# AGENDA
# City of Gig Harbor Design Review Board
# Virtual Meeting of April 27, 2023, at 5:00 pm

This meeting may be accessed through Zoom at https://us06web.zoom.us/j/89568206345 or by calling (253) 215- 8782 and entering Meeting ID 895 6820 6345. Please see the Public Comment & Decorum section at the end of this agenda for information on options to make public comment.

This meeting may also be viewed live in the Community Rooms at the Civic Center. All participants will be engaging in the meeting via Zoom.

## I. Call to Order:

## II. Roll call:

## III. Approval of Minutes: February 9, 2023

## IV. Agenda Items for Formal Review

a. Announcement of Application
b. Open Public Meeting Announcement
c. Appearance of Fairness Issues
d. Staff Report
e. Applicant Introduction and Presentation
f. Public Comment (See Assistance Memo)
g. Discussion and Voting

1. **YMCA OF TACOMA-PIERCE COUNTY, 4717 19TH STREET, SUITE 201, TACOMA, WA 98405: Gig Harbor Sports Complex 1B (PL-DR-23-0001)** The project proposal includes improvements to parcel APN 4002470012 immediately north of the YMCA. The project will develop several park-related elements including a three bocce ball courts, six pickleball courts, a playground suited for children ages two through twelve, an event lawn and covered stage, two picnic shelters and a restroom and concessions building. The proposal also includes utility services, a watermain extension from Harbor Hill Drive to McCormick Creek Drive, parking, and pedestrian paths connecting to a recently installed crossing of Harbor Hill Drive.

   A design exception from the Design Review Board (DRB) is requested for the use of chain link fencing, 8 feet in height, within the setback along Harbor Hill Drive, a

defined parkway. The fence also requires deviation from general fence requirements. A tall chain link fence is proposed for the safety of park users, pedestrians, and motorists on Harbor Hill Drive. The site is located at XXX Harbor Hill Dr., site is located on the west side of Harbor Hill Drive, approximately 1,200 feet north of the roundabout intersection with Sentinel Drive. Parcel #4002470012 | Sec 31, Tw 22, R 02, Qtr 24

2. **HISTORIC PRESERVATION DISCUSSION:**

## V. Upcoming Meetings

## VI. Adjourn

PUBLIC COMMENT & DECORUM

Commenters will be allotted 3 minutes per individual, unless revised by the Chair. In-person comments shall be made from the microphone, first giving the speaker's name and address. When there are 30 seconds remaining, staff will alert you to summarize your comments. At the end of your comments, staff will notify you it has come to the end of your comment period. Anyone making "out of order" comments may be subject to removal from the meeting.

Public comment may be made remotely via Zoom or by phone during designated portions of the meeting. To speak during the meeting, press the Raise Hand button near the bottom of your Zoom window or press *9 on your phone. Please refrain from raising your hand until the Chair has announced that the Design Review Board has opened the public comment portion of the meeting. Your name or the last three digits of your phone number will be called out when it is your turn to speak. When using your phone to call in, you may need to press *6 to unmute yourself. All speakers will have up to three minutes to speak.

All remarks shall be addressed to the Design Review Board as a body and not to any specific Member. All speakers shall be courteous in their language and deportment and shall not engage in or discuss or comment on personalities or indulge in derogatory remarks or insinuations with regard to any Design Review Board, the Chair, or any member of the staff or the public.

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

AMERICANS WITH DISABILITIES (ADA) ACCOMMODATIONS ADA accommodations can be provided upon request. Those requiring special accommodations should contact the City Clerk at cityclerk@gigharborwa.gov or (253) 853-7613 at least 24 hours prior to the meeting.

**DRAFT MINUTES**
**City of Gig Harbor Design Review Board**
**Virtual Meeting of February 9, 2023, at 5:00 pm**

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**I. Call to Order: 5:00 pm**

**II. Roll call**: Darrin Filand, Jon Ashlock, Brianne Blackburn, Larry Bradbury. Guy Hoppen arrived at 5:35 pm.

**Staff:** Jeremy Hammar and Cindy Andrews

**III. Approval of Minutes:** December 08, 2022 / January 26, 2023

a. **MOTION**: Move to approve the minutes of December 8, 2022 as written. Filand / Ashlock. All in favor – Motion carried.

b. **MOTION:** Move to approve the minutes of January 26, 2023 as written. Ashlock / Blackburn. All in favor – Motion carried.

**IV. Agenda Items for Formal Review**

a. Announcement of Application
b. Open Public Meeting Announcement
c. Appearance of Fairness Issues
d. Staff Report
e. Applicant Introduction and Presentation
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g. Discussion and Voting

**<u>Jocelyn V. Devita, 10226 Sentinel Loop, Gig Harbor, WA 98332</u>: DEVITA SINGLE-FAMILY RESIDENCE: (PL-DR-20-0042). Continuation from January 26, 2023.** The applicant is proposing the construction of a 2,834 square foot single-family residential home. The applicant is requesting a design review exception per Gig Harbor Municipal Code 17.98.060 requesting relief from the following specific requirements of the Design Manual; Gig Harbor Municipal Code (GHMC) 17.99.240(C) Maintain Natural Topography, and GHMC 17.99.370(A) Respect Natural Topography. The site is located at 3824 Harborview Dr. south of the Harborview and Stinson Round-a-bout. Parcel – 2360000010

Staff Presentation: Associate Planner Jeremy Hammar provided staff's presentation.

Applicant Presentation: Dave Freeman, Architect, Snodgrass Freeman Associates provided the applicant's presentation.

Public Comment: Ana Alvernaz – 8405 Bayridge Ave, G.H. Ms. Alvernaz discussed her concerns with the height of the trees that are proposed and the potential to block views.

**<u>MOTION:</u>** Move to approve staff's findings and related summary as related to Article IV Architecture, that the analysis is consistent with the criteria set in the Design Manual and that the standards have been met for a Design Exception. Filand / Bradburry. All in Favor – Motion carried.

**<u>MOTION:</u>** Move to approve with conditions that the development of the parcel has been designed in a manner that is consistent with the character of the area and that the proposed Design Exception is found to be consistent with the intent of the general scope with the conditions that the upper pile wall utilize cascading landscaping on the upper portion of the wall to help mitigate the height of the wall as well as the Arborvitae plants with a size smaller than 6 ft initially at the base of the wall to help screen the wall. Filand / Ashlock.

**<u>AMENDMENT</u>**: The DRB recommends that the applicant space the Arborvitae plants at a density that will block the pile wall and that the plant spacing be based on the recommendations of a Landscape Architect. Filand / Ashlock. 4-5 – Hoppen apposed – Motion carried.

## V. <u>Upcoming Meetings:</u> February 23, 2023 - Cancelled

## VI. <u>Adjourn at 5:55 pm</u>

Motion: Move to adjourn at 5:55 pm. Filand / Blackburn. All in favor – Motion carried.

GIG HARBOR
"THE MARITIME CITY"

# PLANNING DEPARTMENT
# STAFF REPORT

**TO:** Design Review Board
**FROM:** Planning Staff
**DATE:** April 27, 2023

**RE:** **PL-DR-23-0001 Gig Harbor Sports Complex 1B**

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## I. GENERAL INFORMATION

**A. Applicants:**
City of Gig Harbor
3510 Grandview Street
Gig Harbor, WA 98335

YMCA of Tacoma-Pierce County
4717 19th Street, Suite 201
Tacoma, WA 98405

**B. Owner:**
YMCA of Tacoma-Pierce County
4717 19th Street, Suite 201
Tacoma, WA 98405

## II. PROJECT DESCRIPTION

The proposal is part of Phase 1B of the two-phase Gig Harbor Sports Complex development (PL-SPR-23-0001) which includes the four lots west of Harbor Hill Drive, and north of the existing YMCA, as well as the YMCA property, Pierce County Assessor's Parcel Numbers (APNs) 4002470020 (YMCA), 4002470012 (Phase 1B), 4002470011 (Phase 1A), and 4002470090 (wetland tract). The proposed binding site plan (PL-BSP-23-0001) will adjust the property lines between three lots within the Gig Harbor Sports Complex Development to prepare for Phase 1A.

The project proposal includes improvements to parcel APN 4002470012 immediately north of the YMCA. The project will develop several park-related elements including a three bocce ball courts, six pickleball courts, a playground suited for children ages two through twelve, an event lawn and covered stage, two picnic shelters and a restroom and concessions building. The proposal also includes utility services, a watermain extension from Harbor Hill Drive to McCormick Creek Drive, parking, and pedestrian paths connecting to a recently-installed crossing of Harbor Hill Drive.

A design exception from the Design Review Board (DRB) is requested for the use of chain link fencing, 8 feet in height, within the setback along Harbor Hill Drive, a defined parkway. The fence also requires deviation from general fence requirements. A tall chain link fence is proposed for the safety of park users, pedestrians, and motorists on Harbor Hill Drive.

## III. SITE DESCRIPTION

**A. Location:** The subject site is located on the west side of Harbor Hill Drive, approximately 1,200 feet north of the roundabout intersection with Sentinel Drive.

**Assessor's Parcel No.:** 4002470012

**B. Site Area/Acreage:** 5.07 acres, will be modified by proposed binding site plan

**C. Existing Site Characteristics:**

1. **Topography:** The site slopes down from east to west, with over 30 feet of vertical change from the high to the low point of the site.

2. **Vegetation:** The site is forested with native vegetation with the exception of a previously cleared area along the northwestern edge. Native vegetation includes stands of coniferous and deciduous trees with associated understory shrubs and plants.

3. **Wetlands and Critical Areas:** None on the project site.

**D. Zoning:**

1. **Subject parcel:** Planned Community Development – Business District (PCD-BP)

2. **Adjacent zoning and current use:**
   - **a. North:** PCD-BP, undeveloped parcel, future Phase 1A
   - **b. East:** PCD-BP, Swift Water Elementary across Harbor

Hill Drive

**c. South:** PCD-BP, YMCA of Tacoma-Pierce County

**d. West:** PRD, single family homes

**E. Road Access:** The site is accessed from Harbor Hill Drive, adjacent to the east.

## IV. PERTINENT DESIGN REVIEW POLICIES

**A. Comprehensive Plan:** Community Design Element of Comprehensive Plan (3-1 through 3-19).

**B. Gig Harbor Municipal Code:** The Design Review process is outlined in GHMC Chapter 17.98. GHMC 17.98.060 outlines the process for a design exception; the section states that an exception requested shall be processed following the procedures of GHMC 17.98.055. After a public meeting, the DRB will make a recommendation to the Director for approval or denial of the application. The Director makes a final decision on the application within an administrative decision.

The DRB shall review requests for design exceptions in those situations in which an applicant does not provide an alternative design to the requirements of GHMC Chapter 17.99, Design Manual. Criteria for approval of a design exception requires that the following circumstances must exist:

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

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

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

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

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

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

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

## V. BACKGROUND INFORMATION

This project has been reviewed by staff for consistency with the City's zoning code and Design Manual. The proposal complies with all applicable zoning code and Design Manual sections with the exception of GHMC 17.99.140.B:

> ***Avoid chain link fencing.*** *Fences along parkway frontages shall be consistent with fencing standards in GHMC 17.99.340 except that chain link fencing of any design shall not be allowed forward of the front setback line.*

As well as GHMC 17.99.340:

> ***A. Choose fence materials carefully.*** *Fences shall be constructed of wood, wrought iron, brick, stone or concrete block (CMU). Smooth-faced concrete block must have a veneer finish on the side visible to the public's view. In commercial areas or recreation centers in residential areas, black, dark brown or other dark-toned, vinyl-coated chain link attached to wood posts and rails is permitted. Other materials which have the general appearance and visual quality of approved fence materials may be approved by the Director. However, the use of plywood or composition sheeting as a fence material is not permitted.*
>
> ***B. Limit chain link to nonvisible areas.*** *In areas outside of designated activity centers and not visible from any City right-of-way, waterway, or designated public spaces, standard chain link fencing including steel posts and rails is permitted. Black-coated, dark brown or dark-toned coated chain link fencing with matching posts and rails are nonetheless encouraged.*
>
> ***C. Limit height of fences.*** *Fences are limited to a height of three feet along front yards (four feet for open rail fences) and six feet in rear and side yards; provided, that clear vision is retained for adjacent driveways and intersections (see clear vision provisions in the City's public works standards).*

## VI. REQUESTED DRB REVIEW AND STAFF ANALYSIS:

The applicant has requested the following items be reviewed by the DRB. The staff has reviewed the submitted material and made the following analysis, findings and recommendation:

### A. GHMC 17.99.140.B Avoid chain link fencing & GHMC 17.99.340 Fences.

The Design Manual states that fences along parkway frontages shall be consistent with fencing standards in GHMC 17.99.340 except that chain link fencing of any design shall not be allowed forward of the front setback line. The applicant has proposed chain link fencing within the setback from Harbor Hill Drive, a defined parkway.

The proposal will also require a design exception from fence standards in GHMC 17.99.340. The applicant has proposed a chain link fence which deviates from this section in the following ways:

- **Part A:** The proposed chain link fence does not utilize wood posts and rails as recommended.
- **Part B:** The proposed chain link fence is visible from the City right-of-way (Harbor Hill Drive).
- **Part C:** The proposed chain link fence exceeds the 3-foot height limit for front yards.

Both Design Manual sections will be discussed simultaneously as there are a number of overlaps with the request; this will avoid an unnecessarily long and repetitive analysis.

1. **Applicant's Request:** The applicant is requesting that the DRB review and recommend approval of an exception to include a fence that is not compliant with the Design Manual. The location of the fence is on Sheet C-202 and fence details are on sheet L-522 of the plan set (Exhibit A). The fence is chain link which is not permitted forward of the front setback line along a defined parkway (Harbor Hill Drive) according to GHMC 17.99.140.B.

   The exception is justified within the applicant's design review narrative (Exhibit B), which states that the Design Manual's fencing requirements were not intended for application to recreational courts. The strict application of height, location, and material standards for the subject fence would render the pickleball courts unusable due to severe public safety issues. Balls traveling at high speed are a safety hazard and the strict

application of Design Manual requirements are unnecessary given the intended use as an outdoor recreation facility and public park.

The applicant also notes that the proposed design exception is specific to the intended use and based upon public safety considerations rather than economic hardship, personal convenience, or personal design preferences. Compensation for the exception is the use of black vinyl coating on the chain link.

The applicant's narrative describes the proposed design exception as consistent with the intent and general scope of the Design Manual; the chain link material is readily expected and accepted as part of recreational courts, the development encourages safe pedestrian usage, and the use of design elements which enhance public safety are justified by the Comprehensive Plan.

2. **Staff Analysis:** The applicant has proposed chain link fencing within the setback along the west side of Harbor Hill Drive, a defined parkway. The applicant has not proposed an alternative design and therefore will require a design exception.

   Staff has analyzed the proposal against approval criteria within GHMC 17.98.060:

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

      A special condition exists, a recreational sport court on a site constrained by proximity to both a defined parkway and a residential development. Development on the subject site is constrained by the 50-foot setback along Harbor Hill Drive, as well as a 150-foot setback along the site's western boundary with a residential development. The requested design exception is to use an 8-foot chain link fence within a defined parkway setback is important for public safety given the proposed pickleball courts' proximity to Harbor Hill Drive.

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

A 2017 restrictive covenant (Exhibit C) declares that the subject site and the parcel to the north shall be reserved in perpetuity for use as a public park with active recreation uses and other uses customarily appurtenant to public parks. The restrictive covenant describes active recreation uses as uses which include, but are not limited to, multi-purpose sports fields with lighting, open space for miscellaneous activities, and picnic shelters. Therefore, the use of the site as a recreational facility and public park is not tenant-specific.

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

   The proposed development is a recreational facility and public park and does not represent typical retail, professional office, or residential type development allowed within the PCD-BP district.

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

   The requested design exception would permit an 8-foot chain link fence around pickleball courts adjacent to Harbor Hill Drive. The fence is necessary to protect pedestrians and motorists from balls that could leave the court and harm pedestrians or distract motorists. The requested exception is a functional consideration and not an economic hardship, personal convenience, or personal design preference.

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

   The requested design exception is sufficiently compensated by the use of black vinyl coating on the chain link. The proposed development will be a community amenity and provide much-needed capacity for recreational team sports.

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

   The intent of the Design Manual is to encourage designs which complement the existing character of neighborhoods, relate the site visually and physically to surrounding development, and promote pedestrian usage. The proposed development is a recreational facility and public park adjacent to the existing YMCA facility. The introduction of sports fields and courts is consistent with the existing character and use of the neighborhood. As described by the applicant, chain link fence is not an unusual material to encounter in this type of setting and is consistent with what is customarily expected of a recreational facility or public park.

Based upon the above, the applicant's design exception is consistent with the conditions of approval. Further, based on the applicant's justification set forth in Exhibit B the request meets the intent of the Design Manual as described in GHMC 17.99.020.

**If the Design Review Board agrees with the analysis above, staff suggests the DRB make the following findings and recommendation:**

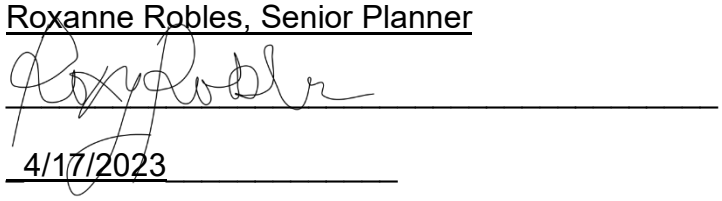
3. **Findings:** The requested design exception to GHMC 17.99.140.B and 17.99.340 which excludes chain link fencing within the setback adjacent to a defined parkway, a deviation from fence material requirements, and a deviation in fence height is consistent with the conditions of approval within GHMC 17.99.060. The requested design exception has provided sufficient compensation for the requested deviation and is consistent with the intent of the GHMC Chapter 17.99 Design Manual.

4. **Recommendation:** The Design Review Board recommends that the Director approve the requested design exception to allow black vinyl-coated chain link fencing within the setback adjacent to Harbor Hill Drive, a defined parkway.

## VII. PUBLIC NOTICE:

Design Review Meeting agendas are published on the City of Gig Harbor's webpage. Notice of the public meeting was published in the Tacoma News Tribune on April 20, 2023 and mailed to all property owners within 300 feet of the subject site and to parties of record on April 13, 2023. Notice was posted on site on April 10, 2023.

**Project Planner:** Roxanne Robles, Senior Planner



**Date:** 4/17/2023

cc: applicant

The following documents pertinent to your review are enclosed:

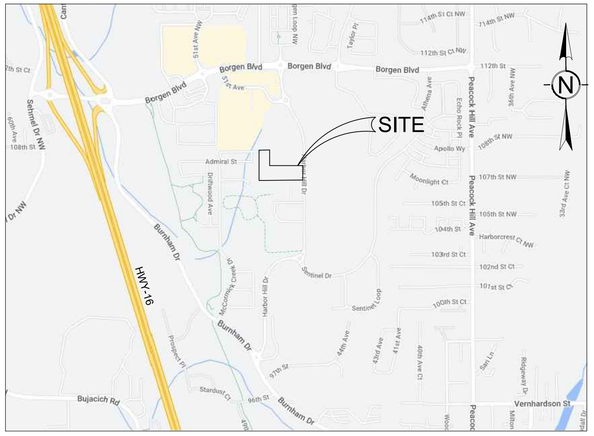
| | |
|---|---|
| Exhibit A | Plan Set prepared by BCRA, dated December 13, 2022 |
| Exhibit B | Design Exception Request prepared by BCRA, dated January 25, 2023 |
| Exhibit C | Declaration of Restrictive Covenants Recording No. 201712290500, dated December 27, 2017 |
| Exhibit D | Design Review Checklist, received January 31, 2023 |

# GIG HARBOR SPORTS COMPLEX - PHASE 1B

10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

**RECEIVED**
By C. ANDREWS at 9:01 am, Jan 31, 2023

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

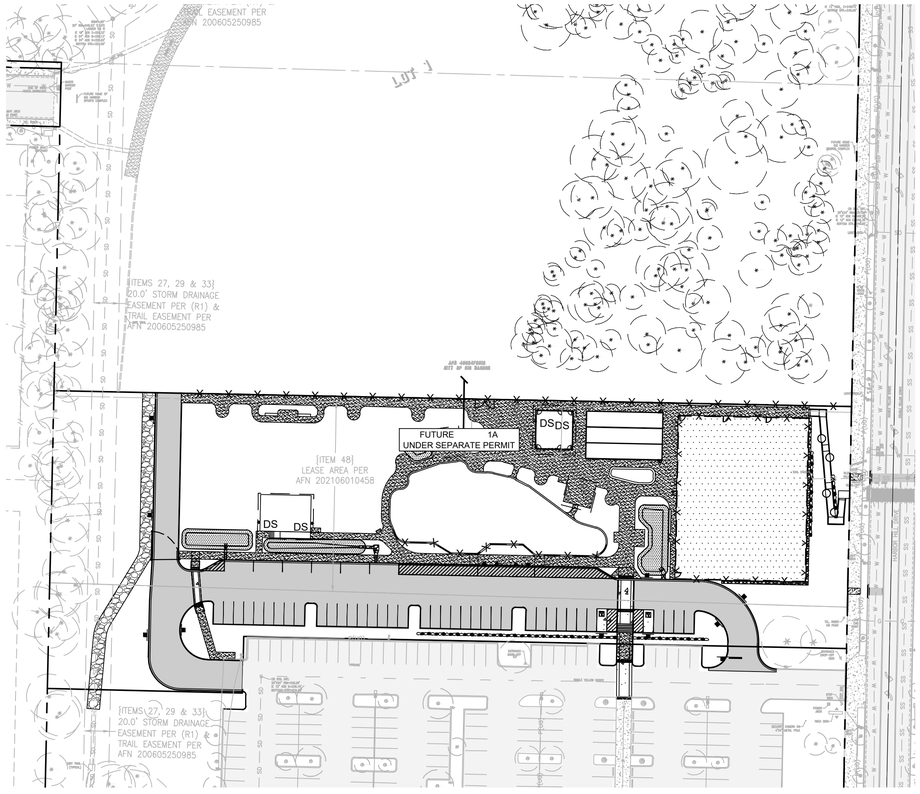



## VICINITY MAP

SCALE: NTS

## ABBREVIATIONS

| | | | | | |
|---|---|---|---|---|---|
| AC | ACRE | G | GAS | R | RADIUS |
| APPROX | APPROXIMATELY | GRVL | GRAVEL | RCW | REVISED CODE OF WASHINGTON |
| APWA | AMERICAN PUBLIC WORKS ASSOCIATION | GV | GAS VALVE | ROW | RIGHT-OF-WAY |
| | | | | RT | RIGHT |
| ARCH | ARCHITECTURAL | H | HEIGHT | | |
| ASPH | ASPHALT | HDPE | HIGH DENSITY POLYETHYLENE | S | SOUTH |
| ASTM | AMERICAN SOCIETY FOR TESTING AND MATERIALS | HMA | HOT MIX ASPHALT | SC | STORM CEPTOR |
| | | HORIZ | HORIZONTAL | SCH | SCHEDULE |
| AVE | AVENUE | | | SD | STORM DRAIN |
| | | ID | INSIDE DIAMETER | SDMH | STORM DRAIN MANHOLE |
| BLDG | BUILDING | IE | INVERT ELEVATION | SDR | STANDARD DIMENSION RATIO |
| BMP | BEST MANAGEMENT PRACTICE | IN | INCH | SF | SQUARE FEET |
| BG | BOTTOM OF GRADE | | | SPECS | SPECIFICATIONS |
| BTM | BOTTOM OF PIPE | L | LENGTH | SQ YD | SQUARE YARD |
| BW | BOTTOM OF WALL | LAT | LATITUDE | SS | SANITARY SEWER |
| | | LF | LINEAR FEET | SSCO | SANITARY SEWER CLEANOUT |
| ℄ | CENTERLINE | LON | LONGITUDE | ST | STREET |
| CB | CATCH BASIN | LT | LEFT | STA | STATION |
| CF | CUBIC FEET | | | STD | STANDARD |
| CI | CAST IRON | MAX | MAXIMUM | SWPPP | STORM WATER POLLUTION PREVENTION PLAN |
| CL | CLASS | MH | MANHOLE | | |
| CMP | CORRUGATED METAL PIPE | MIN | MINIMUM | T | TELEPHONE |
| CO | CLEAN OUT | MISC | MISCELLANEOUS | TC | TOP OF CURB |
| CONC | CONCRETE | MJ | MECHANICAL JOINT | TEMP | TEMPORARY |
| CPEP | CORRUGATED POLYETHYLENE PIPE | MON | MONUMENT | TESC | TEMPORARY EROSION & SEDIMENT CONTROL |
| CR | CROWN OF PIPE | N | NORTH | | |
| CSTC | CRUSHED SURFACING TOP COURSE | NC | NO CURB | TG | TOP OF GRADE |
| | | NO. | NUMBER | TP | TOP OF PAVEMENT |
| | | NTS | NOT TO SCALE | TW | TOP OF WALL |
| DEPT | DEPARTMENT | | | TYP | TYPICAL |
| DI | DUCTILE IRON | OC | ON CENTER | | |
| | | OD | OUTSIDE DIAMTER | UG | UNDER GROUND |
| E | EAST | OFF | OFFSET | UIC | UNDER GROUND INJECTION CONTROL |
| EA | EACH | | | U.O.N. | UNLESS OTHERWISE NOTED |
| EC | EXTRUDED CURB | PC | POINT OF CURVATURE | UP | UTILITY POLE |
| EG | EXISTING GRADE | PCC | POINT OF COMPOUND CURVE | | |
| ELEV | ELEVATION | PI | POINT OF INTERSECTION | V | VERTICAL |
| EP | EDGE OF PAVEMENT | PL | PROPERTY LINE | | |
| ESC | EROSION & SEDIMENT CONTROL | PP | POWER POLE | W | WEST |
| EXIST | EXISTING | PRC | POINT OF REVERSE CURVE | W/ | WITH |
| | | PROP | PROPOSED | WAC | WASHINGTON ADMINISTRATIVE CODE |
| FFE | FINISH FLOOR ELEVATION | PT | POINT OF TANGENCY | WSDOT | WASHINGTON STATE DEPARTMENT OF TRANSPORTATION |
| FG | FINISHED GRADE | PVC | POLYVINYL CHLORIDE | | |
| FH | FIRE HYDRANT | PVMT | PAVEMENT | WV | WATER VALVE |
| FL | FLANGED | | | YD | YARD DRAIN |




## SHEET INDEX



| SHEET | TITLE |
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| C-001 | COVER SHEET |
| C-002 | GENERAL NOTES AND LEGENDS SHEET |
| C-101 | SITE PREPARATION PLAN - WEST |
| C-102 | SITE PREPARATION PLAN - EAST |
| C-103 | SITE PREPARATION PLAN - NORTH |
| C-201 | SITE AND SURFACING PLAN - WEST |
| C-202 | SITE AND SURFACING PLAN - EAST |
| C-203 | HORIZONTAL CONTROL AND GRADING PLAN - WEST |
| C-204 | HORIZONTAL CONTROL AND GRADING PLAN - EAST |
| C-205 | GRADING DETAILS |
| C-206 | SITE SECTIONS |
| C-301 | STORM DRAINAGE AND UTILITY PLAN - WEST |
| C-302 | STORM DRAINAGE AND UTILITY PLAN - EAST |
| C-401 | WATER MAIN PLAN AND PROFILE - NORTH |
| C-402 | WATER MAIN PLAN AND PROFILE - SOUTH |
| C-500 | DETAILS |
| C-501 | DETAILS |
| C-502 | DETAILS |
| C-503 | DETAILS |
| C-504 | DETAILS |
| C-505 | DETAILS |
| C-506 | DETAILS |
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| L-301 | OVERALL LANDSCAPE KEY PLAN |
| L-310 | LANDSCAPE PLAN - NORTHWEST |
| L-311 | LANDSCAPE PLAN - NORTH CENTRAL |
| L-312 | LANDSCAPE PLAN - NORTHEAST |
| L-313 | LANDSCAPE PLAN - SOUTHEAST |
| L-314 | LANDSCAPE PLAN - SOUTH CENTRAL |
| L-315 | LANDSCAPE PLAN - SOUTHWEST |
| L-390 | LANDSCAPE PLAN OVERALL SCHEDULE AND NOTES |
| L-391 | LANDSCAPE PLAN OVERALL SCHEDULE AND NOTES |
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| L-414 | IRRIGATION DETAILS |
| L-501 | PLANTING DETAILS |
| L-520 | PICKLEBALL DETAILS |
| L-521 | SITE DETAILS |
| L-522 | SITE DETAILS |
| IL-01 | ILLUMINATION PLAN |
| IL-02 | DETAIL SHEET |
| A-121 | FLOOR PLAN, REFLECTED CEILING PLAN AND ROOF PLAN -PERFORMANCE SHELTER |
| A-122 | FLOOR PLAN, REFLECTED CEILING PLAN AND ROOF PLAN -RESTROOM / CONCESSIONS |
| A-123 | FLOOR PLAN, REFLECTED CEILING PLAN AND ROOF PLAN -PICNIC SHELTER |
| A-201 | EXTERIOR ELEVATIONS AND BUILDING SECTIONS - PERFORMANCE SHELTER |
| A-202 | EXTERIOR ELEVATIONS AND BUILDING SECTIONS - RESTROOM / CONCESSIONS |
| A-203 | EXTERIOR ELEVATIONS AND BUILDING SECTIONS - PICNIC SHELTER |
| 1 | TOPOGRAPHIC SURVEY (EXCERPT) |
| 2 | TOPOGRAPHIC SURVEY (EXCERPT) |
| 5 | TOPOGRAPHIC SURVEY (EXCERPT) |
| 7 | TOPOGRAPHIC SURVEY (EXCERPT) |
| 8 | TOPOGRAPHIC SURVEY (EXCERPT) |
| 10 | TOPOGRAPHIC SURVEY (EXCERPT) |
| 11 | TOPOGRAPHIC SURVEY (EXCERPT) |



## SURVEY INFORMATION

FROM LANKTREE LAND SURVEYING, INC. DATED 08.18.2022

## TAX PARCEL NUMBERS

4002470020, 4002470012

## LEGAL DESCRIPTION

LOTS 1, 2, 3 AND TRACTS C AND D OF THE PLAT OF BUSINESS PARK AT HARBOR HILL, RECORDED MAY 23, 2006 UNDER RECORDING NO. 200605235007, IN PIERCE COUNTY, WASHINGTON.

## BASIS OF BEARING

BASIS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
LATITUDE: N47.356134248
LONGITUDE: W122.602104881
HEIGHT: 166.000000
PROJECT COMBINED SCALE: 1.0000026331

## VERTICAL DATUM

NAVD88 PER WSRN TIED TO GEOID18

## CONTACTS

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## PROJECT SCOPE

THE PROJECT INCLUDES THE FOLLOWING PROPOSED IMPROVEMENTS:

- THREE BOCCE BALL COURTS
- SIX PICKLEBALL COURTS
- PLAYGROUND SUITED FOR CHILDREN AGES 2-12
- EVENT LAWN AND COVERED STAGE
- TWO PICNIC SHELTERS
- RESTROOM/CONCESSIONS BUILDING
- UTILITY SERVICES
- WATERMAIN EXTENSION FROM HARBOR HILL DRIVE TO MCCORMIC CREEK DRIVE
- ASSOCIATED PARKING AND PEDESTRIAN PATHS, INCLUDING CONNECTION TO RECENTLY INSTALLED CROSSING OF HARBOR HILL DRIVE

## IMPERVIOUS SURFACE AREA

TOTAL PROJECT IMPERVOUS SURFACE AREA: 61,247 SF

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SEAL

SHANNON MARIE RODGERS — STATE OF WASHINGTON — 5805 — REGISTERED PROFESSIONAL ENGINEER — 12/14/2022

PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE 12.13.22
BCRA NO. 22003
DRAWN BY: RJB DESIGNED BY: SP/MB
REVIEWED BY: AC
SHEET TITLE COVER SHEET

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SHEET C-001

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## GIG HARBOR STORM DRAIN CONSTRUCTION NOTES:

1. 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.
2. THE CONTRACTOR SHALL BE IN COMPLIANCE WITH ALL SAFETY STANDARDS AND REQUIREMENTS AS SET FORTH BY OSHA, WISHA AND THE STATE OF WASHINGTON, DEPARTMENT OF LABOR AND INDUSTRIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH SECTION 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.
4. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF GIG HARBOR SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. A GRADING PERMIT FOR STORM POND CONSTRUCTION MAY BE REQUIRED.
5. IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY AND/OR WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE CITY AND THE CITY SHALL OBTAIN ALL THE REQUIRED APPROVALS AND PERMITS. THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ASSOCIATED PERMIT FEES.
6. A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF GIG HARBOR PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF AN APPROVED SET OF PLANS ON THE CONSTRUCTION SITE AT ALL TIMES.
9. ALL SURVEYING AND STAKING SHALL BE PERFORMED PER THE CORRESPONDING SECTION OF THE CITY OF GIG HARBOR PUBLIC WORKS STANDARDS.
10. TEMPORARY EROSION CONTROL/WATER POLLUTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH THE WSDOT STANDARD SPECIFICATIONS, THE DEPARTMENT OF ECOLOGY NPDES REQUIREMENTS AND THE CITY OF GIG HARBOR STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL AND AS FOLLOWS:
    A. SOIL EROSION AND WATER POLLUTION/FLOOD CONTROL PLANS SHALL BE SUBMITTED TO THE CITY, APPROVED BY THE CITY, AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO DISTURBING ANY SOIL ON THE SITE. SUBMITTAL AND APPROVAL OF THESE PLANS SHALL PRECLUDE ANY CONSTRUCTION ACTIVITY ON THE SITE.
    B. ALL PERMANENT STORAGE AND RETENTION/DETENTION AREAS USED AS PART OF THE TEMPORARY EROSION CONTROL AND WATER POLLUTION/FLOOD ACTIVITIES AND CONVEYANCE SYSTEMS SHALL BE CLEANED OF ALL SILTS, SAND, AND OTHER MATERIALS FOLLOWING COMPLETION OF CONSTRUCTION AND THE PERMANENT FACILITIES SHALL THEN BE COMPLETED INCLUDING PERMANENT INFILTRATION AREAS.
11. STORM DRAIN PIPE SHALL: BE ON THE WSDOT QUALIFIED PRODUCTS LIST FOR THE SPECIFICATION LISTED BELOW:
    A. PLAIN CONCRETE STORM SEWER PIPE OR REINFORCED CONCRETE STORM SEWER PIPE PER WSDOT STANDARD SPECIFICATION 9-05.7.
    B. DUCTILE IRON SEWER PIPE PER WSDOT STANDARD SPECIFICATION 9-05.13.
    C. CORRUGATED STORM SEWER POLYETHYLENE PIPE PER WSDOT STANDARD SPECIFICATIONS 9-05.20.
    D. PVC STORM PIPE CONFORMING TO ASTM D 3034 SDR OR ASTM F 789 WITH JOINTS AND GASKETS CONFORMING TO ASTM D 3212 AND ASTM F 477.
12. ALL STORM DRAINAGE SYSTEMS ARE REQUIRED TO BE AIR TESTABLE AT 4 PSI PER WSDOT TESTING PROCEDURES. AT THE DISCRETION OF THE CITY INSPECTOR ALL FLEXIBLE PIPES SHALL BE MANDREL TESTED PER WSDOT STANDARDS. TESTING SHALL BE DONE BY THE CONTRACTOR, AND WITNESSED BY CITY INSPECTOR.
13. AT THE DISCRETION OF THE CITY ENGINEER, TESTING OF THE STORM SEWER MAY ALSO INCLUDE VIDEOTAPING OF THE MAIN BY THE CONTRACTOR. IMMEDIATELY PRIOR TO VIDEOTAPING, ENOUGH WATER SHALL BE RUN DOWN THE LINE SO IT COMES OUT THE LOWER CATCH BASIN. A COPY OF THE VIDEO SHALL BE SUBMITTED TO THE CITY OF GIG HARBOR. ACCEPTANCE OF THE LINE WILL NOT BE MADE UNTIL AFTER THE VIDEO HAS BEEN REVIEWED AND APPROVED BY THE CITY. TESTING SHALL TAKE PLACE AFTER ALL UNDERGROUND UTILITIES ARE INSTALLED AND COMPACTION OF THE ROADWAY SUBGRADE IS COMPLETE. TESTING SHALL OCCUR BEFORE PLACEMENT OF ANY PAVEMENT.
14. SPECIAL STRUCTURES, SUCH AS OIL/WATER SEPARATORS AND OUTLET CONTROLS, SHALL BE INSTALLED PER PLANS AND MANUFACTURERS' RECOMMENDATIONS.
15. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED. FOR SITES WHERE VEGETATION HAS BEEN PLANTED THROUGH HYDRO SEEDING, THE FINANCIAL GUARANTEE WILL NOT BE RELEASED UNTIL THE VEGETATION HAS BEEN THOROUGHLY ESTABLISHED.
16. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATIONS", CONNECTION POINTS WILL BE EXPOSED BY CONTRACTOR AND FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUT-DOWN NOTICES.
17. ALL CATCH BASINS/MANHOLES SHALL HAVE CONCRETE COLLARS PER GIG HARBOR DETAIL 3-5.
18. ANY CHANGES TO THE DESIGN SHALL FIRST BE REVIEWED AND APPROVED BY THE PROJECT ENGINEER AND THE CITY ENGINEER.
19. A STAMPED AND SIGNED LETTER FROM THE ENGINEER OF RECORD ATTESTING TO THE CONSTRUCTION OF ANY STORM WATER FACILITY, AND A POND VOLUME CERTIFICATION LETTER WILL BE REQUIRED PRIOR TO FINAL ACCEPTANCE OF PROJECT.

## GIG HARBOR WATER MAIN INSTALLATION NOTES:

1. ALL WORKMANSHIP AND MATERIAL SHALL BE IN ACCORDANCE WITH CITY OF GIG HARBOR STANDARDS AND THE MOST CURRENT COPY OF THE WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION. IN CASES OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.
2. THE CONTRACTOR SHALL BE IN COMPLIANCE WITH ALL SAFETY STANDARDS AND REQUIREMENTS AS SET FORTH BY OSHA, WISHA AND THE WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL IN ACCORDANCE WITH SECTION 2B.130 OF THE GIG HARBOR PUBLIC WORKS STANDARDS, THE WSDOT STANDARD PLANS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND/OR THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). PRIOR TO DISRUPTION OF ANY TRAFFIC, A TRAFFIC CONTROL PLAN SHALL BE PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL. NO WORK SHALL COMMENCE UNTIL ALL APPROVED TRAFFIC CONTROL IS IN PLACE.
4. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF GIG HARBOR SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
5. IF CONSTRUCTION IS TO TAKE PLACE IN THE COUNTY AND/OR WASHINGTON STATE DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY, THE CONTRACTOR SHALL NOTIFY THE CITY. THE CITY SHALL OBTAIN ALL THE REQUIRED COUNTY AND WSDOT PERMITS. THE CONTRACTOR SHALL ADHERE TO ALL THE PERMIT REQUIREMENTS. THE CONTRACTOR SHALL REIMBURSE THE CITY FOR ASSOCIATED PERMIT FEES.
6. A PRE-CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF GIG HARBOR CONSTRUCTION INSPECTOR PRIOR TO THE START OF CONSTRUCTION.
7. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
8. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF AN APPROVED SET OF PLANS ON THE CONSTRUCTION SITE AT ALL TIMES.
9. ALL SURVEYING AND STAKING SHALL BE PERFORMED PER THE CORRESPONDING CHAPTER OF THE CITY OF GIG HARBOR PUBLIC WORKS STANDARDS.
10. TEMPORARY EROSION CONTROL/WATER POLLUTION MEASURES SHALL BE REQUIRED IN ACCORDANCE WITH SECTION 1-07.15 OF THE WSDOT/APWA STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION AND THE GIG HARBOR 2010 STORMWATER MANAGEMENT AND SITE DEVELOPMENT MANUAL. AT NO TIME WILL SILTS AND DEBRIS BE ALLOWED TO DRAIN INTO AN EXISTING OR NEWLY INSTALLED FACILITY UNLESS SPECIAL PREVISIONS HAVE BEEN DESIGNED.
11. ALL PIPE FOR WATER MAINS SHALL COMPLY WITH ONE OF THE FOLLOWING TYPES:
    A. DUCTILE IRON PIPE: DUCTILE IRON PIPE MAY BE USED ON MAINS UP TO TEN IN. DIAMETER. DUCTILE IRON PIPE SHALL BE USED ON MAINS OVER TEN IN. IN DIAMETER. DUCTILE IRON PIPE SHALL CONFORM TO AWWA C 151 CLASS 52 AND HAVE A CEMENT MORTAR LINING CONFORMING TO AWWA C 104. ALL PIPES SHALL BE JOINED USING NON RESTRAINED JOINTS WHICH SHALL BE RUBBER GASKETS, PUSH ON TYPE OR MECHANICAL JOINT, CONFORMING TO AWWA C 111.
    B. PVC PIPE: PVC PIPE MAY BE USED ON MAINS EIGHT IN. THROUGH 10 IN. IN DIAMETER. ALL PVC PIPE SHALL CONFORM TO THE LATEST REVISION OF AWWA C900 CLASS 200 STANDARDS, AND SHALL BE BLUE IN COLOR. SEE SECTION 4.030B FOR MORE DETAILED SPECIFICATIONS.
12. GATE VALVES SHALL BE EPOXY COATED RESILIENT WEDGE, NRS (NON RISING STEM) WITH O-RING SEALS. VALVE ENDS SHALL BE MECHANICAL JOINT OR ANSI FLANGES. GATE VALVES SHALL CONFORM TO AWWA C515 STANDARD. VALVES SHALL BE MUELLER, M & H, KENNEDY, CLOW R/W OR WATEROUS SERIES 500. GATE VALVES SHALL BE USED FOR ALL VALVES: 2 IN. TO 12 IN.: THE DESIGN, MATERIALS AND WORKMANSHIP OF ALL GATE VALVES SHALL BE DUCTILE IRON BODY RESILIENT WEDGE VALVES CONFORMING TO AWWA C515 LATEST REVISION. GATE VALVES SHALL BE RESILIENT WEDGE NON-RISING STEM (NRS) WITH TWO INTERNAL O-RING STEM SEALS. BUTTERFLY VALVES SHALL BE USED FOR ALL VALVES LARGER THAN 12 IN. BUTTERFLY VALVES SHALL CONFORM TO AWWA C504, CLASS 150B, WITH CAST IRON SHORT BODY, O-RING STEM SEALS, GEARED OPERATOR DESIGNED FOR UNDERGROUND INSTALLATION, AND A 2 IN. SQUARE OPERATING NUT. BUTTERFLY VALVES SHALL BE MUELLER, LINSEAL III, KENNEDY, M & H, PRATT GROUNDHOG, OR ALLIS CHALMERS.
13. EXISTING VALVES SHALL BE OPERATED BY CITY EMPLOYEES ONLY.
14. HYDRANTS SHALL BE MUELLER SUPER CENTURION 250, OR CLOW MEDALLION 929 OR MH EJIW 5CD250. HYDRANTS SHALL BE BAGGED UNTIL SYSTEM IS APPROVED.
15. ALL LINES SHALL BE DISINFECTED AND TESTED IN CONFORMANCE WITH THE ABOVE REFERENCED SPECIFICATION (NOTE 1) AND SECTION 4.190 OF THE PUBLIC WORKS STANDARDS. MICROBIOLOGICAL TESTING OF DISINFECTED WATER MAINS SHALL BE CONDUCTED ONLY BY LABORATORIES THAT HAVE BEEN CERTIFIED BY THE STATE DEPARTMENT OF HEALTH (DOH) FOR DRINKING WATER ANALYSIS. THE CITY WILL ONLY ACCEPT RESULTS FROM SAMPLES ANALYZED USING METHOD NUMBER 9221D OR 9222B FROM STANDARD METHODS FOR THE EXAMINATION OF WATER AND WASTEWATER, 19TH ED. (APHA ET AL. 1995), OR CORRESPONDING METHODS FROM LATER EDITIONS. THE CITY OF GIG HARBOR CONSTRUCTION INSPECTOR WILL OBTAIN WATER SAMPLES FOR MICROBIOLOGICAL TESTING AND NO MAIN WILL BE PUT INTO SERVICE UNTIL A PASSING TEST IS ACHIEVED. IT IS THE CONTRACTORS/DEVELOPERS RESPONSIBILITY TO ACHIEVE A PASSING TEST. IF THE INITIAL MICROBIOLOGICAL TEST FAILS, CONTRACTOR/DEVELOPER SHALL FLUSH AND DISINFECT LINES AGAIN, AND A SECOND TEST WILL BE TAKEN BY THE CITY. IF THIS SECOND TEST SHOULD FAIL, ADDITIONAL DISINFECTION AND FLUSHING WILL BE REQUIRED ALONG WITH ANY OTHER MEANS OF CLEANING THE LINES THAT IS REQUIRED BY THE CITY ENGINEER. ALL EXPENSES INCURRED FOLLOWING THE SECOND FAILING BACTERIAL TEST WILL BE PAID FOR BY THE CONTRACTOR/DEVELOPER.
16. ALL PIPE AND SERVICES SHALL BE INSTALLED WITH CONTINUOUS TRACER TAPE INSTALLED 12 IN. TO 18 IN. UNDER THE FINAL GROUND SURFACE. THE MARKER SHALL BE PLASTIC NON-BIODEGRADABLE, METAL CORE OR BACKING MARKED WATER WHICH CAN BE DETECTED BY A STANDARD METAL DETECTOR. TAPE SHALL BE TERRA TAPE "D" OR APPROVED EQUAL. IN ADDITION TO TRACER TAPE, INSTALL DIRECT BURY, U.S.E.14 GAUGE BLUE COATED COPPER WIRE, WRAPPED AROUND OR TAPED TO THE PIPE, AS SHOWN ON DETAIL 4-08. LOW VOLTAGE GREASE-TYPE SPLICE KITS SHALL BE USED ON TRACER WIRE. CONTINUITY TESTING OF THE WIRE WILL BE DONE BY THE CONTRACTOR.
17. ALL SERVICE LINE LOCATIONS SHALL BE MARKED ON THE FACE OF THE CURB WITH AN EMBOSSED "W" 3 IN. HIGH AND 1/4 IN. INTO CONCRETE.
18. THE CONTRACTOR WILL PROVIDE THE CITY 72-HOURS' NOTICE PRIOR TO SCHEDULING A MAIN SHUTDOWN. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATION", CONNECTION POINTS SHALL BE EXPOSED BY THE CONTRACTOR AND FITTINGS VERIFIED 72 HOURS PRIOR TO DISTRIBUTING SHUT DOWN NOTICES.
19. ALL WATER MAINS SHALL BE STAKED FOR GRADES AND ALIGNMENT BY A PROFESSIONAL LAND SURVEYOR CAPABLE OF PERFORMING SUCH WORK.
20. SEPARATION BETWEEN WATER AND SEWER SHALL BE MAINTAINED PER DEPARTMENT OF ECOLOGY (DOE) STANDARDS.
21. A CONCRETE PAD PER DETAIL 4-08 SHALL BE INSTALLED AROUND ALL VALVE BOXES AND BLOW-OFFS THAT ARE NOT IN A PAVEMENT AREA.
22. NO PHYSICAL CONNECTION TO THE EXISTING WATER SYSTEM WILL BE ALLOWED UNTIL THE NEW WATER MAIN HAS PASSED A HYDROSTATIC PRESSURE TEST AND MICROBIOLOGICAL TEST.
23. THE MINIMUM COVER DEPTH OVER ALL WATER LINES SHALL BE 36 IN. UNLESS OTHERWISE NOTED ON THE PLANS.

## *EXISTING FEATURES LEGEND*

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (LS#45789 OR #41282)
- FOUND REBAR/CAP (AS NOTED)
- SET 2"X2" HUB/TACK LINE STAKE
- MAG/WASHER OR LEAD/TACK (AS NOTED)
- LUMINAIRE (LUM.)
- YARD LIGHT
- ORNAMENTAL LIGHT
- PEDESTRIAN SIGNAL
- POWER METER (PM)
- POWER POLE (PP)
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE (TM)
- TELEPHONE RISER (TR)
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- STORM CLEANOUT (SDCO)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY CLEANOUT (SSCO)
- GAS METER (GM)
- GAS VALVE (GV)
- WATER VALVE (WV)
- FAUCET
- FIRE HYDRANT(FH) / CONNECTION(FDC)
- POST INDICATOR VALVE (PIV)
- WATER MANHOLE
- WATER METER (WM)
- BLOW-OFF / AIRVAC
- SIGN
- IRRIGATION VALVE (IV)
- DIRECTIONAL ARROW
- HANDICAP
- MAILBOX (MB)
- PAINTED YIELD MARKINGS
- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- HOGWIRE FENCE
- GUARD RAIL/CABLE FENCE
- WATER LINE
- GAS LINE
- T(XX) TELEPHONE LINE (OH) OR (UG)
- P(XX) POWER LINE (OH) OR (UG)
- SD STORM LINE
- SS SEWER LINE
- ROCKERY
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIPLINE
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE
- MATCH LINE

## PROPOSED FEATURES LEGEND

- ROAD CENTERLINE
- PROPERTY/BOUNDARY LINE
- RIGHT-OF-WAY LINE
- BUILDING FOOTPRINT
- BUILDING OVERHANG
- ASPHALT PAVEMENT
- CEMENT CONCRETE PAVEMENT
- CEMENT CONCRETE SIDEWALK
- GRAVEL PATH
- EC / CG CURB TYPE CHANGING POINT
- FC FLUSH CURB
- EC EXTRUDED CURB
- CG CURB & GUTTER
- VC EXTRUDED CURB
- CURB CUT
- ROCKERY
- X X X CHAINLINK FENCE
- HAND RAIL
- SIGN
- FIXED BOLLARD
- STORM DRAIN LINE
- CATCH BASIN TYPE 1
- DS DOWNSPOUT
- BIORETENTION CELL
- UNDERDRAIN LINE
- RIP RAP
- LIMITS OF DISTURBANCE
- GRADING LIMITS
- REMOVE ASPHALT PAVEMENT
- REMOVE CEMENT CONCRETE PAVEMENT
- X X X X X X REMOVE EXISTING CURB
- CATCH BASIN INLET PROTECTION
- SILTATION FENCE
- CONSTRUCTION EXIT
- REMOVE EXISTING TREE
- SAW CUT LINE
- TEMPORARY SWALE
- TEMPORARY SEDIMENT POND
- W WATER MAIN LINE
- THRUST BLOCK
- AIR RELIEF VALVE
- BLOW OFF VAVLE
- FIRE HYDRANT
- GATE VALVE
- WATER MAIN EASEMENT
- S SANITARY SEWER LINE
- SANITARY SEWER CLEAN OUT

Know what's **below.** **Call** before you dig.

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Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

SEAL

SHANNON MARIE ADDISON — STATE OF WASHINGTON — 5805 — REGISTERED PROFESSIONAL ENGINEER — 12/14/2022

PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
22003

DRAWN BY: RJB DESIGNED BY: MB/SP

REVIEWED BY: AC

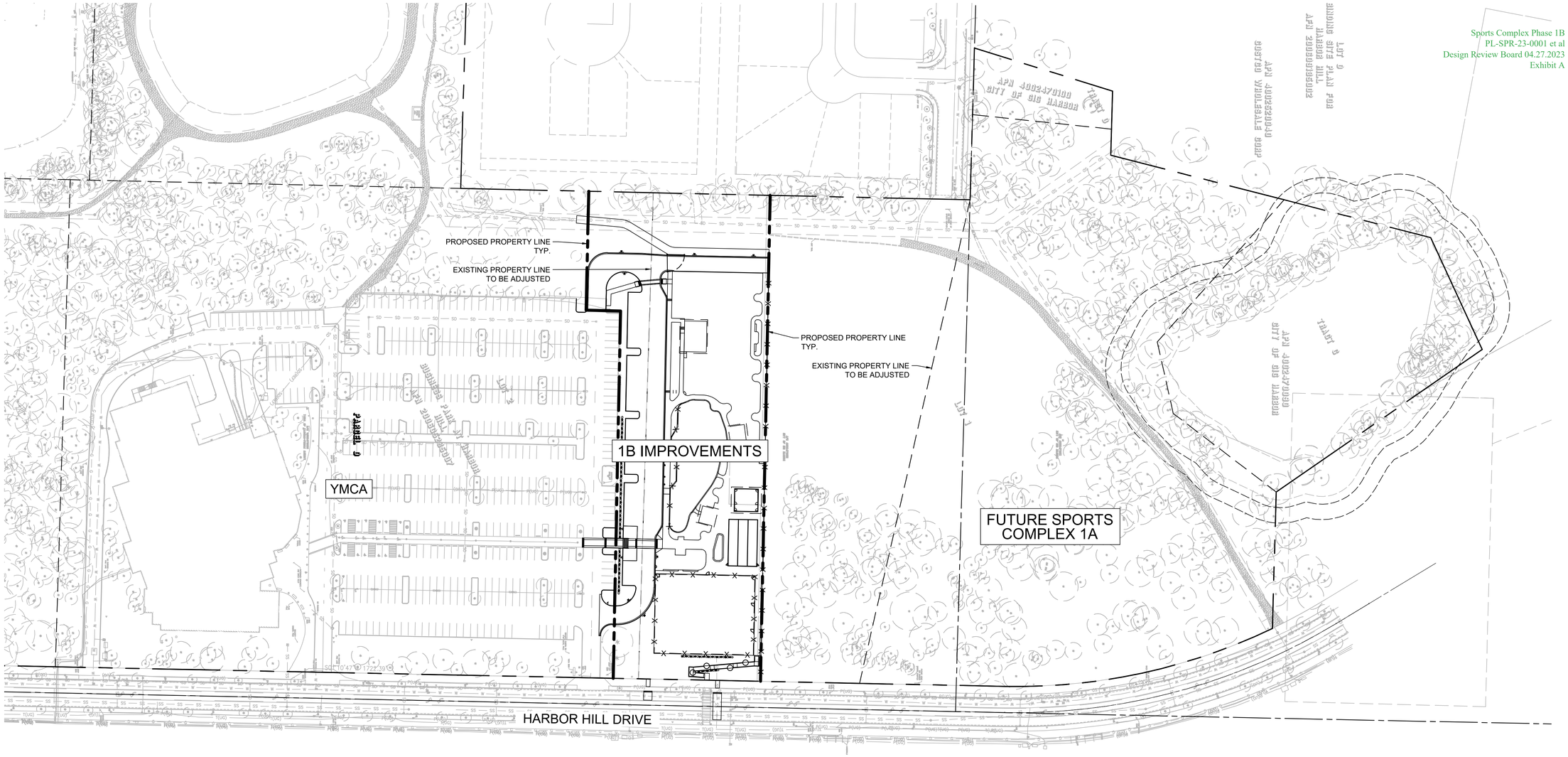
SHEET TITLE
GENERAL NOTES AND LEGENDS SHEET

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SHEET
C-002

LAND USE PERMIT

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A




N

70 35 0 70

SCALE: 1"= 70'

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SEAL

SHANNON MARIE RODGERS
STATE OF WASHINGTON
22003
REGISTERED
PROFESSIONAL ENGINEER

12/14/2022

PROJECT
CITY OF GIG HARBOR
# SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
22003

DRAWN BY: RJB DESIGNED BY: MB/SP

REVIEWED BY: AC

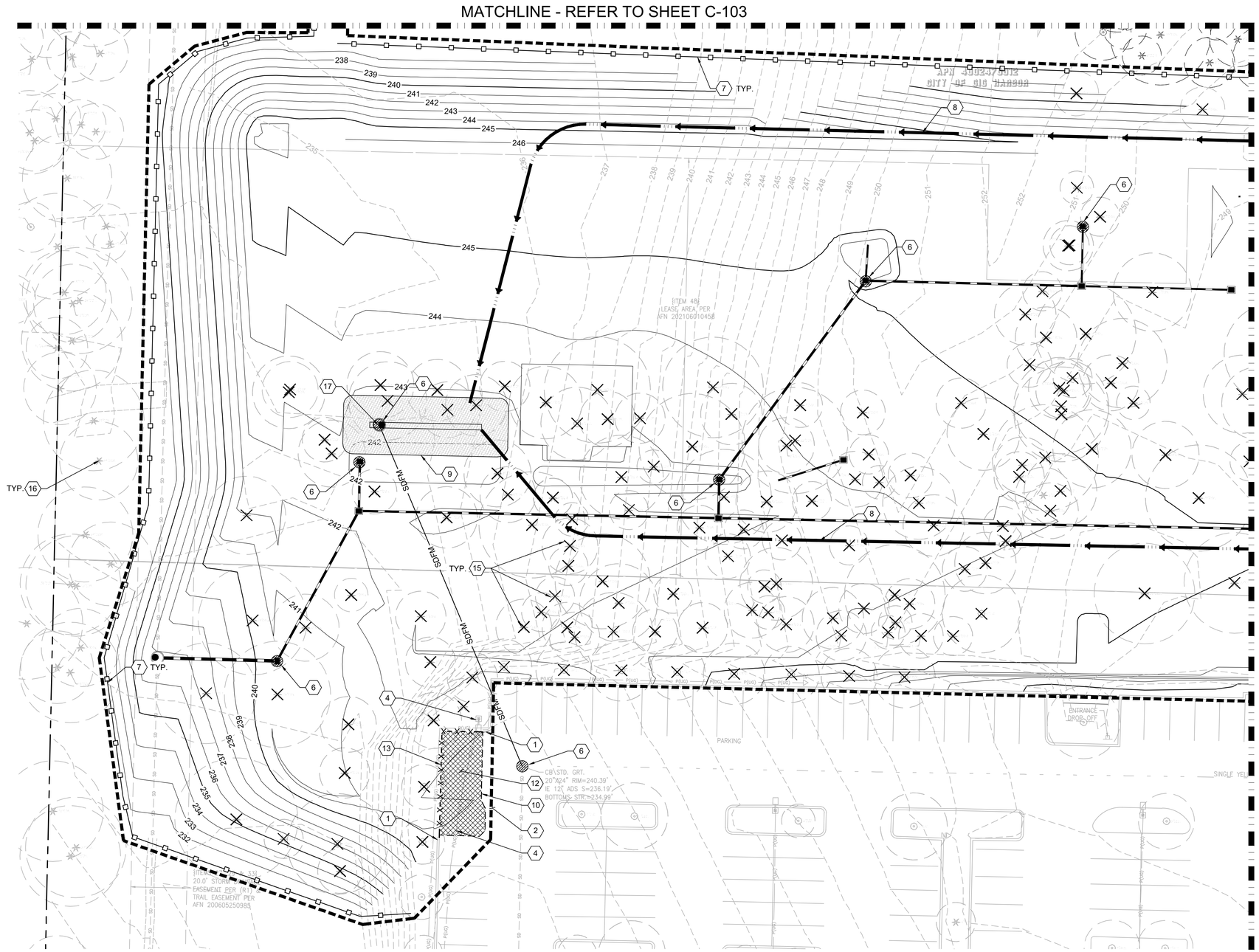
SHEET TITLE
OVERALL PLAN

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SHEET
C-003

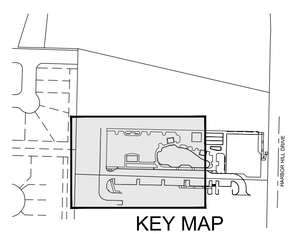
LAND USE PERMIT

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A




## SITE PREPARATION NOTES:

1. PROTECT EXISTING CURB
2. PROTECT EXISTING ASPHALT
3. PROTECT EXISTING SIDEWALK
4. PROTECT EXISTING UTILITY
5. CONSTRUCTION EXIT PER DETAIL 4/C-500
6. CATCH BASIN INLET PROTECTION PER DETAIL 1/C-500
7. SILT FENCE PER DETAIL 3/C-500
8. TEMPORARY INTERCEPTOR SWALE PER DETAIL 2/C-500
9. TEMPORARY SEDIMENT POND PER DETAIL WITH MINIMUM BOTTOM AREA OF 1,077 SF, PONDING DEPTH OF 3.5', AND 12" OF FREEBOARD
10. SAW CUT NEAT LINE FOR FULL DEPTH OF EXISTING ASPHALT
11. SAW CUT EXISTING SIDEWALK AT NEAREST JOINT
12. REMOVE EXISTING ASPHALT
13. REMOVE EXISTING CURB
14. REMOVE EXISTING CONCRETE SIDEWALK
15. REMOVE EXISTING TREE
16. PROTECT EXISTING TREE
17. TEMPORARY TYPE 2 CATCH BASIN WITH BIRDCAGE. PUMP STORMWATER FROM TEMPORARY CATCH BASIN TO EXISTING CATCH BASIN IN YMCA PARKING LOT
18. REMOVE EXISTING SIDE SEWER
19. REMOVE AND REPLACE UTILITY




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SHANNON MARIE ADDISON
STATE OF WASHINGTON
22005
REGISTERED
PROFESSIONAL ENGINEER
12/14/2022

PROJECT
CITY OF GIG HARBOR
# SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
22003

DRAWN BY: RJB DESIGNED BY: SP/MB

REVIEWED BY: AC

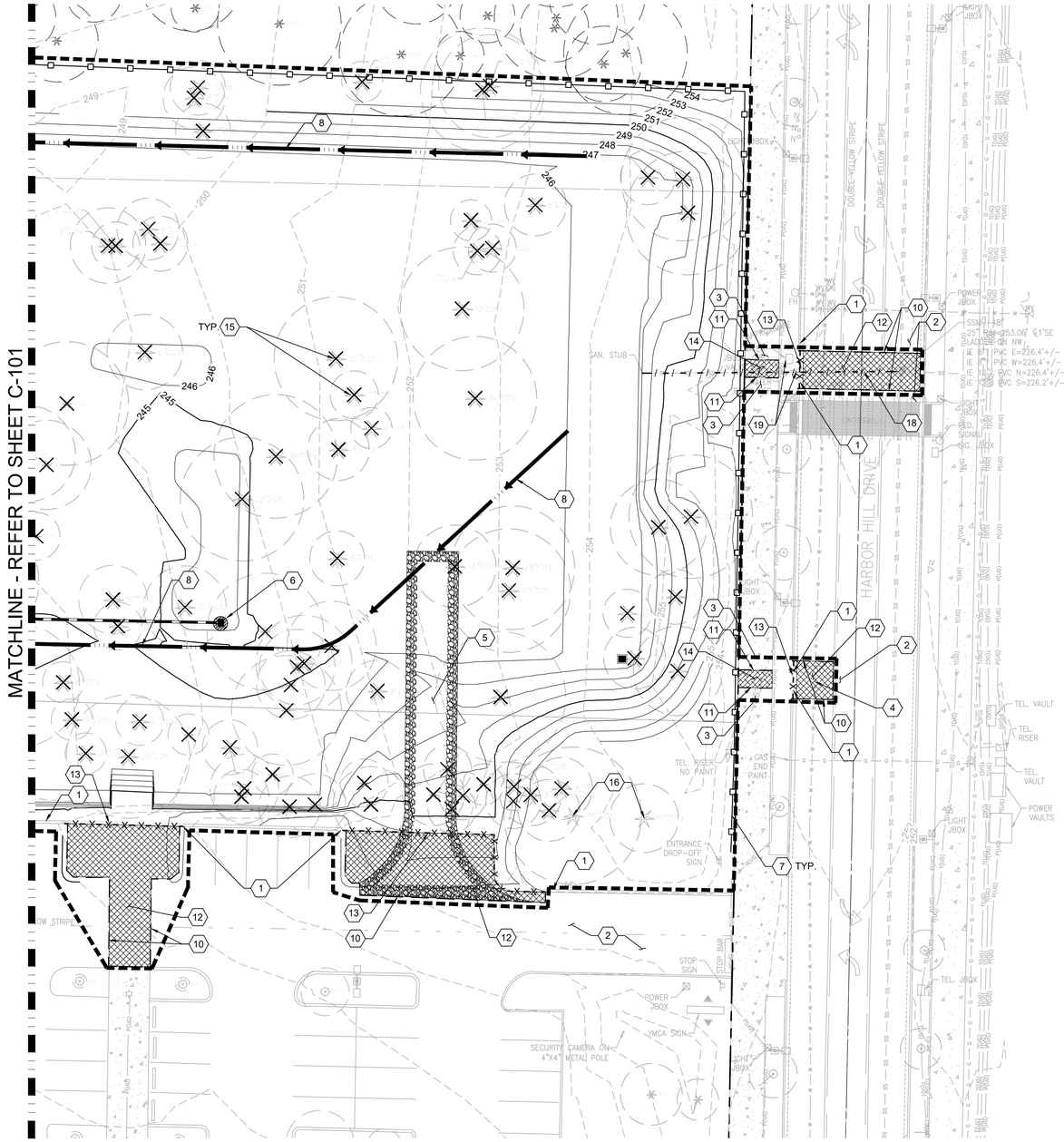
SHEET TITLE
SITE PREPARATION PLAN
WEST

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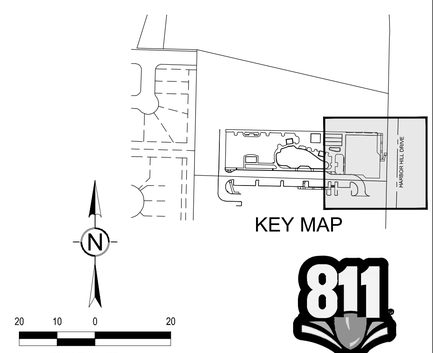
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## SITE PREPARATION NOTES:

1. PROTECT EXISTING CURB
2. PROTECT EXISTING ASPHALT
3. PROTECT EXISTING SIDEWALK
4. PROTECT EXISTING UTILITY
5. CONSTRUCTION EXIT PER DETAIL 4/C-500
6. CATCH BASIN INLET PROTECTION PER DETAIL 1/C-500
7. SILT FENCE PER DETAIL 3/C-500
8. TEMPORARY INTERCEPTOR SWALE PER DETAIL 2/C-500
9. TEMPORARY SEDIMENT POND PER DETAIL WITH MINIMUM BOTTOM AREA OF 1,077 SF, PONDING DEPTH OF 3.5', AND 12" OF FREEBOARD
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11. SAW CUT EXISTING SIDEWALK AT NEAREST JOINT
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13. REMOVE EXISTING CURB
14. REMOVE EXISTING CONCRETE SIDEWALK
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18. REMOVE EXISTING SIDE SEWER
19. REMOVE AND REPLACE UTILITY




KEY MAP

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PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
22003

DRAWN BY: RJB DESIGNED BY: SP/MB

REVIEWED BY: AC

SHEET TITLE
SITE PREPARATION PLAN
EAST

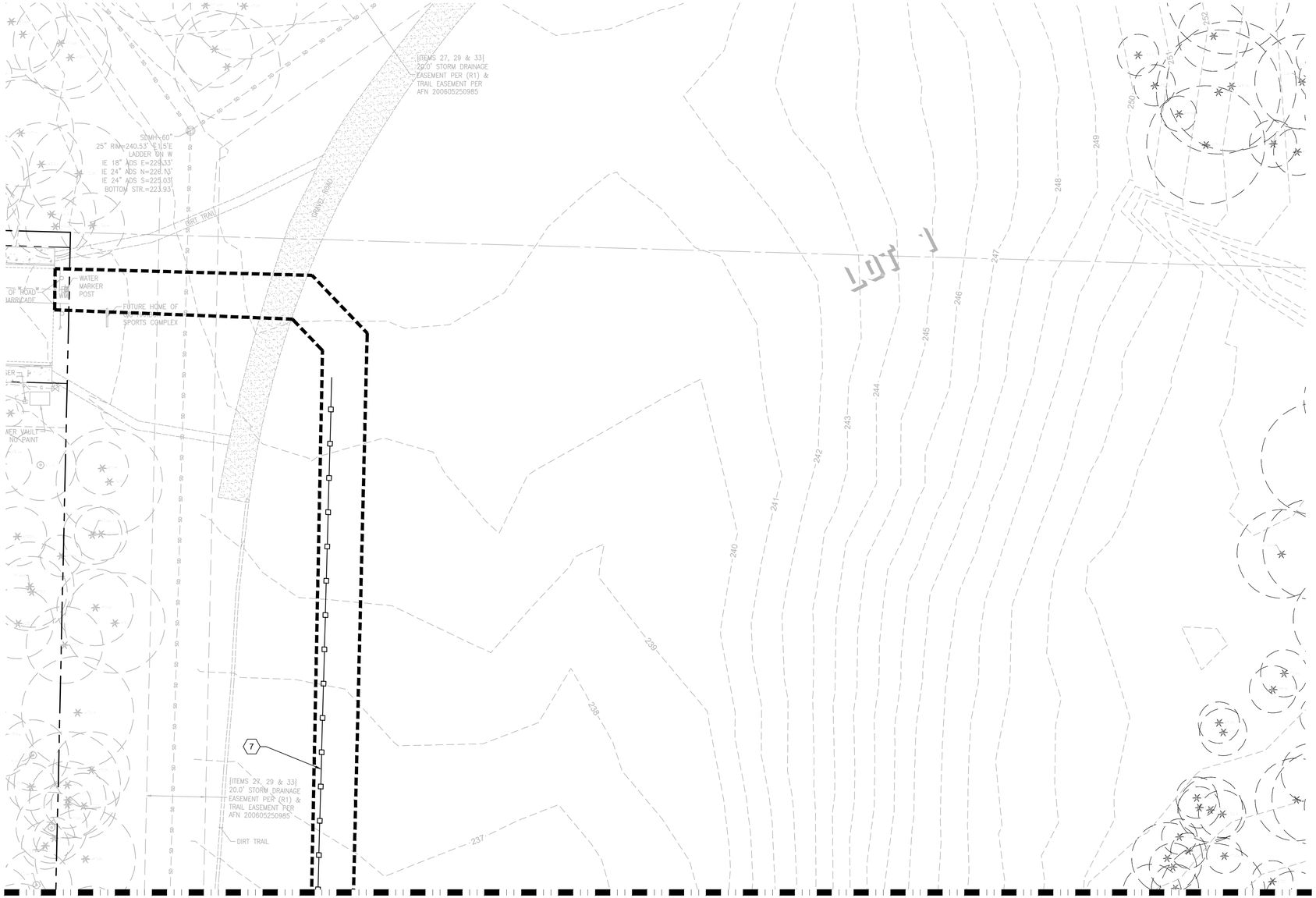
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SHEET
C-102

