AGENDA

City of Gig Harbor Hearing Examiner
Virtual Hearing of Tuesday, October 4, 2022 at 1:30 PM

Due to public health concerns, 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

To speak during the hearing, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Comments are only allowed during designated portions of the hearing. Please refrain from "raising your hand" until the Hearing Examiner has announced that he has opened the public comment portion of the hearing. Your name or the last four 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. All speakers will have up to three minutes to speak.

If you wish to submit written public comment, please provide your comments to the Planning Division by **Monday, October 3, 2022 by 5:00 pm.** All written comments must be able to be read in 3 minutes or less to be included in the record and have the title: **FOR PUBLIC COMMENT** included. Send comments to: MThomas@gigharborwa.gov. Written comments will be read during the appropriate agenda item.

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. **<u>CARL HALSAN, P.O. BOX 1447, GIG HARBOR, WA 98335:</u> Olympic Commercial Center Conditional Use Permit and Major Site Plan**, (PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075, PL-SEPA-20-0008). The proposal revises the previously approved Binding Site Plan (PL-BSP-08-0004). The proposal would eliminate approved unbuilt building "B" on lot 2, adjust the size and configuration of approved, unbuilt building "A" on Lot 1, amend the parking lot layout on Lots 1 and 2, add vehicle charging stations on Lot 2, and revise the drive-thru configuration associated with proposed building "A". In addition, the proposal would expand the building "A" approved use for a bank with drive-thru to include retail, or a quick service restaurant with a drive-thru. If used for a bank or retail, the total square footage of the building would be 4,284 sq. ft. If the building use is quick service restaurant with drive-thru, the square footage would be 3,201 sq. ft.
   The new proposed building "A" will have the same footprint regardless of its use. Site access will be via existing approved driveways from Soundview Drive. The site is located at 5524 - 5602 Soundview Drive, site includes 3 parcels 4003060010, 4003060020 & 4003060030

2. **Adjournment**

COMMUNITY DEVELOPMENT DEPARTMENT
STAFF REPORT

TO: Hearing Examiner
FROM: Planning Staff
DATE: September 27, 2022

RE: PL-CUP-20-0007, PL-SPR-20-0005, PL-DR-20-0075, PL-BSP-18-0001, and PL-SEPA-20-0008
Olympic Commercial Center—Major Amendment
Public Hearing Date: September 20, 2022

I. GENERAL INFORMATION

A. Applicant: Bergen Richards, LLC.
Jim Richards
123150th Avenue Ct NW
Gig Harbor, WA 98332

B. Owner: same as applicant

C. Agent: Halsan Frey LLC (Carl Halsan)
PO Box 1447
Gig Harbor WA 98335

II. APPLICANT'S REQUEST

The proposal is a change in use and amended binding site plan for a previously approved development (see Exhibit H for the original decision and Exhibit I for a subsequent decision). The approved and recorded binding site plan (BSP) includes three buildings on three lots: Building

A/Lot1; Building B/Lot 2; Building C/Lot 3 (see Exhibit A). Building A and B are yet unbuilt. Building C is occupied by a fast-food restaurant. This current proposal would change the approved conditional use in Building A from bank with drive through window to include a restaurant or retail with drive through window. The proposal would also amend the approved site circulation and parking plan by removing Building B; amending the footprint, site plan, and design of Building A; and amending the approved landscaping plan.

III. SITE DESCRIPTION

A. Location: 5524 Soundview Drive
Assessor's Parcel # 0221774088

B. Site Area/Acreage: 1.28 acres

C. Existing Site Characteristics:

1. **Topography:** The site is flat.
2. **Vegetation:** The perimeter of the site is vegetated with small stands of evergreen and deciduous trees and small patches of weeds and grasses.
3. **Wetlands and Critical Areas:** No wetlands or critical habitat areas have been found to exist on the site.

D. Zoning:

1. **Subject parcel:** B-2 - General Business District

2. **Adjacent zoning and current use:**
   - **a. North:** B-2 – Veterinary clinic
   - **b. East:** B-2 – Restaurant & commercial retail
   - **c. South:** B-2 – Commercial retail
   - **d. West:** B-2 – SR-16 with commercial retail and office located further to the west

E. Utilities / Road Access: The site is accessed from Soundview Drive abutting on the east. The property is serviced by City of Gig Harbor sewer and water.

IV. APPLICABLE CODES AND POLICIES

A. Comprehensive Plan: The site is designated as Commercial/Business by the City's Comprehensive Plan. The

Community Design Element of the Comprehensive Plan is applicable (pgs. 3-1 – 3-16).

B. Gig Harbor Municipal Code:

1. Section 17.96.030(B) GHMC states that the city shall consider approval of the site plans with specific attention to the following:

    a. Compatibility with the city's comprehensive plan
    b. Compatibility with the surrounding buildings' occupancy and use factors; and
    c. All relevant statutory codes, regulations, ordinances and compliance with the same.

2. The subject site is zoned General Business District (B-2). The following code sections apply to this proposal:

    a. 17.36 General Business District (B-2)
    b. 17.64 Conditional Use Permit
    c. 17.66 Variances
    d. 17.72 Parking
    e. 17.78 Landscaping and Screening
    f. 17.80 Sign Code
    g. 17.96 Site Plans
    h. 17.98 Design Standards and Review
    i. 17.99 Design Manual

3. Section 17.64 Conditional Uses. A Conditional Use Permit (CUP) is required to allow a drive through window within the B-2 District in association with a permitted use activity. Each determination granting or denying a Conditional Use Permit shall be supported by findings of fact showing specifically wherein all of the conditions of Section 17.64.040 GHMC are met.

V. BACKGROUND INFORMATION

The applicant has approval under PL-SPR 08-0008, PL-CUP-08-0006, PL-VAR-09-0001 & PL-DRB-08-0106 (see Exhibit H) to develop a vacant 1.28 acre site with three buildings (one commercial bank and two retail buildings). The three structures were approved to contain a total of 10,193 square feet of floor area and were approved for drive through windows on both Building A and Building C. A revision to the CUP for Building C was approved in 2011 under PL-CUP-10-0005, changing the use from a pharmacy with drive-through to a restaurant with drive-through (see Exhibit I).

This proposed CUP amendment converts the use of Building A to include a Bank, Retail, or Restaurant use with drive-through window. Only the drive-through window aspect is subject to the conditional use permit process, the underlying uses are permitted outright in the B-2 zoning district. The SEPA associated with this review did address the impacts associated with the additional uses to facilitate the change in use.

The original approval for this site is associated with a binding site plan (BSP) under PL-BSP-08-0004 (see Exhibit A). The BSP was recorded at the Pierce County Auditor's Office under AFN Number 201210165002. The BSP provided requirements for building size (gross floor area), use, parking, common areas, and impervious surfaces. The BSP also described the proposed phasing plan to include four phases of development.

This proposed BSP amendment (see Exhibit B) would eliminate Building B and include additional parking on Lot 2 in its stead. It would also amend those other requirements, as applicable, recorded on the original BSP. As several phases were already developed from the original BSP, the phasing plan would be amended with the recording of this BSP to reflect those improvements and those proposed here. A major site plan amendment is included as part of this amendment permit application package per the requirements of GHMC 17.96.

VI. DESIGN REVIEW

The initial project was reviewed and approved for design under File No. PL-DRB-08-0106. Since that approval, there have been changes made to the building design for Building C, which were approved under a subsequent site plan amendment. Likewise, Building A design, the subject of this review, is proposed to be amended. The proposed building design and color are complementary to the Building C design and the site design is consistent with the overall design of the binding site plan. The proposal meets both the general and specific requirements of the City's Design Manual and therefore may be approved.

VII. ENVIRONMENTAL REVIEW:

The City issued a Revised Mitigated Determination of Non-Significance (MDNS) for the proposed action on August 16, 2022 under file no. PL-SEPA-20-0008. Revisions to the MDNS were needed to address potential impacts to City infrastructure associated with the change of use for the drive-though for Building A. See Exhibit L to review the Revised MDNS. Comments were received from the Squaxin Island Tribe and the Nisqually Indian Tribe (See Exhibit M). No appeals were filed.

Former SEPA Determinations required certain mitigation items for the overall binding site plan. Most of those items have been addressed over the years leading up to the current proposal. A pro-rata share payment was required prior to issuance of Certificates of Occupancy. Staff recommends a condition ensuring this pro-rata share has been addressed prior to Certificate of Occupancy issuance for Building A. Required SEPA mitigation is listed as a proposed condition #1 in Section XI of this report.

VIII. PUBLIC NOTICE & INPUT:

The legal notice of the proposed action and scheduled hearing was published in the Peninsula Gateway on September 16, 2022. In addition, notice was mailed to all property owners within 300 feet of the subject site on September 16, 2022. Notice was posted on the subject site on September 16, 2022. As of the date of this report, no written comments have been received. Notices and affidavits are included as Exhibit N.

IX. STAFF ANALYSIS AND FINDINGS:

A. Planning Staff

The applicant has requested approval of a Conditional Use Permit to allow the approved drive through window for Building A be utilized to serve a bank, restaurant, or retail use. A new conditional use permit has been submitted as there is no method to revise an approved conditional use permit and the conversion to include additional uses of the drive-through window was determined to be a more intense use than initially approved for the site based on impacts to City infrastructure.

The proposed revision to the Building A site is largely use based but does impose minor affects on approved site layout or design. The application will allow the applicant to utilize the drive-up window for the more intense uses but, depending on the use proposed under a development permit application, more analysis may need to be conducted to ensure no additional trips or impacts to city infrastructure result.

The change in use proposed for Building A affects the required parking for the site. Parking requirements for the proposed uses are varied and based on square footage for a retail or bank use and the number of seats for a restaurant use. At this time, the proposed use of Building A is speculative and no floor plan is available that would allow staff to make a determination that the required parking for the restaurant use

is met on the site. However, the applicant has provided a parking analysis based on the most intense use, restaurant, which shows that the site will be compliant with parking requirements.

The applicant is also proposing to amend the site plan/binding site plan by eliminating Building B. The site for Building B has been developed with a parking lot, which will remain as part of this proposal.

The concurrency reviews conducted by the Engineering Department and attached to the Revised MDNS for the project (see supplemental water and sewer hydraulic reports incorporated by reference) document the proposal's proposed uses.

Staff has recommended a condition be placed on the approval requiring that the applicant document that adequate parking exists for the restaurant use prior to the issuance of any tenant improvement permits being issued for Building A. Likewise, a condition is included requiring that the applicant confirm concurrency and stacking lane adequacy when applying for development permits or tenant improvements.

Conditional Use Permits may be granted only if the applicant can successfully demonstrate that all of the following criteria contained within GHMC Section 17.64.04 have been satisfied. The applicant's justification is included in Exhibit F to the staff report. Each criterion is provided below followed by a discussion and staff findings in italics.

i. 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 Findings: *Drive through windows serving permitted uses are specifically identified as a conditional use within the B-2 District. Building A is proposed as a restaurant, bank, or retail use which are principally allowed uses within the B-2 zone. The intent of the district is to offer a wide range of consumer goods and services and to group buildings and business establishments in a manner that creates convenient, attractive and safe development. The proposed drive-through window to serve the specified uses is consistent with the description and purpose of the zoning district in which the site is located.*

ii. 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 Findings: *The granting of this Conditional Use Permit will allow for the proposed use of the Building A drive-through window to be utilized for restaurant, bank, or retail use. The drive-through use is consistent with existing uses in the area which include other drive-through facilities (an existing bank and drive-through is located on property abutting the subject site to the south; a McDonald's Restaurant with a drive-through window is located further to the south beyond the bank; a drive-through window is located at Building C of the same binding site plan). The applicant's proposed use will be consistent with the existing character of the area and no evidence exists that indicates the proposal would result in any adverse impacts to surrounding properties or to the existing neighborhood character. In this regard, all required infrastructure exists to serve the site and the applicant is proposing to landscape the sites westerly perimeter in a manner that will provide a significant vegetative buffer between the two drive-through windows and the SR-16 and Tacoma-Cushman utility corridor rights-of-way.*

iii. 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 Findings: *The proposed use would be properly located in relation to other land uses and to transportation and service facilities in the vicinity of the site. As previously noted the subject site is surrounded by other commercial uses and served by the city's existing street system. The Engineering Division of Public Works has reviewed the revised traffic study associated with this project and has determined that the existing street facilities would not be burdened by this proposed development, and that with adequate mitigation pedestrian facilities will not be burdened. Please note that mitigation related to existing transit facilities in the vicinity have been addressed in former SEPA determinations. Appropriate mitigation measures have been required through the Mitigated Determination of Non-significance for the binding site plan to address both pedestrian and transit impacts. Much of the required mitigation has already been implemented to date.*

iv. That the site is of sufficient size to accommodate the proposed uses 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.

Staff Findings: *The site plan indicates that the site would be of sufficient size to accommodate the proposed uses and, with the exception of the 30 foot setback required from the edge of the Tacoma-Cushman utility corridor right-of-way (for which PL-VAR-09-0001 was granted), that all yards, open spaces, walls and fences, parking loading and landscaping would be accommodated.*

Site plans may be approved only if the applicant can successfully demonstrate that all of the following criteria contained within GHMC Section 17.96.035 have been satisfied. Each criterion is provided below followed by a discussion and staff findings in italics.

i. The site plan is compatible with the surrounding uses.

Staff Findings: *The site is located in a commercial area surrounded by uses very similar to what has been proposed. The site itself contains a fast-food restaurant. Another restaurant is situated to the east of the site as well as a gas station. To the west is SR-16 and more commercial uses further to the west. The proposed uses, including the existing use of the site are compatible with the surrounding uses.*

ii. The site plan is compliant with all relevant statutory codes, regulations, and ordinances.

Staff Findings: *The site plan has been reviewed against all relevant statutory codes, regulations, and ordinances. If properly conditioned, staff has found the site plan to be generally compliant with those requirements.*

Binding site plans and amendments to them may be approved only if the applicant can successfully demonstrate that all of the following criteria contained within GHMC Section 16.11.004 have been satisfied. In addition, an approved binding site plan shall be filed for record by the city, at the cost of the applicant, in the office of the Pierce County auditor and shall not be deemed approved until so filed. A condition of approval has been recommended that would hold the Hearing Examiner's decision in abeyance until which time as the final binding site plan has been recorded.

Each criterion binding site plan approval is provided below followed by a discussion and staff findings in italics.

i. The proposed lots will continue to function and operate as one site, for fully developed sites.

Staff Findings: *The lots are connected by accessways and shared parking lots and do function as one site currently. This proposed amendment will not affect that condition. Once Building A is constructed, the lots will still function and operate as one site.*

ii. The application must conform to the conditions imposed on the approved site plan.

Staff Findings: *The binding site plan amendment and major site plan amendment have been reviewed concurrently and, as such, the conditions imposed upon the site plan with this approval will be the same conditions imposed upon the binding site plan. Therefore, the binding site plan will conform.*

iii. The decisionmaker must find that adequate provisions have been made for drainageways, alleys, streets, other public ways, water supplies, open space and sanitary wastes for the proposed development on the property included within the binding site plan. Further the site must be compatible with all applicable building codes and public works standards. Finally, the proposed development must comply with the applicable provision of GHMC 16.08 and the development provision of the underlying zoning district.

Staff Findings: *The application has been reviewed by both the Building Division and the Public Works Engineering Division. They have both deemed the application to have made adequate provisions for the listed items. Further, the Planning Division has reviewed the application for consistency with the performance standards of the B-2 Zoning District and the applicable requirements of GHMC 16.08, General Requirements for Subdivision Approval, and found it to be generally compliant.*

B. Operations and Engineering

The intent of this review is to make a determination as to whether or not the proposed project can meet the City of Gig Harbor's requirements for final civil design approval. The information

submitted for review is preliminary in nature and is not the final design for construction purposes. The final design, including civil construction drawings and related reports, shall be in compliance with the City of Gig Harbor Public Works Standards and the City of Gig Harbor Stormwater Design Manual.

C. Fire Marshal/Building Official

The Building and Fire Safety Division has reviewed the proposal and found it to be generally consistent with the relative requirements.

X. CONCLUSIONS:

Based on the submitted information, site inspection and the analysis contained in Part IX of this report, staff finds as follows:

1. The proposed restaurant use is consistent with the description and purpose of the B-2 zone.

2. The granting of the Conditional Use Permit for the proposed drive-through window would not be detrimental to the health, safety, comfort, convenience and general welfare and would not adversely affect the established character of the surrounding neighborhood. Additionally, this use would not be injurious to the properties or improvements in the vicinity and zone in which it would be located.

3. The proposed site plan, uses and associated drive-through window for Building A would be properly located and compatible with other land uses and to transportation and service facilities in the vicinity and likely would be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets.

4. The site is sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading landscaping and other features as required by Title 17 GHMC will be provided as documented.

5. The site will continue to operate and function as one contiguous site and will conform to the conditions placed on the approved site plan if it is approved here. Further, the fully developed site will provide for adequate drainageways, alleys, streets, other public ways, water supplies, open space and sanitary wastes, and has conformed to the

applicable performance standards of the underlying zone and the general subdivision requirements of Title 16 GHMC.

XI. RECOMMENDATIONS:

Staff recommends approval of the proposed Conditional Use Permit, Major Site Plan Amendment, Design Review, and Binding Site Plan Amendment subject to the following conditions:

1. A record ready binding site plan amendment drawing shall be submitted to the City Planning Division for consistency review. Upon determining that the binding site plan amendment is consistent with the approved site plan, the City shall record the binding site plan amendment with the Pierce County Auditor. This decision shall be held in abeyance until the binding site plan has been recorded.

2. The applicant shall comply with the mitigation included in the Revised MDNS issued for the development of this site (PL-SEPA 20-0008) unless a revised SEPA decision is issued for the project.

3. The applicant shall demonstrate compliance with parking requirements, including adequate drive-through stacking, and concurrency requirements for the use proposed, prior to the issuance of development permits for Building A.

4. The applicant shall develop the site and Building A consistent with the exhibited plans and documents attached herein.

5. The applicant shall comply with of all the conditions of approval listed in the Hearing Examiner decision issued on February 3, 2010 for this site (See File: SPR 08-0008, CUP-08-0006, VAR-09-0001 & DRB-08-0106), except as modified by subsequent conditions and approvals.

Project Planner: **Carl de Simas, Principal Planner**

Date: _September 27, 2022_____

cc: Jim Richards, Bergen Richards, LLC, 12310-50th Avenue NW, Gig Harbor, WA 98332

Carl Halsan, Halsan Frey LLC, PO Box 1447, Gig Harbor WA 98335

The following exhibits are included for your review of the application:

A. Binding Site Plan recorded October 16, 2012
B. Amended Binding Site Plan received May 14, 2021
C. Site and Landscape Plan received April 28, 2022
D. Building A Plans received May 14, 2021
E. Building A Color and Materials received February 9, 2021
F. Applicant's Conditional Use Findings received February 9, 2021
G. Electrical Vehicle Charging Station Narrative received February 9, 2021
H. Decision of the Hearing Examiner issued on February 3, 2010
I. Decision of the Hearing Examiner issued on January 26, 2011
J. Administrative Decision issued on June 22, 2012
K. Administrative Decision issued on June 14, 2022
L. Revised MDNS issued August 14, 2022
M. Public Comments
N. Public Notices

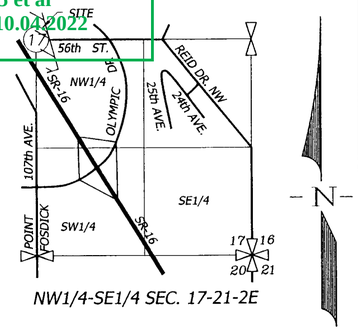
Olympic Commercial Center Major Site Plan Amendment
PL-SPR-20-0005 et al
Hearing Examiner 10.04.2022
Exhibit A

OLYMPIC COMMERCIAL CENTER BINDING SITE PLAN

APPLICATION NO. PL-BSP-08-0004

A PORTION OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 2 EAST, OF THE W.M.
CITY OF GIG HARBOR, COUNTY OF PIERCE
STATE OF WASHINGTON

ORIGINAL TRACT ASSESSOR'S PARCEL NUMBER(S):
0221174088



NW1/4-SE1/4 SEC. 17-21-2E

INDEX BLOCK & VICINITY MAP
Scale 4" = 1 Mile

WE THE UNDERSIGNED ATTEST THAT WE ARE THE OWNERS OF THE LAND REPRESENTED ON THIS MAP AND THAT THIS BINDING SITE PLAN IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

BERGEN RICHARDS LLC - JAMES R RICHARDS, MANAGER

STATE OF WASHINGTON)
COUNTY OF PIERCE) SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME JAMES R RICHARDS TO ME KNOWN TO BE THE MANAGER OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THS 1 DAY OF October, 2012.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT Gig Harbor, WA

MY COMMISSION EXPIRES 6-1-2013 PRINT NAME Anita M. Baldwin Anita M. Baldwin

WE THE UNDERSIGNED ATTEST THAT WE ARE THE OWNERS OF THE LAND REPRESENTED ON THIS MAP AND THAT THIS BINDING SITE PLAN IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

WSDOT - CYNTHIA TREMBLAY, PROPERTY MANAGEMENT PROGRAM MANAGER

STATE OF WASHINGTON)
COUNTY OF) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DO HEREBY CERTIFY THAT ON THIS 4th DAY OF October, 2012, BEFORE ME PERSONALLY APPEARED CYNTHIA TREMBLAY, PROPERTY MANAGEMENT PROGRAM MANAGER, FOR THE STATE OF WASHINGTON DEPARTMENT OF TRANSPORTATION, AND THAT SHE EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLIDEGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID STATE OF WASHINGTON, FOR THE USES AND PURPOSES SET FORTH, AND ON OATH STATES THAT SHE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF Washington RESIDING AT Olympia, WA

MY COMMISSION EXPIRES 5/25/16 PRINT NAME Michelle M. Newlean

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE HEREBY DECLARE THIS LAND PLATTED AND DEDICATE ANY AND ALL ROADS AND EASEMENTS SHOWN ON THE BINDING SITE PLAN TO THE PUBLIC. ALSO THEIR RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT AND THE REASONABLE GRADING OF ALL STREETS AND ROADS SHOWN THEREON; DEVELOPMENT OF ALL LOTS EMBRACED IN THIS BINDING SITE PLAN SHALL CONFORM, ADHERE, AND ARE SUBJECT TO THE CONDITIONS DEPICTED AND STATED HERON.

TITLE NOTES:

A SUBDIVISION GUARANTEE PROVIDED BY TICOR TITLE COMPANY, THEIR ORDER NO. 6447295 AND DATED AUGUST 27, 2012 (FOURTH REPORT) WAS RELIED UPON FOR RECORD INFORMATION AFFECTING THIS SURVEY.

1. NOT APPLICABLE TO BE SHOWN ON SURVEY.
2. SUBJECT TO THE CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF, AFN 200701051224.
3. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NUMBER SR16 AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON, AFN 9304210472.
4. NOT APPLICABLE TO BE SHOWN ON SURVEY.
5. EASEMENT FOR EXISTING AND FUTURE POWER LINES, UNDER, OVER, ALONG AND ACROSS THE PROPERTY, RESERVED BY CITY OF TACOMA IN DEED AFN 2621814.(DOES NOT AFFECT PARCEL)
6. EASEMENT FOR INGRESS AND EGRESS, GRANTED IN AFN 1968742 WHICH IS A RE-RECORD OF AFN 1967253(DOES NOT AFFECT PARCEL)
7. EASEMENT TO PENINSULA LIGHT COMPANY, FOR UNDERGROUND POWER, AFN 200101120654(SHOWN)
8. MATTERS DISCLOSED BY UNRECORDED SURVEY DATED NOVEMBER 20, 2008 BY WESTSOUND ENGINEERING, INC., AS FOLLOWS: a) ASPHALT TRAIL b) 6 FOOT CHAIN LINK FENCE(SHOWN)
9. CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATION, SET BACK LINES AND STATEMENTS IF ANY AS SET FORTH/DELINEATED ON BOUNDARY LINE ADJUSTMENT NO. 200903035002.(BLANKET)
10. ASPHALT TRAIL CROSSING NORTHERLY CORNER OF WITHIN DESCRIBED PROPERTY, AND FENCES NOT LOCATED ON PROPERTY LINES, AS DELINEATED ON BOUNDARY LINE ADJUSTMENT NO. 200903035002.(SHOWN)

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO CITY OF GIG HARBOR AND THEIR SUCCESSORS AND ASSIGNS UNDER AND UPON A 8 FOOT WIDE STRIP WITHIN THE LOTS OF THIS PLAT IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LOT 8 FOOT STRIP AT ALL TIMES FOR THE PURPOSES HEREIN STATED, SAID STRIP ABUTTING ONLY THE ROAD RIGHTS-OF-WAY AS SHOWN HEREON.

NOTES:

1. ALL DEVELOPMENT OF THE SITE SHALL BE IN CONFORMANCE WITH PL-CUP-10-0005 AND PL-SPR-08-0008 AS MODIFIED UNDER SPA-12-0005.
2. THIS BINDING SITE PLAN IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) AS RECORDED UNDER AFN _____.
3. PARKING IS SHARED, SEE CCR'S FOR DETAILS.

LEGAL DESCRIPTION:

REVISED PARCEL A OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S NO. 200903035002, IN PIERCE COUNTY, WASHINGTON, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF WICKERSHAM ROAD AND A LINE DRAWN PARALLEL TO AND 150 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLE FROM THE SB LINE SURVEY OF THE SR 16, NARROWS BRIDGE TO OLYMPIC DRIVE IN SECTION 17 TOWNSHIP 21 NORTH RANGE 2 EAST OF THE W.M. IN PIERCE COUNTY, WASHINGTON;
THENCE SOUTHEASTERLY ON A LINE PARALLEL WITH SAID SB SURVEY LINE TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 1120+30; THENCE SOUTHEASTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION SB 1115+40 AND LYING 177.73 FEET NORTHEASTERLY THEREFROM; THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 72.27 FEET, A DISTANCE 113.52 FEET TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION SB 1116+12.27 ON SAID SB SURVEY LINE, AND LYING 250 FEET NORTHEAST THEREFROM; THENCE NORTHWESTERLY TO POINT OPPOSITE HIGHWAY ENGINEER'S STATION SB 1121+92.38 ON SAID LINE SURVEY AND LYING 252.26 FEET NORTHEASTERLY THEREFROM; THENCE NORTHWESTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 1121+93.72 ON SAID LINE SURVEY AND LYING 250 FEET NORTHEASTERLY THEREFROM, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF WICKERSHAM ROAD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:
COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF WICKERSHAM ROAD AND A LINE DRAWN PARALLEL TO AND 150 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLE FROM THE SB LINE SURVEY OF THE SR 16, NARROWS BRIDGE TO OLYMPIC DRIVE IN SECTION 17 TOWNSHIP 21 NORTH RANGE 2 EAST OF THE W.M. IN PIERCE COUNTY, WASHINGTON; THENCE SOUTHEASTERLY ON A LINE PARALLEL WITH SAID SB SURVEY LINE TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 1120+30; THENCE SOUTHEASTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION SB 1115+40 AND LYING 177.73 FEET NORTHEASTERLY THEREFROM TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 72.27 FEET, A DISTANCE OF 113.52 FEET TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION SB 1116+12.27 ON SAID SB SURVEY LINE, AND LYING 250 FEET NORTHEAST THEREFROM; THENCE SOUTHEASTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION SB 1114+75 ON SAID SB SURVEY LINE AND LYING 250 FEET NORTHEAST THEREFROM; THENCE SOUTH-WESTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 1114+75 ON SAID SB SURVEY LINE AND LYING 180.64 FEET NORTHEAST THEREFROM; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2925.00 FEET, A DISTANCE OF 26.51 FEET TO A POINT OPPOSITE HIGH-WAY ENGINEER'S STATION 1115+01.51 AND LYING 179.98 FEET NORTH-EASTERLY THEREFROM; THENCE NORTHWESTERLY TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION;

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

CONDITIONS OF APPROVAL

1. APPLICANT SHALL COMPLY WITH THE MITIGATION AS SET OUT IN THE REVISED MDNS (SEPA 10-0018), UNLESS A REVISED SEPA DETERMINATION IS ISSUED FOR THE PROJECT.
2. APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH PARKING REQUIREMENTS PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR BUILDING C. THE CITY MAY AUTHORIZE A "SHELL ONLY" BUILDING PERMIT PRIOR TO THE SUBMISSION OF THE INFORMATION NEEDED TO DOCUMENT THAT PARKING REQUIREMENTS ARE MET.
3. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED CONSISTENT WITH THE ALTERNATIVE LANDSCAPE PLAN DATED JANUARY 11, 2010. ALL LANDSCAPING REQUIRED FOR EACH INDIVIDUAL LOT SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE BUILDING PROPOSED FOR THE LOT.
4. THE APPLICANT SHALL DEVELOP THE THREE BUILDINGS CONSISTENT WITH THE PLANNING DEPARTMENT'S NOTICE OF ADMINISTRATIVE DECISION ON FILE NO. DRB 08-0106 DATED JANUARY 12, 2010.
5. THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE CITY'S BUILDING AND FIRE SAFETY DIVISION SET FORTH IN THE COMMENTS DATED AUGUST 21, 2009 AND AUGUST 31, 2009.
6. THE APPLICANT SHALL PROVIDE TO THE CITY BOTH A FINAL RECORD DRAWING AND A FINAL RECORD SURVEY OF THE PROPOSED DEVELOPMENT, EACH IN BOTH MYLAR FORMAT AND DIGITAL FORMAT. THESE DRAWINGS SHALL BE PROVIDED AFTER THE CITY ACCEPTS THE CONSTRUCTION IMPROVEMENTS SHOWN ON THE CIVIL PLANS BUT PRIOR TO ANY CERTIFICATE OF OCCUPANCY FOR ANY BUILDINGS OR STRUCTURES LOCATED ON THE SITE PLAN. THE DIGITAL FORMAT OF THE DRAWINGS SHALL BE IN AUTOCAD VERSION 2008 OR OLDER AND INCLUDE ALL IMPROVEMENTS IN THE RIGHT-OF-WAY AND ALL STORMWATER, WATER, AND SEWER UTILITIES. THE HORIZONTAL DATUM SHALL BE NAD 1983 HARN STATE PLANE SOUTH FIPS 4602 FEET OR AS OTHERWISE APPROVED BY THE CITY. THE VERTICAL DATUM SHALL BE NGVD 29, OR AS OTHERWISE APPROVED BY THE CITY.
7. PROPOSED WATER AND SEWER UTILITY DESIGNS, STORMWATER FACILITY DESIGNS, AND ROADWAY DESIGNS SHALL CONFORM TO THE CITY'S PUBLIC WORKS STANDARDS AND STORMWATER DESIGN MANUAL. THESE STANDARDS ALSO ADDRESS SPECIFIC CITY DESIGN REQUIREMENTS SUCH AS RESTORATION OF THE CITY RIGHT-OF-WAY AND TRAFFIC CONTROLS.
8. EROSION SHALL BE CONTROLLED THROUGHOUT THE CONSTRUCTION OF THE PROJECT PER THE CITY'S PUBLIC WORKS STANDARDS AND STORMWATER DESIGN MANUAL.
9. CITY FORCES MAY REMOVE ANY TRAFFIC CONTROL DEVICE CONSTRUCTED WITHIN THE CITY RIGHT-OF-WAY NOT APPROVED BY THE ENGINEERING DIVISION. ANY LIABILITY INCURRED BY THE CITY DUE TO NON-CONFORMANCE BY THE APPLICANT SHALL BE TRANSFERRED TO THE APPLICANT.
10. A ROAD ENCROACHMENT PERMIT SHALL BE ACQUIRED FROM THE CITY PRIOR TO ANY CONSTRUCTION WITHIN CITY RIGHT-OF-WAY, INCLUDING UTILITY WORK, IMPROVEMENTS TO THE CURB, GUTTER, AND SIDEWAY, ROADWAY SHOULDERS AND DITCHES, AND INSTALLATION OF CULVERTS. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY'S PUBLIC WORKS STANDARDS AND STORMWATER DESIGN MANUAL.
11. THE SITE SHALL BE LIMITED TO THE THREE ACCESS POINTS SHOWN GENERALLY ON THE PRELIMINARY SITE PLAN ALONG THE FRONTAGE OF SOUNDVIEW DRIVE.
12. SIGHT DISTANCE AT THE THREE ACCESS POINTS ALONG THE FRONTAGE OF SOUNDVIEW DRIVE SHALL MEET THE MINIMUM REQUIREMENTS IN THE PUBLIC WORKS STANDARDS, SECTION 2B.150 AND FIGURE 2-01. THE APPLICANT'S ENGINEER SHALL PROVIDE A SIGHT DISTANCE CERTIFICATION VERIFYING THAT SIGHT DISTANCE IS MET. THE PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE MINIMUM SIGHT DISTANCE.
13. IRRIGATION AND MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGH-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR ITS HEIRS OR ASSIGNS.
14. THE CITY'S STORMWATER MAINTENANCE AGREEMENT WILL BE REQUIRED FOR THE SITE, WHICH SHALL BE RECORDED PRIOR TO FINAL CIVIL PLAN APPROVAL BY THE CITY. STORMWATER AND/OR DRAINAGE EASEMENTS ALSO SHALL BE GRANTED TO THE CITY FOR THE INSPECTION OF UTILITIES AND DRAINAGE FACILITIES. NO ENCROACHMENT WILL BE PLACED WITHIN THE EASEMENTS THAT MAY DAMAGE OR INTERFERE WITH THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES. MAINTENANCE AND EXPENSE FOR THE UTILITIES AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND ITS HEIRS OR ASSIGNS, AS NOTED IN THE RECORDED STORMWATER MAINTENACE AGREEMENT.
15. "WARNING: CITY OF GIG HARBOR HAS NO RESPONSIBILITY TO BUILD IMPROVE, MAINTAIN OR OTHERWISE SERVICE PRIVATE ROADWAYS OR DRIVEWAYS WITHIN, OR PROVIDING ACCESS TO, PROPERTY DESCRIBED IN THIS SITE PLAN"
16. "INCREASED STORMWATER RUNOFF FROM THE ROAD(S), BUILDING, DRIVEWAY AND PARKING AREAS SHALL NOT BE DIRECTED TO CITY INFRASTRUCTURE. INCREASED STORM WATER RUNOFF SHALL BE RETAINED/DETAINED ON SITE."
17. "WHERE SEASONAL DRAINAGE CROSSES SUBJECT PROPERTY, NO FILLING OR DISRUPTION OF THE NATURAL FLOW SHALL BE PERMITTED."
18. STORMWATER FOR RUNOFF FROM BUILDINGS AND PARKING SURFACES SHALL BE SHOWN ON INDIVIDUAL BUILDING LOTS, INCLUDING DRYWELL SIZING OR STORM DRAIN CONNECTION POINTS.
19. APPLICANT SHALL COMPLY WITH THE CONDITIONS OF APPROVAL AS AMENDED UNDER SPA-12-0005 WHICH ARE ON FILE AT THE CITY OF GIG HARBOR.

PLANNING DEPARTMENT

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN CONFORMS TO THE APPLICABLE ZONING ORDINANCES, COMPREHENSIVE PLAN OR OTHER LAND USE CONTROLS AT TIME OF THIS APPROVAL.

PLANNING DIRECTOR — DATE 10/11/12

ENGINEERING DEPARTMENT

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BEING RECORDED IN COMPLIANCE WITH THE CITY OF GIG HARBOR PUBLIC WORKS STANDARDS FOR EXISTING STREETS, OTHER RIGHT-OF-WAY, BRIDGES, SEWAGE AND OTHER WATER SYSTEMS, AND OTHER STRUCTURES.

CITY ENGINEER — DATE 10/10/12

COUNTY ASSESSOR/TREASURER

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

DEPUTY ASSESSOR/TREASURER — DATE 10-9-12

AUDITOR'S CERTIFICATE

10:25AM $148.00

FILED FOR RECORD THIS 10th DAY OF October, 2012, IN VOLUME _____ OF SURVEYS AT PAGE _____, TOGETHER WITH DEED OF CONVEYANCE RECORDED UNDER AUDITOR'S FILE NO. 201210165002

AUDITOR

SURVEYOR'S STATEMENT

I TOBY JON BAUER, REGISTERED AS A AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS BINDING SITE PLAN IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN CONDUCTED BY ME OR UNDER MY SUPERVISION; THAT THE DISTANCES, COURSES, ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT THE MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET ON LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THIS BINDING SITE PLAN.

TOBY JON BAUER, PLS

45776 Certificate No. — Date 10-1-2012

EQUIPMENT / PROCEDURE

SURVEY PERFORMED WITH A 3" TOTAL STATION USING TRAVERSE AND RADIAL METHODS. SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090.

BASIS OF BEARING:

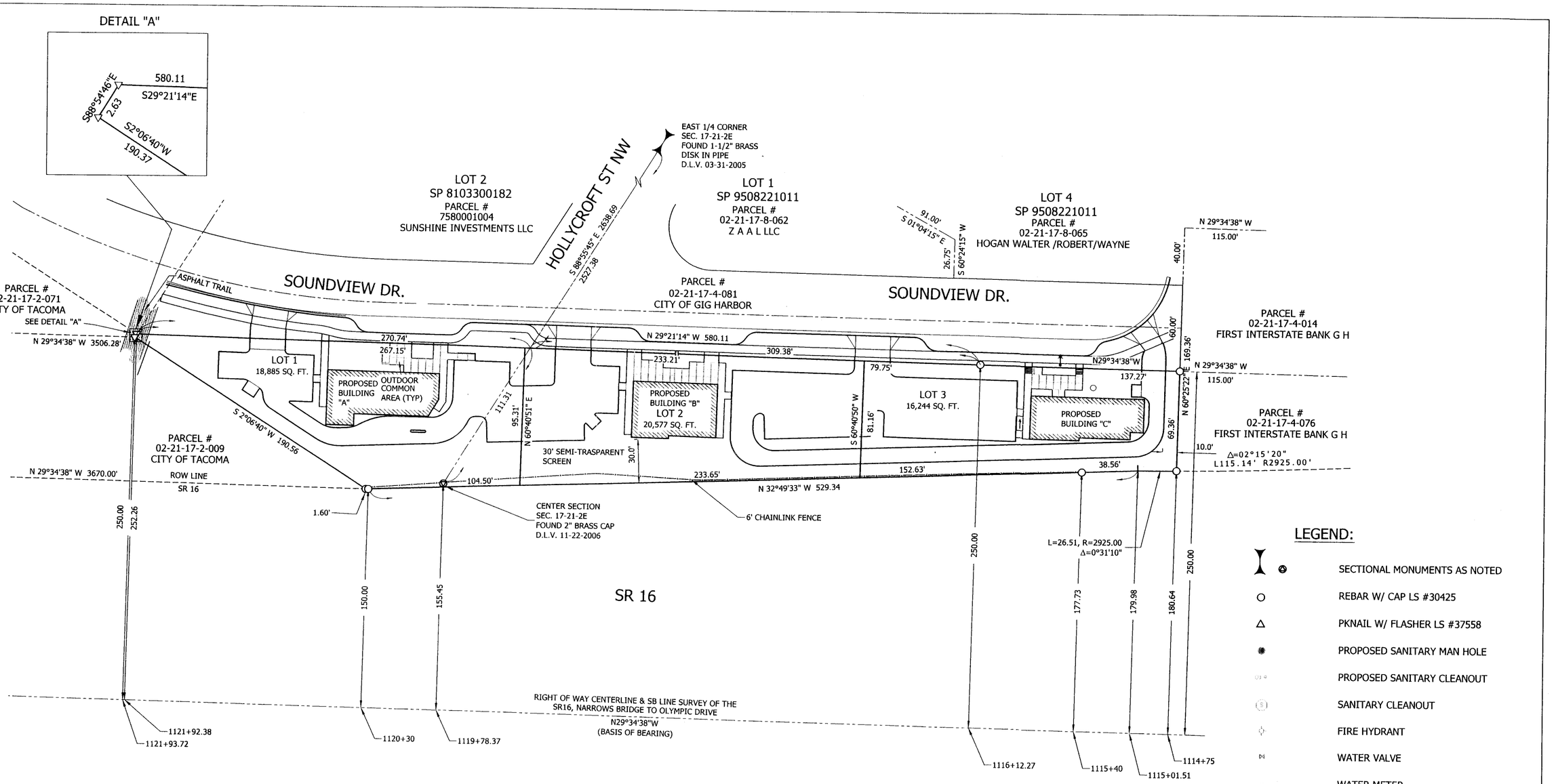
SR 16 MP 8.34 TO MP 18.87
NARROWS BRIDGE TO OLYMPIC DRIVE
SHEET 7 OF 26 SHEETS DATE MARCH 19, 1970

WestSound Engineering, Inc
217 S.W. Wilkins Drive, Port Orchard, Wa. 98366
Phone (360) 876-3770, Fax (360) 876-0439
E-mail: wse@wsengineering.com, http://www.wsengineering.com

DRAWN	DATE	DWG
TJB	10/1/2012	1439BSP
CHECKED	SCALE	JOB NUMBER
TJB	1" = 50'	1439

BINDING SITE PLAN FOR REQUESTED BY:
Name BERGEN - RICHARDS LLC
Address 12310 50TH AVE CT NW
City GIG HARBOR State WA Zip 98332
Telephone (253)851-9838

201210165002



LEGEND:

- SECTIONAL MONUMENTS AS NOTED
- REBAR W/ CAP LS #30425
- PKNAIL W/ FLASHER LS #37558
- PROPOSED SANITARY MAN HOLE
- PROPOSED SANITARY CLEANOUT
- SANITARY CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER

SITE DATA:

ZONING DISTRICT:	B-2
SETBACKS:	FRONT 20'
	REAR 20'/30'
	SIDE 20'
TOTAL SITE AREA:	55,706 SF
PERCENT OF IMPERVIOUS COVERAGE:	19%, 10,412 SF
AREA OF LANDSCAPING	43%, 24,091 SF
AREA OF PERVIOUS PAVEMENT	38%, 21,203 SF
NUMBER OF UNITS PROPOSED:	3
OCCUPANCY:	9,827 SF
BUILDING AREA:	BUILDING A - 3,600 SF
	BUILDING B - 2,640 SF
	BUILDING C - 3,587 SF
NUMBER OF STORIES:	2
HEIGHT:	35'0"
TOTAL NUMBER OF PARKING STALLS:	37, (3 HANDICAP)
TOTAL PARKING & MANEUVERING AREA:	19,276 SF
TYPE OF CONSTRUCTION:	V-B
SPRINKLERED / NON-SPRINKLERED:	SPRINKLERED
OCCUPANCY CLASSIFICATION:	B

BUILDING	GROSS FLOOR AREA	USE	PARKING REQUIRED	COMMON AREA REQUIRED	CA CREDIT
A	3,600	BANK	12	360	1.8
B	2,700	OFFICE/RETAIL	9	270	1.35
C	3,560	54 SEAT RESTAURANT	18	356	1.78
TOTAL	9,860		39	986	4.93

TOTAL PARKING STALLS ON SITE 37
TOTAL PARKING + CA CREDITS 41.93

IMPERVIOUS SURFACE COMPLIANCE

TOTAL IMPERVIOUS PROPOSED 10,412
TOTAL SITE AREA 55,706
*PERCENTAGE PROPOSED: 18.69%

*THIS CALCULATION INCLUDES PLAZA AREAS LOCATED IN REQUIRED COMMON AREAS, WHICH COULD BE EXCLUDED PER THE DESIGN MANUAL.

