

RESOLUTION NO. 1097

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, APPROVING THE FINAL PLAT AND FINAL PRD FOR DIVISIONS N3 AND N5 OF HARBOR HILL, LOCATED NORTH OF BORGEN BLVD., 800 FEET EAST OF HARBOR HILL DRIVE NW, PIERCE COUNTY ASSESSOR-TREASURER PARCEL NUMBER(S) 4003140410, AND CITY OF GIG HARBOR FILE NO. PL-FPLAT-17-0002 AND PL-FPRD-17-0001.

WHEREAS, on December 30, 2010, the City of Gig Harbor Hearing Examiner conditionally granted preliminary plat and preliminary planned residential development (PRD) approval to Harbor Hill, located north and south of Borgen Blvd. and east of the Harbor Hill Business Park and the Ridge at Gig Harbor Subdivision; and

WHEREAS, on November 8, 2010, the City Council approved a Development Agreement for Harbor Hill providing for 20 years of vesting, phased development and allowing certain deviations from the code; and

WHEREAS, Divisions N3 and N5 are approved phases of the Harbor Hill Preliminary Plat and PRD located north of Borgen Blvd., 800 feet east of Harbor Hill Drive NW, Pierce County Assessor-Treasurer Parcel Number 4003140410, containing 62 single family residential lots, 11 open space tracts, dedicated right-of-way for public streets to be constructed, and private access tracts; and

WHEREAS, on November 26, 2012 the City Council approved Amendments to the Development Agreement allowing the Planning Director to approve modifications to the Preliminary Plat and PRD approvals; and

WHEREAS, on April 28, 2014 the City Council approved Amendments to the Development Agreement expanding the area where independent and assisted living

facilities and skilled nursing facilities are allowed, modifying the provisions for model homes and updating the infrastructure phasing plan; and

WHEREAS, following the approval of the amended development agreement the owner applied for and received approval of three major preliminary plat and preliminary PRD revisions on August 2, 2013, July 14, 2014, and July 29, 2014; and

WHEREAS, the applicant submitted and received approval on February 1, 2017 for Civil Construction Plans for the N3 and N5 Divisions of the plat/PRD (File #EN-15-0101 and EN-14-0120, respectively); and

WHEREAS, the applicant has posted performance bonds for the public and private infrastructure required in the preliminary plat/PRD approval for the N3 and N5 Divisions; and

WHEREAS, street names being utilized in Harbor Hill Divisions N3 and N5 were previously approved by the City on October 2, 2017; and

WHEREAS, an application for final plat and final PRD approval was submitted to the City on August 15, 2017; and

WHEREAS, the applications submitted for final plat and final PRD approval were deemed to be complete on August 15, 2017; and

WHEREAS, the proposed final plat/PRD were circulated to the appropriate departments of the City for review; and

WHEREAS, the City requested revisions on October 2, 2017 to the final plat/PRD drawing; and

WHEREAS, the applicant submitted the requested revisions on October 10, 2017; and

WHEREAS, the final drawings of the proposed final plat/PRD and requested documents were circulated to the appropriate departments of the City and recommendations for approval were obtained; and

WHEREAS, the proposed plat certificate has been reviewed by the City Attorney and all certificates of completion as required by GHMC Section 16.06.001 have been received; and

WHEREAS, the City Council reviewed the application for the final plat at its regular meeting of November 13, 2017; Now, Therefore,

THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON,
HEREBY RESOLVES AS FOLLOWS:

Section 1. Findings

A. The City Council hereby finds that, pursuant to Gig Harbor Municipal Code 16.06.005, the Harbor Hill Division N3 and N5 subdivision, subject to the conditions imposed in Section 2:

1. Meets all general requirements for plat approval as set forth in Chapter 16.08 GHMC, General Requirements for Subdivision Approval;
2. Conforms to all terms of the preliminary plat and preliminary PRD approvals; and a performance bond has been accepted in lieu of construction of the required and uncompleted improvements;
3. Conforms to all terms of the Development Agreement approval;
4. Meets the requirements of Chapter 58.17 RCW, other applicable state laws, Title 16 GHMC, and all applicable ordinances which were in effect at the time of preliminary plat approval.

B. The City Council hereby finds that, pursuant to Gig Harbor Municipal Code 17.89.080, the Harbor Hill Division N3 and N5 Final PRD, subject to the conditions imposed in Section 2:

1. Provides all features and amenities identified in the preliminary PRD;
2. Complies with the conditions of approval required by the City Engineer;
3. Complies with all conditions of approval required by the Fire Marshal;
4. Complies with all conditions of approval required by the Planning Director and a performance bond has been accepted in lieu of construction for required landscaping and amenities contained within Division N3 and N5;
5. Meets the requirements of Chapter 58.17 RCW, other applicable state laws, Title 17 GHMC, and all applicable ordinances which were in effect at the time of preliminary plat approval.

Section 2. Approval; Conditions

The City Council hereby approves Harbor Hill Divisions N3 and N5 Final Plat and Final PRD, File Nos. PL-FPLAT-17-0002 and PL-FPRD-17-0001, subject to the following conditions:

1. The landscape and PRD improvements contained in Divisions N3 and N5 (and bonded for under surety #811278S and #811279S, respectively) shall be completed by the applicant and accepted by the City within the timelines established within the bonds unless an extension is granted by the Planning Director; and


2. The infrastructure contained in Civil Permits EN-15-0101 and EN-14-0120 (and bonded for under surety #759972S and #759971s, respectively) shall be completed by the applicant and accepted by the City; and
3. The applicant shall maintain control of the on-site construction limits until such time as the infrastructure improvements are completed in its entirety and accepted by the City. "Control of the on-site construction limits" is understood to mean that use of the improvements and access to and from the limits of construction is restricted by the applicant at the applicant's sole discretion and liability for use of the construction site and improvements lies solely and completely with the applicant; and
4. No certificate of occupancy for any building permit within this Division will be issued unless the infrastructure improvements have been completed in its entirety and accepted by the City, notwithstanding possible future written agreements.

Section 3. The City Council directs the Mayor and all other appropriate City officials to inscribe and execute the City's written approval on the face of the plat.


Section 4. The City shall record the final plat with the County Auditor, at the expense of the applicant, after all inspections and approvals, and after all fees, charges and assessments due the City resulting from the subdivision development have been paid in full.

RESOLVED this 13th day of November, 2017.

APPROVED:


JILL GUERNSEY, MAYOR

ATTEST/AUTHENTICATED:


MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM;
OFFICE OF THE CITY ATTORNEY

BY: 
Angela G. Summerfield

FILED WITH THE CITY CLERK:
PASSED BY THE CITY COUNCIL: 11/13/17
RESOLUTION NO. 1097



TO: Mayor Guernsey and City Council
FROM: Jennifer Kester, Planning Director
SUBJECT: Closed Record Decision-Final Plat/Final PRD Approval-Harbor Hill
Divisions N3 & N5
DATE: November 13, 2017

INFORMATION/BACKGROUND:

The applicant, Harbor Hill LLC, has requested final plat approval for Divisions N3 and N5 of Harbor Hill to allow the segregation of 62 single family residential lots, 11 open space tracts, dedicated right-of-way for public streets to be constructed, and private access tracts. The site is located north of Borgen Blvd., 800 feet east of Harbor Hill Drive NW. The City has a Development Agreement with this developer that provides for phasing, vesting and amends development regulations.

The preliminary plat/PRD was approved by the City in December 30, 2010 to allow the segregation of the 200-acre site into 554 single family lots and two future development tracts for multi-family development; subject to 16 conditions of approval. The Planning Director has approved three major revisions to the preliminary plat and PRD as authorized by the Development Agreement.

The first revision was known as the M2 Revisions which expanded the M2 lot and revised the location of the wetland mitigation, approved August 2, 2013. The second revision to be approved was the North Revisions approved on July 14, 2014 which affected grading, lot width, setbacks and impervious areas within Divisions N2-N5. Eight additional single-family lots were created within Divisions N2-N5 due to the revisions. No additional lots were created within the Harbor Hill Plat due to a corresponding decrease in the total number of lots proposed within the divisions located south of Borgen Boulevard. The South revisions were approved on July 29, 2014, further expanding the M2 lot area and removing single family lots to correspond with the increase in the number of lots proposed for the divisions located north of Borgen Boulevard.

The entire south wetland loop trail was required to be dedicated to the City prior to the plat reaching a threshold of 400 dwelling with approved Certificates of Occupancy. The

trail has been constructed as required and was dedicated to the city along with several Harbor Hill Open Space Tracts in June 2017. As of October 2017, the project has obtained occupancy for 451 dwelling units (172 apartments and 269 single family dwellings and 10 duplex units). Upon the recording of the N3 and N5 Divisions, final plat will have occurred for 481 single family lots and 172 apartment units.

The following is an analysis of the request for consistency with the city's requirements for final plat and final PRD approval and with the conditions of approval imposed upon the project.

POLICY CONSIDERATIONS: Final PRD

Staff has reviewed the request for consistency with the criteria for approval of the final planned residential development as specified in Gig Harbor Municipal Code (GHMC) Chapter 17.89.080, and has determined that the applicant has met the criteria for approval of the final PRD as follows:

GHMC 17.89.080 Criteria for approval of final PRD application.

A. Applicants for a final PRD application shall demonstrate that all of the following criteria have been satisfied:

1. All features and amenities identified in the preliminary PRD have been constructed and/or are retained or improved;

The preliminary PRD approval was based upon the design features included in the proposed development including (but not limited to) the preservation of critical areas, interconnected open spaces and location of the highest densities in the areas adjacent to Borgen Blvd. and the existing commercial districts in the vicinity.

Other PRD improvements in this division include parks, open spaces and trails. All features proposed in the preliminary PRD have been maintained in the approved civil plans and the construction of the required improvements have been bonded for in accordance with the Development Agreement.

2. The city public works director has documented that all conditions imposed on the preliminary PRD requiring public works department approval have been constructed or improved to the satisfaction of the director;

The City Engineer has accepted a performance bond for the construction of the required and uncompleted infrastructure elements required to serve Divisions N3

and N5 of the PRD. A detailed analysis of how the conditions of approval have been met for this division starts on page 4 of this document.

3. The city Fire Marshal has documented that all conditions imposed on the preliminary PRD requiring fire code approval have been constructed (or per the fire marshal's discretion will be constructed pursuant to a subsequent permit) to the satisfaction of the fire marshal;

The Fire Marshall has approved Divisions N3 and N5 of the PRD. A detailed analysis of how the conditions of approval have been met for this division starts on page 4 of this document.

4. The city Planning Director has documented that all conditions imposed on the preliminary PRD requiring planning department approval have been constructed to the satisfaction of the director;

The Planning Director has reviewed Division N3 and N5 for compliance with the conditions of approval. A detailed analysis of how the conditions of approval have been met for this division starts on page 4 of this document.

5. Findings must be made that the preliminary PRD (and/or preliminary plat) conforms to all terms of preliminary PRD approval, and that the PRD meets the requirements of this chapter and all other applicable codes and state laws.

Findings have been developed in the attached resolution provided for your consideration. The findings support the approval of the Final PRD as well as the Final Plat.

POLICY CONSIDERATIONS: Final Plat

Staff has reviewed the request for consistency with the criteria for approval of the final plat as specified in Gig Harbor Municipal Code (GHMC) Chapter 16.06, and has determined that the applicant has met the criteria for approval of the final plat as follows:

GHMC 16.06.004-Recommendation as prerequisites for final plat approval:

Each preliminary plat submitted for final approval shall be accompanied by the following recommendations:

- A. Local health department or other agency furnishing sewage disposal and supplying water as to the adequacy of the proposed means of sewage disposal and water supply;

The City of Gig Harbor is furnishing sewage disposal and water to the site.

