



## 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 29, 2022

**File Number:** PW22-041, PW22-042

**Project Name:** McCormick North Ph III – Village Residential East

**Type of Application:** Major Land Disturbing Activity Permit, Stormwater Drainage Permit (Type II)

**Assessor Parcel Number:** 5695-000-084-0008

**Applicant:** Contour Engineering, PO BOX 949, Gig Harbor, WA 98335

**Applicant Representative:** Contour Engineering, Jeremy Haug, PO BOX 949, Gig Harbor, WA 98335

**Date of Application:** June 21 2022

**Date Application was Determined Technically Complete:** July 19 2022

**Site Description:** Location: West of McCormick Village Dr & South of SW Yarrow St  
Nearest road intersection: SW Old Clifton Rd & Feigley Rd W, SW Old Clifton Rd & McCormick Village Dr  
Size: 22.80 Acres  
Zoning District: R3  
Shoreline Designation: N/A

**Project Permits included with Application:** N/A

**Description of Proposed Project:** Site development improvements for residential subdivision to include grading, roadways, drainage, sewer, water, walls and 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:** Geotechnical Report, Stormwater Drainage Report, Traffic Impact Analysis, Wetland 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 12, 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:**

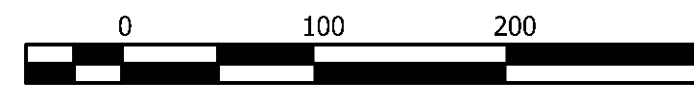
Ian Smith, PE  
Civil Engineer II  
ismith@cityofportorchard.us  
360-876-4991

**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



1 INCH = 100 FEET (22"x34")

SITE DATA

TOTAL NORTH PHASE III AREA: 22.80 ACRES  
PARCEL NUMBER(S): 5695-00-084-0008  
ZONING: R3 - RESIDENTIAL 3  
CMU - COMMERCIAL MIXED USE  
TOTAL NUMBER OF LOTS: 52  
BUILDING SETBACKS: FRONT = 10 FEET  
SIDE = 5 FEET  
REAR = 10 FEET

