



CITY OF PORT ORCHARD

Permit Center

Office located at 720 Prospect Street
Mailing address: 216 Prospect Street
Port Orchard, WA 98366
(360) 874-5533 • permitcenter@cityofportorchard.us

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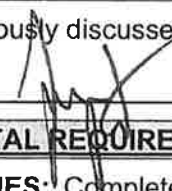
March 25, 2020

City of Port Orchard
Community Development

REVISED SUBMITTAL FORM (for Applicant-Proposed Changes)

Please check with the City's Primary Contact (the Assigned Lead for this project) before submitting revisions using this form.

ALL REVISIONS MUST BE SUBMITTED AS HARD COPIES THROUGH THE PERMIT CENTER

1. PROJECT INFORMATION.	
Permit Number:	LU19-PLAT PRELIM-02
Project Name:	McCormick Woods Parcel A
Site Address/Vicinity Location:	Old Clifton Road SW & McCormick Woods Dr
Tax Assessor's ID Number(s):	04230130102006
Assigned Lead Name (City Staff Contact):	Stephanie Andrews
2. CONTACT INFORMATION.	
Contact Name:	Jeremy Haug, Contour Engineering LLC
Mailing Address:	PO Box 949; Gig Harbor WA 98335
Phone Number:	253-857-5454
Email Address:	jeremy.haug@contourengineeringllc.com
3. ACKNOWLEDGEMENT.	
I have previously discussed the proposed revisions with the City's Assigned Lead on this project.	
Signature	 Date: 2020.03.25
3. SUBMITTAL REQUIREMENTS. All documents provided electronically.	
<input checked="" type="checkbox"/>	4 COPIES: Completed Revised Submittal Form.
<input checked="" type="checkbox"/>	4 COPIES: Revised Submittal Matrix (see attached example) <i>Note: A Word version is available from the Permit Center or on City's website. You may use your own form, provided it contains the same type of information:</i> <input type="checkbox"/> Name/type of previously submitted document the revision applies to. <input type="checkbox"/> Page location of revision on previously submitted documents. <input type="checkbox"/> Identify new documents and/or pages that are part of this submittal. <input type="checkbox"/> Description of each revision.
<input checked="" type="checkbox"/>	4 SETS: Revised plans (as applicable). All changes must be called out (clouded or highlighted). Are you submitting a full replacement plan set? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, specify sheets on the Revised Submittal Matrix form.
<input checked="" type="checkbox"/>	ONE: Electronic version of all submitted materials (disc, thumb drive, or via email): <input type="checkbox"/> Submit all documents in high-resolution PDF format.
<input checked="" type="checkbox"/>	4 COPIES: New or revised documents included with this submittal. (narrative, reports, calcs, etc.) List all:



COMMENT and RESPONSE FORM
City of Port Orchard
Permit Center
 permitcenter@cityofportorchard.us

Date: March 3, 2020

Permit Number: LU19-PLAT PRELIM-02

Staff Contact: Stephanie Andrews (DCD), Ian Smith (Public Works)

Project Name: McCormick Woods Parcel A Preliminary Plat

Reviewed By (list Departments): DCD, Public Works

The City has done a review of your project and the departments have submitted the following comments. The submittal package was received on November 15, 2019 and December 19, 2019 and deemed technically complete January 2, 2020. The plans reviewed are signed 12/18/19 (landscape plan dated 11/7/19). Many of the comments include are also redlined on the submitted set of plans. We will provide you with a copy of the scanned PDF.

Please submit your documents revised per the comments provided within 90 calendar days (POMC 20.24.060). Feel free to contact me for any questions at (360) 874-5533.

No.	Document /Sheet No.	Department Comment	Applicant Response	Dept. Disposition <i>Disposition Letter and Date</i>
1	C4	Street Length: POMC 20.100.060 – Max length of any block or street segment is 600’ along any arterial streets. Block faces shall not exceed 800 feet along other streets and the full perimeter of a block shall not exceed 2,400 feet except where topographic or critical areas features on parcels of one-half acre or larger would justify an exception from this requirement. These lengths may only exceed these limits if the block contains a retention or detention pond, a park, and the development abuts another development that has no right-of-way connection. It does not appear that all three of these conditions are present on either Block. When previously discussed, it was the City’s understanding that the pedestrian connection to Old	The pedestrian connection to Old Clifton has been changed to a public right-of-way. This section of the POMC lists several options to achieve a functional break in the required block length other than an intersection. The code is vague on any required combination or hierarchy of exceptions. A request for code interpretation has been included with this resubmittal.	

