

**RESOLUTION NO. 1151**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, APPROVING THE FINAL PLAT AND FINAL PRD FOR DIVISION N4 OF HARBOR HILL, LOCATED NORTH OF BORGEN BOULEVARD OFF OLYMPUS WAY, APPROXIMATELY 230- FEET NORTH OF THE ITS INTERSECTION WITH ARROWHEAD DRIVE, PIERCE COUNTY ASSESSOR-TREASURER PARCEL NUMBER 4003390630, AND CITY OF GIG HARBOR FILE NO. PL-FPLAT-19-0001 AND PL-FPRD-19-0001.**

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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 Boulevard 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, Division N4 is an approved phase of the Harbor Hill Preliminary Plat and PRD located north of Borgen Boulevard off Olympus Way, approximately 230-feet north of its intersection with Arrowhead Drive, Pierce County Assessor-Treasurer Parcel Number 4003390630, containing 65 single family residential lots, four open space tracts, dedicated right-of-way for public streets to be constructed, and private access/utility 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 September 14, 2017 for Civil Construction Plans for the N4 Division of the plat/PRD (File #EN-16-0116; and

WHEREAS, the applicant has posted performance bonds for the public and private infrastructure required in the preliminary plat/PRD approval for the N4 Division; and

WHEREAS, street names being utilized in Harbor Hill Division N4 were previously approved by the City on July 10, 2019; and

WHEREAS, an application for final plat and final PRD approval was submitted to the City on May 1, 2019; and

WHEREAS, the applications submitted for final plat and final PRD approval were deemed to be complete on May 2, 2019; 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 June 19, 2019 to the final plat/PRD drawing; and

WHEREAS, the applicant submitted the requested revisions on June 25, 2019;  
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 and final PRD at its regular meeting of July 22, 2019; 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 N4 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; all required improvements have been constructed and a performance bond is in place until required record drawings are submitted to the Public Works Department;
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 N4 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 Public Works Director;
3. Complies with all conditions of approval required by the Fire Marshal;
4. Complies with all conditions of approval required by the Community Development Director and a performance bond has been accepted in lieu of construction for required landscaping and amenities contained within Division N4;
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 Division N4 Final Plat and Final PRD, File Nos. PL-FPLAT-19-0001 and PL-FPRD-19-0001, subject to the following conditions:

1. The landscape and PRD improvements contained in Division N4 (and bonded for under surety #4916835) 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 Community Development Director; and

2. The infrastructure contained in Civil Permit EN-16-0116 (and bonded for under surety #8112865) 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 22nd day of July, 2019.

APPROVED:

Kit Kuhn  
KIT KUHN, MAYOR

ATTEST/AUTHENTICATED:


Molly Towslee  
MOLLY TOWSLEE, CITY CLERK

APPROVED AS TO FORM;  
OFFICE OF THE CITY ATTORNEY

BY: Daniel P. Kenny  
Daniel P. Kenny

FILED WITH THE CITY CLERK: 07/17/19  
PASSED BY THE CITY COUNCIL: 07/22/19  
RESOLUTION NO. 1151



TO: Mayor Kuhn and City Council  
FROM: Katrina Knutson, Community Development Director   
SUBJECT: Closed Record Decision-Final Plat/Final PRD Approval-Harbor Hill  
Division N4  
DATE: July 22, 2019

**INFORMATION/BACKGROUND:**

The applicant, Harbor Hill LLC, has requested final plat approval for Divisions N4 of Harbor Hill to allow the segregation of 65 single family residential lots, four open space tracts, dedicated right-of-way for public streets to be constructed, and private access/utility tracts. The site is located north of Borgen Boulevard, off Olympus Way, approximately 230-feet north of its intersection with Arrowhead Drive. 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 July 11, 2019, the project has obtained occupancy for 451 dwelling units (172 apartments and 402 single family dwellings and 10 duplex units). Upon the recording of the N4 Division, final plat will have occurred for 546 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;



In this regard, the City Engineer has accepted a performance bond pending completion of the required record drawings for Division N4 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 Division N4 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 Community Development 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 Community Development Director has reviewed Division N4 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. Community Development 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;

Division N4 of the Harbor Hill Plat/PRD has 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 N4 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 the Division N4 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.

The required wetland fencing, and signage will be installed per the approved plans for Division N4.

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.

The wetland delineation and survey shall be submitted at the end of the five-year monitoring period as required by the City.

**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."
- 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 applicable required notes have been included on the final plat. Condition 8.g is not applicable to Division N4.

**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.

This note has been included in the conditions on the final plat. An association of the owners has been formed.

**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 Division N4 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 Division N4 complies with the terms of the development agreement.

**HEX Condition 16:** IN ADDITION TO THE TRANSIT STOP PROPOSED ON THE SOUTH SIDE OF BORGEN BOULEVARD, THE APPLICANT SHALL BE REQUIRED TO INSTALL A TRANSIT STOP ON THE NORTH SIDE OF BORGEN 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 Division N4 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 Division N4 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 N4 Division 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 was previously submitted; therefore, this condition has not been addressed on the face of the plat.



**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, and this condition has been addressed 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:** Katrina Knutson, Community Development Director, recommends that the City Council move to adopt the resolution approving the final plat/PRD for Harbor Hill Division N4.



SUBMITTED: \_\_\_\_\_

CASE NO.: \_\_\_\_\_

**MASTER PLANNING PERMIT APPLICATION**

Check all permits you are applying for in the boxes provided. Submit this application form, the applicable materials listed in the corresponding checklist and fee.

<input type="checkbox"/> Major Site Plan Review <input type="checkbox"/> Minor Site Plan Review <input type="checkbox"/> Administrative Design Review <input type="checkbox"/> Alternative Design Review <input type="checkbox"/> Alternative Landscape Plan <input type="checkbox"/> Binding Site Plan <input type="checkbox"/> Variance <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> SEPA	<input type="checkbox"/> Preliminary Short Plat <input type="checkbox"/> Final Short Plat <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Preliminary Plat Revision <input checked="" type="checkbox"/> Final Plat <input type="checkbox"/> Plat Alterations/Vacation <input type="checkbox"/> Preliminary PRD/PUD <input checked="" type="checkbox"/> Final PRD/PUD <input type="checkbox"/> Final PRD/PUD Amendment <input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Shoreline Substantial Development Permit <input type="checkbox"/> Shoreline Variance <input type="checkbox"/> Shoreline Conditional Use Permit <input type="checkbox"/> Shoreline Exemption <input type="checkbox"/> Shoreline Revision <input type="checkbox"/> Flood Hazard <input type="checkbox"/> Critical Area Variance <input type="checkbox"/> Reasonable Use Exception <input type="checkbox"/> Critical Area Review	<input type="checkbox"/> Land Clearing <input type="checkbox"/> Nonconforming Review <input type="checkbox"/> Perf. Based Height Exception <input type="checkbox"/> Temporary Trailer <input type="checkbox"/> Administrative Interpretation <input type="checkbox"/> Rezone <input type="checkbox"/> Height Restriction Area Amendment <input type="checkbox"/> Comp. Plan Amendment <input type="checkbox"/> Zoning Text Amendment
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<b>Project Name:</b>	Harbor Hill Division N4 Final Plat/PRD
<b>Project Address:</b>	Northwest of Olympus Way/Arrowhead Drive intersection in Harbor Hill Div N2
<b>Tax Assessor Parcel Number(s):</b> <i>Attach full legal description</i>	4003390630

<b>APPLICANT/AGENT</b> <input checked="" type="checkbox"/> Primary Contact for Application			
<b>Name:</b>	Don Hill, David Evans & Associates	<b>Phone:</b>	425-415-2032
<b>Street:</b>	20300 Woodinville-Snohomish Rd. NE S	<b>Fax:</b>	
<b>City/State/Zip:</b>	Woodinville, WA 98072	<b>Email:</b>	don.hill@deainc.com

<b>PROPERTY OWNER(S)</b> <input checked="" type="checkbox"/> Applicant <input type="checkbox"/> Primary Contract for Application			
<b>Name:</b>	John Chadwell, Harbor Hill LLC	<b>Phone:</b>	253-851-7009
<b>Street:</b>	19950 7th Avenue NE Suite 200	<b>Fax:</b>	
<b>City/State/Zip:</b>	Poulsbo, WA 98370	<b>Email:</b>	jchadwell@orminc.com

**Property Owner(s)**

I do hereby affirm and certify, under penalty of perjury, that I am one (or more) of the owners or owner under contract of the herein described property and that the foregoing statements and answers are in all respects true and correct on my information and belief as to those matters, I believe it to be true.

