

McCORMICK CREEK PLAT AND PRD PHASE 4

SE1/4 OF THE NW1/4, SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

LEGAL DESCRIPTION: TAX PARCEL NUMBERS: 022231-6001, 022231-6002, 022231-6003 & 022231-6004

PARCEL A:
LOTS 1 THROUGH 4, INCLUSIVE, PIERCE COUNTY SHORT PLAT NUMBER 8510020266, ACCORDING TO THE PLAT THEREOF
RECORDED OCTOBER 2, 1985, RECORDS OF THE PIERCE COUNTY AUDITOR;

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

PARCEL B:
A 30-FOOT PRIVATE ROAD AND UTILITIES EASEMENT AS DELINEATED ON PIERCE COUNTY SHORT PLAT NUMBER 8510020266,
ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 1985, RECORDS OF THE PIERCE COUNTY AUDITOR;

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

DEDICATION

WE, THE UNDERSIGNED OWNERS OF THE HEREIN DESCRIBED PROPERTY, DEDICATE THESE LOTS TO THE PURCHASERS THEREOF. WE DEDICATE THE ROADS HEREIN AND THE PUBLIC EASEMENTS TO THE USE OF THE PUBLIC FOREVER AND WAIVE ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROADS. WE HEREBY GRANT TO THE PUBLIC THE RIGHT TO MAKE ALL NECESSARY SLOPES, CUTS AND FILLS UPON THESE LOTS IN THE ORIGINAL REASONABLE GRADING OF THESE STREETS.

WE DEDICATE TO THE CITY OF GIG HARBOR ITS OFFICERS, EMPLOYEES, AGENTS, SUCCESSORS, ASSIGNS, CONTRACTORS, FOR THE USE OF THE PUBLIC FOREVER, A PERPETUAL EASEMENT WITH A RIGHT OF IMMEDIATE ENTRY AND CONTINUED ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF SEWER PIPELINES, MANHOLES AND OTHER APPURTENANT SEWER STRUCTURES, DRYWELLS, OR UNDERGROUND DRAINAGE FACILITIES OVER, UNDER AND ACROSS THE EASEMENTS AND/OR PUBLIC ROADS SHOWN ON THE FACE OF THIS PLAT.

WE HEREBY DEDICATE ADDITIONAL WEST 30 FEET FOR RIGHT OF WAY PURPOSES TO THE CITY OF GIG HARBOR FOR PUBLIC RIGHT-OF-WAY PURPOSES UPON THE RECORDING OF THIS PLAT.

THIS SUBDIVISION AND DEDICATION IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS. IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

Bryan Stowe
McCORMICK CREEK, LLC.
A WASHINGTON LIMITED LIABILITY COMPANY
BY: BRYAN STOWE
ITS: MANAGING MEMBER

ACKNOWLEDGMENT

STATE OF WASHINGTON

COUNTY OF KING } SS.

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT BRYAN STOWE IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH, STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS MANAGING MEMBER OF MCCORMICK CREEK, LLC., TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS 15th DAY OF NOVEMBER, 2018.

Kimberly M. Anderson
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Fife, WA
MY COMMISSION EXPIRES 3-29-20
PRINTED NAME Kimberly M. Anderson



CITY MAYOR

I HEREBY CERTIFY THAT THIS PLAT OF McCORMICK CREEK PLAT AND PRD PHASE 4 IS DULY APPROVED BY THE CITY OF GIG HARBOR CITY COUNCIL THIS 15th DAY OF December, 2018 BY RESOLUTION NO. 1133

Kit Kalin
MAYOR, CITY OF GIG HARBOR

ATTEST:

CLERK, CITY OF GIG HARBOR

CITY PLANNING

I HEREBY CERTIFY THAT THIS PLAT OF McCORMICK CREEK PLAT AND PRD PHASE 4 IS IN CONFORMANCE WITH THE CITY OF GIG HARBOR COMPREHENSIVE PLAN AND ZONING CODE.

Kit Kalin
PLANNING DIRECTOR, CITY OF GIG HARBOR

DATE 12/11/18

CITY ENGINEER

I HEREBY CERTIFY THAT THIS PLAT OF McCORMICK CREEK PLAT AND PRD PHASE 4 COMPLIES WITH THE APPLICABLE PROVISIONS OF THE CITY OF GIG HARBOR PUBLIC WORKS CONSTRUCTION STANDARDS.

Kit Kalin
ENGINEER, CITY OF GIG HARBOR

DATE 12/11/18

CITY CLERK

I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS AND ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY HEREIN CONTAINED AS DEDICATED STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL.

Molly McJannet
CITY CLERK, CITY OF GIG HARBOR

DATE 12/10/18

ASSESSOR-TREASURER

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

Mike Loefer
ASSESSOR - TREASURER, PIERCE COUNTY, WASHINGTON

DATE 11/15/18

EXCEPTIONS NOTED IN TITLE REPORT:

(PER FIRST AMERICAN SUBDIVISION GUARANTEE NO. 3093544 DATED JULY 5, 2018.)

