



AGENDA

City of Gig Harbor Hearing Examiner Virtual Hearing of Tuesday, April 1st, 2025, at 1:30 PM

This hearing will be accessible to listen by using the information below:

Link to join Webinar <https://us06web.zoom.us/j/89687328917>

Call-in: (253) 215-8782 Hearing ID: 896 8732 8917

If you wish to submit a written public comment, please provide your comments to the Planning Division by **Monday, March 31, 2025 by 5:00 pm**. All written comments to be included in the record shall have the title: **FOR PUBLIC COMMENT** included. Send comments to: candrews@gigharborwa.gov. Written comments will be read during the appropriate agenda item.

Please see the Public Comment & Decorum section at the end of this agenda for information on options to make public comment.

I. Open Public Hearing

II. Public Hearing

Items on this agenda will be reviewed according to the following format:

1. Open public hearing
2. Staff Report
3. Applicant's presentation
4. Public Comment
5. Close public hearing

New Business

1. **PIERCE COUNTY FIRE PROTECTION DISTRICT #5 c/o JOHN JOHNSON., 10222 BUJACICH RD NW., GIG HARBOR, WA 98332: Gig Harbor Fire & Medic One, Station #51 (PL-CUP-24-0001).** The proposal includes the demolition of the existing Fire Station 51 and the construction of a new 22,000 sf, two-story facility in approximately the same location as the previous facility. The new facility will house up to 10 career fire and medical

emergency response staff and one battalion fire chief. Site improvements include the replacement of the existing fuel island with a new fuel island, new stormwater quality retention systems, parking improvements for staff and public use, and a new public space between the new building and the Kimball Drive entrance. The site is located at 6711 Kimball Dr., Parcel no. 0221083129. The site is located on the east side of Kimball Dr., approximately 1,200 feet south of the intersection with Pioneer Way. Sec 08, Tw 21, R 02, Qtr 33.

III. Adjournment

PUBLIC COMMENT & DECORUM

The city desires to allow a maximum opportunity for public comment. However, the business of the Hearing Examiner must proceed in an orderly, timely manner.

Public comment may be made remotely via Zoom or by phone during designated portions of the meeting. To speak during the meeting via Zoom, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Please refrain from raising your hand until the Hearing Examiner has announced that the public comment portion of the hearing has been opened. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in, you may need to press *6 to unmute yourself. Speakers will be allotted 3 minutes per individual. Comments shall be made, first giving the speaker's name and address. Anyone making "out of order" comments may be subject to removal from the meeting. Written comments may be submitted to the Hearing Examiner by email at planningintake@gjgharborwa.gov.

All speakers shall be courteous in their language and deportment and shall not engage in or discuss or comment on personalities or indulge in derogatory remarks or insinuations with regard to the Hearing Examiner, or any member of the staff or the public.

There will be no demonstrations during or at the conclusion of any public comment. These guidelines are intended to promote an orderly system of holding public hearings to give every person an opportunity to be heard and to ensure that no individuals are embarrassed by voicing their opinions.

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS

ADA accommodations can be provided upon request. Those requiring special accommodations should contact the city clerk at cityclerk@gjgharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.



**PLANNING DEPARTMENT
STAFF REPORT**

TO: Hearing Examiner
FROM: Planning Staff
DATE: March 25, 2025

RE: PL-CUP-24-0001

Gig Harbor Fire & Medic One, Station 51
Public Hearing Date: April 1, 2025

I. GENERAL INFORMATION:

A. Applicant: Howard Struve c/o Rice Fergus Miller
275 5th Street, Suite 100
Bremerton, WA 98337

**B. Owner/
Applicant:** Pierce County Fire Protection District 5
10222 Bujacich Road NW
Gig Harbor, WA 98332

II. APPLICANT'S REQUEST:

The proposal includes the demolition of the existing Fire Station 51 and the construction of a new 22,000 square foot, two-story facility in approximately the same location as the previous facility. The new facility will house up to 10 career fire and medical emergency response staff and one battalion fire chief. Site improvements include the replacement of the existing fuel island with a new fuel island, new stormwater quality retention systems, parking improvements for staff and public use, and a new public space between the new building and the Kimball Drive entrance.

A fire station is considered to be a *public/private services* use under Gig Harbor Municipal Code (GHMC) 17.04.960. *Public/private Services* is a conditional use within the General Business (B-2) and Multiple-Family (R-

3) zoning districts and requires a conditional use permit to establish the use and permit the proposed improvements.

III. **SITE DESCRIPTION:**

A. **Location:** 6711 Kimball Dr., Sec 08, Tw 21, R 02 Qtr 33.

Assessor's Parcel Number: 0221083129

B. **Site Area/Acreage:** 3.79 acres

C. **Existing Site Characteristics:**

1. **Topography:** The site slopes up gently from Kimball Dr.
2. **Vegetation:** Majority of the site is covered mature landscaping and dense trees at the eastern half of the property.
3. **Wetlands and Critical Areas:** No mapped critical areas on site

D. **Zoning:**

1. **Subject parcel:** General Business District (B-2), Multiple-Family Residential (R-3)

2. **Adjacent zoning and current use:**

- | | | |
|----|---------------|--|
| a. | North: | B-2 and R-3 – Retail and Multiple family residential |
| b. | East: | R-1, R-2, R-3 - Assisted Living Facility |
| c. | South: | R-1 – Hotel, Retail, Personal Service |
| d. | West: | B-2 – Office |

E. **Utilities / Road Access:** The site is accessed from Kimball Drive. The city provides sewer and water service.

IV. **APPLICABLE CODES AND POLICIES:**

A. **Comprehensive Plan:** The site is designated as Commercial/Business. The Community Design Element is directly applicable (pgs. 4-1 – 4-19) while other elements are indirectly applicable.

B. **Gig Harbor Municipal Code (GHMC):** The subject parcel is zoned General Business (B-2) and Multiple-Family Residential (R-3). Chapter 17.36 and 17.24 GHMC contain development and performance standards for these districts.

1. 17.27 Multiple-family Residential (R-3)
2. 17.26 General Business District (B-2)
3. 17.64 Conditional Uses
4. 17.68 Nonconformities
5. 17.72 Off-Street Parking and Loading Requirements
6. 17.78 Trees, Landscaping, and Screening
7. 17.96 Site Plan Review
8. 17.98 Design Standards and Review
9. 17.99 Design Review

V. BACKGROUND INFORMATION

The subject site was annexed by City of Gig Harbor February 9, 1975, through Ordinance 217. The existing building on the site was built in 1979, and later remodeled in 2000. The city has no record of a site plan approval or conditional use permit for the subject site. Pursuant to GHMC 17.68.030(C)(3) *When a structure and premises have a nonconforming use status, the intentional removal, intentional destruction or intentional alteration of the structure shall eliminate the nonconforming use status. Intentional removal, intentional destruction and intentional alteration for the purposes of this subsection is defined as damage and/or alterations valued at more than 50 percent of the replacement value of the structure at the time of damage and/or alterations as determined by the square foot construction cost table in the city's fee schedule*

VI. DESIGN REVIEW

The city's design review process is defined under GMHC 17.98. Subsection 17.98.050.B states, "the application shall be reviewed by the Community Development Director (the Director) for compliance with the specific requirements of Chapter 17.99 GHMC and all other applicable codes." The subject request complies with all applicable requirements of the city's design manual. The project proposal is discussed further in Section IX.

VII. ENVIRONMENTAL REVIEW:

A SEPA determination will be issued prior to issuance of Major Site Plan Review Permit.

VIII. PUBLIC NOTICE & INPUT:

The legal notice of complete application was published in the Tacoma News Tribune on May 1, 2024. In addition, notice was mailed to all property owners within 300 feet of the subject site on May 1, 2024. Notice

was also posted on the subject site on May 1, 2024. The city received one comment on the notice of application:

1. Department of Ecology provided a comment dated May 14, 2024. The DOE requested that any demolition taking place would ensure the appropriate testing, abatement, and disposal of asbestos or any other potentially dangerous or hazardous materials present prior to demolition. The proposed project is also located in an area that may have been contaminated with heavy metals due to the air emissions originating from the former Asarco smelter in north Tacoma. Soil contamination from the former smelter poses a risk to human health and the environment and recommended several conditions of approval including soil sampling for arsenic and lead prior to the approval of any site development permits for grading, filling, or clearing. The comment also requested that best management practices for erosion and stormwater control be implemented to prevent surface water contamination (Exhibit H).

The legal notice of public hearing was published in the Tacoma Daily Index on September 18, 2025. In addition, notice was mailed to all property owners within 300 feet of the subject site on March 18, 2025. Notice was also posted on the subject site on March 18, 2025. No comments were received at the time of this staff report.

IX. STAFF ANALYSIS AND FINDINGS:

A. Planning Staff

1. **Comprehensive Plan:** The site is designated as a Commercial/Business area by the city's Comprehensive Plan. The purpose of this land use category is to provide primarily retail and wholesale facilities, including service and sales. Where appropriate, mixed-use (residential with commercial) may be permitted through a planned unit development process. Commercial-business activities consist of the following:

- 1) Retail sales and services
- 2) Business and professional offices
- 3) Mini-warehousing

Commercial areas which border residential designations or uses should use available natural features as boundaries. The Downtown Business designation ensures that the traditional scale and character of Downtown Gig Harbor is maintained.

- 1) Natural features should serve as buffers, which may consist of standing timber, streams or drainage swales.
- 2) A minimum buffer width should be 30 feet.
- 3) The density and depth of the buffer should be proportional to the intensity of the use.

2. Gig Harbor Municipal Code:

GHMC 17.36 General Business District (B-2)

It is the intent of this district to provide areas that offer a wide range of consumer goods and services. It is further intended to group buildings and business establishments in a manner that creates convenient, attractive, and safe development. The products and services shall primarily be for sale on the premises only. All business shall be conducted within enclosed buildings, except for approved outdoor storage, display, and dining areas.

GHMC 17.24 Multiple-Family Residential (R-3)

An R-3 district is intended to provide areas suitable for multiple family dwellings and to serve as a buffer and transition between more intensively developed areas and residential properties of a lower density. An R-3 district is suitable in areas which are served by municipal services and in areas readily accessible to freeway access.

GHMC 17.64 Conditional Uses

The subject site's current use as a *Public/Private Services* is existing within the B-2 zone. The project's conditional use application intends to bring the existing use into conformance with the GHMC through the procedure cited in GHMC 17.64.020 and allow for the proposed tenant and parking lot improvements. Review criteria for conditional uses within GHMC 17.64.040 are as follows:

1. That the use which the conditional use permit is applied for is specified by this title as being conditionally permitted within and is consistent with the description and purpose of the zone district in which the property is located.

Staff analysis: *Public/Private Services* is a conditional use in the B-2 and R-3 zoning districts per GHMC 17.14. The use will be sited primarily on the B-2 portion of the site.

2. That the granting of such conditional use permit will not be detrimental to the public health, safety, comfort, convenience

and general welfare, will not adversely affect the established character of the surrounding neighborhood, and will not be injurious to the property or improvements in such vicinity and/or zone in which the property is located.

Staff analysis: In this case, the existing use has been established for nearly 45 years. The replacement of the Fire Station structure and reconfiguration of the existing site are not expected to change any characteristics of the existing use. The parking lot and frontage improvements are expected to improve vehicle and pedestrian safety. The use itself is a benefit to public safety.

3. That the proposed use is properly located in relation to the other land uses and to transportation and service facilities in the vicinity; and further, that the use can be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets.

Staff analysis: Transportation as well as service by public facilities is reviewed as part of the application for Major Site Plan review. If conditioned properly, this criteria will be met with the approval of that application. Although the use is existing, the proximity of the proposed *Public/Private Services* use to adjacent residential uses was considered as part of the review of GHMC 17.99.200 *Alternative Zone Transition Standards* by the Design Review Board. The Design Review Board's recommendation is included as Exhibit C and D.

4. That the site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping, and other such features as are required by this title or as needed in the opinion of the Hearing Examiner.

Staff analysis: Review of all development standards and dimensional requirements for the new configuration will be reviewed with the Major Site Plan application presently in review under file number PL-SPR-24-0001. As noted previously, the layout of the site has been considered by the Design Review Board and has received a recommendation of approval (Exhibit C and D). If conditioned properly, this criteria will be met with the approval of the Major Site Plan review.

GHMC 17.99 Design Manual

The City of Gig Harbor Design Manual provides design standards which are applied and processed under the provisions of GHMC Chapter 17.98. The proposal has received a recommendation of approval from the Design Review Board allowing for alternatives to two specific requirements as well as exceptions from an additional two requirements. Those recommendations are included as Exhibits C and D to this staff report.

X. CONCLUSIONS:**A. Conditional Use Permit:**

2. The project proposal is consistent with the approval criteria within GHMC 17.64. If properly conditioned, the project proposal is not expected to adversely affect the public health, safety, comfort, convenience, general welfare, neighborhood character, adjacent land uses, or transportation and service facilities in the vicinity.
3. The project proposal is consistent with review criteria for conditional uses, as discussed in Section IX.2 of this report and GHMC 17.64.040. Staff recommends approval of the conditional use permit.

XI. RECOMMENDATIONS:

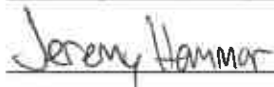
Should the requested Conditional Use Permit be authorized by the Hearing Examiner, staff recommends the imposition of the following special conditions of approval:

Land Use Conditions:

1. The subject property is located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma. Prior to the issuance of any site development permits, or the initiation of grading, filling, or clearing the applicant must submit a soil sample analysis to the WA Department of Ecology for review. Department of Ecology has recommended the following conditions, prior to the issuance of any site development permits or the initiation of grading, filling, or clearing:
 - A. Sample the soil and analyze for arsenic and lead following the 2019 Tacoma Smelter Plume Guidance. The soil sampling results shall be sent to Ecology for review.

- B. If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.
- C. If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:
- i. Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology website at: <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process/Cleanup-options/Voluntary-cleanup-program>
 - ii. Obtain an opinion letter from Ecology stating that the proposed soil remediation plan will likely result in no further action under MTCA. The applicant shall provide to the local permitting agency the opinion letter from Ecology.
 - iii. Prior to finalizing site development permits, provide to the local land use permitting agency "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.
2. The applicant shall obtain all necessary Land use, civil, and building permits from the city prior to developing the site as a *Public/Private Service*.

Project Planner: Jeremy Hammar, Senior Planner



Date: March 24, 2025

The following exhibits are included for your review of the development applications:

- A. Hearing Examiner Staff Report dated March 25, 2025
- B. Preliminary Site Plan and Civils dated February 3, 2025
- C. Design Review Board Notice of Recommendation Dated January 30, 2025
- D. Design Review Board Notice of Recommendation Dated March 3, 2025
- E. Conditional Use Permit Findings dated August 28, 2024
- F. Notice of Application and associated declarations
- G. Notice of Public Hearing and associated declarations
- H. Department of Ecology NOA comment, dated May 14, 2024

Duration of Permit Approval: The development permit included in this decision shall expire three (3) years from the date of decision unless a complete application for subsequent building permit or civil permit has been submitted and remained active, pursuant to GHMC 19.02.008. Upon written request by the property owner, prior to the date of land use permit expiration, the director may grant an extension of time up to but not exceeding one (1) year pursuant to GHMC 19.02.008(F). See GHMC 19.02.008 for complete regulations on the duration of permit approvals and expiration of permits. If the use or activity authorized by the conditional use permit approval is abandoned or discontinued for a continuous period of two (2) years, the conditional use permit shall expire, and the use or activity may not be reestablished unless authorized by a new conditional use permit.

Administrative Appeal: There is no administrative appeal process for this decision. Any appeal of this decision shall be in accordance with RCW 36.70C.

Availability of Complete Project Permit File for Review: The complete project permit file, including findings, conclusions and conditions of approval, if any, is available for review at the city of Gig Harbor Planning Department, 3510 Grandview Street, Gig Harbor, WA 98335. Please contact Jeremy Hammar, Senior Planner, at jhammar@gigharborwa.gov or 253-851-6170 should you desire to review the file.

Other Permits Required: This project may require permits from other City departments, such as a civil permit from Public Works, or a building permit from Building and Fire Safety. Other State and Federal requirements may also apply. The Governor's Office for Regulatory Innovation and Assistance can assist in determining additional requirements. They can be reached at: http://www.oria.wa.gov/site/alias_oria/347/our_permitting_services.aspx. Please check with these departments prior to commencing construction.

J:\18174 - GHFWO Station 51\500 Design\502 Drawings\Sheets\18174 - C00.01 Legend.dwg

PL-CUP-24-0001 Hearing Examiner 04.01.2025 Exhibit B																PRIVATE IMPROVEMENTS				1011485 PERMIT #							
																DEVELOPMENT ENGINEER				DATE							
																PIERCE COUNTY ORDINANCE NOS: STORM 2021-45				ROAD							
																1. A PRE-CONSTRUCTION MEETING SHALL BE REQUESTED AT LEAST 48-HOURS IN ADVANCE OF THE START OF CONSTRUCTION. CONTACT LARRY FREMONT, THE AREA INSPECTOR, AT 253-798-7187.				2. APPOINT A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD WHO SHALL BE PROVIDED A COPY OF THE SWPPP, EROSION CONTROL PLAN & INSPECTION SCHEDULE.							
																3. FAILURE TO OBTAIN REQUIRED INSPECTIONS MAY ENDANGER OR DELAY PROJECT APPROVAL.				4. ALL WORK IN THE PUBLIC RIGHT-OF-WAY REQUIRES A GENERAL RIGHT-OF-WAY PERMIT FROM PIERCE COUNTY PLANNING AND PUBLIC WORKS.							
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1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF GIG HARBOR PUBLIC WORKS STANDARDS AND THE MOST CURRENT COPY OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION. IN CASES OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.
2. THE CONTRACTOR SHALL BE IN COMPLIANCE WITH ALL SAFETY STANDARDS AND REQUIREMENTS AS SET FORTH BY OSHA, WISHA AND THE WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH THE WSDOT STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND/OR THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, A TRAFFIC CONTROL PLAN SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL BY THE ENGINEER OF RECORD. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
4. ALL CURB AND GUTTER, ROADWAY GRADES, SIDEWALK GRADES AND ANY OTHER VERTICAL AND/OR HORIZONTAL ALIGNMENTS SHALL BE STAKED BY A REGISTERED SURVEYOR LICENSED IN THE STATE OF WASHINGTON.
5. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF GIG HARBOR SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
6. IF CONSTRUCTION IS TO TAKE PLACE IN OTHER JURISDICTION'S RIGHT-OF-WAY (I.E., PIERCE COUNTY, THE STATE, OR OTHER ADJACENT MUNICIPALITIES), THE CONTRACTOR SHALL NOTIFY THE CITY. ALL THE REQUIRED APPROVALS AND PERMITS SHALL BE OBTAINED PRIOR TO STARTING WORK. THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ASSOCIATED PERMIT FEES.
7. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF GIG HARBOR CONSTRUCTION INSPECTOR A MINIMUM OF 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
9. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF AN APPROVED SET OF PLANS ON THE CONSTRUCTION SITE AT ALL TIMES.
10. ALL SURVEYING AND STAKING SHALL BE PERFORMED PER THE CORRESPONDING SECTION OF THE CITY OF GIG HARBOR PUBLIC WORKS STANDARDS.
11. TEMPORARY EROSION CONTROL/WATER POLLUTION PREVENTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 1-07.15 OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE CITY OF GIG HARBOR STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL. AT NO TIME WILL SILTS AND DEBRIS BE ALLOWED TO DRAIN INTO AN EXISTING OR NEWLY INSTALLED FACILITY UNLESS SPECIAL PROVISIONS HAVE BEEN DESIGNED. PROJECTS THAT EXCEED ONE ACRE OR MORE IN SIZE ARE REQUIRED TO OBTAIN A GENERAL CONSTRUCTION STORM WATER PERMIT THROUGH THE DEPARTMENT OF ECOLOGY. A COPY OF THIS PERMIT MUST BE SUBMITTED TO THE CITY PRIOR TO THE START OF ANY CONSTRUCTION.
12. WHERE NEW ASPHALT JOINS EXISTING, THE EXISTING ASPHALT SHALL BE CUT TO A NEAT VERTICAL EDGE AND TACKED WITH ASPHALT EMULSION TYPE CSS-1 IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS. THE NEW ASPHALT SHALL BE FEATHERED BACK OVER THE EXISTING TO PROVIDE FOR A SEAL AT THE SAW CUT LOCATION AND THE JOINT IS TO BE SEALED WITH GRADE AR-4000W PAVING ASPHALT.
13. COMPACTION OF SUB-GRADE, ROCK, AND ASPHALT SHALL BE IN ACCORDANCE WITH THE MOST CURRENT ADOPTED VERSION OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION.
14. FORM AND SUB-GRADE INSPECTION BY THE CITY IS REQUIRED BEFORE POURING CONCRETE. 24 HOURS' NOTICE TO THE CITY IS REQUIRED FOR FORM INSPECTION.
15. SEE THE CITY OF GIG HARBOR PUBLIC WORKS STANDARDS, SECTION 2B.200, FOR TESTING AND SAMPLING FREQUENCIES.
16. ALL SIGN SHEETING SHALL BE HIGH INTENSITY PRISMATIC RETROREFLECTIVE AND IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

1. ALL WORKSMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF GIG HARBOR STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION. (WSDOT). IN CASES OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.
2. THE CONTRACTOR SHALL BE IN COMPLIANCE WITH ALL SAFETY STANDARDS AND REQUIREMENTS AS SET FORTH BY OSHA, WISHA AND THE STATE OF WASHINGTON, DEPARTMENT OF LABOR AND INDUSTRIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH SECTION 28.126 OF THE GIG HARBOR PUBLIC WORKS STANDARDS, THE WSDOT STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (ALL APPLICABLE "K" PLANS) AND/OR THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, A TRAFFIC CONTROL PLAN SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
4. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF GIG HARBOR SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. A GRADING PERMIT FOR STORM POND CONSTRUCTION MAY BE REQUIRED.
5. IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY AND/OR WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE CITY AND THE CITY SHALL OBTAIN ALL THE REQUIRED APPROVALS AND PERMITS. THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ASSOCIATED PERMIT FEES.
6. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF GIG HARBOR PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF AN APPROVED SET OF PLANS ON THE CONSTRUCTION SITE AT ALL TIMES.
9. ALL SURVEYING AND STAKING SHALL BE PERFORMED PER THE CORRESPONDING SECTION OF THE CITY OF GIG HARBOR PUBLIC WORKS STANDARDS.
10. TEMPORARY EROSION CONTROL/WATER POLLUTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS, THE DEPARTMENT OF ECOLOGY NPDES REQUIREMENTS AND THE CITY OF GIG HARBOR STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL AND AS FOLLOWS:
 - A. SOIL EROSION AND WATER POLLUTION/FLOOD CONTROL PLANS SHALL BE SUBMITTED TO THE CITY, APPROVED BY THE CITY, AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO DISTURBING ANY SOIL ON THE SITE. SUBMITTAL AND APPROVAL OF THESE PLANS SHALL PRECLUDE ANY CONSTRUCTION ACTIVITY ON THE SITE.
 - B. ALL PERMANENT STORAGE AND RETENTION/DETENTION AREAS USED AS PART OF THE TEMPORARY EROSION CONTROL AND WATER POLLUTION/FLOOD ACTIVITIES AND CONVEYANCE SYSTEMS SHALL BE CLEANED OF ALL SILTS, SAND, AND OTHER MATERIALS FOLLOWING COMPLETION OF CONSTRUCTION AND THE PERMANENT FACILITIES SHALL THEN BE COMPLETED INCLUDING PERMANENT INFILTRATION AREAS.
11. STORM DRAIN PIPE SHALL: BE ON THE WSDOT QUALIFIED PRODUCTS LIST FOR THE SPECIFICATION LISTED BELOW:
 - A. PLAIN CONCRETE STORM SEWER PIPE OR REINFORCED CONCRETE STORM SEWER PIPE PER WSDOT STANDARD SPECIFICATION 9-05.7.
 - B. DUCTILE IRON SEWER PIPE PER WSDOT STANDARD SPECIFICATION 9-05.13.
 - C. CORRUGATED STORM SEWER POLYETHYLENE PIPE PER WSDOT STANDARD SPECIFICATIONS 9-05.20.
 - D. PVC STORM PIPE CONFORMING TO ASTM D 3034 SDR OR ASTM F 789 WITH JOINTS AND GASKETS CONFORMING TO ASTM D 3212 AND ASTM F 477.
12. ALL STORM DRAINAGE SYSTEMS ARE REQUIRED TO BE AIR TESTABLE AT 4 PSI PER WSDOT TESTING PROCEDURES. AT THE DISCRETION OF THE CITY INSPECTOR ALL FLEXIBLE PIPES SHALL BE MANDREL TESTED PER WSDOT STANDARDS. TESTING SHALL BE DONE BY THE CONTRACTOR, AND WITNESSED BY CITY INSPECTOR.
13. AT THE DISCRETION OF THE CITY ENGINEER, TESTING OF THE STORM SEWER MAY ALSO INCLUDE VIDEOTAPING OF THE MAIN BY THE CONTRACTOR. IMMEDIATELY PRIOR TO VIDEOTAPING, ENOUGH WATER SHALL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER CATCH BASIN. A COPY OF THE VIDEO SHALL BE SUBMITTED TO THE CITY OF GIG HARBOR. ACCEPTANCE OF THE LINE WILL NOT BE MADE UNTIL AFTER THE VIDEO HAS BEEN REVIEWED AND APPROVED BY THE CITY. TESTING SHALL TAKE PLACE AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED AND COMPACTION OF THE ROADWAY SUBGRADE IS COMPLETE. TESTING SHALL OCCUR BEFORE PLACEMENT OF ANY PAVEMENT.
14. SPECIAL STRUCTURES, SUCH AS OIL/WATER SEPARATORS AND OUTLET CONTROLS, SHALL BE INSTALLED PER PLANS AND MANUFACTURERS' RECOMMENDATIONS.
15. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. FOR SITES WHERE VEGETATION HAS BEEN PLANTED THROUGH HYDRO SEEDING, THE FINANCIAL GUARANTEE WILL NOT BE RELEASED UNTIL THE VEGETATION HAS BEEN THOROUGHLY ESTABLISHED.
16. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATIONS", CONNECTION POINTS WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUT-DOWN NOTICES.
17. ALL CATCH BASINS/MANHOLES SHALL HAVE CONCRETE COLLARS PER GIG HARBOR DETAIL 3-5.
18. ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER AND THE CITY ENGINEER.
19. A STAMPED AND SIGNED LETTER FROM THE ENGINEER OF RECORD ATTENDING TO THE CONSTRUCTION OF ANY STORM WATER FACILITY, AND A POND VOLUME CERTIFICATION LETTER WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE OF PROJECT.

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CITY OF GIG HARBOR PUBLIC WORKS STANDARDS AND THE MOST CURRENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION. IN CASES OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.
2. ALL SAFETY STANDARDS AND REQUIREMENTS SHALL BE COMPLIED WITH AS SET FORTH BY OSHA, WISHA AND WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES.
3. CITY OF GIG HARBOR DATUM SHALL BE USED FOR ALL VERTICAL CONTROL. A LIST OF BENCHMARKS IS AVAILABLE AT THE ENGINEERING DEPARTMENT.
4. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF GIG HARBOR SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
5. IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY AND/OR WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE CITY. THE CITY WILL OBTAIN THE COUNTY AND/OR WSDOT PERMIT(S) AND PROVIDE A COPY TO THE CONTRACTOR. THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ASSOCIATED PERMIT FEES.
6. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF GIG HARBOR CONSTRUCTION INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
7. THE CITY OF GIG HARBOR CONSTRUCTION INSPECTOR SHALL BE NOTIFIED A MINIMUM OF 48 HOURS IN ADVANCE OF A TAP CONNECTION TO AN EXISTING MAIN OR LATERAL. THE INSPECTOR SHALL BE PRESENT AT THE TIME OF THE TAP. ANY MATERIAL REMOVED IN THE TAP PROCESS MUST BE GIVEN TO THE CITY INSPECTOR AT THE TIME OF THE TAP.
8. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
9. GRAVITY SEWER MAIN SHALL BE GREEN PVC, ASTM D 3034 SDR 35 OR ASTM F 598 WITH JOINTS AND RUBBER GASKETS CONFORMING TO ASTM D 3212 AND ASTM F 455, AND SHALL BE GREEN IN COLOR.
10. PRE-CAST MANHOLES SHALL MEET THE REQUIREMENTS OF ASTM C 458. MANHOLES SHALL BE TYPE 1-48" MANHOLE UNLESS OTHERWISE SPECIFIED ON THE PLANS. JOINTS SHALL BE RUBBER GASKET CONFORMING TO ASTM C 443 AND SHALL BE GROUTED FROM THE INSIDE AND OUTSIDE. LIFT HOLES SHALL BE GROUTED FROM THE OUTSIDE AND INSIDE OF THE MANHOLE. (SEE NOTE 1.) ALL MANHOLES USED IN A STEP SYSTEM, MANHOLES WHERE A FORCE MAIN TERMINATES INTO, AND GRAVITY MANHOLES AS DETERMINED BY THE CITY, MUST BE PROPERLY COATED INSIDE WITH A COATING SYSTEM MANUFACTURED BY EITHER SPECTRA SHIELD®, SPRAYWALL® BY SPRAYROQ OR APPROVED EQUAL TO PREVENT HYDROGEN SULFIDE CORROSION.
11. MANHOLE FRAMES AND COVERS SHALL HAVE A DUCTILE IRON CASTING MARKED "SEWER" AND SHALL BE CAPABLE OF WITHSTANDING A TEST LOAD OF 120,000 LBS. AND MEET AASHTO M 306 STANDARDS. COVERS SHALL BE ONE-MAN OPERABLE USING STANDARD TOOLS. COVERS SHALL BE HINGED AND INCORPORATE A 90 DEGREE BLOCKING SYSTEM TO PREVENT ACCIDENTAL CLOSURE AND COME COMPLETE WITH HINGE INFILTRATION PLUG. FRAMES SHALL BE CIRCULAR AND SHALL INCORPORATE A SEALING RING AND PROVIDE A 2 IN. CLEAR OPENING. THE FRAME DEPTH SHALL NOT EXCEED 4 IN. AND THE FLANGE SHALL INCORPORATE BEDDING SLOTS AND BOLT HOLES. ALL COMPONENTS SHALL BE BLACK COATED WITH A TOTAL WEIGHT NOT TO EXCEED 200LBS. THE MANUFACTURER SHALL BE EAST JORDAN IRON WORKS, OLYMPIC FOUNDRY OR AN APPROVED EQUAL. LOCK-TYPE COVERS SHALL BE REQUIRED IN ALL MULTI-FAMILY COMPLEXES, ON SCHOOL GROUNDS, ON MANHOLES CONTAINING ODOR CONTROL DEVICES OR AS DETERMINED BY THE CITY.
12. SIDE SEWER SERVICES SHALL BE PVC, ASTM D 3034 SDR 35 AND GREEN IN COLOR WITH FLEXIBLE GASKET JOINTS. SIDE SEWER CONNECTIONS SHALL BE MADE BY A TAP TO AN EXISTING MAIN OR A WYE BRANCH FROM A NEW MAIN CONNECTED ABOVE THE SPRING LINE OF THE PIPE.
13. ALL SEWER MAINS SHALL BE FIELD STAKED FOR GRADES AND ALIGNMENT BY A LICENSED ENGINEERING OR SURVEYING FIRM QUALIFIED TO PERFORM SUCH WORK.
14. ALL PLASTIC PIPE AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS TRACER TAPE INSTALLED 12" TO 18" UNDER THE PROPOSED FINISHED SUB GRADE. THE MARKER SHALL BE PLASTIC NON-BIODEGRADABLE, METAL CORE OR BACKING, MARKED "SEWER" WHICH CAN BE DETECTED BY A STANDARD METAL DETECTOR. IN ADDITION, STEP SYSTEMS AND FORCE MAINS SHALL BE INSTALLED WITH 14 GAUGE COATED COPPER WIRE WRAPPED AROUND ALL PLASTIC PIPE, BROUGHT UP AND TIED OFF AT VALVE BODY. TAPE SHALL BE TERRA TAPE "D" OR APPROVED EQUAL. THE TAPE AND WIRE SHALL BE FURNISHED BY THE CONTRACTOR. ALL SEWER PIPE SHALL BE GREEN IN COLOR. IF PIPE USED IS NOT GREEN IN COLOR A PVC SHEATHING OR "POLYWRAP" SHALL BE INSTALLED ON PIPE DURING CONSTRUCTION.
15. ALL SIDE SEWERS LOCATIONS SHALL BE MARKED ON THE FACE OF THE CURB WITH AN EMBOSSED "S" 3 IN. HIGH AND ¼ IN. INTO CONCRETE AND HAVE THE STUB MARKED WITH TREATED 4 IN. X 4 IN. POSTS WITH WIRE.
16. COMPACTION OF THE BACKFILL MATERIAL SHALL BE REQUIRED IN ACCORDANCE WITH THE ABOVE MENTIONED SPECIFICATION (SEE NOTE #1). REFER TO THE APPLICABLE DETAILS 2-14 THROUGH 2-16. NO PEA GRAVEL WILL BE ALLOWED AS PIPE BEDDING.
17. A 3-FT. SQUARE BY 8 IN. THICK CONCRETE PAD WITH WELDED WIRE OR #4 REBAR SHALL BE INSTALLED AROUND ALL CLEAN OUTS THAT ARE NOT IN A PAVEMENT AREA.
18. TEMPORARY STREET PATCHING SHALL BE ALLOWED AS APPROVED BY THE CITY ENGINEER. TEMPORARY STREET PATCHING SHALL BE PROVIDED BY PLACEMENT AND COMPACTION OF 1 IN. MAXIMUM ASPHALT CONCRETE COLD MIX. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AS REQUIRED.
19. EROSION CONTROL MEASURES SHALL BE TAKEN BY THE CONTRACTOR DURING CONSTRUCTION TO PREVENT INFILTRATION OF EXISTING AND PROPOSED STORM DRAINAGE FACILITIES AND ROADWAYS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH SECTION 28.126 OF THE GIG HARBOR PUBLIC WORKS STANDARDS, THE WSDOT STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (ALL APPLICABLE "K" PLANS) AND/OR THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, A TRAFFIC CONTROL PLAN SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
21. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE APPROVED PLANS ON CONSTRUCTION SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
22. ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER AND THE CITY OF GIG HARBOR.
23. ALL LINES SHALL BE HIGH VELOCITY CLEANED, PRESSURE TESTED, AND VIDEO INSPECTED PRIOR TO PAVING IN CONFORMANCE WITH THE ABOVE REFERENCED SPECIFICATIONS. HYDRANT FLUSHING OF LINES IS NOT AN ACCEPTABLE CLEANING METHOD. TESTING OF THE SANITARY SEWER MAIN SHALL INCLUDE VIDEOTAPING OF THE MAIN BY THE CONTRACTOR. IMMEDIATELY PRIOR TO VIDEOTAPING, ENOUGH WATER SHALL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER MANHOLE. THE CONTRACTOR SHALL INSTALL A SCREEN AT THE LOWER MANHOLE TO CATCH ALL DEBRIS. A COPY OF THE VIDEO SHALL BE SUBMITTED TO THE CITY OF GIG HARBOR. ACCEPTANCE OF THE LINE WILL BE MADE AFTER THE VIDEO HAS BEEN REVIEWED AND APPROVED BY THE INSPECTOR. ANY BELIEFS IN MAIN GREATER THAN 3/8" SHALL BE DUG UP AND REPAIRED PRIOR TO ACCEPTANCE. A RE-INSPECTION VIDEO WILL BE REQUIRED AFTER REPAIR HAS BEEN MADE. A WATER OR VACUUM TEST OF ALL MANHOLES IN ACCORDANCE WITH GIG HARBOR STANDARDS IS ALSO REQUIRED. TESTING SHALL TAKE PLACE AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED AND COMPACTION OF THE ROADWAY SUB GRADE IS COMPLETED. AFTER THE PAVING AND RAISING OF MANHOLES IS COMPLETE, THE DEVELOPER SHALL CLEAN THE SEWER CONVEYANCE SYSTEM AGAIN AT THE DEVELOPER'S EXPENSE. THE METHOD OF CLEANING SHALL BE A HIGH VELOCITY WATER PRESSURE CLEANING. ALL ROCKS AND DEBRIS SHALL BE REMOVED AND BE DISPOSED OF AT THE DEVELOPER'S EXPENSE.
24. CONTRACTORS SHALL BE RESPONSIBLE FOR CLEANUP OF ANY DEBRIS IN NEW OR EXISTING MANHOLES AND MAINS ASSOCIATED WITH THE PROJECT AFTER THE NEW LINES ARE CLEANED AS OUTLINED ABOVE.
25. ALL STEP MAINS SHALL BE HYDROSTATICALLY TESTED IN CONFORMANCE WITH THE ABOVE-REFERENCED SPECIFICATION FOR TESTING WATER MAINS. IN ADDITION, ALL STEP MAINS SHALL BE PIGGED IN THE PRESENCE OF THE CITY INSPECTOR PRIOR TO PLACING STEP MAIN IN SERVICE.
26. PRIOR TO BACKFILL, ALL MAINS AND APPURTENANCES SHALL BE INSPECTED AND APPROVED BY THE CITY OF GIG HARBOR CONSTRUCTION INSPECTOR. APPROVAL SHALL NOT RELIEVE THE CONTRACTOR FOR CORRECTION OF ANY DEFICIENCIES AND/OR FAILURES AS DETERMINED BY SUBSEQUENT TESTING AND INSPECTIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE CITY OF GIG HARBOR FOR THE REQUIRED INSPECTIONS.
27. WHEN USING STEEL PLATES OVER THE TRENCH, "STEEL PLATES AHEAD" AND "MOTORCYCLES USERS EXTREME CAUTION" SIGNS SHALL BE REQUIRED.