Signature by Property Owner:  Date: 4-24-19



**PROJECT DESCRIPTION (PROVIDE DETAILED SUMMARY)**

Application for Final Plat/PRD of Harbor Hill Division N4, creating 65 single family lots, 4 open space tracts, dedicated right-of-way for public streets and private access tracts.

"THE MARITIME CITY"

DEVELOPMENT SERVICES

**UTILITIES**

<b>Water Supply (name of utility provider):</b>	<b>Sewage Disposal (name of utility provider):</b>
City of Gig Harbor	City of Gig Harbor

**Access (Name of road or street from which access is or will be gained):**  
Olympus Way

**CRITICAL AREA INFORMATION**

<b>Wetlands on site</b> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<b>Slopes exceeding 15%</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Streams</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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**Existing Land Use:** Describe (or illustrate separately) all existing use structures and all critical areas within 300 feet of property lines.

See enclosed project Plans.

**Fee Deposits:**

"I acknowledge that I have applied for a permit which requires a deposit for future services to be rendered, as required by section F of the City's adopted Fee Schedule. I understand that, as the applicant, I (we) shall bear all of the costs of these services and will be billed the act costs in excess of the deposit. If the actual costs are below the deposit, I will be refunded the difference." J.C. (Initials)

**Consolidated Permit Processing:**

"As the applicant, I (we) elect to have all planning permits submitted concurrently and associated with our project processed collectively under the highest numbered permit procedure per GHMC 19.01.002(B)." \_\_\_\_\_ (Initials)



**DAVID EVANS  
AND ASSOCIATES INC.**

April 25, 2019

Community Development  
City of Gig Harbor  
3510 Grandview Street  
Gig Harbor, WA 98335

Re: Harbor Hill Division N4 Final Plat and Final PRD  
DEA Job No. OPR0000-8058

Dear Community Development,

I am writing on behalf of the Applicant (John Chadwell, Olympic Property Group) to submit electronically the Final Plat/PRD application for Harbor Hill Division N4.

Electronic submittal enclosures/uploads are listed by corresponding PDF # as follows:

1. Final Plat Drawings (6 sheets)
2. Lot Closure Calculations (80 pages)
3. Legal Description Exhibit (1 page)
4. Plat Conditions Compliance letter (6 pages)
5. Approved Civil and Landscape Plans (52 total sheets)
6. Previously approved preliminary plat plan sets
  - a. Harbor Hill North Pre Plat Revision 14-0407 (30 sheets)
  - b. Harbor Hill South Pre Plat Revisions 14-0728 (17 sheets)
  - c. Harbor Hill Combined Approved to Date Pre Plat 14-0729 (72 total sheets)
7. Title report (9 pages)
8. Concurrency Tracking Spreadsheet (1 page)
9. Electronic Plan Review Intake Request Form (1 page, signed)
10. Final Plat checklist with DEA annotations (2 pages)
11. Final PRD checklist with DEA annotations (2 pages)
12. Master Planning Application and Checklist (3 pages, signed)

Please feel free to contact me at (425) 415-2020 or [Teresa.gash@deainc.com](mailto:Teresa.gash@deainc.com) if you have any questions or comments regarding this application.

Sincerely,

*Teresa L. Gash*

Teresa L. Gash  
Land Use Planner

Enclosures



ec: John Chadwell, Harbor Hill LLC



"THE MARITIME CITY"

DEVELOPMENT SERVICES

May 1, 2019

Peter Katich  
**City of Gig Harbor**  
3510 Grandview Street  
Gig Harbor, WA 98335

Re: Harbor Hill Division N-4 Final Plat and Final P.R.D.

Dear Peter:

Harbor Hill LLC, as the owner of the affected property, has consented to the submittal of the Harbor Hill Division N4 Final Plat and PRD by David Evans and Associates as submitted on April 26, 2019.

If you have any questions, or need any additional information, please contact me at 253-851-7009

Sincerely,

John Chadwell  
Vice President – Land Development  
**Olympic Property Group**  
**Harbor Hill LLC**  
*A Pope Resources Company*  
*In Gig Harbor Since 1869*

**HARBOR  
HILL**

— **Olympic Property Group** —  
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HILL**

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DAVID EVANS  
AND ASSOCIATES INC.

April 24, 2019

Peter Katich  
City of Gig Harbor, Associate Planner  
3510 Grandview Street  
Gig Harbor, WA 98335

RE: **Harbor Hill Division N4 Final Plat and Final PRD**  
DEA Job No. OPGR0000-8058

Dear Peter,

The purpose of this letter is to accompany the Final Plat and Final PRD electronic submittal for Harbor Hill Division N4, and to provide you with information that explains how the Final Plat and Final PRD complies with the approved preliminary PRD for the project.

The most recent revision to the preliminary PRD was approved, subject to the City of Gig Harbor's Hearing Examiner's Conditions and additional conditions, on July 29, 2014. The preliminary PRD included a preliminary phasing plan, preliminary grading, preliminary road and utility plans, etc. It also included a table with Infrastructure Sequence requirements for the project (Sheet 70). The Project Description discusses the proposed land uses, phasing and alternatives.

Harbor Hill Division N4 Final Plat and PRD creates 65 single family lots, 4 open space tracts, dedicated right-of way for public streets to be constructed, and private access tracts. Harbor Hill Division N4 construction/civil plans represent the planned PRD construction for Division N4, several proposed roadways, and open space tracts. The previously approved preliminary plat plan sets, including the most recent "North Revision", "South Revision" and a combination of the most current plan set revisions along with the complete approved civil and landscape plans for Divisions N4 have been included in the this electronic submittal.

The conditions by the City Hearing Examiner from the approved preliminary PRD, along with the additional conditions from the City, are provided on the following pages, with our responses/explanation shown in bold. The conditions have been included on the final plat/final PRD map. See next page.

#### **CITY OF GIG HARBOR'S HEARING EXAMINER'S 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.

"The applicant shall implement the public infrastructure improvements proposed in the plan set dated August 17, 2010, revised October 4, 2010."

**See next page.**



**The following items required for Division N4 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/approved by the City.**

“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.”

**Wetland fencing and signage will be installed as required by the City.**

“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.”

**Wetland delineation and survey shall be submitted at the end of the five year monitoring period as required by the City.**

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 plans have been approved for plantings within the perimeter buffer tract.**

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. A note has been added to the construction plans that allows the fire marshal to require additional “No Parking – Fire Lane” signs and to paint and stencil curbs.**

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 in the Conditions on the final plat.**

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 in the Conditions on the final plat.**





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 in the Conditions on the final plat. Survey control monument locations are shown on the civil construction plans.**

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 in the Conditions and in the Notes 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 lot owner.**

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

**The following notes have been included in the Conditions and/or in the Notes on the final plat.**

- 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) 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) "THIS PLAT IS SUBJECT TO STORMWATER MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER (ENTER AFN HERE)."
- 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 AUDITORS FILE NUMBER (ENTER AFN HERE)."
- 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.

