



## CITY OF PORT ORCHARD Public Works Department

Permit Center  
216 Prospect Street, Port Orchard, WA 98366  
Ph.: (360) 874-5533 • [permitcenter@portorchardwa.gov](mailto:permitcenter@portorchardwa.gov)

---

### 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:** May 18, 2023

**File Number:** PW23-028 & PW23-029

**Project Name:** McCormick N. Ph III Village Commercial Clear & Grade

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

**Assessor Parcel Number:** 5695-000-084-0305, 5695-000-084-0206, 5695-000-084-0107, 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 21 2023

**Date Application was Determined Technically Complete:** May 4, 2023

**Site Description:** Location: West of McCormick Village Dr & South of SW Yarrow St

Nearest road intersection: McCormick Village Dr, SW Old Clifton Rd, SW Yarrow St

Size: 29 Acres

Zoning District: CMU & R3

Shoreline Designation: N/A

**Project Permits included with Application:** An application for sewer & transportation concurrency determination has been received by the city.

**Description of Proposed Project:**

Clearing and grading of the future project site include TESC measures and associated overall grading.

**Preliminary State Environmental Policy Act (SEPA) Determination:**

The City of Port Orchard SEPA Responsible Official issued a SEPA Determination of Nonsignificance (DNS) on March 6, 2023.

**Existing Studies and Environmental Documents Evaluating the Proposal:** Storm Drainage Report, Geotechnical Report, Critical Areas Report, SEPA DNS.

**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 June 1, 2023. 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:**

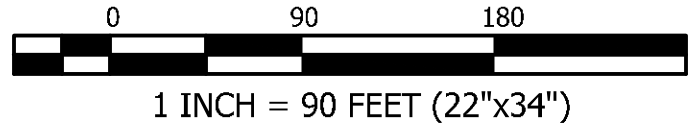
Ian Smith, PE  
Asst. City Engineer  
ismith@Portorchardwa.gov  
360-876-4991

**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



SITE DATA

TOTAL SITE AREA: 27.47 ACRES  
 PARCEL NUMBER(S): 5684-000-094-0009, 5695-000-084-0305, 5695-000-084-0206, 5695-000-084-0107  
 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

SURVEYOR'S 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). 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 OCTOBER 8, 2021, THE DATE OF THIS FIELD SURVEY.
- 4) FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE NUMBER 5003353-0003162E, DATED JANUARY 25, 2022. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- 5) OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.

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

BASIS OF BEARING

CITY OF PORT ORCHARD BOUNDARY LINE ADJUSTMENT NO. L-1078, RECORDED UNDER RECORDING NUMBER 201512020024. RECORDS OF KITSAP COUNTY, WASHINGTON.

HORIZONTAL DATUM

NAD 1983  
 STATE PLANE WASHINGTON NORTH FIPS 4601

VERTICAL DATUM

HELD MCCORMICK ELEVATION OF 395.68, NGVD29, ON A 3" BRASS DISK MONUMENT, IN CASE, AT THE INTERSECTION OF ST. ANDREWS DRIVE AND RUTHERFORD CIRCLE SW.(ADD 3.41' TO CONVERT TO NAVD88 DATUM.

LEGAL DESCRIPTION

TRACT FD-5, MCCORMICK WOODS NORTH PHASE III, DIVISION 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 35 OF PLATS, PAGES 201 THROUGH 207, INCLUSIVE, RECORDS OF KITSAP COUNTY, WASHINGTON.

TRACT NOTES

- 1) TRACT A IS A WETLAND BUFFER TRACT. TRACT A IS TO BE OWNED AND MAINTAINED BY THE MCCORMICK COMMUNITIES LLC.



VICINITY MAP

LEGEND

SURVEY	NOT TO SCALE	PROPOSED
	CONTOURS	
	PROPERTY LINE/RIGHT-OF-WAY	
	RIGHT-OF-WAY CENTERLINE	
	EASEMENT	
	STORM DRAIN LINE	
	SANITARY SEWER LINE	
	UNDERGROUND POWER LINE	
	GAS LINE	
	WATER LINE	
	TYPE 2 CATCHBASIN	
	TYPE 1/TYPE 1L CATCHBASIN	
	SANITARY SEWER MANHOLE	
	SANITARY SEWER CLEANOUT (SSCO)	
	HYDRANT	
	WATER VALVE	
	WATER METER	
	GAS MARKING POST	
	MONUMENT	
	POWER POLE (PP)	
	GUY WIRE (GW)	
	LIGHT STANDARD/YARD LIGHT (LS/YL)	
	POWER MANHOLE (PMH)	
	SIGN	
	ASPHALT	
	CONCRETE	
	GRAVEL	