- B. Planning Director's recommendation as to compliance with all the terms of preliminary plat approval of the proposed plat or subdivision;

The applicant has complied with all terms of the preliminary plat approval, as discussed below.

- C. Approval of the City Engineer.

The City Engineer recommends approval of the final plat as the applicant has bonded for all incomplete civil infrastructure improvements.

GHMC 16.06.005-Criteria for approval of subdivisions:

A final plat application shall be approved if the subdivision proposed for approval:

- A. Meets all general requirements for plat approval as set forth in Chapter 16.08 GHMC, General Requirements for Subdivision Approval;

Divisions N3 and N5 of the Harbor Hill Plat/PRD have met the requirements of the municipal code. The proposed subdivision conforms to all applicable zoning ordinances and the comprehensive plan. The applicant has complied with the requirements to dedicate streets, open space and utility and access easements. The approved civil plans document that the construction of required improvements will comply with the City's adopted public works construction standards. For those improvements that have not yet been completed, the applicant has bonded for the work pursuant to GHMC 16.08 and the Development Agreement. In addition the final plat contains the required certificates from the owner, surveyor, and city and county officials.

- B. Conforms to all terms of the preliminary plat approval;

The proposed final plat of Harbor Hill Division N3 and N5 conforms to the conditions of the preliminary plat/PRD as follows:

HEX Condition 1: THE APPLICANT SHALL COMPLY WITH ALL MITIGATION MEASURES FOUND IN THE MITIGATED DETERMINATION OF NON SIGNIFICANCE (SEPA 08-0034) ISSUED FOR THE PROPOSAL, OR AS SUBSEQUENTLY AMENDED.

THE APPLICANT SHALL IMPLEMENT THE PUBLIC INFRASTRUCTURE IMPROVEMENTS PROPOSED IN THE PLAN SET DATED AUGUST 17, 2010, REVISED OCTOBER 4, 2010.

The following items required for Divisions N3 and N5 Final Plat have been addressed as follows:

- Borgen Blvd Frontage, West – Constructed
- Roundabout on Borgen-Constructed
- North Parkway South Section -Constructed
- North Parkway North Section-Constructed
- Detention North-Constructed
- North Central Park-Constructed
- North Wetland Park-Construction plans have been reviewed and mylars have been submitted for approval by the city.

A. THE APPLICANT SHALL INSTALL A PERMANENT BUFFER FENCE WITH SIGNAGE EVERY 100 FEET ALONG THE EDGE OF ALL WETLAND BUFFERS ADJACENT TO THE PROPOSED PARK AND TRAIL AREAS, AND ALONG THE EDGE OF CREATED WETLAND AREA. FENCE DESIGN SHALL BE OF A SPLIT RAIL DESIGN WITH TWO RAILS, OR AN EQUIVALENT DESIGN. SIGNAGE SHALL BE APPROVED BY THE PLANNING DEPARTMENT PRIOR TO INSTALLATION.

Within the N3 and N5 Divisions, there are no parks directly adjacent to wetland buffers, and therefore, no fencing is proposed to be installed with these divisions.

B. AT THE END OF THE FIVE YEAR MONITORING PERIOD, THE APPLICANT SHALL SUBMIT A WETLAND DELINEATION AND SURVEY TO VERIFY THE CREATED WETLAND MEETS THE SQUARE FOOTAGE REQUIREMENTS.

Does not apply to Divisions N3 and N5.

HEX Condition 2: ALL PERIMETER LANDSCAPING BUFFERS SHALL BE VEGETATED TO MEET THE STANDARDS OF GHMC 17.78.060, AS AMENDED THROUGH THE ALTERNATIVE LANDSCAPE PLAN APPROVED BY THE HEARING EXAMINER. THIS REQUIREMENT SHALL BE MET PRIOR TO APPROVAL OF THE FINAL PLAT.

Open space tracts have been created for the perimeter buffers. The landscape plan has been approved for plantings within the perimeter buffer tracts. Landscape performance bonds have been submitted to and accepted by the city to address the required landscaping.

HEX Condition 3: FIRE FLOW REQUIREMENTS SHALL BE MET. LOCATION AND MANNER OF FIRE LANE MARKINGS SHALL BE PROVIDED AT TIME OF CIVIL REVIEW.

Fire Flow requirements have been met. Pavement markings and signage plans are included in the civil construction drawings. Further, a note has been added to the civil plans that allows the fire marshal to require additional "No Parking – Fire Lane" signs and/or curb markings.

HEX Condition 4: CITY FORCES MAY REMOVE ANY TRAFFIC CONTROL DEVICE CONSTRUCTED WITHIN THE CITY RIGHT OF WAY NOT APPROVED BY THE OPERATIONS AND ENGINEERING DIVISION. ANY LIABILITY INCURRED BY THE CITY DUE TO NON-CONFORMANCE BY THE APPLICANT SHALL BE TRANSFERRED TO THE APPLICANT.

This note has been included on the final plat.

HEX Condition 5: A ROAD ENCROACHMENT PERMIT SHALL BE ACQUIRED FROM THE CITY PRIOR TO ANY CONSTRUCTION WITHIN CITY RIGHT OF WAY, INCLUDING UTILITY WORK, IMPROVEMENTS TO THE CURB, GUTTER, AND SIDEWALK, ROADWAY SHOULDERS AND DITCHES, AND INSTALLATION OF CULVERTS. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO THE CITY'S PUBLIC WORKS STANDARDS AND STORMWATER DESIGN MANUAL.

This note has been included on the final plat.

HEX Condition 6: PERMANENT SURVEY CONTROL MONUMENTS SHALL BE PLACED TO ESTABLISH PUBLIC STREET CENTERLINES, INTERSECTIONS, ANGLE POINTS, CURVES, SUBDIVISION BOUNDARIES AND OTHER POINTS OF CONTROL. A MINIMUM OF TWO PERMANENT SURVEY CONTROL MONUMENTS SHALL BE INSTALLED AT LOCATIONS DETERMINED BY THE CITY IN ACCORDANCE WITH THE CITY'S PUBLIC WORKS STANDARDS AND RECORDED WITH THE PIERCE COUNTY SURVEY CONTROL DIVISION PRIOR TO FINAL ENGINEERING APPROVAL OF CIVIL IMPROVEMENTS.

This note has been included on the final plat. Survey control monument locations are shown on the civil construction plans.

HEX Condition 7: IRRIGATION AND MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR ITS HEIRS OR ASSIGNS.

This note has been included on the final plat. A Home Owners Association has been created and will be responsible for the irrigation and maintenance of the landscaping in the public Right of Way where not adjacent to a lot. Landscaping within the Right of Way in front of lots will be the responsibility of the homeowner.

HEX Condition 8: THE FINAL PLAT MAP SHALL NOTE (WHERE IN QUOTES) OR DELINEATE THE FOLLOWING:

- a) WARNING: CITY OF GIG HARBOR HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE PRIVATE ROADWAYS OR DRIVEWAYS WITHIN, OR PROVIDING ACCESS TO, PROPERTY DESCRIBED IN THIS PLAT".
- b) "MAINTAINING ADEQUATE SITE DISTANCE AT ALL VEHICULAR ACCESS POINTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY OF GIG HARBOR HAS NO RESPONSIBILITY TO MAINTAIN ADEQUATE SITE DISTANCE AT PRIVATE ACCESS POINTS LOCATED WITHIN THIS PLAT."
- c) "INCREASED STORMWATER RUNOFF FROM THE ROAD(S), BUILDING, DRIVEWAY AND PARKING AREAS SHALL NOT BE DIRECTED TO CITY INFRASTRUCTURE. INCREASED STORM WATER RUNOFF SHALL BE RETAINED/DETAINED ON SITE UNLESS IT IS PROVEN TO BE ADEQUATELY RETAINED/DETAINED BY AN OFFSITE REGIONAL FACILITY.
- d) "WHERE SEASONAL DRAINAGE CROSSES SUBJECT PROPERTY, NO DISRUPTION OF THE NATURAL FLOW SHALL BE PERMITTED."
- e) STORMWATER FOR RUNOFF FROM BUILDINGS AND PARKING SURFACES SHALL BE SHOWN ON INDIVIDUAL BUILDING LOTS, INCLUDING DRYWELL SIZING OR STORM DRAIN CONNECTION POINTS.
- f) "THIS PLAT IS SUBJECT TO STORMWATER MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER (201204250236)."
- g) "STORMWATER/DRAINAGE EASEMENTS ARE HEREBY GRANTED FOR THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS DELINEATED ON THIS SITE PLAN. NO ENCROACHMENT WILL BE PLACED WITHIN THE EASEMENTS SHOWN ON THE PLAT THAT MAY DAMAGE OR INTERFERE WITH THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES. MAINTENANCE AND EXPENSE THEREOF OF THE UTILITIES AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR ITS HEIRS OR ASSIGNS, AS NOTED UNDER THE STORMWATER MAINTENANCE AGREEMENT FOR THE PLAT."

The required notes have been included on the final plat.

HEX Condition 9: AN ASSOCIATION OF OWNERS SHALL BE FORMED AND CONTINUED FOR THE PURPOSE OF MAINTAINING THE COMMON OPEN SPACE. THE ASSOCIATION SHALL BE CREATED AS AN ASSOCIATION OF OWNERS UNDER THE LAWS OF THE STATE AND SHALL ADOPT AND PROPOSE ARTICLES OF INCORPORATION OR ASSOCIATION AND BYLAWS, AND ADOPT AND IMPROVE A DECLARATION OF COVENANTS AND RESTRICTIONS ON THE COMMON OPEN SPACE THAT ARE ACCEPTABLE TO THE CITY IN PROVIDING FOR THE CONTINUING CARE OF THE SPACE. NO COMMON

OPEN SPACE MAY BE PUT TO A USE NOT SPECIFIED IN THE FINAL DEVELOPMENT PLAN UNLESS THE FINAL DEVELOPMENT PLAN IS FIRST AMENDED TO PERMIT THE USE. NO CHANGE OF USE MAY BE CONSIDERED AS A WAIVER OF ANY OF THE COVENANTS LIMITING THE USE OF COMMON OPEN SPACE AREA, AND ALL RIGHTS TO ENFORCE THESE COVENANTS AGAINST ANY USE PERMITTED ARE EXPRESSLY RESERVED TO THE CITY AS WELL AS THE OWNERS. ALTERNATIVELY, THE COMMON OPEN SPACE MAY BE CONVEYED TO A PUBLIC AGENCY WHICH AGREES TO MAINTAIN THE COMMON OPEN SPACE AND ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, WHICH HAVE BEEN PLACED UPON IT.

An association of the owners has been formed and recording information is shown on the face of the plat.

HEX Condition 10: ANY DEDICATION, DONATION OR GRANT AS SHOWN ON THE FACE OF THE PLAT SHALL BE CONSIDERED TO ALL INTENTS AND PURPOSES AS A QUITCLAIM DEED TO THE SAID DONEE(S) GRANTEE(S) FOR HIS/HER/THEIR USE FOR THE PURPOSE INTENDED BY THE DONOR(S) OR GRANTOR(S).

This note has been included on the final plat.

HEX Condition 11: SINCE THE PLAT IS SUBJECT TO A DEDICATION, THE CERTIFICATE OR A SEPARATE WRITTEN INSTRUMENT SHALL CONTAIN THE DEDICATION OF ALL STREETS AND OTHER AREAS TO THE PUBLIC, AND INDIVIDUAL(S), RELIGIOUS SOCIETY(IES) OR TO ANY CORPORATION, PUBLIC OR PRIVATE, AS SHOWN ON THE PLAT, AND A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROAD. SAID CERTIFICATE OR INSTRUMENT OF DEDICATION SHALL BE SIGNED AND ACKNOWLEDGED BEFORE A NOTARY PUBLIC BY ALL PARTIES HAVING ANY OWNERSHIP INTEREST IN THE LANDS SUBDIVIDED AND RECORDED AS PART OF THE FINAL PLAT.