SCALE: 1" = 50'

50' 0' 50' 100'

SURVEY CONTROL AND SITE PLAN

SHEET 2 OF 3 SHEETS

WSE WestSound Engineering, Inc
217 S.W. Wilkins Drive
Phone (360) 876-3770
E-mail: wse@wsengineering.com
Port Orchard, Wa. 98366
Fax (360) 876-0439
http://www.wsengineering.com

DRAWN	DATE	DWG
TJB	10/1/2012	1439BSP
CHECKED	SCALE	JOB NUMBER
TJB	1" = 50'	1439

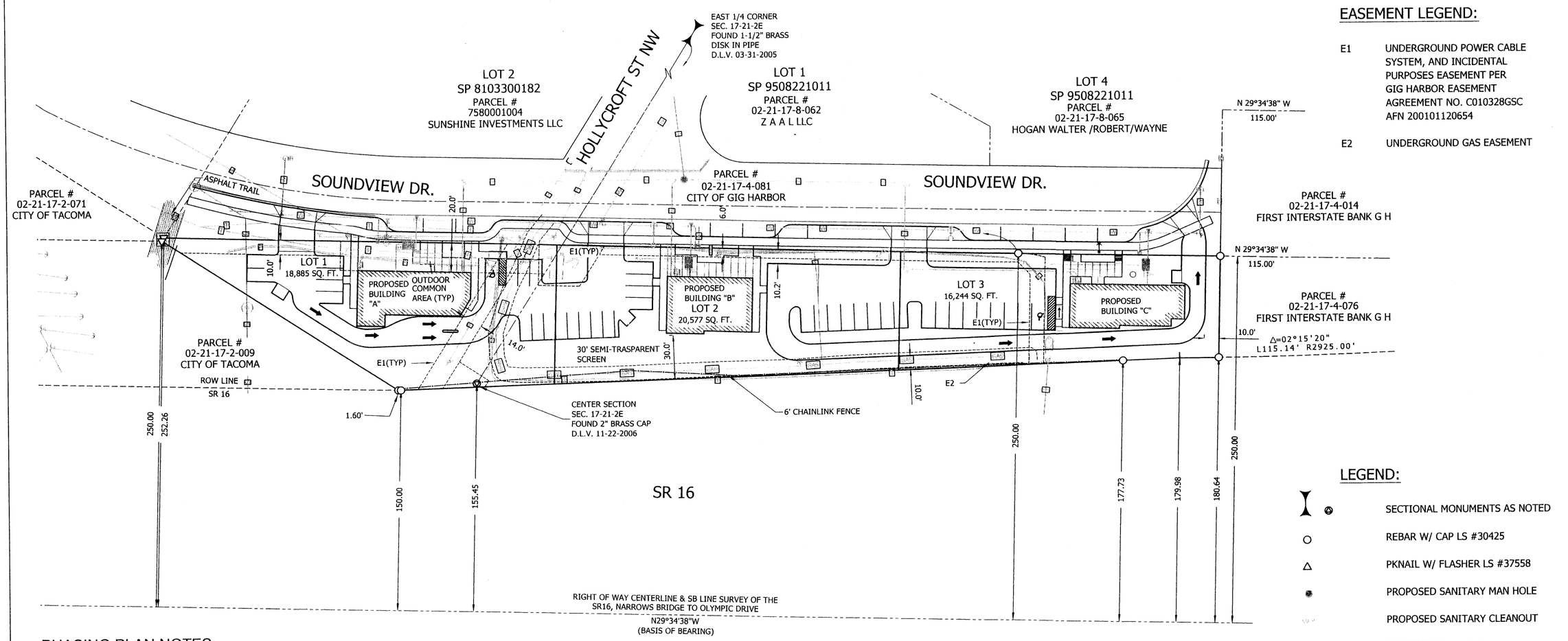
TOBY JON BAUER
STATE OF WASHINGTON
45776
REGISTERED
PROFESSIONAL LAND SURVEYOR

DATE: 10-1-2012

OLYMPIC COMMERCIAL CENTER
BINDING SITE PLAN

APPLICATION NO. PL-BSP-08-0004

original



EASEMENT LEGEND:

E1 UNDERGROUND POWER CABLE SYSTEM, AND INCIDENTAL PURPOSES EASEMENT PER GIG HARBOR EASEMENT AGREEMENT NO. C010328GSC AFN 200101120654

E2 UNDERGROUND GAS EASEMENT

LEGEND:

- SECTIONAL MONUMENTS AS NOTED
- REBAR W/ CAP LS #30425
- PKNAIL W/ FLASHER LS #37558
- PROPOSED SANITARY MAN HOLE
- PROPOSED SANITARY CLEANOUT
- SANITARY CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER

PHASING PLAN NOTES:

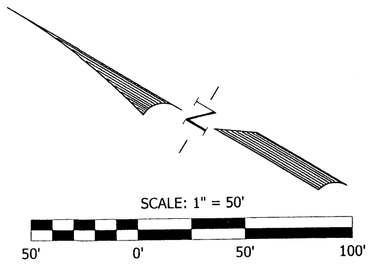
PHASE I:
THIS PHASE WILL INVOLVE ALL IMPROVEMENTS ON THE APPROVED CIVIL PLANS THAT ARE IN THE RIGHT OF WAY AND SOME ON SITE IMPROVEMENTS.
a) ESTABLISH EROSION CONTROL. CLEARING, GRADING, REMOVAL OF OLD CONCRETE AND ASPHALT ONLY AS NEEDED TO HELP CONTROL EROSION.
b) BRING ALL UTILITIES EXCEPT GAS TO WITHIN ABOUT TEN FEET OF ALL THREE BUILDING PADS AND ALL RELATED IMPROVEMENTS TO ACCOMPLISH THIS. GAS LINES WILL COME FROM THE WEST SIDE AND BE INSTALLED WITH BUILDINGS AS NEEDED.
c) BUILD MAIN SIDEWALK AND ON STREET PARKING INCLUDING ALL RELATED INGRESS AND EGRESS FROM THE ON SITE PARKING LOTS AND DRIVE THRU
LANES TO THE PUBLIC STREET.
d) PLACEMENT OF STREET LIGHTS ALONG MAIN SIDEWALK.
e) LANDSCAPE AREAS BETWEEN THE NEW SIDEWALK AND THE STREET.
f) PLANTING OF STREET TREES ALONG SOUNDVIEW DRIVE FOR ENTIRE SITE MAY OCCUR.
g) CONSTRUCTION TIMING IS COMMENCEMENT SIX (6) MONTHS FROM ISSUANCE OF CIVIL PERMIT.

PHASE II:
THIS PHASE WILL INCLUDE THE CONSTRUCTION OF BUILDING "B" AND THE COMPLETION OF THE BUILDING "B" SITE.
a) DEVELOP CONSTRUCTION PLANS FOR BUILDING "B".
b) MAINTAIN EROSION CONTROL. CLEARING, GRADING, REMOVAL OF OLD CONCRETE AND ASPHALT ONLY AS NEEDED TO HELP CONTROL EROSION.
c) CONSTRUCTION OF BUILDING "B".
d) CONSTRUCTION OF ON SITE SIDEWALKS AND PUBLIC PLAZA FOR BUILDING "B".
e) PAVING OF PARKING AREAS FOR BUILDING "B". THIS WOULD INCLUDE THE PARKING AREAS BETWEEN BUILDINGS "A" AND "B" AS WELL AS THE PARKING AREA BETWEEN BUILDINGS "B" AND "C" EXCLUDING THE DRIVE THRU LANES.
f) FINISH BUILDING "B" LANDSCAPING, LANDSCAPE INSTALLED PARKING AREAS REGARDLESS OF LOT LINES.
g) PLANT TREES ALONG SOUNDVIEW DRIVE FOR ENTIRE SITE IF NOT DONE IN PHASE ONE, THIS WILL BE DONE WITH ANY BUILDING THAT WILL BE CONSTRUCTED FIRST.
h) CONSTRUCTION PERMIT TIMING IS TWO (2) YEARS FROM RECORDING OF BINDING SITE PLAN.

PHASE III:
THIS PHASE WILL INCLUDE THE CONSTRUCTION OF BUILDING "C" AND THE COMPLETION OF THE BUILDING "C" SITE.
a) DEVELOP CONSTRUCTION PLANS FOR BUILDING "C".
b) MAINTAIN EROSION CONTROL. CLEARING, GRADING, REMOVAL OF OLD CONCRETE AND ASPHALT ONLY AS NEEDED TO HELP CONTROL EROSION.
c) CONSTRUCTION OF BUILDING "C".
d) CONSTRUCTION OF ON SITE SIDEWALKS AND PUBLIC PLAZA WITH WATER FEATURE FOR BUILDING "C".
e) PAVING OF PARKING AREA FOR BUILDING "C". THIS IS THE PARKING AREA BETWEEN BUILDINGS "C" AND "B". PAVING OF DRIVE THRU LANE FOR BUILDING "C".
f) FINISH BUILDING "C" LANDSCAPING, LANDSCAPE INSTALLED PARKING AREA
REGARDLESS OF LOT LINES.
g) CONSTRUCTION PERMIT TIMING IS THREE (3) YEARS FROM RECORDING OF BINDING SITE PLAN.

PHASE IV:
THIS PHASE WILL INCLUDE THE CONSTRUCTION OF BUILDING "A" AND THE COMPLETION OF THE BUILDING "A" SITE.
a) DEVELOP CONSTRUCTION PLANS FOR BUILDING "A".
b) MAINTAIN EROSION CONTROL. CLEARING, GRADING, REMOVAL OF OLD CONCRETE AND ASPHALT ONLY AS NEEDED TO HELP CONTROL EROSION.
c) CONSTRUCTION OF BUILDING "A".
d) CONSTRUCTION OF ON SITE SIDEWALKS, PUBLIC PLAZA AND WATER FEATURE FOR BUILDING "A".
e) PAVING OF PARKING AREA FOR BUILDING "A". THESE ARE THE PARKING AREAS BETWEEN BUILDINGS "A" AND "B" AND THE PARKING AREA NORTH OF BUILDING "A". PAVING OF DRIVE THRU LANE FOR BUILDING "A".
f) FINISH BUILDING "A" LANDSCAPING, LANDSCAPE INSTALLED PARKING AREAS REGARDLESS OF LOT LINES.
g) CONSTRUCTION PERMIT TIMING IS FOUR (4) YEARS FROM RECORDING OF BINDING SITE PLAN.

SEQUENCE OF PHASES:
PHASE 1 SHALL OCCUR PRIOR TO OR CONCURRENTLY WITH THE OTHER PHASES. PHASES 2-4 MAY OCCUR IN ANY SEQUENCE OR CONCURRENTLY.



UTILITY PLAN

SHEET 3 OF 3 SHEETS

WSE WestSound Engineering, Inc
217 S.W. Wilkins Drive
Port Orchard, Wa. 98366
Phone (360) 876-3770
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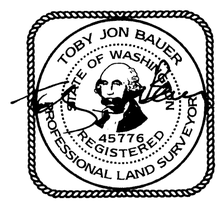


DATE: 10-1-2012

OLYMPIC COMMERCIAL CENTER
BINDING SITE PLAN

APPLICATION NO. PL-BSP-08-0004

signed

2012101.5002

Olympic Commercial Center Major Site Plan Amendment
PL-SPR-20-0005 et al
Hearing Examiner 10.04.2022
Exhibit B

RECEIVED
By Michelle Thomas at 11:00 am, May 14, 2021

OLYMPIC COMMERCIAL CENTER AMENDED BINDING SITE PLAN

APPLICATION NO. _____

A PORTION OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 2 EAST, OF THE W.M.
CITY OF GIG HARBOR, COUNTY OF PIERCE
STATE OF WASHINGTON

AMENDMENT NOTE: THIS AMENDED BINDING SITE PLAN SUPERCEDES AFN 201210165002 TO REMOVE THE BUILDING FROM LOT TO 2, UPDATE PARKING AREAS AND NOTES ASSOCIATED WITH REMOVED BUILDING

ORIGINAL TRACT ASSESSOR'S PARCEL NUMBER(S):
4003060010, 4003060020 & 4003060030

WE THE UNDERSIGNED ATTEST THAT WE ARE THE OWNERS OF THE LAND REPRESENTED ON THIS MAP AND THAT THIS BINDING SITE PLAN IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

_____
BERGENRICHARDS, LLC - JAMES R RICHARDS, MANAGER

STATE OF WASHINGTON)
COUNTY OF PIERCE) SS

ON THIS DAY PERSONALLY APPEARED BEFORE ME JAMES R RICHARDS TO ME KNOWN TO BE THE MANAGER OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT. IN WITNESS WHEREOF, I HAVE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THS _____ DAY OF _____ , _____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF RESIDING AT

MY COMMISSION EXPIRES _____ PRINT NAME _____.

WE THE UNDERSIGNED ATTEST THAT WE ARE THE OWNERS OF THE LAND REPRESENTED ON THIS MAP AND THAT THIS BINDING SITE PLAN IS MADE WITH FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES.

_____
WSDOT - PROPERTY MANAGEMENT PROGRAM MANAGER

STATE OF WASHINGTON)
COUNTY OF) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2020, BEFORE ME PERSONALLY APPEARED _____, PROPERTY MANAGEMENT PROGRAM MANAGER, FOR THE STATE OF WASHINGTON DEPARTMENT OF TRANSPORTATION, AND THAT SHE EXECUTED THE WITHIN AND FOREGOING INSTRUMENT AND ACKNOWLIDEGED THE SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID STATE OF WASHINGTON, FOR THE USES AND PURPOSES SET FORTH, AND ON OATH STATES THAT SHE IS AUTHORIZED TO EXECUTE SAID INSTRUMENT.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF RESIDING AT

MY COMMISSION EXPIRES _____ PRINT NAME _____.

LEGAL DESCRIPTION:

REVISED PARCEL A OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S NO. 200903035002, IN PIERCE COUNTY, WASHINGTON, FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE WESTERLY LINE OF WICKERSHAM ROAD AND A LINE DRAWN PARALLEL TO AND 150 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLE FROM THE SB LINE SURVEY OF THE SR 16, NARROWS BRIDGE TO OLYMPIC DRIVE IN SECTION 17 TOWNSHIP 21 NORTH RANGE 2 EAST OF THE W.M. IN PIERCE COUNTY, WASHINGTON;
THENCE SOUTHEASTERLY ON A LINE PARALLEL WITH SAID SB SURVEY LINE TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 1120+30; THENCE SOUTHEASTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION SB 1115+40 AND LYING 177.73 FEET NORTHEASTERLY THEREFROM; THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 72.27 FEET, A DISTANCE 113.52 FEET TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION SB 1116+12.27 ON SAID SB SURVEY LINE, AND LYING 250 FEET NORTHEAST THEREFROM; THENCE NORTHWESTERLY TO POINT OPPOSITE HIGHWAY ENGINEER'S STATION SB 1121+92.38 ON SAID LINE SURVEY AND LYING 252.26 FEET NORTHEASTERLY THEREFROM; THENCE NORTHWESTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 1121+93.72 ON SAID LINE SURVEY AND LYING 250 FEET NORTHEASTERLY THEREFROM, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF WICKERSHAM ROAD; THENCE SOUTHEASTERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING;

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:
COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF WICKERSHAM ROAD AND A LINE DRAWN PARALLEL TO AND 150 FEET NORTHEASTERLY MEASURED AT RIGHT ANGLE FROM THE SB LINE SURVEY OF THE SR 16, NARROWS BRIDGE TO OLYMPIC DRIVE IN SECTION 17 TOWNSHIP 21 NORTH RANGE 2 EAST OF THE W.M. IN PIERCE COUNTY, WASHINGTON; THENCE SOUTHEASTERLY ON A LINE PARALLEL WITH SAID SB SURVEY LINE TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 1120+30; THENCE SOUTHEASTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION SB 1115+40 AND LYING 177.73 FEET NORTHEASTERLY THEREFROM TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE ALONG AN ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 72.27 FEET, A DISTANCE OF 113.52 FEET TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION SB 1116+12.27 ON SAID SB SURVEY LINE, AND LYING 250 FEET NORTHEAST THEREFROM; THENCE SOUTHEASTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION SB 1114+75 ON SAID SB SURVEY LINE AND LYING 250 FEET NORTHEAST THEREFROM; THENCE SOUTH-WESTERLY TO A POINT OPPOSITE HIGHWAY ENGINEER'S STATION 1114+75 ON SAID SB SURVEY LINE AND LYING 180.64 FEET NORTHEAST THEREFROM; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2925.00 FEET, A DISTANCE OF 26.51 FEET TO A POINT OPPOSITE HIGH-WAY ENGINEER'S STATION 1115+01.51 AND LYING 179.98 FEET NORTH-EASTERLY THEREFROM; THENCE NORTHWESTERLY TO THE TRUE POINT OF BEGINNING AND THE TERMINUS OF THIS DESCRIPTION;

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

CONDITIONS OF APPROVAL

1. APPLICANT SHALL COMPLY WITH THE MITIGATION AS SET OUT IN THE REVISED MDNS (SEPA 10-0018), UNLESS A REVISED SEPA DETERMINATION IS ISSUED FOR THE PROJECT.
2. APPLICANT SHALL DEMONSTRATE COMPLIANCE WITH PARKING REQUIREMENTS PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR BUILDING C. THE CITY MAY AUTHORIZE A "SHELL ONLY" BUILDING PERMIT PRIOR TO THE SUBMISSION OF THE INFORMATION NEEDED TO DOCUMENT THAT PARKING REQUIREMENTS ARE MET.
3. ALL REQUIRED LANDSCAPING SHALL BE INSTALLED CONSISTENT WITH THE ALTERNATIVE LANDSCAPE PLAN DATED JANUARY 11, 2010. ALL LANDSCAPING REQUIRED FOR EACH INDIVIDUAL LOT SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY FOR THE BUILDING PROPOSED FOR THE LOT.
4. REMOVED
5. THE APPLICANT SHALL COMPLY WITH ALL REQUIREMENTS OF THE CITY'S BUILDING AND FIRE SAFETY DIVISION SET FORTH IN THE COMMENTS DATED AUGUST 21, 2009 AND AUGUST 31, 2009.
6. THE APPLICANT SHALL PROVIDE TO THE CITY BOTH A FINAL RECORD DRAWING AND A FINAL RECORD SURVEY OF THE PROPOSED DEVELOPMENT, EACH IN BOTH MYLAR FORMAT AND DIGITAL FORMAT. THESE DRAWINGS SHALL BE PROVIDED AFTER THE CITY ACCEPTS THE CONSTRUCTION IMPROVEMENTS SHOWN ON THE CIVIL PLANS BUT PRIOR TO ANY CERTIFICATE OF OCCUPANCY FOR ANY BUILDINGS OR STRUCTURES LOCATED ON THE SITE PLAN. THE DIGITAL FORMAT OF THE DRAWINGS SHALL BE IN AUTOCAD VERSION 2008 OR OLDER AND INCLUDE ALL IMPROVEMENTS IN THE RIGHT-OF-WAY AND ALL STORMWATER, WATER, AND SEWER UTILITIES. THE HORIZONTAL DATUM SHALL BE NAD 1983 HARN STATE PLANE SOUTH FIPS 4602 FEET OR AS OTHERWISE APPROVED BY THE CITY. THE VERTICAL DATUM SHALL BE NGVD 29, OR AS OTHERWISE APPROVED BY THE CITY.
7. PROPOSED WATER AND SEWER UTILITY DESIGNS, STORMWATER FACILITY DESIGNS, AND ROADWAY DESIGNS SHALL CONFORM TO THE CITY'S PUBLIC WORKS STANDARDS AND STORMWATER DESIGN MANUAL. THESE STANDARDS ALSO ADDRESS SPECIFIC CITY DESIGN REQUIREMENTS SUCH AS RESTORATION OF THE CITY RIGHT-OF-WAY AND TRAFFIC CONTROLS.
8. EROSION SHALL BE CONTROLLED THROUGHOUT THE CONSTRUCTION OF THE PROJECT PER THE CITY'S PUBLIC WORKS STANDARDS AND STORMWATER DESIGN MANUAL.
9. CITY FORCES MAY REMOVE ANY TRAFFIC CONTROL DEVICE CONSTRUCTED WITHIN THE CITY RIGHT-OF-WAY NOT APPROVED BY THE ENGINEERING DIVISION. ANY LIABILITY INCURRED BY THE CITY DUE TO NON-CONFORMANCE BY THE APPLICANT SHALL BE TRANSFERRED TO THE APPLICANT.
10. A ROAD ENCROACHMENT PERMIT SHALL BE ACQUIRED FROM THE CITY PRIOR TO ANY CONSTRUCTION WITHIN CITY RIGHT-OF-WAY, INCLUDING UTILITY WORK, IMPROVEMENTS TO THE CURB, GUTTER, AND SIDEWAY, ROADWAY SHOULDERS AND DITCHES, AND INSTALLATION OF CULVERTS. ALL WORK WITHIN THE CITY RIGHT-OF-WAY SHALL CONFORM TO THE CITY'S PUBLIC WORKS STANDARDS AND STORMWATER DESIGN MANUAL.
11. THE SITE SHALL BE LIMITED TO THE THREE ACCESS POINTS SHOWN GENERALLY ON THE PRELIMINARY SITE PLAN ALONG THE FRONTAGE OF SOUNDVIEW DRIVE.
12. SIGHT DISTANCE AT THE THREE ACCESS POINTS ALONG THE FRONTAGE OF SOUNDVIEW DRIVE SHALL MEET THE MINIMUM REQUIREMENTS IN THE PUBLIC WORKS STANDARDS, SECTION 2B.150 AND FIGURE 2-01. THE APPLICANT'S ENGINEER SHALL PROVIDE A SIGHT DISTANCE CERTIFICATION VERIFYING THAT SIGHT DISTANCE IS MET. THE PROPERTY OWNER IS RESPONSIBLE TO MAINTAIN THE MINIMUM SIGHT DISTANCE.
13. IRRIGATION AND MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGH-OF-WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR ITS HEIRS OR ASSIGNS.
14. THE CITY'S STORMWATER MAINTENANCE AGREEMENT WILL BE REQUIRED FOR THE SITE, WHICH SHALL BE RECORDED PRIOR TO FINAL CIVIL PLAN APPROVAL BY THE CITY. STORMWATER AND/OR DRAINAGE EASEMENTS ALSO SHALL BE GRANTED TO THE CITY FOR THE INSPECTION OF UTILITIES AND DRAINAGE FACILITIES. NO ENCROACHMENT WILL BE PLACED WITHIN THE EASEMENTS THAT MAY DAMAGE OR INTERFERE WITH THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES. MAINTENANCE AND EXPENSE FOR THE UTILITIES AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS AND ITS HEIRS OR ASSIGNS, AS NOTED IN THE RECORDED STORMWATER MAINTENACE AGREEMENT.
15. "WARNING: CITY OF GIG HARBOR HAS NO RESPONSIBILITY TO BUILD IMPROVE, MAINTAIN OR OTHERWISE SERVICE PRIVATE ROADWAYS OR DRIVEWAYS WITHIN, OR PROVIDING ACCESS TO, PROPERTY DESCRIBED IN THIS SITE PLAN"
16. "INCREASED STORMWATER RUNOFF FROM THE ROAD(S), BUILDING, DRIVEWAY AND PARKING AREAS SHALL NOT BE DIRECTED TO CITY INFRASTRUCTURE. INCREASED STORM WATER RUNOFF SHALL BE RETAINED/DETAINED ON SITE."
17. "WHERE SEASONAL DRAINAGE CROSSES SUBJECT PROPERTY, NO FILLING OR DISRUPTION OF THE NATURAL FLOW SHALL BE PERMITTED."
18. STORMWATER FOR RUNOFF FROM BUILDINGS AND PARKING SURFACES SHALL BE SHOWN ON INDIVIDUAL BUILDING LOTS, INCLUDING DRYWELL SIZING OR STORM DRAIN CONNECTION POINTS.
19. APPLICANT SHALL COMPLY WITH THE CONDITIONS OF APPROVAL AS AMENDED UNDER SPA-12-0005 WHICH ARE ON FILE AT THE CITY OF GIG HARBOR.

DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT WE HEREBY DECLARE THIS LAND PLATTED AND DEDICATE ANY AND ALL ROADS AND EASEMENTS SHOWN ON THE BINDING SITE PLAN TO THE PUBLIC. ALSO THEIR RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT AND THE REASONABLE GRADING OF ALL STREETS AND ROADS SHOWN THEREON; DEVELOPMENT OF ALL LOTS EMBRACED IN THIS BINDING SITE PLAN SHALL CONFORM, ADHERE, AND ARE SUBJECT TO THE CONDITIONS DEPICTED AND STATED HERON.

TITLE NOTES:

A SUBDIVISION GUARANTEE PROVIDED BY TICOR TITLE COMPANY, THEIR ORDER NO. 6447295 AND DATED AUGUST 27, 2012 (FOURTH REPORT) WAS RELIED UPON FOR RECORD INFORMATION AFFECTING THIS SURVEY.

1. NOT APPLICABLE TO BE SHOWN ON SURVEY.
2. SUBJECT TO THE CONTRACT OF SALE AND THE TERMS AND CONDITIONS THEREOF, AFN 200701051224.
3. RELINQUISHMENT OF ACCESS TO STATE HIGHWAY NUMBER SR16 AND OF LIGHT, VIEW AND AIR BY DEED TO THE STATE OF WASHINGTON, AFN 9304210472.
4. NOT APPLICABLE TO BE SHOWN ON SURVEY.
5. EASEMENT FOR EXISTING AND FUTURE POWER LINES, UNDER, OVER, ALONG AND ACROSS THE PROPERTY, RESERVED BY CITY OF TACOMA IN DEED AFN 2621814.(DOES NOT AFFECT PARCEL)
6. EASEMENT FOR INGRESS AND EGRESS, GRANTED IN AFN 1968742 WHICH IS A RE-RECORD OF AFN 1967253(DOES NOT AFFECT PARCEL)
7. EASEMENT TO PENINSULA LIGHT COMPANY, FOR UNDERGROUND POWER, AFN 200101120654(SHOWN)
8. MATTERS DISCLOSED BY UNRECORDED SURVEY DATED NOVEMBER 20, 2008 BY WESTSOUND ENGINEERING, INC., AS FOLLOWS: a) ASPHALT TRAIL b) 6 FOOT CHAIN LINK FENCE(SHOWN)
9. CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATION, SET BACK LINES AND STATEMENTS IF ANY AS SET FORTH/DELINEATED ON BOUNDARY LINE ADJUSTMENT NO. 200903035002.(BLANKET)
10. ASPHALT TRAIL CROSSING NORTHERLY CORNER OF WITHIN DESCRIBED PROPERTY, AND FENCES NOT LOCATED ON PROPERTY LINES, AS DELINEATED ON BOUNDARY LINE ADJUSTMENT NO. 200903035002.(SHOWN)

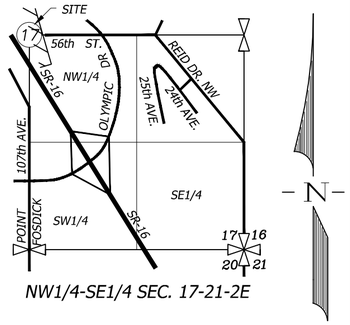
EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND CONVEYED TO PENINSULA LIGHT CO., PUGET SOUND ENERGY, CENTURYLINK, XFINITY, AND THEIR SUCCESSORS AND ASSIGNS, UNDER AND UPON A 8 FOOT WIDE STRIP WITHIN THE LOTS OF THIS PLAT IN WHICH TO CONSTRUCT, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, GAS, TELEPHONE AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON SAID LOT 8 FOOT STRIP AT ALL TIMES FOR THE PURPOSES HEREIN STATED, SAID STRIP ABUTTING ONLY THE ROAD RIGHTS-OF-WAY AS SHOWN HEREON.

NOTES:

1. ALL DEVELOPMENT OF THE SITE SHALL BE IN CONFORMANCE WITH PL-CUP-10-0005 AND PL-SPR-08-0008 AS MODIFIED UNDER SPA-12-0005 AND PL-SPR-20-0001 AND PL-BSP-18-0001.
2. THIS BINDING SITE PLAN IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S) AS RECORDED UNDER AFN 201210160223.
3. PARKING IS SHARED, SEE CCR'S FOR DETAILS.

TOBY JON BAUER
STATE OF WASHINGTON
45776
REGISTERED
PROFESSIONAL LAND SURVEYOR
04-15-2021



NW1/4-SE1/4 SEC. 17-21-2E

INDEX BLOCK & VICINITY MAP
Scale 4" = 1 Mile

PLANNING DEPARTMENT

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN CONFORMS TO THE APPLICABLE ZONING ORDINANCES, COMPREHENSIVE PLAN OR OTHER LAND USE CONTROLS AT TIME OF THIS APPROVAL.

_____
PLANNING DIRECTOR DATE

ENGINEERING DEPARTMENT

I HEREBY CERTIFY THAT THIS BINDING SITE PLAN IS BEING RECORDED IN COMPLIANCE WITH THE CITY OF GIG HARBOR PUBLIC WORKS STANDARDS FOR EXISTING STREETS, OTHER RIGHT-OF-WAY, BRIDGES, SEWAGE AND OTHER WATER SYSTEMS, AND OTHER STRUCTURES.

_____
CITY ENGINEER DATE

COUNTY ASSESSOR/TREASURER

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

_____
DEPUTY ASSESSOR/TREASURER DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20_____, IN VOLUME _____ OF SURVEYS AT PAGE _____, TOGETHER WITH DEED OF CONVEYANCE RECORDED UNDER AUDITOR'S FILE NO. _____.

_____
AUDITOR

SURVEYOR'S STATEMENT

I TOBY JON BAUER , REGISTERED AS A AS A LAND SURVEYOR BY THE STATE OF WASHINGTON, CERTIFY THAT THIS BINDING SITE PLAN IS BASED ON AN ACTUAL SURVEY OF THE LAND DESCRIBED HEREIN CONDUCTED BY ME OR UNDER MY SUPERVISION; THAT THE DISTANCES, COURSES, ANGLES ARE SHOWN THEREON CORRECTLY; AND THAT THE MONUMENTS OTHER THAN THOSE MONUMENTS APPROVED FOR SETTING AT A LATER DATE, HAVE BEEN SET ON LOT CORNERS STAKED ON THE GROUND AS DEPICTED ON THIS BINDING SITE PLAN.

_____
TOBY JON BAUER, PLS

45776 04-15-2021
Certificate No. Date

EQUIPMENT / PROCEDURE

SURVEY PERFORMED WITH A 3" TOTAL STATION USING TRAVERSE AND RADIAL METHODS. SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN WAC 332.130.090.

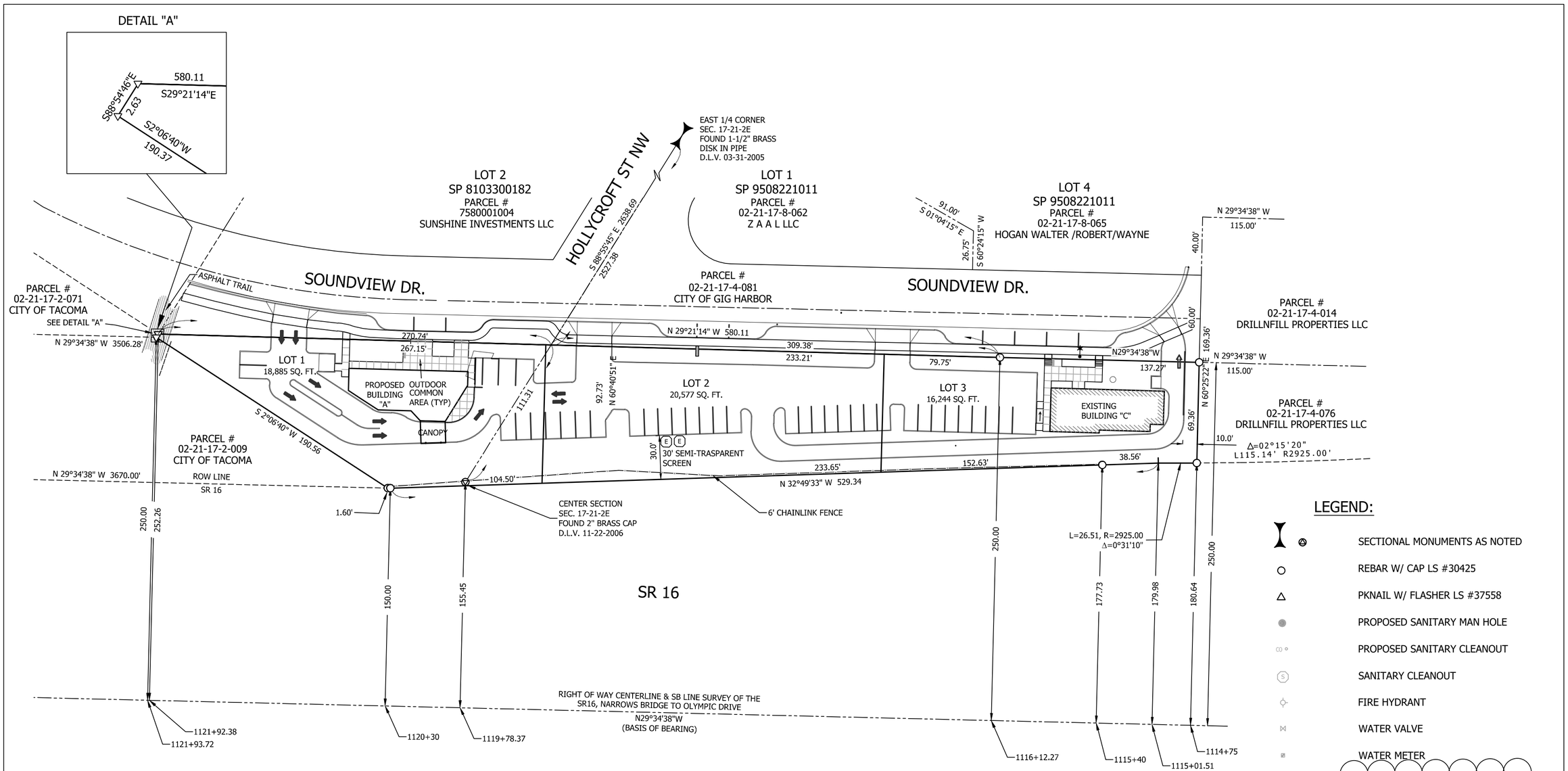
BASIS OF BEARING:

SR 16 MP 8.34 TO MP 18.87
NARROWS BRIDGE TO OLYMPIC DRIVE
SHEET 7 OF 26 SHEETS DATE MARCH 19, 1970

WestSound Engineering, Inc
217 S.W. Wilkins Drive Port Orchard, Wa. 98366
Phone (360) 876-3770 Fax (360) 876-0439
E-mail: wse@wsengineering.com http://www.wsengineering.com

DRAWN	DATE	DWG
TJB	4/15/2021	1439 Amended BSP
CHECKED	SCALE	JOB NUMBER
TJB	1" = 50'	1439

BINDING SITE PLAN FOR REQUESTED BY:
Name BERGENRICHARDS, LLC
Address 2617 115TH AVE NW
City GIG HARBOR State WA Zip 98335
Telephone (253)851-9838



LEGEND:

- SECTIONAL MONUMENTS AS NOTED
- REBAR W/ CAP LS #30425
- PKNAIL W/ FLASHER LS #37558
- PROPOSED SANITARY MAN HOLE
- PROPOSED SANITARY CLEANOUT
- SANITARY CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- LEVEL 3 RAPID CHARGING STATIONS

SITE DATA:

ZONING DISTRICT:	B-2
SETBACKS:	FRONT 20' SIDE 20' REAR 20'/30'
VARIANCE:	10' DRIVE THROUGH LANE 22' LOT A BUILDING & RELATED ITEMS
TOTAL SITE AREA:	55,707 SF
PERCENT OF IMPERMEABLE COVERAGE:	12%, 6,914 SF
AREA OF PERMEABLE PAVEMENT:	45%, 25,233 SF
*TOTAL HARD SURFACE:	57%, 32,147 SF
AREA OF LANDSCAPING	42%, 23,560 SF
NUMBER OF UNITS PROPOSED:	2
OCCUPANCY:	6,761 SF
BUILDING AREA:	BUILDING A - 3,201 SF BUILDING C - 3,560 SF
NUMBER OF STORIES:	2
HEIGHT:	35'0"
TOTAL NUMBER OF PARKING STALLS:	37 (2 ADA)
TOTAL PARKING & MANEUVERING AREA:	25,233 SF
TYPE OF CONSTRUCTION:	V-B
SPRINKLERED / NON-SPRINKLERED:	SPRINKLERED
OCCUPANCY CLASSIFICATION:	B
COMMON AREA:	BUILDING A - 809 SF BUILDING C - 378 SF

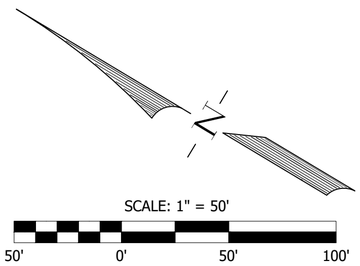
BUILDING	GROSS FLOOR AREA	USE
A	3,201	RESTAURANT
C	3,560	RESTAURANT
TOTAL	6,761	

TOTAL PARKING STALLS ON SITE 37
** ONE REQUIRED PARKING SPACE PER TWO EMPLOYEES ASSIGNED TO DRIVE THROUGH.

IMPERVIOUS SURFACE COMPLIANCE

TOTAL IMPERVIOUS PROPOSED	6,914
TOTAL SITE AREA	55,707
*PERCENTAGE PROPOSED:	12.4%

*THIS CALCULATION INCLUDES PLAZA AREAS LOCATED IN REQUIRED COMMON AREAS, WHICH COULD BE EXCLUDED PER THE DESIGN MANUAL.