1. ALL WORKSMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF GIG HARBOR STANDARDS AND THE MOST CURRENT STANDARD OF THE WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION. IN CASES OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.
2. THE CONTRACTOR SHALL BE IN COMPLIANCE WITH ALL SAFETY STANDARDS AND REQUIREMENTS AS SET FORTH BY OSHA, WISHA AND THE WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH SECTION 2B.130 OF THE GIG HARBOR PUBLIC WORKS STANDARDS, THE WSDOT STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND/OR THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, A TRAFFIC CONTROL PLAN SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
4. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF GIG HARBOR SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
5. IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY AND/OR WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE CITY. THE CITY SHALL OBTAIN ALL THE REQUIRED COUNTY AND WSDOT PERMITS. THE CONTRACTOR SHALL ADHERE TO ALL THE PERMIT REQUIREMENTS. THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ASSOCIATED PERMIT FEES.
6. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF GIG HARBOR CONSTRUCTION INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF AN APPROVED SET OF PLANS ON THE CONSTRUCTION SITE AT ALL TIMES.
9. ALL SURVEYING AND STAKING SHALL BE PERFORMED PER THE CORRESPONDING CHAPTER OF THE CITY OF GIG HARBOR PUBLIC WORKS STANDARDS.
10. TEMPORARY EROSION CONTROL/WATER POLLUTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 1.07-15 OF THE WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE GIG HARBOR 2010 STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL. AT NO TIME WILL SILTS AND DEBRIS BE ALLOWED TO DRAIN INTO AN EXISTING OR NEWLY INSTALLED FACILITY UNLESS SPECIAL PREVISIONS HAVE BEEN DESIGNED.
11. ALL PIPE FOR WATER MAINS SHALL COMPLY WITH ONE OF THE FOLLOWING TYPES:

DUCTILE IRON PIPE: DUCTILE IRON PIPE MAY BE USED ON MAINS UP TO TEN IN. DIAMETER. DUCTILE IRON PIPE SHALL BE USED ON MAINS OVER TEN IN. IN DIAMETER. DUCTILE IRON PIPE SHALL CONFORM TO AWWA C 151, CLASS 152 AND HAVE A CEMENT MORTAR LINING CONFORMING TO AWWA C 104. ALL PIPES SHALL BE JOINED USING NON RESTRAINED JOINTS WHICH SHALL BE RUBBER GASKETS, PUSH ON TYPE OR MECHANICAL JOINT, CONFORMING TO AWWA C 111.

PVC PIPE: PVC PIPE MAY BE USED ON MAINS EIGHT IN. THROUGH 10 IN. DIAMETER. SMALL PVC PIPE SHALL CONFORM TO THE LATEST REVISION OF AWWA C900 CLASS 200 STANDARDS, AND SHALL BE BLUE IN COLOR. SEE SECTION 4.030B FOR MORE DETAILED SPECIFICATIONS.
12. GATE VALVES SHALL BE EPOXY COATED RESILIENT WEDGE, NRS (NON RISING STEM) WITH O-RING SEALS. WEDGE ENDS SHALL BE MECHANICAL JOINT OR ANSI FLANGES. GATE VALVES SHALL CONFORM TO AWWA C515 STANDARD. VALVES SHALL BE MUELLER, M & H, KENNEDY, CLOW R/W OR WATERLOUS SERIES 500. GATE VALVES SHALL BE USED FOR ALL VALVES 2 IN. TO 12 IN. THE DESIGN, MATERIALS AND WORKSMANSHIP OF ALL GATE VALVES SHALL BE DUCTILE IRON BODY RESILIENT WEDGE VALVES CONFORMING TO AWWA C515 LATEST REVISION. GATE VALVES SHALL BE RESILIENT WEDGE NON-RISING STEM (NRS) WITH TWO INTERNAL O-RING STEM SEALS. BUTTERFLY VALVES SHALL BE USED FOR ALL VALVES LARGER THAN 12 IN. BUTTERFLY VALVES SHALL CONFORM TO AWWA C504, CLASS 150B, WITH CAS IRON SHORT BODY, O-RING STEM SEALS, GEARED OPERATOR DESIGNED FOR UNDERGROUND INSTALLATION, AND A 2 IN. SQUARE OPERATING NUT. BUTTERFLY VALVES SHALL BE MUELLER, UNSEAL III, KENNEDY, M & H, PRATT GROUNDHOG, OR ALLIS CHALMERS.
13. EXISTING VALVES SHALL BE OPERATED BY CITY EMPLOYEES ONLY.
14. HYDRANTS SHALL BE MUELLER SUPER CENTURION 250, OR CLOW MEDALLION 925 OR MH ENH CD250. HYDRANTS SHALL BE BAGGED UNTIL SYSTEM IS APPROVED.
15. ALL LINES SHALL BE DISINFECTED AND TESTED IN CONFORMANCE WITH THE ABOVE REFERENCED SPECIFICATION (NOTE 1) AND SECTION 4.390 OF THE PUBLIC WORKS STANDARDS. MICROBIOLOGICAL TESTING OF DISINFECTED WATER MAINS SHALL BE CONDUCTED ONLY BY LABORATORIES THAT HAVE BEEN CERTIFIED BY THE STATE DEPARTMENT OF HEALTH (DOH) FOR DRINKING WATER ANALYSIS. THE CITY WILL ONLY ACCEPT RESULTS FROM SAMPLES ANALYZED USING METHOD NUMBER 9221D OR 9222B FROM STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER, 19TH ED. (APHA ET AL. 1995), OR CORRESPONDING METHODS FROM LATER EDITIONS. THE CITY OF GIG HARBOR CONSTRUCTION INSPECTOR WILL OBTAIN WATER SAMPLES FOR MICROBIOLOGICAL TESTING AND NO MAIN WILL BE PUT INTO SERVICE UNTIL A PASSING TEST IS ACHIEVED. IT IS THE CONTRACTORS/DEVELOPERS RESPONSIBILITY TO ACHIEVE A PASSING TEST. IF THE INITIAL MICROBIOLOGICAL TEST FAILS, CONTRACTOR/DEVELOPER SHALL FLUSH AND DISINFECT LINES AGAIN, AND A SECOND TEST WILL BE TAKEN BY THE CITY. IF THE SECOND TEST SHOULD FAIL, ADDITIONAL DISINFECTION AND FLUSHING WILL BE REQUIRED ALONG WITH ANY OTHER MEANS OF CLEANING THE LINES THAT IS REQUIRED BY THE CITY ENGINEER. ALL EXPENSES INCURRED FOLLOWING THE SECOND FAILING BACTERIAL TEST WILL BE PAID FOR BY THE CONTRACTOR/DEVELOPER.
16. ALL PIPE AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS TRACER TAPE INSTALLED 12 IN. TO 18 IN. UNDER THE FINAL GROUND SURFACE. THE MARKER SHALL BE PLASTIC NON-BIODEGRADABLE, METAL CORE OR BACKINGS MARKER WATER WHICH CAN BE DETECTED BY A STANDARD METAL DETECTOR. TAPE SHALL BE TERRA TAPE "D" OR APPROVED EQUIV. IN ADDITION TO TRACER TAPE, INSTANT DIRECT BURY, U.S.E. 14 GAUGE BLUE COATED COPPER WIRE, WRAPPED AROUND OR TAPED TO THE PIPE, AS SHOWN ON DETAIL 4-08. LOW VOLTAGE GREASE-TYPE SPLICE KITS SHALL BE USED ON TRACER WIRE. CONTINUITY TESTING OF THE WIRE WILL BE DONE BY THE CONTRACTOR.
17. ALL SERVICE LINE LOCATIONS SHALL BE MARKED ON THE FACE OF THE CURB WITH AN EMBOSSED "W" 3 IN. HIGH AND 1/4 IN. INTO CONCRETE.
18. THE CONTRACTOR WILL PROVIDE THE CITY 72-HOURS NOTICE PRIOR TO SCHEDULING A MAIN SHUTDOWN. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATION", CONNECTION POINTS SHALL BE EXPOSED BY THE CONTRACTOR AND FITTINGS VERIFIED 72 HOURS PRIOR TO DISTRIBUTING SHUT DOWN NOTICES.
19. ALL WATER MAINS SHALL BE STAKED FOR GRADES AND ALIGNMENT BY A PROFESSIONAL LAND SURVEYOR CAPABLE OF PERFORMING SUCH WORK.
20. SEPARATION BETWEEN WATER AND SEWER SHALL BE MAINTAINED PER DEPARTMENT OF ECOLOGY (DOE) STANDARDS.
21. A CONCRETE PAD PER DETAIL 4-08 SHALL BE INSTALLED AROUND ALL VALVE BOXES AND BLOW-OFFS THAT ARE NOT IN A PAVEMENT AREA.
22. NO PHYSICAL CONNECTION TO THE EXISTING WATER SYSTEM WILL BE ALLOWED UNTIL THE NEW WATER MAIN HAS PASSED A HYDROSTATIC PRESSURE TEST AND MICROBIOLOGICAL TEST.
23. THE MINIMUM COVER DEPTH OVER ALL WATER LINES SHALL BE 36 IN. UNLESS OTHERWISE NOTED ON THE PLANS.

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STATION 51

GIG HARBOR FIRE AND

GIG HARBOR, WASHING

[illegible]

GENERAL NOTES

SHEET #

SHEET #
C00.02



STATION 51
GIG HARBOR FIRE AND MEDIC ONE
GIG HARBOR, WASHINGTON

PROJECT # 2022011

PERMIT SET

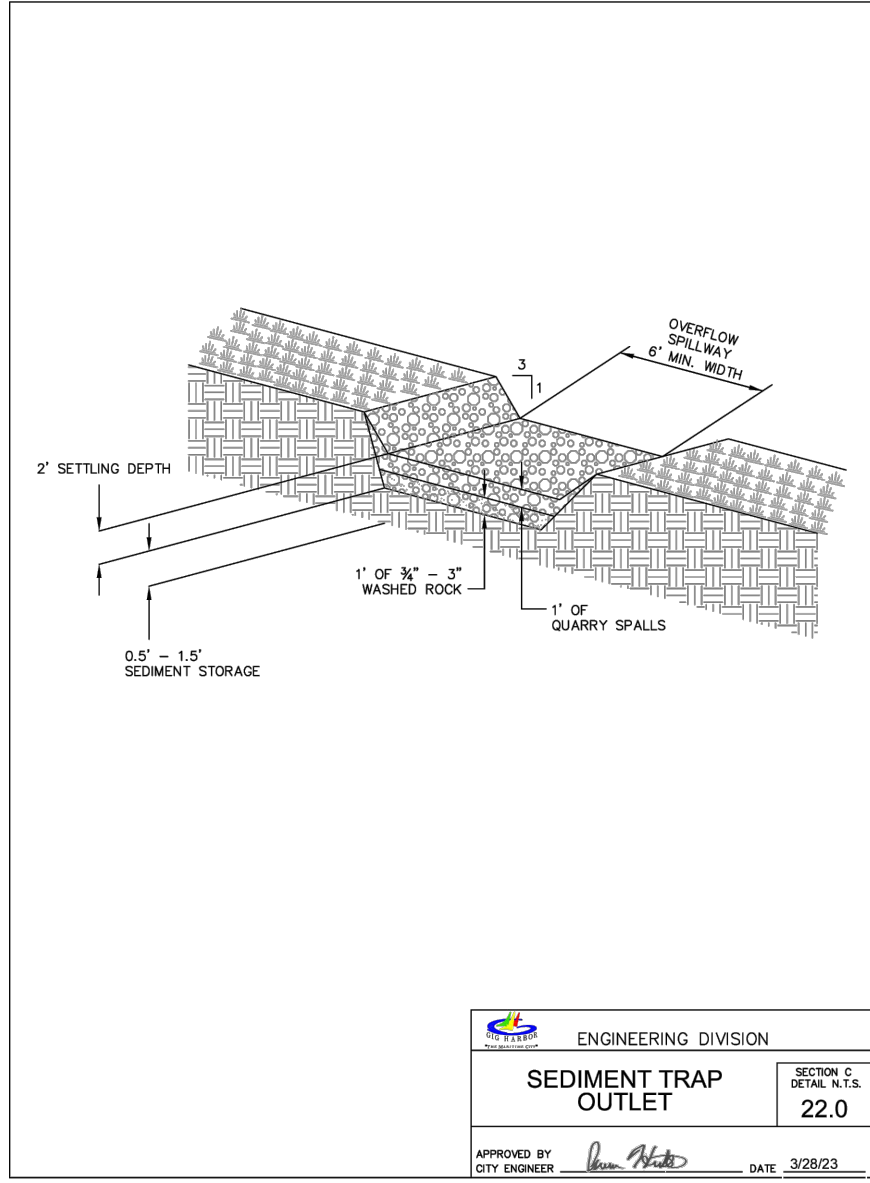
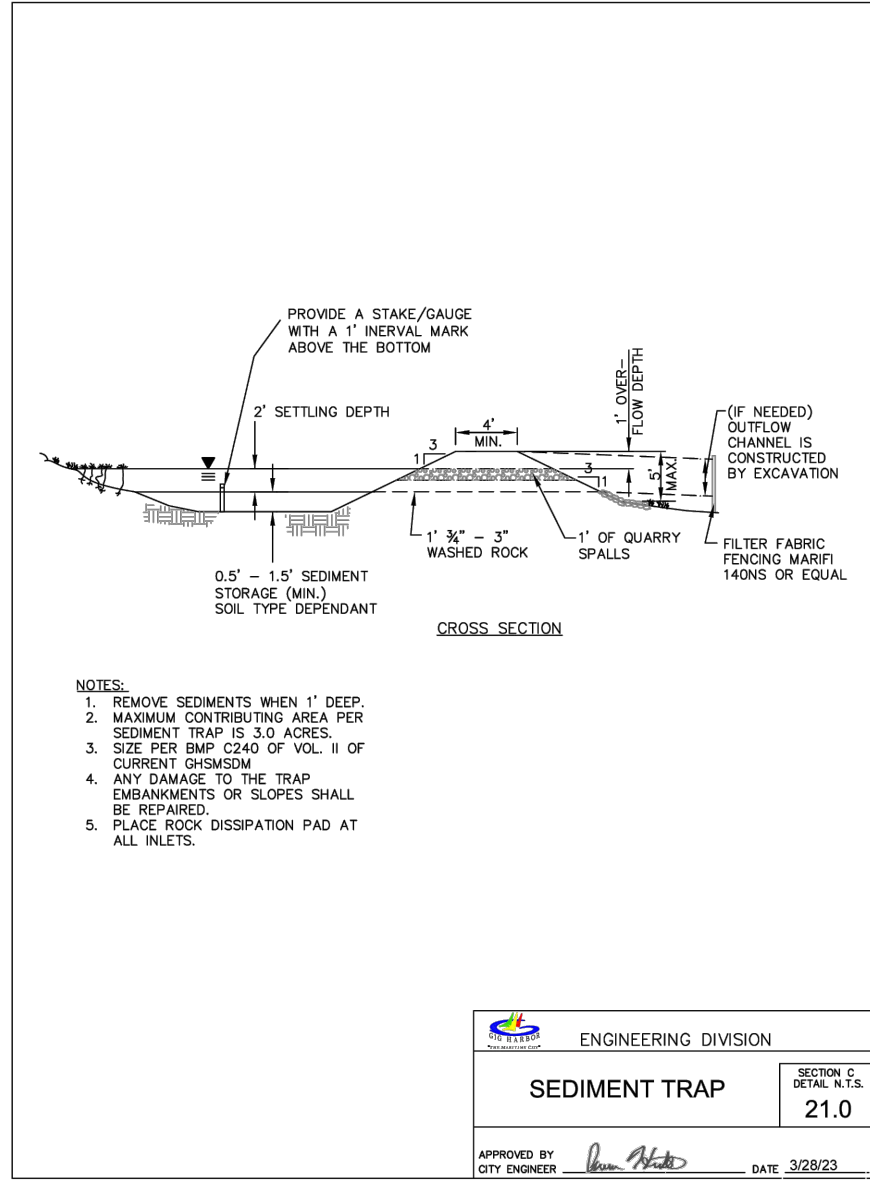
ISSUE DATE JANUARY 24, 2025

REVISION SCHEDULE		

DEMOLITION & TESC

SHEET #

C01.01



EROSION CONTROL KEY NOTES

- 1 LIMIT OF DISTURBANCE
- 2 CONSTRUCTION ENTRANCE. SEE DETAIL 1 ON SHEET C01.02
- 3 TREE PROTECTION FENCE. SEE DETAIL 2 ON SHEET C01.02
- 4 SILT FENCE. SEE DETAIL 3 ON SHEET C01.02
- 5 INLET PROTECTION. SEE DETAIL 4 ON SHEET C01.02
- 6 TEMPORARY SEDIMENT TRAP. SEE DETAIL, THIS SHEET.
- 7 SEDIMENT TRAP OUTLET. SEE DETAIL, THIS SHEET.

NOTES:
RUNOFF FROM ALL SUB-BASINS SHALL BE DIRECTED TO SEDIMENT TRAP THROUGH THE USE OF BERMS, SWALES, AND OTHER MEASURES AS NEEDED.

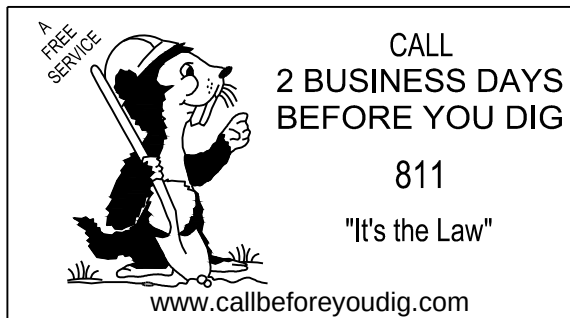
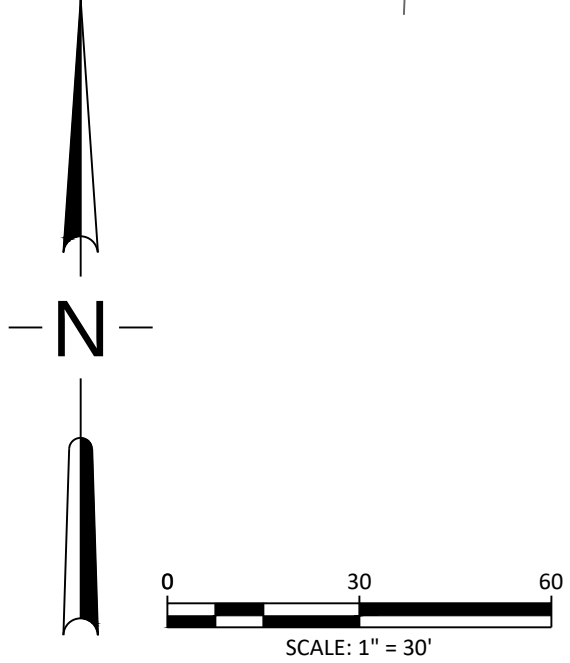
EXCAVATIONS FOR STORMWATER CHAMBERS SHALL BE PROTECTED FROM SEDIMENT LADEN RUNOFF AND SOIL OVER-COMPACTION.

DO NOT PARK CONSTRUCTION EQUIPMENT OR STOCKPILE MATERIALS WITHIN STORMWATER CHAMBER EXCAVATIONS.

DEMOLITION KEY NOTES

- 1 PRESERVE & PROTECT WATER LINE
- 2 PRESERVE & PROTECT SEWER PIPE
- 3 PRESERVE & PROTECT STORM PIPE
- 4 PRESERVE & PROTECT UNDERGROUND ELECTRIC LINE
- 5 PRESERVE & PROTECT UNDERGROUND GAS LINE
- 6 PRESERVE & PROTECT UNDERGROUND TV LINE
- 7 PRESERVE & PROTECT UNDERGROUND FIBER OPTIC LINE
- 8 REPLACE FIRE HYDRANT WITH NEW
- 9 PRESERVE & PROTECT WATER METER
- 10 PRESERVE & PROTECT WATER VALVE
- 11 PRESERVE & PROTECT STORM CATCHBASIN
- 12 PRESERVE & PROTECT SEWER MANHOLE
- 13 PRESERVE & PROTECT POWER POLE
- 14 PRESERVE & PROTECT ELECTRIC BOX
- 15 PRESERVE & PROTECT ELECTRIC TRANSFORMER
- 16 PRESERVE & PROTECT LIGHT POLE
- 17 PRESERVE & PROTECT TELEPHONE PEDESTAL
- 18 PRESERVE & PROTECT GAS VALVE
- 19 PRESERVE & PROTECT JUNCTION BOX
- 20 PRESERVE & PROTECT BOLLARD
- 21 PRESERVE & PROTECT ROCKERY
- 22 REMOVE & DISPOSE FIRE HYDRANT
- 23 EXISTING UNDERGROUND COMMUNICATIONS EASEMENT (AFN 201609290121) TO BE MODIFIED
- 24 REMOVE CONEX BOXES AND ENCLOSURES, TYP.
- 25 SALVAGE & REINSTALL MAILBOX
- 26 SALVAGE & REINSTALL SIGN
- 27 SALVAGE & REINSTALL WHEELSTOP
- 28 DEMOLISH & DISPOSE CURB
- 29 DEMOLISH & DISPOSE ASPHALT PAVEMENT
- 30 DEMOLISH & DISPOSE CONCRETE PAVEMENT
- 31 DEMOLISH & DISPOSE BUILDING & FOUNDATION
- 32 SAWCUT ASPHALT PAVEMENT
- 33 GRIND & OVERLAY ASPHALT PAVEMENT. SEE DETAIL PC.A10.1 ON SHEET RW4.1
- 34 REMOVE & DISPOSE WATER LINE
- 35 REMOVE & DISPOSE SEWER PIPE
- 36 REMOVE & DISPOSE STORM PIPE
- 37 REMOVE & DISPOSE FIRE DEPARTMENT CONNECTION
- 38 REMOVE & DISPOSE CATCH BASIN
- 39 REMOVE & DISPOSE AREA DRAIN

- 40 REMOVE & DISPOSE CLEANOUT
- 41 REMOVE & DISPOSE IRRIGATION CONTROL VALVE
- 42 REMOVE & DISPOSE TRANSFORMER
- 43 REMOVE & DISPOSE GAS METER
- 44 REMOVE & DISPOSE BOLLARD
- 45 REMOVE & DISPOSE TREE
- 46 DECOMMISSION, REMOVE & DISPOSE WATER VAULT
- 47 REMOVE & DISPOSE LIGHT POLE & JUNCTION BOX
- 48 DECOMMISSION & REMOVE FUEL TANK
- 49 REMOVE & DISPOSE AIR CONDITIONING UNITS
- 50 PRESERVE & PROTECT CONCRETE SIDEWALK





STATION 51
GIG HARBOR FIRE AND MEDIC ONE
GIG HARBOR, WASHINGTON

PERMIT SET

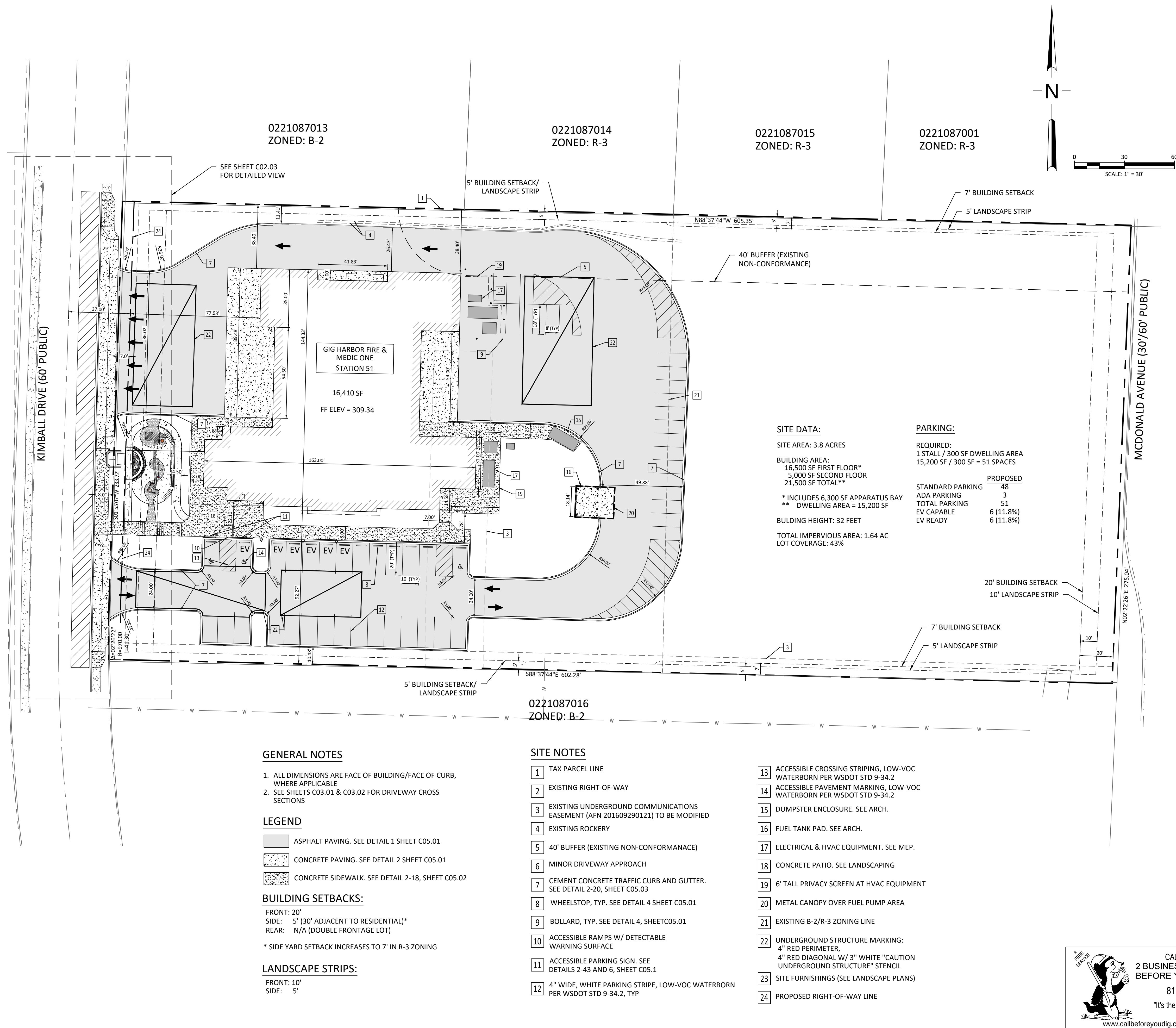
REVISION SCHEDULE

[illegible]

SITE PLAN

SHEET #

C02.01



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STATION 51

GIG HARBOR FIRE AND MEDIC ONE

GIG HARBOR, WASHINGTON

PERMIT SET

REVISION SCHEDULE

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CIRCULATION PLAN

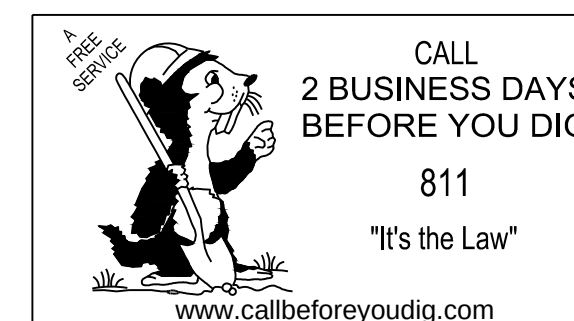
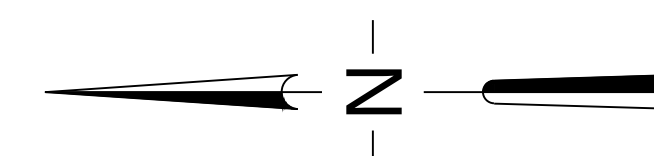
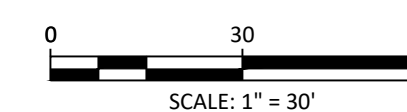
SHEET #

C02.02



POSTED SPEED LIMIT: 25 MPH
AASHTO STOPPING SIGHT DISTANCE: 155'
AASHTO ENTERING SIGHT DISTANCE: 280'

DESIGN VEHICLE: DUAL-AXEL FIXED BODY LADDER ENGINE
(E-ONE HP 100 PLATFORM OR SIMILAR), 46'-8" TOTAL LENGTH



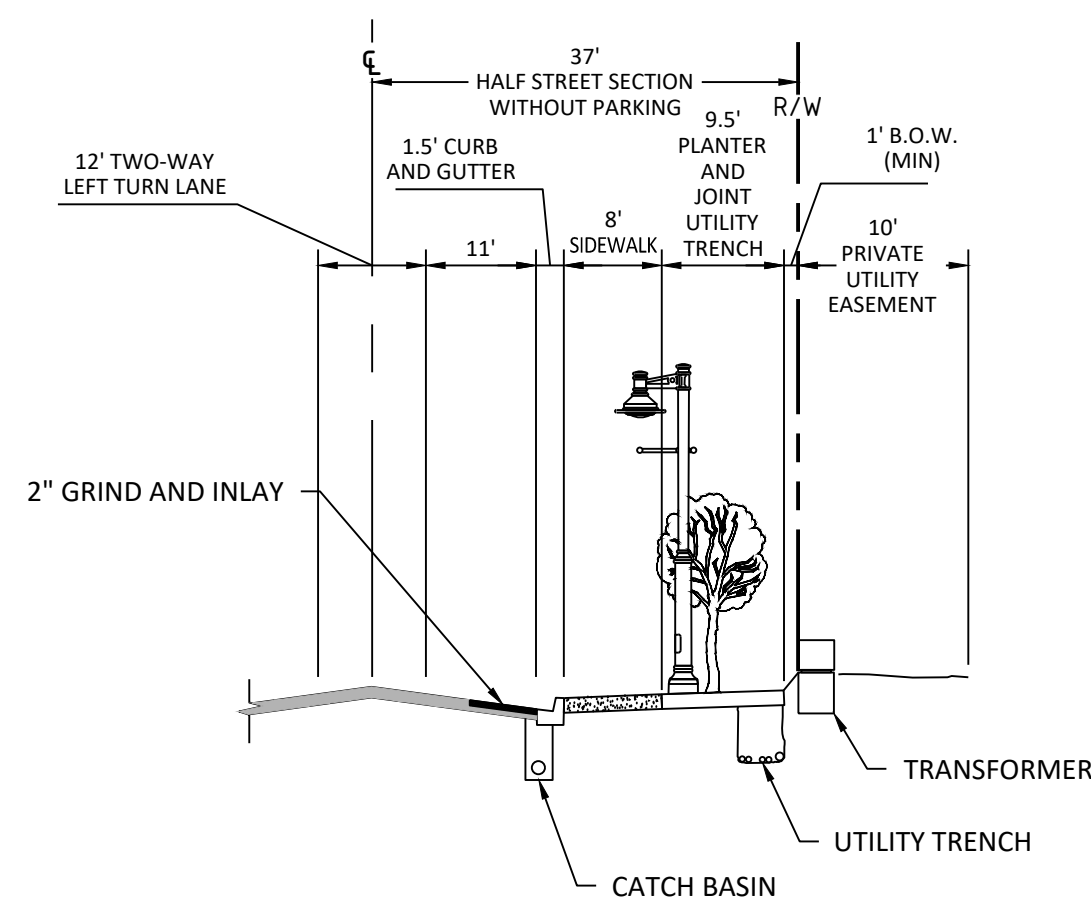
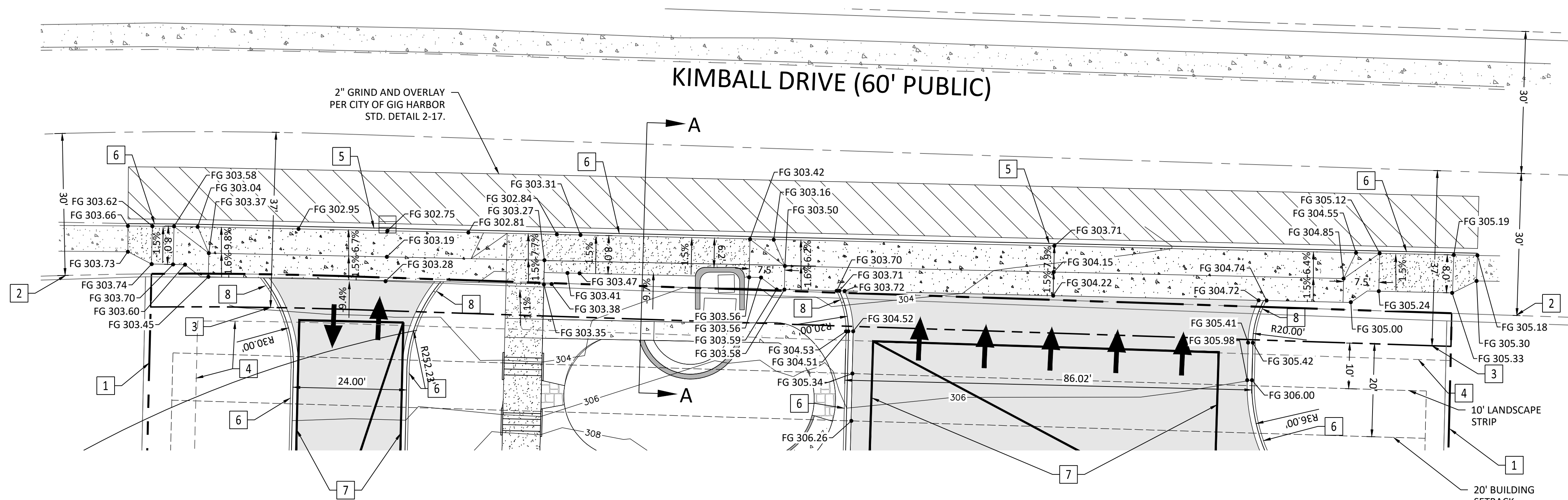
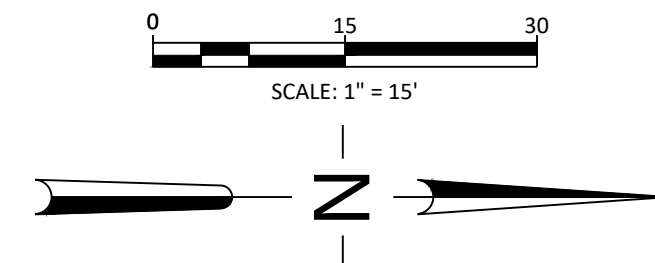


PROJECT # 2022011

ISSUE DATE JANUARY 24, 2025

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C02.03



SECTION A-A
MODIFIED FROM CITY OF GIG HARBOR STD. DETAIL 2-04

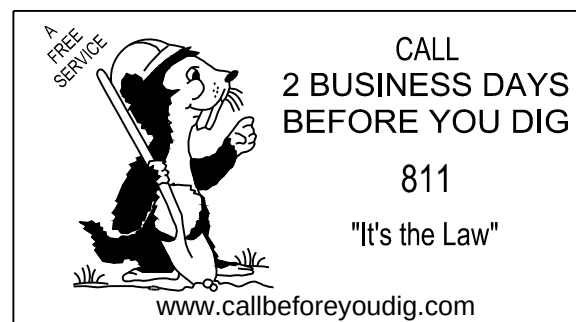
1. ALL DIMENSIONS ARE FACE OF BUILDING/FACE OF CURB, WHERE APPLICABLE

 ASPHALT PAVING.(PRIVATE)
SEE DETAIL 1 SHEET C05.01

 CONCRETE PAVING.
SEE DETAIL 2 SHEET C05.01

 CONCRETE SIDEWALK.
PER CITY OF GIG HARBOR STD.
DETAILS 2-18 & 2-19.