This dedication language and required notary block are included on the face of the plat.

HEX Condition 12: ANY DEDICATION FILED FOR RECORD SHALL BE ACCOMPANIED BY A TITLE REPORT CONFIRMING THAT THE TITLE OF THE LANDS AS DESCRIBED AND SHOWN ON SAID PLAT IS IN THE NAME OF THE OWNERS SIGNING THE CERTIFICATE OR INSTRUMENT OF DEDICATION.

A title report has been submitted that documents that the property is owned by Harbor Hill LLC.

HEX Condition 13: SCHOOL IMPACT FEES AS REQUIRED BY GHMC 19.12.050(8)(11) SHALL BE COLLECTED FOR ALL RESIDENTIAL DEVELOPMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

This note has been included on the final plat.

HEX Condition 14: PROPOSED MULTIPLE FAMILY DEVELOPMENT SHALL GO THROUGH THE SITE PLAN REVIEW PROCESS, OR ANY SUBSEQUENTLY ADOPTED NONRESIDENTIAL LAND USE REVIEW PROCESS.

This provision does not apply to Divisions N3 and N5 and has been intentionally left blank on the face of the final plat.

HEX Condition 15: THE APPLICANT SHALL COMPLY WITH ALL OF THE TERMS OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF GIG HARBOR AND HARBOR HILL LLC, FOR THE HARBOR HILL DEVELOPMENT, DATED NOVEMBER 9, 2010 (OR ANY SUBSEQUENT AMENDMENTS).

This note has been included on the final plat. Harbor Hill Divisions N3 and N5 comply with the terms of the development agreement.

HEX Condition 16: IN ADDITION TO THE TRANSIT STOP PROPOSED ON THE SOUTH SIDE OF BORGES BOULEVARD, THE APPLICANT SHALL BE REQUIRED TO INSTALL A TRANSIT STOP ON THE NORTH SIDE OF BORGES BOULEVARD. THE FINAL LOCATION AND DESIGN OF BOTH TRANSIT STOPS SHALL BE AS DETERMINED BY THE CITY OF GIG HARBOR AND PIERCE TRANSIT.

Transit stops were accommodated with construction of the Phase 1A-1D civil plans. This comment does not apply to Divisions N3 and N5 and has been intentionally left blank on the face of the final plat.

PD Condition 17: ON THE M2 LOT, ANY BUILDING PROPOSED TO EXCEED THE UNDERLYING 35 FOOT HEIGHT ALLOWANCE IN THE RLD AREA OF THE LOT SHALL PROVIDE A MINIMUM SETBACK OF 70 FEET TO ANY EXTERIOR BOUNDARY OF THE PRD (NOT THE SUBJECT LOT). THIS SETBACK IS AN ADDITIONAL SETBACK APPLICABLE TO SAID BUILDINGS, ALL BUILDINGS ON THE M2 LOT SHALL PROVIDE A MINIMUM SETBACK OF 10 FEET TO THE PROPERTY LINE OF THE M2 LOT.

This condition does not apply to Divisions N3 and N5 and has been intentionally left blank on the face of the final plat.

PD Condition 18: FOR THIS AND ALL FUTURE MODIFICATIONS OR ALLOCATIONS, THE APPLICANT SHALL PROVIDE AN ACCOUNTING OF THE PROPOSED ALLOCATION OF WATER, SEWER AND TRANSPORTATION CAPACITY RESERVED FOR THE PROJECT UNDER

THE CONCURRENCY REQUIREMENTS. THIS MAY BE ACCOMPLISHED BY PROVIDING A TABLE LISTING EACH PHASE OR LOT OF THE DEVELOPMENT WITH THEIR ASSOCIATED WATER, SEWER AND TRANSPORTATION CAPACITY RESERVATIONS TO SHOW THAT THE PROPOSAL IS IN ACCORDANCE WITH THE TOTAL CAPACITIES RESERVED. THIS IS INTENDED SOLELY FOR THE PURPOSE OF TRACKING THE TOTAL AMOUNTS AS THESE AMOUNTS ARE TIED TO THE ENTIRE PROJECT AND NOT TO SPECIFIC PHASES OR LOTS. THE APPLICANT HAS DISCRETION TO ALLOCATE THE RESERVED CAPACITIES TO VARIOUS PHASES OR LOTS WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH SECTION 15 CAPACITY RESERVATIONS OF THE HHDA.

Harbor Hill has provided an updated allocation documenting that the N3 and N5 Divisions have been adequately allocated water, sewer and transportation capacity in accordance with the Development Agreement and this condition.

PD Condition 19: SINGLE FAMILY RESIDENCES WITHIN THE HARBOR HILL PLAT/PRD SHALL NOT EXCEED A TOTAL OF 554 DWELLINGS (ALL DIVISIONS INCLUDING SINGLE FAMILY DEVELOPMENT). EACH SUBSEQUENT APPLICATION FOR CIVIL PLAN REVIEW WITHIN THE UNDEVELOPED S DIVISIONS SHALL PROVIDE A STATEMENT AS TO LOTS REMOVED TO RETURN THE TOTAL NUMBER OF SINGLE FAMILY LOTS WITHIN HARBOR HILL TO THE APPROVED 554 UNITS. AT THE TIME OF THE SOUTH REVISIONS DECISION, THREE (3) EXCESS LOTS REMAIN THAT WILL NEED TO BE REMOVED.

The three lots have been removed with a previous minor preliminary plat revision; therefore, this condition has been intentionally left blank on the face of the final plat.

PD Condition 20: CHANGES TO THE LOT LAYOUT, GRADING AND ALLOWED SETBACKS AND IMPERVIOUS SURFACE LIMITATIONS SHALL BE LIMITED AS PROPOSED TO THE N2 THROUGH N5 DIVISIONS ANALYZED HEREIN. THE RELATED TOTAL OPEN SPACE CALCULATIONS, IMPERVIOUS SURFACE ASSUMPTIONS AND DENSITY APPLY TO THE COMPLIANCE OF THE HARBOR HILL RESIDENTIAL PLAT/PRD WITH APPLICABLE REGULATIONS AND APPLY TO THE DEVELOPMENT AS A WHOLE.

The condition has been addressed on the face of the plat and acknowledged by the property owner.

PD Condition 21: ANY LOT WHOSE MINIMUM SETBACKS ARE INCREASED BY WETLAND BUFFER SETBACKS SHALL BE NOTED ON THE FACE OF THE FINAL PLAT/PRD.

The required wetland buffer setbacks have been included on the final plat.

PD Condition 22: APPLICANT SHALL PROVIDE A REVISED SHEET 65 (OR ADDITIONAL SHEET 65A IF SPACE IS NEEDED) INCLUDING RE-VEGETATION HATCH AND DETAILS CONSISTENT WITH EXHIBIT 6 TO THIS DECISION.

The required revised sheet has been submitted.

PD Condition 23: FINAL GRADING APPROVED WITH THE CIVIL PLANS SHALL DEMONSTRATE COMPLIANCE WITH A MINIMUM OF 25 FEET OF TREE RETENTION IN ALL PERIMETER BUFFER AREAS AS APPROVED WITH THE INITIAL ALTERNATIVE LANDSCAPE PLAN. GRADING SHOWN IN THIS REVISION IS SUBJECT TO THE STRATEGIES INDICATED IN EXHIBIT 5.

The approved civil and landscape plans are compliant with the requirements for the vegetated perimeter buffer, as such, this condition has been intentionally left blank on the face of the final plat.

- C. Meets the requirements of Chapter 58.17 RCW, other applicable state laws, this title and any other applicable city ordinances which were in effect at the time of preliminary plat approval.

The proposed final plat meets the requirements of Chapter 58.17 RCW, the requirements of Title 16 and those of other applicable city ordinances.

- D. **Director's Decision:** Jennifer Kester, Planning Director, recommends that the City Council move to adopt the resolution approving the final plat/PRD for Harbor Hill Divisions N3 and N5.

HARBOR HILL

VOL/PG

DIVISION N3 & N5 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT

PORTION OF THE NW 1/4 & SW 1/4 OF SE 1/4, SECTION 30, TOWNSHIP 22 N, RANGE 2 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

DEDICATION

KNOW ALL MEN (PERSONS) BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) IN FEE SIMPLE OF THE LAND HEREBY SUBDIVIDED, DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME AND DEDICATE TO THE PUBLIC, FOREVER, THE USE OF ALL STREETS AND AVENUES NOT SHOWN AS PRIVATE HEREON AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROADWAY, UTILITY INSTALLATION AND STORM DRAINAGE INSTALLATION, TOGETHER WITH THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS AND BLOCKS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF GIG HARBOR, ITS SUCCESSORS AND ASSIGNS, WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROADS AND/OR DRAINAGE SYSTEMS WITHIN THE SUBDIVISION.

THIS SUBDIVISION, DEDICATION AND WAIVER OF CLAIMS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS. ALSO THE SPECIFIC CONDITIONS AND/OR AGREEMENTS THAT ARE CONDITIONS OF THIS PLAT ARE MADE A PART HERETO AND THE OWNERS AND THEIR ASSIGNS DO HEREBY AGREE TO COMPLY WITH THESE CONDITIONS.

TRACTS 910 AND 914 ARE ACCESS AND UTILITY TRACTS AND ARE HEREBY DONATED TO THE HARBOR HILL MASTER RESIDENTIAL OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT.

TRACTS 900, 901, 902, 903, 904, 909, 911, 913, 915 AND 959 ARE OPEN SPACE TRACTS AND ARE HEREBY DONATED TO THE HARBOR HILL MASTER RESIDENTIAL OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE SET OUR HANDS AND SEALS.

HARBOR HILL LLC, A WASHINGTON LIMITED LIABILITY COMPANY

BY: JON ROSE
ITS: PRESIDENT

ACKNOWLEDGMENTS

STATE OF WASHINGTON }
COUNTY OF } SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT JON ROSE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS PRESIDENT OF HARBOR HILL LLC, A WASHINGTON LIMITED LIABILITY COMPANY, TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____
SIGNATURE: _____
(PRINT NAME)
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT: _____
MY APPOINTMENT EXPIRES: _____

EXISTING LEGAL DESCRIPTION

TRACT 100, HARBOR HILL, DIVISION N2 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT, ACCORDING TO PLAT RECORDED NOVEMBER 26, 2014, UNDER RECORDING NO. 201411265001, RECORDS OF PIERCE COUNTY AUDITOR.

SITUATE IN THE CITY OF GIG HARBOR, COUNTY OF PIERCE, STATE OF WASHINGTON.

CITY OF GIG HARBOR APPROVAL BLOCK

MAYORAL APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2017.

MAYOR, CITY OF GIG HARBOR

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT ALL DELINQUENT ASSESSMENTS FOR WHICH THE PROPERTY MAY HAVE BEEN LIABLE AS OF THE DATE OF CERTIFICATION HAVE BEEN FULLY PAID, SATISFIED OR DISCHARGED.

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2017.

CITY CLERK, CITY OF GIG HARBOR

CITY PLANNING DIRECTOR

I HEREBY CERTIFY THAT THIS PLAT OF HARBOR HILL, DIVISION N3 & N5 IS IN CONFORMANCE WITH THE CITY OF GIG HARBOR COMPREHENSIVE PLAN, ZONING CODE, DEVELOPMENT AGREEMENT, AND APPROVED PLANNED RESIDENTIAL DEVELOPMENT. THE SUBDIVISION COMPLIES WITH THE CITY'S DEVELOPMENT REGULATIONS UNDER GHMC TITLES 16 AND 17.

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2017.

PLANNING DIRECTOR, CITY OF GIG HARBOR, WASHINGTON DATE

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THE LAYOUT OF THE STREETS, ALLEYS AND OTHER RIGHTS OF WAY, SEWER AND WATER SYSTEMS, AND OTHER UTILITY STRUCTURES COMPLY WITH APPLICABLE PROVISIONS OF THE CITY OF GIG HARBOR PUBLIC WORKS CONSTRUCTION STANDARDS.

