



AGENDA

City of Gig Harbor Hearing Examiner Virtual Hearing of Tuesday, February 7, 2023 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, February 6, 2023 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: candrews@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. **TEMPLETON DEVELOPMENT LLC., c/o SPENCER BUCK, 2110 21ST AVE CT NW., GIG HARBOR, WA 98335: BUCK SINGLE-FAMILY RESIDENTIAL & ACCESSORY APARTMENT** (PL-CUP-22-0003, PL-DR-22-0039). The application is for a Conditional Use and Administrative Design Review approval for a detached 598 square foot Accessory apartment. Along with the proposed single-family residence on site (under separate permit), the total amount of hard surface proposed for the site is 6,269 square feet. The site is located at 7402 Soundview Dr., on the west side of Soundview Dr., approximately 700 feet north of intersection with Grandview Street.

III. Adjournment



DEVELOPMENT SERVICES

**COMMUNITY DEVELOPMENT DEPARTMENT
PLANNING DIVISION
STAFF REPORT**

TO: Hearing Examiner
FROM: Planning Staff
DATE: January 31, 2023

RE: PL-CUP-22-0003, PL-DR-22-0041 | Buck Accessory Dwelling Unit (ADU)
Public Hearing Date: February 7, 2023

I. GENERAL INFORMATION

A. Owner/Applicant: Spencer Buck
2110 21st Avenue Ct NW
Gig Harbor, WA 98335

II. APPLICANT'S REQUEST

The applicant has proposed the construction of a 598 square-foot single-level Accessory Dwelling Unit (ADU) as a detached Accessory Apartment to a single-family residence proposed under permit BD-22-0069. The Accessory Apartment will include the same roofing material, siding, windows, and colors as is proposed for use on the Single-Family residence.

This request is encompassed in the conditional use permit (PL-CUP-22-0003) application. The proposed single-family residence has been separately reviewed and approved under building permit BD-22-0069. The proposed site plan and architectural renderings are included as Exhibits B and C, respectfully, to this staff report. A written statement of justification for granting the conditional use permit is included as Exhibit D to this report.

III. SITE DESCRIPTION

A. Location: The subject site is located at 7402 Soundview Drive on the west side of Soundview Drive, approximately 650 feet North of the intersection of Soundview Drive and Grandview Street. Sec 08, Tw 21, R 02 Qtr 33.

Assessor's Parcel No. 0221086035

B. Site Area/Acreage: 15,682 sqft (0.36 acre)

C. Existing Site Characteristics:

1. **Topography:** The site has a slight grade that slopes approximately 3% from the West down towards the East.
2. **Vegetation:** The site has existing mature trees and grass consistent with the surrounding residential lots.
3. **Wetlands and Critical Areas:** There are no wetlands or critical areas on the site or in the immediate vicinity.

D. Zoning:

1. **Subject parcel:** R-1 – Single-Family Residential
2. **Adjacent zoning and current use:**
 - a. **North:** R-1 – Single-family Residential
 - b. **East:** R-1 – Single-family Residential
 - c. **South:** R-1 – Single-family Residential
 - d. **West:** R-2 – Medium Density Residential

E. Utilities / Road Access: The subject site is accessed from Soundview Drive, Sewer and water are provided by the City of Gig Harbor.

IV. APPLICABLE CODES AND POLICIES

A. Comprehensive Plan: The site is designated as “Residential Low” by the City’s Comprehensive Plan. The Land Use Element, Chapter 2, of the Comprehensive Plan applies to this proposal.

B. Gig Harbor Municipal Code: The subject parcel is zoned R-1 Single-Family Residential District. The following code chapters apply to this proposal:

- a. 17.04 Definitions

- b. 17.16 Single-Family Residential District
- c. 17.64 Conditional Uses
- d. 17.98 and 17.99 Design Standards and Review and Design Manual

V. BACKGROUND INFORMATION

The subject site is a vacant residential lot with one (1) single-family residence proposed under a separate building permit (BD-22-0069). The lot was created as part of Gig Harbor Short Plat No. 99-01 (Pierce County Recording # 9909105001) The recorded short plat has been included with this staff report as Exhibit J

VI. ENVIRONMENTAL REVIEW:

This proposal is categorically exempt from SEPA review as the proposal is equal to or smaller than the development of a single-family residence, exempted by WAC 197-11-800(1)(b)(i).

VII. PUBLIC NOTICE & INPUT:

The legal notice of the proposed action and scheduled hearing (Notice of Public Hearing, "NOPH") was published in the Tacoma News Tribune, posted on the site, and mailed to all property owners within 300 feet of the subject site on January 23, 2023. As of the date of this report, no written comments have been received in response to the public notice. The Declaration of Mailing, Publishing and Posting for the public hearing are attached to this staff report as Exhibit E.

A Notice of Application (NOA) was published in the Tacoma News Tribune, posted on the site, and mailed to all property owners within 300 feet of the subject site on May 24, 2022. The Declaration of Mailing, Publishing and Posting are included with this staff report as Exhibit F.

The City received two comments in response to the NOA. The city received one comment in response to the Notice of Application from the Squaxin Island Tribe of Indians, stating that the Squaxin Tribe of Indians would concur with recommendations from the Department of Archeology and Historic Preservation (DAHP), should any recommendations be provided to the City. However, no recommendations were provided from the DAHP related to this proposal. The comment is included as Exhibit G to this staff report. A comment was received from the Nisqually Indian Tribe, stating that while they have no specific comments or concerns at the time, they wish to be informed if there are any inadvertent discoveries

of archaeological resources/human burials. The comment has been included as Exhibit H to this staff report.

VIII. STAFF ANALYSIS AND FINDINGS:

A. Planning Staff

1. Comprehensive Plan:

The Land Use map in the Comprehensive Plan (“the Plan”) identifies the site as being located within an area designated as “Residential Low.”

The purpose of the Residential Low land use designation is to provide for low density single-family residential uses. Community services such as schools and parks are allowed. The Residential Low designation intends to use natural buffers or innovative site design to retain natural site character, as a mitigation technique to minimize noise impacts, and to serve as natural drainage ways.

The proposed Accessory Apartment continues to support the existing low-density single-family residential use of the site, therefore, the proposal is generally consistent with the goals of the Plan.

2. Gig Harbor Municipal Code (GHMC):

a. 17.04.015 Definition, Accessory Apartment:

An “accessory apartment” means a residential unit of up to 600 square feet with a functional kitchen, bath, and outside entrance attached to or on the same parcel as a single-family residence in a residential zone. Accessory apartments shall be under the same ownership as the primary residential unit with the owner living on-site in either unit. Accessory apartments shall not be condominiumized or otherwise sold separately.

b. 17.16 Single-Family Residential (R-1) Zoning District:

The intent of the “R-1” District is to provide for low density, single-family residential development for certain community services and facilities while preserving the character of the existing single-family residential areas.

The proposed conditional use would not deviate from the site’s current use for low-density, single-family residential development,

as is appropriate in the site's R-1 zoning designation. The proposal is consistent with the stated intent of the R-1 District.

Per GHMC 17.14.020, accessory apartments are a conditional use in the City's R-1 zoning district.

c. 17.64 Conditional Uses:

Certain uses, because of their unusual size, infrequent occurrence, special requirements, possible safety hazards or detrimental effect on surrounding properties, are classified as conditional uses. These uses may be allowed in certain use districts by a conditional use permit granted by the hearing examiner, subject to the procedures established in Chapter 2.25 GHMC.

In order for a conditional use permit to be granted, it must be found consistent with all criteria set forth in GHMC Subsection 17.64.045. The following is staff's analysis of the proposed project's consistency with the criteria:

GHMC 17.64.045, Review criteria for accessory apartments:

1. The required parking space for the accessory apartment is placed behind the primary structure or is paved with grass-block pavers to avoid an expansive area of hard surface;

Staff Analysis:

The applicant proposes the Accessory Apartment shall share parking with the proposed single-family residence. Parking is located towards the west side of the parcel at the top of the slope where the SFR garage shall be located. This location is situated behind the SFR and away from the road and public view.

2. The accessory apartment is attached to or placed at least six feet behind the primary structure;

Staff Analysis:

The accessory apartment shall be located 10 feet west of the proposed SFR towards the west side of the parcel. The Accessory Apartment is shielded from view from the public right-of-way by the proposed single-family residence

3. The design of the accessory apartment is incorporated into the primary unit's design with matching materials, colors, window style and roof design;

Staff Analysis:

The proposed Accessory apartment has been designed to match the proposed Single-family residence. The construction materials such as siding, windows, gable details, and other such features shall be used to construct the Accessory Apartment to make it look uniform with the proposed Single-family residence.

4. The entrance to the accessory apartment is oriented away from the view of the street or is designed to appear as a secondary entrance to the primary unit (e.g., garage entrance or service porch entrance);

Staff Analysis:

The entrance to the accessory apartment shall face to the north which is away from Soundview Drive to the east. The Accessory Apartment shall not have a prevalent entrance that can be seen from the public right-of-way.

5. Utilities for the accessory apartment shall be metered separate from the primary dwelling unit;

Staff Analysis:

The proposed Accessory Apartment will be separately metered for water and will share a sewer stub connection with the proposed Single-family residence.

6. The accessory apartment and the primary unit conforms to all other building and zoning code requirements.

Staff Analysis:

The accessory apartment and primary residence would conform to all other applicable building and zoning code requirements.

d. 17.98 & 17.99 Design Standards and Review & Design Manual

The Design Review process is outlined in GHMC Chapter 17.98. Subsection 17.98.050 outlines the administrative process for review of projects by the Community Development Department. The proposed accessory apartment received 100% administrative review and was found to be consistent with the applicable specific requirements of the Design Manual.

See Exhibit I for the Administrative decision issued by staff.

B. Operations and Engineering

The Public Works Department has reviewed the subject request and has found the subject request to be generally consistent with the applicable provisions of the Code. The Public Works Department has no objections to the proposed conditional use permit.

C. Fire Marshal/Building Official

The Building Official has reviewed the subject request and has found the subject request to be generally consistent with the applicable provisions of the Code. The Building Official has no objections to the proposed conditional use permit.

IX. CONCLUSIONS:

Based on the submitted information, site inspection and the analysis contained above, staff concludes the proposal is generally consistent with the guidelines set forth in GHMC 17.64.045 that are required to be considered by the Hearing Examiner in reviewing such proposals. Approval of the permit will allow an accessory apartment unit that is well designed and thoughtfully integrated with the applicant's proposed single-family dwelling. If developed as proposed, no adverse impact would occur to surrounding properties or the character of the neighborhood.

X. RECOMMENDATIONS:

Should the requested Conditional Use be approved, staff recommends the imposition of the following special conditions of approval:

1. The applicant shall obtain all necessary land use, civil, and building permits from the city prior to commencing construction on the site.
2. The applicant shall develop the accessory apartment consistent with the site plan, architectural renderings and exterior elevations included as Exhibit B and C, respectfully, to this staff report.

Project Planner: Jeremy Hammar, Associate Planner

Date: January 31, 2023

cc: Planning File

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

- Exhibit A – Planning Application, dated May 3, 2022.
- Exhibit B – Site Plan and Civil Plans, prepared by Hendrickson Engineering, dated December 3, 2022.
- Exhibit C – Architectural Plans and exterior renderings, dated May 23, 2022.
- Exhibit D – Applicant’s Justification for Conditional Use Permit, prepared by Hendrickson Engineering, dated May 23, 2022.
- Exhibit E – Declarations of Mailing, Posting and Publishing for Notice of Public Hearing
- Exhibit F – Declarations of Mailing, Posting and Publishing for Notice of Application
- Exhibit G – Public Comment to NOA, Squaxin Tribe, dated July 14, 2022.
- Exhibit H – Public Comment to NOA, Nisqually Tribe, dated July 25, 2022
- Exhibit I – Design Review Administrative Decision, (PL-DR-22-0041), dated January 30, 2023.
- Exhibit J – Gig Harbor Short Plat No 99-01, dated Sept 10, 1999

Duration of Permit Approval: The permits included in this decision shall expire three (3) years from the date of approval, 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 Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, during normal business hours, Monday through Friday. Additional permit information can also be found at <https://ci-gigharbor-wa.smartgovcommunity.com/Parcels/ParcelHome> by entering the above

permit numbers. Questions regarding the above stated decision should be made to Jeremy Hammar, Associate Planner at jhammar@gigharborwa.gov or 253-853-7606.



RECEIVED

By C. ANDREWS at 10:32 am, May 23, 2022

OFFICE USE ONLY

SUBMITTED: _____

CASE NO.: _____

MASTER PLANNING PERMIT APPLICATION

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

☐ Major Site Plan Review ☐ Minor Site Plan Review ☒ Administrative Design Review ☐ Alternative Design Review ☐ Alternative Landscape Plan ☐ Binding Site Plan ☐ Variance ☒ Conditional Use Permit ☐ SEPA	☐ Preliminary Short Plat ☐ Final Short Plat ☐ Preliminary Plat ☐ Preliminary Plat Revision ☐ Final Plat ☐ Plat Alterations/Vacation ☐ Preliminary PRD/PUD ☐ Final PRD/PUD ☐ Final PRD/PUD Amendment ☐ Boundary Line Adjustment	☐ Shoreline Substantial Development Permit ☐ Shoreline Variance ☐ Shoreline Conditional Use Permit ☐ Shoreline Exemption ☐ Shoreline Revision ☐ Flood Hazard ☐ Critical Area Variance ☐ Reasonable Use Exception ☐ Critical Area Review	☐ Land Clearing ☐ Nonconforming Review ☐ Perf. Based Height Exception ☐ Temporary Trailer ☐ Administrative Interpretation ☐ Rezone ☐ Height Restriction Area Amendment ☐ Comp. Plan Amendment ☐ Zoning Text Amendment
---	---	--	--

Project Name:	Buck Soundview Residence
Project Address:	7402 Soundview Dr
Tax Assessor Parcel Number(s): Attach full legal description	0221086035

APPLICANT/AGENT ☒ Primary Contact for Application			
Name:	Spencer Buck	Phone:	253.250.6150
Street:	2110 21 st Ave Ct NW	Fax:	
City/State/Zip:	Gig Harbor, WA 98335	Email:	s.t.buck@live.com

PROPERTY OWNER(S) ☒ Applicant ☐ Primary Contract for Application			
Name:	Templeton Development LLC	Phone:	253.250.6150
Street:	2110 21 st Ave Ct NW	Fax:	
City/State/Zip:	Gig Harbor, WA 98335	Email:	s.t.buck@live.com

Property Owner(s)

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

Signature by Property Owner:  Date: 03.30.2022

PROJECT DESCRIPTION (PROVIDE DETAILED SUMMARY)

COstruction of a new single family residence with access to Soundview Dr.

UTILITIES**Water Supply (name of utility provider):**

City of Gig Harbor

Sewage Disposal (name of utility provider):

City of Gig Harbor

Access (Name of road or street from which access is or will be gained):
Soundview Dr**CRITICAL AREA INFORMATION****Wetlands on site** ☐ Yes ☒ No**Slopes exceeding 15%** ☐ Yes ☒ No**Streams** ☐ Yes ☒ No**Existing Land Use:** Describe (or illustrate separately) all existing use structures and all critical areas within 300 feet of property lines.

Existing land is partially developed with a sop biulding that is to be removed. It is currently zoned R-1

Fee Deposits:

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

Consolidated Permit Processing:

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



PLANNING DEPARTMENT CHECKLIST FOR ALL PROJECTS

CHECKLIST FOR ALL PROJECTS | GHMC 19.02.002

- ☐ A completed project permit application form.
- ☐ A verified statement by the applicant that the property affected by the application is in the exclusive ownership of the applicant, or that the applicant has submitted the application with the consent of all owners of the affected property.
- ☐ A property and/or legal description of the site for all applications, as required by the applicable development regulations.
- ☐ The applicable fee.
- ☐ Evidence of adequate water supply as required by RCW 19.27.097 or a copy of an application for City of Gig Harbor water concurrency determination; and
- ☐ Evidence of sewer availability or an application for a city of Gig Harbor sewer concurrency determination.

SUBMITTAL OPTIONS:

PAPER COPY OPTION:

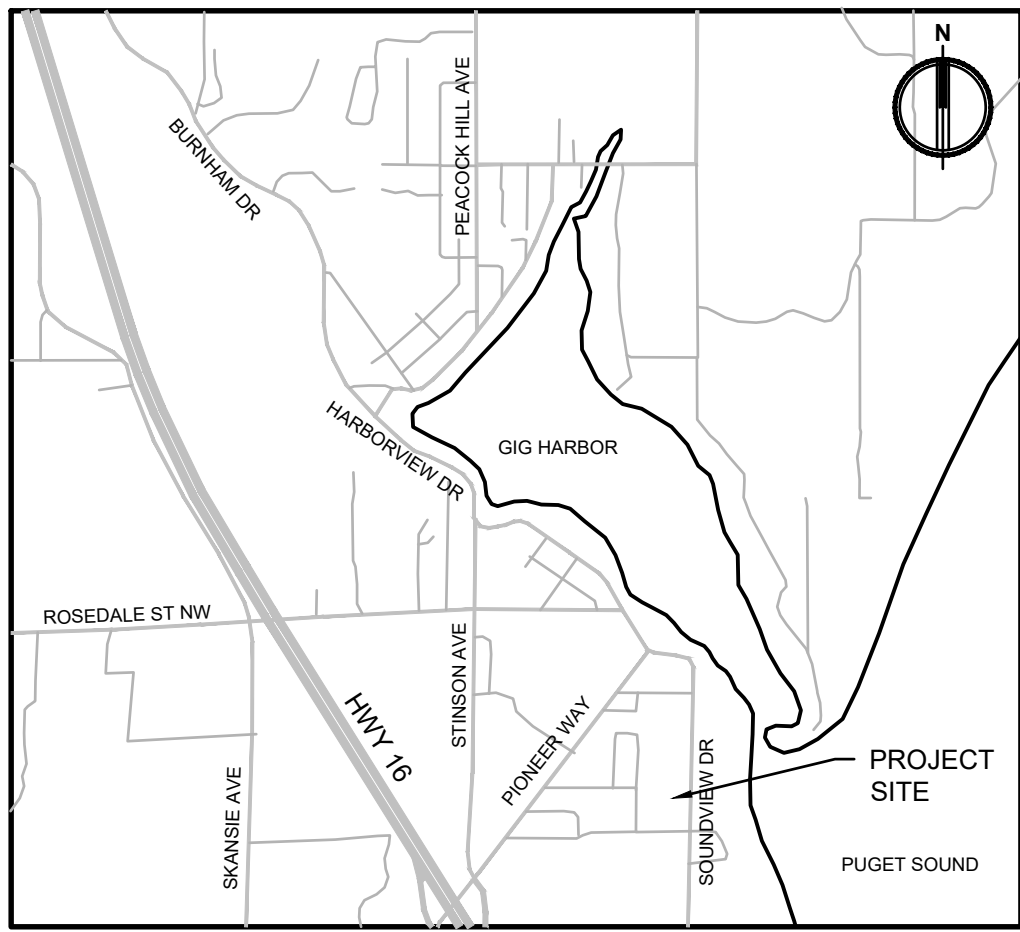
- ☐ 5 complete sets of submittal materials including wetland reports and traffic reports. Plan sets are to be the same size sheets collated and bound, (preferred size of 24"x36"). Please provide 2 sets of reduced size 11"x17". Please tile sheets if needed to meet required scale.

If your project requires multiple permits, only 5 sets, plus 2 reduced sets, are required. Please combine the requirements of all permits into the bound sets.

ELECTRONIC PLAN REVIEW OPTION:

- ☐ The City of Gig Harbor is pleased to offer electronic plan review. Please read this [Client Assistance Memo](#) and email a complete [Intake Request Form](#) to: planningintake@cityofgigharbor.net

This checklist is intended as a guide for applicants and is not a substitute for the applicable code sections.



VICINITY MAP

SCALE: 1" = 1/4 MILE (1320')

OWNER:

TEMPLETON DEVELOPMENT LLC
2110 21ST AVE CT NW
GIG HARBOR, WA 98335

CIVIL ENGINEER:

HENDRICKSON ENGINEERING PLLC
6909 FORD DR NW
GIG HARBOR, WA 98335
PH: 253.514.2413
CONTACT: DANIEL HENDRICKSON, P.E.
EMAIL: dan@hendricksoncc.com

SURVEYOR:

THORNTON LAND SURVEYING
8801, wa-16
GIG HARBOR, WA 98332
PH: 253.858.8106
CONTACT: GARY PROCTOR, PLSS

SITE DATA

PARCEL NUMBER: 0221086035
ADDRESS: 7402 SOUNDVIEW DR
GIG HARBOR, WA 98332
SITE AREA: 15,682 SF (0.36 AC)
JURISDICTION: SITE: CITY OF GIG HARBOR
ROW: CITY OF GIG HARBOR
EXISTING ZONING: R-1
COMMUNITY PLAN AREA: GIG HARBOR COMMUNITY PLAN

VERTICAL DATUM

NVD 88 ELEVATION OBTAINED VIA RTK GPS AND CONTROL USING WSRN, STATION TACO (NAD 83 (CORS 2011-10) GRS-80 ELLIPSOID, GEOID 12A)

2' CONTOUR INTERVALS

BASIS OF BEARING

NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK).

ASSUMED. LINE BETWEEN FOUND MONS ON SOUNDVIEW DR. AS SHOWN.

LEGAL DESCRIPTION:

PER STATUTORY WARRANTY DEED, AFN: 202111020369;

LOT 2, CITY OF GIG HARBOR SHORT PLAT NO. 99-01, RECORDED UNDER RECORDING NO. 9909105001, RECORDS OF PIERCE COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

Sheet List Table

Sheet Number	Sheet Title
C0.1	COVER SHEET
C1.0	TESC AND DEMOLITION PLAN
C1.1	TESC NOTES AND DETAILS
C2.0	STORM DRAINAGE AND GRADNG PLAN
C2.1	STORM AND GRADING NOTES AND DETAILS
C2.2	STORM AND GRADING NOTES AND DETAILS
C3.0	WATER AND SEWER PLAN
C3.1	WATER AND SEWER DETAILS
C4.0	ROW CONSTRUCTION PLAN
C4.1	ROW GRADING AND DETAILS



Know what's below.
Call before you dig.

BUCK SOUNDVIEW RESIDENCE ADU

SEC 05, TWP 21 N, RGE 02, QURT 22 W.M. PIERCE COUNTY, WA

SOILS NOTE

THE NATIONAL RESOURCES CONSERVATION SERVICE WEB SOIL MAPS WERE USED TO DETERMINE THE TYPES OF SOIL ONSITE. THE MAJORITY OF THE PROJECT AREA IS DEFINED AS SOIL TYPE 16B AND 16C: HARSTINE GRAVELLY ASHY SANDY LOAM WITH SLOPES BETWEEN 0 TO 15 PERCENT.

TRENCH NOTE

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND HENDRICKSON ENGINEERING PLLC ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

UTILITY NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT HAPPEN DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. HENDRICKSON ENGINEERING PLLC ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES. CONTRACTOR SHALL LOCATE AND POTHOLE EXISTING UNDERGROUND UTILITIES IN ALL CROSSING LOCATIONS PRIOR TO CONSTRUCTION AND ORDERING MATERIALS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY CONFLICTS.

ARCHAEOLOGICAL NOTE

SHOULD ARCHAEOLOGICAL MATERIALS OR HUMAN REMAINS BE OBSERVED, WORK SHALL STOP AND THE STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION, COUNTY PLANNING DEPARTMENT, AFFECTED TRIBES AND COUNTY CORONER (IF APPLICABLE), SHALL BE CONTACTED IMMEDIATELY.

LEGEND

EXISTING		PROPOSED
	PROPOSED MONUMENT	
	SET REBAR AND CAP	
	SIGN	
	SANITARY SEWER MANHOLE	
	SANITARY SEWER CLEANOUT	
	STORM CATCH BASIN	
	STORM MANHOLE	
	GAS VALVE	
	POWER TRANSFORMER	
	UTILITY POWER POLE	
	JUNCTION BOX	
	POWER METER	
	LUMINAIRE	
	TELEPHONE RISER	
	FIRE HYDRANT	
	WATER METER	
	WATER VALVE	
	CONIFER TREE	
	DECIDUOUS TREE	
	STORM LINE	
	SANITARY SEWER LINE	
	GAS LINE	
	ELECTRICAL LINE	
	COMMUNICATIONS LINE	
	WATER LINE	
	FENCE	
	CONCRETE	
	ASPHALT	
	CONTOUR MAJOR INTERVAL	
	CONTOUR MINOR INTERVAL	

TOPOGRAPHIC NOTE

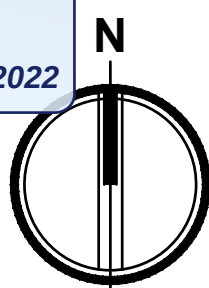
THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HENDRICKSON ENGINEERING PLLC CANNOT ENSURE ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

AUTOCAD FILE

AN AUTOCAD DRAWING FILE IS AVAILABLE TO ASSIST WITH SITE LAYOUT. PLEASE NOTE THAT ELECTRONIC FILES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE AND SHALL NOT REPLACE NOR BE USED TO SUBSTITUTE THE CONTRACT DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT LAYOUT ACCORDING TO CONTRACT DOCUMENTS AND COST FOR ELECTRONIC AUTOCAD FILES.

RECEIVED

By C. ANDREWS at 10:32 am, Dec 05, 2022

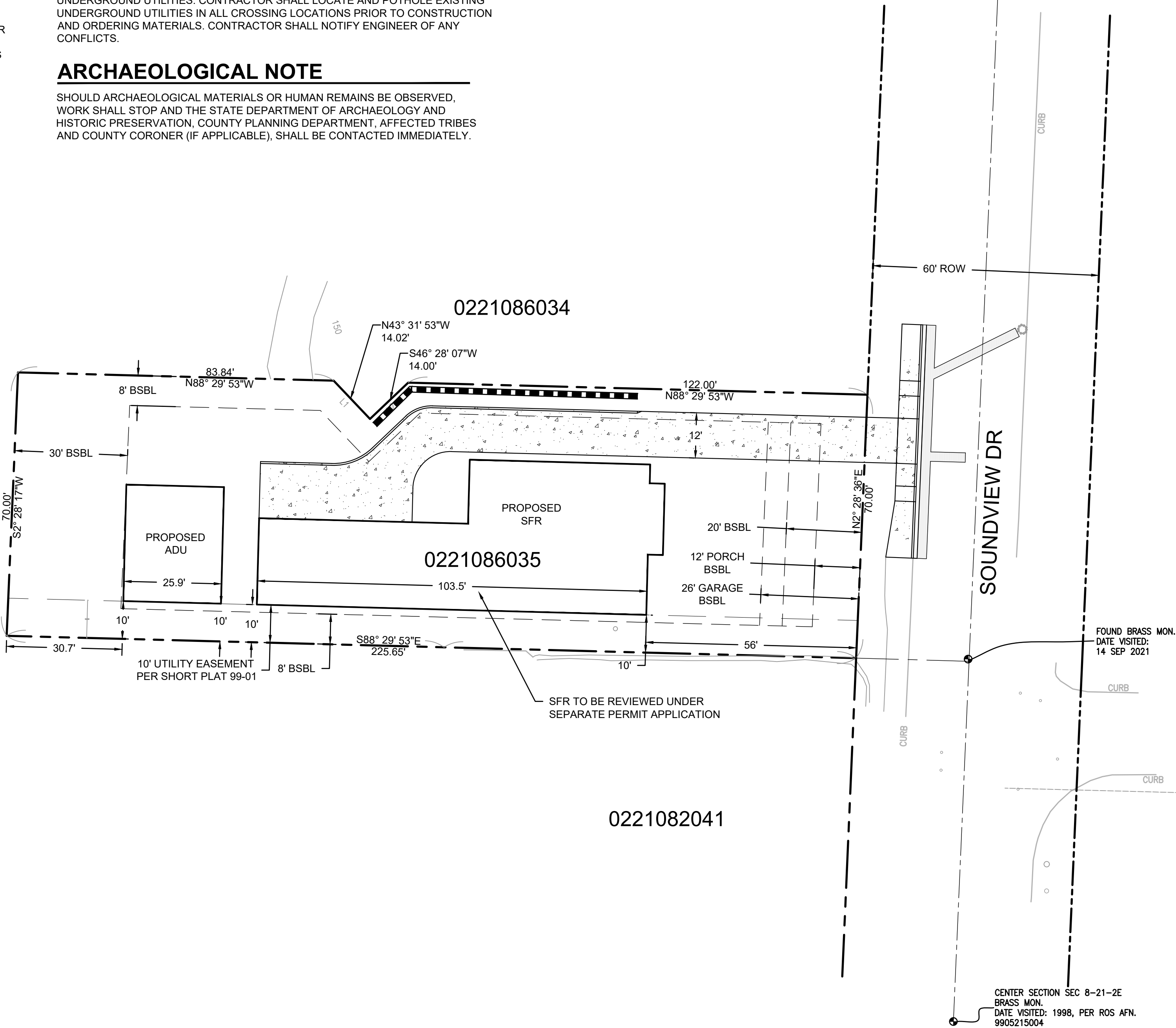


GRAPHIC SCALE

0 10 20 40 FEET

1" = 20 FEET

FOUND BRASS MON.
DATE VISITED:
14 SEP 2021



0221082041

CENTER SECTION SEC 8-21-2E
BRASS MON.
DATE VISITED: 1998, PER ROS AFN.
9905215004



ISSUED FOR CONSTRUCTION

DATE: _____

NOTE:
THESE CIVIL CONSTRUCTION DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF GIG HARBOR 2018 PUBLIC WORKS STANDARDS AS WELL AS THE 2016 CITY OF GIG HARBOR STORMWATER AND SITE DEVELOPMENT MANUAL.



NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF THIS DOCUMENT DOES NOT NEGOTIATE FROM RESERVED OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR OTHER PURPOSES OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

HENDRICKSON
ENGINEERING
MAIL: 6909 FORD DR NW,
GIG HARBOR, WA 98335
TEL: 253.514.2413

Project Title:
**BUCK SOUNDVIEW
RESIDENCE ADU**

Client:
**MR. SPENCER
BUCK**
6716 92nd St Ct NW
GIG HARBOR, WA 98332

Issue Set & Date:
PERMIT SET
12.2.2022

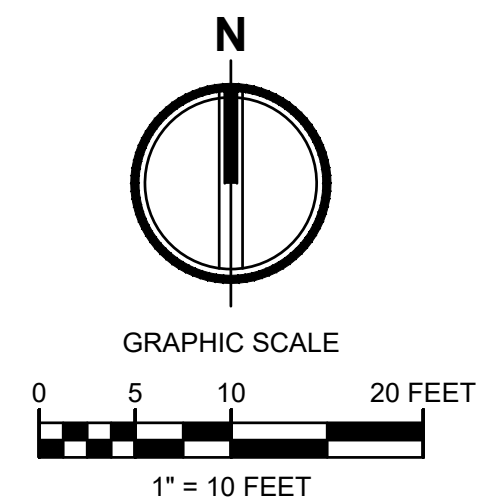
Revisions:
A
A

Designed by: Drawn by: Checked by:
DJH DJH DJH

Sheet Title:
COVER SHEET

Sheet No.
C0.1

1 of 10 Sheets

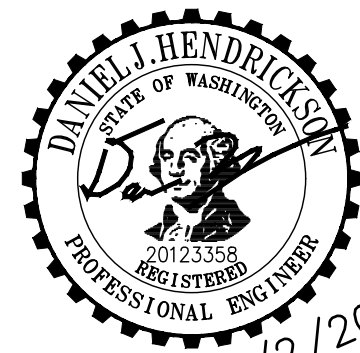


BUCK SOUNDVIEW RESIDENCE ADU

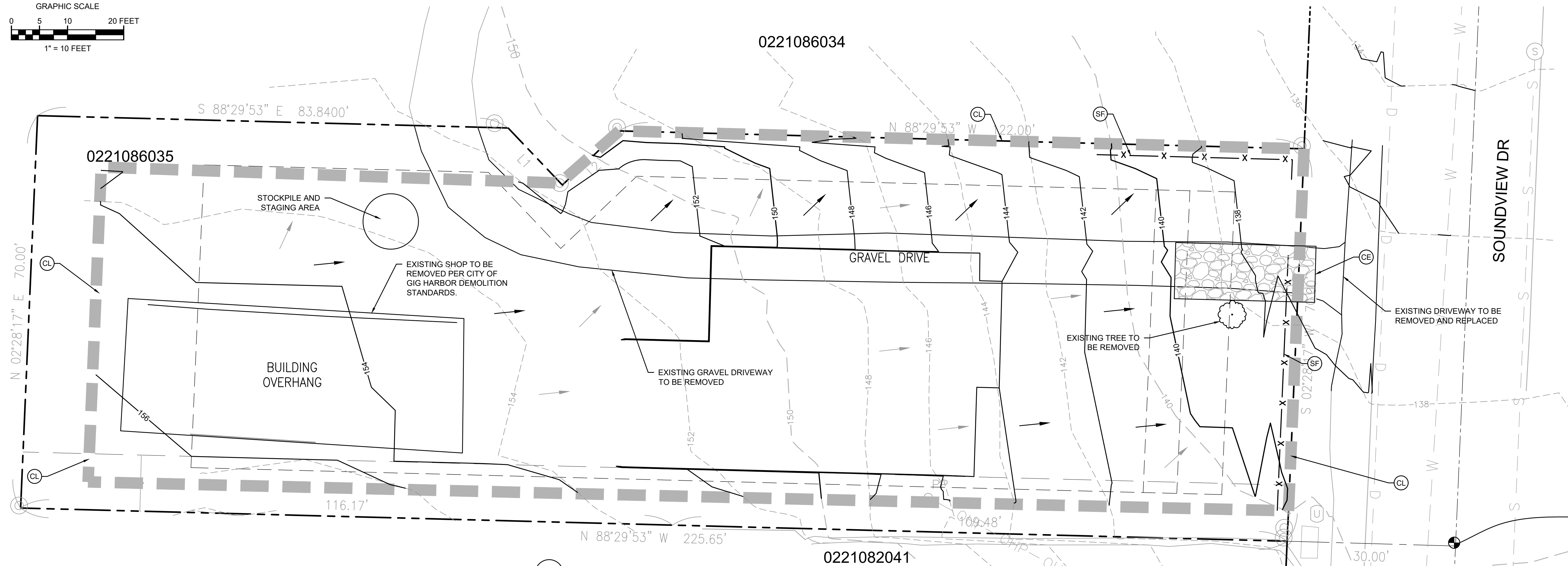
SEC 05, TWP 21 N, RGE 02, QURT 22 W.M. PIERCE COUNTY, WA

PROTECT ALL DOWNSTREAM CATCH BASINS
WITHIN THE DOWNSTREAM FLOW PATH OF
SITE USING INLET PROTECTION.

2
C1.1



NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE
PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF
THIS DOCUMENT DOES NOT NEGOTIATE FROM RESERVED
OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE
ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK
AND IS NOT TO BE USED FOR OTHER PROJECTS, OR
ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.



