

ORDINANCE NO. 1422

AN ORDINANCE OF THE CITY OF GIG HARBOR, WASHINGTON, REZONING 20.1 ACRES FROM PCD-RLD ZONING DISTRICT TO PRD (PLANNED RESIDENTIAL DEVELOPMENT), 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, AND CITY OF GIG HARBOR FILE NO. PL-FPRD-19-0001, AND AMENDING THE OFFICIAL ZONING MAP TO BE CONSISTENT THEREWITH.

WHEREAS, Harbor Hill LLC requested Final PRD Approval for Division N4 of the Harbor Hill Plat 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; and

WHEREAS, the land use designation in the Comprehensive Plan for the subject site is PCD-Residential Low; and

WHEREAS, the existing zoning district on the Official Zoning Map of the City for the subject site is PCD-RLD (Planned Community District – Residential Low); and

WHEREAS, on December 2, 2008 Olympic Property Group LLC requested Preliminary Planned Residential Development (PRD) approval of 200 acres, comprised of three parcels, including the subject parcel, into 554 single family lots and two multiple family lots that would be developed with a total of 270 units; and

WHEREAS, a SEPA threshold determination of Mitigated Determination of Nonsignificance was issued on November 17, 2010; and

WHEREAS, the SEPA threshold decision was not appealed; and

WHEREAS, the preliminary PRD is a Type III-A action as defined in GHMC 19.01.003(B); and

WHEREAS, a final decision for a Type III-A application shall be rendered by the Hearing Examiner as per GHMC 19.01.003(A); and

WHEREAS, a public hearing on the preliminary PRD was held before the Hearing Examiner on December 16, 2010, at which time the Hearing Examiner heard public testimony on the preliminary PRD; and

WHEREAS, the Hearing Examiner approved the Preliminary PRD in her decision dated December 30, 2010; and

WHEREAS, the appeal period expired on January 23, 2011; and

WHEREAS, no appeals of the decision were filed; and

WHEREAS, Olympic Property Group LLC requested a Revision to the Approved Preliminary Planned Residential Development (PRD) for all portions of the Harbor Hill Residential Plat/PRD except Division 1A on March 13, 2013; and

WHEREAS, a SEPA addendum was issued on July 31, 2013; and

WHEREAS, Amendment 1 to the Harbor Hill Development Agreement recorded on December 4, 2012 authorizes the Planning Director to approve modifications to the Approved Preliminary PRD as a Type 2 Decision; and

WHEREAS, the Planning Director approved the Revised Preliminary PRD in her decision dated August 2, 2013; and

WHEREAS, the appeal period expired on August 19, 2013; and

WHEREAS, no appeals of the decision were filed; and

WHEREAS, Olympic Property Group LLC quitclaimed the subject property to Harbor Hill LLC on August 6, 2013, as Auditor Filing Number 201308130540; and

WHEREAS, on July 14, 2014 the Planning Director approved the North Revision modifications to the Harbor Hill Preliminary Plat and PRD to modify setbacks, impervious surface calculations and grading; and

WHEREAS, on July 29, 2014 the Planning Director approved the South Revision modifications to the Harbor Hill Preliminary Plat and PRD to increase the size of the M2 lot, remove excess lots and allow minor modifications to open space tracts, grading and phase lines; and

WHEREAS, an application for final PRD approval was submitted to the City and deemed complete on May 2, 2019 for Division N4, a portion of the approved preliminary PRD; and

WHEREAS, the Final PRD is a Type IV action as defined in GHMC 19.01.003(B); and

WHEREAS, a closed record decision for a Type IV application shall be rendered by the City Council as per GHMC 19.01.003(A); and

WHEREAS, the City Council approved the final PRD application under Resolution No. 1151 on July 22, 2019; and

WHEREAS, GHMC 17.89.130 requires that the property subject to the final PRD be designated on the official zoning map as PRD; and

WHEREAS, the change to the official zoning map must be adopted by ordinance as per GHMC 17.89.130; and

WHEREAS, the Gig Harbor City Council considered the Ordinance at first reading on July 22, 2019;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GIG HARBOR, WASHINGTON, ORDAINS AS FOLLOWS:

Section 1. The real property 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 and legally described in Exhibit "A", is hereby rezoned from PCD-RLD (Planned Community District – Residential Low) to PRD (Planned Residential Development).

Section 2. The Community Development Director is hereby instructed to effectuate the necessary changes to the Official Zoning Map of the City in accordance with the designation established by Section 1.