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2017.

CITY ENGINEER, CITY OF GIG HARBOR, WASHINGTON DATE

COUNTY ASSESSOR-TREASURER

I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREON, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE HAVE BEEN FULLY PAID AND DISCHARGED.

ASSESSOR-TREASURER, PIERCE COUNTY, WASHINGTON DATE

COUNTY RECORDING OFFICIAL'S INFORMATION BLOCK (WAC 332-130-050)

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF HARBOR HILL, DIVISION N3 & N5 CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF HARBOR HILL LLC IN 2016, AND SAID SURVEY WAS BASED UPON AN ACTUAL SURVEY OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 2 EAST AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS ACTUALLY SURVEYED; THAT THE COURSES AND DISTANCES SHOWN HEREON ARE CORRECT; THAT (1) MONUMENTS AS DESCRIBED AND SHOWN HEREON, UNLESS STATED OTHERWISE HEREON, WILL BE OR HAVE BEEN SET AT ALL LOT CORNERS AS SHOWN; (2) MONUMENTS AS DESCRIBED AND SHOWN HEREON AS "SET" WILL BE OR HAVE BEEN SET; AND (3) ALL MONUMENTS DESCRIBED AND SHOWN HEREON THAT ARE SHOWN "TO BE SET" WITHIN THE RIGHT-OF-WAY, WITHIN AND WITHOUT THE BOUNDARY OF THIS SUBDIVISION, WILL BE SET AFTER THE STREET IS PAVED.



Robert Wallis
ROBERT E. WALLIS, PLS
SURVEYOR, CERTIFICATE NO. 18102
TRIAD, A DIVISION OF DAVID EVANS & ASSOCIATES
20300 WOODINVILLE SNOHOMISH RD NE
WOODINVILLE, WASHINGTON 98072
PHONE: (425) 415-2022

NOV 2, 2017

HARBOR HILL, DIVISION N3 & N5

CITY OF GIG HARBOR

FILE NO: _____
CITY OF GIG HARBOR,
PIERCE COUNTY, WASHINGTON

PORTIONS OF THE NW 1/4 AND SW 1/4, BOTH IN THE SE 1/4
SECTION 30, TOWNSHIP 22 NORTH, RANGE 2 EAST, WILLAMETTE
MERIDIAN, PIERCE COUNTY, WASHINGTON.

JOB NO 08-058

SHEET 1 OF 6

RECEIVED BY

NOV 3 2017

CITY OF GIG HARBOR

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 2017 AT _____ M., IN VOL. _____
OF PLATS, AT PAGE _____ AT THE REQUEST OF _____

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS



20300 Woodinville Snohomish Rd NE
Suite A Woodinville, WA 98072
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VOL/PG

HARBOR HILL

DIVISION N3 & N5 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT

PORTION OF THE NW 1/4 & SW 1/4 OF SE 1/4, SECTION 30, TOWNSHIP 22 N., RANGE 2 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

EASEMENT PROVISIONS

DRY UTILITY EASEMENT

AN EASEMENT FOR PUBLIC UTILITY PURPOSES IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE HARBOR HILL MASTER RESIDENTIAL OWNERS ASSOCIATION, CITY OF GIG HARBOR, PENINSULA LIGHT COMPANY, PUGET SOUND ENERGY, CENTURY LINK TELEPHONE COMPANY, COMCAST AND OTHER UTILITY PROVIDERS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER AND ACROSS TRACTS 910 AND 914, THE EXTERIOR 10 FEET OF ALL LOTS ADJOINING TRACT 914, THE EXTERIOR 10 FEET OF LOTS 36, 39 AND 40 ADJOINING TRACT 910 AND THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ADJOINING PUBLIC STREETS WITHIN THIS PLAT, IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL THE NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THEREFOR FOR THE PURPOSE OF SERVING THIS PLAT AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE PARCELS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THE LANDS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY THE PARTY OR PARTIES CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING OR ENLARGING SAID UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES.

CITY OF GIG HARBOR EASEMENTS

1. THE CITY OF GIG HARBOR AND THEIR SUCCESSORS AND ASSIGNS ARE GRANTED AND CONVEYED PUBLIC WATER EASEMENTS UPON THE RECORDING OF THIS PLAT ON TRACTS 910 AND 914, THE EXTERIOR 10 FEET OF ALL LOTS ADJOINING TRACT 914, THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ADJOINING PUBLIC RIGHTS OF WAY AND A 10 FOOT WIDE EASEMENT ON PORTIONS OF LOTS 47 AND 48 AND TRACT 100 AS DEPICTED ON SHEET 6 OF THIS PLAT.

2. THE CITY OF GIG HARBOR AND THEIR SUCCESSORS AND ASSIGNS ARE GRANTED AND CONVEYED SANITARY SEWER EASEMENTS UPON THE RECORDING OF THIS PLAT ON TRACTS 910 AND 914, THE EXTERIOR 10 FEET OF ALL LOTS ADJOINING TRACT 914 AND ON THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ADJOINING PUBLIC RIGHTS OF WAY AND A 15 FOOT WIDE EASEMENT ON PORTIONS OF LOTS 56 AND 57 AND TRACT 915 AS DEPICTED ON SHEET 6 OF THIS PLAT.

3. THE CITY OF GIG HARBOR AND THEIR SUCCESSORS AND ASSIGNS ARE GRANTED AND CONVEYED A PEDESTRIAN EASEMENT UPON THE RECORDING OF THIS PLAT ON THE NORTHEASTERLY 25 FEET OF TRACT 900 AS DEPICTED ON SHEET 5 OF THIS PLAT.

PIERCE COUNTY EASEMENT

PIERCE COUNTY AND THEIR SUCCESSORS AND ASSIGNS ARE GRANTED AND CONVEYED A STORM DRAINAGE EASEMENT UPON THE RECORDING OF THIS PLAT ON PORTIONS OF LOT 40 AND TRACTS 910 AND 911 AS IS SHOWN ON SHEET 6 OF THIS FINAL PLAT.

ASSOCIATION EASEMENTS

THE HARBOR HILL MASTER RESIDENTIAL OWNERS ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY GRANTED AND CONVEYED STORM DRAINAGE EASEMENTS UPON THE RECORDING OF THIS PLAT ON THE EXTERIOR 10 FEET OF ALL LOTS ADJOINING PUBLIC RIGHTS OF WAY, ON THE WEST 10 FEET OF LOT 17 AS DEPICTED ON SHEET 5, ON THE EXTERIOR 10 FEET OF ALL LOTS ADJOINING TRACT 914, A 15 FOOT WIDE EASEMENT ON PORTIONS OF LOTS 53 AND 54 AS DEPICTED ON SHEET 6 AND THE EXTERIOR 5 FEET OF LOT 38 ADJOINING TRACT 910. THE HARBOR HILL MASTER RESIDENTIAL OWNERS ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN AND REPAIR THIS STORM DRAINAGE SYSTEM.

THE HARBOR HILL MASTER RESIDENTIAL OWNERS ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY GRANTED AND CONVEYED ROCKERY EASEMENTS UPON THE RECORDING OF THIS PLAT ON THE SOUTHERLY 5 FEET OF LOT 48 ADJOINING TRACT 913, THE WESTERLY 5 FEET OF LOT 41 AND THAT PORTION OF THE WESTERLY 5 FEET OF LOT 42 ADJOINING TRACT 911 AS DEPICTED ON SHEET 6 OF THIS PLAT. THE HARBOR HILL MASTER RESIDENTIAL OWNERS ASSOCIATION AND ITS SUCCESSORS AND ASSIGNS SHALL MAINTAIN AND REPAIR THE ROCKERIES IN THESE LOCATIONS.

PRIVATE EASEMENTS

THE OWNERS OF LOTS 38 THROUGH 41 INCLUSIVE AND THEIR SUCCESSORS AND ASSIGNS ARE GRANTED AND CONVEYED AN EASEMENT FOR ACCESS, UTILITY, AND STORM WATER FACILITIES WITHIN TRACT 910 UPON THE RECORDING OF THIS PLAT. THE OWNERS OF LOTS 45 THROUGH 50 INCLUSIVE AND THEIR SUCCESSORS AND ASSIGNS ARE GRANTED AND CONVEYED AN EASEMENT FOR ACCESS, UTILITY, AND STORM WATER FACILITIES WITHIN TRACT 914 UPON THE RECORDING OF THIS PLAT.

THE OWNER OF LOT 56 AND ITS SUCCESSORS AND ASSIGNS ARE HEREBY GRANTED AND CONVEYED A PERPETUAL EXCLUSIVE EASEMENT FOR ALL LAWN PURPOSES, INCLUDING WITHOUT LIMITATION THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPLACEMENT, REPAIR, AND USE OF LANDSCAPING, FENCING, WALLS, SIDEWALKS, AND OTHER LAWN STRUCTURES, WITHIN THE SOUTH 2.5 FEET OF LOT 57. THE OWNER OF SAID LOT 57 SHALL HAVE NO RIGHT TO ENTER, USE, OR MAKE ALTERATIONS OR IMPROVEMENTS WITHIN THE EASEMENT AREA DESCRIBED IN THIS PARAGRAPH.

PLANNED RESIDENTIAL DEVELOPMENT NOTES

THIS SITE HAS BEEN DEVELOPED UNDER THE PROVISIONS OF CHMC 17.89 PLANNED RESIDENTIAL DEVELOPMENTS (PRD). THIS FINAL PRD IS BASED ON THE APPROVED HARBOR HILL PRELIMINARY PRD APPROVED INITIALLY ON DECEMBER 30, 2010 (CASE PL-PRD-08-0001) AND MODIFIED ON AUGUST 2, 2013 (CASE PL-PRD-13-0001). REQUIRED OPEN SPACES IN THESE DIVISIONS ON TRACTS 900, 901, 902, 903, 904, 908, 911, 913, 915 AND 959. OPEN SPACES SHALL BE MAINTAINED AND USED CONSISTENT WITH THE APPROVED PLANS ON FILE WITH THE CITY. PROPOSED CHANGES TO THESE AREAS INCLUDING THE REMOVAL OF VEGETATION SHALL BE REVIEWED AND APPROVED BY THE CITY OF GIG HARBOR.

| TRACT | PRIMARY USES WITHIN OPEN SPACES |
|-------|--|
| 100 | FUTURE DEVELOPMENT TRACT |
| 900 | INTERIOR GREENBELT BUFFER |
| 901 | PERIMETER GREENBELT BUFFER |
| 902 | INTERIOR GREENBELT BUFFER |
| 903 | INTERIOR GREENBELT BUFFER |
| 904 | INTERIOR GREENBELT BUFFER |
| 909 | PERIMETER GREENBELT, BUFFER |
| 911 | WETLAND, NATIVE GROWTH PROTECTION AREA |
| 913 | WETLAND, NATIVE GROWTH PROTECTION AREA |
| 915 | PERIMETER GREENBELT, BUFFER |
| 959 | INTERIOR GREENBELT BUFFER |

THE DEVELOPMENT OF THE LOTS WITHIN THIS PRD IS SUBJECT TO THE FOLLOWING MODIFIED DEVELOPMENT STANDARDS:

1. LOTS 1 THROUGH 36 OF DIVISION N3 AND LOTS 37 THROUGH 62 OF DIVISION N5 ARE FRONT LOAD LOTS.

| 2. LOT WIDTH: | (MEASURED AT APPROXIMATE MID POINT OF LOT) |
|---|--|
| DIVISION N3 | |
| 60 FOOT WIDE LOTS (LOTS 3-8, 12-17, 27-28, 31-36) | 20 |
| 62 TO 70 FOOT WIDE LOTS (LOTS 1-2, 10-11, 18-20, 24-26) | 10 |
| 70 TO 86 FOOT WIDE (LOT 9, 21-23, 29-30) | 6 |
| TOTAL NO. LOTS | 39 |
| DIVISION N5 | |
| 60 FOOT WIDE LOTS (LOTS 37-40, 49, 51-52, 54-55, 58-61) | 13 |
| 62 TO 89.9 FOOT WIDE (LOTS 41-44, 46-48, 53, 56-57, 62) | 11 |
| 70 TO 78 FOOT WIDE (LOTS 45 AND 50) | 2 |
| TOTAL NO. LOTS | 25 |

3. BUILDING SETBACKS: SIDE YARD SETBACK LINE: 5-FOOT MINIMUM
SIDE YARD SETBACK LINE ALONG STREET RIGHTS OF WAY: 10-FOOT MINIMUM (LOTS 18, 23, 29 AND 30 OF DIVISION N3 AND LOT 62 OF DIVISION N5)
FRONT AND REAR SETBACK LINE: 10-FOOT MINIMUM EACH WITH A COMBINED MINIMUM OF 28-FOOT DRIVEWAY: 18 FOOT MINIMUM

4. IMPERVIOUS SURFACES: THE MAXIMUM IMPERVIOUS AREA FOR INDIVIDUAL LOTS WITHIN THIS PLAT SHALL BE 75% (THIS INCLUDES ALL PAVED AND ROOF AREAS).
5. MAXIMUM BUILDING HEIGHT: THE MAXIMUM BUILDING HEIGHT ON ALL SINGLE FAMILY LOTS IS 35 FEET.