Department Dispositions: **A** = Meets Review Requirements; **B** = Revision Required; **C** = Not Included with this Submittal

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		Clifton would be right-of-way and built to ADA standards, which would break up the block to meet the three criteria for that block only.		
2	C5	“General clearing area” is noted but is not apparent on plans. Please clarify. Clearing limits should be clear on the plan set (not found on any page)	General Clearing reverted to the shaded areas on sheet C5. See the response below regarding sheet C5	
3	C6	The notes on this page are unclear. Significant trees (18” dbh or greater) that are necessary to remove need to be identified on the plan set. Trees that will be preserved shall specify the root protection zone (20.129.050). At the time of LDAP submittal, specific notes for the root protection zones will be required on the plans. Trees must be replaced in accordance with Table 20.129.040.	A full arborist report has been provided with this resubmittal. Sheet C5 -Tree Preservation has been removed from the plan set.	
4	All	20.100.130 – 16,500 sq ft of on-site open space shall be provided as detailed in Section 4	Areas provided Total = 296,507 SQ FT Active = 14,100 SQ FT Active space is at the northern end of Tract B between Lot 37 & 38 (See C1 for Site Data and landscape sheets)	
5	C1	How will access/utilities be provided to Tract E?	Access to Tract E is provided through Tract C. Tract E is being set aside to be deed to adjoining at a later date. Tract E will not be buildable until ownership is transferred.	
6	C3	Lot 51 is a flag lot and must have at least 15’ abutting a public or private street	The comment is unclear. Lot 51 has 17.18’ of street frontage per the submitted plat map.	
7	Plans (Transpo)	Sidewalk is required on both sides of public streets.	Sidewalk added to both sides of Roads A&B at all locations.	

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8	Plans (Transpo)	The landscape strip shall be a minimum of 6.0' when no parking lane is provided.	Landscape strip adjusted to 6.0', and cross sections have been updated accordingly.	
9	Plans (Transpo)	Please submit a variance for abutting the sidewalk adjacent to the curb (with an increased width of 7.0' minimum per City of Port Orchard Public Works Engineering Standards and Specifications) at the storm facility location. The variance will need to meet the criterion listed in Public Works Design Variation Request. Also include how the curb will transition from rolled to vertical curb.	Sidewalk has been increased to 7.0' in width adjacent to the pond. All curbing has been revised to vertical curb and gutter.	
10	Plans (Transpo)	Rolled curbs are 24" wide as indicated in the COPO Standard Plan 300.	Curbs amended to standard vertical curbs per COPO Standard Plan 300.	
11	Plans (Transpo)	All intersections shall include ADA facilities.	All intersections now include ADA pedestrian ramps.	
12	Plans (Transpo)	Minimum vertical curve length shall be 3 times the design/posted speed per AASHTO	Curve lengths updated for all applicable vertical curves.	
13	Plans (Transpo)	The pedestrian access to Old Clifton Road shall be ADA accessible.	See Note No. 11.	
14	Plans (Transpo)	Include entering and exiting sight distance triangles at all intersections.	Sight distance triangles added to all intersections, see sheets C13-C15	
15	Plans (Transpo)	See attached redlines for plan specific comments.	Noted, redline comments have been addressed on the plans.	
16	Plans (Water)	The city does not allow deadend watermains unless unavoidable. Loop the watermain and provide an easement to the City. See plan redline.	Watermain adjusted to connect as shown in updated plans. 15-foot public utility easement added.	
17	Plans (Sewer)	Shift the sewer line from the cul-de-sac to the ROW maintaining clearance from the watermain	Road B sewer has been revised to a low pressure force main which will discharge to a gravity manhole	

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			within Road A. Lots 48-54 will require individual grinder pumps. This has been noted on Sheet C11.	
18	Plans (General)	Include on the plans the 10' utility easement on the backside of the ROW for the dry utilities.	10' dry utility easement added to the plat.	
19	Infiltration Assessment	The stormwater facility drainage area is greater than 1 acre and therefore the applicant shall perform a Large-Scale Pilot Infiltration Testing in accordance with <i>Section III-3.3.6 Design Saturated Hydraulic Conductivity – Guidelines and Criteria</i> of the 2014 SWMMWW.	Large Scale PIT has been completed under a separate cover/report. This has been incorporated into the Drainage Report, and a standalone copy has been provided.	
20	Infiltration Assessment	The applicant shall complete groundwater assessment (including groundwater monitoring if deemed necessary) for potential impact on the stormwater facility in accordance with <i>Section III-3.3.6 Design Saturated Hydraulic Conductivity – Guidelines and Criteria</i> of the 2014 SWMMWW	Ground water Monitoring wells have been installed and monitored since December of 2019. The results of these wells are included within the drainage report.	
21	Drainage Report	Please submit a drainage report meeting minimum requirements for a Major Development.	A preliminary drainage report has been included within this resubmittal.	