Section 3. Severability. If any section, sentence, clause or phrase of this ordinance should be held to be invalid or unconstitutional by a court of competent

jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this ordinance.

Section 4. Effective Date. This ordinance is not subject to referendum and shall take effect (5) days after passage and publication of an approved summary thereof consisting of the title.


PASSED by the City Council and approved by the Mayor of the City of Gig Harbor this 22nd day of July, 2019.

CITY OF GIG HARBOR



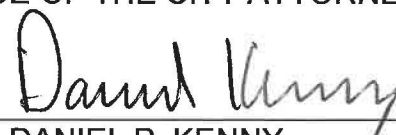
KIT KUHN, MAYOR

ATTEST/AUTHENTICATED:

By: 

MOLLY TOWSLEE, City Clerk

APPROVED AS TO FORM:
OFFICE OF THE CITY ATTORNEY

By: 

DANIEL P. KENNY

FILED WITH THE CITY CLERK: 07/17/18
PASSED BY THE CITY COUNCIL: 07/22/19
PUBLISHED: 08/01/19
EFFECTIVE DATE: 08/06/19
ORDINANCE NO: 1422

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

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 GRADINGS 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 QUITCLAIMED 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 QUITCLAIMED 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 N3 & N5 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT, ACCORDING TO PLAT RECORDED NOVEMBER 17, 2017 UNDER RECORDING NO. 20171117000, 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 CHMC TITLES 16 AND 17.

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2019.

COMMUNITY DEVELOPMENT DEPARTMENT DIRECTOR,
CITY OF GIG HARBOR, WASHINGTON

DATE

CITY ENGINEER'S CERTIFICATE

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

EXAMINED AND APPROVED THIS _____ DAY OF _____, 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. 18102
DAVID EVANS & ASSOCIATES
20300 WOODINVILLE SNOHOMISH 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

PORTIONS OF THE NW 1/4 OF THE SE 1/4 SECTION 30,
TOWNSHIP 22 NORTH, RANGE 2 EAST, WILLAMETTE
MERIDIAN, 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 Snohomish Rd. NE, Ste A
Woodinville Washington 98072
Phone: 425.415.2030

JOB NO 08-058

SHEET 1 OF 6

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

EASEMENT PROVISIONS

DRY UTILITY EASEMENT

AN EASEMENT FOR PUBLIC UTILITY PURPOSES IS HEREBY GRANTED AND CONVEYED UPON THE RECORDING OF THIS PLAT TO THE HARBOR HILL MASTER RESIDENTIAL OWNERS ASSOCIATION, CITY OF GIG HARBOR, PENINSULA LIGHT COMPANY, PUGET SOUND ENERGY, CENTURY LINK TELEPHONE COMPANY, COMCAST AND OTHER UTILITY PROVIDERS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OVER, UNDER AND ACROSS TRACTS 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 SERVING THIS PLAT AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE, GAS, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE PARCELS AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THE LANES 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 25-30 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 6 UPON THE RECORDING OF THIS PLAT.

PLANNED RESIDENTIAL DEVELOPMENT NOTES

THIS SITE HAS BEEN DEVELOPED UNDER THE PROVISIONS OF GHMC 17.09 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-PPLAT-13-0003 AND PL-PRD-13-0005 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)
80 FOOT WIDE LOTS (LOTS 7-17, 20-37, 41-42, 44-52, 54-55, 57-59) 46
82 TO 88.97 FOOT WIDE LOTS (LOTS 2-6, 38-40, 43, 81-83) 14
70 TO 82.5 FOOT WIDE LOTS (LOTS 1, 18-19, 53, 56) 5
TOTAL NO. 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-FOOT (LOTS 1 THROUGH 65)
DRIVEWAY: 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-PPLAT-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 COLLECTED TO CITY INFRASTRUCTURE. INCREASED STORM WATER RUNOFF SHALL BE RETAINED/DETAINED BY AN OFF-SITE 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. 5003353-3136196, 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. 201011241246.
MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
RECORDING INFORMATION: 20121040216, 201408010313
- THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "JOINER AGREEMENT"
RECORDED: DECEMBER 02, 2010
RECORDING NO.: 201012020189
- 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 201204280001.
- 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(4), OF THE UNITED STATES CODES.
RECORDING INFORMATION: 201204250236
MODIFICATION AND/OR AMENDMENT BY INSTRUMENT:
RECORDING INFORMATION: 201312040142, 201312040143, 201408280330, AND 201406080130
- 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 LATER 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 201212040002.
- 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 201411260001.
- 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 201711170003.