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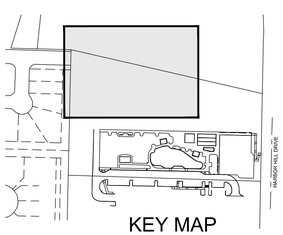
Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A




MATCHLINE - REFER TO SHEET C-101

## SITE PREPARATION NOTES:

1. PROTECT EXISTING CURB
2. PROTECT EXISTING ASPHALT
3. PROTECT EXISTING SIDEWALK
4. PROTECT EXISTING UTILITY
5. CONSTRUCTION EXIT PER DETAIL (4 / C-500)
6. CATCH BASIN INLET PROTECTION PER DETAIL (1 / C-500)
7. SILT FENCE PER DETAIL (3 / C-500)
8. TEMPORARY INTERCEPTOR SWALE PER DETAIL (2 / C-500)
9. TEMPORARY SEDIMENT POND PER DETAIL WITH MINIMUM BOTTOM AREA OF 1,077 SF, PONDING DEPTH OF 3.5', AND 12" OF FREEBOARD
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KEY MAP

N

20 10 0 20

SCALE: 1"=20'

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10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

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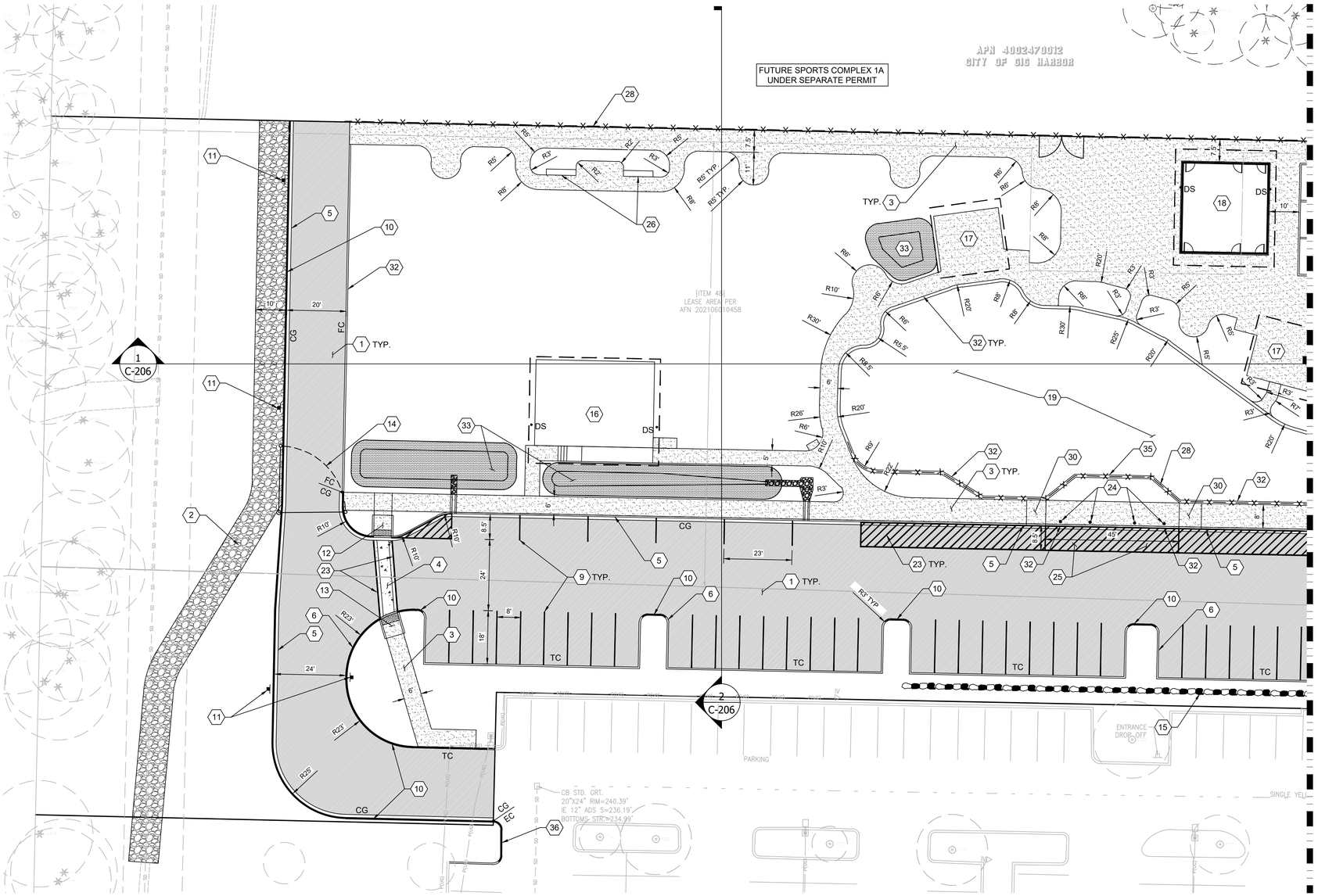
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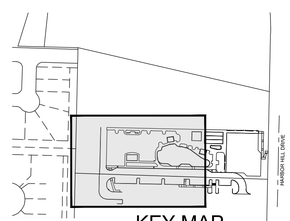
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Sports Complex Phase 1B
PL-SPR-23-0001 et al
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Exhibit A




## SITE AND SURFACING NOTES:

1. HMA PAVEMENT PER DETAIL 2/C-501
2. GRAVEL TRAIL PER DETAIL 1/C-501
3. CEMENT CONCRETE SIDEWALK PER DETAIL 4/C-501
4. CEMENT CONCRETE PAVEMENT PER DETAIL 3/C-501
5. CEMENT CONCRETE TRAFFIC CURB AND GUTTER PER DETAIL 5/C-501
6. CEMENT CONCRETE TRAFFIC CURB PER DETAIL 5/C-501
7. CEMENT CONCRETE STAIRS PER DETAIL
8. ACCESSIBLE PARKING STALL WITH SIGN AND PAVEMENT MARKING PER DETAILS 5/C-502, 6/C-502
9. WHITE PAINTED STALL STRIPING
10. RED FIRE LANE STRIPING ON CURB
11. NO PARKING - FIRE LANE SIGN PER DETAIL 3/C-504
12. PERPENDICULAR CURB RAMP PER DETAIL 6/C-501, 1/C-504
13. SINGLE-DIRECTION CURB RAMP PER DETAIL
14. MAINTENANCE/EMERGENCY VEHICLE ACCESS GATE PER DETAIL 1/C-505
15. ROCKERY PER DETAIL 2/C-506
16. PERFORMANCE SHELTER. SEE ARCHITECTURAL PLANS
17. PICNIC SHELTER. SEE ARCHITECTURAL PLANS
18. CONCESSIONS AND RESTROOM BUILDING. SEE ARCHITECTURAL PLANS
19. PLAYGROUND AREA. SEE LANDSCAPE PLANS
20. BOCCE COURTS. SEE LANDSCAPE PLANS
21. PICKLEBALL COURTS. SEE LANDSCAPE PLANS
22. EXISTING TREE TO REMAIN
23. 4" WIDE PAINTED WHITE LINE
24. FIXED BOLLARD PER DETAIL 3/C-502
25. ACCESSIBLE PASSENGER LOADING ZONE
26. 18" WIDE SEATWALL. SEE LANDSCAPE PLANS
27. CONCRETE PAD FOR BIKE RACK
28. CHAINLINK FENCE PER LANDSCAPE PLAN
29. DEPRESSED CURB AND GUTTER PER DETAIL 5/C-501
30. PARALLEL CURB RAMP PER DETAIL 1/C-502
31. RETAINING WALL
32. FLUSH CURB PER DETAIL 5/C-501
33. BIORETENTION CELL. REFER TO STORM DRAINAGE AND UTILITY PLANS
34. ACCESSIBLE RAMP WITH HANDRAILS PER DETAIL
35. PEDESTRIAN CURB PER DETAIL 5/C-501
36. TYPE 6 EXTRUDED CURB PER DETAIL 5/C-500
37. RESTORE PAVEMENT PER DETAIL 3/C-506
38. 8" WIDE PAINTED WHITE LINE




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12/14/2022

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# SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
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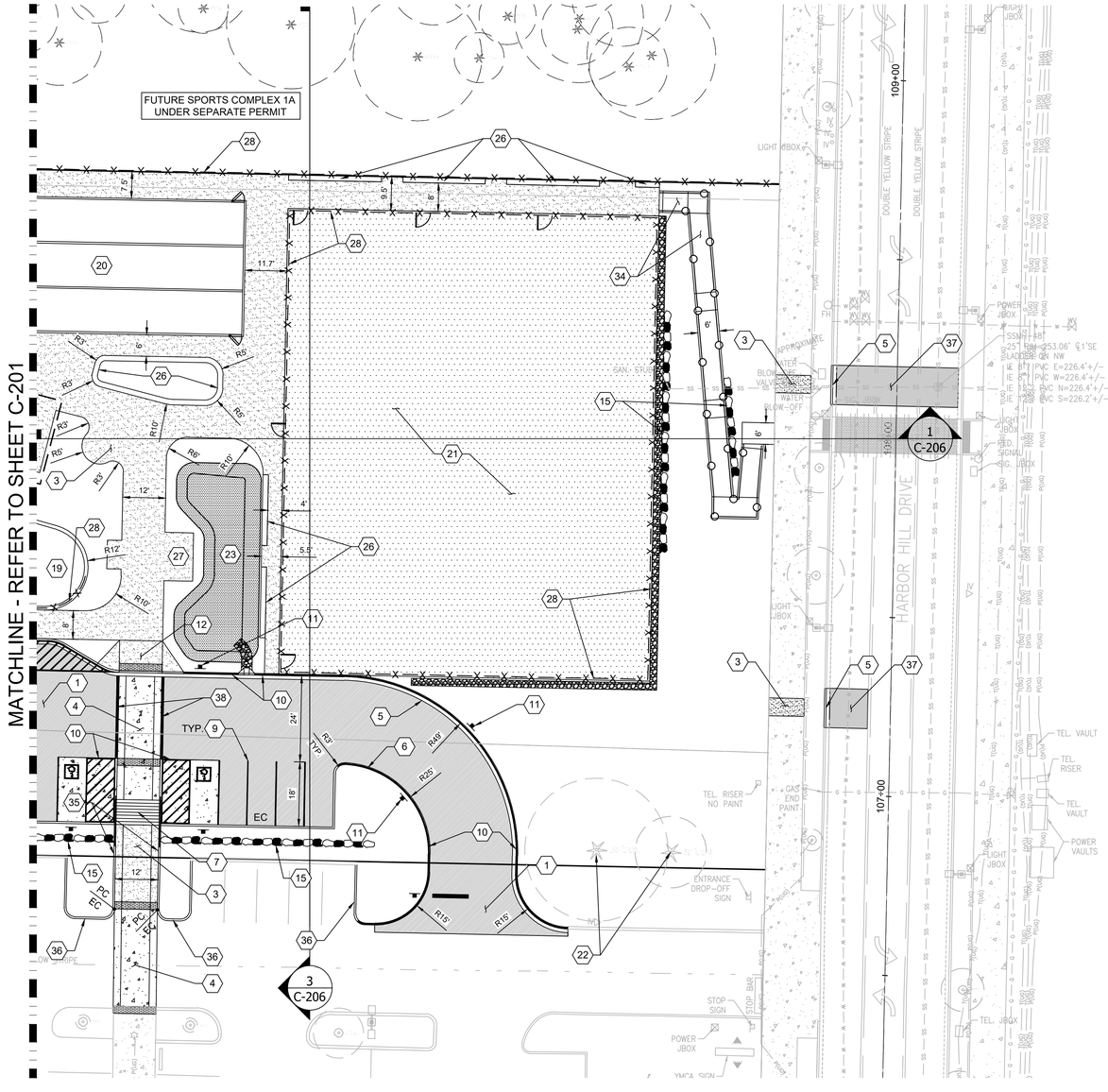
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BCRA NO.
22003
DRAWN BY: RJB DESIGNED BY: SP/MB
REVIEWED BY: AC
SHEET TITLE
SITE AND SURFACING
WEST

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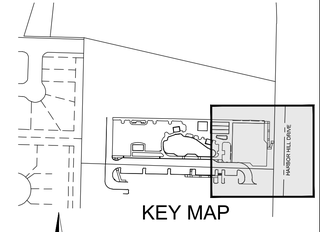
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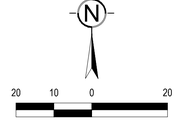
Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A




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36. TYPE 6 EXTRUDED CURB PER DETAIL 5/C-500
37. RESTORE PAVEMENT PER DETAIL 3/C-506
38. 8" WIDE PAINTED WHITE LINE




SCALE: 1"=20'

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10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

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BCRA NO.
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REVIEWED BY: SP

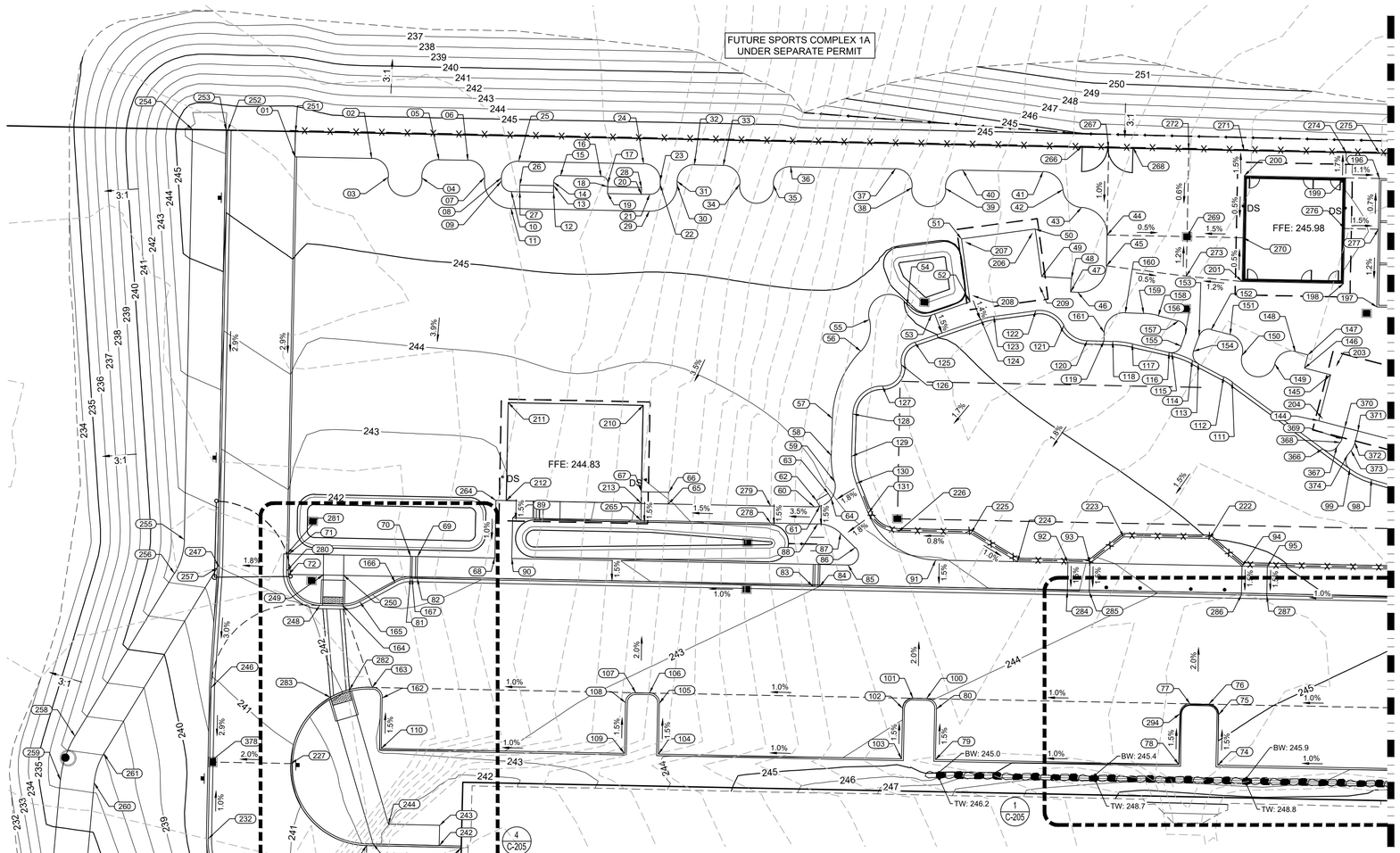
SHEET TITLE
SITE AND SURFACING
EAST

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SHEET
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ABBREVIATIONS:
AP: ANGLE POINT
PC: POINT OF CURVE
PT: POINT OF TANGENT
PCC: POINT OF COMPOUND CURVE
POL: POINT ON LINE
POC: POINT ON CURVE
PRC: POINT OF REVERSE CURVE
CP: CONNECTION POINT
GB: GRADE BREAK
HP: HIGH POINT
LP: LOW POINT
BW: BOTTOM OF WALL
TW: TOP OF WALL

| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 01 | 245.89 | AP |
| 02 | 245.89 | PC |
| 03 | 245.81 | PRC |
| 04 | 245.81 | PRC |
| 05 | 245.89 | PT |
| 06 | 245.89 | PC |
| 07 | 245.81 | PRC |
| 08 | 245.80 | PT |
| 09 | 245.79 | PC |
| 10 | 245.75 | PT |
| 11 | 245.68 | PT |
| 12 | 245.75 | AP |
| 13 | 245.77 | AP |
| 14 | 245.79 | PC |
| 15 | 245.82 | PT |
| 16 | 245.82 | PC |
| 17 | 245.79 | PT |
| 18 | 245.77 | AP |
| 19 | 245.75 | AP |
| 20 | 245.75 | AP |
| 21 | 245.75 | AP |
| 22 | 245.79 | PT |
| 23 | 245.81 | PC |
| 24 | 245.89 | PT |
| 25 | 245.89 | PC |

| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 26 | 245.77 | AP |
| 27 | 245.75 | AP |
| 28 | 245.78 | AP |
| 29 | 245.68 | PC |
| 30 | 245.80 | PT |
| 31 | 245.81 | PC |
| 32 | 245.89 | PT |
| 33 | 245.89 | PC |
| 34 | 245.81 | PRC |
| 35 | 245.81 | PRC |
| 36 | 245.89 | PT |
| 37 | 245.89 | PC |
| 38 | 245.81 | PRC |
| 39 | 245.81 | PRC |
| 40 | 245.89 | PT |
| 41 | 245.89 | PC |
| 42 | 245.82 | PRC |
| 43 | 245.78 | PRC |
| 44 | 245.74 | PT |
| 45 | 245.88 | PC |
| 46 | 245.68 | PT |
| 47 | 245.65 | AP |
| 48 | 245.67 | AP |
| 49 | 245.53 | AP |
| 50 | 245.53 | AP |

| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 51 | 245.20 | AP |
| 52 | 245.20 | AP |
| 53 | 245.09 | PC |
| 54 | 245.02 | PRC |
| 55 | 244.78 | PRC |
| 56 | 244.63 | PRC |
| 57 | 244.32 | PT |
| 58 | 244.17 | PC |
| 59 | 244.06 | PRC |
| 60 | 243.90 | PT |
| 61 | 243.92 | POC |
| 62 | 243.91 | AP |
| 63 | 243.98 | AP |
| 64 | 243.98 | POC |
| 65 | 242.97 | AP |
| 66 | 243.04 | AP |
| 67 | 242.92 | AP |
| 68 | 242.63 | AP |
| 69 | 242.40 | POL |
| 70 | 242.39 | POL |
| 71 | 242.45 | AP |
| 72 | 242.36 | PC |
| 74 | 245.11 | AP |
| 75 | 244.88 | PC |
| 76 | 244.81 | PT |

| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 77 | 244.75 | PC |
| 78 | 244.99 | AP |
| 79 | 244.27 | AP |
| 80 | 244.05 | PC |
| 81 | 241.87 | POC |
| 82 | 241.81 | POL |
| 83 | 242.98 | POL |
| 84 | 243.00 | POL |
| 85 | 243.67 | PC |
| 86 | 243.80 | PT |
| 87 | 243.91 | PC |
| 88 | 243.83 | PT |
| 89 | 242.77 | AP |
| 90 | 242.68 | AP |
| 91 | 243.96 | PT |
| 92 | 244.35 | POL |
| 93 | 243.93 | POL |
| 94 | 244.38 | POL |
| 95 | 244.94 | POL |
| 98 | 245.53 | PC |
| 99 | 245.54 | PT |
| 100 | 243.97 | PT |
| 101 | 243.93 | PC |
| 102 | 243.95 | PT |
| 103 | 244.17 | AP |

| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 104 | 243.45 | AP |
| 105 | 243.23 | PC |
| 106 | 243.15 | PT |
| 107 | 243.11 | PC |
| 108 | 243.13 | PT |
| 109 | 243.35 | AP |
| 110 | 242.63 | AP |
| 111 | 245.59 | PC |
| 112 | 245.60 | PT |
| 113 | 245.61 | POL |
| 114 | 245.60 | PC |
| 115 | 245.57 | PT |
| 116 | 245.57 | POL |
| 117 | 245.53 | PC |
| 118 | 245.50 | PT |
| 119 | 245.49 | POL |
| 120 | 245.47 | PC |
| 121 | 245.44 | PRC |
| 122 | 245.40 | PT |
| 123 | 245.20 | PC |
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| 127 | 244.63 | PRC |
| 128 | 244.43 | PT |

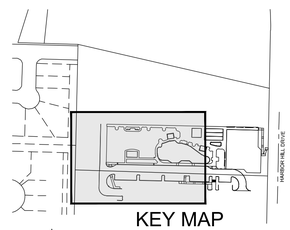
| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 129 | 244.24 | PC |
| 130 | 244.14 | PT |
| 131 | 244.09 | PC |
| 144 | 245.54 | AP |
| 145 | 245.60 | AP |
| 146 | 245.66 | AP |
| 147 | 245.69 | AP |
| 148 | 245.71 | PC |
| 149 | 245.69 | PRC |
| 150 | 245.70 | PRC |
| 151 | 245.75 | PT |
| 152 | 245.72 | PC |
| 153 | 245.68 | PT |
| 154 | 245.62 | PC |
| 155 | 245.61 | PT |
| 156 | 245.64 | PC |
| 157 | 245.66 | PT |
| 158 | 245.65 | PC |
| 159 | 245.66 | PT |
| 160 | 245.65 | PC |
| 161 | 245.54 | PT |
| 162 | 242.41 | PT |
| 163 | 242.33 | PCC&HP |
| 164 | 242.15 | PC |
| 165 | 242.07 | PT |

| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 166 | 241.88 | PC |
| 167 | 241.79 | PT |
| 196 | 245.86 | AP |
| 197 | 245.69 | AP |
| 198 | 245.96 | BLDG |
| 199 | 245.96 | BLDG |
| 200 | 245.96 | BLDG |
| 201 | 245.96 | BLDG |
| 203 | 245.61 | BLDG |
| 204 | 245.54 | BLDG |
| 205 | 245.36 | BLDG |
| 206 | 245.52 | BLDG |
| 207 | 245.21 | BLDG |
| 208 | 245.20 | BLDG |
| 209 | 245.52 | BLDG |
| 210 | 243.43 | BLDG |
| 211 | 243.42 | BLDG |
| 212 | 242.83 | BLDG |
| 213 | 242.85 | BLDG |
| 222 | 244.52 | AP |
| 223 | 244.26 | AP |
| 224 | 244.20 | AP |
| 225 | 244.37 | AP |
| 226 | 244.18 | PC |
| 227 | 240.71 | GB |

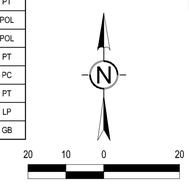
| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 228 | 241.53 | PT |
| 229 | 241.00 | AP |
| 230 | 240.43 | PT |
| 231 | 240.93 | PC |
| 232 | 240.48 | PT |
| 238 | 240.34 | PC |
| 239 | 240.22 | PT |
| 240 | 240.21 | PC |
| 241 | 240.40 | CP |
| 242 | 241.62 | AP |
| 243 | 241.71 | AP |
| 244 | 242.00 | AP |
| 245 | 242.11 | POL |
| 246 | 240.90 | AP |
| 247 | 242.00 | AP |
| 248 | 242.09 | PT |
| 249 | 242.45 | AP |
| 250 | 242.50 | AP |
| 251 | 246.00 | AP |
| 252 | 245.70 | AP |
| 253 | 246.20 | AP |
| 254 | 246.10 | AP |
| 255 | 242.60 | PT |
| 256 | 242.27 | PC |
| 257 | 242.60 | AP |

| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 258 | 237.41 | PT |
| 259 | 236.20 | PC |
| 260 | 236.25 | PC |
| 261 | 237.04 | PT |
| 262 | 231.22 | AP |
| 263 | 231.26 | AP |
| 264 | 242.80 | AP |
| 265 | 242.77 | POL |
| 266 | 245.99 | GATE |
| 267 | 246.00 | GATE |
| 268 | 245.99 | GATE |
| 269 | 245.62 | LP |
| 270 | 245.87 | GB |
| 271 | 245.85 | GB |
| 272 | 245.77 | GB |
| 273 | 245.77 | GB |
| 274 | 245.83 | GB |
| 275 | 245.75 | GB |
| 276 | 246.11 | GB |
| 277 | 245.96 | GB |
| 278 | 243.37 | GB |
| 279 | 243.44 | GB |
| 280 | 242.37 | PC |
| 281 | 242.44 | POL |
| 282 | 242.03 | POC |

| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 283 | 241.94 | POC |
| 284 | 243.73 | POL |
| 285 | 243.80 | POL |
| 286 | 244.25 | POL |
| 287 | 244.32 | POL |
| 294 | 244.77 | PT |
| 366 | 245.55 | PC |
| 367 | 245.52 | PT |
| 368 | 245.51 | PC |
| 369 | 245.50 | PT |
| 370 | 245.49 | POL |
| 371 | 245.46 | POL |
| 372 | 245.47 | PT |
| 373 | 245.50 | PC |
| 374 | 245.51 | PT |
| 378 | 240.23 | LP |
| 379 | 241.17 | GB |




KEY MAP




SCALE: 1"= 20'

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Sports Complex Phase 1B
LU-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

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SEAL

SHANNON MARIE ADDISON
STATE OF WASHINGTON
5805
REGISTERED
PROFESSIONAL ENGINEER
12/14/2022

PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
22003

DRAWN BY: RJB DESIGNED BY: MB/SP

REVIEWED BY: AC

SHEET TITLE
GRADING PLAN
WEST

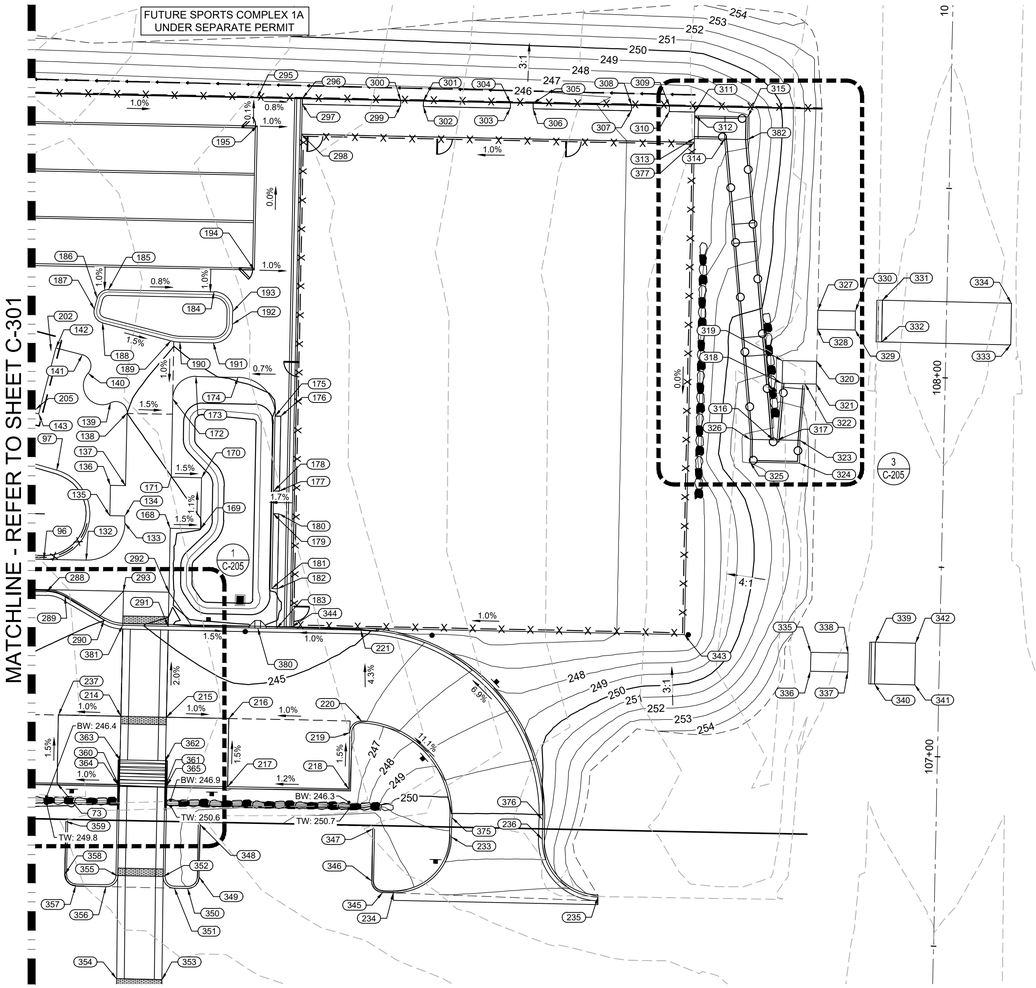
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C-203
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| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 73 | 245.67 | AP |
| 96 | 245.32 | PC |
| 97 | 245.52 | PT |
| 132 | 245.38 | PC |
| 133 | 245.32 | PT |
| 134 | 245.30 | AP |
| 135 | 245.39 | AP |
| 136 | 245.31 | AP |
| 137 | 245.21 | AP |
| 138 | 245.00 | PC |
| 139 | 245.05 | PRC |
| 140 | 245.16 | PRC |
| 141 | 245.20 | PT |
| 142 | 245.34 | AP |
| 143 | 245.36 | AP |
| 168 | 245.15 | AP |
| 169 | 245.03 | AP |
| 170 | 244.88 | AP |
| 171 | 245.00 | AP |
| 172 | 244.86 | PC |

| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 173 | 244.96 | PT |
| 174 | 245.04 | PC |
| 175 | 245.02 | PT |
| 176 | 245.06 | AP |
| 177 | 245.07 | AP |
| 178 | 245.05 | AP |
| 179 | 245.05 | AP |
| 180 | 245.07 | AP |
| 181 | 245.04 | AP |
| 182 | 245.05 | AP |
| 183 | 244.60 | POL |
| 184 | 245.25 | PT |
| 185 | 245.46 | PC |
| 186 | 245.41 | PT |
| 187 | 245.37 | PC |
| 188 | 245.30 | PT |
| 189 | 245.02 | PC |
| 190 | 245.02 | PT |
| 191 | 245.09 | PC |
| 192 | 245.16 | PT |

| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 193 | 245.18 | PC |
| 194 | 245.26 | AP |
| 195 | 245.26 | AP |
| 202 | 245.35 | BLDG |
| 205 | 245.36 | BLDG |
| 214 | 245.56 | AP |
| 215 | 245.38 | AP |
| 216 | 245.22 | AP |
| 217 | 245.49 | AP |
| 218 | 245.79 | AP |
| 219 | 245.34 | PC |
| 220 | 245.85 | PCC |
| 221 | 244.82 | PC |
| 233 | 250.68 | PT |
| 234 | 251.76 | PC |
| 235 | 252.80 | PC |
| 236 | 250.44 | PT |
| 237 | 245.40 | AP |
| 288 | 244.71 | PC |
| 289 | 244.80 | PT |

| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 290 | 245.00 | PC |
| 291 | 244.90 | POL |
| 292 | 245.34 | AP |
| 293 | 245.52 | AP |
| 295 | 245.25 | POL |
| 296 | 245.15 | AP |
| 297 | 245.14 | AP |
| 298 | 245.14 | AP |
| 299 | 245.43 | AP |
| 300 | 245.44 | AP |
| 301 | 245.50 | AP |
| 302 | 245.50 | AP |
| 303 | 245.74 | AP |
| 304 | 245.75 | AP |
| 305 | 245.82 | AP |
| 306 | 245.81 | AP |
| 307 | 246.09 | AP |
| 308 | 246.10 | AP |
| 309 | 246.10 | AP |
| 310 | 246.11 | AP |

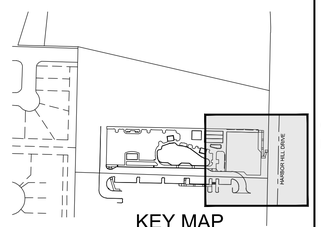
| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 311 | 246.23 | AP |
| 312 | 246.22 | AP |
| 313 | 246.19 | AP |
| 314 | 246.74 | AP |
| 315 | 246.87 | AP |
| 316 | 252.22 | AP |
| 317 | 252.23 | AP |
| 318 | 253.31 | AP |
| 319 | 253.27 | AP |
| 320 | 253.43 | AP |
| 321 | 253.44 | AP |
| 322 | 253.40 | AP |
| 323 | 252.32 | AP |
| 324 | 252.23 | AP |
| 325 | 252.04 | AP |
| 326 | 252.13 | AP |
| 327 | 253.69 | AP |
| 328 | 253.58 | AP |
| 329 | 253.44 | AP |
| 330 | 253.56 | AP |

| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 331 | 252.92 | AP |
| 332 | 252.93 | AP |
| 333 | 252.89 | AP |
| 334 | 252.94 | AP |
| 335 | 253.15 | AP |
| 336 | 253.12 | AP |
| 337 | 252.93 | AP |
| 338 | 252.96 | AP |
| 339 | 252.37 | AP |
| 340 | 252.29 | AP |
| 341 | 252.50 | AP |
| 342 | 252.58 | AP |
| 343 | 246.18 | AP |
| 344 | 245.14 | AP |
| 345 | 251.72 | PT |
| 346 | 251.74 | PC |
| 347 | 252.05 | CP |
| 348 | 250.94 | CP |
| 349 | 250.64 | PT |
| 350 | 250.51 | PC |

| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 351 | 250.43 | PT |
| 352 | 250.37 | PC |
| 353 | 249.76 | AP |
| 354 | 249.72 | AP |
| 355 | 250.19 | PT |
| 356 | 250.10 | PC |
| 357 | 249.96 | PT |
| 358 | ??? | PC |
| 359 | 250.02 | CP |
| 360 | 250.19 | TS |
| 361 | 250.01 | TS |
| 362 | 245.56 | BS |
| 363 | 245.74 | BS |
| 364 | 245.83 | AP |
| 365 | 245.65 | AP |
| 375 | 250.12 | PC |
| 376 | 250.09 | PC |
| 377 | 246.18 | AP |
| 380 | 244.55 | LP |
| 381 | 245.08 | HP |

| STA. OFFSET & ELEV. TABLE | | |
|---|---|---|
| # | ELEV. | DESC. |
| 382 | 246.83 | AP |

ABBREVIATIONS:
AP: ANGLE POINT
PC: POINT OF CURVE
PT: POINT OF TANGENT
PCC: POINT OF COMPOUND CURVE
POL: POINT ON LINE
POC: POINT ON CURVE
PRC: POINT OF REVERSE CURVE
CP: CONNECTION POINT
GB: GRADE BREAK
HP: HIGH POINT
LP: LOW POINT
BW: BOTTOM OF WALL
TW: TOP OF WALL




KEY MAP

N

20 10 0 20

SCALE: 1"= 20'

811 Know what's **below.** **Call** before you dig.

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

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SHANNON MARIE RODGERS STATE OF WASHINGTON 5805 REGISTERED PROFESSIONAL ENGINEER 12/14/2022

PROJECT
CITY OF GIG HARBOR
# SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
22003

DRAWN BY: RJB DESIGNED BY: MB/SP

REVIEWED BY: AC

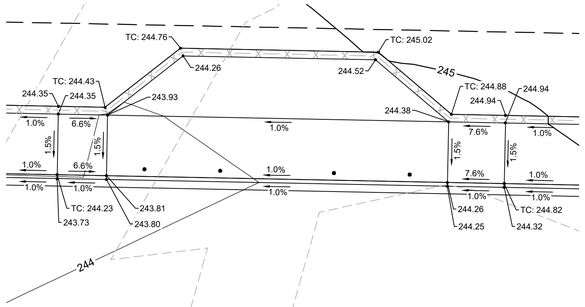
SHEET TITLE
GRADING PLAN
EAST

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SHEET
C-204
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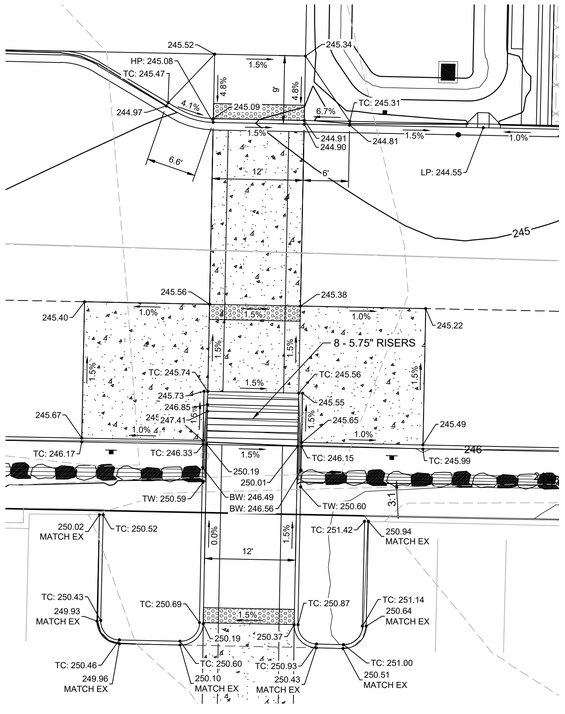
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## LOADING ZONE

SCALE: 1" = 10'

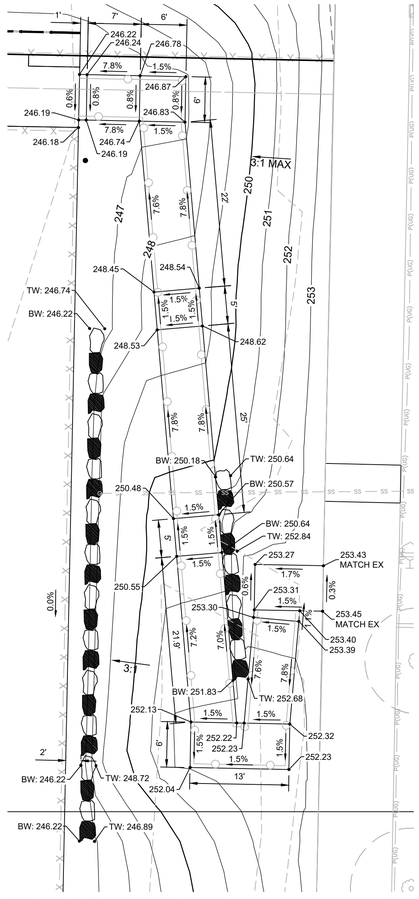
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## ACCESSIBLE STALLS

SCALE: NTS

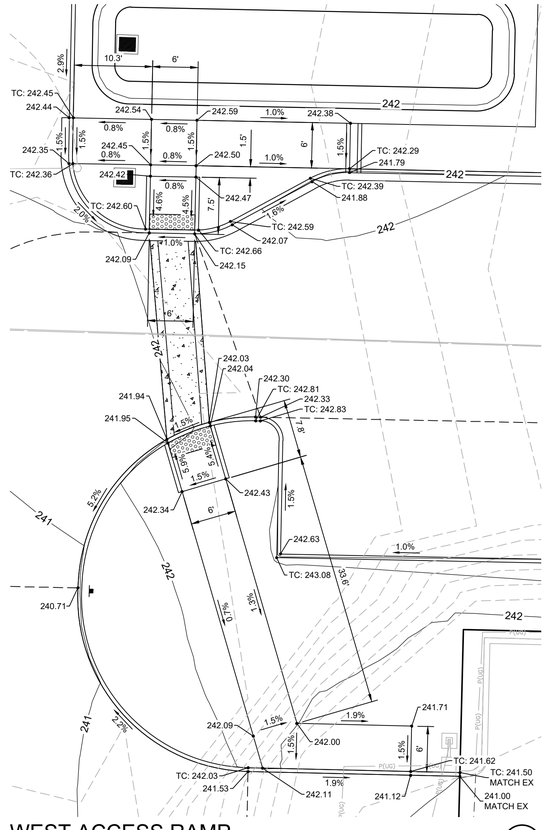
2




## EAST ACCESS RAMP

SCALE: 1" = 10'

3




## WEST ACCESS RAMP

SCALE: 1" = 10'

4

Sports Complex Phase 1B
PL-SPR-23-0001 et al
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12/14/2022

PROJECT
CITY OF GIG HARBOR
# SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
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REVIEWED BY: AC

SHEET TITLE
GRADING DETAILS

N

10 5 0 10

SCALE: 1"=10'

811
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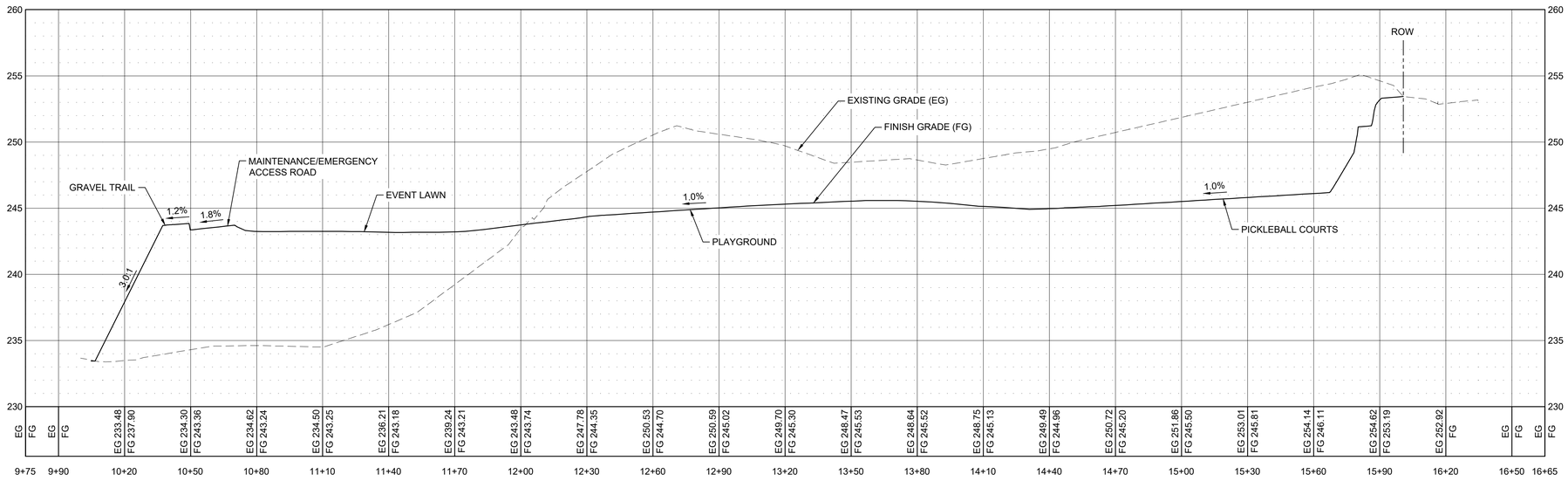
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SHEET
C-205

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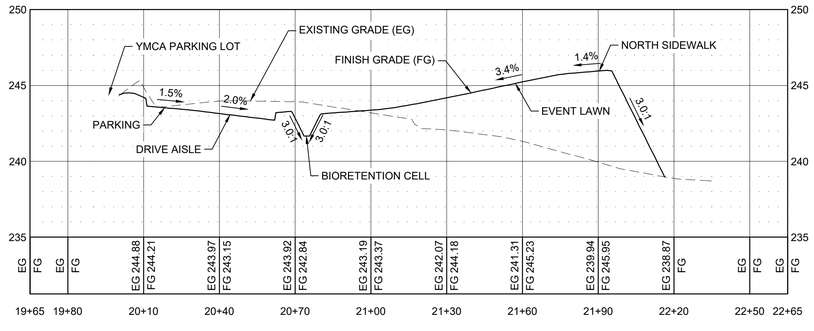
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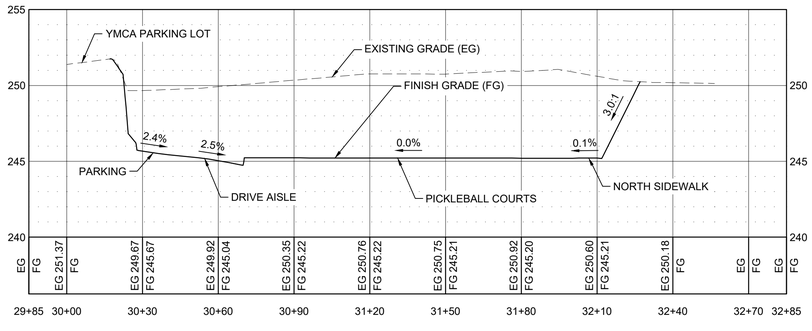

## SITE SECTION 1

SCALE: AS SHOWN (1)




## SITE SECTION 2

SCALE: AS SHOWN (2)




## SITE SECTION 3

SCALE: AS SHOWN (3)

VERTICAL SCALE: 1"= 5'

HORIZONTAL SCALE: 1"= 30'

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10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
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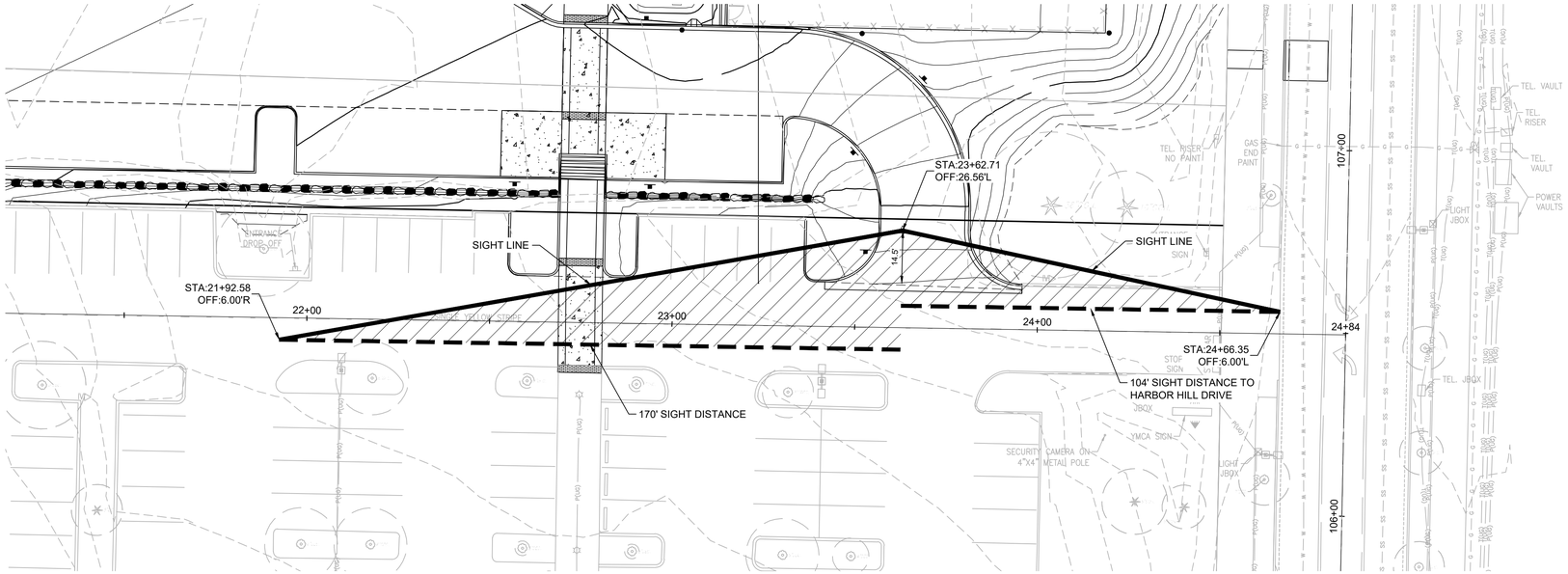
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SITE SECTIONS

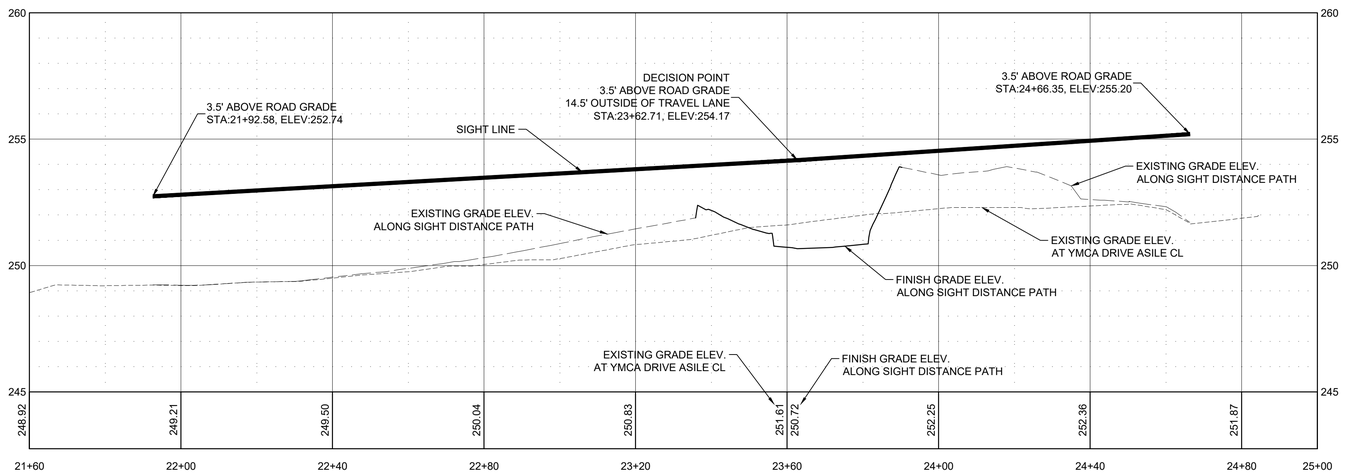
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SHEET
C-206

LAND USE PERMIT




5 2.5 0 5
VERTICAL SCALE: 1"= 5'

30 15 0 30
HORIZONTAL SCALE: 1"=30'

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12/14/2022

PROJECT
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# SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

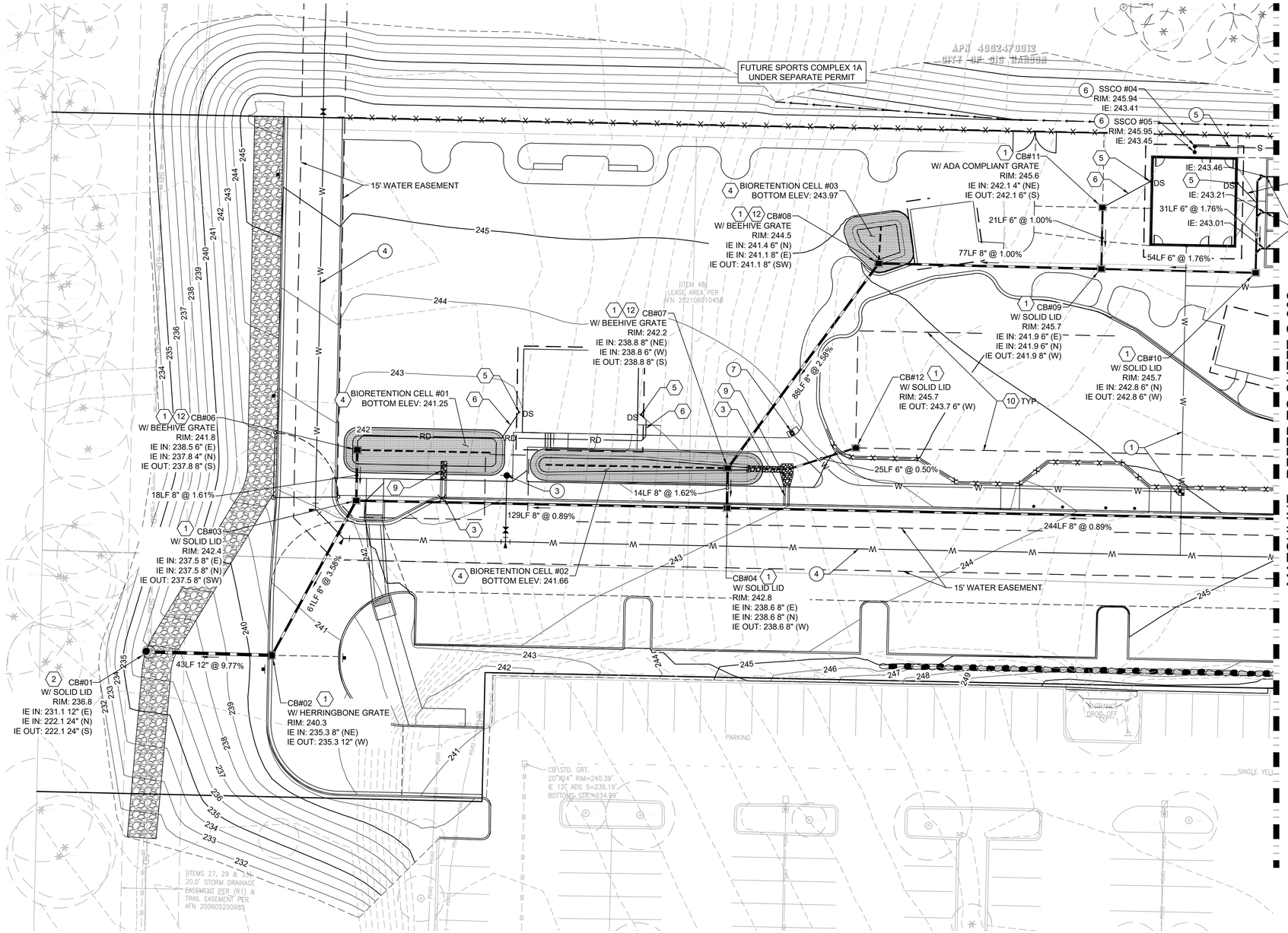
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BCRA NO.
22003
DRAWN BY: RJB DESIGNED BY: MB/SP
REVIEWED BY: AC
SHEET TITLE
SIGHT DISTANCE TRIANGLES

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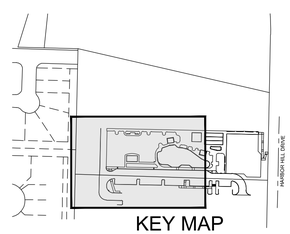



## DRAINAGE NOTES:

1. TYPE 1 CATCH BASIN PER DETAIL (1/C-503)
2. TYPE 2 CATCH BASIN PER DETAIL (2/C-503)
3. SIDEWALK SCUPPER PER DETIAL
4. BIORETENTION CELL WITH UNDERDRAIN PER DETAIL (3/C-503)
5. ROOF DOWNSPOUT CONNECTION PER DETAIL (4/C-503)
6. 4" ROOF DRAIN LINE AT MINIMUM 1.0%
7. TRENCH DRAIN PER DETAIL (2/C-505)
8. CONNECT TO 4" BOCCE COURT UNDERDRAIN
9. ROCK PAD ENERGY DISSIPATION PER DETAIL
10. PLAYGROUND UNDERDRAIN. REFER TO LANDSCAPE PLANS FOR TURF SECTION
11. CURB CUT PER DETAIL (4/C-502)
12. BIORETENTION OVERFLOW STRUCTURE (3/C-503)
13. 4" BOCCE COURT UNDERDRAIN AT MINIMUM 0.5%. REFER TO LANDSCAPE PLANS FOR BOCCE COURT SECTION
14. INTERCEPTOR TRENCH PER DETAIL (3/C-505)

## UTILITY NOTES:

1. 2" WATER SERVICE LINE AND METER PER DETAIL (7/C-504)
2. 2" IRRIGATION WATER METER PER DETAIL ON SHEET L-413
3. FIRE HYDRANT PER DETAIL (6/C-504)
4. 8" WATER MAIN. SEE SHEETS C-401 AND C-402 FOR WATER MAIN PLAN AND PROFILE
5. 6" SANITARY SEWER SERVICE LINE AT MINIMUM 2.0%. CONNECT TO EXISTING SEWER MANHOLE
6. SANITARY SEWER CLEANOUT PER DETAIL (5/C-503)
7. WATER FOUNTAIN AND SERVICE LINE. REFER TO LANDSCAPE PLANS FOR DETAILS




N

20 10 0 20
SCALE: 1"= 20'

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GIG HARBOR, WA 98332

REVISIONS

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BCRA NO.
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DRAWN BY: RJB DESIGNED BY: SP/MB
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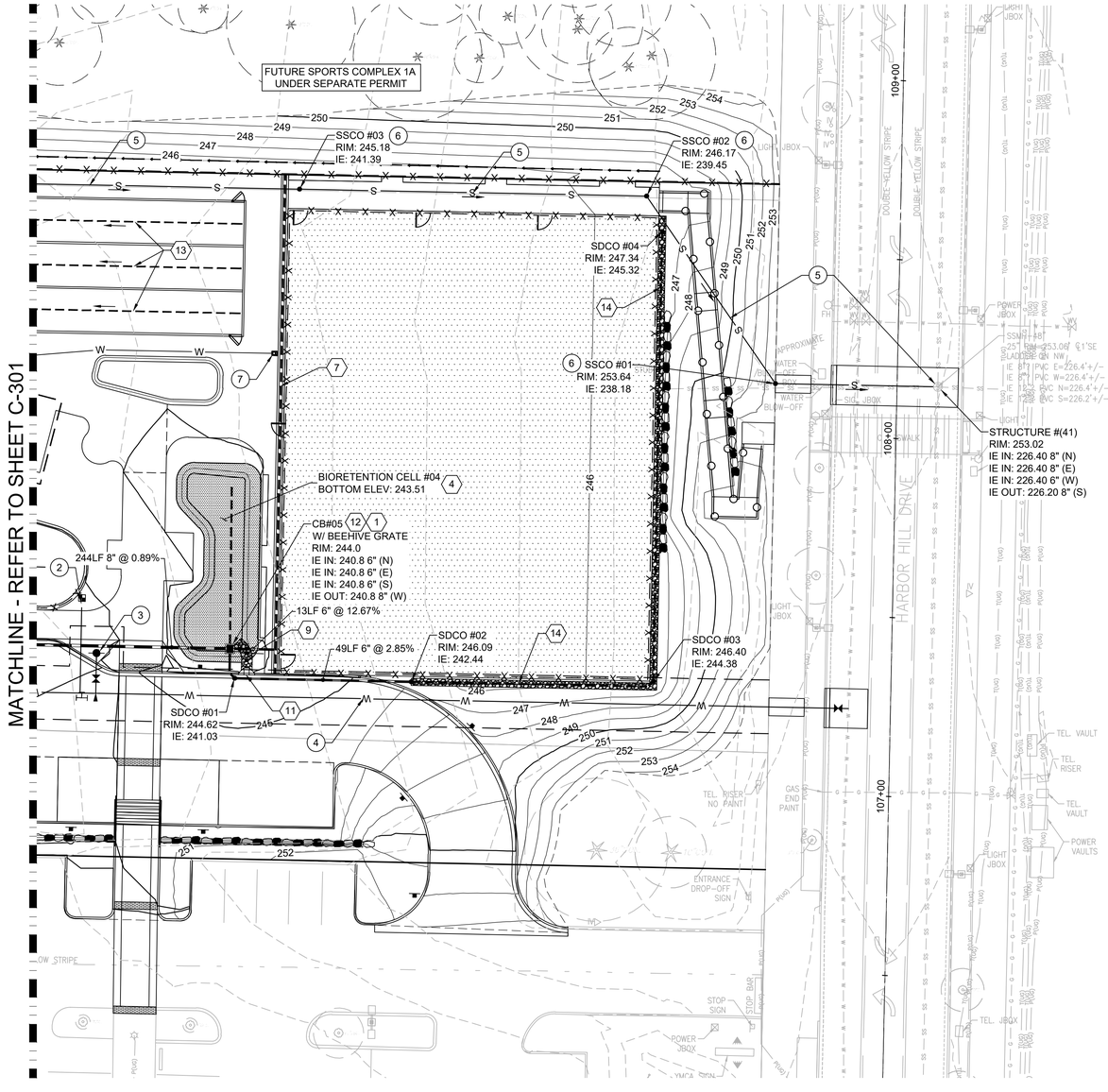
SHEET TITLE
STORM DRAINAGE
AND UTILITY - WEST

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C-301

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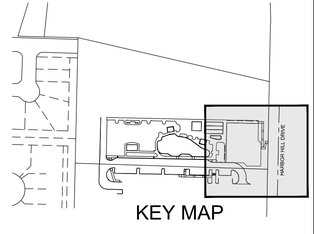



## DRAINAGE NOTES:

1. TYPE 1 CATCH BASIN PER DETAIL (1/C-503)
2. TYPE 2 CATCH BASIN PER DETAIL (2/C-503)
3. SIDEWALK SCUPPER PER DETAIL
4. BIORETENTION CELL WITH UNDERDRAIN PER DETAIL (3/C-503)
5. ROOF DOWNSPOUT CONNECTION PER DETAIL (4/C-503)
6. 4" ROOF DRAIN LINE AT MINIMUM 1.0%
7. TRENCH DRAIN PER DETAIL (2/C-505)
8. CONNECT TO 4" BOCCE COURT UNDERDRAIN
9. ROCK PAD ENERGY DISSIPATION PER DETAIL
10. PLAYGROUND UNDERDRAIN. REFER TO LANDSCAPE PLANS FOR TURF SECTION
11. CURB CUT PER DETAIL (4/C-502)
12. BIORETENTION OVERFLOW STRUCTURE (3/C-503)
13. 4" BOCCE COURT UNDERDRAIN AT MINIMUM 0.5%. REFER TO LANDSCAPE PLANS FOR BOCCE COURT SECTION
14. INTERCEPTOR TRENCH PER DETAIL (3/C-505)

## UTILITY NOTES:

1. 2" WATER SERVICE LINE AND METER PER DETAIL (7/C-504)
2. 2" IRRIGATION WATER METER PER DETAIL ON SHEET L-413
3. FIRE HYDRANT PER DETAIL (6/C-504)
4. 8" WATER MAIN. SEE SHEETS C-401 AND C-402 FOR WATER MAIN PLAN AND PROFILE
5. 6" SANITARY SEWER SERVICE LINE AT MINIMUM 2.0%. CONNECT TO EXISTING SEWER MANHOLE
6. SANITARY SEWER CLEANOUT PER DETAIL (5/C-503)
7. WATER FOUNTAIN AND SERVICE LINE. REFER TO LANDSCAPE PLANS FOR DETAILS




KEY MAP

N

20 10 0 20

SCALE: 1"= 20'

811 Know what's **below.** **Call** before you dig.

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SHANNON MARIE RODGERS STATE OF WASHINGTON 5805 REGISTERED PROFESSIONAL ENGINEER 12/14/2022

PROJECT
CITY OF GIG HARBOR
# SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
22003

DRAWN BY: RJB DESIGNED BY: SP/MB

REVIEWED BY: SP

SHEET TITLE
STORM DRAINAGE AND UTILITY - EAST

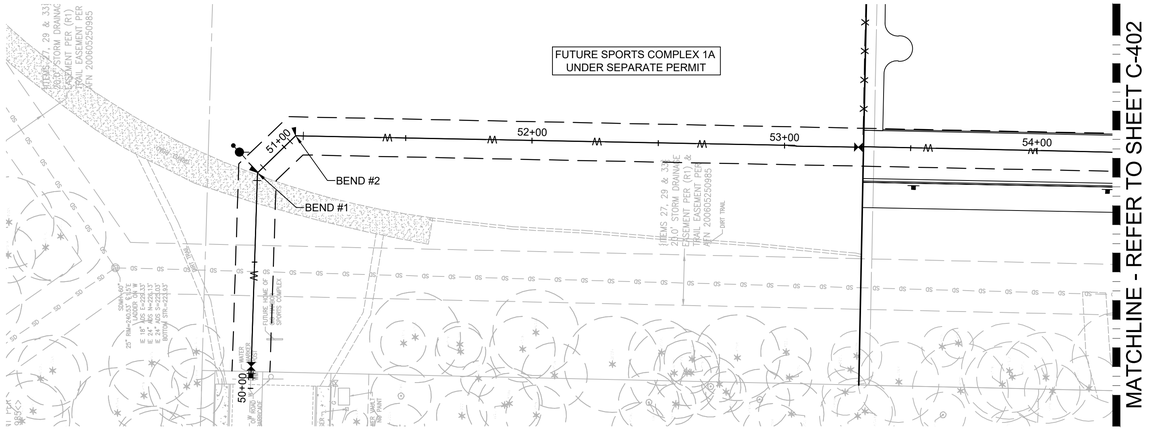
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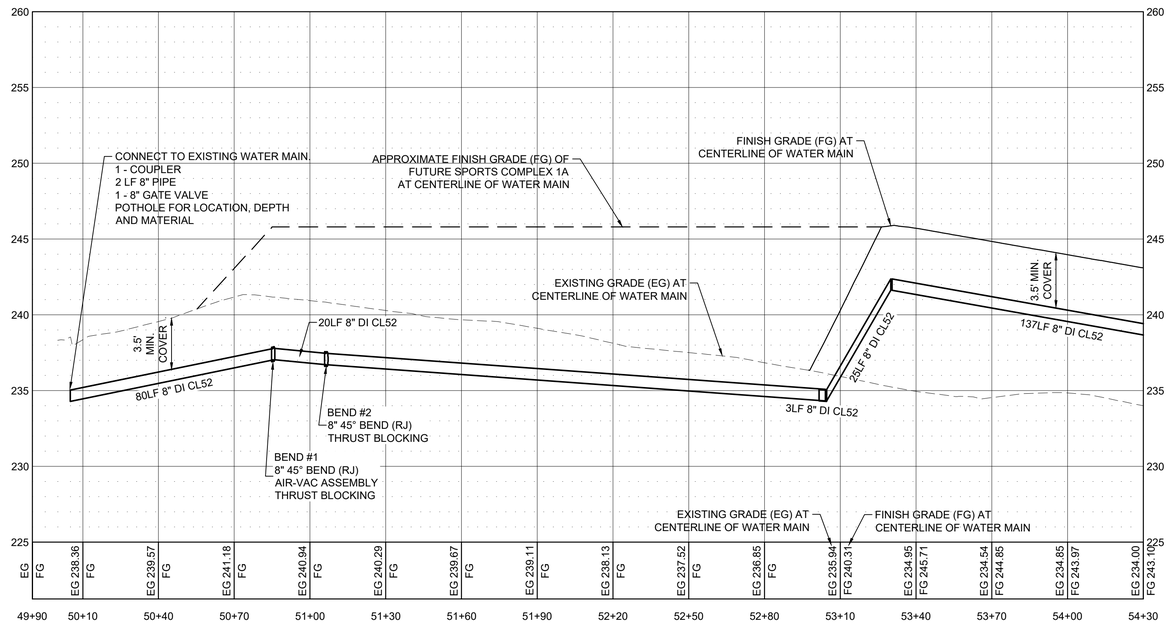
SHEET
C-302

LAND USE PERMIT

*IF SHEET MEASURES LESS THAN 22"X34", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY*

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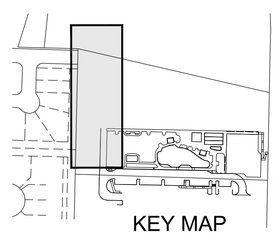




Water Main PROFILE

## WATER MAIN NOTES:

1. CONNECT TO EXISTING MAIN PER DETAIL 4/C-504
2. IN-LINE BLOWOFF ASSEMBLY PER DETAIL 4/D1 C-506
3. FIRE HYDRANT PER DETAIL 6/C-504
4. THRUST BLOCKING PER DETAIL 1/C-506

Sports Complex Phase 1B
SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A




KEY MAP

N

5 2.5 0 5
VERTICAL SCALE: 1"= 5'

30 15 0 30
HORIZONTAL SCALE: 1"=30'

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SEAL

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STATE OF WASHINGTON
5805
REGISTERED
PROFESSIONAL ENGINEER

12/14/2022

PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
22003

DRAWN BY: RJB DESIGNED BY: MB/SP

REVIEWED BY: AC

SHEET TITLE
WATER MAIN
PLAN AND PROFILE
NORTH

bcra

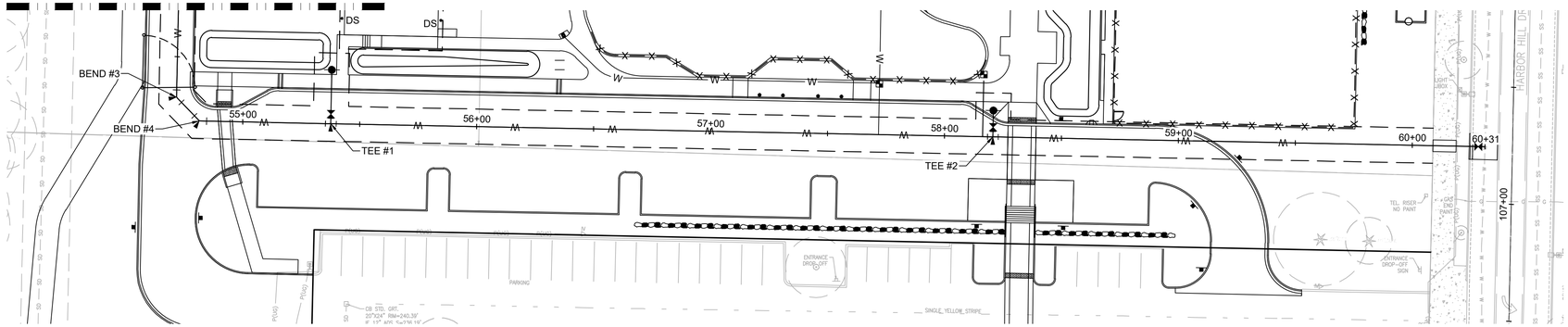
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SHEET

C-401

LAND USE PERMIT

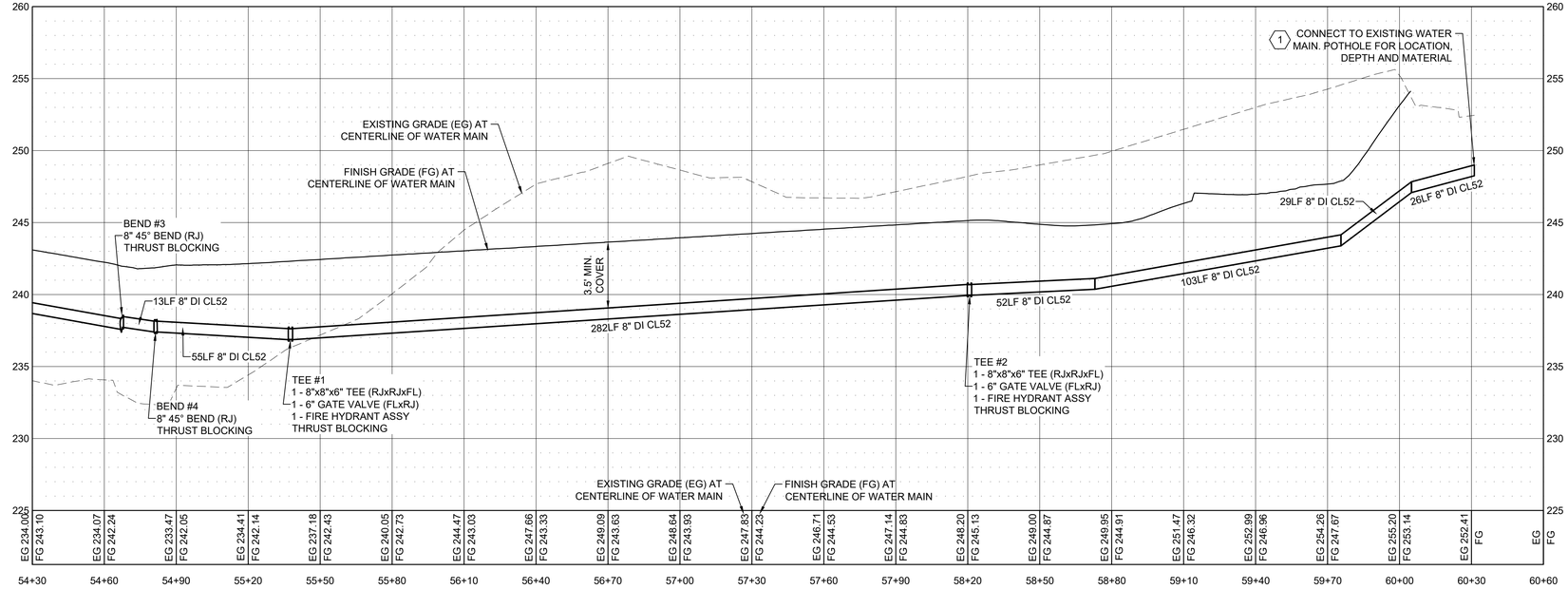
MATCHLINE - REFER TO SHEET C-401



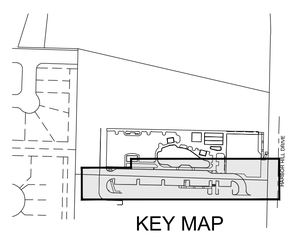

## WATER MAIN NOTES:

1. CONNECT TO EXISTING MAIN PER DETAIL 4/C-504
2. IN-LINE BLOWOFF ASSEMBLY PER DETAIL 4/C-506
3. FIRE HYDRANT PER DETAIL 6/C-504
4. THRUST BLOCKING PER DETAIL 1/C-506

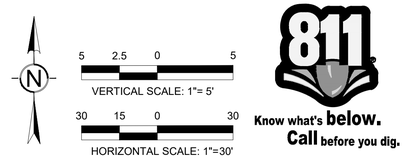
Sports Complex Phase 1B
SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A




Water Main PROFILE




KEY MAP




811 Know what's below. Call before you dig.

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SEAL

SHANNON MARIE ADDISON — STATE OF WASHINGTON — 5805 — REGISTERED PROFESSIONAL ENGINEER — 12/14/2022

PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
22003

DRAWN BY: RJB DESIGNED BY: MB/SP

REVIEWED BY: AC

SHEET TITLE
WATER MAIN
PLAN AND PROFILE
SOUTH

bcra

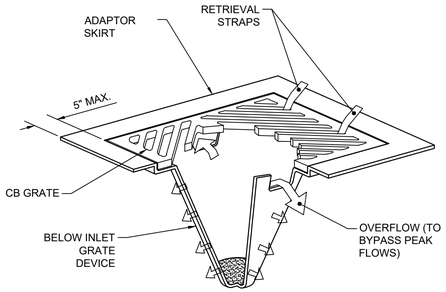
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SHEET

C-402

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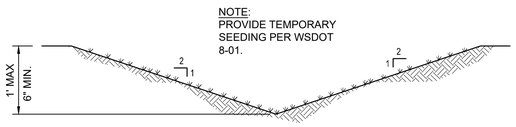
DATE PLOTTED: 12/14/2022 9:25:19 AM FILENAME: 22003C-401-402.DWG BY: ----




NOTES:
1. SIZE THE BELOW INLET GRATE DEVICE (BIGD) FOR THE STORM WATER STRUCTURE IT WILL SERVICE.
2. THE "BIGD" SHALL HAVE A BUILT-IN HIGH-FLOW RELIEF SYSTEM (OVERFLOW BYPASS).
3. THE RETRIEVAL SYSTEM MUST ALLOW REMOVAL OF THE "BIGD" WITHOUT SPILLING THE COLLECTED MATERIAL.
4. PERFORM MAINTENANCE IN ACCORDANCE WITH WSDOT STD. SPEC. 8-01.3(15).

