



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 5, 2022

File Number: PW22-036 & PW22-037

Project Name: McCormick Woods Golf Club Hole 10

Type of Application: Minor Land Disturbing Permit & Stormwater Drainage (Type II)

Assessor Parcel Number: 092301-2-001-2004

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: May 24 2022

Date Application was Determined Technically Complete: June 21 2022

Site Description: Location: 5155 McCormick Woods Dr SW
Nearest road intersection: McCormick Woods Dr & SW Old Clifton
Size: 168.68acres
Zoning District: R2
Shoreline Designation: N/A

Project Permits included with Application: N/A

Description of Proposed Project: Grading and filling along a portion of the McCormick Woods Golf Course Hole 10.

Preliminary State Environmental Policy Act (SEPA) Determination: The SEPA Official for the City of Port Orchard has not issued a SEPA Determination for the project at this time.

Existing Studies and Environmental Documents Evaluating the Proposal: Critical Areas Report (Wetland Assessment), Geotechnical Report, Storm Drainage Report, SEPA Checklist

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 19, 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:

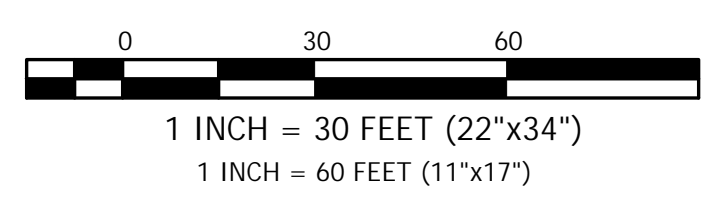
Ian Smith, PE
Civil Engineer II
ismith@cityofportorchard.us
360-876-4991

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.