CITY OF GIG HARBOR FILE NO. FP _____

TRACT NOTE

TRACT 100 AS SHOWN ON THIS PLAT IS A FUTURE DEVELOPMENT TRACT AND IS RETAINED BY HARBOR HILL LLC, A WASHINGTON LIMITED LIABILITY COMPANY.

NOTES

- WARNING: CITY OF GIG HARBOR HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE PRIVATE ROADWAYS OR DRIVEWAYS WITHIN, OR PROVIDING ACCESS TO, PROPERTY DESCRIBED IN THIS PLAT.
- MAINTAINING ADEQUATE SITE DISTANCE AT ALL VEHICULAR ACCESS POINTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY OF GIG HARBOR HAS NO RESPONSIBILITY TO MAINTAIN ADEQUATE SITE DISTANCE AT PRIVATE ACCESS POINTS LOCATED WITHIN THIS PLAT.
- INCREASED STORMWATER RUNOFF FROM THE ROAD(S), BUILDING, DRIVEWAY AND PARKING AREAS SHALL NOT BE DIRECTED TO CITY INFRASTRUCTURE. INCREASED STORM WATER RUNOFF SHALL BE RETAINED/DETAINED BY AN OFFSITE REGIONAL FACILITY.
- WHERE SEASONAL DRAINAGE CROSSES SUBJECT PROPERTY, NO DISRUPTION OF THE NATURAL FLOW SHALL BE PERMITTED.
- STORMWATER/DRAINAGE EASEMENTS ARE HEREBY GRANTED FOR THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS DELINEATED ON THIS PLAT. NO ENCROACHMENT WILL BE PLACED WITHIN THE EASEMENTS SHOWN ON THE PLAT THAT MAY DAMAGE OR INTERFERE WITH THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES. MAINTENANCE AND EXPENSE THEREOF OF THE UTILITIES AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR ITS HEIRS OR ASSIGNS, AS NOTED UNDER THE STORMWATER MAINTENANCE AGREEMENT FOR THE PLAT.
- IRRIGATION WITHIN PLANTER STRIPS ADJOINING ALL TRACTS WITHIN THIS PLAT TO BE MAINTAINED BY THE HARBOR HILL MASTER RESIDENTIAL OWNERS ASSOCIATION (HOA). IRRIGATION METERS ARE TO BE PRIVATE WITH WATER METER CHARGES TO BE PAID BY THE HOA.
- IRRIGATION WITHIN PLANTER STRIPS ADJOINING EACH INDIVIDUAL LOT WITHIN THIS PLAT TO BE MAINTAINED BY THE OWNERS OF THE ADJOINING LOT.
- PORTIONS OF THIS PLAT, INCLUDING TRACT 100, MAY BE FURTHER DIVIDED OR SUBDIVIDED AS SHOWN ON THE PRELIMINARY PLAT APPROVED BY THE CITY OF GIG HARBOR.
- STORMWATER RUNOFF FROM BUILDINGS AND PARKING SURFACES SHALL BE SHOWN ON INDIVIDUAL BUILDING PERMITS FOR LOTS, INCLUDING DRYWELL SIZING OR STORM DRAIN CONNECTION POINTS.
- PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SR 3500 EQUIPMENT. MONUMENT POSITIONS THAT WERE NOT DIRECTLY OBSERVED USING GPS SURVEY TECHNIQUES WERE TIED INTO THE CONTROL POINTS UTILIZING LEICA ELECTRONIC TOTAL STATIONS FOR THE MEASUREMENT OF BOTH ANGLES AND DISTANCES. THIS SURVEY MEETS OR EXCEEDS THE STANDARDS SET BY WAC 332-130-090.
- PROPERTY CORNERS WILL BE SET AS FOLLOWS UNLESS OTHERWISE SPECIFIED:
 - SET "X" X 24" REBAR WITH CAP "LS NO. 18102" OR TACK IN LEAD WITH WASHER STAMPED "18102" AT LOT CORNERS
 - TACK IN LEAD WITH WASHER STAMPED 18102 IN THE ADJOINING CURB ON THE EXTENSION OF THE SIDE LOT LINES

| LOT ADDRESS TABLE - DIVISION N3 | | | |
|---------------------------------|---------------------|-----|---------------------|
| LOT | ADDRESS | LOT | ADDRESS |
| 1 | 11606 ARROWHEAD DR. | 19 | 4534 COPPER CT. |
| 2 | 11604 ARROWHEAD DR. | 20 | 4512 COPPER CT. |
| 3 | 11602 ARROWHEAD DR. | 21 | 4496 COPPER CT. |
| 4 | 11574 ARROWHEAD DR. | 22 | 4488 COPPER CT. |
| 5 | 11572 ARROWHEAD DR. | 23 | 4477 COPPER CT. |
| 6 | 11568 ARROWHEAD DR. | 24 | 4481 COPPER CT. |
| 7 | 11566 ARROWHEAD DR. | 25 | 4493 COPPER CT. |
| 8 | 11554 ARROWHEAD DR. | 26 | 4505 COPPER CT. |
| 9 | 11552 ARROWHEAD DR. | 27 | 4527 COPPER CT. |
| 10 | 11548 ARROWHEAD DR. | 28 | 4531 COPPER CT. |
| 11 | 11546 ARROWHEAD DR. | 29 | 4553 COPPER CT. |
| 12 | 11534 ARROWHEAD DR. | 30 | 11553 ARROWHEAD DR. |
| 13 | 11532 ARROWHEAD DR. | 31 | 11563 ARROWHEAD DR. |
| 14 | 11528 ARROWHEAD DR. | 32 | 11565 ARROWHEAD DR. |
| 15 | 11526 ARROWHEAD DR. | 33 | 11567 ARROWHEAD DR. |
| 16 | 11514 ARROWHEAD DR. | 34 | 11573 ARROWHEAD DR. |
| 17 | 11512 ARROWHEAD DR. | 35 | 11601 ARROWHEAD DR. |
| 18 | 4556 COPPER CT. | 36 | 11605 ARROWHEAD DR. |

| LOT ADDRESS TABLE - DIVISION N5 | | | |
|---------------------------------|---------------------|-----|---------------------|
| LOT | ADDRESS | LOT | ADDRESS |
| 37 | 11908 ARROWHEAD DR. | 50 | 11786 ARROWHEAD DR. |
| 38 | 11906 ARROWHEAD DR. | 51 | 11701 ARROWHEAD DR. |
| 39 | 11904 ARROWHEAD DR. | 52 | 11725 ARROWHEAD DR. |
| 40 | 11902 ARROWHEAD DR. | 53 | 11747 ARROWHEAD DR. |
| 41 | 11894 ARROWHEAD DR. | 54 | 11761 ARROWHEAD DR. |
| 42 | 11872 ARROWHEAD DR. | 55 | 11773 ARROWHEAD DR. |
| 43 | 11858 ARROWHEAD DR. | 56 | 11785 ARROWHEAD DR. |
| 44 | 11846 ARROWHEAD DR. | 57 | 11803 ARROWHEAD DR. |
| 45 | 11814 ARROWHEAD DR. | 58 | 11827 ARROWHEAD DR. |
| 46 | 11812 ARROWHEAD DR. | 59 | 11841 ARROWHEAD DR. |
| 47 | 11806 ARROWHEAD DR. | 60 | 11853 ARROWHEAD DR. |
| 48 | 11798 ARROWHEAD DR. | 61 | 11865 ARROWHEAD DR. |
| 49 | 11792 ARROWHEAD DR. | 62 | 11877 ARROWHEAD DR. |



HARBOR HILL, DIVISION N3 & N5

CITY OF GIG HARBOR
FILE NO: _____
CITY OF GIG HARBOR,
PIERCE COUNTY, WASHINGTON

triad

20300 Woodmoor/le Snohomish Rd NE • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5059 w: triadassociates.net

JOB NO 08-058
SHEET 2 OF 6

HARBOR HILL

DIVISION N3 & N5 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT

PORTION OF THE NW 1/4 & SW 1/4 OF SE 1/4, SECTION 30, TOWNSHIP 22 N, RANGE 2 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