- 1 TAX PARCEL LINE
- 2 EXISTING RIGHT-OF-WAY
- 3 NEW 37' RIGHT-OF-WAY
ALONG PROPERTY FRONTAGE
- 4 EXISTING UNDERGROUND COMMUNICATIONS
EASEMENT (AFN 201609290121) TO BE MODIFIED
- 5 MINOR DRIVEWAY APPROACH. PER WSDOT
F-80.10-04, TYPE 2
- 6 CEMENT CONCRETE TRAFFIC CURB AND GUTTER.
PER CITY OF GIG HARBOR STD. DETAIL 2-20.
- 7 UNDERGROUND STRUCTURE MARKING:
4" RED PERIMETER,
4" RED DIAGONAL W/ 3" WHITE "CAUTION
UNDERGROUND STRUCTURE" STENCIL
- 8 2.5' TRANSITIONAL CURB TAPER.
0" HEIGHT AT BACK OF WALK TO 6" HEIGHT



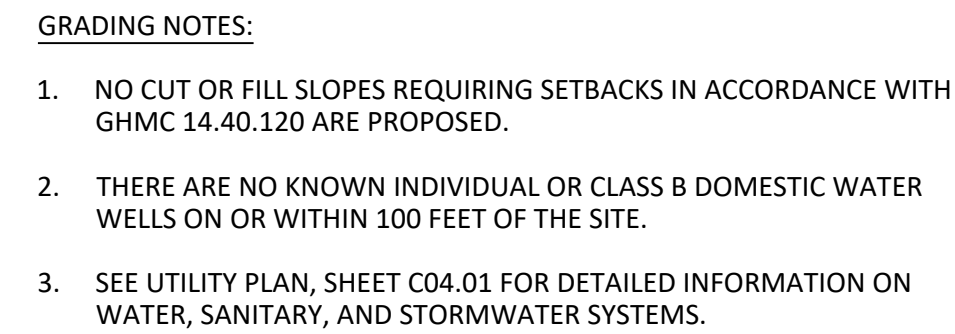
PROJECT #	2022011
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ISSUE DATE JANUARY 24, 2025

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SHEET #

C03.01



INFILTRATION BASED ON FIELD TESTING AND VERIFICATIONS THROUGH TEXTURAL ANALYSIS				
LOCATION	DEPTH (FT)	INFILTRATION RATE (MIN/INCH) NO FACTOR OF SAFETY	USDA SOIL CLASSIFICATION BASED ON VISUAL CLASSIFICATION	GROUNDWATER DEPTH (FT)
B-1	21	N/A	FINE TO MEDIUM SAND	N/A
B-2	9	N/A	FINE TO MEDIUM SAND	N/A
B-3	9	N/A	FINE TO MEDIUM SAND	N/A

CUT: 1500 CY
FILL: 600 CY
NET: 900 CY (EXPORT)

DISTURBED AREA: 2.13 AC

NOTE: THESE QUANTITIES ASSUME NO STRIPPING, HAVE NOT BEEN ADJUSTED FOR PAVEMENTS, UTILITIES, OR FOUNDATIONS, AND ARE FOR PERMIT PURPOSES ONLY. CONTRACTOR SHALL DETERMINE HIS/HER OWN EARTHWORK QUANTITIES.





STATION 51
GIG HARBOR FIRE AND MEDIC ONE
GIG HARBOR, WASHINGTON

PROJECT # 2022011

PERMIT SET

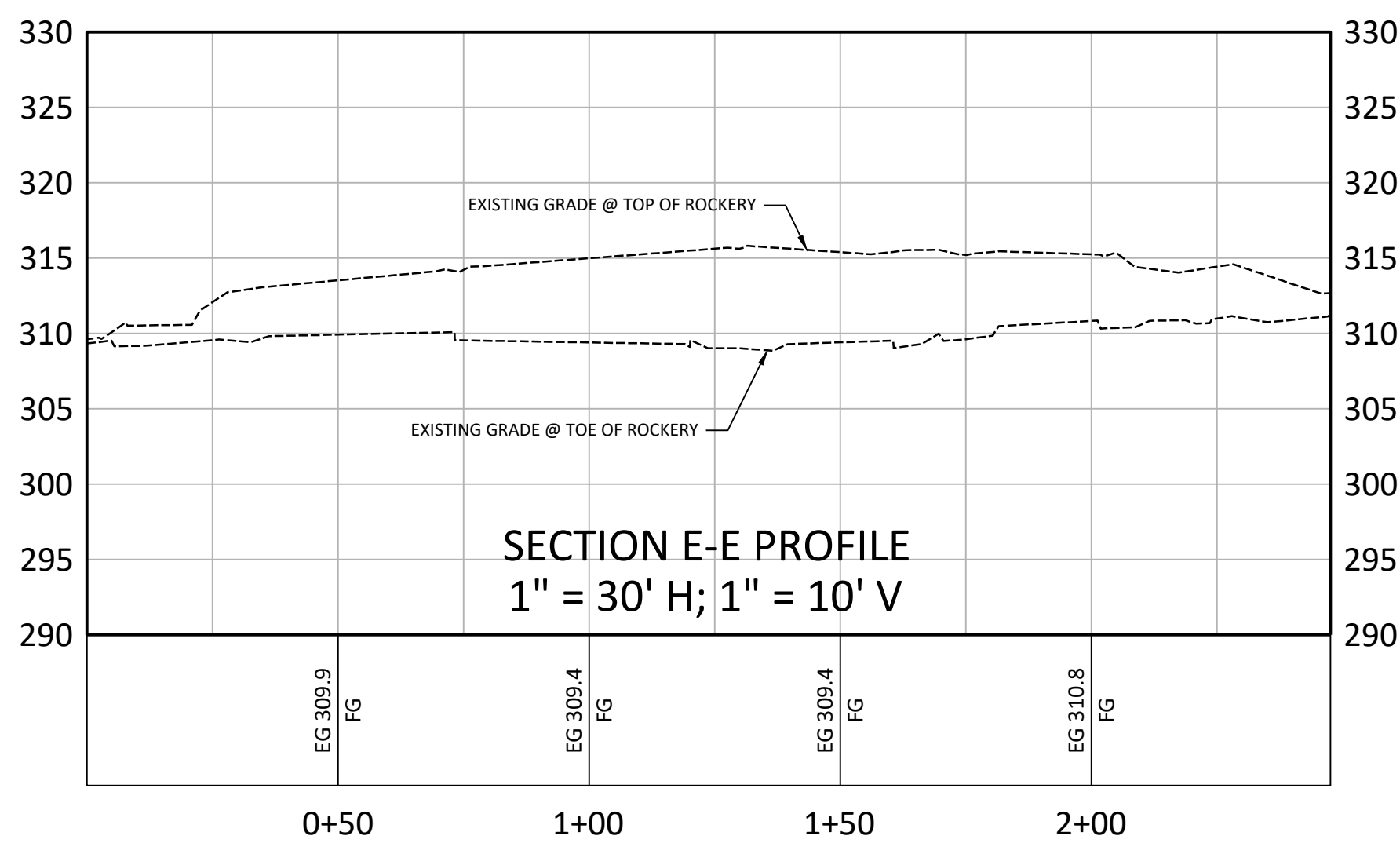
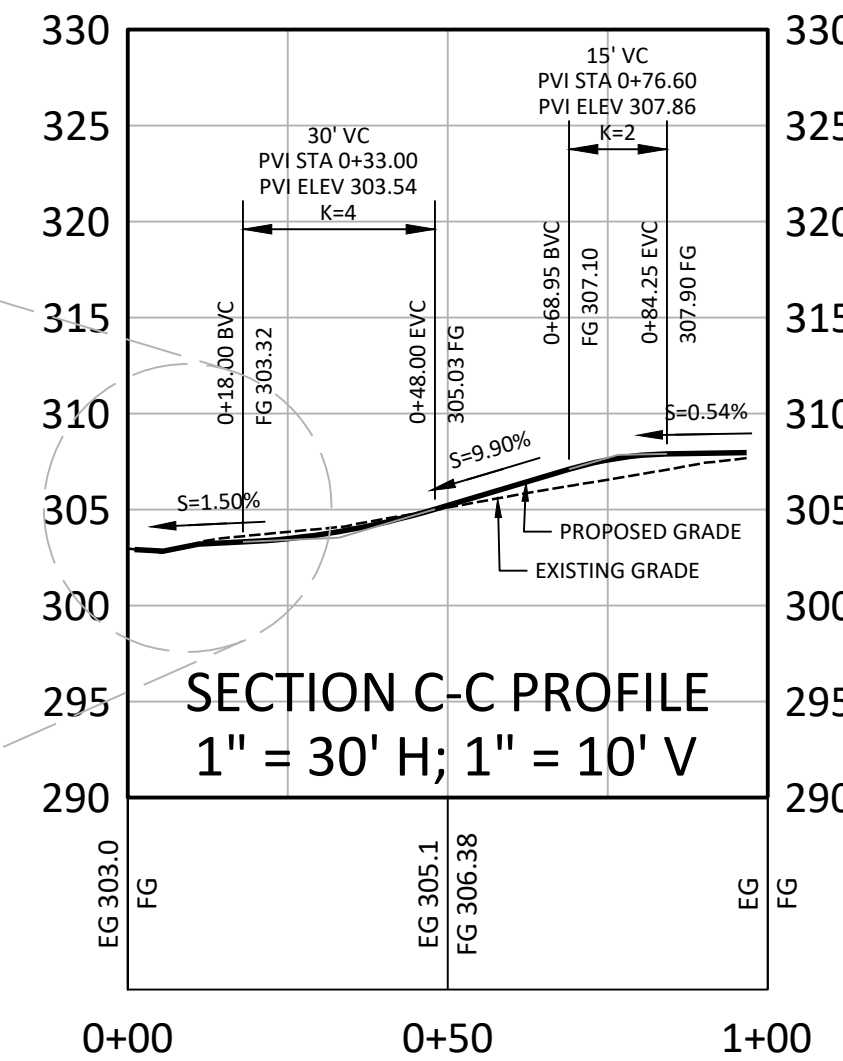
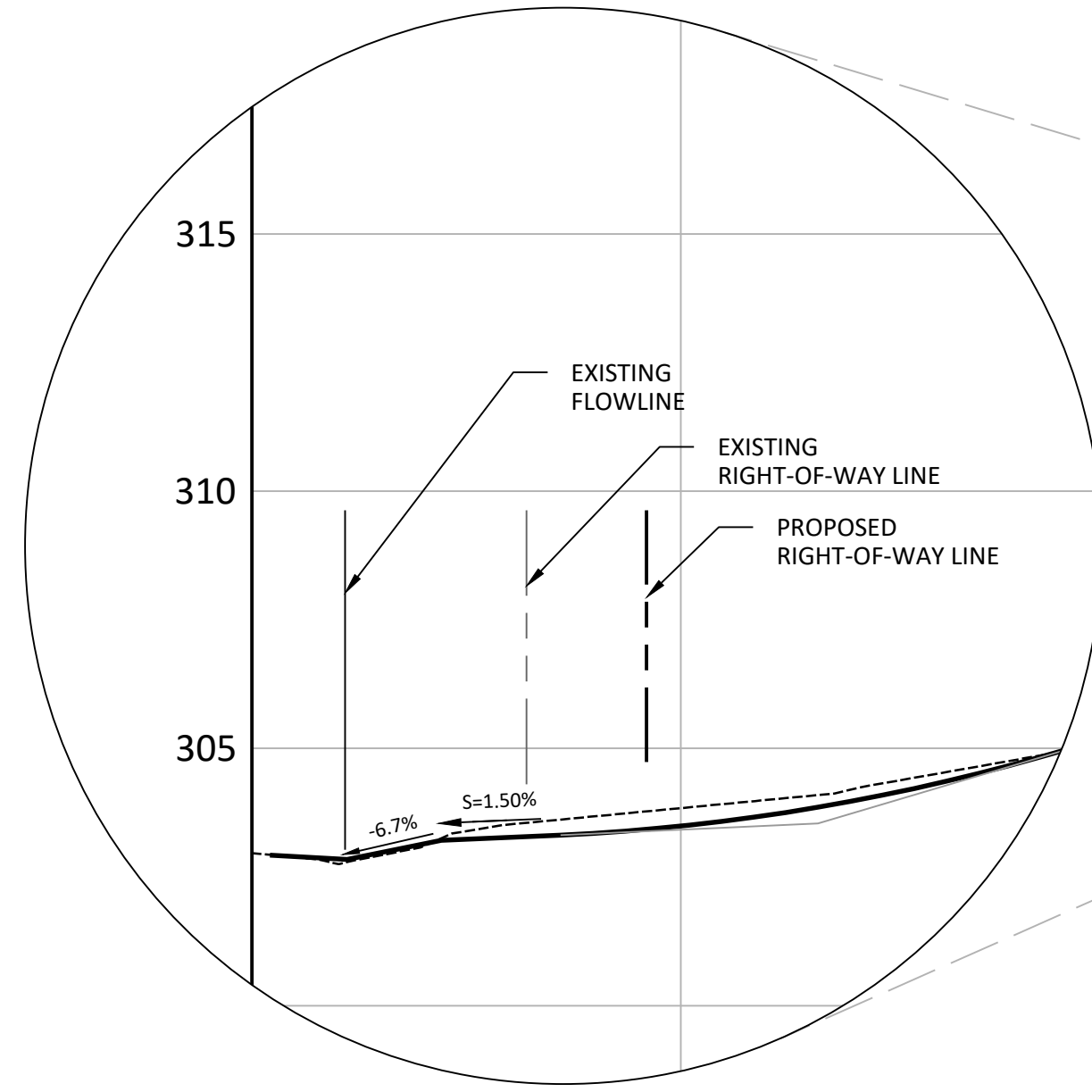
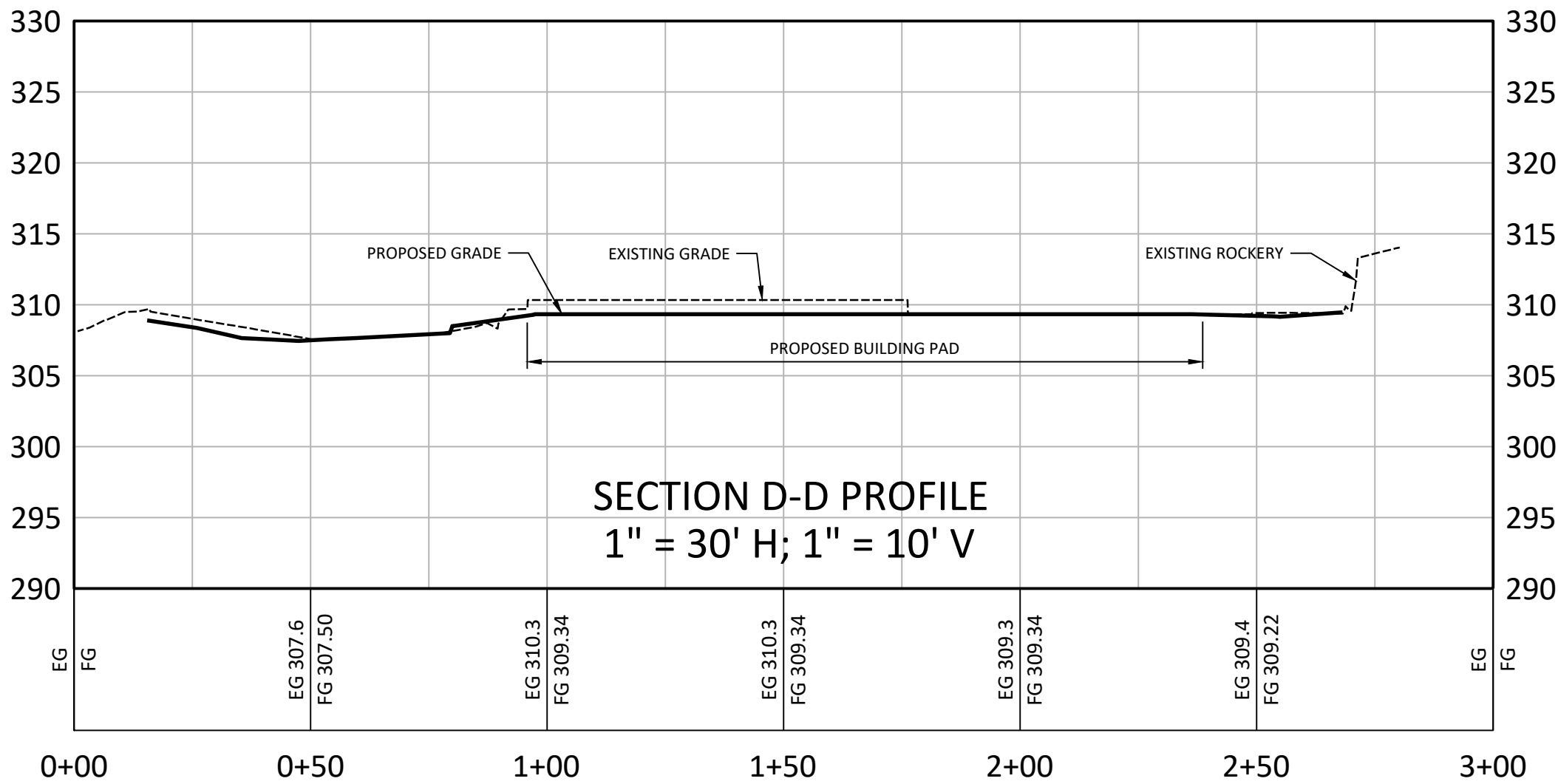
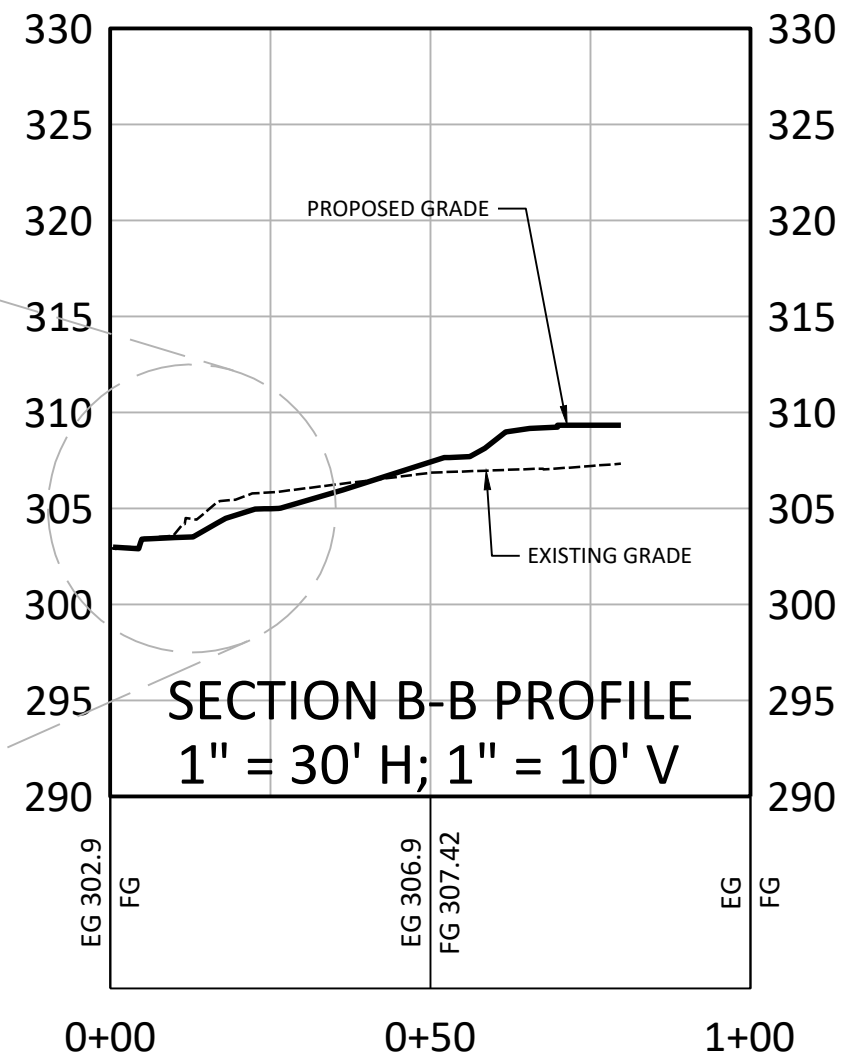
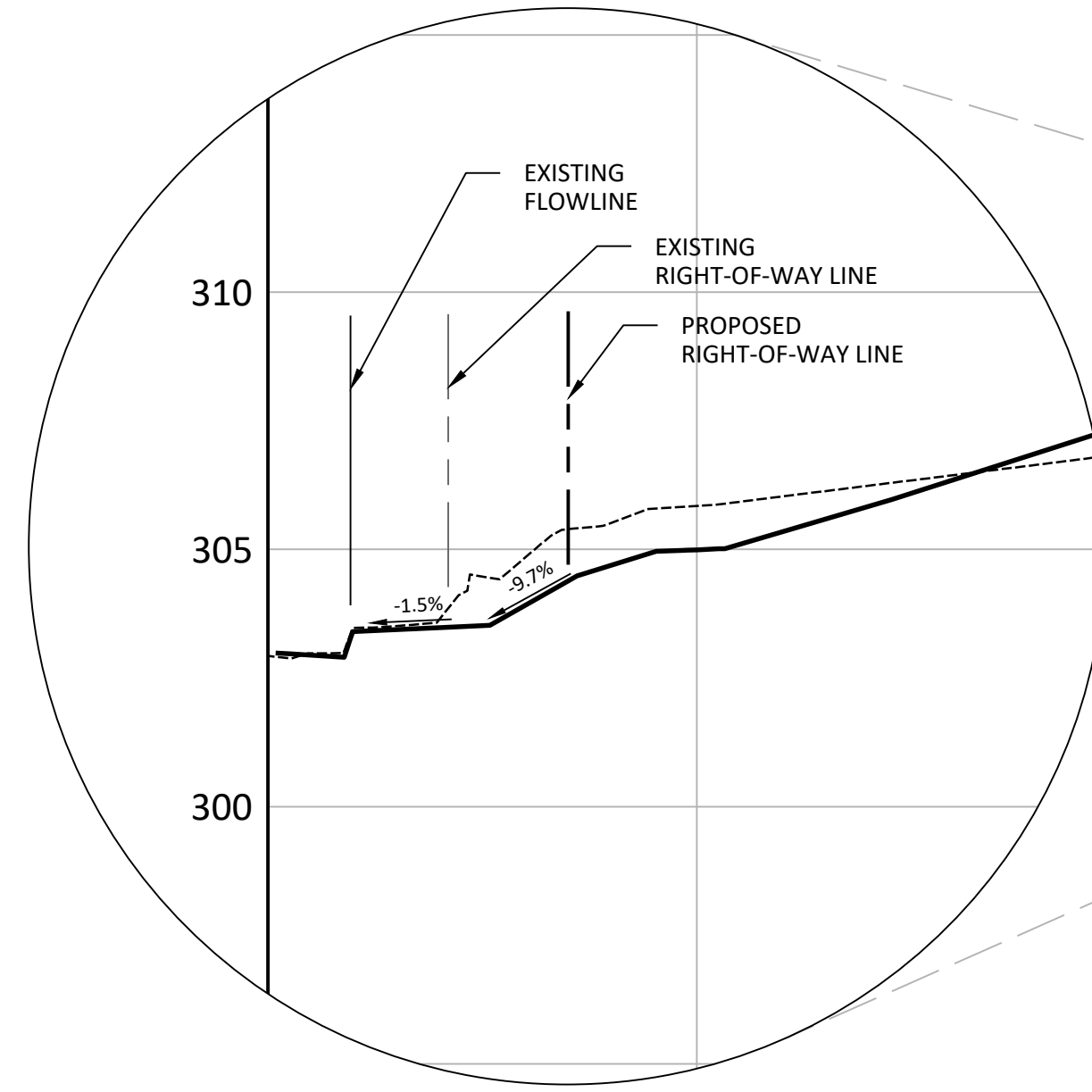
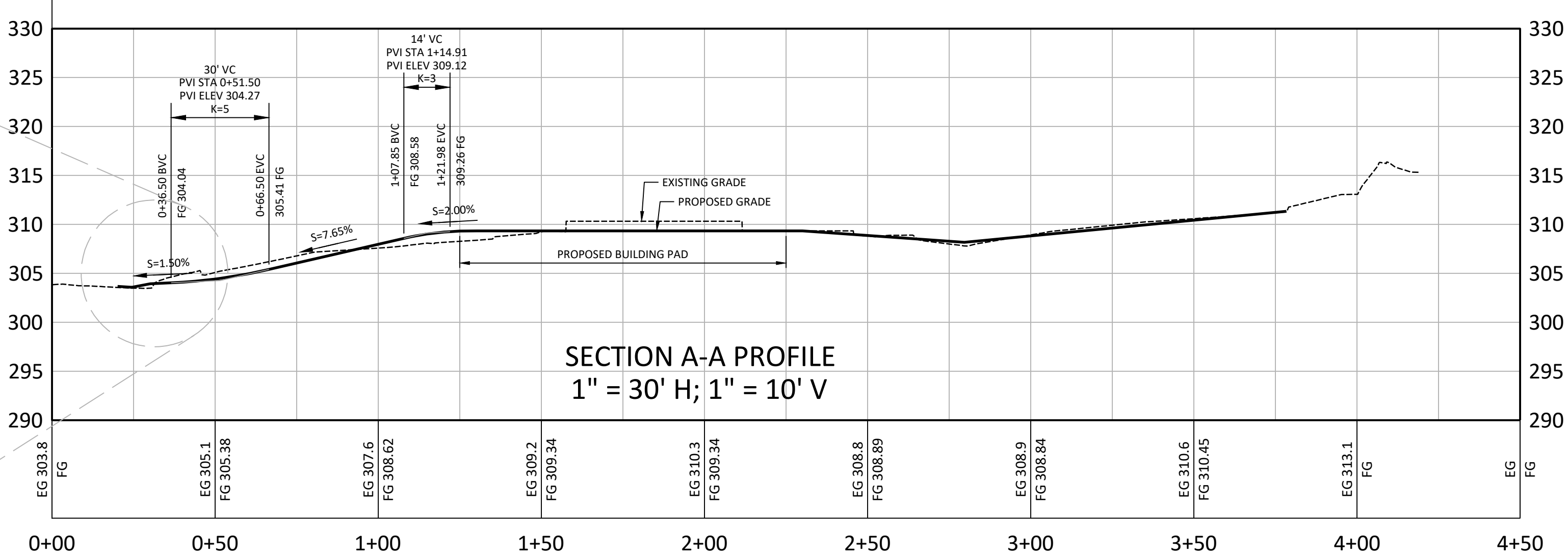
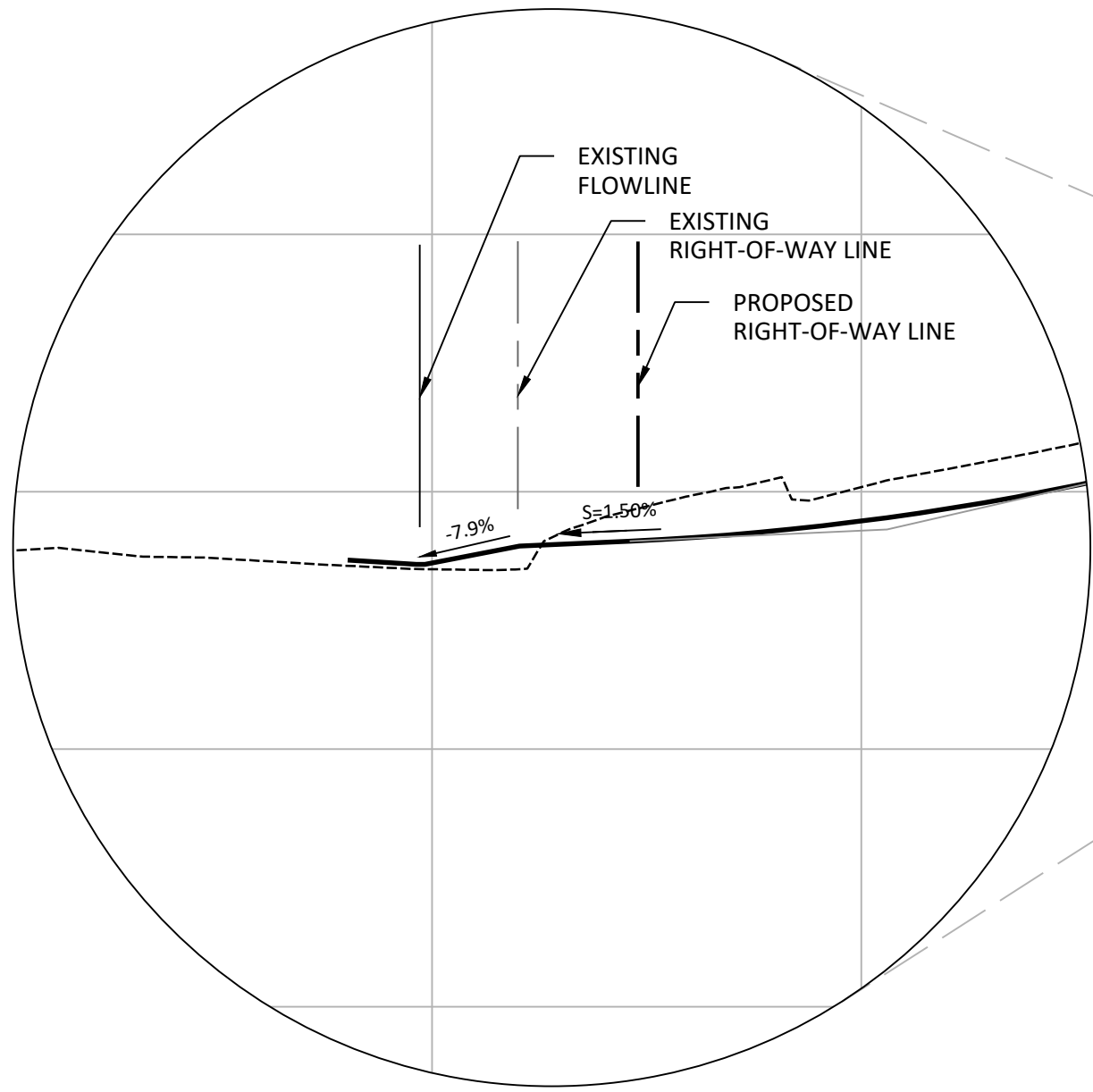
ISSUE DATE JANUARY 24, 2025

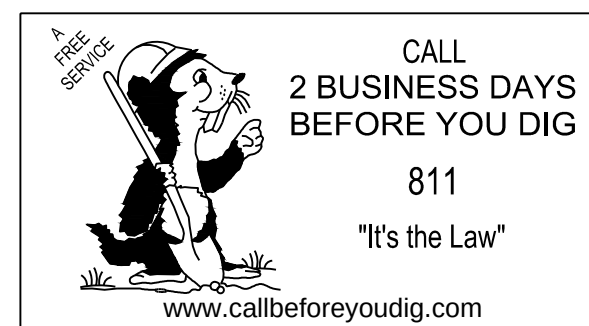
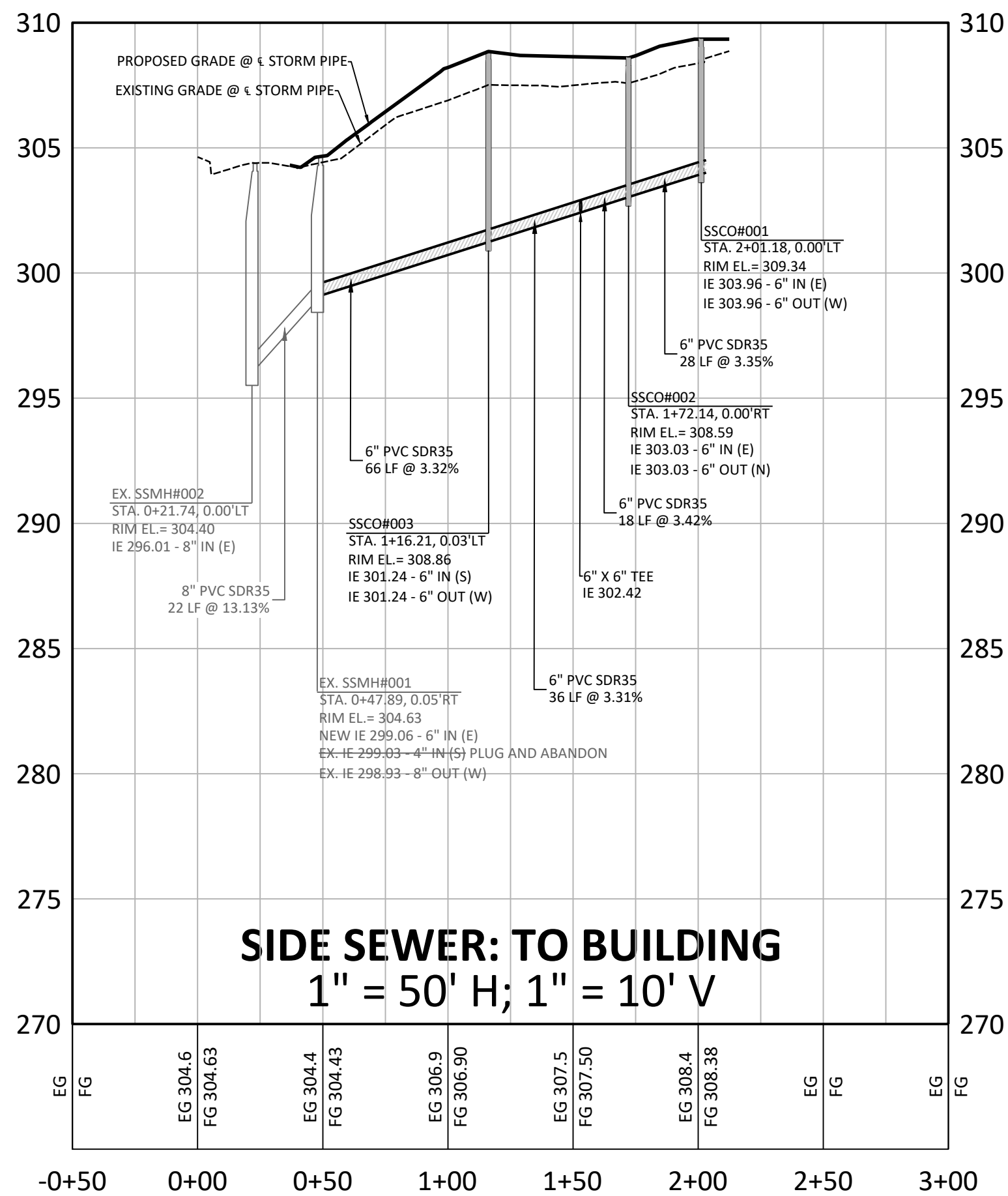
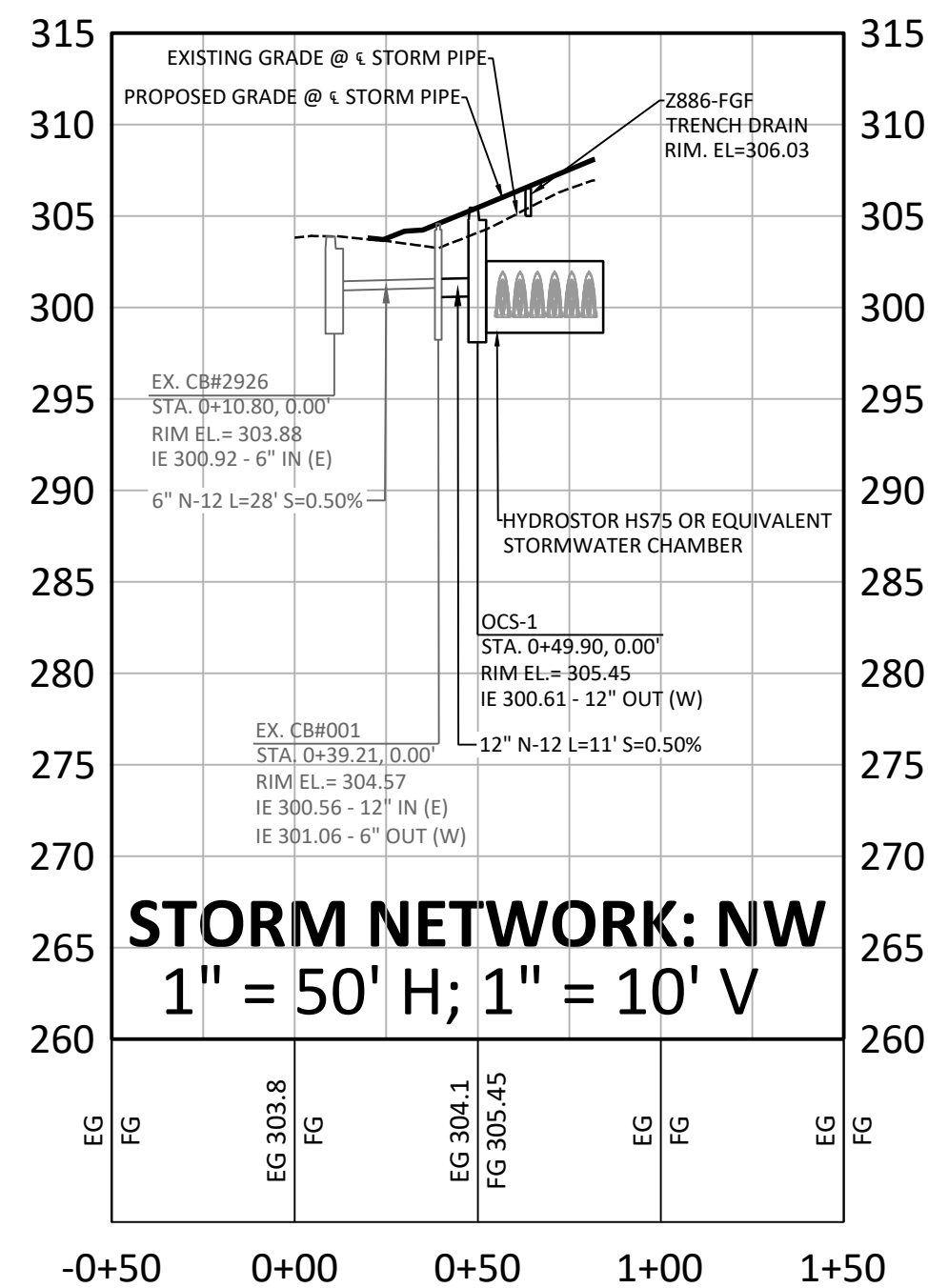
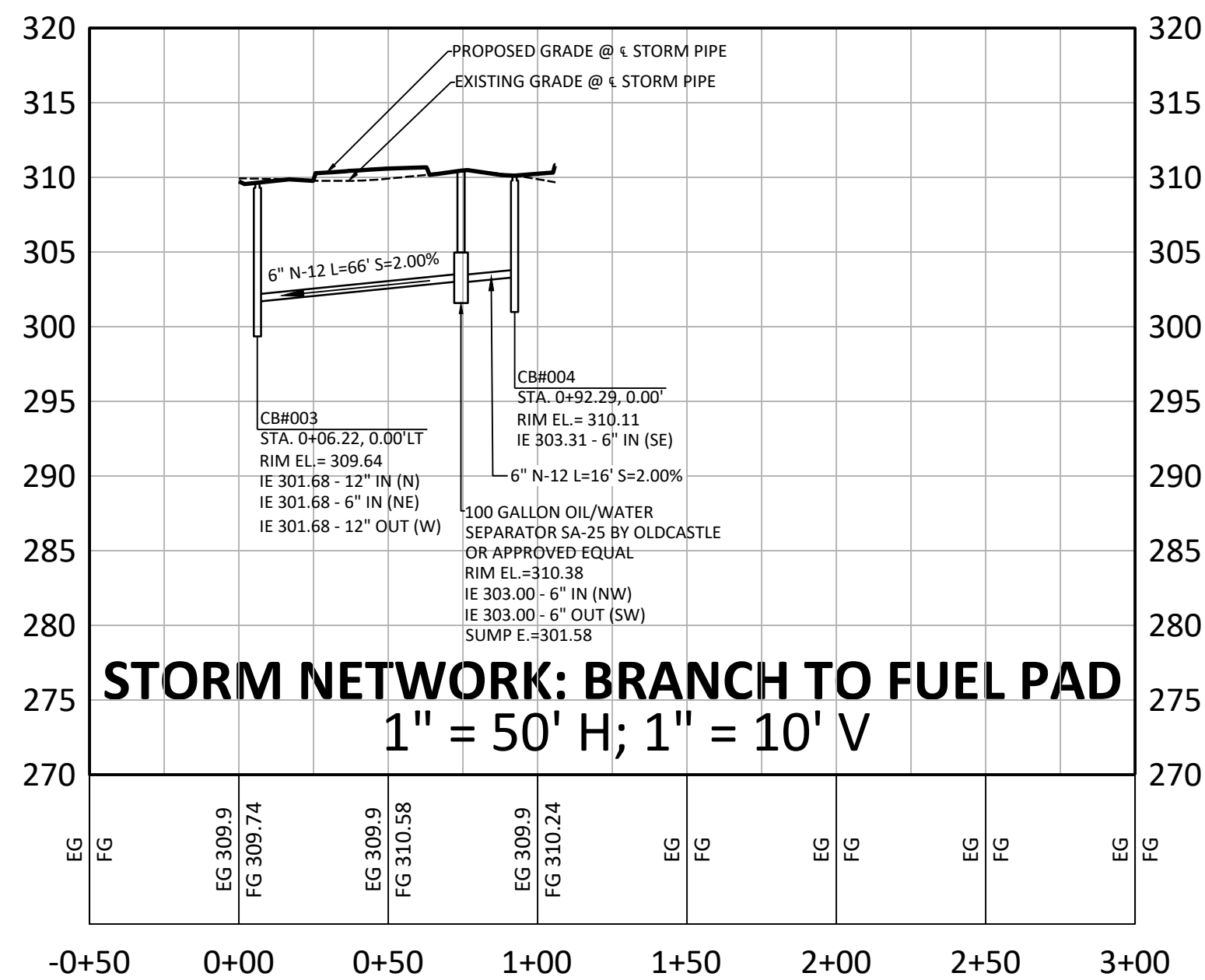
REVISION SCHEDULE