DRAWING INDEX

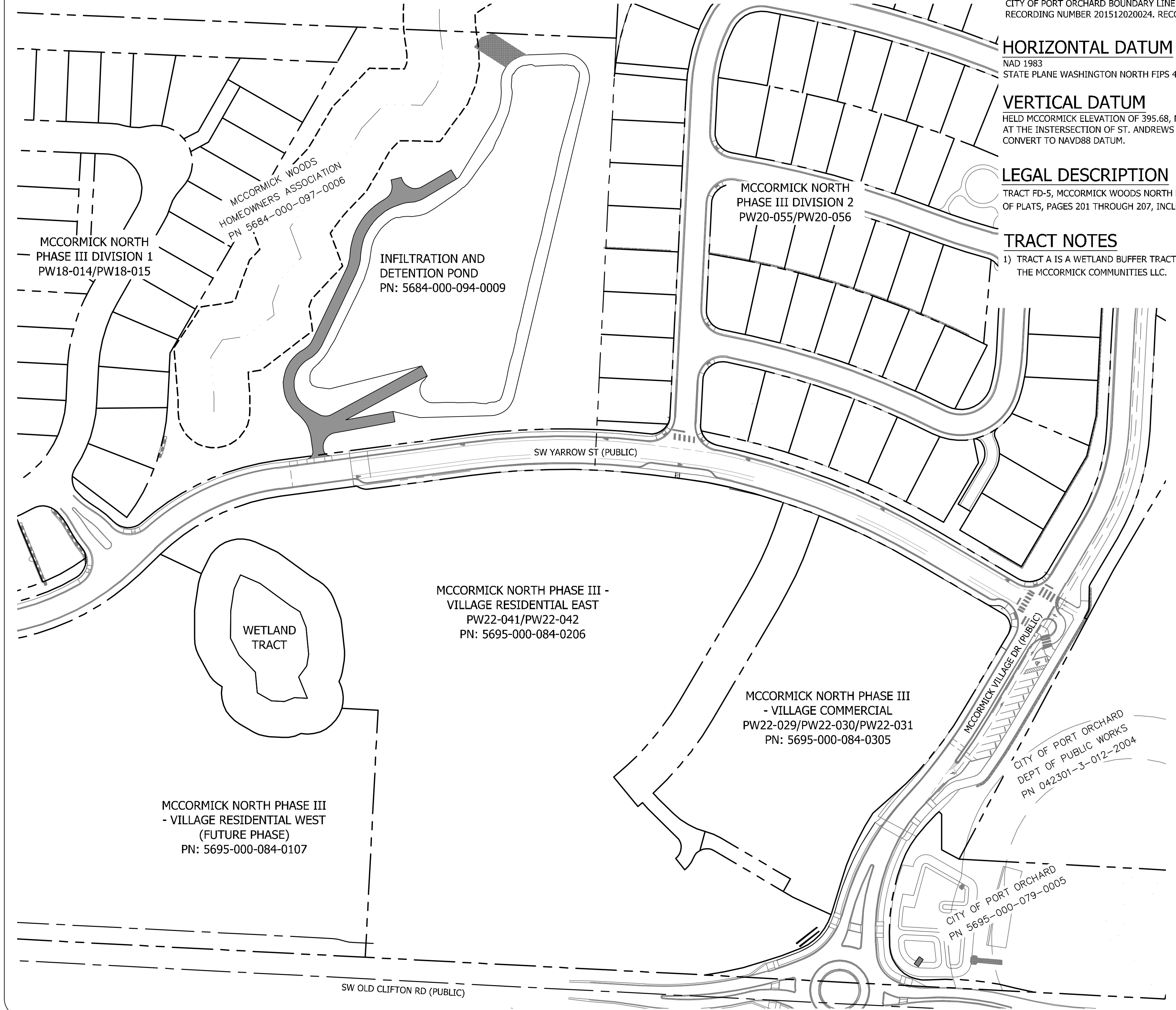
#	SHEET DESCRIPTION
1	CG1 COVER SHEET
2	CG2 EXISTING CONDITIONS
3	CG3 TEMPORARY EROSION AND SEDIMENT CONTROL
4	CG4 TEMPORARY EROSION AND SEDIMENT CONTROL
5	CG5 TEMPORARY EROSION AND SEDIMENT CONTROL
6	CG6 TEMPORARY EROSION AND SEDIMENT CONTROL
7	CG7 TEMPORARY EROSION AND SEDIMENT CONTROL
8	CG8 OVERALL GRADING AND UTILITY PLAN
9	CG9 WALL PLAN
10	CG10 STORM PLAN AND PROFILE
11	CG11 STORM PLAN AND PROFILE
12	CG12 STORM BYPASS LINE PLAN AND PROFILE
13	CG13 STORM BYPASS LINE PLAN AND PROFILE
14	CG14 STORM BYPASS LINE PLAN AND PROFILE
15	CG15 INFILTRATION & DETENTION POND PLAN
16	CG16 INFILTRATION & DETENTION POND PROFILE
17	CG17 INFILTRATION & DETENTION POND DETAILS
18	CG18 NOTES AND DETAILS
19	CG19 NOTES AND DETAILS
20	CG20 NOTES AND DETAILS

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.

**CALL 811 AT LEAST 48 HOURS BEFORE YOU DIG**



REVISION	DESCRIPTION	DATE	BY

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

28 April 2023

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: R. HENRETTA	S4&S T23N R01E WM
DATE: 26 April 2023	REVISED: -
PROJECT: 22-017	DWG NAME: 22-017-CG
SHEET	REV.
CG1	1 OF 20