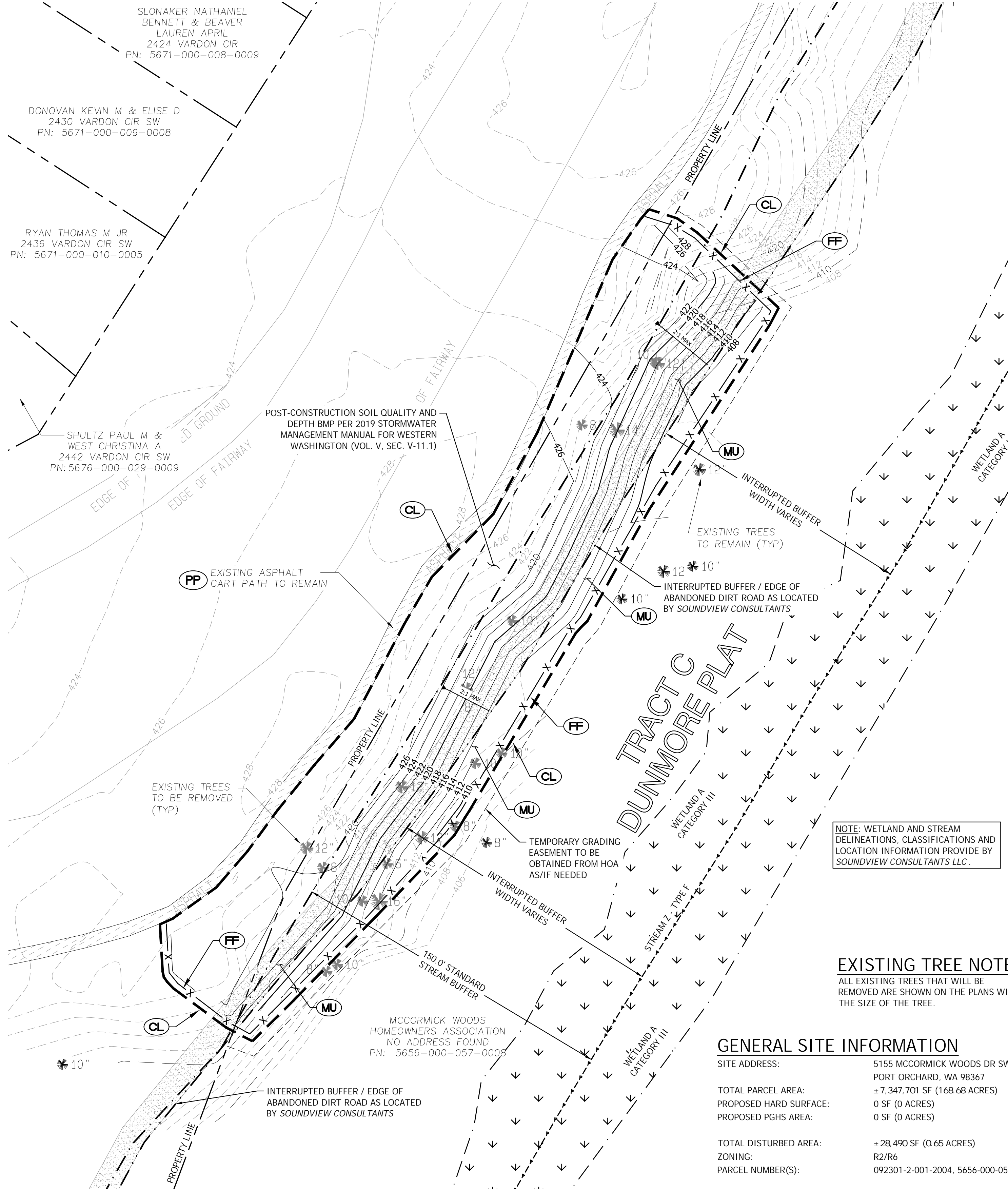
GRAPHIC SCALE



MCCORMICK WOODS GOLF CLUB HOLE 10 FILL AND GRADE
A PORTION OF SECTION 09, TOWNSHIP 22 N, RANGE 01E, W.M.,
PORT ORCHARD, WASHINGTON

PERMIT NOTE

CHANGES OR REVISIONS TO THE ORIGINALLY APPROVED PERMIT SHALL BE SUBMITTED TO THE CITY PRIOR TO CONSTRUCTION.



APPLICANT

MCCORMICK COMMUNITIES LLC
805 KIRKLAND AVE, SUITE 200
KIRKLAND, WA 98033
PHONE: (425) 894-6382

ENGINEER/SURVEYOR

CONTOUR ENGINEERING LLC
P.O. BOX 949
GIG HARBOR, WA 98335
PHONE: (253) 857-5454

BIOLOGIST

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

GEOTECHNICAL

RILEY GROUP
17522 BOTHELL WAY NORTHEAST
BOTHELL, WA 98011
PHONE: (425) 415-0551

VERTICAL DATUM

BASE: COUNTY CORRS STATION "PRDY"
ELEVATION= 345.462' (NAVD 88)

BASIS OF BEARING

GRID NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE NORTH ZONE COORDINATES. THE NORTH AMERICAN DATUM OF 1983/2011 (NAD 83/2011 EPOCH 2010.00) GRID COORDINATES WERE FOUND TO BE 192331.85 / 1185648.48 AT A PUNCH IN 3" BRASS DISK AT THE EAST QUARTER CORNER OF SECTION 4, TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M. THE INVERSE OF BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.9999971363 AND THE GRID SCALE FACTOR OF 0.9999977172 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN GROUND DISTANCES.

LEGAL DESCRIPTION

RESULTANT PARCEL B OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200512300304, RECORDS OF KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: THOSE PORTIONS OF THE SOUTHWEST QUARTER OF SECTION 4, AND OF THE EAST HALF OF SECTION 8, AND OF ALL OF SECTION 9, AND OF THE NORTHWEST QUARTER OF SECTION 16, AND OF THE NORTHEAST QUARTER OF SECTION 17, ALL IN TOWNSHIP 23 NORTH, RANGE 1 EAST, W.M., KITSAP COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: TRACT B SECOND AMENDED PLAT OF MCCORMICK WOODS AS RECORDED IN VOLUME 26 OF PLATS, PAGES 189 THROUGH 196, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON. TOGETHER WITH TRACT D OF SAID SECOND AMENDED PLAT OF MCCORMICK WOODS EXCEPT ANY PORTION THEREOF LYING NORTHERLY OF KITSAP COUNTY DEED RIGHT-OF-WAY DEED RECORDED UNDER AUDITOR'S FILE NUMBER 94072