SITE SECTIONS

SHEET #

C03.02





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STATION 51
GIG HARBOR FIRE AND MEDIC ONE
GIG HARBOR, WASHINGTON

PROJECT #	202201
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PERMIT SET

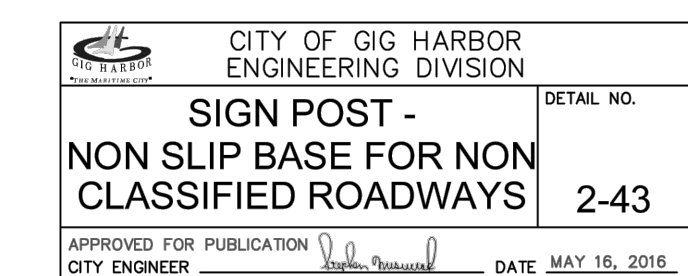
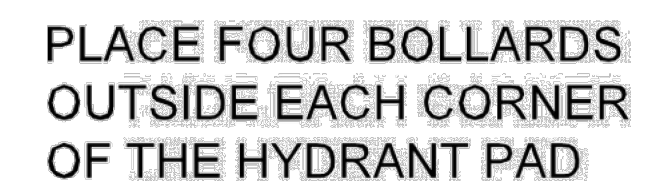
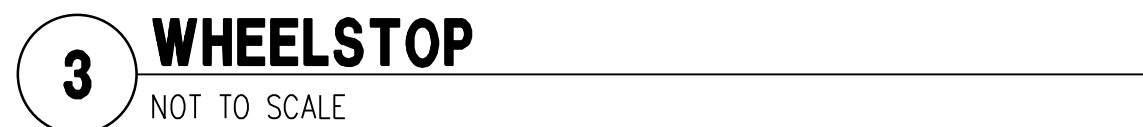
ISSUE DATE JANUARY 24, 2023

[illegible]

PIPE PROFILE SHEET

SHEET #

C04.02





STATION 51
GIG HARBOR FIRE AND MEDIC ONE
GIG HARBOR, WASHINGTON

PROJECT # 2022011

PERMIT SET

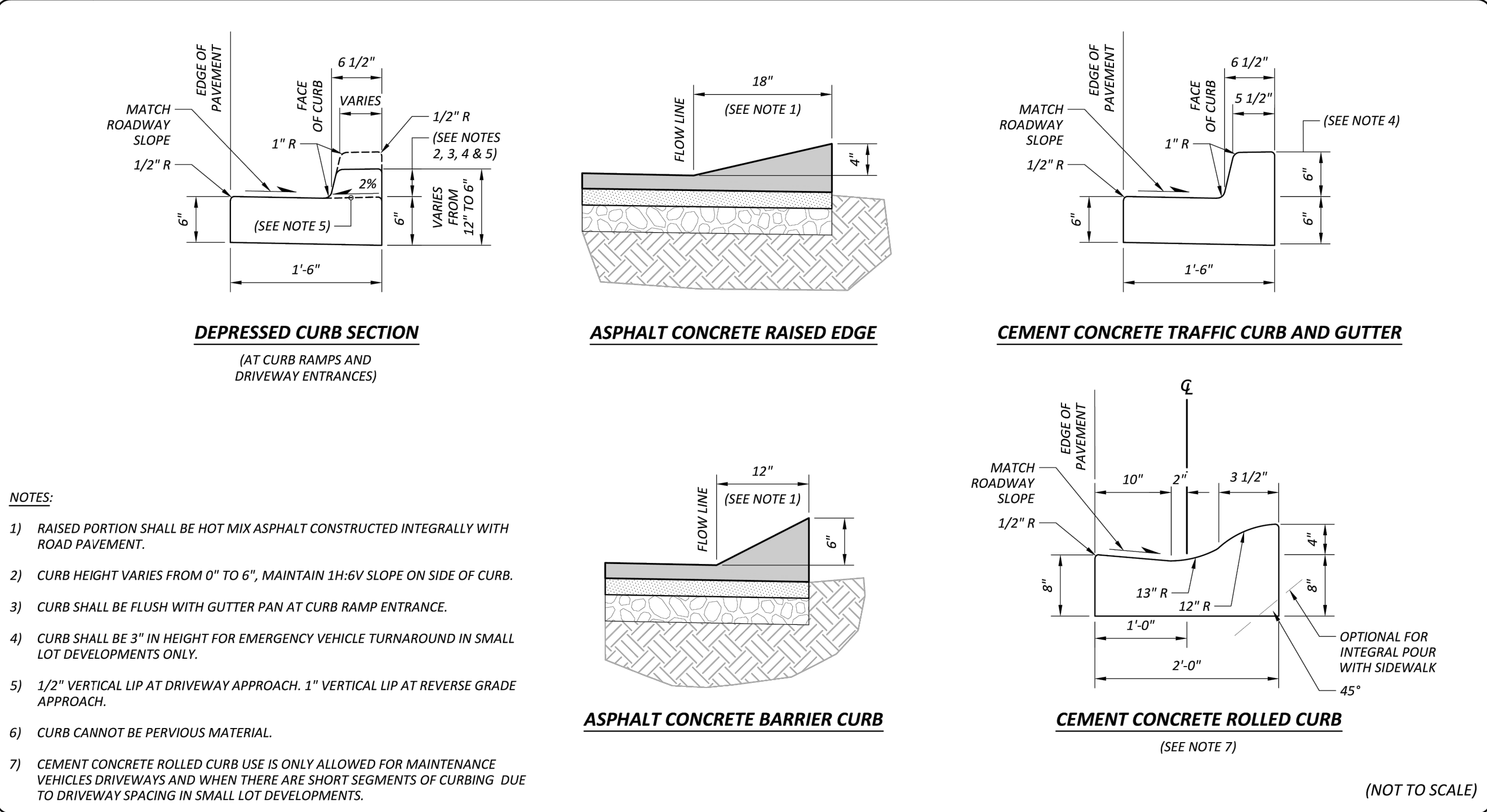
ISSUE DATE JANUARY 24, 2025

REVISION SCHEDULE

TRANSPORTATION DETAILS

SHEET #

C05.03

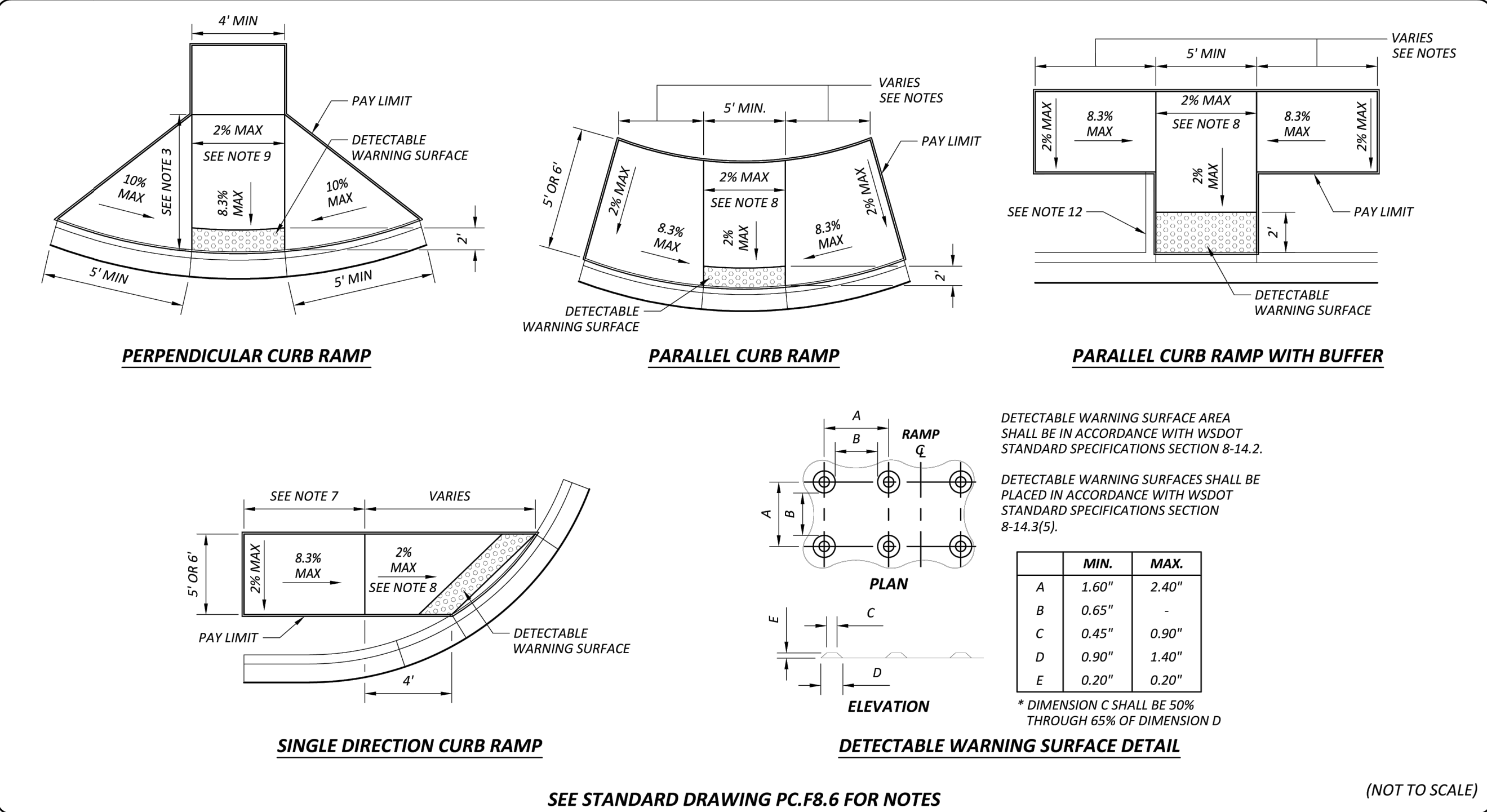


Pierce County
Planning & Public Works
Office of the County Engineer

APPROVED BY:
COUNTY ENGINEER

10/17/2022
DATE

CURB DETAILS
STANDARD DRAWING PC.F8.1

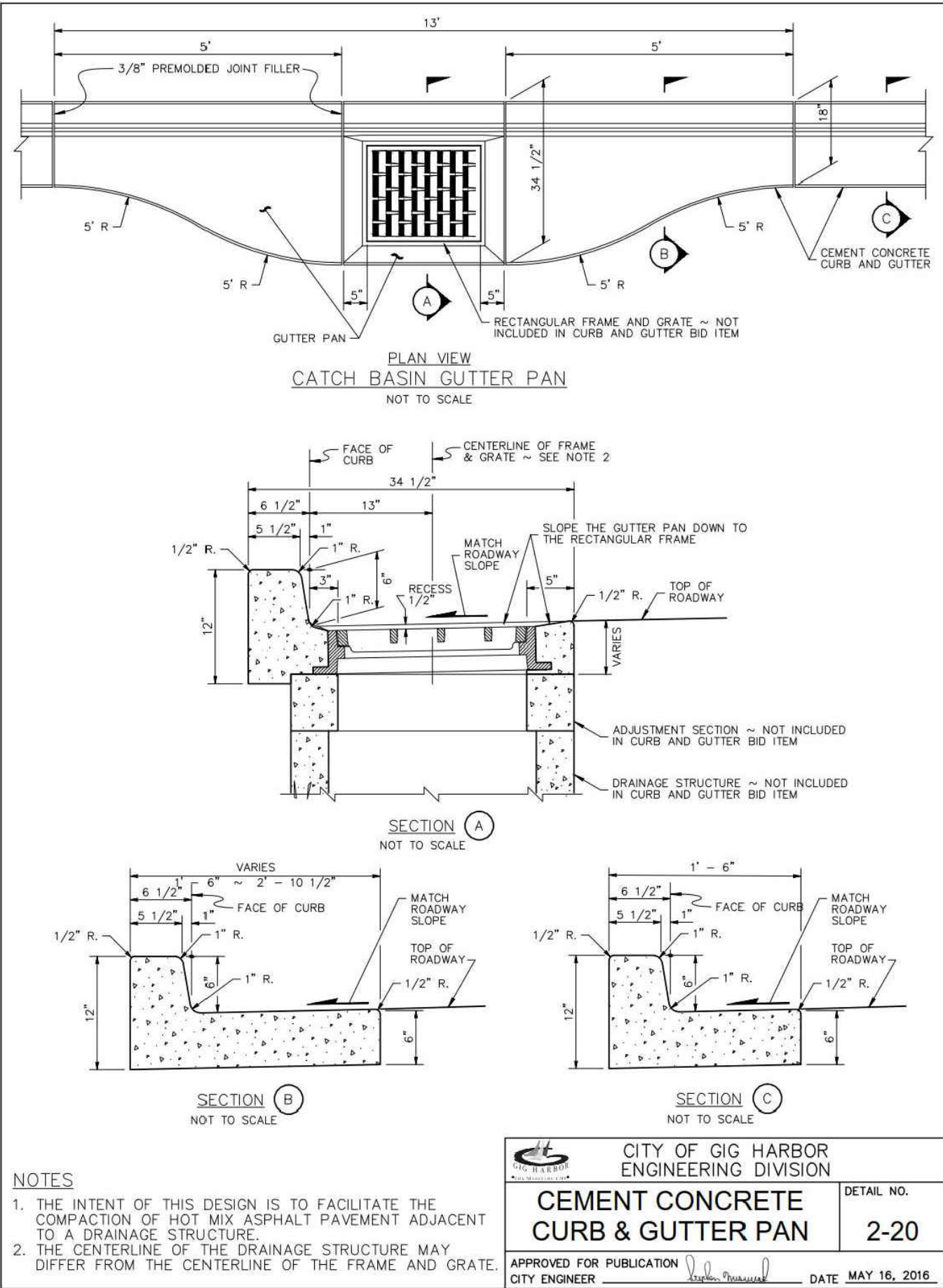


Pierce County
Planning & Public Works
Office of the County Engineer

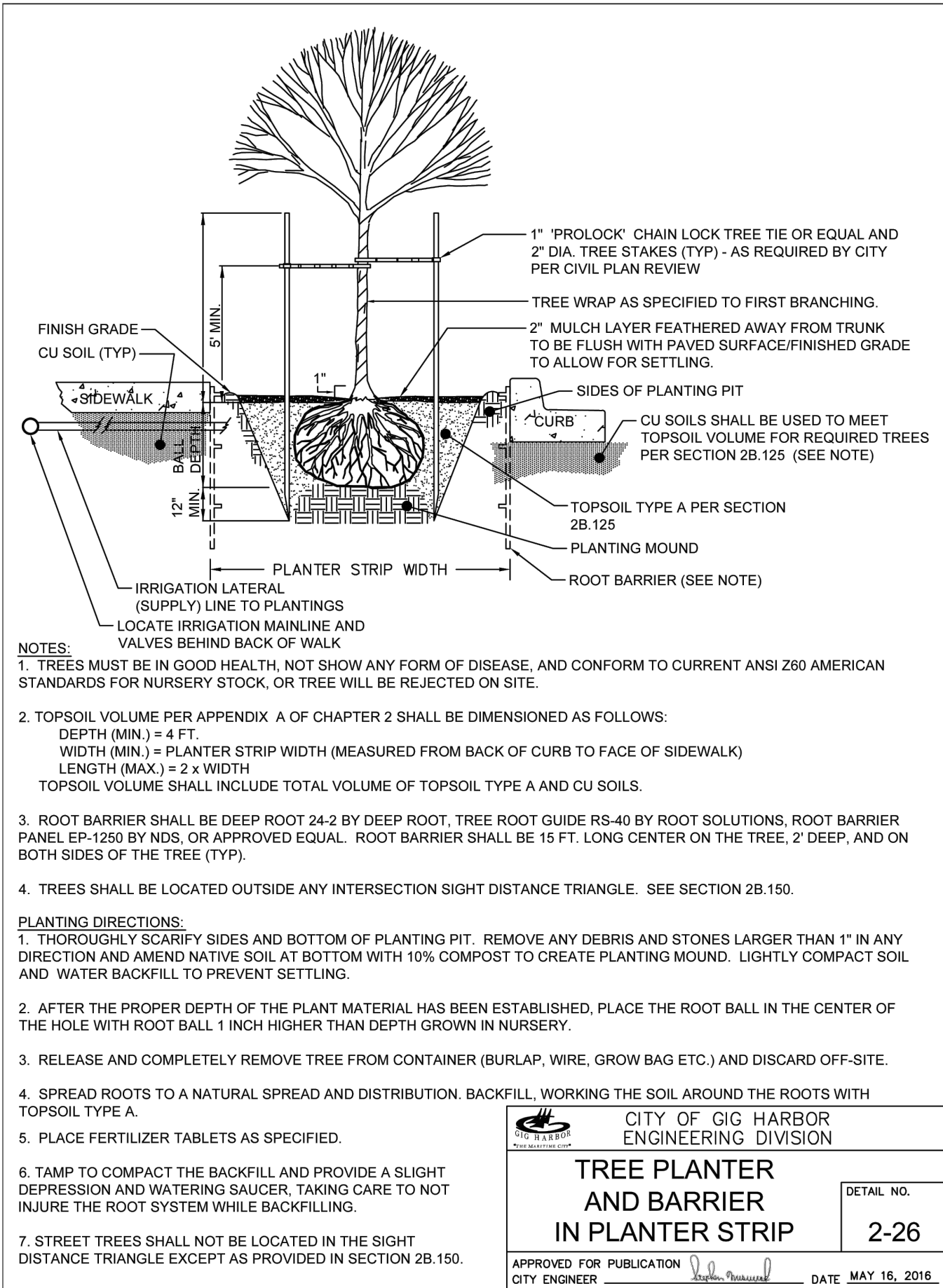
APPROVED BY:
COUNTY ENGINEER

10/17/2022
DATE

CEMENT CONCRETE CURB RAMPS
SHEET 1 OF 3
STANDARD DRAWING PC.F8.4



CITY OF GIG HARBOR
ENGINEERING DIVISION
CEMENT CONCRETE CURB & GUTTER PAN
APPROVED FOR PUBLICATION
CITY ENGINEER
DATE MAY 16, 2016



CITY OF GIG HARBOR
ENGINEERING DIVISION
TREE PLANTER AND BARRIER IN PLANTER STRIP
APPROVED FOR PUBLICATION
CITY ENGINEER
DATE MAY 16, 2016



STATION 51
GIG HARBOR FIRE AND MEDIC ONE
GIG HARBOR, WASHINGTON

[illegible]

SHEET #

C05.05



1. CHAMBERS SHALL BE HYDROTEST H75% OR APPROVED EQUIVALENT
2. CHAMBERS SHALL BE MADE FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS
3. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORT PANELS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION
4. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL BE SUBMITTED TO THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12. ARE MEET FOR: 1) LONG-DURATION DEAD LOADS AND 3) SHORT-DURATION LIVE LOADS. BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCE
5. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS."

ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. THE CHAMBER MANUFACTURER SHALL SUBMIT THE CHAMBER DESIGN TO THE SITE DESIGN ENGINEER FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE.

- A. A STRUCTURAL EVALUATION SEALED BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.56 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD AND MINIMUM REQUIRED STRENGTH AND DEFLECTION BY AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12.
- B. A STRUCTURAL EVALUATION SEAL BY A REGISTERED PROFESSIONAL ENGINEER THAT DEMONSTRATES THAT THE MEET CHAMBER SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12. ARE MET. THE 50-YEAR GREEN PROBLEM DATA SPECIFIED IN ASTM F2418 MUST BE USED AS PART OF THE AASHTO LRFD BRIDGE DESIGN EVALUATION TO DETERMINE THE REQUIRED STRENGTH AND DEFLECTION.
- C. STRUCTURAL CROSS SECTION DETAIL ON WHICH THE STRUCTURAL EVALUATION IS BASED.

7. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

1. PRIOR TO BEGINNING INSTALLATION OF HYDROSTOR STORMWATER CHAMBERS, A PRECONSTRUCTION MEETING SHALL BE HELD WITH A PRINSCO REPRESENTATIVE AND THE INSTALLERS.

2. HYDROSTOR STORMWATER CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE PRINSCO "HYDROSTOR CONSTRUCTION GUIDE".

3. HYDROSTOR STORMWATER CHAMBERS SHALL NOT BE INSTALLED ON WET OR UNSTABLE FOUNDATION OR SUBGRADE. FOUNDATION STONE MUST BE LEVEL AND COMPACTED.

4. PRINSCO RECOMMENDS PRETREATMENT OF STORMWATER RUNOFF USING A PRINSCO STORMWATER QUALITY UNIT AND/OR A SEDIMENT RUNOFF.

5. MAINTAIN MINIMUM SPACING BETWEEN CHAMBERS: 8' FOR HS75 AND 6' FOR HS180.

6. CONSTRUCTION EQUIPMENT SHALL NOT BE SITUATED AT/ON THE CHAMBERS UNTIL SUFFICIENT COVER HAS BEEN ACHIEVED. DUMP TRUCKS, RUBBER TIRE LOADERS, EXCAVATORS, WHEEL OR ROLLER LOADS ARE NOT ALLOWED UNTIL MINIMUM COVER HEIGHTS HAVE BEEN ACHIEVED. REFLECTOR TO HYDROSTOR CHAMBER CONSTRUCTION GUIDE FOR SPECIFIC LOADING CRITERIA.

7. EMBEDED BACKFILL MUST BE PLACED USING THE FOLLOWING METHODS ONLY:

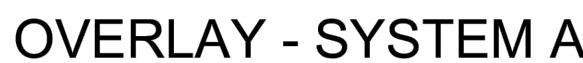
- BACKFILL WITH AN EXCAVATOR LOCATED OUTSIDE THE EXCAVATION
- BACKFILL WITH A STONE SHOOTER LOCATED OUTSIDE THE EXCAVATION
- BACKFILL AS ROWS ARE BUILT WITH AN EXCAVATOR ON THE SUBGRADE OR FOUNDATION STONE

8. EMBEDED BACKFILL SHALL NOT BE PLACED USING THE "DUMP AND PUSH" METHOD. THIS MAY CAUSE DAMAGE TO THE CHAMBERS, WILL RESULT IN IMPROPER INSTALLATION AND WILL VOID THE PRINSCO STANDARD WARRANTY.

9. USE SUFFICIENT COVER IS ACHIEVED (P FOR HS75). GRADING MAY COMMENCE WITH A SMALL DOZER OR SKID STEER LOADER. (S FOR HS180) GRADING SHALL BE DONE IN ALLWAYS TRAIL, PAZEL OR CHANNEL ROWS. SEE PRINSCO "HYDROSTOR CONSTRUCTION GUIDE" FOR SPECIFIC LOADING CRITERIA.

- PROJECT NUMBER: 24-753
- PRINSCO SALES CONTACT: Jeff Pierce: 206-640-679
- ENGINEER: ---
- CONTRACTOR: ---
- DISTRIBUTOR: ---

CUSTOMER DATE



THIS DETAIL DEPICTS RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSCO BEARS NO RESPONSIBILITY FOR ANY ALTERATIONS, REVISION AND/OR DEVIATION FROM THIS STANDARD DETAIL. PRINSCO HAS NOT PERFORMED ANY ENGINEERING OR DESIGN SERVICE FOR THIS PROJECT. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.



1717 16TH ST. NE
WILLMAR, MN 5620
www.prinsco.com

TITLE: FIRE & MEDIC ONE-STATION 51		REV: A
GIG HARBOR, WA		
CHECKED BY: ZWC	PERIOD: 15-AUG-24	JEFF PINOIA: 206-640-675
DRAWN BY: TJW	DATE: 15-AUG-24	DRAWING NUMBER: 24-753
SCALE: NTS	SHEET: 2 OF 7	



BILL OF MATERIALS - SYSTEM A				TYPICAL ELEMENTS - HESTS DEPENDS ON		PROPOSED SYSTEM (SYSTEMS)	
PART	DESCRIPTION	QTY	PART	DESCRIPTION	QTY	MINIMUM WALL GRADE (AS SHOWN ON DRAWING)	201.10
						MINIMUM WALL GRADE (AS SHOWN ON DRAWING)	201.10
						MINIMUM WALL GRADE (AS SHOWN ON DRAWING)	201.10
						MINIMUM WALL GRADE (AS SHOWN ON DRAWING)	201.10
						MINIMUM WALL GRADE (AS SHOWN ON DRAWING)	201.10
A1	HYDROTEST HESTS CHAMBER	60	A2	HYDROTEST HESTS END CAP	12		
A3	6" EXTERNAL END CAP (250MM DIA)	1	A4	6" UNDERDRAIN (250GPD/20" WFT)	80		

THE DETAIL DESIGNER RECOMMENDED INSTALLATION PRACTICES AND IS NOT INTENDING TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. PRINSO DOES NOT ASSUME RESPONSIBILITY FOR ANY ALTERATIONS, MODIFICATIONS OR DEVIATIONS FROM THE STANDARD SPECIFICATIONS.

FOR MORE INFORMATION, CONTACT PRINSO AT 717.716.1231. THE DESIGN ENGINEER SHALL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSO, INC.



717.716.1231 NE
WILKINSON AVE
WILKINSON, PA 15390
www.prinsocorp.com

DATE: 08/26/2024
DRAWN: JAW
CHECKED: JAW
DATE: 15-Aug-24



BILL OF MATERIALS - SYSTEM B				TYPICAL ELEMENTS, 16x16 HDS (16'x16')		PROPOSED SYSTEM, 16x16 HDS	
PART	DESCRIPTION	QTY.	PRICE	DESCRIPTION	QTY.	PRICE	
B1	HYDRATOR HDS CHAMBER	80	82	HYDRATOR HDS END CAP (HDS)	15	16	
B3	6" EXTERNAL END CAP (606-808)	1	84	6" UNDERDRAIN (806209-07F)	80	7	

THE DETAIL PROVIDER HAS RECOMMENDED INSTALLATION PRACTICES AND HAS NOT INTENDED TO SUPERSEDE ANY NATIONAL, STATE OR LOCAL SPECIFICATIONS. OWNERS BEARING RESPONSIBILITY FOR ANY ALTERNATIONS, MODIFICATIONS OR DEVIATIONS FROM THE STANDARD SPECIFICATIONS. THE DESIGNER WILL REVIEW THESE DETAILS PRIOR TO CONSTRUCTION TO VERIFY SUITABILITY. © PRINSCO, INC.



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WILMINGTON, NC 28401
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DATE: 06/20/2016
TIME: 15:26
USER: JAC

DATE: 06/20/2016
TIME: 15:26
USER: JAC

U:\18174 - GHFMO Station 51\500 Design\502 Drawings\Sheets\18174 - C05.01-C05.07 Details.dwg