APPLICANT

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

ENGINEER/SURVEYOR

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

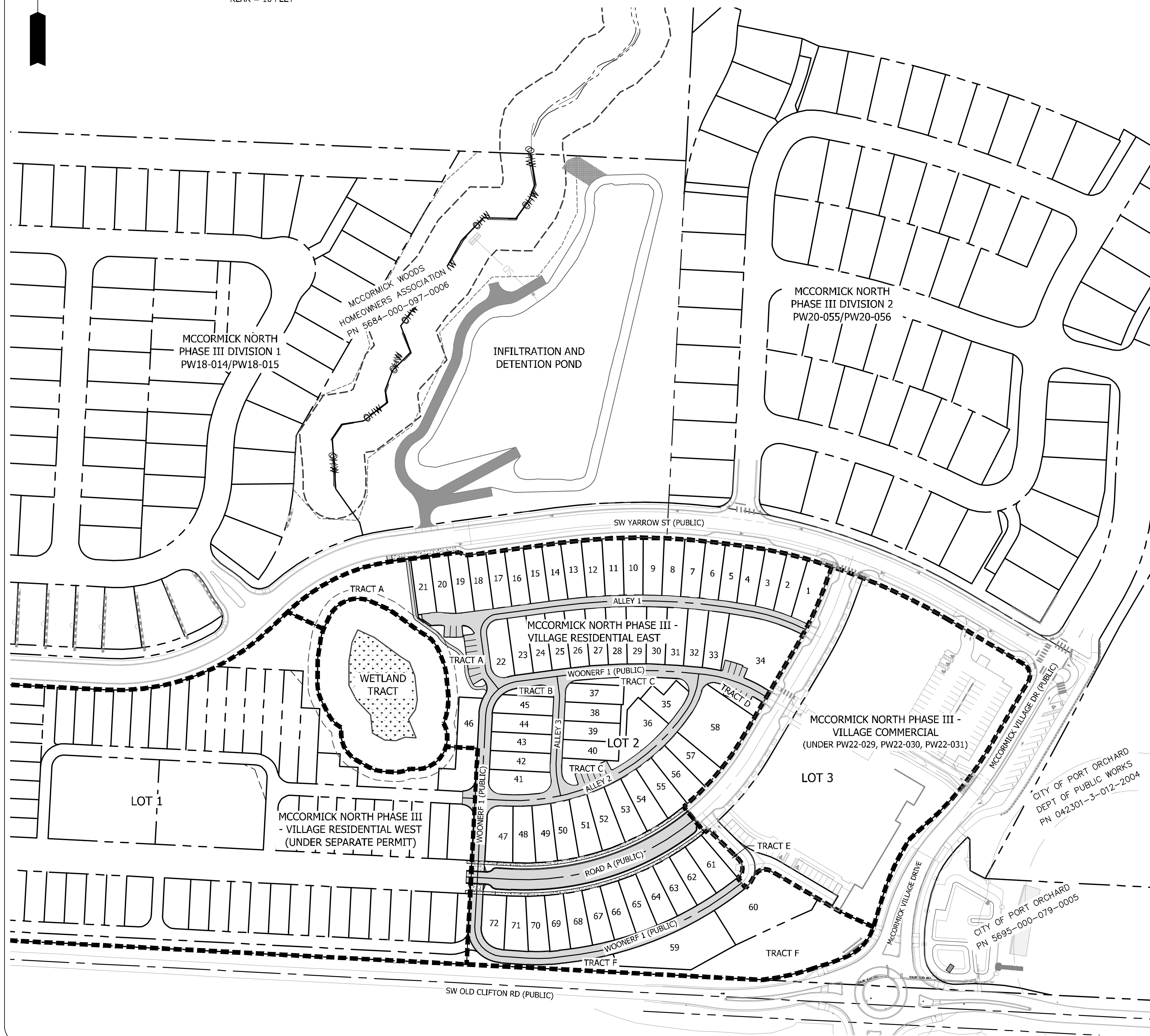
GEOTECHNICAL ENGINEER

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

WETLAND BIOLOGIST

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

MCCORMICK NORTH PH III - VILLAGE RESIDENTIAL EAST  
A PORTION OF SECTION 4 & 5, TOWNSHIP 23N, RANGE 01 E, W.M.,  
CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON



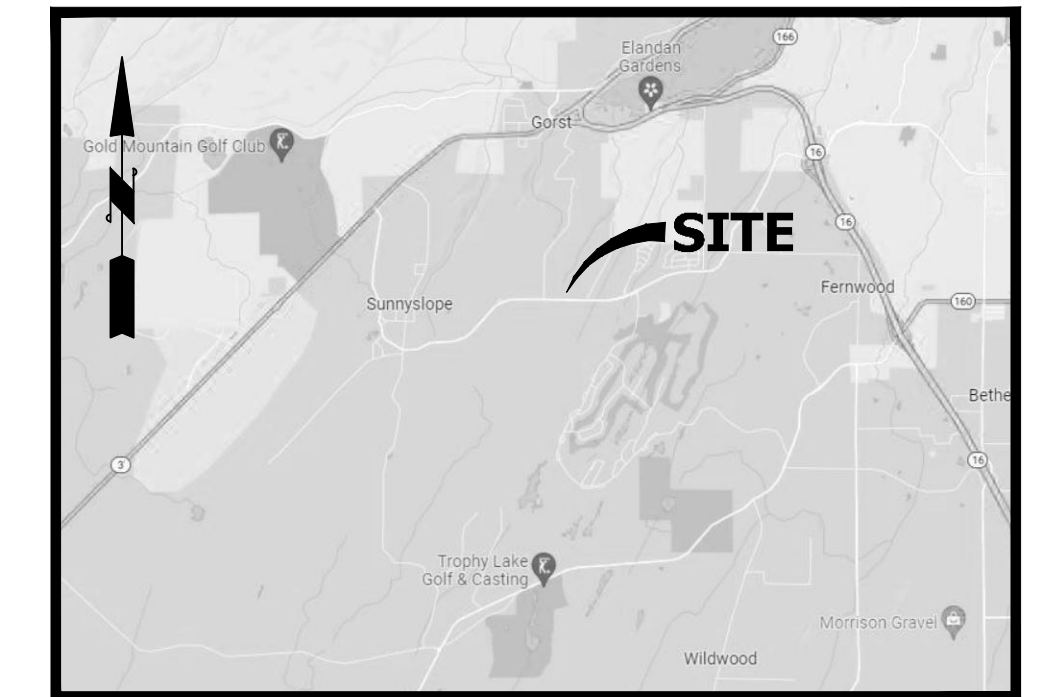
DRAWING INDEX

#	SHEET	DESCRIPTION
1	C1	COVER SHEET
2	C2	EXISTING CONDITIONS
3	C3	HORIZONTAL CONTROL PLAN
4	C4	HORIZONTAL CONTROL PLAN
5	C5	TEMPORARY EROSION AND SEDIMENT CONTROL
6	C6	TEMPORARY EROSION AND SEDIMENT CONTROL
7	C7	TEMPORARY EROSION AND SEDIMENT CONTROL
8	C8	TYPICAL ROAD SECTIONS
9	C9	OVERALL GRADING PLAN
10	C10	OVERALL UTILITY PLAN
11	C11	INTERSECTION AND ADA GRADING PLAN
12	C12	INTERSECTION AND ADA GRADING PLAN
13	C13	INTERSECTION AND ADA GRADING PLAN
14	C14	NOTES AND DETAILS
15	C15	NOTES AND DETAILS
16	C16	ROAD AND STORM PLAN AND PROFILE (ROAD A)
17	C17	ROAD AND STORM PLAN AND PROFILE (ALLEY 1)
18	C18	ROAD AND STORM PLAN AND PROFILE (ALLEY 1)
19	C19	ROAD AND STORM PLAN AND PROFILE (WOONERF 1)
20	C20	ROAD AND STORM PLAN AND PROFILE (WOONERF 1)
21	C21	ROAD AND STORM PLAN AND PROFILE (WOONERF 1)
22	C22	ROAD AND STORM PLAN AND PROFILE (ALLEY 2)
23	C23	ROAD AND STORM PLAN AND PROFILE (ALLEY 3)
24	C24	STORM BYPASS LINE PLAN AND PROFILE
25	C25	STORM BYPASS LINE PLAN AND PROFILE
26	C26	STORM BYPASS LINE PLAN AND PROFILE
27	C27	NOTES AND DETAILS
28	C28	NOTES AND DETAILS
29	C29	NOTES AND DETAILS
30	C30	ROOF DRAIN PLAN
31	C31	SANITARY SEWER PLAN AND PROFILE (ROAD A)
32	C32	SANITARY SEWER PLAN AND PROFILE (ALLEY 1)
33	C33	SANITARY SEWER PLAN AND PROFILE (ALLEY 1)
34	C34	SANITARY SEWER PLAN AND PROFILE (WOONERF 1)
35	C35	SANITARY SEWER PLAN AND PROFILE (WOONERF 1)
36	C36	SANITARY SEWER PLAN AND PROFILE (ALLEY 3)
37	C37	NOTES AND DETAILS
38	C38	NOTES AND DETAILS
39	C39	WATER PLAN AND PROFILE (ROAD A)
40	C40	WATER PLAN AND PROFILE (ALLEY 1)
41	C41	WATER PLAN AND PROFILE (ALLEY 1)
42	C42	WATER PLAN AND PROFILE (ALLEY 2)
43	C43	WATER PLAN AND PROFILE (ALLEY 3)
44	C44	WATER PLAN AND PROFILE (WOONERF 1)
45	C45	WATER PLAN AND PROFILE (WOONERF 1)
46	C46	WATER PLAN AND PROFILE (WOONERF 1)
47	C47	NOTES AND DETAILS
48	C48	NOTES AND DETAILS
49	C49	SIGNAGE AND STRIPPING PLAN
50	C50	NOTES AND DETAILS

THIS PROJECT, MCCORMICK NORTH PHASE III VILLAGE RESIDENTIAL EAST, ENCOMPASSES LOT 2 OF PRELIMINARY SHORT PLAT 'LU21-SP PRELIM-02'.  
PRELIMINARY PLATTING OF LOTS SHOWN WITHIN LOT 1 AND 2 OF SHORT PLAT 'LU21-SP PRELIM-02' IS CURRENTLY UNDER REVIEW VIA 'LU22-PLAT PRELIM-02'.

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

NOT TO SCALE

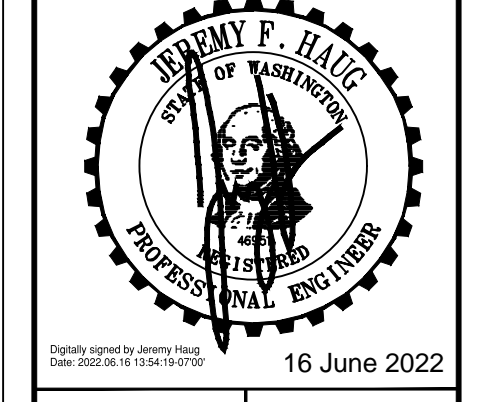
LEGEND

SURVEY	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
	ROCKERY RETAINING WALL
	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

**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@contourpic.com  
Mailing Address: P.O. Box 949, Gig Harbor, WA 98335  
Physical Address: 4706 97th Street NW, Suite 100, Gig Harbor, WA 98332



SHEET TITLE: COVER SHEET  
MCCORMICK NORTH PH III - VILLAGE RESIDENTIAL EAST  
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	S 4&5 T 23 N R 01E WM
DATE: 13 June 2022	REVISED: _____
PROJECT: 21-198	DWG NAME: 21-198-C
SHEET: C1	REV: 0
1 OF 50	