**This note has been included in the Conditions on the final plat. An association of the owners has been formed.**

- 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 in the Conditions on the final plat.**

- 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 note has been included in the Conditions on the final plat. This dedication language is included on the face of the plat.**

- 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.

**This note has been included in the Conditions on the final plat. Dedications filed for recording are accompanied by a title report confirming ownership.**



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

**This note has been included in the Conditions on the final plat.**

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

**Does not apply to Division N4 and has been intentionally left blank.**

- 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 in the Conditions on the final plat. Harbor Hill Division N4 complies with the terms of the development agreement.**

- 16 IN ADDITION TO THE TRANSIT STOP PROPOSED ON THE SOUTH SIDE OF BORGEN BOULEVARD, THE APPLICANT SHALL BE REQUIRED TO INSTALL A TRANSIT STOP ON THE NORTH SIDE OF BORGEN 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 Division N4 and has been intentionally left blank.**

**CITY OF GIG HARBOR'S ADDITIONAL CONDITIONS DATED AUGUST 2, 2013**

- 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.

**Does not apply to Division N4 and has been intentionally left blank.**

- 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.

**This note has been included in the Conditions on the final plat. See the enclosed Concurrency Tracking spreadsheet.**

**CITY OF GIG HARBOR'S ADDITIONAL CONDITIONS DATED JULY 29, 2014**

- 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 modification; therefore, this condition has been intentionally left blank.**

- 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.

**This note has been included in the Conditions on the final plat.**

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

**This note has been included in the Conditions on the final plat. Setback data has been included on the final plat.**

- 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.

**Revised sheet was previously submitted; therefore, this condition has been intentionally left blank.**

- 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.

**This note has been included in the Conditions on the final plat. The approved civil and landscape plans show compliance with the requirements for the vegetated perimeter buffer.**

This letter shows demonstrates that this final PRD complies with the approved preliminary PRD and conditions of preliminary PRD approval. If you have any questions or require any additional information, please feel free to contact me at (425) 415-2032 or at [don.hill@deainc.com](mailto:don.hill@deainc.com). Thank you.

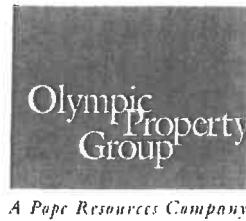
Sincerely,

**DAVID EVANS AND ASSOCIATES, INC.**

A handwritten signature in black ink that reads "Don Hill". The signature is written in a cursive, flowing style.

Don Hill, P.E.  
Project Manager

ec: John Chadwell, Olympic Property Group



April 11, 2019

Trent Ward  
Katrina Knutson  
**City of Gig Harbor**  
3510 Grandview Street  
Gig Harbor, WA 98335

Re: Harbor Hill Phase N-4 Final Plat & Bonding

Dear Trent & Katrina:

Harbor Hill LLC will be submitting our proposed Final Plat/PRD for the Harbor Hill Phase N-4 for review and approval. I am requesting that the City accept the bonds we have submitted in lieu of full completion of the required improvements and allow our final plat to proceed through to approval and recording. There are several reasons supporting my request:

1. Section 13J of the Harbor Hill Development Agreement indicates that the City may accept bonds, allowing approval of Final Plat/PRD in lieu of completion of required improvements.
2. Between 2012 and 2019, the City has accepted our bonds in lieu of full completion and allowed us to record eight residential final plats at Harbor Hill.
3. Pope Resources, of which Olympic Property Group and Harbor Hill LLC are wholly owned subsidiaries, is a substantial and financially solid company which has significant capital invested in this project; so the company's commitment to the project is well established.
4. Our organization has a well-established track record, and a good relationship, with the City of Gig Harbor.

In consideration of the above items, Harbor Hill believes that our request is reasonable and should be granted.

**Bonding Status:**

Public Works - All of the improvements required by engineering are fully covered by the bonds we submitted prior to beginning construction on the final improvements. We submitted a performance bond (Bond No. 811286S for EN-16-0116)) for the required improvements on

**HARBOR  
HILL**

— *Olympic Property Group* —  
5727 Baker Way NW, Suite 103, Gig Harbor, WA 98332  
(253) 851-7009 • [www.harbor-hill.com](http://www.harbor-hill.com) • [www.orm.com](http://www.orm.com)

**HARBOR  
HILL**

August 16, 2017. To date, there has been significant progress towards completion of this bonded-for work. And by the time the Final Plat/PRD has been reviewed, approved by staff, approved by City Council, and recorded we expect that the improvements will likely be completed, or very close to complete. Because of the work accomplished to date, and the work that will be accomplished prior to Final Plat/PRD recording, the 125% bond amount will represent a significantly higher percentage over costs for the remaining work.

To further clarify these items, we are providing an updated Summary of Remaining Probable Costs based on work completed as of March 31, 2019:

Category	Bond Estimate	% Remaining	Value Remaining	Estimated Compl.
Clearing, Grubbing	\$186,403	10%	\$18,640	May 31, 2019
Rough Grading	\$382,580	15%	\$57,387	May 31, 2019
Erosion Control	\$157,313	25%	\$39,328	May 31, 2019
Sanitary Sewer	\$217,684	10%	\$21,768	May 31, 2019
Storm Drainage	\$247,292	5%	\$12,365	May 31, 2019
Water	\$153,411	10%	\$15,341	May 31, 2019
Streets	\$507,845	75%	\$380,884	May 31, 2019
Misc. Utilities	\$502,453	50%	\$251,227	May 31, 2019
Road Landscape	\$32,906	90%	\$29,616	May 31, 2019
<b>Total</b>	<b>\$2,387,887</b>		<b>\$826,556</b>	

Planning – We submitted a performance bond (Bond No. 491683S) for the required landscaping and park improvements work on April 3, 2019. Work on the required improvements will continue until completed as required.

**Additional Items:**

We are proposing the same set of understandings that we used previously. Harbor Hill LLC will:

1. Continue on-going on-site construction of Divisions N-4 until completed.
2. Keep the existing performance bond(s) in place until completion is acceptable to the City of Gig Harbor.
3. The completion date referenced in section A.3 of the Surety Bonds listed below for the infrastructure improvements is hereby clarified to the expected completion date of May 31, 2019, with consideration given to possible weather delays and other unavoidable construction delays.
  - a. #811286S for EN-16-0116 Harbor Hill Plat Division N4 project.

**City of Gig Harbor**

April 11, 2019, 2019

Page 3

4. The applicant shall maintain control of the on-site construction limits until such time as the infrastructure improvements are completed 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 with the applicant.
5. No final certificate of occupancy for any building permit will be issued unless the infrastructure improvements are complete and accepted by the City, notwithstanding possible future written agreements.