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:
A) SET 1/2" x 24" REBAR WITH CAP "LS NO. 18102" AT FRONT LOT CORNERS.
B) 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
Woodinville Washington 98072
Phone: 425.415.2000

JOB NO 08-058

SHEET 2 OF 6

CITY OF GIG HARBOR FILE NO. PL-PPLAT-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 06-0034) ISSUED FOR THE PROPOSAL, OR AS SUBSEQUENTLY AMENDED.
2. ALL PERIMETER LANDSCAPING BUFFERS SHALL BE VEGETATED TO MEET THE STANDARDS OF GHMC 17.78.050, 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 WILL 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, 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.
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 PLACED 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), 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 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."
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.
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 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.
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(X)(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 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 WMA.
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 #2 THROUGH #5 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 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.

NOTE: ABOVE CONDITIONS #14, 16, 17, 18 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	11783 OLYMPUS WAY	37	4502 OLYMPUS LOOP
5	11785 OLYMPUS WAY	38	4486 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	4558 OLYMPUS LOOP	47	4529 OLYMPUS LOOP
15	4556 OLYMPUS LOOP	48	4533 OLYMPUS LOOP
16	4504 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	11854 OLYMPUS WAY
25	4532 OLYMPUS LOOP	58	11852 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	11754 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
AND ASSOCIATES, INC.
20300 Woodinville Snohomish Rd. NE, Ste A
Woodinville Washington 98072
Phone: 425.415.2000