SURVEY NOTES

1. THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A ONE (1) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (GEODIMETER 600) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (GPS TRIMBLE R8). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF WAC 332-130-090.
2. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE WHICH ARE VISIBLE OR HAVING VISIBLE EVIDENCE OF THEIR INSTALLATION ARE SHOWN HEREON.
3. THIS SURVEY REPRESENTS PHYSICAL IMPROVEMENT CONDITIONS AS THEY EXISTED JULY 21, 2021, THE DATE OF THIS FIELD SURVEY.
4. THIS IS NOT A BOUNDARY SURVEY.
5. IT IS NOT THE INTENT OF THIS SURVEY TO SHOW EASEMENTS OR RESERVATIONS WHICH MAY AFFECT THIS SITE.
6. THE PURPOSE OF THIS SURVEY IS TO SUPPORT FUTURE POTENTIAL DEVELOPMENT.
7. ELEVATION CONTOURS SHOWN HEREON ARE DERIVED FROM FIELD MEASUREMENTS AND MEET OR EXCEED THE MINIMUM ACCURACY CRITERIA OF THE NATIONAL MAPPING STANDARD, BEING ONE-HALF THE CONTOUR INTERVAL.

CONSTRUCTION SEQUENCE

1. OBTAIN REQUIRED PERMITS.
2. HOLD A PRE-CONSTRUCTION MEETING WITH THE CITY.
3. FIELD LOCATE AND VERIFY ALL EXISTING SERVICES AND UTILITIES WITHIN PROJECT AREA. SEE VERIFICATION NOTE.
4. ESTABLISH CLEARING AND GRADING LIMITS.
5. CONSTRUCT PERIMETER SILT FENCES AND OTHER EROSION CONTROL MEASURES AS NEEDED.
6. SCHEDULE AN EROSION CONTROL INSPECTION WITH THE CITY.
7. CONSTRUCT IMPROVEMENTS PER PLANS.
8. STABILIZE ALL EXPOSED SOILS.
9. ARRANGE FINAL INSPECTION WITH CITY.
10. ON-SITE SILTATION FENCE TO REMAIN UNTIL THE SITE IS STABILIZED TO THE APPROVAL OF THE CITY INSPECTOR.
11. REMOVE TESC MEASURES WHEN ALLOWED BY CITY INSPECTOR.

TRENCH NOTES

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR IS ALONE RESPONSIBLE FOR WORKER SAFETY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