CITY OF GIG HARBOR CONDITIONS

1. THE APPLICANT SHALL COMPLY WITH ALL MITIGATION MEASURES FOUND IN THE MITIGATED DETERMINATION OF NON SIGNIFICANCE (SEPA 08-0034) ISSUED FOR THE PROPOSAL, OR AS SUBSEQUENTLY AMENDED.
2. ALL PERIMETER LANDSCAPING BUFFERS SHALL BE VEGETATED TO MEET THE STANDARDS OF GHMC 17.70.060, AS AMENDED THROUGH THE ALTERNATIVE LANDSCAPE PLAN APPROVED BY THE HEARING EXAMINER. THIS REQUIREMENT SHALL BE MET PRIOR TO APPROVAL OF THE FINAL PLAT.
3. FIRE FLOW REQUIREMENTS SHALL BE MET. LOCATION AND MANNER OF FIRE LANE MARKINGS SHALL BE PROVIDED AT TIME OF CIVIL REVIEW.
4. CITY FORCES MAY REMOVE ANY TRAFFIC CONTROL DEVICE CONSTRUCTED WITHIN THE CITY RIGHT OF WAY NOT APPROVED BY THE OPERATIONS AND ENGINEERING DIVISION. ANY LIABILITY INCURRED BY THE CITY DUE TO NON-COMFORMANCE BY THE APPLICANT SHALL BE TRANSFERRED TO THE APPLICANT.
5. A ROAD ENCROACHMENT PERMIT SHALL BE ACQUIRED FROM THE CITY PRIOR TO ANY CONSTRUCTION WITHIN CITY RIGHT OF WAY, INCLUDING UTILITY WORK, IMPROVEMENTS TO THE CURB, CUTTER, AND SIDEWALK, ROADWAY SHOULDERS AND DITCHES, AND INSTALLATION OF CULVERTS. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO THE CITY'S PUBLIC WORKS STANDARDS AND STORMWATER DESIGN MANUAL.
6. PERMANENT SURVEY CONTROL MONUMENTS SHALL BE PLACED TO ESTABLISH PUBLIC STREET CENTERLINES, INTERSECTIONS, ANGLE POINTS, CURVES, SUBDIVISION BOUNDARIES AND OTHER POINTS OF CONTROL. A MINIMUM OF TWO PERMANENT SURVEY CONTROL MONUMENTS SHALL BE INSTALLED AT LOCATIONS DETERMINED BY THE CITY IN ACCORDANCE WITH THE CITY'S PUBLIC WORKS STANDARDS AND RECORDED WITH THE PIERCE COUNTY SURVEY CONTROL DIVISION PRIOR TO FINAL ENGINEERING APPROVAL OF CIVIL IMPROVEMENTS.
7. IRRIGATION AND MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR ITS HEIRS OR ASSIGNS.
8. THE FINAL PLAT MAP SHALL NOTE (WHERE IN QUOTES) OR DELINEATE THE FOLLOWING:
 - A) "WARNING: CITY OF GIG HARBOR HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE PRIVATE ROADWAYS OR DRIVEWAYS WITHIN, OR PROVIDING ACCESS TO, PROPERTY DESCRIBED IN THIS PLAT."
 - B) "MAINTAINING ADEQUATE SITE DISTANCE AT ALL VEHICULAR ACCESS POINTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. THE CITY OF GIG HARBOR HAS NO RESPONSIBILITY TO MAINTAIN ADEQUATE SITE DISTANCE AT PRIVATE ACCESS POINTS LOCATED WITHIN THIS PLAT."
 - C) "INCREASED STORMWATER RUNOFF FROM THE ROAD(S), BUILDING, DRIVEWAY AND PARKING AREAS SHALL NOT BE DIRECTED TO CITY INFRASTRUCTURE. INCREASED STORMWATER RUNOFF SHALL BE RETAINED/DETAINED ON SITE UNLESS IT IS PROVEN TO BE ADEQUATELY RETAINED/DETAINED BY AN OFFSITE REGIONAL FACILITY."
 - D) "WHERE SEASONAL DRAINAGE CROSSES SUBJECT PROPERTY, NO DISRUPTION OF THE NATURAL FLOW SHALL BE PERMITTED."
 - E) "STORMWATER FOR RUNOFF FROM BUILDINGS AND PARKING SURFACES SHALL BE SHOWN ON INDIVIDUAL BUILDING LOTS, INCLUDING DRYWELL SIZING OR STORM DRAIN CONNECTION POINTS."
 - F) IF PRIVATE ROADWAYS ARE PROPOSED THEN PROVISIONS SHALL BE MADE FOR THE ROADS AND EASEMENTS TO BE OPEN AT ALL TIMES FOR EMERGENCY AND PUBLIC SERVICE VEHICLE USE.
 - G) LEFT BLANK INTENTIONALLY.
 - H) "STORMWATER/DRAINAGE EASEMENTS ARE HEREBY GRANTED FOR THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS DELINEATED ON THIS SITE PLAN. NO ENCROACHMENT WILL BE PLACED WITHIN THE EASEMENTS SHOWN ON THE PLAT THAT MAY DAMAGE OR INTERFERE WITH THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES, MAINTENANCE AND EXPENSE THEREOF OF THE UTILITIES AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR ITS HEIRS OR ASSIGNS, AS NOTED UNDER THE STORMWATER MAINTENANCE AGREEMENT FOR THE PLAT."
 - I) "THIS PLAT IS SUBJECT TO SANITARY SEWER MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBERS 201604270017 AND 201604270024."
 - J) AN ASSOCIATION OF OWNERS SHALL BE FORMED AND CONTINUED FOR THE PURPOSE OF MAINTAINING THE COMMON OPEN SPACE. THE ASSOCIATION SHALL BE CREATED AS AN ASSOCIATION OF OWNERS UNDER THE LAWS OF THE STATE AND SHALL ADOPT AND PROPOSE ARTICLES OF INCORPORATION OR ASSOCIATION AND BYLAWS, AND ADOPT AND IMPROVE A DECLARATION OF COVENANTS AND RESTRICTIONS ON THE COMMON OPEN SPACE THAT ARE ACCEPTABLE TO THE CITY IN PROVIDING FOR THE CONTINUING CARE OF THE SPACE. NO COMMON OPEN SPACE MAY BE PUT TO A USE NOT SPECIFIED IN THE FINAL DEVELOPMENT PLAN UNLESS THE FINAL DEVELOPMENT PLAN IS FIRST AMENDED TO PERMIT THE USE. NO CHANGE OF USE MAY BE CONSIDERED AS A WAIVER OF ANY OF THE COVENANTS LIMITING THE USE OF COMMON OPEN SPACE AREA, AND ALL RIGHTS TO ENFORCE THESE COVENANTS AGAINST ANY USE PERMITTED ARE EXPRESSLY RESERVED TO THE CITY AS WELL AS THE OWNERS. ALTERNATIVELY, THE COMMON OPEN SPACE MAY BE CONVEYED TO A PUBLIC AGENCY WHICH AGREES TO MAINTAIN THE COMMON OPEN SPACE AND ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, WHICH HAVE BEEN PLACED UPON IT.
 - K) ANY DEDICATION, DONATION OR GRANT AS SHOWN ON THE FACE OF THE PLAT SHALL BE CONSIDERED TO ALL INTENTS AND PURPOSES AS A QUITCLAIM DEED TO THE SAID DONEE(S) GRANTEE(S) FOR HIS/HER/THIR USE FOR THE PURPOSE INTENDED BY THE DONOR(S) OR GRANTOR(S).
 - L) SINCE THE PLAT IS SUBJECT TO A DEDICATION, THE CERTIFICATE OR A SEPARATE WRITTEN INSTRUMENT SHALL CONTAIN THE DEDICATION OF ALL STREETS AND OTHER AREAS TO THE PUBLIC AND INDIVIDUAL(S), RELIGIOUS SOCIETIES) OR TO ANY CORPORATION, PUBLIC OR PRIVATE, AS SHOWN ON THE PLAT, AND A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROAD. SAID CERTIFICATE OR INSTRUMENT OF DEDICATION SHALL BE SIGNED AND ACKNOWLEDGED BEFORE A NOTARY PUBLIC BY ALL PARTIES HAVING ANY OWNERSHIP INTEREST IN THE LANDS SUBDIVIDED AND RECORDED AS PART OF THE FINAL PLAT.
 - M) ANY DEDICATION FILED FOR RECORD SHALL BE ACCOMPANIED BY A TITLE REPORT CONFIRMING THAT THE TITLE OF THE LANDS AS DESCRIBED AND SHOWN ON SAID PLAT IS IN THE NAME OF THE OWNERS SIGNING THE CERTIFICATE OR INSTRUMENT OF DEDICATION.
 - N) SCHOOL IMPACT FEES AS REQUIRED BY GHMC 19.12.050(9)(11) SHALL BE COLLECTED FOR ALL RESIDENTIAL DEVELOPMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 - O) LEFT BLANK INTENTIONALLY.
 - P) THE APPLICANT SHALL COMPLY WITH ALL OF THE TERMS OF THE DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF GIG HARBOR AND HARBOR HILL LLC, FOR THE HARBOR HILL DEVELOPMENT, DATED NOVEMBER 9, 2010 (OR ANY SUBSEQUENT AMENDMENTS).
 - Q) LEFT BLANK INTENTIONALLY.
 - R) LEFT BLANK INTENTIONALLY.
 - S) FOR THIS AND ALL FUTURE MODIFICATIONS OR ALLOCATIONS, THE APPLICANT SHALL PROVIDE AN ACCOUNTING OF THE PROPOSED ALLOCATION OF WATER, SEWER AND TRANSPORTATION CAPACITY RESERVED FOR THE PROJECT UNDER THE CONCURRENT REQUIREMENTS. THIS MAY BE ACCOMPLISHED BY PROVIDING A TABLE LISTING EACH PHASE OR LOT OF THE DEVELOPMENT WITH THEIR ASSOCIATED WATER, SEWER AND TRANSPORTATION CAPACITY RESERVATIONS TO SHOW THAT THE PROPOSAL IS IN ACCORDANCE WITH THE TOTAL CAPACITIES RESERVED. THIS IS INTENDED SOLELY FOR THE PURPOSE OF TRACKING THE TOTAL AMOUNTS AS THESE AMOUNTS ARE TIED TO THE ENTIRE PROJECT AND NOT TO SPECIFIC PHASES OR LOTS. THE APPLICANT HAS DISCRETION TO ALLOCATE THE RESERVED CAPACITIES TO VARIOUS PHASES OR LOTS WITHIN THE PROJECT LIMITS IN ACCORDANCE WITH SECTION 15 CAPACITY RESERVATIONS OF THE RHDA.
 - T) LEFT BLANK INTENTIONALLY.
 - U) CHANGES TO THE LOT LAYOUT, GRADING AND ALLOWED SETBACKS AND IMPERVIOUS SURFACE LIMITATIONS SHALL BE LIMITED AS PROPOSED TO THE TOTAL THROUGHOUT THE PROJECT. THE RELATED TOTAL OPEN SPACE CALCULATIONS, IMPERVIOUS SURFACE ASSUMPTIONS AND DENSITY APPLY TO THE COMPLIANCE OF THE HARBOR HILL RESIDENTIAL PLAT/PRD WITH APPLICABLE REGULATIONS AND APPLY TO THE DEVELOPMENT AS A WHOLE.
 - V) ANY LOT WHOSE MINIMUM SETBACKS ARE INCREASED BY WETLAND BUFFER SETBACKS SHALL BE NOTED ON THE FACE OF THE FINAL PLAT/PRD.
 - W) LEFT BLANK INTENTIONALLY.
 - X) FINAL GRADING APPROVED WITH THE CIVIL PLANS SHALL DEMONSTRATE COMPLIANCE WITH A MINIMUM OF 25 FEET OF TREE RETENTION IN ALL PERIMETER BUFFER AREAS AS APPROVED WITH THE INITIAL ALTERNATIVE LANDSCAPE PLAN. GRADING SHOWN IN THIS REVISION IS SUBJECT TO THE STRATEGIES INDICATED IN EXHIBIT 5.

EXCEPTIONS NOTED IN TITLE REPORT

PER FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE NO. 2803787, DATED JULY 6, 2017 AND SUPPLEMENTAL REPORT 1, DATED AUGUST 14, 2017.

2. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF GIG HARBOR AND HARBOR HILL LLC, FOR HARBOR HILL DEVELOPMENT" RECORDED: NOVEMBER 16, 2010
RECORDING NO.: 20101166780
SAID INSTRUMENT ALSO RECORDED NOVEMBER 24, 2010 UNDER RECORDING NO. 201011241249.
MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
RECORDING INFORMATION: 201212045216, 201405010313
3. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "JOINDER AGREEMENT" RECORDED: DECEMBER 2, 2010
RECORDING NO.: 20101020286
4. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY HARBOR HILL DIVISION 1A RECORDED UNDER RECORDING NUMBER 20102425501.
5. COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILY STATUS, OR NATIONAL ORIGIN TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES.
RECORDING INFORMATION: 201204255038
MODIFICATION AND/OR AMENDMENT THEREBY BY INSTRUMENT RECORDED UNDER 201312040142, 201312040143, 201405220330 AND 201406080130.
6. PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE HARBOR HILL MASTER RESIDENTIAL OWNERS ASSOCIATION, AND ANY TAX FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION.
7. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY HARBOR HILL DIVISION N2 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT RECORDED UNDER RECORDING NUMBER 201312045002.
8. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDED: JANUARY 15, 2014
RECORDING INFORMATION: 201401150839
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM
9. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY HARBOR HILL DIVISION N2 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT RECORDED UNDER RECORDING NUMBER 201411265001.
10. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STORM WATER FACILITIES MAINTENANCE AGREEMENT AND RESTRICTIVE COVENANT", RECORDING NO. 201604270018.
11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SANITARY SEWER FACILITIES EASEMENT AND MAINTENANCE AGREEMENT", RECORDING NO. 201604270017.
12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SANITARY SEWER FACILITIES MAINTENANCE AGREEMENT AND RESTRICTIVE COVENANT", RECORDING NO. 201604270024.
13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STORM WATER FACILITIES EASEMENT AND MAINTENANCE AGREEMENT", RECORDING NO. 201604270023.
14. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 201705280901
IN FAVOR OF: PUGET SOUND ENERGY, INC., A WASHINGTON CORPORATION
FOR: ELECTRIC AND/OR GAS TRANSMISSION AND/OR DISTRIBUTION SYSTEM
AFFECTS: 10' WIDE EASEMENT CENTERED ON AS-CONSTRUCTED FACILITIES
SAID INSTRUMENT IS ALSO RECORDED UNDER RECORDING NO. 201708220815.
15. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 200607260897
IN FAVOR OF: CITY OF GIG HARBOR
FOR: POWERLINE
16. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 200607260898
IN FAVOR OF: CITY OF GIG HARBOR
FOR: WATERLINE



HARBOR HILL, DIVISION N3 & N5

CITY OF GIG HARBOR
FILE NO: _____
CITY OF GIG HARBOR,
PIERCE COUNTY, WASHINGTON

triad

20300 Woodinville Snohomish Rd NE • Woodinville, WA 98072
p: 425-415-2000 f: 425-486-5059 w: triadassessors.net

JOB NO 08-058
SHEET 3 OF 6

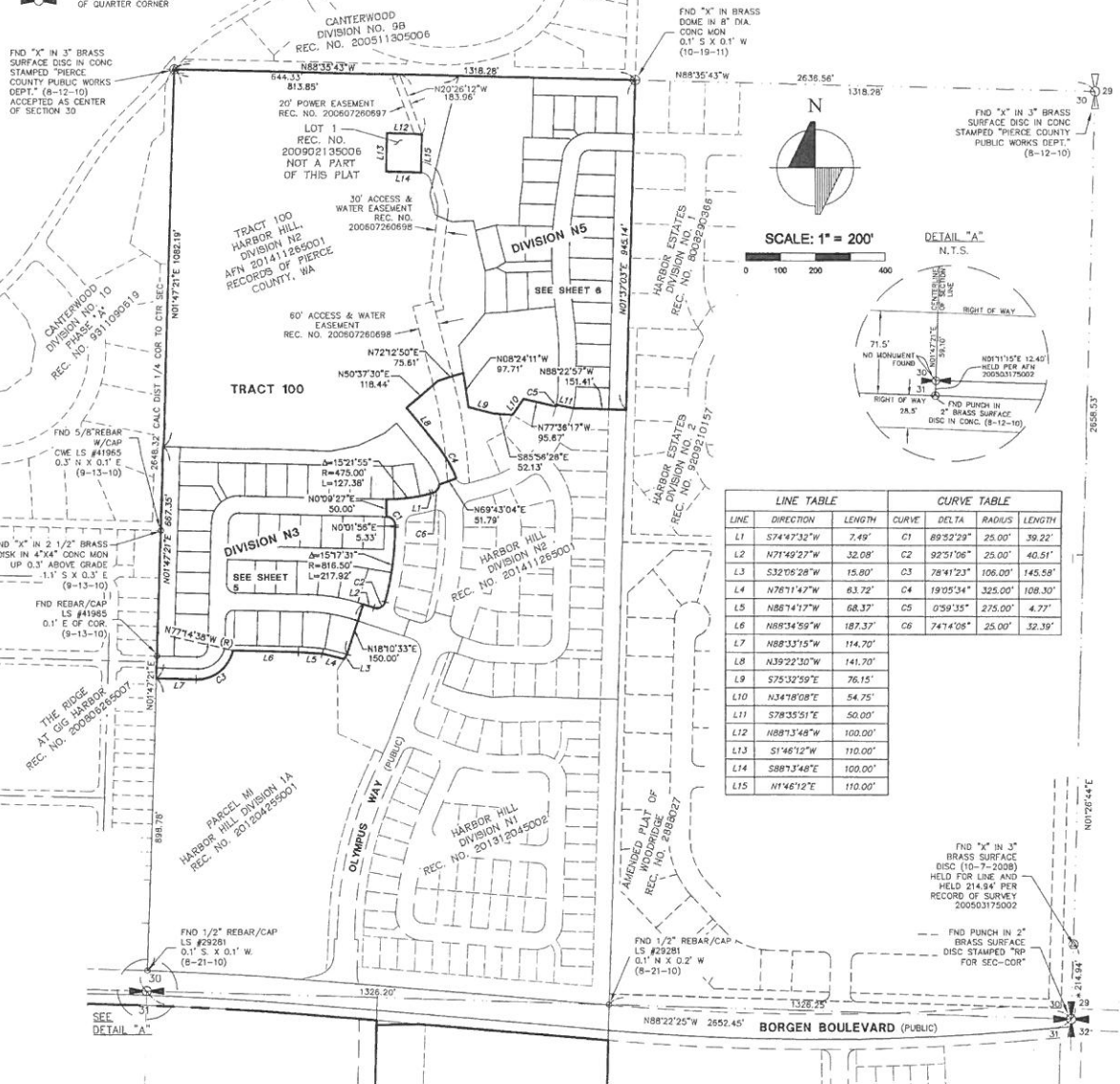
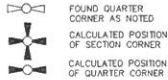
CITY OF GIG HARBOR FILE NO. FP _____

HARBOR HILL

DIVISION N3 & N5 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT

PORTION OF THE NW 1/4 & SW 1/4 OF SE 1/4, SECTION 30, TOWNSHIP 22 N., RANGE 2 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

CONTROL LEGEND



SCALE: 1" = 200'

DETAIL "A"

N.T.S.

| LINE TABLE | | | CURVE TABLE | | |
|------------|-------------|---------|-------------|-----------|---------|
| LINE | DIRECTION | LENGTH | CURVE | DELTA | RADIUS |
| L1 | S74°47'32"W | 7.49' | C1 | 89°32'29" | 25.00' |
| L2 | N71°49'27"W | 32.08' | C2 | 92°51'06" | 25.00' |
| L3 | S32°05'28"W | 15.80' | C3 | 78°41'23" | 106.00' |
| L4 | N76°11'47"W | 63.72' | C4 | 19°05'34" | 325.00' |
| L5 | N88°74'17"W | 68.37' | C5 | 0°59'35" | 275.00' |
| L6 | N88°34'59"W | 187.37' | C6 | 74°44'08" | 25.00' |
| L7 | N88°33'15"W | 114.70' | | | |
| L8 | N39°22'30"W | 141.70' | | | |
| L9 | S75°32'59"E | 76.15' | | | |
| L10 | N34°78'08"E | 54.75' | | | |
| L11 | S78°35'51"E | 50.00' | | | |
| L12 | N88°13'48"W | 100.00' | | | |
| L13 | S1°46'12"W | 110.00' | | | |
| L14 | S88°13'48"E | 100.00' | | | |
| L15 | N1°46'12"E | 110.00' | | | |

HORIZONTAL DATUM

NAD 83 (WASHINGTON STATE PLANE COORDINATE SYSTEM - WA SOUTH)

BASIS OF BEARINGS

HELD A BEARING OF N 1° 26' 46" E FROM THE MON IN CASE AT THE SOUTHEAST CORNER OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 2 EAST TO A PUNCH IN 3" BRASS DISC AT THE EAST QUARTER CORNER OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 2 EAST

CITY OF GIG HARBOR FILE NO. FP



HARBOR HILL, DIVISION N3 & N5

CITY OF GIG HARBOR

FILE NO:
CITY OF GIG HARBOR,
PIERCE COUNTY, WASHINGTON

triad

20300 Woodinville Snohomish Rd NE • Woodinville, WA 98072
p: 425.415.2000 f: 425.484.5059 w: triadassessments.net

JOB NO 08-058

SHEET 4 OF 6

HARBOR HILL

DIVISION N3 & N5 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT

PORTION OF THE NW 1/4 & SW 1/4 OF SE 1/4, SECTION 30, TOWNSHIP 22 N., RANGE 2 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON



SCALE: 1" = 60'

CANTERWOOD
AFN 9311090619
RECORDS OF PIERCE
COUNTY, WA

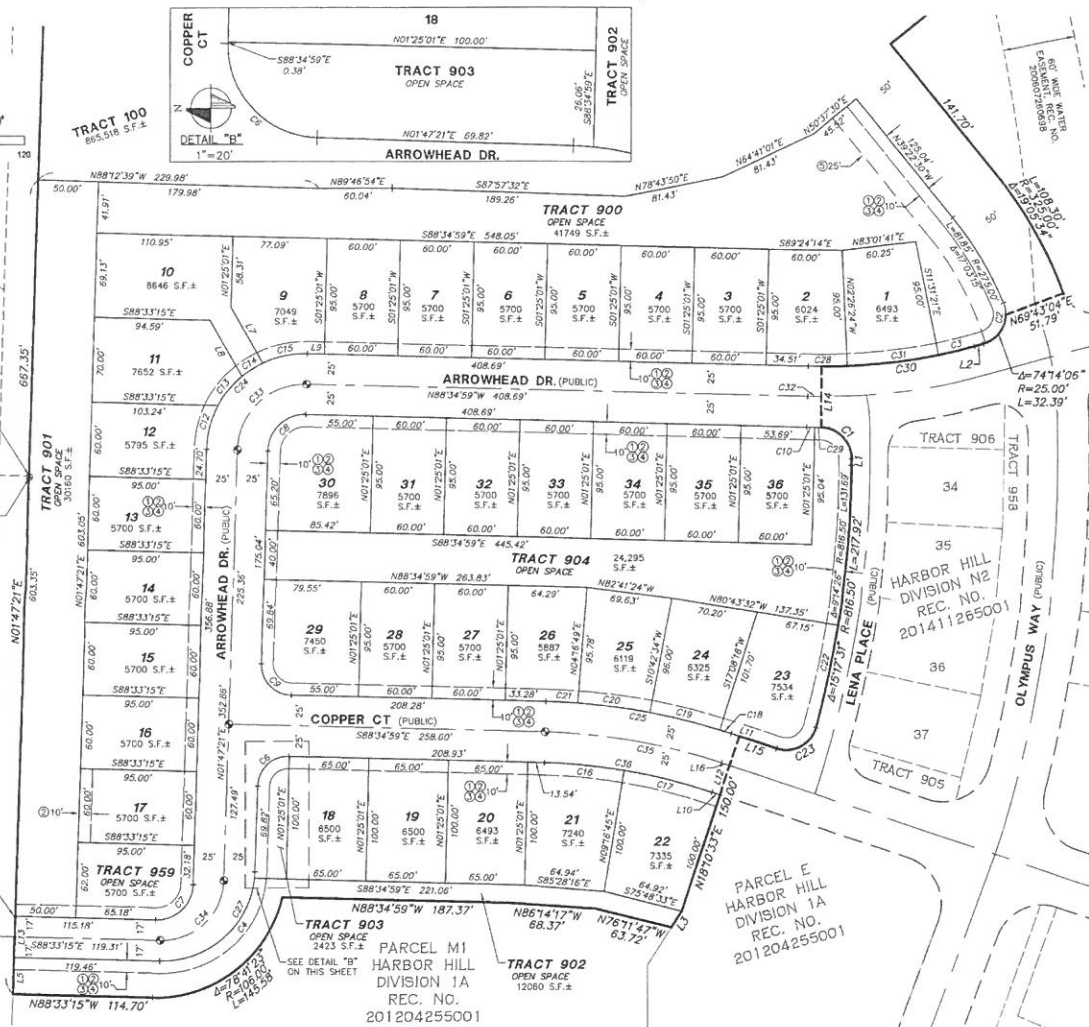
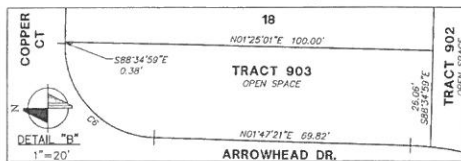
FIND 5/8" REBAR W/CAP
ONE 15 #1065
N X 0.1" E
(9-13-10)

