE 69+00 TO 73+50 |
| 61 | ROAD+STORM PLAN&PROFILE 73+50 TO 77+58.99 |
| 62 | ROAD+STORM PLAN&PROFILE 78+00 TO 81+90 |
| 63 | ROAD+STORM PLAN&PROFILE 81+90 TO 84+60.73 |
| 64 | ROAD+STORM PLAN&PROFILE 85+00 TO 90+52.61 |
| 65 | ROAD+STORM PLAN&PROFILE 91+00.00 TO 96+90 |
| 66 | ROAD+STORM PLAN&PROFILE 96+90.00 TO 97+91.86 |
| 67 | ROAD+STORM PLAN&PROFILE 98+00 TO 102+20.89 |
| 68 | ROAD+STORM PLAN&PROFILE 103+00 TO 106+09.24 |
| 69 | ROAD+STORM PLAN&PROFILE 107+00 TO 108+53.71 |
| 70 | ROAD+STORM PLAN& PROFILE 109+00 TO 114+90 |
| 71 | ROAD+STORM PLAN&PROFILE 114+90.00 TO 117+08.24 |
| 72 | VETTER ROW POND |
| 73 | WEST BASIN POND |
| 74 | ROAD L ROW POND |
| 75 | EAST BASIN POND |
| 76 | ROAD SECTIONS |



| | | | | | |
|--------------------|---|-----------|---|-------|------------------------------------|
| PROJECT MANAGER | BERNI KENWORTHY, PE | SIGNATURE | | TITLE | OSLO BAY APARTMENTS COVER SHEET |
| TEAM 4 ENGINEERING | 5819 NE MINDER RD POULSBORO, WA. 98370 (360) 297-5560 (360) 297-7951 (FAX) | CLIENT | EDWARD ROSE AND SONS MARK PERKOWSKI PO BOX 2011 BLOOMFIELD HILLS, MI 48303 (248) 686-5500 | DATE | 12/4/19 |
| SHEET | 1 | OF | 76 | DATE | |
| FILE NO | 691 | DATE | | DATE | |

DESIGN

DRAWN

CHECKED

SEC

11

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26N

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1E

DATE

11/4/19

SCALE

1" = 100'