SURVEY CONTROL AND SITE PLAN

SHEET 2 OF 3 SHEETS

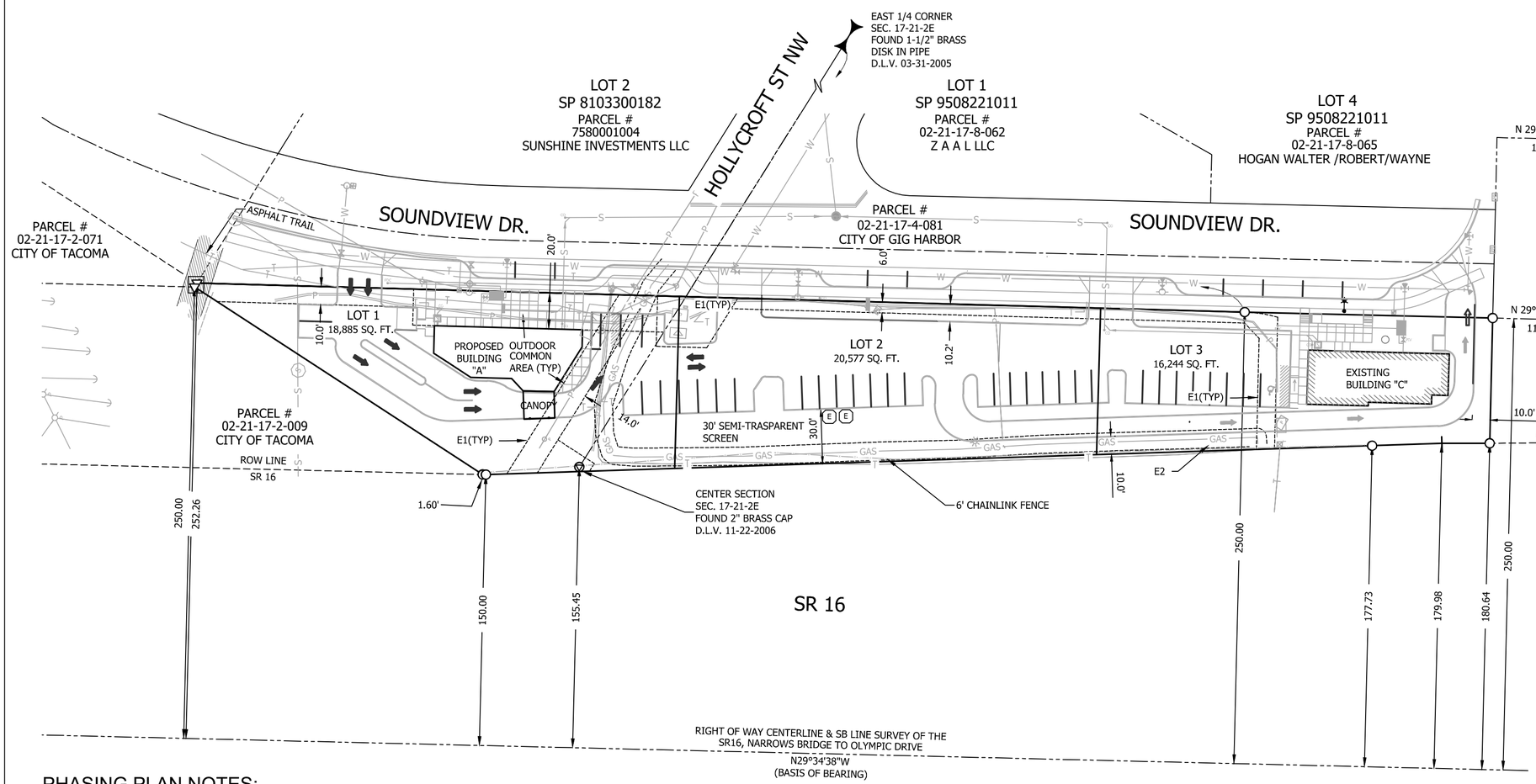
WSE WestSound Engineering, Inc
217 S.W. Wilkins Drive
Port Orchard, Wa. 98366
Phone (360) 876-3770
Fax (360) 876-0439
E-mail: wse@wsengineering.com
http://www.wsengineering.com

DRAWN	DATE	DWG
TJB	4/15/2021	1439 AMENDED BSP
CHECKED	SCALE	JOB NUMBER
TJB	1" = 50'	1439

DATE: 04-15-2021

OLYMPIC COMMERCIAL CENTER
AMENDED BINDING SITE PLAN

APPLICATION NO.



EASEMENT LEGEND:

E1	UNDERGROUND POWER CABLE SYSTEM, AND INCIDENTAL PURPOSES EASEMENT PER GIG HARBOR EASEMENT AGREEMENT NO. C010328GSC AFN 200101120654
E2	UNDERGROUND GAS EASEMENT

LEGEND:

- SECTIONAL MONUMENTS AS NOTED
- REBAR W/ CAP LS #30425
- PKNAIL W/ FLASHER LS #37558
- PROPOSED SANITARY MAN HOLE
- PROPOSED SANITARY CLEANOUT
- SANITARY CLEANOUT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- (E) LEVEL 3 RAPID CHARGING STATIONS

PHASING PLAN NOTES:

PHASE I:
THIS PHASE INVOLVED ALL IMPROVEMENTS ON THE APPROVED CIVIL PLANS THAT ARE IN THE RIGHT OF WAY AND SOME ON SITE IMPROVEMENTS.
PHASE COMPLETE

PHASE II:
THIS PHASE INCLUDES THE INSTALLATION OF TWO ELECTRIC CAR CHARGING STATIONS. INSTALLATION OF MORE CHARGING STATIONS MAY BE ADDED AS NEEDED.

PHASE III:
THIS PHASE INCLUDED THE CONSTRUCTION OF BUILDING “C” AND THE COMPLETION OF THE BUILDING “C” SITE.
PHASE COMPLETE

PHASE IV:
THIS PHASE WILL INCLUDE THE CONSTRUCTION OF BUILDING “A” AND THE COMPLETION OF THE BUILDING “A” SITE.

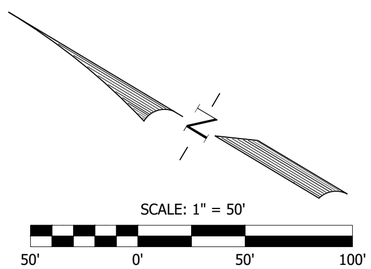
a) DEVELOP CONSTRUCTION PLANS FOR BUILDING “A”.
b) MAINTAIN EROSION CONTROL. CLEARING, GRADING, REMOVAL OF OLD CONCRETE AND ASPHALT ONLY AS NEEDED TO HELP CONTROL EROSION.
c) CONSTRUCTION OF BUILDING “A”.
d) CONSTRUCTION OF ON SITE SIDEWALKS, PUBLIC PLAZA AND WATER FEATURE FOR BUILDING “A”.
e) PAVING OF PARKING AREAS FOR BUILDING “A”. PAVING OF DRIVE THRU LANE FOR BUILDING “A”.
f) FINISH BUILDING “A” LANDSCAPING, LANDSCAPE INSTALLED PARKING AREAS REGARDLESS OF LOT LINES.
g) CONSTRUCTION PERMIT TIMING IS FOUR (4) YEARS FROM RECORDING OF BINDING SITE PLAN.

SEQUENCE OF PHASES:
PHASE 1 SHALL OCCUR PRIOR TO OR CONCURRENTLY WITH THE OTHER PHASES. PHASES 2-4 MAY OCCUR IN ANY SEQUENCE OR CONCURRENTLY.

NOTES:

1) PURSUANT TO HEARING EXAMINER DECISION OF CASE SPR 8-008 AND CUP 8-006, 2-3-10, POROUS CONCRETE WAS PREVIOUSLY APPROVED.

2) AN UPDATED TIA FOR THE PROJECT SHALL BE SUBMITTED AT THE TIME OF BUILDING APPLICATION FOR LOT 1. TIA SHALL USE ENGINEER LOGIC AND ASSUMPTIONS TO DEMONSTRATE THAT STACKING INTO THE CITY ROW WILL NOT OCCUR FROM THE PROPOSED DRIVE THROUGH. FOLLOWING ISSUANCE OF CERTIFICATE OF OCCUPANCY, IF STACKING INTO THE CITY ROW EVER OCCURS CONSISTENTLY, THE TENANT AND OWNER SHALL IMMEDIATELY WORK WITH THE CITY TO MAKE ANY OPERATIONAL ADJUSTMENTS NECESSARY TO REMEDY THE DRIVE THROUGH VEHICLES STACKING INTO THE CITY ROW.



UTILITY PLAN

SHEET 3 OF 3 SHEETS

WSE WestSound Engineering, Inc
217 S.W. Wilkins Drive
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Phone (360) 876-3770
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DRAWN	DATE	DWG
TJB	4/15/2021	1439 AMENDED BSP
CHECKED	SCALE	JOB NUMBER
TJB	1" = 50'	1439

DATE: 04-15-2021

OLYMPIC COMMERCIAL CENTER
AMENDED BINDING SITE PLAN

APPLICATION NO.

RECEIVED
By MThomas City of Gig Harbor at 7:21 am, Apr 28, 2022

OLYMPIC COMMERCIAL CENTER

A PORTION OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M.
PIERCE COUNTY, WASHINGTON

SITE PLAN AND LANDSCAPING

Olympic Commercial Center Major Site Plan Amendment
PL-SPR-20-0005 et al
Hearing Examiner 10.04.2022
Exhibit C

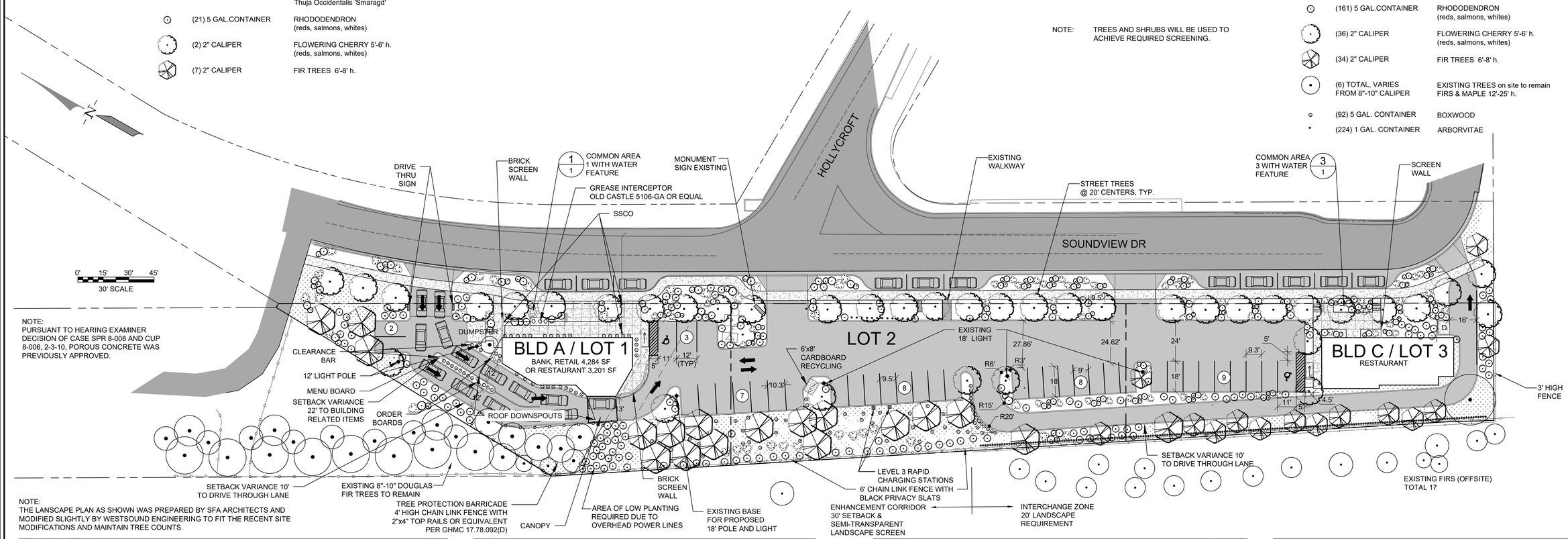
NOTE: TREES AND SHRUBS WILL BE USED TO ACHIEVE REQUIRED SCREENING.

LOT 2 ONLY, ENHANCEMENT COORIDOR SEMI-TRANSPARENT SCREEN EXISTING PLANT LEGEND

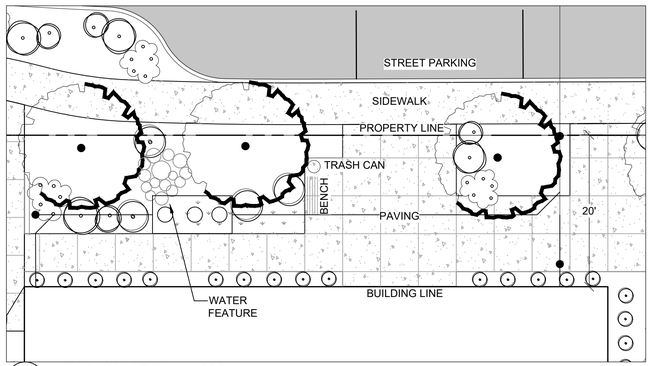
SYMBOL	QUANTITY	(ON SITE) SPECIES
⊙	(30) 5 GAL. CONTAINER	BOXWOOD
	(12) 5.8 GAL. CONTAINER	EMERALD CEDAR ARBORVITAE 10'-15' HIGH Thuja Occidentalis 'Smaragd'
⊙	(21) 5 GAL.CONTAINER	RHODODENDRON (reds, salmons, whites)
	(2) 2" CALIPER	FLOWERING CHERRY 5'-6' h. (reds, salmons, whites)
	(7) 2" CALIPER	FIR TREES 6'-8' h.

PLANT LEGEND

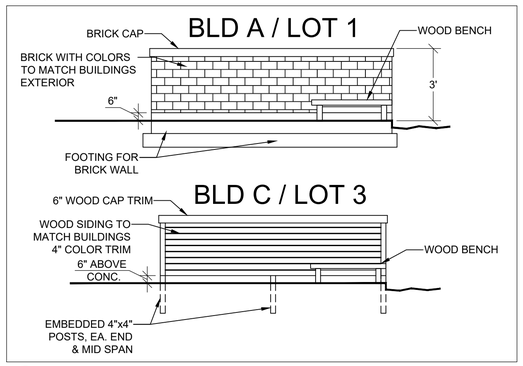
SYMBOL	QUANTITY	(ON SITE) SPECIES
	6" THICK	ORGANIC MATERIAL GROUND COVER
	(112) 2 GAL. CONTAINER	NATIVE SHRUBS FLOWERING CURRENT EVERGREEN HUCKLEBERRY
⊙	(161) 5 GAL.CONTAINER	RHODODENDRON (reds, salmons, whites)
	(36) 2" CALIPER	FLOWERING CHERRY 5'-6' h. (reds, salmons, whites)
	(34) 2" CALIPER	FIR TREES 6'-8' h.
	(6) TOTAL, VARIES FROM 8"-10" CALIPER	EXISTING TREES on site to remain FIRS & MAPLE 12'-25' h.
⊙	(92) 5 GAL. CONTAINER	BOXWOOD
•	(224) 1 GAL. CONTAINER	ARBORVITAE



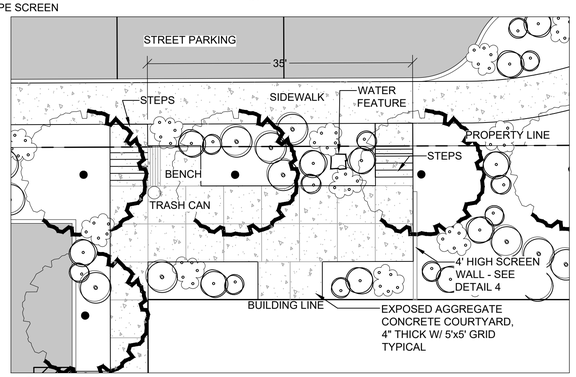
NOTE:
THE LANSCAPE PLAN AS SHOWN WAS PREPARED BY SFA ARCHITECTS AND MODIFIED SLIGHTLY BY WESTSOUND ENGINEERING TO FIT THE RECENT SITE MODIFICATIONS AND MAINTAIN TREE COUNTS.



1 COMMON AREA 1 - 809 sf
SCALE: 1" = 10'



2 SCREEN WALL
SCALE: 1" = 5'



3 COMMON AREA 3 - 378 sf
SCALE: 1" = 10'

4 SITE DATA

ZONING DISTRICT:	B-2
SETBACKS:	FRONT 20'
	SIDE 20'
	REAR 20'/30'
VARIANCE:	10' DRIVE THROUGH LANE
	22' LOT A BUILDING & RELATED ITEMS
TOTAL SITE AREA:	55,707 SF
PERCENT OF IMPERMEABLE COVERAGE:	12%, 6,914 SF
AREA OF PERMEABLE PAVEMENT:	45%, 25,233 SF
*TOTAL HARD SURFACE:	57%, 32,147 SF
AREA OF LANDSCAPING	42%, 23,560 SF
NUMBER OF UNITS PROPOSED:	2
OCCUPANCY:	6,761 SF
BUILDING AREA:	BUILDING A - 3,201 SF
	BUILDING C - 3,560 SF
NUMBER OF STORIES:	2
HEIGHT:	32'0"
TOTAL NUMBER OF PARKING STALLS:	37 (2 ADA)
TOTAL PARKING & MANEUVERING AREA:	25,233 SF
TYPE OF CONSTRUCTION:	V-B
SPRINKLERED / NON-SPRINKLERED:	SPRINKLERED
OCCUPANCY CLASSIFICATION:	B
COMMON AREA:	BUILDING A - 809 SF
	BUILDING C - 378 SF

BUILDING	GROSS FLOOR AREA	USE	REQUIRED PARKING	COMMON AREA REQUIRED	CA CREDIT	ADJUSTED REQUIRED PARKING
A	3,201	RESTAURANT	18+1**	320.1	1.6005	17.3995
C	3,560	RESTAURANT	18+1**	356	1.78	17.22
TOTAL	6,761		38	676.1	3.3805	34.6195

TOTAL PARKING STALLS ON SITE 37
** ONE REQUIRED PARKING SPACE PER TWO EMPLOYEES ASSIGNED TO DRIVE THROUGH.

IMPERVIOUS SURFACE COMPLIANCE

TOTAL IMPERVIOUS PROPOSED	6,914
TOTAL SITE AREA	55,707
*PERCENTAGE PROPOSED:	12.4%

*THIS CALCULATION INCLUDES PLAZA AREAS LOCATED IN REQUIRED COMMON AREAS, WHICH COULD BE EXCLUDED PER THE DESIGN MANUAL.

DESIGNED BY CJM
DRAWN BY CJM/PWB
CHECKED BY
SEC 17 TWN 21N R 2E
SCALE 1"=30'

REV.	DESCRIPTION	DATE	BY

CRAIG T. BALDWIN — STATE OF WASHINGTON — 21050 — REGISTERED PROFESSIONAL ENGINEER
DATE SEALED 4/21/2022

TITLE OLYMPIC COMMERCIAL CENTER
SITE PLAN AND LANDSCAPING

CLIENT BERGEN-RICHARDS LLC
12310 50TH AVE CT NW
GIG HARBOR, WA 98332
206-478-0103

WSE WestSound Engineering, Inc
ENGINEERING, PLANNING AND SURVEYING
217 S.W. Wilkins Drive — Port Orchard, Wa. 98366
Phone (360) 876-3770 — Fax (360) 876-0439
E-mail: wse@wsengineering.com — http://www.wsengineering.com

JOB No. 1439 SHT 1 OF 1 SHTS

File: X:\Projects\Active\1400\1439 - Olympic Commercial\Design\1439 - Site Concept 04-15-2021.dwg Layout: Concept With B Date: 04-21-2022 @ 09:42 Login: Paul

OLYMPIC COMMERCIAL CENTER

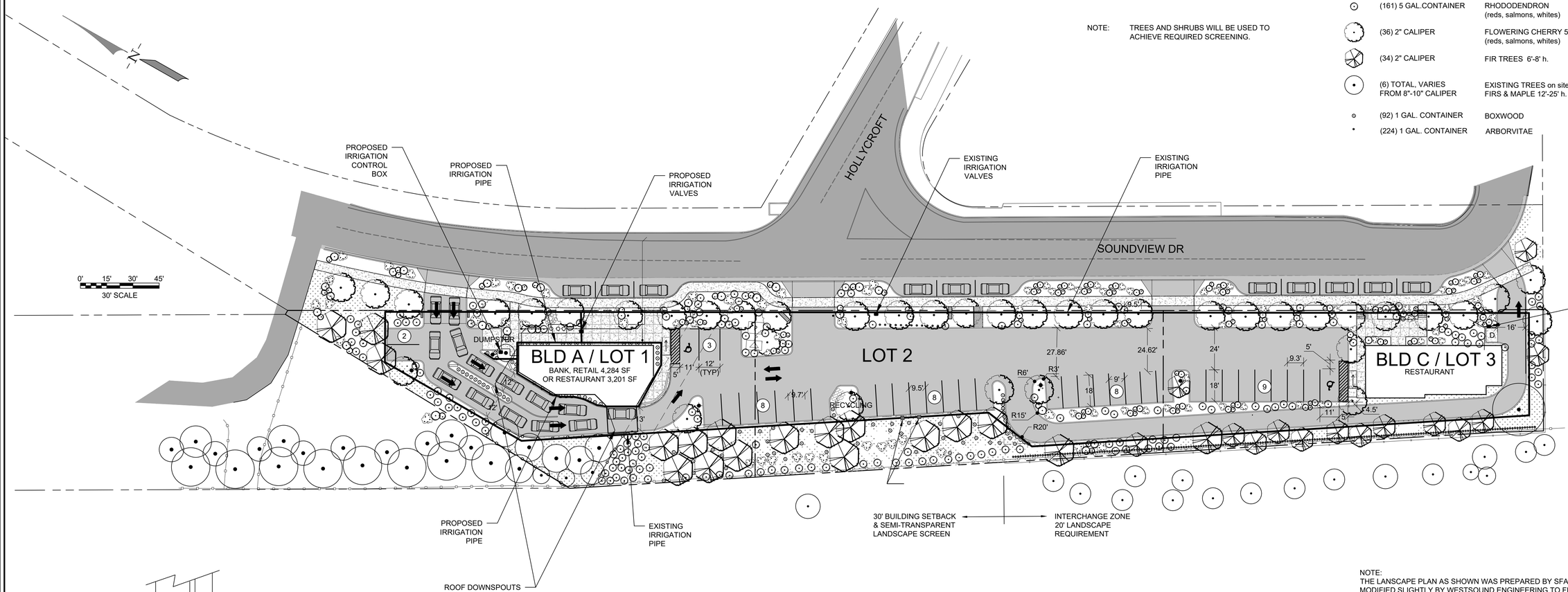
A PORTION OF SECTION 17, TOWNSHIP 21 NORTH, RANGE 2 EAST, W.M.
PIERCE COUNTY, WASHINGTON

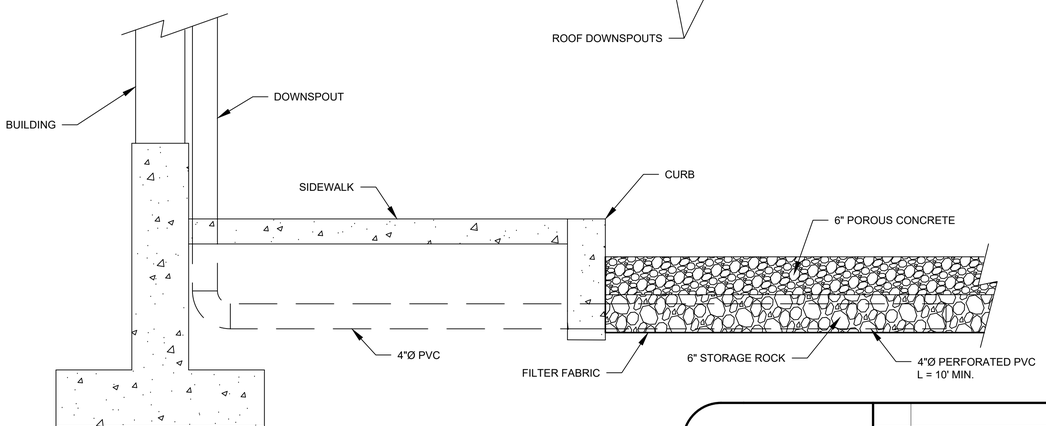
IRRIGATION PLAN

PLANT LEGEND

SYMBOL	QUANTITY	(ON SITE) SPECIES
	6" THICK	ORGANIC MATERIAL GROUND COVER
	(112) 2 GAL. CONTAINER	NATIVE SHRUBS FLOWERING CURRENT EVERGREEN HUCKLEBERRY
	(161) 5 GAL.CONTAINER	RHODODENDRON (reds, salmons, whites)
	(36) 2" CALIPER	FLOWERING CHERRY 5'-6' h. (reds, salmons, whites)
	(34) 2" CALIPER	FIR TREES 6'-8' h.
	(6) TOTAL, VARIES FROM 8"-10" CALIPER	EXISTING TREES on site to remain FIRS & MAPLE 12'-25' h.
	(92) 1 GAL. CONTAINER	BOXWOOD
	(224) 1 GAL. CONTAINER	ARBORVITAE

NOTE: TREES AND SHRUBS WILL BE USED TO ACHIEVE REQUIRED SCREENING.





ROOF DOWNSPOUT DISPERSION
NTS

NOTE:
THE LANSCAPE PLAN AS SHOWN WAS PREPARED BY SFA ARCHITECTS AND MODIFIED SLIGHTLY BY WESTSOUND ENGINEERING TO FIT THE RECENT SITE MODIFICATIONS AND MAINTAIN TREE COUNTS.

DESIGNED BY CJM
DRAWN BY PWB
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SEC 17 TWN 21N R 2E
SCALE 1"=30'

REV.	DESCRIPTION	DATE	BY

CRAIG J. BALDWIN — STATE OF WASHINGTON — 21050 — REGISTERED PROFESSIONAL ENGINEER
DATE SEALED 4/21/2022

TITLE OLYMPIC COMMERCIAL CENTER
IRRIGATION PLAN

CLIENT BERGEN-RICHARDS LLC
12310 50TH AVE CT NW
GIG HARBOR, WA 98332
206-478-0103

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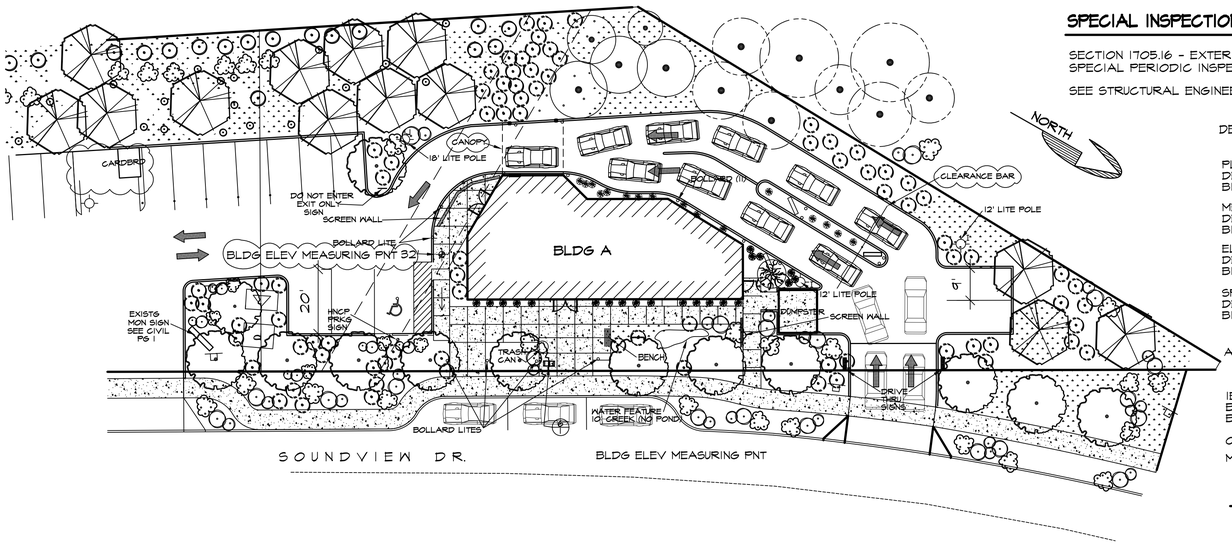
JOB No. 1439 SHT 1 OF 1 SHTS

File: X:\Projects\Active\14001439 - Olympic Commercial\Design\1439 - Site Concept 04-15-2021.dwg Layout: Concept With B IRRIGATION Date: 04-21-2022 @ 09:43 Login: Paul

Olympic Commercial Center Major Site
Plan Amendment
PL-SPR-20-0005 et al
Hearing Examiner 10.04.2022
Exhibit D

RECEIVED
By Michelle Thomas at 10:55 am, May 14, 2021



SITE PLAN

1" = 20'-0"

FOR DIMENSIONS AND FURTHER SITE INFORMATION REFER TO CIVIL PLANS BY WESTSOUND ENGINEERING, INC.

SPECIAL INSPECTIONS

SECTION 1705.16 - EXTERIOR INSULATION AND FINISHES SYSTEMS (EIFS)
SPECIAL PERIODIC INSPECTIONS SHALL BE REQUIRED FOR ALL EIFS APPLICATIONS.

SEE STRUCTURAL ENGINEERING FOR FURTHER SPECIAL INSPECTIONS.

DEFFERED PLANS:

PLUMBING PERMITTING WILL BE DEFERRED TO CONTRACTOR'S BIDDER DESIGN SUBMITTAL.

MECHANICAL PERMITTING WILL BE DEFERRED TO CONTRACTOR'S BIDDER DESIGN SUBMITTAL.

ELECTRICAL PERMITTING WILL BE DEFERRED TO CONTRACTOR'S BIDDER DESIGN SUBMITTAL.

SPRINKLER & ALARM PERMITTING WILL BE DEFERRED TO CONTRACTOR'S BIDDER DESIGN SUBMITTAL.

ALLOWABLE AREA TABLE 503 TYPE V-B, SPRINKLERED:

GROUP B = 36,000 SF

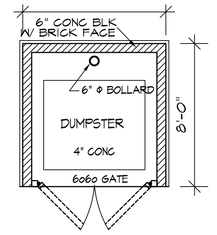
IBC SEC 508.3.2 ALLOWABLE BLDG AREA - THE ALLOWABLE BLDG AREA OF THE BLDG OR PORTION THEREOF SHALL BE BASED ON THE MOST RESTRICTIVE ALLOWANCES FOR THE

OF CONSTRUCTION OF THE BLDG. GROUP B = 36,000 SF

MAXIMUM HEIGHT = 2 STORIES

COLORS

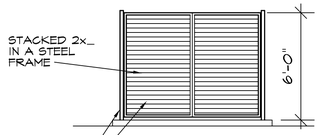
BUILDINGS A WILL HAVE THE FOLLOWING COLORS:
TRIM - BLACK
SIDE - BRICK, COVINGTON W/ KLINKER
CANOPIES - BLACK
TRASH ENCLOSURE BLOCK W/ BRICK, COVINGTON W/ KLINKER - TO MATCH CARL'S JR.
BOARD N BATT - SHERWIN WILLIAMS HOPSACK (SW 6109)



PLAN VIEW

¼" = 1'-0" 132 SQ. FT.

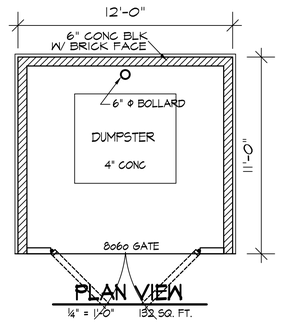
NOTE: TRASH/RECYCLE AREAS SCREENED IN ACCORDANCE W/ GHMC 17.36.120



FRONT ELEVATION

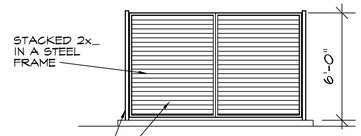
¼" = 1'-0"

CARDBOAR ENCLOSURE



PLAN VIEW

¼" = 1'-0" 132 SQ. FT.



FRONT ELEVATION

¼" = 1'-0"

TRASH ENCLOSURE

DESIGN DATA:

CODE	2015 IBC
TYPE CONST.	V - B, SPRINKLERED
OCC. GROUP	B
HEIGHT	TWO STORY
COMMON AREA	809 SQ. FT.
RESTAURANT	
FLOOR AREA	3,201 SQ. FT.
FIRST FLOOR	2,142 SQ. FT.
SECOND FLOOR	438 SQ. FT.
OCCUPANCY	86
BANK/RETAIL	
FLOOR AREA	3,201 SQ. FT.
FIRST FLOOR	2,142 SQ. FT.
SECOND FLOOR	2,142 SQ. FT.
OCCUPANCY	50

OWNER:

JIM RICHARDS
BERGEN RICHARDS LLC
2617 115th AVE. NW
GIG HARBOR, WA 98335
PHONE: 206-478-0103

PARCEL NUMBER

4003060010

PROJECT ADDRESS

5602 SOUNDVIEW DR.
GIG HARBOR, WA 98335

SCOPE

TO BUILD A WOOD FRAME BUILDING AS A SHELL FUTURE TENANT TO PROVIDE PLANS & SPECS FOR FINALE LAYOUT. THE BLDG WILL BE INSULATED W/ FSK FACING. HVAC & SPRINKLER SYS WILL BE INSTALLED.

GENERAL NOTES

1. NOTIFY DESIGNER/ARCHITECT/ENGINEER IF SITE CONDITIONS AND/OR BUILDING DEPT. REQUIRE ANY MODIFICATIONS TO THESE PLANS PRIOR TO COMMENCING WORK.

2. CONTRACTOR TO CHECK & VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION.

3. MUST MEET OR EXCEED 2015 VENTILATION & ENERGY CODES.

NOTES

1. THE CONTRACTOR SHALL COORDINATE & VERIFY ALL ANCHOR BOLT SIZES & LOCATIONS.

2. THE BUILDING & FOUNDATION HAVE BEEN DESIGNED PER THE 2015 IBC:
WIND: 110 MPH
SIESMIC DESIGN CATEGORY: D
SITE CLASS: D
RISK FACTOR: II
ROOF LL: 30 PSF
ROOF DL: 15 PSF + 5 PSF SPRINKLER

3. SEE STRUCTURAL ENGINEERING

4. ALL DEFORMED REINFORCING STEEL SHALL BE ASTM A 615 GRADE 60 Fy = 60,000 PSI

5. ALL WELDING TO BE DONE BY WABO CERTIFIED WELDERS.

6. PROVIDE 2A 20BC FIRE EXINGUISHERS TO BE MOUNTED NEAR THE EXIT DOORS IN CLEAR VIEW & REACH

7. PROVIDE A SIGN ABOVE MAIN EXITS TO SAY "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS"

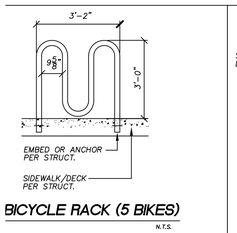
8. PROVIDE HOSE BIBBS AS PER OWNER.

9. ENGINEERED PLANS TAKE PRECEDENSE OVER THESE DWGS.

10. TENANT SPACES WILL BE LEFT IN ROUGH FRAMING UNTIL LEASED.

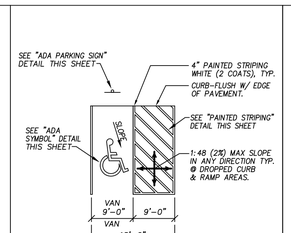
NOTE: PROVIDE 277/480 200A SERVICE SEE ELECRICAL CONTRACTOR FOR TYPE & SIZE OF CONDUIT.
PROVIDE FOR (2) TENANTS.

NOTE: TRASH CAN, BENCH & BIKE RACK TO MATCH THOSE AT CARL'S JR.



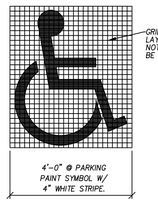
BICYCLE RACK (5 BIKES)

N.T.S.



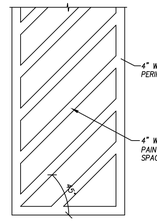
ADA STALL

N.T.S.



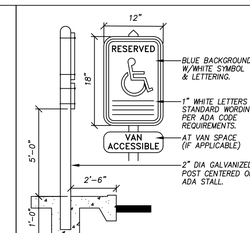
ADA SYMBOL

N.T.S.



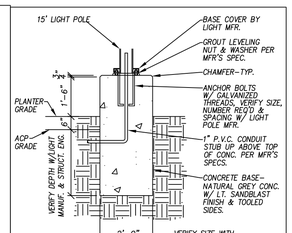
PAINTED STRIPING

N.T.S.



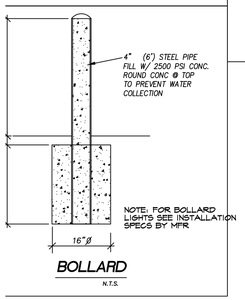
ADA PARKING SIGN

N.T.S.



LIGHT POLE STANDARD

N.T.S.



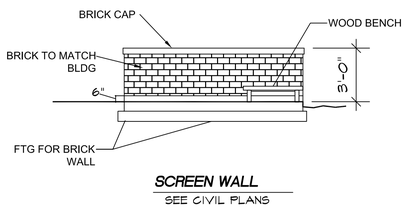
NOTE: FOR BOLLARD LIGHTS SEE INSTALLATION SPECS BY MFR

BOLLARD

N.T.S.

(P) TABLE 2902.1
MINIMUM NUMBER OF REQD PLUMBING FIXTURES

CLASSIFICATION	OCCUPANCY	DESCRIPTION	WATER CLOSETS URINALS SEE SEC 410.2 OF THE IPC		LAVATORIES		DRINKING FOUNTAINS SEE SEC 410 OF THE IPC	OTHER
			MALE	FEMALE	MALE	FEMALE		
BUSINESS	B	BUILDINGS FOR THE TRANSACTION OF BUSINESS, PROFESSIONAL SERVICES INVOLVING MERCHANDISE, OFFICE BUILDINGS, BANKS, LITE INDUSTRIAL & SIMILAR USES	1 PER 25 FOR THE FIRST 50 & 1 PER 50 FOR THE REMAINDER EXCEEDING 50		1 PER 40 FOR THE FIRST 80 & 1 PER 80 FOR THE REMAINDER EXCEEDING 80		1 PER 100 NOT RQD IV AN OCC LOAD OF 15 OR LESS	1 SERVICE SINK



SCREEN WALL

SEE CIVIL PLANS

LOT 1 PARKING

LOT 1 4,284 SQ. FT. BANK/RETAIL = 15
LOT 1 54 SEAT RESTAURANT = 19

BANK/RETAIL OCCUPANT LOAD

USE	GROUP	SQ. FT.	TABLE 1004.1.2	OCC LOAD
FIRST FLOOR RETAIL	B	2142	60 GROSS	36
UPSTAIRS OFFICE	B	2142	150 GROSS	14
TOTAL OCC LOAD		837	TOTAL OCCUPANCY	50

RESTAURANT OCCUPANT LOAD

USE	GROUP	SQ. FT.	TABLE 1004.1.2	OCC LOAD
FIRST FLOOR	B	2142		
DINING	B	819	15 NET	55
KITCHEN	B	912	200 GROSS	5
UPSTAIRS SEATING	B	438	PER SEAT	26
OFFICE	B	99	100 GROSS	1*
STORAGE	S	300	300 GROSS	1*
TOTAL OCC LOAD		2568	TOTAL OCCUPANCY LESS ACCESSORY	86
TOTAL OCC LOAD			PLUS ACCESSORY	88

* DENOTES ACCESSORY

NOTE: ACCESSORY AREAS ARE LESS THAN 10% OF THE MAIN OCC - SEC 508.2 & SEC 508.2.4 NO SEPARATION IS REQUIRED BETWEEN ACCESSORY OCC & THE MAIN OCC.

WSEC COMPLIANCE, 2015 EDITION
PRESCRIPTIVE METHOD PER CH. 13, TABLE 13-1, CLIMATE ZONE 1

HEATING: HEATPUMP, GAS BACKUP

GROSS CONDITIONED SPACE: 3201 SQ. FT. GROSS WALL SPACE: 4535 SQ. FT.

GLAZING AREA: 812 SQ. FT.

GLAZING PERCENTAGE TO FLOOR: 25 % GLAZING PERCENTAGE TO WALL: 18 %

BLDG COMPONENT	REQ'D R OR U VALUE PER CHART	PROPOSED R OR U VALUE	
ABOVE ROOF DECK	R - 38	R - 38	
EXTERIOR WALLS	R - 21	R - 21, U - .048	
ENTRANCE DOORS	U = .60	U = .60	
GLAZING, VERT. (INCLUDES STORE-FRONT)	U = .38	U = .38	SHGC - .53
PERIMETER SLAB FLR INSULATION	R-10, U-.54, 000' PERIMETER x 2' = 000 SF		

NOTE: ALL INSULATION SHALL BE CLEARLY MARKED

DRAWING INDEX

SHEET NO.	DESCRIPTION
A1	COVER SHEET, NOTES, DESIGN DATA
A2	FIRST FLOOR PLAN, LANDSCAPE, IRRIGATION
A3	SECOND FLOOR PLAN
A4	WALL SECTION, DRIVE-THRU CANOPY
A5	BANK/RETAIL ELEVATIONS, ROOF VIEW, CROSSECTION
A5	RESTAURANT ELEVATIONS, ROOF VIEW, CROSSECTION
A6	BARRIER FREE NOTES, STAIRS, SCHEDULES
A7	ELECTRICAL
A7.1	ELECTRICAL CUT SHEETS
S1	STRUCTURAL
S2	STRUCTURAL
S3	STRUCTURAL
S4	STRUCTURAL
S5	STRUCTURAL

TOM HERSTAD
BUILDING DESIGN INC.
246 TREMONT AVE. PORT ORCHARD, WA 98366 • (360) 876-6893
FAX - 876-1418 • EMAIL - officetomherstad.com

REGISTERED ARCHITECT
THOMAS A. HERSTAD
STATE OF WASHINGTON

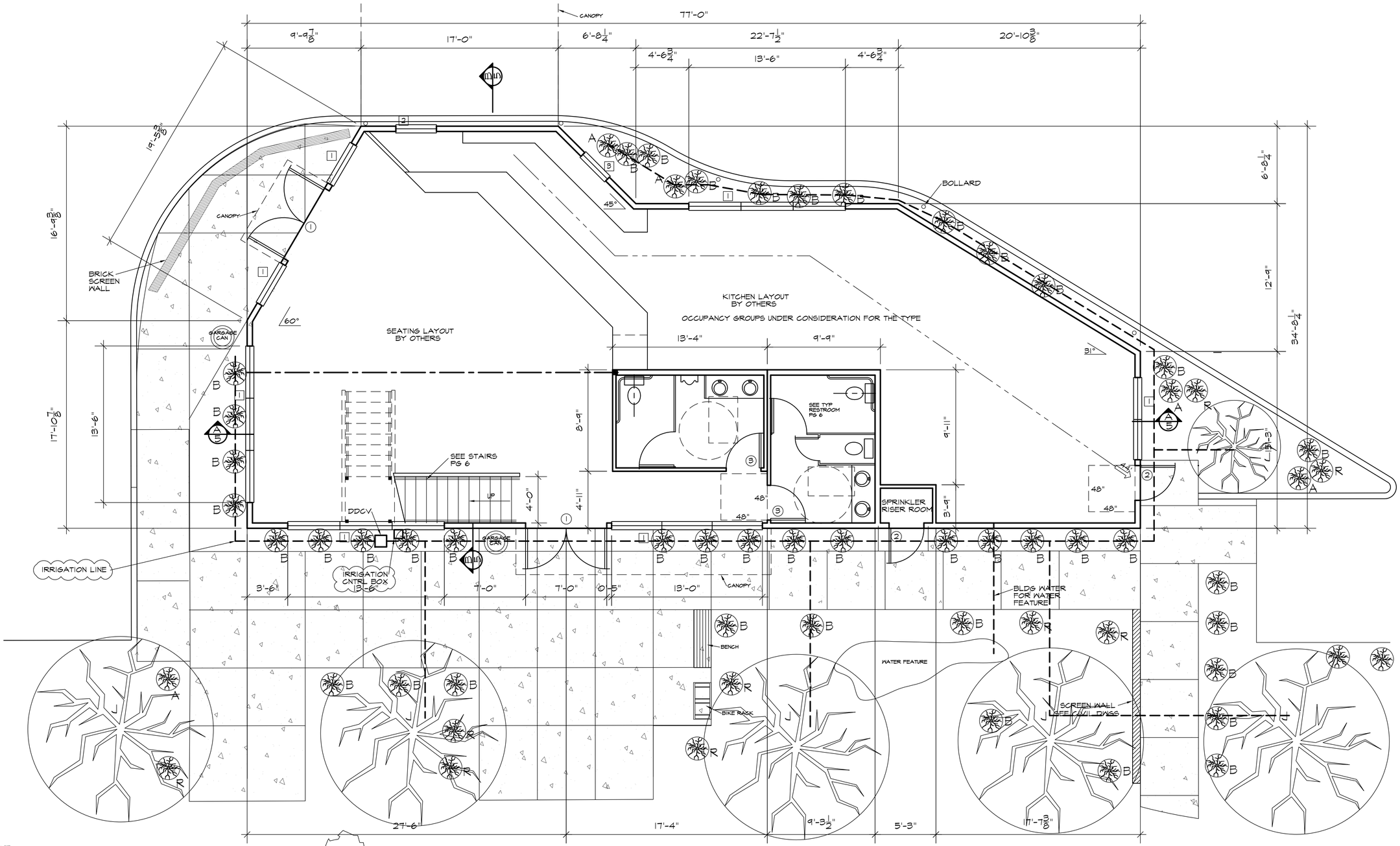
ALL WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF LOCAL, STATE AND NATIONAL CODES. THE ARCHITECT AND HIS CONSULTANTS ARE NOT RESPONSIBLE FOR THE SUPERVISION OR PROPER EXECUTION OF THE CONSTRUCTION WORK OR SAFETY.
VERIFY ANY EXISTING CONDITIONS AND DIMENSIONS ON SITE. INDICATED DIMENSIONS ARE TO FINAL FINISHED FACE OF STUD INCLUDING CUT DIMENSIONS OF TRADES, UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS.
THE REUSE AND/OR MODIFICATION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW.