1. FINANCIAL IN NATURE OR GENERAL EXCEPTIONS, SEE SAID REPORT FOR PARTICULARS.
2. AN EASEMENT RESERVED IN DEEDS, INCLUDING THE TERMS AND PROVISIONS THEREOF;
RECORDING INFORMATION: 1460070 & 1731204
FROM: POPE & TALBOT INC. FOR: 30-FOOT ROAD
THE DESCRIPTION CONTAINED IN SAID EASEMENT IS INSUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE HEREIN DESCRIBED PROPERTY. (EASEMENTS RELEASED BY AFN. 201603030033)
3. ANY AND ALL OFFERS OF DEDICATION, CONDITIONS, RESTRICTIONS, EASEMENTS, BOUNDARY DISCREPANCIES OR ENCROACHMENTS, NOTES, PROVISIONS AND/OR OTHER MATTERS SHOWN OR DISCLOSED BY PIERCE COUNTY SHORT PLAT RECORDED UNDER RECORDING NUMBER 8510020266. (ALL EXISTING EASEMENTS CREATED BY THIS SHORT PLAT SHALL AUTOMATICALLY EXTINGUISH UPON THE RECORDING OF THIS PLAT)
4. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STATEMENT OF CLAIM FOR MINERAL INTERESTS IN PROPERTY"
RECORDED: MAY 27, 1986 RECORDING NO.: 8605270396 (NOT PLOTTABLE)
NO DETERMINATION HAS BEEN MADE WITH RESPECT TO THE CURRENT OWNERSHIP OR OTHER MATTERS AFFECTING SAID RESERVATIONS.
5. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "HARBOR HILL WATER TANK AND MAINLINE EXTENSION-LATECOMERS AGREEMENT"
RECORDED: APRIL 21, 2009 RECORDING NO.: 200904210526 (NOT PLOTTABLE)
6. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 201603210908
IN FAVOR OF: CITY OF GIG HARBOR FOR: RIGHT OF WAY (PLOTTED HEREON)
7. EASEMENT, INCLUDING TERMS AND PROVISIONS CONTAINED THEREIN:
RECORDING INFORMATION: 201705280902
IN FAVOR OF: PUOET SOUND ENERGY, INC. FOR: ONE OR MORE UTILITY SYSTEMS
THE DESCRIPTION CONTAINED IN SAID EASEMENT IS INSUFFICIENT TO DETERMINE ITS EXACT LOCATION WITHIN THE HEREIN DESCRIBED PROPERTY.
IN THIS CONNECTION, WE NOTE THAT SAID DOCUMENT CONTAINS AN INCORRECT LEGAL DESCRIPTION IN THAT THE SHORT PLAT NUMBER IS INCORRECT. SAID DOCUMENT SHOULD BE CORRECTED AND RE-RECORDED.
(THIS DOCUMENT HAS BEEN RE-RECORDED UNDER AUDITOR'S FILE NO. 201810290681 TO CORRECT THE LEGAL DESCRIPTION) [10' WIDE EASEMENT "AS CONSTRUCTED" OVER FACILITIES]
8. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT TO MAINTAIN STORMWATER FACILITIES AND TO IMPLEMENT A POLLUTION SOURCE CONTROL PLAN"
RECORDED: NOVEMBER 15, 2017 RECORDING NO.: 201711150389 (NOT PLOTTABLE)
9. SANITARY SEWER FACILITIES EASEMENT AND MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: CITY OF GIG HARBOR, AND MCCORMICK CREEK LLC RECORDING INFORMATION: 201711150390
(GRANTS ACCESS EASEMENT OVER ENTIRE SITE FOR INSPECTION & MONITORING)

AUDITOR'S CERTIFICATE 3185--

FILED FOR RECORD AT THE REQUEST OF THE CITY OF GIG HARBOR THIS 13th DAY OF DECEMBER, 2018,
AT 6 MINUTES PAST 9 A.M., RECORDS OF PIERCE COUNTY, WASHINGTON.

AUDITOR'S FILE NO. 201812135001

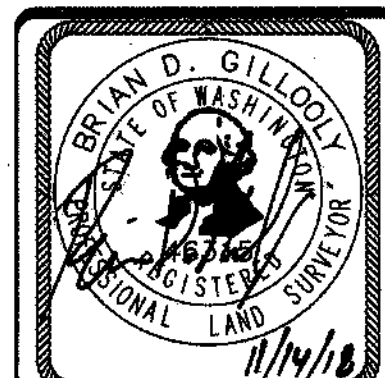
Julie Anderson by *Marian Ballard*
PIERCE COUNTY AUDITOR DEPUTY AUDITOR

LAND SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF McCORMICK CREEK PLAT AND PRD PHASE 4 IS BASED UPON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION; THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY; THAT THE PERIMETER MONUMENTS WILL BE SET AND THAT ALL OTHER MONUMENTS AND LOT CORNERS WILL BE SET; THAT I HAVE COMPLIED WITH ALL STATE AND CITY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS THEREOF.

Brian D. Gillooly
BRIAN D. GILLOOLY, PLS NO. 46315

DATE 11/14/18



Barghausen Consulting Engineers, Inc.

Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South Kent, WA 98032
Telephone: (425) 251-6222 Fax: (425) 251-8782

SE1/4 OF NW1/4, SECTION 31, T22N-R2E, W.M.,
CITY OF GIG HARBOR, PIERCE COUNTY, WA.