THE RIDGE AT
GIG HARBOR
AFN 200806265007
RECORDS OF PIERCE
COUNTY, WA

FIND REBAR/CAP
0.1" E OF COR.
(9-13-10)

| CURVE TABLE | | | | CURVE TABLE | | | |
|-------------|------------|---------|---------|-------------|-----------|---------|---------|
| CURVE | DELTA | RADIUS | LENGTH | CURVE | DELTA | RADIUS | LENGTH |
| C1 | 89°52'29" | 25.00' | 39.22' | C21 | 2°51'48" | 525.00' | 26.24' |
| C2 | 97°06'47" | 25.00' | 42.37' | C22 | 6°03'05" | 816.50' | 86.24' |
| C3 | 3°41'06" | 475.00' | 30.55' | C23 | 92°51'06" | 25.00' | 40.51' |
| C4 | 85°37'21" | 76.00' | 113.57' | C24 | 89°37'40" | 80.00' | 125.14' |
| C5 | 89°37'40" | 25.00' | 39.11' | C25 | 16°45'32" | 525.00' | 151.56' |
| C6 | 89°37'40" | 30.00' | 46.94' | C26 | 89°39'24" | 76.00' | 118.93' |
| C7 | 89°37'40" | 30.00' | 46.94' | C27 | 3°50'53" | 475.00' | 31.90' |
| C8 | 90°22'20" | 25.00' | 39.43' | C28 | 0°34'14" | 525.00' | 5.23' |
| C9 | 0°41'20" | 525.00' | 8.31' | C29 | 10°21'55" | 475.00' | 127.38' |
| C10 | 22°10'54" | 80.00' | 30.97' | C30 | 9°05'30" | 475.00' | 75.37' |
| C11 | 14°23'14" | 80.00' | 20.09' | C31 | 17°54'34" | 475.00' | 10.44' |
| C12 | 22°10'54" | 80.00' | 30.97' | C32 | 89°39'24" | 51.00' | 79.81' |
| C13 | 14°23'14" | 80.00' | 20.09' | C33 | 16°45'32" | 500.00' | 146.25' |
| C14 | 22°10'54" | 80.00' | 30.97' | C34 | 16°45'32" | 475.00' | 138.94' |
| C15 | 75°14'44" | 475.00' | 65.18' | C35 | 17°54'34" | 475.00' | 10.44' |
| C16 | 85°37'40" | 475.00' | 73.76' | C36 | 4°02'03" | 76.00' | 5.35' |
| C17 | 102°15'55" | 525.00' | 9.51' | | | | |
| C18 | 6°25'45" | 525.00' | 58.91' | | | | |
| C19 | 6°25'44" | 525.00' | 58.91' | | | | |
| C20 | 6°25'44" | 525.00' | 58.91' | | | | |

CITY OF GIG HARBOR FILE NO. FP



| LINE TABLE | | | LINE TABLE | | |
|------------|-------------|--------|------------|-------------|--------|
| LINE | DIRECTION | LENGTH | LINE | DIRECTION | LENGTH |
| L1 | S01°56'W | 5.33' | L13 | N1°47'21"E | 34.00' |
| L2 | S74°47'32"W | 7.49' | L14 | S01°56'W | 50.00' |
| L3 | S32°06'28"W | 15.80' | L15 | N71°49'27"W | 32.08' |
| L4 | N1°47'21"E | 30.00' | L16 | N71°49'27"W | 6.77' |
| L5 | S29°11'50"E | 52.64' | L17 | N71°49'27"W | 6.77' |
| L6 | S29°11'50"E | 53.04' | | | |
| L7 | S88°34'59"E | 14.18' | | | |
| L8 | N71°49'27"W | 6.77' | | | |
| L9 | N71°49'27"W | 38.86' | | | |
| L10 | S18°03'33"W | 50.00' | | | |

LEGEND

- ① SET MONUMENT
- ② RADIAL BEARING
- ③ PUBLIC DRY UTILITY EASEMENT
- ④ PRIVATE STORM DRAINAGE EASEMENT
- ⑤ PUBLIC WATER EASEMENT
- ⑥ PUBLIC SANITARY SEWER EASEMENT
- ⑦ PUBLIC PEDESTRIAN EASEMENT



NOV 2, 2017

HARBOR HILL, DIVISION N3

CITY OF GIG HARBOR
FILE NO.: _____
CITY OF GIG HARBOR,
PIERCE COUNTY, WASHINGTON

triad

20300 Woodinville Snohomish Rd NE • Woodinville, WA 98072
p: 425.415.2000 f: 425.486.5039 w: triadassociates.net

JOB NO 08-058

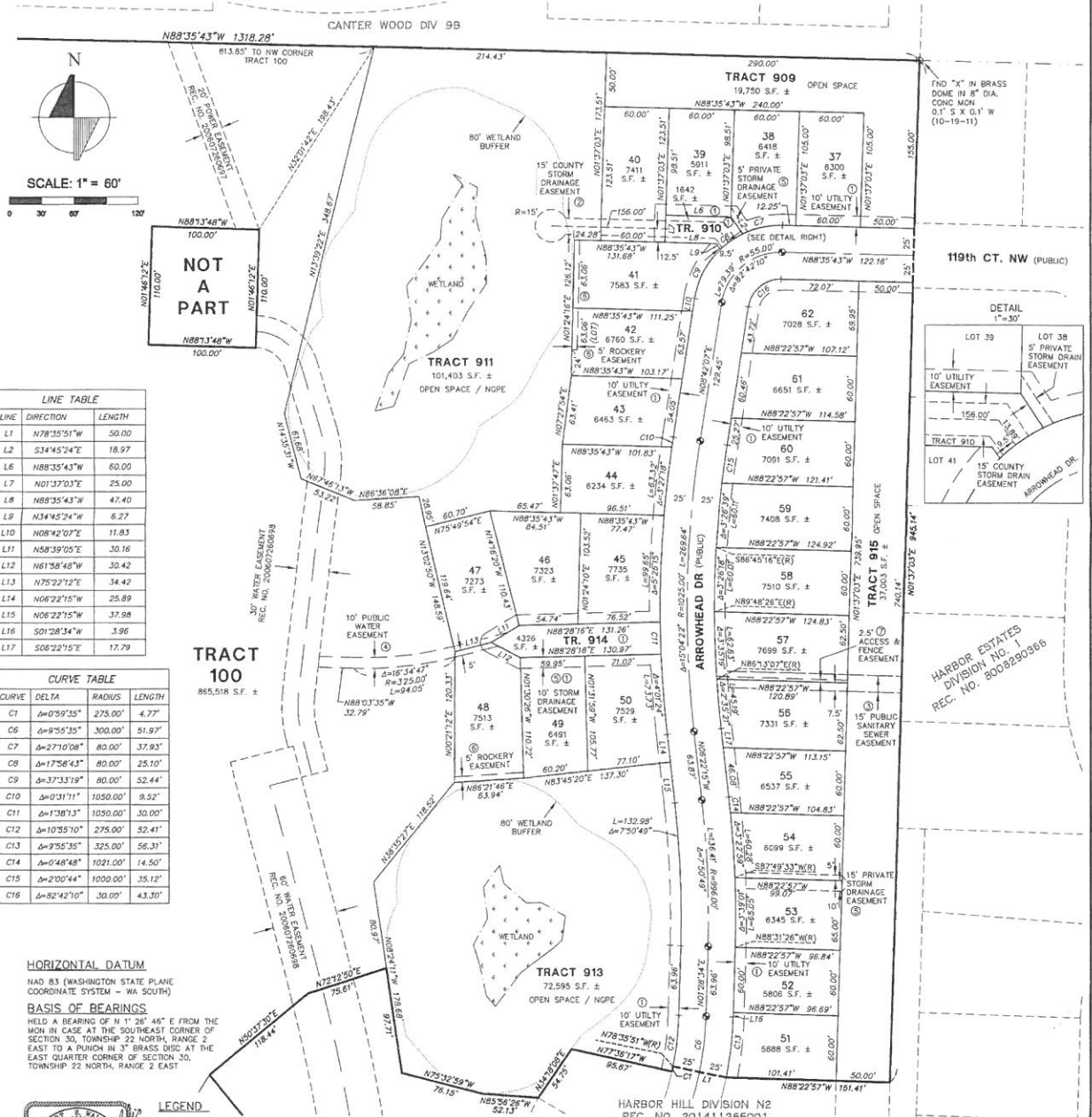
SHEET 5 OF 6

HARBOR HILL

DIVISION N3 & N5 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT

PORTION OF THE NW 1/4 & SW 1/4 OF SE 1/4, SECTION 30, TOWNSHIP 22 N., RANGE 2 E., W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

VOL/PG



| LINE TABLE | | |
|------------|-------------|--------|
| LINE | DIRECTION | LENGTH |
| L1 | N78°35'51"W | 50.00 |
| L2 | S34°45'24"E | 18.97 |
| L6 | N88°35'43"W | 60.00 |
| L7 | N01°37'03"E | 25.00 |
| L8 | N88°35'43"W | 47.40 |
| L9 | N34°45'24"E | 6.27 |
| L10 | N08°42'07"E | 11.83 |
| L11 | N58°39'05"E | 30.16 |
| L12 | N61°58'48"W | 30.42 |
| L13 | N75°22'12"E | 34.42 |
| L14 | N06°22'15"W | 25.89 |
| L15 | N06°22'15"W | 37.98 |
| L16 | S01°28'34"W | 3.96 |
| L17 | S06°22'15"E | 17.79 |

| CURVE TABLE | | |
|-------------|----------------------------|----------|
| CURVE | DELTA | LENGTH |
| C1 | $\Delta=0^{\circ}59'25''$ | 275.00' |
| C6 | $\Delta=9^{\circ}55'15''$ | 300.00' |
| C7 | $\Delta=27^{\circ}10'08''$ | 80.00' |
| C8 | $\Delta=17^{\circ}58'43''$ | 80.00' |
| C9 | $\Delta=37^{\circ}33'19''$ | 80.00' |
| C10 | $\Delta=0^{\circ}31'11''$ | 1050.00' |
| C11 | $\Delta=1^{\circ}38'13''$ | 1050.00' |
| C12 | $\Delta=10^{\circ}55'10''$ | 275.00' |
| C13 | $\Delta=9^{\circ}55'35''$ | 325.00' |
| C14 | $\Delta=0^{\circ}48'48''$ | 1021.00' |
| C15 | $\Delta=2^{\circ}00'44''$ | 1000.00' |
| C16 | $\Delta=82^{\circ}42'10''$ | 30.00' |

HORIZONTAL DATUM

NAD 83 (WASHINGTON STATE PLANE COORDINATE SYSTEM - WA SOUTH)

BASIS OF BEARINGS

HELD A BEARING OF N 1° 26' 46" E FROM THE MON IN CASE AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 2 EAST TO A PUNCH IN 3" BRASS DISC AT THE EAST QUARTER CORNER OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 2 EAST



- LEGEND**
- SET MONUMENT
 - ① PUBLIC DRY UTILITY EASEMENT
 - ② PUBLIC STORM DRAINAGE EASEMENT
 - ③ PUBLIC SANITARY SEWER EASEMENT
 - ④ PUBLIC WATER EASEMENT
 - ⑤ PRIVATE STORM DRAINAGE EASEMENT
 - ⑥ ROCKERY EASEMENT
 - ⑦ ACCESS & FENCE EASEMENT

CITY OF GIG HARBOR FILE NO. FP _____

HARBOR HILL, DIVISION N5

CITY OF GIG HARBOR
FILE NO: _____
CITY OF GIG HARBOR,
PIERCE COUNTY, WASHINGTON

triald

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JOB NO 08-058
SHEET 6 OF 6

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