DATE: JAN 2019
BLDG A
JOB#: 2018-141

REVISIONS
2-1-2021
4-8-2021
4-28-2021

JIM RICHARDS
SITE PLAN

SHEET A1



CODE REFERENCE 2015 IBC

TABLE 1006.2.1 COMMON PATH OF EGRESS TRAVEL IS NOT TO EXCEED 75' FOR M OCC W/ A SPRINKLER SYS.

TABLE 1006.2.1 SPACES W/ ONE EXIT OR EXIT ACCESS DOORWAY OCC A,B,E,F,M,U = MAX OCC LOAD OF 49.

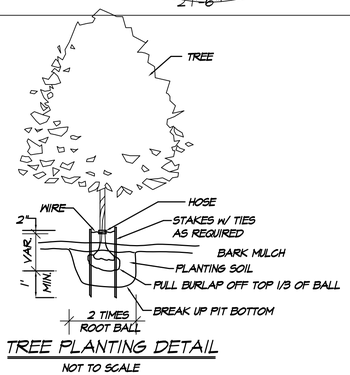
SEC 1007.1.1 WHERE TWO EXITS ARE RQD THEY SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN 1/3 OF THE LENGTH OF THE MAX OVERALL DIAGONAL DIMENSION OF THE BLDG OR AREA.

EXITS: IBC TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE WITH A SPRINKLER FOR 'B' SHALL NOT EXCEED 300'

TABLE 1006.3.2(2) STORIES W/ ONE EXIT OR ACCESS TO AN EXIT:
MAX OCC PER STORY - SECOND STORY, OCC B,F,M,S = 29
MAX EXIT ACCESS TRAVEL DIST = 75'

TABLE 1020.2 MIN CORRIDOR WIDTH = 44"

COMMON PATH OF EGRESS TRAVEL - THAT PORTION OF EXIT ACCESS WHICH THE OCCUPANTS ARE REQUIRED TO TRAVERSE BEFORE TWO SEPARATE & DISTINCT PATHS OF EGRESS TRAVEL TO TWO EXITS ARE AVAILABLE. PATHS THAT MERGE ARE COMMON PATHS OF TRAVEL. COMMON PATHS OF EGRESS TRAVEL SHALL BE INCLUDED WITHIN THE PERMITTED TRAVEL DISTANCE.



TREE PLANTING DETAIL
NOT TO SCALE

FIRST FLOOR PLAN
1/4" = 1'-0" 2142 SQ. FT.

LANDSCAPE LEGEND

A	AZALEA AZALEA SPECIES	12" - 18"
R	RHODODENDRON RHODODENDRON SPECIES	18" - 24"
B	GREEN VELVET BOXWOOD BUXUS GREEN VELVET	1 GAL
J	JAPANESE SNOWBELL MAPLE STYRAX JAPONICUS	6'

1. PLANT QUANTITIES TO BE DETERMINED BY REQUIRED SPACING.
2. ALL PLANTING BEDS ARE TO RECEIVE GROUND COVER THROUGHOUT EXCEPT AS NOTED.
3. THIS LANDSCAPING IS TO BE CONSIDERED DROUGHT-TOLERANT.
4. PROVIDE SPRINKLER SYSTEM.

[4] SEE WINDOW SCHEDULE

(5) SEE DOOR SCHEDULE

⊗ DENOTES FIRE EXTINGUISHER 2A 20BC

HNGP MANEUVERING CLEARANCE

31' DENOTES EMERGENCY EXIT ROUTE & LENGTH

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STATE OF WASHINGTON

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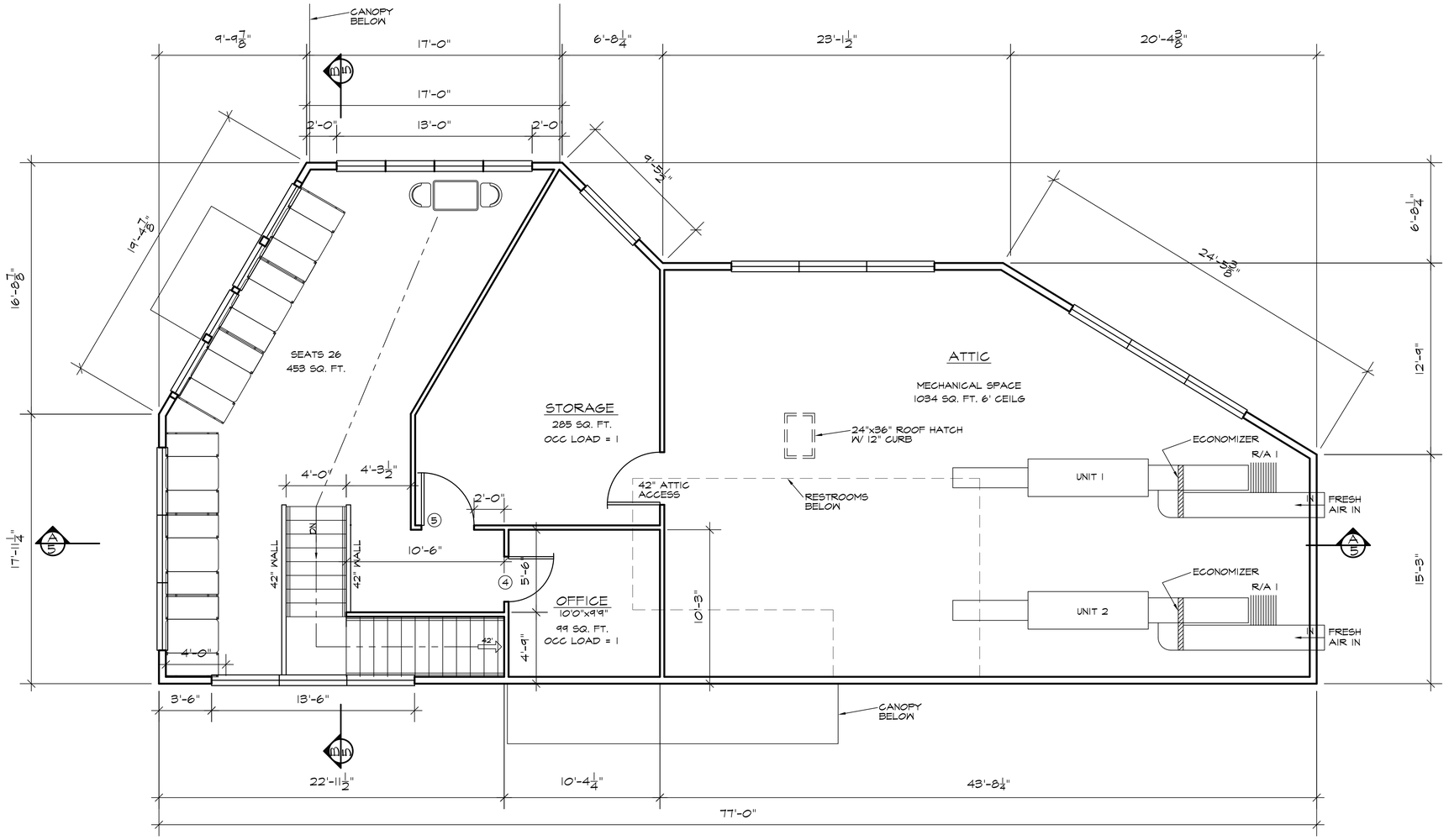
DATE JAN 2019
BLDG A
DRWG 2018-141

REVISIONS
2-1-2021

JIM RICHARDS

FIRST FLOOR PLAN, LANDSCAPING, IRRIGATION

SHEET A1



SECOND FLOOR PLAN

1/4" = 1'-0" 1,059 SQ. FT.
TOTAL 2,142 SQ. FT.

CODE REFERENCE

MINIMUM CORRIDOR WIDTH IBC TABLE 1020.2
WITH RQD OCCUPANCY LESS THAN 50 = 36"

STORIES WITH ONE EXIT ... IBC TABLE 1006.3.2(2)
SECOND STORY OCC B, F, M, S MAX OCC
PER STORY IS 29 OCCUPANTS 75' MAX COMMON
PATH OF EGRESS TRAVEL DISTANCE.

TABLE 1017.2 EXIT ACCESS TRAVEL DISTANCE FOR
'B' WITH A SPRINKLER IS 300'.

—— - - ——▷ 91' DENOTES COMMON PATH OF EGRESS TRAVEL & LENGTH

COMMON PATH OF EGRESS TRAVEL - THAT PORTION OF EXIT ACCESS WHICH THE OCCUPANTS ARE REQUIRED TO TRAVERSE BEFORE TWO SEPARATE & DISTINCT PATHS OF EGRESS TRAVEL TO TWO EXITS ARE AVAILABLE. PATHS THAT MERGE ARE COMMON PATHS OF TRAVEL. COMMON PATHS OF EGRESS TRAVEL SHALL BE INCLUDED WITHIN THE PERMITTED TRAVEL DISTANCE.

SEC. 1017.3 MEASUREMENT. EXIT ACCESS TRAVEL DISTANCE SHALL BE MEASURED FROM THE MOST REMOTE POINT WITHIN A STORY ALONG THE NATURAL & UNOBSTRUCTED PATH OF HORIZONTAL & VERTICAL EGRESS TRAVEL TO THE ENTRANCE TO AN EXIT.

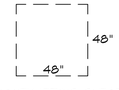
SEC 509.3 INCIDENTAL USES AREA LIMITATIONS. INCIDENTAL USES SHALL NOT OCCUPY MORE THAN 10% OF THE BLDG AREA OF THE STORY IN WHICH THEY ARE LOCATED.
SEC 509.4 SEPARATION. THE INCIDENTAL USES IN TABLE 509 SHALL BE SEPARATED FROM THE REMAINDER OF THE BLDG OR EQUIPED W/ AN AUTOMATIC SPRINKLER SYS AS PER THE TABLE - FURNACE ROOMS WHERE ANY PIECE OF EQUIPMENT IS OVER 400,000 BTU PER HOUR SHALL HAVE (1) HR SEPARATION OR AN AUTOMATIC SPRINKLER SYS.

TABLE 508.4 REQUIRED SEPARATION OF OCCUPANCIES - NO SEPARATION REQD BETWEEN 'B' & 'S-1'.

4 SEE WINDOW SCHEDULE

5 SEE DOOR SCHEDULE

⊗ DENOTES FIRE EXTINGUISHER 2A 20BC



ADA MANEUVERING CLEARANCE

MECHANICAL COMMISSIONING & COMPLETION NOTES

COMMISSIONING SHALL ADDRESS ALL THE FEATURES LISTED IN SEC SECTION 1416.1. THE COMMISSIONING PLAN SHALL COMPLY W/ SEC SECTION 1416.2

ALL HVAC SYSTEMS SHALL BE BALANCED & A WRITTEN BALANCE REPORT SHALL BE PROVIDED TO THE OWNER PER SEC SECTION 1416.2.3

FUNCTIONAL PERFORMANCE TESTING FOR EQUIPMENT, SYSTEMS & CONTROLS SHALL BE DONE IN ACCORDANCE W/ SEC SECTION 1416.2.4

AN OPERATING MANUAL & MAINTENANCE MANUAL & RECORD DRAWINGS SHALL BE PROVIDED TO THE BUILDING OWNER PER SEC SECTION 1416.2.5

A PRELIMINARY COMMISSIONING REPORT OF TEST PROCEDURES & RESULTS SHALL BE PREPARED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY PER SEC SECTION 1416.3.2 & A COMPLETE FINAL COMMISSIONING REPORT OF TEST PROCEDURES & RESULTS SHALL BE FILED W/ THE OWNER PER SEC SECTION 1416.2.6.3

FOR SIMPLE SYSTEMS - HVAC CONTROL SYSTEMS SHALL BE TESTED, CALIBRATED & ADJUSTED, SEQUENCES OF OPERATIONS SHALL BE TESTED TO ENSURE THAT THEY OPERATE IN ACCORD W/ SPECIFICATIONS & APPROVED PLANS, & A COMPLETE REPORT OF TEST PROCEDURES & RESULTS SHALL BE FILED W/ THE OWNER PER SEC SECTION 1416.2.3

FOR ALL OTHER SYSTEMS - VAC CONTROL SYSTEMS SHALL BE TESTED, CALIBRATED & ADJUSTED, SEQUENCES OF OPERATION SHALL BE TESTED TO ENSURE THAT THEY OPERATE IN ACCORDANCE W/ SPECS & APPROVED PLANS PER SEC SECTION 1416.2.3. THE NECESSARY TESTS SHALL BE IDENTIFIED PER SEC SECTION 1416.2.4. A PRELIMINARY COMMISSIONING REPORT OF TEST PROCEDURES & RESULTS SHALL BE PREPARED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY PER SECTIONS 1416.2.3 & 1416.3.2. A COMPLETES & FINAL COMMISSIONING REPORT OF TEST PROCEDURES & RESULTS SHALL BE FILED W/ THE OWNER PER SEC SECTION 1416.2.6.

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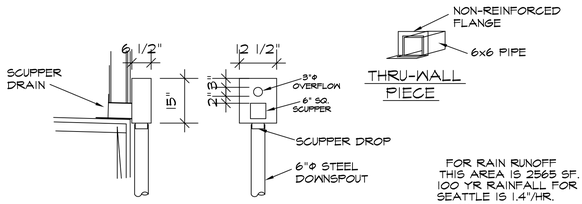
2-1-2021
4-8-2021
4-28-2021

JIM RICHARDS
SECOND FLOOR

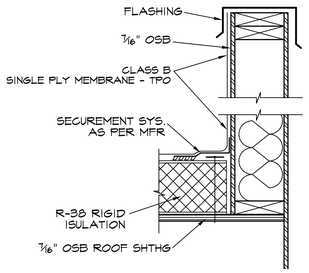
SHEET A3



FOR RAIN RUNOFF
THIS AREA IS 2565 SF.
100 YR RAINFALL FOR SEATTLE IS 1.4"/HR.
1.4x2565= 3591
3591 DIVIDE BY NO. OF DOWNSPOUTS = 2
= 1795.5 INCHES PER HR.
6" LEADER CAN HANDLE 27,000 IN. PER HR.

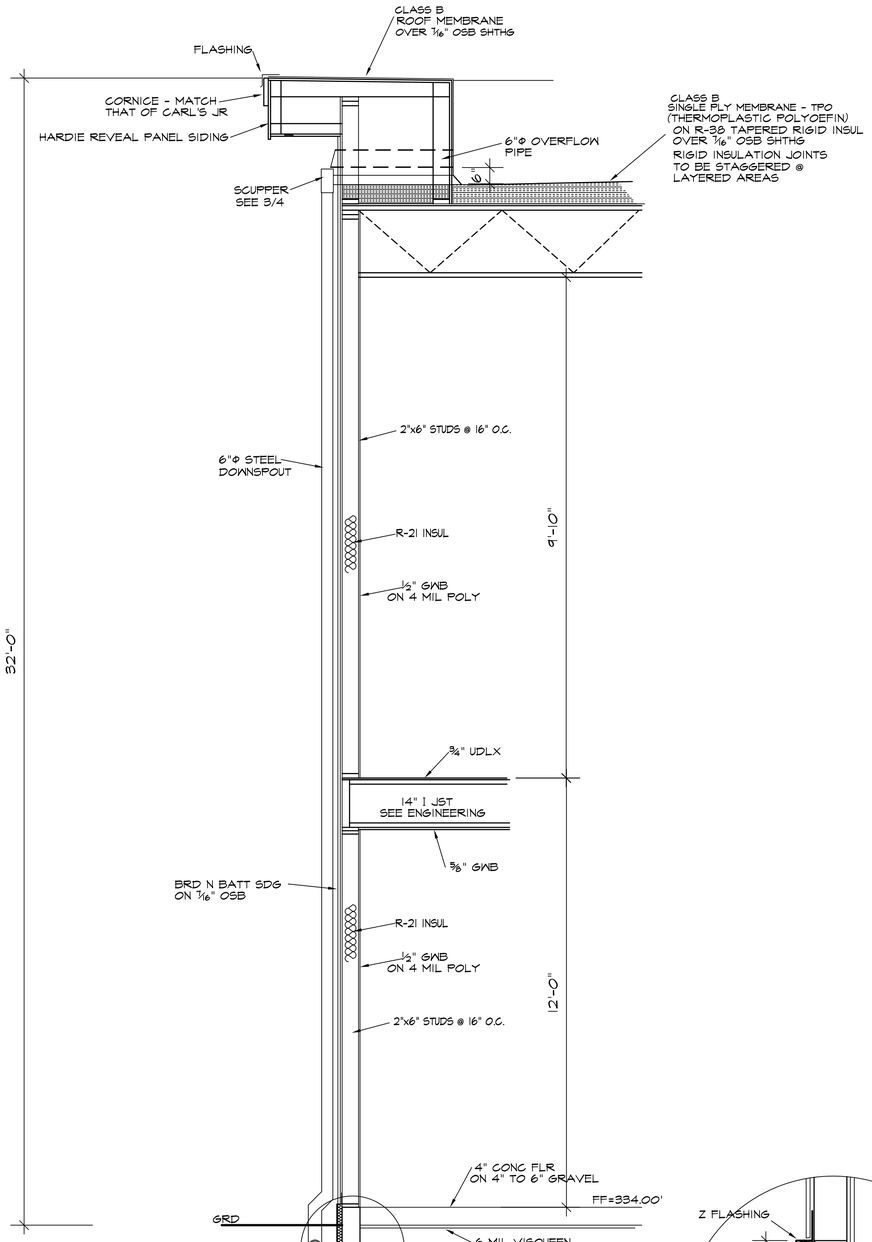
SCUPPER DETAIL 3

NTS
TYPICAL
24 ga SHEETMETAL



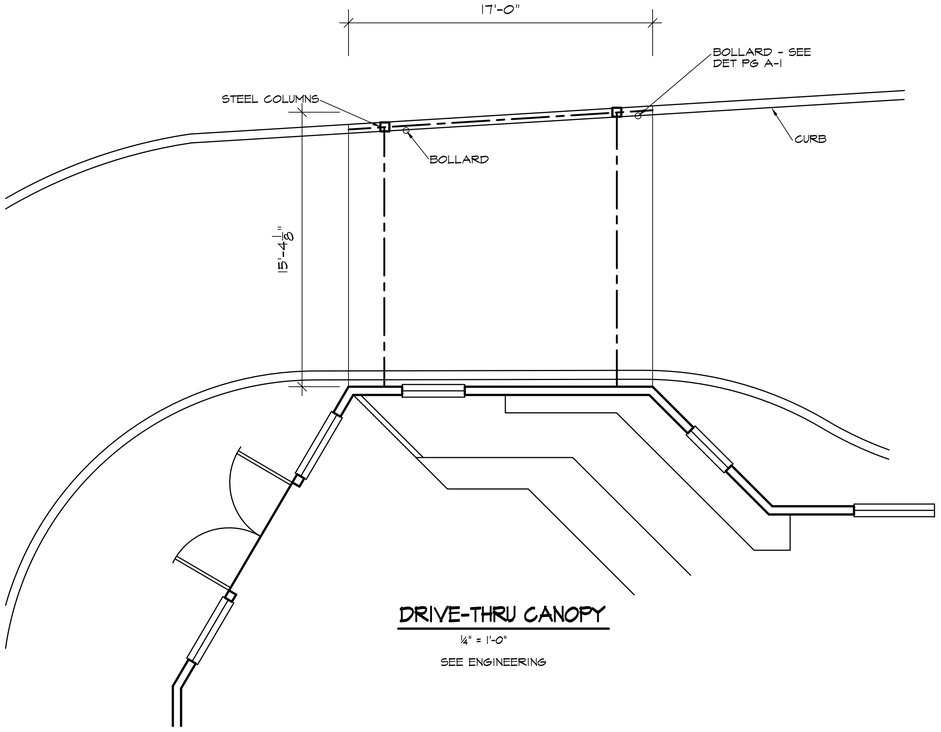
MEMBRANE ROOF @ PARAPET 2

1½" = 1'-0"



TYP REAR WALL SEC 1

½" = 1'-0"



DRIVE-THRU CANOPY

¼" = 1'-0"

SEE ENGINEERING

NOTE: FOAM, CAULK & SEAL BOTTOM PLATE, PENETRATIONS IN EXTERIOR PERIMETER.

NOTE: PROVIDE VAPOR RETARDER (4 MIL POLY) ON WARM SIDE

NOTES ON THESE SECTIONS ARE TO BE COSIDERED TYPICAL ON ALL SECTIONS UNLESS OTHERWISE NOTED.

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REGISTERED PROFESSIONAL ENGINEER
THOMAS A. HERSTAD
STATE OF WASHINGTON

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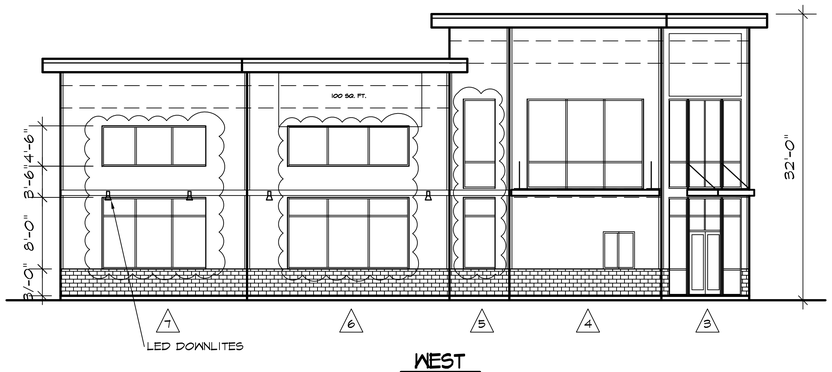
DATE JAN 2019
BLDG A
DRWG 2018-141

REVISIONS
2-1-2021

JIM RICHARDS
WALL SECTION, DRIVE-THRU CANOPY

SHEET A4

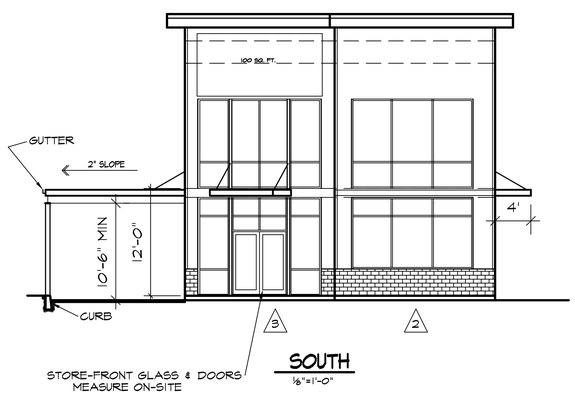
NOTE: HIGHER ROOF FOR BANK/RETAIL



WEST
1/8"=1'-0"

WALL = 1768 SF

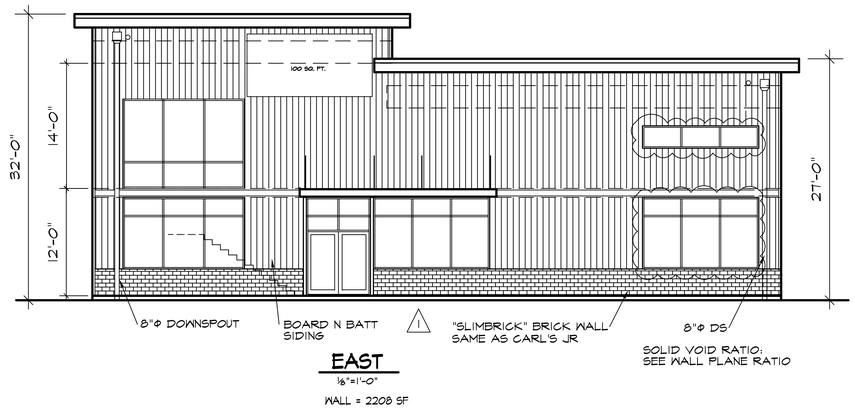
SIGN AREA: 10% OF WALL 10%x1899 = 190 SQ. FT.
IN NO CASE MAY A SINGLE SIGN EXCEED 100 SQ. FT.



SOUTH
1/8"=1'-0"

WALL = 1093 SF

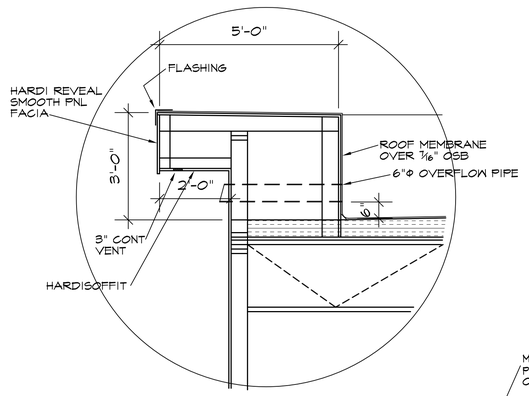
SIGN AREA: 10% OF WALL 10%x1093 = 109 SQ. FT.
IN NO CASE MAY A SINGLE SIGN EXCEED 100 SQ. FT.



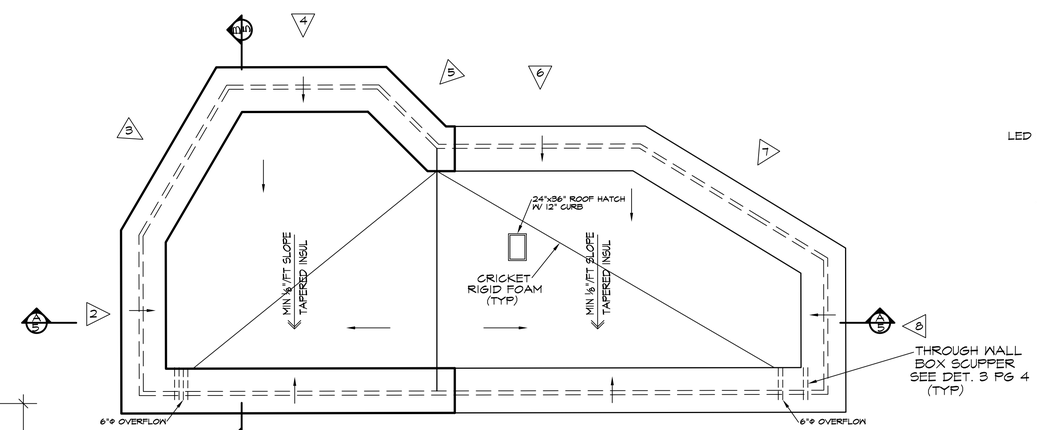
EAST
1/8"=1'-0"

WALL = 2208 SF

SIGN AREA: 10% OF WALL 10%x2208 = 221 SQ. FT.
IN NO CASE MAY A SINGLE SIGN EXCEED 100 SQ. FT.



NOTE: THERE ARE NO FAUX WINDOWS



FOR RAIN RUNOFF
THIS AREA IS 2565 SF.
100 YR RAINFALL FOR
SEATTLE IS 1.4"/HR.
1.4x2565= 3591
3591 DIVIDE BY NO.
OF DOWNSPOUTS - 2
= 1795.5 INCHES PER HR.
6" LEADER CAN HANDLE
27,000 IN. PER HR.

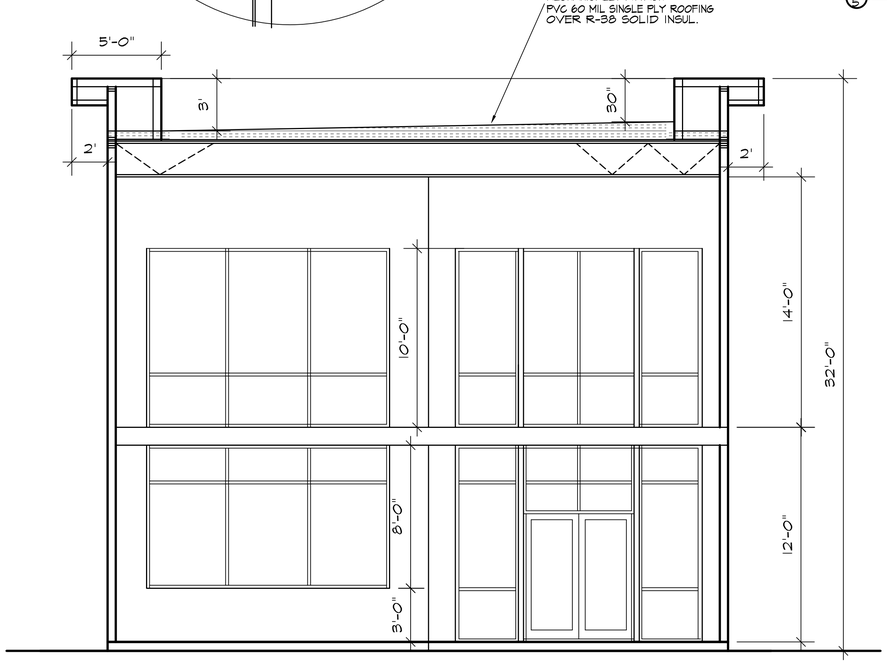
ROOF VIEW
1/8"=1'-0"

2565 SQ. FT. ROOF

NORTH
1/8"=1'-0"

WALL = 919 SF

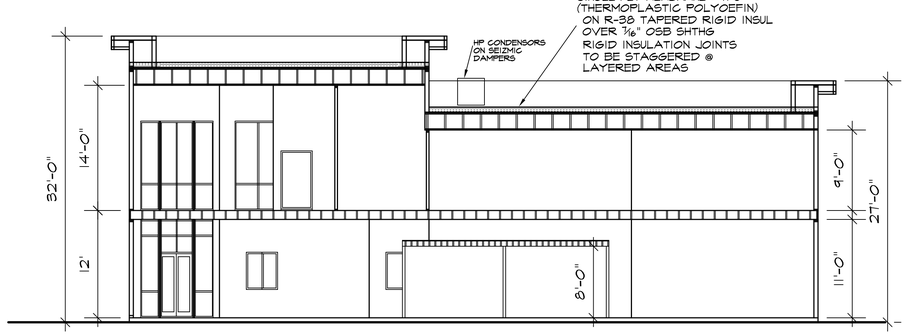
SIGN AREA: 10% OF WALL 10%x919 = 92 SQ. FT.
IN NO CASE MAY A SINGLE SIGN EXCEED 100 SQ. FT.



CROSSECTION B B
1/4"=1'-0"

1 WALL PLANE

WALL PLANE RATIO			
NO. ▽	WALL AREA	FENESTRATION AREA	FENESTRATION %
1	2247 SQ. FT.	566 SQ. FT.	25 %
2	574	245	43
3	621	336	54
4	544	145	27
5	303	81	27
6	611	169	27.6
7	660	169	25.6
8	412	141	34



CROSSECTION A A
1/8"=1'-0"

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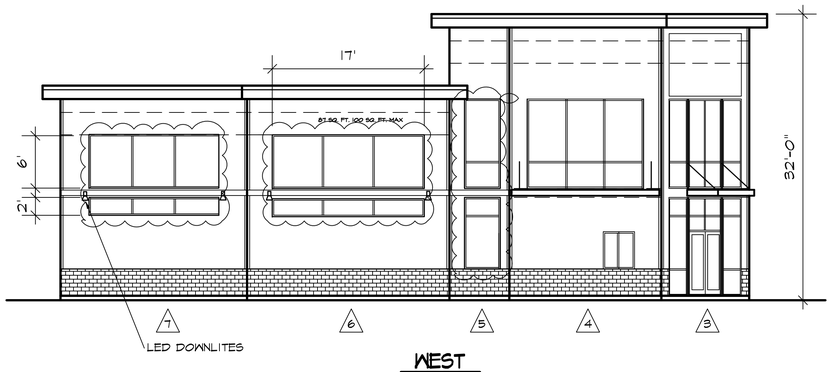
REVISIONS
2-1-2021
4-8-2021
4-28-2021

JIM RICHARDS

EXTERIOR ELEVATIONS, CROSSECTIONS

SHEET A1
BANK RETAIL

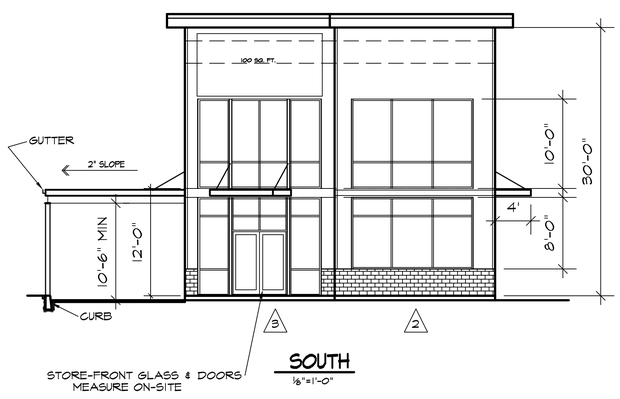
NOTE: LOWER ROOF FOR RESTAURANT



WEST
1/8"=1'-0"

WALL = 1768 SF

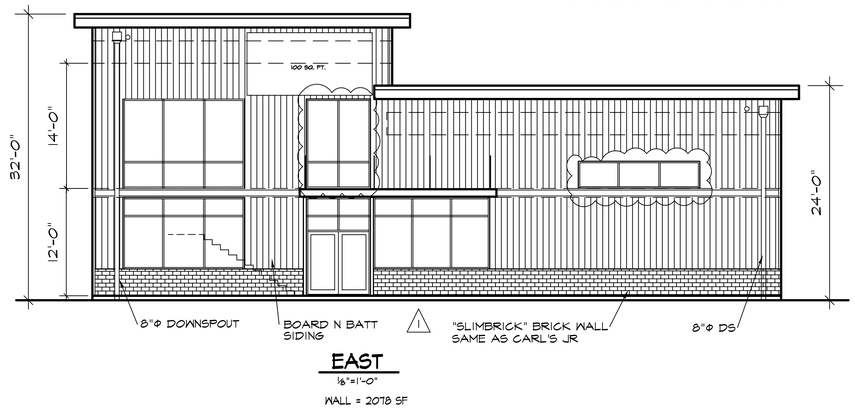
SIGN AREA: 10% OF WALL 10%x1768 = 177 SQ. FT.
IN NO CASE MAY A SINGLE SIGN EXCEED 100 SQ. FT.



SOUTH
1/8"=1'-0"

WALL = 1093 SF

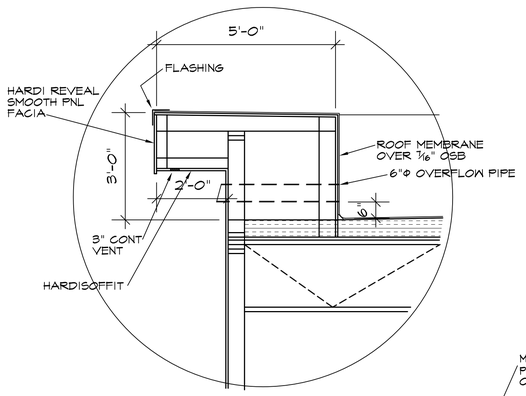
SIGN AREA: 10% OF WALL 10%x1093 = 109 SQ. FT.
IN NO CASE MAY A SINGLE SIGN EXCEED 100 SQ. FT.



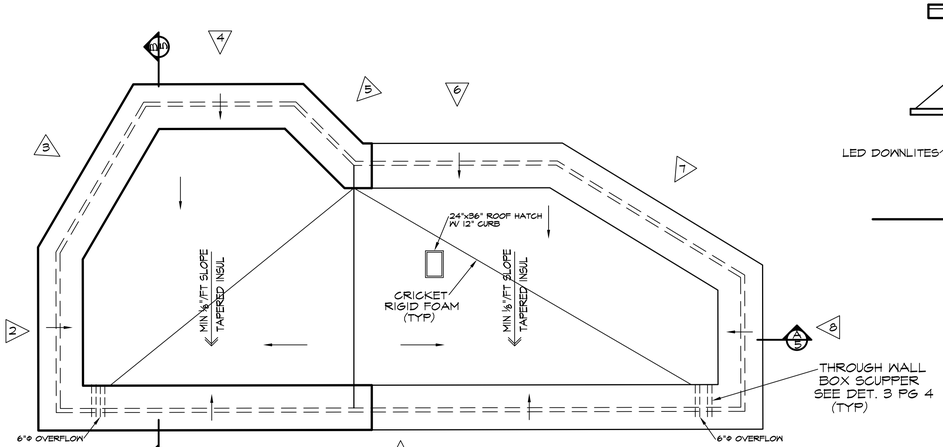
EAST
1/8"=1'-0"

WALL = 2078 SF

SIGN AREA: 10% OF WALL 10%x2078 = 207 SQ. FT.
IN NO CASE MAY A SINGLE SIGN EXCEED 100 SQ. FT.



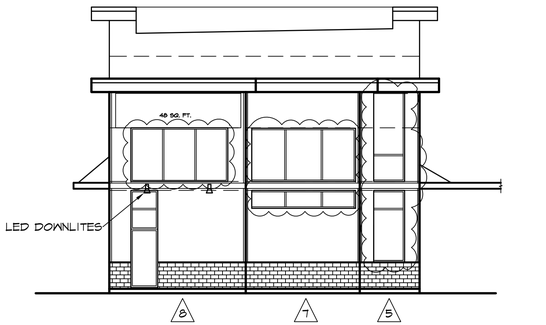
NOTE: THERE ARE NO FAUX WINDOWS



FOR RAIN RUNOFF
THIS AREA IS 2565 SF.
100 YR RAINFALL FOR SEATTLE IS 1.4"/HR.
1.4x2565= 3591
3591 DIVIDE BY NO. OF DOWNSPOUTS - 2
= 1795.5 INCHES PER HR.
6" LEADER CAN HANDLE 27,000 IN. PER HR.