SHEET 1 OF 4

For reference only, not for re-sale.

ORIGINAL

File: P:\14000s\14830\survey\plats\14830p04.dwg Date/Time: 10/31/2018 12:56 PM Scale: 1:1 Xref: KANDERSON

McCORMICK CREEK PLAT AND PRD PHASE 4

SE1/4 OF THE NW1/4, SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, W.M.

CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON

PLAT NOTES:

1. THE ARTICLES OF INCORPORATION FOR THE McCORMICK CREEK HOMEOWNERS ASSOCIATION ARE ON FILE WITH THE STATE OF WASHINGTON.
2. THIS PLAT IS SUBJECT TO COVENANTS, CONDITIONS AND RESTRICTIONS, RECORDED UNDER AUDITOR'S FILE NO. 201603210909, 201609300816 AND 201812135001.
3. TRACT "A" IS A PRIVATE STORM DRAINAGE TRACT (P.S.D.T.) AND OPEN SPACE TRACT AND IS HEREBY GRANTED TO ALL LOTS IN THIS SUBDIVISION AS AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST. MAINTENANCE OF THE DRAINAGE FACILITIES, LANDSCAPING (INCLUDING REMOVAL OF INVASIVE SPECIES ON AN ANNUAL BASIS, AT A MINIMUM), AND THE PRIVATE TRAIL (WHICH IS DESIGNATED FOR PUBLIC USE) LOCATED WITHIN THE TRACT SHALL BE THE RESPONSIBILITY OF THE McCORMICK CREEK HOMEOWNERS ASSOCIATION.
4. TRACT "B" IS A LANDSCAPE TRACT (PERIMETER BUFFER OR ALTERNATIVE PERIMETER BUFFER) AND TRACT "D" IS A LANDSCAPE TRACT (ZONE TRANSITION BUFFER) AND ARE HEREBY GRANTED TO ALL LOTS IN THIS SUBDIVISION AS AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST. MAINTENANCE OF THE TRACTS SHALL BE THE RESPONSIBILITY OF THE McCORMICK CREEK HOMEOWNERS ASSOCIATION. THE FRONTAGE ALONG McCORMICK CREEK DRIVE IS THE ALTERNATIVE PERIMETER BUFFER.
5. TRACT "C" IS A UTILITY CORRIDOR TRACT AND IS HEREBY GRANTED TO ALL LOTS IN THIS SUBDIVISION AS AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST. MAINTENANCE OF THE TRACT SHALL BE THE RESPONSIBILITY OF THE McCORMICK CREEK HOMEOWNERS ASSOCIATION. AN OVERLYING EASEMENT IS HEREBY GRANTED TO ALL UTILITIES FOR INSTALLATION, INSPECTION AND MAINTENANCE OF THEIR FACILITIES WHICH MAY LIE WITHIN THE EASEMENT AREA.
6. WARNING: CITY OF GIG HARBOR HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE PRIVATE ROADWAYS OR DRIVEWAYS WITHIN, OR PROVIDING ACCESS TO, PROPERTY DESCRIBED IN THIS PLAT.
7. INCREASED STORMWATER RUNOFF FROM THE ROAD(S), BUILDING DRIVEWAY AND PARKING AREAS SHALL NOT BE DIRECTED TO CITY INFRASTRUCTURE. INCREASED STORM WATER RUNOFF SHALL BE RETAINED/DETAINED ON SITE.
8. WHERE SEASONAL DRAINAGE CROSSES SUBJECT PROPERTY, NO FILLING OR DISRUPTION OF THE NATURAL FLOW SHALL BE PERMITTED.
9. STORMWATER FOR RUNOFF FROM BUILDINGS AND PARKING SURFACES SHALL BE SHOWN ON INDIVIDUAL BUILDING LOTS, INCLUDING STORM DRAIN CONNECTION POINTS.
10. IF PRIVATE ROADWAYS ARE PROPOSED THEN PROVISIONS SHALL BE MADE FOR THE ROADS AND EASEMENTS TO BE OPEN AT ALL TIMES FOR EMERGENCY AND PUBLIC SERVICE VEHICLE USE.
11. THIS PLAT IS SUBJECT TO STORMWATER MAINTENANCE AGREEMENT AND RESTRICTIVE COVENANTS RECORDED UNDER AUDITOR'S FILE NO. 201711150389.
12. STORMWATER/DRAINAGE EASEMENTS (SDE) ARE HEREBY GRANTED FOR THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS DELINEATED ON THIS PLAT MAP. NO ENCROACHMENT WILL BE PLACED WITHIN THE EASEMENTS SHOWN ON THE PLAT THAT MAY DAMAGE OR INTERFERE WITH THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES. MAINTENANCE AND EXPENSE THEREOF OF THE UTILITIES AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S), OR ITS HEIRS OR ASSIGNS, AS NOTED UNDER THE STORMWATER MAINTENANCE AGREEMENT FOR THIS PLAT.
13. SCHOOL, PARK AND TRANSPORTATION IMPACT FEES AS REQUIRED BY GHMC 19.12.050(C)(11) SHALL BE PAID FOR ALL RESIDENTIAL DEVELOPMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
14. LOT OWNERS WILL MAINTAIN THEIR IRRIGATION AND LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY WHICH ADJUT THEIR LOT FRONTS.
15. THE PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN HEREON ARE HEREBY GRANTED AS FOLLOWS FOR MAINTENANCE OF THE PRIVATE STORM FACILITIES WHICH LIE WITHIN THE EASEMENT AREA:
THE 15 FOOT PSDE ALONG THE REAR OF LOTS 173 THROUGH 181 SHALL BE MAINTAINED BY THE McCORMICK CREEK HOMEOWNERS ASSOCIATION.
THE 10 FOOT PSDE ALONG THE REAR OF LOTS 182 AND 183 SHALL BE MAINTAINED BY THE OWNERS OF LOTS 182 AND 183.
THE 10 FOOT PSDE ALONG THE REAR OF LOTS 184 THROUGH 190 SHALL BE MAINTAINED BY THE OWNERS OF LOTS 184 THROUGH 190.
16. THIS PLAT IS SUBJECT TO SANITARY SEWER EASEMENT AND MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NO. 201711150390.