UTILITY NOTES

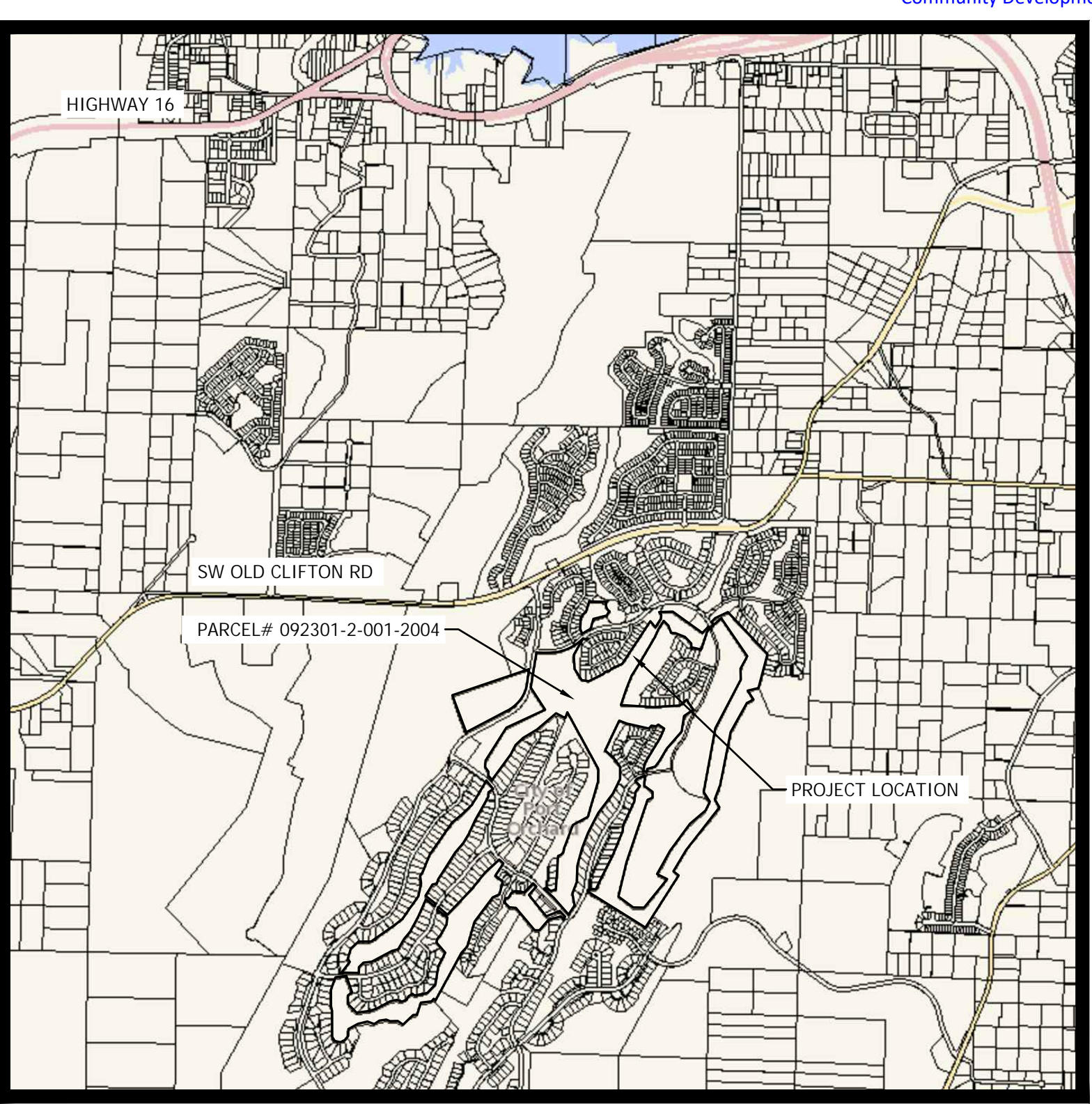
EXISTING UTILITY INFORMATION DEPICTED ON THESE PLANS WAS OBTAINED FROM BEST AVAILABLE SOURCES AT THE TIME OF DESIGN. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR THE RELOCATION OF EXISTING UNDERGROUND CONFLICTING UTILITIES DEPICTED OR NOT DEPICTED ON THESE PLANS.

EXISTING TREE NOTE

ALL EXISTING TREES THAT WILL BE REMOVED ARE SHOWN ON THE PLANS WITH THE SIZE OF THE TREE.

GENERAL SITE INFORMATION

SITE ADDRESS: 5155 MCCORMICK WOODS DR SW
PORT ORCHARD, WA 98367
TOTAL PARCEL AREA: ±7,347,701 SF (168.68 ACRES)
PROPOSED HARD SURFACE: 0 SF (0 ACRES)
PROPOSED PGHS AREA: 0 SF (0 ACRES)
TOTAL DISTURBED AREA: ±28,490 SF (0.65 ACRES)
ZONING: R2/R6
PARCEL NUMBER(S): 092301-2-001-2004, 5656-000-057-0008



VICINITY MAP

NOT TO SCALE

LEGEND

EXISTING	PROPOSED
	CONTOURS
	PROPERTY LINE
	ASPHALT
	DIRT ROAD
	EASEMENT
	TREE TO BE REMOVED
	TREE TO REMAIN

TESC LEGEND

	CL CLEARING/GRADING/DISTURBED LIMITS
	FF SILT FENCE (1/2)
	MU MULCHING PER BMP C121 SEE MULCHING NOTE ON SHEET C2
	PP PRESERVE AND PROTECT

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.

SHEET INDEX

C1	COVER SHEET & TESC PLAN
C2	TESC NOTES & DETAILS
C3	GRADING PLAN

CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG

BY	DATE	DESCRIPTION	REVISION

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

DESIGNER: M. GOULARTE
ENGINEER: J. HAUG
DRAWN: R. HENRETTA
S09 T23N R01E WM
DATE: 05.23.2022
REVISED:
PROJECT: 21-167
DWG NAME: 21-167-CIVIL

SHEET	REV.
C1	1

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