LEGEND

EXISTING LOT LINE	---
PROPERTY SETBACK	---
EASEMENT LINE	---
PROPOSED SLOPE DIRECTION	→
EXISTING SLOPE DIRECTION	→
INLET PROTECTION	⊗
CONSTRUCTION ENTRANCE	⊗
CLEARING/PROJECT LIMITS	---
SILT FENCE	X
EXISTING MINOR CONTOUR	---XXX---
EXISTING MAJOR CONTOUR	---XXX---
PROPOSED MINOR CONTOUR	---XXX---
PROPOSED MAJOR CONTOUR	---XXX---
EXISTING TREE TO BE REMOVED	⊙

EARTHWORK QUANTITIES

CUT = 285 CU. YDS
FILL = 302 CU. YDS
NET = 17 CU. YDS (FILL)
DISTURBED AREA = 6.995 SF

NOTE:
THE ABOVE QUANTITIES ARE ESTIMATES ONLY INTENDED FOR THE
PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES. THE
QUANTITIES DO NOT HAVE STRIPPING, COMPACTION, OR CUT OR FILL
ADJUSTMENT FACTORS APPLIED TO THEM, NOR DO THEY ACCOUNT
FOR ROADWAY SECTION.



Know what's below.
Call before you dig.

GENERAL TESC NOTES

1. APPROVAL OF THIS EROSION AND SEDIMENTATION CONTROL PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
2. THE IMPLEMENTATION OF THESE EROSION AND SEDIMENT CONTROL PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
5. THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
6. THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
7. THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 48 HOURS FOLLOWING A MAJOR STORM EVENT.
8. AT NO TIME SHALL MORE THAN 1 FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

NOTES

SHOULD AN EXISTING SEWER STUB IS ENCOUNTERED DURING CONSTRUCTION THE CONTRACTOR SHALL IMMEDIATELY INFORM THE CITY OF GIG HARBOR AND HENDRICKSON ENGINEERING PLLC.

CONSTRUCTION SEQUENCE

1. ARRANGE AND ATTEND A PRE-CONSTRUCTION MEETING WITH CITY OF GIG HARBOR.
2. STAKE / FLAG CLEARING AND CONSTRUCTION LIMITS.
3. CONSTRUCT ALL TEMPORARY EROSION CONTROL BMP'S ACCORDING TO THE TESC PLAN.
4. INSTALL INLET SEDIMENT PROTECTION EXISTING CATCH BASINS.
5. INSTALL CONSTRUCTION ENTRANCE.
6. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE TO CITY OF GIG HARBOR STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
7. CONSTRUCT SANITARY, STORM, AND WATER SYSTEMS AND INSTALL INLET SEDIMENT PROTECTION TO NEW CATCH BASINS. SANITARY SEWER AND WATER ARE UNDER SEPARATE PERMITS AND COVER.
8. APPLY EROSION CONTROL MULCH AND SEEDING, STRAW MULCH OR EQUAL TO AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR PERMANENTLY VEGETATED WITHIN 7 DAYS OF EXPOSURE. DURING THE DRY SEASON, AND 2 DAYS OF EXPOSURE DURING THE WET SEASON (OCTOBER 1 - APRIL 30).
9. RELOCATE EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS THE SITE CONDITIONS CHANGE, THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE TO THE CITY SWPPP MINIMUM REQUIREMENTS.
10. FINAL GRADE SITE AND INSTALL FINAL SURFACE TREATMENTS. ENSURE THAT SURFACE WATER IS POSITIVELY DIRECTED TOWARD PROPOSED STORM COLLECTION FACILITIES.
11. FINE GRADE PAVED AREA, POUR CURB & GUTTERS, AND PAVE ROADS.
12. REMOVE REMAINING TEMPORARY EROSION CONTROL ITEMS ONCE SITE HAD BEEN STABILIZED AND UPON APPROVAL FROM CITY OF GIG HARBOR.

CESCL NOTE

A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) IS REQUIRED FOR THE PROJECT. THE NAMED PERSON OR FIRM SHALL BE ON SITE OR ON-CALL AT ALL TIMES.

FILL SPECIFICATION

FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD.

VERTICAL DATUM

NVD 88 ELEVATION OBTAINED VIA RTK GPS AND CONTROL USING WSRN, STATION TACO (NAD 83 (CORS 2011-10) GRS-80 ELLIPSOID, GEOID 12A)

2' CONTOUR INTERVALS

HYDROSEEDING NOTES

1. HYDROSEEDING SHALL BE APPLIED IN ACCORDANCE WITH THE "T.E.S.C. NOTES" ON THIS SHEET.

2. HYDROSEEDING TO BE THE FOLLOWING MIXTURE:

COMMON NAME	% BY WEIGHT	% PURITY	% GERMINATION
REDTOP (AGOSTIS ALBA)	10	92	90
ANNUAL RYE (LOLIUM MULTIFORUM)	45	98	90
CHEWING FESCUE (FESTUCE RUBRA COMMUTATA)	45	97	80
(JAMESTOWN, BANNER, SHADOW, OR KOKET)			

3. APPLICATION TO BE 100LBS/ACRE
4. 500 LBS/ACRE 10-20-20 FERTILIZER, 1500 LBS/ACRE WOOD FIBER CELLULOSE WITH SOIL BINDER OR TACKING AGENT TO BE APPLIED WITH SEED MIXTURE.
5. SEED BEDS PLANTED BETWEEN MAY 1 AND AUGUST 31 WILL REQUIRE IRRIGATION AND OTHER MAINTENANCE AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
6. FOR SEED BEDS PLANTED BETWEEN OCTOBER 31 AND APRIL 30, ARMORING OF THE SEED BED WILL BE NECESSARY. (E.G., GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERING.)
7. BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENT BASINS.
8. THE SEEDBED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING. PERFORM ALL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE.
9. FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIERS RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.
10. SEED SHALL NOT BE USED IN AREAS SUBJECT TO WEAR BY CONSTRUCTION TRAFFIC.

BASIS OF BEARING

NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK).

ASSUMED: LINE BETWEEN FOUND MONS ON SOUNDVIEW DR. AS SHOWN.

NOTE:
THESE CIVIL CONSTRUCTION DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF GIG HARBOR 2018 PUBLIC WORKS STANDARDS AS WELL AS THE 2016 CITY OF GIG HARBOR STORMWATER AND SITE DEVELOPMENT MANUAL.



ISSUED FOR CONSTRUCTION

DATE: _____

Project Title:

**BUCK SOUNDVIEW
RESIDENCE ADU**

Client:

**MR. SPENCER
BUCK**

6716 92nd St Ct NW
GIG HARBOR, WA 98332

Issue Set & Date:

PERMIT SET

12.2.2022

Revisions:

Δ _____

Δ _____

Designed by: DJH Drawn by: DJH Checked by: DJH

Sheet Title:

**TESC AND
DEMOLITION PLAN**

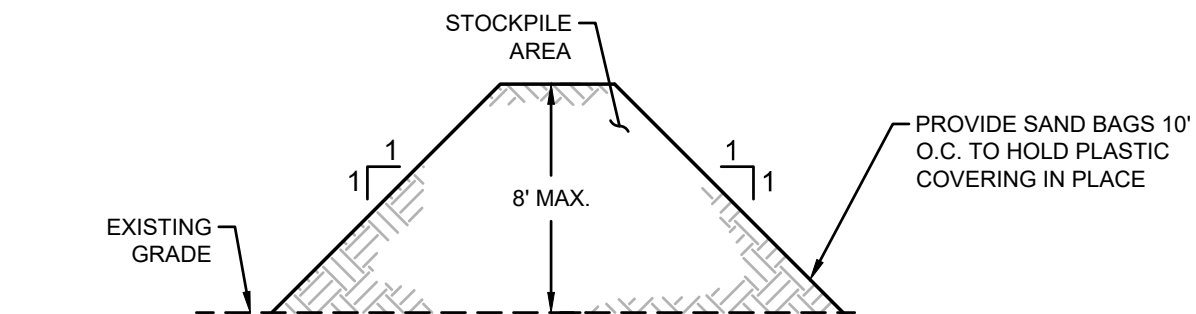
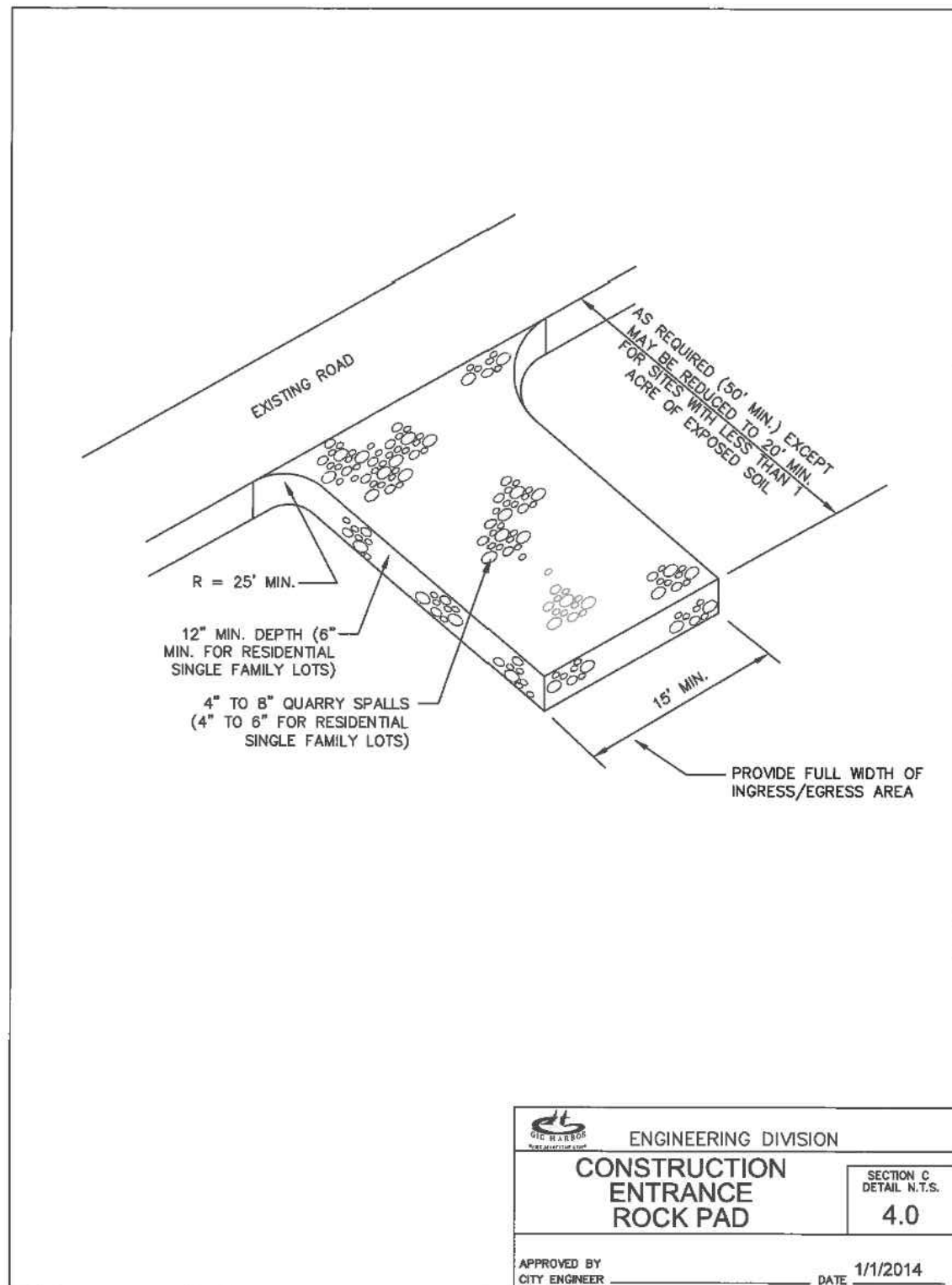
Sheet No.

C1.0

2 of 10 Sheets

BUCK SOUNDVIEW RESIDENCE ADU

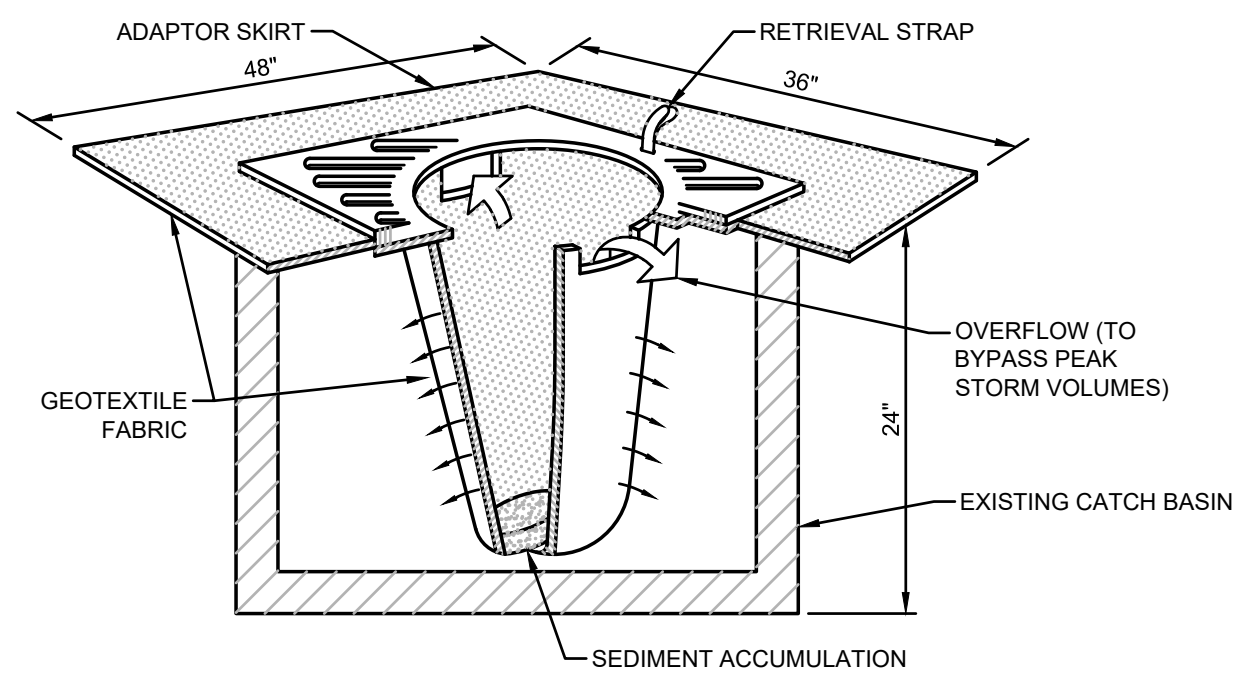
SEC 05, TWP 21 N, RGE 02, QURT 22 W.M. PIERCE COUNTY, WA



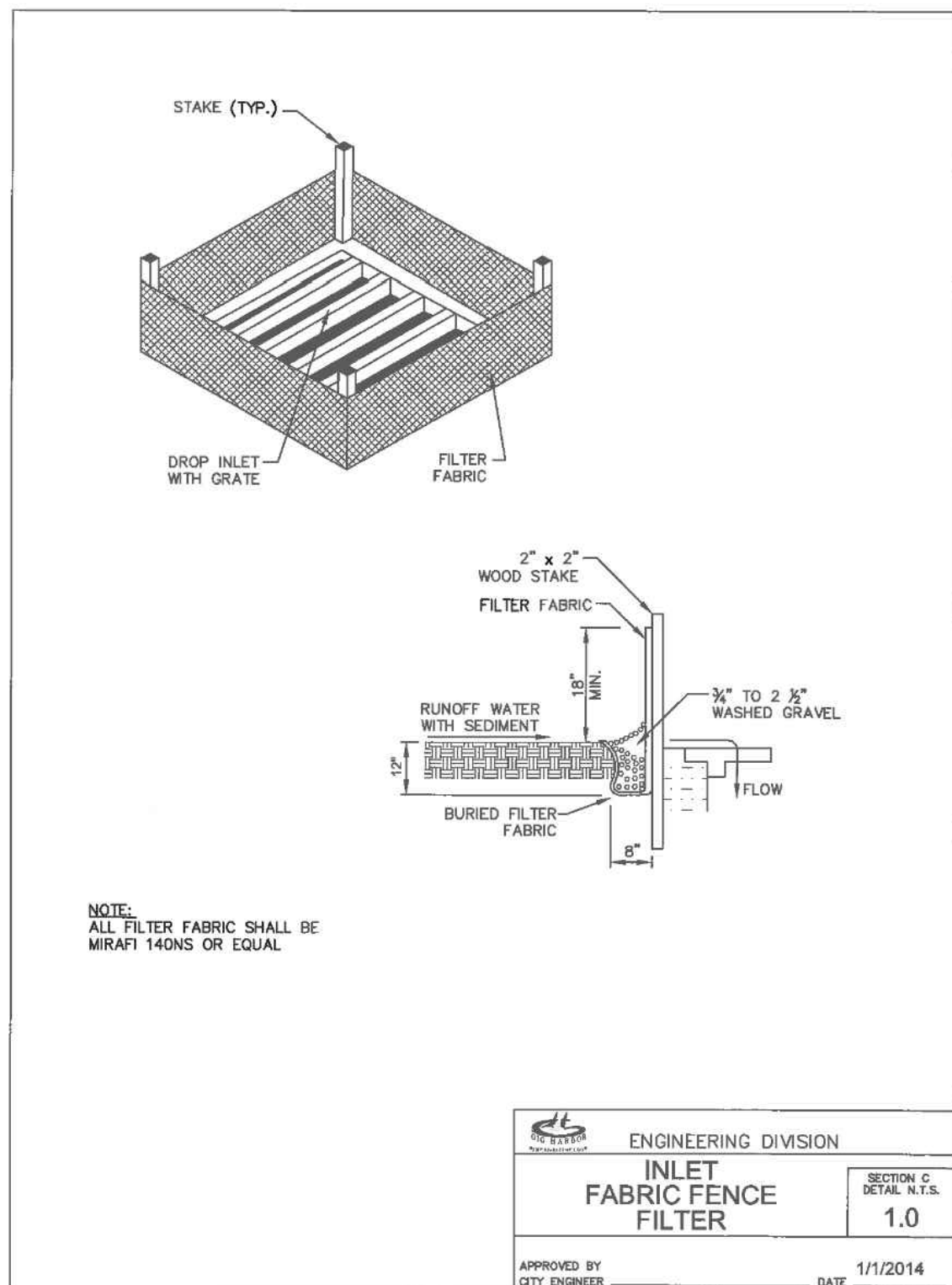
- NOTES:
1. STOCKPILES SHALL BE STABILIZED WITH PLASTIC COVERING OR OTHER APPROVED DEVICE.
 2. SEDIMENT LEACHING FROM STOCKPILES SHALL BE PREVENTED DURING ALL SEASONS.

5 STOCKPILE

NOT TO SCALE

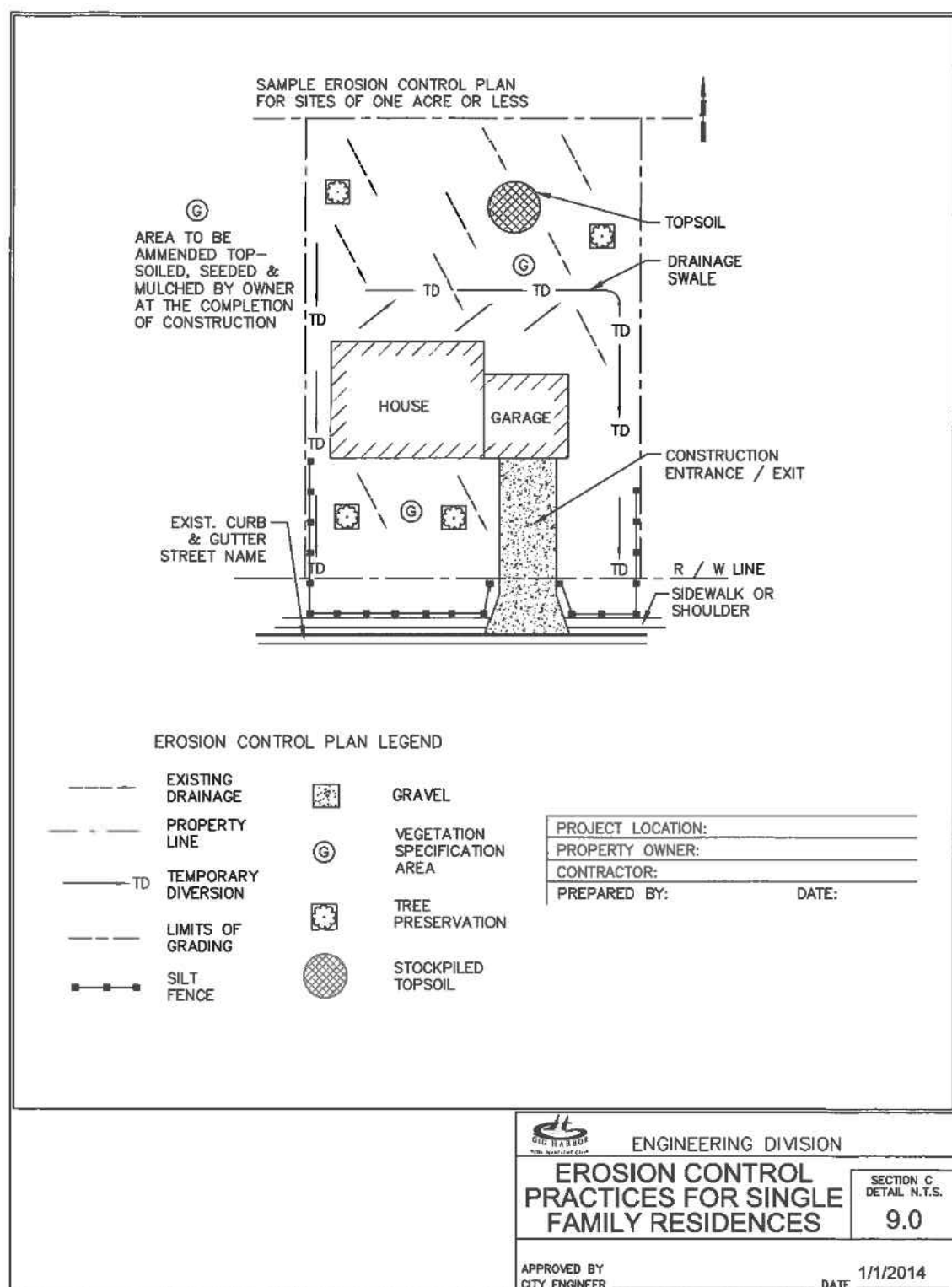


- NOTES:
1. FILTERS SHALL BE INSPECTED AFTER EACH STORM EVENT AND CLEANED OR REPLACED WHEN 1/3 FULL.
 2. INSTALL INLET PROTECTION IN ALL NEW STORM STRUCTURES THAT WILL COLLECT STORMWATER AS THEY ARE INSTALLED.



3 SILT FENCE

NOT TO SCALE



4 STANDARD TESC

NOT TO SCALE

1 CONSTRUCTION ENTRANCE

NOT TO SCALE

MULCHING NOTES:

1. MULCH MATERIALS USED SHALL BE STRAW AND SHALL BE APPLIED AT THE RATE OF 1.5 TO 2.5 TONS/ACRE MIN 2" THICK.
2. MULCHES SHALL BE APPLIED IN ALL AREAS WITH EXPOSED SLOPES GREATER THAN 2:1.
3. MULCHING SHALL BE USED IMMEDIATELY AFTER SEEDING OR IN AREAS WHICH CANNOT BE SEEDED BECAUSE OF THE SEASON.
4. ALL AREAS NEEDING MULCH SHALL BE COVERED BY NOVEMBER FIRST (1).

UTILITY NOTE:

1. SURFACE UTILITY FACILITIES ARE SHOWN HEREON PER FIELD LOCATED VISIBLE EVIDENCE. THERE MAY BE UTILITIES THAT EXIST ON THIS SITE OTHER THAN THOSE GRAPHICALLY DEPICTED HEREON.
2. UNDERGROUND (BURIED) UTILITIES SHOWN HEREON ARE BASED ON COMBINATIONS OF VISIBLE SURFACE EVIDENCE, UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS). ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND, IN SOME CASES, ARE SHOWN AS STRAIGHT LINES BETWEEN FIELD LOCATED SURFACE UTILITY FACILITIES. UNDERGROUND UTILITIES MAY HAVE BENDS, CURVES OR CONNECTIONS WHICH ARE NOT SHOWN.
3. ALTHOUGH LOCATIONS OF UNDERGROUND UTILITIES BASED ON UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS) ARE DEEMED RELIABLE, HENDRICKSON ENGINEERING PLLC ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID DATA.
4. CALL 1-800-424-5555 BEFORE ANY CONSTRUCTION.

SOIL STOCKPILE NOTES

1. STOCKPILES SHALL BE STABILIZED (WITH PLASTIC COVERING OR OTHER APPROVED DEVICE) DAILY BETWEEN OCTOBER 1 TO APRIL 30.
2. IN ANY SEASON, SEDIMENT LEACHING FROM STOCK PILES MUST BE PREVENTED.
3. TOPSOIL SHALL NOT BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBGRADE IS EXCESSIVELY WET, OR WHEN CONDITIONS EXIST THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING OR PROPOSED SODDING OR SEEDING.
4. PREVIOUSLY ESTABLISHED GRADES ON THE AREAS TO BE TOPSOILED SHALL BE MAINTAINED ACCORDING TO THE APPROVED PLAN.
5. ALL STOCKPILES SHALL BE COVERED WITH PLASTIC COVERING. SEE PLASTIC COVERING NOTES ON THIS SHEET.



Know what's below.
Call before you dig.

2 INLET SEDIMENT PROTECTION

NOT TO SCALE

TEMPORARY SEEDING NOTES FOR EROSION CONTROL

PER BMP C120 (TEMPORARY AND PERMANENT SEEDING) OF THE 2019 WASHINGTON STATE DEPARTMENT OF ECOLOGY DOE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON:

1. BEFORE SEEDING, INSTALL NEEDED SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKES, SWALES, LEVEL SPREADERS AND SEDIMENTATION BASINS.
2. THE SEEDBED SHALL BE FIRM WITH A FAIRLY FINE SURFACE, FOLLOWING SURFACE ROUGHENING.
3. TEMPORARY SEEDING SHALL BE THE FOLLOWING MIXTURE APPLIED VIA BROADCAST APPLICATION:

40% CHEWINGS FESCUE (FESTUCA RUBRA VAR. COMMUTATA OR POD ANNA)
50% PERENNIAL RYE (LOLIUM PERENNE)
10% REDTOP OR COLONIAL BENTGRASS (AGROSTIS ALBA OR AGROSTIS TENUIS)
SEED MIX SHALL NOT CONTAIN CLOVER (TRIFOLIUM REPENS)

REFER TO LANDSCAPE PLANS FOR PERMANENT SEED MIX. ALTERNATIVE SEED MIXES APPROVED BY THE ENGINEER MAY BE USED.

4. TEMPORARY SEED INSTALLED BY HAND SHALL BE:
 - a. COVERED BY STRAW, MULCH, OR TOPSOIL
 - b. APPLIED AT A RATE OF 120 POUNDS PER ACRE, WHICH CAN BE REDUCED IF SOIL AMENDMENTS OR SLOW-RELEASE FERTILIZERS ARE USED.
5. THE OPTIMUM SEEDING WINDOWS FOR WESTERN WASHINGTON ARE APRIL 1 THROUGH JUNE 30 AND SEPTEMBER 1 THROUGH OCTOBER 1.
6. SEED BEDS PLANTED BETWEEN BETWEEN JULY 1 AND AUGUST 30 WILL REQUIRE IRRIGATION UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED. OTHER MAINTENANCE WILL BE REQUIRED AS NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE.
7. SEED BEDS PLANTED BETWEEN OCTOBER 1 AND MARCH 30 WILL REQUIRE A COVER OF MULCH WITH STRAW OR AN EROSION CONTROL BLANKET UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED. ARMORING OF THE SEED BED WILL BE NECESSARY TO FOSTER AND PROTECT THE ROOT STRUCTURE. (E.G., GEOTEXTILES, JUTE MAT, CLEAR PLASTIC COVERING).
9. REVIEW ALL DISTURBED AREAS IN LATE AUGUST TO EARLY SEPTEMBER AND COMPLETE ALL SEEDING BY THE END OF SEPTEMBER. OTHERWISE, VEGETATION WILL NOT ESTABLISH ITSELF ENOUGH TO PROVIDE MORE THAN AVERAGE PROTECTION.
10. FERTILIZERS ARE TO BE USED ACCORDING TO SUPPLIERS RECOMMENDATIONS. AMOUNTS USED SHOULD BE MINIMIZED, ESPECIALLY ADJACENT TO WATER BODIES AND WETLANDS.

PLASTIC COVERING NOTES

1. PLASTIC SHEETING SHALL HAVE A MINIMUM THICKNESS OF 6 MILS AND SHALL MEET THE REQUIREMENTS OF THE STATE STANDARD SPECIFICATIONS SECTION 9-14.5.
2. COVERING SHALL BE INSTALLED AND MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10-FOOT GRID SPACING IN ALL DIRECTIONS. ALL SEAMS SHALL BE TAPED OR WEIGHTED DOWN FULL LENGTH AND THERE SHALL BE AT LEAST A 12 INCH OVERLAP OF ALL SEAMS.
3. CLEAR PLASTIC COVERING SHALL BE INSTALLED IMMEDIATELY ON AREAS SEEDED BETWEEN OCTOBER 1ST AND APRIL 30TH AND REMAIN UNTIL VEGETATION IS FIRMLY ESTABLISHED.
4. WHEN THE COVERING IS USED ON UN-SEEDED SLOPES, IT SHALL BE KEPT IN PLACE UNTIL THE NEXT SEEDING PERIOD.
5. PLASTIC COVERING SHEET SHALL BE BURIED TWO FEET AT THE TOP OF SLOPES IN ORDER TO PREVENT SURFACE WATER FLOW BENEATH SHEETS.
6. PROPER MAINTENANCE INCLUDES REGULAR CHECKS FOR RIPS AND DISLODGED ENDS.

CUT/FILL NOTES

CUT SLOPES
SLOPES SHALL NOT BE STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, OR AS RECOMMENDED BY A SOILS ENGINEER.

THE CATCH POINT OF THE TOP OF THE SLOPE SHALL BE SET BACK FROM THE SITE BOUNDARY LINE IN ACCORDANCE WITH THE FOLLOWING TABLE, UNLESS A RETAINING WALL IS DESIGNED BY THE ENGINEER AND CONSTRUCTED FOR THE PROJECT.

CUT DEPTH	SET BACK DISTANCE
UNDER 5 FEET	2 FEET
5 - 20 FEET	HEIGHT/2
OVER 20 FEET	10 FEET

FILL STANDARDS
FILL LOCATION
SLOPES SHALL NOT BE STEEPER THAN SOILS ENGINEER RECOMMENDATIONS. FILL SITES MUST BE APPROVED BY THE ENGINEER AS SUITABLE LOCATIONS FOR THE PROPOSED FILL.

PREPARATION OF GROUND
THE GROUND SURFACE FOR FILLS OVER FIVE FEET IN HEIGHT SHALL BE PREPARED BY REMOVING VEGETATION, NONCOMPLIANT FILL, TOPSOIL, AND OTHER UNSUITABLE MATERIALS; SCARIFYING TO PROVIDE A BOND WITH THE NEW FILL; AND, WHERE EXISTING SLOPES ARE STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL, BY BENCHING INTO COMPETENT MATERIAL AS DETERMINED BY THE ENGINEER. THE BENCH UNDER THE TOE OF A FILL ON A SLOPE STEEPER THAN 5 HORIZONTAL TO 1 VERTICAL SHALL BE AT LEAST 10 FEET WIDE, OR AS RECOMMENDED BY A SOILS ENGINEER.

SETBACK FROM PROPERTY LINES
THE TOE OR CATCH POINT OF FILL SLOPES SHALL BE SET BACK FROM THE SITE BOUNDARY LINE IN ACCORDANCE WITH THE FOLLOWING TABLE, UNLESS A RETAINING WALL IS DESIGNED BY THE ENGINEER AND CONSTRUCTED FOR THE PROJECT.

FILL DEPTH	SET BACK DISTANCE
UNDER 5 FEET	2 FEET
5 - 40 FEET	HEIGHT/2
OVER 40 FEET	20 FEET

VERTICAL DATUM

NVD 88 ELEVATION OBTAINED VIA RTK GPS AND CONTROL USING WSRN, STATION TACO (NAD 83 (CORS 2011-10) GRS-80 ELLIPSOID, GEOID 12A)

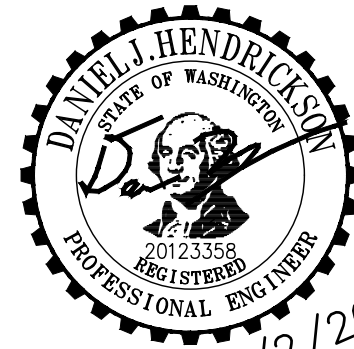
2' CONTOUR INTERVALS

BASIS OF BEARING

NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK).

ASSUMED. LINE BETWEEN FOUND MONS ON SOUNDVIEW DR. AS SHOWN.

NOTE:
THESE CIVIL CONSTRUCTION DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF GIG HARBOR 2018 PUBLIC WORKS STANDARDS AS WELL AS THE 2016 CITY OF GIG HARBOR STORMWATER AND SITE DEVELOPMENT MANUAL.



NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF THIS DOCUMENT DOES NOT DEGRADE FROM RESERVED OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR OTHER PROJECTS OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

HENDRICKSON
ENGINEERING

MAIL: 6909 FORD DR NW,
GIG HARBOR, WA 98335
TEL: 253.514.2413

Project Title:
**BUCK SOUNDVIEW
RESIDENCE ADU**

Client:
**MR. SPENCER
BUCK**
6716 92nd St Ct NW
GIG HARBOR, WA 98332

Issue Set & Date:
PERMIT SET
12.2.2022

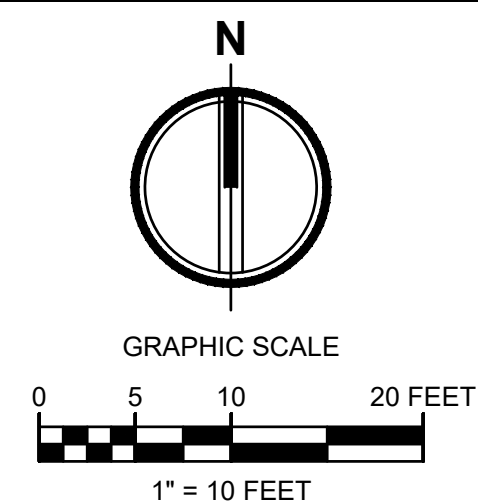
Revisions:
A
A

Designed by: Drawn by: Checked by:
DJH DJH DJH

Sheet Title:
**TESC NOTES AND
DETAILS**

Sheet No.
C1.1

3 of 10 Sheets



BUCK SOUNDVIEW RESIDENCE ADU

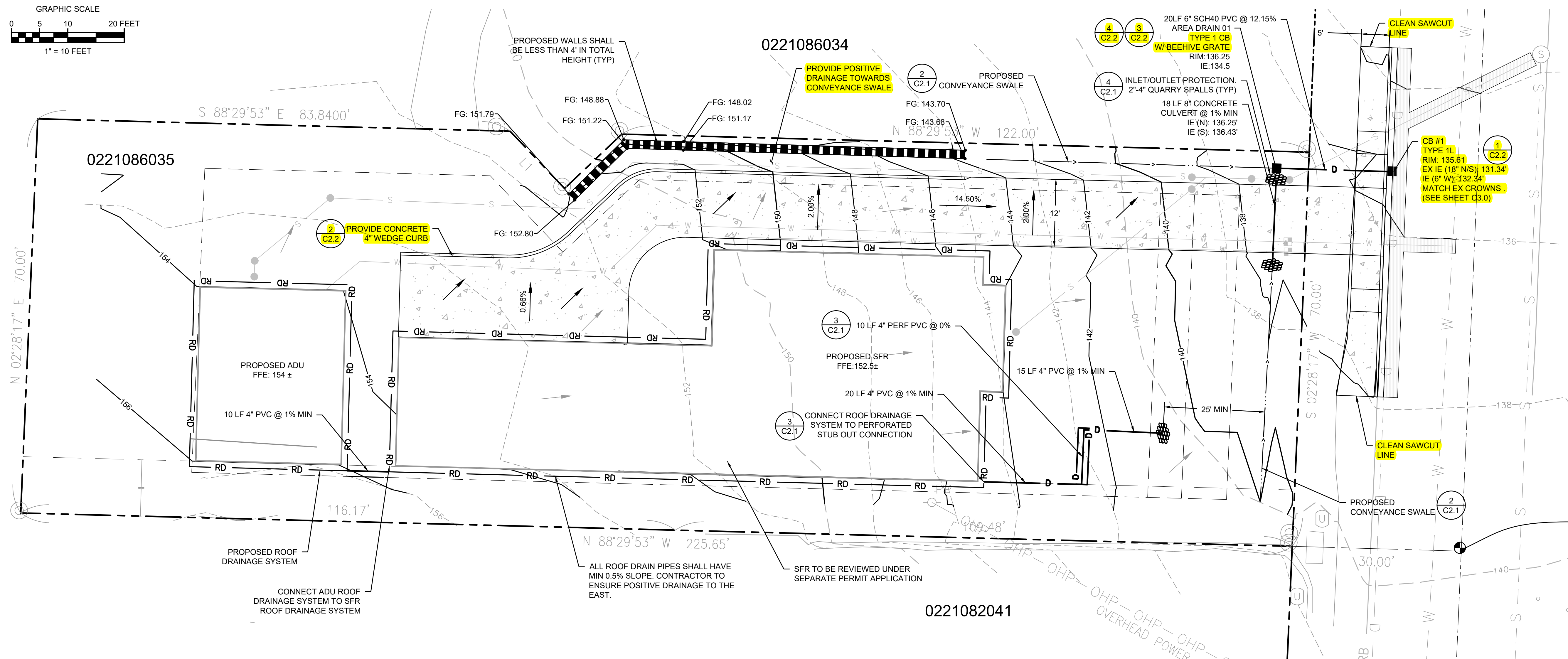
SEC 05, TWP 21 N, RGE 02, QURT 22 W.M. PIERCE COUNTY, WA

ALL DISTURBED AREAS SHALL BY COMPOST
AMENDED PER BMPT5.13

1
C2.1



NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE
PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF
THIS DOCUMENT DOES NOT WARRANT THE ACCURACY OF
THE INFORMATION CONTAINED HEREIN. THE USER SHALL
ONLY USE THIS DOCUMENT FOR THE PROJECT AND FOR THE
ADDRESSEE OF THIS PROJECT OR FOR ANY OTHER PROJECT.



LEGEND

EXISTING LOT LINE	---
PROPERTY SETBACK	---
EASEMENT LINE	---
PROPOSED SLOPE DIRECTION	→
EXISTING SLOPE DIRECTION	→
EXISTING MINOR CONTOUR	---XXX---
EXISTING MAJOR CONTOUR	---XXX---
PROPOSED MINOR CONTOUR	---XXX---
PROPOSED MAJOR CONTOUR	---XXX---
AREA DRAIN	■
ROOF DRAIN CLEANOUT	•
PROPOSED STORM DRAIN PIPE	—●—
PROPOSED ROOF DRAIN PIPE	—●—
INLET/OUTLET PROTECTION	⊞
CONVEYANCE SWALE	→



PROJECT AREA TABLE

PROPOSED SFR	0.08 ACRES	3,272 SF
PROPOSED ADU	0.02 ACRES	806 SF
PROPOSED DRIVEWAY	0.05 ACRES	2,191 SF
LANDSCAPED AREAS	0.16 ACRES	6,787 SF
UNDISTURBED AREAS	0.06 ACRES	2,639 SF

TOTAL AREA	0.36 ACRES	15,695 SF
TOTAL HARD SURFACE	39.94%	6,269 SF
EXISTING HARD SURFACE TO BE REPLACED	17.95%	2,817 SF

EARTHWORK QUANTITIES

CUT = 285 CU. YDS
FILL = 302 CU. YDS
NET = 17 CU. YDS (FILL)
DISTURBED AREA = 6.995 SF
NOTE:
THE ABOVE QUANTITIES ARE ESTIMATES ONLY INTENDED FOR THE
PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES. THE
QUANTITIES DO NOT HAVE STRIPPING, COMPACTION, OR CUT OR FILL
ADJUSTMENT FACTORS APPLIED TO THEM, NOR DO THEY ACCOUNT
FOR ROADWAY SECTION.

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE
DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION
FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE
RELIABLE, HENDRICKSON ENGINEERING PLLC CANNOT ENSURE ACCURACY
AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION
OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN
INCORPORATED INTO THESE DRAWINGS AS A RESULT.

DRAINAGE NOTE

- ALL CATCH BASINS SHALL HAVE VANED GRATES UNLESS OTHERWISE NOTED.
- PIPE COVER SHALL BE A MINIMUM OF 2' FOR CPEP AND 1' FOR DUCTILE IRON.
- ALL ROOF DRAINS TO BE RIGID PVC UNLESS OTHERWISE NOTED.
- PIPE BEDDING AND BACKFILL SHALL BE IN CONFORMANCE CITY OF GIG HARBOR ROAD CONSTRUCTION STANDARDS.
- ALL STORM PIPES SHALL BE CPEP UNLESS OTHERWISE NOTED. CPEP PIPES SHALL BE ADS N-12 OR APPROVED EQUAL.
- PROPOSED PIPE LENGTHS AND HORIZONTAL CONTROL ARE PROVIDED TO CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS ARE TO FINISHED GRADE UNLESS OTHERWISE NOTED.
- ALL STORM PIPES SHALL BE CLEANED BEFORE FINAL ACCEPTANCE.
- CONTRACTOR TO CLEAN EXISTING STORM CATCH BASINS. REMOVE EXISTING LIQUIDS AND ANY ACCUMULATED SEDIMENT; DISPOSE OF AT AN APPROVED OFFSITE LOCATION AND PROVIDE CITY INSPECTOR WITH A COPY OF THE BILL OF LADING.
- MATERIALS FOR THE STORM DRAINAGE SYSTEM SHALL BE IN ACCORDANCE WITH THE 2016 CITY OF GIG HARBOR STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL.
- AREA DRAINS SHALL BE 12" NYLOPLAST DRAINS OR EQUIVALENT.
- FOOTING DRAINS TO BE INSTALLED PER 1 C2.0

VERTICAL DATUM

NAD 83 ELEVATION OBTAINED VIA RTK GPS AND
CONTROL USING WSRN, STATION TACO (NAD 83
(CORS 2011-10) GRS-80 ELLIPSOID, GEOID 12A)

2' CONTOUR INTERVALS

BASIS OF BEARING

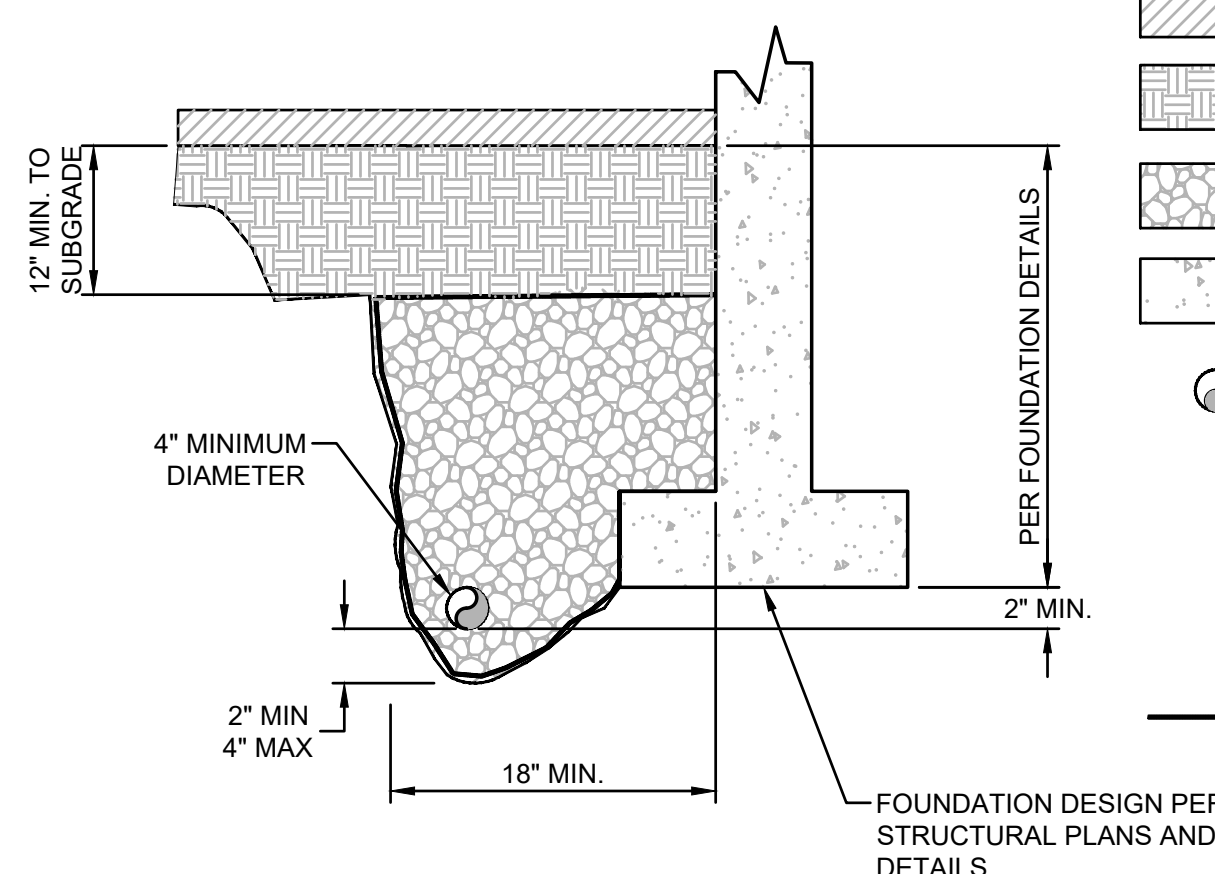
NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE,
SOUTH ZONE. (PER THE WASHINGTON STATE REFERENCE
NETWORK).

ASSUMED. LINE BETWEEN FOUND MONS ON SOUNDVIEW
DR. AS SHOWN.

1

FOOTING DRAIN (TYP)

SCALE: N/A



- LANDSCAPE OR HARDSCAPE SURFACING PER PLAN
- 12" MINIMUM BACKFILL TO SUBGRADE
- GRAVEL BACKFILL FOR DRAINS: WSDOT STANDARD SPECIFICATION SECTION 9-03.12(4)
- FOUNDATION STRUCTURE
- DRAIN PIPE: PERFORATED OR SLOTTED RIGID PVC PIPE LAID WITH PERFORATIONS OR SLOTS FACING DOWN, TIGHT JOINTED, WITH A POSITIVE GRADIENT. DO NOT USE FLEXIBLE CORRUGATED PLASTIC PIPE. DO NOT TIE BUILDING DOWNSPOUT DRAINS INTO FOOTING LINE.
- GEOTEXTILE FABRIC PER SPECIFICATIONS



ISSUED FOR CONSTRUCTION

DATE: _____

Project Title:
**BUCK SOUNDVIEW
RESIDENCE ADU**

Client:
**MR. SPENCER
BUCK**
6716 92nd St CT NW
GIG HARBOR, WA 98332

Issue Set & Date:
PERMIT SET
12.2.2022

Revisions:
A
A

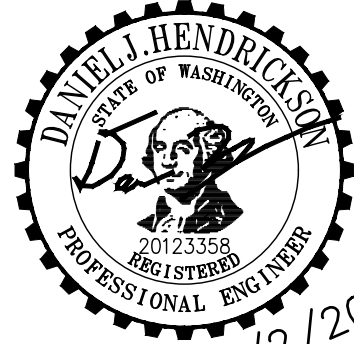
Designed by: Drawn by: Checked by:
DJH DJH DJH

Sheet Title:
**STORM DRAINAGE
AND GRADNG
PLAN**

Sheet No.
C2.0
4 of 10 Sheets

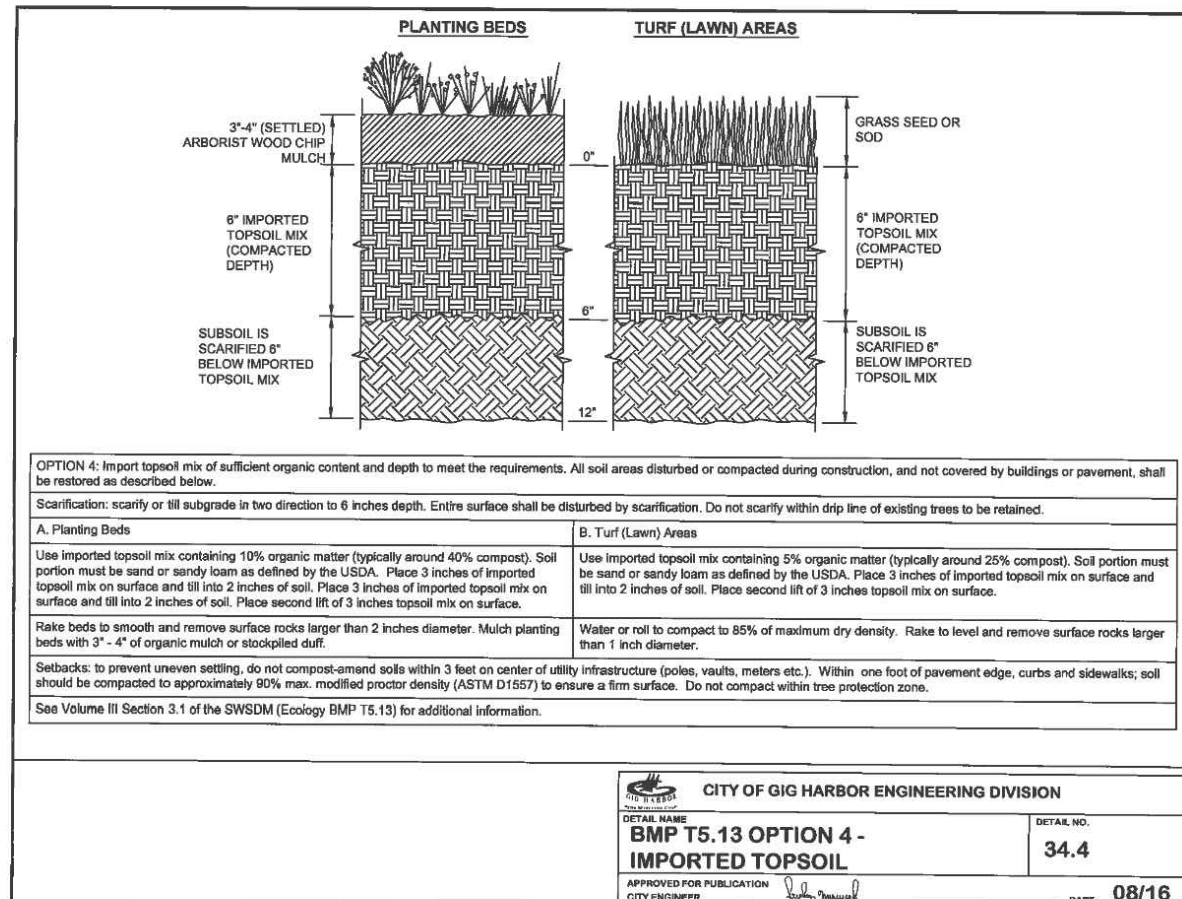
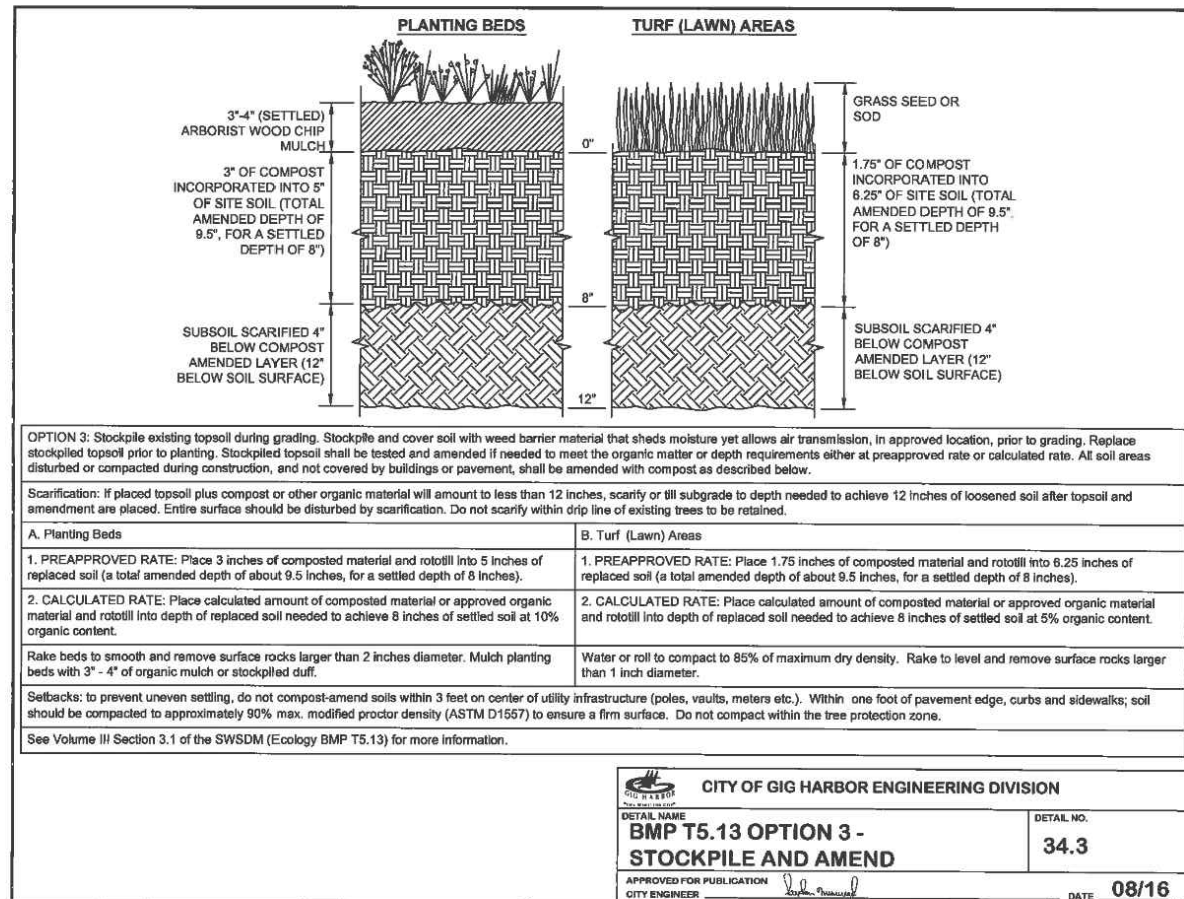
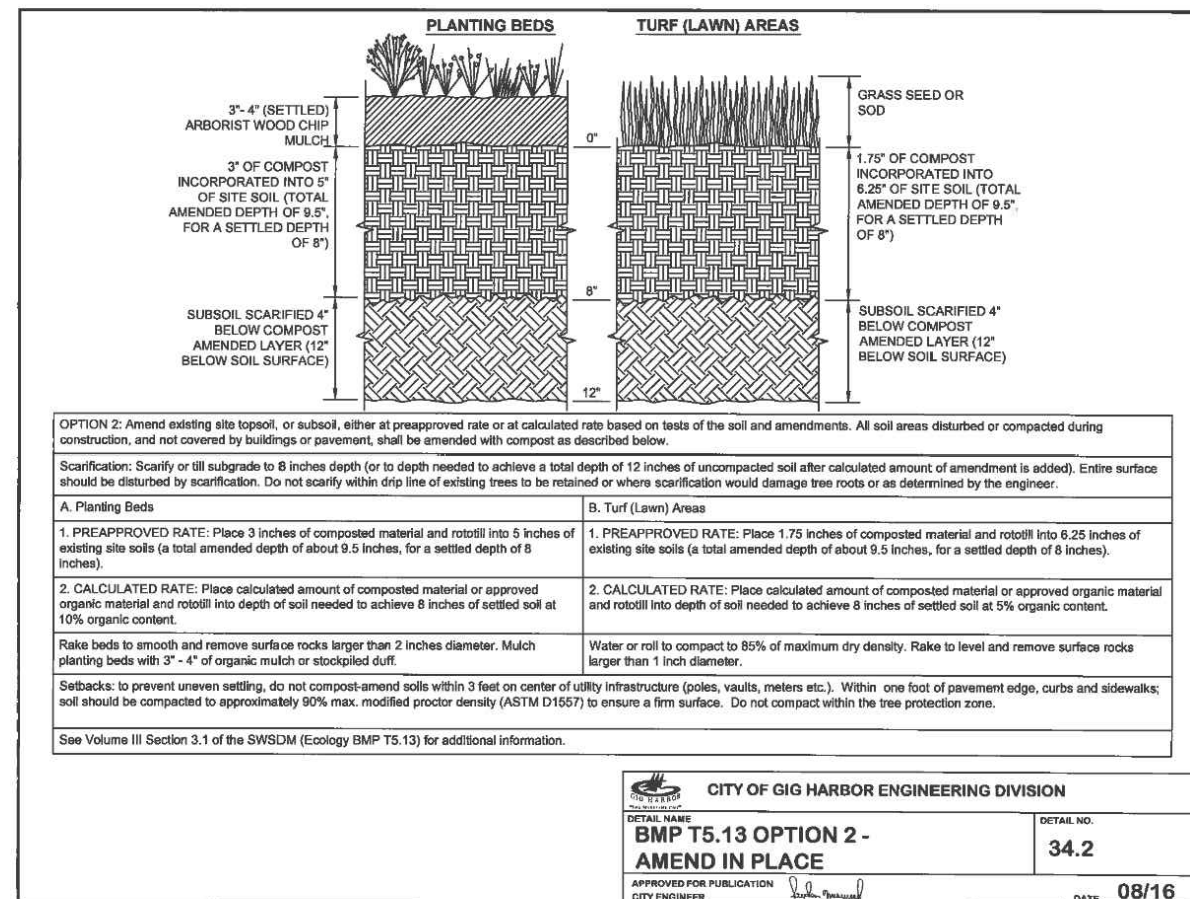
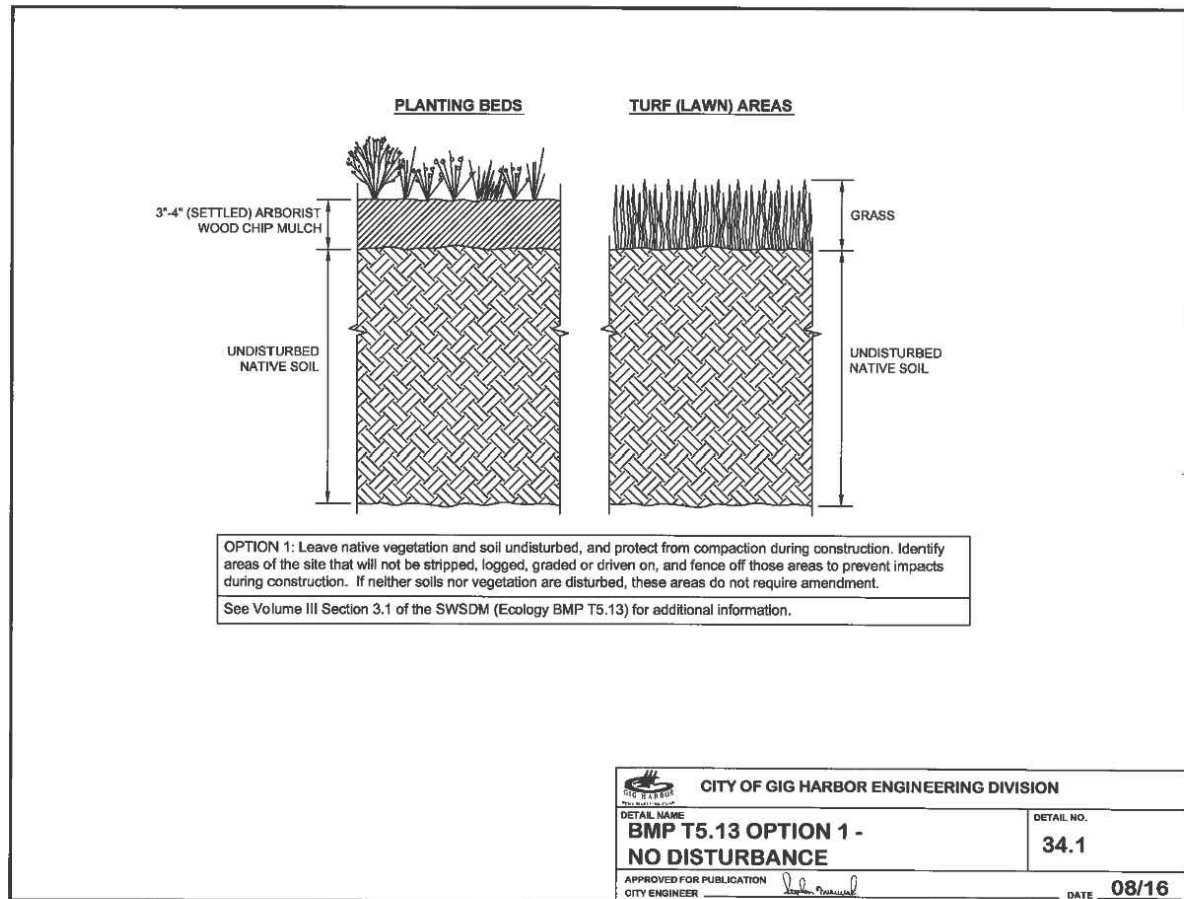
BUCK SOUNDVIEW RESIDENCE ADU

SEC 05, TWP 21 N, RGE 02, QURT 22 W.M. PIERCE COUNTY, WA



12/2/2022

NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE
PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF
THIS DOCUMENT DOES NOT DEGRADE FROM RESERVED
OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE
ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK
AND IS NOT TO BE USED FOR OTHER PROJECTS OR
ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

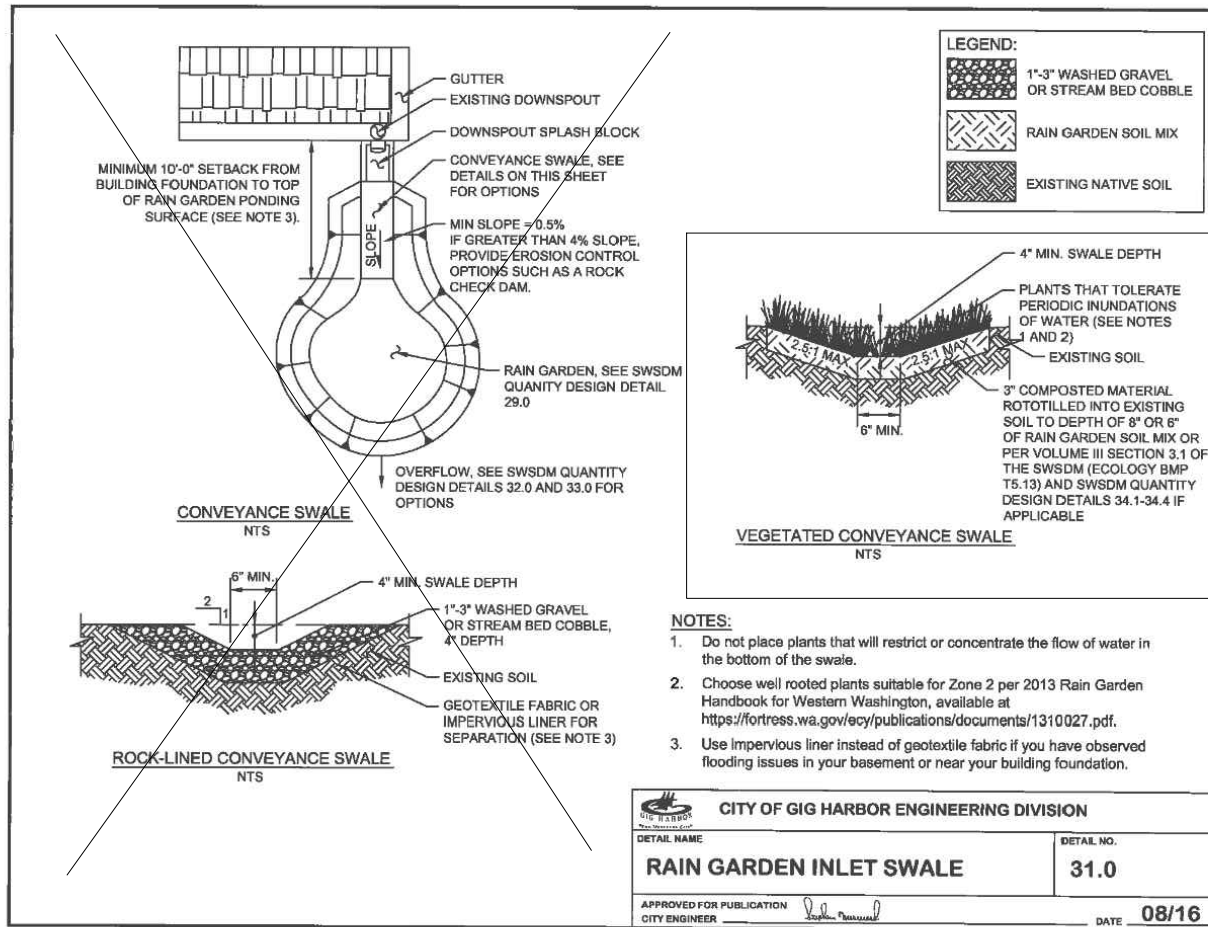


1 BMPT5.13 SOIL AMENDMENT OPTIONS

NOT TO SCALE

STORM DRAINAGE NOTES

- All workmanship and materials shall be in accordance with City of Gig Harbor standards and the most current copy of the State of Washington WSDOT Standard Specifications for Road, Bridge and Municipal Construction. (WSDOT). In cases of conflict, the most stringent standard shall apply.
- The contractor shall be in compliance with all safety standards and requirements as set forth by OSHA, WISHA and the State of Washington, Department of Labor and Industries.
- The contractor shall be responsible for all traffic control in accordance with Section 2B.126 of the Gig Harbor Public Works Standards, the WSDOT Standard Plans for Road, Bridge and Municipal Construction (all applicable "K" plans) and/or the Manual on Uniform Traffic Control Devices (MUTCD). Prior to disruption of any traffic, a traffic control plan shall be prepared and submitted to the City for approval. No work shall commence until all approved traffic control is in place.
- All approvals and permits required by the City of Gig Harbor shall be obtained by the contractor prior to the start of construction. A grading permit for storm pond construction may be required.
- If construction is to take place in the County and/or Washington State Department of Transportation right-of-way, the contractor shall notify the City and the City shall obtain all the required approvals and permits. The contractor shall reimburse the City for associated permit fees.
- A preconstruction meeting shall be held with the City of Gig Harbor prior to the start of construction.
- The contractor shall be fully responsible for the location and protection of all existing utilities. The contractor shall verify all utility locations prior to construction by calling the Underground Locate line at 811 a minimum of 48 hours prior to any excavation.
- It shall be the responsibility of the contractor to have a copy of an approved set of plans on the construction site at all times.
- All surveying and staking shall be performed per the corresponding section of the City of Gig Harbor Public Works Standards.
- Temporary erosion control/water pollution measures shall be required in accordance with the WSDOT Standard Specifications, the Department of Ecology NPDES requirements and the City of Gig Harbor Stormwater Management and Site Development Manual and as follows:
- Soil erosion and water pollution/flood control plans shall be submitted to the City, approved by the City, and implemented by the contractor prior to disturbing any soil on the site. Submittal and approval of these plans shall preclude any construction activity on the site.
- All permanent storage and retention/detention areas used as part of the temporary erosion control and water pollution/flood activities and conveyance systems shall be cleaned of all silts, sand, and other materials following completion of construction and the permanent facilities shall then be completed including permanent infiltration areas.
- Storm drain pipe shall: be on the WSDOT Qualified Products list for the specification listed below:
- Plain concrete storm sewer pipe or reinforced concrete storm sewer pipe per WSDOT Standard Specification 9-05.7. Ductile iron sewer pipe per WSDOT Standard Specification 9-05.13. Corrugated storm sewer polyethylene pipe per WSDOT Standard Specifications 9-05.20. PVC storm pipe conforming to ASTM D 3034 SDR or ASTM F 789 with joints and gaskets conforming to ASTM D 3212 and ASTM F 477.
- All storm drainage systems are required to be air testable at 4 psi per WSDOT testing procedures. At the discretion of the City Inspector all flexible pipes shall be mandrel tested per WSDOT standards. Testing shall be done by the contractor, and witnessed by City Inspector.
- At the discretion of the City Engineer, testing of the storm sewer may also include videotaping of the main by the contractor. Immediately prior to videotaping, enough water shall be run down the line so it comes out the lower catch basin. A copy of the video shall be submitted to the City of Gig Harbor. Acceptance of the line will not be made until after the video has been reviewed and approved by the City. Testing shall take place after all underground utilities are installed and compaction of the roadway subgrade is complete. Testing shall occur before placement of any pavement.
- Special structures, such as oil/water separators and outlet controls, shall be installed per plans and manufacturers' recommendations.
- All disturbed areas shall be seeded and mulched. For sites where vegetation has been planted through hydro seeding, the financial guarantee will not be released until the vegetation has been thoroughly established.
- Where connections require "field verifications", connection points will be exposed by contractor and fittings verified 48 hours prior to distributing shut-down notices.
- All catch basins/manholes shall have concrete collars per Gig Harbor detail 3-5.
- Any changes to the design shall first be reviewed and approved by the project engineer and the City Engineer.
- A stamped and signed letter from the engineer of record attesting to the construction of any storm water facility, and a Pond Volume Certification Letter will be required prior to final acceptance of project.