If you have any questions, or need any additional information, please contact me at 253-851-7009

Sincerely,



John Chadwell

Vice President – Land Development

**Olympic Property Group**

**Harbor Hill LLC**

*A Pope Resources Company*

*In Gig Harbor Since 1869*

## Harbor Hill - Concurrency Tracking

Current to: 11/28/2018

Name	Development Phase	Construction Phase	Current Description	PM Peak Hour Trips			Sewer & Water ERU's		
				Original	Allocated	Approved to Date	Original	Allocated	Approved to Date
Business Park	Lot 1		Gen Office and Med/Dental Office	256	256		81	81	
Business Park	Lot 2	Complete	YMCA	137	137	137	74	74	74
Business Park	Lot 3		City Park	60	60		38	38	
Business Park	Lot 4a		Live Theater	17	17		65	65	
Business Park	Lot 4b & 5		Gen Office and Med/Dental Office	370	315		87	87	
Business Park	Lot 6		Hi-Turnover (Sit-Down) Restaurant, Gen Office and Shopping Center	531	684		78	96	
			<b>Subtotal Business Plat</b>	<b>1371</b>	<b>1469</b>	<b>137</b>	<b>423</b>	<b>441</b>	<b>74</b>
Residential Plat	M1	M1	A = 132 MFDU's (or B=166 MFDU's)	70	107	107	172	172	172
Residential Plat	M2	Heron's Key	A = 133 MFDU's (or B = 280 retirement center)	83	83	83	97	97	97
Residential Plat	N1	1C	63-lot SFR	55.44	55.44	55.44	63	63	63
Residential Plat	N2	N2	37-lot SFR	24.64	32.56	32.56	28	37	37
Residential Plat	N3	N3	36-lot SFR	40.48	31.68	31.68	46	36	36
Residential Plat	N4	N4	65-lot SFR	50.16	57.20	57.20	57	65	65
Residential Plat	N5	N5	26-lot SFR	22.00	22.88	22.88	25	26	26
Residential Plat	S1	S1	28-lot SFR	24.64	24.64	24.64	28	28	28
Residential Plat	S2	S2	41-lot SFR	25.52	36.08	36.08	29	41	41
Residential Plat	S3	S3	18-lot SFR	38.72	15.84	15.84	44	18	18
Residential Plat	S4	S4	23-lot SFR	29.04	20.24	20.24	33	23	23
Residential Plat	S5	S5	35-lot SFR	26.40	30.80	30.80	30	35	35
Residential Plat	S6	S6	37-lot SFR	33.44	32.56	32.56	38	37	37
Residential Plat	S7	S7	25-lot SFR	18.48	22.00	22.00	21	25	25
Residential Plat	S8	S-8	33-lot SFR	29.04	29.04	29.04	33	33	33
Residential Plat	S9, S-9 Tract C	S-9	79-lot SFR	69.52	69.52	69.52	79	79	79
			<b>Subtotal Residential Plat</b>	<b>641</b>	<b>670</b>	<b>670</b>	<b>823</b>	<b>815</b>	<b>815</b>
			<b>TOTAL (BP + RP)</b>	<b>2012*</b>	<b>2139*</b>	<b>807</b>	<b>1246</b>	<b>1256</b>	<b>889</b>

\*2013 trips were reserved, however 1 trip was transferred to the B&G Club

### Notes:

- 1) Original allotment of capacity is based on number of lots at the time of capacity reservation.
- 2) Allotted capacity is based on current division lot counts.
- 3) Trips for SFR are calculated at 0.88 trips per lot.
- 4) Regarding Business Park Lot 6, the Allocated PM Peak Hour Trips are from TIA prepared by Transpo Group dated 5/17/18.
- 5) Regarding Business Park Lot 6, the Sewer ERU's (96) and Water ERU's (94) are from the Capacity Reservation Certificate submitted on 3/29/18.



# HARBOR HILL

## DIVISION N4 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT PORTION OF THE NW 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 960 AND 965 ARE AN ACCESS AND UTILITY TRACTS AND ARE HEREBY CONVEYED AND OUTCLAIMED AS A GIFT, FOR NO MONETARY OR OTHER VALUABLE CONSIDERATION, BY THE UNDERSIGNED OWNER TO THE HARBOR HILL MASTER RESIDENTIAL OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT.

TRACTS 901, 907, 908 AND 912 ARE OPEN SPACE TRACTS AND ARE HEREBY CONVEYED AND OUTCLAIMED AS A GIFT, FOR NO MONETARY OR OTHER VALUABLE CONSIDERATION, BY THE UNDERSIGNED OWNER TO THE HARBOR HILL MASTER RESIDENTIAL OWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE SET OUR HAND.

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: \_\_\_\_\_

### LEGAL DESCRIPTION

TRACT 100, HARBOR HILL DIVISION N4 & N5 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT, ACCORDING TO PLAT RECORDED NOVEMBER 17, 2017 UNDER RECORDING NO. 201711175003, 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 \_\_\_\_\_, 2019.

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 \_\_\_\_\_, 2019.

CITY CLERK, CITY OF GIG HARBOR

#### COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR

I HEREBY CERTIFY THAT THIS PLAT OF HARBOR HILL DIVISION N4 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 G-M-C TITLES 16 AND 17.

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019.

COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR, \_\_\_\_\_ DATE  
CITY OF GIG HARBOR, WASHINGTON

#### 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 \_\_\_\_\_, 2019.

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 N4 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 2017, 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.



ROBERT E. WALLIS, PLS.  
SURVEYOR, CERTIFICATE NO. 16102  
DAVID EVANS & ASSOCIATES  
20300 WOODINVILLE SPOKEMANSH RD NE  
WOODINVILLE, WASHINGTON 98072  
PHONE: (425) 415-2022

HARBOR HILL, DIVISION N4  
CITY OF GIG HARBOR  
FILE NUMBER PL-FPLAT-19-0001  
CITY OF GIG HARBOR,  
PIERCE COUNTY, WASHINGTON

#### AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019 AT \_\_\_\_\_ M., IN VOL \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_ AT THE REQUEST OF \_\_\_\_\_

DIVISION OF RECORDS AND ELECTIONS

MANAGER

SUPERINTENDENT OF RECORDS



DAVID EVANS  
AND ASSOCIATES INC.  
20300 Woodinville Spokemansh Rd, NE, Ste A  
Woodinville Washington 98072  
Phone: 425.415.2000

PORTIONS OF THE NW 1/4 OF 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

# HARBOR HILL

VOL/PG

## DIVISION N4 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT

PORTION OF THE NW 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, PENNSILVA LIGHT COMPANY, FUSEY SOUND ENERGY, CENTURY LINK TELEPHONE COMPANY, COMCAST AND OTHER UTILITY PROVIDERS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER AND ACROSS TRACTS 960 AND 965 AND THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ADJOINING PUBLIC ROADS 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 SERVICING 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 WET UTILITY EASEMENTS

THE CITY OF GIG HARBOR AND THEIR SUCCESSORS AND ASSIGNS ARE GRANTED AND CONVEYED PUBLIC WATER EASEMENTS UPON THE RECORDING OF THIS PLAT ON TRACT 960 AND THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ADJOINING PUBLIC ROADS.

THE CITY OF GIG HARBOR AND THEIR SUCCESSORS AND ASSIGNS ARE GRANTED AND CONVEYED SANITARY SEWER EASEMENTS UPON THE RECORDING OF THIS PLAT ON TRACT 960 AND THE EXTERIOR 10 FEET OF ALL LOTS AND TRACTS ADJOINING PUBLIC ROADS.

#### 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 ROADS AND ON THE EXTERIOR 10 FEET OF LOTS 32 AND 33 ADJOINING TRACT 960. 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 NORTHERLY 5 FEET OF THOSE PORTIONS OF LOTS 11-13 AND 15-18 ADJOINING TRACT 901 AS DEPICTED ON SHEET 5 OF THIS PLAT, AND THE WESTERLY 5 FEET OF THOSE PORTIONS OF LOTS 23-30 ADJOINING TRACT 901 AS DEPICTED ON SHEETS 5 AND 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 32 AND 33 AND THEIR SUCCESSORS AND ASSIGNS ARE GRANTED AND CONVEYED AN EASEMENT FOR ACCESS, UTILITY, AND STORM WATER FACILITIES WITHIN TRACT 960 UPON THE RECORDING OF THIS PLAT.