ROOF VIEW
1/8"=1'-0"

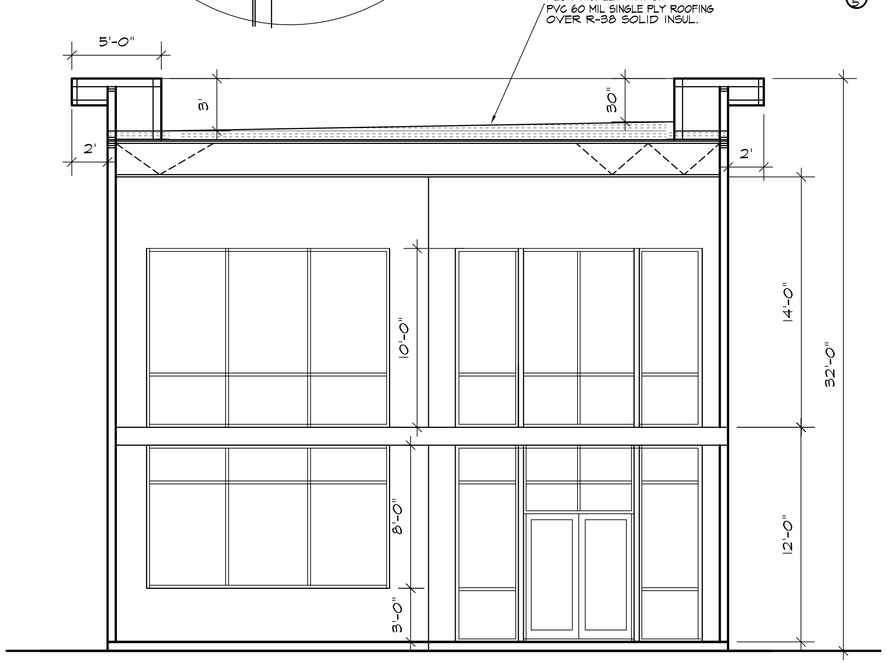
2565 SQ. FT. ROOF



NORTH
1/8"=1'-0"

WALL = 815 SF

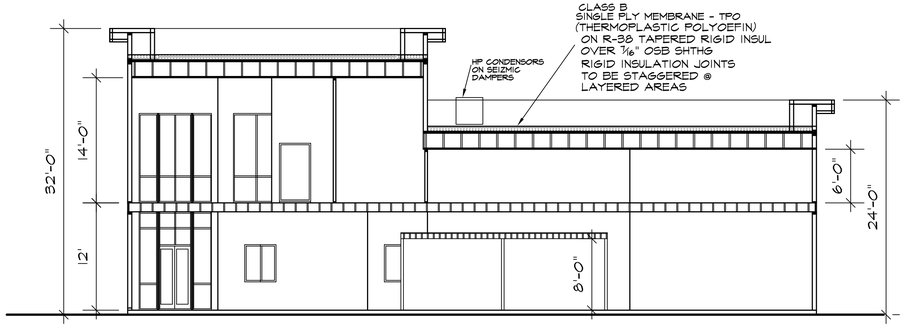
SIGN AREA: 10% OF WALL 10%x815 = 81.5 SQ. FT.
IN NO CASE MAY A SINGLE SIGN EXCEED 100 SQ. FT.



CROSSECTION B B
1/4"=1'-0"

1 WALL PLANE

WALL PLANE RATIO			
NO.	WALL AREA	FENESTRATION AREA	FENESTRATION %
1	2065.8 SQ. FT.	553.4 SQ. FT.	26.8 %
2	547.2	244.5	44.7
3	592	336	56.8
4	518.5	145	28
5	288.5	72	25
6	497.8	126	25.3
7	538	136	25.3
8	335.5	98	29



CROSSECTION A A
1/8"=1'-0"

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REGISTERED ARCHITECT
THOMAS A. HERSTAD
STATE OF WASHINGTON

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DATE: JAN 2019
BLDG A
DRWG: 2018-141

REVISIONS
2-1-2021
4-8-2021
4-28-2021
5-3-2021

JIM RICHARDS

EXTERIOR ELEVATIONS, CROSSECTIONS

SHEET A11
RESTAURANT

AIR LEAKAGE FOR FENESTRATION & DOORS SHALL BE DETERMINED IN ACCORDANCE W/ NFRC 400 OR AAMA/NCMA/CSA101/I.S.2/A440. FOR KAWNEER STOREFRONT FRAMING, THE AIR INFILTRATION IS 0.24 PSF AND 8 PSF FOR WATER.

THE FOLLOWING AREAS OF THE BLDG. ENVELOPE SHALL BE SEALED, CAULKED, GASKETED, OR WEATHER-STRIPPED TO MINIMIZE AIR LEAKAGE: A. JOINTS AROUND FENESTRATION & DOOR FRAMES. B. JUNCTIONS BETWEEN WALLS & FOUNDATION, BETWEEN WALLS @ BLDG CORNERS, BETWEEN WALLS & STRUCTURAL FLRS OR ROOFS, & BETWEEN WALLS & ROOF OR WALL PANELS. C. OPENINGS @ PENETRATIONS OF UTILITY SERVICES THROUGH ROOFS, WALLS & FLRS. D. SITE-BUILT FENESTRATION & DOORS. E. BLDG ASSEMBLIES USED AS DUCTS OR PLENUMS. F. JOINTS, SEAMS, & PENETRATIONS OF VAPOR RETARDERS. G. ALL OTHER OPNGS IN THE BLDG ENVELOPE.

AIR LEAKAGE TESTING SHALL BE IN ACCORDANCE WITH ASTM E779 STANDARD TEST METHOD FOR DETERMINING AIR LEAKAGE RATE BY FAN PRESSURIZATION CONDUCTED BY AN ACREDITED ENERGY CONSULTANT.

IBC SEC 718.4.3 ATTIC DRAFTSTOPPING IS NOT REQUIRED IN BLDGS. EQUIPPED THROUGHOUT W/ AN AUTOMATIC SPRINKLER SYS.

DOOR SCHEDULE

NO. ◯	SIZE	FRAME	DESCRIPTION	NO. REQ'D.
1	7/0 7/0	AL	STORE FRONT, CRASH BAR, CLSR, U - .60	2
2	3/0 6/8	STEEL	ENTRANCE LOCK, STEEL, DEAD BOLT, U - .37	2
3	3/0 6/8	STEEL	SOLID CORE WOOD, BATH LOCK, KICK PLATE, DOOR STOP	2
4	3/0 6/8	STEEL	SOLID CORE WOOD, OFFICE LOCK, DOOR STOP	1
5	3/0 6/8	STEEL	SOLID CORE WOOD, STORAGE LOCK	1

NOTE: PROVIDE SIGN OVER EXIT DOORS STATING "THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS".

WINDOW SCHEDULE

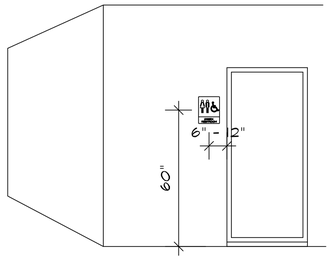
NO. □	SIZE	FRAME	DESCRIPTION	NO. REQ'D.
1	ON SITE	BLACK ALUMINUM	STORE FRONT SYSTEM KAWNEER TRIFAB VG 451 U-38, SHGC-53	SEE PLAN
2	3/6 4/0	BLACK ALUMINUM	PASS-THRU WINDOW W/ LOCK	
3	3/0 4/0	BLACK ALUMINUM	PICTURE WINDOW	

NOTE: ANY GLASS IN AND NEXT TO A DOOR, WITHIN 24", IS TO BE TEMPERED. ANY GLASS WITHIN 18" OF THE FLOOR WILL ALSO BE TEMPERED.

NOTE: ALL GLASS PRODUCTS TO BE LABELED W/ U-FACTOR, SHGC, VT & LEAKAGE RATING

FINISH SCHEDULE

ROOM	FLOOR	BASE	WAINSCOT	WALLS	CEILING	REMARKS
BUILDING TO BE AN UNFINISHED SHELL - TENANT TO FINISH						

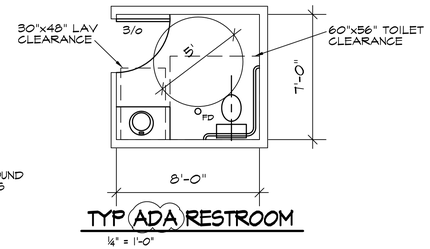


MOUNTING SPECIFICATIONS

4.30.6 MOUNTING LOCATION & HEIGHT

WHERE PERMANENT IDENTIFICATION IS PROVIDED FOR ROOMS AND SPACES, SIGNS SHALL BE INSTALLED ON THE WALL ADJACENT TO THE LATCH SIDE OF THE DOOR. WHERE THERE IS NO WALL SPACE TO THE LATCH SIDE OF THE DOOR, INCLUDING AT DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. MOUNTING HEIGHT SHALL BE 60" ABOVE THE FINISH FLOOR TO THE CENTERLINE OF THE SIGN. MOUNTING LOCATION FOR SUCH SIGNAGE SHALL BE SO THAT A PERSON MAY APPROACH WITHIN 3" OF SIGNAGE WITHOUT ENCOUNTERING PROTRUDING OBJECTS OR STANDING WITHIN THE SWING OF A DOOR.

BLUE BACKGROUND
WHITE LETTERS

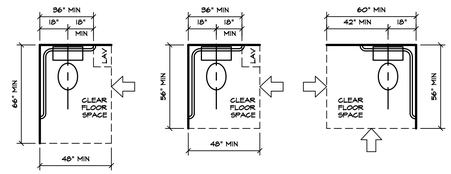


TYP ADA RESTROOM

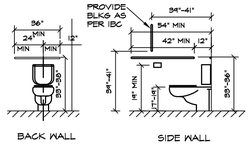
¼" = 1'-0"

BARRIER FREE NOTES

1. ALL DOORS REQUIRING FULL USER PASSAGE ARE TO HAVE A MINIMUM CLEAR OPENING WIDTH 32". THE MAXIMUM THRESHOLD HEIGHT TO BE ½" ALONG ACCESSIBLE ROUTE OF TRAVEL.
2. IN ALL COMMON AND PUBLIC USE AREAS PROVIDE A MINIMUM OF 18" UNOBSTRUCTED FLOOR SPACE BEYOND STRIKE JAMB ON THE SIDE OF THE DOOR SWING. IF THE DOOR IS SELF-CLOSING AND SELF-LATCHING, PROVIDE 12" BEYOND STRIKE JAMB ON THE OPPOSITE SIDE OF THE DOOR SWING (NOT APPLICABLE TO DOORS NOT REQUIRING FULL USER PASSAGE). MAX OPENING WEIGHT = 5 lbs. SEE ADA 404.2.9
3. AT ALL COMMON AND PUBLIC USE AREAS PROVIDE A MINIMUM OF 48" UNOBSTRUCTED FLOOR SPACE PERPENDICULAR TO THE DOORWAY WHERE A DOOR MUST BE PULLED TO BE OPENED.
4. WHEELCHAIR ACCESSIBLE TOILET STALLS SHALL HAVE A CLEAR WIDTH OF 5'-0". THE DEPTH OF THE STALL SHALL BE 4'-8" WITH WALL-HUNG WATER CLOSETS AND 4'-11" WITH FLOOR-MOUNTED WATER CLOSETS.
5. PROVIDE A MINIMUM OF 60" DIAMETER UNOBSTRUCTED FLOOR SPACE WITHIN THE TOILET ROOM. DOORS IN ANY POSITION MAY ENCROACH INTO THE SPACE NOT MORE THAN 12", AND THE CLEAR FLOOR SPACE MAY INCLUDE KNEE AND TOE CLEARANCES NOT TO EXCEED 19" EXTENDING UNDER THE LAVATORY OR SINK.
6. PROVIDE GRAB BARS OR REINFORCING FOR GRAB BARS AT WATER CLOSETS PER ADA SEC 604.5 & WASHIGTON STATE BUILDING CODE SECTION 1101.2
7. LAVATORY RIM HEIGHT SHALL BE NOT HIGHER THAN 34" ABOVE THE FINISHED FLOOR, WITH 29" MINIMUM CLEARANCE FROM THE BOTTOM OF THE APRON TO THE FINISHED FLOOR.
8. PROVIDE AN UNOBSTRUCTED FLOOR SPACE 30" WIDE BY 48" DEEP AT EACH ACCESSIBLE LAVATORY. THE CLEAR FLOOR SPACE MAY INCLUDE KNEE AND TOE CLEARANCES NOT TO EXCEED 19" EXTENDING UNDER THE LAVATORY.
9. ALL CONTROLS AND OPERATING HARDWARE AT COMMON AND PUBLIC USE AREAS WILL BE LOCATED PER WSBC SECTION 1101.2.



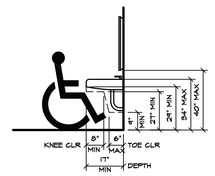
CLEAR FLOOR SPACE @ WATER CLOSETS



BACK WALL

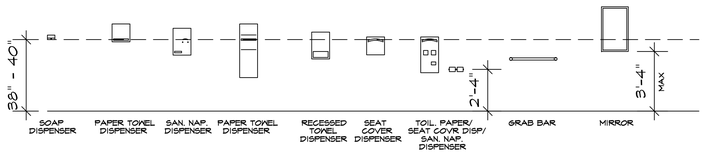
SIDE WALL

LAVATORIES



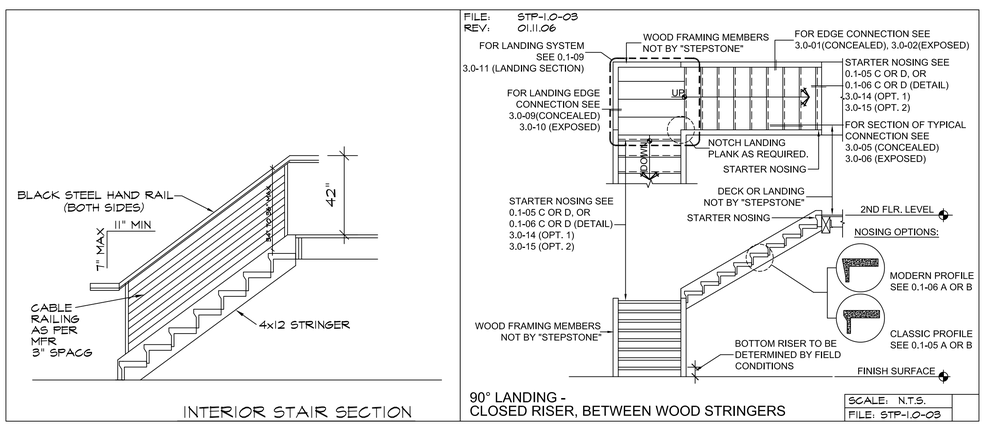
LAVATORY CLEARANCES

GRAB BARS AT WATER CLOSETS



SOAP DISPENSER | PAPER TOWEL DISPENSER | SAN. NAP. DISPENSER | PAPER TOWEL DISPENSER | RECESSED TOWEL DISPENSER | SEAT COVER DISPENSER | TOIL. PAPER/ SEAT COVR. DISP/ SAN. NAP. DISPENSER | GRAB BAR | MIRROR

CLEAR FLOOR SPACE



INTERIOR STAIR SECTION

90° LANDING -
CLOSED RISER, BETWEEN WOOD STRINGERS

TOM HERSTAD
BUILDING DESIGN INC.
246 TREMONT AVE, PORT ORCHARD, WA 98366 • (360) 876-6893
FAX - 876-1418 • EMAIL - officeatomherstad.com

REGISTERED ARCHITECT
THOMAS A. HERSTAD
STATE OF WASHINGTON

ALL WORK SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF LOCAL, STATE AND NATIONAL CODES. THE ARCHITECT AND HIS CONSULTANTS ARE NOT RESPONSIBLE FOR THE SUPERVISION OR PROPER EXECUTION OF THE CONSTRUCTION OF THIS PROJECT.
VERIFY ANY EXISTING CONDITIONS AND DIMENSIONS ON SITE. INDICATED DIMENSIONS ARE TO FINISHED SURFACES OF OTHER INCLUDED OBJECTS. DIMENSIONS ARE NOT TO SCALE. PROTECTION OF OTHER INCLUDED OBJECTS DURING CONSTRUCTION IS THE RESPONSIBILITY OF THE CONTRACTOR. ANY ERRORS OR OMISSIONS TO THESE DRAWINGS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
THE REUSE AND/OR MODIFICATION OF THESE PLANS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT IS STRICTLY PROHIBITED AND WILL BE ENFORCED BY LAW.

DATE JAN 2019
BLDG A
PRMS 2018-141

REVISIONS
2-1-2021

JIM RICHARDS
ADA NOTES, STAIR DET, SCHEDULES

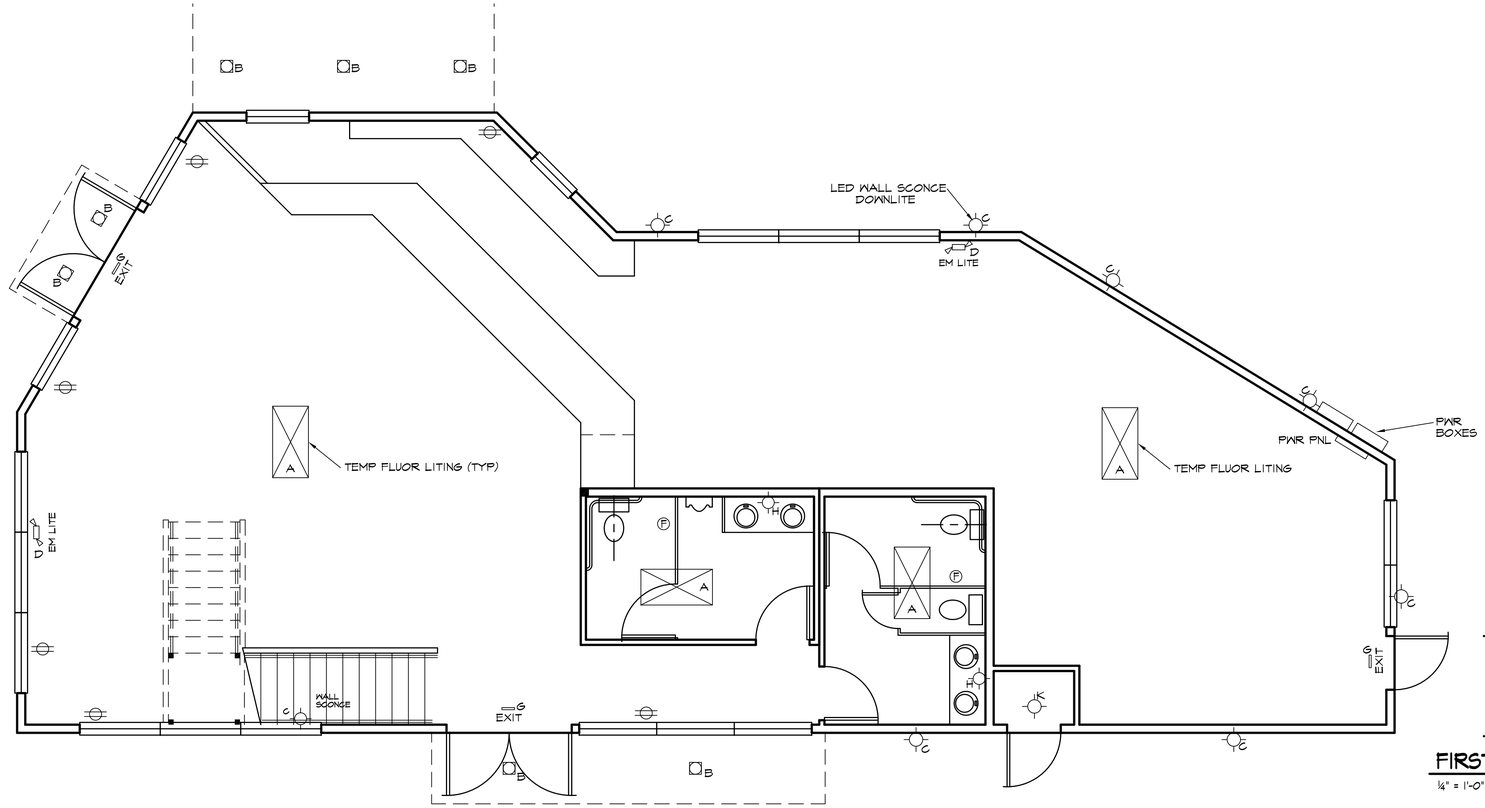
SHEET A6

ELECTRICAL LEGEND

- 110 VOLT WALL OUTLET
- 220 VOLT WALL OUTLET
- 110 VOLT CEILING OUTLET
- TELEPHONE LOCATION
- WALL MOUNTED FLUOR. TUBE LIGHT
- CEILING MOUNTED LIGHT FIXTURE
- WALL MOUNTED LIGHT FIXTURE
- 4' SURFACE MNT, FLUOR. (2) TUBE LIGHT FIXTURE
- UP RECESSED IN GROUND UP-LITE
- RECESSED CAN LITE
- (F) 100 CFM CEILING MOUNTED EXHAUST FAN VTO
- EXIT ILLUMINATED EXIT SIGN W/ BAT BACKUP & BUG EYE EM LITES
  LSI THERMOPLASTIC EXIT/EMERGENCY COMBO BOTTOM HEAD #LEPC G U WB WH GREEN LED
- EM LITE EMERGENCY LIGHTING (MUST MEET 90 MIN BURNDOWN TEST)
  LSI THERMOPLASTIC EMERGENCY - #LETM

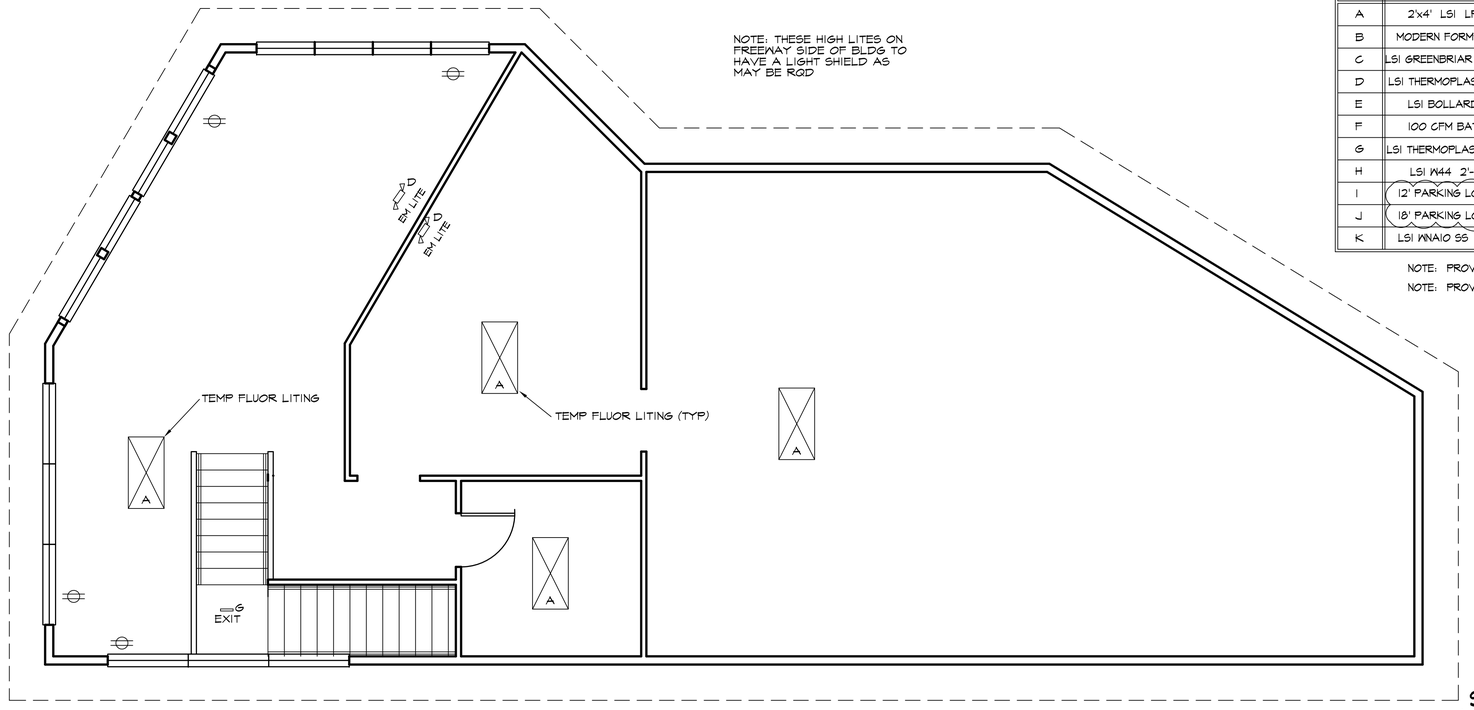
LSI DISTRIBUTER - AMR ENVIRONMENTAL SERVICES
PHONE: 360-871-4414

NOTE: ALL LIGHTING TO BE LED. SEE AMR
NOTE: ALL WIRING TO BE IN COM. GRADE CONDUIT
NOTE: PROVIDE POWER TO LOCATIONS OF OUTSIDE SIGNS
NOTE: SEE ELEVATIONS FOR WALL SCONCES
NOTE: LIGHTING TO BE FINALIZED WITH TENANT



FIRST FLOOR LIGHTING PLAN
¼" = 1'-0"

NOTE: THESE HIGH LITES ON FREEWAY SIDE OF BLDG TO HAVE A LIGHT SHIELD AS MAY BE REQD



SECOND FLOOR LIGHTING PLAN
¼" = 1'-0"

ELECTRIAL SCHEDULE

NO.	DESCRIPTION	LAMP	MOUNTING
A	2'x4' LSI LPRT24 HO	45 W LED	SURFACE
B	MODERN FORMS VESSEL 5½" BLACK	16½ W LED	CEILG SURFACE
C	LSI GREENBRIAR WALL SCONCE XGBWMS	34W LED	SURFACE
D	LSI THERMOPLASTIC EMERGENCY LTEM	2.2 W LED	WALL
E	LSI BOLLARD LIGHT XBVRD	38 W LED	GROUND
F	100 CFM BATH FAN		
G	LSI THERMOPLASTIC COMBO EXIT/EM	1.1 W LED	CEILG/WALL
H	LSI W44 2'-2"	14 W LED	CEILG/WALL
I	12' PARKING LOT POLE LIGHTS	250W MH	12' POLE
J	18' PARKING LOT POLE LIGHTS	250W MH	18' POLE
K	LSI WNA10 SS 4'	33W MH	CEILG

NOTE: PROVIDE PANEL SPACE FOR FUTURE EXPANSION.
NOTE: PROVIDE 50 GAL HWT.

TOM HERSTAD
BUILDING DESIGN INC.
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FAX - 876-1418 • EMAIL - officeatomherstad.com

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DATE JAN 2019
DRWG BLDG A 2018-141

REVISIONS
2-1-2021

JIM RICHARDS
ELECTRICAL

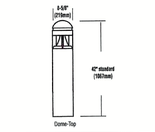
SHEET A7

E

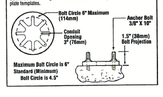
LED BOLLARD LIGHT (XBVRD)

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

DIMENSIONS



UNIVERSAL MOUNTING BASE DETAIL
Note: Base plate dimensions may change without notice. Do not use for setting anchor bolts. Consult factory for base plate templates.



U.S. and international patents pending

LEDS - An array of 24 select high-brightness LEDs in Cool White (5000K), Warm White (3500K) or Neutral White (4000K) color temperature, 69 CRI

REFLECTOR/DISTRIBUTION - Indirect. Photometric data is tested in accordance to IESNA Procedures.

HOUSING - Crown: Virtually tamper-proof concealed stainless steel fasteners in the cast aluminum crown assembly.

Universal Base Plate: One-piece, .322 inch seemless, extruded aluminum lower housing attaches to cast aluminum universal base plate with four stainless steel roll pins. Accommodates 4.5" - 6" bolt circles.

OPTIONAL ROUGHNECK REINFORCEMENT - .375" thick zinc plated, steel base plate with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.

LENS/GASKET - One-piece, clear acrylic lens enclosure fully gasketed at top and bottom edge.

ANCHOR BOLTS - Requires four heavy-duty 3/8" x 10" galvanized steel anchor bolts.

ELECTRICAL - Universal voltage power supply (120-277 VAC, 50/60 Hz). 347-480V also available - 400mA is standard. Surge protector meets IEEE C62.41.2-2002, Scenario 1 Location Category C.

DRIVER - State-of-the-art driver technology designed specifically LSI LED light sources provides unsurpassed system efficiency. Driver complies with IEC and FCC standards.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

DECAL STRIPING - Color-coordinated decal is available in 9 standard decal colors or by custom order from a selection of hundreds. Decal is guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

LISTING - Listed to U.S. and Canadian safety standards. Suitable for wet locations.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA Family Compliant | IP67 | RoHS COMPLIANT | wet location | IC rated | us

LIGHT OUTPUT - XBVRD

Description	# of LEDS	Lumens	Output Watts
Cool White 5000K CI	24	1338	38
Neutral White 4000K CI	24	1224	38
Warm White 3500K CI	24	856	38

LED Chips are frequently updated therefore values may increase.

Project Name _____ Fixture Type _____
Catalog # _____
10/07/20
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C

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

D

LTEM

Thermoplastic LED Emergency Unit

FEATURES & SPECIFICATIONS

Construction
- Injection-molded UL 94 5VA flame retardant, high temperature, thermoplastic housing
- Not recommended for outdoor use
- Standard finish: White and Black

Optical System
- Fully Adjustable LED Heads - 1.1 Watt per lamp head
- Self-contained, compact, low-profile design

Electrical
- Standard Universal Voltage - 120/277VAC dual primary at 60Hz
- Brownout circuit and short circuit protection
- Low voltage disconnect eliminates deep discharge
- Solid-state transfer detects loss of line voltage and automatically switches to emergency mode
- Test button to provide manual verification of the transfer circuit and emergency lamps
- It option compatible for up to two SRL remote lamp heads

Battery
- Maintenance free NiCad Battery
- Operating Temperatures 0°C to 40°C (32°F to 104°F)
- Remote Capacity option - will run for 180 minutes in emergency mode if no remote load is connected

Installation
- Universal J-Box mounting system
- Can be mounted on wall or ceiling applications

Warranty
- 5 year warranty on all electronics and housing
- Separate 5 year pro-rated warranty on the battery

Listings
- UL 924
- NFPA 101
- NEC
- Damp Location Rated
- UL Listed 90 minute emergency run time, 24 hour recharge time

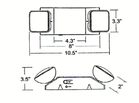
ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **LTEM WH SD2**

Prefix	Housing Color	Options
LTEM - Thermoplastic LED Emergency Unit	WH - White BK - Black	SD2 - Self Test / Self Diagnostic WGRB - Wire Guard Back Mount

FOOTNOTES:
1 - It option compatible with one or two SRL remote lamps

PRODUCT DIMENSIONS



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Page 1/1 Rev. 01/11/21
SPEC.2067.A.0121

C

LED GREENBRIAR® WALL SCONCE (XGBWM3)

Shown with optional decal striping

DOE LIGHTING FACTS
Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XGBWM3

Millilamps	# of LEDs	Type FT	Type WT	Type WW	Watts
Cool White (5000K) 65 min CRI	28	2976	2900	3032	34
	48	4855	4801	5038	55
	28	3522	3542	3720	44
	48	5900	5972	6173	72
Neutral White (4000K) 70 min CRI	28	2787	2792	2898	34
	48	4553	4660	4555	55
	28	3377	3389	3517	44
	48	5453	5562	5452	72

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

cULus Listed | ARRA Family Compliant | IP67 | RoHS COMPLIANT

SMARTTEC™ ENERGY SAVING FEATURES:

THERMAL CONTROL - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Available with 28 or 48 select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature. >70 CRI.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Wide Throw (WT), Forward Throw (FT) or Wall Wash (WW).

HOUSING - The aerodynamic aluminum housing is a rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP67 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.

POLE MOUNTING - XPMA (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed and removed.

EMERGENCY OPTIONS - Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

DECAL STRIPING - Optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (in carton) - 31 lbs./14Kg

LISTING - ETL listed to ANSI/UL 1598. UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

Project Name _____ Fixture Type _____
Catalog # _____
08/19/19
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1/21/2021 Modern Forms Vessel 5 1/2"W Black LED Outdoor Ceiling Light - #S8Y9B | Lamps Plus

B

FREE SHIPPING on Most Orders* | OPEN BOX | STORES | INSPIRATION | SIGN IN | CONTACT US

LAMPS PLUS The Lighting Experts | LP LUXURY LIGHTING | Search | SAVED | CART

Outdoor Lighting / Modern Forms Vessel 5 1/2"W Black LED Outdoor Ceiling Light - Style # S8Y98

Modern Forms Vessel 5 1/2"W Black LED Outdoor Ceiling Light

$249.00

FREE SHIPPING & FREE RETURNS* | Low Price Guarantee
IN STOCK - Ships in 1 to 2 Weeks

1 | ADD TO CART | SAVE

Add Installation by Handy | How It Works

Check Store Availability | Question? Ask a Store Associate

DESIGN CHAT

PRODUCT DETAILS

Contemporary style with energy-saving LED technology make this black outdoor ceiling light a great choice.

Additional Info:

Add a sharp vibe to exterior lighting with this black LED outdoor ceiling light from Modern Forms. A die-cast aluminum construction with delicate silk-screened glass provides gorgeous contrast and an attention-earning look that offers easy elegance. LED energy-efficiency offers substantial savings and convenience. Ask about custom CCT options available by special order.

- 5 1/2" wide x 3 3/4" high.
- Includes one dimmable 16.5 watt high-powered replaceable LED module: 956 lumen light output, comparable to a 75 watt incandescent. 3000K color temperature. 90 CRI.
- Energy-efficient LED flushmount outdoor ceiling light from the Vessel collection by Modern Forms.
- Black finish over die-cast aluminum construction. Silk-screened glass.
- Fixture can be installed on both the wall and ceiling.
- Smooth and continuous dimming with a 0-10V dimmer.

MODERN FORMS LUMINAIRES + SMART FANS | ENERGY STAR | LED

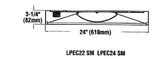
Shop all Modern Forms

https://www.lampsplus.com/products/modern-forms-vessel-5-and-one-half-inche-black-led-outdoor-ceiling-light__58y98.html 1/3

A

LED LOW PROFILE SURFACE MOUNT (LPEC SM)

DIMENSIONS



LPEC22 SM | LPEC24 SM

PRODUCT HIGHLIGHTS
- Long life, high brightness LEDs virtually eliminate maintenance.
- RoHS compliant, recyclable "green" design contains no mercury or other hazardous materials
- Cooler running electronic components allow for improved lumen performance
- Direct/Indirect lighting delivers even illumination throughout the space

EXPECTED LIFE - Projected life of at least 60,000 hours. Contact factory for TM-21 detail.

LEDS - Use of closely spaced medium-power, high brightness chips minimizes pixilation and provides uniform lens luminance. Available in Cool White (5000K), Neutral White (4000K) and Warm White (3500K) color temperatures. CRI > 80 (CW > 70). LM-80 reports available.

HOUSING - Formed code-gauged steel housing, painted after fabrication.

LENS - High transmittance acrylic, full radius lens with minimum diode visibility.

ELECTRICAL - Universal voltage (120-277 Vac) input, 50/60 Hz. (347 Vac). Power factor > 0.9, THD < 20%, in-rush current < 15 Amps.

DRIVER - High-performance isolated driver features over-voltage, over-current and short-circuit (with auto-recovery) protection. Driver module is sealed to IP66 protection levels, with a Class A sound rating. 0-10V dimming standard.

FINISH - All metal parts are painted after fabrication following treatment with phosphate rust inhibitor. Finish coating of housing reflecting surfaces is with high-reflectance (minimum 92%) matte white polyester powder.

WARRANTY - Limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

LISTING - Listed to UL 1598 and UL 8750. Suitable For Damp Locations.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA Family Compliant | IP66 | IP67 | RoHS COMPLIANT | Dark Sky Friendly

LIGHT OUTPUT - LPEC SM

	SS - Super Saver			HO - High Output			Watts	
	WW	NW	CW	WW	NW	CW	SS	HO
LPEC22 SM <22in	2680	3025	3450	4040	4256	4678	25	46
LPEC24 SM <25in	3120	3520	4016	4700	4951	5442	36	67
	VHO - Very High Output			Watts				
	WW	NW	CW	WW	NW	CW		
LPEC24 SM <25in	5911	6190	7060	90				

LED Chips are frequently updated therefore values may increase.

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **LPEC24 SM LED HO NW UE EM**

Prefix	Mounting	Light Source	Drive Current	Color Temperature	Input Voltage	Options
LPEC22 - 22in LPEC24 - 24in	SM - Surface	LED	SS - Super Saver HO - High Output VHO - Very High Output	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	UE - Universal Input Voltage (120-277V) 347 - 347V	TM - 1100 LM Emergency 3050 - Step Dimming to 30% L283 - Lutron® Sunnata™ Series 2 (0% dimming) L284 - Lutron® Sunnata™ Series 4 (1% dimming) L70 - Lutron Hi-lume® A-Series (1% dimming)

1 - VHO available in 24in only.

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
Chain Hanger, 24" (Use EA Pwr Fixture)	CH24
Cable Hanger Kit 10'((One Kit Per Fixture)	TGK10
5/8" O.D. Stems (4 required per fixture)	See Hanging Accessories Page

Project Name _____ Fixture Type _____
Catalog # _____
08/04/16
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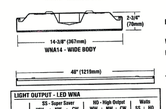
K

LED LOW PROFILE WRAPAROUND - WNA



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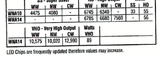

48" (1219mm)

LIGHT OUTPUT - LED WNA

	SS - Super Saver			HO - High Output			Watts	
	WW	NW	CW	WW	NW	CW	SS	HO
WNA10	4675	4990	-	6791	7248	-	32	51
WNA14	-	-	-	6785	6980	7500	-	90
	VHO - Very High Output			Watts				
	WW	NW	CW	VHO				
WNA14	10,515	10,920	12,960	90				

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA Family Compliant | cULus Listed | DLC DesignLights Consortium® | IDA DARK SKY COMPLIANT | LEDS dump location

ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **WNA10 LED SS CW UE EM**

Prefix	Light Source	Drive Current	Color Temperature	Voltage	Options
WNA10 - Narrow Body WNA14 - Wide Body	LED	SS - Super Saver MS - High Output HO - High Output VHO - Very High Output	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	UE - Universal Electronic (120-277V) 347 - 347V	EM - Emergency Pack 3050 - Step Dimming to 30%

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
Pendant Mount Kit (3/8" IP Stems)	PNM

Project Name _____ Fixture Type _____
Catalog # _____
04/12/16
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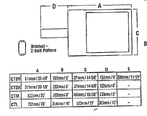
I + J

CITATION® (Various reflectors are protected by U.S. Patent No. 6,454,376.)



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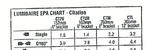

	A	B	C	D	E
CTSP	21mm/.25-28"	203mm/8"	279mm/11-5/8"	533mm/21"	203mm/11.25"
CTSD	51mm/.25-28"	203mm/8"	279mm/11-5/8"	533mm/21"	-
CTM	42.6mm/.25"	203mm/8"	444mm/18-3/8"	533mm/21"	-
CTL	72mm/.28"	2.64mm/8"	635mm/25"	762mm/30"	-

LUMINAIRE EPA CHART - Citation

	Single	2@90°	2@180°	3@120°	4@90°
CSD (Side of Pole)	1.6	2.4	3.2	3.2	3.2
CSM (Front of Pole)	2.9	3.8	4.8	4.8	6.4
CTSP (Front of Pole)	3.4	5.2	6.8	6.8	9.1
CTSD (Front of Pole)	3.6	5.6	7.2	7.2	9.6
CTM (Front of Pole)	3.5	5.6	7.0	6.2	8.5
CTL (Front of Pole)	6.2	9.4	12.4	7.8	10.2
CTSP/CTSD (Side of Pole)	2.4	3.2	4.0	3.3	3.7

Note: Values Delv Shield adds to below EPA. Consult factory.

SHIPPING WEIGHTS - Citation

Catalog Number	For 30cmH (Width)	Length (mm/in.)	120cm (mm/in.)	Jumpl (mm/in.)
CTSP	14/30	648/25.5	994/39.1	290/11.25
CTSD	14/30	648/25.5	994/39.1	290/11.25
CTM	17/37	737/29	487/19.2	343/13.5
CTL	27/59	775/30.5	565/22.25	451/17.75

REFLECTORS/DISTRIBUTION PATTERNS - Five multi-faceted reflector systems and distribution patterns are available with the Citation: Asymmetrical (A), Type III (3) roadway distribution pattern for increased pole spacing, Forward Throw (FT), and Forward Perimeter (FP) for perimeter lighting applications to eliminate stray light and produce a sharp backside cutoff, and Type V (5), for an even symmetrical distribution pattern. A field-rotatable reflector, which provides flexibility in distribution patterns without moving the fixture, is available with the medium and large Forward Throw Citation only. Photometric data is tested in accordance with IESNA guidelines.

BRACKETS - Use with 3" tool/decal drilling pattern. A 2-1/2" x 5-3/8" x 6" aluminum bolt-on bracket is shipped standard with a small Citation (CTSH and CTSV). A 2-1/2" x 5-3/8" x 8" aluminum bolt-on bracket is shipped standard with a medium Citation (CTM). A 2-1/2" x 5-3/8" x 12" aluminum bolt-on bracket is shipped with a large Citation (CTL). A 6" bracket is available for CTL and CTM in single and D180° configurations. A round pole plate (RPP2) is required for mounting to 3"-5" round poles (See Accessory Ordering Information chart).

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, white, cable verde green, metallic silver, and graphite.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

cULus Listed and Labeled | ARRA Family Compliant

Project Name _____ Fixture Type _____
Catalog # _____
12/20/17
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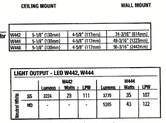
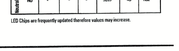
H

LED WALL / CEILING MOUNT - W44



DIMENSIONS



PRODUCT HIGHLIGHTS
- Designed for either wall, ceiling or pendant mounting.
- Versatile linear choice. The cross-section dimensions allow this efficient luminaire to fit into most architectural spaces conveniently and unobtrusively.
- The entire series is a singular cross-section, allowing for long row composition
- Diffuser incorporates a well-defined linear prism design.

LEDs - Use of closely-spaced medium-power, high-brightness chips minimizes pixelation and provides uniform lens luminance. Available in Cool White (5000K), Neutral White (4000K) and Warm White (3500K) color temperatures. CRI >= 80 (CW > 70). LM-80 reports available.

CONSTRUCTION - The housing and end plates are die-formed code gauge cold-rolled steel.

LENS - One-piece frosted extruded wrap around acrylic prismatic lens standard.

ELECTRICAL - Universal voltage (120-277 Vac) input, 50/60 Hz. Power factor > 0.9, THD < 20%, in-rush current < 15 Amps.

DRIVER – High-performance isolated driver features over-voltage, over-current and short-circuit (with auto-recovery) protection. Driver module is sealed to IP66 protection levels, with a Class A sound rating. 0-10V dimming standard.