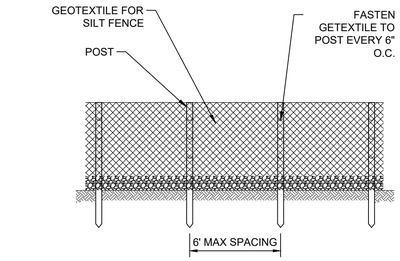
## CATCH BASIN INLET PROTECTION 1

SCALE: NTS




## TEMPORARY SWALE 2

SCALE: NTS




## SILTATION FENCE NOTES:

1. PROVIDE AND INSTALL SILT FENCE PER WSDOT STD. SPEC. 8-01.3(9)A2.
2. INSTALL THE ENDS OF THE SILT FENCE TO POINT SLIGHTLY UPSLOPE TO PREVENT SEDIMENT FROM FLOWING AROUND THE ENDS OF THE FENCE.
3. PERFORM MAINTENANCE IN ACCORDANCE WITH WSDOT STD. SPEC. 8-01.3(15).
4. SPLICES SHALL NEVER BE PLACED IN LOW SPOTS OR SUMP LOCATIONS. IF SPLICES ARE LOCATED IN LOW SPOTS OR SUMP AREAS, THE FENCE MAY NEED TO BE REINSTALLED UNLESS THE PROJECT ENGINEER APPROVES THE INSTALLATION.
5. INSTALL SILT FENCING PARALLEL TO MAPPED CONTOUR LINES.
6. POST SPACING MAY BE INCREASED TO 8' MAX. IF WIRE BACKING IS USED.
7. DURING EXCAVATION, MINIMIZE DISTURBING THE GROUND AROUND TRENCH AS MUCH AS IS FEASIBLE, AND SMOOTH SURFACE FOLLOWING EXCAVATION TO AVOID CONCENTRATING FLOWS. COMPACTION MUST BE ADEQUATE TO PREVENT UNDERCUTTING FLOWS.

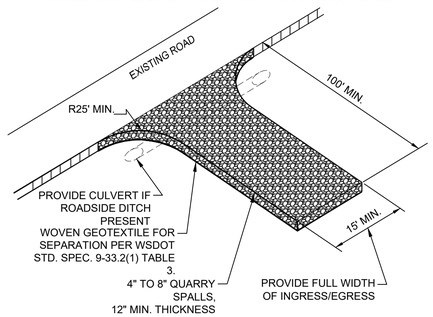
## SILTATION FENCE 3

SCALE: NTS

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

## CONSTRUCTION ENTRANCE NOTES:

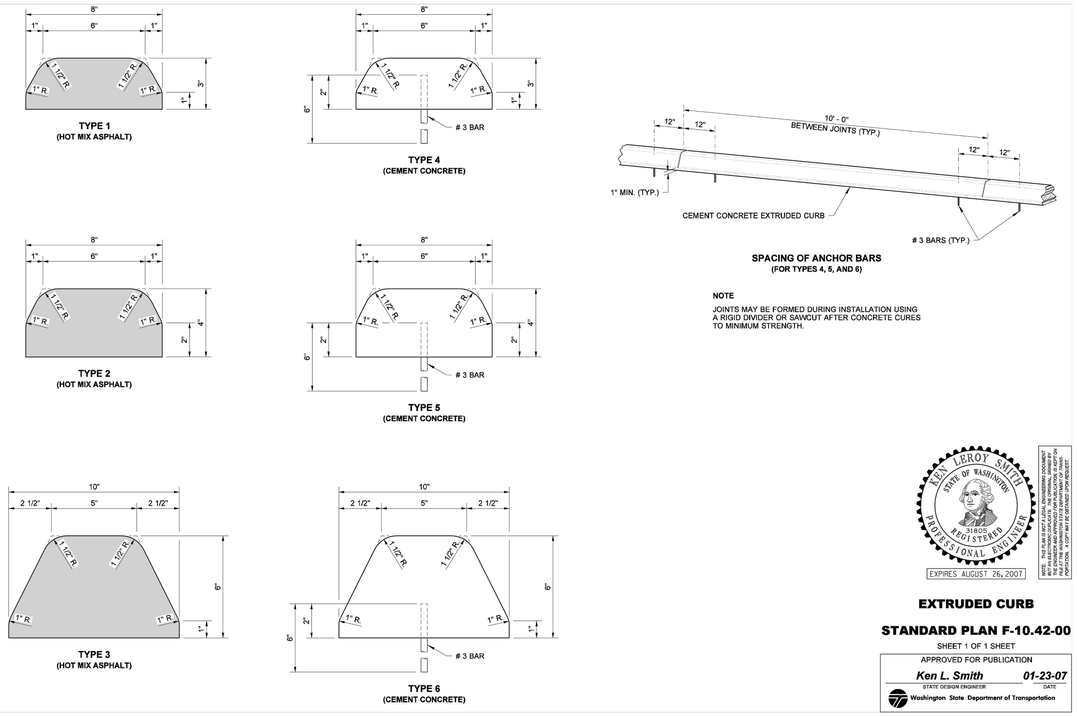
1. MATERIAL SHALL BE 4-INCH TO 8-INCH QUARRY SPALLS. DO NOT USE CRUSHED CONCRETE, CEMENT OR CALCIUM CHLORIDE.
2. THE ROCK PAD SHALL BE AT LEAST 12 INCHES THICK AND 100 FEET LONG. WIDTH SHALL BE THE FULL WIDTH OF THE VEHICLE INGRESS AND EGRESS AREA 15' MIN.
3. ADDITIONAL ROCK SHALL BE ADDED PERIODICALLY TO MAINTAIN PROPER FUNCTION OF THE PAD.
4. IF THE PAD DOES NOT ADEQUATELY REMOVE THE MUD FROM THE VEHICLE WHEELS, THE WHEELS SHALL BE HOSED OFF BEFORE THE VEHICLE ENTERS A PAVED STREET. THE WASHING SHALL BE DONE ON AN AREA COVERED WITH CRUSHED ROCK AND WASH WATER SHALL DRAIN TO A SEDIMENT RETENTION FACILITY OR THROUGH A SILT FENCE.




## CONSTRUCTION EXIT 4

SCALE: NTS

DRAWN BY: BILL BERENS




NOTE

JOINTS MAY BE FORMED DURING INSTALLATION USING A RIGID DIVIDER OR SAWCUT AFTER CONCRETE CURES TO MINIMUM STRENGTH.

KEN LEROY SMITH — STATE OF WASHINGTON — 18808 — REGISTERED PROFESSIONAL ENGINEER
EXPIRES AUGUST 26, 2007

NOTE: THIS PLAN IS NOT A LEGAL CONTRACTING DOCUMENT BUT IS INTENDED TO BE USED AS A GUIDE ONLY. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION, CURRENT AND AS APPROVED FOR PROJECT.

**EXTRUDED CURB**

**STANDARD PLAN F-10.42-00**

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
*Ken L. Smith* — *01-23-07*
STATE DESIGN ENGINEER — DATE
Washington State Department of Transportation

## TYPE 6 EXTRUDED CURB 5

SCALE: NTS

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SEAL

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12/14/2022

PROJECT
CITY OF GIG HARBOR
# SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

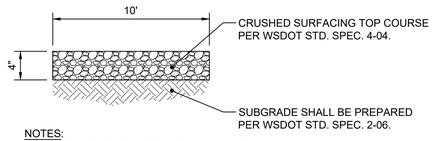
DATE
12.13.22
BCRA NO.
22003
DRAWN BY: RJB DESIGNED BY: MB/SP
REVIEWED BY: AC
SHEET TITLE
DETAILS

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SHEET
C-500
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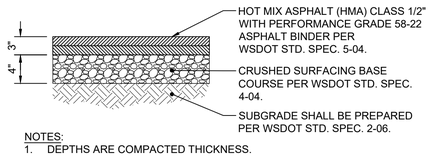



NOTES:
1. DEPTHS ARE COMPACTED THICKNESS.

## GRAVEL TRAIL

SCALE: NTS

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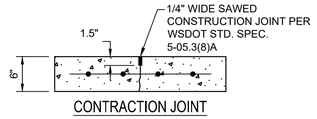



NOTES:
1. DEPTHS ARE COMPACTED THICKNESS.

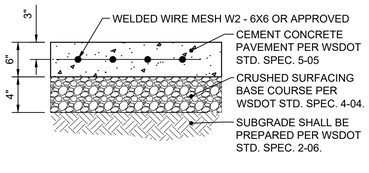
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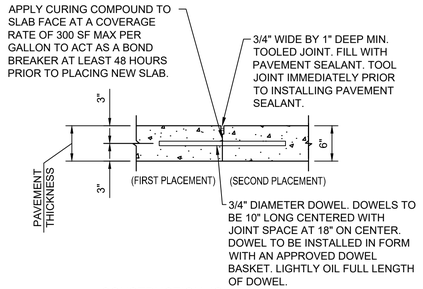
SCALE: NTS

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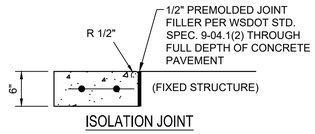



CONTRACTION JOINT




CONSTRUCTION JOINT

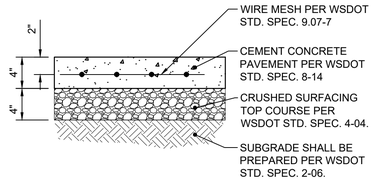


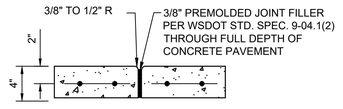

ISOLATION JOINT

## CEMENT CONCRETE PAVEMENT

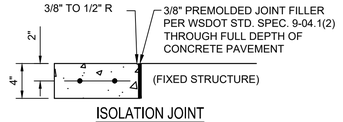
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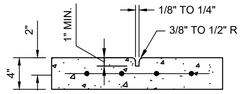



EXPANSION JOINT (EJ)




ISOLATION JOINT



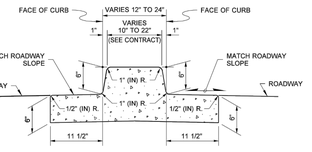

CONTRACTION JOINT (CJ)

NOTES:
1. DEPTHS ARE COMPACTED THICKNESS.
2. REFER TO WSDOT STD. SPEC. 8-14.
3. MAXIMUM CROSS SLOPE OF SIDEWALK SHALL BE 2.00%. REFER TO GRADING PLAN FOR DETAILED GRADING.

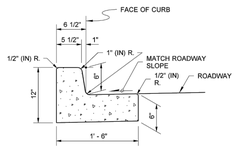
## CEMENT CONCRETE SIDEWALK

SCALE: NTS

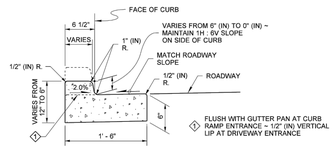
4




**DUAL-FACED CEMENT CONCRETE TRAFFIC CURB AND GUTTER**

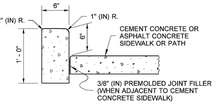



**CEMENT CONCRETE TRAFFIC CURB AND GUTTER**

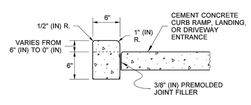



**DEPRESSED CURB AND GUTTER SECTION**

**AT CURB RAMPS AND DRIVEWAY ENTRANCES**




**CEMENT CONCRETE PEDESTRIAN CURB**

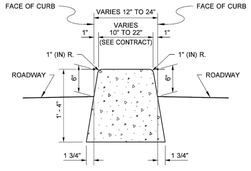



**CEMENT CONCRETE PEDESTRIAN CURB**

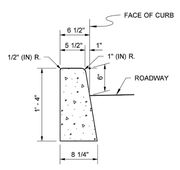
**AT CURB RAMPS, LANDINGS, AND DRIVEWAY ENTRANCES**

**NOTE**

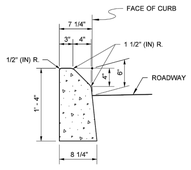
1. See **Standard Plan F-30.10** for Curb Expansion and Contraction Joint spacing. See **Standard Specification, Sections 8-04 and 9-04** for additional requirements.




**DUAL-FACED CEMENT CONCRETE TRAFFIC CURB**




**CEMENT CONCRETE TRAFFIC CURB**




**MOUNTABLE CEMENT CONCRETE TRAFFIC CURB**

Michael S Fleming
Digitally signed by Michael S Fleming
Date: 2020.09.24 07:39:38 -07'00'

**CEMENT CONCRETE CURBS**

**STANDARD PLAN F-10.12-04**

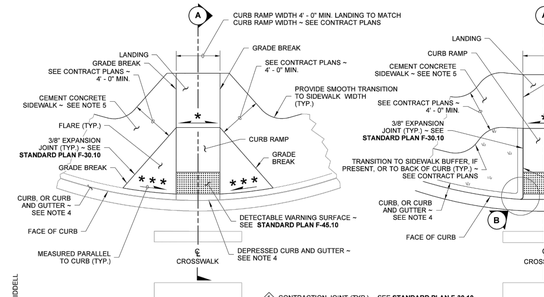
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Date: 2020.09.24 07:57:43 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

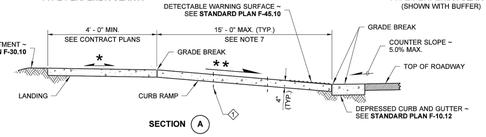
## CEMENT CONCRETE CURBS

SCALE: NTS

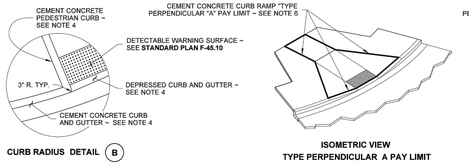
5




1 CONTRACTION JOINT (TYP.) ~ SEE **STANDARD PLAN F-30.10** FOR CURB RAMP LENGTHS GREATER THAN 6' - 0" PROVIDE CONTRACTION JOINT EQUALLY SPACED 4' - 0" MIN. OC.



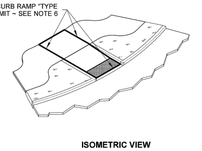

SECTION A 1




**CURB RADIUS DETAIL** B




**ISOMETRIC VIEW**
**TYPE PERPENDICULAR A PAY LIMIT**




**ISOMETRIC VIEW**
**TYPE PERPENDICULAR B PAY LIMIT**

**NOTES**

1. At marked crosswalks, the connection between the curb ramp and the roadway must be contained within the width of the crosswalk markings.
2. Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
3. Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances on any part of the Curb Ramp or Landing, or in front of the Curb Ramp where it connects to the roadway.
4. See Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb, Curb and Gutter, Depressed Curb and Gutter, and Pedestrian Curb details.
5. See **Standard Plan F-30.10** for Cement Concrete Sidewalk Details. See Contract Plans for width and placement of sidewalk.
6. The Bid Item "Cement Concrete Curb Ramp Type ___" does not include the adjacent Curb, Curb and Gutter, Depressed Curb and Gutter, Pedestrian Curb, or Sidewalks.
7. The Curb Ramp length is not required to exceed 15 feet (unless shown otherwise in the Contract Plans). When applying the 15-foot max. length, the running slope of the Curb Ramp is allowed to exceed 8.3%. Use a single constant slope from bottom of ramp to top of ramp to match into the landing over a horizontal distance of 15 feet. Do not include the abutting landing in the 15-foot max. measurement.
8. Curb Ramps and Landings shall receive a broom finish. See **Standard Specifications 8-14.**
9. Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or Landing will be at the same elevation as the Curb Ramp or Landing and there will not be material to retain.

**LEGEND**

- SLOPE IN EITHER DIRECTION
- * 1.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (2% MAX.)
- ** 7.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (8.3% MAX.)
- *** 9.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (10% MAX.)

R. SCOTT ZELLER
Digitally signed by R. Scott Zeller
Date: 2020.09.22 13:23:53 -07'00'

**PERPENDICULAR CURB RAMP**

**STANDARD PLAN F-40.15-04**

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Date: 2020.09.25 14:44:37 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

## PERPENDICULAR CURB RAMP

SCALE: NTS

6

DRAWN BY: FERN LIDDELL

DRAWN BY: FERN LIDDELL

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Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

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2106 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402

SEAL

SHANNON MARIE ADDISON STATE OF WASHINGTON 22805 REGISTERED PROFESSIONAL ENGINEER
12/14/2022

PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
22003

DRAWN BY: RJB DESIGNED BY: SP/MB

REVIEWED BY: AC

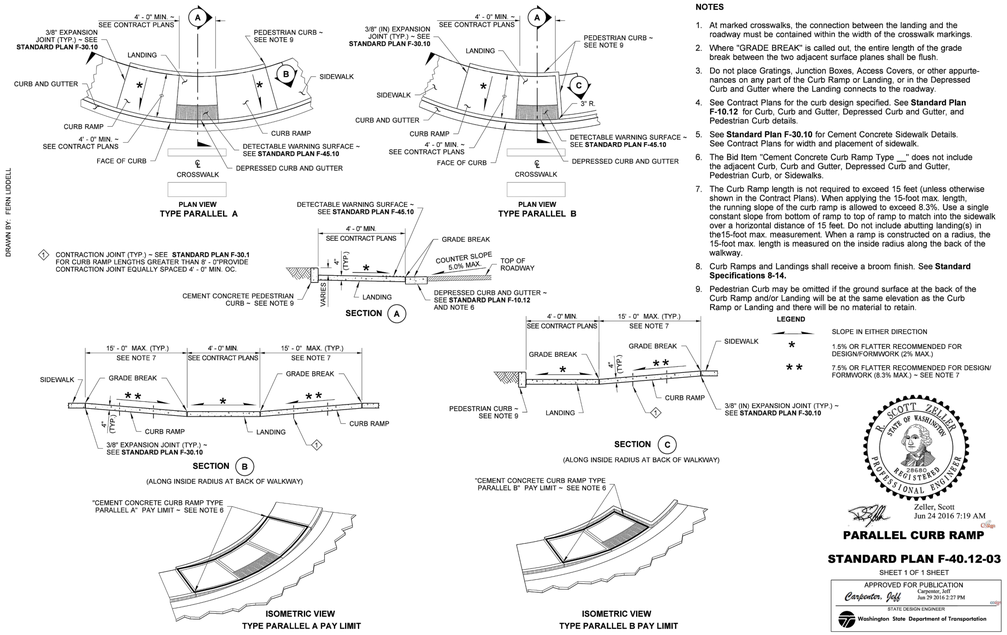
SHEET TITLE
DETAILS

bcra

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SHEET
C-501

LAND USE PERMIT




NOTES

1. At marked crosswalks, the connection between the landing and the roadway must be contained within the width of the crosswalk markings.
2. Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
3. Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances on any part of the Curb Ramp or Landing, or in the Depressed Curb and Gutter where the Landing connects to the roadway.
4. See Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb, Curb and Gutter, Depressed Curb and Gutter, and Pedestrian Curb details.
5. See **Standard Plan F-30.10** for Cement Concrete Sidewalk Details. See Contract Plans for width and placement of sidewalk.
6. The Bid Item "Cement Concrete Curb Ramp Type ___" does not include the adjacent Curb, Curb and Gutter, Depressed Curb and Gutter, Pedestrian Curb, or Sidewalks.
7. The Curb Ramp length is not required to exceed 15 feet (unless otherwise shown in the Contract Plans). When applying the 15-foot max. length, the running slope of the curb ramp is allowed to exceed 8.3%. Use a single constant slope from bottom of ramp to top of ramp to match into the sidewalk over a horizontal distance of 15 feet. Do not include abutting landing(s) in the15-foot max. measurement. When a ramp is constructed on a radius, the 15-foot max. length is measured on the inside radius along the back of the walkway.
8. Curb Ramps and Landings shall receive a broom finish. See **Standard Specifications 8-14.**
9. Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or Landing will be at the same elevation as the Curb Ramp or Landing and there will be no material to retain.

R. SCOTT ZBLAREN STATE OF WASHINGTON 21615 REGISTERED PROFESSIONAL ENGINEER
Zeller, Scott
Jun 24 2016 7:19 AM

**PARALLEL CURB RAMP**

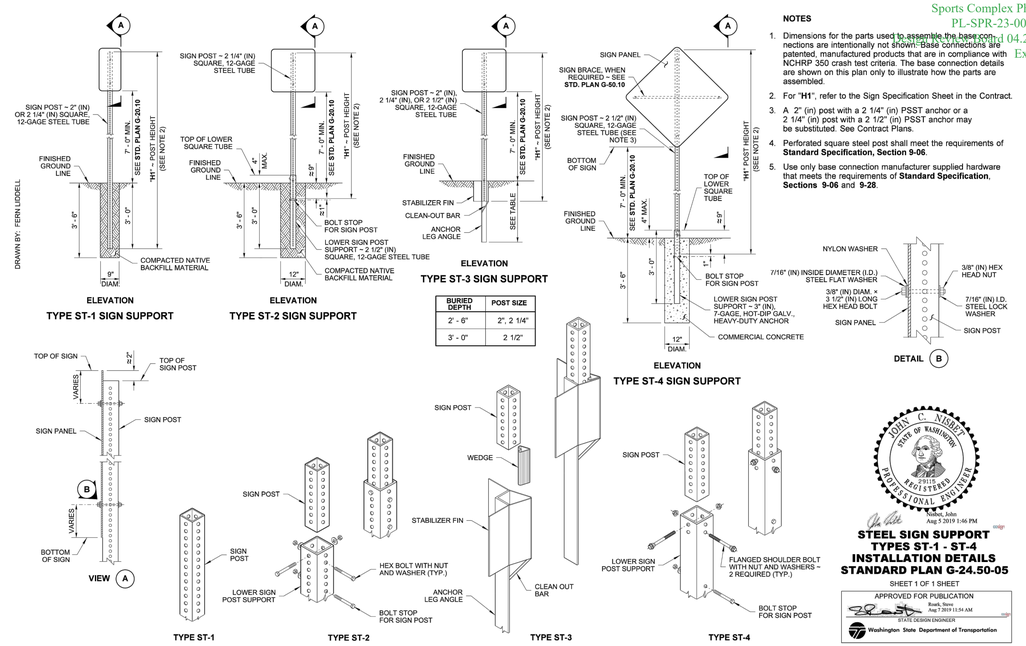
**STANDARD PLAN F-40.12-03**

SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Carpenter, Jeff
Jun 29 2016 2:27 PM
STATE DESIGN ENGINEER
Washington State Department of Transportation

## PARALLEL CURB RAMP

SCALE: NTS (1)




NOTES

1. Dimensions for the parts used to assemble the base connections are intentionally not shown. Base connections are patented, manufactured products that are in compliance with NCHRP 350 crash test criteria. The base connection details are shown on this plan only to illustrate how the parts are assembled.
2. For "**H1**", refer to the Sign Specification Sheet in the Contract.
3. A 2" (in) post with a 2 1/4" (in) PSST anchor or a 2 1/4" (in) post with a 2 1/2" (in) PSST anchor may be substituted. See Contract Plans.
4. Perforated square steel post shall meet the requirements of **Standard Specification, Section 9-06**.
5. Use only base connection manufacturer supplied hardware that meets the requirements of **Standard Specification, Sections 9-06** and **9-28**.

JOHN C. VISBEY STATE OF WASHINGTON 21615 REGISTERED PROFESSIONAL ENGINEER
Visbey, John
Aug 5 2019 1:46 PM

**STEEL SIGN SUPPORT**

**TYPES ST-1 - ST-4**

**INSTALLATION DETAILS**

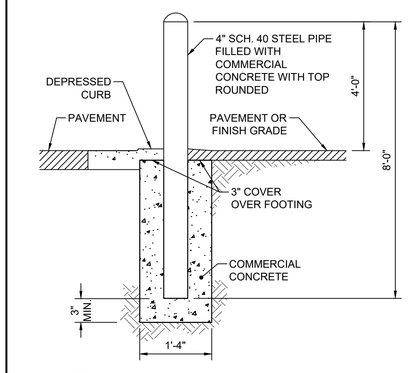
**STANDARD PLAN G-24.50-05**

SHEET 1 OF 1 SHEET

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Aug 7 2019 11:54 AM
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## STEEL SIGN SUPPORT

SCALE: NTS (2)

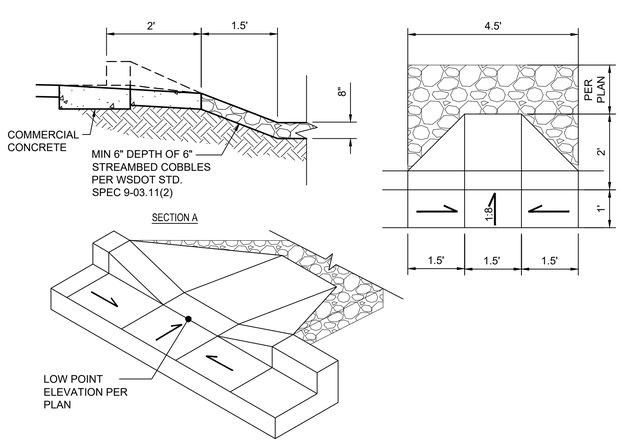



NOTES:

1. ALL PIPES SHALL BE PAINTED TRAFFIC YELLOW.
2. COMMERCIAL CONCRETE PER WSDOT STD. SPEC. 6-02.3(2)B.

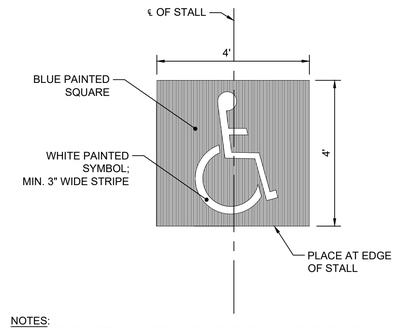
## FIXED BOLLARD

SCALE: NTS (3)




## CURB CUT

SCALE: NTS (4)

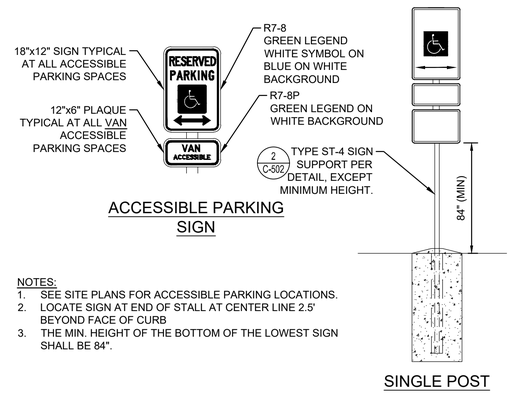



NOTES:

1. REFER TO SITE PLAN FOR ACCESSIBLE STALL PAVEMENT MARKING LOCATIONS.
2. PAVEMENT MARKING SHALL CONFORM TO WAC 51-30, AND INTERNATIONAL BUILDING CODE (IBC) CHAPTER 11.
3. PAVEMENT MARKING SHALL BE PER WSDOT STD. SPEC. 8-22.
4. PAINT SHALL BE LOW VOC SOLVENT BASED PAINT PER WSDOT STD. SPEC. 9-34.2(4).
5. PAINT COLORS SHALL MEET THE REQUIREMENTS OF WSDOT STD. SPEC. 9-34.2(2).

## ACCESSIBLE STALL PAVEMENT MARKINGS

SCALE: NTS (5)




ACCESSIBLE PARKING SIGN

NOTES:

1. SEE SITE PLANS FOR ACCESSIBLE PARKING LOCATIONS.
2. LOCATE SIGN AT END OF STALL AT CENTER LINE 2.5' BEYOND FACE OF CURB
3. THE MIN. HEIGHT OF THE BOTTOM OF THE LOWEST SIGN SHALL BE 84".

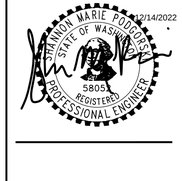
SINGLE POST

## ACCESSIBLE STALL SIGN

SCALE: NTS (6)

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SEAL




Sports Complex Phase 1B
PL-SPR-23-0001 et al
Rcvd 04.27.2023
Exhibit A

PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
22003

DRAWN BY: RJB DESIGNED BY: SP/MB

REVIEWED BY: AC

SHEET TITLE
DETAILS

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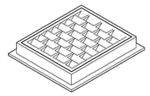
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C-502

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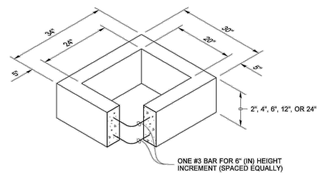
DRAWN BY: FERN LIDDELL



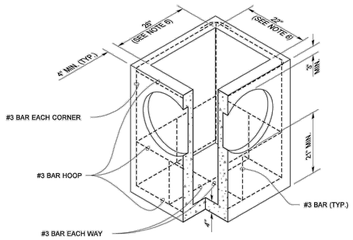
FRAME AND VANED GRATE

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

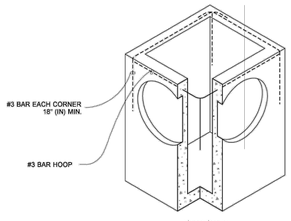
★ CORRUGATED POLYETHYLENE STORM SEWER PIPE




RECTANGULAR ADJUSTMENT SECTION




PRECAST BASE SECTION




(SEE NOTE 1)

ALTERNATIVE PRECAST BASE SECTION

**NOTES**

1. 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.
2. The knockout diameter shall not be greater than 20" (in). 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**.
3. The maximum depth from the finished grade to the lowest pipe invert shall be 5' (ft).
4. The frame and grate may be installed with the flange down, or integrally cast into the adjustment section with flange up.
5. The Precast Base Section may have a rounded floor, and the walls may be sloped at a rate of 1 : 24 or steeper.
6. The opening shall be measured at the top of the **Precast Base Section**.
7. All pickup holes shall be grouted full after the basin has been placed.

JULIE HEILMAN STATE OF WASHINGTON 21581 REGISTERED PROFESSIONAL ENGINEER

Julie Heilman
2020.09.01 07:52:50 -07'00'

**CATCH BASIN TYPE 1**

**STANDARD PLAN B-5.20-03**

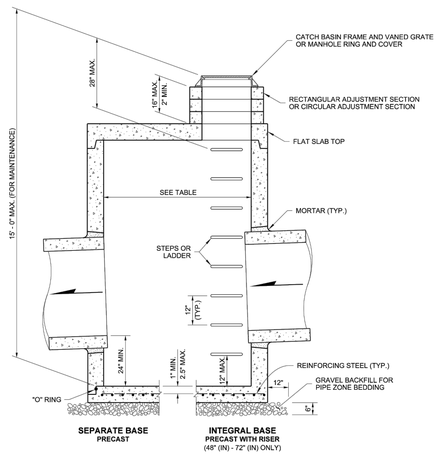
SHEET 1 OF 1 SHEET

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Roark, Steve
Digitally signed by Roark, Steve
Date: 2020.09.09 09:45:23 -07'00'
STATE DESIGN ENGINEER
Washington State Department of Transportation

## TYPE 1 CATCH BASIN

SCALE: NTS (1)

DRAWN BY: FERN LIDDELL




SEPARATE BASE PRECAST

INTEGRAL BASE PRECAST WITH RISER (48" (IN) - 72" (IN) ONLY)

**NOTES**

1. No steps are required when height is 4' or less.
2. The bottom of the precast catch basin may be sloped to facilitate cleaning.
3. The rectangular frame and grate may be installed with the flange up or down. The frame may be cast into the adjustment section.
4. 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.**

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

| CATCH BASIN DIMENSIONS | | | | |
|---|---|---|---|---|
| CATCH BASIN DIAMETER | MIN. WALL THICKNESS | MIN. BASE THICKNESS | MAXIMUM KNOCKOUT SIZE | MINIMUM DISTANCE BETWEEN KNOCKOUTS |
| 48" | 4" | 6" | 36" | 8" |
| 54" | 4.5" | 8" | 42" | 8" |
| 60" | 5" | 8" | 48" | 8" |
| 72" | 6" | 8" | 60" | 12" |
| 84" | 8" | 12" | 72" | 12" |
| 96" | 8" | 12" | 84" | 12" |
| 120" | 10" | 12" | 96" | 12" |
| 144" | 12" | 12" | 108" | 12" |

| PIPE ALLOWANCES | | | | | |
|---|---|---|---|---|---|
| CATCH BASIN DIAMETER | PIPE MATERIAL WITH MAXIMUM INSIDE DIAMETER | | | | |
| | CONCRETE | ALL METAL | CPSSP ① PP ④ | SOLID WALL PVC ② | PROFILE WALL PVC ③ |
| 48" | 24" | 30" | 24" | 30" | 30" |
| 54" | 30" | 36" | 30" | 36" | 36" |
| 60" | 36" | 42" | 36" | 42" | 42" |
| 72" | 42" | 54" | 42" | 48" | 48" |
| 84" | 54" | 60" | 54" | 48" | 48" |
| 96" | 60" | 72" | 60" | 48" | 48" |
| 120" | 66" | 84" | 60" | 48" | 48" |
| 144" | 78" | 96" | 60" | 48" | 48" |

① Corrugated Polyethylene Storm Sewer Pipe (See **Standard Specification Section 9-05.20**)
② (See **Standard Specification Section 9-05.12(1)**)
③ (See **Standard Specification Section 9-05.12(2)**)
④ Polypropylene Pipe (See **Standard Specification Section 9-05.24**)

JULIE HEILMAN STATE OF WASHINGTON 21581 REGISTERED PROFESSIONAL ENGINEER

Julie Heilman
Heilman, Julie
Feb 20 2018 12:49 PM

**CATCH BASIN TYPE 2**

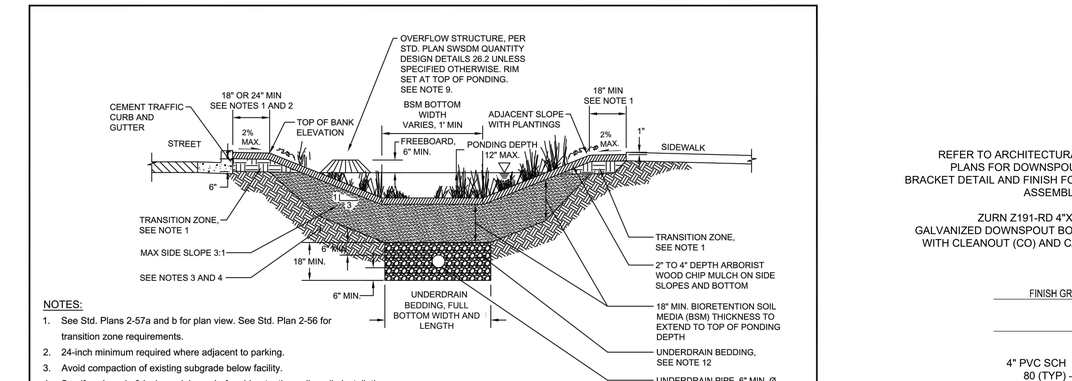
**STANDARD PLAN B-10.20-02**

SHEET 1 OF 1 SHEET

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Mar 2 2018 10:01 AM
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Washington State Department of Transportation

## TYPE 2 CATCH BASIN

SCALE: NTS (2)




NOTES:

1. See Std. Plans 2-57a and b for plan view. See Std. Plan 2-56 for transition zone requirements.
2. 24-inch minimum required where adjacent to parking.
3. Avoid compaction of existing subgrade below facility.
4. Scarify subgrade 3-inches minimum before bioretention soil media installation.
5. Plantings per Std. Plan 2-66 and plans.
6. Plantings adjacent to parking shall be selected and spaced to allow pedestrian access to vehicles.
7. Sizing and design of facility per Volume III Section 3.4 of the SWSDM.
8. Freeboard depth varies (2-inches or 6-inches) depending upon size of drainage area. For freeboard, ponding and overflow depth, see Volume III Section 3.4 of the SWSDM.
9. Overflow type depends on project design. See SWSDM Quantity Design Details 26.2. Alternate overflow type may be allowed.
10. Side slopes steeper than 3:1 may be approved if overall facility depth is less than 3 feet from top of mulch to top of facility.
11. Inlet elevation to be above freeboard elevation.
12. Underdrain bedding per WSDOT 9-03.12(4) Gravel Backfill for Drains.

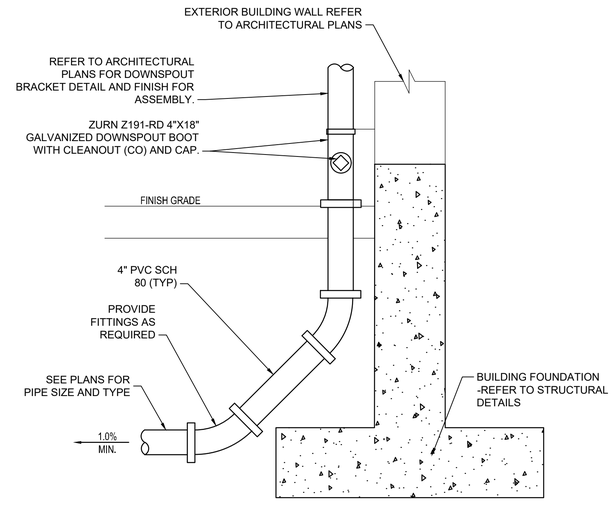
CITY OF GIG HARBOR ENGINEERING DIVISION

| DETAIL NAME | DETAIL NO. |
|---|---|
| BIORETENTION WITH UNDERDRAIN | 2-55b |

APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE 08/16

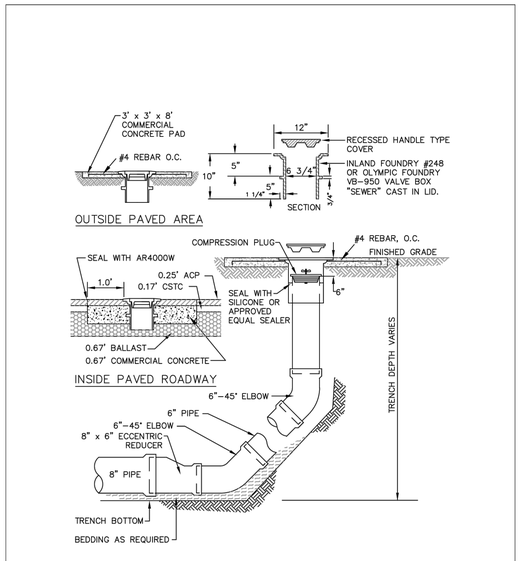
## BIORETENTION CELL WITH UNDERDRAIN

SCALE: NTS (3)




## DOWNSPOUT CONNECTION

SCALE: NTS (4)




NOTE:

1. ALL SEWER PIPE SHALL BE ASTM 3034 SDR 35.
2. LOCATED IN CENTER OF CUL-DE-SAC WHEN APPROPRIATE.

CITY OF GIG HARBOR ENGINEERING DIVISION

| DETAIL NAME | DETAIL NO. |
|---|---|
| END OF LINE CLEANOUT | 5-04 |

APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

## CLEANOUT

SCALE: NTS (5)


bcra
T:253.627.4367 F:253.627.4395 WWW.BCRADESIGN.COM
2106 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402


SEAL

SHANNON MARIE RODGERS STATE OF WASHINGTON 58051 REGISTERED PROFESSIONAL ENGINEER

12/14/2022

PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
22003

DRAWN BY: RJB DESIGNED BY: SP/MB

REVIEWED BY: AC

SHEET TITLE
DETAILS

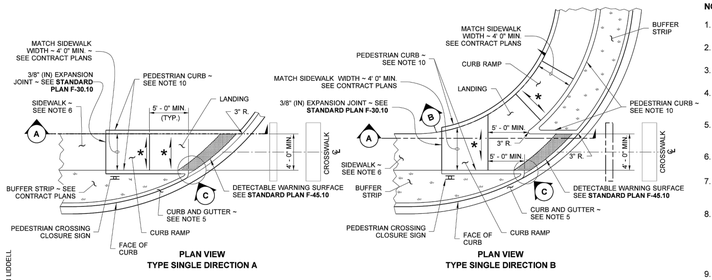

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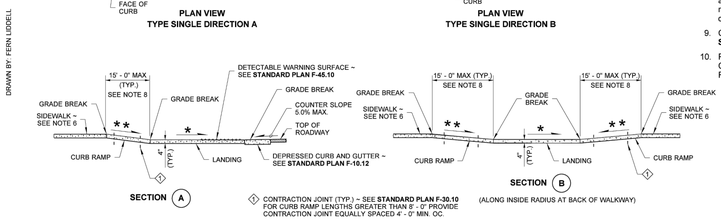

SHEET
C-503

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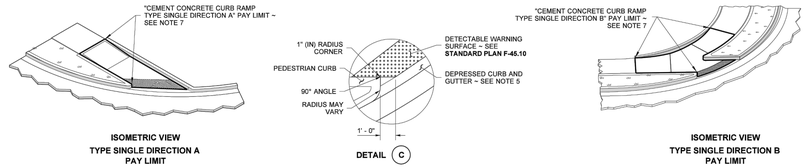




**NOTES**

1. This plan is to be used where pedestrian crossing in one direction is not permitted.
2. At marked crosswalks, the connection between the Landing and the roadway must be contained within the width of the crosswalk markings.
3. Where "GRADE BREAK" is called out, the entire length of the grade break between the two adjacent surface planes shall be flush.
4. Do not place Gratings, Junction Boxes, Access Covers, or other appurtenances on any part of the Curb Ramp or Landing or in the Depressed Curb and Gutter where the Landing connects to the roadway.
5. See Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb, Curb and Gutter, Depressed Curb, Gutter and Pedestrian Curb details.
6. See **Standard Plan F-30.10** for Cement Concrete Sidewalk Details. See Contract Plans for width and placement of sidewalk.
7. The Bid Item "Cement Concrete Curb Ramp Type ___" does not include the adjacent Curb, Curb and Gutter, Depressed Curb and Gutter, Pedestrian Curb, or Sidewalks.
8. The Curb Ramp length is not required to exceed 15 feet (unless shown otherwise in the Contract Plans). When applying the 15-foot max. length (measured from back of sidewalk) the running slope of the curb ramp is allowed to exceed 8.3%. Use a single constant slope from bottom of ramp to top of ramp to match into the sidewalk over a horizontal distance of 15 feet.
9. Curb Ramps and Landings shall receive a broom finish. See **Standard Specifications 8-14.**
10. Pedestrian Curb may be omitted if the ground surface at the back of the Curb Ramp and/or Landing will be at the same elevation as the Curb Ramp or Landing and there will not be material to retain.

**LEGEND**

- SLOPE IN EITHER DIRECTION
- * 1.5 OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (2% MAX.)
- ** 7.5% OR FLATTER RECOMMENDED FOR DESIGN/FORMWORK (8.3% MAX.) SEE NOTE 7




Zeller, Scott
Jun 24 2016 7:21 AM

**SINGLE DIRECTION CURB RAMP**

**STANDARD PLAN F-40.16-03**

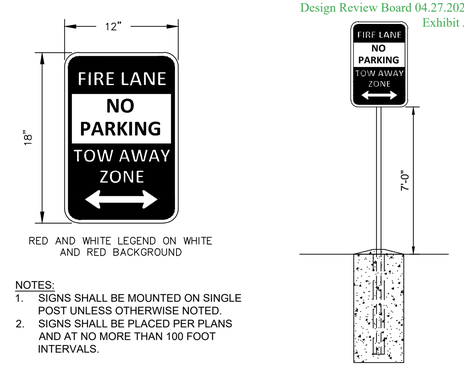
SHEET 1 OF 1 SHEET

APPROVED FOR PUBLICATION
Carpenter, Jeff
Jan 29 2016 2:29 PM
STATE DESIGN ENGINEER
Washington State Department of Transportation

## SINGLE DIRECTION CURB RAMP

SCALE: NTS (1)

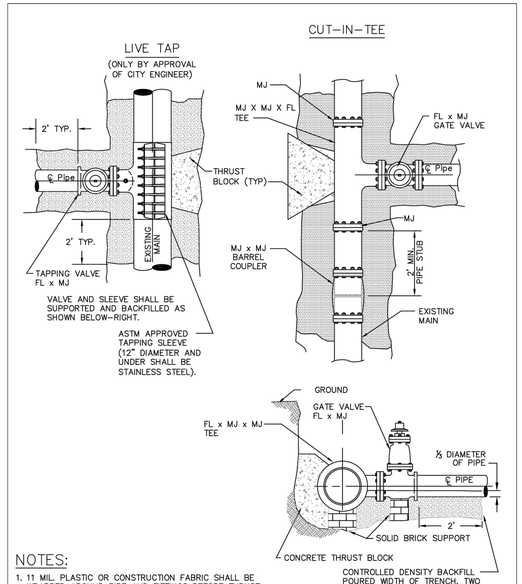
Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A




NOTES:
1. SIGNS SHALL BE MOUNTED ON SINGLE POST UNLESS OTHERWISE NOTED.
2. SIGNS SHALL BE PLACED PER PLANS AND AT NO MORE THAN 100 FOOT INTERVALS.

## NO PARKING FIRE LANE SIGN

SCALE: NTS (3)

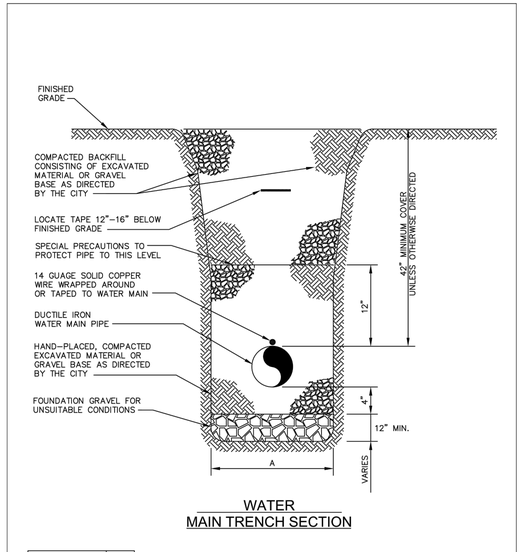



NOTES:
1. 11 MIL. PLASTIC OR CONSTRUCTION FABRIC SHALL BE WRAPPED AROUND PIPE AND FITTINGS BEFORE THRUST BLOCK AND BACKFILL ARE POURED.
2. CONTROLLED DENSITY BACKFILL IS A PLANT MIX CONSISTING OF: 3100# SAND, 450# WATER, AND ONE SACK (94#) OF CEMENT.
3. SUPPORT VALVE AND SLEEVE CONTINUOUSLY THROUGH INSTALLATION.
4. MEGA LUG RESTRAINT JOINT REQUIRED ON ALL MECHANICAL JOINT FOLLOWERS.
5. ADDITIONAL VALVES MAY BE REQUIRED ON CUT–IN–TEE'S AT THE DISCRETION OF THE CITY ENGINEER.

CITY OF GIG HARBOR ENGINEERING DIVISION
CONNECTION TO EXISTING MAIN — DETAIL NO. 4-07
APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

## CONNECTION TO EXISTING MAIN

SCALE: NTS (4)



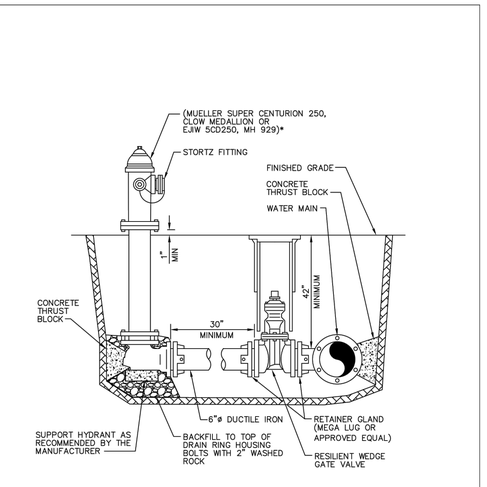

WATER
MAIN TRENCH SECTION

| PIPE SIZE | A |
|---|---|
| 6" | 24" |
| 8" | 30" |
| 10" & 12" | 36" |
| 16" AND 18" | 42" |

CITY OF GIG HARBOR ENGINEERING DIVISION
WATER MAIN TRENCH SECTION — DETAIL NO. 4-06
APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

## WATER MAIN TRENCH SECTION

SCALE: NTS (5)




HYDRANT ASSEMBLY

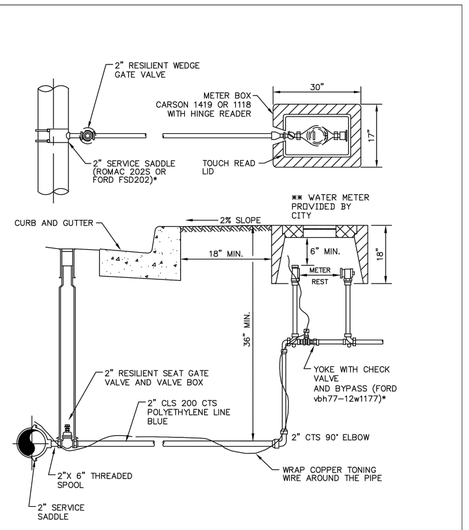
* (OR APPROVED EQUAL)

NOTES:
1. DEAD END MAIN EXTENSIONS OVER 50' SHALL BE 8" MINIMUM.
2. USE PORT 5" STORTZ, MVO 5–1/4" WITH ALL OPERATING NUTS THE SAME SIZE.
3. AN UNOBSTRUCTED THREE FOOT MINIMUM WORKING AREA RADIUS SHALL BE PROVIDED AROUND ALL HYDRANTS.
4. FABRIC TO BE INSTALLED AROUND BASE OF HYDRANT AFTER PLACEMENT OF DRAIN ROCK.
5. FIELD LOCK GASKETS ON ALL PIPE JOINTS.
6. MEGA LUG ON ALL M J CONNECTIONS.

CITY OF GIG HARBOR ENGINEERING DIVISION
HYDRANT ASSEMBLY — DETAIL NO. 4-01
APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

## FIRE HYDRANT ASSEMBLY

SCALE: NTS (6)




2" WATER
SERVICE CONNECTION

* (OR APPROVED EQUAL)

NOTES:
1. STAINLESS STEEL INSERTS REQUIRED FOR ALL COMPRESSION FITTINGS
2. ALL SERVICE SADDLES SHALL HAVE RUBBER GASKET AND I.P. THREADS.
3. CARSON 1419 METER BOXES SHALL ONLY BE USED IN NON–TRAFFIC/PEDESTRIAN LOCATIONS. CARSON 1118 BOXES SHALL BE USED IN TRAFFIC FOR PEDESTRIAN LOCATIONS, OR WHERE METER BOX WILL BE LOCATED IN CONCRETE OR ASHPALT PAVING.

CITY OF GIG HARBOR ENGINEERING DIVISION
2" WATER SERVICE CONNECTION — DETAIL NO. 4-03
APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

## WATER SERVICE CONNECTION

SCALE: NTS (7)

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SEAL

SHANNON MARIE RODGERS — STATE OF WASHINGTON — 58051 — REGISTERED PROFESSIONAL ENGINEER — 12/14/2022

PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
22003

DRAWN BY: RJB DESIGNED BY: SP/MB

REVIEWED BY: AC

SHEET TITLE
DETAILS

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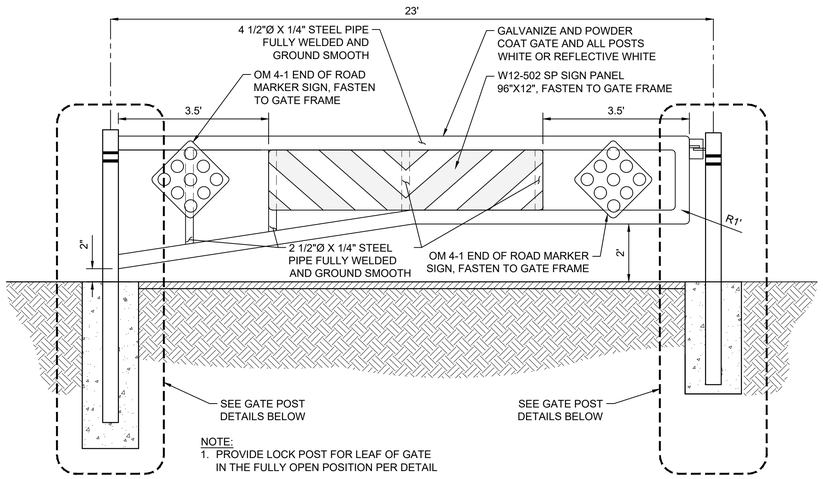
SHEET
C-504

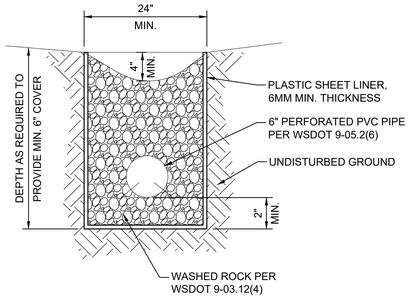
LAND USE PERMIT

DRAWN BY: FERN LIDDELL

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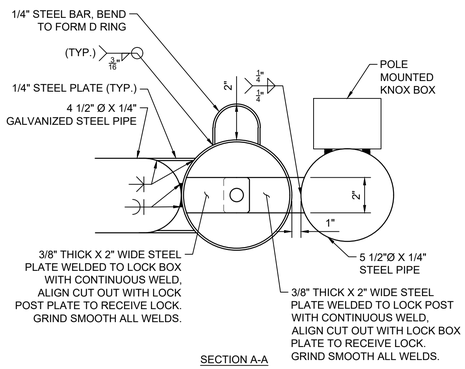


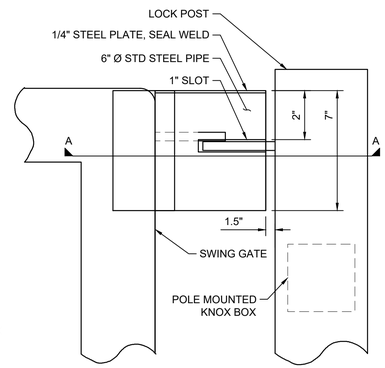




## INTERCEPTOR TRENCH

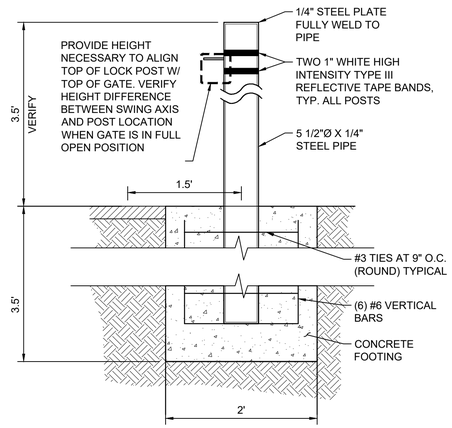
SCALE: NTS

3

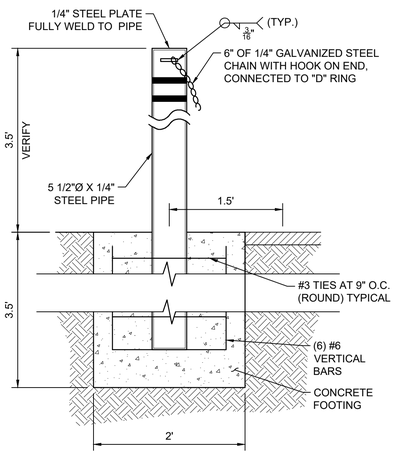


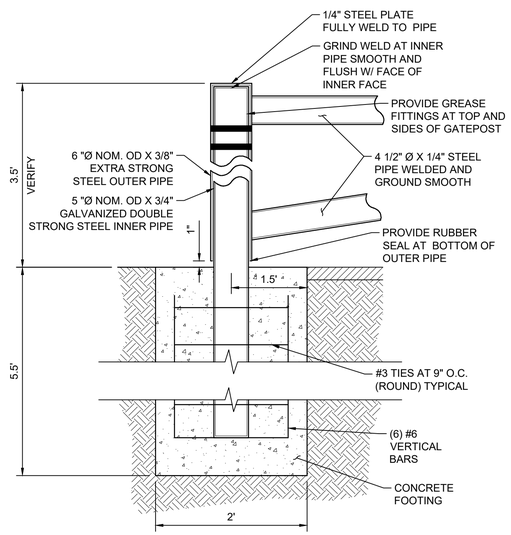

## LOCK BOX




## LOCK POST FOR GATE (CLOSED)




## LOCK POST FOR GATE (FULLY OPEN)




## GATE HINGE CONNECTION

## VEHICLE GATE AND POST INSTALLATION

SCALE: NTS

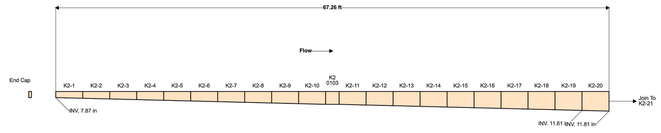
1

**Scheduler – Run Design & Layout**
Free Public Access Software

**Run Name:** Trench Drain **Total Length:** 134.5 ft

**Project Details**
**Name:** GH Sports Complex Phase 1 B
**Address:** 10550 Harbor Hill Drive
**City:** Gig Harbor **State/Region:** Washington
**Country:** USA

**Drawn By**
**Name:** Michael Barene
**Company:** BCRA
**Phone:**
**Email:** mbarene@bcradesign.com




**Legend**
Flow Direction
INV Invert Depth of Channel

**ELEVATION**
NOT TO SCALE

**PLAN**

**ACO, Inc.**
825 West Beechcraft St.
Casa Grande, AZ 85122
Tel: (520) 421-9988
Email: info@acousa.com
www.acousa.com

**General Notes**
1. It is the customers responsibility to ensure that each product is fit for it's intended purpose and that the actual conditions are suitable.
2. This run design and layout is only intended to be used as a guide. Refer to engineer's construction drawings for further information. If in doubt, seek engineering advice.
3. The run layout does not show the concrete surround (encasement) refer to Site Installation Manual.

**ACO Product** (Click Spec Info for more information)
**System:** KlassikDrain K200 (Spec Info)
**Grate:** Type 647D (Spec Info)

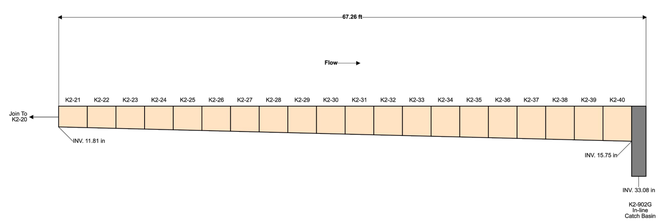
**Drawn By:** Michael Barene
**Date:** 2022-10-11 20:33
**Page:** 3 of 4 **Run:** 1 of 1

**Scheduler – Run Design & Layout**
Free Public Access Software

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**Company:** BCRA
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**Email:** mbarene@bcradesign.com




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**ACO Product** (Click Spec Info for more information)
**System:** KlassikDrain K200 (Spec Info)
**Grate:** Type 647D (Spec Info)

**Drawn By:** Michael Barene
**Date:** 2022-10-11 20:33
**Page:** 4 of 4 **Run:** 1 of 1

## TRENCH DRAIN

SCALE: NTS

2

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Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

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SEAL




12/14/2022

PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
22003

DRAWN BY: RJB DESIGNED BY: SP/MB

REVIEWED BY: AC

SHEET TITLE
DETAILS

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SHEET
C-505

LAND USE PERMIT

## THRUST LOADS

THRUST AT FITTINGS IN POUNDS AT 200 POUNDS PER SQUARE INCH OF WATER PRESSURE

| PIPE DIAMETER | 90° BEND | 45° BEND | 22.5° BEND | 11.25° BEND | DEAD END OR TEE |
|---|---|---|---|---|---|
| 4" | 3600 | 2000 | 1000 | 500 | 2600 |
| 6" | 8000 | 4400 | 2300 | 1200 | 5700 |
| 8" | 14300 | 7700 | 4000 | 2000 | 10100 |
| 10" | 22300 | 12100 | 6200 | 3100 | 15800 |
| 12" | 32000 | 17400 | 8900 | 4500 | 22700 |
| 14" | 43600 | 23600 | 12100 | 6100 | 30800 |
| 16" | 57000 | 30800 | 15700 | 7900 | 40300 |

NOTES:

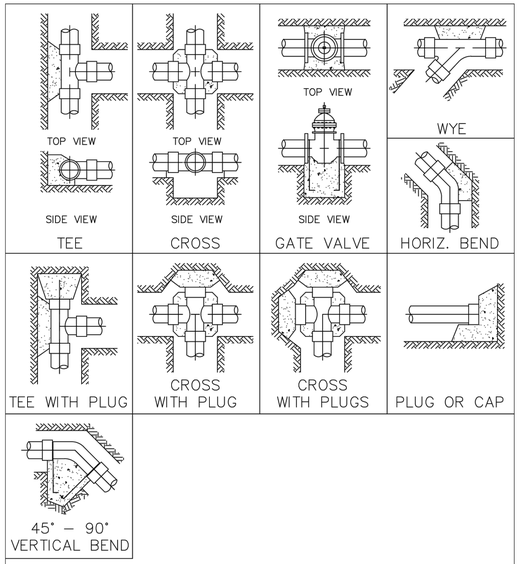
1. BLOCKING SHALL BE COMMERCIAL CONCRETE POURED IN PLACE AGAINST UNDISTURBED EARTH. FITTING SHALL BE ISOLATED FROM CONCRETE THRUST BLOCK WITH PLASTIC OR SIMILAR MATERIAL.
2. TO DETERMINE THE BEARING AREA OF THE THRUST BLOCK IN SQUARE FEET (SF):
   EXAMPLE: 12" – 90° BEND IN SAND AND GRAVEL
   32000 LBS/3000 LB/SF = 10.7 SF OF AREA
3. AREAS MUST BE ADJUSTED FOR OTHER PIPE SIZE, PRESSURES, AND SOIL CONDITIONS.
4. BLOCKING SHALL BE ADEQUATE TO WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND FULL TEST PRESSURE AS WELL AS TO CONTINUOUSLY WITHSTAND OPERATING PRESSURE UNDER ALL CONDITIONS OF SERVICE.

## SAFE SOIL BEARING LOADS

FOR HORIZONTAL THRUSTS WHEN THE DEPTH OF COVER OVER THE PIPE EXCEEDS 2 FEET

| SOIL | POUNDS PER SQUARE FOOT |
|---|---|
| MUCK, PEAT | 0 |
| SOFT CLAY | 1,000 |
| SAND | 2,000 |
| SAND AND GRAVEL | 3,000 |
| SAND AND GRAVEL CEMENTED WITH CLAY | 4,000 |
| HARD SHALE | 10,000 |

CITY OF GIG HARBOR ENGINEERING DIVISION
THRUST LOADS — DETAIL NO. 4-17
APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016



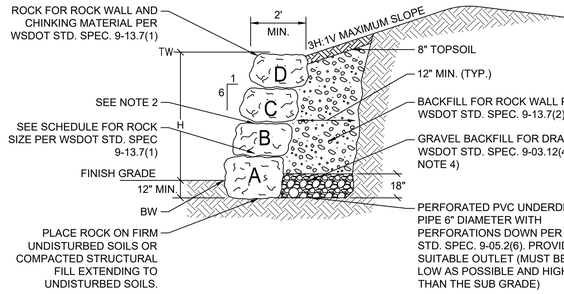

NOTES:

1. CONCRETE THRUST BLOCKING TO BE POURED AGAINST UNDISTURBED EARTH.
2. PLASTIC BARRIER SHALL BE PLACED BETWEEN ALL THRUST BLOCKS AND FITTINGS.
3. ANCHOR REBAR SHALL BE ⅝" MINIMUM DIAMETER.