THE OWNERS OF LOTS 32 AND 33 AND THEIR SUCCESSORS AND ASSIGNS ARE GRANTED AND CONVEYED AN EASEMENT FOR WATER FACILITIES WITHIN LOT 34 AS DEPICTED ON SHEET 8 UPON THE RECORDING OF THIS PLAT.

### PLANNED RESIDENTIAL DEVELOPMENT NOTES

THIS SITE HAS BEEN DEVELOPED UNDER THE PROVISIONS OF CHMC 17.69 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 ARE CONTAINED IN THIS DIVISION ON TRACTS 901, 907, 908 AND 912. 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. ALLOWABLE LOT WIDTH, IMPERVIOUS COVERAGE AND REQUIRED BUILDING SETBACKS WERE FURTHER MODIFIED PER FILE # PL-PP-LAT-13-0003 AND PL-PRD-13-0006 APPROVED ON JULY 14, 2014.

TRACT	PRIMARY USES WITHIN OPEN SPACES
901	PERIMETER GREENBELT, BUFFER
907	PARKWAY OPEN SPACE
908	INTERIOR GREENBELT, SECONDARY TRAIL
912	INTERIOR GREENBELT, SECONDARY TRAIL

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

- LOTS 1 THROUGH 65 CREATED WITHIN THE N4 DIVISION ARE FRONT LOAD LOTS
- LOT WIDTH: (MEASURED AT APPROXIMATE MID POINT OF LOT)
 

50 FOOT WIDE LOTS (LOTS 7-17, 20-37, 41-42, 44-52, 54-55, 57-60)	46
62 TO 69.8' FOOT WIDE LOTS (LOTS 2-6, 38-40, 43, 61-65)	14
70 TO 82.5 FOOT WIDE LOTS (LOTS 1, 18-19, 53, 56)	5
TOTAL LOTS:	65
- BUILDING SETBACKS:
 

SIDE YARD SETBACK LINE: 5-FOOT MINIMUM
SIDE YARD SETBACK LINE ALONG STREET RIGHTS OF WAY: 10-FOOT MINIMUM (LOTS 43, 53 AND 56)
FRONT AND REAR SETBACK LINE: 10-FOOT MINIMUM EACH WITH A COMBINED MINIMUM OF 25- FEET (LOTS 1 THROUGH 65)
DRIVEWAYS: 18-FOOT MINIMUM
- IMPERVIOUS SURFACES: THE MAXIMUM IMPERVIOUS AREA FOR INDIVIDUAL LOTS WITHIN THIS PLAT SHALL BE 75% (THIS INCLUDES ALL PAVED AND ROOF AREAS) PER FILE # PL-PP-LAT-13-0003 AND PL-PRD-13-0005. THE MAXIMUM IMPERVIOUS SURFACE FOR THE OVERALL HARBOR HILL PLAT/PRD SHALL NOT EXCEED 48.91%.
- MAXIMUM BUILDING HEIGHT: THE MAXIMUM BUILDING HEIGHT ON ALL SINGLE FAMILY LOTS 35 FEET.

### 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/STAINED 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.
- STORMWATER RUNOFF FROM BUILDINGS AND PARKING SURFACES SHALL BE SHOWN ON INDIVIDUAL BUILDING PERMITS FOR LOTS, INCLUDING DRYWELL, SIZING OR STORM DRAIN CONNECTION POINTS.

### EXCEPTIONS NOTED IN TITLE REPORT

PER FIRST AMERICAN TITLE INSURANCE COMPANY GUARANTEE NO. 6003353-3135196, DATED APRIL 19, 2019.

- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT"
 

RECORDED:	JULY 26, 2006
RECORDING NO.:	200607260697
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT"
 

RECORDED:	JULY 26, 2006
RECORDING NO.:	200607260698

 PARTIAL RELEASE AND TERMINATION OF EASEMENT RECORDED UNDER RECORDING NO. 201502260513.
- 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.:	201011160780

 SAID INSTRUMENT ALSO RECORDED NOVEMBER 24, 2010 UNDER RECORDING NO. 201011241248.
 MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
 

RECORDING INFORMATION:	201212040216, 201405010313
------------------------	----------------------------
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "JOINDER AGREEMENT"
 

RECORDED:	DECEMBER 02, 2010
RECORDING NO.:	201012020198
- ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY HARBOR HILL DIVISION 1A RECORDED UNDER RECORDING NUMBER 201204250201.
- 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:	201204250238
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 MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
 

RECORDING INFORMATION:	201302040142, 201312040143, 201405290330, AND 201409080130
------------------------	--
- 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.
- ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY HARBOR HILL DIVISION N1 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT RECORDED UNDER RECORDING NUMBER 201312040502.
- ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY HARBOR HILL DIVISION N2 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT RECORDED UNDER RECORDING NUMBER 201411285001.
- ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES, NOTES AND/OR PROVISIONS SHOWN OR DISCLOSED BY HARBOR HILL DIVISION N3 & N5 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT RECORDED UNDER RECORDING NUMBER 201711175003.

### SURVEY NOTES

- PRIMARY CONTROL POINTS AND ACCESSIBLE MONUMENT POSITIONS WERE FIELD MEASURED UTILIZING GLOBAL POSITIONING SYSTEM (GPS) SURVEY TECHNIQUES USING LEICA SR 9500 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 SHALL BE SET AS FOLLOWS, UNLESS OTHERWISE SPECIFIED:
  - SET 1/2" x 24" REBAR WITH CAP "LS NO. 18102" AT FRONT LOT CORNERS.
  - SET 1/2" x 24" REBAR WITH CAP "LS NO. 18102" AT ALL REAR LOT CORNERS AND ANGLE POINTS.
 LEAD AND TACKS WITH LS WASHER NO. 18102 WILL BE SET WHERE LOT CORNERS FALL IN CONCRETE OR STONE SURFACES.



HARBOR HILL, DIVISION N4

CITY OF GIG HARBOR  
FILE NUMBER: \_\_\_\_\_  
CITY OF GIG HARBOR,  
PIERCE COUNTY, WASHINGTON



DAVID EVANS  
AND ASSOCIATES INC.
   
20300 Woodville Snohomish Rd. NE, Ste A
   
Woodville Washington 98072
   
Phone: 425.415.2900

JOB NO 08-058

SHEET 2 OF 6

CITY OF GIG HARBOR FILE NO. PL-FPLAT-19-0001

VOL/PG

# HARBOR HILL

VOL/PG

## DIVISION N4 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT

PORTION OF THE NW 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 17.28.060, 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, OUTER, 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 CONTRAST. 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 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.) 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.) "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. 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."
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 GOVERNANTS 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.
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).
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 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 LOCATED 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.
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.
13. SCHOOL IMPACT FEES AS REQUIRED BY GHMC 19.12.050(0)(11) SHALL BE COLLECTED FOR ALL RESIDENTIAL DEVELOPMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
14. LEFT BLANK INTENTIONALLY.
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).
16. LEFT BLANK INTENTIONALLY.
17. LEFT BLANK INTENTIONALLY.
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 CONCURRENTLY 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 19DA.
19. LEFT BLANK INTENTIONALLY.
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.
21. ANY LOT WHOSE MINIMUM SETBACKS ARE INCREASED BY WETLAND BUFFER SETBACKS SHALL BE NOTED ON THE FACE OF THE FINAL PLAT/PRD.
22. LEFT BLANK INTENTIONALLY.
23. FINAL GRADING APPROVED WITH THE CIVIL PLANS SHALL DEMONSTRATE COMPLIANCE WITH A MINIMUM OF 25 FEET OF TREE RETENTION IN ALL PROPOSED BUFFER AREAS AS APPROVED WITH THE INITIAL ALTERNATIVE LANDSCAPE PLAN. GRADING SHOWN IN THIS REVISION IS SUBJECT TO THE STRATEGIES INDICATED IN EXHIBIT 5.