SURVEY INFORMATION

HORIZONTAL DATUM:
HORIZONTAL DATUM FOR THIS SURVEY IS NAD 83/91 PER PIERCE COUNTY. PIERCE COUNTY CONTROL POINT NO. 2588 WAS HELD FOR POSITION, AND A LINE BETWEEN SAID POINT NO. 2588 AND CONTROL POINT NO. 2514 WAS HELD FOR ROTATION, BEING NORTH 01°26'06" EAST.

NARRATIVE:
THIS IS A FIELD TRAVERSE SURVEY. SPECTRA PRECISION FOCUS 30, TOPCON GR5 GPS AND SPECTRA PRECISION RANGER DATA COLLECTOR WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL INSTRUMENTS AND EQUIPMENT HAVE BEEN MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURERS' SPECIFICATIONS.

DATES OF SURVEY:
FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN SEPTEMBER 2016. ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

SURVEYOR'S NOTES:
1. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
2. ALL FRONT AND BACK LOT AND TRACT CORNERS WILL BE STAKED WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 46315".

PLANNED RESIDENTIAL DEVELOPMENT NOTES:

THIS SITE HAS BEEN DEVELOPED UNDER THE PROVISIONS OF GHMC 17.89 PLANNED RESIDENTIAL DEVELOPMENTS (PRD). THIS FINAL PRD IS BASED ON THE APPROVED McCORMICK CREEK PRELIMINARY PRD APPROVED ON AUGUST 2, 2017, (CASE PL-PPLAT-16-0004 & PL-PRD-16-0003).

REQUIRED OPEN SPACES ARE CONTAINED WITHIN TRACT A. OPEN SPACES SHALL BE MAINTAINED AND USED CONSISTENT WITH THE APPROVED PLANS ON FILE WITH THE CITY. PROPOSED CHANGES TO THIS AREA INCLUDING THE REMOVAL OF VEGETATION SHALL BE REVIEW AND APPROVED BY THE CITY OF GIG HARBOR.

THE DEVELOPMENT OF THE LOTS WITHIN THIS PRD IS SUBJECT TO THE FOLLOWING MODIFIED DEVELOPMENT STANDARDS:

1. LOTS 173 THROUGH 190 OF DIVISION 4 ARE FRONT LOAD LOTS.
 2. FRONT-YARD SETBACKS:
HOUSE - 12 FEET
PORCH - 10 FEET
GARAGE - 20 FEET

REAR-YARD SETBACKS:
10 FEET (TYPICAL)
LOTS 174-181 - 15 FEET

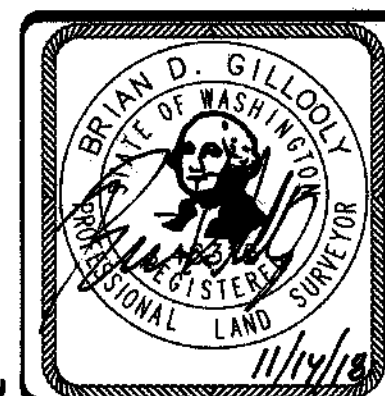
SIDE-YARD SETBACK:
3 FEET
 3. MAXIMUM BUILDING HEIGHT PERMITTED IN THE R-1 ZONE:
35 FEET
 4. MAXIMUM IMPERVIOUS COVERAGE = 40%
IMPERVIOUS SURFACE COVERAGE OF INDIVIDUAL PARCELS MAY EXCEED THE 40% MAXIMUM, PROVIDED THE OVERALL IMPERVIOUS COVERAGE OF THE PRD DOES NOT EXCEED 40%.
- EVERY APPLICATION FOR BUILDING PERMIT THAT PROPOSES IMPERVIOUS COVERAGE WITHIN THIS PRD SHALL INCLUDE A RUNNING TOTAL OF THE EXISTING COVERAGE OF THE ENTIRE PRD.