CITY OF GIG HARBOR ENGINEERING DIVISION
STANDARD BLOCKING DETAILS — DETAIL NO. 4-18
APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

## THRUST BLOCKING

SCALE: NTS (1)



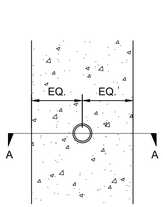

| WALL HEIGHT | A | B | C | D |
|---|---|---|---|---|
| =< 2'-6" | 2 | 2 | | |
| =< 4'-0" | 3 | 2 | | |
| =< 4'-0" | 3 | 3 | | |
| =< 4'-0" | 3 | 2 | 2 | |
| =< 5'-0" | 3 | 3 | 2 | |
| =< 6'-3" | 4 | 3 | 3 | |
| =< 6'-3" | 4 | 3 | 2 | 2 |

NOTES:

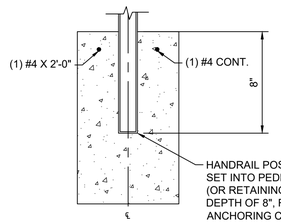
1. ROCK WALL SHALL BE BUILT PER WSDOT STD SPEC. 8-24.
2. SET TOP ROW OF ROCK IN CEMENT CONCRETE GROUT APPROX. 1 INCH THICK.
3. H NOT TO EXCEED 6 FEET 3 INCHES.

## ROCKERY

SCALE: NTS (2)

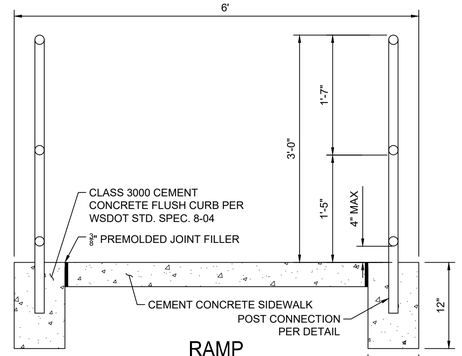



PLAN VIEW

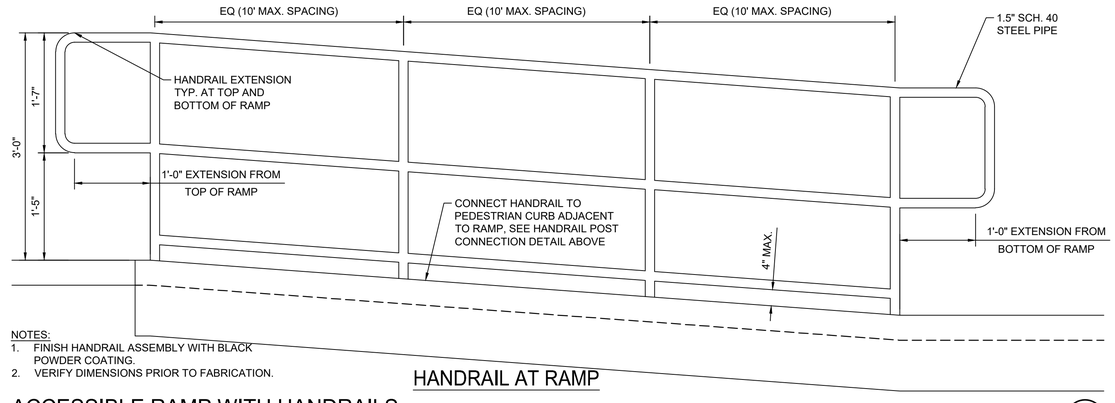



SECTION A

## HANDRAIL POST CONNECTION




RAMP SECTION



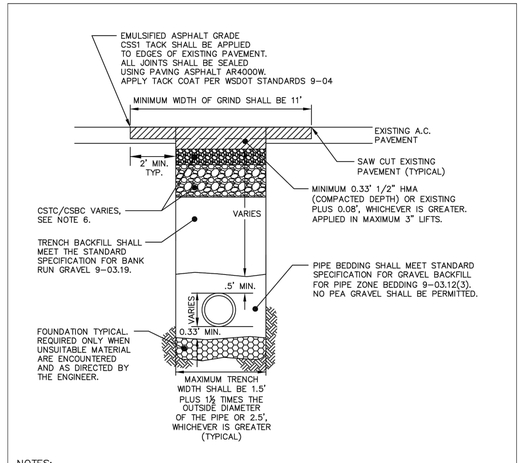

NOTES:

1. FINISH HANDRAIL ASSEMBLY WITH BLACK POWDER COATING.
2. VERIFY DIMENSIONS PRIOR TO FABRICATION.

HANDRAIL AT RAMP

## ACCESSIBLE RAMP WITH HANDRAILS

SCALE: NTS (5)



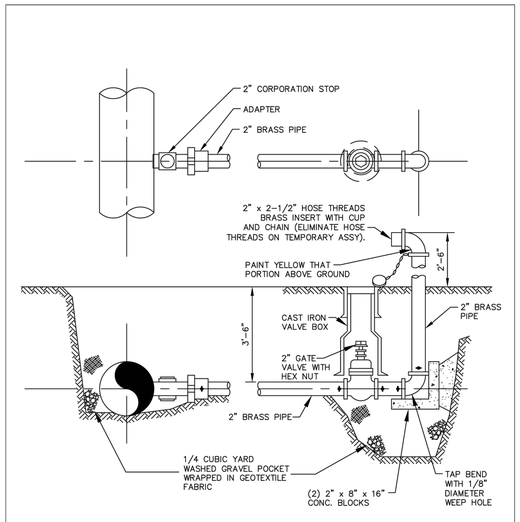

NOTES:

1. ALL MATERIALS EXCEPT HMA AND BEDDING MATERIAL SHALL BE COMPACTED IN 6–INCH MAXIMUM LIFTS TO 95% DENSITY AS DETERMINED BY ASTM D1557.
2. ALL MATERIALS, WORKMANSHIP, AND INSTALLATION SHALL BE IN CONFORMANCE WITH THE MOST CURRENT WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION AS AMENDED BY CITY OF GIG HARBOR STANDARDS.
3. KEEP TRENCH BOTTOM COMPACTED WITH UNIFORM GRADE. NO TEMPORARY SUPPORTS, I.E. BLOCKS, WILL BE ALLOWED TO SUPPORT PIPE. TRENCH BOTTOM SHALL BE TO GRADE PRIOR TO PIPE INSTALLATION.
4. SAW CUT PAVEMENT TO MAX. TRENCH WIDTH. BACKFILL AND PAVE TO TOP OF EXISTING PAVEMENT FOR TRENCH WIDTH. ALLOW 24 HOURS MINIMUM FOR TRENCH PATCH TO CURE. GRIND AND PAVE FINAL PATCH AS SHOWN.
5. CDF BACKFILL WILL BE REQUIRED AROUND DUCT BANKS THAT ARE STACKED VERTICALLY.
6. CSTC/CSBC DEPTHS VARIES PER ROAD CLASSIFICATION AS SHOWN ON DETAIL 2–13 – PAVEMENT DESIGN STANDARDS.

CITY OF GIG HARBOR ENGINEERING DIVISION
PERPENDICULAR TRENCH RESTORATION FOR PAVED AREAS — DETAIL NO. 2-14
APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE JULY, 2018

## UTILITY TRENCH SECTION AND RESTORATION FOR PAVED AREAS

SCALE: NTS (3)




CITY OF GIG HARBOR ENGINEERING DIVISION
IN-LINE BLOWOFF ASSEMBLY — DETAIL NO. 4-10
APPROVED FOR PUBLICATION CITY ENGINEER _____ DATE MAY 16, 2016

## IN-LINE BLOWOFF ASSEMBLY

SCALE: NTS (4)

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A


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2106 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402


SEAL

SHANNON MARIE RODGERS — STATE OF WASHINGTON — 5805 — REGISTERED PROFESSIONAL ENGINEER — 12/14/2022

PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
12.13.22

BCRA NO.
22003

DRAWN BY: RJB DESIGNED BY: MB/SP

REVIEWED BY: AC

SHEET TITLE
DETAILS


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SHEET
C-506

LAND USE PERMIT

DATE PLOTTED: 12/14/2022 9:29:58 AM FILENAME: 22003C-DETAILS.DWG BY: —

IF SHEET MEASURES LESS THAN 22"X34", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

## GENERAL NOTES

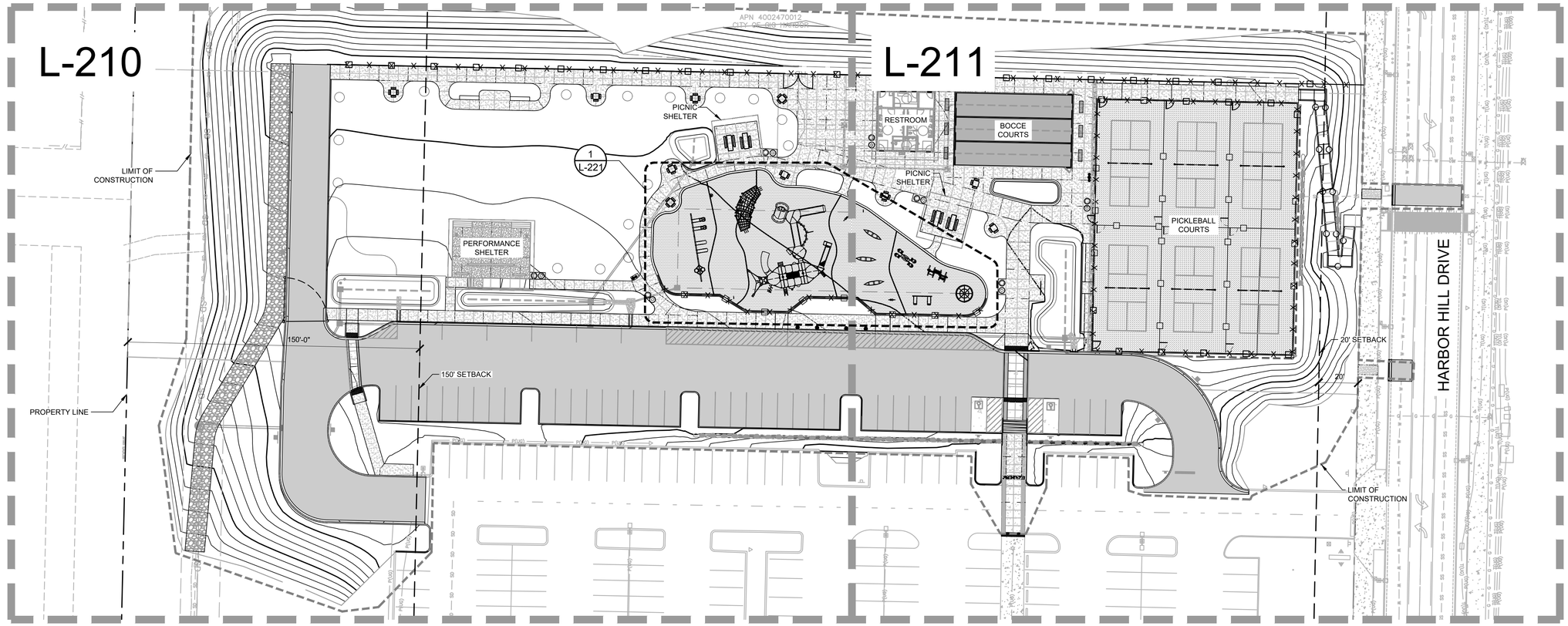
1. VERIFY ALL EXISTING CONDITIONS PRIOR TO BEGINNING WORK. BE AWARE OF ANY UNDERGROUND UTILITIES. PROTECT ALL EXISTING SITE FEATURES TO RESIST POTENTIAL DAMAGE BY SITE CONSTRUCTION OPERATIONS. AVOID ANY WORK BEYOND SCOPE OF PROJECT AREA.
2. COORDINATE ALL DISCIPLINES AND SITE CONSTRUCTION THAT WILL BE NEEDED TO COMPLETE THE PROJECT IN THE TIME FRAME GIVEN AND WITHIN BUDGET. ALL ACCESS TO SITE, USE OF UTILITIES, STORAGE, AND OTHER REQUIREMENTS SHALL BE COORDINATED PRIOR TO BEGINNING WORK.
3. NOTIFY OWNER/LANDSCAPE ARCHITECT IMMEDIATELY UPON DISCOVERY OF UNFORESEEN SITE CONDITIONS OR PLAN DISCREPANCIES. NO CHANGE TO SPECIFIED WORK SHALL BE COMPLETED WITHOUT VERIFICATION OF EXISTING CONDITIONS AND WRITTEN APPROVAL OF MODIFICATION BY THE LANDSCAPE ARCHITECT.

## OVERALL MATERIAL SCHEDULE

| SYMBOL | DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| 1 | TRASH RECEPTACLE | 7 | SEE SPECS |
| 2 | RECYCLING RECEPTACLE | 7 | SEE SPECS |
| 3 | PICNIC TABLE, 4 MAN, STANDARD | 6 | SEE SPECS |
| 4 | PICNIC TABLE, 3 MAN, ADA | 4 | SEE SPECS |
| 5 | BENCH, 6`, TYP. | 6 | SEE SPECS |
| 6 | ACCESSIBLE DRINKING FOUNTAIN; ELKAY MODEL #LK4420FRK | 1 | SEE SPECS |
| 7 | BIKE RACK: U-LINE 5-LOOP WAVE STYLE BIKE RACK MODEL #H-2544BL | 1 | SEE SPECS |
| 10 | SEAT WALL | 230 LF | 9/L-501 |
| 11 | ACCESSIBLE MAN GATE, 4` WIDTH | 12 | 4/L-522 |
| 12 | ACCESSIBLE WHEELCHAIR ENTRY, HINGED, LATCHING | 2 | 6/L-521 |
| 13 | CHAINLINK FENCE, BLACK VINYL PVC COATED, 4` HT. | 698 LF | 2/L-522 |
| 14 | CHAINLINK FENCE, BLACK VINYL PVC COATED, 8` HT. | 811 LF | 3/L-522 |
| 15 | PICKLEBALL POST, TWO PER COURT, TYP. | 12 | 2/L-520 |
| 16 | PICKLEBALL NET | 132 LF | 7/L-520 |
| 17 | 6" RAISED CURB, TYP. | 317 LF | 2/L-521 |
| 18 | 2 X 6 COMPOSITE DECKING BUMPER, EACH END OF COURT, TYP. | 72 LF | 5/L-521 |
| 21 | METAL LANDSCAPE EDGING | 341 LF | 7/L-501 |
| 22 | ACCESSIBLE DRINKING FOUNTAIN/BOTTLE FILLER - ELKAY MODEL #LK4430BF1UFRK | 1 | SEE SPECS |
| 23 | PICKLEBALL NET CENTER STRAP ANCHOR | 6 | 1/L-520 |
| 30 | DOUBLE SWING GATE | 1 | 7/L-522 |
| 31 | PICNIC TABLE, BENCH STYLE, ADA | 4 | |

| SYMBOL | DESCRIPTION | QTY | DETAIL |
|---|---|---|---|
| | SYNTHETIC TURF PLAY SURFACING | 8,165 SF | 3/L-523 |
| | BOCCE COURT SURFACING | 2,160 SF | 3/L-521 |
| | CONCRETE PAVEMENT WITH PLEXIPAVE HARD COURT ACRYLIC SPORT SURFACING | 13,056 SF | REFER TO CIVIL |

Sports Complex Phase 1B
PL-SPR-23-0001 et al
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Exhibit A




1 L-201 OVERALL MATERIAL KEY PLAN

0 30 60 90 feet
SCALE: 1" = 30'-0"
NORTH

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LANDSCAPE ARCHITECT
ERIC JOHN STREEBY
LICENSE NO. 1436
EXPIRES ON 01/24/2024

PROJECT
GIG HARBOR SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
01.24.2023
BCRA NO.
22003
DRAWN BY: MLT DESIGNED BY: ES
REVIEWED BY: ES
SHEET TITLE
OVERALL MATERIAL KEY PLAN

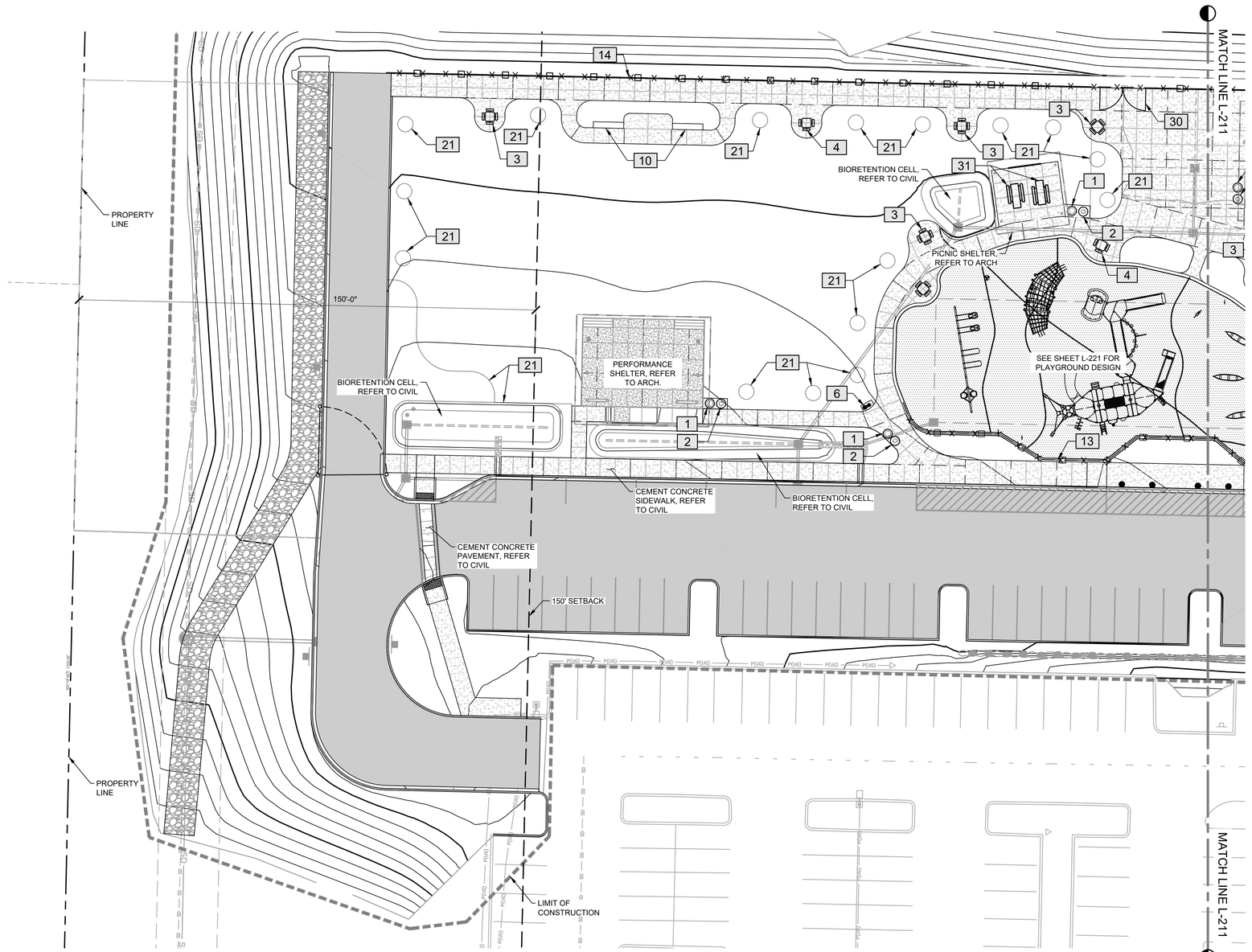
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SHEET
L-201

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## MATERIAL SCHEDULE WEST

| SYMBOL | DESCRIPTION |
|---|---|
| 1 | TRASH RECEPTACLE |
| 2 | RECYCLING RECEPTACLE |
| 3 | PICNIC TABLE, 4 MAN, STANDARD |
| 4 | PICNIC TABLE, 3 MAN, ADA |
| 6 | ACCESSIBLE DRINKING FOUNTAIN; ELKAY MODEL #LK4420FRK |
| 10 | SEAT WALL |
| 13 | CHAINLINK FENCE, BLACK VINYL PVC COATED, 4` HT. |
| 14 | CHAINLINK FENCE, BLACK VINYL PVC COATED, 8` HT. |
| 21 | METAL LANDSCAPE EDGING |
| 30 | DOUBLE SWING GATE |
| 31 | PICNIC TABLE, BENCH STYLE, ADA |

| SYMBOL | DESCRIPTION |
|---|---|
| | SYNTHETIC TURF PLAY SURFACING |

1 L-210 MATERIAL PLAN - WEST

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10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

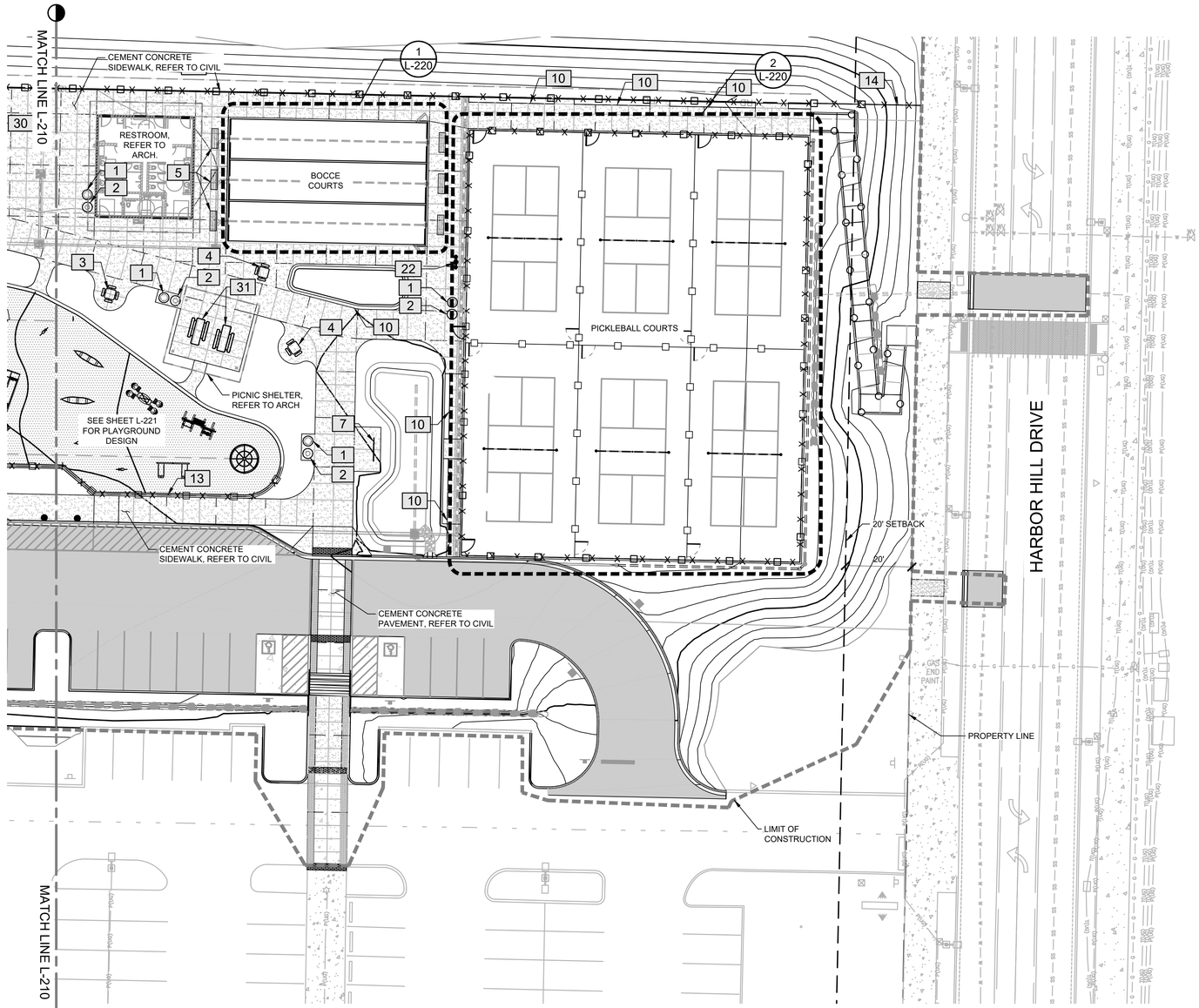
DATE
01.24.2023
BCRA NO.
22003
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REVIEWED BY: ES
SHEET TITLE
MATERIAL PLAN - WEST

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## MATERIAL SCHEDULE EAST

| SYMBOL | DESCRIPTION |
|---|---|
| 1 | TRASH RECEPTACLE |
| 2 | RECYCLING RECEPTACLE |
| 3 | PICNIC TABLE, 4 MAN, STANDARD |
| 4 | PICNIC TABLE, 3 MAN, ADA |
| 5 | BENCH, 6`, TYP. |
| 7 | BIKE RACK: U-LINE 5-LOOP WAVE STYLE BIKE RACK MODEL #H-2544BL |
| 10 | SEAT WALL |
| 11 | ACCESSIBLE MAN GATE, 4` WIDTH |
| 13 | CHAINLINK FENCE, BLACK VINYL PVC COATED, 4` HT. |
| 14 | CHAINLINK FENCE, BLACK VINYL PVC COATED, 8` HT. |
| 22 | ACCESSIBLE DRINKING FOUNTAIN/BOTTLE FILLER - ELKAY MODEL #LK4430BF1UFRK |
| 31 | PICNIC TABLE, BENCH STYLE, ADA |

| SYMBOL | DESCRIPTION |
|---|---|
| | SYNTHETIC TURF PLAY SURFACING |

NOTE: SEE SHEET L-220 FOR BOCCE COURT AND PICKLEBALL COURT SURFACING.

1 L-211 MATERIAL PLAN - EAST

SCALE: 1" = 20'-0"

NORTH

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10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

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MATERIAL PLAN - EAST

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SHEET
L-211

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## MATERIAL SCHEDULE BOCCE BALL COURTS

| SYMBOL | DESCRIPTION |
|---|---|
| 5 | BENCH, 6`, TYP. |
| 12 | ACCESSIBLE WHEELCHAIR ENTRY, HINGED, LATCHING |
| 17 | 6" RAISED CURB, TYP. |
| 18 | 2 X 6 COMPOSITE DECKING BUMPER, EACH END OF COURT, TYP. |

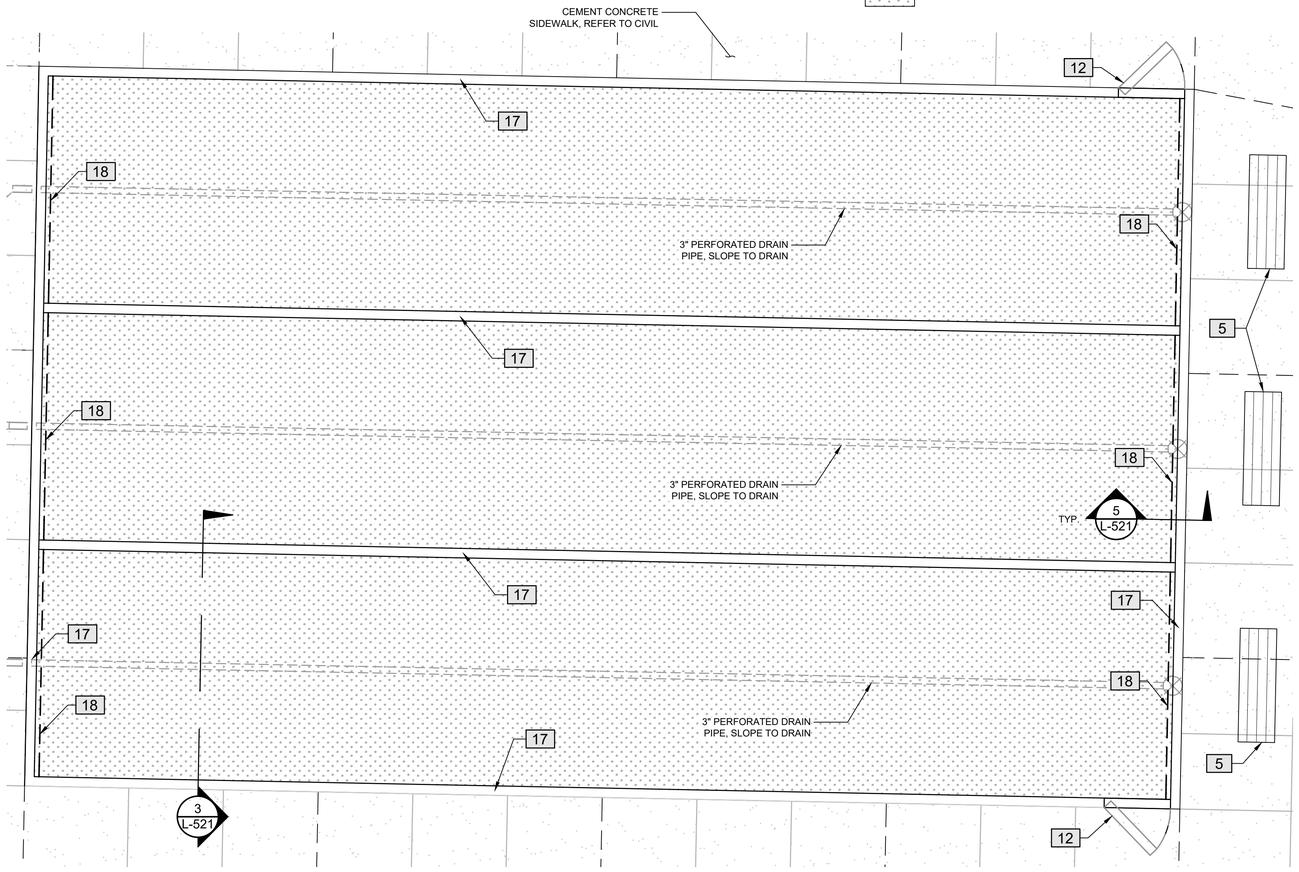
| SYMBOL | DESCRIPTION |
|---|---|
| | BOCCE COURT SURFACING |

## MATERIAL SCHEDULE PICKLE BALL COURTS

| SYMBOL | DESCRIPTION |
|---|---|
| 11 | ACCESSIBLE MAN GATE, 4` WIDTH |
| 13 | CHAINLINK FENCE, BLACK VINYL PVC COATED, 4` HT. |
| 14 | CHAINLINK FENCE, BLACK VINYL PVC COATED, 8` HT. |
| 15 | PICKLEBALL POST, TWO PER COURT, TYP. |
| 16 | PICKLEBALL NET |
| 23 | PICKLEBALL NET CENTER STRAP ANCHOR |

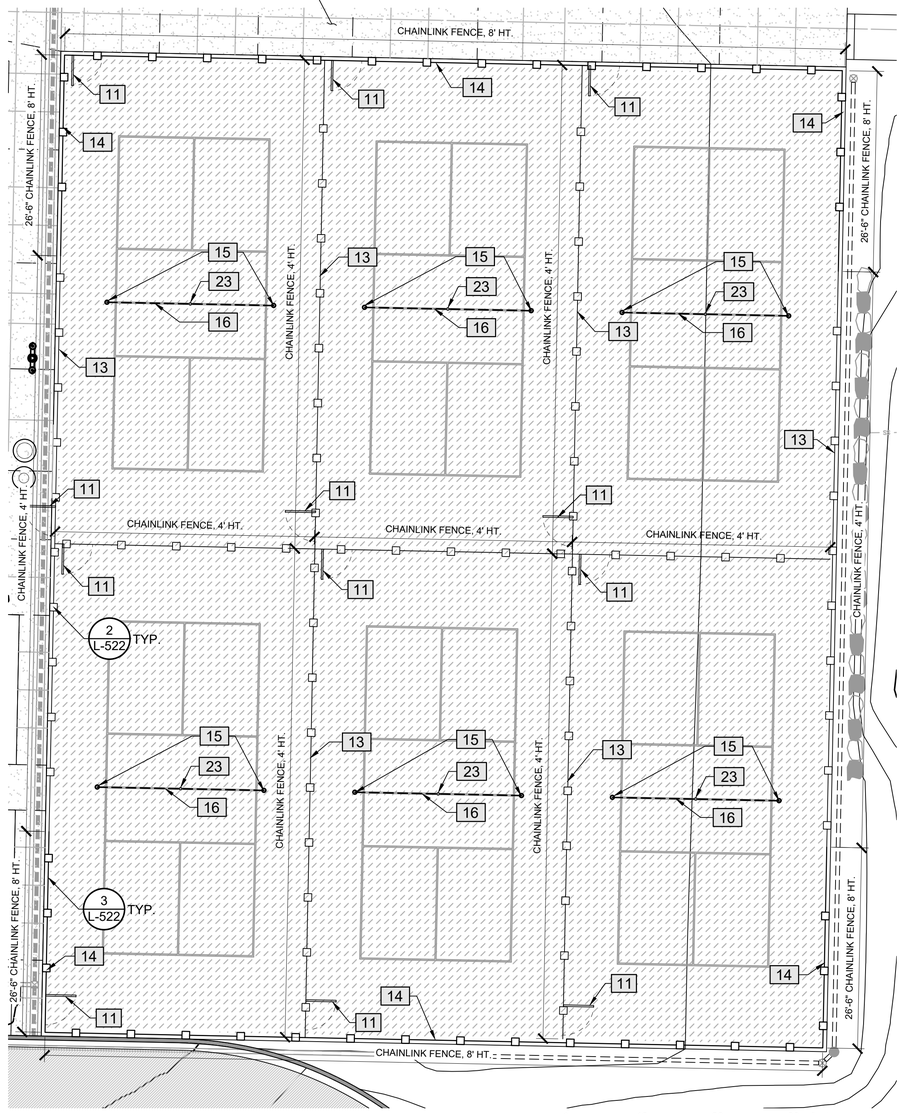
| SYMBOL | DESCRIPTION |
|---|---|
| | CONCRETE PAVEMENT WITH PLEXIPAVE HARD COURT ACRYLIC SPORT SURFACING |

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1 L-220 MATERIAL PLAN ENLARGEMENT BOCCE BALL COURTS

0 4 8 12 feet
SCALE: 1/4" = 1'-0"




2 L-220 MATERIAL PLAN ENLARGEMENT PICKLE BALL COURTS

0 10 20 30 feet
SCALE: 1" = 10'-0"

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10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

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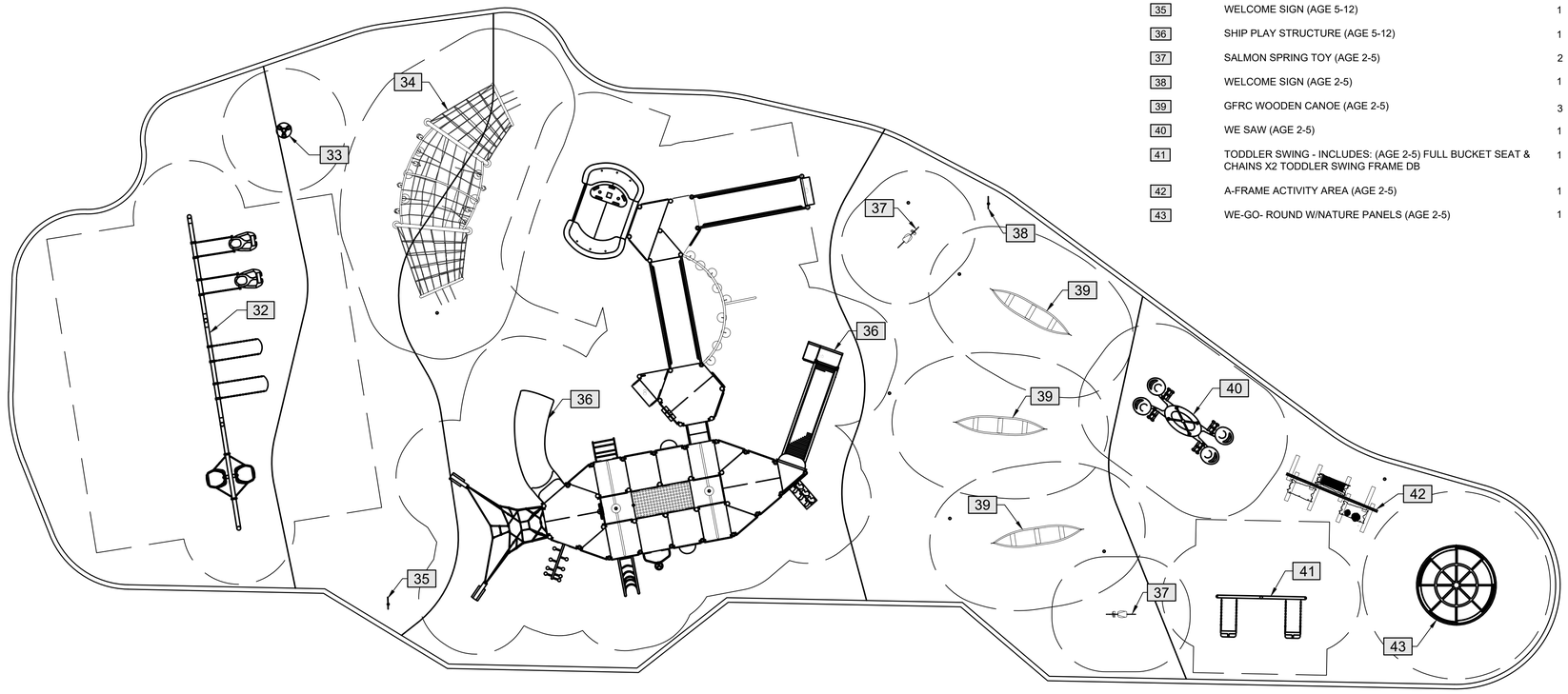
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MATERIAL PLAN ENLARGEMENTS


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L-220

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## MATERIAL SCHEDULE - PLAYGROUND

| SYMBOL | DESCRIPTION | QTY |
|---|---|---|
| 32 | SWINGS (AGE 5-12) - INCLUDES: BELT SEAT & CHAINS X2, FRIENSHIP SWING W/SINGLE POST FRAME 52" BURY, MOLDED BUCKET SEAT W?HARNESS & CHAINS X2, SINLGE POST SWING FRAME 52" BURY | 1 |
| 33 | CURVA SPINNER (AGE 5-12) | 1 |
| 34 | FISH TRAP NET CLIMBER W/ANIMAL TRACKS (AGE 5-12) | 1 |
| 35 | WELCOME SIGN (AGE 5-12) | 1 |
| 36 | SHIP PLAY STRUCTURE (AGE 5-12) | 1 |
| 37 | SALMON SPRING TOY (AGE 2-5) | 2 |
| 38 | WELCOME SIGN (AGE 2-5) | 1 |
| 39 | GFRC WOODEN CANOE (AGE 2-5) | 3 |
| 40 | WE SAW (AGE 2-5) | 1 |
| 41 | TODDLER SWING - INCLUDES: (AGE 2-5) FULL BUCKET SEAT & CHAINS X2 TODDLER SWING FRAME DB | 1 |
| 42 | A-FRAME ACTIVITY AREA (AGE 2-5) | 1 |
| 43 | WE-GO- ROUND W/NATURE PANELS (AGE 2-5) | 1 |

1 L-221 MATERIAL PLAN ENLARGEMENT
PLAYGROUND DESIGN

0 8 16 24 feet
SCALE: 1/8" = 1'-0"

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10550 HARBOR HILL DRIVE
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REVIEWED BY: ES

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MATERIAL PLAN ENLARGEMENT-PLAYGROUND DESIGN

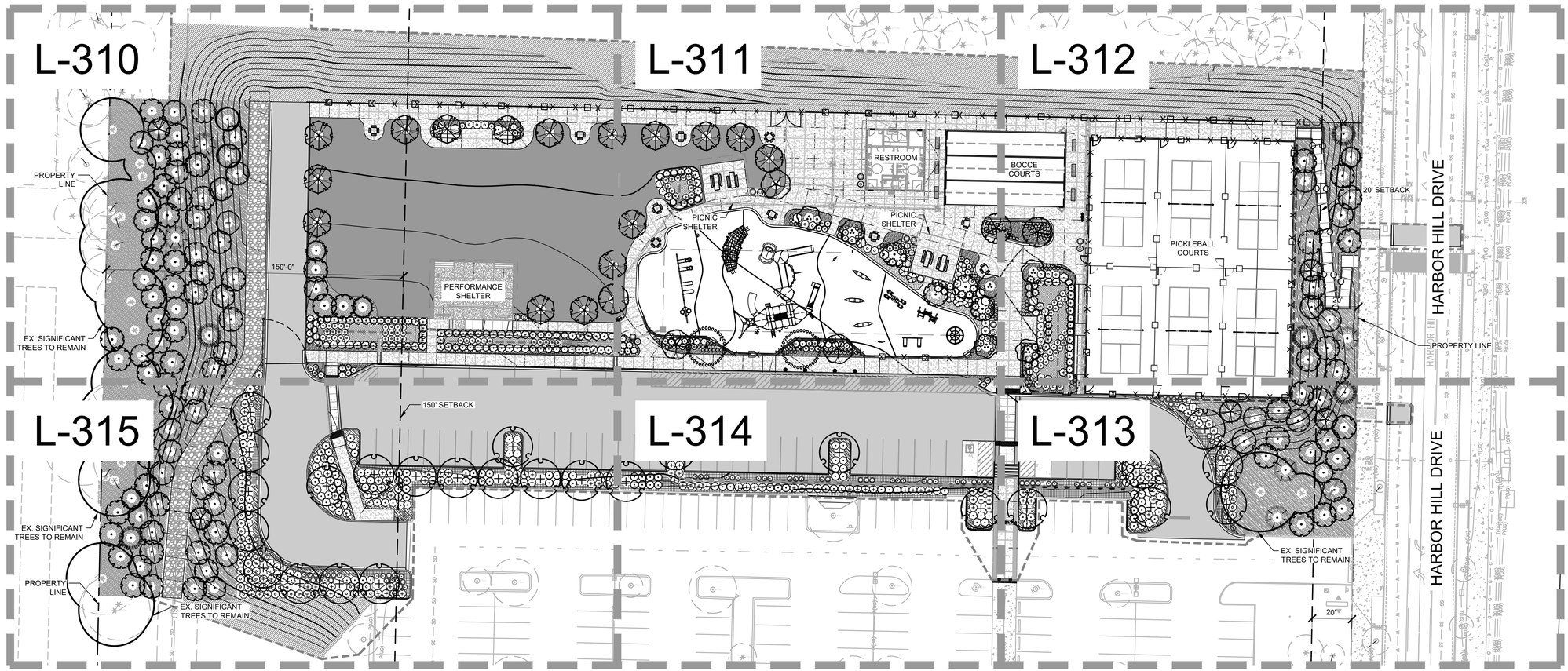
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1 L-301 OVERALL LANDSCAPE KEY PLAN

0 30 60 90 feet
SCALE: 1" = 30'-0"

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SHEET TITLE
OVERALL LANDSCAPE KEY PLAN

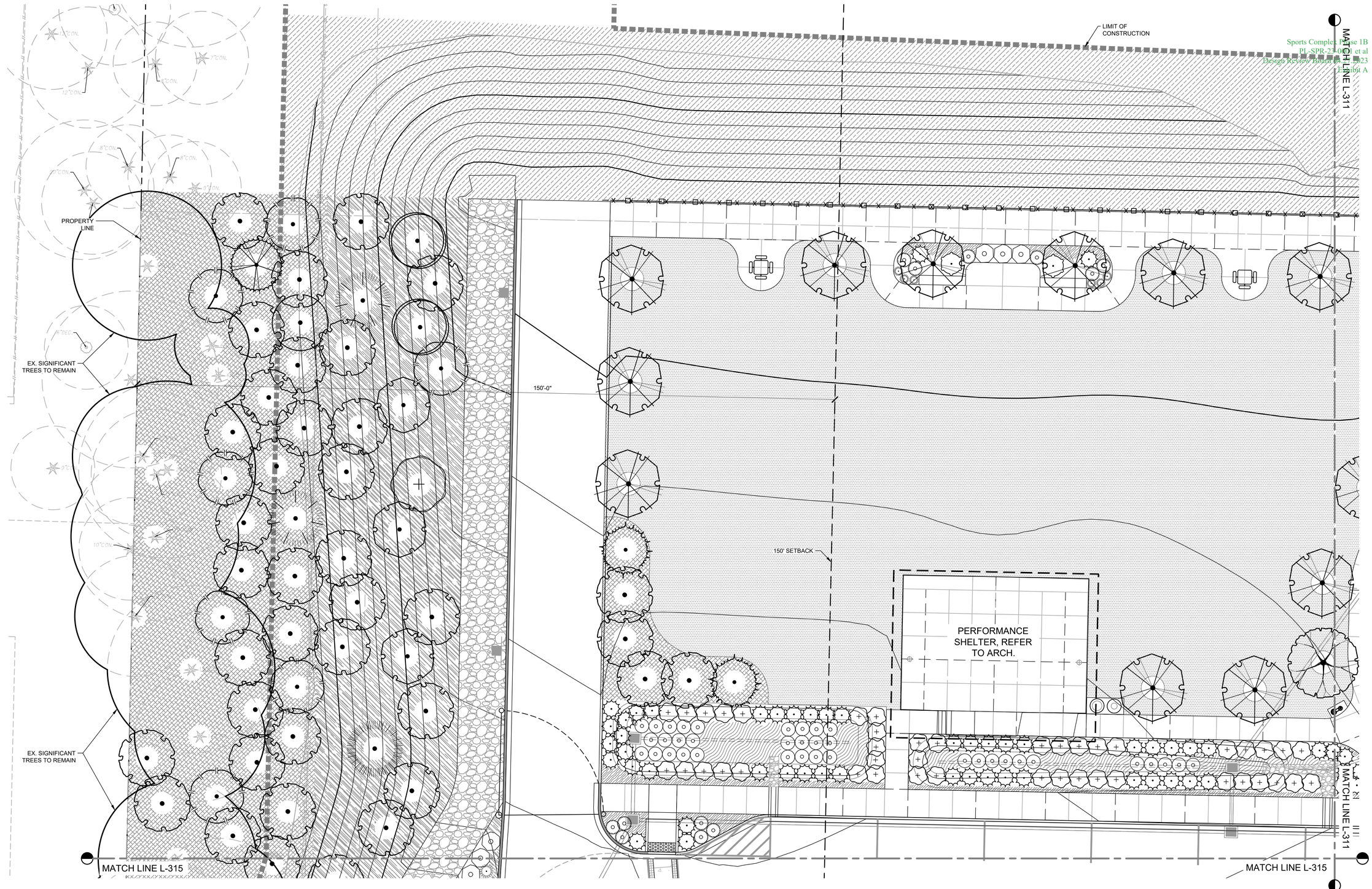
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L-301

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Sports Complex Phase IB
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Exhibit A




1 L-310 LANDSCAPE PLAN - NORTHWEST

NOTE: SEE SHEET L-390 AND L-391 FOR PLANT SCHEDULES AND NOTES.

0 10 20 30 feet

SCALE: 1" = 10'-0"

NORTH

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LICENSE NO. 1436
EXPIRES ON 01/24/2024

PROJECT

GIG HARBOR SPORTS COMPLEX - PHASE 1B

10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
01.24.2023

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SHEET TITLE

LANDSCAPE PLAN-
NORTHWEST

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L-310

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## PLANT SCHEDULE NORTH CENTRAL

| TREES | BOTANICAL / COMMON NAME |
|---|---|
| | ACER PALMATUM `WOLFF` / EMPEROR I® JAPANESE MAPLE |
| | CORNUS KOUSA 'MILKY WAY' / MILKY WAY KOUSA DOGWOOD |
| | LIRIODENDRON TULIPIFERA / TULIP POPLAR |
| | PSEUDOTSUGA MENZIESII / DOUGLAS FIR |
| | STYRAX JAPONICUS / JAPANESE SNOWBELL |
| | ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN JAPANESE ZELKOVA |

| SHRUBS | BOTANICAL / COMMON NAME |
|---|---|
| | BRACHYGLOTTIS GREYI / DAISY BUSH |
| | CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD |
| | MAHONIA NERVOSA / OREGON GRAPE |
| | MOLINIA CAERULEA 'MOORFLAMME' / MOORFLAMME MOOR GRASS |
| | PHILADELPHUS X 'BELLE ETOILE' / MOCK ORANGE |
| | PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK |
| | RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON |
| | SARCOCOCCA HOOKERIANA DIGYNA 'PURPLE STEM' / PURPLE STEM SWEETBOX |
| | VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS |

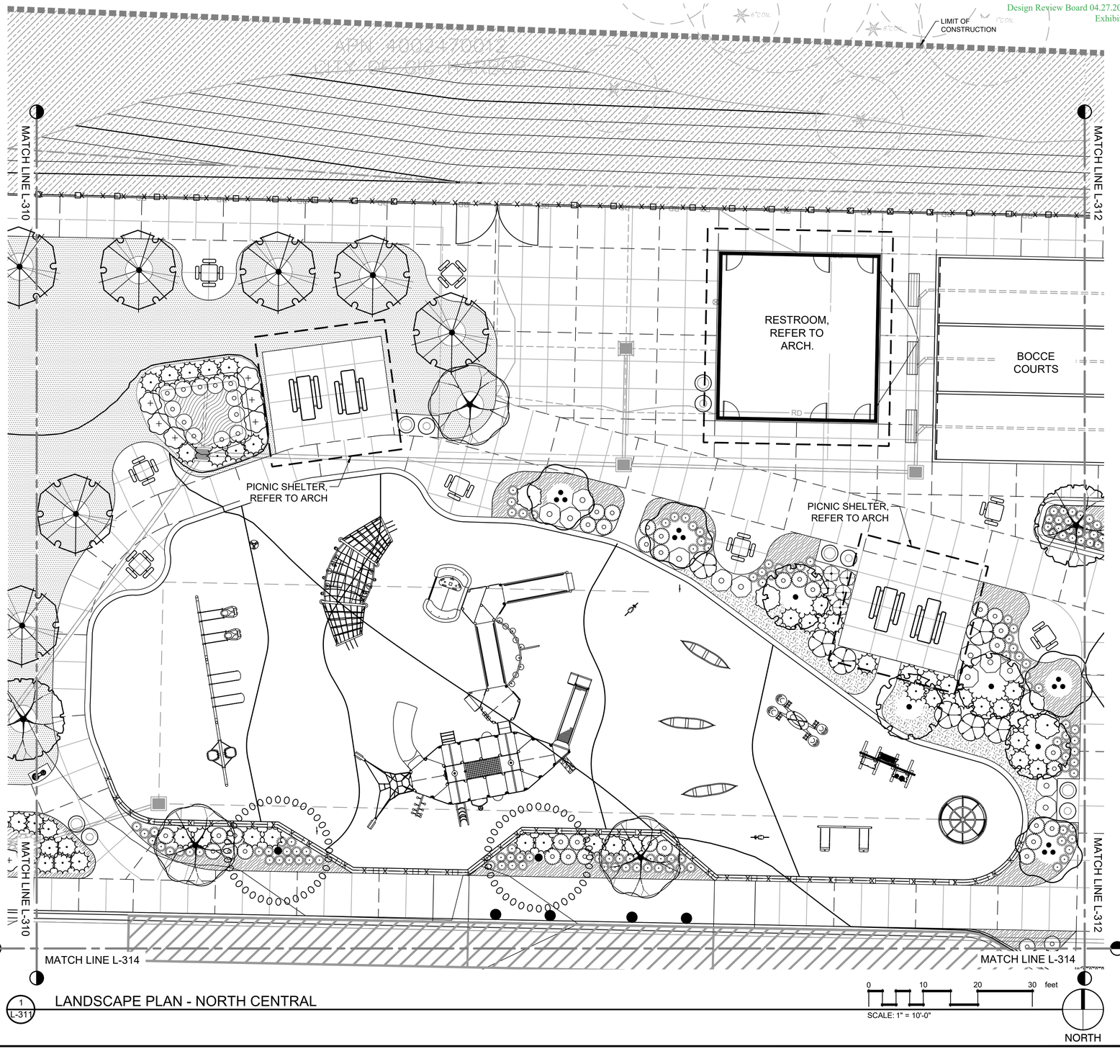
| GROUND COVERS | BOTANICAL / COMMON NAME |
|---|---|
| | ARCTOSTAPHYLOS UVA-URSI 'POINT REYES' / POINT REYES KINNIKINNICK |
| | CAREX OBNUPTA / SLOUGH SEDGE |
| | LIRIOPE SPICATA 'SILVER DRAGON' / SILVER DRAGON CREEPING LILYTURF |

## CONCEPT PLANT SCHEDULE NORTH CENTRAL

HYDROSEED LAWN
-

HYDROSEED SLOPE STABILIZATION
-

Sports Complex Phase 1B
PL-SPR-23-0001 et al
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1 L-311 LANDSCAPE PLAN - NORTH CENTRAL


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LANDSCAPE PLAN- NORTH CENTRAL


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L-311

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## CONCEPT PLANT SCHEDULE NORTH EAST

PERIMETER LANDSCAPING PER GHMC 17.78.070.A.
(MIX BY PROPORTION)
LAY OUT PLANTS IN A RANDOM PATTERN, DISTRIBUTED EQUALLY THROUGHOUT THE DESIGNATED PLANTING AREA.
CORYLUS CORNUTA
GAULTHERIA SHALLON
MAHONIA AQUIFOLIUM
MAHONIA NERVOSA
OEMLERIA CERASOFORMIS
PHILADELPHUS LEWISII
RHODODENDRON MACROPHYLLUM
ROSA GYMNOCARPA
RUBUS SPECTABILIS
VACCINIUM OVATUM

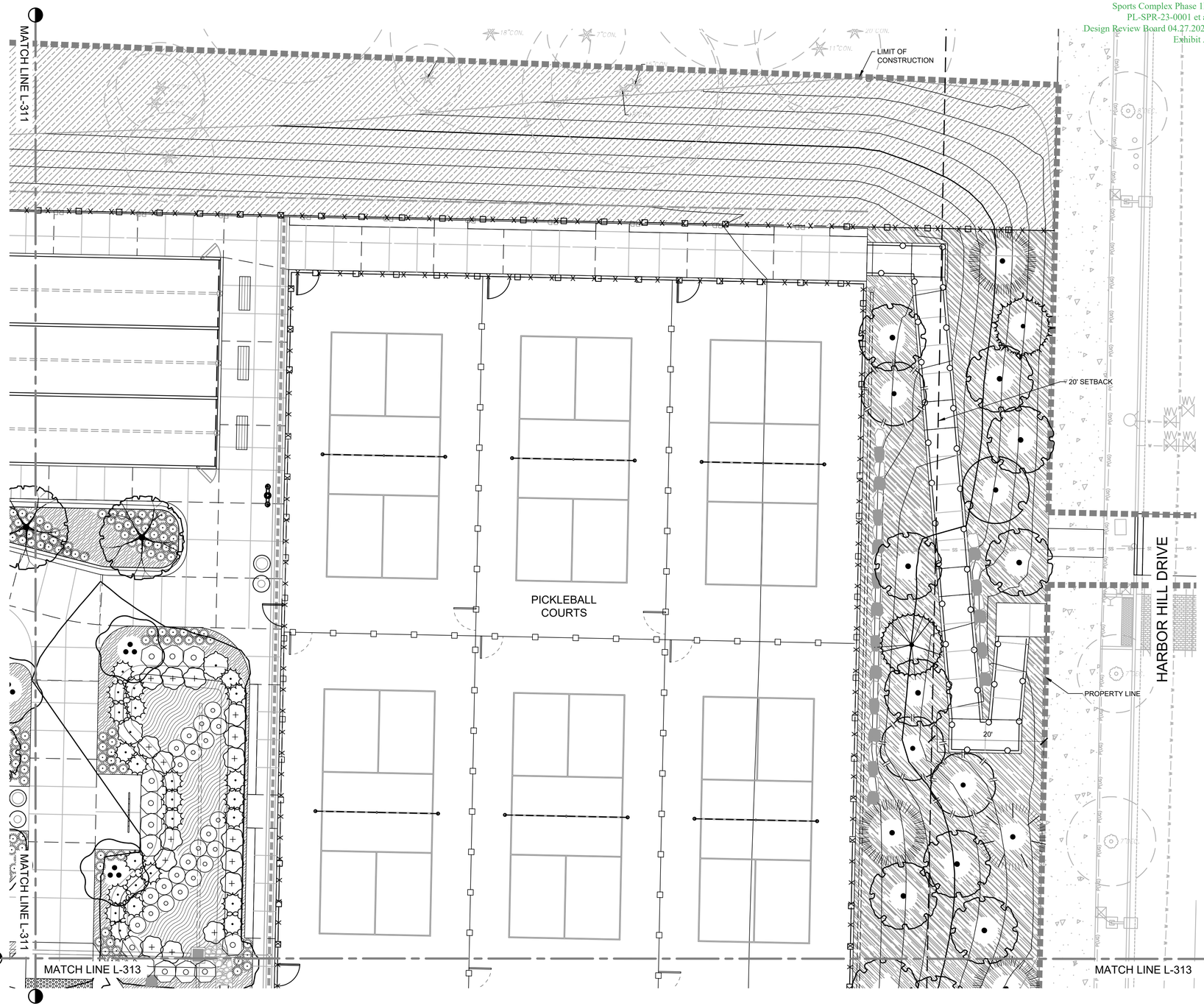
HYDROSEED SLOPE STABILIZATION
-

## PLANT SCHEDULE NORTH EAST

| TREES | BOTANICAL / COMMON NAME |
|---|---|
| | ABIES GRANDIS / GRAND FIR |
| | ARBUTUS MENZIESII / PACIFIC MADRONE |
| | CORNUS KOUSA 'MILKY WAY' / MILKY WAY KOUSA DOGWOOD |
| | PICEA SITCHENSIS / SITKA SPRUCE |
| | PINUS MONTICOLA / WESTERN WHITE PINE |
| | PSEUDOTSUGA MENZIESII / DOUGLAS FIR |
| | STYRAX JAPONICUS / JAPANESE SNOWBELL |
| | THUJA PLICATA / WESTERN RED CEDAR |
| | TSUGA HETEROPHYLLA / WESTERN HEMLOCK |

| SHRUBS | BOTANICAL / COMMON NAME |
|---|---|
| | BRACHYGLOTTIS GREYI / DAISY BUSH |
| | CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD |
| | MAHONIA NERVOSA / OREGON GRAPE |
| | MOLINIA CAERULEA 'MOORFLAMME' / MOORFLAMME MOOR GRASS |
| | PHILADELPHUS X 'BELLE ETOILE' / MOCK ORANGE |
| | VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS |

| GROUND COVERS | BOTANICAL / COMMON NAME |
|---|---|
| | CAREX OBNUPTA / SLOUGH SEDGE |
| | LIRIOPE SPICATA 'SILVER DRAGON' / SILVER DRAGON CREEPING LILYTURF |




1 L-312 LANDSCAPE PLAN - NORTHEAST

SCALE: 1" = 10'-0"

NORTH

Sports Complex Phase 1B
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Design Review Board 04.27.2023
Exhibit A

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STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
ERIC JOHN STREEBY
LICENSE NO. 1436
EXPIRES ON 01/24/2024

PROJECT
GIG HARBOR SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
01.24.2023

BCRA NO.
22003

DRAWN BY: MLT DESIGNED BY: ES

REVIEWED BY: ES

SHEET TITLE
LANDSCAPE PLAN- NORTHEAST

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SHEET
L-312

60% DESIGN

Date Plotted: Jan 24, 2023 - 4:54pm Filename: L-300 LANDSCAPE.dwg By: MTUASOSOPO

## CONCEPT PLANT SCHEDULE SOUTH EAST

PERIMETER LANDSCAPING PER GHMC 17.78.070.A.
(MIX BY PROPORTION)
LAY OUT PLANTS IN A RANDOM
PATTERN, DISTRIBUTED EQUALLY
THROUGHOUT THE DESIGNATED
PLANTING AREA.
CORYLUS CORNUTA
GAULTHERIA SHALLON
MAHONIA AQUIFOLIUM
MAHONIA NERVOSA
OEMLERIA CERASOFORMIS
PHILADELPHUS LEWISII
RHODODENDRON MACROPHYLLUM
ROSA GYMNOCARPA
RUBUS SPECTABILIS
VACCINIUM OVATUM

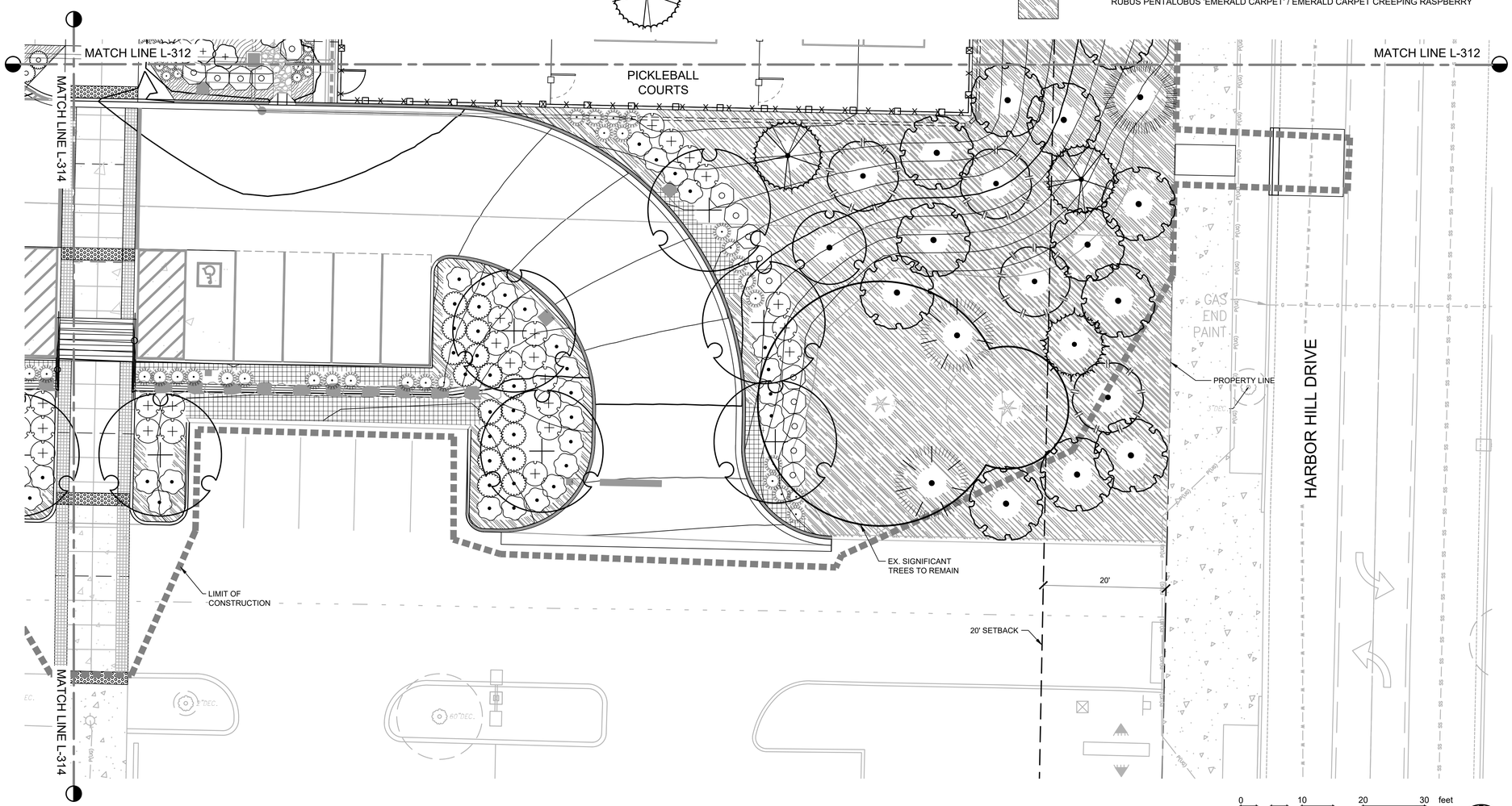
## PLANT SCHEDULE SOUTH EAST

| TREES | BOTANICAL / COMMON NAME |
|---|---|
| | ABIES GRANDIS / GRAND FIR |
| | ACER RUBRUM / RED MAPLE |
| | ARBUTUS MENZIESII / PACIFIC MADRONE |
| | PICEA SITCHENSIS / SITKA SPRUCE |
| | PINUS MONTICOLA / WESTERN WHITE PINE |
| | PSEUDOTSUGA MENZIESII / DOUGLAS FIR |
| | THUJA PLICATA / WESTERN RED CEDAR |
| | TSUGA HETEROPHYLLA / WESTERN HEMLOCK |

| SHRUBS | BOTANICAL / COMMON NAME |
|---|---|
| | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS |
| | LONICERA PILEATA / PRIVET HONEYSUCKLE |
| | MOLINIA CAERULEA 'MOORFLAMME' / MOORFLAMME MOOR GRASS |
| | NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO |
| | SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA |
| | VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS |

| GROUND COVERS | BOTANICAL / COMMON NAME |
|---|---|
| | FRAGARIA CHILOENSIS / BEACH STRAWBERRY |
| | LIRIOPE SPICATA 'SILVER DRAGON' / SILVER DRAGON CREEPING LILYTURF |
| | RUBUS PENTALOBUS 'EMERALD CARPET' / EMERALD CARPET CREEPING RASPBERRY |

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1 L-313 LANDSCAPE PLAN - SOUTHEAST

0 10 20 30 feet
SCALE: 1" = 10'-0"

NORTH

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LANDSCAPE PLAN-SOUTHEAST

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## CONCEPT PLANT SCHEDULE SOUTH CENTRAL

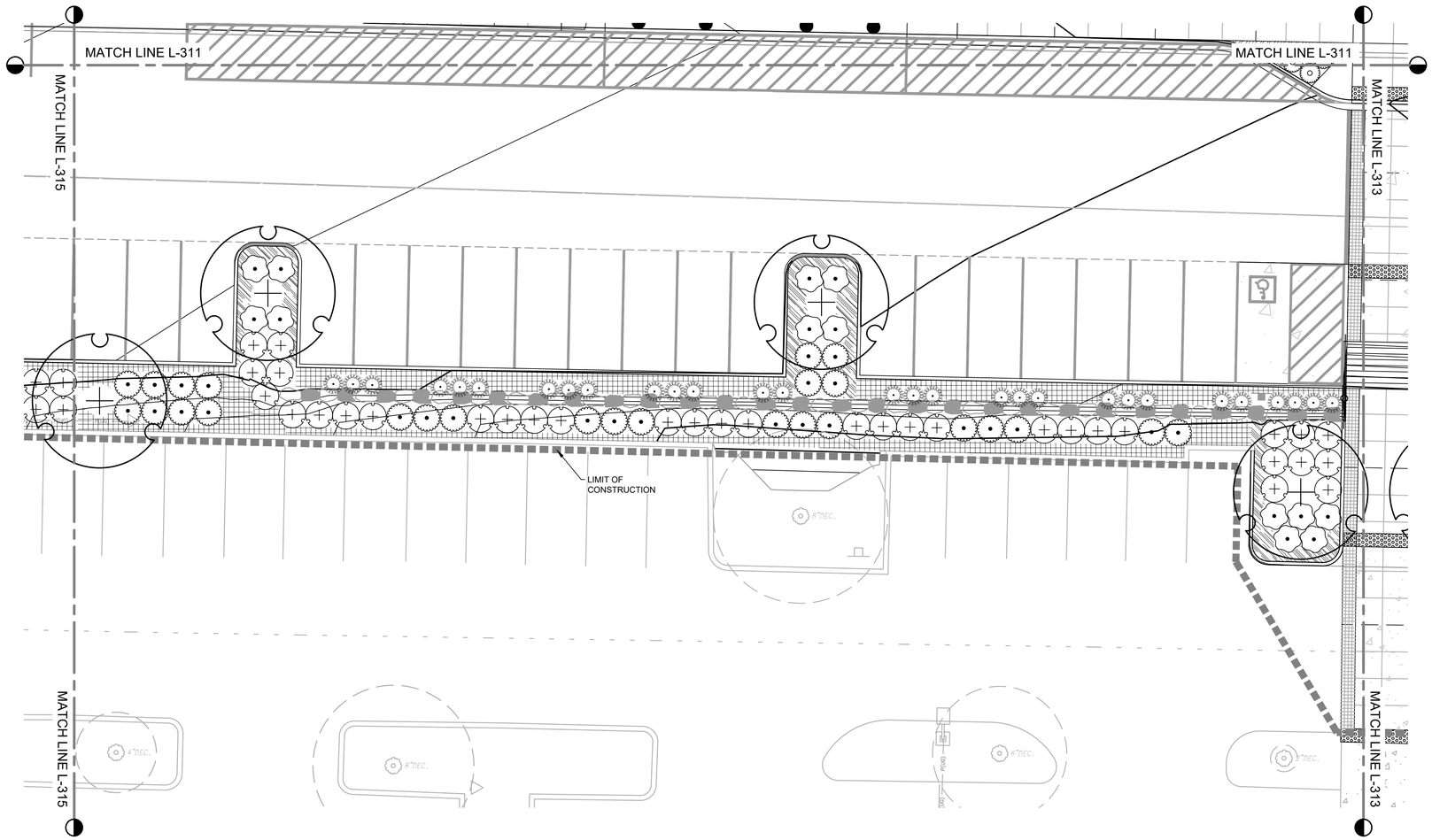
INTERIOR PARKING LOT LANDSCAPING PER GHMC 17.78.080.B.
FRAGARIA CHILOENSIS
LONICERA PILEATA
NANDINA DOMESTICA 'GULF STREAM'
RUBUS PENTALOBUS 'EMERALD CARPET'
SPIRAEA JAPONICA 'WALBUMA'

## PLANT SCHEDULE SOUTH CENTRAL

| TREES | BOTANICAL / COMMON NAME |
|---|---|
| | ACER RUBRUM / RED MAPLE |

| GROUND COVERS | BOTANICAL / COMMON NAME |
|---|---|
| | FRAGARIA CHILOENSIS / BEACH STRAWBERRY |
| | RUBUS PENTALOBUS 'EMERALD CARPET' / EMERALD CARPET CREEPING RASPBERRY |

| SHRUBS | BOTANICAL / COMMON NAME |
|---|---|
| | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS |
| | LONICERA PILEATA / PRIVET HONEYSUCKLE |
| | NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO |
| | PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK |
| | SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA |




1 L-314 LANDSCAPE PLAN - SOUTH CENTRAL

0 10 20 30 feet
SCALE: 1" = 10'-0"

NORTH

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DRAWN BY: MLT DESIGNED BY: ES

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SHEET TITLE
LANDSCAPE PLAN- SOUTH CENTRAL

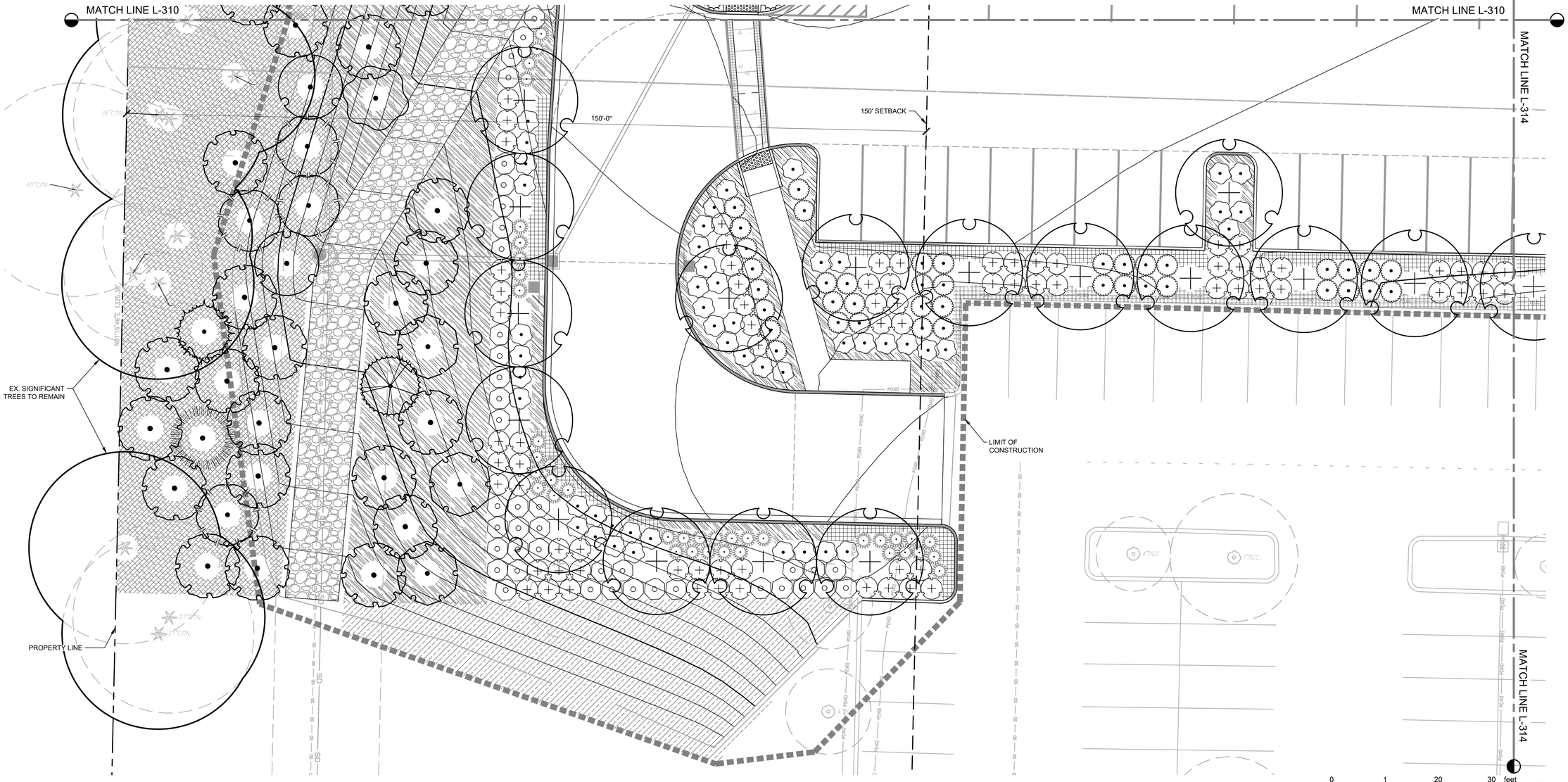
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1 L-315 LANDSCAPE PLAN - SOUTHWEST

NOTE: SEE SHEET L-390 AND L-391 FOR PLANT SCHEDULES AND NOTES.