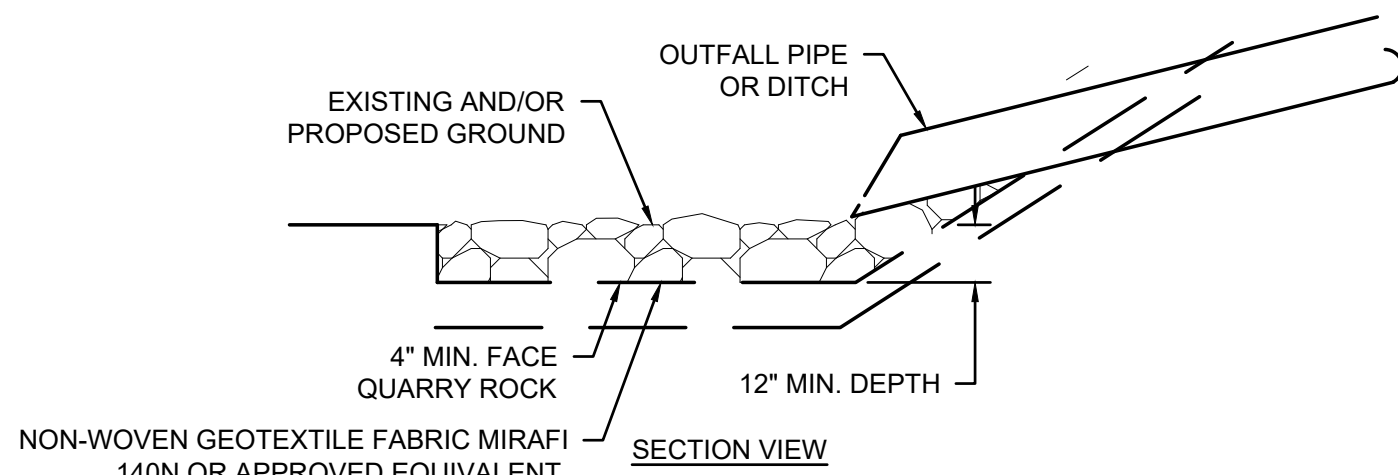


2 VEGETATED CONVEYANCE SWALE

NOT TO SCALE

3 PERFORATED STUB CONNECTION

NOT TO SCALE



4 OUTLET PROTECTION

NOT TO SCALE

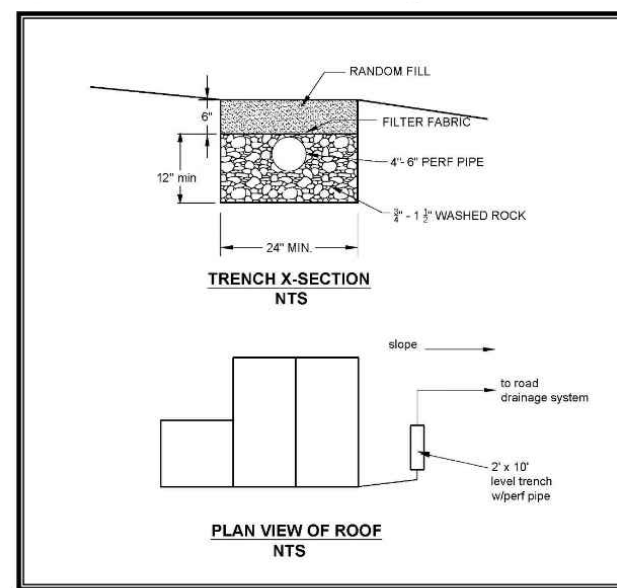


Figure 3.11. Perforated Stub- Out Connection.

NOTES:
THESE CIVIL CONSTRUCTION DRAWINGS HAVE BEEN DESIGNED IN
ACCORDANCE WITH THE CITY OF GIG HARBOR 2018 PUBLIC WORKS
STANDARDS AS WELL AS THE 2016 CITY OF GIG HARBOR
STORMWATER AND SITE DEVELOPMENT MANUAL.

Project Title:
**BUCK SOUNDVIEW
RESIDENCE ADU**

Client:
**MR. SPENCER
BUCK**
6716 92nd St Ct NW
GIG HARBOR, WA 98332

Issue Set & Date:
PERMIT SET

12.2.2022

Revisions:

Δ

Designed by: Drawn by: Checked by:
DJH DJH DJH

Sheet Title:

**STORM AND
GRADING NOTES
AND DETAILS**

Sheet No.

C2.1

5 of 10 Sheets



Know what's below.
Call before you dig.

BUCK SOUNDVIEW RESIDENCE ADU

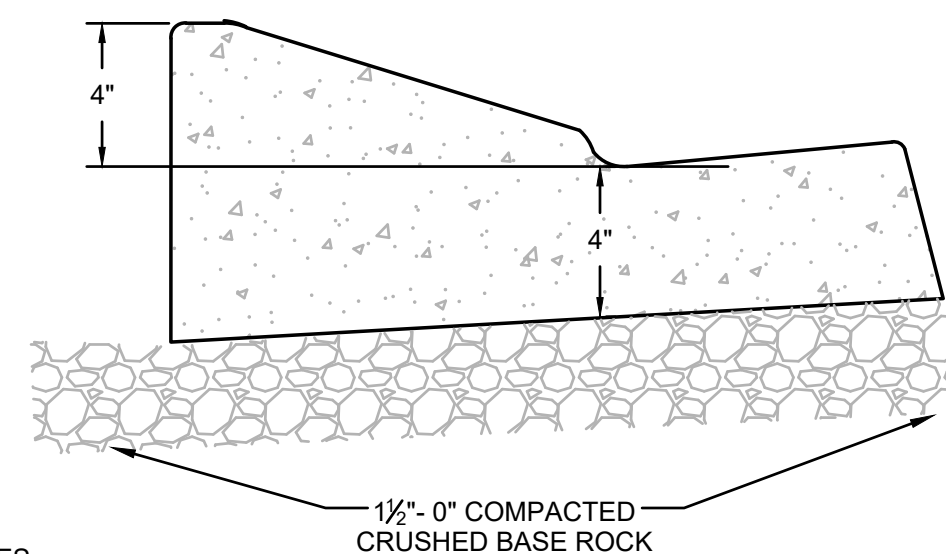
SEC 05, TWP 21 N, RGE 02, QURT 22 W.M. PIERCE COUNTY, WA

NOTES:

- AS ACCEPTABLE ALTERNATIVES TO THE REBAR SHOWN IN THE PRECAST BASE SECTION, FIBERS (PLACED ACCORDING TO THE STANDARD SPECIFICATIONS), OR WIRE MESH HAVING A MINIMUM AREA OF 0.12 SQUARE INCHES PER FOOT, SHALL BE USED WITH THE MINIMUM REQUIRED REBAR SHOWN IN THE ALTERNATIVE PRECAST BASE SECTION. WIRE MESH SHALL NOT BE PLACED IN THE KNOCKOUTS.
- THE KNOCKOUT SHALL NOT BE GREATER THAN 26" (IN), IN ANY DIRECTION. KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" (IN) MINIMUM TO 2.5" (IN) MAXIMUM. PROVIDE A 1.5" (IN) MINIMUM GAP BETWEEN THE KNOCKOUT WALL AND THE OUTSIDE OF THE PIPE. AFTER THE PIPE IS INSTALLED, FILL THE GAP WITH JOINT MORTAR IN ACCORDANCE WITH STANDARD SPECIFICATION SECTION 9-04.3.
- THE MAXIMUM DEPTH FROM THE FINISHED GRADE TO THE LOWEST PIPE INVERT SHALL BE 5' (FT).
- THE FRAME AND GRATE MAY BE INSTALLED WITH THE FLANGE DOWN OR INTEGRALLY CAST INTO THE ADJUSTMENT SECTION WITH FLANGE UP.
- THE PRECAST BASE SECTION MAY HAVE A ROUNDED FLOOR, AND THE WALLS MAY BE SLOPED AT A RATE OF 1:24 OR STEEPER.
- THE OPENING SHALL BE MEASURED AT THE TOP OF THE PRECAST BASE SECTION.
- ALL PICKUP HOLES SHALL BE GROUTED FULL AFTER THE BASIN HAS BEEN PLACED.

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER
REINFORCED OR PLAIN CONCRETE	18"
ALL METAL PIPE	21"
CPSSP* (STD. SPEC. 9-05.20)	18"
SOLID WALL PVC (STD. SPEC. 9-05.12(1))	21"
PROFILE WALL PVC (STD. SPEC. 9-05.12(2))	21"

* CORRUGATED POLYETHYLENE STORM SEWER PIPE

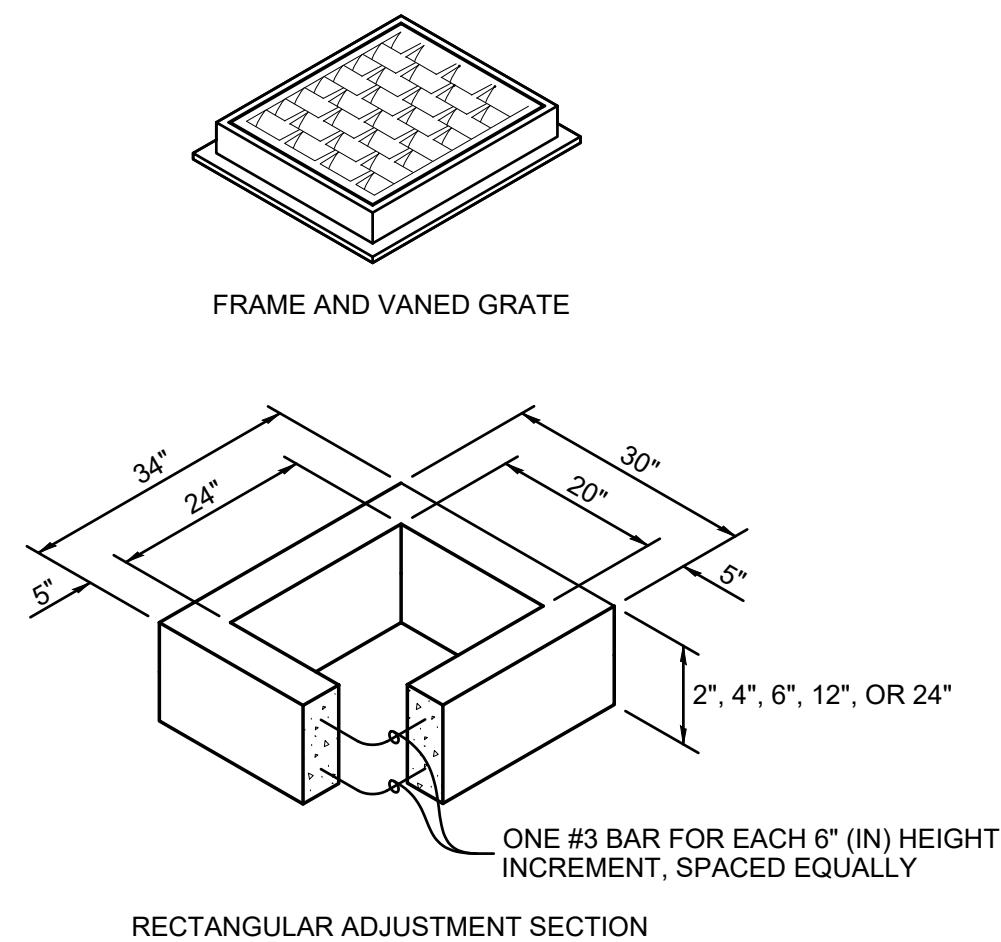


NOTES:

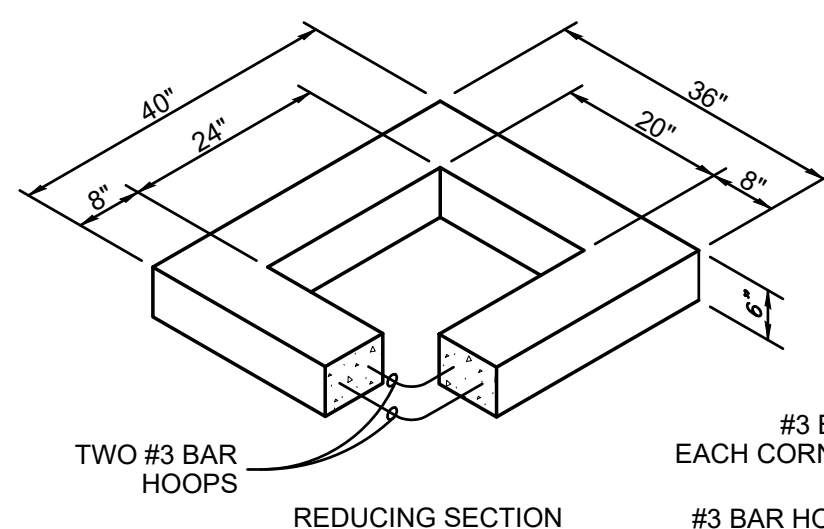
- WEDGE CURB MAY BE CONSTRUCTED USING EITHER ASPHALT OR CONCRETE

2 WEDGE CURB

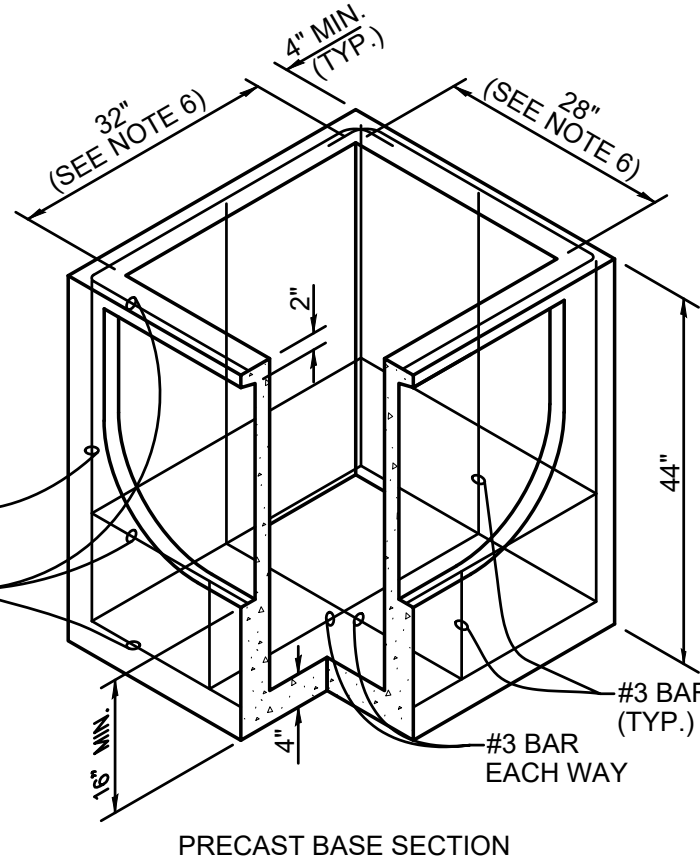
NOT TO SCALE



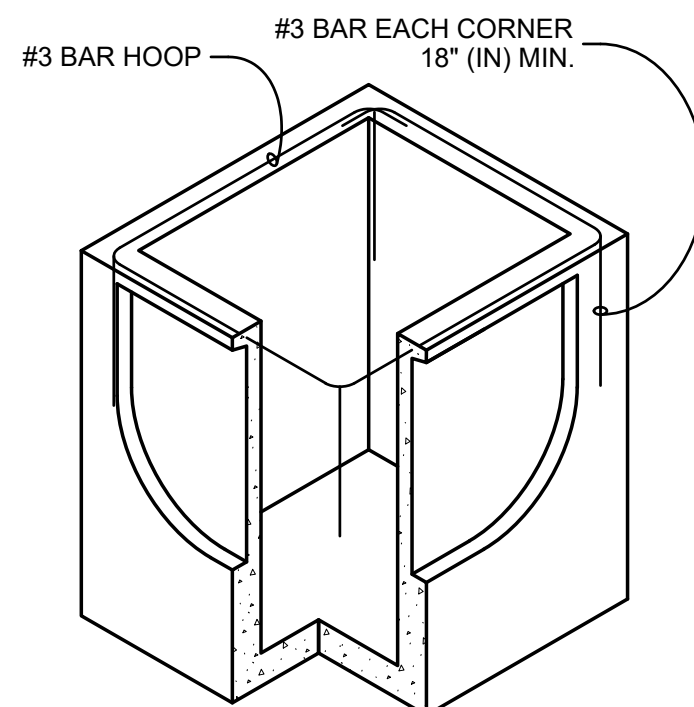
RECTANGULAR ADJUSTMENT SECTION



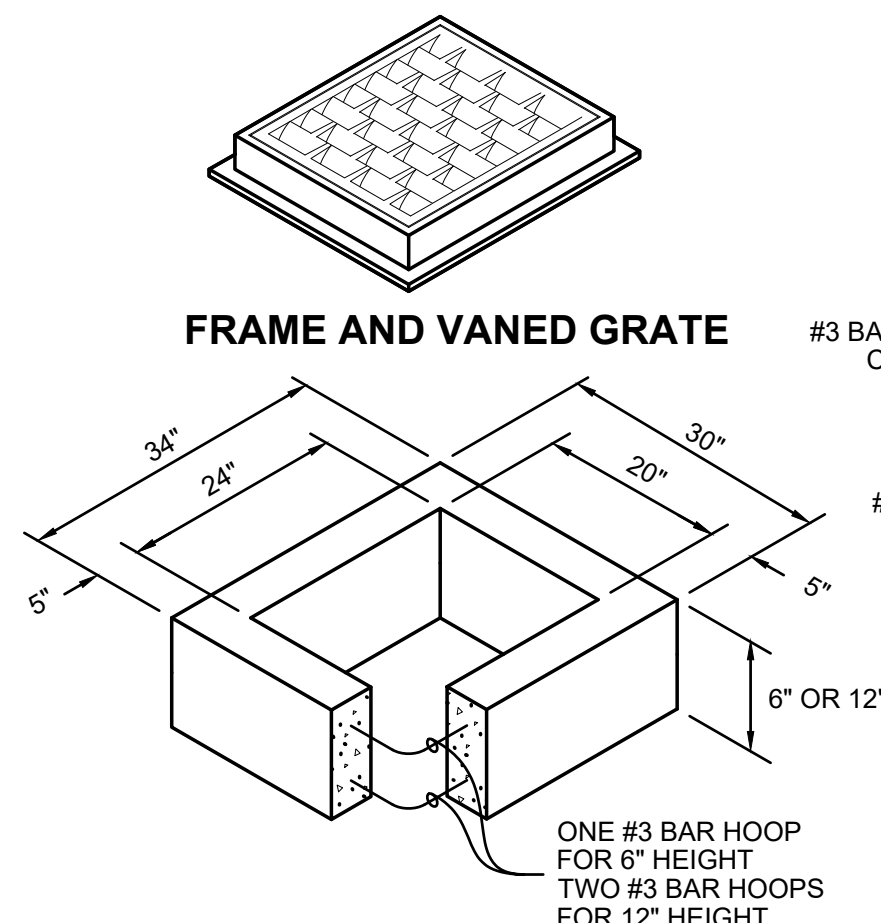
REDUCING SECTION



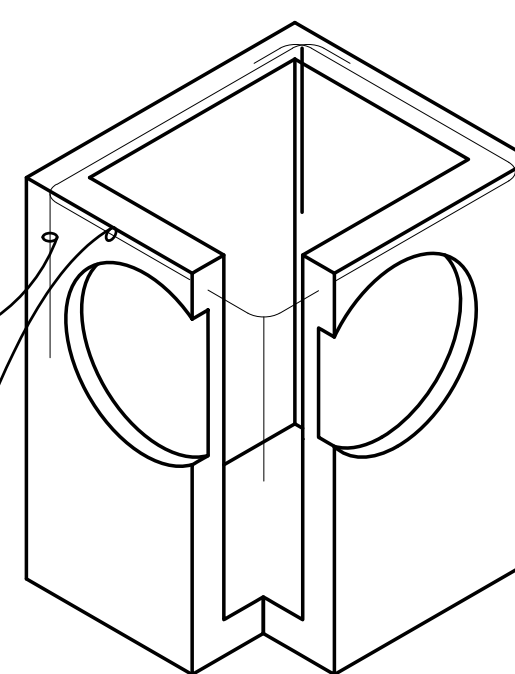
PRECAST BASE SECTION



ALTERNATIVE PRECAST BASE SECTION



RECTANGULAR ADJUSTMENT SECTION



SEE NOTE 1

NOTE: ALTERNATIVE PRECAST BASE SECTION

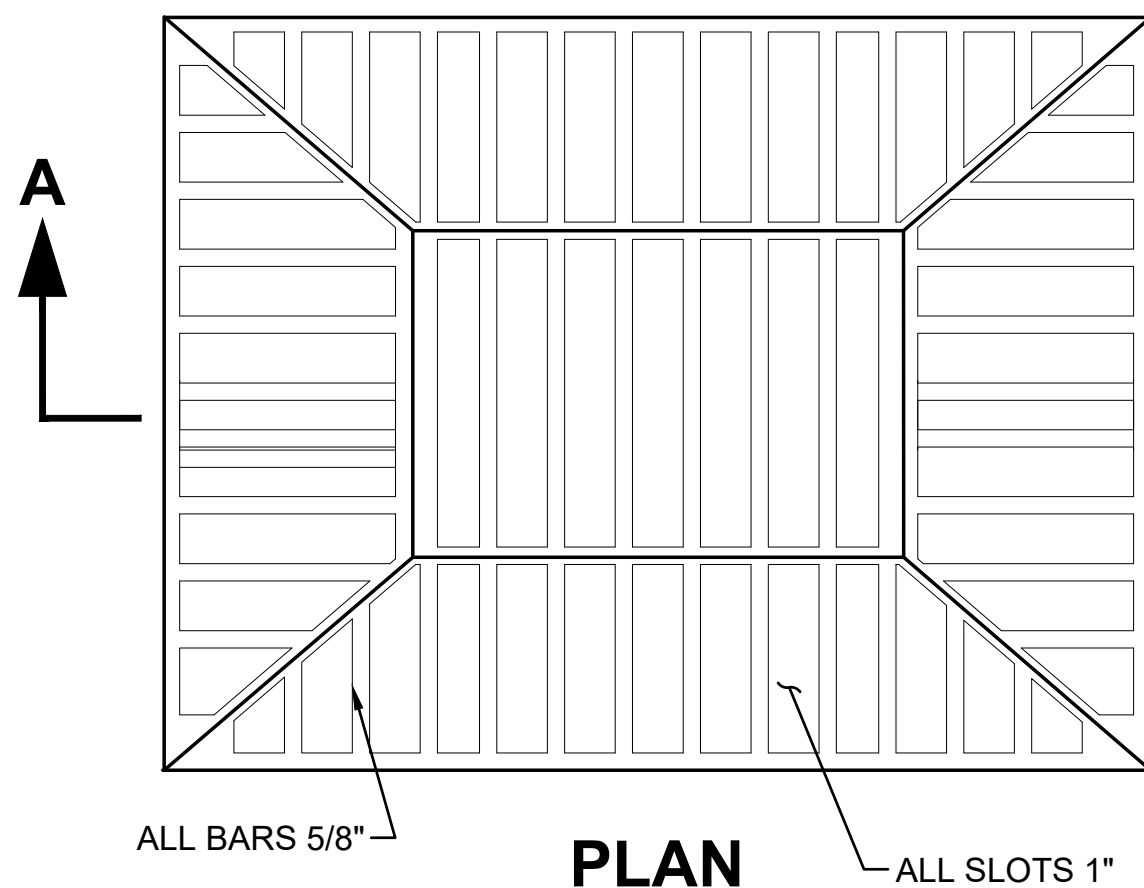
- AS ACCEPTABLE ALTERNATIVES TO THE REBAR SHOWN IN THE PRECAST BASE SECTION, FIBERS (PLACED ACCORDING TO THE STANDARD SPECIFICATIONS), OR WIRE MESH HAVING A MINIMUM AREA OF 0.12 SQUARE INCHES PER FOOT SHALL BE USED WITH THE MINIMUM REQUIRED REBAR SHOWN IN THE ALTERNATIVE PRECAST BASE SECTION. WIRE MESH SHALL NOT BE PLACED IN THE KNOCKOUTS.
- THE KNOCKOUT DIAMETER SHALL NOT BE GREATER THAN 20". KNOCKOUTS SHALL HAVE A WALL THICKNESS OF 2" MINIMUM TO 2.5" MAXIMUM. PROVIDE A 1.5" MINIMUM GAP BETWEEN THE KNOCKOUT WALL AND THE OUTSIDE OF THE PIPE. AFTER THE PIPE IS INSTALLED, FILL THE GAP WITH JOINT MORTAR IN ACCORDANCE WITH STANDARD SPECIFICATION 9-04.3.
- THE MAXIMUM DEPTH FROM THE FINISHED GRADE TO THE LOWEST PIPE INVERT SHALL BE 5'.
- THE FRAME AND GRATE MAY BE INSTALLED WITH THE FLANGE UP OR DOWN. THE FRAME MAY BE CAST INTO THE ADJUSTMENT SECTION.
- THE PRECAST BASE SECTION MAY HAVE A ROUNDED FLOOR, AND THE WALLS MAY BE SLOPED AT A RATE OF 1:24 OR STEEPER.
- THE OPENING SHALL BE MEASURED AT THE TOP OF THE PRECAST BASE SECTION.
- ALL PICKUP HOLES SHALL BE GROUTED FULL AFTER THE BASIN HAS BEEN PLACED.

PIPE ALLOWANCES	
PIPE MATERIAL	MAXIMUM INSIDE DIAMETER
REINFORCED OR PLAIN CONCRETE	12"
ALL METAL PIPE	15"
CPSSP* (STD. SPEC. 9-05.20)	12"
SOLID WALL PVC (STD. SPEC. 9-05.12(1))	15"
PROFILE WALL PVC (STD. SPEC. 9-05.12(2))	15"

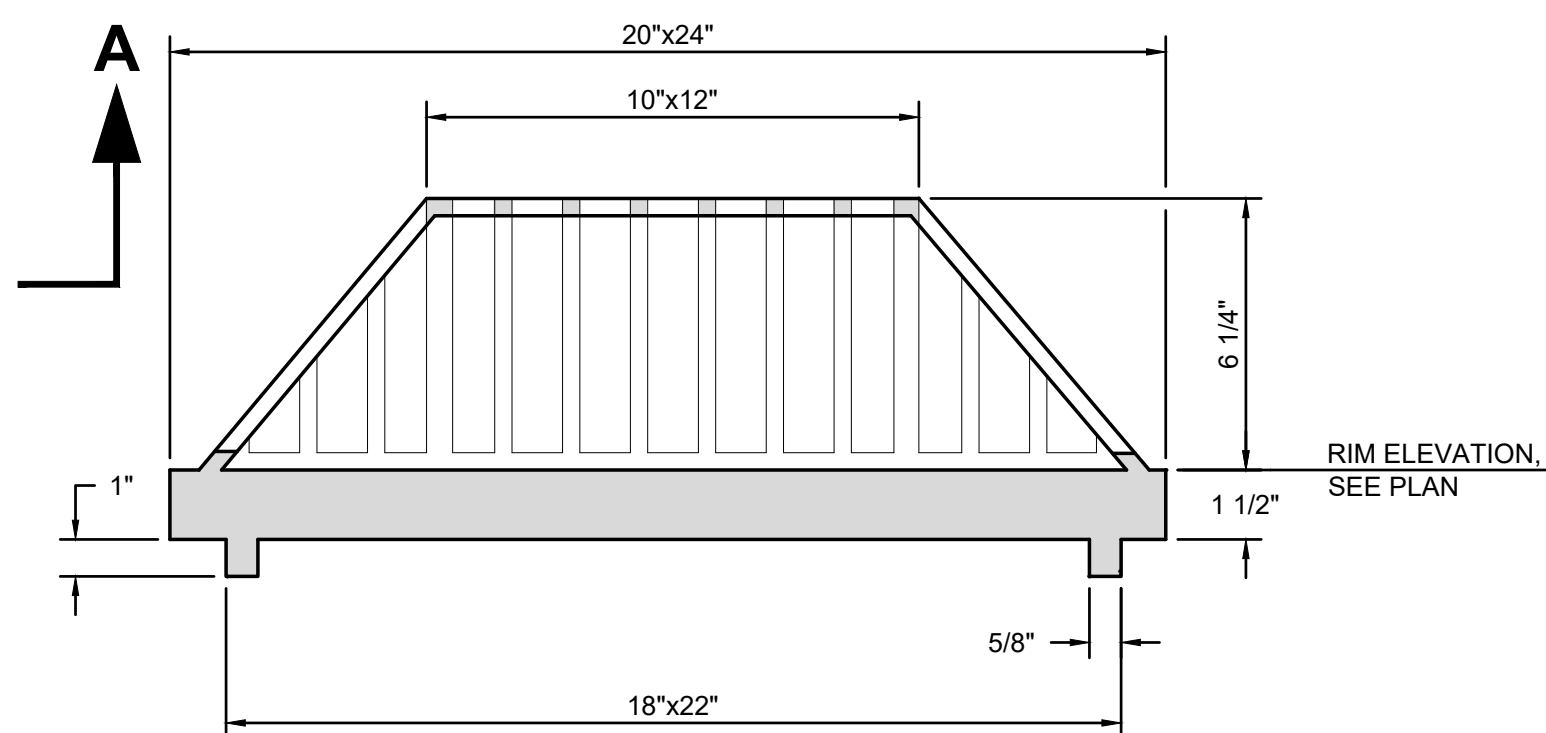
* CORRUGATED POLYETHYLENE STORM SEWER PIPE

1 TYPE 1L CATCH BASIN

NOT TO SCALE



PLAN



SECTION A-A

NOTES:

- FRAME AND GRATE SHALL BE LOCKING AND GRATE SHALL BE BOLTED TO FRAME. FRAME SHALL CONFORM TO WSDOT STANDARD PLAN B-30.10-01
- MATERIAL TO CONFORM TO WSDOT STANDARD SPECIFICATIONS 9-05.15(2).
- GRATE SHALL BE LOCKING TYPE.

VERTICAL DATUM

NVD 88 ELEVATION OBTAINED VIA RTK GPS AND CONTROL USING WSRN, STATION TACO (NAD 83 (CORS 2011-10) GRS-80 ELLIPSOID, GEOID 12A)

2' CONTOUR INTERVALS

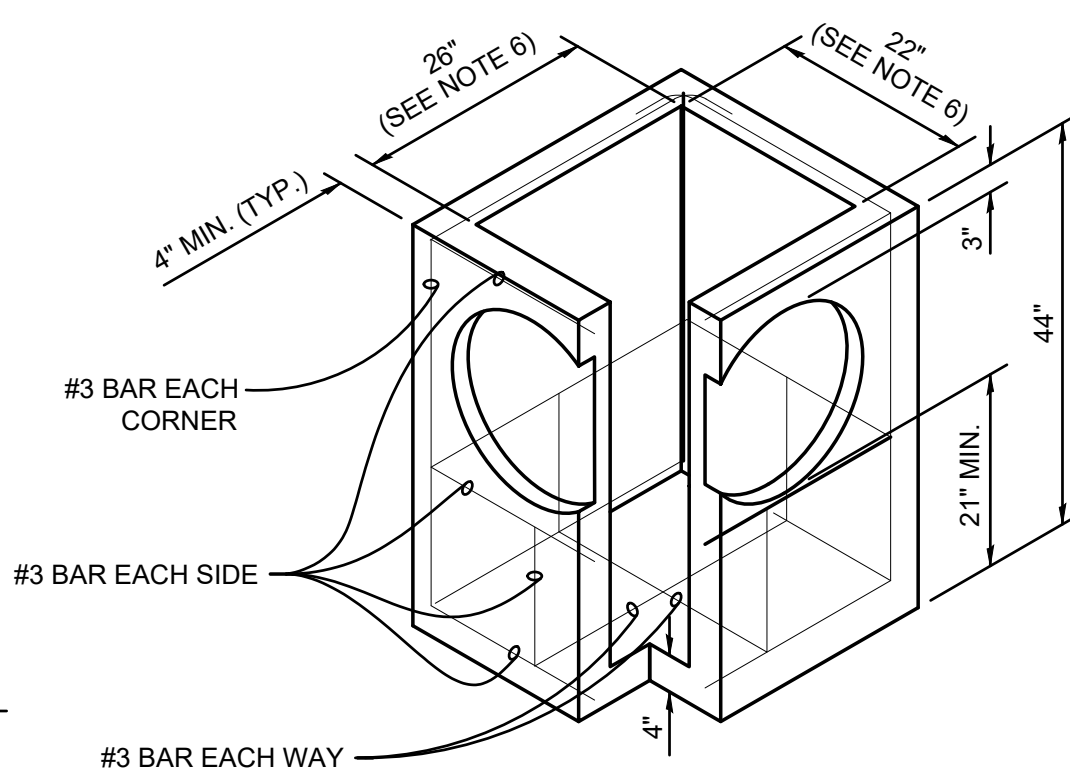
BASIS OF BEARING

NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK).

ASSUMED. LINE BETWEEN FOUND MONS ON SOUNDVIEW DR. AS SHOWN.

4 TYPE 1 CATCH BASIN

NOT TO SCALE



SECTION B-B

NOTE:

THESE CIVIL CONSTRUCTION DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF GIG HARBOR 2018 PUBLIC WORKS STANDARDS AS WELL AS THE 2016 CITY OF GIG HARBOR STORMWATER AND SITE DEVELOPMENT MANUAL.



NOTICE
ALLOCATION OF THIS DOCUMENT SHALL VALIDATE THE PROFESSIONAL SEAL AND SIGNATURE PUBLICATION OF THIS DOCUMENT DOES NOT NEGOTIATE FROM RESERVED OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR REPAIR, REUSE, OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

12/2/2022

HENDRICKSON
ENGINEERING
MAIL: 6909 FORD DR NW,
GIG HARBOR, WA 98335
TEL: 253.514.2413

Project Title:

**BUCK SOUNDVIEW
RESIDENCE ADU**

Client:

**MR. SPENCER
BUCK**
6716 92nd St CT NW
GIG HARBOR, WA 98332

Issue Set & Date:

PERMIT SET

12.2.2022

Revisions:

1. _____
2. _____

Designed by: DJH Drawn by: DJH Checked by: DJH

Sheet Title:

**STORM AND
GRADING NOTES
AND DETAILS**

Sheet No.

C2.1

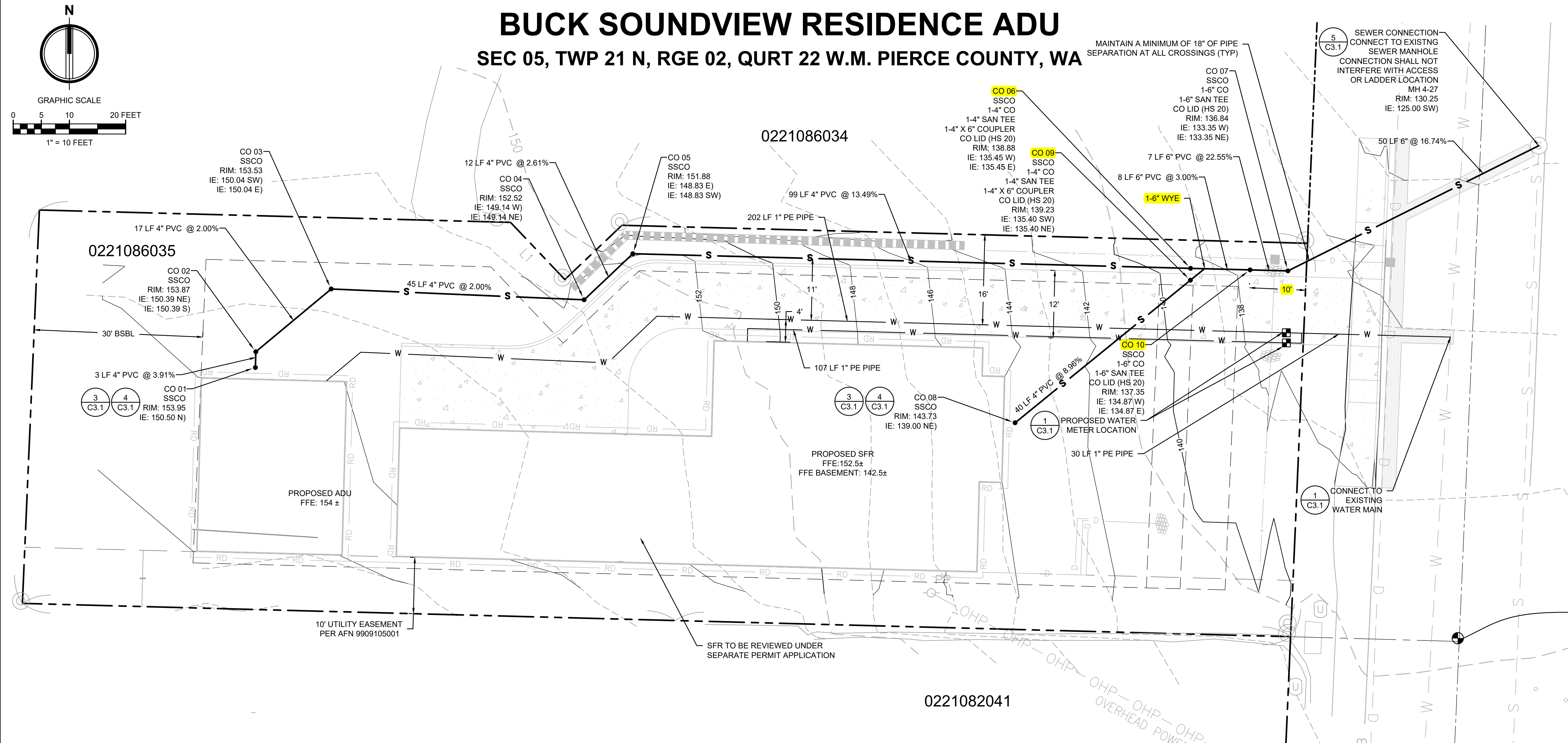
5 of 10 Sheets



3 BEEHIVE GRATE

NOT TO SCALE

Know what's below.
Call before you dig.