NOTE: ABOVE CONDITIONS #14, 16, 17, 19 AND 22 ARE LEFT BLANK INTENTIONALLY AS THEY EITHER DID NOT APPLY OR WERE PREVIOUSLY SATISFIED IN RESPONSE TO EARLIER, RELATED LAND USE APPROVAL.

LOT ADDRESS TABLE			
LOT	ADDRESS	LOT	ADDRESS
1	11707 OLYMPUS WAY	34	4508 OLYMPUS LOOP
2	11729 OLYMPUS WAY	35	4506 OLYMPUS LOOP
3	11741 OLYMPUS WAY	36	4504 OLYMPUS LOOP
4	11763 OLYMPUS WAY	37	4502 OLYMPUS LOOP
5	11785 OLYMPUS WAY	38	4498 OLYMPUS LOOP
6	11797 OLYMPUS WAY	39	4484 OLYMPUS LOOP
7	11823 OLYMPUS WAY	40	4472 OLYMPUS LOOP
8	11837 OLYMPUS WAY	41	4503 OLYMPUS LOOP
9	11845 OLYMPUS WAY	42	4505 OLYMPUS LOOP
10	11863 OLYMPUS WAY	43	4507 OLYMPUS LOOP
11	4566 OLYMPUS LOOP	44	4523 OLYMPUS LOOP
12	4564 OLYMPUS LOOP	45	4525 OLYMPUS LOOP
13	4562 OLYMPUS LOOP	46	4527 OLYMPUS LOOP
14	4559 OLYMPUS LOOP	47	4529 OLYMPUS LOOP
15	4556 OLYMPUS LOOP	48	4533 OLYMPUS LOOP
16	4534 OLYMPUS LOOP	49	4535 OLYMPUS LOOP
17	4532 OLYMPUS LOOP	50	4537 OLYMPUS LOOP
18	4548 OLYMPUS LOOP	51	4539 OLYMPUS LOOP
19	4546 OLYMPUS LOOP	52	4543 OLYMPUS LOOP
20	4544 OLYMPUS LOOP	53	4555 OLYMPUS LOOP
21	4542 OLYMPUS LOOP	54	4557 OLYMPUS LOOP
22	4538 OLYMPUS LOOP	55	4559 OLYMPUS LOOP
23	4536 OLYMPUS LOOP	56	4561 OLYMPUS LOOP
24	4534 OLYMPUS LOOP	57	11824 OLYMPUS WAY
25	4532 OLYMPUS LOOP	58	11832 OLYMPUS WAY
26	4528 OLYMPUS LOOP	59	11826 OLYMPUS WAY
27	4526 OLYMPUS LOOP	60	11818 OLYMPUS WAY
28	4524 OLYMPUS LOOP	61	11794 OLYMPUS WAY
29	4522 OLYMPUS LOOP	62	11788 OLYMPUS WAY
30	4518 OLYMPUS LOOP	63	11776 OLYMPUS WAY
31	4516 OLYMPUS LOOP	64	11724 OLYMPUS WAY
32	4514 OLYMPUS LOOP	65	11732 OLYMPUS WAY
33	4512 OLYMPUS LOOP		



HARBOR HILL, DIVISION N4  
CITY OF GIG HARBOR  
FILE NUMBER: \_\_\_\_\_  
CITY OF GIG HARBOR,  
PIERCE COUNTY, WASHINGTON



DAVID EVANS  
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20300 Woodville Snohomish Rd. NE, Ste A  
Woodville Washington 98072  
Phone: 425.415.2000

JOB NO 08-058  
SHEET 3 OF 6

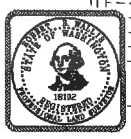
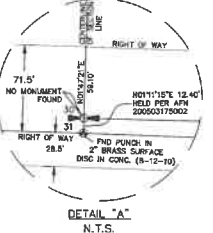
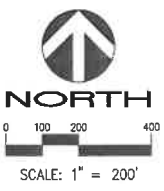
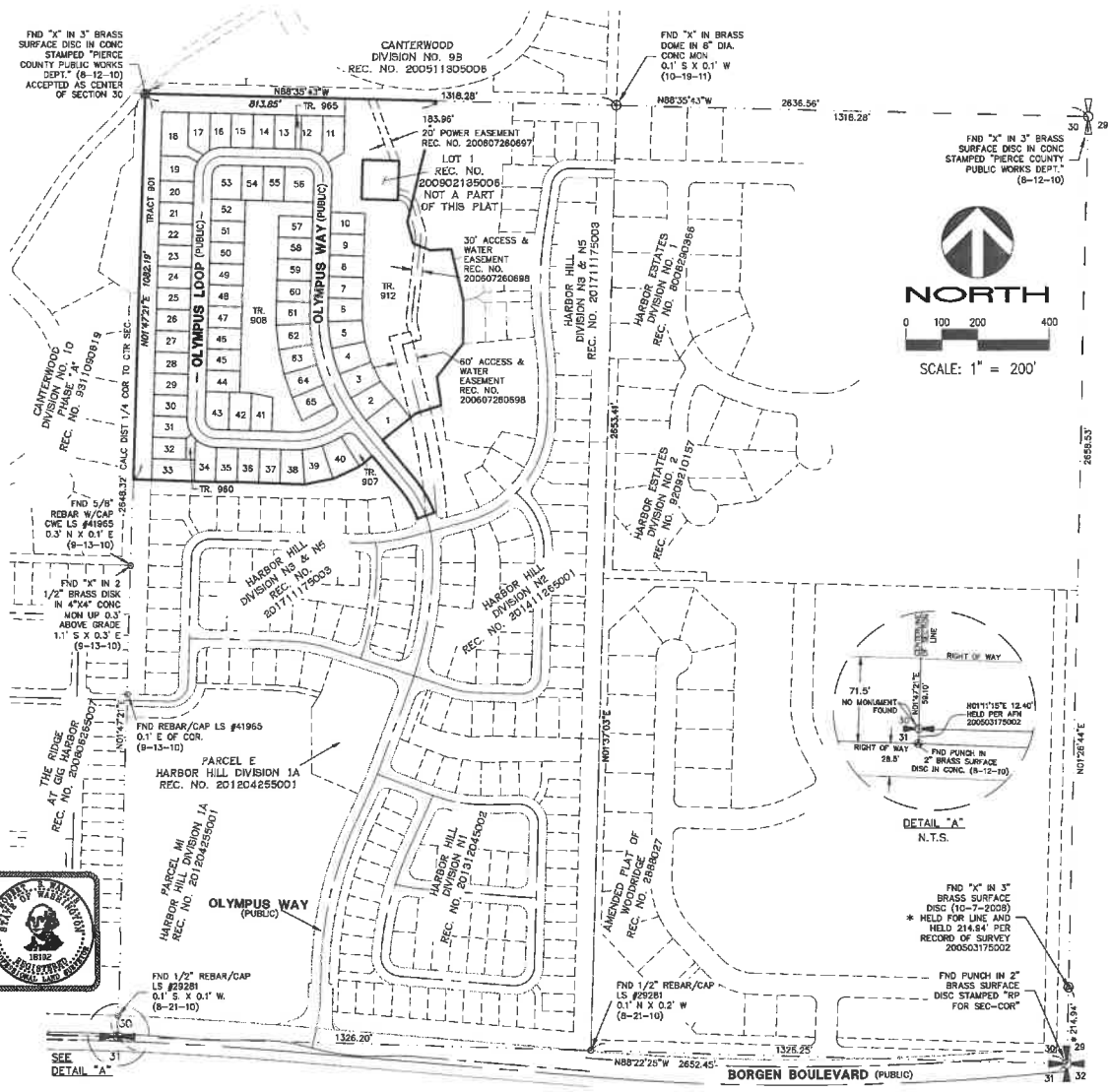
CITY OF GIG HARBOR FILE NO. PL-FPLAT-19-0001