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SOUTHWEST

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L-315

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## PLANTING NOTES

1. LANDSCAPE CONTRACTOR SHALL LOCATE ALL TREES, SHRUBS AND PLANTING BEDS ACCORDING TO LOCATIONS SHOWN ON DRAWINGS. ALL PLANTING LOCATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO THE START OF PLANTING OPERATIONS. LANDSCAPE CONTRACTOR SHALL MAKE MODIFICATIONS IN LOCATIONS AS DIRECTED BY LANDSCAPE ARCHITECT.
2. THE PLANT SCHEDULE IS FOR CONTRACTOR'S CONVENIENCE ONLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING EXISTING CONDITIONS AND REPORTING IN WRITING TO THE LANDSCAPE ARCHITECT ANY CONFLICTS RELATIVE TO IMPLEMENTATION OF THE LANDSCAPE CONSTRUCTION DOCUMENTS. BCRA SHALL NOT ASSUME ANY ERRORS OR OMISSIONS IN THE PLANT SCHEDULE LISTED HEREIN. THE PLANT SYMBOLS SHOWN ON THE LANDSCAPE PLAN SHALL PREVAIL SHOULD THERE BE ANY DISCREPANCIES IN QUANTITIES BETWEEN THE PLAN AND PLANT SCHEDULE.
3. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT PROTECTION AND MAINTENANCE THROUGHOUT INSTALLATION AND UNTIL FINAL ACCEPTANCE OF LANDSCAPE INSTALLATION AS FOLLOWS:
   A) ALL PLANT MATERIAL SHALL BE PROTECTED, FROM TIME OF DIGGING TO TIME OF FINAL ACCEPTANCE, FROM INJURY, EXCESSIVE DRYING FROM WINDS, IMPROPER VENTILATION, OVER-WATERING, FREEZING, HIGH TEMPERATURES, OR ANY OTHER CONDITION DAMAGING TO PLANTS.
   B) PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY IF POSSIBLE. ALL PLANTS NOT PLANTED ON THE DAY OF DELIVERY SHALL BE PLACED IN A TEMPORARY NURSERY AND KEPT MOIST, SHADED, AND PROTECTED FROM THE SUN AND WIND. EACH ROOTBALL SHALL BE COVERED ENTIRELY WITH MULCH. ALL PLANT MATERIALS SHALL BE INSTALLED PER THE PLAN DRAWINGS AND SPECIFICATIONS.
4. LANDSCAPE CONTRACTOR SHALL PROVIDE PLANT MATERIALS THAT COMPLY WITH THE REQUIREMENTS OF THE MOST RECENT ANSI Z 60.1 "STANDARDS FOR NURSERY STOCK" UNLESS OTHERWISE SPECIFIED. CALIPER OF B&B TREES SHALL BE TAKEN 6 INCHES ABOVE THE GROUND UP TO AND INCLUDING 4 INCH CALIPER SIZE, AND 12 INCHES ABOVE THE GROUND FOR LARGER SIZES.
   A) PLANTING MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, RESETTING PLANTS TO PROPER GRADES OR POSITION, RE-ESTABLISHING SETTLED GRADES. HERBICIDE IS NOT RECOMMENDED FOR ONE YEAR FOLLOWING LANDSCAPE INSTALLATION.
   B) PLANT MAINTENANCE SHALL INCLUDE THOSE OPERATIONS NECESSARY TO PROPER GROWTH AND SURVIVAL OF ALL PLANT MATERIALS. CONTRACTOR SHALL PROVIDE THIS WORK IN ADDITION TO SPECIFIC WARRANTY/GUARANTEES.
5. CONTRACTOR SHALL VERIFY AND MAINTAIN ALL SETBACKS, CLEAR ZONES AND SIGHT TRIANGLES REQUIRED BY ALL LOCAL AND MUNICIPAL CODES WHERE APPLICABLE.
6. LANDSCAPE CONTRACTOR SHALL ENSURE THAT THE LANDSCAPE INSTALLATION IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE OR OTHER PROPOSED CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN.
7. ALL PLANTING AREAS ARE TO RECEIVE 2" DEPTH OF MULCH CONSISTING OF A 50% FINE BARK / 50% ORGANIC MULCH MIXTURE.

## OVERALL PLANT SCHEDULE

| | QTY | SIZE | PROPORTION |
|---|---|---|---|
| DENSE VEGETATED BUFFER PER GHMC 17.78.070 | 8,824 SF | | |
| (MIX BY PROPORTION) | | | |
| LAY OUT PLANTS IN A RANDOM PATTERN, DISTRIBUTED EQUALLY THROUGHOUT THE DESIGNATED PLANTING AREA. | | | |
| GAULTHERIA SHALLON / SALAL | 204 | 3 GAL | 20% @ 36" oc |
| MAHONIA AQUIFOLIUM / OREGON GRAPE | 115 | 3 GAL | 20% @ 48" oc |
| MAHONIA NERVOSA / OREGON GRAPE | 115 | 3 GAL | 20% @ 48" oc |
| RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON | 19 | 5 GAL | 20% @ 120" oc |
| VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY | 115 | 3 GAL | 20% @ 48" oc |
| PERIMETER PARKING LOT LANDSCAPING PER GHMC 17.78.080.A. | 504 SF | | |
| CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS | 131 | 3 GAL | 24" oc |
| FRAGARIA CHILOENSIS / BEACH STRAWBERRY | 233 | 1 GAL | 18" oc |
| NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO | 59 | 3 GAL | 36" oc |
| RUBUS PENTALOBUS 'EMERALD CARPET' / EMERALD CARPET CREEPING RASPBERRY | 233 | 1 GAL | 18" oc |
| SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA | 59 | 3 GAL | 36" oc |
| VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS | 33 | 3 GAL | 48" oc |
| HYDROSEED LAWN | 15,054 SF | | |
| - | | | |
| PERIMETER LANDSCAPING PER GHMC 17.78.070.A. | 13,434 SF | | |
| (MIX BY PROPORTION) | | | |
| LAY OUT PLANTS IN A RANDOM PATTERN, DISTRIBUTED EQUALLY THROUGHOUT THE DESIGNATED PLANTING AREA. | | | |
| CORYLUS CORNUTA / WESTERN HAZELNUT | 21 | 3 GAL | 10% |
| 3 PER 200 SF | | | |
| GAULTHERIA SHALLON / SALAL | 21 | 3 GAL | 10% |
| 3 PER 200 SF | | | |
| MAHONIA AQUIFOLIUM / OREGON GRAPE | 21 | 3 GAL | 10% |
| 3 PER 200 SF | | | |
| MAHONIA NERVOSA / OREGON GRAPE | 21 | 3 GAL | 10% |
| 3 PER 200 SF | | | |
| OEMLERIA CERASOFORMIS / INDIAN PLUM | 21 | 3 GAL | 10% |
| 3 PER 200 SF | | | |
| PHILADELPHUS LEWISII / WILD MOCKORANGE | 21 | 3 GAL | 10% |
| 3 PER 200 SF | | | |
| RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON | 21 | 5 GAL | 10% |
| 3 PER 200 SF | | | |
| ROSA GYMNOCARPA / WOOD ROSE | 21 | 3 GAL | 10% |
| 3 PER 200 SF | | | |
| RUBUS SPECTABILIS / SALMONBERRY | 21 | 3 GAL | 10% |
| 3 PER 200 SF | | | |
| VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY | 21 | 3 GAL | 10% |
| 3 PER 200 SF | | | |
| HYDROSEED SLOPE STABILIZATION | 21,158 SF | | |
| - | | | |

## OVERALL PLANT SCHEDULE

| TREES | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | QTY | DETAIL |
|---|---|---|---|---|---|---|
| | ABIES GRANDIS / GRAND FIR | B & B | | 6` MIN. HT | 5 | 6/L-501 |
| | ACER MACROPHYLLUM / BIG LEAF MAPLE | B & B | 2" CAL | | 6 | 9/L-501 |
| | ACER PALMATUM `WOLFF` / EMPEROR I® JAPANESE MAPLE | B & B | 2" CAL | | 3 | 9/L-501 |
| | ACER RUBRUM / RED MAPLE | B & B | 2" CAL | | 26 | 9/L-501 |

NOTE: SEE SHEET L-391 FOR ADDITIONAL OVERALL PLANT SCHEDULES

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Updated Submittal Phase 1B
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REVIEWED BY: ES

SHEET TITLE
LANDSCAPE PLAN
OVERALL SCHEDULE
AND NOTES

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SHEET
L-390

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| TREES | BOTANICAL / COMMON NAME | CONT | CAL | SIZE | QTY | DETAIL |
|---|---|---|---|---|---|---|
| | ARBUTUS MENZIESII / PACIFIC MADRONE | B & B | | 6` MIN. HT | 5 | 6/L-501 |
| | CORNUS KOUSA 'MILKY WAY' / MILKY WAY KOUSA DOGWOOD | B & B | 2" CAL | | 6 | 9/L-501 |
| | CORNUS NUTTALLII / PACIFIC DOGWOOD | B & B | 2" CAL | | 1 | 9/L-501 |
| | FRAXINUS LATIFOLIA / OREGON ASH | B & B | 2" CAL | | 2 | 9/L-501 |
| | LIRIODENDRON TULIPIFERA / TULIP POPLAR | B & B | 2" CAL | | 16 | 9/L-501 |
| | PICEA SITCHENSIS / SITKA SPRUCE | B & B | | 6` MIN. HT | 5 | 6/L-501 |
| | PINUS MONTICOLA / WESTERN WHITE PINE | B & B | | 6` MIN. HT | 5 | 6/L-501 |
| | PRUNUS EMARGINATA MOLLIS / BITTER CHERRY | B & B | 2" CAL | | 1 | 9/L-501 |
| | PSEUDOTSUGA MENZIESII / DOUGLAS FIR | B & B | 6` MIN. HT. | | 80 | 6/L-501 |
| | STYRAX JAPONICUS / JAPANESE SNOWBELL | B & B | 2" CAL | | 3 | 9/L-501 |
| | THUJA PLICATA / WESTERN RED CEDAR | B & B | | 6` MIN. HT | 18 | 6/L-501 |
| | TSUGA HETEROPHYLLA / WESTERN HEMLOCK | B & B | | 6` MIN. HT | 5 | 6/L-501 |
| | ZELKOVA SERRATA 'VILLAGE GREEN' / VILLAGE GREEN JAPANESE ZELKOVA | B & B | 2" CAL | | 2 | 9/L-501 |

| SHRUBS | BOTANICAL / COMMON NAME | SIZE | QTY | DETAIL |
|---|---|---|---|---|
| | BRACHYGLOTTIS GREYI / DAISY BUSH | 5 GAL | 65 | 4/L-501 |
| | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS | 3 GAL | 96 | 4/L-501 |
| | CORNUS SERICEA 'KELSEYI' / KELSEY'S DWARF RED TWIG DOGWOOD | 3 GAL | 71 | 4/L-501 |
| | LONICERA PILEATA / PRIVET HONEYSUCKLE | 3 GAL | 83 | 4/L-501 |
| | MAHONIA NERVOSA / OREGON GRAPE | 3 GAL | 115 | 4/L-501 |
| | MOLINIA CAERULEA 'MOORFLAMME' / MOORFLAMME MOOR GRASS | 3 GAL | 206 | 4/L-501 |
| | NANDINA DOMESTICA 'GULF STREAM' / GULF STREAM HEAVENLY BAMBOO | 3 GAL | 127 | 4/L-501 |
| | PHILADELPHUS X 'BELLE ETOILE' / MOCK ORANGE | 5 GAL | 8 | 4/L-501 |
| | PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK | 3 GAL | 49 | 4/L-501 |
| | RHODODENDRON MACROPHYLLUM / PACIFIC RHODODENDRON | 5 GAL | 7 | 4/L-501 |
| | SARCOCOCCA HOOKERIANA DIGYNA 'PURPLE STEM' / PURPLE STEM SWEETBOX | 3 GAL | 6 | 4/L-501 |
| | SPIRAEA JAPONICA 'WALBUMA' / MAGIC CARPET JAPANESE SPIREA | 3 GAL | 87 | 4/L-501 |
| | VIBURNUM TINUS 'SPRING BOUQUET' / SPRING BOUQUET LAURUSTINUS | 3 GAL | 80 | 4/L-501 |

| GROUND COVERS | BOTANICAL / COMMON NAME | CONT | SPACING | | |
|---|---|---|---|---|---|
| | ARCTOSTAPHYLOS UVA-URSI 'POINT REYES' / POINT REYES KINNIKINNICK | 1 GAL | 18" o.c. | 240 SF | 5/L-501 |
| | CAREX OBNUPTA / SLOUGH SEDGE | 1 GAL | 18" o.c. | 749 SF | 5/L-501 |
| | FRAGARIA CHILOENSIS / BEACH STRAWBERRY | 1 GAL | 18" o.c. | 1,601 SF | 5/L-501 |
| | LIRIOPE SPICATA 'SILVER DRAGON' / SILVER DRAGON CREEPING LILYTURF | 1 GAL | 18" o.c. | 1,075 SF | 5/L-501 |
| | RUBUS PENTALOBUS 'EMERALD CARPET' / EMERALD CARPET CREEPING RASPBERRY | 1 GAL | 18" o.c. | 1,075 SF | 5/L-501 |

NOTE: SEE SHEET L-390 FOR ADDITIONAL OVERALL PLANT SCHEDULES

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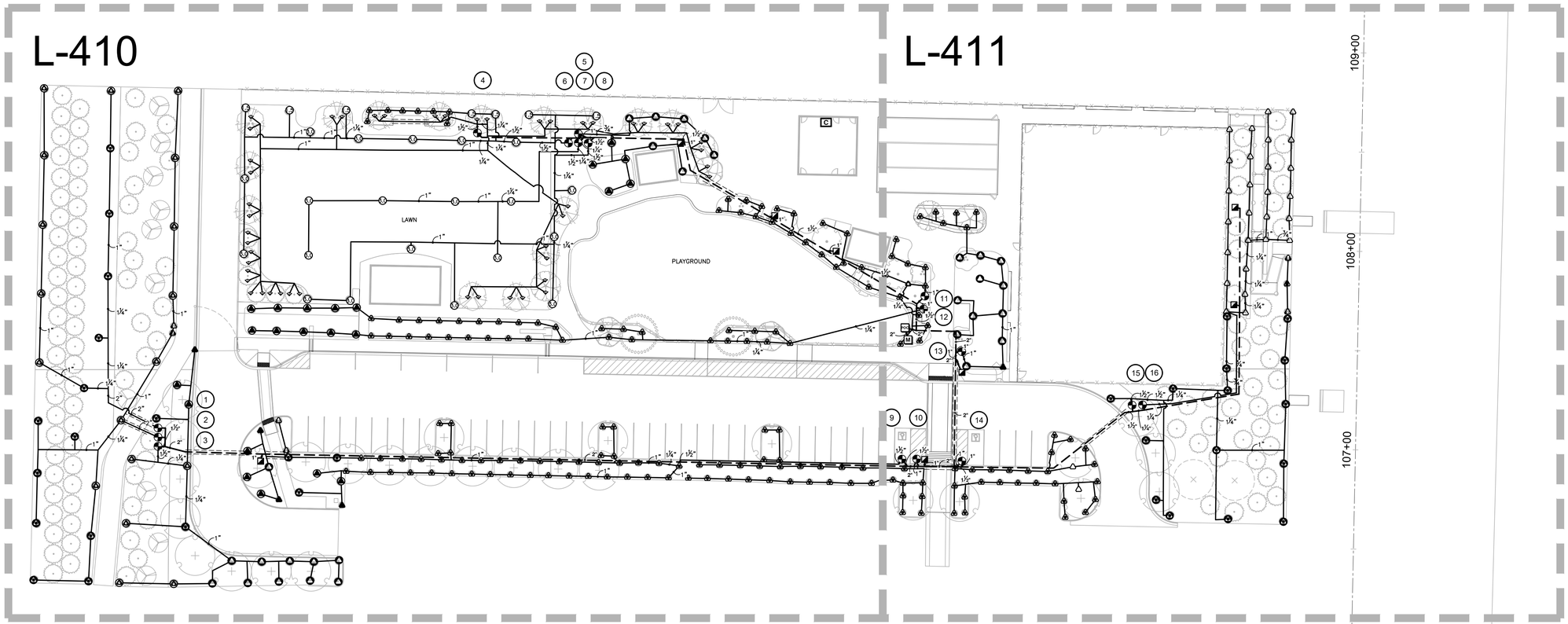
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OVERALL SCHEDULE
AND NOTES

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SHEET
L-391

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1 L-401 OVERALL IRRIGATION KEY PLAN

0 30 60 90 feet
SCALE: 1" = 30'-0"
NORTH

NOTE:

1. SEE L-412 FOR IRRIGATION NOTES, IRRIGATION SCHEDULE, AND VALVE SCHEDULE

Know what's **below.**
**Call** before you dig.

*IF SHEET MEASURES LESS THAN 22"X34", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY*

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SEAL

STATE OF WASHINGTON
IDA E. OTTESEN
No 1095 EXP. 09/14/2024
LICENSED LANDSCAPE ARCHITECT

NAKANO ASSOCIATES
LANDSCAPE ARCHITECTS
3902 S.Ferdinand St
Seattle, WA 98118
Tel:206.292.9392
www.nakanoassociates.com

PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

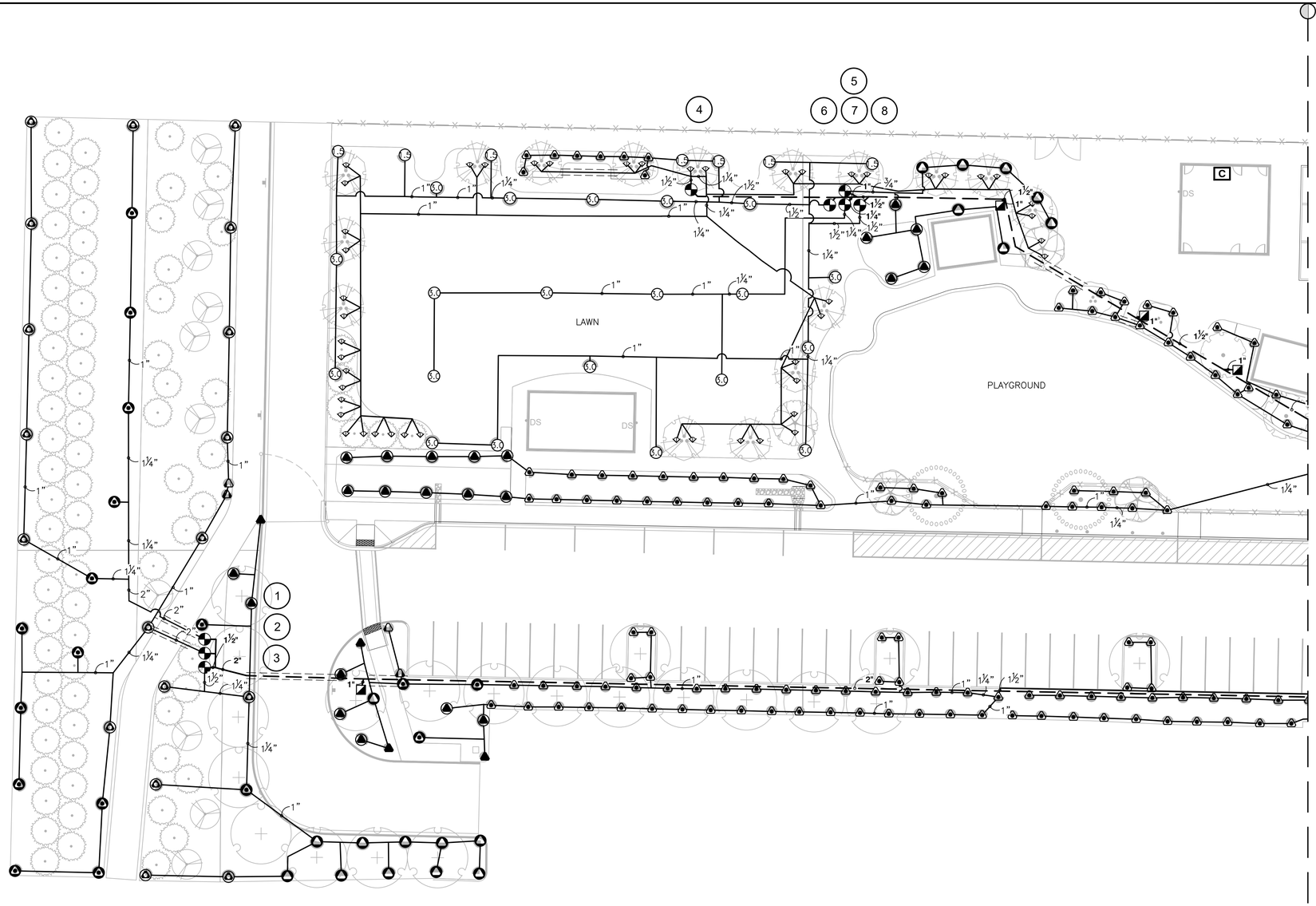
DATE 10.17.2022
BCRA NO. 22003
DRAWN BY: BS, EB DESIGNED BY: JY
REVIEWED BY: IO

SHEET TITLE
IRRIGATION
KEY PLAN

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SHEET
L-401
60% DESIGN

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1 L-410 IRRIGATION PLAN - WEST

SCALE: 1" = 20'-0"

0 20 40 80 feet

NORTH

NOTE:

1. SEE L-412 FOR IRRIGATION NOTES, IRRIGATION SCHEDULE, AND VALVE SCHEDULE

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

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STATE OF WASHINGTON
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Ida Ottesen
No. 1095 EXP. 09/14/2024
LICENSED LANDSCAPE ARCHITECT

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PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
10.17.2022

BCRA NO.
22003

DRAWN BY: BS, EB DESIGNED BY: JY

REVIEWED BY: IO

SHEET TITLE
IRRIGATION
PLAN - WEST

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SHEET
L-410

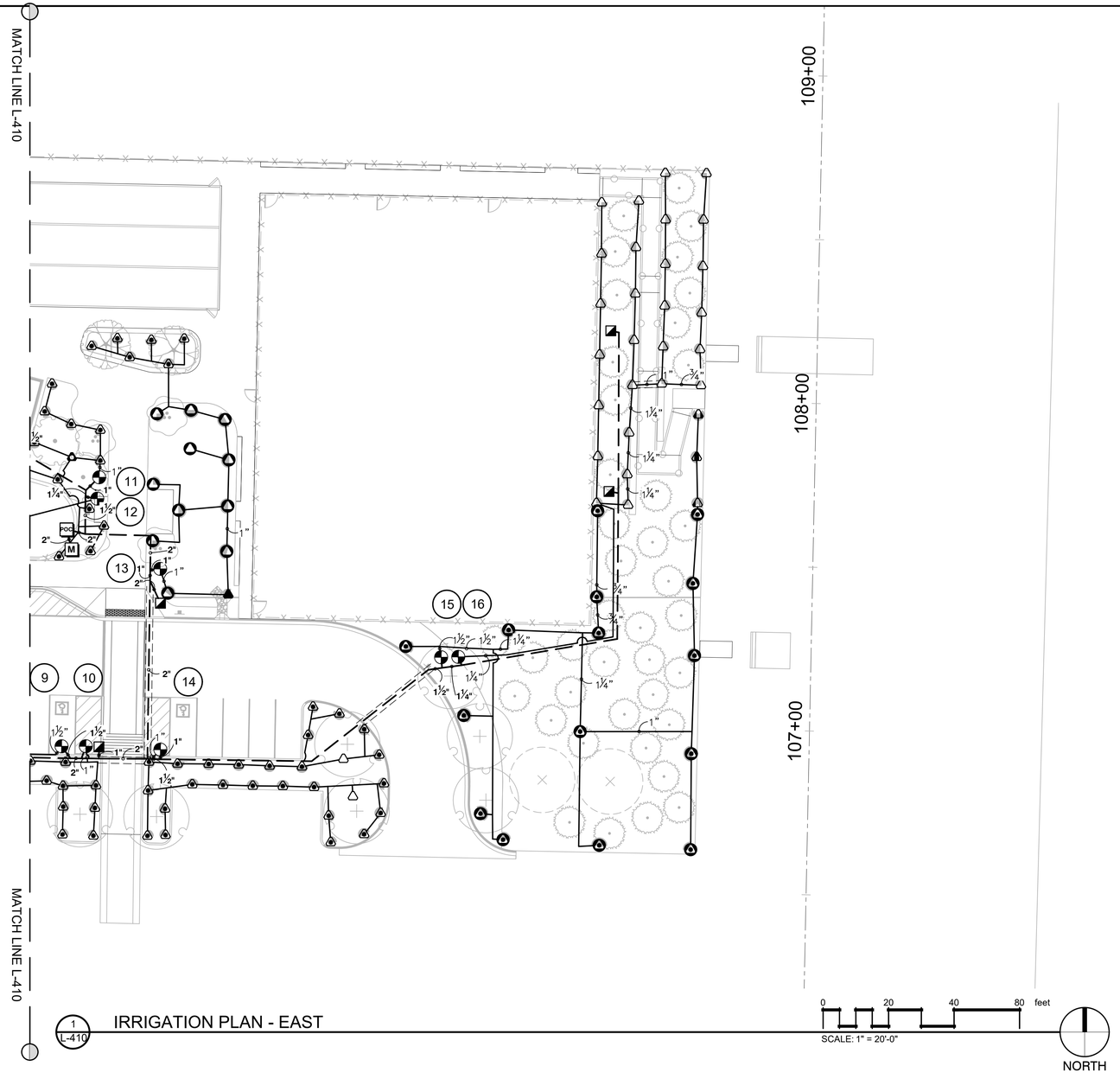
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Exhibit A




1 L-410 IRRIGATION PLAN - EAST

0 20 40 80 feet
SCALE: 1" = 20'-0"
NORTH

NOTE:

1. SEE L-412 FOR IRRIGATION NOTES, IRRIGATION SCHEDULE, AND VALVE SCHEDULE

20 10 0 20
SCALE: 1"=20'

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## IRRIGATION SCHEDULE

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION | PSI |
|---|---|---|
| CORNER | HUNTER MP CORNER PROS–12–PRS40–CV<br>SHRUB ROTATOR, 12" POP–UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. T=TURQUOISE ADJ ARC 45–105 ON PRS40 BODY. | 40 |
| LST SST RST | HUNTER MP STRIP PROS–12–PRS40–CV<br>SHRUB ROTATOR, 12" POP–UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP, ON PRS40 BODY. | 40 |
| 1000 | HUNTER MP1000 PROS–12–PRS40–CV<br>SHRUB ROTATOR, 12" POP–UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC ON PRS40 BODY. | 40 |
| 2000 | HUNTER MP2000 PROS–12–PRS40–CV<br>SHRUB ROTATOR, 12" POP–UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. K=BLACK ADJ ARC 90–210, G=GREEN ADJ ARC 210–270, R=RED 360 ARC ON PRS40 BODY. | 40 |
| 3000 | HUNTER MP3000 PROS–12–PRS40–CV<br>SHRUB ROTATOR, 12" POP–UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTARY NOZZLE. B=BLUE ADJ ARC 90–210, Y=YELLOW ADJ ARC 210–270, A=GRAY 360 ARC ON PRS40 BODY. | 40 |
| 3500 | HUNTER MP3500 PROS–12–PRS40–CV<br>SHRUB ROTATOR, 12" POP–UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. LB=LIGHT BROWN, ADJUSTABLE ARC, 90–210, ON PRS40 BODY. | 40 |
| 800 A 800 F | HUNTER MP800SR PROS–12–PRS40–CV<br>SHRUB ROTATOR, 12" POP–UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY ( ARC 90–210), 360=LIME GREEN AND GRAY (ARC 360) | 40 |
| 815 | HUNTER MP815 PROS–12–PRS40–CV<br>SHRUB ROTATOR, 12" POP–UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE. M=MAROON AND GRAY ADJ ARC 90 TO 210, L=LIGHT BLUE AND GRAY 210 TO 270 ARC, O=OLIVE AND GRAY 360 ARC ON PRS40 BODY. | 40 |
| 1401 1402 | RAIN BIRD RWS–M–B–C 1400 SERIES<br>MINI ROOT WATERING SYSTEM WITH 4" DIAMETER X 18" LONG WITH LOCKING GRATE, SEMI–RIGID MESH TUBE AND RAIN BIRD 1401 0.25 GPM OR 1402 0.5 GPM BUBBLER AS INDICATED. WITH CHECK VALVE. | 40 |

| SYMBOL | MANUFACTURER/MODEL | PSI |
|---|---|---|
| I-C | HUNTER I–20–04–PRB 1.5 | 45 |
| I-C | HUNTER I–20–04–PRB 3.0 | 45 |

| SYMBOL | MANUFACTURER/MODEL/DESCRIPTION |
|---|---|
| | HUNTER PGV–101G<br>1" PLASTIC ELECTRIC REMOTE CONTROL VALVE, FOR RESIDENTIAL/LIGHT COMMERCIAL USE. FEMALE NPT INLET/OUTLET. GLOBE CONFIGURATION, WITH FLOW CONTROL. |
| | HUNTER HQ–3RC<br>QUICK COUPLER VALVE, YELLOW RUBBER COVER, RED BRASS AND STAINLESS STEEL, WITH 3/4" NPT INLET, 1–PIECE BODY. |
| C | HUNTER PCC–1201I<br>LIGHT COMMERCIAL & RESIDENTIAL CONTROLLER, 12–STATION FIXED CONTROLLER, 230 VAC, INDOOR MODEL |
| | IRRIGATION LATERAL LINE: PVC SCHEDULE 40 |
| | IRRIGATION MAINLINE: PVC SCHEDULE 40 |
| | PIPE SLEEVE: PVC SCHEDULE 80 |

VALVE CALLOUT

#• — VALVE NUMBER

### VALVE SCHEDULE

| NUMBER | MODEL | SIZE | TYPE | GPM |
|---|---|---|---|---|
| 1 | HUNTER PGV–101G | 1" | SHRUB ROTARY | 33.9 |
| 2 | HUNTER PGV–101G | 1" | SHRUB ROTARY | 31.45 |
| 3 | HUNTER PGV–101G | 1" | SHRUB ROTARY | 24.33 |
| 4 | HUNTER PGV–101G | 1" | BUBBLER | 24 |
| 5 | HUNTER PGV–101G | 1" | SHRUB ROTARY | 5.59 |
| 6 | HUNTER PGV–101G | 1" | TURF ROTOR | 31.02 |
| 7 | HUNTER PGV–101G | 1" | TURF ROTOR | 18 |
| 8 | HUNTER PGV–101G | 1" | TURF ROTOR | 24 |
| 9 | HUNTER PGV–101G | 1" | SHRUB ROTARY | 23.13 |
| 10 | HUNTER PGV–101G | 1" | SHRUB ROTARY | 10.53 |
| 11 | HUNTER PGV–101G | 1" | SHRUB ROTARY | 9.5 |
| 12 | HUNTER PGV–101G | 1" | SHRUB ROTARY | 14.97 |
| 13 | HUNTER PGV–101G | 1" | SHRUB ROTARY | 9.52 |
| 14 | HUNTER PGV–101G | 1" | SHRUB ROTARY | 12.43 |
| 15 | HUNTER PGV–101G | 1" | SHRUB ROTARY | 25.56 |
| 16 | HUNTER PGV–101G | 1" | SHRUB ROTARY | 21.48 |

## IRRIGATION NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AN IRRIGATION SYSTEM TO IRRIGATE THE PLANTS AND SOD.

2. REFERENCE SHEET L–310 TO L313 FOR PLANTING LAYOUT.

3. VALVES, MAINLINES, AND POINT OF CONNECTION ARE SHOWN SCHEMATICALLY FOR GRAPHIC PURPOSES. IRRIGATION EQUIPMENT SHALL REMAIN CLEAR OF ALL PAVEMENT, WALLS, TREES, AND OTHER EXISTING AND PROPOSED SITE ELEMENTS UNLESS SPECIFICALLY NOTED ON THE PLANS OR DIRECTED BY THE LANDSCAPE ARCHITECT.

4. SLEEVING IS REQUIRED FOR ALL IRRIGATION LINES AND CONTROL WIRES UNDER NEW AND EXISTING PAVEMENTS, WALLS, CURBS, ETC. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SLEEVING INSTALLATION AND SPECIFIC LOCATIONS FOR COMPLETE INSTALLATION OF WORK. EXTEND SLEEVING 1'–0" BEYOND THE EDGE OF PAVING.

5. MAINLINE PIPING LAYOUT, SLEEVES AND VALVE LOCATIONS SHALL BE STAKED IN FIELD BY CONTRACTOR. STAKING AND PRESSURE SHALL BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

6. VERIFY STATIC WATER PRESSURE AT P.O.C. PRIOR TO BEGINNING WORK. SUBMIT RESULTS IN WRITING TO OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF WORK.

7. SET VALVE BOXES SQUARE TO ADJACENT BUILDING OR PAVING.

8. CONTRACTOR TO MAKE ANY AND ALL REQUIRED ADJUSTMENTS TO THE IRRIGATION PLAN TO ASSURE COMPLETE AND ADEQUATE COVERAGE. SEE CORRESPONDING LAYOUT AND PLANTING PLANS FOR PRECISE PLANTING LAYOUT.

9. LINES, HEADS AND VALVES ARE TO BE LOCATED IN PLANTING AREAS EXCEPT WHERE LINES ARE SLEEVED UNDER PAVING. SOME SYMBOLS ARE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY ONLY.

10. ALL WORKMANSHIP, MATERIAL AND TESTING SHALL BE IN ACCORDANCE WITH THE CITY OF GIG HARBOR PUBLIC WORKS STANDARDS, THE NATIONAL ELECTRICAL CODE AND THE MOST CURRENT COPY OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION UNLESS OTHERWISE SPECIFIED BELOW. IN CASES OF CONFLICT, THE MOST STRINGENT STANDARD SHALL APPLY.

11. THE CONTRACTOR SHALL BE IN COMPLIANCE WITH ALL SAFETY STANDARDS AND REQUIREMENTS AS SET FORTH BY OSHA, WISHA AND THE WASHINGTON STATE DEPARTMENT OF LABOR AND INDUSTRIES.

12. ALL APPROVALS AND PERMITS REQUIRED BY THE CITY OF GIG HARBOR SHALL BE OBTAINED BY THE CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.

13. A PRE–CONSTRUCTION MEETING SHALL BE HELD WITH THE CITY OF GIG HARBOR CONSTRUCTION INSPECTOR 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.

14. 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.

    ELECTRICAL PERMITS AND INSPECTIONS ARE REQUIRED FOR ALL IRRIGATION SERVICES WITHIN THE CITY OF GIG HARBOR. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL THE REQUIRED PERMITS PRIOR TO ANY TYPE OF ACTUAL CONSTRUCTION. ANY MATERIALS PURCHASED OR LABOR PERFORMED PRIOR TO SUCH APPROVAL SHALL BE AT THE CONTRACTOR'S OWN RISK.

15. A CLEARLY MARKED SERVICE DISCONNECT SHALL BE PROVIDED FOR EVERY AUTOMATIC IRRIGATION INSTALLATION UNLESS OTHERWISE STATED ON A CITY APPROVED SET OF PLANS. THE LOCATION AND INSTALLATION OF THE DISCONNECT SHALL CONFORM TO THE NATIONAL ELECTRICAL CODE (NEC) AND CITY OF GIG HARBOR STANDARDS. THE SERVICE DISCONNECT SHALL BE LABOR AND INDUSTRIES APPROVED.

16. ALL LOW VOLTAGE WIRE SHALL BE A MINIMUM SIZE OF #14 UF FROM EACH CONTROL VALVE TO THE TERMINAL INTERFACE.

17. ALL LOW VOLTAGE SPLICES SHALL BE OF A TYPE EQUAL TO A 3–M–BY–054007–09053 OR A LABOR AND INDUSTRIES APPROVED EQUAL. ALL SPLICES SHALL BE DONE IN VALVE CONTROL BOXES. DIRECT BURIAL SPLICING WILL NOT BE ALLOWED.

18. THE AUTOMATIC CONTROLLER COMPONENTS SHALL BE APPROVED BY THE CITY.

19. THE CITY WILL BE GIVEN 72 HOURS NOTICE PRIOR TO SCHEDULING A SHUTDOWN. WHERE CONNECTIONS REQUIRE "FIELD VERIFICATION", CONNECTION POINTS WILL BE EXPOSED BY THE CONTRACTOR AND THE FITTINGS VERIFIED 48 HOURS PRIOR TO DISTRIBUTING SHUT_DOWN NOTICES.

20. ALL IRRIGATION MAIN LINE AND LATERAL LINES SHALL BE SCH. 40 PVC PIPING OR BETTER.

21. LAYOUT OF IRRIGATION SYSTEM

    THE CONTRACTOR SHALL STAKE ALL IRRIGATION HEADS AND MARK ALL PROPOSED TRENCHES WITHIN THE IRRIGATION SYSTEM PER THE APPROVED PLANS PRIOR TO INSTALLING THE SYSTEM. ALTERATIONS IN LAYOUT MAY BE EXPECTED, I.E., TO CONFORM TO GROUND CONDITIONS AND TO OBTAIN FULL AND ADEQUATE COVERAGE TO THE LANDSCAPING. HOWEVER, NO ALTERATIONS SHALL BE MADE WITHOUT PRIOR AUTHORIZATION BY THE CITY.

22. EXCAVATION

    ALL SOIL SHALL BE PREPARED AS SPECIFIED PRIOR TO TRENCHING. TRENCHES SHALL BE NO WIDER AT ANY POINT THAN IS NECESSARY TO LAY PIPE OR INSTALL EQUIPMENT. TRENCH BOTTOMS SHALL BE RELATIVELY SMOOTH AND OF SAND OR OTHER SUITABLE MATERIAL FREE FROM ROCKS, STONES, OR OTHER MATERIAL WHICH COULD DAMAGE THE PIPE. TRENCHES IN ROCK OR SIMILAR CHARACTERISTIC GROUND SHALL BE EXCAVATED TO 4 IN. BELOW THE REQUIRED DEPTH AND SHALL BE BACKFILLED TO THE REQUIRED DEPTH WITH SAND OR OTHER CITY APPROVED MATERIAL.

23. DETECTABLE MARKING TAPE SHALL BE PLACED IN THE TRENCH 4 IN. DIRECTLY ABOVE, PARALLEL TO, AND ALONG THE ENTIRE LENGTH OF ALL NON–METALLIC WATER LINE AND NON–METALLIC CONDUIT. THE WIDTH AND DEPTH OF THE TAPE SHALL BE AS RECOMMENDED BY THE MANUFACTURER OR THE CITY. LOCATE WIRE SHALL BE PLACED WITH ALL NONMETALLIC WATER LINES. LOCATE WIRE WILL TERMINATE IN ALL CONTROL VALVE BOXES AND SHALL BE PLACED IN DITCH BEFORE WATER LINES ARE BACKFILLED.

24. PIPING

    THE IRRIGATION MAIN LINE IS THE LINE CONTAINING THE SUPPLY USUALLY SITUATED BETWEEN THE IRRIGATION METER AND THE IRRIGATION CONTROL VALVES. THE IRRIGATION LATERAL LINES ARE THE LINES BETWEEN THE IRRIGATION CONTROL VALVES AND THE CONNECTIONS TO THE IRRIGATION HEADS. SWING JOINTS, THICK WALLED POLY PIPE, FLEXIBLE RISERS, RIGID PIPE RISERS, AND ASSOCIATED FITTINGS ARE NOT CONSIDERED PART OF THE LATERAL LINE BUT INCIDENTAL COMPONENTS OF THE IRRIGATION HEADS. ALL PVC PIPE USED FOR IRRIGATION MAIN LINE OR IRRIGATION LATERAL LINES SHALL BE SCHEDULE 40 OR BETTER.

    ALL WATER LINES SHALL BE A MINIMUM OF 18 IN. BELOW FINISHED GRADE AS MEASURED FROM THE TOP OF THE PIPE. WHERE POSSIBLE, MAINS AND LATERALS OR SECTION PIPING SHALL BE PLACED IN THE SAME TRENCH.

    IF WATER LINES ARE TO BE INSTALLED UNDER EXISTING PAVEMENT, THE MAIN SHALL BE INSTALLED WITHIN A MINIMUM 4–IN. DIAMETER CONDUIT. ALL NON–METALLIC WATER LINES TO BE INSTALLED UNDER AREAS TO BE PAVED SHALL BE PLACED WITHIN A MINIMUM 4–IN. DIAMETER CONDUIT. THE IRRIGATION CONDUIT SHALL EXTEND A MINIMUM OF 1 FOOT BEYOND THE STRUCTURE UNDER WHICH CONDUIT IS BEING JACKED OR BORED.

25. PIPE CONNECTIONS

    DURING CONSTRUCTION, PIPE ENDS SHALL BE PLUGGED OR CAPPED TO PREVENT ENTRY OF DIRT, ROCKS, OR OTHER DEBRIS.

    PVC PIPE, COUPLINGS AND FITTINGS SHALL BE HANDLED AND INSTALLED WITH CARE AND IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. THE OUTSIDE OF THE PVC PIPE SHALL BE CHAMFERED TO A MINIMUM OF 1/14 IN. AT APPROXIMATELY 22 DEGREES. PIPE AND FITTINGS SHALL BE JOINED BY SOLVENT WELDING. SOLVENTS USED MUST PENETRATE THE SURFACE OF BOTH PIPE AND FITTINGS WHICH WILL RESULT IN COMPLETE FUSION AT THE JOINT. THE SOLVENT AND CEMENT SHALL BE OF A TYPE RECOMMENDED BY THE PIPE MANUFACTURER.

    THREADED PVC JOINTS SHALL BE ASSEMBLED USING TEFLON TAPE AS RECOMMENDED BY THE PIPE MANUFACTURER.

    ON PLASTIC–TO–METAL CONNECTIONS, WORK THE METAL CONNECTION FIRST. USE A NON–HARDENING COMPOUND ON THREADED CONNECTIONS. CONNECTIONS BETWEEN METAL AND PLASTIC ARE TO BE THREADED UTILIZING FEMALE THREADED PVC ADAPTERS WITH A THREADED SCHEDULE 80 PVC NIPPLE ONLY.

26. ELECTRICAL WIRE INSTALLATION

    THE ELECTRICAL CONTROLLER SHALL BE LOCATED IN AN OPEN SPACE OR IN A UTILITY EASEMENT WHENEVER POSSIBLE.

    WIRING BETWEEN THE AUTOMATIC CONTROLLER AND THE AUTOMATIC VALVES SHALL BE PLACED INSIDE A 3/4 IN. IRRIGATION CONDUIT, #14 WIRE AND MAY SHARE A COMMON NEUTRAL. A SPARE #14 UF YELLOW WIRE SHALL BE INSTALLED FROM THE CONTROLLER TO THE FURTHEST VALVE IN EACH DIRECTION, LOOPING THROUGH EACH CONTROL VALVE BOX. THERE SHALL BE A 2–FOOT LOOP LEFT IN EACH CONTROL VALVE BOX. SEPARATE CONTROL CONDUCTORS SHALL BE RUN FROM THE AUTOMATIC CONTROLLER TO EACH VALVE. WHEN MORE THAN ONE AUTOMATIC CONTROLLER IS REQUIRED, A SEPARATE COMMON NEUTRAL SHALL BE PROVIDED FOR EACH CONTROLLER AND THE AUTOMATIC VALVE WHICH IT CONTROLS. WIRE SHALL BE INSTALLED ADJACENT TO THE IRRIGATION PIPE. PLASTIC TAPE OR NYLON TY–WRAPS SHALL BE USED TO BUNDLE WIRES TOGETHER AT 10–FOOT INTERVALS. DETECTABLE MARKING TAPE SHALL BE PLACED OVER THE TOP OF THE IRRIGATION CONDUIT.

    WIRING PLACED UNDER PAVEMENT AND WALLS OR THROUGH WALLS, SHALL BE PLACED IN IRRIGATION SLEEVING. THIS SLEEVE SHALL BE PVC CLASS 200 AND SHALL NOT BE LESS THAN 4 IN. IN DIAMETER.

    SPLICES WILL BE PERMITTED ONLY AT JUNCTION BOXES, VALVE BOXES, OR AT CONTROL EQUIPMENT. A MINIMUM OF 2–FEET OF EXCESS CONDUCTOR WIRE SHALL BE LEFT AT ALL SPLICES AND TERMINAL AND CONTROL VALVES TO FACILITATE INSPECTION AND FUTURE SPLICING.

27. MATERIAL SPECIFICATIONS
    AS A MEANS OF KEEPING THE CITY OF GIG HARBOR PARTS INVENTORY TO A MINIMUM AND CITY MAINTENANCE PERSONNEL FAMILIARIZED AND KNOWLEDGEABLE ABOUT PRODUCT OPERATION, REFER TO SPECIFICATIONS FOR A LIST OF APPROVED PRODUCTS TO BE USED ON ALL JOBS IN WHICH THE CITY WILL BE RESPONSIBLE FOR MAINTENANCE AND OPERATIONS. REQUESTS FOR APPROVED EQUALS NEED TO BE SUBMITTED TO THE CITY FOR REVIEW.

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28. FLUSHING

    ALL MAIN SUPPLY LINES SHALL RECEIVE TWO FULLY OPEN FLUSHINGS TO REMOVE DEBRIS THAT MAY HAVE ENTERED THE LINE DURING CONSTRUCTION. THE FIRST FLUSHING SHALL BE COMPLETED PRIOR TO INSTALLING VALVES OR TESTING.

    ALL LATERAL LINES SHALL RECEIVE ONE FULL–OPEN FLUSHING PRIOR TO PLACEMENT OF SPRINKLER HEADS, EMITTERS, AND DRAIN VALVES. NOTE, DRAIN VALVES ON MAIN LINES ARE NOT RECOMMENDED. IT IS THE CITY OF GIG HARBOR'S PREFERENCE TO HAVE QUICK COUPLERS INSTALLED

    ON THE DOWN STREAM SIDE AT THE CROSS CONNECTION DEVICE AND AT EACH TERMINUS OF THE MAIN LINE FROM THE CROSS CONNECTION DEVICE. THE FLUSHING SHALL BE OF SUFFICIENT DURATION TO REMOVE ANY DIRT AND DEBRIS THAT HAVE ENTERED THE LATERAL LINES DURING CONSTRUCTION.

29. TESTING

    ALL GAUGES USED FOR TESTING WATER PRESSURE SHALL BE CERTIFIED CORRECT BY AN INDEPENDENT TESTING LABORATORY IMMEDIATELY PRIOR TO USE ON THE PROJECT. GAUGES SHALL BE RETESTED WHEN ORDERED BY THE INSPECTOR.

    AUTOMATIC CONTROLLERS SHALL BE TESTED BY ACTUAL OPERATION FOR A PERIOD OF TWO WEEKS UNDER NORMAL OPERATING CONDITIONS. SHOULD ADJUSTMENTS BE REQUIRED, THE CONTRACTOR SHALL DO SO ACCORDING TO THE MANUFACTURER'S RECOMMENDATION OR UNDER THE CITY'S DIRECTION UNTIL THE OPERATION IS SATISFACTORY TO THE CITY.

    ALL MAIN LINES SHALL BE PURGED OF AIR AND TESTED WITH A MINIMUM STATIC WATER PRESSURE OF 150 PSI FOR 40 MINUTES WITHOUT INTRODUCTION OF ADDITIONAL SERVICE OR PUMPING PRESSURE. TESTING SHALL BE DONE WITH ONE PRESSURE GAUGE INSTALLED ON THE LINE IN A LOCATION DETERMINED BY THE CITY INSPECTOR. LINES WHICH SHOW LOSS OF PRESSURE EXCEEDING 5 PSI AFTER 40 MINUTES WILL BE REJECTED.

    ALL LATERAL LINES SHALL BE PURGED OF AIR AND TESTED IN PLACE AT OPERATING LINE PRESSURE WITH A PRESSURE GAUGE AND WITH ALL FITTINGS CAPPED OR PLUGGED. THE OPERATING LINE PRESSURE SHALL BE MAINTAINED FOR 30 MINUTES WITH VALVES CLOSED AND WITHOUT INTRODUCTION OF ADDITIONAL PRESSURE. LINES WHICH SHOW LEAKS OF LOSS OF PRESSURE EXCEEDING 5 PSI AT THE END OF SPECIFIED TEST PERIOD WILL BE REJECTED.

    THE CONTRACTOR SHALL CORRECT REJECTED INSTALLATIONS AND RETEST FOR LEAKS AS SPECIFIED HEREIN.

30. BACKFILL

    BACKFILL SHALL NOT BE STARTED UNTIL ALL PIPING HAS BEEN INSPECTED, TESTED AND APPROVED BY THE CITY INSPECTOR, AFTER WHICH, BACKFILLING SHALL BE COMPLETED AS SOON AS POSSIBLE. ALL BACKFILL MATERIAL PLACED WITHIN 4 IN. OF THE PIPE SHALL BE FREE OF ROCKS, ROOTS, OR OTHER OBJECTIONABLE MATERIAL WHICH MIGHT CUT OR OTHERWISE DAMAGE THE PIPE.
    BACKFILL FROM THE BOTTOM OF THE TRENCH TO APPROXIMATELY 4 IN. ABOVE THE PIPE SHALL BE BY CONTINUOUS COMPACTING IN A MANNER THAT WILL NOT DAMAGE PIPE OR WIRING AND SHALL PROCEED EVENLY ON BOTH SIDES OF THE PIPE. THE REMAINDER OF THE BACKFILL SHALL BE THOROUGHLY COMPACTED, EXCEPT THAT HEAVY EQUIPMENT SHALL NOT BE USED WITHIN 18 IN. OF ANY PIPE. THE TOP 4 IN. OF THE BACKFILL SHALL BE OF TOPSOIL MATERIAL.

31. ADJUSTING SYSTEM

    BEFORE FINAL INSPECTION, THE CONTRACTOR SHALL ADJUST AND BALANCE ALL SPRINKLERS TO PROVIDE ADEQUATE AND UNIFORM COVERAGE. SPRAY PATTERNS SHALL BE BALANCED BY ADJUSTING INDIVIDUAL SPRINKLER HEADS WITH THE ADJUSTMENT SCREWS OR REPLACING NOZZLES TO PRODUCE A UNIFORM PATTERN.

32. SYSTEM OPERATION

    THE IRRIGATION SYSTEM SHALL BE COMPLETELY INSTALLED, TESTED AND OPERABLE PRIOR TO PLANTING UNLESS OTHERWISE SPECIFIED IN THE PLANS OR AS APPROVED BY THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MAINTENANCE, REPAIR, TESTING, INSPECTING AND AUTOMATIC OPERATION OF THE SYSTEM UNTIL ALL WORK IS CONSIDERED COMPLETE AS DETERMINED BY THE FINAL INSPECTION. DEVELOPER IS RESPONSIBLE FOR ALL WATER SERVICE CONNECTION AND METER INSTALLATION CHARGES ASSOCIATED WITH IRRIGATION WATER METER.

33. EXISTING IRRIGATION

    EXISTING IRRIGATION IN THE LANDSCAPE SURROUNDING THE CONSTRUCTION SITE SHALL BE MAINTAINED IN OPERATING ORDER BY THE CONTRACTOR. DAMAGE TO THE EXISTING IRRIGATION SYSTEM SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR. IF THE EXISTING IRRIGATION SYSTEM IS DAMAGED THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPPLYING SUPPLEMENTAL WATER TO THE AFFECTED PLANT MATERIAL DURING CONSTRUCTION WITHOUT ANY EXTRA COST TO THE CITY.

34. RECORD DRAWINGS

    UPON FINAL ACCEPTANCE OF THE WORK, THE CONTRACTOR SHALL SUBMIT TWO RECORD DRAWINGS PER SPECIFICATIONS.

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SCHEDULE & NOTES

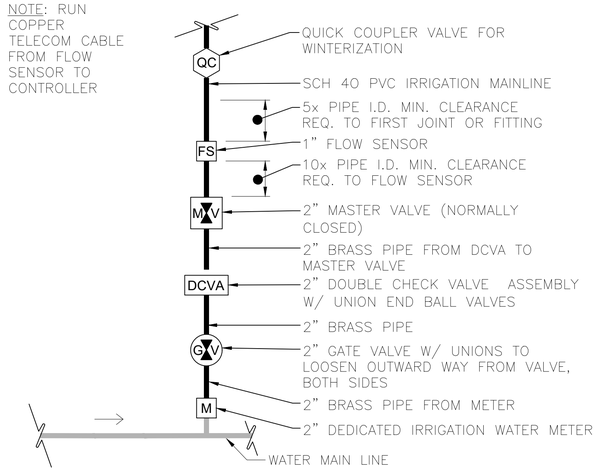
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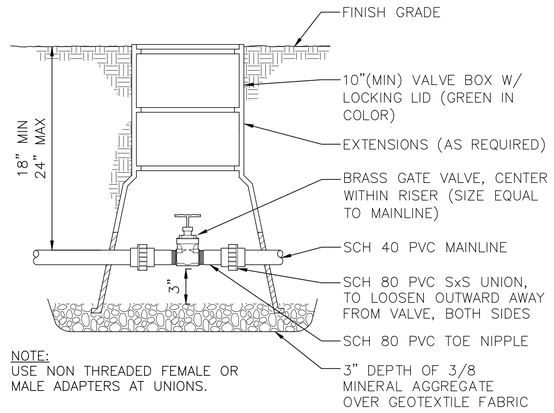
IF SHEET MEASURES LESS THAN 22"X34", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A




## 1 IRRIGATION SYSTEM POINT OF CONNECTION

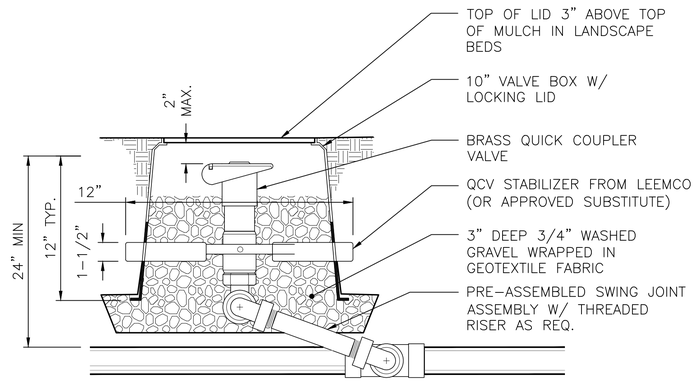
SCALE: NTS P-CO-01




NOTE:
USE NON THREADED FEMALE OR MALE ADAPTERS AT UNIONS.

## 2 GATE VALVE ASSEMBLY

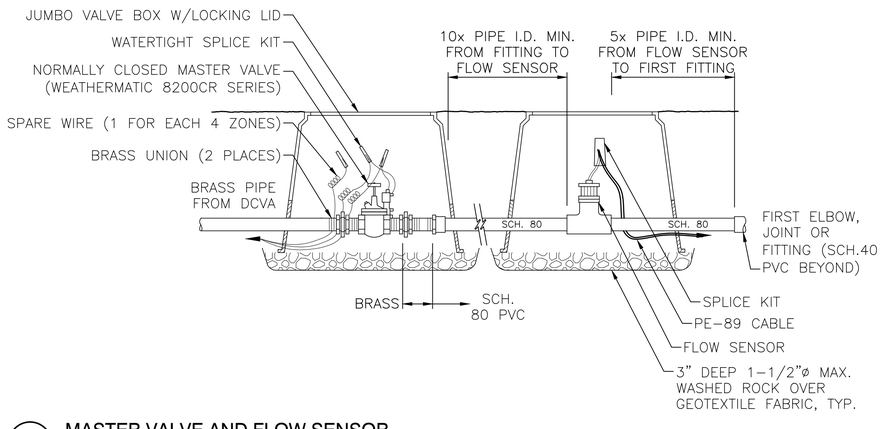
P-CO-02




NOTE: USE TEFLON TAPE ON ALL THREADED FITTINGS.

## 3 QUICK COUPLER VALVE

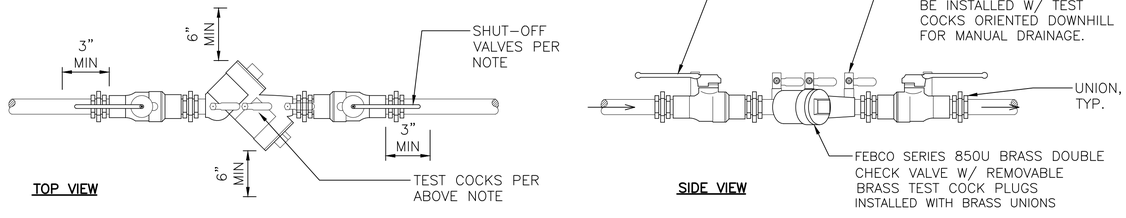
NTS P-CO-03




## 4 MASTER VALVE AND FLOW SENSOR

SCALE: NTS P-CO-04

NOTES:
1. THE D.C.V.A. CHOSEN MUST BE ON THE MOST RECENT WASHINGTON STATE APPROVAL LIST.
2. THE D.C.V.A. MUST BE TESTED BY A WASHINGTON STATE CERTIFIED BACKFLOW ASSEMBLY TESTER AT THE TIME OF INSTALLATION, ANNUALLY, AND WHEN MOVED OR REPAIRED.
3. ALL INSTALLATION MUST MEET MANUFACTURER'S SPECIFICATIONS AND THE MINIMUM STANDARDS OF THE U.P.C.
4. TEST COCK MUST FACE UP OR SIDEWAYS WHICHEVER IS MORE ACCESSIBLE.
5. PROVIDE MINIMUM CLEARANCE FOR ACCESS AND MAINTENANCE.




PER COE STANDARD PLAN 520

## 5 DOUBLE CHECK VALVE ASSEMBLY

SCALE: NTS P-CO-05

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No. 1095 EXP. 09/14/2024
LICENSED LANDSCAPE ARCHITECT

NAKANO ASSOCIATES
LANDSCAPE ARCHITECTS
3902 S.Ferdinand St
Seattle, WA 98118
Tel:206.292.9392
www.nakanoassociates.com

PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

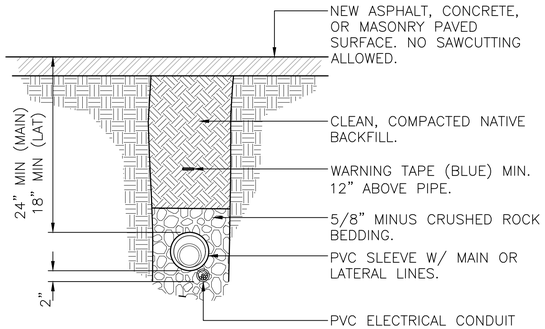
DATE
10.17.2022
BCRA NO.
22003
DRAWN BY: BS, EB DESIGNED BY: JY
REVIEWED BY: IO
SHEET TITLE
IRRIGATION DETAILS

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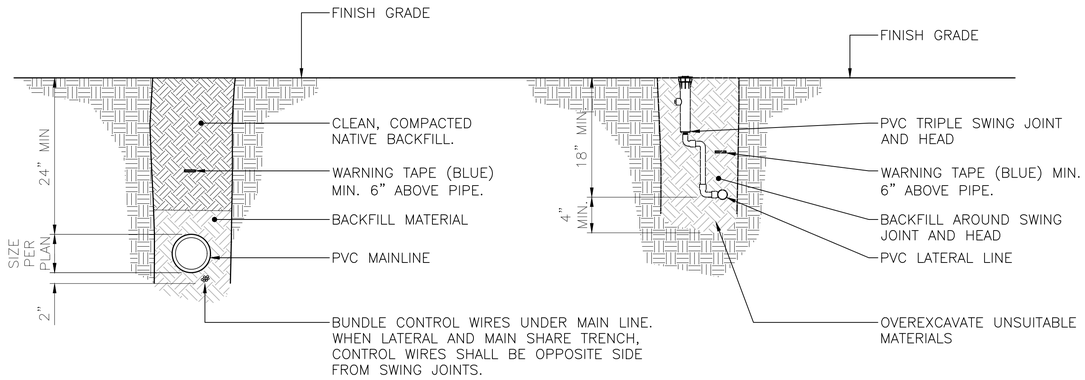
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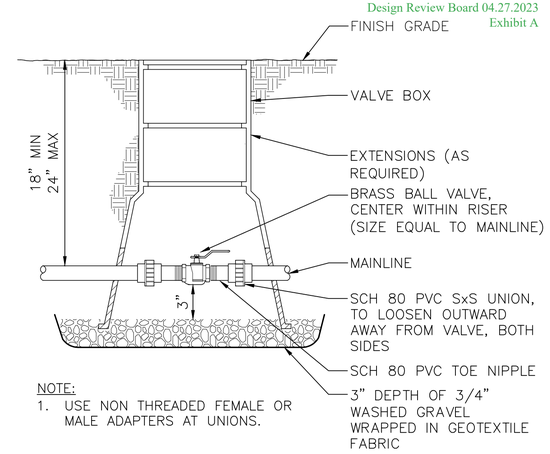

## 1 SLEEVING DETAIL

SCALE: NTS P-CO-06




## 2 IRRIGATION TRENCHING SECTIONS

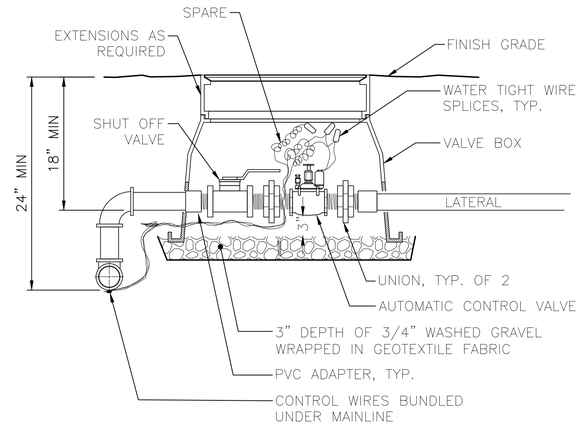
SCALE: NTS P-CO-07




NOTE:
1. USE NON THREADED FEMALE OR MALE ADAPTERS AT UNIONS.

## 3 BALL VALVE ASSEMBLY

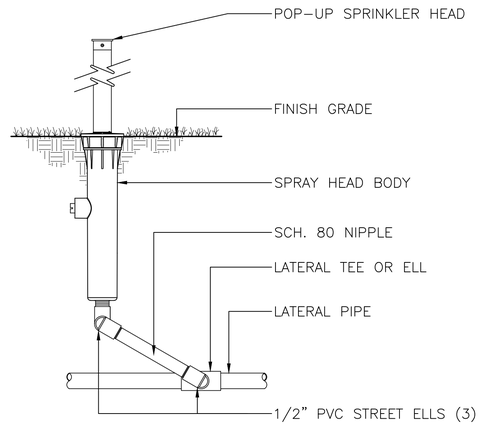
SCALE: NTS P-CO-08




NOTE:
MORE THAN ONE CONTROL VALVE IS ALLOWED PER VALVE BOX PROVIDED THERE IS ADEQUATE CLEARANCE FOR ACCESS AND MAINTENANCE.

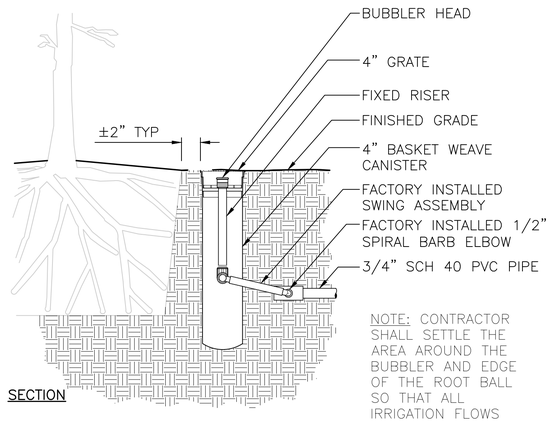
## 4 SOLENOID VALVE

SCALE: NTS P-CO-09



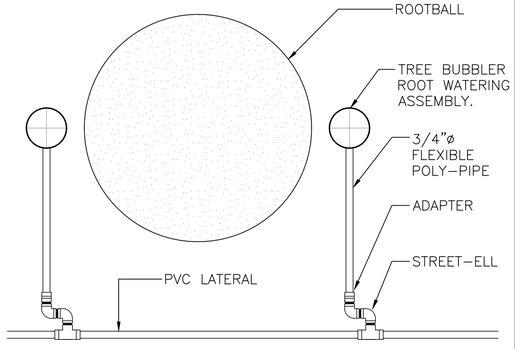

## 5 POP-UP SPRAY HEAD

SCALE: NTS P-CO-10




SECTION

NOTE: CONTRACTOR SHALL SETTLE THE AREA AROUND THE BUBBLER AND EDGE OF THE ROOT BALL SO THAT ALL IRRIGATION FLOWS THROUGH THE ROOT BALL.