FINISH - All reflective surfaces are finished with a high reflectance, lighting fixture white polyester powder.

WARRANTY - Limited 5-year warranty.

LISTING - UL Listed to U.S. and Canadian safety standards. Suitable for damp locations. IBEW Union made in the U.S.A

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA Family Compliant | cULus Listed

LIGHT OUTPUT - LED W442, W444

	W442		W444	
	Lumens	Watts	Lumens	Watts
SS	3224	29	5178	43
HO	5111	46	8287	70

LED Chips are frequently updated therefore values may increase.

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **LPRX R U WH LD11 RL**

Prefix	Letter Color	# of Faces	Housing Color	Lamp Heads	Options
LPRX - Thermoplastic Exit Combo	R - Red G - Green	U - Universal (includes two face plates, back plate, and mounting canopy)	WH - White BK - Black	LD11 - 1.1 Watt LED Heads	RL1 - 3W Remote Capacity SD2 - Self Test / Self Diagnostic WGRB - Wire Guard Back Mount

FOOTNOTES:
1 - RL option compatible with up to two SRL remote lamps only

ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **W444 LED SS CW UE EM**

Prefix	Light Source	Drive Current	Color Temperature	Voltage	Options
W442 - 2-foot W444 - 4-foot W445 - 8-foot	LED	SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3000K)	UE - Universal Electronic (120-277V) 347 - 347V	EM - Emergency Pack PM - Powered Plug-in (See options page) S200 - Step Dimming to 30%

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number
Joiner Bezel	(EB64/LED)
Pendant Mount Kit (3/8" IP Stems)	PNM

Project Name _____ Fixture Type _____
Catalog # _____
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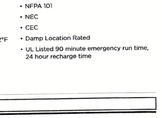
G

Catalog #: _____ Project: _____
Prepared By: _____ Date: _____ Type: _____

LPRX

Thermoplastic LED Exit Combo



FEATURES & SPECIFICATIONS

Construction
- Injection-molded UL 94 5VA flame retardant, high temperature, thermoplastic housing
- Universal design includes two faceplates, one backplate, and mouting canopy
- All configurations include field-selectable directional chevrons.
- Standard finish: White and Black

Optical System
- Illuminated by long-life, high intensity red or green LEDs
- Fully-illuminated 6" characters with 3/4" stroke
- LED Heads - 1.1 Watt per lamp head

Electrical
- Standard Universal Voltage - 120/277VAC dual primary at 60Hz
- Brownout circuit monitor (SD2 only)
- Low voltage disconnect eliminates deep discharge (SD2 only)
- Test button to provide manual verification of the transfer circuit and emergency lamps
- RL option compatible with up to two SRL remote lamp heads
- Includes mounting canopy for wall and ceiling mount applications

Warranty
- 5 year warranty on all electronics and housing
- Separate 5 year pro-rated warranty on the battery

Listings
- UL 924
- NFPA 101
- NEC
- CEC
- Damp Location Rated
- UL Listed 90 minute emergency run time, 24 hour recharge time

Battery
- Maintenance free NiCad Battery
- Operating Temperatures 0°C to 40°C (32°F to 104°F)

Installation
- Easy snap together design for effortless installation

PRODUCT DIMENSIONS

LSI Industries Inc. 10000 Alliance Rd. Cincinnati, OH 45242 • www.lsicorp.com
(513) 372-3200 • ©2020 LSI Industries Inc. All Rights Reserved. Specifications subject to change without notice.

Page 1/1 Rev. 01/04/21
SPEC.2668.A.0121

F

Specification Data
Panasonic Ventilation Fan

Panasonic WhisperCeiling | ENERGY STAR

FV-30VQ3 (120 CFM)

Description
Ventilating fan shall be Low Noise ceiling mount type rated for continuous run. Fan shall be ENERGY STAR rated and certified by the Home Ventilating Institute (HVI) Evaluated by Underwriters Laboratories and conform to both UL and cUL safety standards.

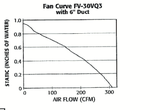
Motor/Blower:
- Four-pole totally enclosed condenser motor rated for continuous run.
- Power Saving shall be 120 volts and 60 hz.
- Fan shall be UL listed for tub/shower enclosure when used with a GFCI branch circuit wiring.
- Motor equipped with thermal-cutoff fuse.
- Removable with permanently lubricated plug-in motor.

Housing:
- Rust proof paint, galvanized steel body.
- 6" diameter duct adapter.
- Built in backdraft damper.
- Expandable extension brackets up to 26".

Grille:
- Attractive design using PP material.
- Attaches directly to housing with torsion springs.

Warranty:
- The factory warranty shall be a minimum of 3 years limited warranty on parts.

Typical Specifications:
Ventilating fan shall be of the ceiling mount, ENERGY STAR rated, with no less than 290 CFM and no more than 2.0 sone as certified by the Home Ventilating Institute (HVI) at 0.1 static pressure in inches water gauge. Power consumption shall be no greater than 65 watts. ENERGY STAR rated with efficiency rating of no less than 4.6 cfm/watt. The motor shall be totally enclosed, four pole condenser type engineered to run continuously. Power rating shall be120v/60Hz. Dart diameter shall be no less than 6". Fan shall be UL and cUL listed for tub/shower enclosure when used with GFCI branch circuit wiring.



Specifications:

	FV-30VQ3	
Static Pressure in Inches w.g.	0.1	0.25
Air Volume (CFM)	290	257
Noise (sone)	2.0	NA
Power Consumption (watts)	64	62
Energy Efficiency: CFM's / Watt	4.5	4.1
Speed (RPM)	877	900
Washington State VAQ Code:	Yes	

For Complete Installation Instructions Visit www.panasonic.com/building

cULus Listed | HVI CERTIFIED

Model	Quantity	Comments

Project:
Location:
Architect:
Engineer:
Contractor:
Submitted by:
Date:

Panasonic Home & Environment | One Panasonic Way | Secaucus, NJ 07094 | 866-292-7292 | www.panasonic.com/building

TOM HERSTAD
BUILDING DESIGN INC.
246 TREMONT AVE, PORT ORCHARD, WA 98366 • (360) 876-6695
FAX - 876-7449 • EMAIL - office@tomherstad.com

REGISTERED PROFESSIONAL ENGINEER
THOMAS A. HERSTAD
STATE OF WASHINGTON

ALL PLANS SHALL CONFORM TO ALL APPLICABLE REQUIREMENTS OF LOCAL, STATE OR FEDERAL AGENCIES WITH JURISDICTION OVER THE PROJECT. ANY DEVIATIONS FROM APPROVED PLANS SHALL BE APPROVED BY THE BUILDING OFFICIAL BEFORE WORK IS PERFORMED. ANY DEVIATIONS FROM APPROVED PLANS MAY RESULT IN THE DESIGNER BEING RECALLED TO THE JOBSITE. THESE PLANS ARE COPYRIGHTED BY THE ARCHITECT & ENGINEER AND ARE NOT TO BE USED IN ANY FORM OR MANNER WHATSOEVER WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE ARCHITECT & ENGINEER. REPRODUCTION OF THESE PLANS IS STRICTLY PROHIBITED AND IS PUNISHABLE BY LAW.

DATE: JAN 2019
BLDG A
DRWG: 2018-141

REVISIONS
2-1-2021
2-26-2021

JIM RICHARDS
ELECTRICAL CUT SHEETS

SHEET A7.1

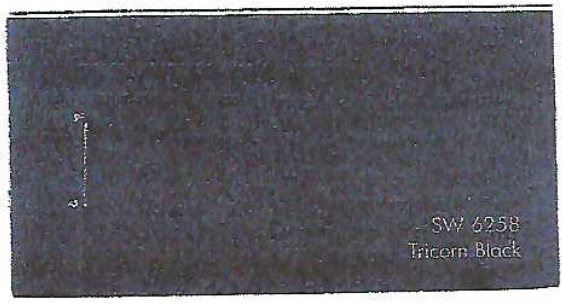
RECEIVED
By Michelle Thomas at 8:18 am, Feb 09, 2021

Olympic Commercial Center Major Site Plan Amendment
PL-SPR-20-0005 et al
Hearing Examiner 10.04.2022
Exhibit E

OLYMPIC COMMERCIAL CENTER -

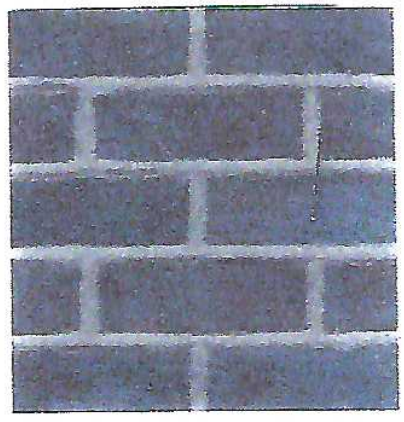
BUILDING "A" COLORS and MATERIALS.

Roof, Facia & Trim, (same as building "C")

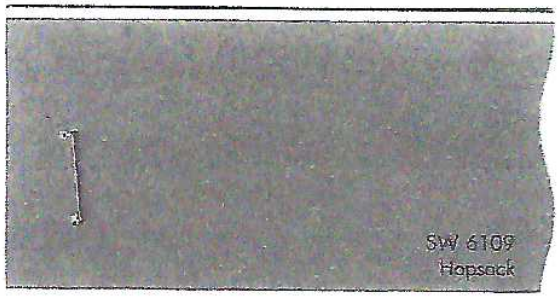


Brick Siding, from Mutual Materials (same as the brick used on building "C")

Covington with additional Clinker accents



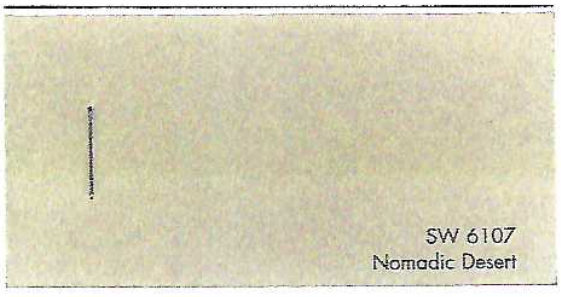
Screen wall and grout color, (same as grout color and siding color on building "C")



OLYMPIC COMMERCIAL CENTER -

BUILDING "A" COLORS and MATERIALS.

Siding



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Olympic Commercial Center Major Site Plan Amendment
PL-SPR-20-0005 et al
Hearing Examiner 10.04.2022
Exhibit F

Required Findings
Conditional Use Permit
GHMC 17.64.040

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; ***Conditional Use Permit approval is required for the approved but un-built Building "A" to be used as a quick service restaurant. It is already approved to be a bank with drive-thru. Approval of the revised proposal will also allow for the building to be used for a quick service restaurant with a drive-thru, or simply used as a specialty retail business. Either the bank or restaurant require approval of a CUP, both of which are allowed in the zoning district. No matter how the building is used, the use will be compatible with the shopping center to the east, the fast food and bank to the south, and the gas station and restaurant to the northeast.***

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; Use ***of the building will not create any detrimental impacts on public heal, safety, comfort, convenience, or general welfare. Build out as proposed will be compatible with 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 uses proposed have no impact on "location" relative to other land uses, so this portion of the finding is moot; For transportation and service facilities, the overall changes proposed will reduce total daily traffic trips from what is currently approved. Since the proposal is simply to allow for a variety of uses for a building and site that is already approved, and less vehicle trips will occur, no undue burden will occur to any public facilities or services.***

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 is adequately sized, especially considering that a third approved building will no longer be built.***

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By Michelle Thomas at 8:23 am, Feb 09, 2021

Olympic Commercial Center Major Site
Plan Amendment
PL-SPR-20-0005 et al
Hearing Examiner 10.04.2022
Exhibit G

Electric Vehicle Charging Stations

17.72.090 GHMC

A. Purpose. For all parking lots or garages, except those that include restricted electric vehicle charging stations. ***Two are proposed for the project parking lot***

B. Number. No minimum number of charging station spaces is required. ***Two are proposed***

C. Minimum Parking Requirements. An electric vehicle charging station space may be included in the calculation for minimum required off-street parking spaces that are required pursuant to GHMC 17.72.030. ***The two EV charging stations are included in the total count***

D. Design Standards. Off-street electric vehicle charging station spaces shall meet the provisions of GHMC 17.72.020, Off-street parking design standards. ***Both stalls are 9' wide and 18' deep***

E. Location and Design Criteria. The provision of electric vehicle parking will vary based on the design and use of the primary parking lot. The following required and additional locational and design criteria are provided in recognition of the various parking lot layout options.

1. Where provided, parking for electric vehicle charging purposes is required to include the following:

a. Signage. Each charging station space shall be posted with signage indicating the space is only for electric vehicle charging purposes. Days and hours of operations shall be included if time limits or tow away provisions are to be enforced. ***Signage will be included with final construction plans***

b. Maintenance. Charging station equipment shall be maintained in all respects, including the functioning of the charging equipment. A phone number or other contact information shall be provided on the charging station equipment for reporting when the equipment is not functioning or other problems are encountered. ***Owner's phone number will be included on the signs***

c. Accessibility. Where charging station equipment is provided within an adjacent pedestrian circulation area, such as a sidewalk or accessible route to the building entrance, the charging equipment shall be located so as not to interfere with accessibility requirements of WAC 51-50-005. ***The charging equipment will be located outside of any pedestrian access areas***

d. Lighting. Where charging station equipment is installed, adequate site lighting shall exist, unless charging is for daytime purposes only. ***Existing site lighting will illuminate the stations***

2. Parking for electric vehicles should also consider the following:

a. Notification. Information on the charging station, identifying voltage and amperage levels and any time of use, fees, or safety information. ***This information will be located on the signage***

b. Signage. Installation of directional signs at the parking lot entrance and at appropriate decision points to effectively guide motorists to the charging station space(s). ***The site is too small to need directional signage***

F. Data Collection. To allow for maintenance and notification, owners of any private new electric vehicle infrastructure station that will be publicly available (see definition of "electric vehicle charging station – public" in Chapter 17.73 GHMC) shall submit information on the station's geographic location, date of installation, equipment type and model, and owner contact information to the planning department. ***Once the stations have been installed, information will be submitted to the City planning department as required***

Olympic Commercial Center Major Site Plan Amendment
PL-SPR-20-0005 et al
Hearing Examiner 10.04.2022
Exhibit H

DECISION
OF THE HEARING EXAMINER
City of Gig Harbor

In the Matter of the Application of

Bergen Richards, LLC,

File Nos. SPR 08-0008, CUP 08-0006 & VAR 09-0001

For a Site Plan Review, Conditional Use Permits And Variances

Background

Bergen Richards, LLC., applied for Site Plan Review for construction of three professional office buildings on property located at 5524 Soundview Drive. Also requested were conditional use permits for drive thru facilities and variances.

An open record hearing was held on January 21, 2010. The record was closed on January 28, 2010, after the close of the appeal period for the Design Review administrative decision. Peter Katich, Senior Planner, represented the Community Development Department. William Lynn, attorney at law, represented the applicant. The record consists of the testimony at the hearing by David J. Freeman and Mr. Katich, and exhibits listed at the end of this decision.

For the purposes of this decision, all section numbers refer to the Gig Harbor Municipal Code (hereafter GHMC or Code) unless otherwise indicated.

After due consideration of all the information in the record, including that presented at the public hearing, the following shall constitute the findings, conclusions, and decision of the Hearings Examiner in this matter.

Findings

1. Bergen Richards, LLC., hereafter "Applicant", proposes to construct three commercial buildings as the Olympic Commercial Center on property at 5524 Soundview Drive. Approvals are needed for site plan review, conditional use permits and variances.

2. Two lots comprised the subject 1.28-acre site until a Boundary Line Adjustment (File No. BLA-06-0005) combined it into one parcel. One of the prior lots was the location of a Washington State Patrol office building until it was demolished in 2008. The other prior lot is undeveloped. The parcel is long, 510 ft. along the SR-16 right-of-way, and narrow, 110 ft. at its widest ending in a 10 ft. wide point at its northerly end.

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where it is crossed by the Cushman Trail. Four Peninsula Light easements for overhead power lines and underground utilities either run parallel to the length of the property or bisect it and restrict the amount or nature of development in those areas. Exhibit 7.

3. The site is within the B-2, General Business District and is surrounded by the same zoning. To the north is a veterinary clinic, to the east a restaurant, gas station, and commercial retail, to the south a bank with a drive through window is on abutting property and further to the south is a McDonald's restaurant with a drive through window, and to the west SR-16.

4. The intent of the B-2 district is to provide areas that offer a wide range of consumer goods and services, as proposed for this development. The district is intended to group buildings and businesses in a manner that creates convenient, attractive and safe development. The proposed development would complement the grouping that exists in the area.

5. The City's Comprehensive Plan designates the site as Commercial/Business. That designation is intended to provide for areas for primarily retail and wholesale facilities. The proposal would be consistent with this designation.

6. Development would consist of Building "A" at the north end that would house a bank and would have a 2,418 square foot footprint and measure 32 ft. 10 inches in height. A drive through facility is proposed on the west side of the structure. Building "B" in the middle is proposed for retail use and would be 35 feet high and have a footprint of 4,093 square feet. At the southerly end would be Building "C" housing a pharmacy with a footprint of 2,207 square feet, would stand 33 feet high, and also would have a drive through facility. Parking for 39 vehicles would be provided on-site. Common areas are planned for each building in the form of courtyards with benches and water features in two of them. Three driveways would provide access from Soundview Drive to the site. A sidewalk would be constructed along Soundview Drive the length of the site and extend to the Cushman Trail to create a pedestrian connection to the trail. Applicant intends to seek approval of division into the three development sites through the binding site plan.

7. Section 17.72.030 requires provision of one off-street parking space for every 300 square feet of gross floor area. The requirement for the 10,193 square feet of gross floor area would be 34 spaces, but this requirement would be reduced to 29 because of the common area provided, according to Section 17.99.280. The proposal exceeds this requirement.

8. The maximum impervious surface on a site is 70 percent. Section 17.36.070. The proposal would cover 57 percent.

9. Section 17.36.080 establishes 35 feet as the maximum structure height and the proposed buildings comply with this limitation.

10. Section 17.36.060 establishes the requirement for 20 ft. building setbacks from all property lines. In addition, a 30 ft. setback is required from rights of way that define enhancement corridors. Section 17.99.160C. Along SR-16 is an enhancement corridor that includes all property within 300 ft. of the right-of-way except for property within the

interchange node. Part of the subject site is within the defined enhancement corridor. The Department has determined that property within 300 ft. of the Tacoma-Cushman utility corridor right-of-way is also within an enhancement corridor.

11. Except for the proposed 22 feet and 10 feet setbacks for proposed Building "A", rather than the 30-foot setback in the enhancement corridor along the SR-16 right-of-way required by the Code and along the utility corridor right-of-way, the development proposal observes the required setbacks.

12. An Alternative Landscape Plan is proposed pursuant to Section 17.78.100, which Applicant contends represents a superior result to that that would be achieved by strictly following the landscape standards and which incorporates unique water features. The landscape plan proposes extensive vegetation in the setbacks. Section 17.78.070 requires that the width of the perimeter areas, which are the setbacks, be landscaped, but the plan deviates from this requirement as follows: 1) along the easterly front perimeter, 10 ft. instead of 20 ft. in six areas; 2) the southerly half of the site's westerly property line from 20 to 10 feet; 3) within the 30 ft. enhancement corridor along the northerly portion abutting the Tacoma-Cushman utility corridor (subject of the variance application); and 4) removal of five significant trees within the perimeter landscape area where all are required to be retained. Though the perimeter area landscaping would be reduced, a total of 85 trees and 252 shrubs would be provided on the site for a density approximately 75 percent greater than required. The plan shows extensive vegetation in the enhancement corridor setback and where the width would be foreshortened to screen the drive through lanes and along Soundview Drive that would screen the parking.

13. An alternative landscape plan may be authorized when it complies with the intent of the Landscaping and Screening Chapter of the Code and the applicant shows that it represents a superior result than that which would be achieved by strictly following the requirements or it incorporates architectural features such as fountains, among other qualifying characteristics. Section 17.78.100.

14. City staff reviewed the plan and determined that it does represent a result superior to a complying plan. Given the total of 23,990 square feet of landscaping, large number of trees and shrubs, and the water features in the plan, the Hearing Examiner agrees.

15. The Building Inspector reviewed the application and noted that fire lane markings may be required and corner radii sufficient for fire department vehicles will be checked at the time of building permit application. Exhibit 3.

16. The Department's Project Engineer reviewed the project documents including the site plan, water capacity reservation certificate, sewer capacity reservation certificate, transportation capacity reservation certificate, preliminary water hydraulic report, preliminary sewer hydraulic report, and preliminary storm drainage report, to determine if the proposed project can meet the City's requirements for final civil design approval. The engineer recommends preliminary approval subject to conditions listed in Exhibit 9 relating to water and sewer utility designs, stormwater facility designs, roadway designs, erosion control, limitation to three access points, adequate sight distance at the access

points, maintenance of landscaping, and a stormwater maintenance agreement, among others. The conditions appear to be necessary to assure compliance with City standards.

17. The City conducted environmental review and issued a Mitigated Determination of Non-significance (MDNS) for the proposal on December 9, 2009. The mitigation measures addressed water infrastructure and traffic and transportation, requiring payment of a pro rata share of water system improvements, extending the sidewalk system to the existing Cushman Tail and installing a transit shelter foundation. The MDNS was not appealed.

18. The director reviewed the application for compliance with the standards of the Design Review Manual. The director found that the proposed design met the specific requirements with the exception of the enhancement corridor setback requirement that is the subject of the variance application. The Notice of Administrative Decision for this review was issued January 11, 2010. The approval was subject to conditions relating to retention of vegetation during construction, installation of landscaping, and requiring development consistent with specific building elevations. Exhibit 2. That decision was not appealed.

19. The easements on the site alone account for approximately 18 percent of the area. Testimony of Freeman. The area of required setbacks and easements would leave only about 32 percent of the site available for development.

20. The minimum footprint to reasonably accommodate a bank or credit union is around 2,400 square feet, though a larger area is desirable. Exhibits 14 and 15

21. Notice of the proposed action and public hearing was published and posted on the property on January 6, 2010. Notice was mailed to property owners within 300 feet of the subject site on January 7, 2010.

22. Drive through facilities are a conditional use within the B-2 District. Section 17.14.020. The general criteria for conditional use are:

> 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;
>
> 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;
>
> C. That the proposed use is properly locate in relation to the other land use 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;
>
> 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.

Section 17.64.040

23. Section 17.66.030B requires that the following circumstances exist before a variance may be granted:

1. The proposed variance will not amount to a rezone nor authorize any use not allowed in the district;

2. Special conditions and circumstances exist which are peculiar to the land such as size, shape, topography or location, not applicable to other land in the same district and that literal interpretation of the provisions of this title would deprive the property owner of rights commonly enjoyed by other properties similarly situated in the same district under the terms of this title;

3. The special conditions and circumstances do not result from the actions of the applicant;

4. Granting of the variance requested will not confer a special privilege that is denied other lands in the same district;

5. The granting of the variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the subject property is situated.

.

24. The criteria for approval of site plans are compatibility with the comprehensive plan, compatibility with the surrounding buildings' occupancy and use, and compliance with all relevant statutes, regulations, and ordinances. Section 17.96.030B.

Conclusions

1. The Hearing Examiner has authority pursuant to Section 19.01.003 to make the site plan review, conditional use and variance decisions.

2. The public notice required by Section 19.03.003 was provided.

VARIANCES

3. As the findings show, the circumstances for variance approval are present: the variances from setback standards would not amount to rezoning the property; the unusually long and narrow shape of the parcel with multiple utility easements and abutment to the utility corridor are conditions that other properties do not share and that would restrict development of the property well beyond restrictions on development of other properties; the restrictions are not the creation of the owners; because the restrictions are unusual, variance from the setback requirements would not confer special privilege on this property, and the setbacks and landscaping proposed would satisfy the

need for screening and separation so would not cause material detriment to the public welfare or injury to other properties in the vicinity.

CONDITIONAL USE PERMITS

4. The record shows that the application meets the requirements for approving the drive through facilities as conditional uses. Such facilities are specifically called out as uses conditionally permitted in the B-2 District; the drive through facilities would fit in with the character of the surrounding neighborhood and as designed with appropriate screening from the highway and trail would not be detrimental to the health, safety comfort, convenience and general welfare and not be injurious to property or improvements in the vicinity. The location of the drive through facilities at the back of the site and properly screened from the abutting properties, and the drive through lane exits at points that would not impact street traffic are proper in relation to the other businesses and the street. The required showing that the site is of sufficient size to accommodate setbacks, parking, etc., is met in this case by approval of the variance for setbacks which recognizes that the purpose of setbacks for separation and screening is met here by the proposed landscaping for screening of the drive through facilities and nature of the adjoining open space.

SITE PLAN REVIEW

5. The proposed development was shown to be consistent with the Comprehensive Plan in that the uses would be those intended under the designation and its design would forward the goals in the community design element for pedestrian connections and outdoor space, among others. As the proposed uses are similar to the others in the area, including drive through facilities, the proposed site plan would also satisfy the requirement that it be compatible with surrounding buildings' occupancy and use.

6. With conditional use approval for the drive through facilities, variances for reduced setbacks, and subject to conditions recommended by the staff, the record shows that the site plan would comply with the relevant regulations, except for the landscape standards. The Alternative Landscape Plan proposed was shown to provide a design that would have a result superior to that if the standards were observed strictly so may be approved. Subject to the listed conditions, the site plan should be approved.

Decision

The requested Variances and Conditional Use Permits are granted and the Site Plan is approved, all subject to the following conditions:

SEPA MITIGATION MEASURES

1. Water system mitigation shall include a pro rata share payment for planned improvements to the city water system in the area in the amount

of $4,414.35. The calculations to determine this pro-rata share considered the estimated equivalent residential units (ERU) used by the various residences, businesses, restaurants, retail and multi-story buildings served by the city water system in the area. The number of ERU's approved for the subject development is 2.1% of the ERU's of the existing developments in the area. The percentage was applied to the cost of the related capital projects to determine the pro-rata share for the subject development.

2. The applicant shall be responsible for the design and construction of off-site transportation system improvement as follows:
    a. The improvements shall consist of extending the proposed sidewalk, curb and gutter to the existing Cushman Trail located approximately 60 feet to the north of the northerly driveway entrance.
    b. The applicant shall obtain a separate encroachment permit from the City of Gig Harbor for the design and construction of these off-site improvements.
    c. After the improvements have been constructed and upon acceptance by the city of Gig Harbor, the improvements shall be turned over to the City for public use.

3. The applicant shall install a single transit shelter foundation pursuant to the requirements set forth in the letter dated August 31, 2009, from Monica Adams, Pierce Transit.

4. The shelter foundation shall be designed and constructed consistent with Pierce Transit standards for such shelters. See attached foundation detail dated August 10, 2007.

5. The applicant shall obtain an Encroachment Permit from the city of Gig Harbor pursuant to Gig Harbor Municipal Code Chapter 12.02 prior to the installation of the shelter foundation in the unimproved Olympic Drive right-of-way.

6. The shelter foundation shall be installed and approved by Pierce Transit and the city prior to the issuance of the Final Certificate of Occupancy for the first of the three buildings constructed at the subject site.

GENERAL CONDITIONS:

7. All required landscaping shall be installed consistent with the Alternative Landscape Plan dated January 11, 2010. All landscaping required for each individual lot shall be installed prior to the issuance of the Final Certificate of Occupancy for the building proposed for the lot.

8. The applicant shall develop the three buildings consistent with the Planning Department's Notice of Administrative Decision on File No. DRB 08-0106 dated January 12, 2010.

9. The applicant shall comply with all requirements of the city's Building and Fire Safety Division set forth in the comments dated August 21, 2009 and August 31, 2009.

10. The applicant shall provide to the City both a final record drawing and a final record survey of the proposed development, each in both Mylar format and digital format. These drawings shall be provided after the City accepts the construction improvements shown on the civil plans but prior to any certificate of occupancy for any buildings or structures located on the site plan. The digital format of the drawings shall be in AutoCAD version 2008 or older and include all improvements in the right-of-way and all stormwater, water, and sewer utilities. The horizontal datum shall be NAD 1983 HARN State Plane South FIPS 4602 feet or as otherwise approved by the City. The vertical datum shall be NGVD 29, or as otherwise approved by the City.

11. Proposed water and sewer utility designs, stormwater facility designs, and roadway designs shall conform to the City's Public Works Standards and Stormwater Design Manual. These standards also address specific City design requirements such as restoration of the City right-of-way and traffic control.

12. Erosion shall be controlled throughout the construction of the project per the City's Public Works Standards and Stormwater Design manual.

13. City forces may remove any traffic control device constructed within the City right-of-way not approved by the Engineering Division. Any liability incurred by the City due to non-conformance by the applicant shall be transferred to the applicant.

14. A road encroachment permit shall be acquired from the City prior to any construction within City right-of-way, including utility work, improvements to the curb, gutter, and sideway, roadway shoulders and ditches, and installation of culverts. All work within the City right-of-way shall conform to the City's Public Works Standards and Stormwater Design Manual.

15. The site shall be limited t the three access points shown generally on the preliminary site plan along the frontage of Soundview Drive.

16. Sight distance at the three access points along the frontage of Soundview Drive shall meet the minimum requirements in the Public Works Standards, Section 2B.150 and Figure 2-01. The applicant's engineer shall provide a sight distance certification verifying that sight distance is met. The property owner is responsible to maintain the minimum sight distance.

17. Irrigation and maintenance of landscaping within the public right-of-way shall be the responsibility of the property owner or its heirs or assigns.

18. The City's stormwater maintenance agreement will be required for the site, which shall be recorded prior to final civil plan approval by the City. Stormwater and/or drainage easements also shall be granted to the City for the inspection of utilities and drainage facilities. No encroachment will be placed within the easements that may damage or interfere with the installation, inspection, and maintenance of utilities. Maintenance and expense for the utilities and drainage facilities shall be the responsibility of the property owners and its heirs or assigns, as noted in the recorded stormwater maintenance agreement.

19. The site plan shall note (where quoted) or delineate the following:

    a. "WARNING: City of Gig Harbor has no responsibility to build, improve, maintain or otherwise service private roadways or driveways within, or providing access to, property described in this site plan."
    b. "Increased stormwater runoff from the road(s), building, driveway and parking areas shall not be directed to City infrastructure. Increased storm water runoff shall be retained/detained on site."
    c. "Where seasonal drainage crosses subject property, no filling or disruption of the natural flow shall be permitted."
    d. Stormwater for runoff from buildings and parking surfaces shall be shown on individual building lots, including drywell sizing or storm drain connection points.

Dated this 3rd day of February 2010.

Margaret Klockars

Margaret Klockars
Hearing Examiner

Concerning Further Review

There is no administrative appeal of the hearing examiner's decision. A request for reconsideration may be filed according to the procedures set forth in Ordinance No. 1073. If a request for reconsideration is filed, this may not affect the deadline for filing judicial appeal (Chapter 36.70C RCW). Any party of record may appeal this decision by filing a land use petition in Superior Court pursuant to the Land Use Petition Act, RCW 36.70C. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

Parties of Record:

Jim Richards
Bergen Richards, LLC
12310 50th Avenue Ct NW
Gig Harbor, WA 98332

David Freeman
Snodgrass Freeman Associates, Architects
7282 Stinson Avenue, Suite B.
Gig Harbor, WA 98335

William T. Lynn
P.O. Box 1157
Tacoma, WA 98401

Peter Katich, Sr. Planner
Community Development
3510 Grandview Street
Gig Harbor, WA 98335

Exhibits in the Record:

1. Staff Report dated January 14, 2010
2. Notice of Administrative Design Review Decision issued on January 12, 2010
3. Memoranda from Dennis Kuntz, dated August 21, 2009 and August 31, 2009.
4. SEPA MDNS
5. Letter from Department of Ecology dated December 23, 2009
6. Applicant's statement re CUP criteria dated December 1, 2008
7. Applicant's statement re variance criteria dated December 15, 2009
8. Plan set
9. Memo from Marcos McGraw dated January 15, 2010
10. Site plan with required setback and easements in red
11. Site plan with green encroachments into required setbacks
12. Landscape Plan (colored)
13. Elevations and floor area

DECLARATION OF MAILING

I certify that on the 3rd day of February 2010, I sent by first class mail, postage paid, a copy of the Decision in the matter of the Application of Bergen Richards, LLC, (SPR 08-0008, CUP 08-0006 & VAR 09-0001) for a Site Plan Review, Conditional Use Permits and Variances to each of the following persons at the address listed:

Jim Richards
Bergen Richards, LLC
12310 50th Avenue Ct NW
Gig Harbor, WA 98332

David Freeman
Snodgrass Freeman Associates,
Architects
7282 Stinson Avenue, Suite B.
Gig Harbor, WA 98335

William T. Lynn
P.O. Box 1157
Tacoma, WA 98401

Peter Katich, Sr. Planner
Community Development
3510 Grandview Street
Gig Harbor, WA 98335

Pierce County Assessor
2401 South 35th St. Rm. 142
Tacoma, WA 98409

I declare under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.

Dated this 3rd day of February 2010, at Seattle, Washington.

Margaret Klockars

Olympic Commercial Center Major Site Plan Amendment
PL-SPR-20-0005 et al
Hearing Examiner 10.04.2022
Exhibit I

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JAN 27 2011
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CORRECTED DECISION OF THE HEARING EXAMINER
City of Gig Harbor

In the Matter of the Application of

Bergen Richards, LLC, File No. CUP 10-0005

For a Conditional Use Permit

Background

Bergen Richards, LLC., applied for a conditional use permit to authorize a change of use from pharmacy drive-thru to restaurant drive-thru at 5524 Soundview Drive NW.

An open record hearing was held on January 6, 2011. William Lynn, attorney at law, represented the applicant; Kristin Moerler, Associate Planner, represented the Community Development Department. The record consists of the testimony at the hearing by Ms. Moerler, Carl Halsan, and Kirby Twetin, and the exhibits listed at the end of this decision. Following issuance of the decision it was discovered that unintended copy was included in Condition No. 1 and this Corrected Decision removes that language.

For the purposes of this decision, all section numbers refer to the Gig Harbor Municipal Code (hereafter GHMC or Code) unless otherwise indicated.

After due consideration of all the information in the record, including that presented at the public hearing, the following shall constitute the findings, conclusions, and decision of the Hearings Examiner in this matter.

Findings

1. Bergen Richards, LLC., hereafter "Applicant", previously obtained conditional use approval for a drive through facility for a pharmacy in Building C in the Olympic Commercial Center development proposal at 5524 Soundview Drive NW in the decision on File Nos. SPR 08-0008, CUP 08-0006 & VAR 09-0001 on February 3, 2010. Applicant now seeks approval for a change of the conditional use permit approval to restaurant drive through facility because the Planning Department considers it a more intensive use than the pharmacy drive-thru and thus effectively constitutes a change of use. The Planning Department indicates that use less intensive than the approved use would not be considered a change of use requiring a new conditional use permit.

2. The site is within the B-2, General Business District and is surrounded by the same zoning. To the north is a veterinary clinic, to the east the Harvester Restaurant, gas station, and commercial retail, to the south a bank with a drive through window is on

abutting property and further to the south is a McDonald's restaurant with a drive through window, and to the west SR-16.

3. The intent of the B-2 district is to provide areas that offer a wide range of consumer goods and services, as proposed for this development. The district is intended to group buildings and businesses in a manner that creates convenient, attractive and safe development. A restaurant is a use permitted outright in the B-2 zone. A drive-thru facility for a restaurant would not be inconsistent with the intent of the district nor the character of this area.

4. The City's Comprehensive Plan designates the site as Commercial/Business. That designation is intended to provide for areas for primarily retail and wholesale facilities. Section 17.14.020 specifies that drive-through facilities are permitted as conditional uses in the B-2 district.

5. The site layout and three buildings previously approved would be unchanged by the change in use of the approved pharmacy drive-through facility. The proposed bank building would also have a drive-through facility. Both drive-throughs are located at the back of the site and screened from abutting properties. The drive-through lanes would exit at points that would not impact street traffic. Exhibit 6.

6. Section 17.72.030 bases the off-street parking space requirements on the number of seats in the dining area. Because there is no tenant yet, the floor plan has not been designed so the requirement cannot be determined. However, assuming a 54-seat restaurant, there is sufficient space on the site to accommodate the parking, which will be determined at the building permit review stage. A condition to require adequate parking is recommended by staff.

7. The City considered the proposed change and issued a Revised Mitigated Determination of Non-significance (Revised MDNS) for the proposal on December 8, 2010. Exhibit 7. The Revised MDNS was not appealed.

8. Supplemental water and sewer hydraulic reports were submitted and were part of the review for the Revised MDNS. The City's engineers recommended an increased pro-rata share of water improvements recognizing the increased usage, increased the reserved water ERUs, and issued a sewer CRC for 4 ERUs. The engineers determined that the proposed change would not create any new transportation impacts and that the reserved transportation concurrency for 215 peak hour trips was sufficient.

9. Notice of the proposed action and public hearing was published on December 22, 2010, mailed to property owners within 300 ft. on December 23, 2010, and posted on the site on December 27, 2010.

10. Drive through facilities are a conditional use within the B-2 District. Section 17.14.020. The general criteria for conditional use are:

> 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;

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;

C. That the proposed use is properly locate in relation to the other land use 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;

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.

Section 17.64.040.

Conclusions

1. The Hearing Examiner has authority pursuant to Section 19.01.003 to make the conditional use decision.

2. The public notice required by Section 19.03.003 was provided.

3. The record shows that the application meets the requirements for approving the restaurant drive-through facility as a conditional use. The drive-through facility is specifically called out as a use conditionally permitted in the B-2 District; the drive through facility would fit in with the character of the surrounding neighborhood and as designed with appropriate screening from the highway and trail would not be detrimental to the health, safety comfort, convenience and general welfare and not be injurious to property or improvements in the vicinity, and is properly located in relation to other uses and the street and can be served by the public infrastructure. The additional competition for existing businesses may not be considered in the land use determination. The prior site plan and conditional use approval, with the conditions of approval, showed that, with the variances granted, the site is of sufficient size to accommodate setbacks, parking, etc.

Decision

The Conditional Use Permit to allow a restaurant drive-through facility is granted, subject to conditions imposed in the previous approval, as modified, listed in Attachment A along with the conditions of approval of the site plan and variances from the prior approvals.

Dated this 26th day of January 2011, *nunc pro tunc*.

Margaret Klockars

Margaret Klockars
Hearing Examiner

Concerning Further Review

There is no administrative appeal of the hearing examiner's decision. A request for reconsideration may be filed according to the procedures set forth in Ordinance No. 1073. If a request for reconsideration is filed, this may not affect the deadline for filing judicial appeal (Chapter 36.70C RCW). Any party of record may appeal this decision by filing a land use petition in Superior Court pursuant to the Land Use Petition Act, RCW 36.70C. Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.

Parties of Record:

Jim Richards
Bergen Richards, LLC
12310 50th Avenue Ct NW
Gig Harbor, WA 98332

William T. Lynn
P.O. Box 1157
Tacoma, WA 98401

Carl Halsan
Halsan Frey LLC
PO Box 1447
Gig Harbor, WA 98335

Kristin Moerler, Associate Planner
Community Development
3510 Grandview Street
Gig Harbor, WA 98335

Kirby Twetin
5601 Soundview Drive
Gig Harbor, WA 98335

Exhibits in the Record:

1. Staff Report CUP 10-0005 dated December 30, 2010
2. Application form for CUP 10-0005
3. Applicant's Olympic Commercial Center Written Description of Project
4. Applicant's Olympic Commercial Center Required Findings Document
5. Sheet 1 of 15, Olympic Commercial Center Civil Site Plan, received by the City on September 14, 2010.
6. Decision of the Hearing Examiner issued on February 3, 2010, File No. SPR 08-0008, CUP-08-0006, VAR-09-0001 & DRB-08-0106.
7. Revised MDNS issued December 8, 2010, file no. SEPA 10-0018.
   Attachments to Revised MDNS (included):
   a. MDNS Issued on December 9, 2009 under SEPA 08-0035
   b. Environmental Checklist dated September 14, 2010
   c. Water CRC Application - Prepared By West Sound Engineering Inc., dated December 2, 2010

d. Sewer CRC Application - Prepared By West Sound Engineering Inc., dated December 2, 2010
e. Supplemental Water Hydraulic Report – Prepared By West Sound Engineering Inc., dated November 30, 2010
f. Supplemental Sewer Hydraulic Report - Prepared By West Sound Engineering Inc., dated November 30, 2010
g. Olympic Commercial Center Pro Rata Share Water System Improvements document, prepared by West Sound Engineering Inc. dated December 2, 2010
h. Memorandum dated December 8, 2010 from Amy Londgren, City of Gig Harbor Public Works Department, Engineering Division

8. Request for Comments on CUP 10-0005

ATTACHMENT A

SEPA MITIGATION MEASURES

1. Applicant shall comply with the mitigation as set out in the Revised MDNS (SEPA 10-0018), unless a revised SEPA determination is issued for the project.

CONDITIONAL USE PERMIT CONDITION:

2. Applicant shall demonstrate compliance with parking requirements prior to the issuance of building permits for Building C. The City may authorize a "shell only" building permit prior to the submission of the information needed to document that parking requirements are met.

CONDITIONS OF APPROVAL IMPOSED IN FEBRUARY 3 2010 DECISION (SRP 08-0008, CUP 08-0006 & VAR 09-0001)

3. All required landscaping shall be installed consistent with the Alternative Landscape Plan dated January 11, 2010. All landscaping required for each individual lot shall be installed prior to the issuance of the Final Certificate of Occupancy for the building proposed for the lot.

4. The applicant shall develop the three buildings consistent with the Planning Department's Notice of Administrative Decision on File No. DRB 08-0106 dated January 12, 2010.