LEGEND	
EXISTING LOT LINE	---
PROPERTY SETBACK	---
EASEMENT LINE	---
EXISTING MINOR CONTOUR	---XXX---
EXISTING MAJOR CONTOUR	---XXX---
PROPOSED MINOR CONTOUR	---XXX---
PROPOSED MAJOR CONTOUR	---XXX---
SANITARY SEWER CLEANOUT	•
PROPOSED SEWER PIPE	---
PROPOSED WATER LINE	---

UTILITY NOTE

1. SURFACE UTILITY FACILITIES ARE SHOWN HEREON PER FIELD LOCATED VISIBLE EVIDENCE. THERE MAY BE UTILITIES THAT EXIST ON THIS SITE OTHER THAN THOSE GRAPHICALLY DEPICTED HEREON.

2. UNDERGROUND (BURIED) UTILITIES SHOWN HEREON ARE BASED ON COMBINATIONS OF VISIBLE SURFACE EVIDENCE, UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS). ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND, IN SOME CASES, ARE SHOWN AS STRAIGHT LINES BETWEEN FIELD LOCATED SURFACE UTILITY FACILITIES. UNDERGROUND UTILITIES MAY HAVE BENDS, CURVES OR CONNECTIONS WHICH ARE NOT SHOWN.

3. ALTHOUGH LOCATIONS OF UNDERGROUND UTILITIES BASED ON UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS) ARE DEEMED RELIABLE, HENDRICKSON ENGINEERING PLLC ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID DATA.

4. CALL 1-800-424-5555 BEFORE ANY CONSTRUCTION.

5. ALL PROPOSED WORK TO BE COMPLETED WITHIN THE CITY RIGHT OF WAY SHALL REQUIRE A CITY OF GIG HARBOR ENCROACHMENT PERMIT. THIS PERMIT SHALL BE OBTAINED UNDER A SEPARATE APPLICATION.

TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HENDRICKSON ENGINEERING PLLC CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

- SEWER NOTES**
- TWO (2.0') FEET MINIMUM HORIZONTAL SEPARATION IS REQUIRED FOR SIDE SEWER STUBS ON OPPOSITE SIDES OF THE SEWER MAIN (OTHERWISE 10' MIN. SEPARATION IS REQUIRED).
 - TWO (2.0') FEET MINIMUM HORIZONTAL SEPARATION IS REQUIRED FOR ALL PRESSURE SIDE SEWER STUBS.
 - CATCH BASINS SHALL BE FIELD VERIFIED.
 - FIVE (5) FEET MINIMUM HORIZONTAL SEPARATION IS REQUIRED BETWEEN SIDE SEWER STUBS AND THE OUTER WALL OF MANHOLES.
 - GRAVITY SIDE SEWER CONNECTION AND SERVICE STUBS PER
- CONSTRUCTION NOTES**
- PEA GRAVEL BEDDING WILL BE PLACED 4" BELOW AND 6" ABOVE PIPE. NO OTHER BEDDING MATERIAL IS ACCEPTABLE.
 - HYDROSTATIC TESTING WILL BE DONE IN ACCORDANCE WITH THE CITY UTILITY SANITARY SEWER SPECIFICATIONS, LATEST EDITION.
 - INSPECTION SHALL INCLUDE THE RESIDENTIAL PUMP, FORCE, AND GRAVITY SEWER IN ACCORDANCE WITH THE APPROVED PLANS. NO DEVIATION FROM THE APPROVED PLANS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES DEPARTMENT ENGINEERING SECTION.
 - THE SEWER LINES, FORCE MAIN, AND GRINDER PUMP SHALL REMAIN UNDER THE OWNERSHIP OF THE PROPERTY OWNER WHO SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE.
 - ALL UTILITIES CROSSING SEWER LINES MUST HAVE PROPER VERTICAL CLEARANCE. THE STANDARD VERTICAL SEPARATION FOR WATER LINES IS 3 FEET ABOVE THE SEWER LINE AND 1.5 FEET FOR ALL OTHER UTILITIES. CONCRETE ENCASEMENT OF SEWER LINES WILL BE ALLOWED FOR WATER MAINS CROSSING AT LESS THAN 3 FEET BUT NO CLOSER THAN 1.5 FEET. THE SANITARY SEWER ENCASEMENT SHALL BE 10 FEET ON EACH SIDE OF THE CROSSING.
 - PARALLEL SEWER WATER LINES MUST HAVE 10 FEET OF HORIZONTAL SEPARATION.

NOTE:
THESE CIVIL CONSTRUCTION DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF GIG HARBOR 2018 PUBLIC WORKS STANDARDS AS WELL AS THE 2016 CITY OF GIG HARBOR STORMWATER AND SITE DEVELOPMENT MANUAL.

VERTICAL DATUM
NVD 88 ELEVATION OBTAINED VIA RTK GPS AND CONTROL USING WSRN, STATION TACO (NAD 83 (CORS 2011-10) GRS-80 ELLIPSOID, GEOID 12A)

2' CONTOUR INTERVALS

BASIS OF BEARING
NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK).

ASSUMED. LINE BETWEEN FOUND MONS ON SOUNDVIEW DR. AS SHOWN.



ISSUED FOR CONSTRUCTION

DATE: _____



12/2/2022

NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF THIS DOCUMENT DOES NOT NEGOTIATE FROM RESERVED OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR OTHER PROJECTS, OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

HENDRICKSON

ENGINEERING

MAIL: 6909 FORD DR NW,
GIG HARBOR, WA 98335

TEL: 253.514.2413

Project Title:
BUCK SOUNDVIEW RESIDENCE ADU

Client:
MR. SPENCER BUCK
6716 92nd St CT NW
GIG HARBOR, WA 98332

Issue Set & Date:
PERMIT SET
12.2.2022

Revisions:

A	_____
A	_____

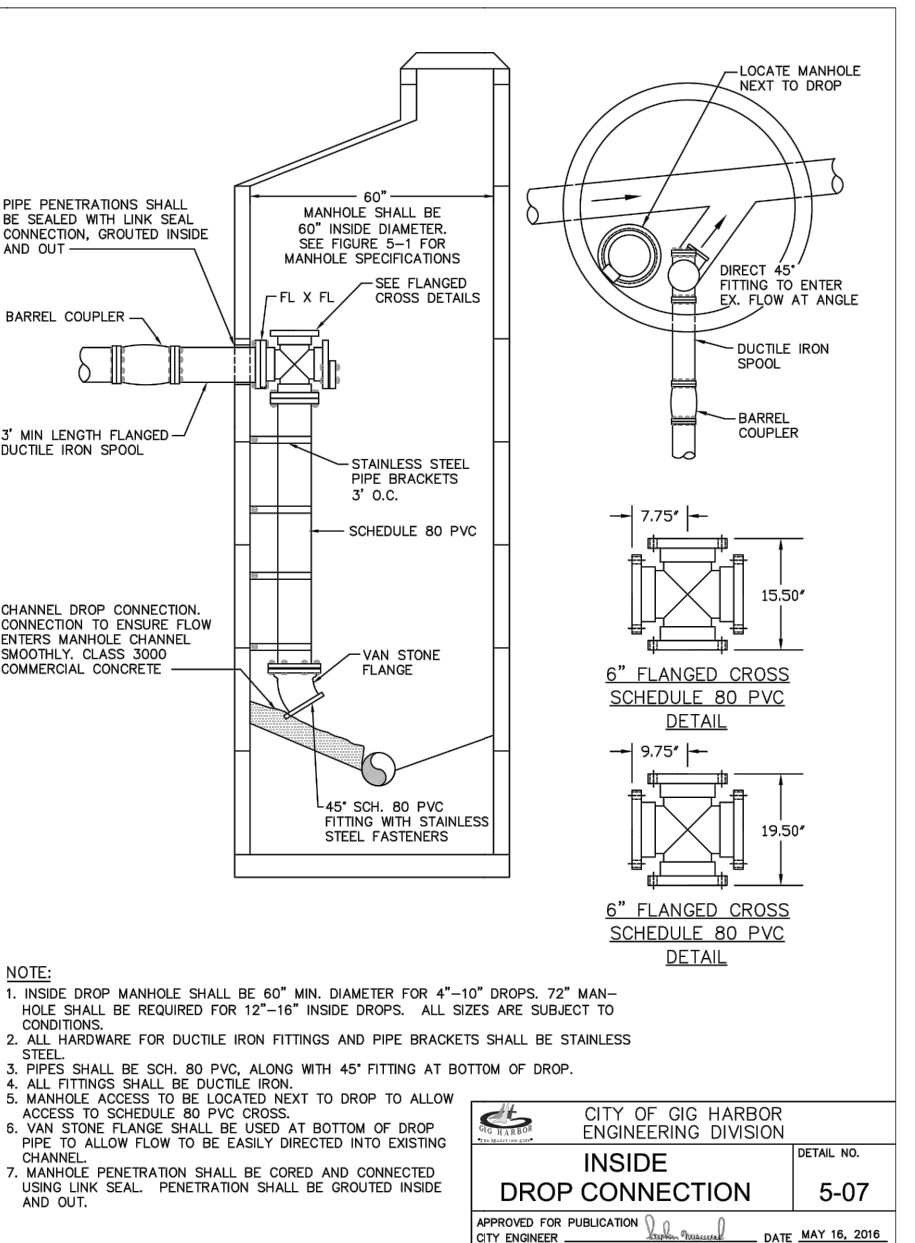
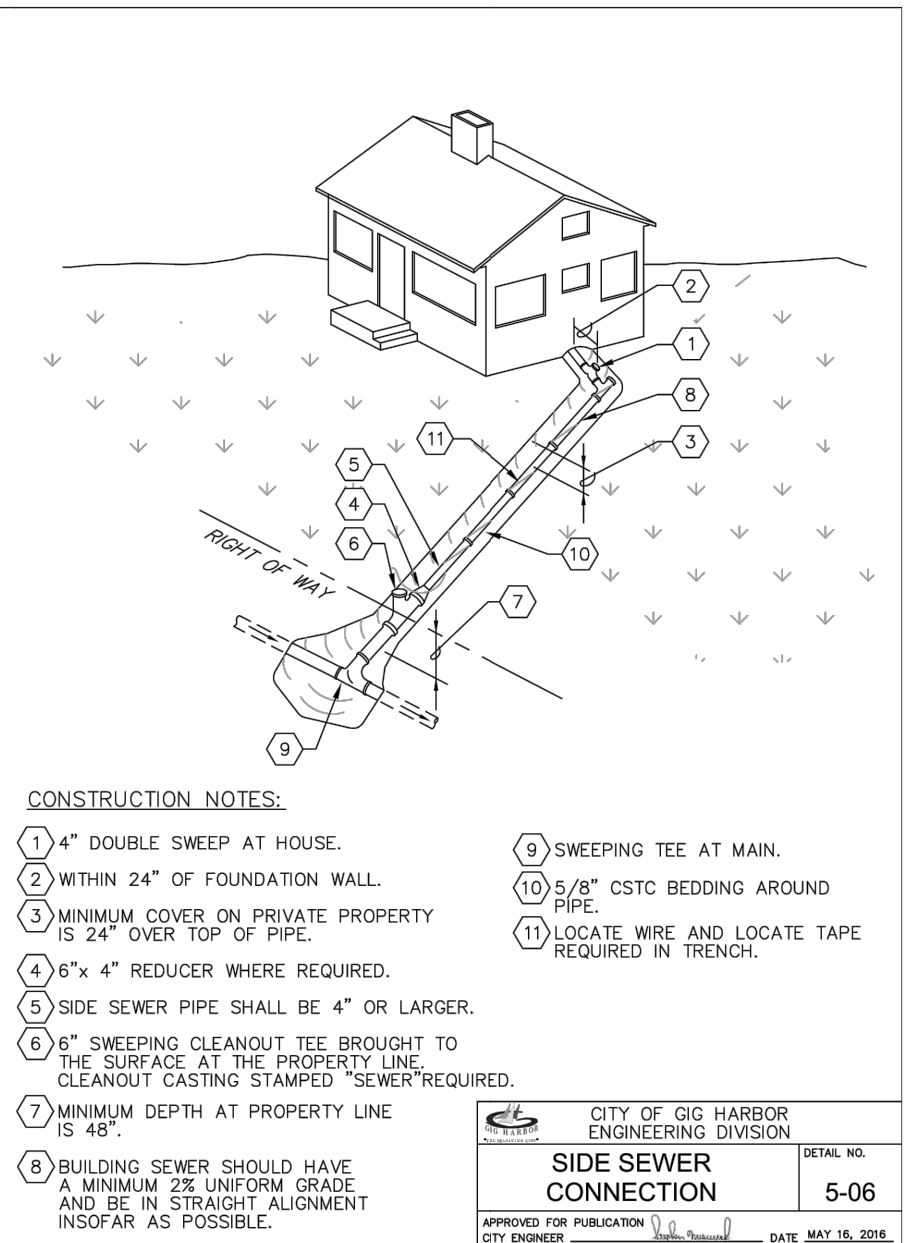
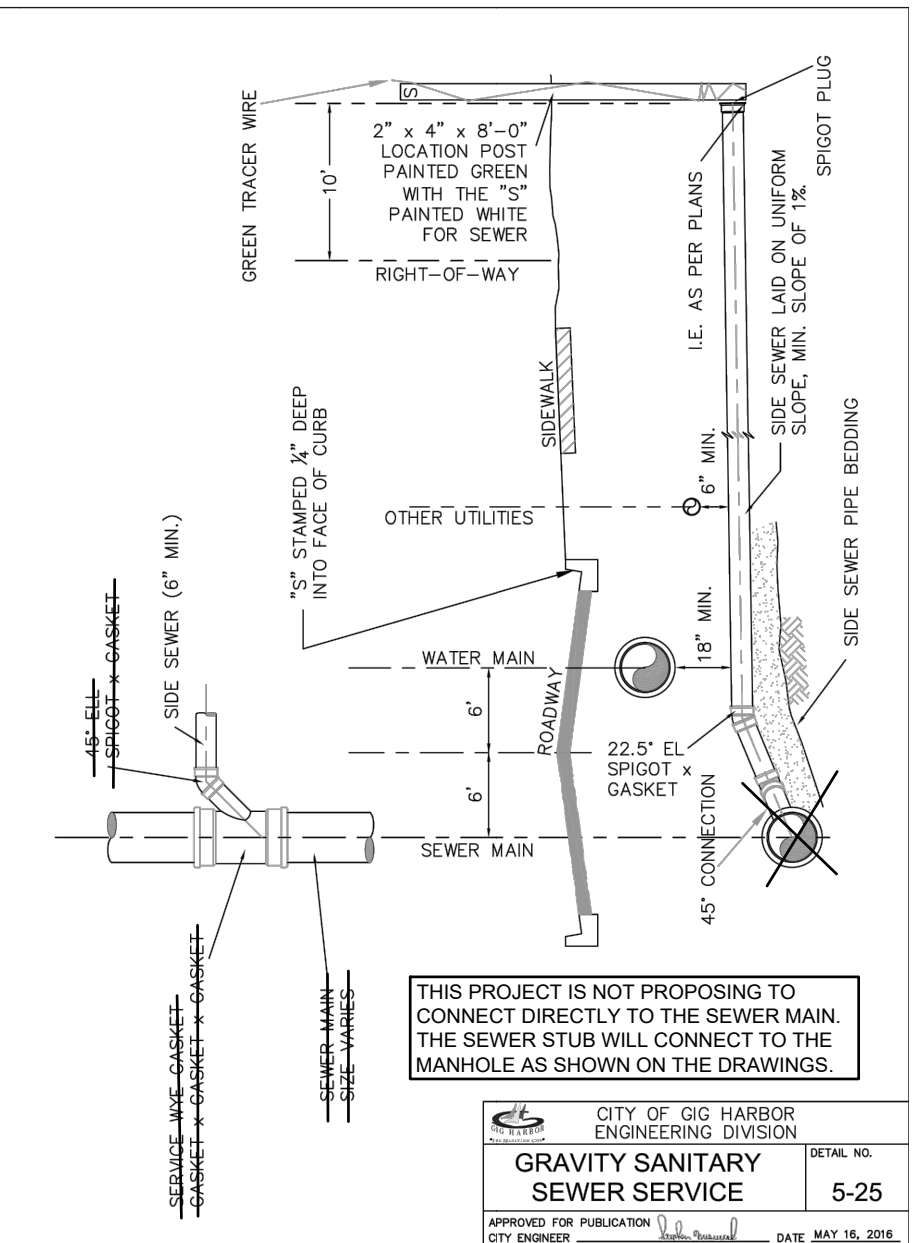
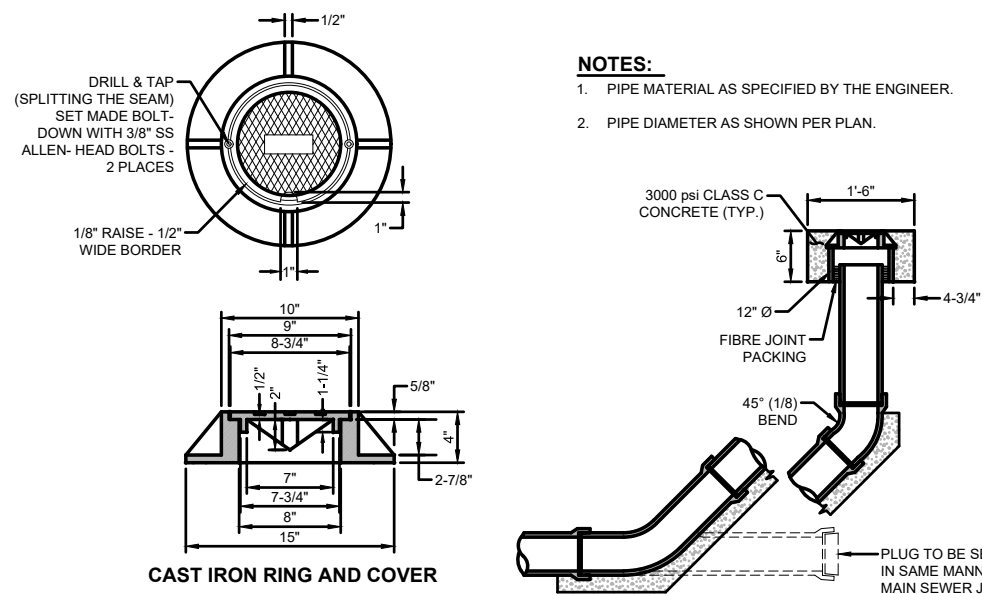
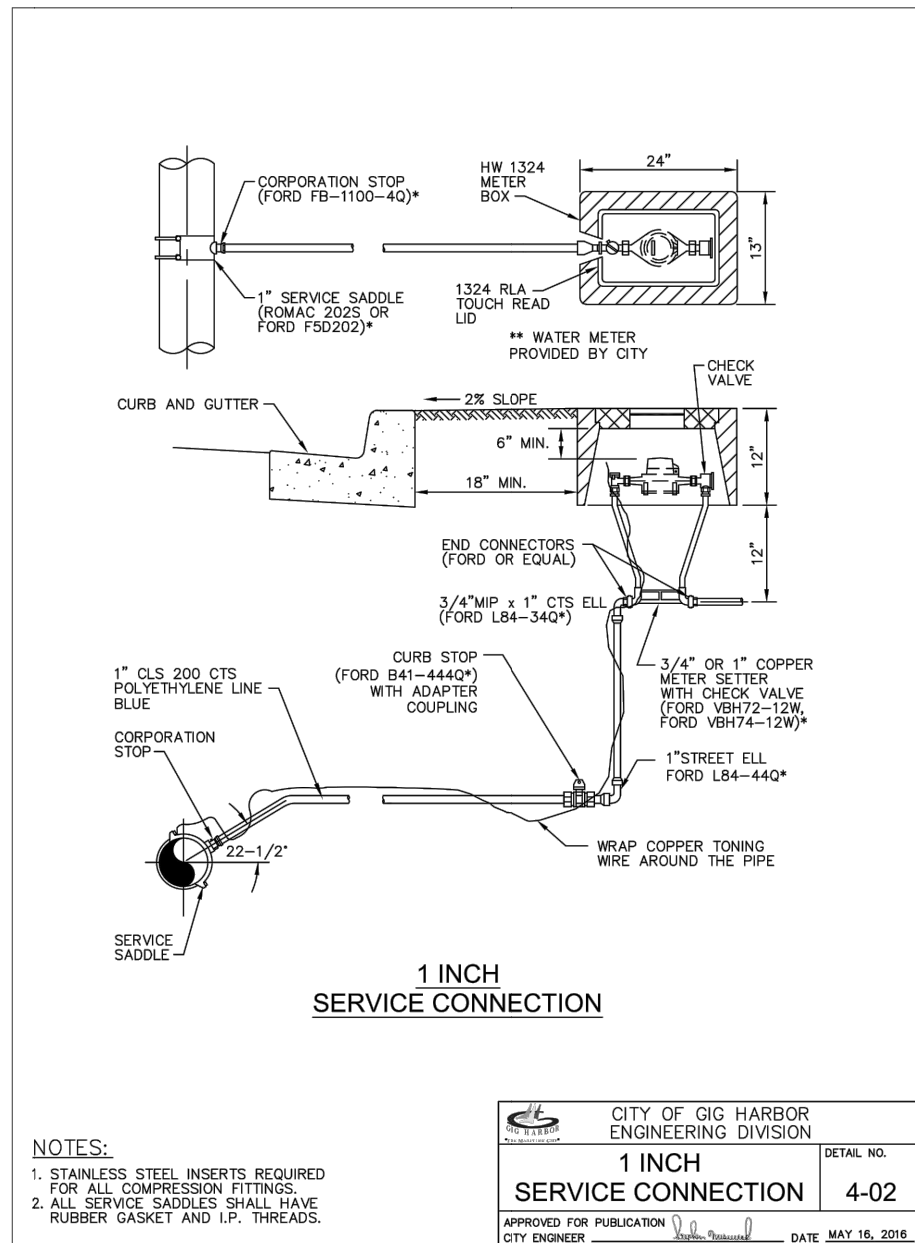
Designed by: Drawn by: Checked by:
DJH DJH DJH

Sheet Title:
WATER AND SEWER PLAN

Sheet No.
C3.0
6 of 10 Sheets

BUCK SOUNDVIEW RESIDENCE ADU

SEC 05, TWP 21 N, RGE 02, QURT 22 W.M. PIERCE COUNTY, WA



1 1 INCH WATER METER

NOT TO SCALE

2 CLEANOUT

NOT TO SCALE

3 GRAVITY SEWER SERVICE

NOT TO SCALE

4 SFR SIDE SEWER

NOT TO SCALE

5 MANHOLE DROP CONNECTION

NOT TO SCALE

SEWER NOTES

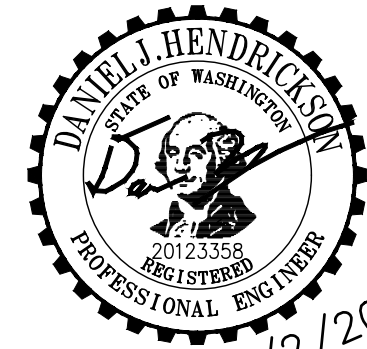
- All workmanship and materials shall be in accordance with City of Gig Harbor Public Works Standards and the most current copy of the State of Washington Standard Specifications for Road, Bridge and Municipal Construction. In cases of conflict, the most stringent standard shall apply.
- All safety standards and requirements shall be complied with as set forth by OSHA, WISHA and Washington State Department of Labor and Industries.
- City of Gig Harbor datum shall be used for all vertical control. A list of benchmarks is available at the Engineering Department.
- All approvals and permits required by the City of Gig Harbor shall be obtained by the contractor prior to the start of construction.
- If construction is to take place in the County and/or Washington State Department of Transportation right-of-way, the contractor shall notify the City. The City will obtain the County and/or WSDOT permit(s) and provide a copy to the contractor. The contractor shall reimburse the City for associated permit fees.
- A pre-construction meeting shall be held with the City of Gig Harbor Construction Inspector prior to the start of construction.
- The City of Gig Harbor Construction Inspector shall be notified a minimum of 48 hours in advance of a tap connection to an existing main or lateral. The inspector shall be present at the time of the tap. Any material removed in the tap process must be given to the City Inspector at the time of the tap.
- The contractor shall be fully responsible for the location and protection of all existing utilities. The contractor shall verify all utility locations prior to construction by calling the Underground Locate line at 811 a minimum of 48 hours prior to any excavation.
- Gravity sewer main shall be green PVC, ASTM D 3034 SDR 35 or ASTM F 589 with joints and rubber gaskets conforming to ASTM D 3212 and ASTM F 455, and shall be green in color.
- Pre-cast manholes shall meet the requirements of ASTM C 458. Manholes shall be Type 1-48" manhole unless otherwise specified on the Joints shall be rubber gasket conforming to ASTM C 443 and shall be grouted from the inside and outside. Lift holes shall be grouted from the outside and inside of the manhole. (See Note 1.) All manholes used in a STEP system, manholes where a force main terminates into, and gravity manholes as determined by the City, must be properly coated inside with a coating system manufactured by either Spectra Shield®, SprayWall® by Sprayroq or approved equal to prevent hydrogen sulfide corrosion.
- Manhole frames and covers shall have a ductile iron casting marked "sewer" and shall be capable of withstanding a test load of 120,000 lbs. and meet AASHTO M 306 standards. Covers shall be one-man operable using standard tools. Covers shall be hinged and incorporate a 90 degree blocking system to prevent accidental closure and come complete with hinge infiltration plug. Frames shall be circular and shall incorporate a CITY OF GIG HARBOR PUBLIC WORKS STANDARDS - 2018 sealing ring and provide a 24 in. clear opening. The frame depth shall not exceed 4 in. and the flange shall incorporate bedding slots and bolt holes. All components shall be black coated with a total weight not to exceed 200lbs. The manufacturer shall be East Jordan Iron Works, Olympic Foundry or an approved equal. Lock-type covers shall be required in all multi-family complexes, on school grounds, on manholes containing odor control devices or as determined by the City.
- Side sewer services shall be PVC, ASTM D 3034 SDR 35 and green in color with flexible gasket joints. Side sewer connections shall be made by a tap to an existing main or a wye branch from a new main connected above the spring line of the pipe.
- All sewer mains shall be field staked for grades and alignment by a licensed engineering or surveying firm qualified to perform such work.
- All plastic pipe and services shall be installed with continuous tracer tape installed 12" to 18" under the proposed finished sub grade. The marker shall be plastic non-biodegradable, metal core or backing, marked.
- "sewer" which can be detected by a standard metal detector. In addition, STEP systems and force mains shall be installed with 14 gauge coated copper wire wrapped around all plastic pipe, brought up and tied off at valve body. Tape shall be Terra Tape "D" or approved equal. The tape and wire shall be furnished by the contractor. All sewer pipe shall be green in color. If pipe used is not green in color a PVC sheathing or "polywrap" shall be installed on pipe during construction.
- All side sewers locations shall be marked on the face of the curb with an embossed "S" 3 in. high and 1/4 in. into concrete and have the stub marked with treated 4 in. x 4 in. posts with wire.
- Compaction of the backfill material shall be required in accordance with the above mentioned specification (See Note #1). Refer to the applicable Details 2-14 through 2-16. No pea gravel will be allowed as pipe bedding.
- A 3-ft. square by 8 in. thick concrete pad with welded wire or #4 rebar shall be installed around all clean outs that are not in a pavement area.
- Temporary street patching shall be allowed as approved by the City Engineer. Temporary street patching shall be provided by placement and compaction of 1 in. maximum asphalt concrete cold mix. Contractor shall be responsible for maintenance as required.
- Erosion control measures shall be taken by the contractor during construction to prevent infiltration of existing and proposed storm drainage facilities and roadways.
- The contractor shall be responsible for all traffic control in accordance with Section 2B.126 of the Gig Harbor Public Works Standards, the WSDOT Standard Plans for Road, Bridge and Municipal Construction (all applicable "K" plans) and/or the Manual on Uniform Traffic Control Devices (MUTCD). Prior to disruption of any traffic, a traffic control plan shall be prepared and submitted to the City for approval. No work shall commence until all approved traffic control is in place.
- It shall be the responsibility of the contractor to have a copy of the approved plans on construction site whenever construction is in progress.
- Any changes to the design shall first be reviewed and approved by the project engineer and the City of Gig Harbor.
- All lines shall be high velocity cleaned, pressure tested, and video inspected prior to paving in conformance with the above referenced specifications. Hydrant flushing of lines is not an acceptable cleaning. Testing of the sanitary sewer main shall include videotaping of the main by the contractor. Immediately prior to videotaping, enough water shall be run down the line so it comes out the lower manhole. The contractor shall install a screen at the lower manhole to catch all debris. A copy of the video shall be submitted to the City of Gig Harbor. Acceptance of the line will be made after the video has been reviewed and approved by the inspector. Any bellies in main greater than 3/8" shall be dug up and repaired prior to acceptance. A re-inspection video will be required after repair has been made. A water or vacuum test of all manholes in accordance with Gig Harbor standards is also required. Testing shall take place after all underground utilities are installed and compaction of the roadway sub grade is completed. After the paving and raising of manholes is complete, the developer shall clean the sewer conveyance system again at the developer's expense. The method of cleaning shall be a high velocity water pressure cleaning. All rocks and debris shall be removed and be disposed of at the developer's expense.
- Contractors shall be responsible for cleanup of any debris in new or existing manholes and mains associated with the project after the new lines are cleaned as outlined above.
- All STEP mains shall be hydrostatically tested in conformance with the above-referenced specification for testing water mains. In addition, all STEP mains shall be pigged in the presence of the City Inspector prior to placing STEP main in service.
- Prior to backfill, all mains and appurtenances shall be inspected and approved by the City of Gig Harbor Construction Inspector. Approval shall not relieve the contractor for correction of any deficiencies and/or failures as determined by subsequent testing and inspections. It shall be the contractor's responsibility to notify the City of Gig Harbor for the required inspections.
- When using steel plates over the trench, "Steel Plates Ahead" and "Motorcycles Users Extreme Caution" signs shall be required. SIDE SEWER NOTES Where connecting to the existing system, all new sewer connections shall be physically plugged until all tests have been completed and the City approves the removal of the plug.
- Connection of new pipe lines to existing manholes shall be accomplished by using provided penetrations. Where penetrations are not available, the manhole shall be core-drilled for connection, and a link-seal connection will be used. The transition of connecting channels shall be constructed so as not to interrupt existing flow patterns.
- Connection of a pipe line to a system where a manhole is not available shall be accomplished by pouring a concrete base and setting manhole Sections. The existing pipe shall not be cut into until approval is received from the City.
- Connections to manholes requiring a drop shall follow the criteria as outlined in Section 5B.100.
- All multi family, commercial and industrial sewer lateral connections shall be made at the manhole. A manhole shall be installed for lateral connections if one is not available. All new connections to existing manholes shall be channeled to meet existing flow line. If incoming slope of pipe is such that unusual turbulence is created, manhole shall be armored and coated to protect.
- Taps shall not be allowed to protrude more than 1 in. into the existing main. A City inspector shall be notified 48 hours prior to any tap of a City sewer. A City Inspector shall be present to witness the tap and collect all material from the tap process. The mainline, at the tap location, shall be televised from the nearest manhole, a minimum of 10 ft. beyond the tap, after tapping and prior to approval to insure compliance. Taps shall be Romac's style CB sewer saddle with Ductile plus saddle, stainless steel strap and rubber gasket meeting ASTM D-2000 3 BA515 or City approved equal. The manufactured bevel on the pipe to be inserted into the saddle shall be cut off to avoid pushing the pipe into the main.
- Installation, operation and maintenance of the side sewer shall be the sole responsibility of the property owner. The City does not insure the owner from any loss or damage associated with connection to the City's public sanitary sewer.
- Building sewers shall be a minimum 4 in. diameter. Prior to connection of a building sewer to the lateral or public sanitary sewer an encroachment or civil permit must be obtained from the City. Materials and design criteria for a building sewer are covered by the Uniform Plumbing Code (UPC) as adopted by GHMC.
- Title 15. Inspection of the building sewer is the responsibility of the Public Works Department.
- Each separate building shall have its own separate side sewer connection to the City's sewer system unless otherwise approved in writing by the Superintendent.
- Side sewers for single family residential properties shall not be connected to the system at the manhole. Manhole sizing, where side sewers are connected, shall be the same as designated in Section 5B.060 of this manual, unless approved by the City Engineer.
- Location of clean out for building sewer is governed by the UPC.
- A 6-in. clean out shall be installed in the lateral sewer at the edge of the right of way or public easement.
- Where the City is requested to locate a side sewer per Section 1.150, the City will only locate the lateral sewer. The building owner shall locate the building sewer.
- The location of all side sewers shall be marked on the face or top of the cement concrete curb with an "S" 1/4 in. into the concrete.

NOTES:
THESE CIVIL CONSTRUCTION DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF GIG HARBOR 2018 PUBLIC WORKS STANDARDS AS WELL AS THE 2016 CITY OF GIG HARBOR STORMWATER AND SITE DEVELOPMENT MANUAL.



ISSUED FOR CONSTRUCTION

DATE: _____



NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF THIS DOCUMENT DOES NOT DEGRADE FROM RESERVED OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR OTHER PROJECTS OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

12/2/2022

HENDRICKSON
ENGINEERING

MAIL: 6909 FORD DR NW,
GIG HARBOR, WA 98335
TEL: 253.514.2413

Project Title:
**BUCK SOUNDVIEW
RESIDENCE ADU**

Client:
**MR. SPENCER
BUCK**
6716 92nd St Ct NW
GIG HARBOR, WA 98332

Issue Set & Date:
PERMIT SET
12.2.2022

Revisions:
A
A

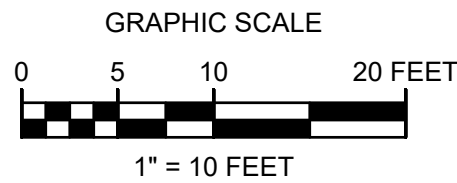
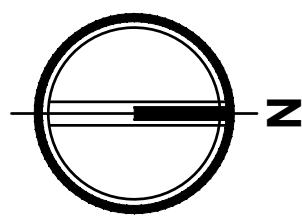
Designed by: Drawn by: Checked by:
DJH DJH DJH

Sheet Title:
**WATER AND SEWER
DETAILS**

Sheet No.
C3.1
7 of 10 Sheets



Know what's below.
Call before you dig.