STATION 51
GIG HARBOR FIRE AND MEDIC ONE
GIG HARBOR, WASHINGTON

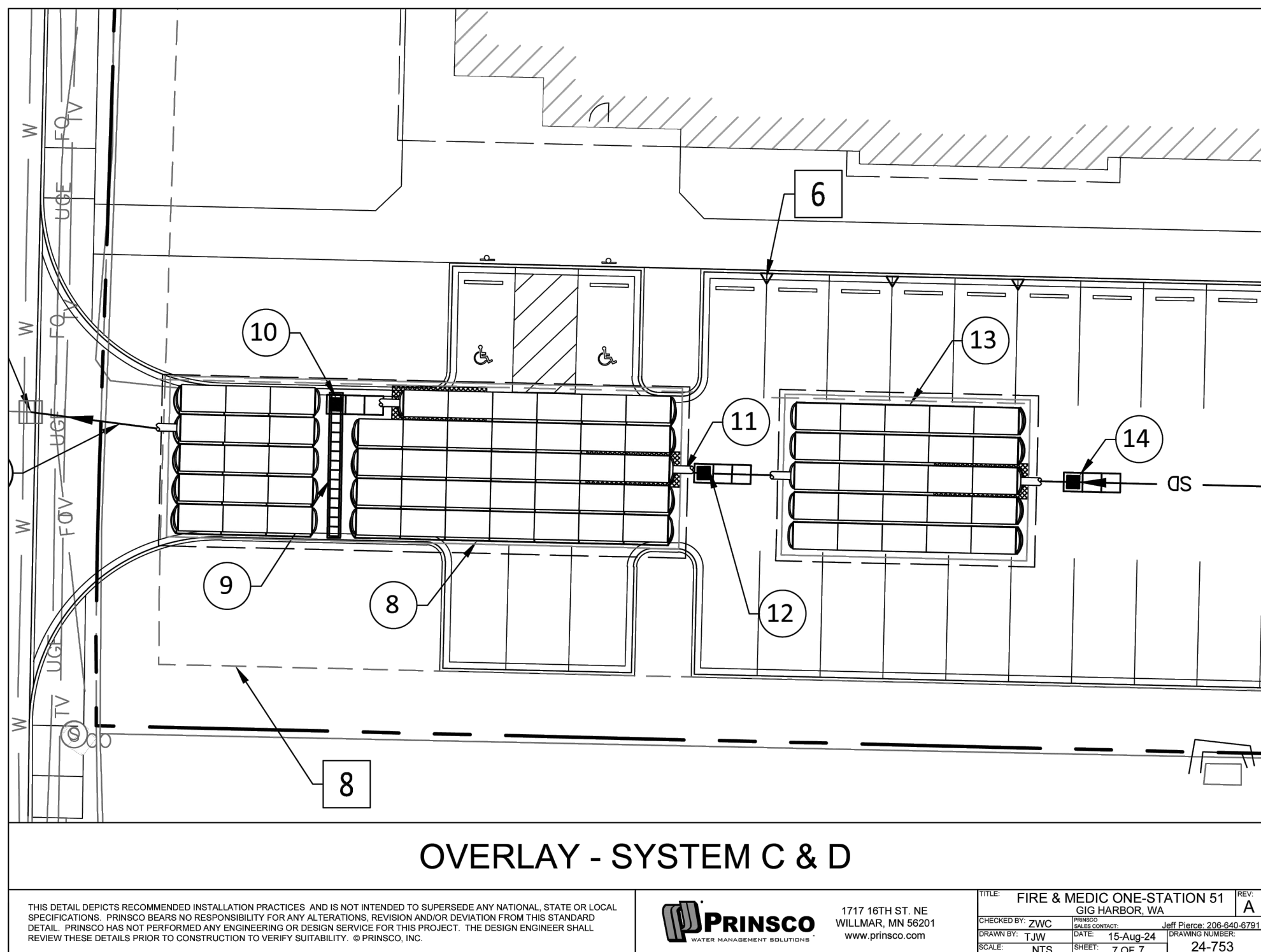
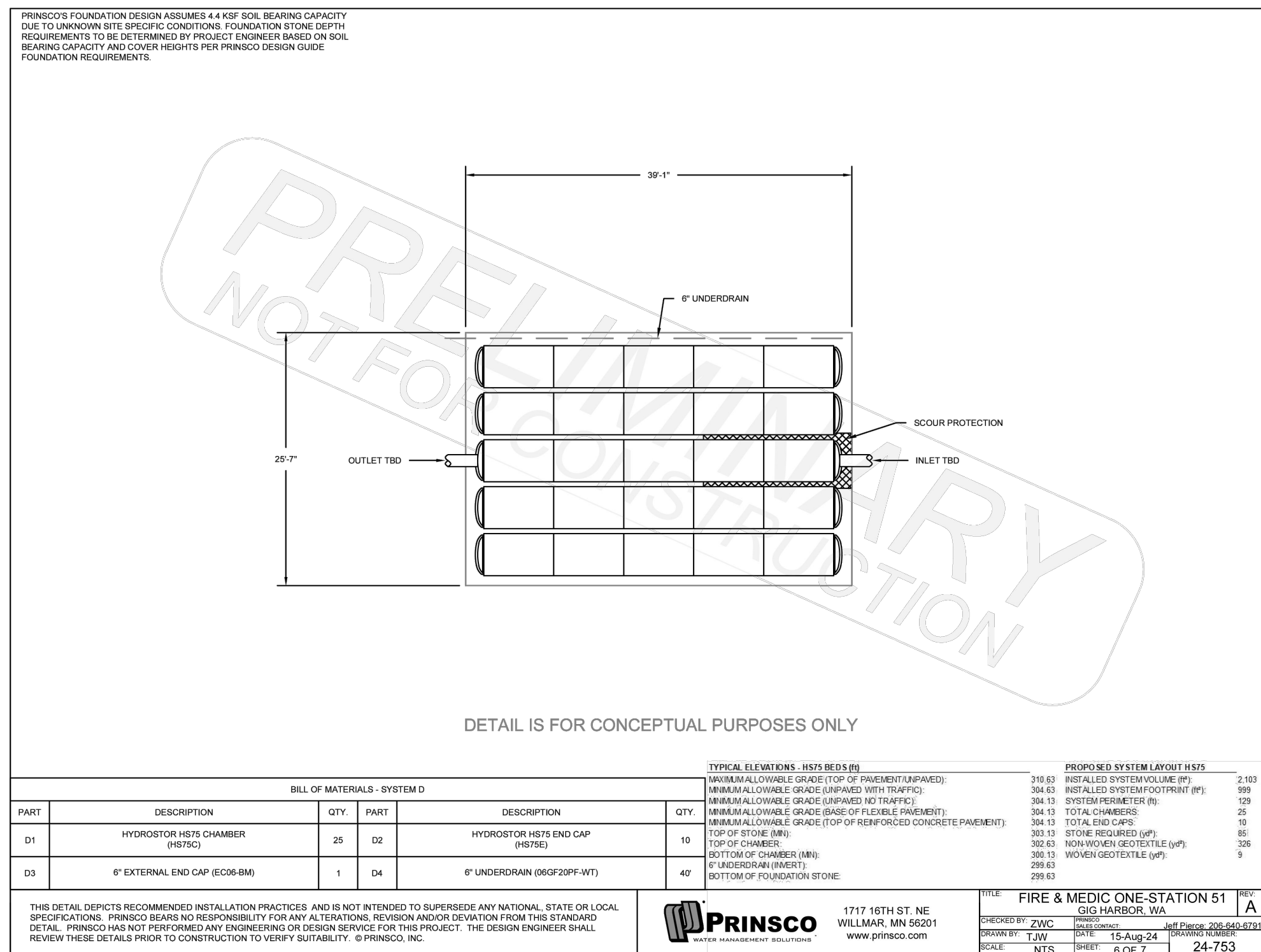
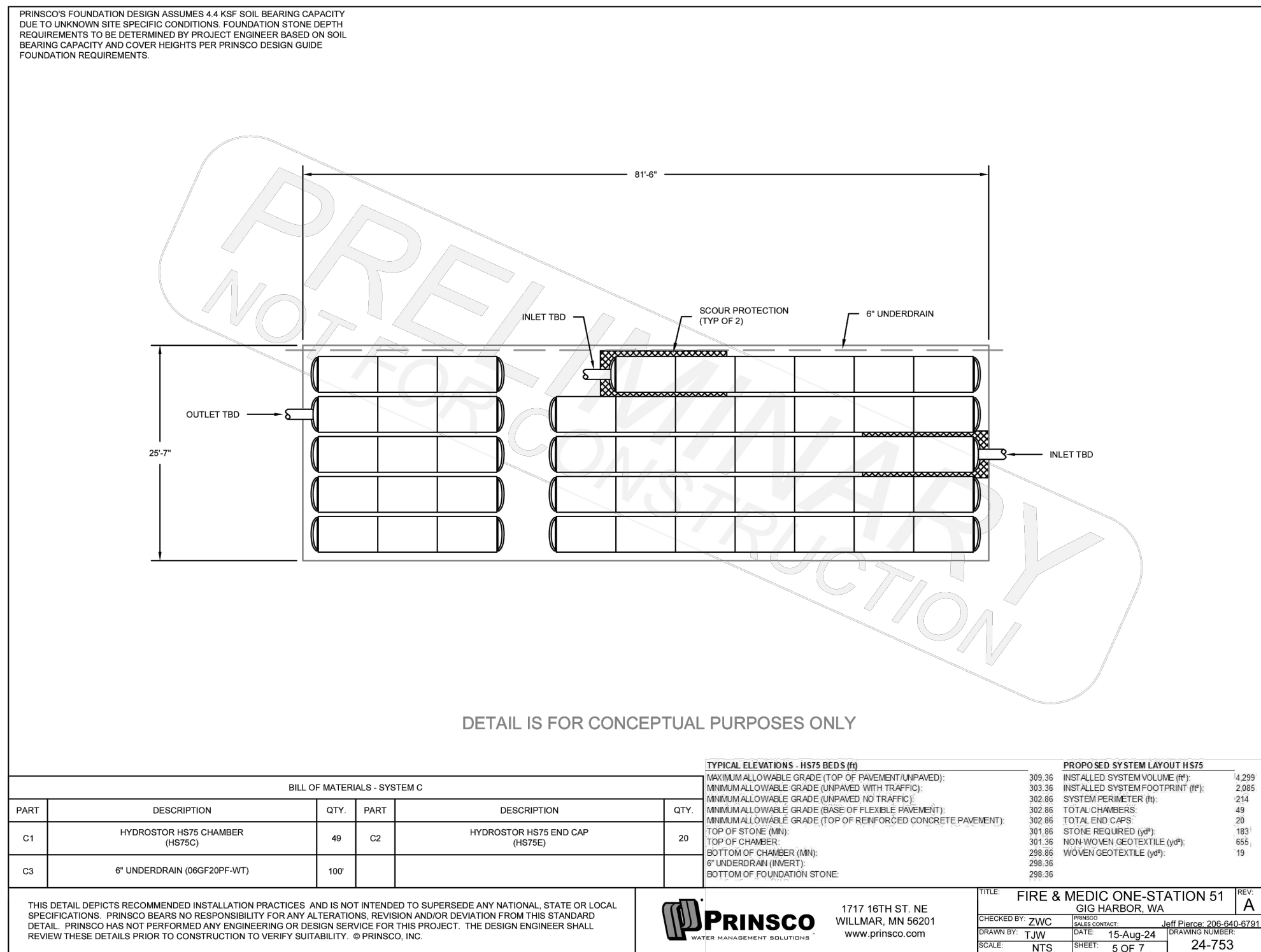
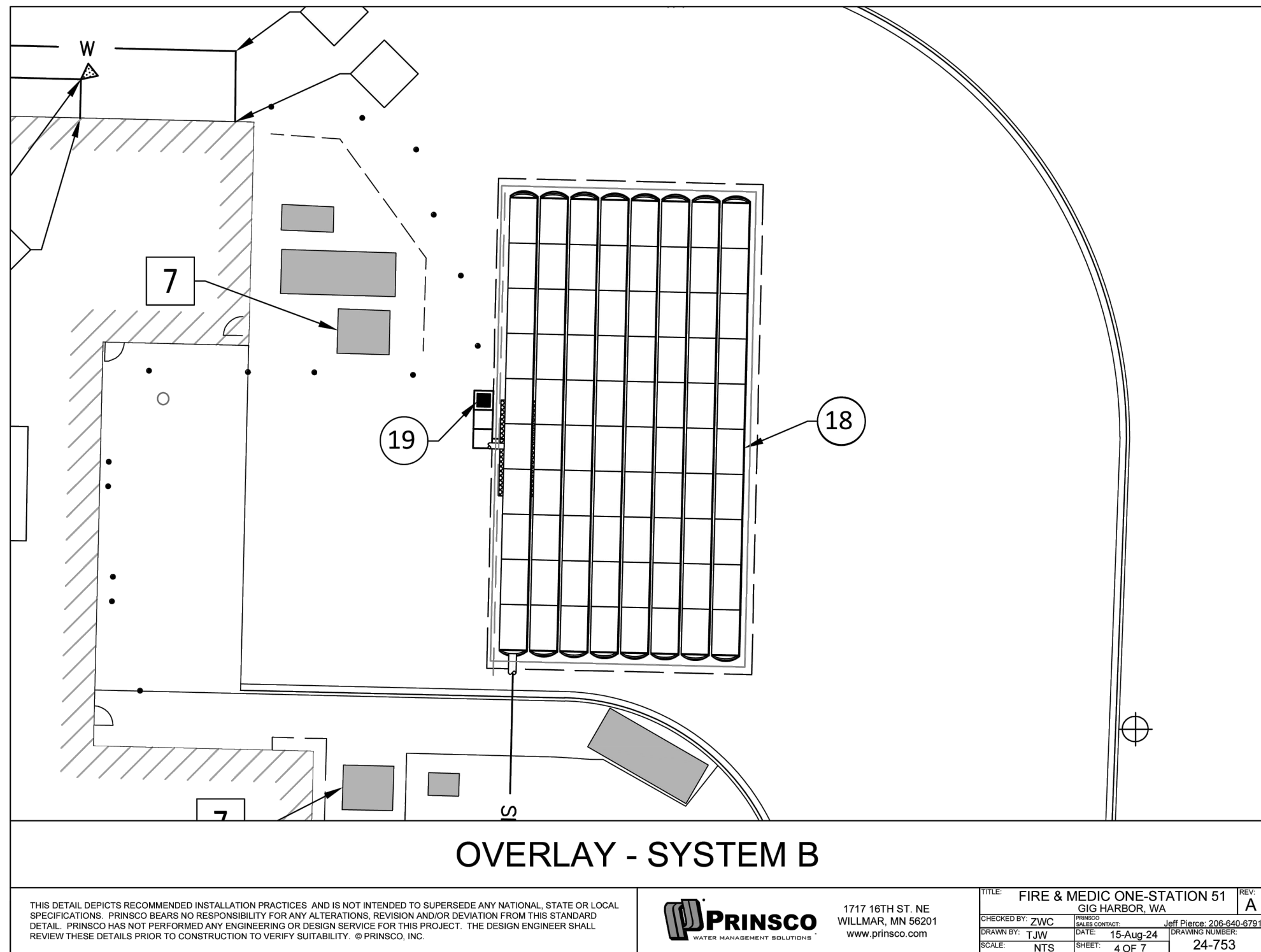
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SHEET #

CO5 OC

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STATION 51
GIG HARBOR FIRE AND MEDIC ONE
GIG HARBOR, WASHINGTON

PROJECT # 2022011

PERMIT SET

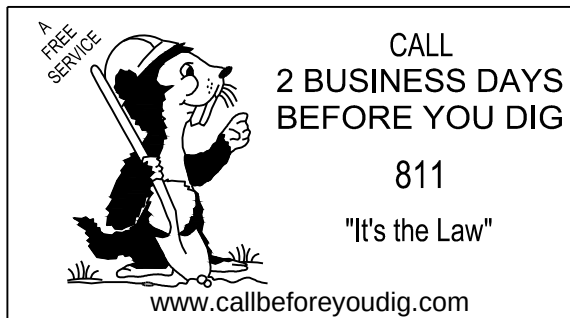
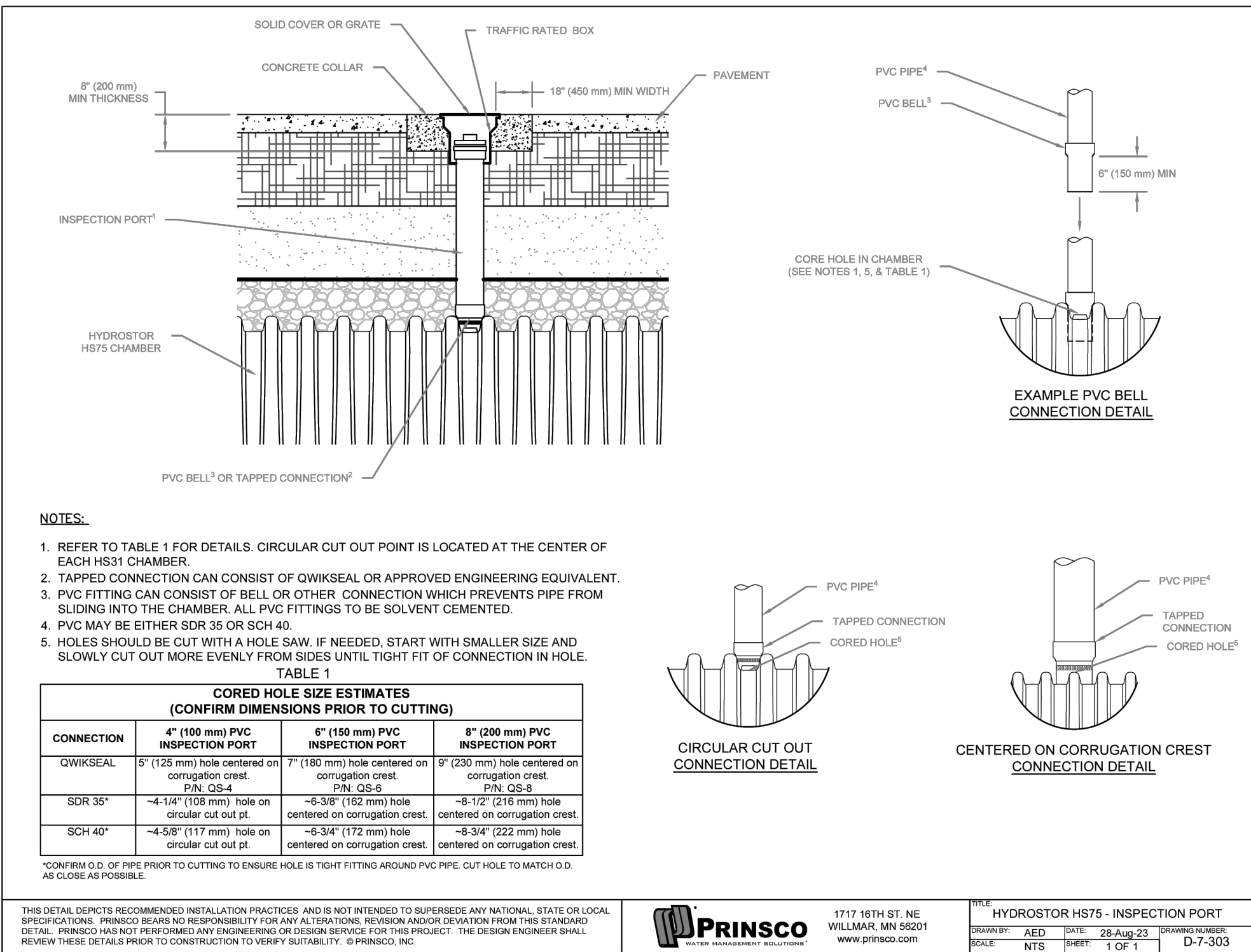
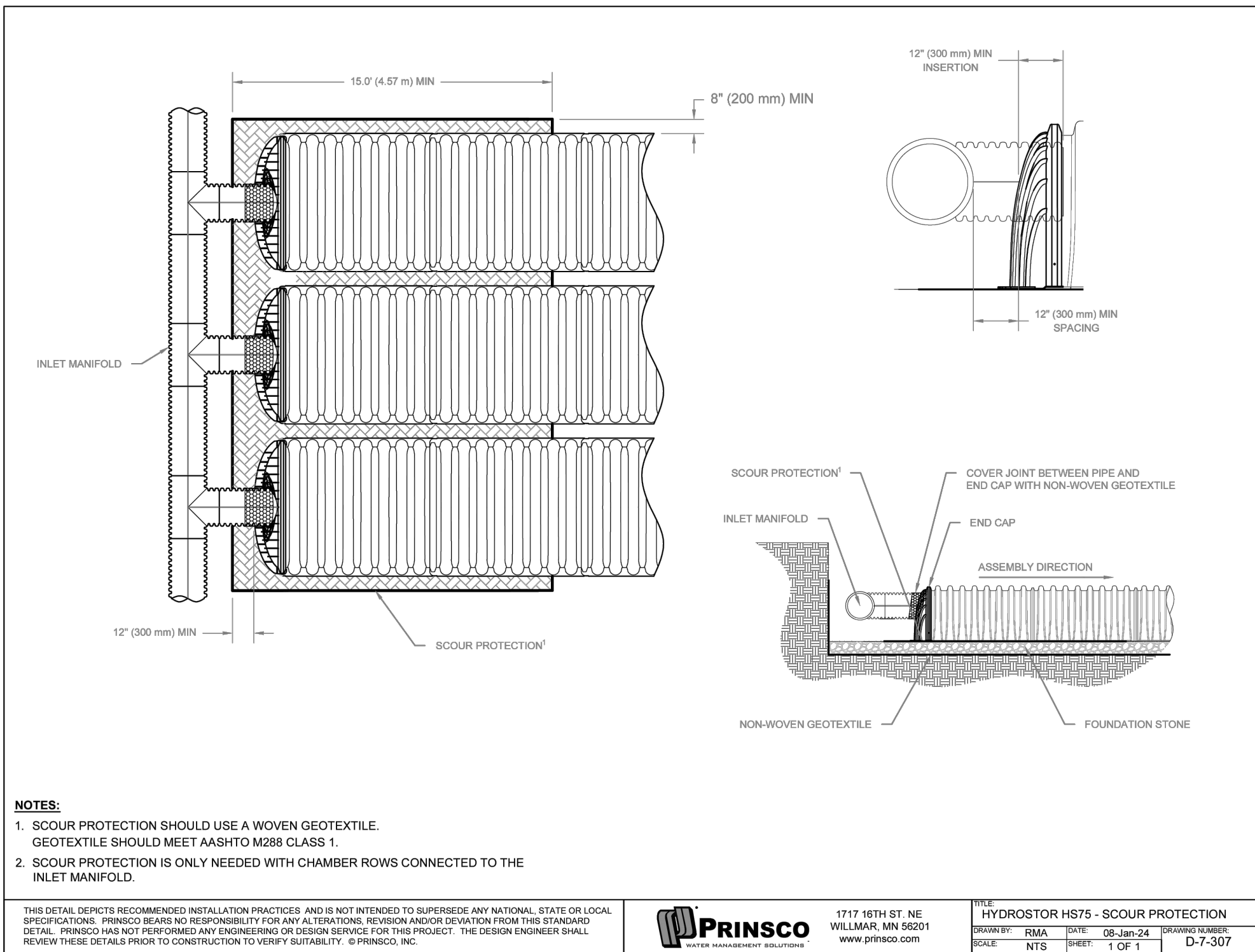
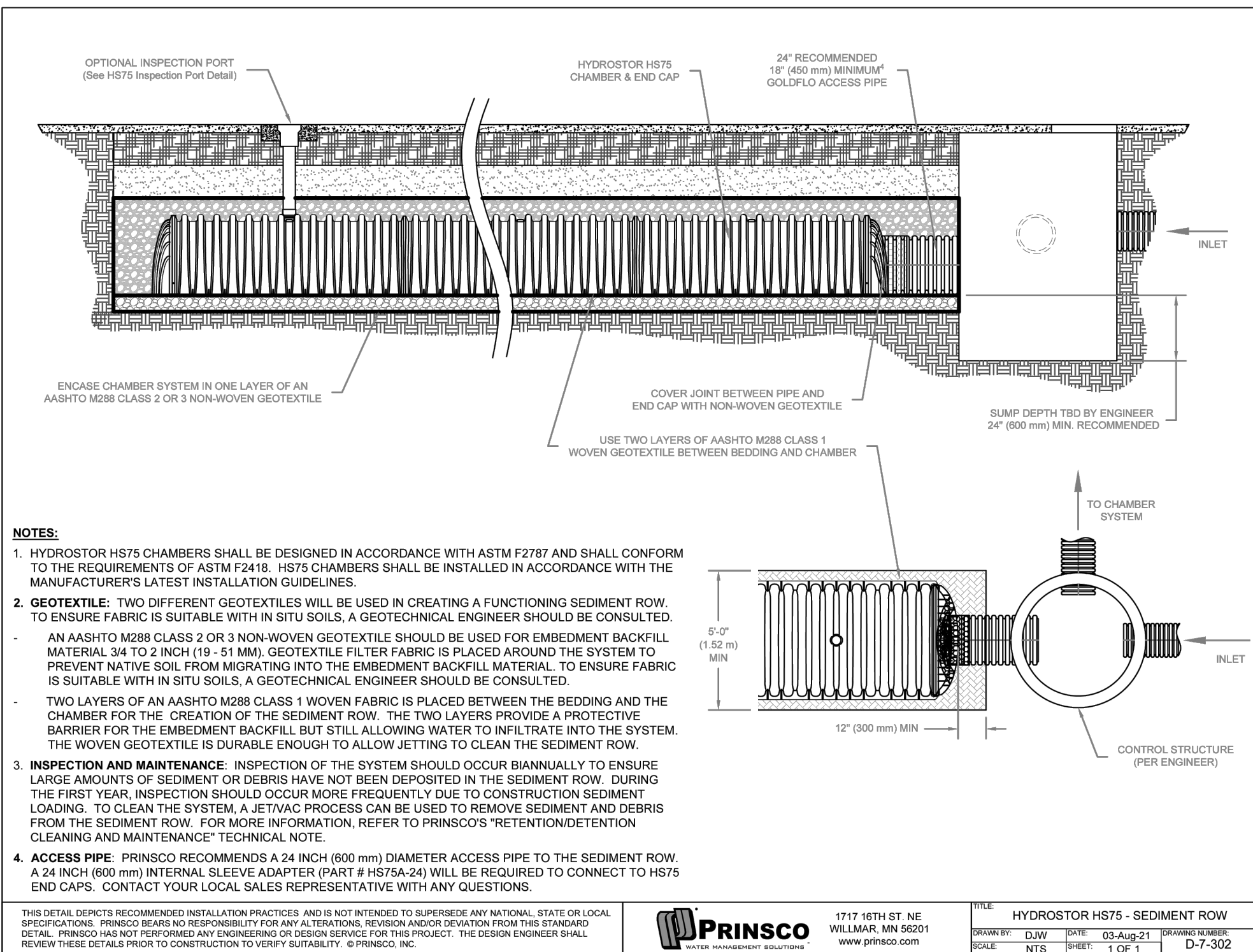
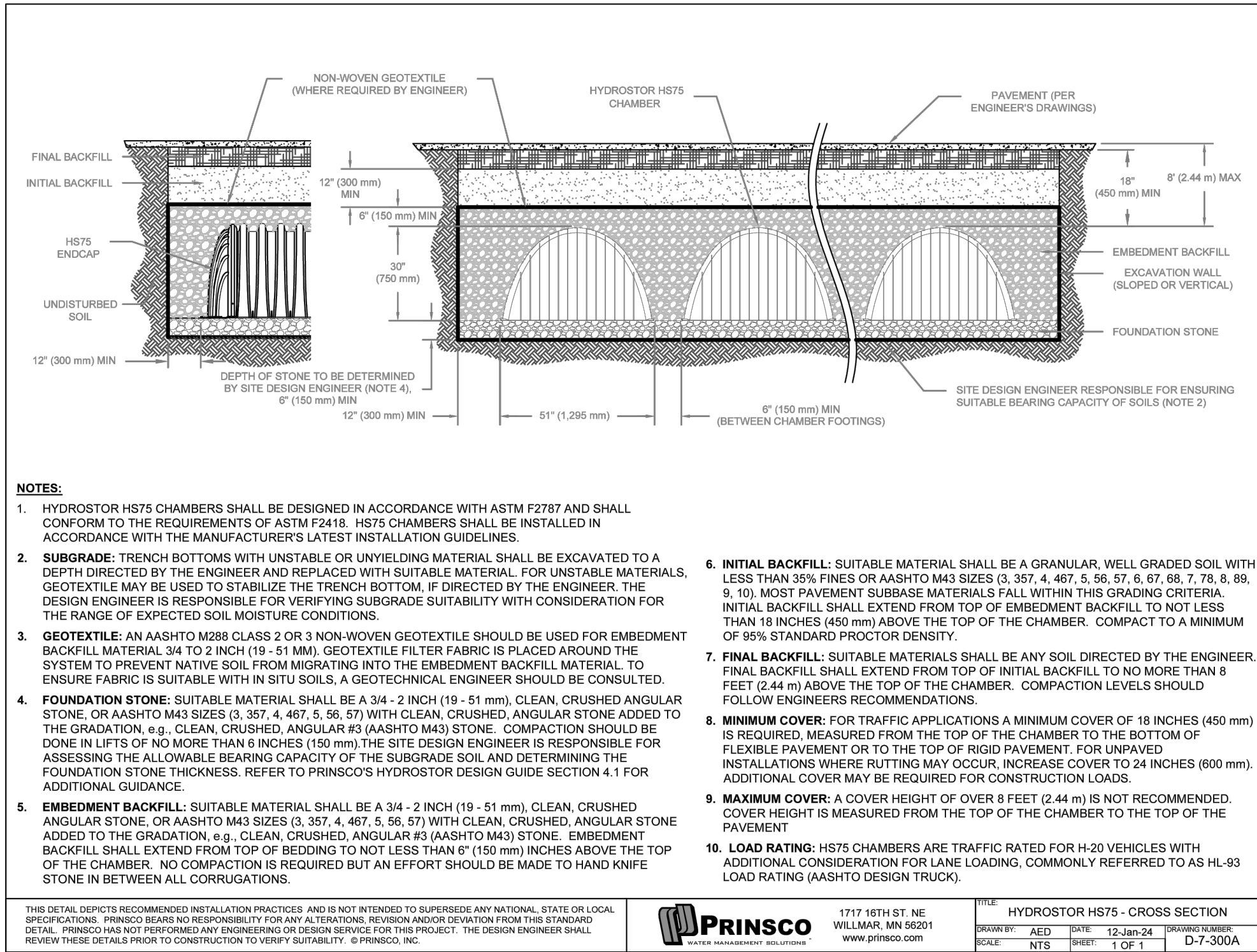
ISSUE DATE JANUARY 24, 2025

REVISION SCHEDULE

STORM DETAILS

SHEET #

C05.07



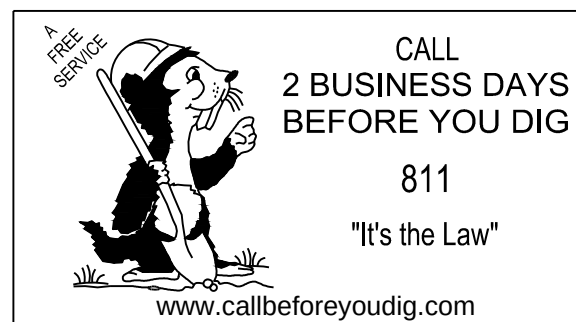
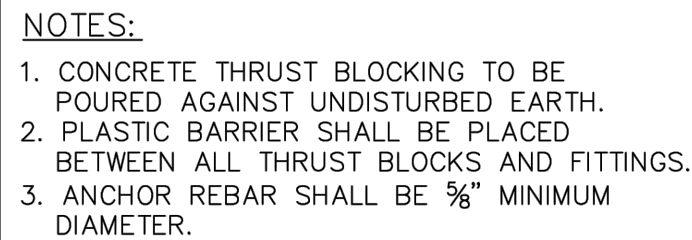
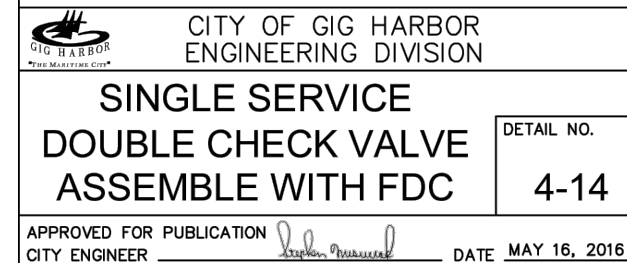
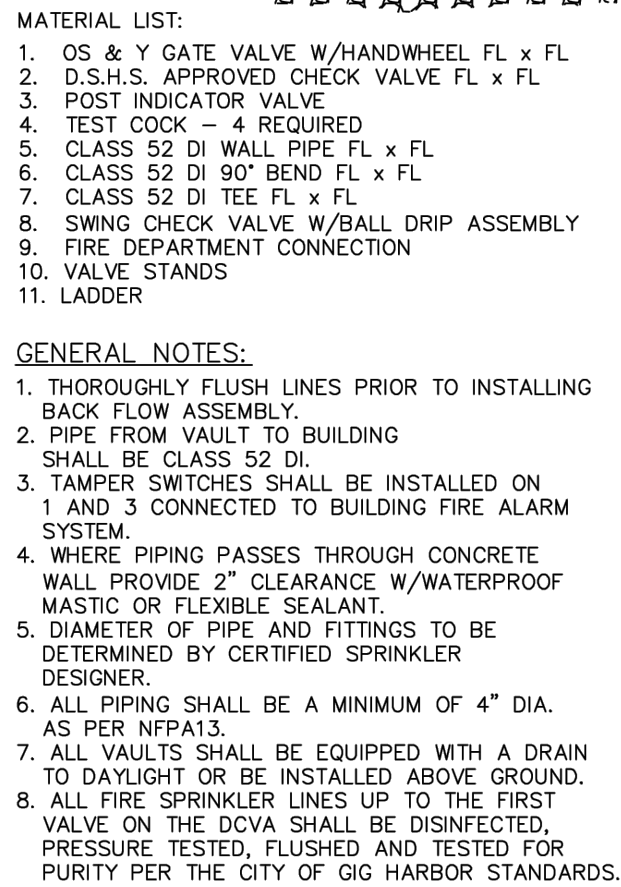
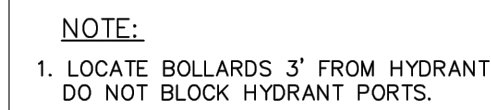


PROJECT #	2022011
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ISSUE DATE	JANUARY 24, 2025
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C05.11



GENERAL NOTES

- 1. SEE SHEET L01.00 FOR PLANTING PLAN
- 2. SEE SHEETS L02.00, L02.01 FOR LANDSCAPE NOTES & DETAILS
- 3. SEE SHEET L03.00 FOR IRRIGATION PLAN
- 4. SEE SHEETS L04.00, L04.01 FOR IRRIGATION NOTES & DETAILS
- 5. SEE SHEETS L05.00-L05.03 FOR TREE RETENTION PLANS

LEGEND

- LAWN AREA TYP. (HYDROSEEDDED, SEE SPEC. SECTION 329200)
- TREE PROTECTION AREA, 2" DEPTH BARK MULCH ONLY. NO GROUND DISTURBANCE, ERADICATE EX. GRASSES PRIOR TO MULCHING. TYP. DO NOT BARK MULCH OR DISTURB AREAS BEYOND LIMIT OF WORK, TYP.
- PROPOSED REMOVED TREE, SEE TREE RETENTION SHEETS L05.00-L05.03.
- PROPERTY LINE

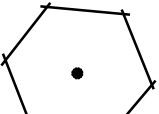
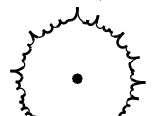
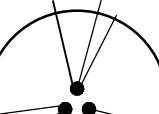
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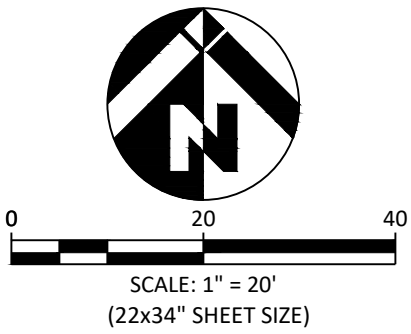
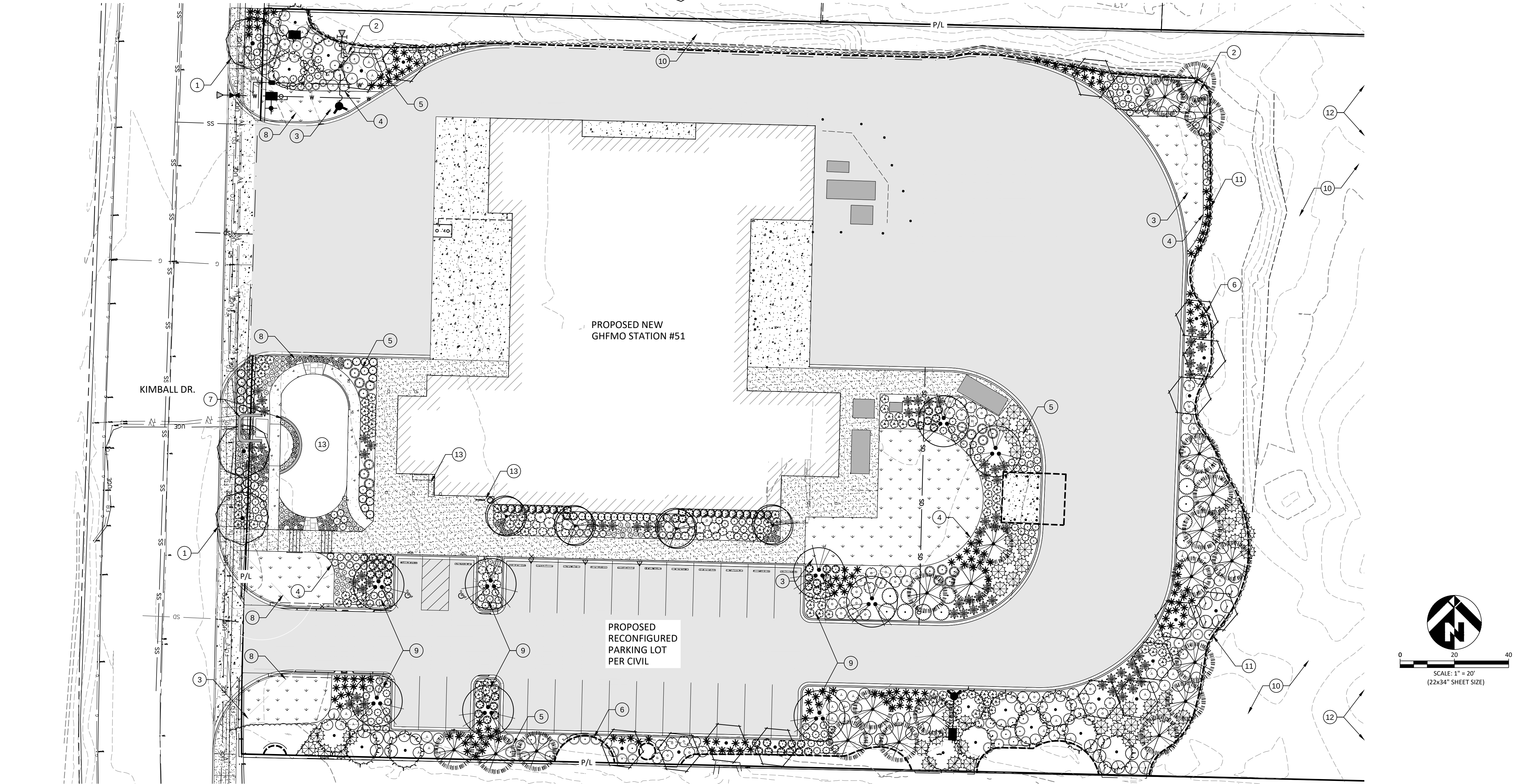
PARCEL SIZE: 166,354 SF (3.814 ACRES)
NATIVE VEGETATION RETAINED: 74,130 SF (44.6% OF PARCEL AREA)
RETAINED SIGNIFICANT TREES: 95%+ (25% REQUIREMENT).
OPEN SPACE GHMC 17.99.280: FRONT PLAZA 1,997 SF (9.3% OF FLOOR AREA)
MODIFIED NORTH BUFFER: 40' WIDE P.L. BUFFER 130' x 40' = 5,200 SF (WHERE REQUIRED)
BUFFER PROVIDED: 560 SF PROVIDED (PORTION OF 13 x 70'), REST OF AREA RETAINED
EXISTING FEATURES OR REHABBED IN KIND (I.E. ASPHALT REPLACED W/ ASPHALT).

KEY NOTES

- 1 PROPOSED STREET TREE, SEE ROOT BARRIER DETAIL #6 SHEET L02.01, TYP.
- 2 MODIFIED GHMC 17.99.180 40' SCREENING BUFFER (MODIFIED PER GHMC SECTION 17.68.080, CONTINUITY OF PRIOR CONDITIONS).
- 3 HYDROSEED LAWN AREA, INSTALL A 6" DEPTH OF IMPORT TOPSOIL, TYP.
- 4 SHOVEL CUT EDGE, SEE DETAIL #3 SHEET L.02.00, TYP.
- 5 FORMAL LANDSCAPE BED AREA, INSTALL A 9" DEPTH OF IMPORT TOPSOIL, 2" DEPTH OF BARK MULCH, TYP.
- 6 TREE PROTECTION FENCING. SEE PROTECTION DETAIL #1 SHEET L05.00, TYP.
- 7 BLOCK WALL SEE DETAIL #1 SHEET L02.01. UTILITY VAULTS TO REMAIN, TYP.
- 8 30' SITE VISION TRIANGLE.
- 9 PARKING LOT LANDSCAPING BUFFER, 10' WIDTH. TYP.
- 10 NATIVE FORESTED VEGETATION, PRESERVE & PROTECT DURING CONSTRUCTION, TYP.
- 11 LIMIT OF LANDSCAPE WORK LINE, TYP.
- 12 SEE CIVIL/SURVEY FOR BACK PROPERTY LINE & TOTAL PARCEL AREA, TYP.
- 13 FRONT PLAZA, SITE FURNISHINGS & ADA ROUTE, PROGRAMMING & FINAL DESIGN TBD.