JOB NO 08-058
SHEET 3 OF 6

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

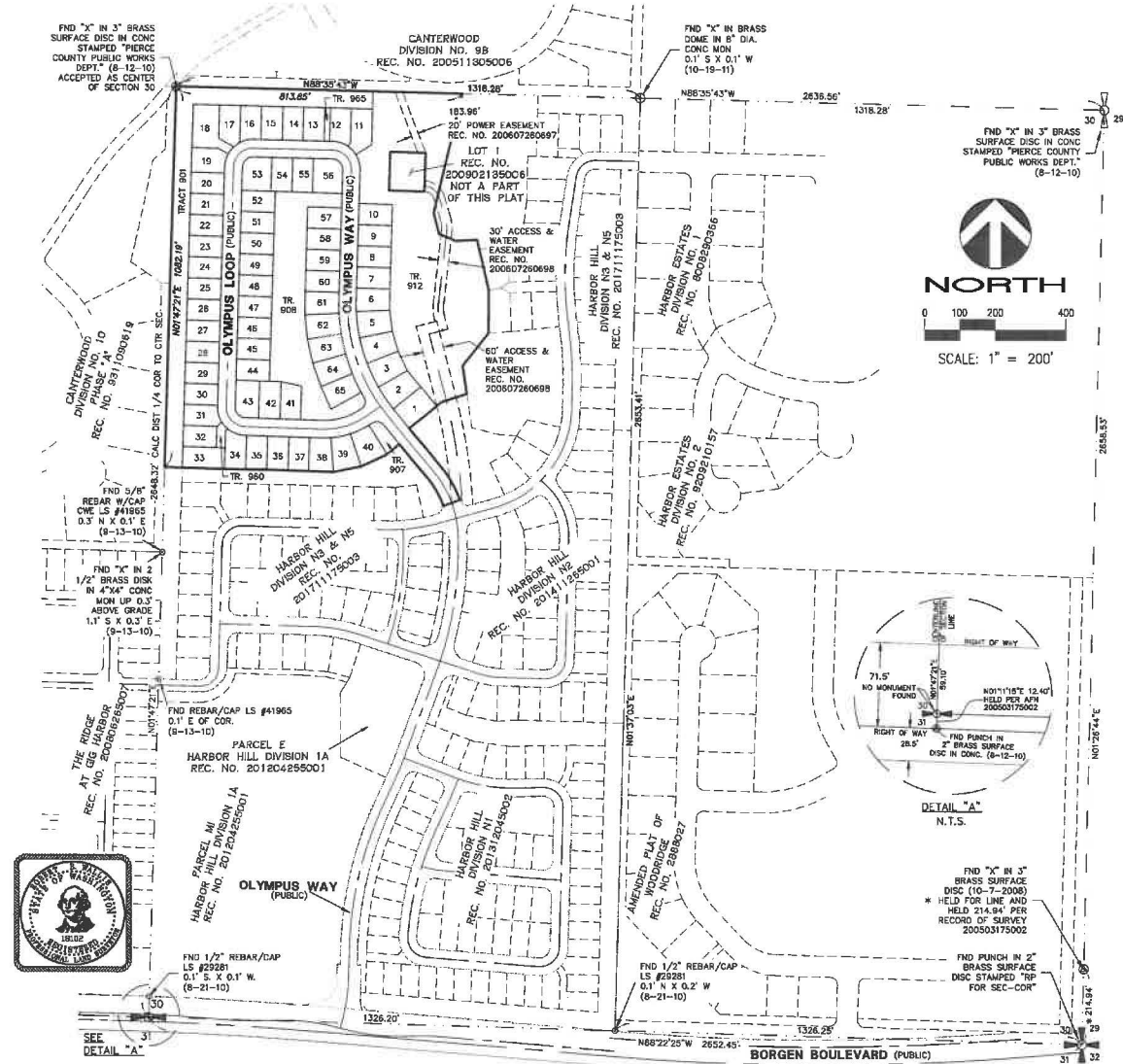
VOL/PG

HARBOR HILL

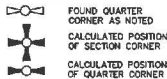
DIVISION N4 FINAL PLAT AND PLANNED RESIDENTIAL DEVELOPMENT

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

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CONTROL LEGEND



HORIZONTAL DATUM

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

BASIS OF BEARINGS

HELD A BEARING OF N 1° 25' 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\"/>