PLAN

## 6 TREE BUBBLER

NTS P-CO-11

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PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE 10.17.2022
BCRA NO. 22003
DRAWN BY: BS, EB DESIGNED BY: JY
REVIEWED BY: IO
SHEET TITLE
IRRIGATION DETAILS

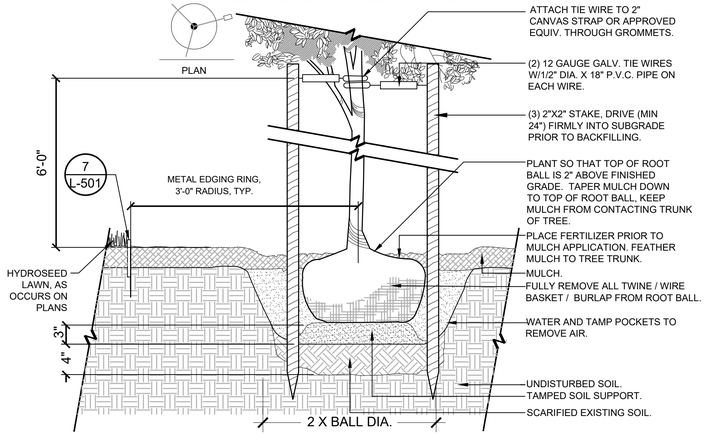
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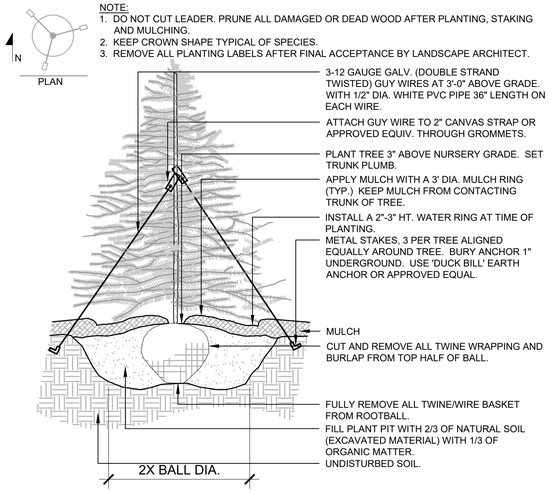
NOTE:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.
4. PROVIDE TREE PROTECT FENCING AS NECESSARY TO PREVENT CONSTRUCTION DAMAGE.




## 9 DECIDUOUS TREE PLANTING

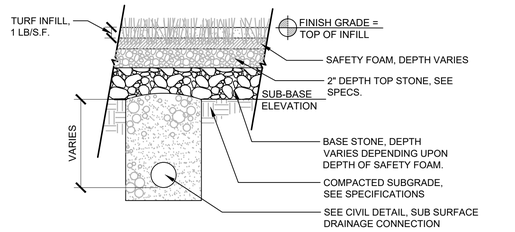
1" = 1'-0" P-PA-GHS-19

NOTE:
1. DO NOT CUT LEADER. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
2. KEEP CROWN SHAPE TYPICAL OF SPECIES.
3. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT.



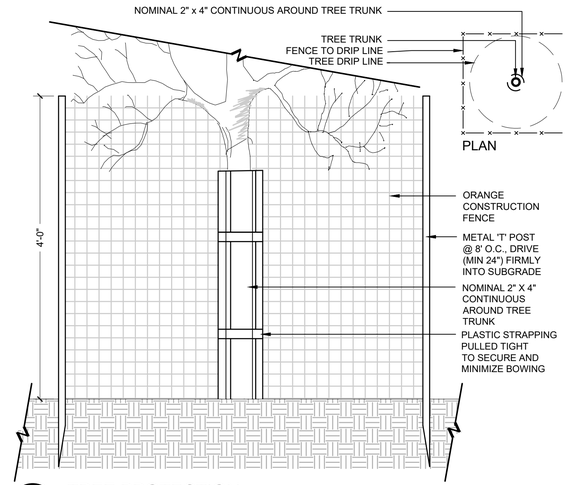

## 6 EVERGREEN TREE PLANTING

1" = 1'-0" 329343.43-27



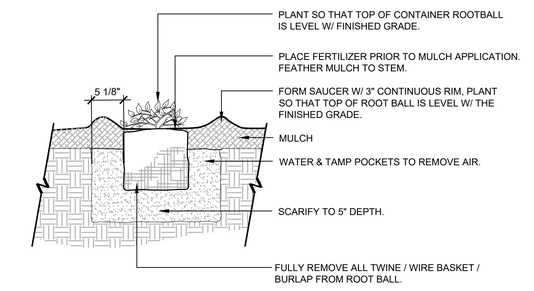

## 3 SYNTHETIC TURF

NTS P-PA-GHS-07



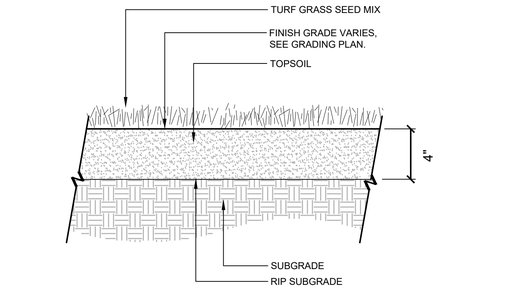

## 8 TREE PROTECTION

1" = 1'-0" 329343.90-03



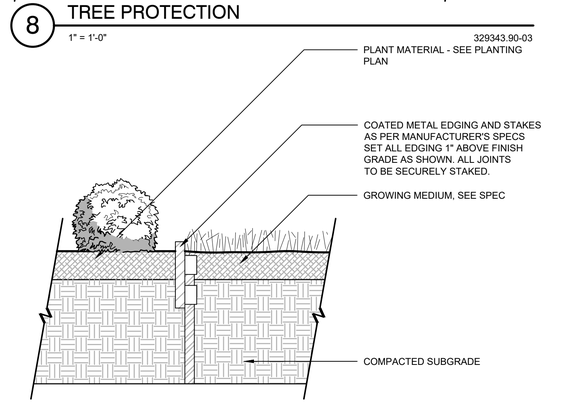

## 5 GROUNDCOVER PLANTING

1" = 1'-0" 329333.83-01



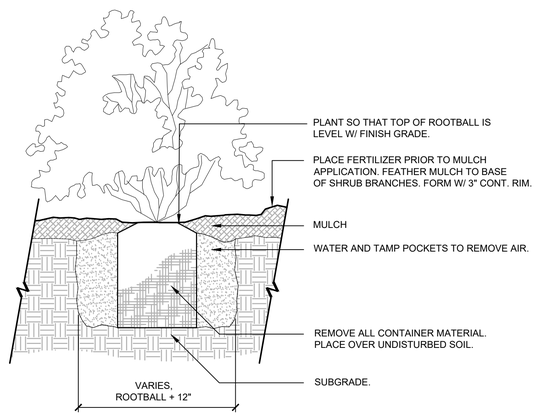

## 2 TURF

1" = 1'-0" 329313-01



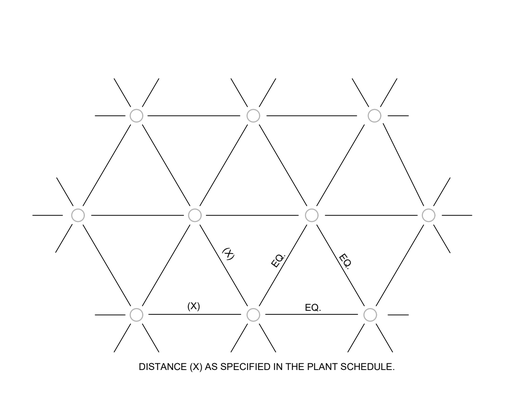

## 7 METAL EDGING @ TURF AND PLANTING AREAS

1 1/2" = 1'-0" 329413.01-06




## 4 SHRUB PLANTING - CONTAINER

1" = 1'-0" 329333.13-01




DISTANCE (X) AS SPECIFIED IN THE PLANT SCHEDULE.

## 1 PLANT SPACING

1" = 1" 329300-05

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SEAL

STATE OF WASHINGTON
REGISTERED LANDSCAPE ARCHITECT
ERIC JOHN STREEBY
LICENSE NO. 1436
EXPIRES ON 01/24/2024

PROJECT
GIG HARBOR SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

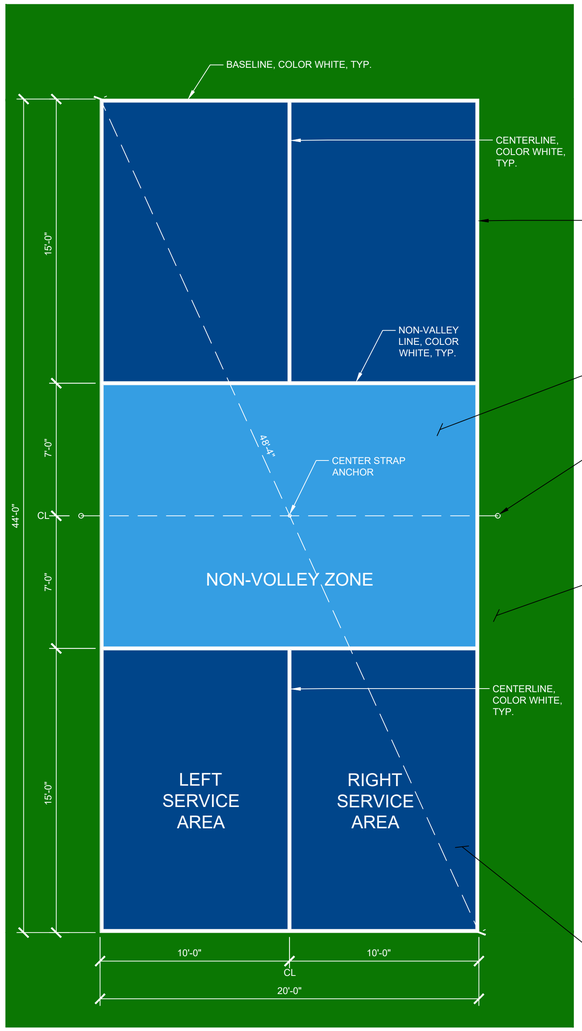
DATE
10.25.2022
BCRA NO.
22003
DRAWN BY: MLT DESIGNED BY: ES
REVIEWED BY: ES
SHEET TITLE
PLANTING DETAILS

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SHEET
L-501

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Date Plotted: Dec 13, 2022 - 3:03pm Filename: L-500 DETAILS.dwg By: ESTREEBY




NOTES:
ALL DIMENSIONS ARE TO THE OUTSIDE EDGE OF LINES.

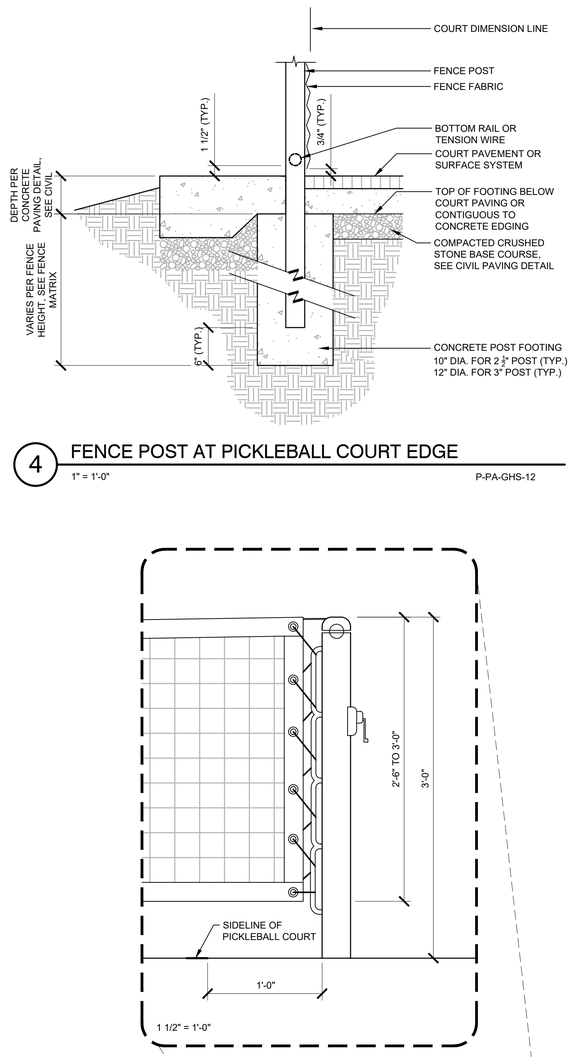
LINES SHALL BE 2" WIDE.

LINE TOLERANCE GUIDE:

| | | |
|---|---|---|
| NET LINE TO OUTSIDE OF NVZ LINE: | 7'-0" | +/-1/8" |
| NET LINE TO OUTSIDE OF BASELINE: | 22'-0" | +/-1/4" |
| OUTSIDE SIDELINE TO OUTSIDE SIDELINE: | 20'-0" | +/-1/4" |
| OUTSIDE SIDELINE TO CENTERLINE: | 10'-0" | +/-1/8" |
| DIAGONAL DIMENSION: | 48'-4" | +/-3/4" |

## 8 ENLARGEMENT: PICKLEBALL COURT LAYOUT

1/4" = 1'-0" P-PA-GHS-15







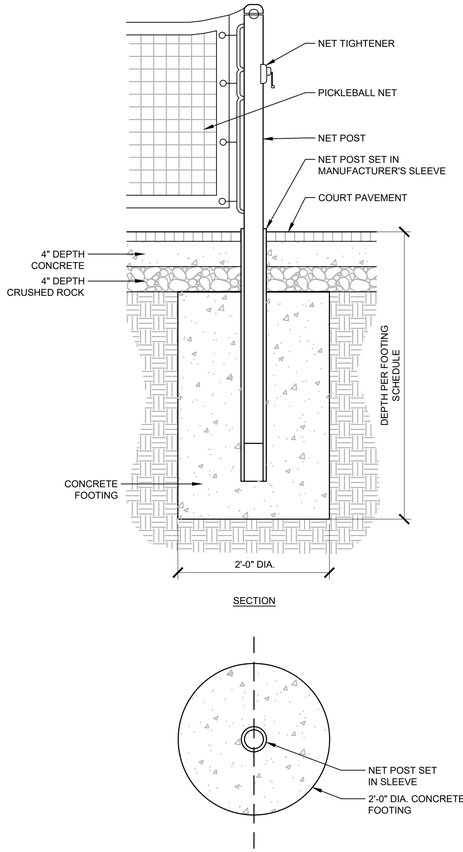
## 7 PICKLEBALL NET

3/4" = 1'-0" P-PA-GHS-14

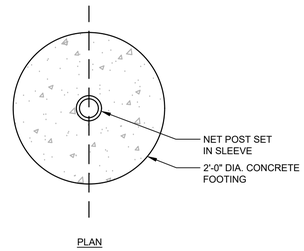



## 4 FENCE POST AT PICKLEBALL COURT EDGE

1" = 1'-0" P-PA-GHS-12



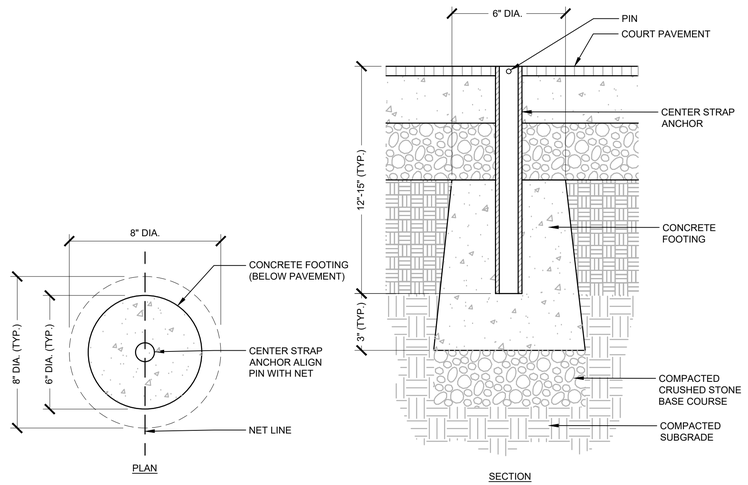

SECTION




PLAN

## 2 PICKLEBALL NET POST

1" = 1'-0" P-PA-GHS-13




## 1 PICKLEBALL NET CENTER STRAP ANCHOR

3" = 1'-0" P-PA-GHS-11

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LICENSE NO. 1436
EXPIRES ON 01/24/2024

PROJECT
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10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
10.25.2022

BCRA NO.
22003

DRAWN BY: MLT DESIGNED BY: ES

REVIEWED BY: ES

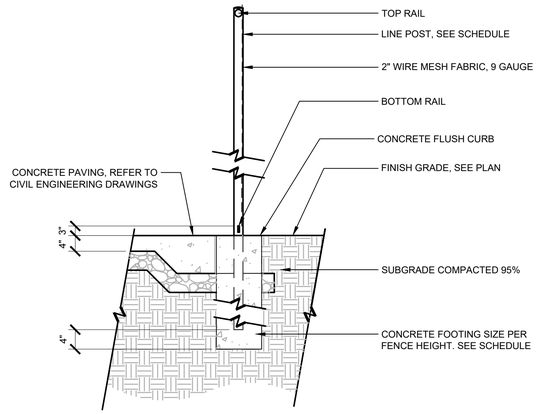
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PICKLEBALL DETAILS

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SHEET
L-520

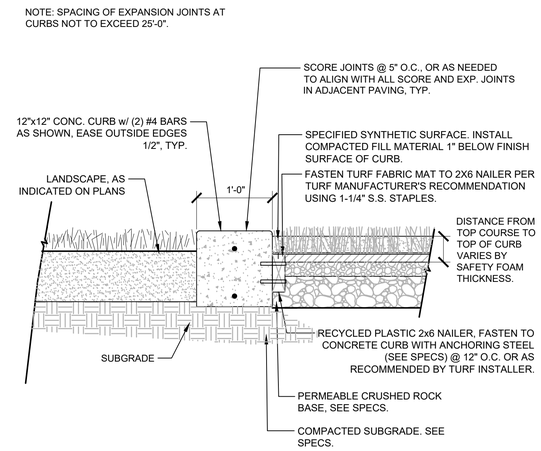
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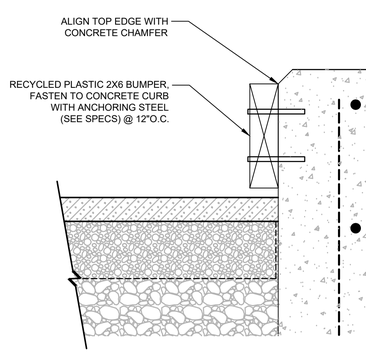

## 4 FENCE POST INSTALLATION - IN CURB

NTS P-PA-GHS-17



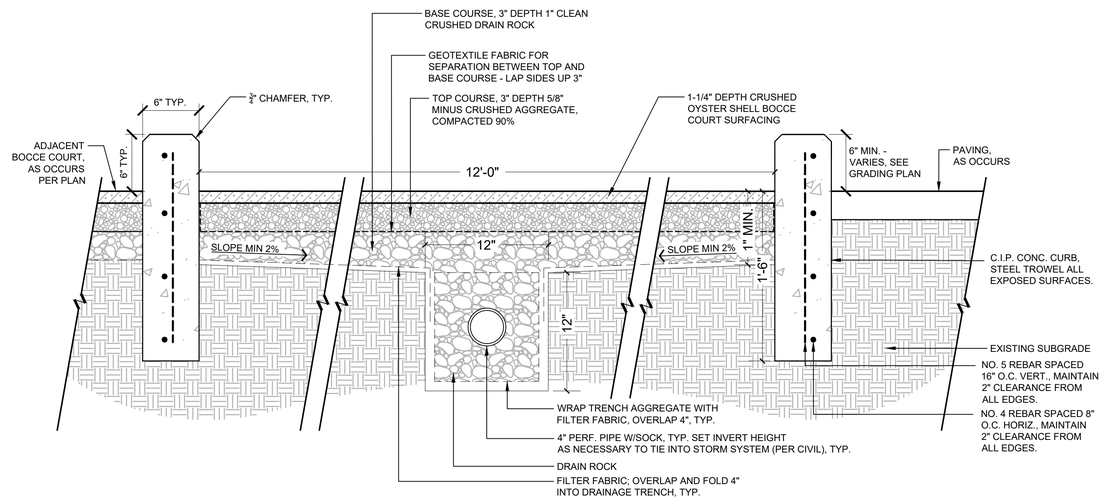

## 2 CONCRETE FLUSH CURB AT LANDSCAPE EDGE

NTS P-PA-GHS-18




## 5 COMPOSITE DECKING BUMPER

3" = 1'-0" P-PA-GHS-10




## 3 SECTION: BOCCE COURT

1 1/2" = 1'-0" P-PA-GHS-06

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PROJECT
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REVISIONS

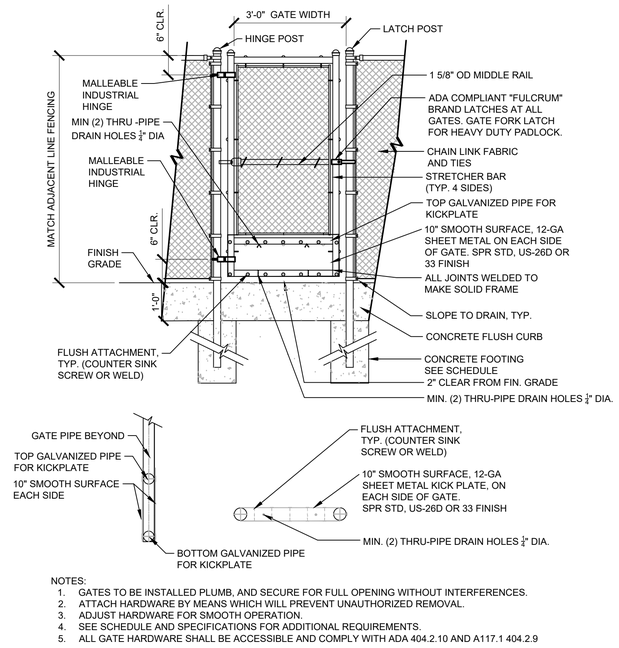
DATE
10.25.2022
BCRA NO.
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REVIEWED BY: ES
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SITE DETAILS

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L-521

60% DESIGN

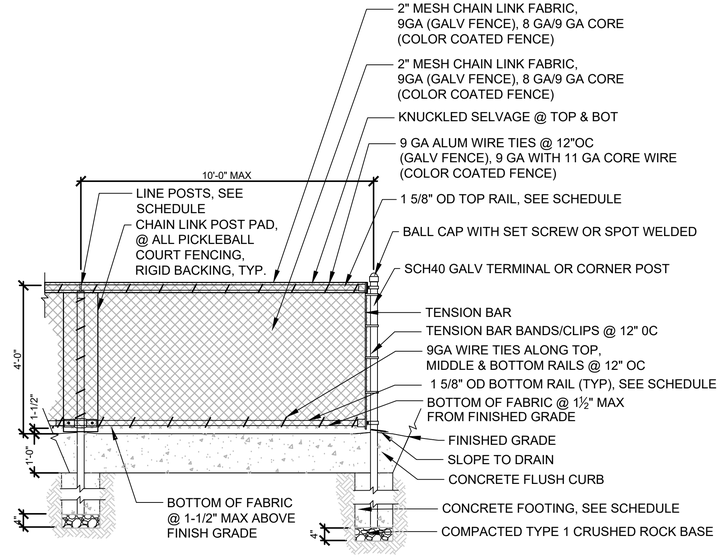
Date Plotted: Dec 13, 2022 – 3:03pm Filename: L-500 DETAILS.dwg By: ESTREEBY




NOTES:
1. GATES TO BE INSTALLED PLUMB, AND SECURE FOR FULL OPENING WITHOUT INTERFERENCES.
2. ATTACH HARDWARE BY MEANS WHICH WILL PREVENT UNAUTHORIZED REMOVAL.
3. ADJUST HARDWARE FOR SMOOTH OPERATION.
4. SEE SCHEDULE AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
5. ALL GATE HARDWARE SHALL BE ACCESSIBLE AND COMPLY WITH ADA 404.2.10 AND A117.1 404.2.9

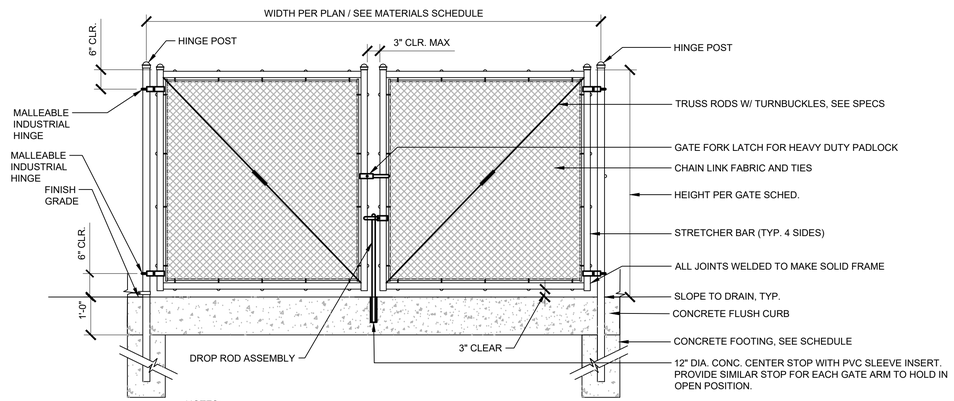
## 4 SINGLE SWING GATE

NTS P-PA-GHS-04




## 2 4' CHAINLINK FENCE

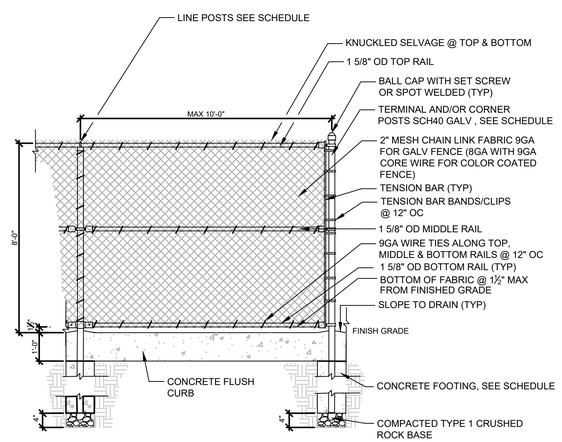
NTS P-PA-GHS-02




NOTES:
1. ALL GATES TO BE INSTALLED PLUMB, AND SECURE FOR FULL OPENING WITHOUT INTERFERENCES.
2. ATTACH HARDWARE BY MEANS WHICH WILL PREVENT UNAUTHORIZED REMOVAL.
3. ADJUST HARDWARE FOR SMOOTH OPERATION.
4. PROVIDE CANE BOLT AND RECEPTACLE IN PAVEMENT TO SECURE EACH SIDE IN FULLY OPEN POSITION.
5. SEE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

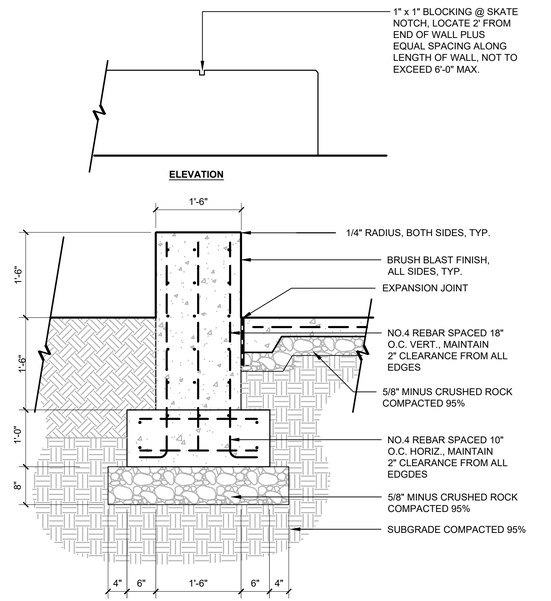
## 7 DOUBLE SWING GATE

NTS P-PA-GHS-05




## 3 8' CHAINLINK FENCE

NTS P-PA-GHS-03




## 1 CONCRETE SEAT WALL

3/4" = 1'-0" P-PA-GHS-01

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SEAL

STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
ERIC JOHN STREEBY
LICENSE NO. 1436
EXPIRES ON 01/24/2024

PROJECT
GIG HARBOR SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

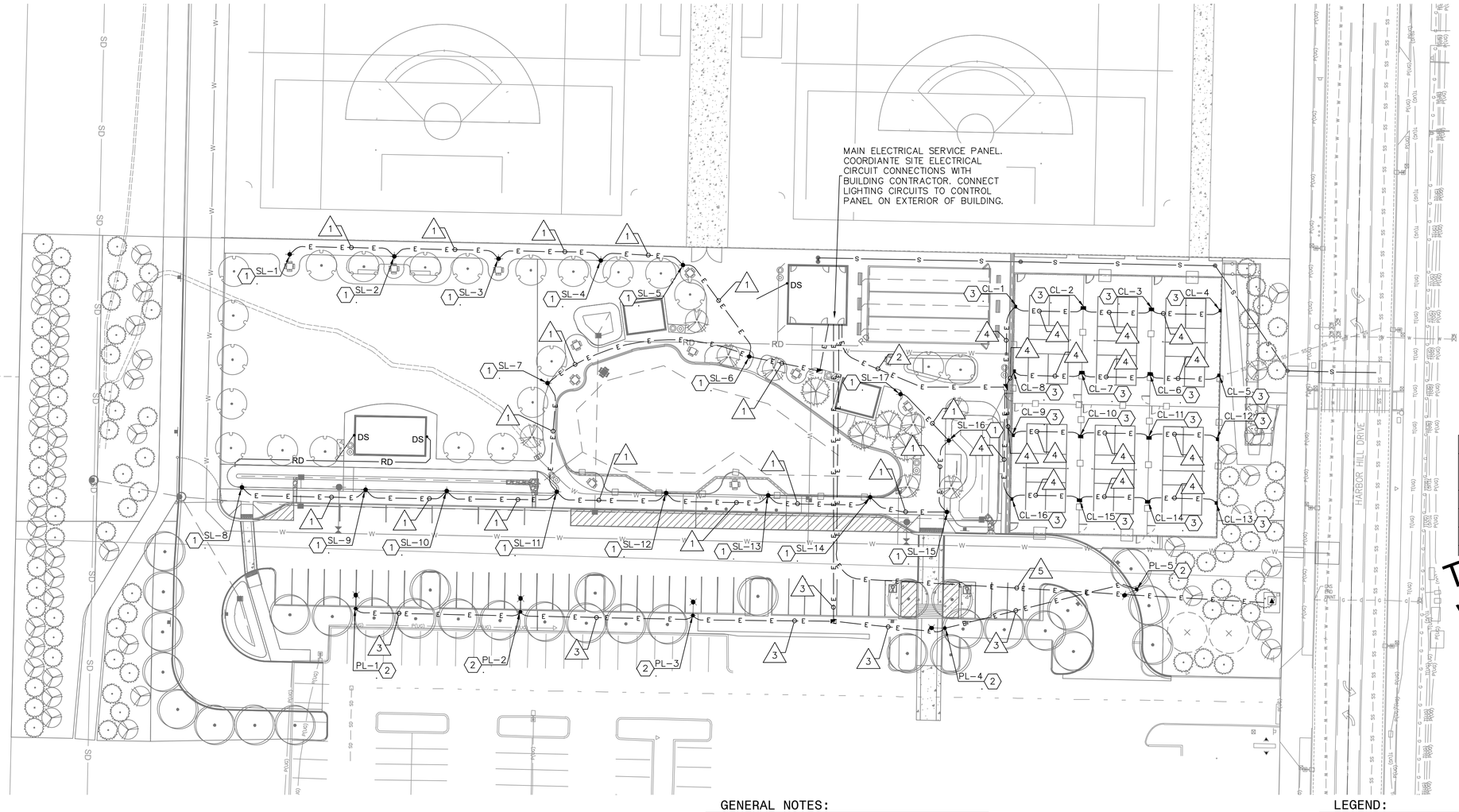
DATE
10.25.2022
BCRA NO.
22003
DRAWN BY: MLT DESIGNED BY: ES
REVIEWED BY: ES
SHEET TITLE
SITE DETAILS

bcra
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SHEET
L-522

60% DESIGN

Date Plotted: Dec 13, 2022 – 3:03pm Filename: L-500 DETAILS.dwg By: ESTREEBY




Sports Complex Phase 1B
Planning File 4101 et al
Design Review Board 4.27.2023
Exhibit A

N

0 20' 40'
1" = 20'

## CONSTRUCTION NOTES:

1. INSTALL DECORATIVE SITE LIGHT AND POLE ASSEMBLY WITH PRECAST FOUNDATION PER POLE SCHEDULE, WIRE SCHEDULE, AND SPECIFICATIONS, DETAIL ON SHEET DET-1 AND SPECIAL PROVISIONS.
2. INSTALL PARKING LOT LIGHT AND POLE ASSEMBLY WITH PRECAST FOUNDATION PER POLE SCHEDULE, WIRE SCHEDULE, AND SPECIFICATIONS, DETAIL ON SHEET DET-1 AND SPECIAL PROVISIONS.
3. INSTALL PICKLEBALL COURT LIGHT AND POLE ASSEMBLY WITH PRECAST FOUNDATION PER POLE SCHEDULE, WIRE SCHEDULE, AND SPECIFICATIONS, DETAIL ON SHEET DET-1 AND SPECIAL PROVISIONS.
4. INSTALL LIGHTING CONTROL PANEL ON EXTERIOR OF BUILDING. PANEL SHALL INCLUDE PHOTOCELLS AND CONTACTORS FOR EACH LIGHTING CIRCUIT AND OVERRIDE/TEST SWITCHES.

| POLE SCHEDULE | | | | |
|---|---|---|---|---|
| POLE NO. | LUMINAIRE MOUNTING HEIGHT | LUMINAIRE TYPE | POLE TYPE | COMMENTS |
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| | | | | |

TO BE PROVIDED WITH 90% PLANS

| ELECTRICAL CONDUIT / WIRING SCHEDULE | | | | | | | |
|---|---|---|---|---|---|---|---|
| RUN NO. | CONDUIT SIZE/TYPE | SERVICE | SITE LIGHTS | COURT LIGHTS | PARKING LIGHTS | GND | COMMENTS |
| 1 | NEW 1.5" SCH 40 PVC | | 2-#10 | | | 1 | |
| 2 | NEW 2" SCH 40 PVC | | | 4-#8 | | 1 | |
| 3 | NEW 1.5" SCH 40 PVC | | | | 2-#10 | 1 | |
| 4 | NEW 1.5" SCH 40 PVC | | | 2-#8 | | 1 | |
| 5 | NEW 2-2" SCH 40 PVC | 3-3/0 | | 2-#8 | | 1 | |
| Note 1: Ground wire shall be equal to or larger than largest conductor in conduit. | | | | | | | |

## GENERAL NOTES:

1. ALL WORK ON THIS PLAN SHALL BE IN ACCORDANCE WITH THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT) STANDARD SPECIFICATIONS AND STANDARD PLANS, AS MODIFIED BY THE CITY OF GIG HARBOR SPECIAL PROVISIONS, AND CITY OF GIG HARBOR STANDARD DETAILS.
2. EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE AND BASED SOLELY ON INFORMATION PROVIDED TO PH CONSULTING BY THE PROJECT CIVIL ENGINEER.
3. THE CONTRACTOR SHALL FIELD VERIFY UTILITIES PRIOR TO EXCAVATION. LOCATIONS OF JUNCTION BOXES AND CONDUIT ARE SCHEMATIC AND SHALL BE ADJUSTED IN THE FIELD, WITH THE ENGINEER'S APPROVAL, AS NECESSARY TO ACCOMMODATE EXISTING AND PROPOSED UTILITIES AND OTHER FEATURES OF THE PROJECT SITE.
4. POLE THICKNESS, TENONS, BASE COVER, BOLT PATTERN / CONFIGURATION AND ALL COMPONENTS TO MAKE A COMPLETE INSTALLATION SHALL COMPLY WITH LOCAL AND NATIONAL CODE REQUIREMENTS.

## LEGEND:

- SITE LIGHT
- PARKING LOT LIGHT
- SINGLE PICKLEBALL COURT LIGHT
- DOUBLE PICKLEBALL COURT LIGHT
- 14"x21" JUNCTION BOX
- ELETRICAL VAULT (BY PLC)
- PAD MOUNT TRANSFORMER (BY PLC)
- E PVC CONDUIT (UNDERGROUND)

811 Know what's **below.** **Call** before you dig.

IF SHEET MEASURES LESS THAN 22"X34", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY

DATE PLOTTED: 10/28/2022 9:35:39 AM FILENAME: 22-009ILL-02.DWG BY: ---

SEAL

PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE 10.27.2022
BCRA NO. 22003
DRAWN BY: E.RIVERA DESIGNED BY: D.KIM
REVIEWED BY: P.PARA
SHEET TITLE
ILLUMINATION PLAN

bcra

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SHEET

IL-01

30% DESIGN

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

# TO BE PROVIDED WITH 90% PLANS

Know what's **below.**
**Call** before you dig.

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SEAL

PROJECT
CITY OF GIG HARBOR
SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
10.27.2022

BCRA NO.
22003

DRAWN BY: E.RIVERA DESIGNED BY: D.KIM

REVIEWED BY: P.PARA

SHEET TITLE
DETAIL SHEET

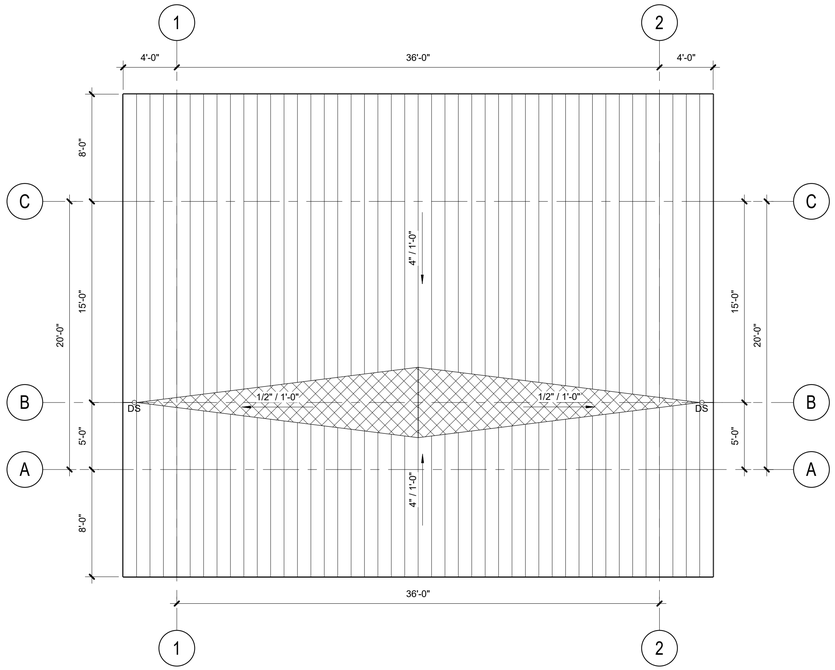
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SHEET

IL-02

30% DESIGN

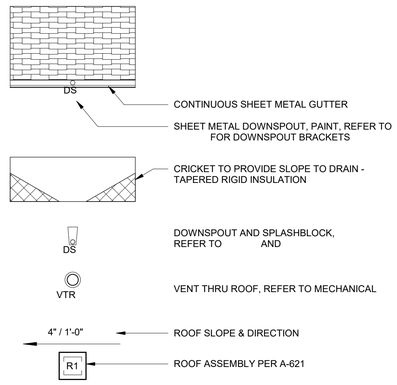



## 3 ROOF PLAN
3/16" = 1'-0"

## ROOF PLAN GENERAL NOTES

1. REFER TO A-631 FOR ROOF ASSEMBLY TYPE.

## ROOF PLAN LEGEND

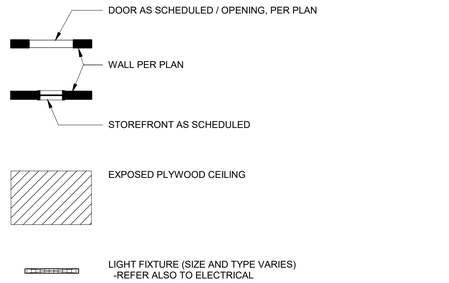



## ROOF PLAN SHEET NOTES

## REFLECTED CEILING PLAN GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF FINISH AND CENTERLINE OF FIXTURES, UNLESS NOTED OTHERWISE.
2. REFER ALSO TO STRUCTURAL FOR LOCATIONS OF WALL FRAMING THAT EXTENDS TO STRUCTURE ABOVE.
3. COORDINATE LOCATION OF WORK/DEVICES SHOWN ON ELECTRICAL DRAWINGS AND NOT SHOWN ON REFLECTED CEILING PLANS.

## REFLECTED CEILING PLAN LEGEND




## REFLECTED CEILING PLAN SHEET NOTES

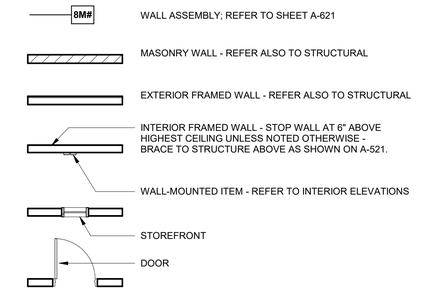
## FLOOR PLAN GENERAL NOTES

1. REFER TO A-621 FOR WALL ASSEMBLY TYPES.
2. REFER TO ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR WALL FINISHES.
3. REFER TO A-202 FOR EXTERIOR WINDOW CALLOUTS.
4. REFER TO MECHANICAL DRAWINGS FOR SIZING AND CONFIGURATION OF ALL DUCTS AND PIPES PENETRATING FLOOR ASSEMBLIES.

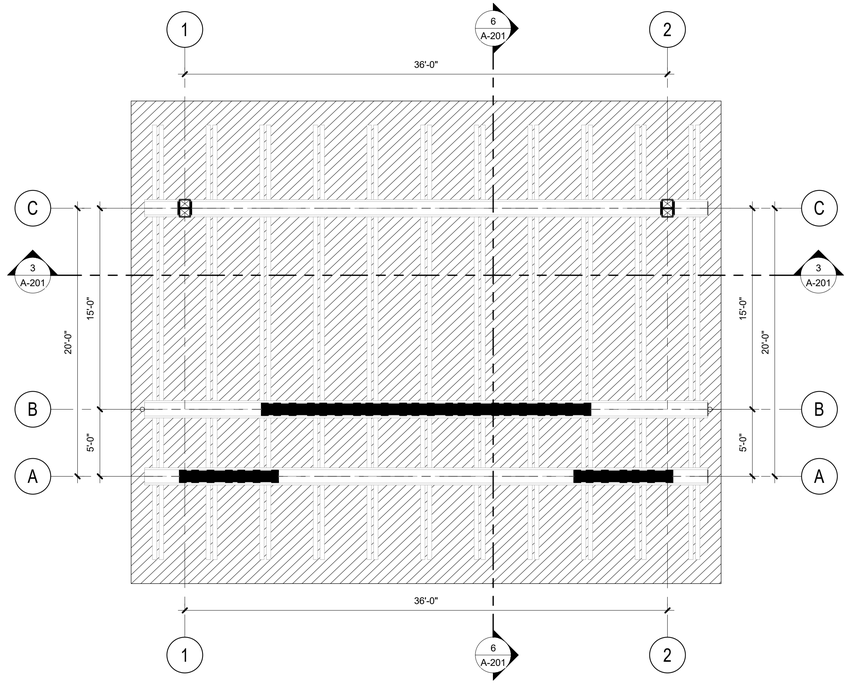
Option Complete Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

## FLOOR PLAN LEGEND

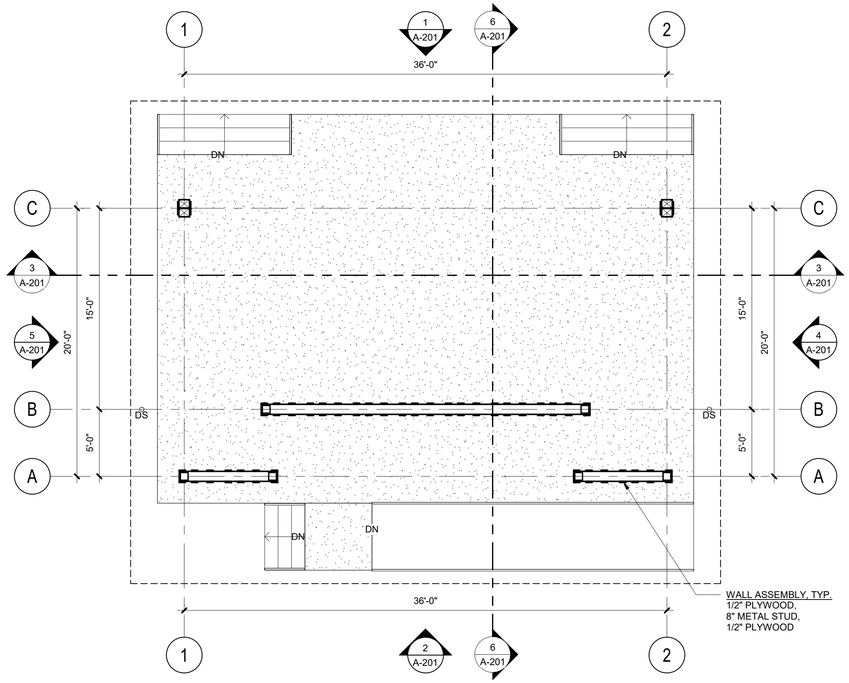
**NOTE:** NOT ALL LEGEND ITEMS MAY BE PRESENT ON THIS SHEET




## FLOOR PLAN SHEET NOTES




## 2 REFLECTED CEILING PLAN
3/16" = 1'-0"




## 1 FLOOR PLAN
3/16" = 1'-0"

0 5 10
**SCALE:** 3/16" = 1'-0"

PLAN NORTH

*IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY*

24-08 10/18/2022 3:03:17 PM

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PROJECT
CITY OF GIG HARBOR
# GIG HARBOR SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

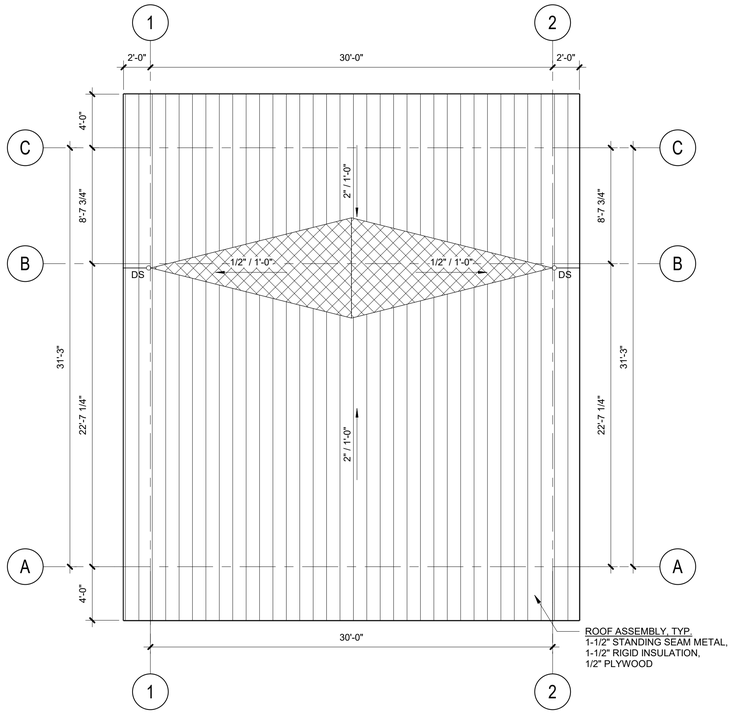
REVISIONS

DATE
10.18.2022
BCRA NO.
22003.00.00
DRAWN BY: JC
REVIEWED BY: JC
SHEET TITLE
FLOOR PLAN, REFLECTED CEILING PLAN AND ROOF PLAN - PERFORMANCE SHELTER

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SHEET
A-121

60% DESIGN




## 3 ROOF PLAN
3/16" = 1'-0"

## ROOF PLAN GENERAL NOTES

1. REFER TO A-631 FOR ROOF ASSEMBLY TYPE.

## ROOF PLAN LEGEND

DS — CONTINUOUS SHEET METAL GUTTER
SHEET METAL DOWNSPOUT, PAINT, REFER TO FOR DOWNSPOUT BRACKETS

CRICKET TO PROVIDE SLOPE TO DRAIN - TAPERED RIGID INSULATION

DS — DOWNSPOUT AND SPLASHBLOCK, REFER TO AND

VTR — VENT THRU ROOF, REFER TO MECHANICAL

4" / 1'-0" — ROOF SLOPE & DIRECTION

R1 — ROOF ASSEMBLY PER A-621

## ROOF PLAN SHEET NOTES

## REFLECTED CEILING PLAN GENERAL NOTES

1. DIMENSIONS ARE TO FACE OF FINISH AND CENTERLINE OF FIXTURES, UNLESS NOTED OTHERWISE.
2. REFER ALSO TO STRUCTURAL FOR LOCATIONS OF WALL FRAMING THAT EXTENDS TO STRUCTURE ABOVE.
3. COORDINATE LOCATION OF WORK/DEVICES SHOWN ON ELECTRICAL DRAWINGS AND NOT SHOWN ON REFLECTED CEILING PLANS.

## REFLECTED CEILING PLAN LEGEND

DOOR AS SCHEDULED / OPENING, PER PLAN
WALL PER PLAN
STOREFRONT AS SCHEDULED

EXPOSED PLYWOOD CEILING

LIGHT FIXTURE (SIZE AND TYPE VARIES) -REFER ALSO TO ELECTRICAL

## REFLECTED CEILING PLAN SHEET NOTES

## FLOOR PLAN GENERAL NOTES

1. REFER TO A-621 FOR WALL ASSEMBLY TYPES.
2. REFER TO ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR WALL FINISHES.
3. REFER TO A-202 FOR EXTERIOR WINDOW CALLOUTS.
4. REFER TO MECHANICAL DRAWINGS FOR SIZING AND CONFIGURATION OF ALL DUCTS AND PIPES PENETRATING FLOOR ASSEMBLIES.

Upon Complete Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

## FLOOR PLAN LEGEND

**NOTE:** NOT ALL LEGEND ITEMS MAY BE PRESENT ON THIS SHEET

8M# — WALL ASSEMBLY; REFER TO SHEET A-621

MASONRY WALL - REFER ALSO TO STRUCTURAL

EXTERIOR FRAMED WALL - REFER ALSO TO STRUCTURAL

INTERIOR FRAMED WALL - STOP WALL AT 6" ABOVE HIGHEST CEILING UNLESS NOTED OTHERWISE - BRACE TO STRUCTURE ABOVE AS SHOWN ON A-521.

WALL-MOUNTED ITEM - REFER TO INTERIOR ELEVATIONS

STOREFRONT

DOOR

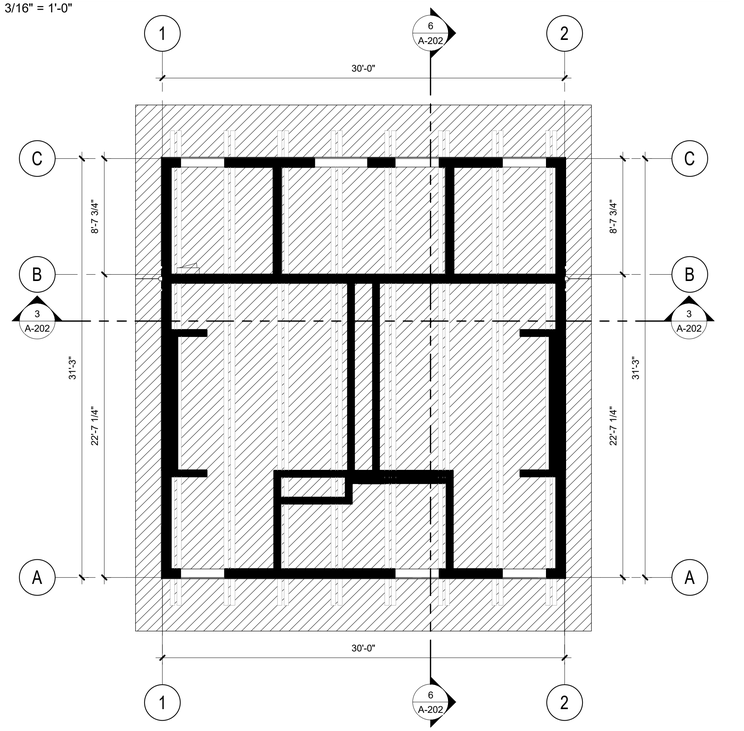
CONTINUE INTERIOR WALL TO STRUCTURE ABOVE

STRUCTURE ABOVE / EDGE OF ROOF ABOVE

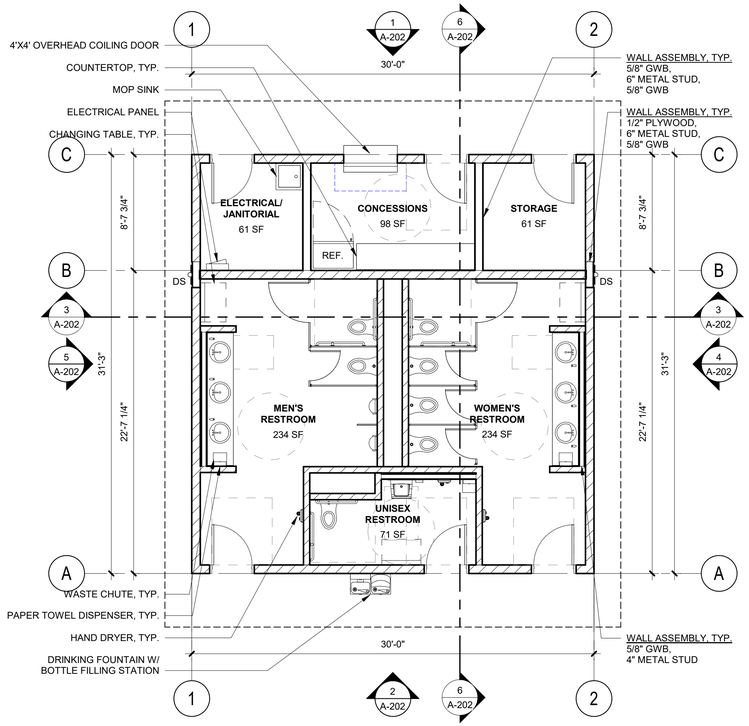
DS — DOWNSPOUT - SHEET METAL

FD — FLOOR DRAIN PER MECHANICAL; DEPRESS DRAIN BODY 1/4"; WARP ADJACENT SLAB 6" FROM DRAIN BODY

## FLOOR PLAN SHEET NOTES




## 2 REFLECTED CEILING PLAN
3/16" = 1'-0"




## 1 FLOOR PLAN
3/16" = 1'-0"

0 5 10
**SCALE:** 3/16" = 1'-0"

PLAN NORTH

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SEAL

PROJECT
CITY OF GIG HARBOR
# GIG HARBOR SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

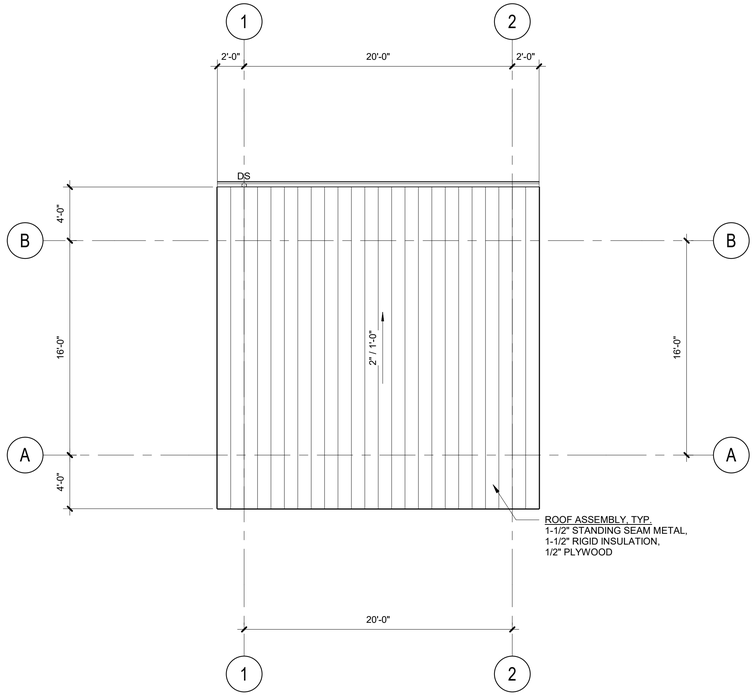
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10.18.2022
BCRA NO.
22003.00.00
DRAWN BY: MD
REVIEWED BY: JC
SHEET TITLE
FLOOR PLAN, REFLECTED CEILING PLAN AND ROOF PLAN - RESTROOM / CONCESSIONS BUILDING

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SHEET
A-122
60% DESIGN

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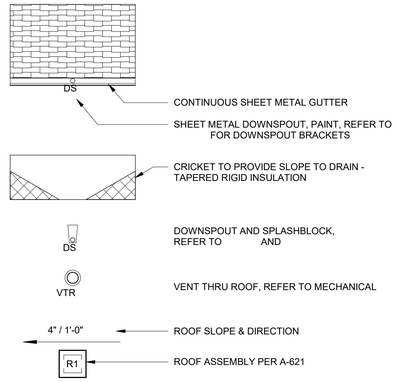



## 3 ROOF PLAN
3/16" = 1'-0"

## ROOF PLAN GENERAL NOTES

1. REFER TO A-631 FOR ROOF ASSEMBLY TYPE.

## ROOF PLAN LEGEND

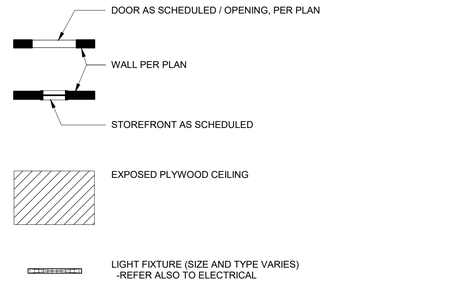



## ROOF PLAN SHEET NOTES

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## REFLECTED CEILING PLAN LEGEND




## REFLECTED CEILING PLAN SHEET NOTES

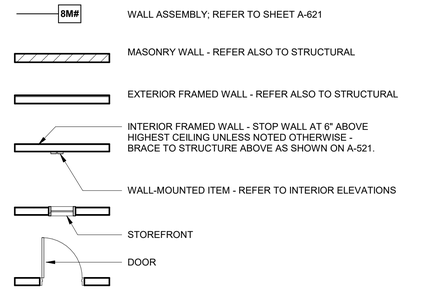
## FLOOR PLAN GENERAL NOTES

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2. REFER TO ROOM FINISH SCHEDULE AND INTERIOR ELEVATIONS FOR WALL FINISHES.
3. REFER TO A-202 FOR EXTERIOR WINDOW CALLOUTS.
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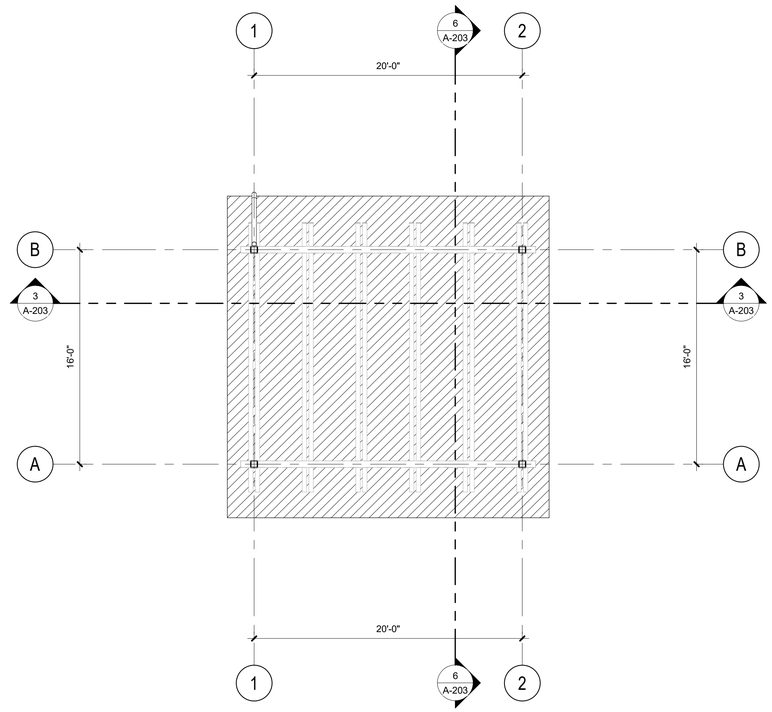
Spring Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

## FLOOR PLAN LEGEND

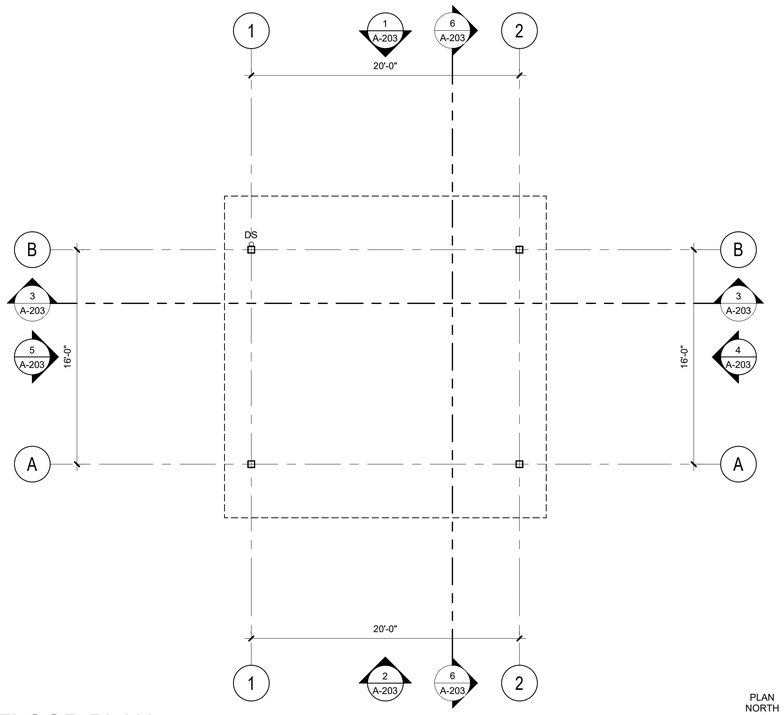
**NOTE:** NOT ALL LEGEND ITEMS MAY BE PRESENT ON THIS SHEET




## FLOOR PLAN SHEET NOTES




## 2 REFLECTED CEILING PLAN
3/16" = 1'-0"




## 1 FLOOR PLAN
3/16" = 1'-0"

0 5 10
**SCALE:** 3/16" = 1'-0"

PLAN NORTH

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SEAL

PROJECT
CITY OF GIG HARBOR
# GIG HARBOR SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
10.18.2022

BCRA NO.
22003.00.00

DRAWN BY: JC

REVIEWED BY: JC

SHEET TITLE
FLOOR PLAN, REFLECTED CEILING PLAN AND ROOF PLAN - PICNIC SHELTER

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SHEET
A-123

60% DESIGN

24x36 10/18/2022 11:55:51 AM

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## MATERIAL PALETTE



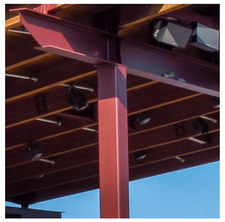
SEALED PLYWOOD CEILING



PAINTED HSS PURLINS



PAINTED WIDE-FLANGE COLUMN
W/ SEALED TIMBER



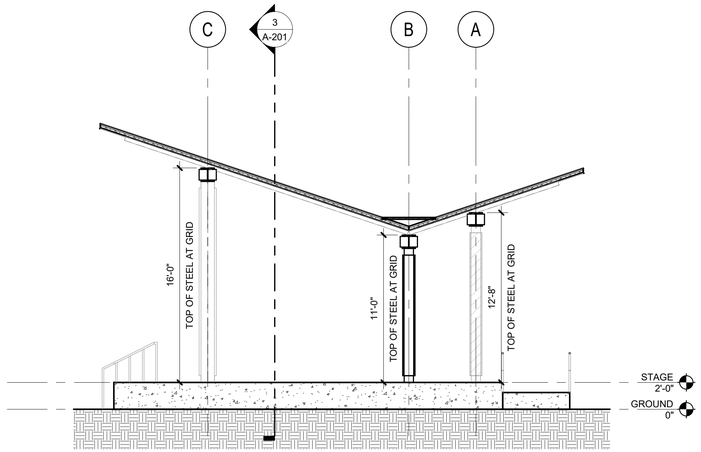
PAINTED HSS COLUMN



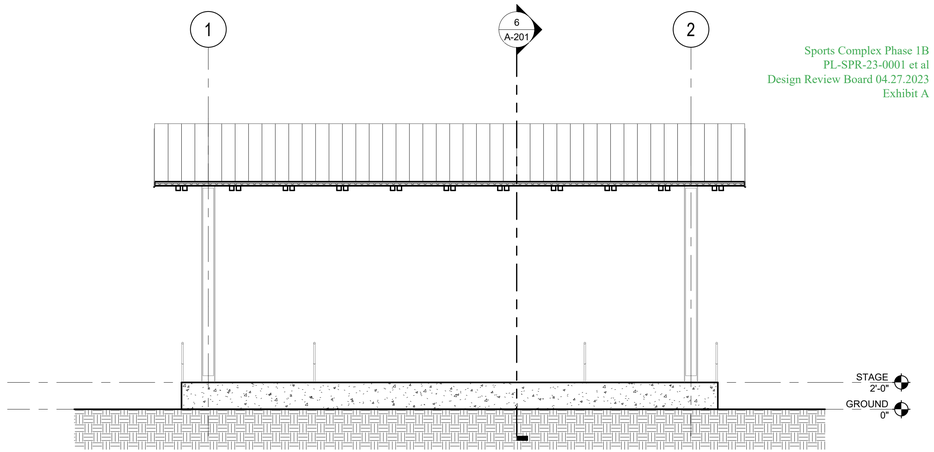
SEALED WOOD ACCENT WALL



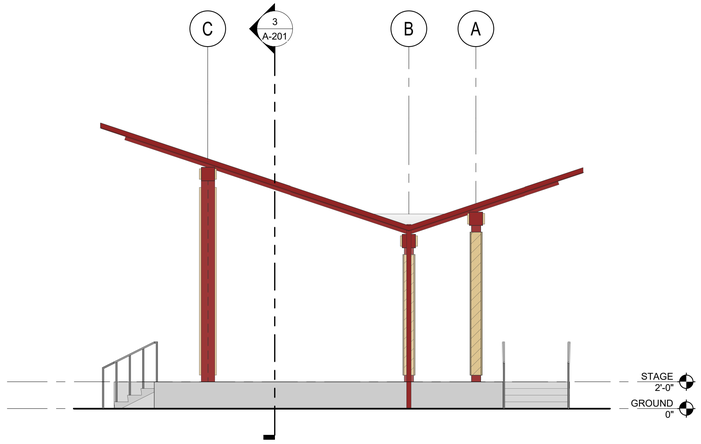
SEALED STRUCTURAL CMU



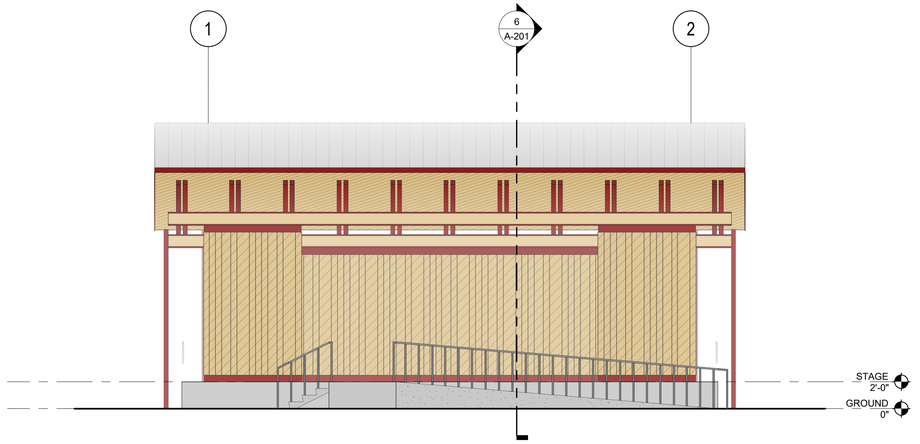

6 BUILDING SECTION - LOOKING EAST
3/16" = 1'-0"



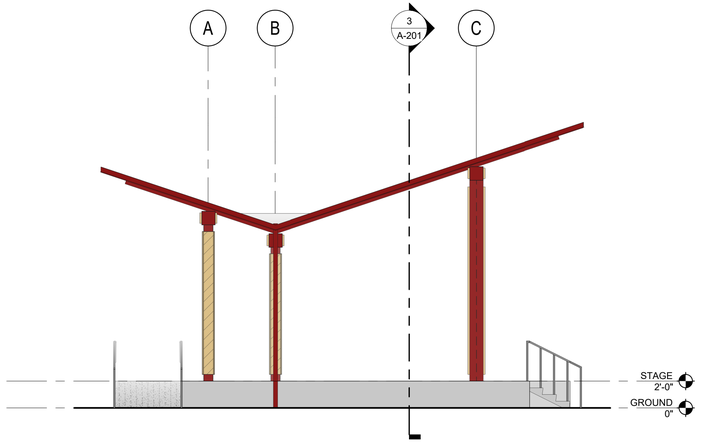

3 BUILDING SECTION - LOOKING NORTH
3/16" = 1'-0"



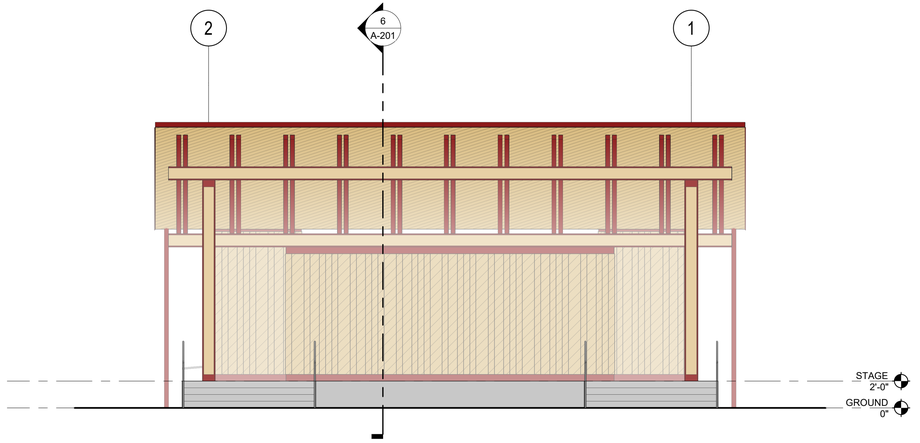

5 EXTERIOR ELEVATION - WEST
3/16" = 1'-0"




2 EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"




4 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"