CITY OF GIG HARBOR PRELIMINARY PLAT AND PRD CONDITIONS OF APPROVAL:

- THE PRELIMINARY PLAT AND PRD (PL-PPLAT-16-0004 & PL-PRD-16-0003) ARE APPROVED SUBJECT TO THE CONDITIONS THAT FOLLOW:
1. THE HEARING EXAMINER HAS JURISDICTION TO CONSIDER AND DECIDE THE ISSUES PRESENTED BY THIS REQUEST.
 2. THE APPLICANT HAS SHOWN THAT THE REQUEST FOR PRELIMINARY PLAT APPROVAL, PLANNED RESIDENTIAL DEVELOPMENT APPROVAL, DESIGN REVIEW, AND AN ALTERNATIVE LANDSCAPE PLAN SATISFIES ALL APPLICABLE CRITERIA SET FORTH IN THE GHMC AND IS CONSISTENT WITH POLICIES OF THE CITY OF GIG HARBOR COMPREHENSIVE PLAN. THEREFORE THE REQUEST SHOULD BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:
 1. ALL REQUIRED PERIMETER LANDSCAPE AND SCREENING BUFFERS SHALL BE VEGETATED TO MEET THE CITY'S DEFINITION OF A "DENSE VEGETATIVE SCREEN" FOR THE NORTH, WEST, AND SOUTH PERIMETERS, AS AMENDED THROUGH THE ALTERNATIVE LANDSCAPE PLAN APPROVED BY THE HEARING EXAMINER.
 2. THE REQUIRED ZONE TRANSITION BUFFER SHALL VEGETATED TO MEET THE CITY'S DEFINITION OF A "DENSE VEGETATIVE BUFFER" FOR THE EAST PERIMETER, AS AMENDED THROUGH THE ALTERNATIVE LANDSCAPE PLAN APPROVED BY THE HEARING EXAMINER, OR AS OTHERWISE MODIFIED THROUGH THE DESIGN REVIEW BOARD.
 3. THE COMMON OPEN SPACE IS ASSOCIATED WITH A DENSITY BONUS AND MUST BE FREELY ACCESSIBLE TO THE GENERAL PUBLIC, IDENTIFIED ON THE FACE OTHER PLAT, AND CLEARLY IDENTIFIED BY ON-SITE SIGNAGE. SAID ON-SITE SIGNAGE SHALL BE INSTALLED PRIOR TO FINAL PLAT APPROVAL.
 4. AT LEAST 50% OF THE COMMON OPEN SPACE AREAS MUST BE USABLE FOR ACTIVE OR PASSIVE RECREATION, AND WHICH IS ALSO NOT UTILIZED AS A UTILITY IMPROVEMENT OR STRUCTURE.
 5. ALL LAND SHOWN IN THE FINAL DEVELOPMENT PLAN AS COMMON OPEN SPACE, AND LANDSCAPING AND/OR PLANTING CONTAINED THEREIN, SHALL BE PERMANENTLY MAINTAINED BY AND CONVEYED TO ONE OF THE FOLLOWING:
A. AN ASSOCIATION OF OWNERS SHALL BE FORMED AND CONTINUED FOR THE PURPOSE OF MAINTAINING THE COMMON OPEN SPACE. THE ASSOCIATION SHALL BE CREATED AS AN ASSOCIATION OF OWNERS UNDER THE LAWS OF THE STATE AND SHALL ADOPT AND PROPOSE ARTICLES OF INCORPORATION OR ASSOCIATION AND BYLAWS, AND ADOPT AND IMPROVE A DECLARATION OF COVENANTS AND RESTRICTIONS ON THE COMMON OPEN SPACE THAT ARE ACCEPTABLE TO THE CITY IN PROVIDING FOR THE CONTINUING CARE OF THE SPACE. NO COMMON OPEN SPACE MAY BE PUT TO A USE NOT SPECIFIED IN THE FINAL DEVELOPMENT PLAN UNLESS THE FINAL DEVELOPMENT PLAN IS FIRST AMENDED TO PERMIT THE USE. NO CHANGE OF USE MAY BE CONSIDERED AS A WAIVER OF ANY OF THE COVENANTS LIMITING THE USE OF COMMON OPEN SPACE AREA, AND ALL RIGHTS TO ENFORCE THESE COVENANTS AGAINST ANY USE PERMITTED ARE EXPRESSLY RESERVED TO THE CITY AS WELL AS THE OWNERS.
 6. A PUBLIC AGENCY WHICH AGREES TO MAINTAIN THE COMMON OPEN SPACE AND ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, WHICH HAVE BEEN PLACED UPON IT.
 7. LANDSCAPING WITHIN THE BIOSWALES AND STORMWATER POND AND AROUND THE OUTSIDE OF THE STORMWATER POND FENCING IS PROVIDED TO MEET THE DENSITY BONUS REQUIREMENTS OF THE PRD. SAID LANDSCAPING SHALL BE PERMANENTLY MAINTAINED AS APPROVED (OR FURTHER ENHANCED) BY THE ASSOCIATION OF OWNERS OR PUBLIC AGENCY, WHICHEVER IS ESTABLISHED. INVASIVE PLANT SPECIES SHALL BE REMOVED FROM THE STORMWATER FACILITY LANDSCAPING ON AN ANNUAL BASIS, AT A MINIMUM.
 8. THE REQUIRED PERIMETER BUFFERS SHALL BE ESTABLISHED AS A COVENANT ON THE FINAL PLAT AND LABELED TO MATCH THEIR REQUIREMENT, AS EITHER A "PERIMETER BUFFER," "ZONE TRANSITION BUFFER," OR "ZONE TRANSITION BUFFER."
