



CITY OF PORT ORCHARD Public Works Department

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

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: July 28, 2022

File Number: PW22-029, PW22-030, PW22-031

Project Name: McCormick North Ph III – Village Commercial

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

Assessor Parcel Number: 5695-000-084-0008, 5684-000-094-0009

Applicant: Contour Engineering, LLC PO Box 949 Gig Harbor, WA 98335

Applicant Representative: Contour Engineering, LLC, Jeremy Haug, PO Box 949 Gig Harbor, WA 98335

Date of Application: April 29, 2022

Date Application was Determined Technically Complete: July 14, 2022

Site Description: Location: West of McCormick Village Dr & South of SW Yarrow St
Nearest road intersection: SW Yarrow St & Explorer Ave / SW Old Clifton Rd & McCormick Village Dr
Size: 28.23
Zoning District: CMU
Shoreline Designation: N/A

Project Permits included with Application: N/A

Description of Proposed Project: Commercial development site improvements include grading, roadways, drainage, pond modifications, sewer, water, walls, & TESC.

Preliminary State Environmental Policy Act (SEPA) Determination:

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

Existing Studies and Environmental Documents Evaluating the Proposal: Storm Drainage Report, Geotechnical Report, Traffic Impact Analysis, Wetland Report, Sewer Hydraulic Report

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 August 11, 2022. 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:

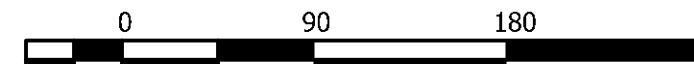
Ian Smith, Civil Engineer
ismith@cityofportorchard.us
360-876-4991

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.

GRAPHIC SCALE



1 INCH = 90 FEET (22"x34")

SITE DATA

TOTAL SITE AREA: 16.69 ACRES
 PARCEL NUMBER(S): 5684-000-094-0009, 5695-000-084-0008
 ZONING: R3 - RESIDENTIAL 3
 CMU - COMMERCIAL MIXED USE

APPLICANT

GREG KRABBE
 MCCORMICK COMMUNITIES LLC
 805 KIRKLAND AVE, SUITE 200
 KIRKLAND, WA 98033

GEOTECHNICAL ENGINEER

RILEY GROUP
 17522 BOTHELL WAY NE,
 BOTHELL, WA 98011
 (425) 415-0551

ENGINEER/SURVEYOR

JEREMY HAUG/ STEVE WOODS
 CONTOUR ENGINEERING LLC
 P.O. BOX 949 GIG HARBOR, WA 98335
 (253) 857-5454

WETLAND BIOLOGIST

SOUNDVIEW CONSULTANTS
 2907 HARBORVIEW DR., SUITE D
 GIG HARBOR, WA 98335
 (253) 514-8952

VERIFICATION NOTE

ALL EXISTING UTILITIES IN THE CONSTRUCTION AREA SHALL BE IDENTIFIED AND VERIFIED FOR DEPTH AND LOCATION PRIOR TO ANY CONSTRUCTION ACTIVITIES SO TO IDENTIFY ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, VERIFY EXISTING TOPOGRAPHY IS CONSISTENT WITH WHAT IS SHOWN ON PLANS AND IF THERE ARE ANY POTENTIAL CONFLICTS WITH PROPOSED CONSTRUCTION ACTIVITIES. CONTACT PROJECT ENGINEER IMMEDIATELY IF ANY CONFLICTS ARE IDENTIFIED.