1 EXTERIOR ELEVATION - NORTH
3/16" = 1'-0"

0 5 10
SCALE: 3/16" = 1'-0"

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

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SEAL

PROJECT
CITY OF GIG HARBOR
GIG HARBOR SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

DATE
10.18.2022
BCRA NO.
22003.00.00
DRAWN BY: JC
REVIEWED BY: JC

SHEET TITLE
EXTERIOR ELEVATIONS AND BUILDING SECTIONS - PERFORMANCE SHELTER

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SHEET
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60% DESIGN

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## MATERIAL PALETTE



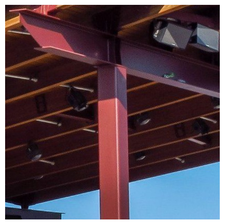
SEALED PLYWOOD CEILING



PAINTED HSS PURLINS



PAINTED WIDE-FLANGE COLUMN
W/ SEALED TIMBER



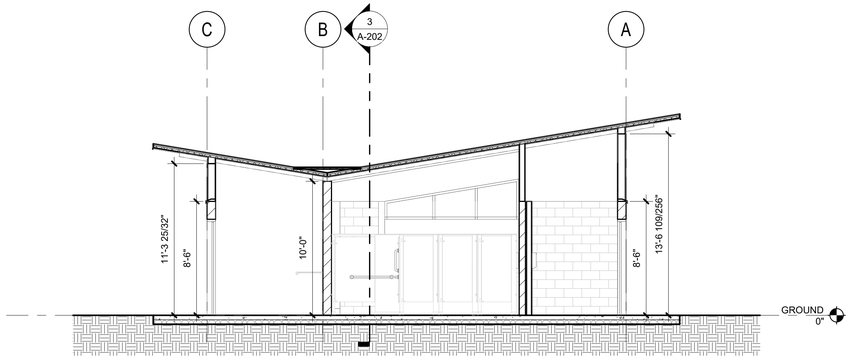
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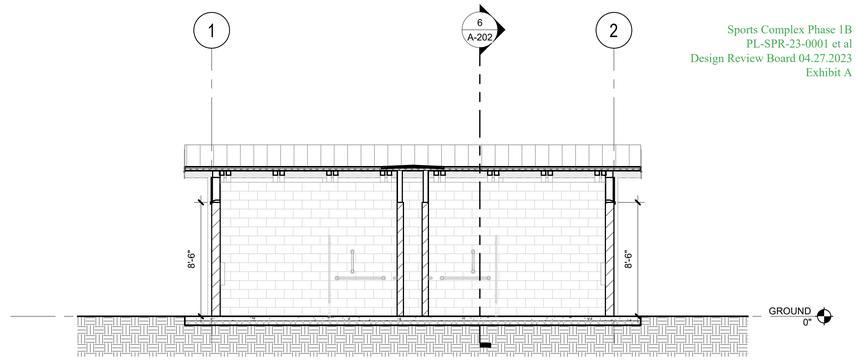
SEALED WOOD ACCENT WALL



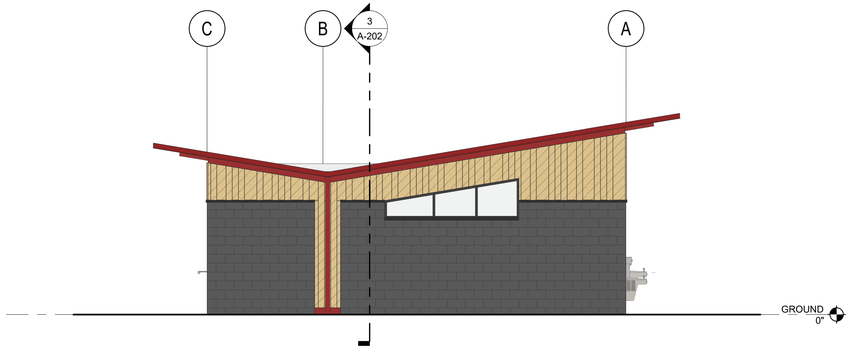
SEALED STRUCTURAL CMU



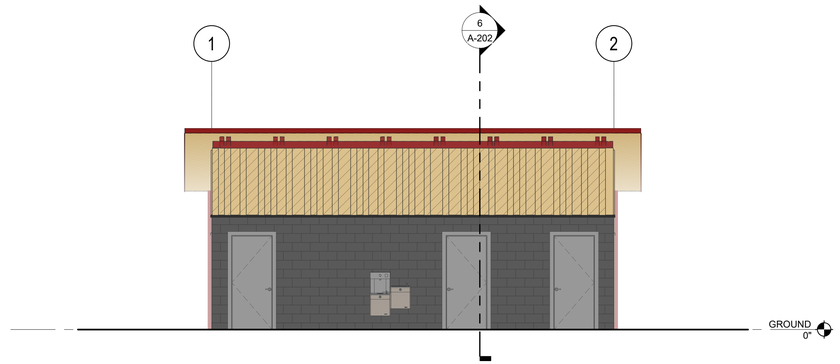

6 BUILDING SECTION - LOOKING EAST
3/16" = 1'-0"



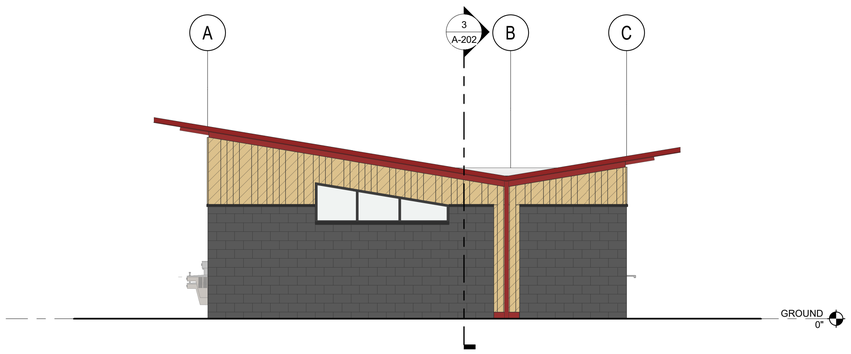

3 BUILDING SECTION - LOOKING NORTH
3/16" = 1'-0"



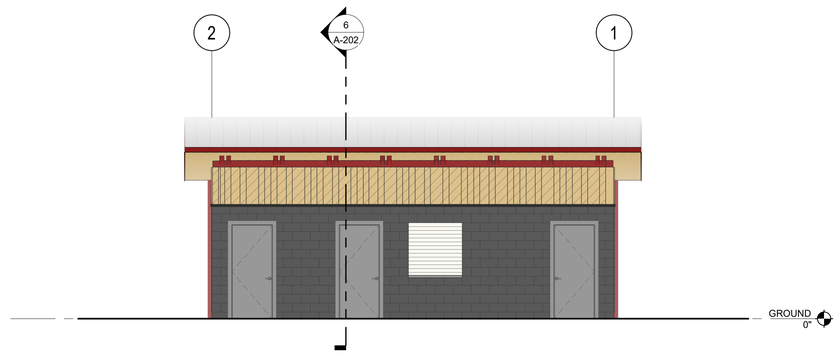

5 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"




2 EXTERIOR ELEVATION - NORTH
3/16" = 1'-0"




4 EXTERIOR ELEVATION - WEST
3/16" = 1'-0"




1 EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"

0 5 10
SCALE: 3/16" = 1'-0"

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DRAWN BY: MD
REVIEWED BY: JC

SHEET TITLE
EXTERIOR ELEVATIONS AND BUILDING SECTIONS - RESTROOM / CONCESSIONS BUILDING

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SHEET
A-202
60% DESIGN

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## MATERIAL PALETTE



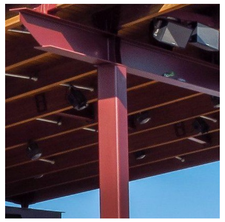
SEALED PLYWOOD CEILING



PAINTED HSS PURLINS



PAINTED WIDE-FLANGE COLUMN
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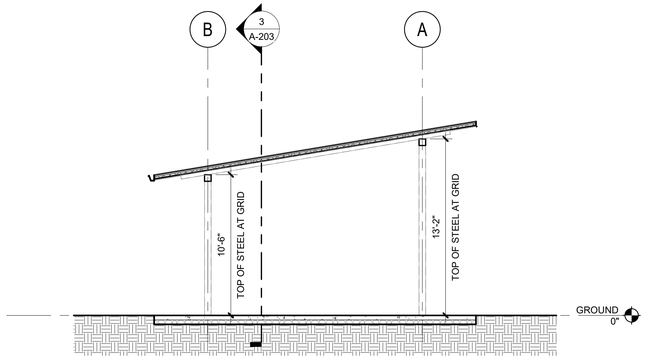
PAINTED HSS COLUMN



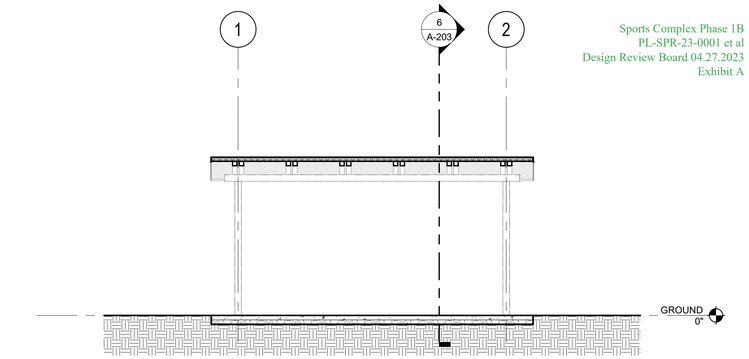
SEALED WOOD ACCENT WALL



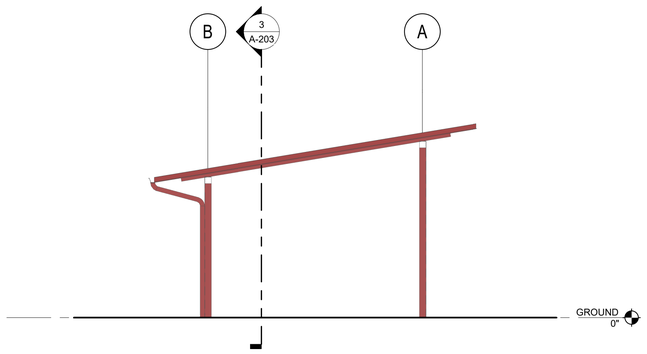
SEALED STRUCTURAL CMU



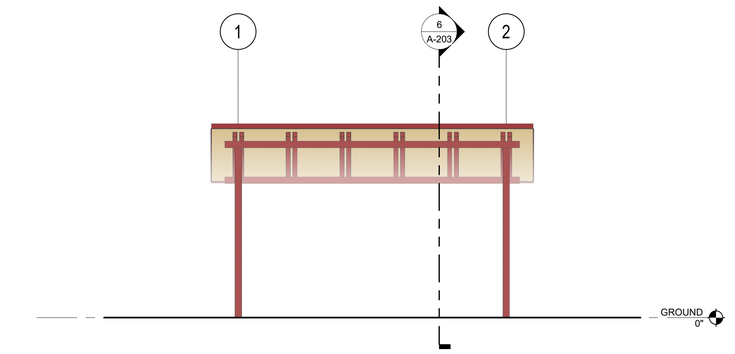

6 BUILDING SECTION - LOOKING EAST
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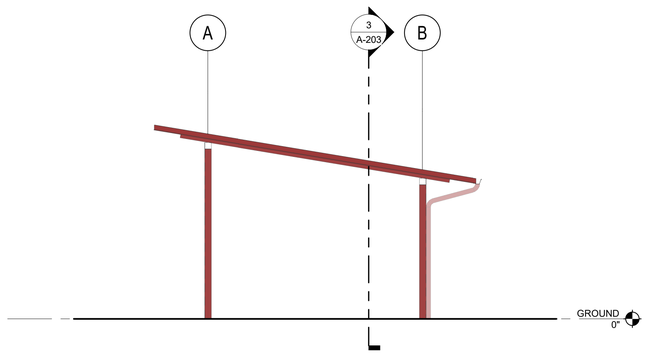

3 BUILDING SECTION - LOOKING NORTH
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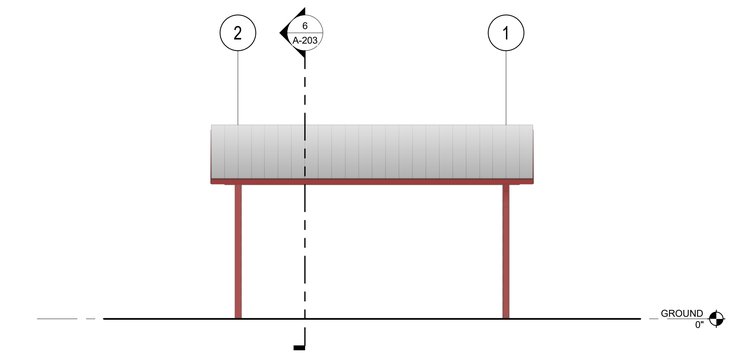

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**SCALE:** 3/16" = 1'-0"

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PROJECT
CITY OF GIG HARBOR
# GIG HARBOR SPORTS COMPLEX - PHASE 1B
10550 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

REVISIONS

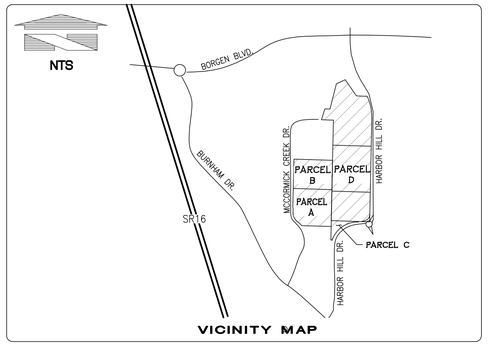
DATE
10.18.2022
BCRA NO.
22003.00.00
DRAWN BY: JC
REVIEWED BY: JC

SHEET TITLE
EXTERIOR ELEVATIONS AND BUILDING SECTIONS - PICNIC SHELTER

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SHEET
A-203
60% DESIGN

# BOUNDARY AND TOPOGRAPHIC SURVEY



VICINITY MAP

## PURPOSE OF THIS SURVEY
THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING CONDITIONS FOR DEVELOPMENT AND/OR DESIGN

## BASIS NAD83(2011) DATUM PER WASHINGTON STATE REFERENCE NETWORK(WSRN)
BASIS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
LATITUDE: N47.356134248
LONGITUDE: W122.602104881
HEIGHT: 166.000000
PROJECT COMBINED SCALE: 1.0000026331

## VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEOID18

## LOCAL SITE/PROJECT BENCHMARKS
AS SHOWN ON THIS SURVEY

## SITE ADDRESS
10770 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

## ASSESSOR'S PARCEL NUMBERS
PARCEL A 0222312013
PARCEL B 0222312019
PARCEL C 0222313074
PARCEL D 4002470030, 4002470020, 4002470012, 4002470011, 4002470100 & 4002470090

## FLOOD INFORMATION
PARCEL IS LOCATED IN ZONE "X" – AREA OF MINIMAL FLOOD HAZARD.
PER FEMA PANEL NUMBER 53053C0126E, DATED 03/07/2017.

0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (ZONE X)

## PARCEL AREAS
**PARCEL A** 375,937± SQ FT OR 8.630± ACRES±
**PARCEL B** 307,096± SQ FT OR 7.050± ACRES±
**PARCEL C** 46,766± SQ FT OR 1.074± ACRES±
**PARCEL D** 479,628± SQ FT OR 11.011± ACRES±

## REFERENCE SURVEYS
R1) PLAT OF BUSINESS PARK AT HARBOR HILL, REC. NO. 200605235300
R2) PLAT ALTERATION TO THE BUSINESS PARK AT HARBOR HILL, REC. NO. 201712275011
R3) PLAT OF MCCORMICK CREEK PLAT AND PUD PHASE 1 20160322500

## REFERENCE GIS DATA
G1) GIS MAP PROVIDED OR DOWNLOADED ON 08/04/2022 FROM CITY OF GIG HARBOR.

## NOTES
1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.

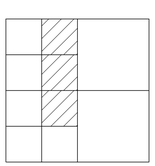
2. UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS PER PRIVATE UTILITY LOCATOR ENLISTED AS PART OF THIS SURVEY AND PERFORMED BY APPLIED PROFESSIONAL SERVICES INC. AND OTHER REFERENCE INFORMATION. QUOTED ACCURACY OF UTILITIES SHOWN PER UTILITY LOCATE PAINT MARKINGS ARE 1.5'± HORIZONTALLY. VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT INHERENT ERROR EXISTS IN RESTRICTION OF ACCESS TO UNDERGROUND UTILITIES. UTILITIES SHOWN PER REFERENCE INFORMATION ARE PER BEST FIT AND INTERPOLATION AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. FOR EXACT UTILITY DEPTH AND LOCATION INFORMATION, IT IS RECOMMENDED THAT POTHOLING BE PERFORMED.

3. FIELD SURVEY WAS COMPLETED IN JULY 2022 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.

4. THIS SURVEY IS A RETRACEMENT OF THE DEEDED DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW ANY UNRECORDED OWNERSHIP RIGHTS.

5. FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE ORDER NO. NCS–1123391–WA1, DATED APRIL 05, 2022 AT 7:30 A.M., WAS RELIED UPON FOR TITLE INFORMATION ON THIS SURVEY.

## PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A TRIMBLE S7 & SX10 ROBOTIC TOTAL STATION AND DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES AND SPECTRA PRECISION SP80 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332–130–090.


INDEXING S31 T22N R2E, W.M.

## LEGAL DESCRIPTION:
**PARCEL A:**
THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;

EXCEPT THE SOUTH 900 FEET THEREOF;

AND THE SOUTH 180 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, W.M., IN PIERCE COUNTY, WASHINGTON.

**PARCEL B:**
THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST W.M., IN PIERCE COUNTY, WASHINGTON;

EXCEPT THE NORTH 660 FEET THEREOF;

ALSO EXCEPT THE SOUTH 180 FEET THEREOF;

ALSO EXCEPT THAT PORTION CONVEYED TO THE CITY OF GIG HARBOR BY DEED RECORDED UNDER RECORDING NO. 201111140082.

**PARCEL C:**
COMMENCING AT THE INTERSECTION OF THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST W.M., IN PIERCE COUNTY, WASHINGTON, WITH THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 88°16'05" WEST ALONG SAID SOUTH LINE 220.57 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 01°43'55" WEST 8.83 FEET;
THENCE SOUTH 88°21'38" WEST 23.44 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 442.00 FEET;
THENCE SOUTHWESTERLY 535.43 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 69°24'23";
THENCE NORTH 88°57'30" WEST 21.93 FEET TO THE WESTERLY LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION;
THENCE NORTH 01°02'30" EAST ALONG SAID WESTERLY LINE 320.87 FEET TO SAID SOUTH LINE;
THENCE SOUTH 88°16'05" EAST ALONG SAID SOUTH LINE 445.37 FEET TO THE POINT OF BEGINNING.

**PARCEL D:**
LOTS 1, 2, 3 AND TRACTS C AND D OF THE PLAT OF BUSINESS PARK AT HARBOR HILL, RECORDED MAY 23, 2006 UNDER RECORDING NO. 200605235007, IN PIERCE COUNTY, WASHINGTON.

## SPECIAL EXCEPTIONS:

ITEMS 1–9) ITEMS REGARDING TAXES AND/OR FISCAL RESPONSIBILITY. **(NON SURVEY RELATED ITEMS)**

ITEM 10) RESERVATIONS AND EXCEPTIONS, INCLUDING THE TERMS AND CONDITIONS THEREOF:
RESERVING: ROAD AND MINERALS
RESERVED BY: POPE & TALBOT, INC.
RECORDED: FEBRUARY 3, 1958
RECORDING INFORMATION: 1808249
(AFFECTS PARCELS C AND D) **(DOCUMENT RESERVES MINERAL RIGHT FOR POPE & TALBOT, INC., NON SURVEY RELATED ITEM)**

ITEM 11) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STATEMENT OF CLAIM FOR MINERAL INTEREST IN PROPERTY" RECORDED MAY 27, 1986 AS 8605270396 OF OFFICIAL RECORDS.
(AFFECTS ALL PARCELS) **(DOCUMENT RESERVES MINERAL RIGHT FOR POPE RESOURCES, NON SURVEY RELATED ITEM)**

ITEM 12) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "UTILITY EXTENSION AND CAPACITY AGREEMENT" RECORDED APRIL 6, 1992 AS 9204060661 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED FEBRUARY 8, 1995 AS 9502080112 OF OFFICIAL RECORDS.
(AFFECTS PARCEL D) **(NON SURVEY RELATED ITEM)**

ITEM 13) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED SEPTEMBER 17, 1992 AS 9209170576 OF OFFICIAL RECORDS.
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 19, 1994 AS 9405190268 OF OFFICIAL RECORDS.
(AFFECTS PARCEL D) **(EASEMENTS FALL OUTSIDE OF SUBJECT PROPERTIES, THEREFORE NOT SHOWN)**

ITEM 14) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "WETLAND AND/OR WETLAND BUFFER NOTICE" RECORDED NOVEMBER 2, 1994 AS 9411020163 OF OFFICIAL RECORDS.
(AFFECTS PARCEL A) **(50' WETLAND BUFFER)**

ITEM 15) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED NOVEMBER 7, 1994 AS 9411070091 OF OFFICIAL RECORDS.
(AFFECTS PARCEL A) **(NON SURVEY RELATED ITEM)**

ITEM 16) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ORDINANCE NO. 676" RECORDED OCTOBER 19, 1995 AS 9510190514 OF OFFICIAL RECORDS.
(AFFECTS PARCEL D) **(NON SURVEY RELATED ITEM)**

ITEM 17) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PRE–ANNEXATION AGREEMENT" RECORDED APRIL 4, 1997 AS 9704040094 OF OFFICIAL RECORDS. DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED FEBRUARY 9, 2000 AS RECORDING NO. 200002090450 OF OFFICIAL RECORDS.
(AFFECTS ALL PARCELS) **(NON SURVEY RELATED ITEM)**

ITEM 18) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT FOR DEDICATION OF RIGHT–OF–WAY" RECORDED MAY 1, 1997 AS 9705010038 OF OFFICIAL RECORDS.
(AFFECTS ALL PARCELS) **(EXISTING RIGHT–OF–WAYS SHOWN HEREON)**

ITEM 19) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION AGREEMENT" RECORDED DECEMBER 22, 1999 AS 9912220245 OF OFFICIAL RECORDS.
(AFFECTS PARCEL D) **(NON SURVEY RELATED ITEM)**

ITEM 20) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "WETLANDS EASEMENT AGREEMENT" RECORDED MAY 8, 2000 AS RECORDING NO. 200005080089 OF OFFICIAL RECORDS.
(AFFECTS PARCEL D) **(WETLAND EASEMENT, SHOWN HEREON)**

ITEM 21) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ACCESS AND STORM WATER CONVEYANCE SYSTEM EASEMENT AGREEMENT" RECORDED MAY 8, 2000 AS 200005080090 OF OFFICIAL RECORDS.
(AFFECTS PARCEL D) **(ACCESS AND STORM WATER CONVEYANCE EASEMENT, SHOWN HEREON)**

ITEM 22) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STORM WATER POND EASEMENT AGREEMENT" RECORDED MAY 8, 2000 AS 200005080092 OF OFFICIAL RECORDS.
(AFFECTS PARCELS B AND D) **(STORM WATER POND EASEMENT, SHOWN HEREON)**

ITEM 23) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ALLOCATION AGREEMENT" RECORDED MAY 17, 2000 AS 200005170157 OF OFFICIAL RECORDS.
(AFFECTS PARCEL D) **(NON SURVEY RELATED ITEM)**

ITEM 24) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "LATECOMERS AGREEMENT" RECORDED APRIL 30, 2002 AS 200204300805 OF OFFICIAL RECORDS.
(AFFECTS PARCEL C) **(NON SURVEY RELATED ITEM)**

ITEM 25) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STORM WATER FACILITIES MAINTENANCE AGREEMENT AND RESTRICTIVE COVENANT" RECORDED DECEMBER 2, 2005 AS 200512020325 OF OFFICIAL RECORDS.
(AFFECTS PARCEL B)
**(PARCEL B IS AN STORM WATER FACILITY, ACCESS EASEMENT IS BLANKET IN NATURE THEREFORE NOT SHOWN)**

ITEM 26) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT (HOLD HARMLESS) SANITARY SEWER" RECORDED MAY 23, 2006 AS 200605230979 OF OFFICIAL RECORDS.
(AFFECTS PARCEL D) **(EASEMENT DOES NOT EFFECT SUBJECT PROPERTIES, THEREFORE NOT SHOWN)**

ITEM 27) RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS, IF ANY, AS CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT OF BUSINESS PARK AT HARBOR HILL RECORDED MAY 23, 2006 UNDER RECORDING NO. 200605235007 AS , IN PIERCE COUNTY, WASHINGTON. WE NOTE AN "AFFIDAVIT OF MINOR CORRECTION OF SURVEY" RECORDED JULY 24, 2006 UNDER RECORDING NO. 200607240465 AND ALTERNATION OF SAID PLAT RECORDED UNDER RECORDING NO. 201712275011.
(AFFECTS PARCEL D) **(20' STORM DRAINAGE EASEMENTS AS SHOWN, PLAT SHOWS 20' BUILDING SETBACKS NOT SHOWN, PLAT SHOWS A 50' WETLAND BUFFER AS SHOW)**

ITEM 28) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STORM WATER FACILITIES MAINTENANCE AGREEMENT AND RESTRICTIVE COVENANT" RECORDED MAY 25, 2006 AS 200605250980 OF OFFICIAL RECORDS.
(AFFECTS PARCELS B AND D) **(ACCESS EASEMENT IS BLANKET IN NATURE, APPEARS TO BE THE SAME STORM LINE THAT FALLS WITHIN THE STORM DRAINAGE EASEMENT FROM ITEM 27)**

ITEM 29) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF STORM WATER FACILITY EASEMENT" RECORDED MAY 25, 2006 AS 200605250981 OF OFFICIAL RECORDS.
(AFFECTS PARCELS B AND D) **(20' STORM DRAINAGE EASEMENTS AS SHOWN, ALL OF PARCEL B IS A STORM WATER FACILITY)**

ITEM 30) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STORM WATER FACILITY MAINTENANCE AGREEMENT" RECORDED MAY 25, 2006 AS 200605250982 OF OFFICIAL RECORDS.
(AFFECTS PARCELS B AND D) **(NON SURVEY RELATED ITEM)**

ITEM 31) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: MAY 25, 2006
RECORDING NO.: 200605250983
(AFFECTS PARCEL D)
**(VEGETATION BUFFER FALL EFFECTS OFFSITE PROPERTY NORTHERLY AND NORTHWESTERLY OF PARCEL D, NOT SHOWN)**

ITEM 32) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: MAY 25, 2006
RECORDING NO.: 200605250984
DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 29, 2007 AS 200711290681 OF OFFICIAL RECORDS.
(AFFECTS PARCEL D) **(DOCUMENT DOES NOT DESCRIBE ANY EASEMENTS THEREFORE NONE SHOW)**

ITEM 33) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS AND RIGHT OF FIRST REFUSAL" RECORDED MAY 25, 2006 AS 200605250985 OF OFFICIAL RECORDS.
(AFFECTS LOT 2 OF PARCEL D) **(20' STORM DRAINAGE EASEMENTS AS SHOWN, SAID EASEMENTS ARE ALSO TRAIL EASEMENTS)**

ITEM 34) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
GRANTOR/TRUSTOR: YMCA OF TACOMA–PIERCE COUNTY
GRANTEE/BENEFICIARY: PENINSULA METROPOLITAN PARK DISTRICT
TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY
RECORDED: JULY 27, 2006
RECORDING INFORMATION: 200607270566
A DOCUMENT RECORDED JULY 13, 2016 AS 201607130665 OF OFFICIAL RECORDS PROVIDES THAT THE LIEN OR CHARGE OF THE DEED OF TRUST WAS SUBORDINATED TO THE LIEN OR CHARGE OF THE DEED OF TRUST RECORDED JULY 13, 2016 AS 201607130663 OF OFFICIAL RECORDS.
(AFFECTS LOT 2 OF PARCEL D)

ITEM 35) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STORM WATER FACILITIES MAINTENANCE AGREEMENT AND RESTRICTIVE COVENANT" RECORDED SEPTEMBER 8, 2006 AS 200609080549 OF OFFICIAL RECORDS.
(AFFECTS LOT 2 OF PARCEL D) **(ACCESS EASEMENT IS BLANKET IN NATURE THEREFORE NOT SHOWN)**

ITEM 36) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HARBOR HILL WATER TANK AND MAINLINE EXTENSION LATECOMER AGREEMENT" RECORDED APRIL 21, 2009 AS 200904210526 OF OFFICIAL RECORDS.
(AFFECTS ALL PARCELS) **(NON SURVEY RELATED ITEM)**

ITEM 37) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HARBOR HILL DEVELOPMENT AGREEMENT" RECORDED NOVEMBER 16, 2010 AND NOVEMBER 24, 2010 AS 201011160780 AND 201011241249 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AS 201212040216, 201405010313 AND 201806280130 OF OFFICIAL RECORDS.
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "JOINDER AGREEMENT" RECORDED DECEMBER 2, 2010 AS 201012020196 OF OFFICIAL RECORDS.
THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "PARTIAL ASSIGNMENT AND ASSUMPTION AGREEMENT: HARBOR HILL DEVELOPMENT AGREEMENT" RECORDED DECEMBER 29, 2017 AS 201712290501 OF OFFICIAL RECORDS.
(AFFECTS LOTS 1 AND 3 OF PARCEL D) **(DOCUMENT DOES NOT DESCRIBE ANY EASEMENTS THEREFORE NONE SHOW)**

ITEM 38) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANT" RECORDED AUGUST 26, 2011 AS 201108260119 OF OFFICIAL RECORDS.
(AFFECTS PARCEL C) **(NON SURVEY RELATED ITEM)**

ITEM 39) RIGHT TO MAKE NECESSARY SLOPES FOR CUTS OR FILLS UPON SAID PREMISES FOR ROAD AS GRANTED BY DEED RECORDED NOVEMBER 14, 2011 UNDER RECORDING NO. 201111140082.
(AFFECTS PARCEL B) **(A SLOPE EASEMENT NOT TO EXTEND MORE THEN 30' FROM THE MARGIN OF MCCORMICK CREEK DRIVE, AS SHOWN)**

ITEM 40) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF CITY'S ABILITY TO REQUIRE SEWER CONNECTION IN THE FUTURE" RECORDED MARCH 6, 2013 AS 201303060295 OF OFFICIAL RECORDS.
(AFFECTS PARCEL A) **(NON SURVEY RELATED ITEM)**

ITEM 41) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
GRANTOR/TRUSTOR: YOUNG MEN'S CHRISTIAN ASSOCIATION OF PIERCE AND KITSAP COUNTIES, A WASHINGTON NONPROFIT CORPORATION
GRANTEE/BENEFICIARY: STATE OF WASHINGTON DEPARTMENT OF COMMERCE CAPITAL PROGRAM UNIT
TRUSTEE: STEWART TITLE COMPANY
RECORDED: SEPTEMBER 24, 2015
RECORDING INFORMATION: 201509240734
A DOCUMENT RECORDED JULY 13, 2016 AS 201607130664 OF OFFICIAL RECORDS PROVIDES THAT THE LIEN OR CHARGE OF THE DEED OF TRUST WAS SUBORDINATED TO THE LIEN OR CHARGE OF THE DEED OF TRUST RECORDED JULY 13, 2016 AS 201607130663 OF OFFICIAL RECORDS.
(AFFECTS LOT 2 OF PARCEL D)

ITEM 42) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 201603210906
IN FAVOR OF: CITY OF GIG HARBOR
FOR: RIGHT OF WAY FOR UTILITY PURPOSES
(AFFECTS PARCEL A) **(RIGHT–OF–WAY DEDICATION AS SHOWN)**

ITEM 43) EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 201603210907
IN FAVOR OF: CITY OF GIG HARBOR
FOR: RIGHT OF WAY FOR UTILITY PURPOSES
(AFFECTS PARCEL A) **(RIGHT–OF–WAY DEDICATION AS SHOWN)**

ITEM 44) DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF.
GRANTOR/TRUSTOR: YOUNG MEN'S CHRISTIAN ASSOCIATION OF PIERCE AND KITSAP COUNTIES, A WASHINGTON NONPROFIT CORPORATION, FORMERLY KNOWN AS YMCA OF TACOMA–PIERCE COUNTY
GRANTEE/BENEFICIARY: WELLS FARGO BANK, NATIONAL ASSOCIATION
TRUSTEE: STEWART TITLE GUARANTY COMPANY
RECORDED: JULY 13, 2016
RECORDING INFORMATION: 201607130663
(AFFECTS LOT 2 OF PARCEL D)

ITEM 45) A DOCUMENT ENTITLED "SUBORDINATION AGREEMENT", EXECUTED BY AND BETWEEN MULTICARE HEALTH SYSTEM, WELLS FARGO BANK AND YOUNG MEN'S CHRISTIAN ASSOCIATION OF PIERCE AND KITSAP COUNTIES RECORDED JULY 13, 2016, AS INSTRUMENT NO. 201607130666 OF OFFICIAL RECORDS.
(AFFECTS LOT 2 OF PARCEL D) **(NON SURVEY RELATED ITEM)**

ITEM ITEM 46) COVENANTS, CONDITIONS, RESTRICTIONS, REVERSIONARY RIGHTS AND/OR EASEMENTS:
RECORDED: SEPTEMBER 22, 2017
RECORDING NO.: 201709220569
(AFFECTS PARCEL A) **(EASEMENT DESCRIBED WITHIN SAID DOCUMENT HAVE BEEN SUPERCEDED BY DEEDED ROADS)**

ITEM 47) COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS:
RECORDED: DECEMBER 29, 2017
RECORDING NO.: 201712290500
(AFFECTS LOT 1 OF PARCEL D) **(DOCUMENT DOES NOT DESCRIBE ANY EASEMENTS THEREFORE NONE SHOW)**

ITEM 48) A LEASE DATED MAY 10, 2021, EXECUTED BY CITY OF GIG HARBOR AS LESSOR AND YMCA OF PIERCE AND KITSAP COUNTIES AS LESSEE, FOR A TERM OF 35 YEARS RECORDED JUNE 1, 2021 AS 202106010458 OF OFFICIAL RECORDS.
SAID LEASE, AMONG OTHER THINGS PROVIDES FOR AN OPTION TO RENEW FOR A PERIOD OF THREE 20–YEAR TERMS.
(AFFECTS LOT 1 OF PARCEL D) **(LEASE AREA AS SHOW)**

ITEM 49) UNRECORDED LEASEHOLDS, IF ANY, RIGHTS OF VENDORS AND SECURITY AGREEMENT ON PERSONAL PROPERTY AND RIGHTS OF TENANTS, AND SECURED PARTIES TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
**(SURVEYOR IS NOT AWARE OF ANY)**

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A



SHEET INDEX

## SURVEYOR'S CERTIFICATE:
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY UPON WHICH IT IS BASED WERE MADE BY ME OR UNDER MY DIRECTION AND CORRECTLY REFLECTS THE CONDITIONS OF THIS SITE AS OF THE DATE OF THE FIELD SURVEY.

JEFFREY S. KIESWETTER P.L.S.
WASHINGTON REGISTRATION NO. 41282

08/18/2022
DATE

JEFFREY S. KIESWETTER
STATE OF WASHINGTON
41282
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE SIGNED 08/18/2022

| No. | Date | By | Ckd. | Appr. | Revision |
|---|---|---|---|---|---|
| 1 | 8/18/22 | JSK | JSK | JSK | ADDED SSMH TO SHEET 8 |

**Title:** BOUNDARY AND TOPOGRAPHIC SURVEY
PTNS. OF THE NW1/4 & THE SW1/4 OF SEC. 31, TWP. 22 N., RGE 2 EAST, W. M.
CITY OF GIG HARBOR
PIERCE COUNTY STATE OF WASHINGTON

**For:** 2106 PACIFIC AVENUE, SUITE 300
TACOMA, WA 98402

Scale: Horizontal N/A Vertical
Designed XXX Drawn BGM Checked GSK Approved TSL Date 8/9/22
Xrefs: Jeff.Kieswetter

LANKTREE LAND SURVEYING, INC.
25510 74TH AVENUE SOUTH KENT, WA 98032
PHONE: (253) 653–6423
FAX: (253) 793–1616
WWW.LANKTREELANDSURVEYING.COM

Job Number 6374
Sheet 1 of 20

File: P:\6374\Survey\DWGs\6374TOO1.dwg Date/Time: Aug 18, 2022 – 8:53am Scale: 1"=0' 6374BDY1.dwg

# BOUNDARY AND TOPOGRAPHIC SURVEY

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

### PURPOSE OF THIS SURVEY
THE PURPOSE OF THIS SURVEY IS TO SHOW EXISTING CONDITIONS FOR DEVELOPMENT AND/OR DESIGN

### BASIS NAD83(2011) DATUM PER WASHINGTON STATE REFERENCE NETWORK(WSRN)
BASIS NAD83(2011) DATUM WAS ESTABLISHED BY HOLDING WSRN OBSERVATIONS ON MONUMENTS, SAID DIMENSIONS AS SHOWN HEREON.

PROJECT BASE POINT
LATITUDE: N47.356134248
LONGITUDE: W122.602104881
HEIGHT: 166.000000
PROJECT COMBINED SCALE: 1.0000026331

### VERTICAL DATUM IS NAVD88 PER WSRN TIED TO GEOID18

### LOCAL SITE/PROJECT BENCHMARKS
AS SHOWN ON THIS SURVEY

### SITE ADDRESS
10770 HARBOR HILL DRIVE
GIG HARBOR, WA 98332

### ASSESSOR'S PARCEL NUMBERS
PARCEL A 0222312013
PARCEL B 0222312019
PARCEL C 0222313074
PARCEL D 4002470030, 4002470020, 4002470012, 4002470011, 4002470100 & 4002470090

### FLOOD INFORMATION
PARCEL IS LOCATED IN ZONE "X" – AREA OF MINIMAL FLOOD HAZARD.
PER FEMA PANEL NUMBER 53053C0126E, DATED 03/07/2017.

0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE (ZONE X)

### PARCEL AREAS
PARCEL A 375,937± SQ FT OR 8.630± ACRES±
PARCEL B 307,096± SQ FT OR 7.050± ACRES±
PARCEL C 46,766± SQ FT OR 1.074± ACRES±
PARCEL D 479,628± SQ FT OR 11.011± ACRES±

### REFERENCE SURVEYS
R1) PLAT OF BUSINESS PARK AT HARBOR HILL, REC. NO. 20060523500
R2) PLAT ALTERATION TO THE BUSINESS PARK AT HARBOR HILL, REC. NO. 201712275011
R3) PLAT OF MCCORMICK CREEK PLAT AND PUD PHASE 1 20160322500

### REFERENCE GIS DATA
G1) GIS MAP PROVIDED OR DOWNLOADED ON 08/04/2022 FROM CITY OF GIG HARBOR.

### NOTES
1. ALL DISTANCES SHOWN ON THIS SURVEY ARE IN US SURVEY FOOT.

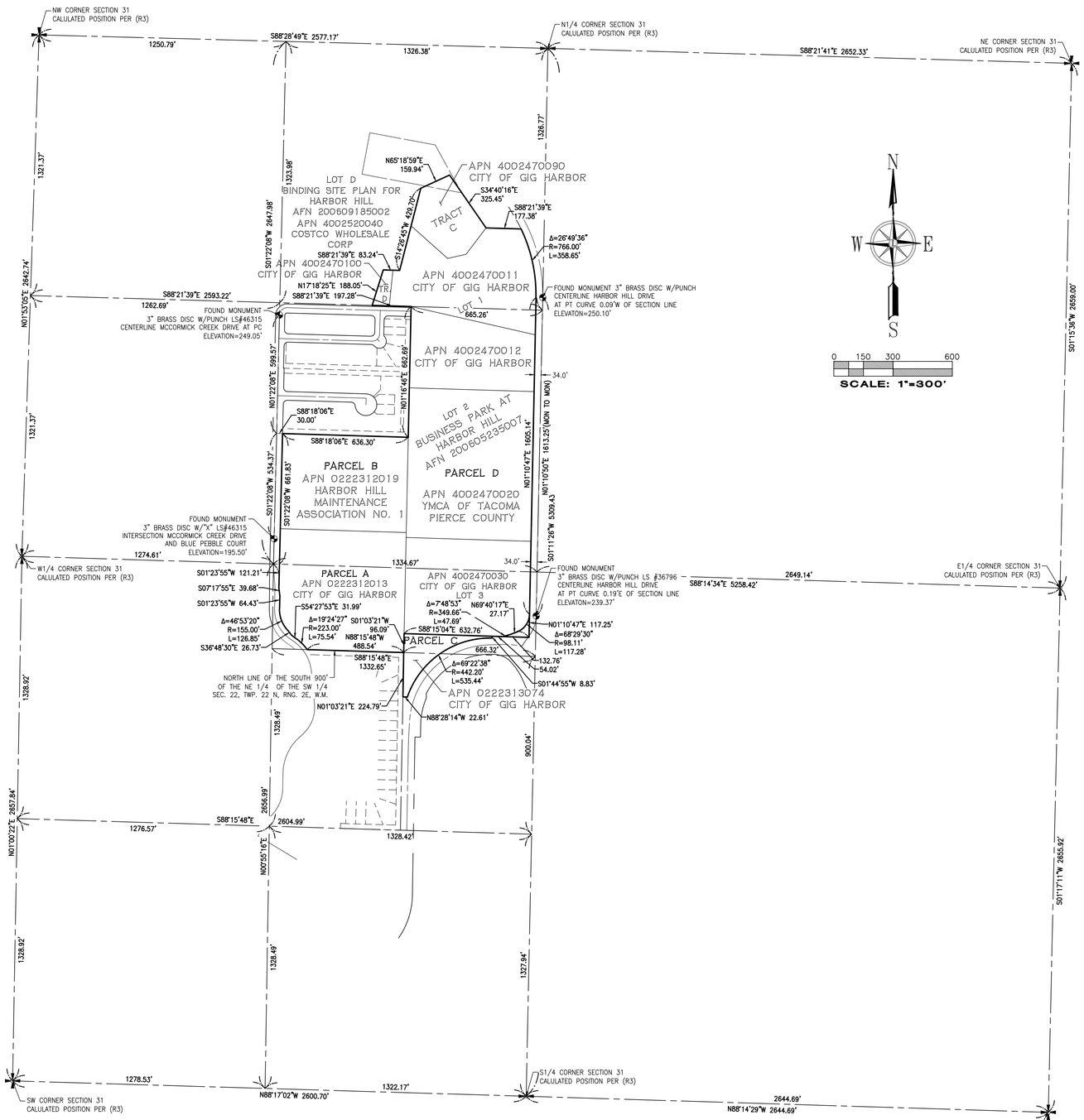
2. UTILITIES ARE SHOWN PER SURFACE OBSERVATIONS, UTILITY PAINT MARKINGS PER PRIVATE UTILITY LOCATOR ENLISTED AS PART OF THIS SURVEY AND PERFORMED BY APPLIED PROFESSIONAL SERVICES INC. AND OTHER REFERENCE INFORMATION. QUOTED ACCURACY OF UTILITIES SHOWN PER UTILITY LOCATE PAINT MARKINGS ARE 1.5'± HORIZONTALLY. VERTICAL UTILITY INFORMATION IS SHOWN TO THE SIGNIFICANT FIGURE AT WHICH THEY WERE MEASURED, BUT INHERENT ERROR EXISTS IN RESTRICTION OF ACCESS TO UNDERGROUND UTILITIES. UTILITIES SHOWN PER REFERENCE INFORMATION ARE PER BEST FIT AND INTERPOLATION AND SHOULD BE VERIFIED PRIOR TO CONSTRUCTION. FOR EXACT UTILITY DEPTH AND LOCATION INFORMATION, IT IS RECOMMENDED THAT POTHOLING BE PERFORMED.

3. FIELD SURVEY WAS COMPLETED IN JULY 2022 AND ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THIS TIME OR AS NOTED.

4. THIS SURVEY IS A RETRACEMENT OF THE DEEDED DESCRIPTION STATED ABOVE AND DOES NOT PURPORT TO SHOW ANY UNRECORDED OWNERSHIP RIGHTS.

5. FIRST AMERICAN TITLE INSURANCE COMPANY, GUARANTEE ORDER NO. NCS–1123391–WA1, DATED APRIL 05, 2022 AT 7:30 A.M., WAS RELIED UPON FOR TITLE INFORMATION ON THIS SURVEY.

### PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A TRIMBLE S7 & SX10 ROBOTIC TOTAL STATION AND DATA COLLECTOR SUPPLEMENTED WITH FIELD NOTES AND SPECTRA PRECISION SP80 NETWORK RTK GPS ROVER, WAS PERFORMED, ESTABLISHING THE ANGULAR, DISTANCE, AND VERTICAL RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332–130–090.




## CONTROL SKETCH
## SCALE: 1"=300'

JEFFREY S. KIESNETTER
STATE OF WASHINGTON
41282
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE SIGNED 08/18/2022

| No. | Date | By | Ckd. | Appr. | Revision |
|---|---|---|---|---|---|
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**Title:** BOUNDARY AND TOPOGRAPHIC SURVEY
PTNS. OF THE NW1/4 & THE SW1/4 OF SEC. 31, TWP. 22 N., RGE 2 EAST, W. M.
CITY OF GIG HARBOR
PIERCE COUNTY STATE OF WASHINGTON

**For:** BCRA
2106 PACIFIC AVENUE, SUITE 300
TACOMA, WA 98402

Scale: Horizontal 1"=300' Vertical
Designed XXX Drawn BGW Checked JSK Approved JSL Date 8/9/22


LANKTREE
LAND SURVEYING, INC.
25510 74TH AVENUE SOUTH KENT, WA 98032
PHONE: (253) 653-6423
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Job Number 6374
Sheet 2 of 20

File: P:\6374\Survey\DWGs\6374TOO1.dwg Date/Time: Aug 18, 2022 – 8:53am Scale: 1"=0' Jeff.Kiesnetter Xrefs: 6374BDY1.dwg

# BOUNDARY AND TOPOGRAPHIC SURVEY

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

SEE SHEET 3 OF 20

## LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (LS#45789 OR #41282)
- FOUND REBAR/CAP (AS NOTED)
- SET 2"X2" HUB/TACK LINE STAKE
- MAG/WASHER OR LEAD/TACK (AS NOTED)
- LUMINAIRE (LUM.)
- YARD LIGHT
- ORNAMENTAL LIGHT
- PEDESTRIAN SIGNAL
- POWER METER (PM)
- POWER POLE (PP)
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE (TM)
- TELEPHONE RISER (TR)
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- STORM CLEANOUT (SDCO)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY CLEANOUT (SSCO)
- GAS METER (GM)
- GAS VALVE (GV)
- WATER VALVE (WV)
- FAUCET
- FIRE HYDRANT(FH) / CONNECTION(FDC)
- POST INDICATOR VALVE (PIV)
- WATER MANHOLE
- WATER METER (WM)
- BLOW-OFF / AIRVAC
- SIGN
- IRRIGATION VALVE (IV)
- DIRECTIONAL ARROW
- HANDICAP
- MAILBOX (MB)
- PAINTED YIELD MARKINGS

- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- HOGWIRE FENCE
- GUARD RAIL/CABLE FENCE
- W WATER LINE
- G GAS LINE
- T(XX) TELEPHONE LINE (OH) OR (UG)
- P(XX) POWER LINE (OH) OR (UG)
- SD STORM LINE
- SS SEWER LINE
- ROCKERY
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIPLINE
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE
- MATCH LINE

ABBREVIATIONS

| | |
|---|---|
| (R#) | REFERENCE SURVEYS |
| (OH) | OVERHEAD |
| (UG) | UNDERGROUND |
| (TYP) | TYPICAL |
| (C) | CALCULATED |
| (M) | MEASURED |
| (GIS) | GEOGRAPHICAL INFORMATION SYSTEMS |
| (REF) | PER REFERENCE INFORMATION |
| (H) | HIGH |
| (V) | IRRIGATION VALVE |

N
W E
S

0 10 20 40
SCALE: 1"=20'

N14°26'45"E 232.73'
S88°21'39"E 83.24'
N1°16'23"E 188.05'
N88°21'39"W 197.28'

SDMH-48"
25" RIM=232.40' C1'W
LADDER ON E
IE 24" ADS S=226.95'
IE 24" DI N=227.00'
BOTTOM STR.=224.90'

SDMH-48"
25" RIM=238.91' C1'S
LADDER ON N
IE 18" ADS E=231.46'
IE 18" ADS W=231.41'
BOTTOM STR.=229.61'

SDMH-60"
25" RIM=240.53' C1'S'E
LADDER ON W
IE 18" ADS E=229.33'
IE 24" ADS N=226.13'
IE 24" ADS S=225.03'
BOTTOM STR.=223.93'

ITEMS 27, 29 & 33}
20.0' STORM DRAINAGE
EASEMENT PER (R1) &
TRAIL EASEMENT PER
AFN 200605250985<>

ITEMS 27, 29 & 33}
20.0' STORM DRAINAGE
EASEMENT PER (R1) &
TRAIL EASEMENT PER
AFN 200605250985

APN 4002470100
CITY OF GIG HARBOR

TRACT D

A-11
A-12

LIGHT JBOX
NO PAINT
IE ADS SE=229.40'
NO PARKING
FIRE LANE
CB THRU CURB
18"X24" RIM=232.39'
IE 8" DI SE=230.19'
BOTTOM STR.=228.49'
CB SOLID LID
18"X24" RIM=232.65'
IE 12" ADS NW=227.65'
IE 12" ADS S=227.55'
BOTTOM STR.=226.55'
END OF
LIGHT JBOX
NO PAINT
WATER
MARKER
POST
END OF ROAD
FENCE BARRICADE
FUTURE HOME OF
GIG HARBOR
SPORTS COMPLEX
MCCORMICK CREEK DRIVE
DIRT TRAIL
DIRT ROAD
19.0'
27.0'

SEE SHEET 6 OF 20

SEE SHEET 7 OF 20

| No. | Date | By | Ckd. | Appr. | Revision |
|---|---|---|---|---|---|
| 1 | 8/18/22 | JSK | JSK | JSK | ADDED SSMH TO SHEET 8 |

**Title:**
BOUNDARY AND TOPOGRAPHIC SURVEY
PTNS. OF THE NW1/4 & THE SW1/4 OF SEC. 31,
TWP. 22 N., RGE 2 EAST, W. M.
CITY OF GIG HARBOR
PIERCE COUNTY STATE OF WASHINGTON

**For:**
BCRA
2106 PACIFIC AVENUE, SUITE 300
TACOMA, WA 98402

Scale: Horizontal 1"=20' Vertical

Designed XXX Drawn BGM Checked JSK Approved JTL Date 8/9/22

LANKTREE
LAND SURVEYING, INC.
25510 74TH AVENUE SOUTH KENT, WA 98032
PHONE: (253) 653-6423
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JEFFREY S. KITESWETTER
STATE OF WASHINGTON
41282
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE SIGNED 08/18/2022

Job Number 6374
Sheet 5 of 20

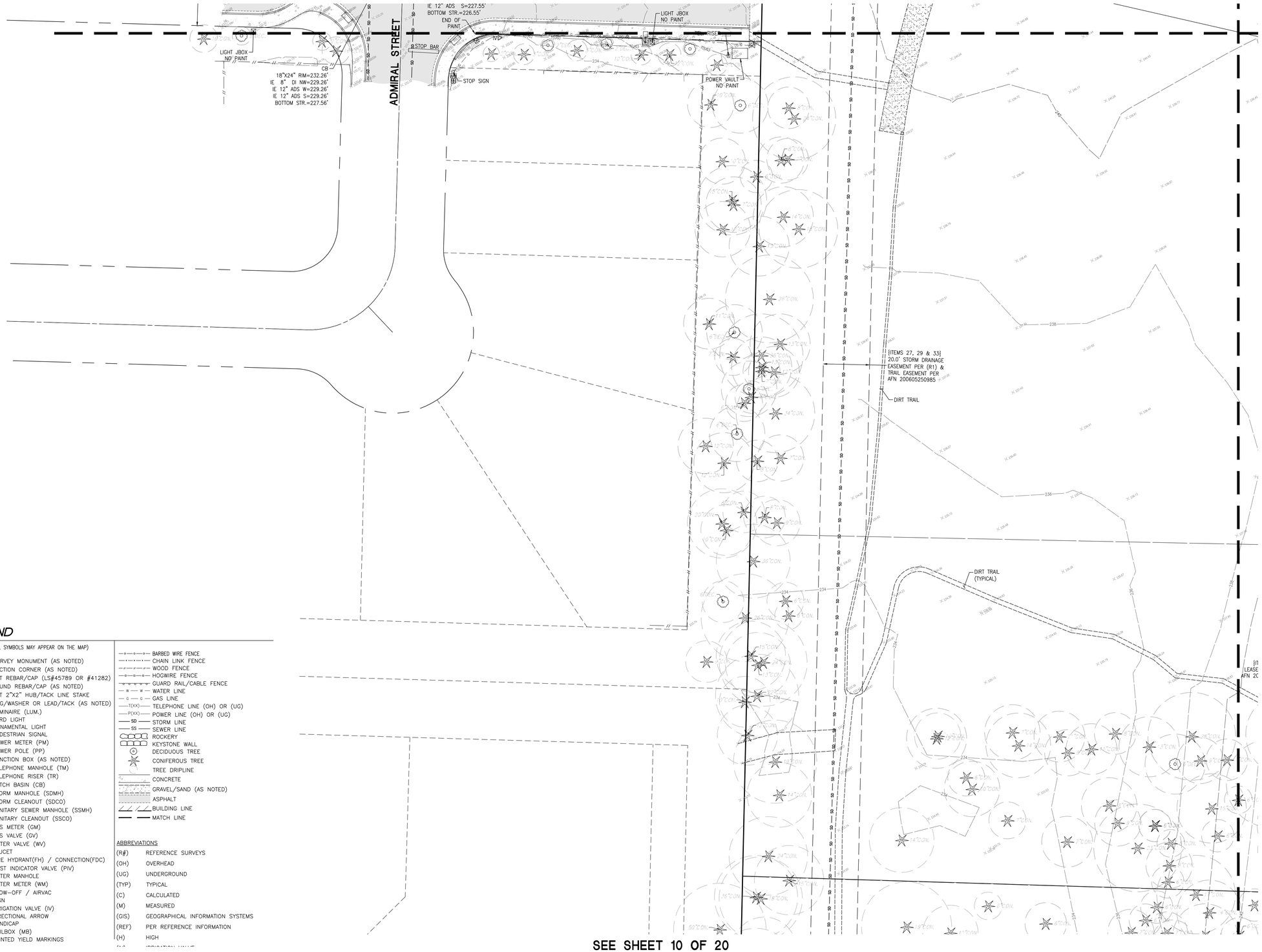
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# BOUNDARY AND TOPOGRAPHIC SURVEY

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

SEE SHEET 5 OF 20




N
W E
S

0 10 20 40
SCALE: 1"=20'

## LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (LS#45789 OR #41282)
- FOUND REBAR/CAP (AS NOTED)
- SET 2"X2" HUB/TACK LINE STAKE
- MAG/WASHER OR LEAD/TACK (AS NOTED)
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- ORNAMENTAL LIGHT
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- JUNCTION BOX (AS NOTED)
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- TELEPHONE RISER (TR)
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- GAS VALVE (GV)
- WATER VALVE (WV)
- FAUCET
- FIRE HYDRANT(FH) / CONNECTION(FDC)
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- WATER MANHOLE
- WATER METER (WM)
- BLOW-OFF / AIRVAC
- SIGN
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- PAINTED YIELD MARKINGS

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- CHAIN LINK FENCE
- WOOD FENCE
- HOGWIRE FENCE
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- G — G — GAS LINE
- T(XX) — TELEPHONE LINE (OH) OR (UG)
- P(XX) — POWER LINE (OH) OR (UG)
- SD — STORM LINE
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- GRAVEL/SAND (AS NOTED)
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ABBREVIATIONS

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| (R#) | REFERENCE SURVEYS |
| (OH) | OVERHEAD |
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| (REF) | PER REFERENCE INFORMATION |
| (H) | HIGH |

JEFFREY S. KIESNETTER
STATE OF WASHINGTON
41282
REGISTERED PROFESSIONAL LAND SURVEYOR
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**Title:** BOUNDARY AND TOPOGRAPHIC SURVEY
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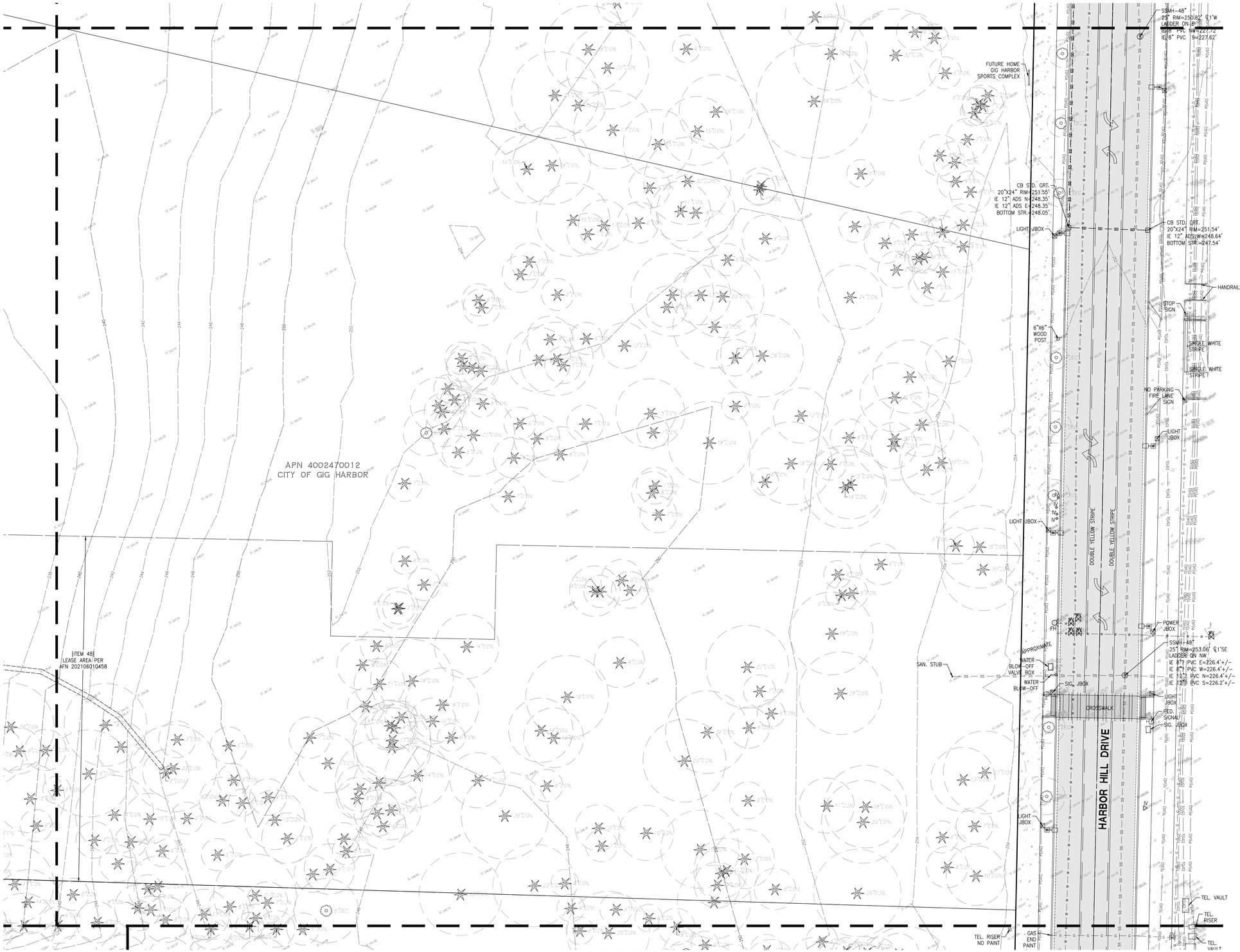
Job Number 6374
Sheet 7 of 20

File: P:\6374\Survey\DWGs\6374TOD1.dwg Date/Time: Aug 18, 2022 - 8:56am Scale: 1"=0' Jeff.Kiesnetter Xrefs: 6374BDY1.dwg

# BOUNDARY AND TOPOGRAPHIC SURVEY

SEE SHEET 6 OF 20

SEE SHEET 7 OF 20




SEE SHEET 11 OF 20

N
W E
S

0 10 20 40
SCALE: 1"=20'

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

| No. | Date | By | Ckd. | Appr. | Revision |
|---|---|---|---|---|---|
| 1 | 8/18/22 | JSK | JSK | JSK | ADDED SSMH TO SHEET 8 |

**Title:**
BOUNDARY AND TOPOGRAPHIC SURVEY
PTNS. OF THE NW1/4 & THE SW1/4 OF SEC. 31,
TWP. 22 N., RGE 2 EAST, W. M.
CITY OF GIG HARBOR
PIERCE COUNTY STATE OF WASHINGTON

**For:**
BCRA
2106 PACIFIC AVENUE, SUITE 300
TACOMA, WA 98402

Scale: Horizontal 1"=20' Vertical

Designed XXX
Drawn BGM
Checked JSK
Approved JSL
Date 8/9/22

LANKTREE
LAND SURVEYING, INC.
25510 74TH AVENUE SOUTH KENT, WA 98032
PHONE: (253) 653-6423
FAX: (253) 793-1616
WWW.LANKTREELANDSURVEYING.COM

JEFFREY S. KITESNETER
STATE OF WASHINGTON
41282
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE SIGNED 08/18/2022

Job Number 6374

Sheet 8 of 20

File: P:\6374\Survey\DWGs\6374TOD1.dwg Date/Time: Aug 18, 2022 - 8:57am Scale: 1"=0' Jeff.Kiesnetter Xrefs:

6374BDY1.dwg

# BOUNDARY AND TOPOGRAPHIC SURVEY

## LEGEND

(NOTE: NOT ALL SYMBOLS MAY APPEAR ON THE MAP)

- SURVEY MONUMENT (AS NOTED)
- SECTION CORNER (AS NOTED)
- SET REBAR/CAP (LS#45789 OR #41282)
- FOUND REBAR/CAP (AS NOTED)
- SET 2"X2" HUB/TACK LINE STAKE
- MAG/WASHER OR LEAD/TACK (AS NOTED)
- LUMINAIRE (LUM.)
- YARD LIGHT
- ORNAMENTAL LIGHT
- PEDESTRIAN SIGNAL
- POWER METER (PM)
- POWER POLE (PP)
- JUNCTION BOX (AS NOTED)
- TELEPHONE MANHOLE (TM)
- TELEPHONE RISER (TR)
- CATCH BASIN (CB)
- STORM MANHOLE (SDMH)
- STORM CLEANOUT (SDCO)
- SANITARY SEWER MANHOLE (SSMH)
- SANITARY CLEANOUT (SSCO)
- GAS METER (GM)
- GAS VALVE (GV)
- WATER VALVE (WV)
- FAUCET
- FIRE HYDRANT(FH) / CONNECTION(FDC)
- POST INDICATOR VALVE (PIV)
- WATER MANHOLE
- WATER METER (WM)
- BLOW-OFF / AIRVAC
- SIGN
- IRRIGATION VALVE (IV)
- DIRECTIONAL ARROW
- HANDICAP
- MAILBOX (MB)
- PAINTED YIELD MARKINGS

- BARBED WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- HOGWIRE FENCE
- GUARD RAIL/CABLE FENCE
- WATER LINE
- GAS LINE
- TELEPHONE LINE (OH) OR (UG)
- POWER LINE (OH) OR (UG)
- STORM LINE
- SEWER LINE
- ROCKERY
- KEYSTONE WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- TREE DRIPLINE
- CONCRETE
- GRAVEL/SAND (AS NOTED)
- ASPHALT
- BUILDING LINE
- MATCH LINE

ABBREVIATIONS

| | |
|---|---|
| (R#) | REFERENCE SURVEYS |
| (OH) | OVERHEAD |
| (UG) | UNDERGROUND |
| (TYP) | TYPICAL |
| (C) | CALCULATED |
| (M) | MEASURED |
| (GIS) | GEOGRAPHICAL INFORMATION SYSTEMS |
| (REF) | PER REFERENCE INFORMATION |
| (H) | HIGH |
| (IV) | IRRIGATION VALVE |

SEE SHEET 7 OF 20

SEE SHEET 9 OF 20

SEE SHEET 11 OF 20

SEE SHEET 13 OF 20

N00°16'46"E 1323.38'

[ITEMS 27, 29 & 33]
20.0' STORM DRAINAGE EASEMENT PER (R1) & TRAIL EASEMENT PER AFN 200605250985

DIRT TRAIL (TYPICAL)

PARKING

CB STD. GRT.
20"X24" RIM=240.39'
IE 12" ADS S=236.19'
BOTTOMS STR.=234.99'

IRRIGATION VALVE

SDMH-48"
25" RIM=226.19' ¢1"NE
LADDER ON SW
IE 48" ADS N=220.49'
IE 18" ADS SE=220.49'
BOTTOM STR.=218.69'

COVERED PICNIC AREA

ECO-BLOCK WALLS

IE 36" ADS
=209.33'

CB STD. GRT. 20"X24"
RIM=236.02'
IE 12" ADS N=231.97'
IE 12" ADS E=231.97'
BOTTOM STR.=230.02'

CB-48" STD. GRT. 20"X24"
RIM=237.30' ¢1"S
LADDER ON N
IE 12" ADS SW=231.75'
IE 12" ADS W=231.75'
BOTTOM STR.=230.30'

NO PARKING FIRE LANE

CB-48" STD. GRT.
18"X24" RIM=236.69' ¢1"NE
LADDER ON SW

0 10 20 40
SCALE: 1"=20'

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

| No. | Date | By | Ckd. | Appr. | Revision |
|---|---|---|---|---|---|
| 1 | 8/18/22 | JSK | JSK | JSK | ADDED SSMH TO SHEET 8 |

**Title:**
BOUNDARY AND TOPOGRAPHIC SURVEY
PTNS. OF THE NW1/4 & THE SW1/4 OF SEC. 31, TWP. 22 N., RGE 2 EAST, W. M.
CITY OF GIG HARBOR
PIERCE COUNTY STATE OF WASHINGTON

**For:**
BCRA
2106 PACIFIC AVENUE, SUITE 300
TACOMA, WA 98402

Scale:
Horizontal 1"=20'
Vertical

Designed XXX
Drawn BGW
Checked JSK
Approved JSL
Date 8/9/22

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PHONE: (253) 653-6423
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JEFFREY S. KIESWETTER
STATE OF WASHINGTON
41282
REGISTERED
PROFESSIONAL LAND SURVEYOR
DATE SIGNED 08/18/2022

Job Number 6374
Sheet 10 of 20

File: P:\6374\Survey\DWGs\6374TOD1.dwg Date/Time: Aug 18, 2022 - 8:58am Scale: 1"=0' Jeff.Kieswetter Xrefs: 6374BDY1.dwg

# BOUNDARY AND TOPOGRAPHIC SURVEY

SEE SHEET 8 OF 20

SEE SHEET 10 OF 20




SEE SHEET 14 OF 20

N
W E
S

0 10 20 40

SCALE: 1"=20'

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit A

| No. | Date | By | Ckd. | Appr. | Revision |
|---|---|---|---|---|---|
| 1 | 8/18/22 | JSK | JSK | JSK | ADDED SSMH TO SHEET 8 |

**Title:**
BOUNDARY AND TOPOGRAPHIC SURVEY
PTNS. OF THE NW1/4 & THE SW1/4 OF SEC. 31, TWP. 22 N., RGE 2 EAST, W. M.
CITY OF GIG HARBOR
PIERCE COUNTY STATE OF WASHINGTON

**For:**
BCRA
2106 PACIFIC AVENUE, SUITE 300
TACOMA, WA 98402

Scale: Horizontal 1"=20' Vertical

Designed _XXX_ Drawn _BGW_ Checked _JSK_ Approved _JSL_ Date 8/9/22

LANKTREE
LAND SURVEYING, INC.
25510 74TH AVENUE SOUTH KENT, WA 98032
PHONE: (253) 653-6423
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JEFFREY S. KIESNETTER
STATE OF WASHINGTON
41282
REGISTERED PROFESSIONAL LAND SURVEYOR
DATE SIGNED 08/18/2022

Job Number 6374

Sheet 11 of 20

File: P:\6374\Survey\DWGs\6374T001.dwg Date/Time: Aug 18, 2022 - 8:58am Scale: 1"=0' Jeff.Kiesnetter Xrefs: 6374BDY1.dwg

2106 Pacific Avenue, Suite 300
Tacoma, WA 98402

RECEIVED
By C. ANDREWS at 8:58 am, Jan 31, 2023



Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit B

Design Exception Request

Project:

# Gig Harbor Sports Complex, Phase 1B

Prepared by:

BCRA
Meghan Howey
2106 Pacific Ave., Suite 300
Tacoma, WA 98402
(253) 682-8556

January 25, 2023

bcra
2106 Pacific Avenue, Suite 300
Tacoma, WA 98402

bcradesign.com



1. **Written statement describing the requested exception:**

   The proposed project includes a fence that is not in compliance with the design manual. Please reference the location of the fence on sheet C-202, number 28 and fence details on sheet L-522.