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

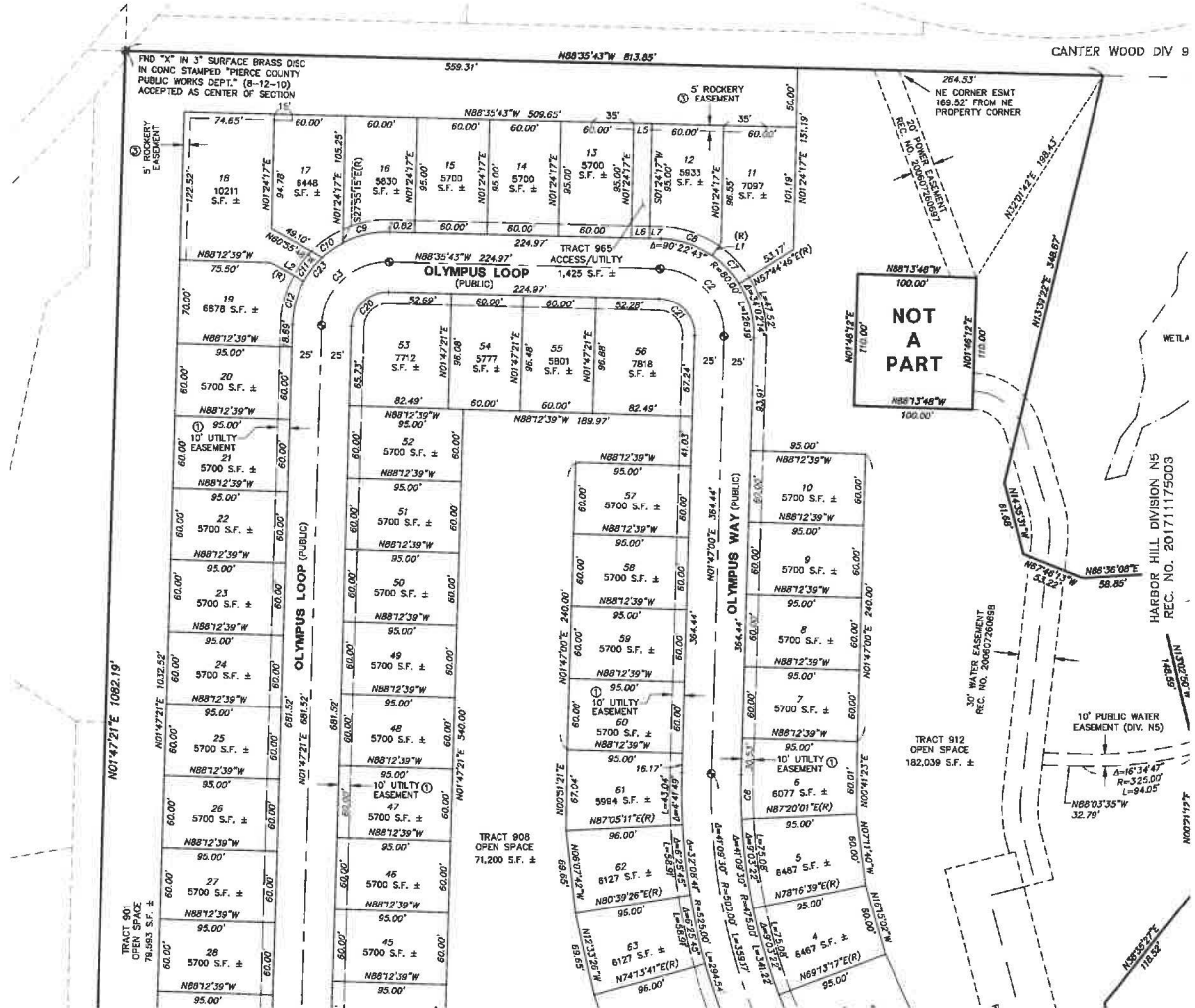
VOL/PG

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

VOL/PG



HORIZONTAL DATUM

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

BASIS OF BEARINGS

HELD A BEARING OF N 1° 28' 46" E FROM THE
MON IN CASE AT THE SOUTHEAST CORNER OF
SECTION 30, TOWNSHIP 22 NORTH, RANGE 2
EAST TO A PUNCH IN 3" BRASS DISC AT THE
EAST QUARTER CORNER OF SECTION 30,
TOWNSHIP 22 NORTH, RANGE 2 EAST



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

HARBOR HILL, DIVISION N4

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JOB NO 08-058
SHEET 5 OF 6

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LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N34°21'18"E	13.48
L2	N60°55'48"W	31.95
L3	N48°56'14"E	18.51
L4	N48°56'14"E	7.80
L5	N88°35'43"W	15.00
L6	S88°35'43"E	15.00
L7	S88°35'43"E	9.15

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	Δ=34°47'43"	500.00'	33.12'
C2	Δ=34°47'43"	500.00'	33.12'
C3	Δ=90°22'43"	55.00'	86.76'
C4	Δ=89°36'56"	55.00'	86.02'
C5	Δ=89°36'56"	55.00'	86.34'
C6	Δ=29°03'	475.00'	4.01'
C7	Δ=42°39'	475.00'	36.89'
C8	Δ=23°23'29"	80.00'	32.68'
C9	Δ=32°57'01"	80.00'	46.01'