5. The applicant shall comply with all requirements of the city's Building and Fire Safety Division set forth in the comments dated August 21, 2009 and August 31, 2009.

6. The applicant shall provide to the City both a final record drawing and a final record survey of the proposed development, each in both Mylar format and digital format. These drawings shall be provided after the City accepts the construction improvements shown on the civil plans but prior to any certificate of occupancy for any buildings or structures located on the site plan. The digital format of the drawings shall be in AutoCAD version 2008 or older and include all improvements in the right-of-way and all stormwater, water, and sewer utilities. The horizontal datum shall be NAD 1983 HARN State Plane South FIPS 4602 feet or as otherwise

approved by the City. The vertical datum shall be NGVD 29, or as otherwise approved by the City.

7. Proposed water and sewer utility designs, stormwater facility designs, and roadway designs shall conform to the City's Public Works Standards and Stormwater Design Manual. These standards also address specific City design requirements such as restoration of the City right-of-way and traffic control.

8. Erosion shall be controlled throughout the construction of the project per the City's Public Works Standards and Stormwater Design manual.

9. City forces may remove any traffic control device constructed within the City right-of-way not approved by the Engineering Division. Any liability incurred by the City due to non-conformance by the applicant shall be transferred to the applicant.

10. A road encroachment permit shall be acquired from the City prior to any construction within City right-of-way, including utility work, improvements to the curb, gutter, and sideway, roadway shoulders and ditches, and installation of culverts. All work within the City right-of-way shall conform to the City's Public Works Standards and Stormwater Design Manual.

11. The site shall be limited t the three access points shown generally on the preliminary site plan along the frontage of Soundview Drive.

12. Sight distance at the three access points along the frontage of Soundview Drive shall meet the minimum requirements in the Public Works Standards, Section 2B.150 and Figure 2-01. The applicant's engineer shall provide a sight distance certification verifying that sight distance is met. The property owner is responsible to maintain the minimum sight distance.

13. Irrigation and maintenance of landscaping within the public right-of-way shall be the responsibility of the property owner or its heirs or assigns.

14. The City's stormwater maintenance agreement will be required for the site, which shall be recorded prior to final civil plan approval by the City. Stormwater and/or drainage easements also shall be granted to the City for the inspection of utilities and drainage facilities. No encroachment will be placed within the easements that may damage or interfere with the installation, inspection, and maintenance of utilities. Maintenance and expense for the utilities and drainage facilities shall be the responsibility of the property owners and its heirs or assigns, as noted in the recorded stormwater maintenance agreement.

15. The site plan shall note (where quoted) or delineate the following:

a. "WARNING: City of Gig Harbor has no responsibility to build, improve, maintain or otherwise service private roadways or driveways within, or providing access to, property described in this site plan."
b. "Increased stormwater runoff from the road(s), building, driveway and parking areas shall not be directed to City infrastructure. Increased storm water runoff shall be retained/detained on site."
c. "Where seasonal drainage crosses subject property, no filling or disruption of the natural flow shall be permitted."
d. Stormwater for runoff from buildings and parking surfaces shall be shown on individual building lots, including drywell sizing or storm drain connection points.

Olympic Commercial Center Major Site Plan Amendment
PL-SPR-20-0005 et al
Hearing Examiner 10.04.2022
Exhibit J

GIG HARBOR
"THE MARITIME CITY"

COMMUNITY DEVELOPMENT DEPARTME

All plans in Vault - 1 roll all permits for site

KM

June 22, 2012

Bergen Richards, LLC.
Jim and Jay Richards
12310 50th Avenue Ct NW
Gig Harbor, WA 98332

RE: Minor Site Plan Amendment PL-SPA-12-0005 and PL-DRB-12-0025

Dear Mr. Richards,

This letter is in response to your application for a minor site plan review and design review revisions to the Olympic Commercial site plan to:

1. Reduce the footprint, design and gross floor area of Building B, as well as associated landscaping, and parking changes, and;
2. Amend the gross floor area and design of Building B, as well as associated landscaping, and parking changes, and;
3. Revised exterior lighting and color details.

The proposal does not significantly amend the approved alternative landscape plan approved as a part of the initial site plan approval (PL-SPR-08-0008), although modifications have been made related to changes made to the parking and drive-through areas. The existing alternative landscape approval includes the use of "fir" trees to meet screening requirements related to SR-16. The plan did not specify a specific variety of fir tree for use. The landscape plans include notes indicating that in the areas subject to the City's Enhancement Corridor, 70% screening will be provided as required by the code. Since the time of the existing approval, you have indicated to staff that you plan to install alpine firs where fir trees are shown on the approved landscaping plans.

The proposed use of Alpine Firs does not appear to meet the minimum screening requirements applicable to the site. There are several varieties of alpine firs available, and depending on the specific species proposed, there is a strong probability that an alpine fir will not be able to achieve the minimum screening requirements within the 3 year growing period provided by the code. While it appears that the existing approval provides some latitude as to which species of Fir tree can be used, it must be capable of providing the screening as required by code and documented on the approved landscape plan.

In as much as you have not requested approval of the alpine firs under this application and have maintained the same notes as provided on the existing

plan, no conditions have been incorporated into this decision relating to this aspect of the plan as it has not changed. However, to prevent this becoming a compliance issue that prevents the occupancy of a constructed building: the Planning Department will be requiring that you submit the specific tree species (or mix of species) proposed to meet the screening requirements for review and approval prior to issuance of the building permit for Building B or A which are subject to the enhancement corridor screening requirement.

The proposed amendments, as shown on attached plans submitted for application SPA-12-0005, received on May 14, 2012, and discussed above are hereby **APPROVED** subject to the following conditions:

1. The revisions made under this application shall be reflected on the binding site plan for the site; and shall include the summary data attached to this decision which summarize the total gross floor area and required common areas.
2. The North elevation of building B shall incorporate additional windows as depicted in the attached drawing submitted by the applicant's architect via email on June 13, 2012. The revised elevation is attached to this decision.
3. Signs are not approved under this application and shall require separate permits. The monument sign indicated near SR-16 is not permitable and shall be removed from any subsequent depictions of the site plan (civil permit, BSP and Building Permit).
4. Revised lighting fixtures are approved including the LED Bollard Path Light and LED 4" Outdoor Deck Lights (approved for use where "Nautical RND Cage Lite" is indicated on the elevations). The fixture proposed for use under the canopies shall be provided for Planning review and approval prior to installation and shall comply with the requirement to be fully downward directional.
5. The amended site plan shall comply with all conditions of the Hearing Examiner decisions for SPR 08-0008, CUP 08-0006, VAR- 09-0001, and CUP 10-0005.

> **Please note:** while preliminary plans have been submitted showing a seating plan for Building C; condition #2 (as listed in the Corrected decision for CUP-10-0005) has not been met at the time of this decision as the seating plan is anticipated to be revised as a part of the building permit review.

It should be noted that the plans submitted for this review consist of a revised landscape sheet, revised civil plans and revised building plans. The pages utilized in the review of this application have been attached to this decision. The building and civil permits related to this site are presently in review by other departments and are not included in this decision.

Please feel free to contact Kristin Moerler if you have any questions. She can be contacted by telephone at (253) 851-6170 or by E-mail at moerlerk@cityofgigharbor.net.

Sincerely,

Kristin Moerler
for
Tom Dolan
Planning Director

cc: File

Attachments:

1. Olympic Commercial Center Summary Data
2. Revised North Elevation received via email on June 13, 2012
3. Approved Plans submitted June 14, 2012 including: Landscape Plan, Sheets 1, 3 and 6 of the Building plans for Building C, sheets 1 and 3 of the Building Plans for Building B, and sheet 4 of the civil plans.
4. Revised Lighting and color details.

Olympic Commercial Center

SPA-12-0005

Summary Data

Building	Gross Floor Area	Use	Parking Required	Common Area Required	CA Credit
A	3,600	Bank	12	360	1.8
B	2,700	Office/retail	9	270	1.35
C	3,560	54 Seat Restaurant	18	356	1.78
Total	9,860		39	986	4.93

Total Parking Stalls on site	37
Total Parking + CA Credits	41.93

Impervious Surface Compliance

Total Impervious Proposed	14,297
Total Site Area	64,948
***Percentage Proposed:**	**22.01%**

* This calulation includes plaza areas located in required common areas, which could be excluded per the design manual.

ARCADIAN LIGHTING

Cut Sheet - TG-LND-100-BK
LED Bollard Path Light

Description: http://www.arcadianlighting.com/tg-lnd-100-bk.html

Brand: Trans Globe Lighting

Height: 12.50"

Width: 3.50"

Shade: Frosted glass

Finish: Black

Lamping: (2) 3W 12V LED | Light Output: 140 lumens | Color Temperature: 3000k | Lamp Life: 30000 hrs (bulb NOT included)

Usually Leaves Warehouse In: 3 - 5 business days

Price: $52.20

Company: **Fixture Type:** **Date:** 4/30/2012

Room: **Placement:**

Project: **Approved By:**

Prepared By **Prepared For**

Copyright © 2003-2009 Arcadian Lighting. All Rights Reserved. www.ArcadianLighting.com | Phone: 888-228-8856

APPROVED
City of Gig Harbor
Planning Department
Application # SPR-12-0005
Date 6/22/12 Initials KWM

ARCADIAN LIGHTING

use as Nautical RND Cage Lite JR

Cut Sheet - TG-LND-117-BK
LED 4" Outdoor Deck Lights

Description: http://www.arcadianlighting.com/tg-lnd-117-bk.html

Brand: Trans Globe Lighting

Height: 3.50"

Width: 3.75"

Shade: Clear glass

Finish: Black

Lamping: 2W 12V LED | Light Output: 50 lumens | Color Temperature: 3000k | Lamp Life: 30000 hrs (bulb NOT included)

Usually Leaves Warehouse In: 3 - 5 business days

Price: $25.02

Company: **Fixture Type:** **Date:** 4/30/2012

Room: **Placement:**

Project: **Approved By:**

Prepared By **Prepared For**

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APPROVED
City of Gig Harbor
Planning Department
Application # SPA-12-0005
Date 6/22/12 Initials KM

Olympic Commercial Center Major Site Plan Amendment
PL-SPR-20-0005 et al
Hearing Examiner 10.04.2022
Exhibit K

GIG HARBOR
"THE MARITIME CITY"

COMMUNITY DEVELOPMENT

ADMINISTRATIVE APPROVAL

CITY OF GIG HARBOR
PLANNING DIVISION
PL-DR-22-0037

TO: James Richards
PO Box 2617 115th Ave NW
Gig Harbor, WA 98335

FROM: Carl de Simas, Principal Planner
Jeremy Hammar, Associate Planner

DATE: June 14, 2022

RE: Olympic Commercial Center (Pierce County Parcel #4003060030) Administrative Design Review.

Project Description
Repainting and changing the color palette of the horizontal lap siding areas and board and batten areas of Building C which is presently occupied by Carl's Jr.

Background
The existing drive-through use was permitted through PL-CUP-08-0006 as a drive-through pharmacy and later amended by PL-CUP-10-0005 to change the drive-through and use from a pharmacy to a restaurant.

The existing color palette for the subject site was approved through the application under the file PL-DRB-12-0025, which provided revisions to LED lighting, siding, trim, roofing, and color palette as noted previously.

Analysis

This proposal has been reviewed using the standards of the Design Manual's Nonresidential and Multifamily color standards listed in GHMC 17.99.450. The existing color palette, included as Exhibit A to this report, includes the following colors:

Nomadic Desert
SW 6107 (Sherwin-Williams)
R: 199 G: 177 B: 152

Hopsack
SW 6109
R: 158 G: 129 B: 99

Tricorn Black
SW 6258
R: 47 G: 47 B: 48

The applicant proposes to replace two of the previously approved colors (Nomadic Desert and Hopsack) with two shades of gray. Those colors are shown on the Color palette included as Exhibit B to this report:

Mindful Gray
SW 7016
R: 188 G: 183 B: 173

Peppercorn
SW 7674
R: 88 G: 88 B: 88

The proposed new colors are consistent with the provisions listed in GHMC 17.99.450. The proposal keeps field colors subdued, is limited to subtle earth tone colors, and avoids bold or bright trim colors.

Decision
Staff has found the proposed site improvements to be generally consistent with all applicable provisions of the Gig Harbor Municipal Code (GHMC).

The proposed Administrative Design Review as proposed in the application materials submitted to the City on April 28, 2022, is hereby **approved.**

Carl de Simas
Principal Planner _____ Date 6/14/22

Duration of Permit Approval: The permits included in this decision shall expire three (3) years from June 14, 2022 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.

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

Property Tax Valuation: Affected property owners may request a change in property tax valuation notwithstanding any program of revaluation by contacting the Pierce County Assessor-Treasurer.

Permit Documents: The complete project permit file, including official decision, 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, during normal business hours, Monday through Friday. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers. Questions regarding the above stated decision should be made to Jeremy Hammar, Associate Planner, at jhammar@gigharborwa.gov.

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. In addition, other State and Federal permits might be needed. The Governor's Office for Regulatory Innovation and Assistance can assist in determining other required permits. 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.

The following exhibits are included

A. Existing Color Palette, DRB-12-0025., dated June 22, 2012
B. Proposed Color Palette., submitted April 28, 2022

Olympic Commercial Center: Colors

Siding

Roofing & Trim

APPROVED
City of Gig Harbor
Planning Department
Application # 2-SPR-12-0005
Date 6/22/12 Initials KM

Olympic Commercial Center Major Site Plan Amendment
PL-SPR-20-0005 et al
Hearing Examiner 10.04.2022
Exhibit L

GIG HARBOR
"THE MARITIME CITY"

***Revised* Mitigated Determination of Nonsignificance (MDNS)**
W.A.C. 197-11-970

Environmental Review Application No.: PL-SEPA-20-0008

Parcel Number: 4003060010, 4003060020, 4003060030

Action: Change of use and binding site plan revision

Proposal: The applicant proposes to remove Building "B" from the Olympic Commercial Center Binding Site Plan, recorded in 2012, and change the use of Building "A" to include the option for a restaurant as well as the previously approved bank. A Conditional use permit is required for the proposed restaurant drive-through.

Location: 5602 Soundview Drive
Gig Harbor, Washington, 98335

Proponent: Bergen Richards, LLC
James Richards
2617 115th Avenue
Gig Harbor, WA 98335

I. DESCRIPTION OF PROPOSAL:

The proposal includes a change in use for a building within a previously approved commercial development – Olympic Commercial Center. The proposal changes the use in Building A from bank with drive-through window to a restaurant or bank with drive-through window. Amendments to the site plan are also proposed, to include: modifications to Building A footprint and architecture; removal of Building B; modifications to the parking lot and site circulation.

This MDNS revises the prior revised MDNS for the development, issued under file number PL-SEPA-10-0018, issued on December 8, 2010. The original MDNS, file number SEPA 08-0035, was issued on December 9, 2009.

The initial proposal included the development of a 1.28 acre site into a commercial

development consisting of three buildings totaling 10,193 square feet, together with associated off-street parking and landscaping. Proposed Building A was permitted as a 3,600 square foot bank with a drive-up window; Building B was permitted as a 4,093 square foot retail space; and Building C would be a 2,500 square foot pharmacy with a drive-up window. The site plan was later revised, changing the use of Building C from a pharmacy to a restaurant.

Building C has been constructed and a certificate of occupancy issued for a fast food restaurant. Most of the utility infrastructure and landscaping for the binding site plan have been installed to date. The Building B site has been improved as a parking area and would remain such with this revision. The Building A site will need additional improvements consistent with the proposed revisions.

II. INCORPORATION BY REFERENCE:

The following documents contain information, studies and analysis that have been used in the review of this proposal and are hereby incorporated into this threshold determination by reference:

1. MDNS Issued on December 9, 2009 under SEPA 08-0035
2. MDNS Issued on December 8, 2010 under PL-SEPA-10-0018
3. Environmental Checklist dated January 16, 2020
4. Water Capacity Reservation Certificate (CRC) Application approved September 3, 2020
5. Sewer CRC Application approved February 23, 2021
6. Water Hydraulic Report approved February 22.2021
7. Sewer Hydraulic Report approved February 22, 2021
8. Storm Drainage Report Addendum received April 28, 2022
9. Traffic Impact Analysis (TIA) dated May 5, 2008
10. TIA dated November 29, 2021
11. Transportation CRC approved December 2, 2021
12. Transportation Concurrency Report dated May 14, 2009
13. Memorandum dated July 13, 2022 from Aaron Hulst, City of Gig Harbor Senior Engineer

III. ANALYSIS:

A. Water Infrastructure

The impacts to the City's water infrastructure from the proposed development have been reviewed in accordance with the following:

- Gig Harbor Municipal Code (GHMC), Chapter 19.10, Concurrency Management
- City of Gig Harbor Water System Comprehensive Plan (Water Plan).

Review under concurrency management has been determined based on information contained in the above referenced water concurrency reservation certificate (WCRC) application and the above referenced Water Hydraulic

Report. The applicant requested 6.7 ERU's for this development based on design information in the Water Hydraulic Report, dated approved February 22, 2021. The City has reserved water capacity in the amount of 6.7 ERU's for this development. If future information is submitted indicating that the development requires a different amount of water capacity, the applicant shall submit a revised WCRC application and shall not receive approval of the final engineered plans until the reserved capacity has been revised and approved by the City.

The applicant proposes to connect to the City's existing 10" PVC water main within Soundview Drive to serve their development. The development will be served by one 1" domestic meter connection.

Appropriate provisions for potable water supplies and adequate means of water supply can be obtained by compliance with the City of Gig Harbor's development regulations, comprehensive plan and other applicable local, state and federal laws. No further mitigation is required under SEPA as any impacts will be addressed by compliance with the City of Gig Harbor's development regulations, comprehensive plan and other applicable local, state and federal laws consistent with WAC 197-11-158.

B. Sewer Infrastructure

The impacts to the City's sewer infrastructure from the proposed development have been reviewed in accordance with the following:

- Gig Harbor Municipal Code (GHMC), Chapter 19.10, Concurrency Management
- City of Gig Harbor Wastewater System Comprehensive Plan (Wastewater Plan).
- City of Gig Harbor Comprehensive Plan (Plan)

The findings and conclusions from review of the concurrency ordinance have been determined based on the referenced Sewer Hydraulics Report and the Sewer CRC. Based on the referenced documents, the City has reserved 6.7 sewer ERU's for the development.

The applicant proposes to connect to the City's existing sewer collection and conveyance system via two separate services. Each of the lots will be served by 6" sanitary laterals. Each lateral will connect into an existing sanitary main within Soundview Drive. The proposed existing connection point is in accordance with the City's Wastewater System Comprehensive Plan. All sewer lines constructed by the applicant and will remain privately owned, operated and maintained.

Based on the documentation described above, the developer has made appropriate provisions for sanitary wastes.

C. Storm Water Infrastructure

The City has reviewed the storm water impacts for the proposed development based on the documents provided by the applicant. The City of Gig Harbor Stormwater Management and Site Development Manual requires consideration of both quantity and quality control of storm water run-off from the proposed development. The impacts to the City's stormwater infrastructure from the proposed development have been reviewed in accordance with the following:

- Gig Harbor Municipal Code (GHMC), Chapter 14.20.
- City of Gig Harbor Stormwater Comprehensive Plan (Stormwater Plan).

The applicant has prepared a Preliminary Stormwater Report, in accordance with the COGH 2006 Stormwater Management and Site Development Manual, along with a proposed storm system layout in the referenced plans to document the preliminary engineering design. The original project that was approved in 2010 included a binding site plan that created three lots with three proposed buildings. The Storm Drainage Report, dated December 22, 2010, provides the basis for the storm drainage system. The proposed design includes two separate drainage basins, one for the frontage improvements, located in the Soundview Drive right-of-way, and the second basin for on-site improvements. Permeable pavement is utilized for mitigate water quality and quantity. According to the Storm Drainage Report Addendum, dated received on April 28, 2022, the proposed site plan and site development improvements have eliminated the proposed Building B on Lot 2. Removal of Building B will decrease the area of impermeable hard surfaces and increase the area of permeable pavement, resulting is greater capacity for the storm drainage system.

Review of the referenced documents indicates that the applicant proposes to meet the design requirements under the 2006 Stormwater Management and Site Development Manual.

Appropriate provisions for drainage ways can be obtained by implementing the proposed storm water system improvements and by compliance with requirements contained in the City of Gig Harbor Municipal Code, the 2006 Stormwater Design Manual and Public Works Standards. No further mitigation is required under SEPA as the impacts will be addressed by compliance with State and local regulations consistent with WAC 197-11-158.

D. Transportation Infrastructure

The impacts to the City's transportation infrastructure from the proposed development have been reviewed in accordance with the following:

- Gig Harbor Municipal Code (GHMC), Chapter 19.10, Concurrency Management
- City of Gig Harbor Comprehensive Plan (Plan)

The findings and conclusions from review of the concurrency ordinance have been determined based on the information submitted by the developer in the

2008 TIA prepared by Heath & Associates, Inc., and the Transportation Concurrency Report prepared by PTV America, Inc. in 2009. The result of this review concludes that capacity can be provided for the proposed development and the City has previously reserved 215 pm peak hour trips for the development.

It should be noted that the applicant submitted a revised TIA dated November 29, 2021, and an updated TCRC application dated approved December 2, 2021, identifying the development has a total of 97 trips left from the 215 pm peak hour trips reserved. The existing Carl's Jr restaurant utilizes 59 trips, and the proposed bank (highest impact use from bank, retail, and fast food) will utilize 59 trips. No other developments are proposed, which leaves an additional 97 trips left from the original 215 trips reserved.

The applicant proposes to connect to the City's transportation system via two full access driveways and one restricted driveway at Soundview Drive.

Appropriate provisions for streets or roads can be obtained by construction of the transportation improvements proposed by the applicant and compliance with requirements contained in the City of Gig Harbor Municipal Code and Public Works Standards. No further transportation infrastructure mitigation is required under SEPA as the impacts will be addressed by compliance with State and local regulations consistent with WAC 197-11-158.

Required Mitigation

Water Related Mitigation

1. Since the change in use from for the proposed CUP will generate a higher water usage than what was included in the site plan approval for Olympic Commercial Center, the applicant is proposing increasing the pro-rata share payment of the water system improvements. The pro-rata share payment associated with the site plan approval was $4,414.35. The increased water usage associated with the CUP was increased to 3.8% of the water usage in the area of diminished fire flow.

   Therefore, the proposed increase in pro-rata share payment shall total $8,183.76. This is an increase of $3,769.41 from the Olympic Commercial Center site plan pro-rata share. This payment shall be made prior to the issuance of any certificates of occupancy being issued for structures on the proposed development.

   The increase was calculated by WestSound Engineering and accepted by the City on December 3, 2010.

IV. THRESHOLD DETERMINATION:

Lead Agency: City of Gig Harbor
The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment, provided the mitigation measures specified above are imposed. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

[x] This MDNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for 14 days from the date of this document. **Comments must be submitted by August 30, 2022.**

Any interested person may appeal the adequacy of this SEPA Threshold Determination to the City of Gig Harbor Hearing Examiner pursuant to the procedures set forth under Chapter 18.04 of the Gig Harbor Municipal Code if a written request for appeal is received within 21 days after the issuance of this MDNS, or **September 6, 2022**, whichever is later. The written appeal must be submitted with a filing fee of three-hundred and twelve dollars ($312.00).

Contact Person: Carl de Simas, Principal Planner; Phone: (253) 851-6170

Responsible Official: Katrina Knutson, AICP
Position Title: City Administrator Phone: (253) 851-6170

Address: City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

Signature _____ Date: August 16, 2022

cc: Department of Ecology
Applicant
Owner
Aaron Hulst, City Engineer, City of Gig Harbor

Olympic Commercial Center Major Site Plan Amendment
PL-SPR-20-0005 et al
Hearing Examiner 10.04.2022
Exhibit M

From: Brad Beach
To: Michelle Thomas
Cc: Annette Bullchild
Subject: RE: NOTICE OF MITIGATEDDETERMINATION OF NONSIGNIFICANCE
Date: Wednesday, August 17, 2022 10:55:19 AM
Attachments: image001.png
image002.png
image003.png
image007.png
PL-SEPA-20-0008 Response.pdf

Good morning, Ms. Thomas,

Please see attached for the Nisqually Indian Tribe's comments on the above referenced project.

Thank you,

Brad Beach, THPO
Nisqually Tribe
c: 360-528-1084
p: 360-456-5221 x 1277

From: Michelle Thomas <mthomas@gigharborwa.gov>
Sent: Tuesday, August 16, 2022 2:01 PM
To: Michelle Thomas <mthomas@gigharborwa.gov>
Subject: NOTICE OF MITIGATEDDETERMINATION OF NONSIGNIFICANCE

Please see attached Notice of Mitigated Determination of Nonsignificance for your review and comment.

LOCATION: 5524 - 5602 Soundview Drive, site includes 3 parcels 4003060010, 4003060020 & 4003060030
PROPOSAL: The applicant proposes to remove Building "B" from the Olympic Commercial Center Binding Site Plan, recorded in 2012, and change the use of Building "A" to include the option for a restaurant as well as the previously approved bank. A Conditional Use Permit is required for the proposed restaurant drive-through. After review of a completed environmental checklist and other information on file with the agency, the City of Gig Harbor has determined the above proposal,with mitigation, will not have a probable significant adverse impact on the environment.
COMMENT DEADLINE: August 30, 2022

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Carl de Simas, Senior Planner, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170
Agency comments must be received by no later than Tuesday, **August 30, 2022** for consideration.

Nisqually Indian Tribe
4820 She-Nah-Num Dr. S.E.
Olympia, WA 98513
(360) 456-5221

August 17, 2022

To: Carl de Simas, Senior Planner
City of Gig Harbor
Planning Division
3510 Grandview St.
Gig Harbor, WA 98335

Re: PL-SEPA-20-0008

The Nisqually Indian Tribe's THPO has reviewed the mitigated determination of non-significance and supplemental materials that you provided for the above-named project and has no specific comments or concerns at this time. Please keep us informed if there are any Inadvertent Discoveries of Archaeological Resources/Human Burials.

Although the Nisqually Indian Tribe has no specific comments or concerns, we respect the traditional cultural knowledge of affected tribes and support their opinions on this matter as well.

Sincerely,

Brad Beach, THPO
Nisqually Indian Tribe
360-528-1084
360-456-5221 ext. 1277
beach.brad@nisqually-nsn.gov

cc: Annette Bullchild, Director, Nisqually Indian Tribe

From: Shaun Dinubilo
To: Michelle Thomas
Subject: RE: NOTICE OF MITIGATEDDETERMINATION OF NONSIGNIFICANCE
Date: Monday, August 22, 2022 3:41:15 PM
Attachments: image001.png
image002.png
image003.png
image007.png

Hello Michelle,

Thank you for contacting the Squaxin Island Tribe Cultural Resources Department regarding the above listed project for our review and comment. We have no specific cultural resource concerns for this project. However, if DAHP recommends a survey, or any other additional recommendations, we concur with DAHP's recommendations. We would prefer to receive an electronic copy by email once completed. If any archaeological or cultural resources are uncovered during implementation, please halt work in the area of discovery and contact DAHP and the Squaxin Island Tribe's Archaeologist, Shaun Dinubilo via email at sdinubilo@squaxin.us.

Shaun Dinubilo
Archaeologist
Cultural Resource Department
Squaxin Island Tribe
200 S.E. Billy Frank Jr. Way
Shelton, WA 98584
Office Phone: 360-432-3998
Cell Phone: 360-870-6324
Email: sdinubilo@squaxin.us
Email is my perferred method of communication.

From: Michelle Thomas <mthomas@gigharborwa.gov>
Sent: Tuesday, August 16, 2022 2:01 PM
To: Michelle Thomas <mthomas@gigharborwa.gov>
Subject: NOTICE OF MITIGATEDDETERMINATION OF NONSIGNIFICANCE

Please see attached Notice of Mitigated Determination of Nonsignificance for your review and comment.

LOCATION: 5524 - 5602 Soundview Drive, site includes 3 parcels 4003060010, 4003060020 & 4003060030
PROPOSAL: The applicant proposes to remove Building "B" from the Olympic Commercial Center Binding Site Plan, recorded in 2012, and change the use of

Building “A” to include the option for a restaurant as well as the previously approved bank. A Conditional Use Permit is required for the proposed restaurant drive-through. After review of a completed environmental checklist and other information on file with the agency, the City of Gig Harbor has determined the above proposal,with mitigation, will not have a probable significant adverse impact on the environment.
COMMENT DEADLINE: August 30, 2022

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Carl de Simas, Senior Planner, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170
Agency comments must be received by no later than Tuesday, **August 30, 2022** for consideration.

Michelle Thomas | Planning Technician
3510 Grandview St • Gig Harbor, WA 98335
253-851-6170 253-853-8255 (direct) www.cityofgigharbor.net

Olympic Commercial Center Major Site Plan Amendment
PL-SPR-20-0005 et al
Hearing Examiner 10.04.2022
Exhibit N

GIG HARBOR
"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

DETERMINATION OF COMPLETE APPLICATION

Monday, July 13, 2020

TO: **Carl E. Halsan, P.O. Box 1447, Gig Harbor, WA 98335**
RE: **Application for Major Site Plan Review (PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075, PL-SEPA-20-0008) for Olympic Commercial Center – Major Site Plan Amendment**

Your application for the above referenced project has been reviewed by the Planning Division. Based on the required elements for a complete application (GHMC 19.02.002), the application is considered:

☒ **Complete.** ☐ **Incomplete.** See items below:

Your application is considered complete at this time.

If you have any questions on this matter, please contact: Michelle Thomas at (253) 851-6170 or thomasm@cityofgigharbor.net

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

NOTICE OF APPLICATION
July 23rd, 2020

Olympic Commercial Center Conditional Use Permit and Major Site Plan Review
Type III Permit

Permit Number(s): PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075, PL-SEPA-20-0008

Date Application was Submitted: June 23rd, 2020

Date of Notice of Complete Application: July 13th, 2020

Name of Applicant: Carl E. Halsan, P.O. Box 1447, Gig Harbor, WA 98335

Name of Agent: Same as Applicant

Project Location: 5524 - 5602 Soundview Drive, site includes 3 parcels 4003060010, 4003060020 & 4003060030 located on the east side of SR 16, at the intersection with Soundview Dr., and Hollycroft St.

Description of Proposed Project: The proposal is to revise the previously approved Binding Site Plan (PL-BSP-08-0004). Proposal would eliminate approved unbuilt building "B" on lot 2, adjusting the size and configuration of approved , unbuilt building "A" on lot 1, amending the parking lot layout on lots 1 and 2, adding vehicle charging stations on lot 2, and revising the drive-thru configuration associated with proposed building "A". In addition, proposal would expand the building "A" approved use for a bank with drive-thru to include retail, or a quick service restaurant with a drive-thru. If used for a bank or retail, the total square footage of the building would be 4,284 sq. ft. If building use is quick service restaurant with drive-thru, the square footage would be 3,201 sq. ft. The new proposed building "A" will have the same footprint regardless of its use. Site access will be via existing approved driveways off Soundview Drive.

Project Permits Included with Application: Major Site Plan Review, Administrative Design Review, Conditional Use Permit & SEPA

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

Other Required Permits Not Included in Application: Civil construction, building permits, binding site plan amendment.

Existing Environmental Documents which Evaluate Proposed Project: Sewer Hydraulic Report, prepared by WSE, dated April 8, 2020; Water Hydraulic Report, prepared by WSE, dated June 9, 2020; Traffic Impact Analysis, prepared by Heath & Associates, Inc, Dated December 30, 2019; SEPA Environmental Checklist, prepared by Carl E. Halsan, dated January 16, 2020.

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

As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Carl de Simas, Senior Planner at desimasc@cityofgigharbor.net for questions regarding access to other documents pertinent to this application. An open record public hearing will be held on this project but, has not been scheduled at this time. 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 meeting or a copy of the decision on this application. Requests for notification or written comments must be submitted to the Planning Department by no later than August 6, 2020. All public comments or requests must be received at the Planning Department by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Carl de Simas, Senior Planner, City of Gig Harbor Planning Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking “Permit Portal” and entering the above permit numbers.

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 July 23rd, 2020 I mailed a true and correct copy of the of Notice of Application for the following:

Project Name: **Olympic Commercial Center Major Amendment**

Project Location: **5524 - 5602 Soundview Drive**

Permit Number(s): **PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075 & PL-SEPA-20-0008**

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 23rd day of July, 2020.

Michelle Thomas

DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for: ☒ **NOA** **SEPA** **NOPH** **NOPM** **NOD** **Notice Date:**

Project: Olympic Commercial Center **Planner: Carl de Simas**

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
Electronic Mail ☒ Pierce Transit Land Use Review
☒ Washington State Department of Fish & Wildlife
☒ Washington State Department of Natural Resources
☒ Washington State DAHP
☒ Puyallup Tribe of Indians Historic Preservation
☒ Puyallup Tribe Cultural Resources
☒ PenMet Parks
☒ Gig Harbor Fire & Medic One
☒ 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
☐ Peninsula Light Company

Other Parties: ☒ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)
1st Class Mail ☒ DRB (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)
☐ Other _____

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

NOTICE OF APPLICATION
July 23rd, 2020

Olympic Commercial Center Conditional Use Permit and Major Site Plan Review
Type III Permit

Permit Number(s): PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075, PL-SEPA-20-0008

Date Application was Submitted: June 23rd, 2020

Date of Notice of Complete Application: July 13th, 2020

Name of Applicant: Carl E. Halsan, P.O. Box 1447, Gig Harbor, WA 98335

Name of Agent: Same as Applicant

Project Location: 5524 - 5602 Soundview Drive, site includes 3 parcels 4003060010, 4003060020 & 4003060030 located on the east side of SR 16, at the intersection with Soundview Dr., and Hollycroft St.

Description of Proposed Project: The proposal is to revise the previously approved Binding Site Plan (PL-BSP-08-0004). Proposal would eliminate approved unbuilt building "B" on lot 2, adjusting the size and configuration of approved , unbuilt building "A" on lot 1, amending the parking lot layout on lots 1 and 2, adding vehicle charging stations on lot 2, and revising the drive-thru configuration associated with proposed building "A". In addition, proposal would expand the building "A" approved use for a bank with drive-thru to include retail, or a quick service restaurant with a drive-thru. If used for a bank or retail, the total square footage of the building would be 4,284 sq. ft. If building use is quick service restaurant with drive-thru, the square footage would be 3,201 sq. ft. The new proposed building "A" will have the same footprint regardless of its use. Site access will be via existing approved driveways off Soundview Drive.

Project Permits Included with Application: Major Site Plan Review, Administrative Design Review, Conditional Use Permit & SEPA

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

Other Required Permits Not Included in Application: Civil construction, building permits, binding site plan amendment.

Existing Environmental Documents which Evaluate Proposed Project: Sewer Hydraulic Report, prepared by WSE, dated April 8, 2020; Water Hydraulic Report, prepared by WSE, dated June 9, 2020; Traffic Impact Analysis, prepared by Heath & Associates, Inc, Dated December 30, 2019; SEPA Environmental Checklist, prepared by Carl E. Halsan, dated January 16, 2020.

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

As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Carl de Simas, Senior Planner at desimasc@cityofgigharbor.net for questions regarding access to other documents pertinent to this application. An open record public hearing will be held on this project but, has not been scheduled at this time. 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 meeting or a copy of the decision on this application. Requests for notification or written comments must be submitted to the Planning Department by no later than August 6, 2020. All public comments or requests must be received at the Planning Department by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Carl de Simas, Senior Planner, City of Gig Harbor Planning Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers.

4003060010 4003060020
4003060030
BERGEN RICHARDS LLC
2617 115TH AV
GIG HARBOR, WA 98335

221172071
CITY OF TACOMA - TPU
3628 S 35TH ST ABS-2
TACOMA, WA 98409-3115

221174014 221174076
DRILLNFILL PROPERTIES LLC
11616 HUNTER LN NW
GIG HARBOR, WA 98332-7861

4555000122
HARTMANN JEAN L
2709 NE 21ST ST
FORT LAUDERDALE, FL 33305

221178062
Z A A L LLC
5555 SOUNDVIEW DR
GIG HARBOR, WA 98335-1478

221174081
CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214

4555000019
COLUMBIA STATE BANK
PO BOX 2156
TACOMA, WA 98401-2156

7580001003
FIVE OWL HOLDINGS LLC
PO BOX 701
WAUNA, WA 98395-0701

7580001004
IIIB INVESTMENTS LLC
5601 SOUNDVIEW DR
GIG HARBOR, WA 98335-2039

221178065 221178063 4002790050
OLYMPIC VILLAGE LLC
3803 BRIDGEPORT WAY W
UNIVERSITY PLACE, WA 98466

Carl E. Halsan
P.O. Box 1447
Gig Harbor, WA 98335

221172009 7580001010
CITY OF TACOMA - TPU
3628 S 35TH ST ABS-2
TACOMA, WA 98409-3115

4000060010
DONKEY CREEK
HOLDINGS LLC
PO BOX 1805
GIG HARBOR, WA 98335

221172072
GIG HARBOR VETERINARY
HOSP INC
5606 SOUNDVIEW DR
GIG HARBOR, WA 98335-2040

4555000110 4555000100
LN REAL ESTATE LLC
PO BOX 460069
HOUSTON, TX 77056-8069

221172035
UMPQUA BANK
20085 NW TANASBOURNE DR
HILLSBORO, OR 97124

Olympic Commercial Center NOA

7/15/2020, 3:54:33 PM

1:4,514

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

Parcels

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

City of Gig Harbor

The map features are approximate. All data is provided "as-is" and "with all faults." The City assumes no liability for variations ascertained by actual survey.

CERTIFICATION OF PUBLIC NOTICE

==========

DECLARATION OF POSTING

I, CARL HALSAN (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 JULY 21ST, 2020 I caused to be posted the notice board provided by the City for the Notice of Application on the following:

Project Name: **Olympic Commercial Center Major Amendment**

Project Location: **5524 - 5602 Soundview Drive**

Permit Number(s): **PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075 & PL-SEPA-20-0008**

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

- ☒ FENCE POST AT MID POINT OF PROPERTY FRONTAGE ALONG SOUNDVIEW
- ☒ _____

SIGNED at Gig Harbor, Washington, this 21ST day of JULY, 2020.

DECLARANT (signature)

CERTIFICATION OF PUBLIC NOTICE

==========

DECLARATION OF PUBLISHING

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 July 15th, 2020 I sent a true and correct copy of the **NOTICE APPLICATION** for publication in the **July 23rd, 2020** edition of the Peninsula Gateway for the following:

Project Name: **Olympic Commercial Center Major Amendment**

Project Location: **5524 - 5602 Soundview Drive**

Permit Number(s): **PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075 & PL-SEPA-20-0008**

SIGNED at Gig Harbor, Washington, this 15th day of July, 2020.

Michelle Thomas

DECLARANT (signature)

City of Gig Harbor
Transmittal Form

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

Project: Olympic Commercial Center **Planner: Carl de Simas**

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
Electronic Mail ☐ Pierce Transit Land Use Review
☐ Washington State Department of Fish & Wildlife
☐ Washington State Department of Natural Resources
☐ Washington State DAHP
☐ Puyallup Tribe of Indians Historic Preservation
☐ Puyallup Tribe Cultural Resources
☐ PenMet Parks
☐ Gig Harbor Fire & Medic One
☐ 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
☐ Peninsula Light Company

Other Parties: ☐ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)
1st Class Mail ☐ DRB (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)
☒ Other Peninsula Gateway

THE NEWS TRIBUNE
thenewstribune.com

The Olympian www.theolympian.com
Gateway gateline.com
The Herald puyallupherald.com
Northwest Guardian

Order Confirmation

Customer
CITY OF GIG HARBOR

Customer Account
255175

Customer Address
3510 GRANDVIEW ST
GIG HARBOR WA 983351214 USA

Customer Phone
253-851-8136

Customer Fax

Sales Rep
cdaniels@mcclatchy.com

Payor Customer
CITY OF GIG HARBOR

Payor Account
255175

Payor Address
3510 GRANDVIEW ST
GIG HARBOR WA 983351214 USA

Payor Phone
253-851-8136

Customer EMail

Order Taker
cdaniels@mcclatchy.com

PO Number	Payment Method	Blind Box	Tear Sheets	Proofs	Affidavits
Legal Notice	Invoice		0	0	2

Net Amount	Tax Amount	Total Amount	Payment Amount	Amount Due
$156.02	$0.00	$156.02	$0.00	$156.02

Ad Order Number
0004701799

Order Source

Ordered By
Michelle Thomas

Special Pricing

Invoice Text
NOA 07.23.2020

Promo Type

Package Buy

Materials

Ad Order Information

Ad Number	Ad Type	Production Method	Production Notes
0004701799-01	TAC-Legal Liner	AdBooker	

External Ad Number	Ad Attributes	Ad Released	Pick Up
		No	

Ad Size	Color
2 X 52 li	

Product	Placement	Times Run	Schedule Cost
TAC-GW-Gateway	0300 - Legals Classified	1	$156.02

Run Schedule Invoice Text	Position
NOTICE OF APPLICATION July 23rd, 2020 OI	0301 - Legals & Public Notices

Run Dates
07/23/2020

NOTICE OF APPLICATION
July 23rd, 2020

Olympic Commercial Center Conditional Use Permit and Major Site Plan Review
Type III Permit

Permit Number(s): PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075, PL-SEPA-20-0008
Date Application was Submitted: June 23rd, 2020
Date of Notice of Complete Application: July 13th, 2020
Name of Applicant: Carl E. Halsan, P.O. Box 1447, Gig Harbor, WA 98335
Name of Agent: Same as Applicant
Project Location: 5524 - 5602 Soundview Drive, site includes 3 parcels 4003060010, 4003060020 & 4003060030 located on the east side of SR 16, at the intersection with Soundview Dr., and Hollycroft St.
Description of Proposed Project: The proposal is to revise the previously approved Binding Site Plan (PL-BSP-08-0004). Proposal would eliminate approved unbuilt building "B" on lot 2, adjusting the size and configuration of approved , unbuilt building "A" on lot 1, amending the parking lot layout on lots 1 and 2, adding vehicle charging stations on lot 2, and revising the drive-thru configuration associated with proposed building "A". In addition, proposal would expand the building "A" approved use for a bank with drive-thru to include retail, or a quick service restaurant with a drive-thru. If used for a bank or retail, the total square footage of the building would be 4,284 sq. ft. If building use is quick service restaurant with drive-thru, the square footage would be 3,201 sq. ft.
The new proposed building "A" will have the same footprint regardless of its use.
Site access will be via existing approved driveways off Soundview Drive.
Project Permits Included with Application: Major Site Plan Review, Administrative Design Review, Conditional Use Permit & SEPA
Further Studies Being Required by Applicable Official: None at this time.
Other Required Permits Not Included in Application: Civil construction, building permits, binding site plan amendment.
Existing Environmental Documents which Evaluate Proposed Project: Sewer Hydraulic Report, prepared by WSE, dated April 8, 2020; Water Hydraulic Report, prepared by WSE, dated June 9, 2020; Traffic Impact Analysis, prepared by Heath & Associates, Inc, Dated December 30, 2019; SEPA Environmental Checklist, prepared by Carl E. Halsan, dated January 16, 2020.
Tentative Public Meeting or Public Hearing Date: A hearing date has not been scheduled for this application.
As of March 16, 2020, at 12 PM noon, our Civic Center will be closed to the general public until further notice. Therefore, documents pertinent to this application are available for review and inspection online only using the City of Gig Harbor Permit Portal. Please contact Carl de Simas, Senior Planner at desimasc@cityofgigharbor.net for questions regarding access to other documents pertinent to this application. An open record public hearing will be held on this project but, has not been scheduled at this time. 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 meeting or a copy of the decision on this application. Requests for notification or written comments must be submitted to the Planning Department by no later than August 6, 2020. All public comments or requests must be received at the Planning Department by no later than 5:00pm on the last date of the comment period.
Questions regarding the above stated application should be made to Carl de Simas, Senior Planner, City of Gig Harbor Planning Department, 3510 Grandview St., Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers.