BUCK SOUNDVIEW RESIDENCE ADU

SEC 05, TWP 21 N, RGE 02, QURT 22 W.M. PIERCE COUNTY, WA

LEGEND

EXISTING LOT LINE	---
PROPERTY SETBACK	---
EASEMENT LINE	---
EXISTING MINOR CONTOUR	---XXX---
EXISTING MAJOR CONTOUR	---XXX---
PROPOSED MINOR CONTOUR	---XXX---
PROPOSED MAJOR CONTOUR	---XXX---
PROPOSED SEWER PIPE	---
PROPOSED WATER LINE	---

CONSTRUCTION NOTES

- PEA GRAVEL BEDDING WILL BE PLACED 4" BELOW AND 6" ABOVE PIPE. NO OTHER BEDDING MATERIAL IS ACCEPTABLE.
- HYDROSTATIC TESTING WILL BE DONE IN ACCORDANCE WITH THE CITY UTILITY SANITARY SEWER SPECIFICATIONS, LATEST EDITION.
- INSPECTION SHALL INCLUDE THE RESIDENTIAL PUMP, FORCE, AND GRAVITY SEWER IN ACCORDANCE WITH THE APPROVED PLANS. NO DEVIATION FROM THE APPROVED PLANS WILL BE ALLOWED WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES DEPARTMENT ENGINEERING SECTION.
- THE SEWER LINES, FORCE MAIN, AND GRINDER PUMP SHALL REMAIN UNDER THE OWNERSHIP OF THE PROPERTY OWNER WHO SHALL BE RESPONSIBLE FOR THEIR OPERATION AND MAINTENANCE.
- ALL UTILITIES CROSSING SEWER LINES MUST HAVE PROPER VERTICAL CLEARANCE. THE STANDARD VERTICAL SEPARATION FOR WATER LINES IS 3 FEET ABOVE THE SEWER LINE AND 1.5 FEET FOR ALL OTHER UTILITIES. CONCRETE ENCASEMENT OF SEWER LINES WILL BE ALLOWED FOR WATER MAINS CROSSING AT LESS THAN 3 FEET BUT NO CLOSER THAN 1.5 FEET. THE SANITARY SEWER ENCASEMENT SHALL BE 10 FEET ON EACH SIDE OF THE CROSSING.
- PARALLEL SEWER WATER LINES MUST HAVE 10 FEET OF HORIZONTAL SEPARATION.
- ALL PAVEMENT REMOVAL AND RESTORATION SHALL BE PER 2
C4.1

UTILITY NOTE

- SURFACE UTILITY FACILITIES ARE SHOWN HEREON PER FIELD LOCATED VISIBLE EVIDENCE. THERE MAY BE UTILITIES THAT EXIST ON THIS SITE OTHER THAN THOSE GRAPHICALLY DEPICTED HEREON.
- UNDERGROUND (BURIED) UTILITIES SHOWN HEREON ARE BASED ON COMBINATIONS OF VISIBLE SURFACE EVIDENCE, UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS). ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND, IN SOME CASES, ARE SHOWN AS STRAIGHT LINES BETWEEN FIELD LOCATED SURFACE UTILITY FACILITIES. UNDERGROUND UTILITIES MAY HAVE BENDS, CURVES OR CONNECTIONS WHICH ARE NOT SHOWN.
- ALTHOUGH LOCATIONS OF UNDERGROUND UTILITIES BASED ON UTILITY LOCATOR MARKINGS AND RECORD DATA (SUCH AS AS-BUILT OR UTILITY DESIGN DRAWINGS) ARE DEEMED RELIABLE, HENDRICKSON ENGINEERING PLLC ASSUMES NO LIABILITY FOR THE ACCURACY OF SAID DATA.
- CALL 1-800-424-5555 BEFORE ANY CONSTRUCTION.
- ALL PROPOSED WORK TO BE COMPLETED WITHIN THE CITY RIGHT OF WAY SHALL REQUIRE A CITY OF GIG HARBOR ENCROACHMENT PERMIT. THIS PERMIT SHALL BE OBTAINED UNDER A SEPARATE APPLICATION.

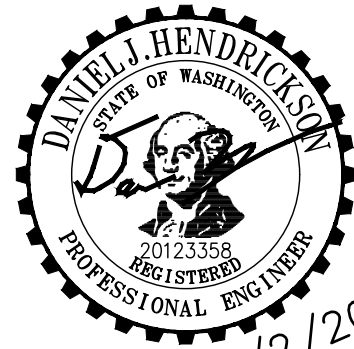
TOPOGRAPHIC NOTE

THE EXISTING CULTURAL AND TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HENDRICKSON ENGINEERING PLLC CANNOT ENSURE ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

AUTOCAD FILE

AN AUTOCAD DRAWING FILE IS AVAILABLE TO ASSIST WITH SITE LAYOUT. PLEASE NOTE THAT ELECTRONIC FILES ARE PROVIDED FOR CONTRACTOR'S CONVENIENCE AND SHALL NOT REPLACE NOR BE USED TO SUBSTITUTE THE CONTRACTOR'S DOCUMENTS. THE CONTRACTOR IS RESPONSIBLE FOR PROJECT LAYOUT ACCORDING TO CONTRACT DOCUMENTS AND COST FOR ELECTRONIC AUTOCAD FILES.

NOTE:
THESE CIVIL CONSTRUCTION DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF GIG HARBOR 2018 PUBLIC WORKS STANDARDS AS WELL AS THE 2016 CITY OF GIG HARBOR STORMWATER AND SITE DEVELOPMENT MANUAL.



NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF THIS DOCUMENT DOES NOT NEGOTIATE FROM RESERVED OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR OTHER PROJECTS, OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

HENDRICKSON
ENGINEERING
MAIL: 6909 FORD DR NW,
GIG HARBOR, WA 98335
TEL: 253.514.2413

Project Title:

**BUCK SOUNDVIEW
RESIDENCE ADU**

Client:

**MR. SPENCER
BUCK**
6716 92nd St CT NW
GIG HARBOR, WA 98332

Issue Set & Date:

PERMIT SET

12.2.2022

Revisions:

Δ _____

Δ _____

Designed by: DJH Drawn by: DJH Checked by: DJH

Sheet Title:

**ROW
CONSTRUCTION
PLAN**

Sheet No.

C4.0

8 of 10 Sheets

1

SOUNDVIEW PROFILE VIEW

1H:1V

VERTICAL DATUM

NVD 88 ELEVATION OBTAINED VIA RTK GPS AND CONTROL USING WSRN, STATION TACO (NAD 83 (CORS 2011-10) GRS-80 ELLIPSOID, GEOID 12A)

2' CONTOUR INTERVALS

BASIS OF BEARING

NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK).

ASSUMED. LINE BETWEEN FOUND MONS ON SOUNDVIEW DR. AS SHOWN.



Know what's below.
Call before you dig.

BUCK SOUNDVIEW RESIDENCE ADU

SEC 05, TWP 21 N, RGE 02, QURT 22 W.M. PIERCE COUNTY, WA



NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SIGNATURE. PUBLICATION OF THIS DOCUMENT DOES NOT DEGRADE FROM RESERVED OWNERSHIP RIGHTS IN THE DOCUMENT. IT IS FOR USE ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK AND IS NOT TO BE USED FOR OTHER PROJECTS OR ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

HENDRICKSON
ENGINEERING

MAIL: 6909 FORD DR NW,
GIG HARBOR, WA 98335
TEL: 253.514.2413

Project Title:
**BUCK SOUNDVIEW
RESIDENCE ADU**

Client:
**MR. SPENCER
BUCK**
6716 92nd ST CT NW
GIG HARBOR, WA 98332

Issue Set & Date:
PERMIT SET

12.2.2022

Revisions:

Revisions:
A
A

Designed by: Drawn by: Checked by:
DJH DJH DJH

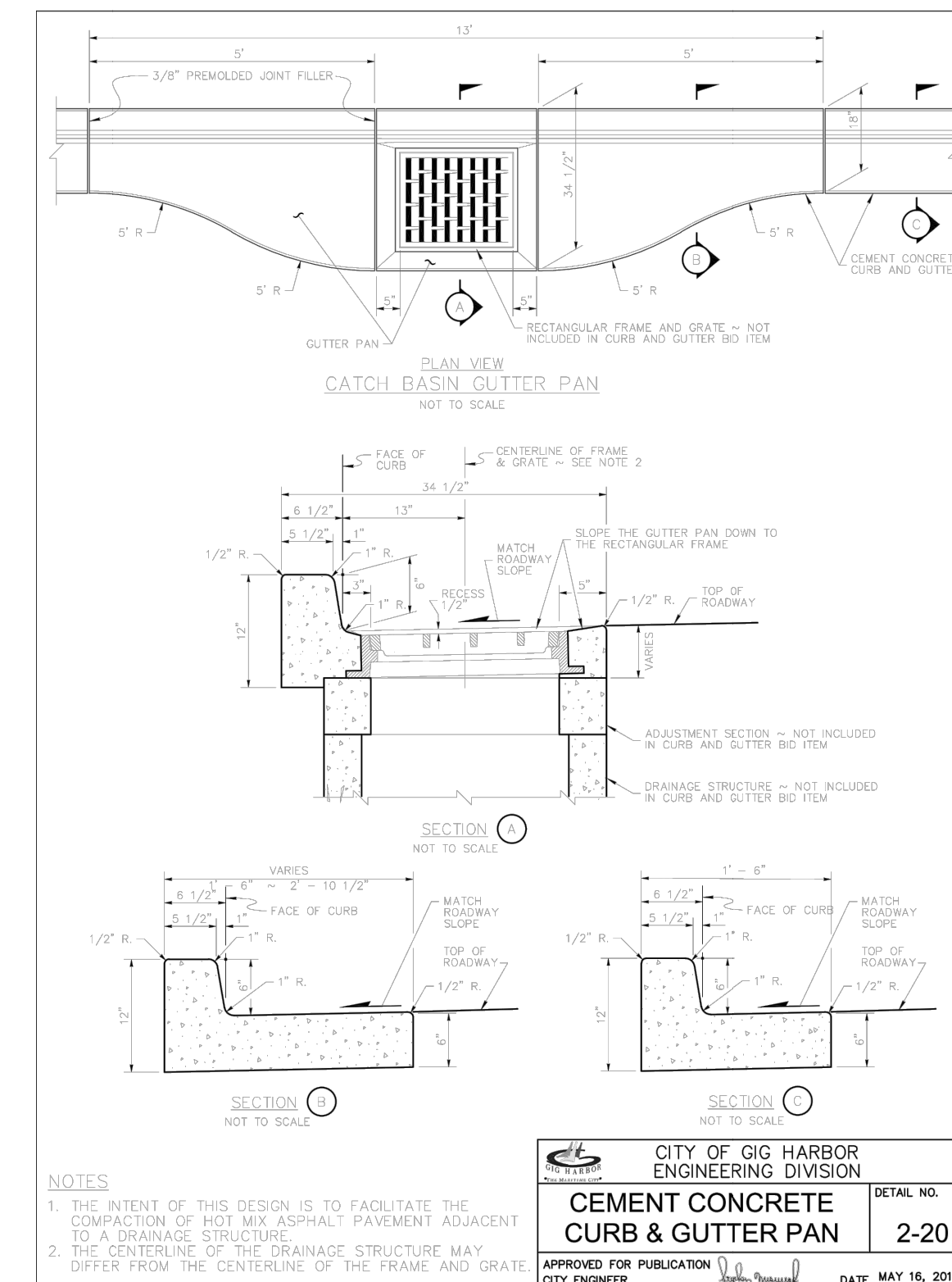
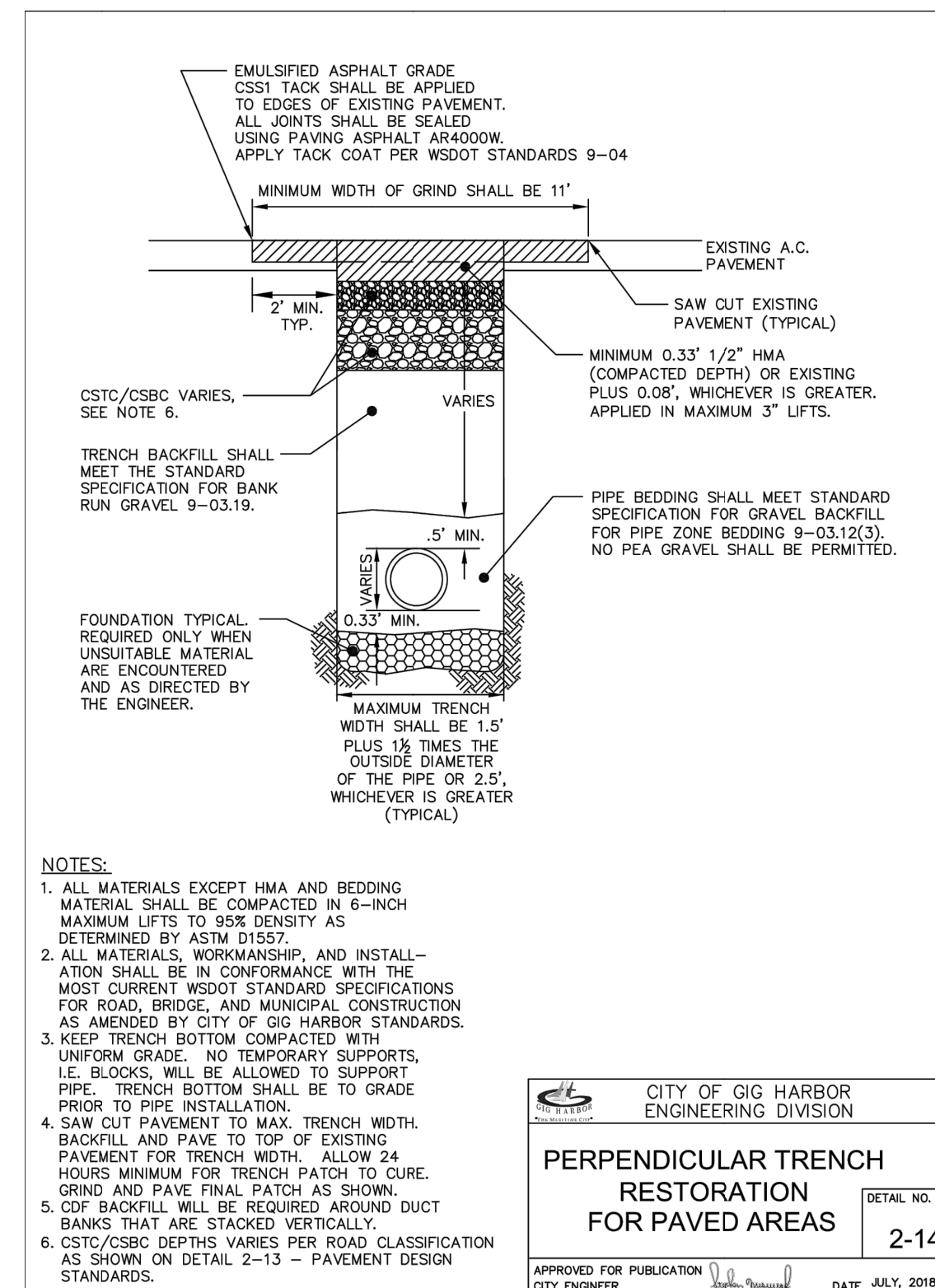
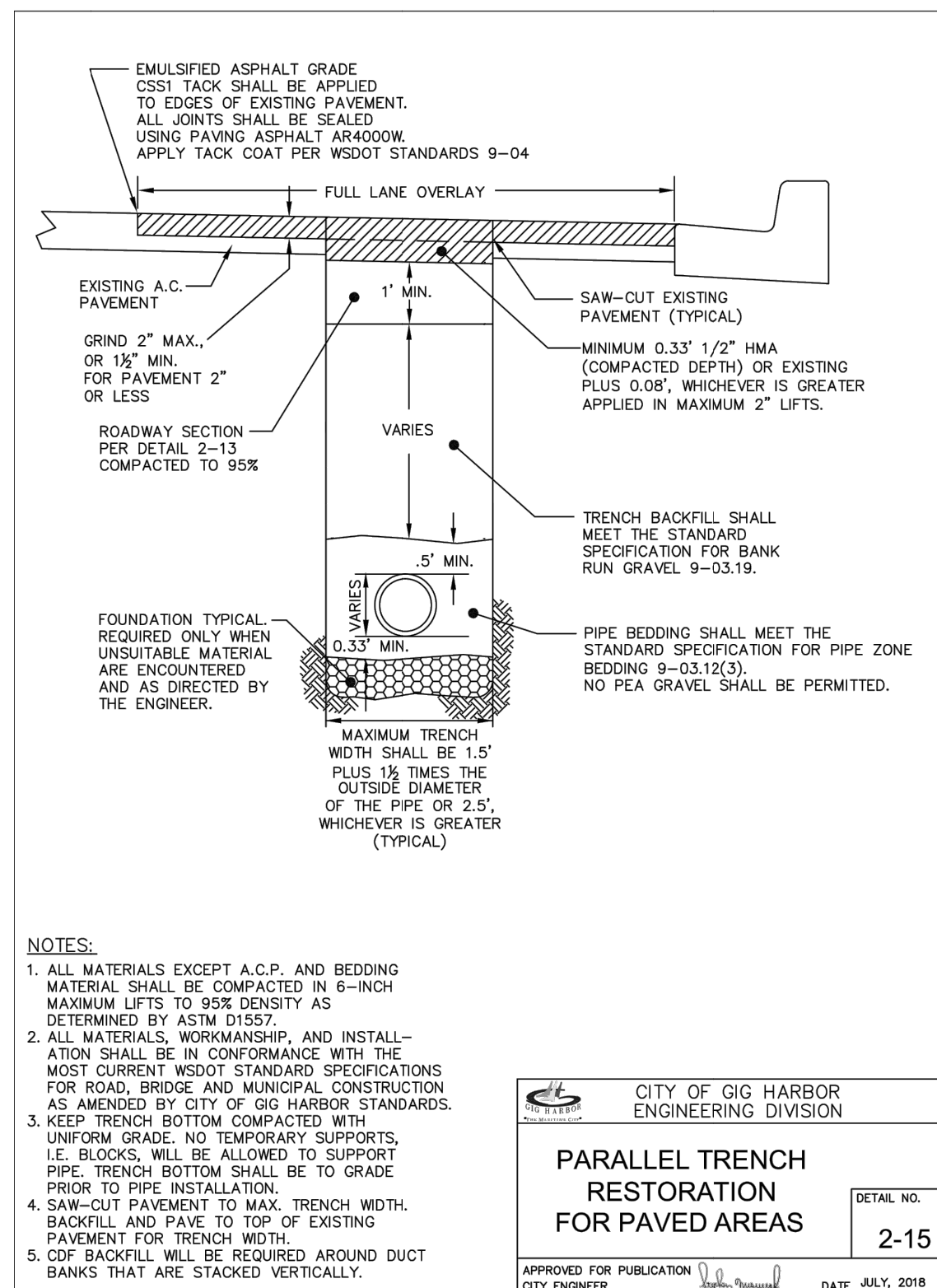
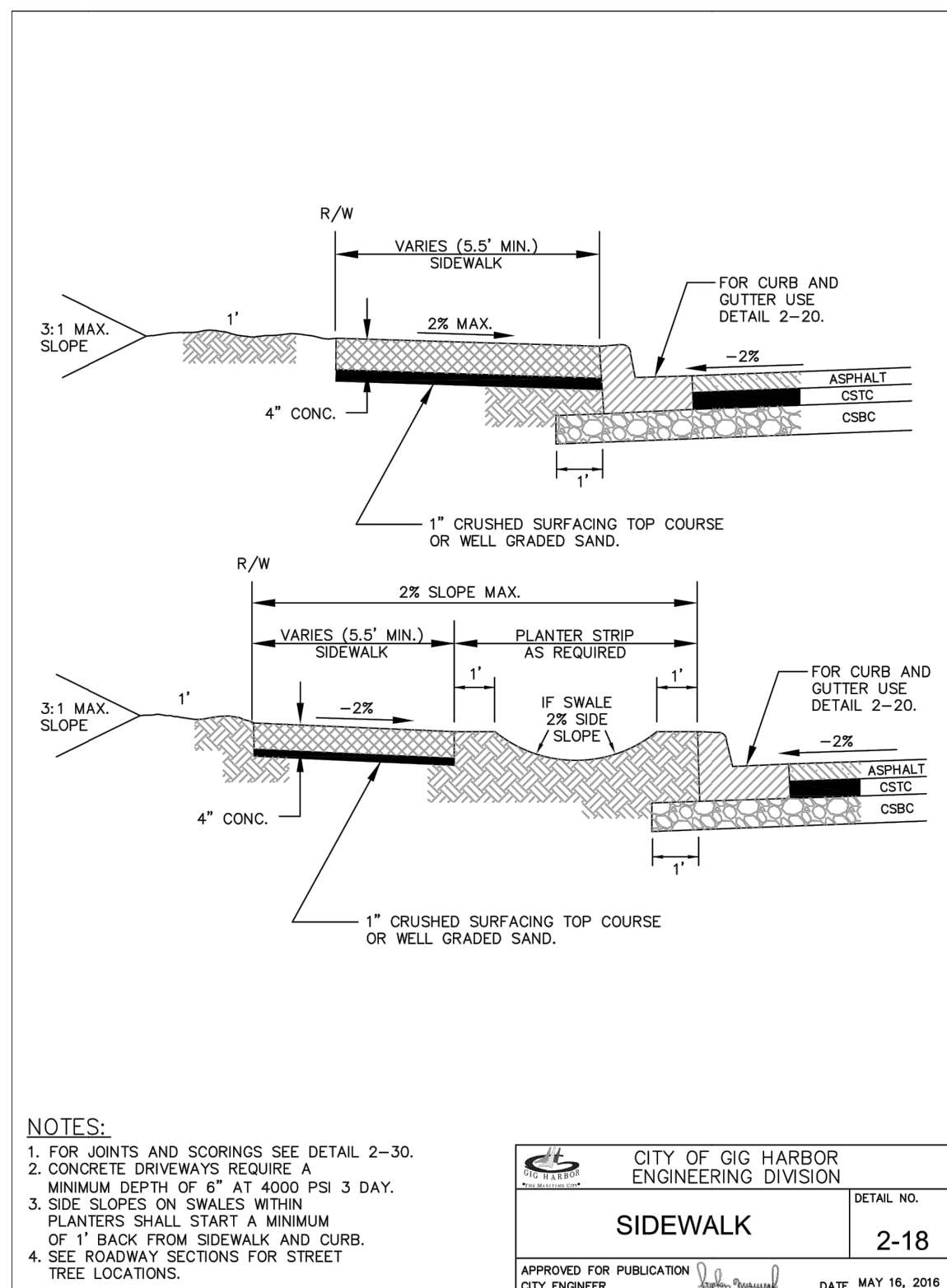
Sheet Title:

**ROW GRADING
AND DETAILS**

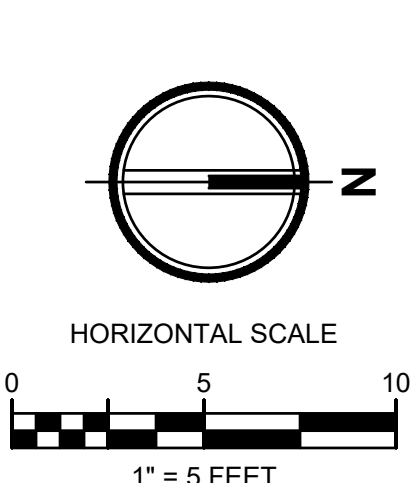
Sheet No.

C4.1

9 of 10 Sheets

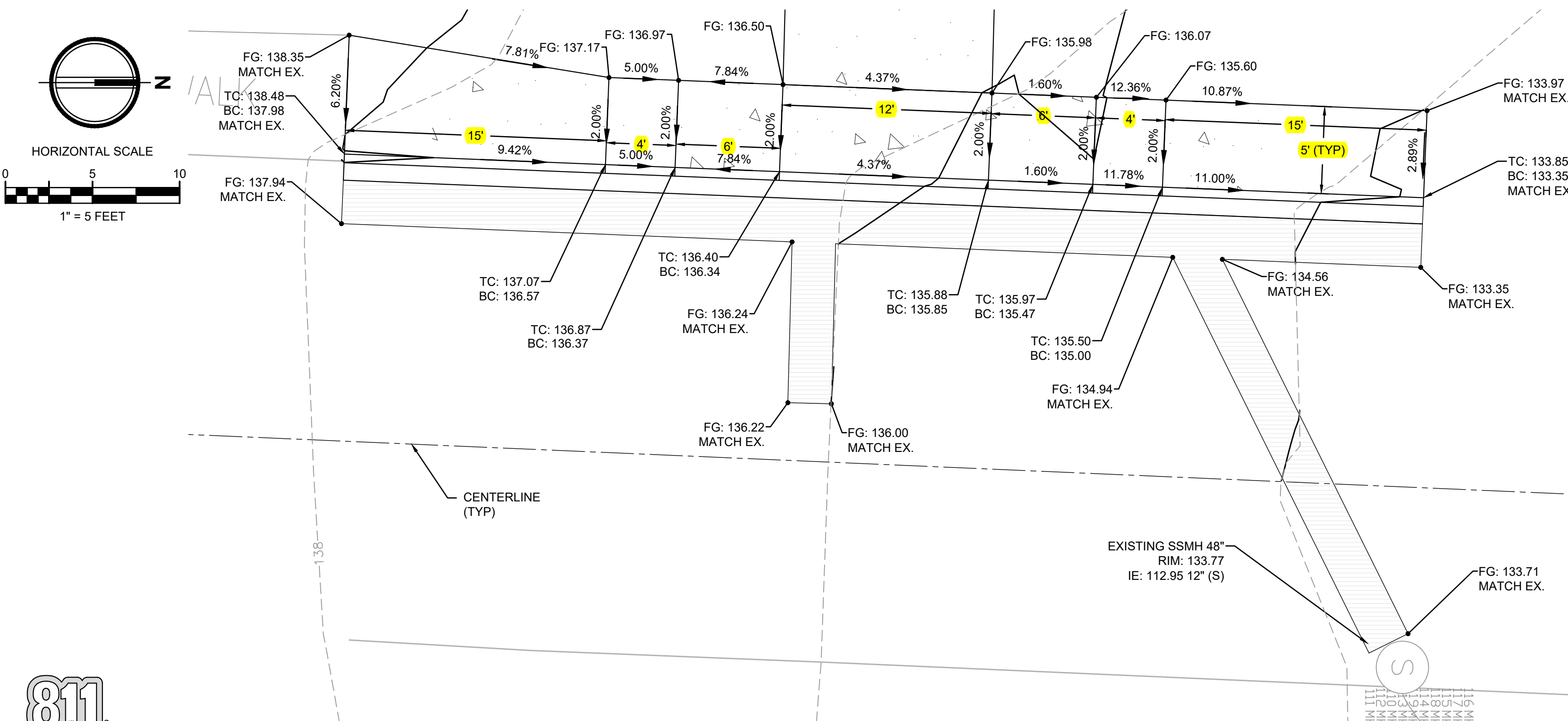


1 SIDEWALK NOT TO SCALE



2 PAVEMENT RESTORATION NOT TO SCALE

3 CURB AND GUTTER NOT TO SCALE



Know what's below.
Call before you dig.

4 DRIVEWAY ACCESS NOT TO SCALE

VERTICAL DATUM

NVD 88 ELEVATION OBTAINED VIA RTK GPS AND CONTROL USING WSRN, STATION TACO (NAD 83 (CORS 2011-10) GRS-80 ELLIPSOID, GEOID 12A)

2' CONTOUR INTERVALS

BASIS OF BEARING

NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK).

ASSUMED. LINE BETWEEN FOUND MONS ON SOUNDVIEW DR. AS SHOWN.

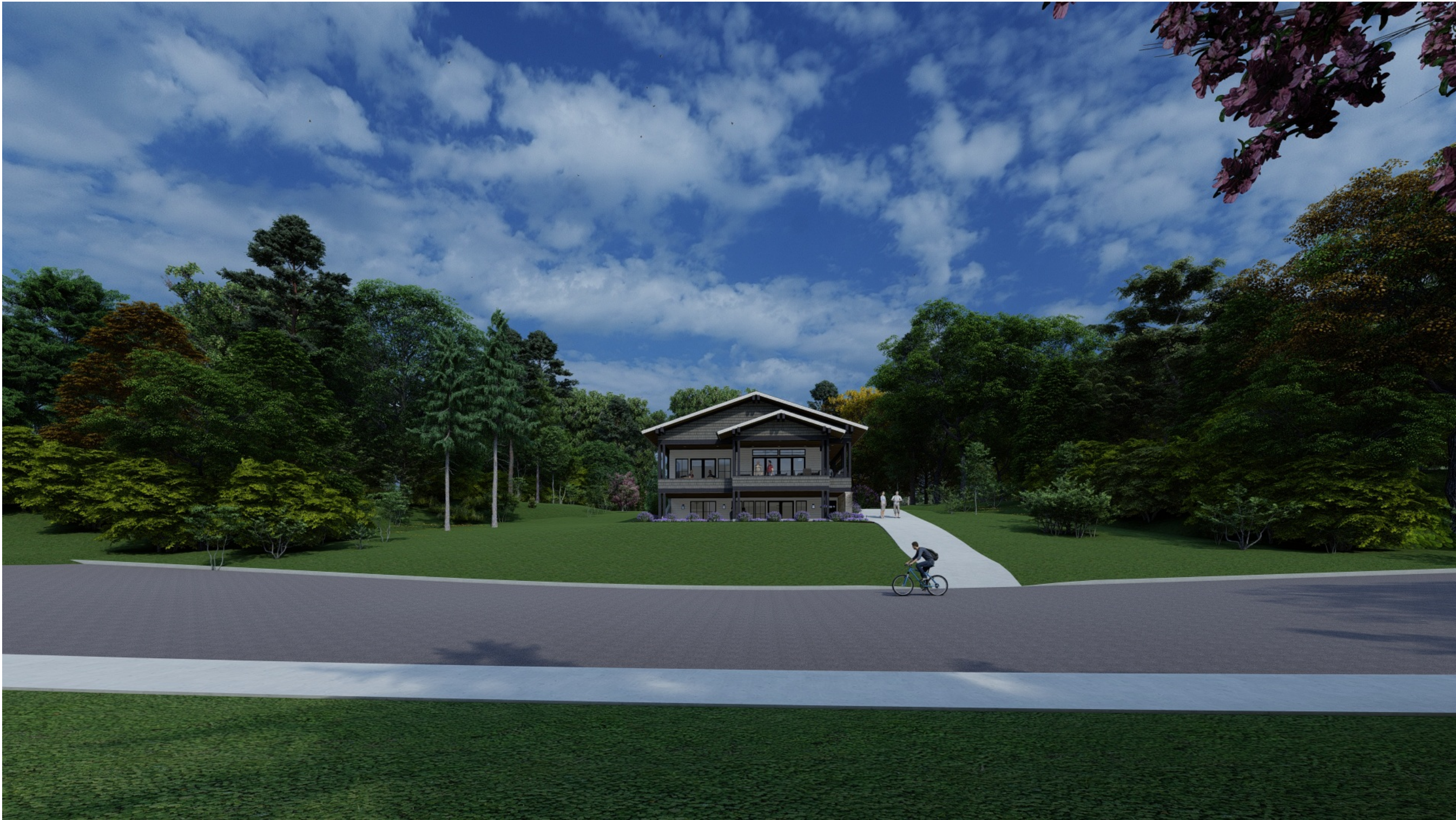
NOTE:
THESE CIVIL CONSTRUCTION DRAWINGS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF GIG HARBOR 2018 PUBLIC WORKS STANDARDS AS WELL AS THE 2016 CITY OF GIG HARBOR STORMWATER AND SITE DEVELOPMENT MANUAL.