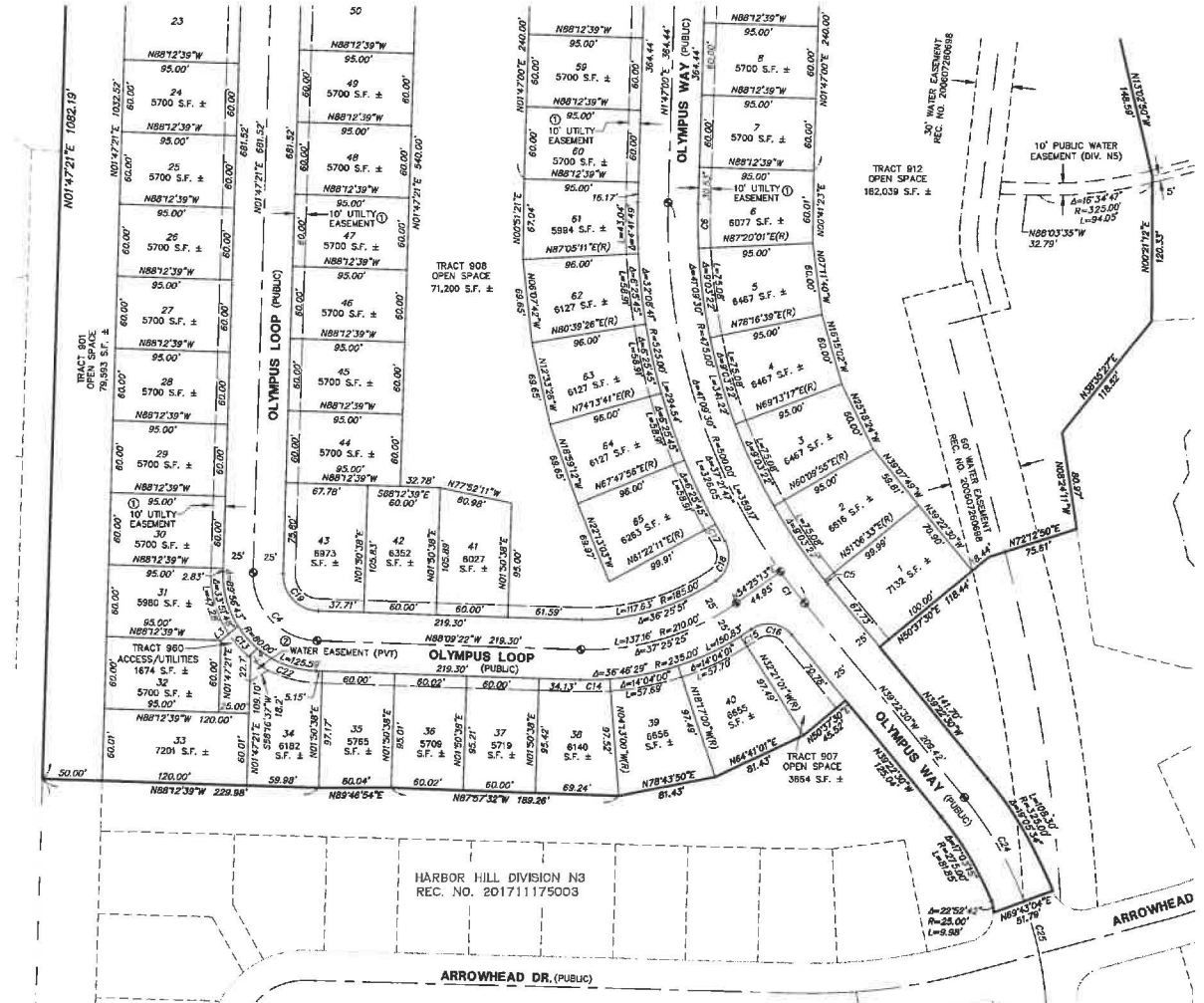
CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C10	Δ=29°18'32"	80.00'	40.95'
C11	Δ=14°47'57"	80.00'	20.66'
C12	Δ=18°12'36"	80.00'	25.43'
C13	Δ=27°16'31"	80.00'	36.09'
C14	Δ=17°58'43"	80.00'	25.10'
C15	Δ=6°03'38"	235.00'	24.86'
C16	Δ=2°34'50"	235.00'	10.59'
C17	Δ=85°33'21"	25.00'	37.33'
C18	Δ=1°43'52"	525.00'	15.66'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C19	Δ=85°46'28"	25.00'	37.43'
C20	Δ=89°36'43"	30.00'	47.10'
C21	Δ=89°36'56"	30.00'	46.92'
C22	Δ=90°22'43"	30.00'	47.32'
C23	Δ=89°36'56"	80.00'	53.20'
C24	Δ=89°36'56"	80.00'	125.13'
C25	Δ=19°05'34"	300.00'	98.07'
C26	Δ=8°42'49"	300.00'	45.63'

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

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HORIZONTAL DATUM

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

BASIS OF BEARINGS

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



NORTH

SCALE: 1" = 60'



LEGEND

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

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

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N34°21'18"E	13.48
L2	N60°55'48"W	31.95
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 TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	Δ=3°47'43"	500.00'	33.12'
C2	Δ=3°47'43"	500.00'	33.12'
C3	Δ=90°22'43"	55.00'	86.76'
C4	Δ=89°36'56"	55.00'	86.02'
C5	Δ=89°36'43"	55.00'	86.34'
C6	Δ=0°29'03"	475.00'	4.01'
C7	Δ=2°23'29"	80.00'	32.66'
C8	Δ=3°25'01"	80.00'	46.01'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C9	Δ=29°19'32"	80.00'	40.95'
C10	Δ=14°47'57"	80.00'	20.66'
C11	Δ=18°12'36"	80.00'	25.43'
C12	Δ=27°16'51"	80.00'	38.09'
C13	Δ=17°56'43"	80.00'	25.10'
C14	Δ=6°03'38"	235.00'	24.86'
C15	Δ=2°34'50"	235.00'	10.58'
C16	Δ=83°33'21"	25.00'	37.33'
C17	Δ=1°43'32"	525.00'	15.88'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C18	Δ=85°46'28"	25.00'	37.43'
C19	Δ=89°58'43"	30.00'	47.10'
C20	Δ=89°35'56"	30.00'	46.92'
C21	Δ=90°22'43"	30.00'	47.39'
C22	Δ=30°06'12"	80.00'	53.20'
C23	Δ=89°35'56"	80.00'	125.13'
C24	Δ=19°05'34"	300.00'	99.97'
C25	Δ=8°42'49"	300.00'	45.63'

HARBOR HILL, DIVISION N4

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JOB NO 08-058
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