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# HARBOR HILL

## DIVISION N4 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT

PORTION OF THE NW 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**
- FOUND QUARTER CORNER AS NOTED
  - CALCULATED POSITION OF SECTION CORNER
  - CALCULATED POSITION OF QUARTER CORNER

**HORIZONTAL DATUM**  
NAD 83 WASHINGTON STATE PLANE COORDINATE SYSTEM - WA SOUTH)  
**BASIS OF BEARINGS**  
HELD A BEARING OF N 1° 28' 44" 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. PL-FPLAT-19-0001

HARBOR HILL, DIVISION N4  
CITY OF GIG HARBOR  
FILE NUMBER: \_\_\_\_\_  
CITY OF GIG HARBOR,  
PIERCE COUNTY, WASHINGTON

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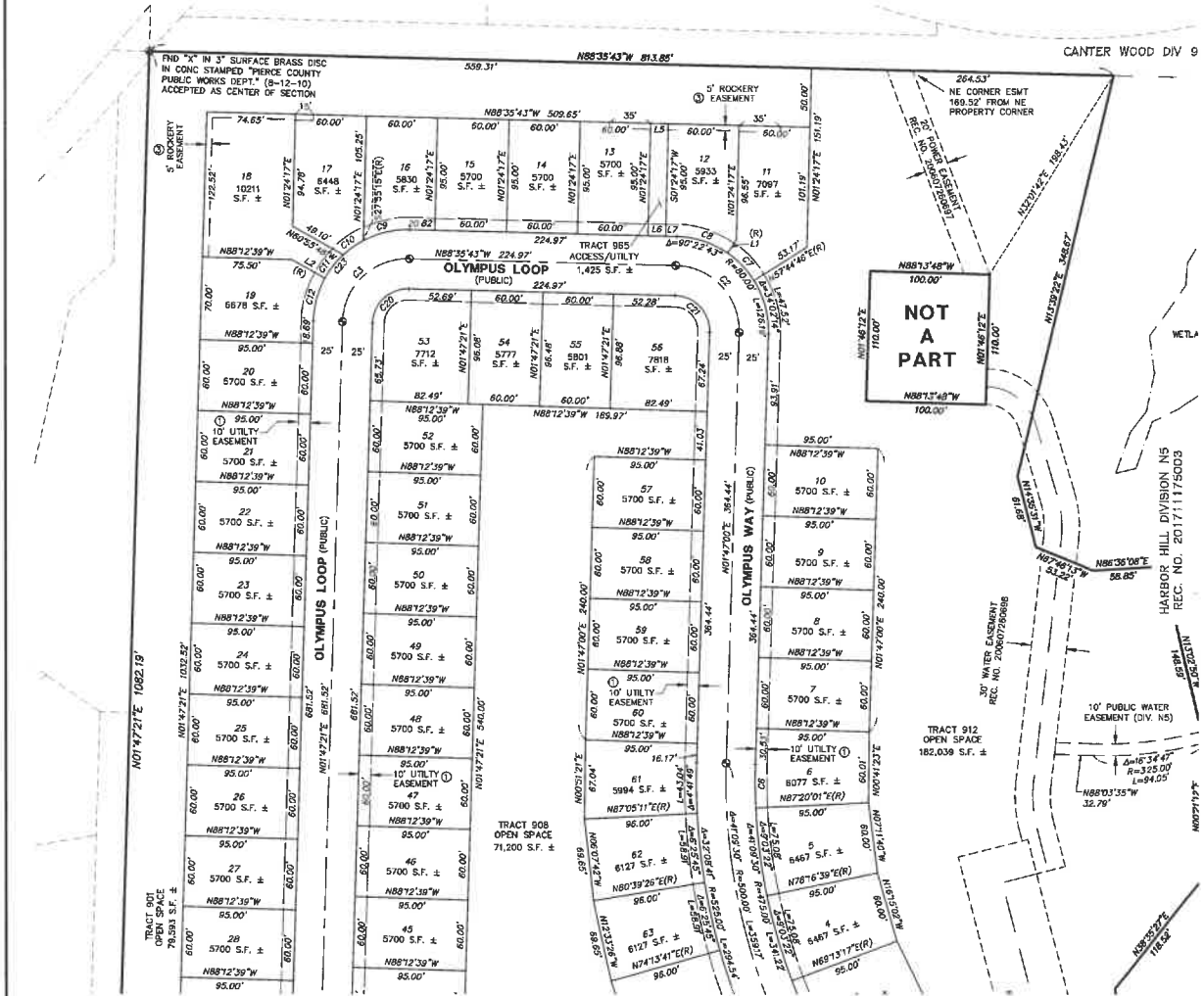
JOB NO 08-058  
SHEET 4 OF 6

# HARBOR HILL

## DIVISION N4 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT

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

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FIND "X" IN 3" SURFACE BRASS DISC IN CONC STAMPED "PIERCE COUNTY PUBLIC WORKS DEPT." (8-12-10) ACCEPTED AS CENTER OF SECTION

CANTER WOOD DIV 9

NOT A PART

TRACT 901 OPEN SPACE 79,328 S.F. ±

TRACT 908 OPEN SPACE 71,200 S.F. ±

TRACT 912 OPEN SPACE 182,038 S.F. ±



NORTH



SCALE: 1" = 60'

**HORIZONTAL DATUM**

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

**BASIS OF BEARINGS**

HELD A BEARING OF N 1° 20' 46" E FROM THE MON IN CASK AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 2 EAST TO A PUNCH-IN 1" BRASS DISC AT THE EAST QUARTER CORNER OF SECTION 30, TOWNSHIP 22 NORTH, RANGE 2 EAST

LINE	DIRECTION	LENGTH
L1	N34°21'18"E	13.48
L2	N80°55'48"W	31.85
L3	N48°56'14"E	18.51
L4	N48°56'14"E	7.60
L5	N88°35'43"W	15.00
L6	S88°35'43"E	15.00
L7	S88°35'43"E	8.15

CURVE	DELTA	RADIUS	LENGTH
C1	Δ=347°43'	500.00'	33.12'
C2	Δ=90°22'43"	55.00'	88.76'
C3	Δ=89°38'56"	55.00'	88.02'
C4	Δ=89°56'43"	55.00'	86.34'
C5	Δ=0°29'03"	475.00'	4.01'
C6	Δ=4°26'58"	475.00'	36.89'
C7	Δ=23°23'28"	475.00'	32.66'
C8	Δ=32°5'01"	80.00'	46.01'

CURVE	DELTA	RADIUS	LENGTH
C9	Δ=291°32'	80.00'	40.95'
C10	Δ=144°7'57"	80.00'	20.66'
C11	Δ=187°2'36"	80.00'	25.43'
C12	Δ=271°6'31"	80.00'	38.09'
C13	Δ=175°8'43"	80.00'	25.10'
C14	Δ=6°03'38"	235.00'	24.86'
C15	Δ=2°34'50"	235.00'	10.88'
C16	Δ=85°33'21"	25.00'	37.33'
C17	Δ=143°52'	525.00'	15.86'