 9. PRIOR TO THE ISSUANCE OF EACH BUILDING PERMIT FOR THE PLAT/PRD, A RUNNING TOTAL THAT CALCULATES THE TOTAL IMPERVIOUS SURFACE COVERAGE, TO INCLUDE THE BUILDING PERMIT BEING APPLIED FOR, SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT BY EACH LOT OWNER FOR REVIEW AND CONFIRMATION THAT THE PLAT/PRD MAINTAINS COMPLIANCE WITH MAXIMUM IMPERVIOUS COVERAGE REQUIREMENTS.
 10. PRIOR TO THE INSPECTION OF THE TREE PROTECTION BARRICADE BY THE PLANNING DEPARTMENT, THE APPLICANT SHALL PROVIDE A QUALIFIED ARBORIST REPORT THAT CONTAIN EXTRA PRECAUTIONS FOR THE CONSTRUCTION ACTIVITIES WITHIN THE DRIP LINE OF TREES TO BE RETAINED.
 11. THE OWNER SHALL ENSURE THAT ALL RECOMMENDED REQUIREMENTS OF THE GEOTECHNICAL ENGINEERING REPORT, PREPARED BY GEORESOURCES, LLC, DATED SEPTEMBER 13, 2016 AND UPDATED JANUARY 23, 2017, OR AS OTHERWISE AMENDED BY UPDATED REPORTS.
 12. SCHOOL IMPACT FEES SHALL AS REQUIRED BY GHMC 19.12.050(C)(11) SHALL BE COLLECTED FOR ALL RESIDENTIAL DEVELOPMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
 13. ANY DEDICATION, DONATION OR GRANT AS SHOWN ON THE FACE OF THE PLAT SHALL BE CONSIDERED TO ALL INTENTS AND PURPOSES AS A QUITCLAIM DEED TO THE SAID DONEE(S) GRANTEE(S) FOR HIS/HER/THEIR USE FOR THE PURPOSE INTENDED BY THE DONOR(S) OR GRANTOR(S).
 14. SINCE THE PLAT IS SUBJECT TO A DEDICATION, THE CERTIFICATE OR A SEPARATE WRITTEN INSTRUMENT SHALL CONTAIN THE DEDICATION OF ALL STREETS AND OTHER AREAS TO THE PUBLIC, AND INDIVIDUAL(S), RELIGIOUS SOCIETY(IES) OR TO ANY CORPORATION, PUBLIC OR PRIVATE, AS SHOWN ON THE PLAT, AND A WAIVER OF ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LAND BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE OF SAID ROAD. SAID CERTIFICATE OR INSTRUMENT OF DEDICATION SHALL BE SIGNED AND ACKNOWLEDGED BEFORE A NOTARY PUBLIC BY ALL PARTIES HAVING ANY OWNERSHIP INTEREST IN THE LANDS SUBDIVIDED AND RECORDED AS PART OF THE FINAL PLAT.
 15. ANY DEDICATION FILED FOR RECORD SHALL BE ACCOMPANIED BY A TITLE REPORT CONFIRMING THAT THE TITLE OF THE LANDS AS DESCRIBED AND SHOWN ON SAID PLAT IS IN THE NAME OF THE OWNERS SIGNING THE CERTIFICATE OR INSTRUMENT OF DEDICATION.
 16. PROJECT IS SUBJECT TO GIG HARBOR NORTH RESERVOIR LATECOMER'S AGREEMENT AS OWING \$24,708.48. THESE FEES SHALL BE PAID PRIOR TO ISSUANCE OF CIVIL CONSTRUCTION DRAWINGS.
 17. PROJECT IS REQUIRED TO EXECUTE AND RECORD A SANITARY SEWER MAINTENANCE AGREEMENT, APPROVED BY THE CITY. THE RECORDING NUMBER (AFN) SHALL BE NOTED ON THE FINAL PLAT.
 18. PROJECT IS REQUIRED TO EXECUTE AND RECORD A STORMWATER MAINTENANCE AGREEMENT, APPROVED BY THE CITY. THE RECORDING NUMBER (AFN) SHALL BE NOTED ON THE FINAL PLAT.
 19. CITY FORCES MAY REMOVE ANY TRAFFIC CONTROL DEVICE CONSTRUCTED WITHIN THE CITY RIGHT OF WAY NOT APPROVED BY THIS DIVISION. ANY LIABILITY INCURRED BY THE CITY DUE TO NON-COMFORMANCE BY THE APPLICANT SHALL BE TRANSFERRED TO THE APPLICANT.
 20. A ROAD ENCROACHMENT PERMIT SHALL BE ACQUIRED FROM THE CITY PRIOR TO ANY CONSTRUCTION WITHIN CITY RIGHT OF WAY, INCLUDING UTILITY WORK, IMPROVEMENTS TO THE CURB, GUTTER, AND SIDEWALK, ROADWAY SHOULDERS AND DITCHES, AND INSTALLATION OF CULVERTS. ALL WORK WITHIN THE CITY RIGHT OF WAY SHALL CONFORM TO THE CITY'S PUBLIC WORKS STANDARDS AND STORMWATER DESIGN MANUAL.