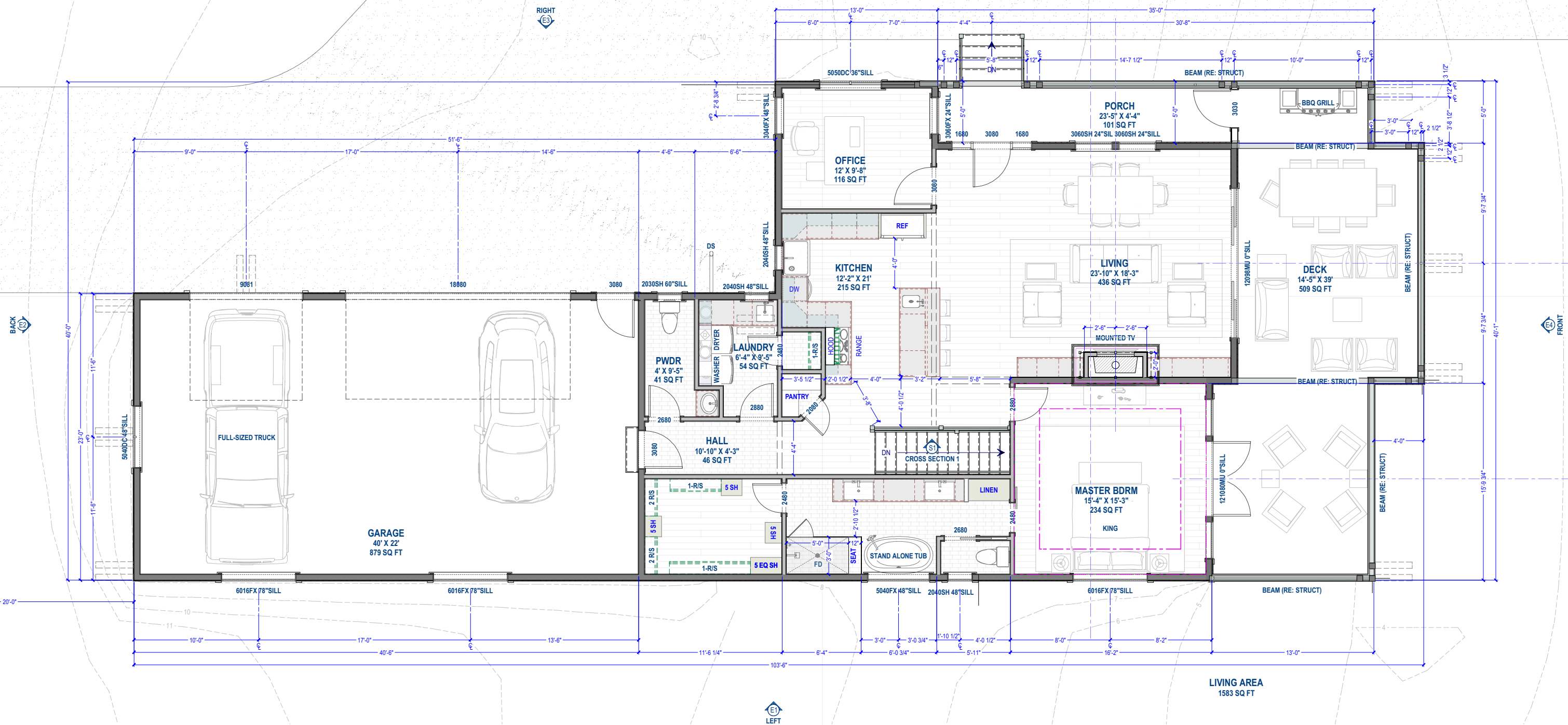


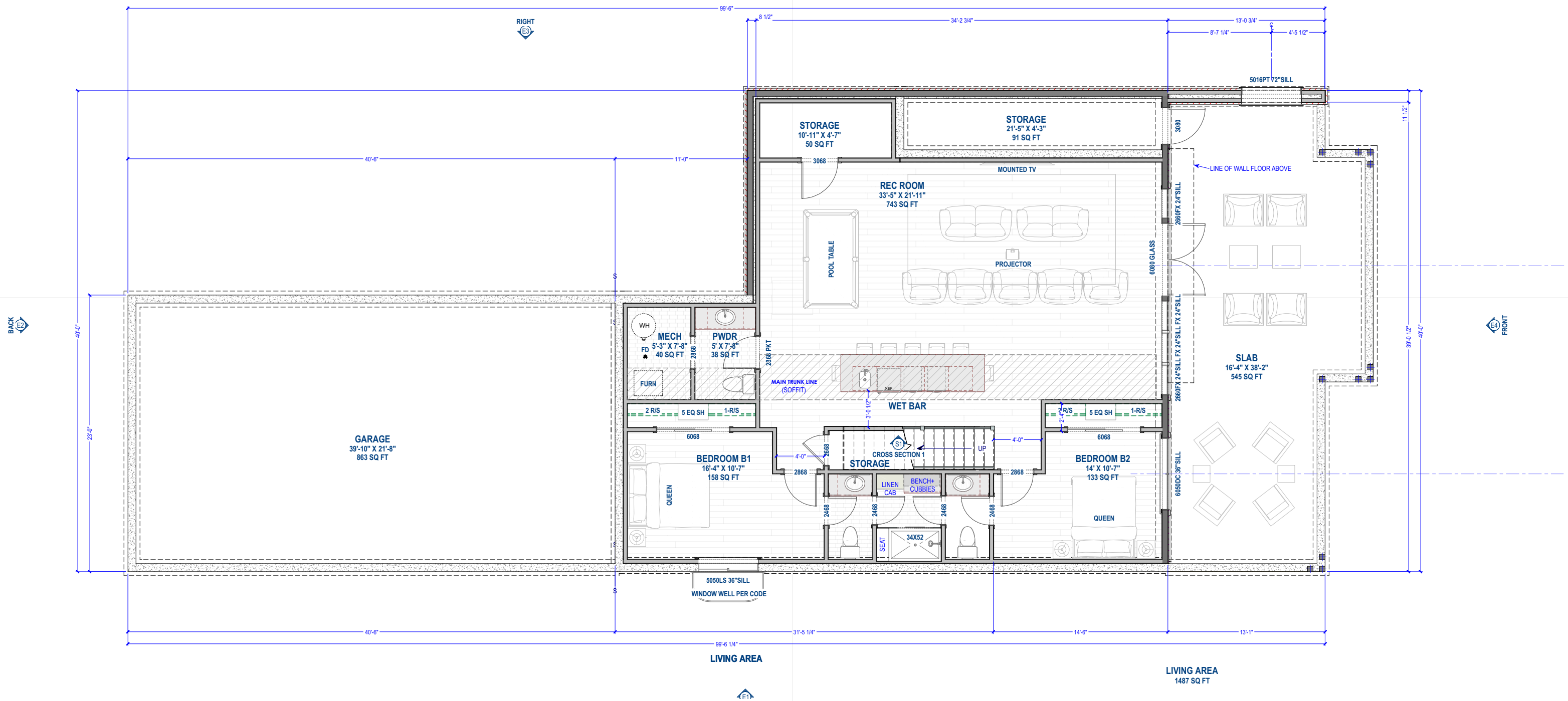
ISSUED FOR CONSTRUCTION

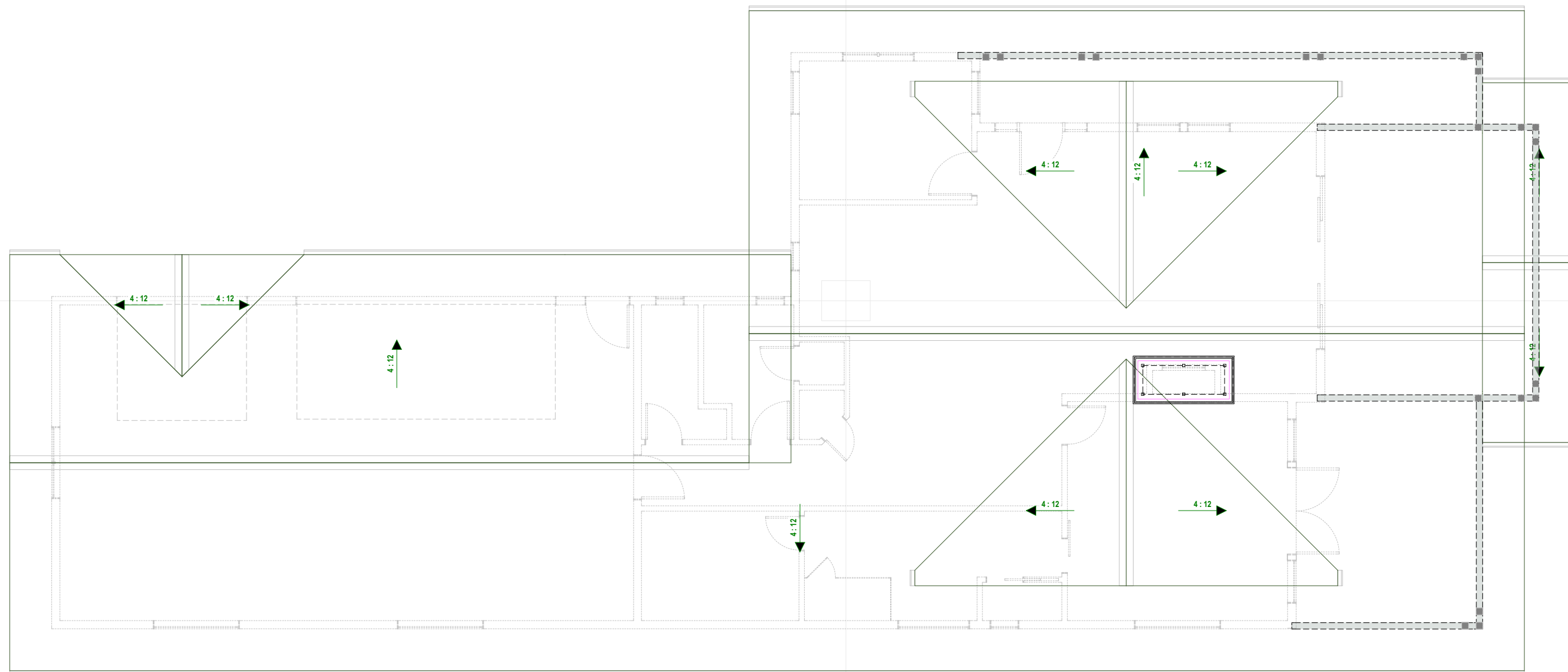
DATE: _____

BUCK RESIDENCE DESIGN DEVELOPMENT BOOK







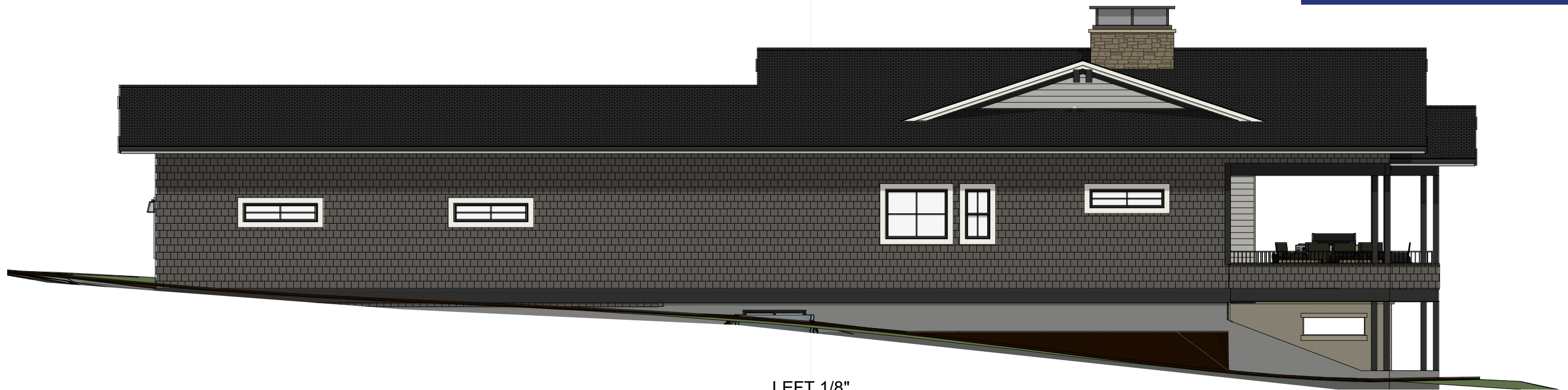




RIGHT 1/8"



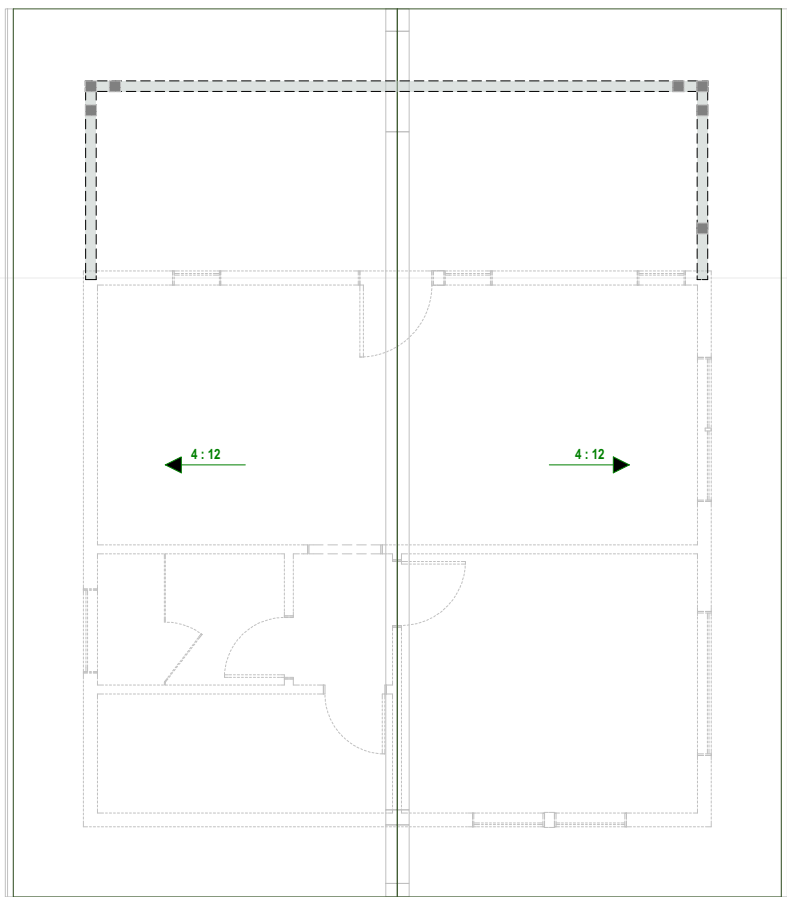
FRONT 1/8"



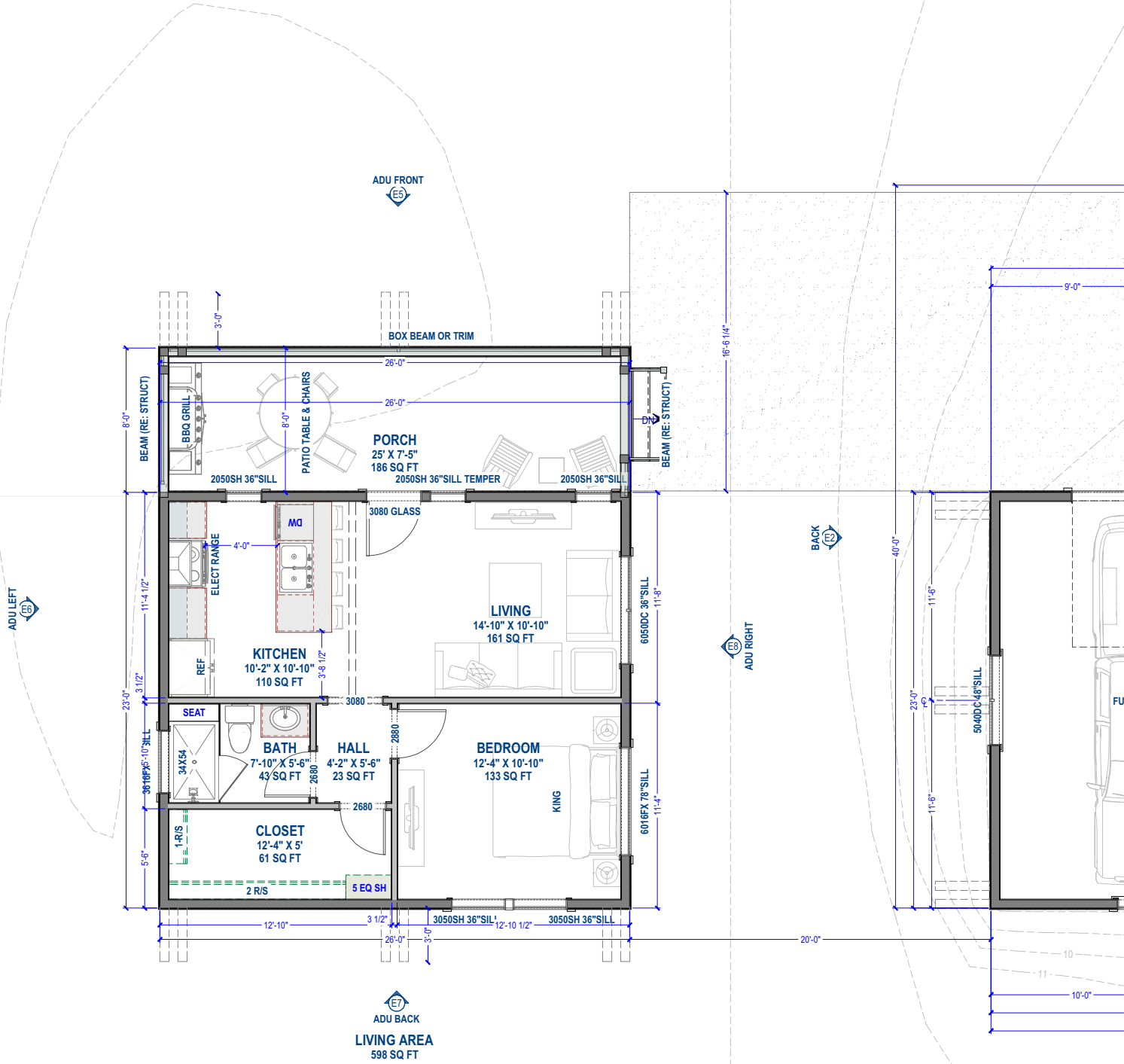
LEFT 1/8"



BACK 1/8"



ADU ROOF PLAN 1/8"=1'-0"



ADU MAIN FLOOR 1/8"=1'-0"



ADU FRONT



ADU LEFT



ADU RIGHT



ADU BACK













RECEIVED

By C. ANDREWS at 10:30 am, May 23, 2022

HENDRICKSON
ENGINEERING

6909 Ford DR NW
Gig Harbor, WA 98335
253.514.2413

May 16, 2022

City of Gig Harbor
Planning Division
3510 Grandview St
Gig Harbor, WA 98335

Project: Buck Soundview Residence HEC Project # 2210007
Subject: Conditional Use Permit Memo

The purpose of this memo is to address the contents of complete application and review criteria of the Condition Use Application for the Buck Soundview Residence project. General information for this project can be found on sheet C0.1 of the Civil Engineering Drawings attached to this memo.

Contents of Completion

The Buck Soundview Residence project is the proposed construction of a new single-family residence (SFR) and an additional dwelling unit (ADU) or Accessory apartment building. Both buildings are proposed to be constructed on parcel 0221086035 within the City of Gig Harbor, Washington. The total amount of hard surface proposed on the project site is 6,269 SF. The proposed SFR is a total of 3070 SF and the ADU is 598 SF. For more information, please see the Architectural Plans attached to this memo. The project is access off Soundview Dr within the City of Gig Harbor, please see the attached Vicinity Map for more information.

Parcel 0221086035 is zoned R-1 within the City of Gig Harbor, Washington. Per the Land use matrix table shown is section 17.14.020 of the GHMC and Accessory apartment is a Condition Use for this zone. The proposed location for the ADU or accessory apartment unit is to be constructed behind the proposed SFR and will match the proposed new structure. It is the projects' goal to meet all review criteria list in GHMC section 17.64.045.

Review Criteria

- A. The required parking space for the accessory apartment is placed behind the primary structure or is paved with grass-block pavers to avoid an expansive area of hard surface;**

Parking for the proposed accessory apartment unit (ADU) shall be shared with the proposed single-family residence (SFR). Parking is located towards the west side of the parcel boundary at the top of the slope where the SFR garage shall be located. This location is situated behind the SFR and away from the road a public view. Parking shall be shared as to not add unneeded hard surface to the site.

- B. The accessory apartment is attached to or placed at least six feet behind the primary structure;**

HENDRICKSON
ENGINEERING

The proposed ADU shall be located 10 feet west of the proposed SFR towards the west side of the parcel boundary. This location is behind the proposed SFR and should not tick out to the public as an ADU.

C. The design of the accessory apartment is incorporated into the primary unit's design with matching materials, colors, window style and roof design;

The ADU design shall match the proposed SFR. The same construction materials such as siding, windows, gable details, etc.. Shall be used to construct the ADU as to make it look uniform with the proposed SFR.

D. The entrance to the accessory apartment is oriented away from the view of the street or is designed to appear as a secondary entrance to the primary unit (e.g., garage entrance or service porch entrance);

The entrance to the proposed ADU shall face to the north which is away from Soundview Dr to the east. The ADU shall not have a prevalent entrance that can be seen by the public.

E. Utilities for the accessory apartment shall be metered separate from the primary dwelling unit;

The proposed ADU shall be separately metered for water and shall share a 6-inch sewer stub connection with the proposed SFR. Utilities in this area should have capacity for this project as the parcel is located within the City of Gig Harbor Community Plan and is zoned for a single-family residence. It can be assumed that the addition of the accessory apartment on the site will have a negligible impact on utility services as the project is conforming to the development regulations with regards to hard surface and zoning.

F. The accessory apartment and the primary unit conforms to all other building and zoning code requirements;

Based on the proposed Civil Engineering Design Plans for the project site the ADU fits on the proposed parcel. The ADU should not hinder the projects ability to meet City of Gig Harbor construction and site development standards. The building shall be accessed using the same route as the proposed SFR. The project shall conform to the accessory apartment review criteria list in section 17.64.045 of the GHMC as well as the development standards set by the City of Gig Harbor.

Thank you for your consideration of the Conditional Use for the Buck Soundview Residence.

If you have any questions, please call me at (253) 514.2413.

Sincerely,

Daniel Hendrickson, PE
Principal

DJH/

RECEIVED

By C. ANDREWS at 10:44 am, Jan 24, 2023

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, SPENCER BUCK (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 FEB 24 JAN, 2023 I caused to be posted the notice board provided by the city for the Notice of Application on the following:

Project Name: **BUCK SINGLE-FAMILY RESIDENTIAL & ACCESSORY APARTMENT**

Project Location: **7402 SOUNDVIEW DR.**

Permit Number(s): **PL-CUP-22-0003, PL-DR-22-0039**

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

- ☒ NEXT TO SIDEWALK / DRIVEWAY
- ☒ _____

SIGNED at Gig Harbor, Washington, this 24 day of FEB JAN, 2023.

Spencer Buck
DECLARANT (signature)

**City of Gig Harbor
Transmittal Form**

Routing for: NOA SEPA **NOPH** NOPM NOD Notice Date: January 24th, 2023
Project: BUCK SINGLE-FAMILY RESIDENTIAL & ACCESSORY APARTMENT

Planner: PL-CUP-22-0003 / PL-DR-22-0039
JEREMY HAMMAR

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

SEPA Agencies: ☐ Washington Department of Ecology, SEPA Register
(NOA, SEPA) ☐ Washington Department of Commerce, attn: Review Team
Electronic Mail ☐ Pierce Transit Land Use Review, attn: Kelly Haden, Monica Adams
☐ Washington State Department of Fish & Wildlife, attn: SEPA Desk
☐ Washington State Department of Natural Resources, attn: SEPA Center
☐ Washington State DAHP, attn: Gretchen Kaehler
☐ Puyallup Tribe of Indians Historic Preservation, attn: Judy Wright
☐ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
☐ PenMet Parks, attn: Elaine Sorenson
☐ Pierce County Fire District Number 5, attn: Eric Watson/Eric Waters
☐ Suquamish Tribe, attn: Dennis Lewarch
☐ Peninsula School District, attn: Vicki Smith
☐ Pierce County Planning and Land Services
☐ Washington State Department of Transportation, attn: Dale Severson / SEPA Reviews
☐ Squaxin Island Tribe, attn: Rhonda Foster
☐ Muckleshoot Tribe, attn: Laura Murphy
☐ Washington Department of Corrections, attn: Eric Heinitz
☐ Puget Sound Partnership, attn: Marsha Engel

Other Parties: ☒ **Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD) MDNS)**
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)

☐ TACOMA NEWS TRIBUNE

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

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

On January 24th, 2023 I mailed, a true and correct copy of the **NOTICE OF PUBLIC HEARING**

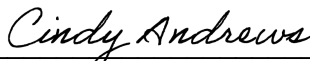
Project Name: **BUCK SINGLE-FAMILY RESIDENTIAL & ACCESSORY APARTMENT**

Project Location: **7402 SOUNDVIEW DR.**

Permit Number(s): **PL-CUP-22-0003 / PL-DR-22-0039**

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 24 day of January, 2023



DECLARANT (signature)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

BUCK SINGLE-FAMILY RESIDENTIAL & ACCESSORY APARTMENT

Permit Number(s): PL-CUP-22-0003, PL-DR-22-0039

Date of Notice: January 24, 2023

Applicant: Templeton Development LLC ,c/o Spencer Buck, 2110 21st, Ave Ct NW, Gig Harbor, WA 98335

Agent: Templeton Development LLC, c/o Spencer Buck, 2110 21st, Ave Ct NW, Gig Harbor, WA 98335

Project Location: 7402 Soundview Dr., site is located west side of Soundview Dr., approximately 700 feet north of intersection with Grandview Street., Sec 08, Tw 21, R 02, QTR 24. Parcel – 0221086035

Project Description: The application is for a Conditional Use and Administrative Design Review approval for a detached 598 square foot Accessory apartment. Along with the proposed single-family residence on site (under separate permit), the total amount of hard surface proposed for the site is 6,269 square feet

SEPA Threshold Determination: A SEPA Threshold Determination is not required for this project

PUBLIC HEARING DATE: Hearing Examiner, **February 7, 2023 at 1:30 pm**, Virtual Hearing

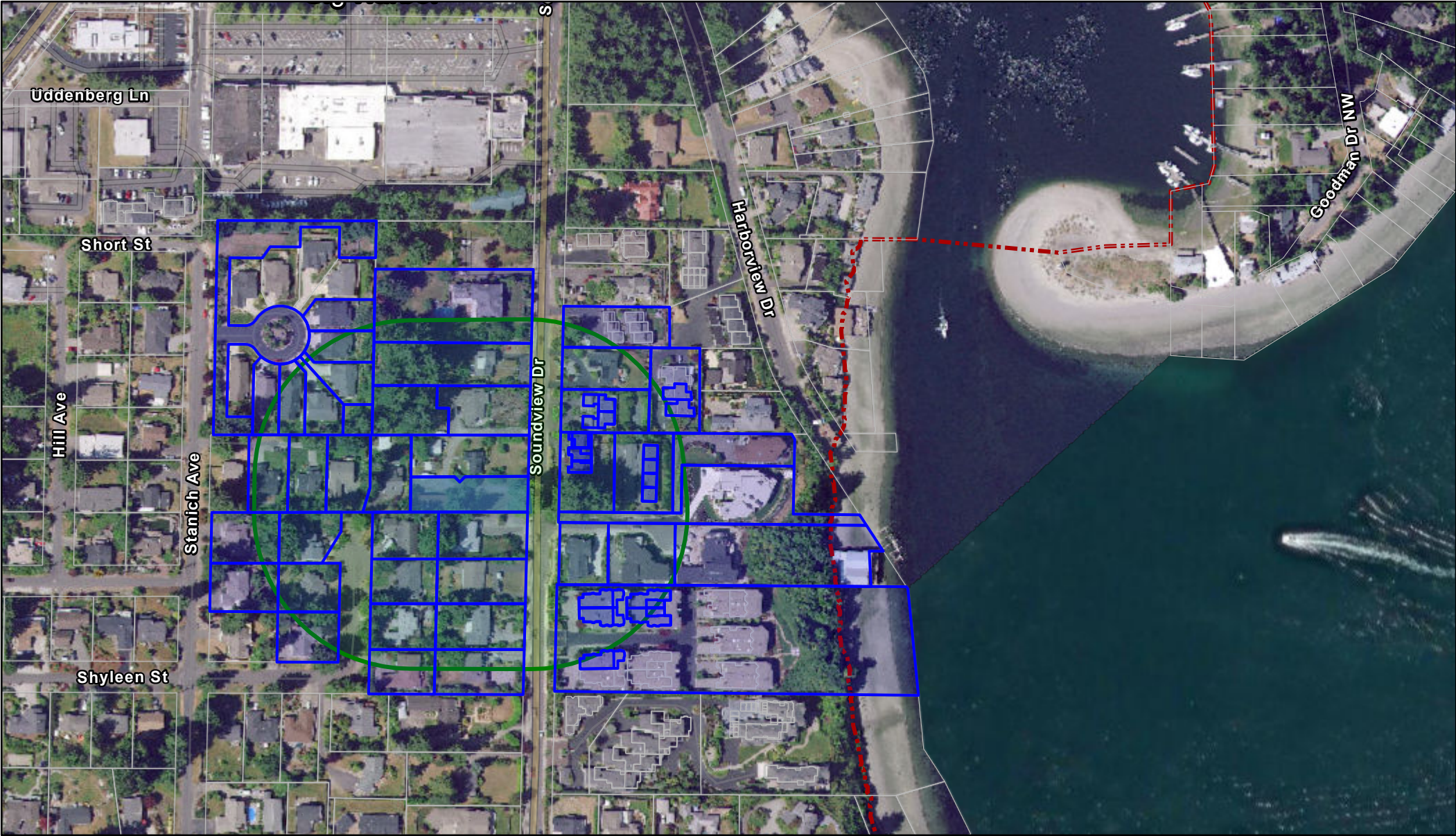
Interested persons are invited to attend the public hearing and provide testimony on this proposal. The hearing will be conducted in the manner prescribed by Gig Harbor Municipal Code Chapter [19.05](#).

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 February 6, 2023.**

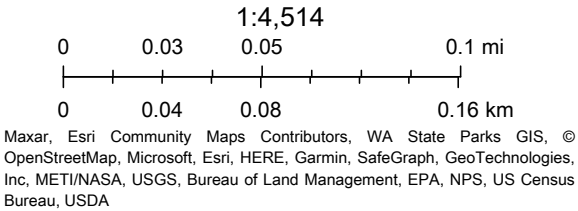
Questions regarding the above stated application should be made to Jeremy Hammar, Associate Planner, City of Gig Harbor Community Development Department, 3510 Grandview Street, Gig Harbor, WA 98335, or by calling (253)851-6170. Additional permit information can also be found at www.cityofgigharbor.net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

Project Web Map



1/19/2023, 4:02:21 PM

 Parcel Boundary



TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 9003630010	BUGBEE GUY L & BOBBIE J	7305 SOUNDVIEW DR UNIT 101	GIG HARBOR, WA 98335-1931
Parcel: 4357000040	GILBERT RICHARD E & SHARRON M TTEE	13510 94TH STREET NW	GIG HARBOR, WA 98329-5569
Parcel: 0221086035	TEMPLETON DEVELOPMENT LLC	2110 21ST AVENUE CT NW	GIG HARBOR, WA 98335
Parcel: 3888000020	7413 SOUNDVIEW LLC	7552 E WETHERSFIELD RD STE 200	SCOTTSDALE, AZ 85260-4722
Parcel: 2371000020	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 4357000010	GILBERT RICHARD E & SHARRON M TTEE	13510 94TH STREET NW	GIG HARBOR, WA 98329-5569
Parcel: 9003630060	HILLS LAWRENCE C & HILLS CAROL A TTEES OF HILLS FAM	19700 N 76TH ST UNIT 1134	SCOTTSDALE, AZ 85255
Parcel: 4185000045	SMITH SCOTT T	7330 FOREST GLEN CT	GIG HARBOR, WA 98335-1283
Parcel: 4185000018	BREDEWEG RYAN P & VALERIE A	7333 FOREST GLEN CT	GIG HARBOR, WA 98335-1284
Parcel: 0221086010	SUCKOW JAMES A & M E M DONNELLY	7506 SOUNDVIEW DR	GIG HARBOR, WA 98335-1951
Parcel: 9003630030	CONLEY W & D J TRUST & C D J CONLEY LLC	3625 PERKINS LN SW STE 103	LAKEWOOD, WA 98499-6006
Parcel: 9003630160	HILLS LAWRENCE C & HILLS CAROL A TTEES OF HILLS FAM	19700 N 76TH ST UNIT 1134	SCOTTSDALE, AZ 85255
Parcel: 0221085020	LOILAND WYNN & SUZANNE	2948 SOUNDVIEW LN	GIG HARBOR, WA 98335-1983
Parcel: 2371000030	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 4185000042	HAYES THEODORE A & ELIZABETH A	7402 FOREST GLEN CT	GIG HARBOR, WA 98335-5133
Parcel: 0221086007	SHOEMAKER WILLIAM J & MARTA K	3130 LAMPHERE LN	GIG HARBOR, WA 98335-5131
Parcel: 4357000030	GILBERT RICHARD E & SHARRON M TTEE	13510 94TH STREET NW	GIG HARBOR, WA 98329-5569
Parcel: 3888000010	FRANK JOHN C & CONSTANCE A TTEE	9002 DEHLINGER LN	KLAMATH FALLS, OR 97603-9709
Parcel: 4003050070	BAKER LLOYD W & HEIDI V	7513 SHAW LN	GIG HARBOR, WA 98335-1270
Parcel: 0221082118	SOUNDVIEW CAPITAL INVESTMENTS LLC	PO BOX 285	FOX ISLAND, WA 98333-0285
Parcel: 2371000030	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 4357000030	GILBERT RICHARD E & SHARRON M TTEE	13510 94TH STREET NW	GIG HARBOR, WA 98329-5569
Parcel: 0221081181	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA
Parcel: 3888000010	FRANK JOHN C & CONSTANCE A TTEE	9002 DEHLINGER LN	KLAMATH FALLS, OR 97603-9709
Parcel: 4003050020	GILLMAN DAVID C & SUZANNE	7503 SHAW LN	GIG HARBOR, WA 98335-1270
Parcel: 4185000043	WOHLSTADTER SAMUEL W & KAREN F	7401 STANICH AVE	GIG HARBOR, WA 98335-1276
Parcel: 0221082128	SOUKUP FAMILY TRUST	7817 OLYMPIC VIEW DR NW	GIG HARBOR, WA 98335-6210
Parcel: 4185000016	FRAMPTON M THAD & DIANE R	7305 FOREST GLEN CT	GIG HARBOR, WA 98335-1284
Parcel: 0221082235	CURRIE KATHY D	7414 SOUNDVIEW DR	GIG HARBOR, WA 98335-1953
Parcel: 9003630020	HIEMSTRA THEODORE G & FRANCES M	7305 SOUNDVIEW DR UNIT 102	GIG HARBOR, WA 98335-1931
Parcel: 0221086036	STECKER JOSHUA & LINDSEY	7405 FOREST GLEN CT	GIG HARBOR, WA 98335-5134
Parcel: 2371000010	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 2371000020	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725

Parcel: 4357000020	GILBERT RICHARD E & SHARRON M TTEE	13510 94TH STREET NW	GIG HARBOR, WA 98329-5569
Parcel: 9003630030	CONLEY W & D J TRUST & C D J CONLEY LLC	3625 PERKINS LN SW STE 103	LAKEWOOD, WA 98499-6006
Parcel: 4185000019	PALM THOR	7403 FOREST GLEN CT	GIG HARBOR, WA 98335-5134
Parcel: 4003050050	GIG HARBOR RIDGE HOLDING LLC	2115 N 30TH ST STE 201	TACOMA, WA 98403-3397
Parcel: 0221085021	CHANNON BRYAN C & THELMA L TTEE	2916 SOUNDVIEW LN	GIG HARBOR, WA 98335-1983
Parcel: 0221082236	ARROWHEAD DEVELOPMENT INC	2015 53RD ST NW	GIG HARBOR, WA 98335-2428
Parcel: 2371000020	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 0221081067	HARNISH KEITH T	7323 SOUNDVIEW LN	GIG HARBOR, WA 98335
Parcel: 6933000030	ROGERS BRUCE W & RAELENE E	2804 HARBORVIEW DR APT C	GIG HARBOR, WA 98335-1901
Parcel: 2371000030	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 9003630050	SCHMITZ VINCENT H & SONDRAL	7305 SOUNDVIEW DR UNIT 301	GIG HARBOR, WA 98335-1931
Parcel: 4003050060	KROTZ ROBERT J & PAMELA S	7511 SHAW LN	GIG HARBOR, WA 98335-1270
Parcel: 0221081178	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA
Parcel: 4357000020	GILBERT RICHARD E & SHARRON M TTEE	13510 94TH STREET NW	GIG HARBOR, WA 98329-5569
Parcel: 0221081185	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA
Parcel: 0221085024	SEHER STEPHEN L & SUZANNE J	2810 MARSHALL AVE STE B	TACOMA, WA 98421-3135
Parcel: 9003630010	BUGBEE GUY L & BOBBIE J	7305 SOUNDVIEW DR UNIT 101	GIG HARBOR, WA 98335-1931
Parcel: 0221081118	BARKER DAVID V & KATHLEEN R	7421 SOUNDVIEW DR	GIG HARBOR, WA 98335-1952
Parcel: 2371000010	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 4003050030	SULLIVAN JENNIFER R	7505 SHAW LN	GIG HARBOR, WA 98335-1270
Parcel: 4357000010	GILBERT RICHARD E & SHARRON M TTEE	13510 94TH STREET NW	GIG HARBOR, WA 98329-5569
Parcel: 0221082129	JACOBSON MICHAEL L & LINDA W	PO BOX 795	GIG HARBOR, WA 98335-0795
Parcel: 4185000017	LAWRENCE WENDY J & BERTACCHI BRIAN J	PO BOX 2690	GIG HARBOR, WA 98335-4690
Parcel: 9003630060	HILLS LAWRENCE C & HILLS CAROL A TTEES OF HILLS FAM	19700 N 76TH ST UNIT 1134	SCOTTSDALE, AZ 85255
Parcel: 0221081073	MORGAN JAMES & REBECCA	7325 SOUNDVIEW LN	GIG HARBOR, WA 98335-1954
Parcel: 2371000010	PEDERSEN MORRIS R & PAULINE	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-9725
Parcel: 4185000047	SMITH ZACHARY & ASHLEY	7310 FOREST GLEN CT	GIG HARBOR, WA 98335-1283
Parcel: 6933000020	JRSW INVESTMENTS LLC	223 RAFT ISLAND DR NW	GIG HARBOR, WA 98335-5600
Parcel: 0221086037	BUCY RUSSELL A & LYNNE G	7404 FOREST GLEN CT	GIG HARBOR, WA 98335-5133
Parcel: 0221081176	UNKNOWN CONVERSION PARTY	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA
Parcel: 0221086006	IRELAND KARI ANNE	3160 LAMPHERE LN	GIG HARBOR, WA 98335
Parcel: 4003050040	KEICH SHEILA J	7507 SHAW LN	GIG HARBOR, WA 98335-1270
Parcel: 4003050120	REFERENCE	7316 EAST SIDE DR NE	TACOMA, WA 98422-1122
Parcel: 9003630150	NELSON DANIEL R & NELSON PATRICIA J CO-TTEE	7305 SOUNDVIEW DR UNIT 502	GIG HARBOR, WA 98335