CURVE	DELTA	RADIUS	LENGTH
C18	Δ=85°46'28"	25.00'	37.43'
C19	Δ=89°56'56"	30.00'	47.10'
C20	Δ=89°38'56"	30.00'	46.92'
C21	Δ=90°22'43"	30.00'	47.32'
C22	Δ=38°06'12"	80.00'	53.20'
C23	Δ=89°38'56"	80.00'	123.13'
C24	Δ=19°03'54"	300.00'	89.87'
C25	Δ=8°42'48"	300.00'	45.63'

- LEGEND**
- ⊙ SET MONUMENT
  - Ⓢ PUBLIC DRY UTILITY EASEMENT
  - Ⓣ PRIVATE WATER EASEMENT
  - Ⓡ ROCKERY EASEMENT



HARBOR HILL, DIVISION N4  
CITY OF GIG HARBOR  
FILE NUMBER: \_\_\_\_\_  
CITY OF GIG HARBOR,  
PIERCE COUNTY, WASHINGTON

**DAVID EVANS AND ASSOCIATES, INC.**  
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Woodinville Washington 98072  
Phone: 425-415-2000

JOB NO 08-058  
SHEET 5 OF 6

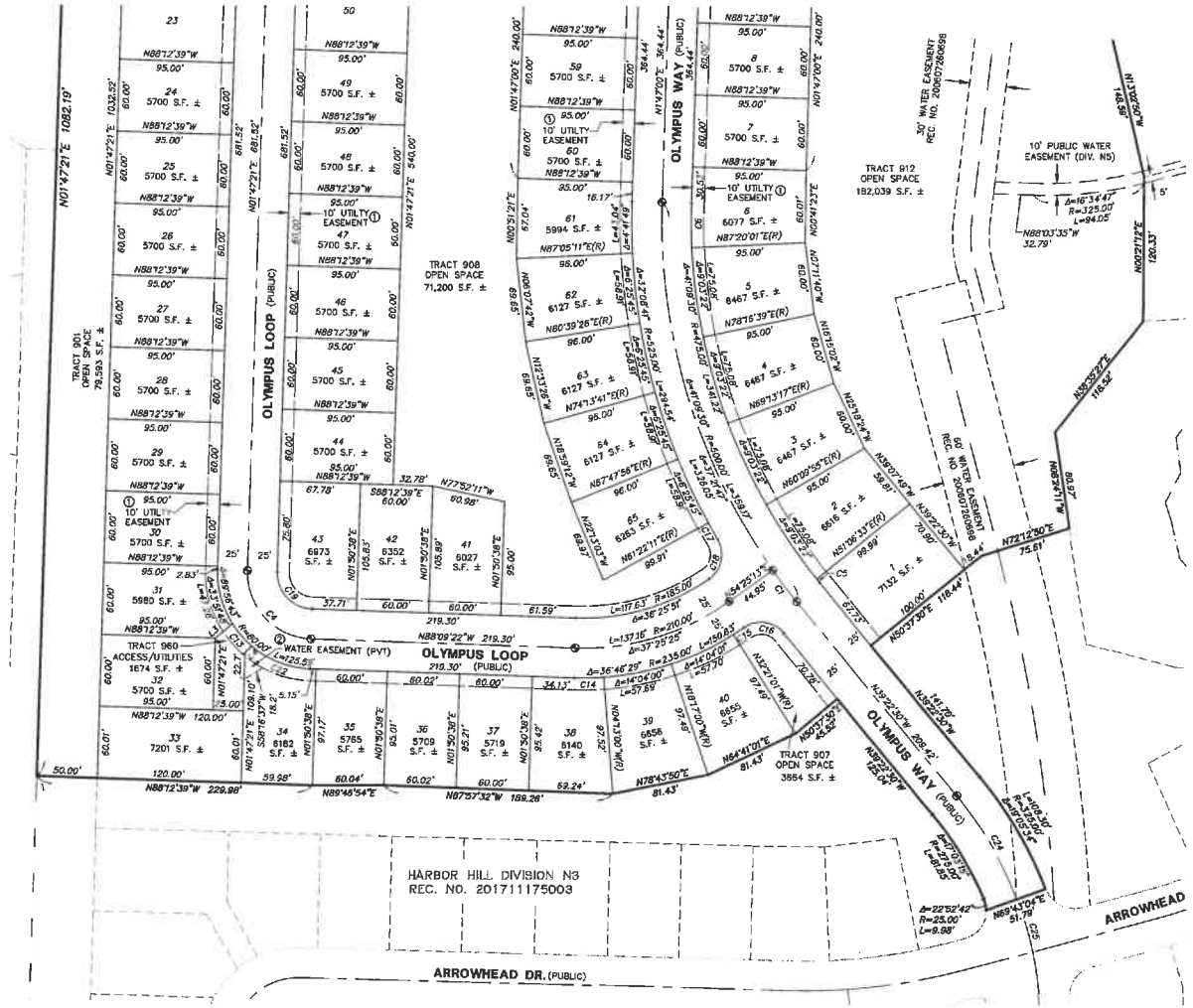
CITY OF GIG HARBOR FILE NO. PL-FPLAT-19-0001

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# HARBOR HILL

VOL/PG

## DIVISION N4 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT PORTION OF THE NW 1/4 OF SE 1/4 SECTION 30, TOWNSHIP 22 N, RANGE 2 E, W.M. CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

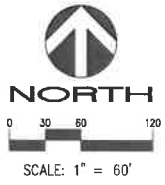


**HORIZONTAL DATUM**

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

**BASIS OF BEARINGS**

HELD A BEARING OF N 1° 28' 48" 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



LINE	DIRECTION	LENGTH
L1	N34°21'18"E	13.48
L2	N60°55'48"W	31.25
L3	N48°56'14"E	18.51
L4	N48°56'14"E	7.60
L5	N88°35'43"W	15.00
L6	S88°35'43"E	15.00
L7	S88°35'43"E	9.15

CURVE	DELTA	RADIUS	LENGTH
C1	Δ=34°7'43"	500.00'	33.12'
C2	Δ=80°22'43"	55.00'	86.76'
C3	Δ=89°38'56"	55.00'	86.02'
C4	Δ=89°38'56"	55.00'	86.34'
C5	Δ=29°03'	475.00'	4.01'
C6	Δ=4°26'59"	475.00'	36.89'
C7	Δ=23°23'29"	80.00'	32.66'
C8	Δ=32°57'01"	80.00'	46.01'

CURVE	DELTA	RADIUS	LENGTH
C9	Δ=29°19'32"	60.00'	40.89'
C10	Δ=14°7'57"	80.00'	20.66'
C11	Δ=18°12'36"	80.00'	25.43'
C12	Δ=27°16'51"	80.00'	30.09'
C13	Δ=17°38'43"	80.00'	23.10'
C14	Δ=6°03'38"	235.00'	24.86'
C15	Δ=2°34'50"	235.00'	10.58'
C16	Δ=85°33'21"	25.00'	37.33'
C17	Δ=1°43'52"	525.00'	15.86'

CURVE	DELTA	RADIUS	LENGTH
C18	Δ=85°46'28"	25.00'	37.43'
C19	Δ=89°36'45"	30.00'	47.10'
C20	Δ=89°36'56"	30.00'	46.92'
C21	Δ=89°22'45"	30.00'	47.32'
C22	Δ=38°06'12"	80.00'	53.20'
C23	Δ=89°36'56"	80.00'	125.13'
C24	Δ=19°05'34"	300.00'	99.87'
C25	Δ=8°42'49"	300.00'	45.63'

- LEGEND**
- ① SET MONUMENT
  - ② PUBLIC DRY UTILITY EASEMENT
  - ③ PRIVATE WATER EASEMENT
  - ④ ROCKERY EASEMENT



CITY OF GIG HARBOR FILE NO. PL-FPLAT-19-0001

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