 21. PERMANENT SURVEY CONTROL MONUMENTS SHALL BE PLACED TO ESTABLISH PUBLIC STREET CENTERLINES, INTERSECTIONS, ANGLE POINTS, CURVES, SUBDIVISION BOUNDARIES AND OTHER POINTS OF CONTROL. A MINIMUM OF TWO PERMANENT SURVEY CONTROL MONUMENTS SHALL BE INSTALLED AT LOCATIONS DETERMINED BY THE CITY IN ACCORDANCE WITH THE CITY'S PUBLIC WORKS STANDARDS, AND RECORDED WITH THE PIERCE COUNTY SURVEY CONTROL DIVISION PRIOR TO FINAL ENGINEERING APPROVAL OF CIVIL IMPROVEMENTS.
 22. IRRIGATION AND MAINTENANCE OF LANDSCAPING WITHIN THE PUBLIC RIGHT OF WAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR ITS HEIRS OR ASSIGNS.
 23. THE FINAL PLAT MAP SHALL NOTE (WHERE QUOTED) OR DELINEATE THE FOLLOWING:
A. WARNING: CITY OF GIG HARBOR HAS NO RESPONSIBILITY TO BUILD, IMPROVE, MAINTAIN OR OTHERWISE SERVICE PRIVATE ROADWAYS, OR DRIVEWAYS WITHIN, OR PROVIDING ACCESS TO, PROPERTY DESCRIBED IN THIS PLAT.
B. INCREASED STORMWATER RUNOFF FROM THE ROAD(S), BUILDING DRIVEWAY AND PARKING AREAS SHALL NOT BE DIRECTED TO CITY INFRASTRUCTURE. INCREASED STORM WATER RUNOFF SHALL BE RETAINED/DETAINED ON SITE.
C. WHERE SEASONAL DRAINAGE CROSSES SUBJECT PROPERTY, NO DISRUPTION OF THE NATURAL FLOW SHALL BE PERMITTED.
D. DELINEATE ACCESS RESTRICTIONS BY SHOWING A "NO ACCESS" STRIP, WRITTEN AND HATCHED, BETWEEN THE CITY APPROVED ACCESS POINTS ALONG THE FRONTAGE OF McCORMICK CREEK DRIVE ON THE FINAL PLAT MAP.
E. STORMWATER FOR RUNOFF FROM BUILDINGS AND PARKING SURFACES SHALL BE SHOWN ON INDIVIDUAL BUILDING LOTS, INCLUDING STORM DRAIN CONNECTION POINTS.
F. IF PRIVATE ROADWAYS ARE PROPOSED THEN PROVISIONS SHALL BE MADE FOR THE ROADS AND EASEMENTS TO BE OPEN AT ALL TIMES FOR EMERGENCY AND PUBLIC SERVICE VEHICLE USE.
G. THIS PLAT IS SUBJECT TO STORMWATER MAINTENANCE AGREEMENT RECORDED UNDER AUDITOR'S FILE NUMBER 201711150389.
H. STORMWATER/DRAINAGE EASEMENTS ARE HEREBY GRANTED FOR THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES AS DELINEATED ON THIS PLAT MAP. NO ENCROACHMENT WILL BE PLACED WITHIN THE EASEMENTS SHOWN ON THE PLAT THAT MAY DAMAGE OR INTERFERE WITH THE INSTALLATION, INSPECTION, AND MAINTENANCE OF UTILITIES. MAINTENANCE AND EXPENSE THEREOF OF THE UTILITIES AND DRAINAGE FACILITIES SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER(S) OR ITS HEIRS OR ASSIGNS, AS NOTED UNDER THE STORMWATER MAINTENANCE AGREEMENT FOR THE PLAT.
 24. ANY CONSTRUCTION RELATED TO THE PLAT SHALL COMPLY WITH ALL BUILDING AND FIRE CODE REQUIREMENTS AS DETERMINED BY THE BUILDING OFFICIAL / FIRE MARSHAL.
 25. THE DECISION SET FORTH HEREIN IS BASED UPON REPRESENTATIONS MADE AND EXHIBITS, INCLUDING PLANS AND PROPOSALS SUBMITTED AT THE HEARING CONDUCTED BY THE HEARING EXAMINER. ANY SUBSTANTIAL CHANGE(S) OR DEVIATION(S) IN SUCH PLANS, PROPOSALS, OR CONDITIONS OF APPROVAL IMPOSED SHALL BE SUBJECT TO THE APPROVAL OF THE HEARING EXAMINER AND MAY REQUIRE FURTHER AND ADDITIONAL HEARINGS.
 26. THE AUTHORIZATION GRANTED HEREIN IS SUBJECT TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, AND ORDINANCES. COMPLIANCE WITH SUCH LAWS, REGULATIONS, AND ORDINANCES IS A CONDITION PRECEDENT TO THE APPROVALS GRANTED AND IS A CONTINUING REQUIREMENT OF SUCH APPROVALS. BY ACCEPTING THESE APPROVALS, THE APPLICANT REPRESENTS THAT THE DEVELOPMENT AND ACTIVITIES ALLOWED WILL COMPLY WITH SUCH LAWS, REGULATIONS, AND ORDINANCES. IF, DURING THE TERM OF THE APPROVAL GRANTED, THE DEVELOPMENT AND ACTIVITIES PERMITTED DO NOT COMPLY WITH SUCH LAWS, REGULATIONS, OR ORDINANCES, THE APPLICANT AGREES TO PROMPTLY BRING SUCH DEVELOPMENT OR ACTIVITIES INTO COMPLIANCE.