VICINITY MAP

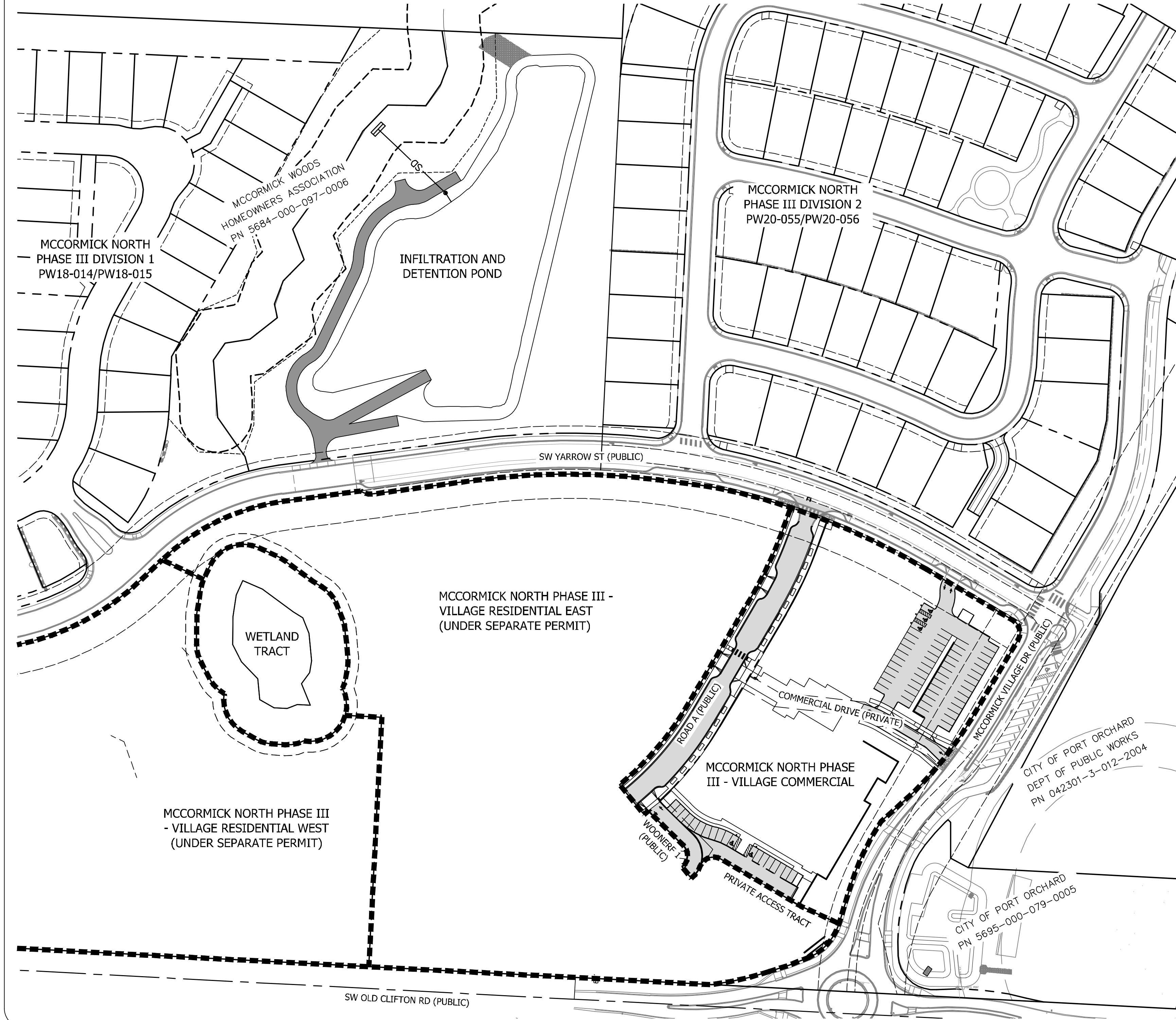
LEGEND

SURVEY	NOT TO SCALE	PROPOSED
	CONTOURS	
	PROPERTY LINE/RIGHT-OF-WAY	
	RIGHT-OF-WAY DEDICATION	
	RIGHT-OF-WAY CENTERLINE	
	EASEMENT	
	BUILDING SETBACK	
	STORM DRAIN LINE	
	SANITARY SEWER LINE	
	ROOF DRAIN LINE	
	SANITARY SEWER FORCE MAIN LINE	
	COMMON UTILITY TRENCH	
	OVERHEAD POWER LINE	
	UNDERGROUND POWER LINE	
	GAS LINE	
	WATER LINE	
	TYPE 2 CATCHBASIN	
	TYPE 1/TYPE 1L CATCHBASIN	
	STORM DRAIN CLEANOUT (SDCO)	
	SANITARY SEWER MANHOLE	
	SANITARY SEWER CLEANOUT (SSCO)	
	HYDRANT	
	WATER VALVE	
	WATER METER	
	FIRE STAND PIPE (FSP)	
	FIRE DEPARTMENT CONNECTION (FDC)	
	PRESSURE RELEASE VALVE (PRV)	
	GAS MARKING POST	
	GAS METER (GM)	
	GAS VALVE (GV)	
	MONUMENT	
	POWER POLE (PP)	
	GUY WIRE (GW)	
	WATER MARKING POST (WMP)	
	LIGHT STANDARD/YARD LIGHT (LS/YL)	
	POWER MANHOLE (PMH)	
	POWER VAULT	
	TRANSFORMER PAD	
	TELEPHONE JUNCTION BOX	
	CABLE JUNCTION BOX (CJB)	
	SIGNAL BOX (SB)	
	WHEEL STOP	
	SIGN	
	BOLLARD	
	ASPHALT	
	CONCRETE	
	GRAVEL	

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CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG



REVISION	DESCRIPTION	DATE	BY

CONTOUR ENGINEERING, LLC	
CIVIL ENGINEERS ~ SURVEYORS ~ LAND PLANNERS	
Phone: 253-857-5454 ~ Fax: 253-509-0044 ~ info@contourllc.com	
Mailing Address: P.O. Box 949, Gig Harbor, WA 98335	
Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332	

18 May 2022	

SHEET TITLE: COVER SHEET	
MCCORMICK NORTH PHASE III - VILLAGE COMMERCIAL	
CLIENT:	MCCORMICK COMMUNITIES LLC 805 KIRKLAND AVE, SUITE 200 KIRKLAND, WA 98033
CONTACT:	GREG KRABBE
PHONE:	(425) 750-8400

DESIGNER:	M. GOULARTE
ENGINEER:	J. HAUG
DRAWN:	A. KING
S4&5 T23 N R01E WM	
DATE:	13 May 2022
REVISED:	
PROJECT:	22-017
DWG NAME:	22-017 C

SHEET	REV.
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