Parcel: 0221086034 GERLACH ROBERT W & LINDA PFLUG-
Parcel: 4357000040 GILBERT RICHARD E & SHARRON M TTEE
Parcel: 3888000020 7413 SOUNDVIEW LLC
Parcel: 9003630050 SCHMITZ VINCENT H & SONDRAL
Parcel: 0221081180 UNKNOWN CONVERSION PARTY
Parcel: 0221082041 FALCONER DONN M & TAMMI L
Parcel: 4185000044 CARLSON DAVE E & CARLSON JANET L CO-TTEE
Parcel: 0221081169 UNKNOWN CONVERSION PARTY
Parcel: 9003630020 HIEMSTRA THEODORE G & FRANCES M
Parcel: 0221082084 LEE DONALD J & TONYA B

7406 SOUNDVIEW DR
13510 94TH STREET NW
7552 E WETHERSFIELD RD STE 200
7305 SOUNDVIEW DR UNIT 301
UNKNOWN PARTY ADDRESS
7320 SOUNDVIEW DR
7317 STANICH AVE
UNKNOWN PARTY ADDRESS
7305 SOUNDVIEW DR UNIT 102
7422 SOUNDVIEW DR

GIG HARBOR, WA 98335-1953
GIG HARBOR, WA 98329-5569
SCOTTSDALE, AZ 85260-4722
GIG HARBOR, WA 98335-1931
UNKNOWN CITY, WA
GIG HARBOR, WA 98335-1955
GIG HARBOR, WA 98335-1274
UNKNOWN CITY, WA
GIG HARBOR, WA 98335-1931
GIG HARBOR, WA 98335-1953

**City of Gig Harbor
Transmittal Form**

Routing for: NOA SEPA **NOPH** NOPM NOD **Notice Date:** January 17th, 2023
Project: DEVITA SINGLE-FAMILY RESIDENCE

Planner: PL-CUP-22-0003 / PL-DR-22-0039
JEREMY HAMMAR

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

SEPA Agencies: ☐ Washington Department of Ecology, SEPA Register
(NOA, SEPA) ☐ Washington Department of Commerce, attn: Review Team
Electronic Mail ☐ Pierce Transit Land Use Review, attn: Kelly Haden, Monica Adams
☐ Washington State Department of Fish & Wildlife, attn: SEPA Desk
☐ Washington State Department of Natural Resources, attn: SEPA Center
☐ Washington State DAHP, attn: Gretchen Kaehler
☐ Puyallup Tribe of Indians Historic Preservation, attn: Judy Wright
☐ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
☐ PenMet Parks, attn: Elaine Sorenson
☐ Pierce County Fire District Number 5, attn: Eric Watson/Eric Waters
☐ Suquamish Tribe, attn: Dennis Lewarch
☐ Peninsula School District, attn: Vicki Smith
☐ Pierce County Planning and Land Services
☐ Washington State Department of Transportation, attn: Dale Severson / SEPA Reviews
☐ Squaxin Island Tribe, attn: Rhonda Foster
☐ Muckleshoot Tribe, attn: Laura Murphy
☐ Washington Department of Corrections, attn: Eric Heinitz
☐ Puget Sound Partnership, attn: Marsha Engel

Other Parties: ☐ **Applicant/Owner/Agent (NOA, NOPH, NOPM, SEPA, NOD) MDNS)**
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)

☒ TACOMA NEWS TRIBUNE

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

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

On January 17, 2023 I sent a true and correct copy of the **NOTICE OF PUBLIC HEARING** for publication in the **JANUARY 24, 2023** edition of the Tacoma News Tribune for the following:

Project Name: **BUCK SINGLE-FAMILY RESIDENTIAL & ACCESSORY APARTMENT**

Project Location: **7402 SOUNDVIEW DR.**

Permit Number(s): **PL-CUP-22-0003 / PL-DR-22-0039**

SIGNED at Gig Harbor, Washington, this 17th day of January, 2023



DECLARANT (signature)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF PUBLIC HEARING

BUCK SINGLE-FAMILY RESIDENTIAL & ACCESSORY APARTMENT

Permit Number(s): PL-CUP-22-0003, PL-DR-22-0039

Date of Notice: January 24, 2023

Applicant: Templeton Development LLC ,c/o Spencer Buck, 2110 21st, Ave Ct NW, Gig Harbor, WA 98335

Agent: Templeton Development LLC, c/o Spencer Buck, 2110 21st, Ave Ct NW, Gig Harbor, WA 98335

Project Location: 7402 Soundview Dr., site is located west side of Soundview Dr., approximately 700 feet north of intersection with Grandview Street., Sec 08, Tw 21, R 02, QTR 24. Parcel – 0221086035

Project Description: The application is for a Conditional Use and Administrative Design Review approval for a detached 598 square foot Accessory apartment. Along with the proposed single-family residence on site (under separate permit), the total amount of hard surface proposed for the site is 6,269 square feet

SEPA Threshold Determination: A SEPA Threshold Determination is not required for this project

PUBLIC HEARING DATE: Hearing Examiner, **February 7, 2023 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 February 6, 2023.**

Questions regarding the above stated application should be made to Jeremy Hammar, Associate 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".

THANK YOU for your legal submission!

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

ORDER DETAILS

Order Number:
IPL0106014
Order Status:
Submitted
Classification:
Legals & Public Notices
Package:
TAC - Legal Ads
Final Cost:
117.12
Payment Type:
Account Billed
User ID:
IPL0021041

ACCOUNT INFORMATION

CITY OF GIG HARBOR IP
3510 GRANDVIEW ST
GIG HARBOR, WA 98335-1214
253-851-8136
noemail@mcclatchy.com
CITY OF GIG HARBOR

TRANSACTION REPORT

Date
January 17, 2023 6:31:33 PM EST
Amount:
117.12

SCHEDULE FOR AD NUMBER IPL01060140

January 24, 2023
The News Tribune (Tacoma)

PREVIEW FOR AD NUMBER IPL01060140

**CITY OF GIG HARBOR
NOTICE OF PUBLIC HEARING
BUCK SINGLE-FAMILY RESIDENTIAL & ACCESSORY APARTMENT**

Permit Number(s):	PL-CUP-22-0003, PL-DR-22-0039
Date of Notice:	January 24, 2023
Applicant:	Templeton Development LLC, c/o Spencer Buck, 2110 21st, Ave Ct NW, Gig Harbor, WA 98335
Agent:	Templeton Development LLC, c/o Spencer Buck, 2110 21st, Ave Ct NW, Gig Harbor, WA 98335
Project Location:	7402 Soundview Dr., site is located west side of Soundview Dr., approximately 700 feet north of intersection with Grandview Street, Sec 08, Tw 21, R 02, QTR 24. Parcel - 0221086035
Project Description:	The application is for a Conditional Use and Administrative Design Review approval for a detached 598 square foot Accessory apartment. Along with the proposed single-family residence on site (under separate permit), the total amount of hard surface proposed for the site is 6,269 square feet
SEPA Threshold Determination:	A SEPA Threshold Determination is not required for this project
PUBLIC HEARING DATE:	Hearing Examiner, February 7, 2023 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 February 6, 2023.**

Questions regarding the above stated application should be made to Jeremy Hammar, Associate 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".
IPL0106014
Jan 24 2023

[<< Click here to print a printer friendly version >>](#)

RECEIVED

By C. ANDREWS at 10:00 am, Jul 11, 2022

CERTIFICATION OF PUBLIC NOTICE

DECLARATION OF POSTING

I, SPENCER BUCK (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 07-11, 2022 I caused to be posted the notice board provided by the city for the Notice of Application on the following:

Project Name: **BUCK SOUNDVIEW SFR - ADU**

Project Location: **7402 SOUNDVIEW DR**

Permit Number(s): **PL-CUP-22-0003**

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

- ☒ MIDDLE OF PROPERTY JUST OFF PROP LINE BY SIDEWALK
- ☒ _____

SIGNED at Gig Harbor, Washington, this 11 day of July, 2022.


DECLARANT (signature)

City of Gig Harbor
Transmittal Form

Routing for:
Project:

NOA SEPA NOPH NOPM NOD
BUCK SOUNDVIEW SFR - ADU

Notice Date: June 7th, 2022

PL-CUP-22-0003 / PL-DR-22-0041

Planner: JEREMY HAMMAR

Routed to:
City Depts.

☐ Public Works–Operations
☐ Public Works–Engineering

☐ Building and Fire Safety
☐ Other _____

SEPA Agencies:

(NOA, SEPA)

Electronic Mail

- ☐ Washington Department of Ecology, SEPA Register
- ☐ Washington Department of Commerce, attn: Review Team
- ☐ Pierce Transit Land Use Review, attn: Kelly Haden, Monica Adams
- ☐ Washington State Department of Fish & Wildlife, attn: SEPA Desk
- ☐ Washington State Department of Natural Resources, attn: SEPA Center
- ☐ Washington State DAHP, attn: Gretchen Kaehler
- ☐ Puyallup Tribe of Indians Historic Preservation, attn: Judy Wright
- ☐ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
- ☐ PenMet Parks, attn: Elaine Sorenson
- ☐ Pierce County Fire District Number 5, attn: Eric Watson/Eric Waters
- ☐ Suquamish Tribe, attn: Dennis Lewarch
- ☐ Peninsula School District, attn: Vicki Smith
- ☐ Pierce County Planning and Land Services
- ☐ Washington State Department of Transportation, attn: Dale Severson / SEPA Reviews
- ☐ Squaxin Island Tribe, attn: Rhonda Foster
- ☐ Muckleshoot Tribe, attn: Laura Murphy
- ☐ Washington Department of Corrections, attn: Eric Heinitz
- ☐ Puget Sound Partnership, attn: Marsha Engel

Other Parties:

1st Class Mail

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

☒ **TACOMA NEWS TRIBUNE**

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF PUBLISHING

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

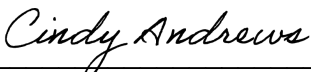
On June 28, 2022, I sent a true and correct copy of the NOTICE OF APPLICATION for publication in the July 11th, 2022 edition of the Tacoma News Tribune for the following:

Project Name: **BUCK SOUNDVIEW SFR - ADU**

Project Location: **7402 SOUNDVIEW DR**

Permit Number(s): **PL-SEPA-22-0012**

SIGNED at Gig Harbor, Washington, this 28, day of June 2022



DECLARANT (signature)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF APPLICATION
July 11, 2022

BUCK ACCESSORY APARTMENT
Type III Permit

Permit Number(s): PL-CUP-22-0003, PL-DR-22-0041

Date Application was Submitted: May 24, 2022

Date of Notice of Complete Application: June 28, 2022

Name of Applicant: Templeton Development LLC, 2110 21st, Ave Ct NW, Gig Harbor, WA 98335

Name of Agent: Spencer Buck, 2110 21st Ave, Ct NW, Gig Harbor, WA 98335

Project Location: 7402 Soundview Dr., site is located west side of Soundview Dr., approximately 700 feet north of intersection with Grandview Street., Sec 08, Tw 21, R 02, QTR 24. Parcel – 0221086035

Description of Proposed Project: The application is for a Conditional Use and design review approval for a detached 598 square foot Accessory apartment. Along with the proposed single-family residence on site (under separate permit), the total amount of hard surface proposed for the site is 6,269 square feet

Project Permits Included with Application: Conditional Use Permit and Design Review

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

Other Required Permits Not Included in Application: Building Permits

Existing Environmental Documents which Evaluate Proposed Project:

Preliminary Storm Drainage Report, prepared by, Hendrickson Engineering, dated March 2022; Sewer Report prepared by Hendrickson Engineering, dated March 2022; Stormwater Pollution Prevention Plan, prepared by Hendrickson Engineering, dated March 2022, Water Hydraulic Report, prepared by Hendrickson Engineering, dated March 2022 and Storm Drainage Report, prepared by Hendrickson Engineering, dated March 2022.

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

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

Interested persons may comment on the above stated application or may request any notice of public hearing or a copy of the decision on this application or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than July 26, 2022. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Jeremy Hammar, Associate Planner, City of Gig Harbor Planning Division, 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 in "My Portal".

City of Gig Harbor
Transmittal Form

Routing for:
Project:

NOA SEPA NOPH NOPM NOD Notice Date: July 11, 2022
BUCK SOUNDVIEW SFR - ADU

PL-CUP-22-0003 / PL-DR-22-0041

Planner: JEREMY HAMMAR

Routed to:
City Depts.

☒ Public Works–Operations
☒ Public Works–Engineering

☒ Building and Fire Safety
☐ Other _____

SEPA Agencies:

(NOA, SEPA)

Electronic Mail

- ☒ Washington Department of Ecology, SEPA Register
- ☒ Washington Department of Commerce, attn: Review Team
- ☒ Pierce Transit Land Use Review, attn: Kelly Haden, Monica Adams
- ☒ Washington State Department of Fish & Wildlife, attn: SEPA Desk
- ☒ Washington State Department of Natural Resources, attn: SEPA Center
- ☒ Washington State DAHP, attn: Gretchen Kaehler
- ☒ Puyallup Tribe of Indians Historic Preservation, attn: Judy Wright
- ☒ Puyallup Tribe Cultural Resources, attn: Brandon Reynon/Jeffrey Thomas
- ☒ PenMet Parks, attn: Elaine Sorenson
- ☒ Pierce County Fire District Number 5, attn: Eric Watson/Eric Waters
- ☒ Suquamish Tribe, attn: Dennis Lewarch
- ☒ Peninsula School District, attn: Vicki Smith
- ☒ Pierce County Planning and Land Services
- ☒ Washington State Department of Transportation, attn: Dale Severson / SEPA Reviews
- ☒ Squaxin Island Tribe, attn: Rhonda Foster
- ☒ Muckleshoot Tribe, attn: Laura Murphy
- ☒ Washington Department of Corrections, attn: Eric Heinitz
- ☒ Puget Sound Partnership, attn: Marsha Engel

Other Parties:

1st Class Mail

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

☐ TACOMA NEWS TRIBUNE

CERTIFICATION OF PUBLIC NOTICE

=====

DECLARATION OF MAILING

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

On July 11, 2022 I mailed, a true and correct copy of the **Notice of Application** for the following:

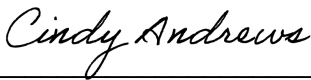
Project Name: **BUCK ACCESSORY APARTMENT**

Project Location: **7402 SOUNDVIEW DR.**

Permit Number(s): **PL-CUP-22-0003, PL-DR-22-0041**

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 11th day of July, 2022



DECLARANT (signature)



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CITY OF GIG HARBOR

NOTICE OF APPLICATION
July 11, 2022

BUCK ACCESSORY APARTMENT
Type III Permit

Permit Number(s): PL-CUP-22-0003, PL-DR-22-0041

Date Application was Submitted: May 24, 2022

Date of Notice of Complete Application: June 28, 2022

Name of Applicant: Templeton Development LLC, 2110 21st, Ave Ct NW, Gig Harbor, WA 98335

Name of Agent: Spencer Buck, 2110 21st Ave, Ct NW, Gig Harbor, WA 98335

Project Location: 7402 Soundview Dr., site is located west side of Soundview Dr., approximately 700 feet north of intersection with Grandview Street., Sec 08, Tw 21, R 02, QTR 24. Parcel – 0221086035

Description of Proposed Project: The application is for a conditional use and design review approval for a detached 598 square foot Accessory apartment. Along with the proposed single-family residence on site (under separate permit), the total amount of hard surface proposed for the site is 6,269 square feet

Project Permits Included with Application: Conditional Use Permit and Design Review

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

Other Required Permits Not Included in Application: Building Permits

Existing Environmental Documents which Evaluate Proposed Project:

Preliminary Storm Drainage Report, prepared by, Hendrickson Engineering, dated March 2022; Sewer Report prepared by Hendrickson Engineering, dated March 2022; Stormwater Pollution Prevention Plan, prepared by Hendrickson Engineering, dated March 2022, Water Hydraulic Report, prepared by Hendrickson Engineering, dated March 2022 and Storm Drainage Report, prepared by Hendrickson Engineering, dated March 2022.

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

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

Interested persons may comment on the above stated application or may request any notice of public hearing or a copy of the decision on this application or participate in any public hearings. Requests for notification or written comments must be submitted to the Planning Division by no later than July 25, 2022. All public comments or requests must be received at the Planning Division by no later than 5:00pm on the last date of the comment period.

Questions regarding the above stated application should be made to Jeremy Hammar, Associate Planner, City of Gig Harbor Planning Division, 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 in "My Portal".

TaxParcelNumber	TaxpayerName	Delivery_Address	City_State Zipcode
Parcel: 4185000019	Taxpayer: PALM THOR 	7403 FOREST GLEN CT	GIG HARBOR, WA 98335-5:
Parcel: 3888000020	Taxpayer: 7413 SOUNDVIEW LLC 	7552 E WETHERSFIELD RD	SCOTTSDALE, AZ 85260&nl
Parcel: 2371000020	Taxpayer: PEDERSEN MORRIS R & PAULINE 	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-97
Parcel: 9003630010	Taxpayer: BUGBEE GUY L & BOBBIE J 	7305 SOUNDVIEW DR UNIT 101	GIG HARBOR, WA 98335-1:
Parcel: 0221086034	Taxpayer: GERLACH ROBERT W & LINDA PFLUG- 	7406 SOUNDVIEW DR	GIG HARBOR, WA 98335-1:
Parcel: 4185000016	Taxpayer: FRAMPTON M THAD & DIANE R 	7305 FOREST GLEN CT	GIG HARBOR, WA 98335-1:
Parcel: 0221082118	Taxpayer: SOUNDVIEW CAPITAL INVESTMENTS LLC 	PO BOX 285	FOX ISLAND, WA 98333-02
Parcel: 6933000030	Taxpayer: ROGERS BRUCE W & RAELENE E 	2804 HARBORVIEW DR APT C	GIG HARBOR, WA 98335-1:
Parcel: 9003630050	Taxpayer: SCHMITZ VINCENT H & SONDRAL 	7305 SOUNDVIEW DR UNIT 301	GIG HARBOR, WA 98335-1:
Parcel: 0221086006	Taxpayer: IRELAND KARI ANNE 	PO BOX 2713	GIG HARBOR, WA 98335-4:
Parcel: 2371000030	Taxpayer: PEDERSEN MORRIS R & PAULINE 	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-97
Parcel: 4357000040	Taxpayer: GILBERT RICHARD E & SHARRON M TTEE 	13510 94TH STREET NW	GIG HARBOR, WA 98329-5:
Parcel: 4185000043	Taxpayer: WOHLSTADTER SAMUEL W & KAREN F 	7401 STANICH AVE	GIG HARBOR, WA 98335-1:
Parcel: 0221086037	Taxpayer: BUCY RUSSELL A & LYNNE G 	7404 FOREST GLEN CT	GIG HARBOR, WA 98335-5:
Parcel: 4185000017	Taxpayer: LAWRENCE WENDY J & BERTACCHI BRIAN J 	PO BOX 2690	GIG HARBOR, WA 98335-4:
Parcel: 0221082128	Taxpayer: SOUKUP FAMILY TRUST 	7817 OLYMPIC VIEW DR NW	GIG HARBOR, WA 98335-6:
Parcel: 3888000010	Taxpayer: FRANK JOHN C & CONSTANCE A TTEE 	9002 DEHLINGER LN	KLAMATH FALLS, OR 97603
Parcel: 9003630060	Taxpayer: HILLS LAWRENCE C & CAROL A 	7305 SOUNDVIEW DR UNIT 302	GIG HARBOR, WA 98335-1:
Parcel: 4357000030	Taxpayer: GILBERT RICHARD E & SHARRON M TTEE 	13510 94TH STREET NW	GIG HARBOR, WA 98329-5:
Parcel: 0221086007	Taxpayer: SHOEMAKER WILLIAM J & MARTA K 	3130 LAMPHERE LN	GIG HARBOR, WA 98335-5:
Parcel: 2371000010	Taxpayer: PEDERSEN MORRIS R & PAULINE 	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-97
Parcel: 2371000030	Taxpayer: PEDERSEN MORRIS R & PAULINE 	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-97
Parcel: 0221086010	Taxpayer: SUCKOW JAMES A & M E M DONNELLY 	7506 SOUNDVIEW DR	GIG HARBOR, WA 98335-1:
Parcel: 9003630160	Taxpayer: HILLS LAWRENCE C & CAROL A 	7305 SOUNDVIEW DR UNIT 302	GIG HARBOR, WA 98335-1:
Parcel: 4003050060	Taxpayer: KROTZ ROBERT J & PAMELA S 	7511 SHAW LN	GIG HARBOR, WA 98335-1:
Parcel: 4003050120	Taxpayer: REFERENCE 	7316 EAST SIDE DR NE	TACOMA, WA 98422-1122:
Parcel: 0221085020	Taxpayer: LOILAND WYNN & SUZANNE 	2948 SOUNDVIEW LN	GIG HARBOR, WA 98335-1:
Parcel: 4357000020	Taxpayer: GILBERT RICHARD E & SHARRON M TTEE 	13510 94TH STREET NW	GIG HARBOR, WA 98329-5:
Parcel: 2371000020	Taxpayer: PEDERSEN MORRIS R & PAULINE 	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-97
Parcel: 0221081181	Taxpayer: UNKNOWN CONVERSION PARTY 	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA &nbs
Parcel: 9003630030	Taxpayer: CONLEY W & D J TRUST & C D J CONLEY LLC 	3625 PERKINS LN SW STE 103	LAKEWOOD, WA 98499-60
Parcel: 4003050030	Taxpayer: SULLIVAN JENNIFER R 	7505 SHAW LN	GIG HARBOR, WA 98335-1:
Parcel: 0221086035	Taxpayer: TEMPLETON DEVELOPMENT LLC 	2110 21ST AVENUE CT NW	GIG HARBOR, WA 98335&r

Parcel: 0221085021	Taxpayer: CHANNON BRYAN C & THELMA L TTEE 	2916 SOUNDVIEW LN	GIG HARBOR, WA 98335-1
Parcel: 0221081118	Taxpayer: BARKER DAVID V & KATHLEEN R 	7421 SOUNDVIEW DR	GIG HARBOR, WA 98335-1
Parcel: 4357000020	Taxpayer: GILBERT RICHARD E & SHARRON M TTEE 	13510 94TH STREET NW	GIG HARBOR, WA 98329-5
Parcel: 2371000010	Taxpayer: PEDERSEN MORRIS R & PAULINE 	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-97
Parcel: 9003630050	Taxpayer: SCHMITZ VINCENT H & SONDRAL 	7305 SOUNDVIEW DR UNIT 301	GIG HARBOR, WA 98335-1
Parcel: 2371000030	Taxpayer: PEDERSEN MORRIS R & PAULINE 	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-97
Parcel: 9003630030	Taxpayer: CONLEY W & D J TRUST & C D J CONLEY LLC 	3625 PERKINS LN SW STE 103	LAKEWOOD, WA 98499-60
Parcel: 4003050040	Taxpayer: KEICH SHEILA J 	7507 SHAW LN	GIG HARBOR, WA 98335-1
Parcel: 0221082235	Taxpayer: CURRIE KATHY D 	7414 SOUNDVIEW DR	GIG HARBOR, WA 98335-1
Parcel: 4185000044	Taxpayer: CARLSON DAVE E & CARLSON JANET L CO-TTEE 	7317 STANICH AVE	GIG HARBOR, WA 98335-1
Parcel: 3888000020	Taxpayer: 7413 SOUNDVIEW LLC 	7552 E WETHERSFIELD RD	SCOTTSDALE, AZ 85260&nl
Parcel: 4357000010	Taxpayer: GILBERT RICHARD E & SHARRON M TTEE 	13510 94TH STREET NW	GIG HARBOR, WA 98329-5
Parcel: 0221082129	Taxpayer: JACOBSON MICHAEL L & LINDA W 	PO BOX 795	GIG HARBOR, WA 98335-0
Parcel: 0221081067	Taxpayer: HARNISH KEITH T 	7323 SOUNDVIEW LN	GIG HARBOR, WA 98335&r
Parcel: 4357000040	Taxpayer: GILBERT RICHARD E & SHARRON M TTEE 	13510 94TH STREET NW	GIG HARBOR, WA 98329-5
Parcel: 9003630060	Taxpayer: HILLS LAWRENCE C & CAROL A 	7305 SOUNDVIEW DR UNIT 302	GIG HARBOR, WA 98335-1
Parcel: 2371000020	Taxpayer: PEDERSEN MORRIS R & PAULINE 	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-97
Parcel: 0221081178	Taxpayer: UNKNOWN CONVERSION PARTY 	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA &nbs
Parcel: 4003050070	Taxpayer: LEBENS LISSA TTEE 	7513 SHAW LN	GIG HARBOR, WA 98335-1
Parcel: 9003630020	Taxpayer: GARMAN PATRICK J & KATHLEEN 	7305 SOUNDVIEW DR UNIT 102	GIG HARBOR, WA 98335-1
Parcel: 6933000020	Taxpayer: JRSW INVESTMENTS LLC 	223 RAFT ISLAND DR NW	GIG HARBOR, WA 98335-5
Parcel: 4185000047	Taxpayer: SMITH ZACHARY & ASHLEY 	7310 FOREST GLEN CT	GIG HARBOR, WA 98335-1
Parcel: 0221081185	Taxpayer: UNKNOWN CONVERSION PARTY 	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA &nbs
Parcel: 4357000010	Taxpayer: GILBERT RICHARD E & SHARRON M TTEE 	13510 94TH STREET NW	GIG HARBOR, WA 98329-5
Parcel: 0221082041	Taxpayer: FALCONER DONN M & TAMMI L 	7320 SOUNDVIEW DR	GIG HARBOR, WA 98335-1
Parcel: 0221081180	Taxpayer: UNKNOWN CONVERSION PARTY 	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA &nbs
Parcel: 9003630020	Taxpayer: GARMAN PATRICK J & KATHLEEN 	7305 SOUNDVIEW DR UNIT 102	GIG HARBOR, WA 98335-1
Parcel: 3888000010	Taxpayer: FRANK JOHN C & CONSTANCE A TTEE 	9002 DEHLINGER LN	KLAMATH FALLS, OR 97603
Parcel: 0221082084	Taxpayer: LEE DONALD J & TONYA B 	7422 SOUNDVIEW DR	GIG HARBOR, WA 98335-1
Parcel: 0221081169	Taxpayer: UNKNOWN CONVERSION PARTY 	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA &nbs
Parcel: 4185000042	Taxpayer: HAYES THEODORE A & ELIZABETH A 	7402 FOREST GLEN CT	GIG HARBOR, WA 98335-5
Parcel: 0221086036	Taxpayer: STECKER JOSHUA & LINDSEY 	7405 FOREST GLEN CT	GIG HARBOR, WA 98335-5
Parcel: 4185000018	Taxpayer: BREDEWEG RYAN P & VALERIE A 	7333 FOREST GLEN CT	GIG HARBOR, WA 98335-1
Parcel: 0221081073	Taxpayer: MORGAN JAMES & REBECCA 	7325 SOUNDVIEW LN	GIG HARBOR, WA 98335-1

Parcel: 4003050020	Taxpayer: GILLMAN DAVID C & SUZANNE 	7503 SHAW LN	GIG HARBOR, WA 98335-1
Parcel: 4357000030	Taxpayer: GILBERT RICHARD E & SHARRON M TTEE 	13510 94TH STREET NW	GIG HARBOR, WA 98329-5
Parcel: 2371000010	Taxpayer: PEDERSEN MORRIS R & PAULINE 	266 SHOREWOOD COURT	FOX ISLAND, WA 98333-97
Parcel: 0221085024	Taxpayer: SEHER STEPHEN L & SUZANNE J 	2810 MARSHALL AVE STE B	TACOMA, WA 98421-3135
Parcel: 4003050050	Taxpayer: GIG HARBOR RIDGE HOLDING LLC 	2115 N 30TH ST STE 201	TACOMA, WA 98403-3397
Parcel: 9003630150	Taxpayer: NELSON DANIEL R & NELSON PATRICIA J CO-TTEE&nb	7305 SOUNDVIEW DR UNIT 502	GIG HARBOR, WA 98335&r
Parcel: 9003630010	Taxpayer: BUGBEE GUY L & BOBBIE J 	7305 SOUNDVIEW DR UNIT 101	GIG HARBOR, WA 98335-1
Parcel: 4185000045	Taxpayer: SMITH SCOTT T 	7330 FOREST GLEN CT	GIG HARBOR, WA 98335-1
Parcel: 0221081176	Taxpayer: UNKNOWN CONVERSION PARTY 	UNKNOWN PARTY ADDRESS	UNKNOWN CITY, WA &nbs
Parcel: 0221082236	Taxpayer: ARROWHEAD DEVELOPMENT INC 	2015 53RD ST NW	GIG HARBOR, WA 98335-2

134
osp;
25
931
953
284
85
901
931
713
25
569
276
133
690
210
{-9709
931
569
131
25
25
951
931
270

983
569
25
p;
06
270
nbsp;

983
952
569
25
931
25
06
270
953
274
asp;
569
795
rbsp;
569
931
25
p;
270
931
600
283
p;
569
955
p;
931
}-9709
953
p;
133
134
284
954

270
569
25

1
931
283
p;
428

From: [Shaun Dinubilo](#)
To: [Cindy Andrews](#)
Subject: RE: NOTICE OF APPLICATION - BUCK ACCESSORY APARTMENT - PL-CUP-22-0003
Date: Thursday, July 14, 2022 9:11:03 AM

Hello Cindy,

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 preferred method of communication.

As per 43 CFR 7.18[a][1]) of the Archaeological Resource Protection Act, Section 304 of the National Historic Preservation Act, and RCW 42.56.300 of the Washington State Public Records Act- Archaeological Sites, all information concerning the location, character, and ownership of any cultural resource must be withheld from public disclosure.

From: Cindy Andrews <candrews@gigharborwa.gov>
Sent: Monday, July 11, 2022 8:30 AM
To: ECY RE SWRO SEPA COORDINATOR <swrosepacoordinator@ECY.WA.GOV>; Adonais Clark (<aclark@co.pierce.wa.us> <aclark@co.pierce.wa.us>; Alec, Wrolson, Puyallup Tribe <Alec.Wrolson@PuyallupTribe-nsn.gov>; Andrew Strobel, Puyallup Tribe <Andrew.Strobel@PuyallupTribe-nsn.gov>; aosullivan@suquamish.nsn.us; Brad Beach <beach.brad@nisqually-nsn.gov>; Carol <CarolAnn.Hawks@PuyallupTribe-nsn.gov>; Char Naylor, Puyallup Tribe <Char.Naylor@PuyallupTribe-nsn.gov>; David Winfrey, Puyallup Tribe

<David.Winfrey@PuyallupTribe-nsn.gov>; Department of Natural Resources SEPA Center (sepacenter@dnr.wa.gov) <sepacenter@dnr.wa.gov>; dwilliams@suquamish.nsn.us; efheinitz@doc1.wa.gov; ewatson@piercefirer.org; Jennifer Keating, Puyallup Tribe <Jennifer.M.Keating@puyalluptribe-nsn.gov>; JOE CUSHMAN <cushman.joe@nisqually-nsn.gov>; Kristen Miller <kirsten.miller@dnr.wa.gov>; Lois Boome, Puyallup Tribe <Lois.Boome@PuyallupTribe-nsn.gov>; Michael Prentice <michaelp@penlight.org>; Muckleshoot Tribe - Laura Murphy (laura.murphy@muckleshoot.nsn.us) <laura.murphy@muckleshoot.nsn.us>; Nancy Games, Puyallup Tribe <nancy.games@puyalluptribe-nsn.gov>; Nicole Jones-Vogel - PenMet Parks <njones-vogel@penmetparks.org>; OR-SEPA-REVIEW@wsdot.wa.gov; Puget Sound Partnership - Marsha Engel (marsha.engel@psp.wa.gov) <marsha.engel@psp.wa.gov>; reviewteam@commerce.wa.gov; Rhonda Foster <rfoster@squaxin.us>; Robert Barandon, Puyallup Tribe <Robert.B.Barandon@puyalluptribe-nsn.gov>; Russ Ladley, Puyallup Tribe <Russ.Ladley@PuyallupTribe-nsn.gov>; sepa <sepa@dahp.wa.gov>; SEPA <SEPAReview@PuyallupTribe-nsn.gov>; sepaunit@ecy.wa.gov; Sharon Silver (sharons@penlight.org) <sharons@penlight.org>; Shaun Dinubilo <sadinubilo@squaxin.us>; Shital Saini <shital@penlight.org>; smithv@psd401.net; Stacie Snuffin - PenMet Parks <SSnuffin@PenMetParks.org>; Suquamish Tribe - Dennis Lewarch (dlewarch@suquamish.nsn.us) <dlewarch@suquamish.nsn.us>; Tina Vaslet Pierce Transit (tvaslet@piercetransit.org) <tvaslet@piercetransit.org>; Zachary Meyer <ZMEY461@ECY.WA.GOV>
Subject: NOTICE OF APPLICATION - BUCK ACCESSORY APARTMENT - PL-CUP-22-0003

The City of Gig Harbor has issued an NOA for the BUCK ACCESSORY APARTMENT - PL-CUP-22-0003 project, I have included above the Notice of Application and below included a link to the City of Gig Harbor [Permit Portal](#) for all of the project information submitted to date. Please provide your comments no later than July 25, 2022 and please let me know if you have any questions.

Best Regards
Cindy Andrews
Planning Technician
City of Gig Harbor
CAndrews@gigharborwa.gov
Phone - 253-853-7625



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

RECEIVED

By C. ANDREWS at 8:55 am, Jul 25, 2022

July 25, 2022

To: Jeremy Hammar, Associate Planner
City of Gig Harbor
Planning Division
3510 Grandview St
Gig Harbor, WA 98335

Re: PL-CUP-22-0003

The Nisqually Indian Tribe's THPO has reviewed the notice of application 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 at this time, 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



"THE MARITIME CITY"

COMMUNITY DEVELOPMENT

ADMINISTRATIVE APPROVAL

**CITY OF GIG HARBOR
PLANNING DIVISION
PL-DR-22-0041**

TO: Spencer Buck
2110 21st Avenue Ct NW
Gig Harbor, WA 98335

FROM: Jeremy Hammar, Associate Planner

DATE: January 30, 2023

RE: Buck Accessory Apartment (Pierce County Parcel #0221086035)
Administrative Design Review.

Project Description

The applicant has proposed the construction of a 598 square-foot single-level Accessory Dwelling Unit (ADU) as a detached accessory apartment to a single-family residence proposed under permit BD-22-0069 and PL-DR-22-0029. The Accessory Apartment will include the same roofing material, siding, windows, and colors as is proposed for use on the Single-family residence.

Analysis

This proposal has been reviewed using the standards of the Design Manual listed in GHMC 17.99. As with the proposed single-family residence on the site which has received design review approval, the proposed accessory apartment prescriptively meets all applicable specific requirements of the Design Manual and has been designed to be consistent with the proposed Single-Family residence.

Decision

Staff has found the proposal 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 June 28, 2022, are hereby **approved**.

Jeremy Hammar
Associate Planner

Jeremy Hammar

Date 1-30-23

Duration of Permit Approval: The permits included in this decision shall expire three (3) years from January 30, 2023 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.