PLANT SCHEDULE SITE PLAN

SYMBOL	BOTANICAL / COMMON NAME	SIZE	CONTAINER			
TREES						
	ACER CIRCINATUM / VINE MAPLE	6-7' HT.	B&B		ABELIA X GRANDIFLORA 'KALEIDOSCOPE' / GLOSSY ABELIA	2 GAL. POT
	PINUS CONTORTA / SHORE PINE	6-7' HT.	B&B		AZALEA X 'HINO CRIMSON' / HINO CRIMSON AZALEA	2 GAL. POT
	PRUNUS SERRULATA 'KWANZAN' / KWANZAN JAPANESE FLOWERING CHERRY	1.5" CAL.	B&B		BERBERIS THUNBERGII 'GOLDEN RING' / BARBERRY	2 GAL. POT
	PSEUDOTSUGA MENZIESII / DOUGLAS FIR	6-7' HT.	B&B		CEANOTHUS 'VICTORIA' / VICTORIA CEANOTHUS	5 GAL. POT
	STEWARTIA PSEUDOCAMELLIA / JAPANESE STEWARTIA	1.5" CAL.	B&B		CORNUS STOLONIFERA 'CARDINAL' / CARDINAL RED TWIG DOGWOOD	2 GAL. POT
	ULMUS X 'FRONTIER' / FRONTIER ELM	2" CAL.	B&B		CORNUS STOLONIFERA 'FLAVIRAMEA' / YELLOWTWIG DOGWOOD	2 GAL. POT
					ILEX CRENATA 'HELLERI' / HELER JAPANESE HOLLY	5 GAL. POT
					MISCANTHUS SINENSIS 'MORNING LIGHT' / EULALIA GRASS	1 GAL. POT
					NANDINA DOMESTICA 'TUSCAN FLAME' / TUSCAN FLAME HEAVENLY BAMBOO	2 GAL. POT
					OSMANTHUS HETEROPHYLLUS 'GOSHIKI' / GOSHIKI HOLLY OLIVE	5 GAL. POT
					PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS	1 GAL. POT
					POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL. POT
					RHODODENDRON X 'PURPLE GEM' / RHODODENDRON	2 GAL. POT
					RHODODENDRON X 'RAMAPO' / RAMAPO RHODODENDRON	2 GAL. POT
					ROSA RUGOSA / RUGOSA ROSE	2 GAL. POT
					SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET SPIREA	2 GAL. POT
					VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	2 GAL. POT
					VIBURNUM PLICATUM 'DOUBLEFILE' / DOUBLEFILE VIBURNUM	5 GAL. POT



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STATION 51 ADDITION
GIG HARBOR FIRE AND MEDIC ONE
GIG HARBOR, WASHINGTON

PROJECT # 2022011
PERMIT SET
ISSUE DATE JANUARY 24, 2025
REVISION SCHEDULE
PLANTING PLAN
SHEET #
L01.00

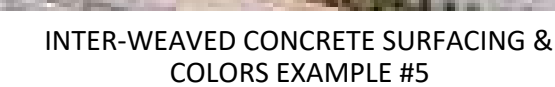
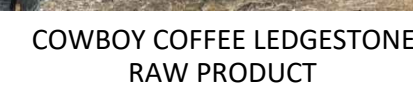
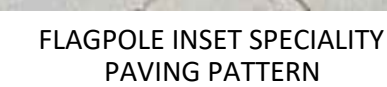
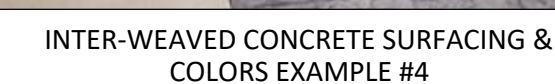
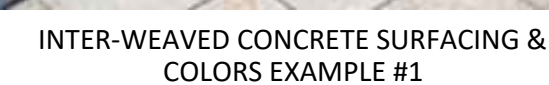
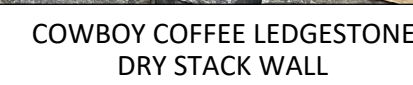
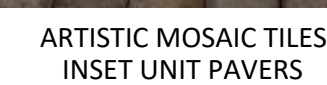
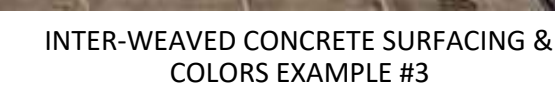
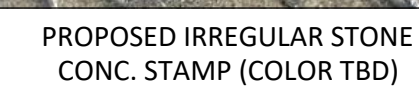
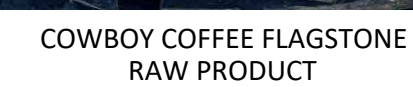
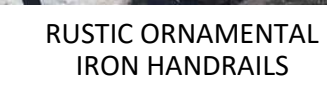
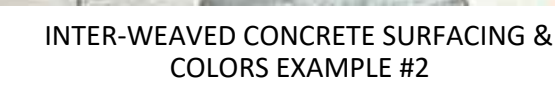
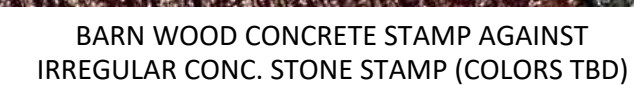
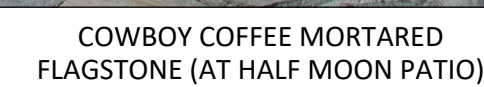
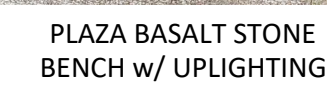


FRONT PLAZA EXHIBIT

SHEET #

L01.01



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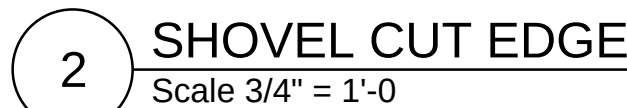


STATION 51 ADDITION
GIG HARBOR FIRE AND MEDIC ONE
GIG HARBOR, WASHINGTON

[illegible]

SHEET

L02.00



1. PLANTING BEDS ARE TO BE SUFFICIENTLY CLEANED OF ALL CONSTRUCTION MATERIALS, INCLUDING IMPORTED ROCK, TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE BEFORE BEGINNING ANY LANDSCAPE WORK. REMOVE EXISTING VEGETATION AND SOD/GRASS AREAS IN PROJECT LIMITS AND HAUL OFFSITE TO PRIOR TO SOIL PREPARATION.
2. CONTRACTOR TO INSTALL A 2" DEPTH OF COMPOST IN ALL PLANTING BED AND LAWN AREAS AND INCORPORATE (TILL) INTO SOIL TO A DEPTH OF 6". REMOVE ROCKS A DEBRIS OVER A 1.5" SIZE AND DISPOSE OF OFFSITE. RAKE GRADE SMOOTH AND INSTALL IMPORT TOPSOIL AT DEPTHS INDICATED ON THE PLANS.
3. CONTRACTOR TO EXCAVATE LAWN AND PLANTING BEDS TO PROVIDE FOR IMPORT TOPSOIL AND AMENDMENT INSTALL. FINAL GRADE INCLUDING BARK MULCH TO BE 1/2" BELOW ADJACENT HARDSCAPE SURFACES.
4. IMPORT TOPSOILS SHALL BE TESTED IN A SOIL LAB AND ANALYZED FOR ACCEPTABLE RANGES OF SOIL PARTICLES, NUTRIENTS, ORGANIC MATTER, SALTS AND PH. SOIL ANALYSIS SHALL INCLUDE RECOMMENDATIONS FOR AMENDMENTS FOR SOIL TO BE ACCEPTABLE. SOILS SHALL BE ALTERED PURSUANT TO THE RECOMMENDATIONS OF THE SOIL ANALYSIS BY THE CONTRACTOR.
5. LOCATE ALL PLANTING BEDS IN FIELD. FLAG PLANTING BEDS WITH WHITE FIELD-MARKING CHALK OR APPROVED EQUAL. ALL PLANTING BEDS TO BE ADJUSTED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANT LOCATION.
6. THE OWNER'S REPRESENTATIVE WILL APPROVE INDIVIDUAL PLANT MATERIAL AND LOCATION OF PLANT MATERIAL PRIOR TO INSTALLATION.
7. USE TRIANGULAR SPACING FOR ALL GROUND COVER UNLESS NOTED OTHERWISE. SEE DETAIL #3 THIS SHEET.
8. SHRUBS AND GROUND COVER TO BE PLANTED A MINIMUM OF 1/2' OF THEIR O.C. SPACING AWAY FROM PAVING EDGE; UNLESS OTHERWISE NOTED.
9. ALL VEGETATION SHALL CONFORM TO THE LATEST VERSION OF THE ANSI AMERICAN STANDARD FOR NURSERY STOCK MANUAL.
10. ALL PLANT MATERIAL SHALL BE NURSERY GROWN AND FREE OF DISEASE.
11. CONTRACTOR RESPONSIBLE FOR INSTALLING PLANTS IN QUANTITIES AND LOCATIONS SHOWN.
12. PROVIDE STANDARD, COMMERCIALY PRODUCED, MEDIUM-COURSE, DARK BROWN, BARK MULCH. BARK SHALL BE GROUND FIR OR HEMLOCK BARK OF UNIFORM COLOR, FREE FROM WEEDS, SEED, SAWDUST, AND SPLINTERS AND SHALL NOT CONTAIN RESIN, TANNIN, OR OTHER COMPOUNDS DETRIMENTAL TO PLANT LIFE. ALL MATERIAL SHALL PASS A 1.5-INCH MESH SCREEN AND APPLIED AT DEPTHS INDICATED ON DRAWINGS AND SPECIFICATIONS.
13. PROVIDE SLOW-RELEASE FERTILIZER TABLETS (20-10-5 SLOW RELEASE PLANT TABLETS, 10 GRAM SIZE, AGRIFORM OR EQUAL) DURING BACKFILL AT THE FOLLOWING RATES: LOCATE PLANT TABLETS 1 INCH FROM ROOTS AND AT MID-DEPTH. SPACE EVENLY AROUND THE PLANT.
 - 1 GALLON SHRUB = 1 TABLET
 - 2 GALLON SHRUB = 2 TABLET
 - 3 GALLON SHRUB = 2 TABLET
 - 5 GALLON SHRUB OR TREE = 3 TABLETS
14. PLACE MULCH 2" INCHES DEEP IN ALL PLANTING BEDS, 3" DEPTH IN STREET TREE WELLS. RAKE SMOOTH. MULCH SHALL BE PULLED AWAY FROM CROWNS OF SHRUBS AND GROUND COVER PLANTS. MULCH SHALL BE FLUSH WITH ADJACENT CURBS AND PAVING. TAPER MULCH THICKNESS FROM FULL 2"-INCHES DEPTH TO 1"-INCH DEPTH OVER A 12-INCH HORIZONTAL RUN AT PAVING EDGES SO MULCH WILL BE FLUSH WITH ADJACENT CURBS AND PAVING.
15. INSTALL FLAG POLES PER MANUFACTURER'S WRITTEN INSTRUCTIONS AND SPECIFICATIONS. SEE ARCHITECTURE PLANS AND SPECIFICATIONS FOR MORE INFORMATION.
16. RESTORE EXISTING DISTURBED LANDSCAPE AREAS TO OWNER REPRESENTATIVE'S SATISFACTION AT CONCLUSION OF WORK, TYPICAL.
17. SEE SPECIFICATIONS FOR MORE INFORMATION AND ADDITIONAL REQUIREMENTS.

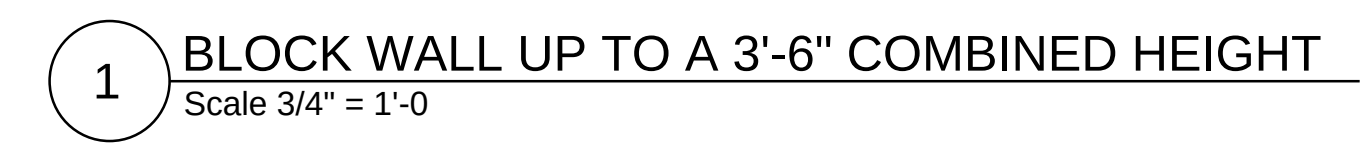
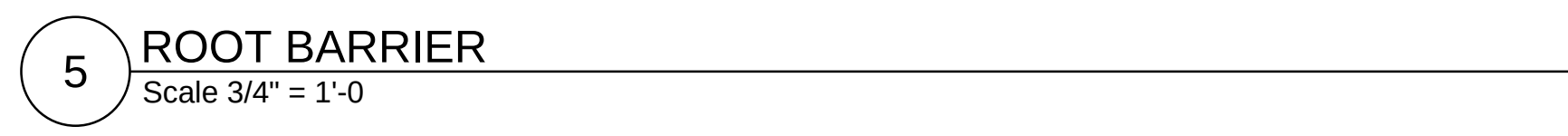




STATION 51 ADDITION
GIG HARBOR FIRE AND MEDIC ONE
GIG HARBOR, WASHINGTON

[illegible]

L02.01



1. SEE SHEET L01.00 FOR PLANTING PLAN
2. SEE SHEETS L02.00/L02.01 FOR LANDSCAPE DETAILS
3. SEE SHEET L03.00 FOR IRRIGATION PLAN
4. SEE SHEETS L04.00/L04.01 FOR IRRIGATION NOTES & DETAILS
5. SEE SHEETS L05.00-L05.03 FOR TREE RETENTION PLANS

 LAWN AREA TYP. (HYDROSEEDED, SEE SPEC. SECTION 329200)

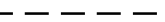
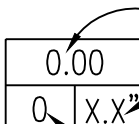
 TREE PROTECTION AREA, 2' DEPTH BARK MULCH ONLY. NO GROUND DISTURBANCE. ERADICATE EX. GRASSES PRIOR TO MULCHING, TYP. DO NOT BARK MULCH OR DISTURB AREAS BEYOND LIMIT OF WORK, TYP.

 PROPOSED REMOVED TREE, SEE TREE RETENTION SHEETS L05.00-L05.03

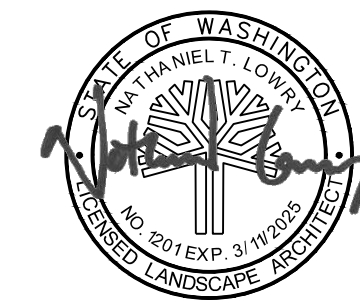
 PROPERTY LINE

- 1 PROPOSED NEW 1" DEDICATED IRRIGATION WATER METER USING EX. METER STUBOUTS, SEE SHEET C04.11.
- 2 POINT OF CONNECTION AT NEW 1" METER, SEE LEGEND AND DETAIL #1 SHEET L04.00.
- 3 AUTOMATIC CONTROLLER MOUNTED ON OUTSIDE WALL , INSTALL RAIN SENSOR IN A WEATHER EXPOSED LOCATION. COORDINATE POWER w/ ELECTRICAL CONTRACTOR & OWNER'S REPRESENTATIVE.
- 4 SCH. 40 SLEEVE UNDER HARDSCAPES. SIZE AS SHOWN, SEE DETAIL #2 SHEET L04.00, TYP.
- 5 AUTOMATIC CONTROL VALVE, SEE DETAIL #7 SHEET L04.01, TYP.
- 6 MANUAL DRAIN VALVE (MAINLINE). SEE DETAIL #1 SHEET L04.01.
- 7 LIMIT OF WORK LINE, TYP.
- 8 SYSTEM DESIGN IS DIAGRAMMATIC, LOCATE PIPING AND OTHER IRRIGATION EQUIPMENT IN SLEEVES, LAWN OR BED AREAS (BED AREAS PREFERABLE), TYP.
- 9 PRESERVE AND PROTECT EX. VEGETATION TO REMAIN DURING CONSTRUCTION, TYP.
- 10 EX. FRONTAGE UTILITIES TO REMAIN, SURROUND WALL ADDED. SEE SHEET L01.00 & DETAIL SHEET L02.01, TYP.



SYMBOL	DESCRIPTION	MANU.	TYPE	SHEET #
	AUTO. CONTROL VALVE	RAINBIRD	PEB-PRS	L04.01
	QUICK COUPLING VALVE	RAINBIRD	44-DLRC	L04.01
	ISOLATION VALVE	APOLLO	32-100	L04.01
	DOUBLE CHECK VALVE	FEBCO	850-1.25"	L04.01
	MANUAL DRAIN VALVE	NIBCO	T-311-Y 1"	L04.01
	RAIN SENSOR	HUNTER	RAIN-CLIK	
	CONTROLLER	HUNTER	HCC-800-M	L04.00
	MAINLINE		2" SCH 40 PVC	L04.01
	LATERAL LINE		CLASS 200 PVC	L04.00
	SLEEVE (S4"/S6"=4" & 6")		SCH 40 PVC	L04.00
	GALLONS PER MINUTE (G.P.M.)			
	VALVE SIZE			
	ZONE NUMBER			

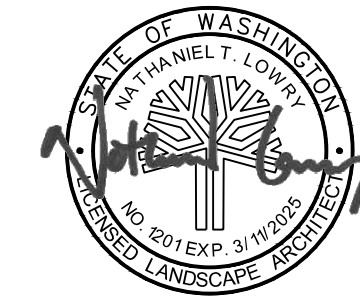


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SHEET #

L04.00

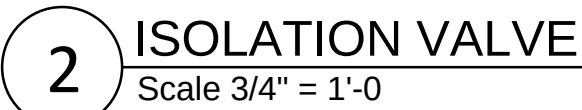
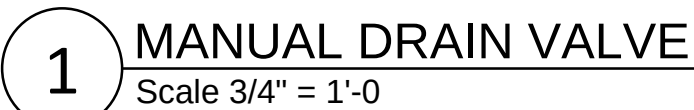
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STATION 51 ADDITION
GIG HARBOR FIRE AND MEDIC ONE
GIG HARBOR, WASHINGTON

[illegible]

L04.01



 PROPOSED REMOVED TREE
 EXISTING DECIDUOUS TREE
 EXISTING EVERGREEN TREE
 TREE PROTECTION FENCING, SEE DETAIL
 #1 SHEET L05.01, TYP.

RICE*fergus***MILLER**
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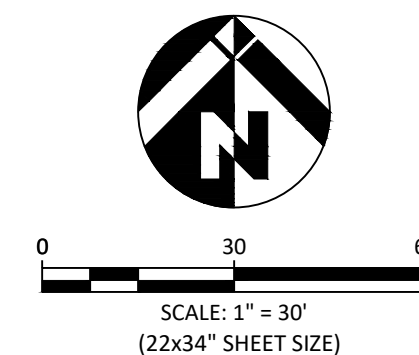
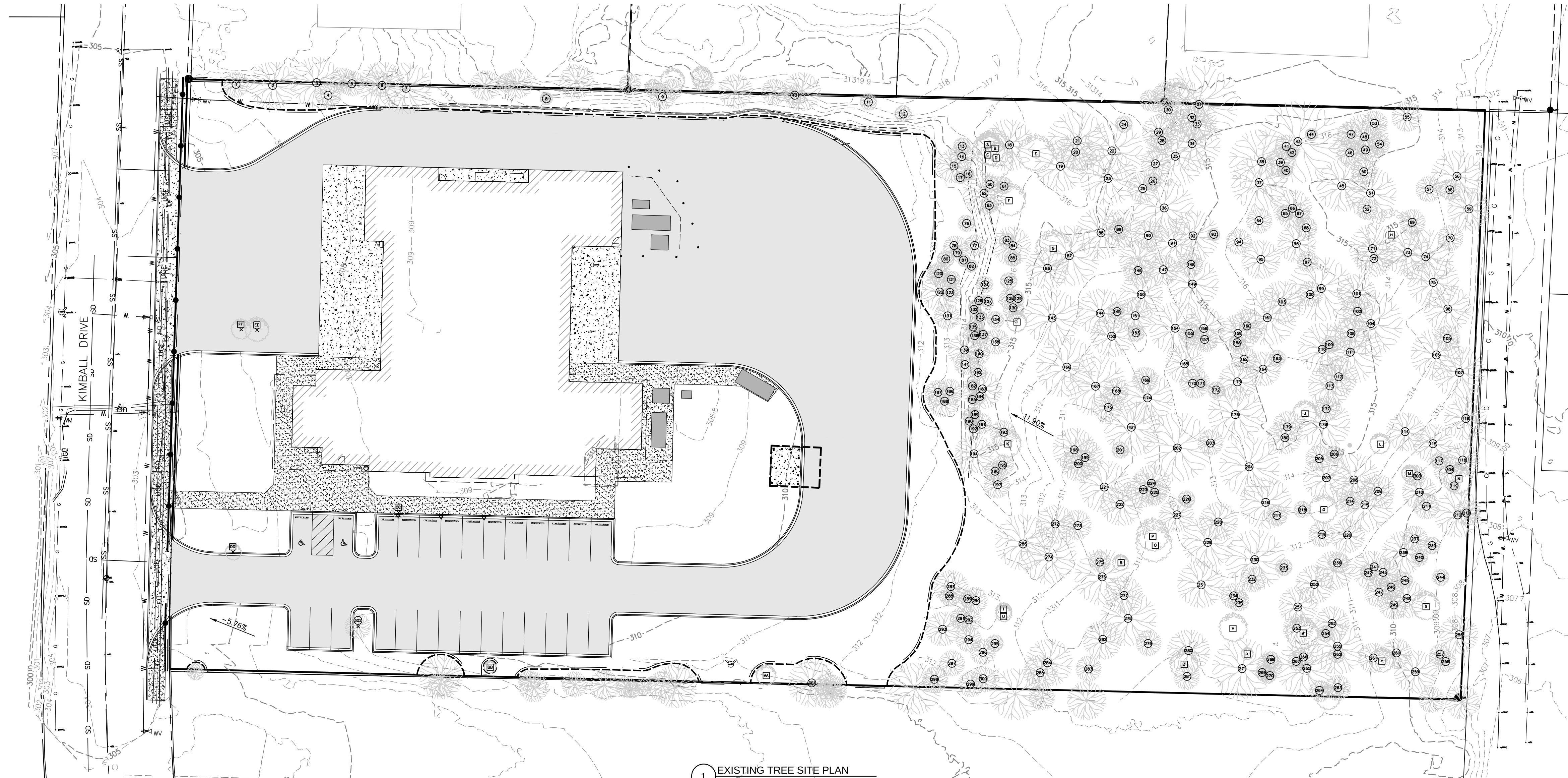
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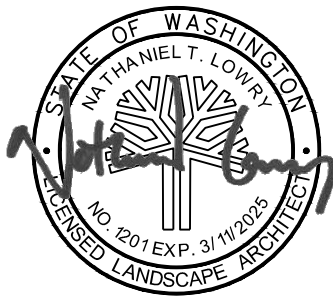


STATION 51 ADDITION
GIG HARBOR FIRE AND MEDIC ONE
GIG HARBOR, WASHINGTON

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L05.00



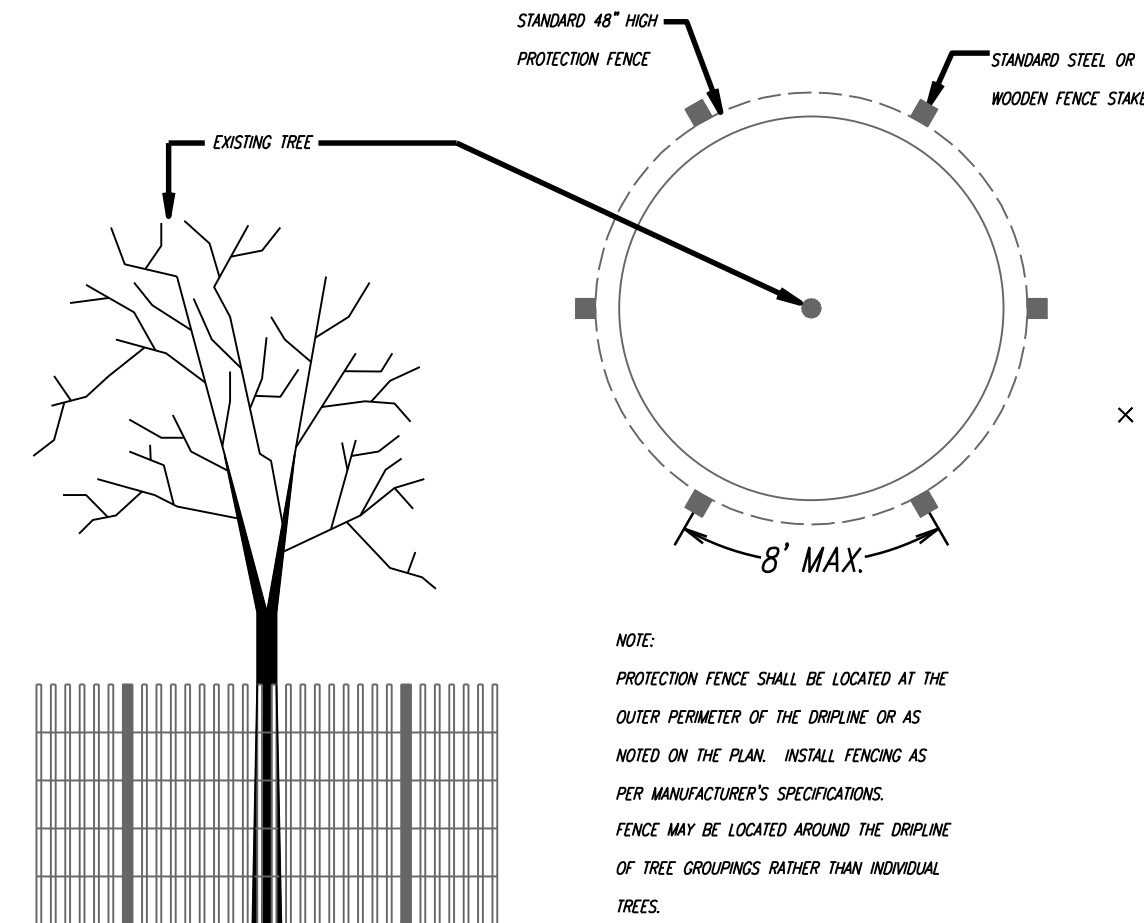
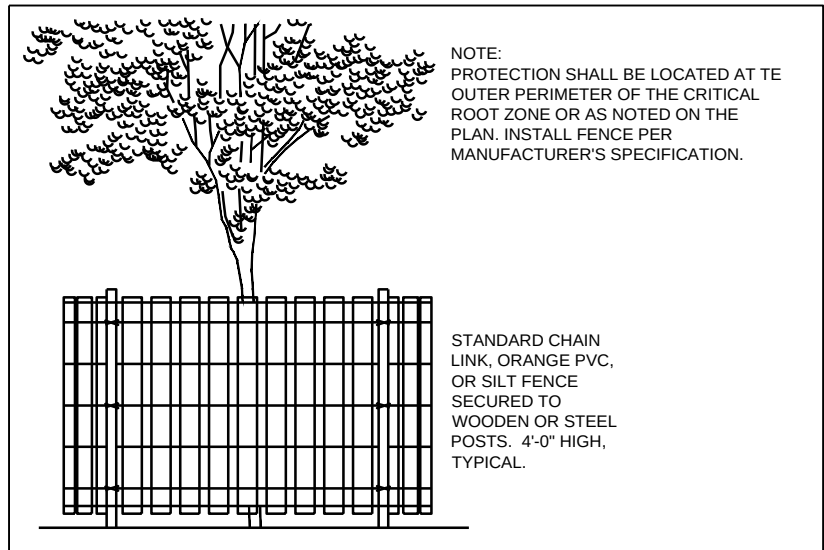


**STATION 51 ADDITION
GIG HARBOR FIRE AND MEDIC ONE
GIG HARBOR, WASHINGTON**

DECIDUOUS TREES

TREE #	SPECIES NAME	SPECIES COMMON NAME	TREEE TYPE	CALIPER SIZE DBH IN.	SIGNIFICANT	RETAINED?
A	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	12	YES	YES
B	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	18	YES	YES
C	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	16	YES	YES
D	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	18	YES	YES
E	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	18	YES	YES
F	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	16	YES	YES
G	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	18	YES	YES
H	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	26	YES	YES
I	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	10	YES	YES
J	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	12	YES	YES
K	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	14	YES	YES
L	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	10	YES	YES
M	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	8	YES	YES
N	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	14	YES	YES
O	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	14	YES	YES
P	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	16	YES	YES
Q	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	18	YES	YES
R	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	8	YES	YES
S	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	14	YES	YES
T	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	8	YES	YES
U	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	8	YES	YES
V	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	14	YES	YES
W	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	16	YES	YES
X	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	6	NO	YES
Y	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	12	YES	YES
Z	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	14	YES	YES
AA	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	10	YES	YES
BB	PRUNUS VIRGINIANA	CHOKECHERRY	DECIDUOUS	6	NO	YES
CC	FAGUS SYLVATICA	COPPER BEECH	DECIDUOUS	6	NO	NO
DD	ACER JAPONICA	JAPANESE MAPLE	DECIDUOUS	8	YES	NO
EE	ACER JAPONICA	JAPANESE MAPLE	DECIDUOUS	12	YES	NO
FF	ACER JAPONICA	JAPANESE MAPLE	DECIDUOUS	10	YES	NO

410



1 TREE PROTECTION FENCING
SCALE: NTS

TREE DENSITY CODE COMPLIANCE

PARCEL SIZE: 166,354 SF (3.814 ACRES).

NATIVE VEGETATION RETAINED: 74,130 SF (44.6% OF PARCEL AREA).

RETAINED SIGNIFICANT TREES: 95%+ (25% REQUIREMENT).

PROJECT # 2022011

PERMIT SET

ISSUE DATE JANUARY 24, 2025

REVISION SCHEDULE

TREE PRESERVATION
PLAN

SHEET #

L05.01

TREE #	SPECIES NAME	SPECIES COMMON NAME	TREE TYPE	CALIPER SIZE DBH IN.	SIGNIFICANT	RETAINED?
1	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
2	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	22	YES	YES
3	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	24	YES	YES
4	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
5	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
6	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
7	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	24	YES	YES
8	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	6	NO	YES
9	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
10	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	10	YES	YES
11	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
12	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
13	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
14	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
15	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	16	YES	YES
16	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	6	NO	YES
17	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	6	NO	YES
18	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	24	YES	YES
19	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	24	YES	YES
20	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	18	YES	YES
21	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	28	YES	YES
22	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	28	YES	YES
23	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	26	YES	YES
24	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
25	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	14	YES	YES
26	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
27	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	14	YES	YES
28	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
29	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	16	YES	YES
30	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	10	YES	YES
31	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	36	YES	YES
32	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	22	YES	YES
33	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	16	YES	YES
34	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	26	YES	YES
35	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	28	YES	YES
36	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	28	YES	YES
37	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	26	YES	YES
38	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	30	YES	YES
39	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	14	YES	YES
40	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	6	NO	YES
41	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
42	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	6	NO	YES
43	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	38	YES	YES
44	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	6	NO	YES
45	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	24	YES	YES
46	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
47	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
48	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	22	YES	YES
49	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	10	YES	YES
50	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
51	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	24	YES	YES
52	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	10	YES	YES
53	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
54	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	10	YES	YES
55	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	14	YES	YES
56	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	24	YES	YES
57	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
58	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	10	YES	YES
59	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	20	YES	YES
60	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
61	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
62	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	20	YES	YES
63	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
64	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
65	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
66	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	18	YES	YES
67	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	10	YES	YES
68	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	10	YES	YES
69	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
70	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
71	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	22	YES	YES
72	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	18	YES	YES
73	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	22	YES	YES
74	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	26	YES	YES
75	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	24	YES	YES
76	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
77	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	10	YES	YES
78	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES

[illegible]

EVERGREEN TREES (CONTINUED)

TREE #	SPECIES NAME	SPECIES COMMON NAME	TREE TYPE	CALIPER SIZE DBH IN.	SIGNIFICANT	RETAINED?
159	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	18	YES	YES
160	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	16	YES	YES
161	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	26	YES	YES
162	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
163	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
164	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	16	YES	YES
165	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	18	YES	YES
166	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	28	YES	YES
167	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	28	YES	YES
168	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
169	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
170	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	14	YES	YES
171	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	6	NO	YES
172	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
173	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	18	YES	YES
174	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	24	YES	YES
175	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	14	YES	YES
176	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	26	YES	YES
177	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
178	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	24	YES	YES
179	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	14	YES	YES
180	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	16	YES	YES
181	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	26	YES	YES
182	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	6	NO	YES
183	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	18	YES	YES
184	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
185	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	6	NO	YES
186	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
187	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
188	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	14	YES	YES
189	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	6	NO	YES
190	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
191	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	10	YES	YES
192	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
193	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
194	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	18	YES	YES
195	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	10	YES	YES
196	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	10	YES	YES
197	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
198	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	20	YES	YES
199	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	18	YES	YES
200	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	16	YES	YES
201	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
202	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	32	YES	YES
203	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
204	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	28	YES	YES
205	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
206	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
207	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	22	YES	YES
208	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	24	YES	YES
209	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	16	YES	YES
210	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	16	YES	YES
211	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
212	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	22	YES	YES
213	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
214	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	10	YES	YES
215	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	26	YES	YES
216	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	24	YES	YES
217	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	10	YES	YES
218	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
219	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
220	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	16	YES	YES
221	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	24	YES	YES
222	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	20	YES	YES
223	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	16	YES	YES
224	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	18	YES	YES
225	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
226	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
227	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	16	YES	YES
228	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	18	YES	YES
229	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	24	YES	YES
230	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	28	YES	YES
231	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	22	YES	YES
232	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES
233	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	8	YES	YES
234	PSUEDOTSUGA MENZIESII	DOUGLAS FIR	EVERGREEN	12	YES	YES

J:\18174 - GHFMO Station 51\500 Design\502 Drawings\Landscape\18174 - L05.00 Tree Retention.dwg

Gig Harbor Fire & Medic One Station 5-1
PL-CUP-24-0001
Hearing Examiner 04.01.2025
Exhibit B

RICE*fergus***MILLER**
ARCHITECTURE INTERIORS PLANNING VIZLAB
275 FIFTH STREET, SUITE 100
BREMERTON, WA 98337
360-377-8773
RFMARCH.COM

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STATION 51 ADDITION
GIG HARBOR FIRE AND MEDIC ONE
GIG HARBOR, WASHINGTON

[illegible]

TREE PRESERVATION PLAN

SHEET #

L05.03



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION

NOTICE OF RECOMMENDATION

CITY OF GIG HARBOR DESIGN REVIEW BOARD PL-DR-24-0017

TO: Pierce County Fire Protection #5
10222 Bujacich Rd NW
Gig Harbor, WA 98332

Rice Fergus Miller
275 5th street, Suite 100
Bremerton, WA 98337

FROM: Jeremy Hammar, Senior Planner

DATE: January 28, 2025

RE: PL-DR-24-0017 – GH Fire and Medic One, Station 51

LOCATION: 6711 Kimball Dr., Sec 08, Tw 21, R 02 Qtr 33.
Assessor's Parcel Number: 0221083129

The applicant presented its proposed project to the Design Review Board (DRB) for a design exception. Having reviewed the above referenced application at its meeting on January 23, 2025, the City of Gig Harbor DRB has made the following findings and recommendations to the decision maker for the following requirement of the Design Manual:

Article III. Site Design

GHMC 17.99.300 – Nonresidential Setbacks– GHMC 17.99.300(B) Locate Structures near front setback line : At least 50 percent of the primary structure's front façade shall be places on the front setback line (except in the historic district or unless retention of significant tree(s) warrants an increased setback). Additional structures on the site shall be likewise placed on the front setback line unless they are located behind other structures on the site.

The remaining portion of the building may be stepped back to accommodate common areas or parking. However, no more than 50 percent of required parking may be located forward of the front façade of a building (see parking standards in GHMC 17.99.330(E)).

GHMC 17.99.330– Parking Lot Standards: GHMC 17.99.330(A) Limit the number of curb cuts: To Maximize landscaping at the street face, curb cuts for driveways shall be limited to one cut per parcel frontage or one cut per 200 feet of parcel frontage, subject to public works standards driveway separation requirements. An additional cut is allowed if the driveway is one-way. Where available, side streets or alleys should be used for additional access needs.

Findings:

Article III-Site Design

GHMC 17.99.300 – Nonresidential Setbacks

Specific to the criteria for approval of a design exception codified in GHMC 17.98.060(D), the DRB makes the following findings:

1. Special conditions and circumstances exist which render a specific requirement of Chapter 17.99 GHMC, Design Manual, unnecessary, given the location and intended use of the proposed development.

In this instance, special conditions and circumstances exist which render GHMC 17.99.300(A) unnecessary as applied to development on the site. There is more than 5 feet of vertical separation from the finished floor elevation of the existing fire station to Kimball Drive. As the front yard setback is 20 feet wide, meeting this standard would require significant earthwork, retaining walls and potential utility conflicts. The existing structure as well as structures on adjacent parcels are set back from the front property line in a similar manner. Additionally, given the existing and proposed use of the site, emergency service vehicles must have the ability to fully clear the apparatus bay before entering the right of way.