For reference only, not for re-sale.

ORIGINAL



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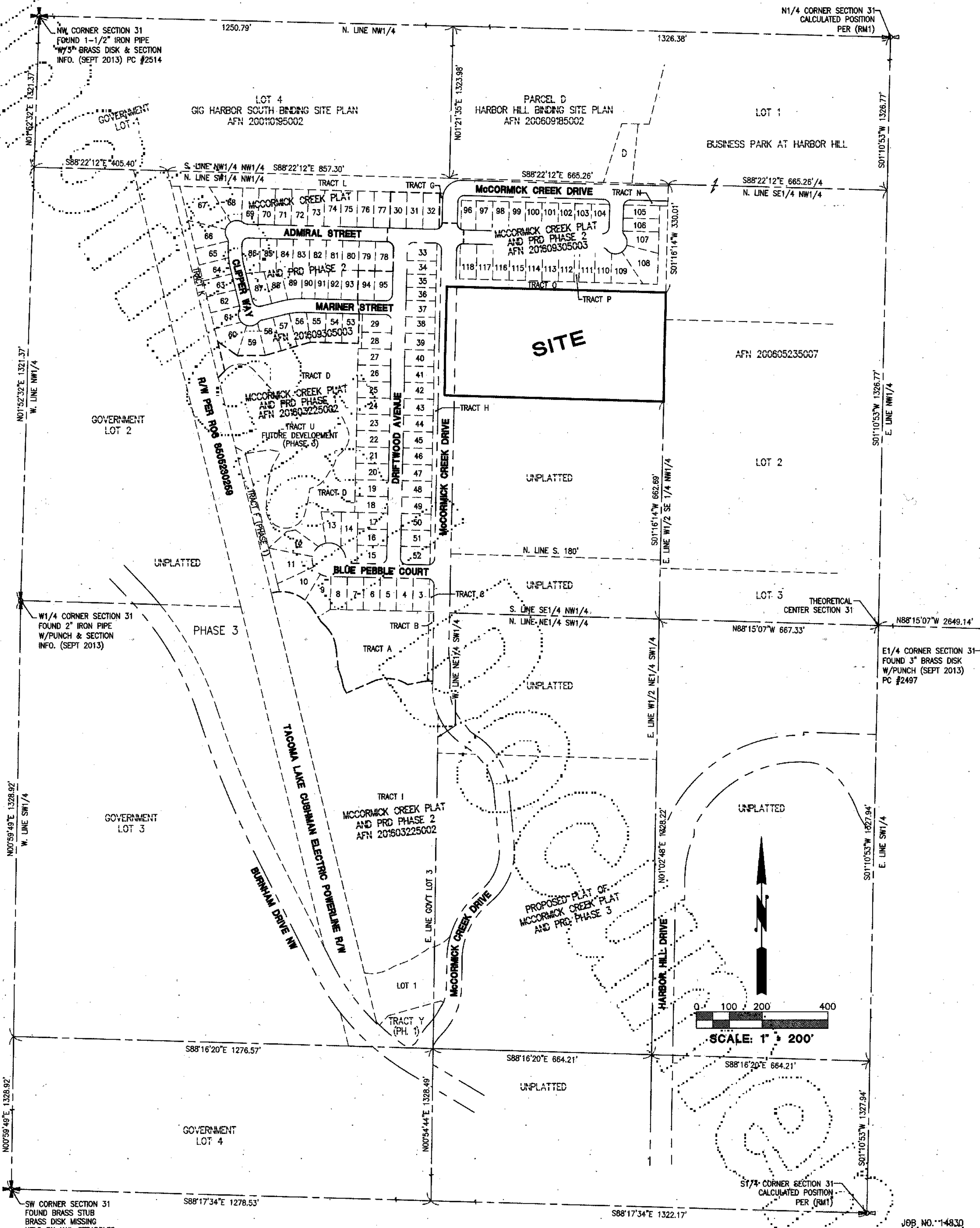
SHEET 2 OF 4

JOB NO. 14830

201812135001

McCORMICK CREEK PLAT AND PRD PHASE 4

SE1/4 OF THE NW1/4, SECTION 31, TOWNSHIP 22 NORTH, RANGE 2 EAST, W.M.
CITY OF GIG HARBOR, PIERCE COUNTY, WASHINGTON



LEGEND:



FOUND SECTION CORNER AS NOTED
FOUND QUARTER CORNER AS NOTED
CALCULATED SECTION CORNER AS NOTED
CALCULATED QUARTER CORNER
(RM1)
ROS PER AFN 9502280163
EXISTING RIGHT-OF-WAY LINE



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SHEET 3 OF 4

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McCORMICK CREEK PLAT AND PRD PHASE 4

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