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

NOTICE OF MITIGATED DETERMINATION OF NONSIGNIFICANCE

The City of Gig Harbor issued a Revised Mitigated Determination of Nonsignificance (MDNS) under the State Environmental Policy Act Rules (Chapter 197-11-WAC) for the following project:

Application PL-SEPA-20-0008 – Olympic Commercial Center Major Site Plan and Binding Site Plan Amendment

The applicant proposes to remove Building "B" from the Olympic Commercial Center Binding Site Plan, recorded in 2012, and change the use of Building "A" to include the option for a restaurant as well as the previously approved bank. A Conditional use permit is required for the proposed restaurant drive-through.

After review of a completed environmental checklist and other information on file with the agency, the City of Gig Harbor has determined the above proposal, with mitigation, will not have a probable significant adverse impact on the environment.

Copies of the Revised MDNS are available at no charge from the City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or the City's Permit Portal. Telephone: (253) 851-6170.

A public hearing on the proposed project is scheduled before the City of Gig Harbor Hearing Examiner on September 6, 2022 at 1:30 p.m. Virtual Hearing. The public is invited to comment on this MDNS at the public hearing, or by submitting written comments to the above address no later than 5 PM on **September 5, 2022**. The deadline for appealing the final SEPA Threshold Determination is **September 6, 2022**.

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 August 16, 2022 I mailed a true and correct copy of the of Notice of Revised Mitigated Determination of Nonsignificance for the following:

Project Name: **Olympic Commercial Center Major Amendment**

Project Location: **5524 - 5602 Soundview Drive**

Permit Number(s): **PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075 & PL-SEPA-20-0008**

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 16th day of August, 2022.

Michelle Thomas

DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for: NOA **SEPA** NOPH NOPM NOD **Notice Date:** 08.16.2022

Project: Olympic Commercial Center **Planner: Carl de Simas**

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
Electronic Mail ☒ Pierce Transit Land Use Review
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☒ Washington State Department of Natural Resources
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☒ Puyallup Tribe of Indians Historic Preservation
☒ Puyallup Tribe Cultural Resources
☒ PenMet Parks
☒ Gig Harbor Fire & Medic One
☒ Suquamish Tribe
☒ Peninsula School District
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1st Class Mail ☐ DRB (NOA for Non-residential, Multi-family, Subdivisions, Public Projects)
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☐ 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)
☐ Other _____

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

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Copies of the Revised MDNS are available at no charge from the City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or the City's Permit Portal. Telephone: (253) 851-6170.

A public hearing on the proposed project is scheduled before the City of Gig Harbor Hearing Examiner on September 6, 2022 at 1:30 p.m. Virtual Hearing. The public is invited to comment on this MDNS at the public hearing, or by submitting written comments to the above address no later than 5 PM on **September 5, 2022**. The deadline for appealing the final SEPA Threshold Determination is **September 6, 2022**.

From: NoReply@ecy.wa.gov
To: planningintake
Subject: Your SEPA Record Has Been Submitted!
Date: Tuesday, August 16, 2022 2:16:28 PM

The Department of Ecology has received a new SEPA record from Michelle Thomas at Gig Harbor City of with a File Number of: PL-SEPA-20-0008.
Your record is being reviewed by an administrator.

From: Michelle Thomas
Email: planningintake@cityofgigharbor.net
Phone number: (253) 851-6170

From:	Michelle Thomas
To:	Michelle Thomas
Bcc:	Adonais Clark; Alec. Wrolson. Puyallup Tribe; Andrew Strobel. Puyallup Tribe; aosullivan@suquamish.nsn.us; Brad Beach. THPO Nisqually Tribe; Brandon Reynon. Puyallup Tribe; Carol ; Char Naylor. Puyallup Tribe; David Winfrey. Puyallup Tribe; Department of Natural Resources SEPA Center (sepacenter@dnr.wa.gov); dwilliams@suquamish.nsn.us; efheinitz@doc1.wa.gov; esorensen@penmetparks.org; Gig Harbor Fire; Kristen Miller; Lisa Anderson. Puyallup Tribe; Lois Boome. Puyallup Tribe; Michael Prentice; Muckleshoot Tribe - Laura Murphy (laura.murphy@muckleshoot.nsn.us); Nancy Games. Puyallup Tribe; Nicole Jones-Vogel. AICP PenMet Parks; Nisqually Tribe; OR-SEPA-REVIEW@wsdot.wa.gov; Puget Sound Partnership - Marsha Engel (marsha.engel@psp.wa.gov); Puyallup Tribe SEPA; reviewteam@commerce.wa.gov; Robert Barandon. Puyallup Tribe; Russ Ladley. Puyallup Tribe; sepa; Sharon Silver (sharons@penlight.org); Shaun Dinubilo; smithv@psd401.net; Suquamish Tribe - Dennis Lewarch (dlewarch@suquamish.nsn.us); Tina Vaslet Pierce Transit (tvaslet@piercetransit.org); Washington Dept. Fish & Wildlife
Subject:	NOTICE OF MITIGATEDDETERMINATION OF NONSIGNIFICANCE
Date:	Tuesday, August 16, 2022 2:00:33 PM
Attachments:	image001.png image002.png image003.png image007.png 2022.07.13 SEPA Memo.pdf 2021.02.09 SEPA Chklst .pdf MDNS 08.16.2022.pdf

---

Please see attached Notice of Mitigated Determination of Nonsignificance for your review and comment.

LOCATION: 5524 - 5602 Soundview Drive, site includes 3 parcels 4003060010, 4003060020 & 4003060030
PROPOSAL: The applicant proposes to remove Building "B" from the Olympic Commercial Center Binding Site Plan, recorded in 2012, and change the use of Building "A" to include the option for a restaurant as well as the previously approved bank. A Conditional Use Permit is required for the proposed restaurant drive-through. After review of a completed environmental checklist and other information on file with the agency, the City of Gig Harbor has determined the above proposal,with mitigation, will not have a probable significant adverse impact on the environment.
COMMENT DEADLINE: August 30, 2022

The City of Gig Harbor will not act on this proposal for at least 14 days from the date of issuance of this notice. If your agency has any comments on this proposal, please send them to Carl de Simas, Senior Planner, City of Gig Harbor, Planning Division, 3510 Grandview Street, Gig Harbor, Washington, 98335; (253) 851-6170
Agency comments must be received by no later than Tuesday, **August 30, 2022** for consideration.

Michelle Thomas | Planning Technician
3510 Grandview St • Gig Harbor, WA 98335
253-851-6170 253-853-8255 (direct) www.cityofgigharbor.net

GIG HARBOR

4003060010, 4003060020, 4003060030
BERGEN RICHARDS LLC
2617 115TH AVE
GIG HARBOR, WA 98335

7580001010, 0221172009, 0221172071
CITY OF TACOMA - TPU
3628 S 35TH ST ABS-2
TACOMA, WA 98409-3115

4555000019
COLUMBIA STATE BANK
PO BOX 2156
TACOMA, WA 98401-2156

4000060010
DONKEY CREEK HOLDINGS LLC
PO BOX 1805
GIG HARBOR, WA 98335

221174089
DRILLNFILL PROPERTIES LLC
11616 HUNTER LN NW
GIG HARBOR, WA 98332-7861

7580001003
FIVE OWL HOLDINGS LLC
PO BOX 701
WAUNA, WA 98395-0701

7580001004
GIG HARVEST LLC
51 W DAYTON ST UNIT 305
EDMONDS, WA 98020

4555000122
HAQUE PROPERTY LLC
5508 POINT FOSDICK DR
GIG HARBOR, WA 98335

221172072
KIRBY HOLDINGS LLC
3725 47TH STREET CT
GIG HARBOR, WA 98335

4555000100, 4555000110
LN REAL ESTATE LLC
PO BOX 460069
HOUSTON, TX 77056-8069

4002790050, 0221178065, 0221178063
OLYMPIC VILLAGE LLC
3803 BRIDGEPORT WAY W
UNIVERSITY PLACE, WA 98466-

221172035
UMPQUA BANK
20085 NW TANASBOURNE DR
HILLSBORO, OR 97124

221178062
Z A A L LLC
5555 SOUNDVIEW DR
GIG HARBOR, WA 98335-1478

Halsan EF & P. LLC
Attn: Carl Halsan
P.O. Box 1447
Gig Harbor, WA 98335

Olympic Commercial MDNS

8/16/2022, 12:54:39 PM

1:4,514

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

- Address Points Gig Harbor Peninsula
- Parcels Tile Map
- Parcels

Plats and Short Plats (Pierce County GIS)

- Condominium
- Plat
- Short Plat

Height Restriction Areas

Zoning

- Single-Family Residential (R-1)
- Medium Density Residential (R-2)
- Multiple-Family Residential (R-3)

Maxar, Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

City of Gig Harbor
The map features are approximate. All data is provided "as-is" and "with all faults." The City assumes no liability for variations ascertained by actual survey.

CERTIFICATION OF PUBLIC NOTICE

==========

DECLARATION OF POSTING

I, James Richards (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 8-17-22 ~~, 2020~~ I caused to be posted the notice board provided by the City for the Notice of Revised MDNS & Public Hearing on the following:

Project Name: **Olympic Commercial Center Major Amendment**

Project Location: **5524 - 5602 Soundview Drive**

Permit Number(s): **PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075 & PL-SEPA-20-0008**

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

- ☒ Mid property
- ☒ 5' from front property

SIGNED at Gig Harbor, Washington, this 17 day of August, 2022.

DECLARANT (signature)

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

Olympic Commercial Center Conditional Use Permit and Major Site Plan Review

Permit Number(s):	PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075, PL-SEPA-20-0008
Date of Notice:	August 19, 2022
Applicant:	Carl E. Halsan, P.O. Box 1447, Gig Harbor, WA 98335
Agent:	Carl E. Halsan, P.O. Box 1447, Gig Harbor, WA 98335
Project Location:	5524 - 5602 Soundview Drive, site includes 3 parcels 4003060010, 4003060020 & 4003060030
Project Description:	The proposal revises the previously approved Binding Site Plan (PL-BSP-08-0004). The proposal would eliminate approved unbuilt building "B" on lot 2, adjust the size and configuration of approved, unbuilt building "A" on Lot 1, amend the parking lot layout on Lots 1 and 2, add vehicle charging stations on Lot 2, and revise the drive-thru configuration associated with proposed building "A". In addition, the proposal would expand the building "A" approved use for a bank with drive-thru to include retail, or a quick service restaurant with a drive-thru. If used for a bank or retail, the total square footage of the building would be 4,284 sq. ft. If the building use is quick service restaurant with drive-thru, the square footage would be 3,201 sq. ft. The new proposed building "A" will have the same footprint regardless of its use. Site access will be via existing approved driveways from Soundview Drive.

SEPA Threshold Determination:	Revised Mitigated Determination of Nonsignificance, issued August 16, 2022.
PUBLIC HEARING DATE:	Hearing Examiner, **September 6th, 2022 at 1:30 pm**, Virtual Hearing

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 September 5th, 2022.**

Questions regarding the above stated application should be made to Carl deSimas, 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.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers "My Portal".

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 August 19, 2022 I mailed a true and correct copy of the of Notice of Public Hearing for the following:

Project Name: **Olympic Commercial Center Major Amendment**

Project Location: **5524 - 5602 Soundview Drive**

Permit Number(s): **PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075 & PL-SEPA-20-0008**

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 19th day of August, 2022.

Michelle Thomas

DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for: **NOA** **SEPA** **NOPH** **NOPM** **NOD** **Notice Date:** 08.19.2022

Project: Olympic Commercial Center **Planner: Carl de Simas**

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
Electronic Mail ☐ Pierce Transit Land Use Review
☐ Washington State Department of Fish & Wildlife
☐ Washington State Department of Natural Resources
☐ Washington State DAHP
☐ Puyallup Tribe of Indians Historic Preservation
☐ Puyallup Tribe Cultural Resources
☐ PenMet Parks
☐ Gig Harbor Fire & Medic One
☐ 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
☐ Peninsula Light Company

Other Parties: ☒ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)
1st Class Mail ☐ DRB (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)
☐ Other _____

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

Olympic Commercial Center Conditional Use Permit and Major Site Plan Review

Permit Number(s):	PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075, PL-SEPA-20-0008
Date of Notice:	August 19, 2022
Applicant:	Carl E. Halsan, P.O. Box 1447, Gig Harbor, WA 98335
Agent:	Carl E. Halsan, P.O. Box 1447, Gig Harbor, WA 98335
Project Location:	5524 - 5602 Soundview Drive, site includes 3 parcels 4003060010, 4003060020 & 4003060030
Project Description:	The proposal revises the previously approved Binding Site Plan (PL-BSP-08-0004). The proposal would eliminate approved unbuilt building "B" on lot 2, adjust the size and configuration of approved, unbuilt building "A" on Lot 1, amend the parking lot layout on Lots 1 and 2, add vehicle charging stations on Lot 2, and revise the drive-thru configuration associated with proposed building "A". In addition, the proposal would expand the building "A" approved use for a bank with drive-thru to include retail, or a quick service restaurant with a drive-thru. If used for a bank or retail, the total square footage of the building would be 4,284 sq. ft. If the building use is quick service restaurant with drive-thru, the square footage would be 3,201 sq. ft. The new proposed building "A" will have the same footprint regardless of its use. Site access will be via existing approved driveways from Soundview Drive.

SEPA Threshold Determination:	Revised Mitigated Determination of Nonsignificance, issued August 16, 2022.
PUBLIC HEARING DATE:	Hearing Examiner, **September 6th, 2022 at 1:30 pm**, Virtual Hearing

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 September 5th, 2022.**

Questions regarding the above stated application should be made to Carl deSimas, 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.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers "My Portal".

4003060010, 4003060020, 4003060030
BERGEN RICHARDS LLC
2617 115TH AVE
GIG HARBOR, WA 98335

7580001010, 0221172009, 0221172071
CITY OF TACOMA - TPU
3628 S 35TH ST ABS-2
TACOMA, WA 98409-3115

4555000019
COLUMBIA STATE BANK
PO BOX 2156
TACOMA, WA 98401-2156

4000060010
DONKEY CREEK HOLDINGS LLC
PO BOX 1805
GIG HARBOR, WA 98335

221174089
DRILLNFILL PROPERTIES LLC
11616 HUNTER LN NW
GIG HARBOR, WA 98332-7861

7580001003
FIVE OWL HOLDINGS LLC
PO BOX 701
WAUNA, WA 98395-0701

7580001004
GIG HARVEST LLC
51 W DAYTON ST UNIT 305
EDMONDS, WA 98020

4555000122
HAQUE PROPERTY LLC
5508 POINT FOSDICK DR
GIG HARBOR, WA 98335

221172072
KIRBY HOLDINGS LLC
3725 47TH STREET CT
GIG HARBOR, WA 98335

4555000100, 4555000110
LN REAL ESTATE LLC
PO BOX 460069
HOUSTON, TX 77056-8069

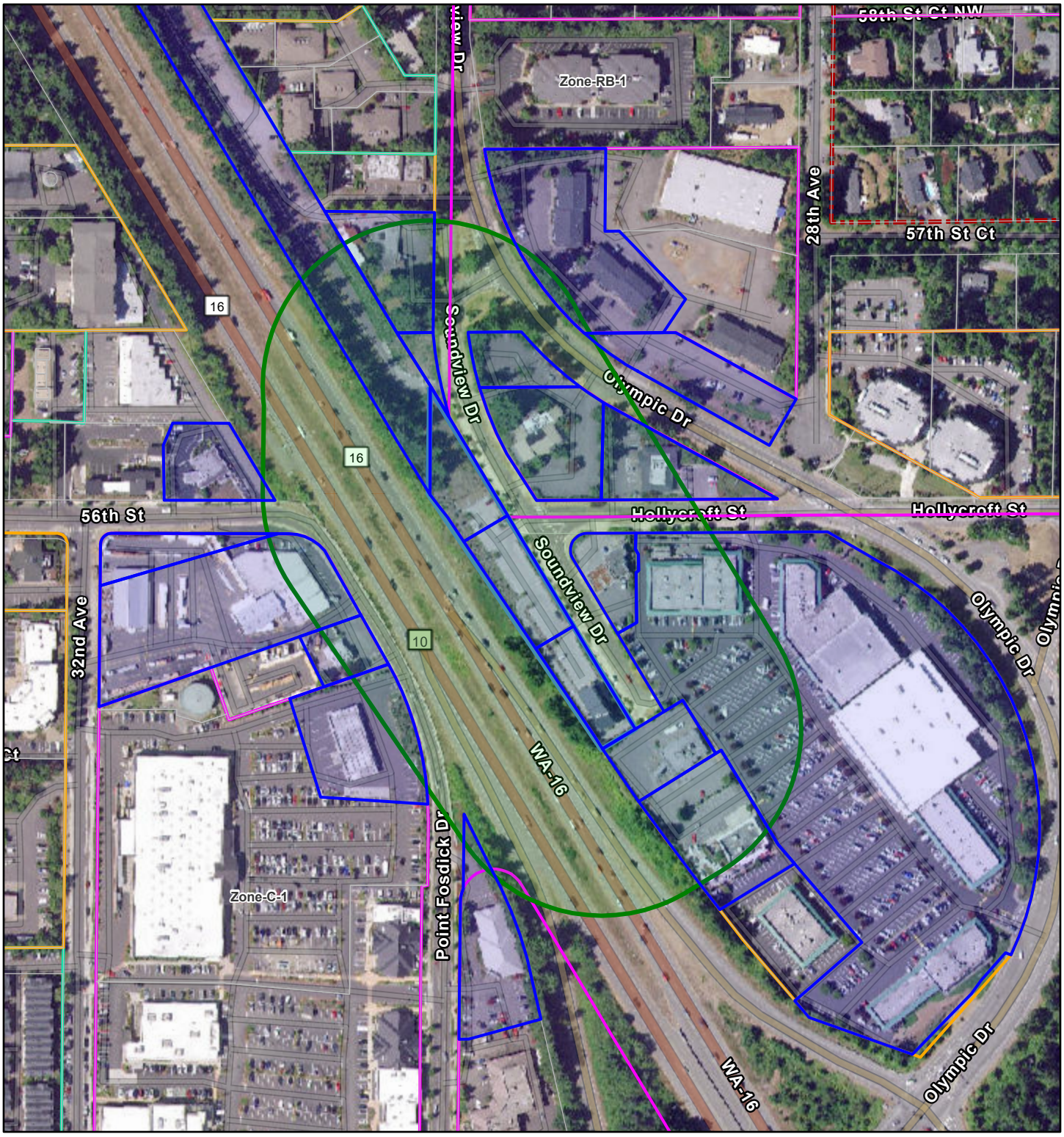
4002790050, 0221178065, 0221178063
OLYMPIC VILLAGE LLC
3803 BRIDGEPORT WAY W
UNIVERSITY PLACE, WA 98466-

221172035
UMPQUA BANK
20085 NW TANASBOURNE DR
HILLSBORO, OR 97124

221178062
Z A A L LLC
5555 SOUNDVIEW DR
GIG HARBOR, WA 98335-1478

Halsan EF & P. LLC
Attn: Carl Halsan
P.O. Box 1447
Gig Harbor, WA 98335

Olympic Commercial NOPH



8/16/2022, 2:34:18 PM

1:4,514

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

Address Points Gig Harbor Peninsula

Parcels Tile Map

Parcels

Plats and Short Plats (Pierce County GIS)

Condominium

Plat

Short Plat

Height Restriction Areas

Zoning

Single-Family Residential (R-1)

Medium Density Residential (R-2)

Multiple-Family Residential (R-3)

Maxar, Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

City of Gig Harbor
The map features are approximate. All data is provided "as-is" and "with all faults." The City assumes no liability for variations ascertained by actual survey.

CERTIFICATION OF PUBLIC NOTICE

==========

DECLARATION OF PUBLISHING

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 August 16th, 2022 I sent a true and correct copy of the **NOTICE OF PUBLIC MEETING** for publication in the **August 19th, 2022** edition of the Tacoma News Tribune for the following:

Project Name: **Olympic Commercial Center Major Amendment**

Project Location: **5524 - 5602 Soundview Drive**

Permit Number(s): **PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075 & PL-SEPA-20-0008**

SIGNED at Gig Harbor, Washington, this 16th day of August, 2022.

Michelle Thomas

DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for: **NOA** **SEPA** **NOPH** **NOPM** **NOD** **Notice Date:** 08.19.2022

Project: Olympic Commercial Center **Planner: Carl de Simas**

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
Electronic Mail ☐ Pierce Transit Land Use Review
☐ Washington State Department of Fish & Wildlife
☐ Washington State Department of Natural Resources
☐ Washington State DAHP
☐ Puyallup Tribe of Indians Historic Preservation
☐ Puyallup Tribe Cultural Resources
☐ PenMet Parks
☐ Gig Harbor Fire & Medic One
☐ 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
☐ Peninsula Light Company

Other Parties: ☐ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)
1st Class Mail ☐ DRB (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)
☒ Other Tacoma News Tribune

McClatchy

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23685	306311	Print Legal Ad - IPL0086202		$148.84	2	60 L

Attention: Cindy Andrews

CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 983351214

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

Olympic Commercial Center Conditional Use Permit and Major Site Plan Review

Permit Number(s):	PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075, PL-SEPA-20-0008
Date of Notice:	August 19, 2022
Applicant:	Carl E. Halsan, P.O. Box 1447, Gig Harbor, WA 98335
Agent:	Carl E. Halsan, P.O. Box 1447, Gig Harbor, WA 98335
Project Location:	5524 - 5602 Soundview Drive, site includes 3 parcels 4003060010, 4003060020 & 4003060030
Project Description:	The proposal revises the previously approved Binding Site Plan (PL-BSP-08-0004). The proposal would eliminate approved unbuilt building "B" on lot 2, adjust the size and configuration of approved, unbuilt building "A" on Lot 1, amend the parking lot layout on Lots 1 and 2, add vehicle charging stations on Lot 2, and revise the drive-thru configuration associated with proposed building "A". In addition, the proposal would expand the building "A" approved use for a bank with drive-thru to include retail, or a quick service restaurant with a drive-thru. If used for a bank or retail, the total square footage of the building service restaurant with drive-thru, the square footage would be 3,201 sq. ft. The new proposed building "A" will have the same footprint regardless of its use. Site access will be via existing approved driveways from Soundview Drive.
SEPA Threshold Determination:	Revised Mitigated Determination of Nonsignificance, issued August 16, 2022.

PUBLIC HEARING DATE: Hearing Examiner, **September 6th, 2022 at 1:30 pm**, Virtual Hearing

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 September 5th, 2022.**
Questions regarding the above stated application should be made to Carl deSimas, 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.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers "My Portal".
IPL0086202
Aug 19 2022

Calandra Daniels, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The News Tribune, as amended, for:

No. of Insertions: 1

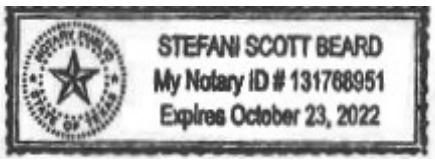
Beginning Issue of: 08/19/2022

Ending Issue of: 08/19/2022

Principal Clerk

Sworn to and subscribed before me this 19th day of August in the year of 2022 before me, a Notary Public, personally appeared before me Calandra Daniels known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

Olympic Commercial Center Conditional Use Permit and Major Site Plan Review

Permit Number(s):	PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075, PL-SEPA-20-0008
Date of Notice:	September 16, 2022
Applicant:	Carl E. Halsan, P.O. Box 1447, Gig Harbor, WA 98335
Agent:	Carl E. Halsan, P.O. Box 1447, Gig Harbor, WA 98335
Project Location:	5524 - 5602 Soundview Drive, site includes 3 parcels 4003060010, 4003060020 & 4003060030
Project Description:	The proposal revises the previously approved Binding Site Plan (PL-BSP-08-0004). The proposal would eliminate approved unbuilt building "B" on lot 2, adjust the size and configuration of approved, unbuilt building "A" on Lot 1, amend the parking lot layout on Lots 1 and 2, add vehicle charging stations on Lot 2, and revise the drive-thru configuration associated with proposed building "A". In addition, the proposal would expand the building "A" approved use for a bank with drive-thru to include retail, or a quick service restaurant with a drive-thru. If used for a bank or retail, the total square footage of the building would be 4,284 sq. ft. If the building use is quick service restaurant with drive-thru, the square footage would be 3,201 sq. ft. The new proposed building "A" will have the same footprint regardless of its use. Site access will be via existing approved driveways from Soundview Drive.

SEPA Threshold Determination:	Revised Mitigated Determination of Nonsignificance, issued August 16, 2022.

PUBLIC HEARING DATE: Hearing Examiner, **October 4th, 2022 at 1:30 pm**, Virtual Hearing

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 October 3rd, 2022.**

Questions regarding the above stated application should be made to Carl deSimas, 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.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers "My Portal".

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 September 16, 2022 I mailed a true and correct copy of the of Notice of Public Hearing for the following:

Project Name: **Olympic Commercial Center Major Amendment**

Project Location: **5524 - 5602 Soundview Drive**

Permit Number(s): **PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075 & PL-SEPA-20-0008**

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 16th day of September, 2022.

Michelle Thomas

DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for: **NOA** **SEPA** **NOPH** **NOPM** **NOD** **Notice Date:** 09.16.2022

Project: Olympic Commercial Center **Planner: Carl de Simas**

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
Electronic Mail ☐ Pierce Transit Land Use Review
☐ Washington State Department of Fish & Wildlife
☐ Washington State Department of Natural Resources
☐ Washington State DAHP
☐ Puyallup Tribe of Indians Historic Preservation
☐ Puyallup Tribe Cultural Resources
☐ PenMet Parks
☐ Gig Harbor Fire & Medic One
☐ 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
☐ Peninsula Light Company

Other Parties: ☒ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)
1st Class Mail ☐ DRB (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)
☐ Other _____

GIG HARBOR

"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

Olympic Commercial Center Conditional Use Permit and Major Site Plan Review

Permit Number(s):	PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075, PL-SEPA-20-0008
Date of Notice:	September 16, 2022
Applicant:	Carl E. Halsan, P.O. Box 1447, Gig Harbor, WA 98335
Agent:	Carl E. Halsan, P.O. Box 1447, Gig Harbor, WA 98335
Project Location:	5524 - 5602 Soundview Drive, site includes 3 parcels 4003060010, 4003060020 & 4003060030
Project Description:	The proposal revises the previously approved Binding Site Plan (PL-BSP-08-0004). The proposal would eliminate approved unbuilt building "B" on lot 2, adjust the size and configuration of approved, unbuilt building "A" on Lot 1, amend the parking lot layout on Lots 1 and 2, add vehicle charging stations on Lot 2, and revise the drive-thru configuration associated with proposed building "A". In addition, the proposal would expand the building "A" approved use for a bank with drive-thru to include retail, or a quick service restaurant with a drive-thru. If used for a bank or retail, the total square footage of the building would be 4,284 sq. ft. If the building use is quick service restaurant with drive-thru, the square footage would be 3,201 sq. ft. The new proposed building "A" will have the same footprint regardless of its use. Site access will be via existing approved driveways from Soundview Drive.

SEPA Threshold Determination:	Revised Mitigated Determination of Nonsignificance, issued August 16, 2022.

PUBLIC HEARING DATE: Hearing Examiner, **October 4th, 2022 at 1:30 pm**, Virtual Hearing

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 October 3rd, 2022.**

Questions regarding the above stated application should be made to Carl deSimas, 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.cityofgigharbor.net by clicking "Permit Portal" and entering the above permit numbers "My Portal".

4003060010, 4003060020, 4003060030
BERGEN RICHARDS LLC
2617 115TH AVE
GIG HARBOR, WA 98335

7580001010, 0221172009, 0221172071
CITY OF TACOMA - TPU
3628 S 35TH ST ABS-2
TACOMA, WA 98409-3115

4555000019
COLUMBIA STATE BANK
PO BOX 2156
TACOMA, WA 98401-2156

4000060010
DONKEY CREEK HOLDINGS LLC
PO BOX 1805
GIG HARBOR, WA 98335

221174089
DRILLNFILL PROPERTIES LLC
11616 HUNTER LN NW
GIG HARBOR, WA 98332-7861

7580001003
FIVE OWL HOLDINGS LLC
PO BOX 701
WAUNA, WA 98395-0701

7580001004
GIG HARVEST LLC
51 W DAYTON ST UNIT 305
EDMONDS, WA 98020

4555000122
HAQUE PROPERTY LLC
5508 POINT FOSDICK DR
GIG HARBOR, WA 98335

221172072
KIRBY HOLDINGS LLC
3725 47TH STREET CT
GIG HARBOR, WA 98335

4555000100, 4555000110
LN REAL ESTATE LLC
PO BOX 460069
HOUSTON, TX 77056-8069

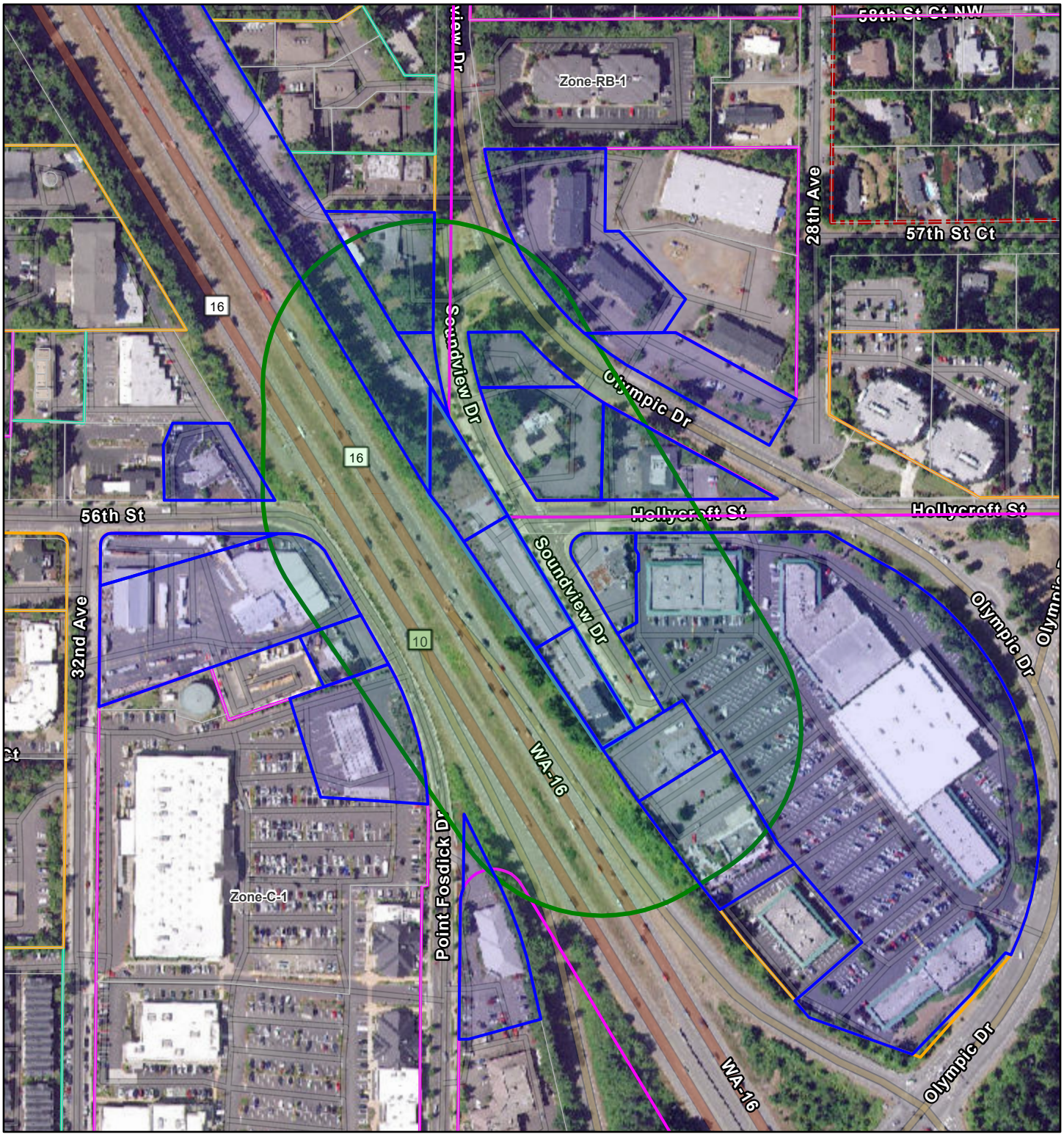
4002790050, 0221178065, 0221178063
OLYMPIC VILLAGE LLC
3803 BRIDGEPORT WAY W
UNIVERSITY PLACE, WA 98466-

221172035
UMPQUA BANK
20085 NW TANASBOURNE DR
HILLSBORO, OR 97124

221178062
Z A A L LLC
5555 SOUNDVIEW DR
GIG HARBOR, WA 98335-1478

Halsan EF & P. LLC
Attn: Carl Halsan
P.O. Box 1447
Gig Harbor, WA 98335

Olympic Commercial NOPH



09/16/2022 4:24:32 PM

1:4,514

0 0.03 0.05 0.1 mi

0 0.04 0.08 0.16 km

Maxar, Esri Community Maps Contributors, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

City of Gig Harbor
The map features are approximate. All data is provided "as-is" and "with all faults." The City assumes no liability for variations ascertained by actual survey.

CERTIFICATION OF PUBLIC NOTICE

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DECLARATION OF POSTING

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 September 16, 2022 I caused to be posted the notice board provided by the City for the Notice Public Hearing on the following:

Project Name: **Olympic Commercial Center Major Amendment**

Project Location: **5524 - 5602 Soundview Drive**

Permit Number(s): **PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075 & PL-SEPA-20-0008**

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

- ☒ Front of property mid point off Soundview
- ☒ _____

SIGNED at Gig Harbor, Washington, this 16 day of September, 2022.

Michelle Thomas

DECLARANT (signature)

GIG HARBOR
"THE MARITIME CITY"

NOTICE OF PUBLIC HEARING

PROJECT DESCRIPTION: The applicant proposes to remove Building "B" from the Olympic Commercial Center Binding Site Plan, recorded in 2012, and change the use of Building "A" to include the option for a restaurant as well as the previously approved bank. A Conditional Use Permit is required for the proposed restaurant drive-through.
-Olympic Commercial Center-

LOCATION:
5524, 5574 & 5602 Soundview Dr. Parcels 4003060010, 4003060020 & 4003060030

APPLICANT NAME AND ADDRESS:
Bergen Richards, LLC; James Richards - 2617 - 115th Ave. Gig Harbor, WA 98335

SEPA THRESHOLD DETERMINATION:
Revised Mitigated Determination of Nonsignificance issued 8/16/2022 Appeal period ends 9/06/2022

HEARING DATE AND TIME:
Tuesday, October 4, 2022 at 1:30 PM - Virtual Hearing

ALL INTERESTED PERSONS MAY APPEAR AND PROVIDE TESTIMONY. HEARINGS ARE HELD IN ACCORDANCE WITH GHMC CHAPTER 19.05. WRITTEN COMMENTS MUST BE SUBMITTED TO THE DEPARTMENT NO LATER THAN 12:00 NOON ON THE DATE Prior to HEARING. A STAFF REPORT WILL BE AVAILABLE FOR REVIEW 7 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.

HEARINGS ARE HELD AT THE GIG HARBOR CIVIC CENTER, 3510 GRANDVIEW STREET, GIG HARBOR, WA 98335.
ADDITIONAL PERMIT INFORMATION CAN BE FOUND AT PERMITPORTAL.CITYOFGIGHARBOR.NET
IF YOU HAVE QUESTIONS, PLEASE CONTACT THE PLANNING DEPARTMENT AT (253)851-6170. CITY CONTACT PERSON:

CERTIFICATION OF PUBLIC NOTICE

==========

DECLARATION OF PUBLISHING

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 September 13th, 2022 I sent a true and correct copy of the **NOTICE OF PUBLIC MEETING** for publication in the **September 16~~th~~,2022** edition of the Tacoma News Tribune for the following:

Project Name: **Olympic Commercial Center Major Amendment**

Project Location: **5524 - 5602 Soundview Drive**

Permit Number(s): **PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075 & PL-SEPA-20-0008**

SIGNED at Gig Harbor, Washington, this 13th day of September, 2022.

Michelle Thomas

DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for: **NOA** **SEPA** **NOPH** **NOPM** **NOD** **Notice Date:** 09.16.2022

Project: Olympic Commercial Center **Planner: Carl de Simas**

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
Electronic Mail ☐ Pierce Transit Land Use Review
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☐ Puyallup Tribe Cultural Resources
☐ PenMet Parks
☐ Gig Harbor Fire & Medic One
☐ 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
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Other Parties: ☐ Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD)
1st Class Mail ☐ DRB (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)
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☐ 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)
☒ Other Tacoma News Tribune

McClatchy

Beaufort Gazette
Belleville News-Democrat
Bellingham Herald
Bradenton Herald
Centre Daily Times
Charlotte Observer
Columbus Ledger-Enquirer
Fresno Bee
The Herald - Rock Hill
Herald Sun - Durham
Idaho Statesman
Island Packet
Kansas City Star
Lexington Herald-Leader
Merced Sun-Star
Miami Herald
el Nuevo Herald - Miami
Modesto Bee
Raleigh News & Observer
The Olympian
Sacramento Bee
Fort Worth Star-Telegram
The State - Columbia
Sun Herald - Biloxi
Sun News - Myrtle Beach
The News Tribune Tacoma
The Telegraph - Macon
San Luis Obispo Tribune
Tri-City Herald
Wichita Eagle

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
23685	318637	Print Legal Ad - IPL0090042	NOPH 10.04.2022	$126.88	2	51 L

Attention: Cindy Andrews

CITY OF GIG HARBOR
3510 GRANDVIEW ST
GIG HARBOR, WA 983351214

CITY OF GIG HARBOR
NOTICE OF PUBLIC HEARING
Olympic Commercial Center Conditional Use Permit and Major Site Plan Review

Permit Number(s): PL-SPR-20-0005, PL-CUP-20-0007, PL-DR-20-0075, PL-SEPA-20-0008
Date of Notice: September 16, 2022
Applicant: Carl E. Halsan, P.O. Box 1447, Gig Harbor, WA 98335
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PUBLIC HEARING DATE: Hearing Examiner, **October 4th, 2022 at 1:30 pm**, Virtual Hearing

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IPL0090042
Sep 16 2022

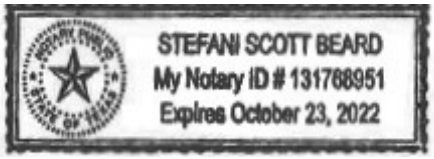
Calandra Daniels, being duly sworn, deposes and says: That he/she is the Principal Clerk of the publication; The News Tribune, printed and published in Tacoma, Pierce County, State of Washington, and having a general circulation therein, and which said newspaper(s) have been continuously and uninterruptedly published in said County during a period of six months prior to the first publication of the notice, a copy of which is attached hereto: that said notice was published in The News Tribune, as amended, for:

No. of Insertions: 1
Beginning Issue of: 09/16/2022
Ending Issue of: 09/16/2022

Principal Clerk

Sworn to and subscribed before me this 16th day of September in the year of 2022 before me, a Notary Public, personally appeared before me Calandra Daniels known or identified to me to be the person whose name subscribed to the within instrument, and being by first duly sworn, declared that the statements therein are true, and acknowledged to me that he/she executed the same.

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!