2. The special conditions and circumstances are characteristic of the proposed general use of a site and not of a specific tenant.

With the operational use as a fire station, emergency service vehicles must be able to fully clear the apparatus bay before entering the right-of-way. The station is designed to accommodate fire equipment with an overall length of roughly 60 feet.

3. The special conditions and circumstances are not representative of typical retail, professional office or residential type development which may be allowed within the zoning district.

The circumstances listed above would be faced for most any new development on the subject site. Specifically, the circumstances related to accommodation of emergency service vehicles on the site are not representative of typical retail, professional office, or residential development, as the site would be considered a Public Service use under the definition listed in Chapter 17.04.690 GHMC

4. The requested exception is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences.

The applicant has clarified that the requested exception is a result of operational safety of the fire station rather than cost, convenience, or design preference.

5. Architectural changes in the project design as a result of the exception have been sufficiently compensated by other architectural embellishments, and site plan changes as a result of the exception have been sufficiently compensated by other site amenities.

Public open space is being provided in the front yard of the station between the primary access driveway and the apparatus driveway. These elements of the site plan, in addition to the site's holistic design, sufficiently support the requested design exception.

6. The requested exception will not result in a project which is inconsistent with the intent and general scope of the standards of Chapter 17.99 GHMC, Design Manual.

The DRB finds the requested design exception consistent with the intent and general scope of the standards of GHMC Chapter 17.99, Design Manual. The intent of the Design Manual is described in GHMC 17.99.020, as follows:

- A. Encourage building design and site planning to complement the existing character of specific neighborhoods or geographic areas of the city in which the proposed building or site improvements are located; relate visually and physically to surrounding development, and; promote pedestrian usage.
- B. Provide options that allow for diversity and creativity in project design.
- C. Facilitate a dialogue between project proponents and the city's design review board in a public meeting setting.
- D. Increase public awareness of design issues and design options.

E. Provide an objective basis for decisions which affect both individual projects and the city of Gig Harbor as a whole.

F. Ensure that the intent of the goals and objectives contained within the city of Gig Harbor's comprehensive plan are met.

The development of the subject parcel has been creatively designed in a manner which is complementary to the character of its area. the proposed design exception can be found consistent with the intent and general scope of GHMC 17.99.

GHMC 17.99.330 – Parking Lot Standards

1. Special conditions and circumstances exist which render a specific requirement of Chapter 17.99 GHMC, Design Manual, unnecessary, given the location and intended use of the proposed development.

In this instance, special conditions and circumstances exist which render GHMC 17.99.330.(B) unnecessary as applied to development on the site. For the site to function properly, multiple vehicles must be able to exit the site unimpeded from potential traffic conflicts. The proposed extra-wide driveway will be aligned with the apparatus bay doors allowing multiple vehicles to exit the station and turn onto Kimball Drive without the need for internal site maneuvering.

2. The special conditions and circumstances are characteristic of the proposed general use of a site and not of a specific tenant.

The special conditions and circumstances are characteristic of the proposed general use of a site and not of a specific tenant.

3. The special conditions and circumstances are not representative of typical retail, professional office or residential type development which may be allowed within the zoning district.

The extra wide driveway width is not typical of other development types within the zoning district.

4. The requested exception is based upon functional consideration rather than economic hardship, personal convenience or personal design preferences.

The requested exception is based on the operational safety of the fire station rather than cost, convenience, or design preference.

5. Architectural changes in the project design as a result of the exception have been sufficiently compensated by other architectural

embellishments, and site plan changes as a result of the exception have been sufficiently compensated by other site amenities.

The proposed design helps to preserve trees at the eastern half of the parcel. Additionally, public open space is being provided at the front portion of the property between the primary access driveway and the apparatus driveway.

6. The requested exception will not result in a project which is inconsistent with the intent and general scope of the standards of Chapter 17.99 GHMC, Design Manual.

The DRB finds the requested design exception consistent with the intent and general scope of the standards of GHMC Chapter 17.99, Design Manual. The intent of the Design Manual is described in GHMC 17.99.020, as follows:

- A. Encourage building design and site planning to complement the existing character of specific neighborhoods or geographic areas of the city in which the proposed building or site improvements are located; relate visually and physically to surrounding development, and; promote pedestrian usage.
- B. Provide options that allow for diversity and creativity in project design.
- C. Facilitate a dialogue between project proponents and the city's design review board in a public meeting setting.
- D. Increase public awareness of design issues and design options.
- E. Provide an objective basis for decisions which affect both individual projects and the city of Gig Harbor as a whole.
- F. Ensure that the intent of the goals and objectives contained within the city of Gig Harbor's comprehensive plan are met.

The development of the subject parcel has been creatively designed in a manner which is complementary to the character of its area. the proposed design exception can be found consistent with the intent and general scope of GHMC 17.99.

Recommendation: Based on the preceding analysis, the DRB finds the applicant's request to be consistent with the criteria set forth in GHMC 17.98.060 and recommends the decision maker accept the proposed design exceptions.

Darrin Filand, Chair
Design Review Board



Date 1/30/2025

cc: Planning File



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

NOTICE OF RECOMMENDATION
CITY OF GIG HARBOR DESIGN REVIEW BOARD
PL-DR-24-0017

TO: Pierce County Fire Protection #5
10222 Bujacich Rd NW
Gig Harbor, WA 98332

FROM: Planning Staff

DATE: March 3, 2025

RE: Gig Harbor Fire & Medic One, Station 51

Having reviewed the above referenced application at its meeting of February 27, 2025, the City of Gig Harbor Design Review Board (DRB) has made the following findings and recommendation to the Director for the following specific requirements of the Design Manual:

Neighborhood Context Related Review Items

GHMC 17.99.200 – Alternative Zone Transition Standards:

As an alternative to the zone transition standards in GHMC 17.99.180 and 17.99.190, the design review board may recommend approval of development in a zone transition area if it finds that the proposed development integrates, and is sensitive to, the pattern of development in the abutting zone. To determine if a proposed development is sensitive to the pattern of development in the abutting zone, the DRB shall consider the following elements of design.

A. Separation of structures.

Is there sufficient separation between structures on the site and structures in the opposing zone to mitigate the impacts of taller or larger structures?

B. Architectural modulation of building.

Is there sufficient modulation in the design of the building to reflect the scale and massing of adjacent buildings in the opposing zone?

C. Rooflines.

Do the rooflines of the proposed building(s) reflect the type, style and form of the rooflines on the adjacent buildings in the opposing zone?

D. Location of service areas.

Is there sufficient separation of service areas (e.g., loading docks, delivery areas, dumpster enclosures) to minimize impacts to development in the opposing zone?

E. Window and balcony orientation.

Are windows and balconies located in a manner that preserves the privacy of residents in the opposing zone?

F. Lighting.

Is the location and intensity of outdoor lighting low enough to avoid negative impacts on abutting residential development?

G. Vegetative buffering.

Does existing on-site vegetation provide screening opportunities or otherwise ensure the privacy of residents in opposing zones?

H. Existing nonconformities.

Are there existing patterns of development in the opposing zone that do not conform with current development standards and should therefore not be perpetuated in new development?

I. Entryway orientation.

Is the building entrance in a location that minimizes impacts to the privacy of abutting residential development?

J. Location of parking and driveway entrances.

Are parking lots and driveways in locations that minimize traffic noise on, or invasion of privacy of, abutting residential development?

K. Open space and common areas.

Does the project utilize common areas to provide separation between site development and development in the opposing zone?

L. Existing natural characteristics of the site.

Does the development utilize existing site conditions such as topography or clusters of trees to provide buffering or to enhance view opportunities?

M. Siding materials and details.

Do the siding materials and other architectural details reflect the type of materials and details that typify development on abutting parcels in the opposing zone?

Architecture Related Review Items

GHMC 17.99.380(B)(2) Vertical Shift

No single run of ridge, cornice or fascia (excluding eave overhang) shall exceed 80 feet without a five-foot transition in height. Cupolas and similar minor projections above roof lines do not meet the vertical shift requirement.

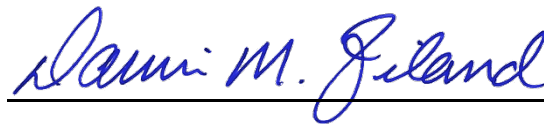
Findings:

The DRB finds that the proposed alternatives meet the intent of the code and represent a superior design solution with the following recommendations;

- The Shou Sugi Ban wood siding material could be applied to the south side elevation, but the applicant should consider utilizing one or two materials at most to simplify the composition.
- On the western elevation, simplify the gables and utilize metal railing in lieu of glass at the second floor patio area.
- The firehouse numbers are to be more proportionate in scale with the west elevation gable roof line. The west gable roof truss should be designed in a manner to seamlessly integrate the firehouse numbers.
- Give more consideration to the rooflines nearest to the large apparatus bay doors and include more detail into the trim of all door and window fenestrations.

Recommendation: The Design Review Board recommends the Director accept a proposed design alternatives with the recommendations noted as compliant with the criteria of approval for an alternative design request set forth in GHMC 17.98.055(A).

Darrin Filand, Chair
Design Review Board



Date 3/5/2025

cc: Planning File

RECEIVED

By C. ANDREWS at 2:59 pm, Aug 28, 2024

Gig Harbor Fire & Medic One Station 5-1

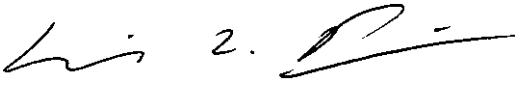
PL-CUP-24-0001

Hearing Examiner 04.01.2025

Exhibit E

MEMORANDUM

TO: City of Gig Harbor

FROM: Eric Pilcher, PE 

RE: Gig Harbor Fire & Medic One, Station 51 (6711 Kimball Drive)
Conditional Use Permit, Required Findings

DATE: August 19, 2024

Gig Harbor Fire and Medic One is seeking a Condition Use Permit for replacement of the existing fire station no. 51 at 6711 Kimball Drive with a new facility. Required findings, pursuant to GHMC 17.64.040, are addressed below.

A. That the use which the conditional use permit is applied for is specified by this title as being conditionally permitted within, and is consistent with the description and purpose of the zone district in which the property is located;

The property has split zoning where the western portion is zoned General Business District (B-2) and the eastern portion is zoned Multi-Family Residential (R-3). Fire stations are included in the category "public/private services" per GHMC 17.04.690. Public/private services are allowed as conditional use in both B-2 and R-3 zoning districts per GHMC 17.14.020.

B. That the granting of such conditional use permit will not be detrimental to the public health, safety, comfort, convenience and general welfare, will not adversely affect the established character of the surrounding neighborhood, and will not be injurious to the property or improvements in such vicinity and/or zone in which the property is located;

The existing facility at this site has operated as a fire station since 1976, providing emergency service response to the City of Gig Harbor. Replacing Station 51 with a larger, more modern fire station will continue to benefit the public's health, safety, and general welfare. As this proposal seeks to merely replace an existing use, no changes will take place that adversely impact or otherwise affect the established character of the surrounding neighborhood.

C. That the proposed use is properly located in relation to the other land uses and to transportation and service facilities in the vicinity; and further, that the use can be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets;

The new facility will be positioned on the site in generally the same location that the existing facility currently occupies. The revision does not present any adverse impacts to adjacent properties, nor will it increase burdens on existing public infrastructure.

D. That the site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other such features as are required by this title or as needed in the opinion of the examiner.

The site contains 3.79 acres. Of this area, approximately 2.0 acres will be needed to operate the proposed 21,500 square foot replacement station, including parking, circulation, landscaping, and open spaces areas.

An existing non-confirming buffer encroachment is present at the northeast corner of the existing facility. A review of historical aerial photography available through Pierce County GIS indicates that the existing fire station was constructed prior to the apartments to the northeast. The residential use of the apartments is the driver for the buffer. Given that the existing station configuration was pre-existing prior to apartment construction, the fire district requests continued use of the buffer area for vehicle circulation. Please refer to the Design Exception accompanying this Conditional Use Permit.



"THE MARITIME CITY"

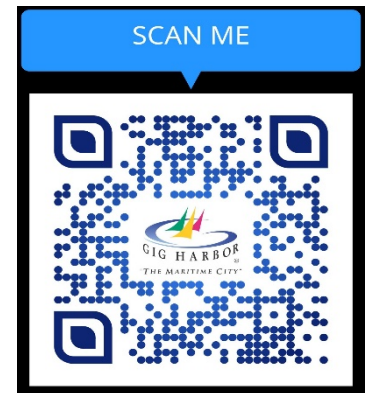
COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF APPLICATION

May 1st, 2024

**GIG HARBOR FIRE & MEDIC ONE, STATION 51
Type III Permit**



Permit Number(s): PL-SPR-24-0001, PL-CUP-24-0001, PL-VAR-24-0003, PL-DR-24-0017 and PL-SEPA-24-0001

Date Application was Submitted: April 2, 2024.

Date of Notice of Complete Application: April 17, 2024

Name of Applicant: Pierce County Fire Protection District #5, c/o John Johnson, 10222 Bujacich Road NW, Gig Harbor, WA 98332

Name of Agent: Rice Fergus Miller, c/o Howard Struve, 275 5th Street, Suite 100, Bremerton, WA 98337

Project Location: 6711 Kimball Dr. | Parcel Number – 0221083129. The site is located on the east side of Kimball Dr., approximately 1,200 feet south of the intersection with Pioneer Way. Sec 08, Tw 21, R 02, Qtr 33.

Description of Proposed Project: The proposal includes the demolition of the existing Fire Station 51 and the construction of a new 22,000 sf, two-story facility in approximately the same location as the previous facility. The new facility will house up to 10 career fire and medical emergency response staff and one battalion fire chief. Site improvements include replacement of the existing fuel island with a new fuel island, new stormwater quality retention systems, parking improvements for staff and public use, and a new public space between the new building and the Kimball Drive entrance.

Project Permits Included with Application: Major Site Plan Review, Conditional Use Permit, General Variance Review, Design Review and SEPA Threshold Determination.

Further Studies Being Required by Applicable Official: None at this time.

Other Required Permits Not Included in Application: Building permits.

Existing Environmental Documents which Evaluate Proposed Project:

SEPA Environmental Checklist, prepared by John Johnson, Assistant Fire Chief, dated submitted April 2nd, 2024; Preliminary Storm Drainage Report, prepared by MacKay & Sposito, dated March 7, 2024, and Report of Geotechnical Evaluation prepared by Cobalt Geosciences., dated October 30, 2023.

Tentative Public Meeting or Public Hearing Date: A hearing date has not been scheduled for this application.

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. An open record public hearing will be held on this project, at this time the hearing has not been scheduled. A copy of the staff report on this project proposal will be available seven days prior to the public hearing.

Interested persons may comment on the above stated application or may request any notice of public hearing or a copy of the decision on this application, or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than **May 15, 2024**. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Jeremy Hammar Senior Planner, City of Gig Harbor Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "[Permit Portal](#)" and entering the permit number.



City of Gig Harbor Transmittal Form

Routing for: **NOA** SEPA NOPH NOPM NOD Notice Date: May 1, 2024

Project: GIG HARBOR FIRE & MEDIC ONE - STATION 51

PL-SPR-24-0001, PL-CUP-24-0001, PL-VAR-24-0003, PL-DR-24-0017 and PL-SEPA-24-0001

Planner: JEREMY HAMMAR

Routed to: ☒ Public Works–Operations ☒ Building and Fire Safety
City Depts. ☒ Public Works–Engineering ☐ Other_____

SEPA Agencies: ☒ Washington Department of Ecology, SEPA Register
(NOA) (SEPA) ☒ Washington Department of Commerce, attn: Review Team
Electronic Mail ☒ Pierce Transit Land Use Review, attn: Tina Vaslet
☒ Washington State Department of Fish & Wildlife, attn: SEPA Desk
☒ Washington State Department of Natural Resources, attn: SEPA Center
☒ Washington State DAHP, attn: Gretchen Kaehler
☒ Puyallup Tribe of Indians Historic Preservation, attn: Jennifer Keating
☒ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
☒ PenMet Parks, attn: Nicole Jones-Vogel
☒ Pierce County Fire District Number 5, attn: Tom Wescott
☒ Suquamish Tribe, attn: Dennis Lewarch: P.O. Box 498, Suquamish, WA 98392
☒ Peninsula School District, attn: Donata Butchcoe
☒ Pierce County Planning and Land Services
☒ Washington State Department of Transportation, attn: Dale Severson / SEPA Reviews
☒ Squaxin Island Tribe, attn: Rhonda Foster
☒ Muckleshoot Tribe, attn: Laura Murphy
☒ Washington Department of Corrections, attn: Eric Heinitz
☒ Puget Sound Partnership, attn: Robb Krehbiel, Wren McNally, Nick Tealer
☒ Nisqually Indian Tribe, Brad Beach, THPO

Other Parties:

- ☒ **Applicant/Owner/Agent** (NOA, NOPH, NOPM, SEPA, NOD) MDNS)
- ☒ **DRE** (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
- ☐ Parks Commission via Terri Reed (NOA)
- ☒ **Property Owners within 300 feet of site: attached list** (NOA, SEPA, NOPH, NOPM, NOD for Type II permits only)
- ☐ Parties of Record: attached list (NOPH, NOPM, NOD)
- ☐ Pierce County (NOA for Plats adjacent to City Limits)
- ☐ Pierce County Assessor-Treasurer (NOD)
- ☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet

interchange)

☐ TACOMA NEWS TRIBUNE

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

I, **Cindy Andrews** (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On May 1, 2024, I mailed a true and correct copy of the **Notice of Application** for the following:

Project Name: **GIG HARBOR FIRE & MEDIC ONE - STATION 51**

Project Location: **6711 Kimball Dr. | Parcel Number – 0221083129.**

Permit Number(s): **PL-SPR-24-0001, PL-CUP-24-0001, PL-VAR-24-0003, PL-DR-24-0017 and PL-SEPA-24-0001**

to the individuals/agencies identified on the attached transmittal form by United States Postal Service, inter-office routing, or electronic mail, as specified on the attached.

SIGNED at Gig Harbor, Washington, this **1st Day of May, 2024.**

Cindy Andrews

DECLARANT (signature)

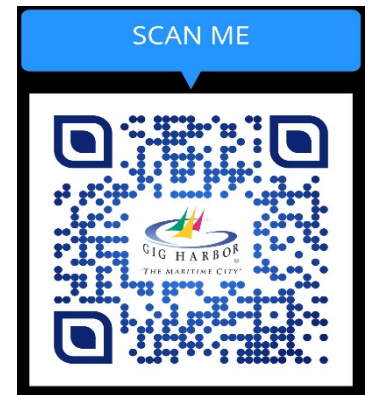


"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

**NOTICE OF APPLICATION
May 1st, 2024**



**GIG HARBOR FIRE & MEDIC ONE, STATION 51
Type III Permit**

Permit Number(s): PL-SPR-24-0001, PL-CUP-24-0001, PL-VAR-24-0003, PL-DR-24-0017 and PL-SEPA-24-0001

Date Application was Submitted: April 2, 2024.

Date of Notice of Complete Application: April 17, 2024

Name of Applicant: Pierce County Fire Protection District #5, c/o John Johnson, 10222 Bujacich Road NW, Gig Harbor, WA 98332

Name of Agent: Rice Fergus Miller, c/o Howard Struve, 275 5th Street, Suite 100, Bremerton, WA 98337

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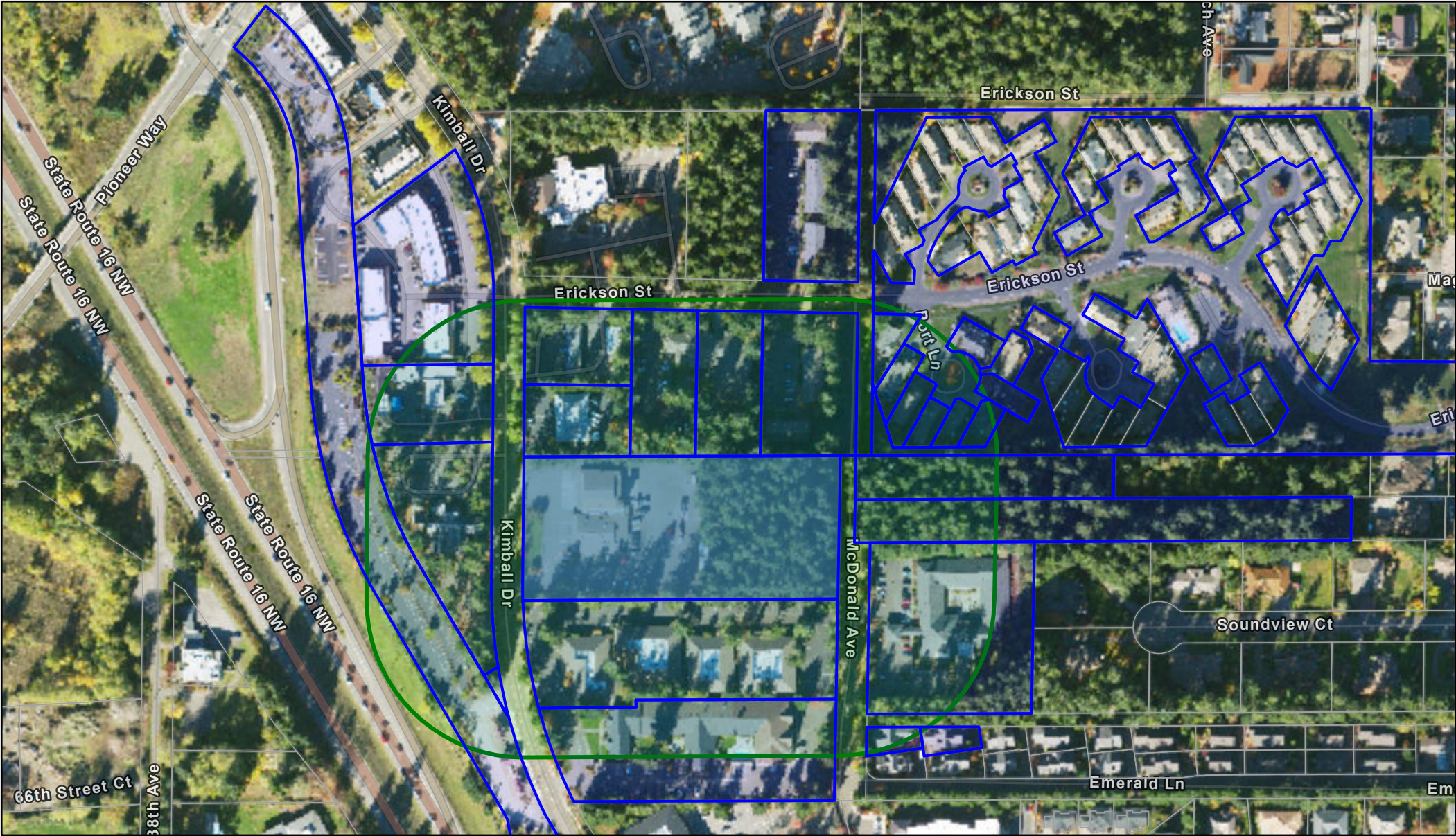
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Interested persons may comment on the above stated application or may request any notice of public hearing or a copy of the decision on this application, or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than **May 15, 2024**. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Jeremy Hammar Senior Planner, City of Gig Harbor Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "[Permit Portal](#)" and entering the permit number.

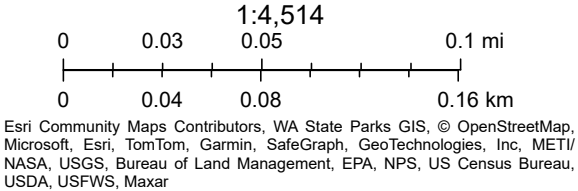


Project Web Map



4/29/2024, 8:26:01 AM

 Parcel Boundary



TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 7837000440	WILKERSON WILLIAM R & WILKERSON JULIANNE L CO-TTEES OF W	6766 PORT LN	GIG HARBOR, WA 98335
Parcel: 7837000410	PEARSON ROBERT H & CHARLENE D TRUSTEE	6730 PORT LN	GIG HARBOR, WA 98335-5105
Parcel: 0221087001	NORWEGIAN WOOD OF GIG HARBOR LP	2223 112TH AVE NE STE 102	BELLEVUE, WA 98004-2952
Parcel: 0221083129	PIERCE COUNTY FIRE PROTECTION #5	10222 BUJACICH RD NW	GIG HARBOR, WA 98332-8595
Parcel: 7837000420	FOX CAROL M TTEE	6744 PORT LN	GIG HARBOR, WA 98335-5105
Parcel: 7837000360	SUPLIK MECHTILD A	6777 PORT LN	GIG HARBOR, WA 98335-5105
Parcel: 0221087013	SNUFFIN SHARON & DANIEL SNUFFIN TRUST	8817 FRANKLIN AVE	GIG HARBOR, WA 98332-1011
Parcel: 7837000390	KINDRED LINDA M	6735 PORT LN	GIG HARBOR, WA 98335-5105
Parcel: 0221087036	STEWART RANDY J & BARBARA R	7601 SOUNDVIEW DR	GIG HARBOR, WA 98335-1944
Parcel: 0221087012	GH CAR CARE LLC	1145 BROADWAY PLAZA STE 1500	TACOMA, WA 98402
Parcel: 7837000602	SPINNAKER RIDGE HOA	6799 SPINNAKER LN	GIG HARBOR, WA 98335-5107
Parcel: 0221083025	CITY OF TACOMA - TPU	3628 S 35TH ST ABS-2	TACOMA, WA 98409-3115
Parcel: 0221087018	DF HOLDINGS LLC	PO BOX 4508	FEDERAL WAY, WA 98063
Parcel: 7837000400	MILLER PAUL T	6720 PORT LN	GIG HARBOR, WA 98335-5105
Parcel: 4002310010	GILBERT ANTHONY L & RACHEL E	3315 EMERALD LN	GIG HARBOR, WA 98335-1963
Parcel: 0221087016	TERRY B OWEN LLC	317 26TH AVE NW	GIG HARBOR, WA 98335-7806
Parcel: 0221083154	PIERCE TRANSIT	3701 96TH ST SW	LAKEWOOD, WA 98499-4431
Parcel: 0221087014	LAURELWOOD - GIG HARBOR LLC	1601 EAST VALLEY RD STE 180	RENTON, WA 98057
Parcel: 0221087017	BRAATEN KENNETH W & SUE A TTEE	8802 RANDALL DR NW	GIG HARBOR, WA 98332-2108
Parcel: 7837000370	BJERKE BARBARA M & SCALES MICHAEL A	6755 PORT LANE	GIG HARBOR, WA 98335
Parcel: 0221087015	LAURELWOOD - GIG HARBOR LLC	1601 EAST VALLEY RD STE 180	RENTON, WA 98057
Parcel: 0221083153	MOSAIC PROPERTY HOLDINGS 2 LLC	2604 6TH AVE	TACOMA, WA 98406
Parcel: 0221083149	BAUER THOMAS J & PAMELA	21002 30TH STREET CT E	LAKE TAPPS, WA 98391-9002
Parcel: 7723000110	SOUND CLASS ASSETS LLC	2020 A ST SE STE 101	AUBURN, WA 98002
Parcel: 7837000380	CARLSON ROBERT B & MARIT	6743 PORT LN	GIG HARBOR, WA 98335-5105
Parcel: 4002310030	MAES VICTOR & MILLS LESLIE	3311 EMERALD LN	GIG HARBOR, WA 98335-1963
Parcel: 0221087019	GH CAR CARE LLC	1145 BROADWAY PLAZA STE 1500	TACOMA, WA 98402

RECEIVED

By C. ANDREWS at 4:08 pm, Apr 25, 2024

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF POSTING

I, John Johnson (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On April 24, 2024 I caused to be posted the notice board for the Notice of Application on the following:

Project Name: **GIG HARBOR FIRE & MEDIC ONE, STATION 51**

Project Location: **6711 Kimball Dr | Parcel Number – 0221083129**

Permit Number(s): **PL-SPR-24-0001, PL-CUP-24-0001, PL-VAR-24-0003, PL-DR-24-0017
PL-SEPA-24-0001**

at the locations indicated below meeting the requirements of GHMC 19.03.001(A).

- ☒ 6711 Kimball DR
- ☒ _____

SIGNED at Gig Harbor, Washington, this 25 day of April, 2024.

John Johnson
DECLARANT (signature)

City of Gig Harbor Transmittal Form

Routing for: **NOA** SEPA NOPH NOPM NOD Notice Date: April 18, 2024

Project: GIG HARBOR FIRE & MEDIC ONE, STATION 51

PL-SPR-24-0001, PL-CUP-24-0001, PL-VAR-24-0003, PL-DR-24-0017 and PL-SEPA-24-0001

Planner: JEREMY HAMMAR

Routed to: ☐ Public Works–Operations ☐ Building and Fire Safety
City Depts. ☐ Public Works–Engineering ☐ Other_____

SEPA Agencies: ☐ Washington Department of Ecology, SEPA Register
(**NOA, SEPA**) ☐ Washington Department of Commerce, attn: Review Team
Electronic Mail ☐ Pierce Transit Land Use Review, attn: Tina Vaslet
☐ Washington State Department of Fish & Wildlife, attn: SEPA Desk
☐ Washington State Department of Natural Resources, attn: SEPA Center
☐ Washington State DAHP, attn: Gretchen Kaehler
☐ Puyallup Tribe of Indians Historic Preservation, attn: Jennifer Keating
☐ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
☐ PenMet Parks, attn: Nicole Jones-Vogel
☐ Pierce County Fire District Number 5, attn: Tom Wescott
☐ Suquamish Tribe, attn: Dennis Lewarch: P.O. Box 498, Suquamish, WA 98392
☐ Peninsula School District, attn: Donata Butchcoe
☐ Pierce County Planning and Land Services
☐ Washington State Department of Transportation, attn: Dale Severson / SEPA Reviews
☐ Squaxin Island Tribe, attn: Rhonda Foster
☐ Muckleshoot Tribe, attn: Laura Murphy
☐ Washington Department of Corrections, attn: Eric Heinitz
☐ Puget Sound Partnership, attn: Robb Krehbiel, Wren McNally, Nick Tealer
☐ Nisqually Indian Tribe, Brad Beach, THPO

Other Parties:

1st Class Mail

- ☐ **Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD) MDNS)**
- ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
- ☐ Parks Commission via Terri Reed (NOA)
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- ☐ Pierce County Assessor-Treasurer (**NOD**)
- ☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet

interchange)

☒ TACOMA NEWS TRIBUNE

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

I, Cindy Andrews, declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On April 18, 2024, I sent a true and correct copy of the NOTICE OF APPLICATION for publication in the May 1, 2024, edition of the Tacoma News Tribune for the following:

Project Name: Gig Harbor Fire & Medic One, Station 51

Project Location: 6711 Kimball Dr.,

Permit Number(s): PL-SPR-24-0001, PL-CUP-24-0001, PL-VAR-24-0003, PL-DR-24-0017 and PL-SEPA-24-0001

SIGNED at Gig Harbor, Washington, this 19th, Day of April 2024

Cindy Andrews

DECLARANT (signature)

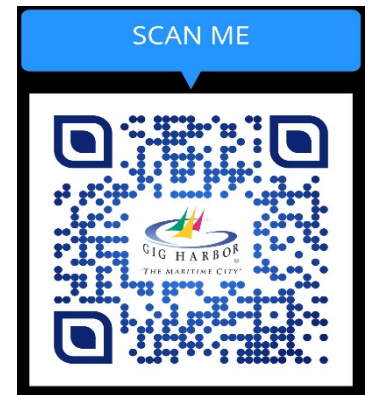


"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

**NOTICE OF APPLICATION
May 1st, 2024**



**GIG HARBOR FIRE & MEDIC ONE, STATION 51
Type III Permit**

Permit Number(s): PL-SPR-24-0001, PL-CUP-24-0001, PL-VAR-24-0003, PL-DR-24-0017 and PL-SEPA-24-0001

Date Application was Submitted: April 2, 2024.

Date of Notice of Complete Application: April 17, 2024

Name of Applicant: Pierce County Fire Protection District #5, c/o John Johnson, 10222 Bujacich Road NW, Gig Harbor, WA 98332

Name of Agent: Rice Fergus Miller, c/o Howard Struve, 275 5th Street, Suite 100, Bremerton, WA 98337

Project Location: 6711 Kimball Dr. | Parcel Number – 0221083129. The site is located on the east side of Kimball Dr., approximately 1,200 feet south of the intersection with Pioneer Way. Sec 08, Tw 21, R 02, Qtr 33.

Description of Proposed Project: The proposal includes the demolition of the existing Fire Station 51 and the construction of a new 22,000 sf, two-story facility in approximately the same location as the previous facility. The new facility will house up to 10 career fire and medical emergency response staff and one battalion fire chief. Site improvements include replacement of the existing fuel island with a new fuel island, new stormwater quality retention systems, parking improvements for staff and public use, and a new public space between the new building and the Kimball Drive entrance.

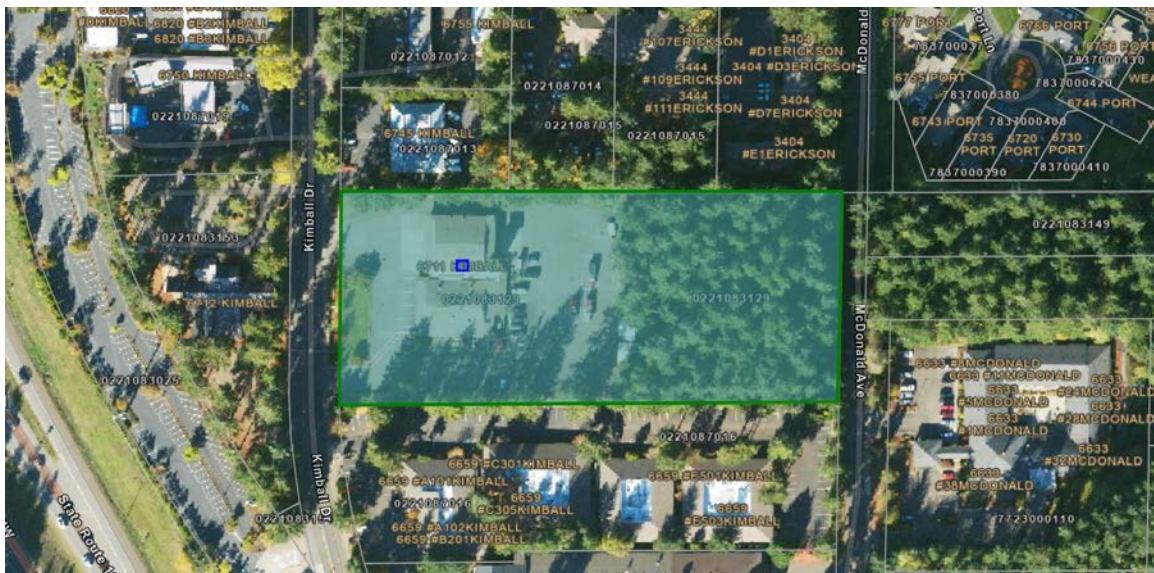
Project Permits Included with Application: Major Site Plan Review, Conditional Use Permit, General Variance Review, Design Review and SEPA Threshold Determination.

Other Required Permits Not Included in Application: Building permits.

SEPA Environmental Checklist, prepared by John Johnson, Assistant Fire Chief, dated submitted April 2nd, 2024; Preliminary Storm Drainage Report, prepared by MacKay & Sposito, dated March 7, 2024, and Report of Geotechnical Evaluation prepared by Cobalt Geosciences., dated October 30, 2023.

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. An open record public hearing will be held on this project, at this time the hearing has not been scheduled. A copy of the staff report on this project proposal will be available seven days prior to the public hearing.

Questions regarding the above stated application should be made to Jeremy Hammar Senior Planner, City of Gig Harbor Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "[Permit Portal](#)" and entering the permit number.



THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0169903****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

TAC - Legal Ads

Final Cost:

\$134.20

Payment Type:

Account Billed

User ID:

IPL0021041

ACCOUNT INFORMATION

CITY OF GIG HARBOR IP

3510 GRANDVIEW ST

GIG HARBOR, WA 98335-1214

253-851-8136

candrews@gigharborwa.gov

CITY OF GIG HARBOR

TRANSACTION REPORT**Date**

April 19, 2024 11:47:38 AM EDT

Amount:

\$134.20

SCHEDULE FOR AD NUMBER IPL01699030

May 1, 2024

The News Tribune (Tacoma) Print

PREVIEW FOR AD NUMBER IPL01699030**NOTICE OF APPLICATION****May 1st, 2024****GIG HARBOR FIRE & MEDIC ONE, STATION 51****Type III Permit**

Permit Number(s): PL-SPR-24-0001, PL-CUP-24-0001, PL-VAR-24-0003, PL-DR-24-0017 and PL-SEPA-24-0001

Date Application was Submitted: April 2, 2024.