   The fence is chain link, which is not allowed forward of the front setback line along a Defined Parkway (Harbor Hill Drive) according to GHMC 17.99.140(B) and 17.99.340(A and B).

   Additionally, the fence exceeds the height limitation of 3 feet according to GHMC 17.99.340(C).

   Consequently, we are seeking relief from this requirement through a Design Exception Request as provided by GHMC 17.98.060.

2. **Written statement justifying the granting of the requested exception pursuant to the criteria of subsection D of 17.98.060:**

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

      Response: The fencing requirements provided in Chapter 17.99 were not intended for application to recreational courts. This is substantiated by the goals of the Comprehensive Plan (11.4.2,7,8, and 9), which contradict the design manual – this is described in more detail later in the narrative. Applying the requirements for height and location of a standard recreational fence would render the structure unusable due to severe public safety issues. Balls traveling at high speed are a safety hazard, especially for drivers. Therefore, the design manual's requirements for fences are unnecessary given the intended use of the proposed development, which is a fence for used for a recreational court.

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

      Response: The matter is specific to recreational courts in general, and not a specific tenant.

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

      Response: The fence is constructed to keep balls within the pickleball courts, so they do not create a public safety hazard for cars traveling on Harbor Hill Drive or other park users. The pickleball courts are not representative of typical retail, professional office or residential type development which may be allowed within the zoning district.

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

Response: The fence is constructed to keep balls within the pickleball courts, so that they do not create a public safety hazard for cars traveling on Harbor Hill Drive, which is adjacent. Therefore, this design is based on functional consideration rather than economic hardship, personal convenience, or personal design preferences. Safety is a functional consideration.

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

Response: The exception-related architectural and site plan changes (fence height, material, and location) are sufficiently compensated by architectural embellishments and site amenities. The chain link fence is proposed with black vinyl coating.

Compensation is constricted by site topography, which limits available space. There is a 7 ft. grade change that occurs over a span of 33 ft. This space currently accommodates a pedestrian path to the court. Due to the slope change, this space will not be visually prominent for traffic along Harbor Hill Drive.

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

Response: The intent of Chapter 17.99 Design Manual is found under section 17.99.020.

- This section encourages designs that complement the existing character of neighborhoods/areas under subsection "A". The use of chain link fences for recreational courts is generally expected, necessary, and, consequently, is customarily incidental. For these reasons, the public perception of chain link fences does not carry over when the material is used for recreational courts. The material is positively associated with recreational courts and, therefore, compliments the existing character of the neighborhood and area.

- The Design Manual encourages the site to relate visually and physically to the surrounding development under subsection "A". This area is defined by code as a "parkway" to create links between districts for a cohesive community image with consistent design standards. Recreational courts customarily utilize chain link fences for safety and transparency. Replacing the material would arguably disrupt what is visually expected and therefore would disrupt a cohesive and consistent visual aesthetic.

- Furthermore, this section encourages designs that promote pedestrian usage under subsection "A". The fence's height will maintain a safe space for people to walk in, which promotes pedestrian usage.

- Most importantly, the intent and goals of the City's Comprehensive Plan have been met:

  The fencing requirements provided in Chapter 17.99 were not intended for application to recreational courts. This is substantiated by the goals of the Comprehensive Plan (11.4.2,7,8, and 9), which contradict the design manual. Park Design Standards require

park facilities that are safe, accessible, easy to maintain, and low maintenance materials. Applying the requirements for height and location of a recreational fence would render the structure unusable due to severe public safety issues. Balls traveling out of the court would cause accidents and/or injuries to drivers on Harbor Hill Drive and park users.

"DEVELOPING HEALTHY COMMUNITIES

GOAL 11.3: THROUGH THE CITY'S PERMIT PROCESS, REQUIRE, WHEN POSSIBLE, NEW DEVELOPMENT TO SUPPORT AND ENHANCE THE PEDESTRIAN ENVIRONMENT TO PROMOTE HEALTHY LIFESTYLES AND ACTIVE COMMERCIAL AREAS.

11.3.1. Require pedestrian friendly design features (including but not limited to placement of new buildings, on-site walkways, and pedestrian scale site features) on new developments to promote active healthy lifestyles within the community.

PARK DESIGN STANDARDS

GOAL 11.4: DESIGN AND DEVELOP FACILITIES THAT ARE ACCESSIBLE, SAFE, AND EASY TO MAINTAIN WHILE PROVIDING A FULL RANGE OF FACILITIES FOR ALL AGE GROUPS BOTH INSIDE THE PRESENT CITY LIMITS AND IN THE UGA. PARKS FACILITIES AND EQUIPTMENT SHOULD HAVE LIFE CYCLE FEATURES THAT ACCOUNT FOR LONG-TERM COSTS AND BENEFITS.

11.4.2. Incorporate features and amenities into parks that fit the local context; contribute to environmental sustainability; and are accessible, safe, and easy to maintain for the long term.

11.4.7. Design and develop facilities that are of low maintenance and high capacity design to reduce overall facility maintenance and operation requirements and costs while providing for adequate facilities, amenities and attractive landscaping.

11.4.8. Where appropriate, use low maintenance materials, settings or other value engineering considerations that reduce care and security requirements, and retain natural conditions and experiences.

11.4.9. Implement design and development standards that will improve park facility safety and implement security features for park users, department personnel, and the public-at-large."

"The design standards of this chapter are **intended** to:

A. Encourage building design and site planning to:

- Compliment the existing character of specific neighborhoods or geographic areas of the city in which the proposed building or site improvements are located.

- Relate visually and physically to surrounding development.
- Promote pedestrian usage.

B. Provide options that allow for diversity and creativity in project design.
C. Facilitate a dialogue between project proponents and the city's design review board in a public meeting setting.
D. Increase public awareness of design issues and design options.
E. Provide an objective basis for decisions which affect both individual projects and the city of Gig Harbor as a whole.
F. Ensure that the intent of the goals and objectives contained within the city of Gig Harbor's comprehensive plan are met."

**3. Other Relevant Code:**

"17.99.140 Parkway standards for on-site development.
The following standards apply to all parcels having frontage on defined parkways.[…]

B. Avoid chain link fencing.
Fences along parkway frontages shall be consistent with fencing standards in GHMC 17.99.340 except that chain link fencing of any design shall not be allowed forward of the front setback line."

"17.99.340 Fences.
The following standards are applicable to all uses and development:

A. Choose fence materials carefully (IBE).
Fences shall be constructed of wood, wrought iron, brick, stone or concrete block (CMU). Smooth-faced concrete block must have a veneer finish on the side visible to the public's view. In commercial areas or recreation centers in residential areas, black, dark brown or other dark-toned, vinyl-coated chain link attached to wood posts and rails is permitted. Other materials which have the general appearance and visual quality of approved fence materials may be approved by the director. However, the use of plywood or composition sheeting as a fence material is not permitted.

B. Limit chain link to nonvisible areas.
In areas outside of designated activity centers and not visible from any city right-of-way, waterway, or designated public spaces, standard chain link fencing including steel posts and rails is permitted. Black-coated, dark brown or dark-toned, coated chain link fencing with matching posts and rails are nonetheless encouraged.

C. Limit height of fences (IBE).
Fences are limited to a height of three feet along front yards (four feet for open rail fences) and six feet in rear and side yards; provided, that clear vision is retained for adjacent driveways and intersections (see clear vision provisions in the city's public works standards)."

"Chapter 17.98 DESIGN STANDARDS AND REVIEW

17.98.060 Exceptions.

A. Processing. An exception requested under this section shall be processed in conjunction with a design review application, and shall follow the procedures for permit processing by

the board as set forth in GHMC 17.98.055. An exception is used in those situations in which an applicant does not provide an alternative design to the requirements of Chapter 17.99 GHMC, Design Manual.

B. The requirements for a complete design exception application are:
   1. Submittal of a complete design review application as set forth in GHMC 17.98.040.

   2. A written statement describing the requested exception.

   3. A written statement justifying the granting of the requested exception pursuant to the criteria of subsection D of this section.

C. Board Action. The board shall issue a recommendation to the director on an exception application.

D. Criteria for Approval. All of the following circumstances must be shown to exist for approval of a design exception:

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

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

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

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

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

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

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit C

201712290500 CCOMITA 5 PGS
12/29/2017 01:30:45 PM $78.00
AUDITOR, Pierce County, WASHINGTON

1st AM
NCS 883232

RECEIVED
By C. ANDREWS at 1:35 pm, Feb 28, 2023

**AFTER RECORDING RETURN TO:**

Attn: Michelle Verlander
HARBOR HILL LLC
19950 7th Avenue NE, Suite 200
Poulsbo, WA 98370

Unofficial Document

For reference only, not for re-sale.

## DECLARATION OF RESTRICTIVE COVENANTS

**Grantor:** CITY OF GIG HARBOR, a Washington non-charter code city

**Grantee:** HARBOR HILL LLC, a Washington limited liability company

**Abbreviated Legal Description:**

Lot 1, Plat of Business Park at Harbor Hill, Rec. 200605235007

Full legal description is on Exhibit A of document.

**Assessor's Property Tax Parcel Account Numbers:** 4002470011; 4002470012

**Reference to Related Documents:** None

For reference only, not for re-sale.

# DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS (this "Declaration") dated as of December 29, 2017, is made by CITY OF GIG HARBOR, a Washington non-charter code city ("Declarant"), for the benefit of HARBOR HILL LLC, a Washington limited liability company, its successors and assigns ("Harbor Hill").

## RECITALS

A. Declarant owns the real property legally described on Exhibit A attached hereto (the "Restricted Area"), situated in Pierce County, Washington.

B. Declarant desires to impress certain restrictive covenants upon the Restricted Area, as set forth in this Declaration, for the benefit of Harbor Hill, its successors and assigns.

## AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant agrees, covenants, and declares as follows:

**1. Use Restriction.** The Restricted Area shall be reserved in perpetuity for use as a public park (the "Park"), with active recreation uses and other uses customarily appurtenant to public parks (the "Use Restriction"). In this Declaration, the term "active recreation uses" includes, but is not limited to, multi-purpose sports fields with lighting, open space for miscellaneous activities, and picnic shelters.

**2. Naming Rights.** Harbor Hill recognizes Declarant has a process for naming City parks, which is described in City of Gig Harbor Resolution 717. Declarant hereby grants to Harbor Hill the right to assist the City Council in selecting the name of the Park consistent with Resolution 717, which name shall be subject to Declarant's approval; provided, however, that Declarant shall not withhold its approval of a name proposed by Harbor Hill so long as such name is consistent with the naming convention of other public parks within the City of Gig Harbor. Declarant agrees to consider the name Harbor Hill Park in the naming process. In addition, at such time the Restricted Area may be developed for park purposes, the City shall install a plaque or signage acknowledging Harbor Hill's contribution to the community, subject to Harbor Hill's approval, which will not be unreasonably withheld.

**3. Remedies.** In the event of a violation of any provision of this Declaration, Harbor Hill shall be entitled to all remedies available at law and in equity, including without limitation injunctive relief, compensatory money damages, and a declaratory judgment.

**4. Amendment and Termination.** This Declaration may be amended or terminated only by a written instrument approved by Declarant and Harbor Hill (or its successors or assigns). No amendment or termination of this Declaration shall become effective until signed and acknowledged by the approving parties and recorded in the real property records of Pierce County, Washington.

**5. Attorneys' Fees and Costs.** If any person or entity shall bring any action relating to the enforcement or interpretation this Declaration, then the losing party shall pay the prevailing party a reasonable sum for attorneys' fees and costs in such suit, at trial and on appeal, and such attorneys' fees and costs shall be deemed to have accrued on the commencement of such action.

*[Remainder of Page Left Blank Intentionally]*

UNOFFICIAL DOCUMENT

For reference only, not for re-sale.

Unofficial Document

**6. General.** This Declaration shall be recorded in the real property records of Pierce County, Washington. This Declaration shall be governed by and construed in accordance with the laws of the State of Washington. The successors and assigns of Harbor

IN WITNESS WHEREOF, Declarant has executed this Declaration as of the date written above.

**DECLARANT:**

CITY OF GIG HARBOR
A Washington non-charter code city

By _____
Name: Paul L. Kadzik
Its: Mayor Pro Tem

STATE OF WASHINGTON )
) ss.
COUNTY OF Pierce )

On this 27 day of December, 2017, before me, a Notary Public in and for the State of Washington, personally appeared Paul L. Kadzik personally known to me (or proved to me on the basis of satisfactory evidence) to be the person who executed this instrument, on oath stated that he or she was authorized to execute the instrument, and acknowledged it as the Mayor Pro Tem of CITY OF GIG HARBOR, to be the free and voluntary act and deed of said municipality for the uses and purposes mentioned in the instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year first above written.

SHAWNA D WISE
COMMISSION EXPIRES
NOTARY
PUBLIC
07-16-18
STATE OF WASHINGTON

_____
NOTARY PUBLIC in and for the State of Washington, residing at Gig Harbor
My appointment expires 7-16-18
Print Name Shawna D. Wise

For reference only, not for re-sale.

UNOFFICIAL DOCUMENT

**EXHIBIT A**

Legal Description

LOT 1 OF THE PLAT OF BUSINESS PARK AT HARBOR HILL, RECORDED MAY 23, 2006 UNDER RECORDING NO. 200605235007 IN PIERCE COUNTY, WASHINGTON.

For reference only, not for re-sale.

RECEIVED
By C. ANDREWS at 8:55 am, Jan 31, 2023

GIG HARBOR
"THE MARITIME CITY"

# DESIGN REVIEW CHECKLIST
## PL-DRB

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit D

## DESIGN REVIEW | CHAPTER 17.98 GHMC

Under application for Design Review is considered complete upon submittal of the information as required under GHMC 17.98.040. This is in addition to the application requirements of GHMC 19.02.002.

## DESIGN REVIEW APPLICATION REQUIREMENTS | CHAPTER 17.98.040

- [x] **Completed Master Planning Permit Application**
- [x] **Site Layout.** A plan, drawn to scale no smaller than one-inch equals 30 feet showing location and size of all structures, critical areas, required buffer areas, required yards, landscape areas, open spaces, common areas or plazas, walkways, retaining wall locations, storm water retention facilities, and parking and vehicle maneuvering areas.
  ☐ N/A ☒ Submitted on sheet(s) C-003, C-201, and C-202
- [x] **Significant Tree Survey.** A significant tree survey which accurately identifies the species, size and location of all significant trees within the property subject to the application.
  ☐ N/A ☐ Submitted on sheet(s) Boundary and Topo, C-101, C-102 and separate report
- [x] **Tree Retention Survey.** A survey showing the species, size and location of all significant trees to be retained on the property.
  ☐ N/A ☐ Submitted on sheet(s) Separate report
- [x] **Preliminary Site Section Drawings.** Section drawings which illustrate existing and proposed grades.
  ☐ N/A ☒ Submitted on sheet(s) C-203 through C-205
- [x] **Preliminary Grading Plan.** A topographic map of the property, delineating contours, existing and proposed, at no greater than five-foot intervals. The plan shall indicate all proposed cuts, fills and retaining wall heights and include areas of disturbance necessary to construct all retaining walls, structures and hard surfaces.
  ☐ N/A ☒ Submitted on sheet(s) SV-1 through SV-11 and C-203 through C-205
- [x] **Preliminary Utilities Plan.** A utilities plan showing the location and type of any utilities proposed in critical areas, critical area buffers and natural vegetation retention areas.
  ☐ N/A ☒ Submitted on sheet(s) C-301 and C-302
- [x] **Paving Materials.** A description of proposed pedestrian and vehicular paving materials; include proposed type (asphalt, concrete, pavers, etc.), color, scoring and texture.
  ☐ N/A ☒ Submitted on sheet(s) C-501 through C-505
- [x] **Elevation Drawings.** Complete elevation drawings of all buildings showing dimensions and proposed materials including roofing, siding, windows and trim. Drawings shall include conceptual trim and cornice design, roof pitch, and solid/void ratio and siding material calculations. If landscaping is proposed to soften or mitigate architectural modulation or details, additional elevation drawings showing proposed landscaping shall be provided.
  ☐ N/A ☒ Submitted on sheet(s) A-201 through A-203
- [ ] **Sign Plan.** A sign plan showing the general location, type and size of signage on buildings.
  ☒ N/A ☐ Submitted on sheet(s) Will be assessed in later
- [ ] **Equipment Screening.** A description of how all mechanical and utility equipment will be screened.
  ☒ N/A ☐ Submitted on sheet(s) (Proposed inside of buildings)

☒ **Color and Material Palette.** A schematic color and material palette of the building's exterior siding, trim, cornice, windows, and roofing. If alternative design review is requested, material and color samples shall be provided.

☐ N/A ☒ Submitted on sheet(s) A-201 through A-203

Sports Complex Phase 1B
PL-SPR-23-0001 et al
Design Review Board 04.27.2023
Exhibit D

☒ **Fencing.** The location and description of any proposed fencing.

☐ N/A ☒ Submitted on sheet(s) L-201, L-202, L-521, and L-522

☒ **Light Fixtures.** A cutsheet showing typical parking and building lighting which includes pole height and mounting height. If proposed fixtures are near critical areas or natural vegetation retention areas, shielding shall be shown.

☐ N/A ☒ Submitted on sheet(s) IL-01 and IL-02

☒ **Accessories.** The location of all outdoor furniture, trash receptacles and accessories.

☐ N/A ☒ Submitted on sheet(s) L-201, L-210, L-211

☒ **Alternative Design Review**. A request for alternative design review shall include a written statement addressing the criteria for approval as set forth in **GHMC 17.98.055, 17.98.056, 17.98.058 or 17.98.060**, as applicable.

☐ N/A ☒ Submitted on sheet(s) Written in narrative

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

Define Historic Structure in 17.99.590?
Line up with 17.97 which defines historic property. Also 17.97 defines structure.

## 17.99.580 Preservation of historic structures.

The following standards apply to all structures built prior to 1950: In the Historic District?

Historic Preservation Commission (HPC)

A. Consider ~~design review board~~ review of historic structure remodels.

required? Defined?

It is strongly recommended that major remodeling proposals of historic structures be reviewed by the ~~DRB~~. The ~~DRB~~ may be HPC able to provide design solutions which preserve the historic integrity of a building while meeting the contemporary needs of its owner.

B. Preserve integrity of original structure's form.

Historic structures may not be "buried" behind additions and alterations. Additions to historic buildings must be stepped back from the original structure facade so that the original design remains prominent and discernible.

C. Maintain original window pattern and design.

The spacing, proportion and design of the building's original windows must be maintained and be incorporated into remodels and additions. Smaller windows may, on a limited basis, be replaced by larger windows if the muntins and mullions of the larger windows reflect the vertical proportions of historic windows. Windows divided with muntins must be true divided light windows.

D. Maintain prominent and characteristic design features of original building.

Architectural features such as front porches or bay windows which are strong or prominent features of a building's original design must be maintained. Design features which characterize a particular building period or design, such as knee braces and other craftsman design trademarks, must be maintained on the original structure.

E. Continue original building's siding and trim materials onto remodels and additions.

Building additions and remodels shall use the same or very similar types of siding and trim materials as originally found on the existing structure, except that brick or stone may be combined with wood siding.

*Historic structures in the historic district of Gig Harbor make a significant and important contribution to the visual character of the harbor basin.*

*The standards of this section promote the preservation, renovation, restoration and adaptive reuse of Gig Harbor's historic structures and waterfront neighborhoods.*

# Chapter 2.21
# DESIGN REVIEW BOARD (DRB)

**Sections:**


2.21.010 Creation of design review board.
2.21.020 Terms, qualifications and appointment of members.
2.21.030 Purposes.
2.21.040 Additional powers and duties.
2.21.050 Limitations.


## 2.21.010 Creation of design review board.

A design review board (also referred to as DRB) is hereby created. The design review board shall consist of five members. The design review board shall interpret, review and implement design review as provided by the city's adopted design manual in Chapter 17.99 GHMC.

## 2.21.020 Terms, qualifications and appointment of members.

A. Members of the design review board shall be appointed by the mayor and confirmed by the city council and shall serve terms of three years. The terms shall be staggered. All terms shall expire on September 30th.

B. Design review board members should have qualifications, skills or demonstrated interest in urban design and be able to demonstrate the ability to read and interpret site plans, elevation drawings, landscape plans, architectural details and other design details and specifications as may be depicted on plans.

Members shall meet at least one of the qualifications listed below:

- A licensed architect with experience in urban design;
- A resident with a professional background relating to landscaping, horticulture, arboriculture or forestry design;
- A resident with a professional background relating to urban design (e.g., a professional artist, a civil engineer, planner, building contractor or professional building designer);
- A resident with demonstrated interest and knowledge of urban design, landscaping, horticulture, arboriculture or forestry design (no more than two members shall be appointed from this category);
- A member from the Gig Harbor planning commission (no more than one planning commissioner shall be appointed to the DRB);

## 2.21.030 Purposes.

The purposes of the design review board are:

A. To implement procedures related to the city's design manual as described in Chapter 17.98 GHMC;

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B. To protect and enhance Gig Harbor's small town characteristics by assuring that decisions on design reflect the intent of the city's design manual and the design element of the city's comprehensive plan;
C. To make suggestions on design alternatives which meet the needs of the property or business owner and which are consistent with and meet the intent of the city's design policies;
D. To make recommendations to the planning commission and city council on policies and ordinances that may affect the city's design and visual character;

**2.21.040 Additional powers and duties.**
In addition to the powers set forth in GHMC 2.21.030, the design review board shall:

A. Recommend to the planning commission for adoption standards to be used by the city or design review board in reviewing outdoor proposals within city limits or its areas of contractual jurisdiction;
B. Recommend to the city council the purchase of interests in property for purposes of preserving the city's visual characteristics or implementing the provisions of the city's design manual or the design element of the city's comprehensive plan;
C. Recommend to the planning commission and the city council zoning boundary changes which are consistent with the city's design manual and the design element of the city's comprehensive plan;
D. Recommend to the planning commission and the city council changes to the Gig Harbor Municipal Code and public works standards which reinforce the purpose of the city's design manual and the design element of the city's comprehensive plan;
E. Provide advice and guidance on request of the property owner or occupant on the alteration, decoration, landscaping, or maintenance of any structure or site within the city's jurisdiction;

**2.21.050 Limitations.**
The design review board may recommend approval, conditional approval or disapproval of project designs or design variances pursuant to the standards in Chapter 17.99 GHMC (Design Manual) and Chapter 17.98 GHMC. The DRB shall have no authority to make final decisions on site plans, or to waive, increase or decrease any other code requirements. Site plans shall be reviewed as provided in GHMC Title 19.

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# Chapter 2.21
# DESIGN REVIEW BOARD (DRB)

Sections:

**2.21.010 Creation of design review board.**
**2.21.020 Terms, qualifications and appointment of members.**
**2.21.030 Purposes.**
**2.21.040 Additional powers and duties.**
**2.21.050 Limitations.**
**2.21.060 Organization.**
**2.21.070 Staff assistance.**

## 2.21.010 Creation of design review board.

A design review board (also referred to as DRB) is hereby created. The design review board shall consist of seven members. The design review board shall interpret, review and implement design review as provided by the city's adopted design manual in Chapter 17.99 GHMC, and also promote an awareness of the city's history and preservation of the city's historic buildings. (Ord. 993 § 1, 2005; Ord. 736 § 1, 1996).

## 2.21.020 Terms, qualifications and appointment of members.

A. Members of the design review board shall be appointed by the mayor and confirmed by the city council and shall serve terms of three years. The terms shall be staggered. All terms shall expire on September 30th. Members of the design review board shall continue to serve until their successors are appointed and qualified. The city council shall appoint a new DRB member to fill vacancies that might arise and such appointments shall be to the end of the vacating member's term.

B. Design review board members shall have qualifications, skills or demonstrated interest in urban design or historic preservation and must be able to demonstrate the ability to read and interpret site plans, elevation drawings, landscape plans, architectural details and other design details and specifications as may be depicted on plans. All DRB members shall reside in the greater Gig Harbor area within Pierce County (west of the Tacoma Narrows Bridge and east of the Purdy Bridge).

Members shall be selected by the council from at least four of the following categories:

1. A licensed architect with demonstrated experience in urban or historic building design (at least one member shall be selected from this category and no more than one member shall be selected from this

category; any person who meets the qualifications of this category may not be appointed under another category);

2. A city resident with interest and knowledge of urban design (no more than two members shall be selected from this category);

3. A member from the Gig Harbor planning commission (no more than one member shall be selected from this category);

4. A member with a professional background relating to urban design (e.g., a professional artist, a civil engineer, planner, building contractor or professional building designer) as determined by the city council;

5. A member with demonstrated interest and knowledge of landscaping, horticulture, arboriculture or forestry;

6. An individual with a background in identifying, evaluating and protecting historic resources, selected from among the disciplines of architecture, history, architectural history, planning, prehistoric and historic archaeology, folklore, cultural anthropology, curation, conservation or landscape architecture, or related disciplines. (At least two members should be selected from this category.) Members in this category may participate in all applications reviewed by the DRB pursuant to Chapter 17.99 GHMC (Design Manual), but shall participate in applications received pursuant to Chapter 17.97 GHMC (Historic Preservation).

The DRB action that would otherwise be valid shall not be rendered invalid by the temporary vacancy of one or all of the required categorical positions, as long as there is a quorum, unless DRB action is related to meeting certified local government (CLG) responsibilities cited in the certification agreement between the city and the State Historic Preservation Officer on behalf of the mayor, and the State Historic Preservation Officer on behalf of the state.

Members appointed prior to November 8, 2021, who do not fall into the category restrictions listed above shall be allowed to serve the remainder of their term. (Ord. 1492 § 1, 2022; Ord. 1486 § 2, 2022; Ord. 1470 § 1, 2021; Ord. 1447 § 2, 2020; Ord. 1423 § 2, 2019; Ord. 993 § 2, 2005; Ord. 736 § 1, 1996).

## 2.21.030 Purposes.

The purposes of the design review board are:

A. To implement procedures related to the city's design manual as described in Chapter 17.98 GHMC;

B. To protect and enhance Gig Harbor's small town characteristics by assuring that decisions on design reflect the intent of the city's design manual and the design element of the city's comprehensive plan;

C. To make suggestions on design alternatives which meet the needs of the property or business owner and which are consistent with and meet the intent of the city's design policies;

D. To make recommendations to the planning commission and city council on policies and ordinances that may affect the city's design and visual character;

E. To identify and actively encourage the conservation of the city of Gig Harbor's historic resources by initiating and maintaining a register of historic places and reviewing proposed changes to register properties;

F. To raise community awareness of the city of Gig Harbor's history and historic resources;

G. To serve as the city's primary resource in matters of historic preservation;

H. To serve as the city's local review board as defined in WAC 254-20-030(8) and Chapter 17.97 GHMC. (Ord. 993 § 3, 2005; Ord. 736 § 1, 1996).

## 2.21.040 Additional powers and duties.

In addition to the powers set forth in GHMC 2.21.030, the design review board shall:

A. Recommend to the planning commission for adoption standards to be used by the city or design review board in reviewing outdoor proposals within city limits or its areas of contractual jurisdiction;

B. Recommend to the city council the purchase of interests in property for purposes of preserving the city's visual characteristics or implementing the provisions of the city's design manual or the design element of the city's comprehensive plan;

C. Advise the city council on possible incentives to preserve historic structures within the city's historic district;

D. Recommend to the planning commission and the city council zoning boundary changes which are consistent with the city's design manual and the design element of the city's comprehensive plan;

E. Recommend to the planning commission and the city council changes to the Gig Harbor Municipal Code and public works standards which reinforce the purpose of the city's design manual and the design element of the city's comprehensive plan;

F. Provide advice and guidance on request of the property owner or occupant on the restoration, alteration, decoration, landscaping, or maintenance of any structure or site within the city's jurisdiction;

G. To carry out all activities related to historic preservation as anticipated under the certified local government (CLG) program as provided in Chapter 17.97 GHMC. In carrying out these responsibilities, the DRB shall engage in the following:

1. Conduct and maintain a comprehensive inventory of historic resources within the boundaries of the city of Gig Harbor and known as the city of Gig Harbor historic inventory, and publicize and periodically update inventory results.

2. Initiate and maintain the city of Gig Harbor's register of historic places. This official register shall be compiled of buildings, structures, sites, and objects identified by the DRB as having historic significance worthy of recognition and protection by the city and encouragement of efforts by owners to maintain, rehabilitate, and preserve properties.

3. Review nominations to the city of Gig Harbor's register of historic places according to adopted criteria.

4. Review proposals to construct, change, alter, modify, remodel, move, demolish, or significantly affect properties or districts on the register as provided in GHMC 17.97.050.

5. Participate in, promote and conduct public information, educational and interpretive programs pertaining to historic resources.

6. Establish liaison support, communication and cooperation with federal, state and other local government entities which will further historic preservation objectives, including public education, within the Gig Harbor area.

7. Review and comment to the Gig Harbor city council on land use, housing and redevelopment, municipal improvement and other types of planning and programs undertaken by any agency of the city of Gig Harbor, Pierce County, other neighboring communities, the state and federal governments, as they relate to historic resources of the city of Gig Harbor.

8. Advise the Gig Harbor city council on matters pertaining to local history and historic preservation.

9. Provide information to the public on methods of maintaining and rehabilitating historic properties. This may take the form of pamphlets, newsletters, workshops, or similar activities.

10. Officially recognize excellence in the rehabilitation of historic buildings, structures, sites and districts, and new construction in historic areas; and encourage appropriate measures for such recognition.

11. Be informed about and provide information to the public and city elected officials on incentives for preservation of historic resources including legislation, regulations and codes that encourage the use and adaptive reuse of historic properties.

12. Review nominations to the State and National Registers of Historic Places.

13. Investigate and report to the Gig Harbor city council on the use of various federal, state, local or private funding sources available to promote historic resource preservation in the city.

14. Serve as the local review board for special valuation as defined in WAC 254-20-030(12), and:

a. Make determination concerning the eligibility of historic properties for special valuation;

b. Verify that the improvements are consistent with the Washington State Advisory Council's Standards for Rehabilitation and Maintenance;

c. Enter into agreements with property owners for the duration of the special valuation period as required under WAC 254-20-070(2) and as specified under Chapter 17.97 GHMC;

d. Approve or deny applications for special valuation;

e. Monitor the property for continued compliance with the agreement and statutory eligibility requirements during the 10-year special valuation period; and

f. Adopt bylaws and/or administrative rules and comply with all other local review board responsibilities identified in Chapter 84.26 RCW. (Ord. 993 § 4, 2005; Ord. 736 § 1, 1996).

## 2.21.050 Limitations.

The design review board may recommend approval, conditional approval or disapproval of project designs or design variances pursuant to the standards in Chapter 17.99 GHMC (Design Manual) and Chapter 17.98 GHMC. The DRB shall have no authority to make final decisions on site plans, or to waive, increase or decrease any other code requirements. Site plans shall be reviewed as provided in GHMC Title 19. (Ord. 993 § 5, 2005; Ord. 736 § 1, 1996).

## 2.21.060 Organization.

The city's design review board shall be organized as follows:

A. *Chairman.* The design review board shall elect one of its members to serve as chairman for a term of one year at its first meeting in March of each year. The chairman may be elected to serve for one consecutive additional term, but not for more than two successive terms.

B. *Quorum.* No business shall be conducted without a quorum at the meeting.

1. *Certified Local Government Meetings Pursuant to Chapter 17.97 GHMC.* A quorum shall exist when the meeting is attended by a majority of the appointed members of the DRB, including all historic preservation members as defined in GHMC 2.21.020(B)(6).

2. *Project Review Meetings Pursuant to Chapter 17.98 GHMC.* A quorum shall exist when the meeting is attended by a majority of the appointed members of the DRB, excluding historic preservation members as defined in GHMC 2.21.020(B)(6).

C. *Voting.* All actions of the design review board shall be represented by a vote of the membership. A simple majority of the members present at the meeting in which action is taken shall approve any action taken. The chairman may vote at the meetings. (Ord. 1098 § 1, 2007; Ord. 736 § 1, 1996).

## 2.21.070 Staff assistance.

The city's planning department shall provide the design review board with such assistance as is reasonably necessary to enable it to perform its functions and duties. Staff assistance shall include, but not be limited to, the making of recommendations in staff reports to the DRB on specific projects, research, general planning and instruction. (Ord. 736 § 1, 1996).

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**The Gig Harbor Municipal Code is current through Ordinance 1509, passed February 27, 2023.**

Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: www.cityofgigharbor.net
Code Publishing Company, A General Code Company

**<New Gig Harbor Municipal Code Section>**
**<Highlighted passages are still under review>**

# Chapter 2.26
# HISTORIC PRESERVATION COMMISSION

Sections:


2.26.010 Creation of historic preservation commission.
2.26.020 Terms, qualifications and appointment of members.
2.26.030 Purpose.


## 2.26.010 Creation of historic preservation commission.

A historic preservation commission is hereby created. The historic preservation commission (HPC) shall consist of five members.

## 2.26.020 Terms, qualifications and appointment of members.

A. Members of the historic preservation commission shall be appointed by the mayor and confirmed by the city council and shall serve terms of three years. The terms shall be staggered. All terms shall expire on September 30th.

B. Historic preservation commission members shall have a demonstrated interest and competence or knowledge in historic preservation. Residents may qualify to serve if they have a record of avocational involvement in historic preservation studies or activities. The commission shall also include 2 professional members in the disciplines of architecture, history, architectural history, planning, prehistoric and historic archaeology, folklore, cultural anthropology, curation, conservation, and landscape architecture, or related disciplines. A broad range of professions shall be represented on the commission to the extent that qualified candidates are available.

## 2.26.030 Purpose.

The purposes of the historic preservation commission is to carry out all activities related to historic preservation as anticipated under the certified local government (CLG) program as provided in Chapter 17.97 GHMC. In carrying out these responsibilities, the historic preservation commission shall engage in the following:

1. Review nominations to the city of Gig Harbor's register of historic places according to adopted criteria.
2. Review proposals to construct, change, alter, modify, remodel, move, demolish, or significantly affect properties or districts on the register as provided in GHMC 17.97.050.
3. Review and comment to the Gig Harbor city council on land use, housing and redevelopment, municipal improvement and other types of planning and programs undertaken by any agency of the city of Gig Harbor, Pierce County, other neighboring communities, the state and federal governments, as they relate to historic resources of the city of Gig Harbor.
4. Advise the Gig Harbor city council on matters pertaining to local history and historic preservation.

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5. Officially recognize excellence in the rehabilitation of historic buildings, structures, sites and districts, and new construction in historic areas; and encourage appropriate measures for such recognition.
6. Review nominations to the State and National Registers of Historic Places.
7. Investigate and report to the Gig Harbor city council on the use of various federal, state, local or private funding sources available to promote historic resource preservation in the city.
8. Serve as the local review board for special valuation as defined in WAC 254-20-030(12), and:
    a. Make determination concerning the eligibility of historic properties for special valuation;
    b. Verify that the improvements are consistent with the Washington State Advisory Council's Standards for Rehabilitation and Maintenance;
    c. Enter into agreements with property owners for the duration of the special valuation period as required under WAC 254-20-070(2) and as specified under Chapter 17.97 GHMC;
    d. Approve or deny applications for special valuation; and
    e. Monitor the property for continued compliance with the agreement and statutory eligibility requirements during the 10-year special valuation period;

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# Chapter 17.97
# HISTORIC PRESERVATION

Sections:

17.97.010 Purpose.
17.97.020 Definitions.
17.97.040 Register of historic places.
17.97.050 Review of changes to properties listed on the city's register of historic places.
17.97.060 Review and monitoring of properties for special property tax valuation.
17.97.070 Summary of historic preservation applications and procedures.

## 17.97.010 Purpose.

The purpose of this chapter is to provide for the identification, evaluation, designation and protection of designated historic and prehistoric resources within the boundaries of the city of Gig Harbor, and preserve and rehabilitate eligible historic properties within the city for future generations through special valuation, a property tax incentive, as provided in Chapter 84.26 RCW, in order to:

A. Safeguard the heritage of the city as represented by those buildings, objects, sites and structures which reflect significant elements of the city's history;

B. Foster civic and neighborhood pride in the beauty and accomplishments of the past, and a sense of identity based on the city's history;

C. Stabilize or improve the aesthetic and economic vitality and values of such sites, improvements and objects;

D. Assist, encourage, and provide incentives to private owners for voluntary preservation, restoration, redevelopment and use of outstanding historic buildings, objects, sites and structures;

E. Promote and facilitate the early identification and resolution of conflicts between preservation of historic resources and alternative land uses; and

F. Conserve valuable material and energy resources by ongoing use and maintenance of the existing built environment. (Ord. 992 § 1, 2005).



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## 17.97.020 Definitions.

The following words and terms when used in this chapter shall mean as follows, unless a different meaning clearly appears from the context:

A. "Historic inventory" or "inventory" means the comprehensive inventory of historic and prehistoric resources within the boundaries of the city of Gig Harbor.

B. "~~Design review board~~Historic Preservation ~~-~~Commission" or "~~DRB~~HPC" is the local review board established to carry out the provisions of this chapter as created by Chapter 2.21 GHMC.

C. "Register of historic places," "local register," or "register" means the listing of locally designated properties provided for in GHMC 17.97.040.

D. "Actual cost of rehabilitation" means costs incurred within 24 months prior to the date of a special valuation application and directly resulting from one or more of the following: (1) improvements to an existing building located on or within the perimeters of the original structure; or (2) improvements outside of but directly attached to the original structure which are necessary to make the building fully useable, but shall not include rentable/habitable floor space attributable to new construction; or (3) architectural and engineering services attributable to the design of the improvements; or (4) all costs defined as "qualified rehabilitation expenditures" for purposes of the federal historic preservation investment tax credit.

E. "Building" is a structure constructed by human beings. This includes both residential and nonresidential buildings, main and accessory buildings.

F. "Certificate of appropriateness" means the document indicating that the ~~DRB~~HPC has reviewed the proposed changes to a local register property and certified the changes as not adversely affecting the historic characteristics of the property which contribute to its designation.

G. "Certified local government" or "CLG" means the designation reflecting that the local government has been jointly certified by the State Historic Preservation Officer and the National Park Service as having established its own historic preservation commission and a program meeting federal and state standards.

H. "Class of properties eligible to apply for special valuation" means all properties listed In the National Register of Historic Places including but not limited to properties certified as contributing to a National Register Historic District which have been substantially rehabilitated at a cost and within a time period which meets the requirements set forth in Chapter 84.26 RCW; and, all properties listed on the local register including but not limited to properties certified as contributing to a local district which have been substantially rehabilitated at a cost and within a time period which meets the requirements set forth in Chapter 84.26 RCW.~~within the city of Gig Harbor listed on the National Register of Historic Places which have been substantially rehabilitated at a cost and within a time period which meets the requirements set forth in Chapter 84.26 RCW, until the city becomes a certified local government. Once a CLG, the class of properties eligible to apply for special valuation in the city means city historic properties listed on the city's register of historic places or properties certified as contributing to a city historic register which have been~~

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Commented [CdS2]: Citation

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Commented [TM(3]: Carl, I am currently working with the Attorney General on this language specifically. In a nutshell, the model ord. language reads as if building listed in the National Register are only eligible for Special Valuation until a community becomes a CLG and then only buildings on the local register are eligible. However, this is not how it reads in the RCW. Both should be eligible. I will get back to you as soon as I get confirmation from the AG. Should be soon.

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~~substantially rehabilitated at a cost and within a time period which meets the requirements set forth in Chapter 84.26 RCW.~~

I. "Cost" means the actual cost of rehabilitation, which cost shall be at least 25 percent of the assessed valuation of the historic property, exclusive of the assessed value attributable to the land, prior to rehabilitation.

J. ~~Insert Here~~ "District" ~~A "district"~~ is a geographically definable area urban or rural, small or large—possessing a significant concentration, linkage, or continuity of sites buildings, structures, and/or objects united by past events or aesthetically by plan or physical development.

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**Commented [TM(4]:** GH might not have or plan to have any districts but good to have he definition here.

J. "Emergency repair" means work necessary to prevent destruction or dilapidation to real property or structural appurtenances thereto immediately threatened or damaged by fire, flood, earthquake or other disaster.

K. "Historic property" means real property, together with improvements thereon, except property listed in a register primarily for objects buried below ground, which is listed in a local register of a certified local government or the National Register of Historic Places.

L. "Incentives" are such rights or privileges or combination thereof which the city or other local, state or federal body or agency, by virtue of applicable present or future legislation, may be authorized to grant or obtain for the owner(s) of register properties. Examples of economic incentives include, but are not limited to, tax relief, transfer of development rights, facade easements, preferential leasing policies, plaques, and beneficial placement of public improvements or amenities.

M. "Local review board" used in Chapter 84.26 RCW and Chapter 254-20 WAC for the special valuation of historic properties means the ~~design review board~~historic preservation commission~~board~~ created by Chapter 2.21 GHMC.

**Commented [CdS5]:** Citation

N. "National Register of Historic Places" means the national listing of properties significant to our cultural history because of their documented importance to our history, architectural history, engineering, or cultural heritage.

O. "Object" means a thing of functional, aesthetic, cultural, historical or scientific value that may be, by nature or design, movable yet related to a specific setting or environment.

P. "Ordinary repair and maintenance" means work for which a permit issued by the city is not required by law, and where the purpose and effect of such work is to correct any deterioration or decay of or damage to the real property or structure appurtenance therein and to restore the same, as nearly as may be practicable, to the condition prior to the occurrence of such deterioration, decay or damage.

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Q. "Owner" of property is the fee simple owner of record as exists on the records of the Pierce County assessor.

R. "Significance" or "significant" used in the context of historic significance means the following: a property with local, state or national significance is one which helps in the understanding of the history or prehistory of the local area, state or nation (whichever is applicable) by illuminating the local, statewide, or nationwide impact of the events or persons associated with the property, or its architectural type or style in information potential. The local area can include the city of Gig Harbor, Pierce County or Puget Sound, Washington, or a modest geographic or cultural area, such as a neighborhood. Local significance may apply to a property that illustrates a theme that is important to one or more localities; state significance to a theme important to the history of the state; and national significance to property of exceptional value in representing or illustrating an important theme in the history of the nation.

S. "Site" is a place where a significant event or pattern of events occurred. It may be the location of prehistoric or historic occupation or activities that may be marked by physical remains; or it may be the symbolic focus of a significant event or pattern of events that may not have been actively occupied. A site may be the location of ruined or now non-extant buildings or structures if the location itself possesses historic, cultural or archaeological significance.

T. "Special valuation for historic properties" or "special valuation" or "special property tax valuation" means the local option program which when implemented makes available to property owners a special tax valuation for rehabilitation of historic properties under which the assessed value of an eligible historic property is determined at a rate that excludes, for up to 10 years, the actual cost of the rehabilitation (Chapter 84.26 RCW).

U. "State Register of Historic Places" means the state listing of properties significant to the community, state, or nation, but which may or may not meet the criteria of the National Register.

V. "Structure" is a work made up of interdependent and interrelated parts in a definite pattern of organization. Constructed by man, it is often an engineering project.

W. "Waiver of a certificate of appropriateness" or "waiver" means the document indicating that the ~~DRB~~HPC has reviewed the proposed whole or demolition of a local register property and failing to find alternatives to demolition has issued a waiver of a certificate of appropriateness which allows the building or zoning official to issue a permit for demolition.

X. "Washington State Advisory Council's Standards for the Rehabilitation and Maintenance of Historic Properties" or "State Advisory's Council's Standards" means the rehabilitation and maintenance standards used by the city ~~design review board~~historic preservation commission as ~~minimum requirements~~standards for ~~determining whether or not an historic property is eligible for~~maintaining property that has received special valuation and whether or not the property continues to be eligible for special valuation once it has been so classified. (Ord. 1375 § 1, 2017; Ord. 992 § 1, 2005).

**Commented [TM(6]:** FYI. The criteria the local commission uses when a property receives special valuation are called the WA State Advisory Council's (ACHP)Standards for the Rehabilitation and Maintenance of Historic Properties. The criteria the commission uses in a regular design review are the Secretary of the Interior's Standards. I will attach both in the email I send with this document. The are basically the same except the wording is a little different and the ACHP's standards include provisions for maintaining the property after Special valuation is received.



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## 17.97.040 Register of historic places.

A. *Criteria for Determining Designation in the Register.* Any building, structure, or site may be designated for inclusion in the city of Gig Harbor historic preservation register if it is significantly associated with the history, architecture, archaeology, engineering, or cultural heritage of the community, if it has integrity; is at least 50 years old, or is of lesser age and has exceptional importance; and if it falls in at least one of the following categories:

1. Is associated with events that have made a significant contribution to the broad patterns of national, state or local history;

2. Embodies the distinctive architectural characteristics of a type, period, style, or method of design or construction, or represents a significant and distinguishable entity whose components may lack individual distinction;

3. Is an outstanding work of a designer, builder, or architect who has made a substantial contribution to the art;

4. Exemplifies or reflects special elements of the city's cultural, special, economic, political, aesthetic, engineering, or architectural history;

5. Is associated with the lives of persons significant in national, state or local history;

6. Has yielded or may be likely to yield important archaeological information related to history or prehistory;

7. Is a building or structure removed from its original location but which is significant primarily for architectural value, or which is the only surviving structure significantly associated with an historic person or event;

8. Is a birthplace or grave of an historical figure of outstanding importance and is the only surviving structure or site associated with that person;

9. Is a cemetery which derives its primary significance from age, from distinctive design features, or from association with historic events, or cultural patterns;

10. Is a reconstructed building that has been executed in an historically accurate manner on the original site;

11. Is a creative and unique example of folk architecture and design created by persons not formally trained in the architectural or design professions, and which does not fit into formal architectural or historical categories.

B. *Process for Designating Properties to the City Register of Historical Properties.*

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1. Property owners may nominate a building, structure, site, or object for inclusion in the city register of historical properties. Members of the ~~DRB~~HPC or the ~~DRB~~HPC as a whole may generate nominations and may sponsor nominations submitted by members of the public. In its designation recommendation, the ~~DRB~~HPC shall consider the city's historic property inventory and the city comprehensive plan, and shall recommend inclusion on the register only if the owner is willing to have his/her property included on the register.

2. In the case of individual properties, the designation shall include the tax parcel number, a full legal description of the property, references and all features, interior and exterior, and outbuildings that contribute to its designation.

~~Insert~~ 3. In the case of districts, the designation shall include description of the boundaries of the district; the characteristics of the district justifying its designation; and a list of all properties including features, structures, sites, and objects contributing to the designation of the district. The HPC shall consider a simple majority of property owners within the proposed district boundary to be adequate for owner consent. The public, property owner(s) and the authors of the nomination, if different, and lessees, if any, shall be notified of the listing.

~~3~~4. The ~~DRB~~HPC shall consider the merits of the nomination, according to the criteria in subsection A of this section at a public meeting. Notice shall be provided to the public and the owner(s) of the property, and the authors of the nomination, as provided in GHMC 17.98.055(C)(1). If the ~~DRB~~HPC finds that the nominated property is eligible for the city's register of historical properties, the ~~DRB~~HPC shall make recommendation to the city council that the property be listed in the register with the owner's consent. The city council shall make a final determination according to the criteria in subsection A of this section. The property owners and the authors of the nomination, if different, shall be notified of the listing.

~~4~~5. Properties listed in the city's register of historical properties shall be recorded on official zoning records with an "HR" (for "historic register") designation. This designation shall not change or modify the underlying zone classification.

C. *Removal of Properties from the Register*. In the event that any property is no longer deemed appropriate for designation to the city's register of historical properties, the ~~DRB~~HPC may initiate removal from such designation by the same procedure as provided for in establishing the designation, subsection B of this section. The city council makes the final decision on a proposed removal of property from the city's register of historical properties. A property may be removed from the city's register of historical properties without the owner's consent, and the city council shall remove the property from the city's register if the owner requests removal.

D. *Effects of Listing on the Register*.

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1. Listing on the city historical register is an honorary designation denoting significant association with the historic, archaeological, engineering, or cultural heritage of the community. Properties are listed individually.

2. Prior to the commencement of any work on a register property, excluding ordinary repair and maintenance and emergency measures defined in GHMC 17.97.020(P) and (J), the owner must request and receive a certificate of appropriateness from the ~~DRB~~HPC for the proposed work. Violation of this rule shall be grounds for the ~~DRB~~HPC to review the property for removal from the register.

3. Prior to whole or partial demolition of a register property, the owner must request and receive a waiver of a certificate of appropriateness.

4. Once the city is certified as a certified local government (CLG), all properties listed on the ~~city historic~~local register or the National Register of Historic Places may be eligible for special tax valuation on their rehabilitation (GHMC 17.97.020(T)).

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5. *Plaques.* Owners of properties on a historic register may display a plaque to recognize the property's listing on a specific register. (Ord. 1375 § 2, 2017; Ord. 1093 § 10, 2007; Ord. 992 § 1, 2005).

## 17.97.050 Review of changes to properties listed on the city's register of historic places.

A. *Review Required.* No person shall change the use, construct any new building or structure, or reconstruct, alter, restore, remodel, repair, move, or demolish any existing property on the city historic register without review by the ~~DRB~~HPC and without receipt of a certificate of appropriateness, or in the case of demolition, a waiver, as a result of the review.

B. *Exemptions.* Ordinary repair and maintenance, which includes painting, or emergency measures defined in GHMC 17.97.020(J) and (P), do not require a certificate of appropriateness.

C. *Review Process.*

1. *Application for Review and Issuance of a Certificate of Appropriateness or Waiver.* A complete application for a certificate of appropriateness or waiver shall include the following:

a. A completed application on a form provided by the planning ~~department~~division.

b. A written description of the existing use of the registered structure and the proposed use of the registered structure.

c. Comprehensive exterior photographs showing all exterior facades of the registered structures, and close-up photographs of all existing architectural detailing and characteristics of the structure



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(e.g., siding, trim, turnings, braces, window design). If available, historic photos that show the structure's original or earlier design and detailing.

d. Comprehensive interior photographs showing room layouts and architectural features and details (e.g., door and trim design, wall finishes and textures, arches, niches, stair details, window design, wall panels, ceiling panels, and fixtures). Interior photographs are necessary only for special valuation applications.

e. A written description of the proposed changes, holistically, and specifically to any features that contribute to the property's eligibility for inclusion on the local register as described in the form nominating the property to the local register.~~to the registered structure, including:~~

~~i. Information on building materials proposed for removal and/or replacement, and stated reasons for removal or replacement as opposed to repair and retention;~~

~~ii. Changes to door and window design (fenestration);~~

~~iii. Changes to siding, trim and architectural detailing;~~

~~iv. Changes to the existing massing or form of the building, including additions, demolitions, roof modifications, and enclosure of porches, decks, etc.~~

f. Elevation drawings, minimum one-quarter-inch scale, depicting the structure with all proposed changes (except demolitions).

g. A written description of proposed cleaning, refinishing or resurfacing techniques, explaining how retained historic materials will be protected and preserved.

h. A description of existing exterior building colors, original building colors (if known) and proposed building colors.

i. A statement explaining how the applicant believes the proposed changes meet the criteria for approval outlined in subsection (C)(~~43~~) of this section.

j. A written waiver acknowledging that the application will not be processed under GHMC Title 19.

2. *Review of Permits to Work on a Property Listed on the Register of Historical Properties.* The director or designee shall report any application for a permit to work on a designated city register property to the ~~DRB~~HPC. If the activity is not exempt from review, the staff shall notify the applicant of the review requirements. The city shall not issue any permit for work on a designated city register property until a certificate of appropriateness or a waiver is received from the ~~DRB~~HPC, but shall work with the ~~DRB~~HPC in providing information on required building and fire code requirements.

3. *~~DRB~~HPC Review.* All applications for a certificate of appropriateness or a waiver shall be forwarded to the ~~DRB~~HPC for review and final decision. The ~~DRB~~HPC shall hold a public meeting on the

**Commented [TM(8]:** Instead of what is written below, I would recommend saying a description of changes to any features that contribute to the property's eligibility for inclusion on the Gig Harbor Register as described in the property's nomination form to the GH Register. -Basically, what is being reviewed during a design review are the features of the historic property (see, my last comment in this doc about Integrity) that made it eligible for the GH register in the first place. Basically, this is what you have listed below but varies from property to property.

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application and review the proposed work according to the criteria listed in subsection (C)(4) of this section. The ~~DRB~~HPC shall issue a written decision within 30 days after the public meeting on the application. The ~~DRB~~HPC's processing of an application is exempt from project permit processing in GHMC Title 19, with the exception of the appeal provisions of Chapter 19.06 GHMC.

The ~~DRB~~HPC's decision shall be in writing and shall state the findings of fact and conclusions relied upon for the decision. Any conditions agreed to by the applicant in this review process shall become conditions of approval of the certificate of appropriateness. If the owner agrees to the ~~DRB~~HPC's decision and all conditions pertaining to the decision, a certificate of appropriateness shall be granted by the ~~DRB~~HPC, and the city may issue permits for the proposed work. If the owner does not agree with the ~~DRB~~HPC's decision, then permits may be issued only if the structure is removed from the city's historic register under the provisions of GHMC 17.97.040(C). Issuance of any permit pursuant to this chapter shall not provide an exemption from compliance with any other applicable code or ordinance including, but not limited to, fire, plumbing, and mechanical codes.

4. *Criteria for Certificate of Appropriateness Approval.* The Secretary of the Interior's Standards for Rehabilitation ~~following standards for rehabilitation and maintenance of historic properties (based upon the Washington State Advisory Council Standards for the Rehabilitation and Maintenance of Historic Properties in WAC 254-20-100)~~ shall be the basis for the ~~DRB~~HPC's decision on a certificate of appropriateness:

a. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

b. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

c. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

d. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

e. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

f. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual

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qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

g. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

h. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

a. ~~*Rehabilitation*~~.

~~i. Every reasonable effort shall be made to provide a compatible use for an historic property which requires minimal alteration of the building, structure, or site and its environment, or to use an historic property for its originally intended purpose.~~

~~ii. The distinguishing original qualities or character of a building, structure or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.~~

~~iii. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.~~

~~iv. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.~~

~~v. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.~~

~~vi. Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event replacement is necessary, the new material should match the material being replaced in~~

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**Commented [TM(9]:** These are the ACHP standards used for Special valuation. Replace this section with the Secretary of the Interior's Standards for Rehabilitation. Link here: https://www.seattle.gov/documents/Departments/Neighborhoods/HistoricPreservation/Shared/SOI-Standards-for-Rehabilitation.pdf (Also attached in email with this document) See my note on this in Definitions, X.

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composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplication of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

vii. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

viii. Every reasonable effort shall be made to protect and preserve archaeological resources affected by, or adjacent to, any project.

ix. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical architectural or cultural material, and such design is compatible with the size, scale, color, material, and character of the property, neighborhood, or environment, and when such design is consistent with all other applicable design and development regulations.

x. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

b. *Maintenance.*

i. Buildings and structures shall not be allowed to deteriorate beyond the point where routine maintenance and repair will return them to good condition.

ii. Buildings shall be kept in a safe and habitable condition at all times. Structural defects and hazards shall be corrected. Any condition which constitutes a fire hazard shall be eliminated.

iii. Buildings shall be protected against ongoing water damage due to defective roofing, flashing, glazing, caulking, or other causes. Moisture condensation resulting from inadequate heat or ventilation shall be eliminated if present at levels sufficient to promote rot or decay of building materials.

iv. Deteriorated exterior architectural features and any broken or missing doors and windows shall be repaired or replaced.

v. Painted exterior surfaces shall be maintained and repainted as necessary to prevent a deteriorated appearance or damage to the substrate. Exterior masonry surfaces shall be tuck pointed where required to maintain the mortar in sound condition. Finished tuck pointing shall match the original mortar joint in hardness and appearance.

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5. *Demolition.* A waiver of the certificate of appropriateness is required before a permit may be issued to allow whole or partial demolition of a designated city historic property. The owner or his/her agent shall apply to the ~~DRB~~HPC for a review of the proposed demolition and request a waiver. The waiver shall be placed on the ~~DRB~~HPC's meeting agenda, and the ~~DRB~~HPC and applicant shall discuss and consider alternatives to demolition. Additional meetings on the waiver may be held up to 45 calendar days after the initial meeting of the ~~DRB~~HPC on the waiver, unless either party requests an extension and the owner agrees in writing to the extension beyond the 45 days. If no request for an extension is made and no alternative to demolition has been agreed to, the ~~DRB~~HPC shall issue the waiver from the certificate of appropriateness. When issuing a waiver, the ~~DRB~~HPC may request the owner to mitigate the loss of the city historic register property by means determined by the ~~DRB~~HPC. Mitigation may include, but not be limited to: retention of site improvements, structural accessories, materials or design motifs that could be incorporated into new site development; documentation of the historic property, which may include an Historic American Building Survey (HABS); historic plaques or monuments placed on the site to provide information of the site and importance of the historic structure. Any conditions recommended by the ~~DRB~~HPC may be voluntarily complied with by the applicant. After the property is demolished, the ~~DRB~~HPC shall initiate removal of the property from the register.

6. *Appeals.* The ~~DRB~~HPC's decision regarding a certificate of appropriateness or waiver of a certificate of appropriateness may be appealed to the hearing examiner within 10 working days under the provisions of Chapter 19.06 GHMC. The appeal must state the grounds upon which the appeal is based. (Ord. 1375 § 3, 2017; Ord. 1197 § 70, 2010; Ord. 992 § 1, 2005).

## 17.97.060 Review and monitoring of properties for special property tax valuation.

Special valuation for historic properties makes available to property owners a special tax valuation for rehabilitation of historic properties under which the assessed value of an eligible historic property is determined at a rate that excludes, for up to 10 years, the actual cost of the rehabilitation (Chapter 84.26 RCW).

A. *Eligible Properties for Special Property Tax Valuation.* Class of properties eligible to apply for Special Valuation in Gig Harbor means all properties listed In the National Register of Historic Places including but not limited to properties certified as contributing to a National Register Historic District which have been substantially rehabilitated at a cost and within a time period which meets the requirements set forth in Chapter 84.26 RCW and all properties listed on the local Register of Historic Places including but not limited to properties certified as contributing to a local Register Historic District which have been substantially rehabilitated at a cost and within a time period which meets the requirements set forth in Chapter 84.26 RCW. ~~The class of historic property eligible to apply for special valuation in the city means all properties listed on the National Register of Historic Places or certified as contributing to a National Register Historic District which have been substantially rehabilitated at a cost and within a time period which meets the requirements set forth in Chapter 84.26 RCW, until the city becomes a certified local government (CLG). Once a CLG, the class of property eligible to apply for special valuation in the city means all properties listed in the~~

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~~city register which have been substantially rehabilitated at a cost and within a time period which meets the requirements set forth in Chapter 84.26 RCW.~~

Commented [TM(10]: Carl, mentioned that I am working on updating this language to include both local and national register properties as eligible for special valuation. .

B. *Application for Special Property Tax Valuation.* Application for special valuation is made at the Pierce County assessor's office. The assessor then forwards applications to the city for review and a decision by the ~~local review board~~historic preservation commission (~~DRB~~HPC).

C. *Contents of a Complete Application.* A complete application for special valuation shall consist of the following documentation:

1. All information required by the Pierce County assessor's office for a complete application;

2. A legal description of the historic property;

3. Comprehensive exterior and interior photographs of the historic property before and after rehabilitation;

4. Architectural plans or other legible drawings depicting the completed rehabilitation work; and

5. A notarized affidavit attesting to the actual cost of the rehabilitation work completed prior to the date of application and the period of time during which the work was performed and documentation of both to be made available to the ~~DRB~~HPC upon request.

D. *Time Frame for Processing Applications for Special Property Tax Valuation.*

1. Applications for special property tax valuation forwarded to the city by the Pierce County assessor shall be reviewed by the ~~DRB~~HPC before December 31st of the calendar year in which the application is made, provided the application is submitted in time to be reviewed by the ~~DRB~~HPC before the end of the calendar year.

2. ~~DRB~~HPC decisions regarding the applications shall be filed with the assessor within 10 calendar days of issuance.

E. *Application Review Procedures.* Applications for special property tax valuation shall be processed as follows:

1. The assessor forwards the application to the city planning ~~department~~division, which determines if the application is complete.

2. The ~~DRB~~HPC reviews the application(s) and determines if the properties meet the criteria set forth in subsection (C)(1) of this section.

a. If the ~~DRB~~HPC finds the properties meet the criteria for approval, then, on behalf of the city, it enters into an historic preservation special valuation agreement, set forth in subsection G of this section, with the owner. Upon execution of the agreement between the owner and ~~DRB~~HPC, the ~~DRB~~HPC approves the application(s).

b. If the ~~DRB~~HPC determines the properties do not meet all the criteria, then it shall deny the application(s).

3. The ~~DRB~~HPC provides its decisions in writing and states the facts upon which the approvals or denials are based. The planning ~~department~~division then files copies of the decision with the Pierce County assessor.

4. For approved applications, the planning ~~department~~division:

a. Forwards copies of the agreements, applications and supporting documentation (as required by WAC 254-20-090(4) and identified in subsection C of this section) to the Pierce County assessor.

b. Notifies the State Review Board that the properties have been approved for special valuation.

5. For approved applications, the ~~DRB~~HPC:

a. Monitors the properties for continued compliance with the terms of the special valuation agreement with the property owner.

b. Determines whether or not properties are disqualified from special valuation either because of:

i. The owner's failure to comply with the terms of the agreement; or

ii. A loss of historic value resulting from physical changes to the building or site.

6. For disqualified properties, in the event that the ~~DRB~~HPC concludes that a property is no longer qualified for special valuation, the ~~DRB~~HPC shall notify the owner, assessor and State Review Board in writing and state the facts supporting its findings.

F. *Property Review Criteria.* In its review the ~~DRB~~HPC shall determine if the properties meet all the following criteria:

1. The property is historic property;

2. The property is included within a class of historic property determined eligible for special valuation by the city under GHMC 17.97.040;

3. The property has been rehabilitated at a cost which meets the definition set forth in RCW 84.26.020(2) (and identified in GHMC 17.97.020(I)) within 24 months prior to the date of application;

4. The property has not been altered in any way which adversely affects those elements which qualify it as historically significant as determined by applying the Standards for the Rehabilitation and Maintenance of Historic Properties listed in GHMC 17.97.050(C)(4);

5. Rehabilitation work done after the property was placed on the national or local register ~~of~~ ~~historic~~ ~~structures~~ and within the past 24 months received or is eligible to receive a certificate of appropriateness as required in GHMC 17.97.050;

6. *Rehabilitation and Maintenance Criteria.* The Washington State Advisory Council's Standards for the Rehabilitation and Maintenance of Historic Properties in WAC 254-20-100 shall be used by the ~~DRB~~HPC as minimum requirements for determining whether or not an historic property is eligible for special valuation and whether or not the property continues to be eligible for special valuation once it has been so classified.

G. *Agreement.* The following historic preservation special valuation agreement shall be used by the ~~DRB~~HPC as the agreement necessary to comply with the requirements of RCW 84.26.050(2).

This Historic Preservation Agreement is entered into on this ___ day of ____, 20__ by and between _____ (hereinafter referred to as APPLICANT) and the ~~Design Review Board~~Historic Preservation Commission (~~DRB~~HPCHPC) (hereinafter referred to as LOCAL REVIEW BOARD).

WHEREAS APPLICANT is the owner of record of the historic property commonly known as _____, located at _____, State of Washington, as more fully described in Exhibit A, attached hereto and incorporated herein by this reference (hereinafter referred to as PROPERTY); and

WHEREAS APPLICANT has requested special valuation of the PROPERTY pursuant to chapter 84.26 RCW; and

WHEREAS the LOCAL REVIEW BOARD has determined that the property has been substantially rehabilitated within the two year period preceding the date of application and the actual cost of said rehabilitation equals or exceeds twenty-five percent of the assessed valuation of the PROPERTY prior to the improvements; and

WHEREAS the LOCAL REVIEW BOARD has verified that the PROPERTY is historic property that falls within a class of property determined eligible for special valuation by local ordinance or administrative rule; and

WHEREAS the LOCAL REVIEW BOARD finds that the rehabilitation work has not altered the PROPERTY in any way which adversely affects those elements which qualify it as historically significant;

NOW THEREFORE, in recognition of the foregoing, the APPLICANT enters into this AGREEMENT with the LOCAL REVIEW BOARD and agrees to adhere to the following terms and conditions for the ten-year period of the special valuation classification:

1. APPLICANT agrees to comply with the Washington State Advisory Council's Standards for the Maintenance and Rehabilitation of Historic Property as set forth in Exhibit B, which is attached hereto and by this reference incorporated herein.

2. APPLICANT agrees the property shall not be altered without the prior written consent of the LOCAL REVIEW BOARD signed by a duly authorized representative thereof. No construction, alteration or remodeling or any other action shall be undertaken or permitted to be undertaken which would affect the historic character of the PROPERTY which classifies it as eligible for special valuation, or which would affect the appearance of the PROPERTY as depicted in the photographs attached hereto and incorporated herein by this reference as Exhibits ____ through ____, or which would adversely affect the structural soundness of the PROPERTY; provided, however, that the

reconstruction, repair, repainting, or refinished of presently existing parts or elements of the PROPERTY subject to this Agreement, damage to which has resulted from casualty loss, deterioration or wear and tear, shall be permitted without the prior approval of the LOCAL REVIEW BOARD, provided that such reconstruction, repair, repainting, or refinishing is performed in a manner which will not alter the appearance of those elements of the PROPERTY subject to this AGREEMENT as they are as of this date. Exterior changes which shall require the consent of the LOCAL REVIEW BOARD shall include, but not be limited to, any substantial structural change or any change in design, color or materials.

3. APPLICANT agrees the PROPERTY shall not be demolished without prior written consent of the local review board.

4. APPLICANT agrees to make historic aspects of the PROPERTY accessible to the public one day each year if the PROPERTY is not visible from a public right of way.

5. APPLICANT agrees to monitor the PROPERTY for its continued qualification for special valuation and notify the Pierce County Assessor within 30 days if the PROPERTY becomes disqualified because of

a. a loss of historic integrity,

b. sale or transfer to new ownership exempt from taxation, or

c. sale or transfer to new ownership which does not intend to agree to the terms of this Agreement nor file a notice of compliance form with the Pierce County Assessor.

6. The APPLICANT and LOCAL REVIEW BOARD both agree that there shall be no changes in standards of maintenance, public access, alteration, or report requirements, or any other provision of this Agreement, during the period of the classification without the approval of all parties to this Agreement.

Term of the Agreement. This Agreement shall take effect immediately upon signature and remain in effect until the property is no longer eligible for special valuation either through disqualification under RCW 84.26.080 or upon expiration of the ten-year period of special valuation commencing January 1, 20___, and ending December 31, 20___.

Hold Harmless. The APPLICANT or its successors or assigns shall hold the State and the LOCAL REVIEW BOARD harmless from any and all liability and claims which may be asserted against the State and the LOCAL REVIEW BOARD as result of this Historic Preservation Special Valuation Agreement or the participation by the APPLICANT in the Special Valuation Program.

Governing Law. The terms of this Agreement shall be construed in accordance with the laws of the State of Washington.

H. *Enforcement.* As the sole remedy for the applicant's breach of the historic preservation special valuation agreement the ~~local review board~~historic preservation commission may notify the Pierce County assessor to inform the assessor that the property has become disqualified and removed from the city's historic inventory.

I. *Appeals.* Any decision of the ~~DRB~~HPC acting on an application for special property tax valuation, or any disqualifications of historic properties eligible for special valuation, may be appealed to the county board of equalization. (Ord. 1375 § 4, 2017; Ord. 992 § 1, 2005).

## 17.97.070 Summary of historic preservation applications and procedures.

| | Historic Preservation Applications | | | | |
|---|---|---|---|---|---|
| | **Inclusion on Local Register** | **Removal from Local Register** | **Certificate of Appropriateness** | **Waiver of Certificate of Appropriateness** | **Special Property Tax Valuation** |
| **Initiated or requested by:** | Owner or ~~DRB~~HPC | Owner or ~~DRB~~HPC | Owner | Owner | Owner |
| **Recommendation by:** | ~~DRB~~HPC | ~~DRB~~HPC | N/A | N/A | N/A |
| **Decision by:** | City Council | City Council | ~~DRB~~HPC | ~~DRB~~HPC | ~~DRB~~HPC, as specified in special valuation agreement |
| **Required for:** | Honorary designation and/or special tax valuation | Properties that ~~are~~ no longer ~~properly preserved~~retain Integrity | Alteration of property listed on local historic register | Demolition of structure listed on local historic register | Reduced assessed valuation for 10-year period |
| **Application submitted to:** | Planning ~~Dept.~~Division | Planning ~~Dept.~~Division | Planning ~~Dept.~~Division | Planning ~~Dept.~~Division | Pierce County Assessor |
| **Owner consent required:** | Yes | No | N/A | N/A | Yes |
| **Appeal:** | No | No | Yes. To Hearing Examiner as per GHMC 17.97.050(C)(6) | Yes. To Hearing Examiner as per GHMC 17.97.050(C)(6) | Yes. To County Board of Equalization |

(Ord. 1375 § 5, 2017; Ord. 992 § 1, 2005).

**Commented [TM(11]:** This just means that the building was altered significantly against the recommendations of the commission. The whole purpose of design review is to maintain Integrity. In order to be eligible for the local register the property must have Integrity (aka, a lot of original materials, etc). If the recommendations of the commission are ignored to the point that Integrity is seriously diminished, it can be removed.

~~**The Gig Harbor Municipal Code is current through Ordinance 1495, passed August 8, 2022.**~~

~~Disclaimer: The city clerk's office has the official version of the Gig Harbor Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.~~

~~City Website: www.cityofgigharbor.net~~
~~Code Publishing Company~~