Date of Notice of Complete Application: April 17, 2024

Name of Applicant: Pierce County Fire Protection District #5, c/o John Johnson, 10222 Bujacich Road NW, Gig Harbor, WA 98332

Name of Agent: Rice Fergus Miller, c/o Howard Struve, 275 5th Street, Suite 100, Bremerton, WA 98337

Project Location: 6711 Kimball Dr. | Parcel Number – 0221083129. The site is located on the east side of Kimball Dr., approximately 1,200 feet south of the intersection with Pioneer Way. Sec 08, Tw 21, R 02, Qtr 33.

Description of Proposed Project: The proposal includes the demolition of the existing Fire Station 51 and the construction of a new 22,000 sf, two-story facility in approximately the same location as the previous facility. The new facility will house up to 10 career fire and medical emergency response staff and one battalion fire chief. Site improvements include replacement of the existing fuel island with a new fuel island, new stormwater quality retention systems, parking improvements for staff and public use, and a new public space between the new building and the Kimball Drive entrance.

Project Permits Included with Application: Major Site Plan Review, Conditional Use Permit, General Variance Review, Design Review and SEPA Threshold Determination.

Further Studies Being Required by Applicable Official: None at this time.

Other Required Permits Not Included in Application: Building permits.

Existing Environmental Documents which Evaluate Proposed Project: SEPA Environmental Checklist, prepared by John Johnson, Assistant Fire Chief, dated submitted April 2nd, 2024; Preliminary Storm Drainage Report, prepared by MacKay & Sposito, dated March 7, 2024, and Report of Geotechnical Evaluation prepared by Cobalt Geosciences., dated October 30, 2023.

Tentative Public Meeting or Public Hearing Date: A hearing date has not been scheduled for this application.

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. An open record public hearing will be held on this project, at this time the hearing has not been scheduled. A copy of the staff report on this project proposal will be available seven days prior to the public hearing.

Interested persons may comment on the above stated application or may request any notice of public hearing or a copy of the decision on this application, or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than **May 15, 2024**. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.Questions regarding the above stated application should be made to Jeremy Hammar Senior Planner, City of Gig Harbor Community Development Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "Permit Portal" and entering the permit number.

W00000000

Publication Dates

<< Click here to print a printer friendly version >>



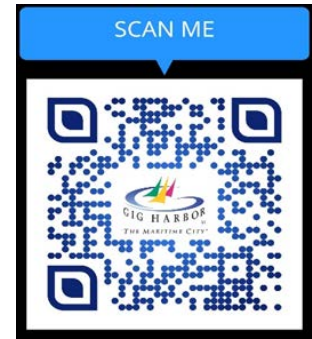
"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

GIG HARBOR FIRE & MEDIC ONE, STATION 51



Permit Number(s): PL-CUP-24-0001

Date of Notice: March 18th, 2025

Applicant: Pierce County Fire Protection District #5, c/o John Johnson, 10222 Bujacich Road NW, Gig Harbor, WA 98332

Agent: Rice Fergus Miller, c/o Howard Struve, 275 5th Street, Suite 100, Bremerton, WA 98337

Project Location: 6711 Kimball Dr. | Parcel Number – 0221083129. The site is located on the east side of Kimball Dr., approximately 1,200 feet south of the intersection with Pioneer Way. Sec 08, Tw 21, R 02, Qtr 33.

Project Description: The proposal includes the demolition of the existing Fire Station 51 and the construction of a new 22,000 sf, two-story facility in approximately the same location as the previous facility. The new facility will house up to 10 career fire medical emergency response staff and one battalion fire chief. Site improvements include replacement of the existing fuel island with a new fuel island, new stormwater quality retention systems, parking improvements for staff and public use, and a new public space between the new building and the Kimball Drive entrance.

SEPA Threshold Determination: A Threshold Determination has not been issued as of this notice.

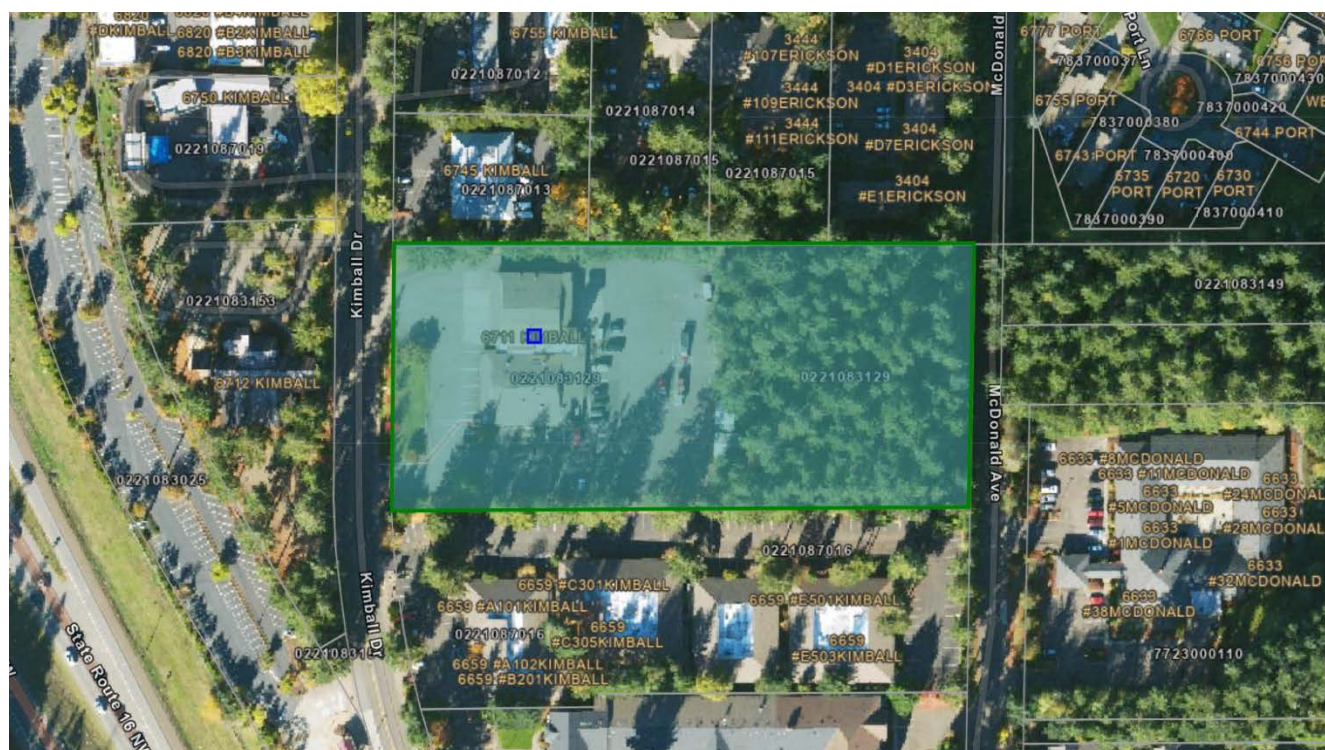
PUBLIC HEARING DATE: Hearing Examiner, **April 1st, 2025, at 1:30 pm**, Virtual Hearing, or at Gig Harbor Civic Center, Council Chambers, 3510 Grandview Street, Gig Harbor, WA 98335

Interested persons are invited to attend the public hearing and provide testimony on this proposal. The hearing will be conducted in the manner prescribed by Gig Harbor Municipal Code Chapter [19.05](#).

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or on the City's [Permit Portal](#). A copy of the staff report on this proposal will be available at least seven days prior to the hearing. A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost; copies will be provided at the requestor's cost.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Planning Division no later than 5:00 PM on March 31st, 2025.**

Questions regarding the above stated application should be made to Jeremy Hammar, Interim Principal Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "[Permit Portal](#)" and entering the permit number.



CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

I, Michelle Thomas (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On March 18, 2025 I mailed a true and correct copy of the **Notice of Public Hearing** for the following:

Project Name: **Gig Harbor Fire & Medic One Station 5-1**

Project Location: **6711 Kimball Drive | Parcel 0221083129**

Permit Number(s): **PL-SPR-24-0001, PL-CUP-24-0001, PL-DR-24-0017, PL-SEPA-24-0001 & PL-VAR-24-0003**

to the individuals/agencies identified on the attached transmittal form by United States Postal Service, inter-office routing, or electronic mail, as specified on the attached.

SIGNED at Gig Harbor, Washington, this 18th day of March 2025.

Michelle Thomas

DECLARANT (signature)

City of Gig Harbor Transmittal Form

Routing for: NOA SEPA **NOPH** NOPM NOD **Notice Date:** 03.18.2025
Project: Gig Harbor Fire & Medic One Station 5-1 **Planner:** Jeremy

Routed to: ☐ Public Works–Operations ☐ Building and Fire Safety
City Depts. ☐ Public Works–Engineering ☐ Other_____

SEPA Agencies:

(NOA, SEPA)	☐ Washington Department of Ecology, SEPA Register online
Electronic Mail	☐ Washington Department of Commerce, attn: Review Team
	☐ Pierce Transit Land Use Review
	☐ Washington State Department of Fish & Wildlife, attn: SEPA Desk
	☐ Washington State Department of Natural Resources, attn: SEPA Center
	☐ Washington State DAHP
	☐ Puyallup Tribe of Indians Historic Preservation
	☐ Puyallup Tribe Cultural Resources
	☐ PenMet Parks
	☐ Pierce County Fire District Number 5
	☐ Suquamish Tribe
	☐ Peninsula School District
	☐ Pierce County Planning and Land Services
	☐ Washington State Department of Transportation, attn: OR-SEPA-REVIEW
	☐ Squaxin Island Tribe
	☐ Muckleshoot Tribe
	☐ Washington Department of Corrections
	☐ Puget Sound Partnership
	☐ Nisqually Tribe

Other Parties:

1st Class Mail

- ☒ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)
- ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
- ☐ Mayor & Council (NOD Hearing Examiner Decisions)
- ☒ Property Owners within 300 feet of site: attached list (NOA, SEPA, NOPH, NOPM, NOD for Type II permits only)
- ☒ Parties of Record: attached list (NOPH, NOPM, NOD)
- ☐ Pierce County (NOA for Plats adjacent to City Limits)
- ☐ Pierce County Assessor-Treasurer (NOD)
- ☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet interchange)
- ☐ Tacoma Daily Index
- ☐ Other



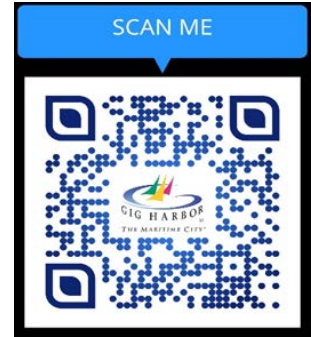
"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

GIG HARBOR FIRE & MEDIC ONE, STATION 51



Permit Number(s): PL-CUP-24-0001

Date of Notice: March 18th, 2025

Applicant: Pierce County Fire Protection District #5, c/o John Johnson, 10222 Bujacich Road NW, Gig Harbor, WA 98332

Agent: Rice Fergus Miller, c/o Howard Struve, 275 5th Street, Suite 100, Bremerton, WA 98337

Project Location: 6711 Kimball Dr. | Parcel Number – 0221083129. The site is located on the east side of Kimball Dr., approximately 1,200 feet south of the intersection with Pioneer Way. Sec 08, Tw 21, R 02, Qtr 33.

Project Description: The proposal includes the demolition of the existing Fire Station 51 and the construction of a new 22,000 sf, two-story facility in approximately the same location as the previous facility. The new facility will house up to 10 career fire medical emergency response staff and one battalion fire chief. Site improvements include replacement of the existing fuel island with a new fuel island, new stormwater quality retention systems, parking improvements for staff and public use, and a new public space between the new building and the Kimball Drive entrance.

SEPA Threshold Determination: A Threshold Determination has not been issued as of this notice.

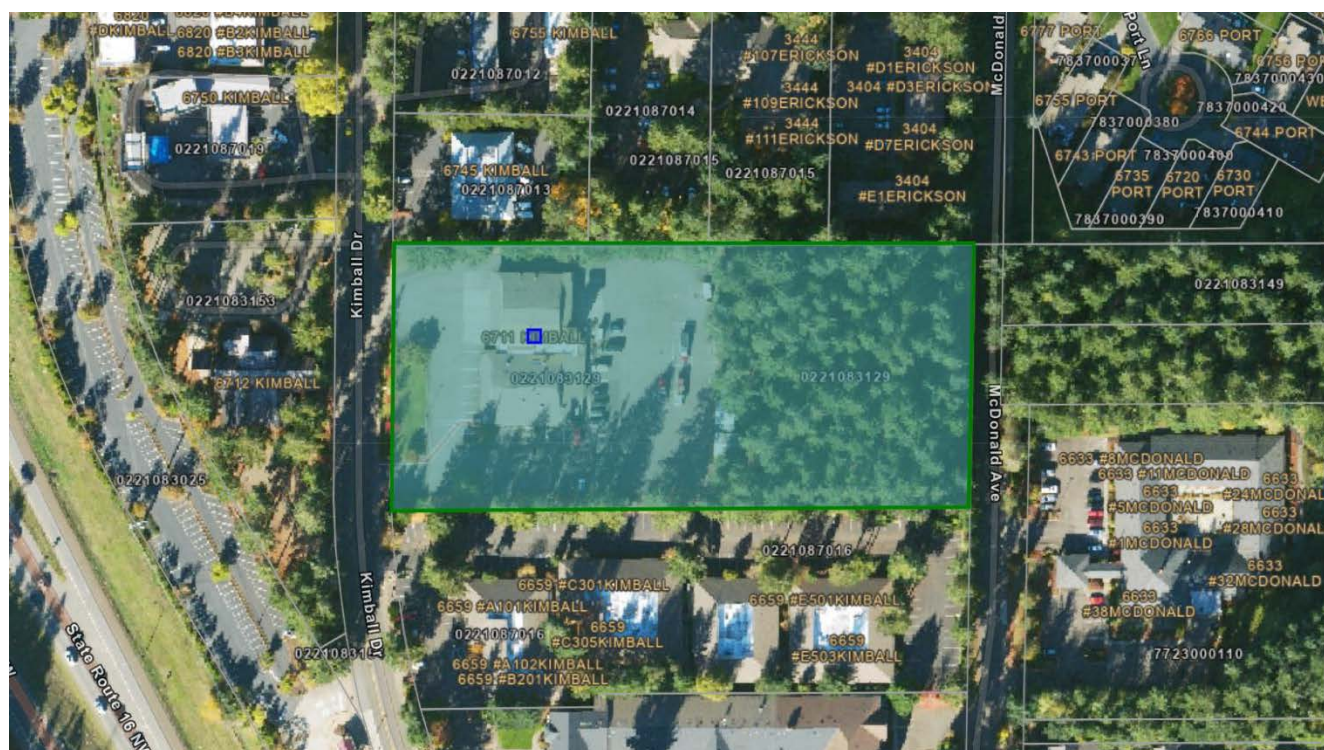
PUBLIC HEARING DATE: Hearing Examiner, **April 1st, 2025, at 1:30 pm**, Virtual Hearing, or at Gig Harbor Civic Center, Council Chambers, 3510 Grandview Street, Gig Harbor, WA 98335

Interested persons are invited to attend the public hearing and provide testimony on this proposal. The hearing will be conducted in the manner prescribed by Gig Harbor Municipal Code Chapter [19.05](#).

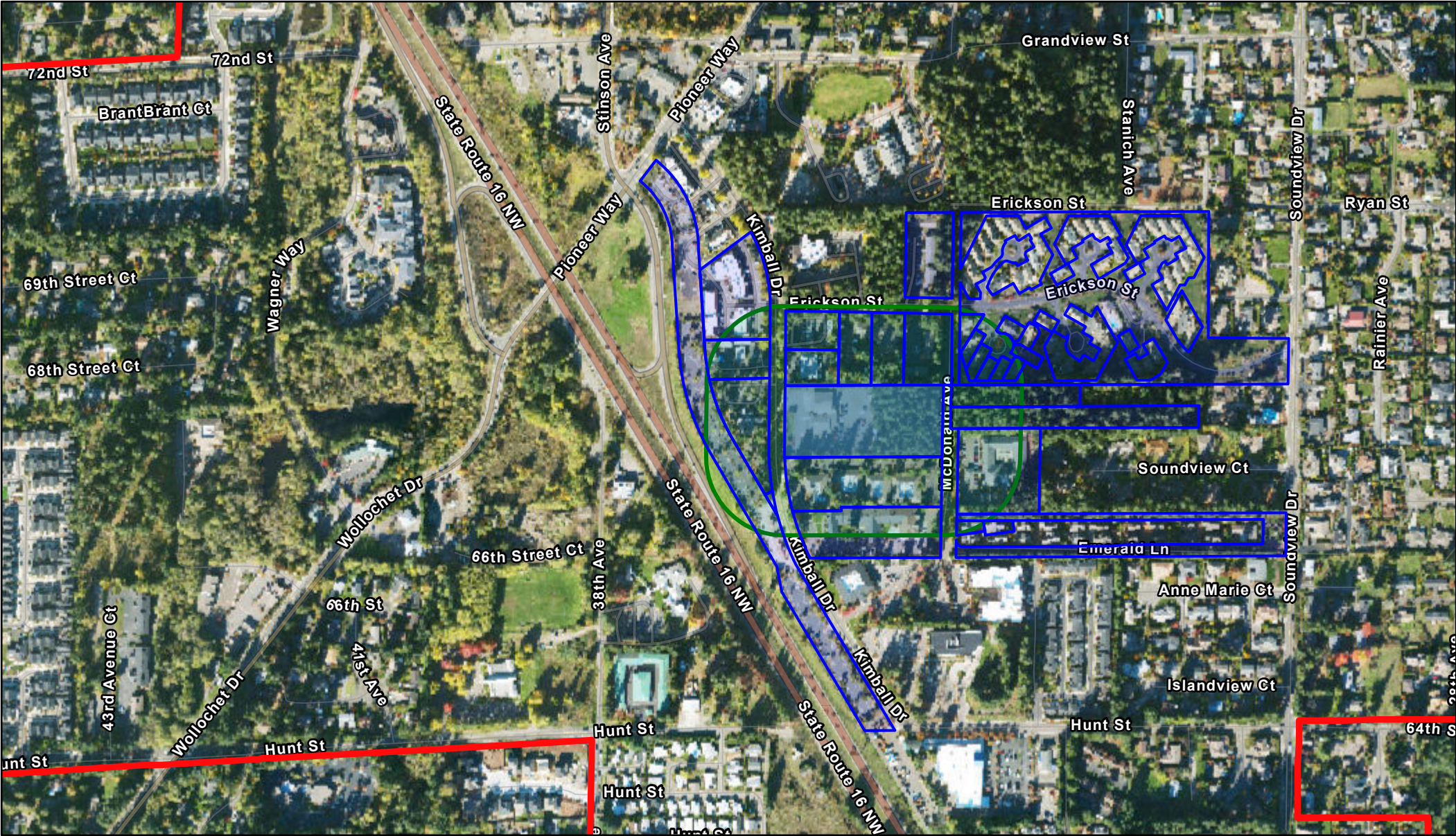
Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or on the City's [Permit Portal](#). A copy of the staff report on this proposal will be available at least seven days prior to the hearing. A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost; copies will be provided at the requestor's cost.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Planning Division no later than 5:00 PM on March 31st, 2025.**

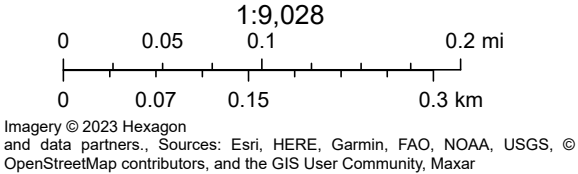
Questions regarding the above stated application should be made to Jeremy Hammar, Interim Principal Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharborwa.gov by clicking "[Permit Portal](#)" and entering the permit number.



Project Web Map



3/11/2025, 8:24:20 AM



TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 4002310030	MAES VICTOR & MILLS LESLIE	3311 EMERALD LN	GIG HARBOR, WA 98335-1963
Parcel: 7837000400	MILLER PAUL T	6720 PORT LN	GIG HARBOR, WA 98335-5105
Parcel: 0221087017	BRAATEN KENNETH W & SUE A TTEE	8802 RANDALL DR NW	GIG HARBOR, WA 98332-2108
Parcel: 7837000602	SPINNAKER RIDGE HOA	6799 SPINNAKER LN	GIG HARBOR, WA 98335-5107
Parcel: 7837000380	FILSON JOHN & LYNDA	6743 PORT LN	GIG HARBOR, WA 98335
Parcel: 0221087014	LAURELWOOD - GIG HARBOR LLC	10500 NE 8TH ST STE 301	BELLEVUE, WA 98004
Parcel: 0221083149	BAUER THOMAS J & PAMELA	21002 30TH STREET CT E	LAKE TAPPS, WA 98391-9002
Parcel: 7837000390	KINDRED LINDA M	6735 PORT LN	GIG HARBOR, WA 98335-5105
Parcel: 0221087015	LAURELWOOD - GIG HARBOR LLC	10500 NE 8TH ST STE 301	BELLEVUE, WA 98004
Parcel: 0221083153	MOSAIC PROPERTY HOLDINGS 2 LLC	2604 6TH AVE	TACOMA, WA 98406
Parcel: 0221087018	DF HOLDINGS LLC	PO BOX 4508	FEDERAL WAY, WA 98063
Parcel: 4002310220	REFERENCE	REFERENCE	PIERCE COUNTY, WA
Parcel: 7837000370	BJERKE BARBARA M & SCALES MICHAEL A	6755 PORT LANE	GIG HARBOR, WA 98335
Parcel: 0221087012	GH CAR CARE LLC	1145 BROADWAY PLAZA STE 1500	TACOMA, WA 98402
Parcel: 7723000110	SOUND CLASS ASSETS LLC	2020 A ST SE STE 101	AUBURN, WA 98002
Parcel: 0221087001	NORWEGIAN WOOD OF GIG HARBOR LP	2223 112TH AVE NE STE 102	BELLEVUE, WA 98004-2952
Parcel: 0221083154	PIERCE TRANSIT	3701 96TH ST SW	LAKEWOOD, WA 98499-4431
Parcel: 0221087036	STEWART RANDY J & BARBARA R	7601 SOUNDVIEW DR	GIG HARBOR, WA 98335-1944
Parcel: 0221087013	SNUFFIN SHARON S TTEE OF SNUFFIN FAM	8817 FRANKLIN AVE	GIG HARBOR, WA 98332-1011
Parcel: 7837000360	SUPLIK MECHTILD A	6777 PORT LN	GIG HARBOR, WA 98335-5105
Parcel: 7837000420	FOX CAROL M TTEE	6744 PORT LN	GIG HARBOR, WA 98335-5105
Parcel: 4002310010	GILBERT ANTHONY L & RACHEL E	3315 EMERALD LN	GIG HARBOR, WA 98335-1963
Parcel: 0221087019	GH CAR CARE LLC	1145 BROADWAY PLAZA STE 1500	TACOMA, WA 98402
Parcel: 0221083025	CITY OF TACOMA - TPU	3628 S 35TH ST ABS-2	TACOMA, WA 98409-3115
Parcel: 0221087016	TERRY B OWEN LLC	317 26TH AVE NW	GIG HARBOR, WA 98335-7806
Parcel: 7837000410	PEARSON ROBERT H & CHARLENE D TRUS	16730 PORT LN	GIG HARBOR, WA 98335-5105
Parcel: 7837000440	WILKERSON WILLIAM R & WILKERSON JULI	6766 PORT LN	GIG HARBOR, WA 98335
Parcel: 0221083129	PIERCE COUNTY FIRE PROTECTION #5	10222 BUJACICH RD NW	GIG HARBOR, WA 98332-8595

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, John Johnson (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On March 18, 2025 I caused to be posted the notice board provided by the City of Gig Harbor for the Notice of Application on the following:

Project Name: **The Gig Harbor Fire & Medic One – Station #51**

Project Location: **6711 Kimball Dr, | Assessor's Parcel No. 0221083129**

Permit Number(s): **PL- CUP-24-0001**

at the locations indicated below meeting the requirements of GHMC 19.03.001(A).

- ☒ 6711 Kimball DR Gig Harbor WA 98335
- ☒ _____

SIGNED at Gig Harbor, Washington, this 18 day of March, 2025.

John Johnson
DECLARANT (signature)

Please see attached for photo.

Attach Photo

**NOTICE OF
PUBLIC HEARING** FOR: **CONDITIONAL USE
PERMIT**

PROJECT: 021003119 - 021 HARBOR FIRE & MEDICINE STATION #1

The proposal includes the demolition of the existing Fire Station #1 and the construction of a new 22,000 sq. foot facility, in approximately the same location as the previous facility. The new facility will house up to 30 career fire and medical emergency response staff and one battalion fire chief. Site improvements include replacement of the existing fuel tank with a new fuel island, new aboveground quality retention systems, parking improvements for staff and public use, and a new public space between the new building and the Kimball Drive entrance.

LOCATION:

6711 Kimball Dr.; Parcel Number 0221003119

PERMIT NUMBER:

PL-CUP-24-0001

MEETING DATE AND TIME:

Virtual Hearing April 1st, 2025, at 1:30 pm.

SEE A THRESHOLD DETERMINATION REPORT:

A SEPA Threshold Determination has not been issued as of this notice.



NOTICE AND HEARING NOTICE - ADDITIONAL NOTICE INFORMATION IS AVAILABLE ON THE CITY OF HARBOR WEBSITE. FOR MORE INFORMATION, PLEASE CONTACT THE PLANNING DIVISION AT 206.465.1000. FOR CONTACT INFORMATION, VISIT: HARBOR.ORG



City of Gig Harbor Transmittal Form

Routing for: NOA SEPA **NOPH** NOPM NOD

Notice Date March 10th, 2025

Project: GIG HARBOR FIRE & MEDIC ONE - STATION 51 | PL-CUP-24-0001

6711 Kimball DR. | Parcel no. 0221083129

Planner: Jeremy Hammar

Routed to:
City Depts.

- ☐ Public Works–Operations ☐ Building and Fire Safety
☐ Public Works–Engineering ☐ Other_____

SEPA Agencies:
(NOA, SEPA)
Electronic Mail

- ☐ Washington Department of Ecology, SEPA Register online
- ☐ Washington Department of Commerce, attn: Review Team
- ☐ Pierce Transit Land Use Review
- ☐ Washington State Department of Fish & Wildlife, attn: SEPA Desk
- ☐ Washington State Department of Natural Resources, attn: SEPA Center
- ☐ Washington State DAHP
- ☐ Puyallup Tribe of Indians Historic Preservation
- ☐ Puyallup Tribe Cultural Resources
- ☐ PenMet Parks
- ☐ Pierce County Fire District Number 5
- ☐ Suquamish Tribe
- ☐ Peninsula School District
- ☐ Pierce County Planning and Land Services
- ☐ Washington State Department of Transportation, attn: OR-SEPA-REVIEW
- ☐ Squaxin Island Tribe
- ☐ Muckleshoot Tribe
- ☐ Washington Department of Corrections
- ☐ Puget Sound Partnership
- ☐ Nisqually Tribe

Other Parties:
1st Class Mail

- ☐ Applicant/Owner/Agent (NOA, NOPH, NOD, SEPA, NOD)
- ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
- ☐ Mayor & Council (NOD Hearing Examiner Decisions)
- ☐ Property Owners within 300 feet of site: attached list (NOA, SEPA, NOPH, NOD, NOD for Type II permits only)
- ☐ Parties of Record: attached list (NOPH, NOD, NOD)
- ☐ Pierce County (NOA for Plats adjacent to City Limits)
- ☐ Pierce County Assessor-Treasurer (NOD)
- ☐ WA Transportation Secretary (NOA for Plats adj. to State ROW, or within 2 miles of Airport—approximately any plats south of Pioneer/Wollochet interchange)
- ☒ Tacoma Daily Index
- ☐ Other

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

I, Cindy Andrews (printed name), declare under penalty of perjury under the laws of the State of Washington and the United States of America that the foregoing is true and correct to the best of my knowledge:

On March 10th, 2025, I sent a true and correct copy of the NOTICE OF PUBLIC HEARING for publication in the March 18th, 2025, edition of the Tacoma Daily Index for the following:

Project Name: **GIG HARBOR FIRE & MEDIC ONE - STATION 51**

Project Location: **6711 KIMBALL DR.**

Permit Number(s): **PL-CUP-24-0001**

SIGNED at Gig Harbor, Washington, this 10th, Day of March 2025

Cindy Andrews
DECLARANT (signature)

Tacoma Daily Index

Affidavit of Publication

State of Washington }

County of Pierce } ss

Amanda Kahlke being first duly sworn, upon oath deposes and says: that he/she is the legal representative of the Tacoma Daily Index a newspaper. The said newspaper is a legal newspaper by order of the superior court in the county in which it is published and is now and has been for more than six months prior to the date of the first publication of the Notice herēinafter referred to, published in the English language continually as a newspaper in Pierce County, Washington and is and always has been printed in whole or part in the Tacoma Daily Index and is of general circulation in said County, and is a legal newspaper, in accordance with the Chapter 99 of the Laws of 1921, as amended by Chapter 213, Laws of 1941, and approved as a legal newspaper by order of the Superior Court of Pierce County, State of Washington, by order dated June 16, 1941, and that the annexed is a true copy of IDX1010417 PUBLIC HEARING as it was published in the regular and entire issue of said paper and not as a supplement form thereof for a period of 1 issue(s), such publication commencing on 03/18/2025 and ending on 03/18/2025 and that said newspaper was regularly distributed to its subscribers during all of said period.

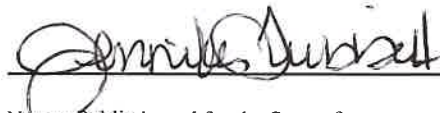
The amount of the fee for such publication is \$178.62.



Subscribed and sworn before me on this

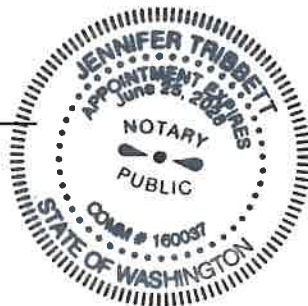
18 day of March.

2025.



Notary Public in and for the State of Washington.

City of Gig Harbor | 09256156
CINDY ANDREWS



**CITY OF GIG HARBOR
NOTICE OF PUBLIC HEARING
GIG HARBOR FIRE & MEDIC ONE,
STATION 51**

Permit Number(s):

PL-CUP-24-0001

Date of Notice:

March 18th, 2025

Applicant:

Pierce County Fire Protection District #5, c/o John Johnson, 10222 Bujacich Road NW, Gig Harbor, WA 98332

Agent:

Rice Fergus Miller, c/o Howard Struve, 275 5th Street, Suite 100, Bremerton, WA 98337

Project Location:

6711 Kimball Dr. | Parcel Number - 0221083129. The site is located on the east side of Kimball Dr., approximately 1,200 feet south of the intersection with Pioneer Way. Sec 08, Twp 21, R 02, Qtr 33.

Project Description: The proposal includes the demolition of the existing Fire Station 51 and the construction of a new 22,000 sf, two-story facility in approximately the same location as the previous facility. The new facility will house up to 10 career fire and medical emergency response staff and one battalion fire chief. Site improvements include replacement of the existing fuel island with a new fuel island, new stormwater quality retention systems, parking improvements for staff and public use, and a new public space between the new building and the Kimball Drive entrance.

SEPA Threshold Determination:

A Threshold Determination has not been issued as of this notice.

PUBLIC HEARING DATE:

Hearing Examiner, **April 1st, 2025, at 1:30 pm**, Virtual Hearing, or at Gig Harbor Civic Center, Council Chambers, 3510 Grandview Street, Gig Harbor

Interested persons are invited to attend the public hearing and provide testimony on this proposal.

The hearing will be conducted in the manner prescribed by Gig Harbor Municipal Code Chapter 19.05.

Documents pertinent to this application are available for review and inspection at the City of Gig Harbor Planning Division, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday or on the City's Permit Portal. A copy of the staff report on this proposal will be available at least seven days prior to the hearing. A copy of the application, all documents and evidence relied upon by the applicant, and applicable criteria are available for inspection at no cost; copies will be provided at the requestor's cost.

Interested persons may comment on the above stated application or may request a copy of the decision on this application. **Requests for notification, written comments, including any written comments addressing the findings required for a decision, must be submitted to the Planning Division no later than 5:00 PM on March 31st, 2025.**

Questions regarding the above stated application should be made to Jeremy Hammar, Interim Principal Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.gigharbor-wa.gov by clicking "Permit Portal" and entering the permit number.

IDX-1010417
March 18, 2025



RECEIVED

By C. ANDREWS at 8:55 am, May 14, 2024

Gig Harbor Fire & Medic One Station 5-1

PL-CUP-24-0001

Hearing Examiner 04.01.2025

Exhibit H

**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Southwest Region Office

PO Box 47775, Olympia, WA 98504-7775 • 360-407-6300

May 14, 2024

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

Dear Planning Division:

Thank you for the opportunity to comment on the prethreshold consultation for the GIG HARBOR FIRE & MEDIC ONE - STATION 51 Project (PL-SPR-24-0001) located at 6711 Kimball Drive as proposed by Sall Enterprises IV Inc, c/o John Chun. The Department of Ecology (Ecology) reviewed the environmental checklist and has the following comment(s):

HAZARDOUS WASTE & TOXICS REDUCTION: Garret Peck (564) 669-0836

The applicant proposes to demolish an existing structure(s). In addition to any required asbestos abatement procedures, the applicant should ensure that any other potentially dangerous or hazardous materials present, such as PCB-containing lamp ballasts, fluorescent lamps, and wall thermostats containing mercury, are removed prior to demolition. It is important that these materials and wastes are removed and appropriately managed prior to demolition. It is equally important that demolition debris is also safely managed, especially if it contains painted wood or concrete, treated wood, or other possibly dangerous materials.

Please review the "Dangerous Waste Rules for Demolition, Construction, and Renovation Wastes," posted at Ecology's website, <https://ecology.wa.gov/Regulations-Permits/Guidance-technical-assistance/Dangerous-waste-guidance/Common-dangerous-waste/Construction-and-demolition>. The applicant may also contact Rob Rieck of Ecology's Hazardous Waste and Toxics Reduction Program at (360) 407-6751 for more information about safely handling dangerous wastes and demolition debris.

TOXICS CLEANUP: Diana Ison (360) 999-9593

This proposed project is located in an area that may have been contaminated with heavy metals due to the air emissions originating from the old Asarco smelter in north Tacoma (visit Ecology's Tacoma Smelter Plume map search tool: <https://apps.wa.gov/ecy/dirtalert/>).

Soil contamination from the former Asarco smelter poses a risk to human health and the environment. Children are at especially high risk from direct exposure to contaminated soil. Construction workers, landscapers, gardeners, and others who work in the soils are also at risk.

Washington State Department of Ecology (Ecology) recommends that the lead agency include the following as conditions of approval, prior to the issuance of any site development permits or the initiation of grading, filling, or clearing:

- Sample the soil and analyze for arsenic and lead following the [2019 Tacoma Smelter Plume Guidance](#). The soil sampling results shall be sent to Ecology for review.
- If lead or arsenic are found at concentrations above the Model Toxics Control Act (MTCA) cleanup levels (Chapter 173-340 WAC); the owners, potential buyers, construction workers, and others shall be notified of their occurrence. The MTCA cleanup level for arsenic is 20 parts per million (ppm) and lead is 250 ppm.
- If lead, arsenic and/or other contaminants are found at concentrations above MTCA cleanup levels, the applicant shall:
 - 1) Develop soil remediation plan and enter into the Voluntary Cleanup Program with Ecology. For more information on the Voluntary Cleanup Program, visit Ecology website at: <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process/Cleanup-options/Voluntary-cleanup-program>.
 - 2) Obtain an opinion letter from Ecology stating that the proposed soil remediation plan will likely result in no further action under MTCA. The applicant shall provide to the local permitting agency the opinion letter from Ecology.
 - 3) Prior to finalizing site development permits, provide to the local land use permitting agency "No Further Action" determination from Ecology indicating that the remediation plans were successfully implemented under MTCA.

TOXICS CLEANUP: Sandy Smith (360) 999-9588

If contamination is suspected, discovered, or occurs during demolition, site preparation, or construction of the fire and associated site improvements, testing of the potentially contaminated media must be conducted. If groundwater or soil contamination is readily apparent, or is revealed by testing, the Department of Ecology must be notified. To notify Ecology, contact the Environmental Report Tracking System Coordinator at the Southwest Regional Office at (360) 407-6300. For assistance and information about subsequent cleanup and to identify the type of testing that will be required, contact Sandy Smith with the Toxics Cleanup Program at the Southwest Regional Office at (360) 999-9588.

Ecology's comments are based upon information provided by the lead agency. As such, they may not constitute an exhaustive list of the various authorizations that must be obtained or legal requirements that must be fulfilled in order to carry out the proposed action.

If you have any questions or would like to respond to these comments, please contact the appropriate reviewing staff listed above.

Department of Ecology
Southwest Regional Office

Planning Division

May 14, 2024

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cc: Garret Peck, HWTR

Diana Ison, TCP

Sandy Smith, TCP