



City of Tacoma
Planning and Development Services Department
747 Market St, Room 345
Tacoma, WA 98402

PUBLIC NOTICE

Date of Notification: 4/21/2016
Application Received: 12/7/2015
Application Complete: 12/7/2015

Applicant: Baseline Engineering

Location: 1325 Browns Point Boulevard (Parcel Number 0321271088)

Application No: MPD2015-40000256122

Proposal:

A Preliminary Short Plat to subdivide 1325 Browns Point Boulevard into five parcels that will be used for single-family residential development purposes.

Comments Due: 5/5/2016

For further information regarding the proposal, **log onto the website at <http://tacomapermits.org> and select "Message Board"**. The case file may be viewed in Planning and Development Services, 747 Market Street, Room 345.

Documents to Evaluate the Proposal:

Tacoma Municipal Code & Comprehensive Plan

Studies Requested:

Preliminary Short Plat Plan

Other Required Permits:

Building Permits and Work Order

Applicable Regulations of the Tacoma Municipal Code:

TMC 13.04 Platting and Subdivisions, TMC 13.06 Zoning

A final decision on the proposal will be made following the comment period. A summary of the final decision will be sent to those parties who receive this notice. A complete copy of the final decision will be mailed to those parties who request a copy or to those who have commented on the project. Appeal provisions will be included with both the summary and the complete copy of the final decision.

Staff Contact:

Charla Kinlow, Associate Planner, 747 Market St, Room 345, (253) 594-7971, ckinlow@cityoftacoma.org

Environmental Review:

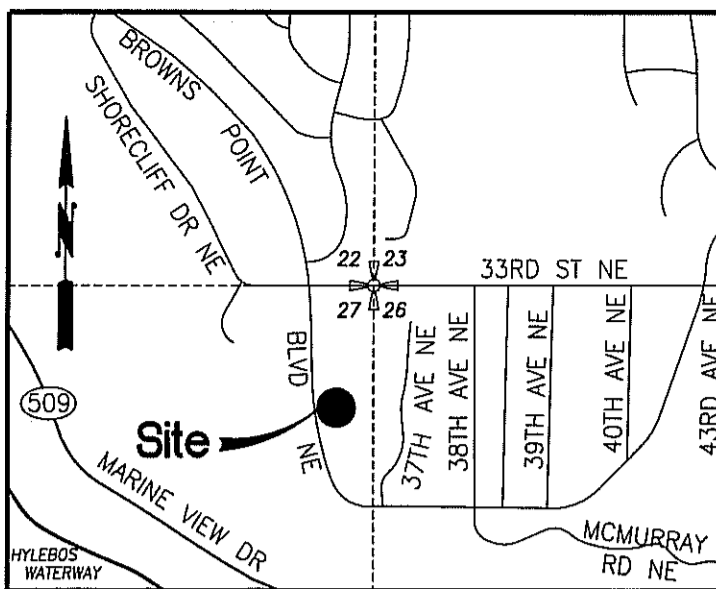
Per SEPA, WAC 197-11-800 and TMC Chapter 13.12, the Environmental Official has reviewed this project and determined the project is exempt from SEPA provisions.

To request this information in an alternative format or a reasonable accommodation, please call 253-591-5030 (voice). TTY or STS users please dial 711 to connect to Washington Relay Services.



City of Tacoma
Planning and Development Services Department
747 Market St, Room 345
Tacoma, WA 98402

NOTICE OF LAND USE APPLICATION



VICINITY MAP
SCALE 1" = 1000'

THIS CITY OF TACOMA SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNERS.

WARREN WOODWARD _____

NOTARY SEAL
I HEREBY CERTIFY THAT THE ABOVE INDIVIDUAL(S) SIGNED AS A FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES HEREIN MENTIONED. GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____ 201__.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON RESIDING AT _____

CITY OF TACOMA
SHORT PLAT NO. _____

A PORTION OF THE NE 1/4, OF THE NE 1/4,
SECTION 27, TOWNSHIP 21, RANGE 3 EAST, W.M.

ORIGINAL TRACT:
ASSESSOR'S PARCEL NO(S) 0321271088

NOTICE: IT IS ILLEGAL TO FURTHER SHORT PLAT LOTS NO'S 1-5 DESCRIBED BELOW FOR A PERIOD OF FIVE YEARS, FROM THE DATE OF RECORDING OF THIS SHORT PLAT WITH THE PIERCE COUNTY AUDITOR, WITHOUT THE FILING OF A FINAL PLAT RE: RCW 58.17.060.

DIRECTOR
APPROVED IN COMPLIANCE WITH CHAPTER 13.04
OF THE OFFICIAL CODE OF THE CITY OF TACOMA.

DIRECTOR, PLANNING & DEVELOPMENT SERVICES

APPROVED FOR RECORDING
THE APPROVAL OF THIS SHORT PLAT IS NOT A
GUARANTEE THAT FUTURE PERMITS WILL BE
GRANTED. APPROVED FOR RECORDING

CITY SURVEYOR _____

CITY TREASURER _____

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

CITY TREASURER _____

ASSESSOR/TREASURER _____

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

ASSESSOR/TREASURER _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 201__ AT THE REQUEST OF GARY C. ALLEN IN VOLUME ____ AT PAGE _____, OF RECORD OF SURVEYS.

COUNTY AUDITOR _____

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF WARREN WOODWARD, IN JUNE, 2014.

TERRELL C. FERGUSON P.L.S. 22956 DATE
BASELINE ENGINEERING, INC

THIS SURVEY COMPLIES WITH ALL STANDARDS & STATUTES OF WAC CHAPTER 332-130

THE APPROVAL OF THIS SHORT PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

ORIGINAL TRACT OWNER FULL NAME ADDRESS & ZIP

WARREN WOODWARD PHONE (206) 949-0553
311 SOUTH LEWIS ST. MONROE, WA. 98272

EXISTING ZONING R2 SINGLE FAMILY

SOURCE OF WATER CITY OF TACOMA

TYPE OF ACCESS PUBLIC & PRIVATE ROAD

SEWER SYSTEM CITY OF TACOMA

NO. OF LOTS 5

BASELINE ENGINEERING, INC.

Land Development Professional Services
(253)565-4491 • Seattle (206)824-1205 • FAX (253)565-8563
Land Planning & Use • Engineering • Surveying
1910-64th Avenue West • Tacoma, WA 98466

DRAWN BY KRF	DATE 7/30/15	JOB NO. 14-048
CHECKED BY TCF	SCALE NONE SHOWN	SHEET 1 OF 2

LEGAL DESCRIPTION

(PER CHICAGO TITLE GUARANTEE #0022760-TC)

PARCEL 'A':

BEGINNING ON THE EAST LINE OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN, AT A POINT 531 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION;
THENCE ON SAID LINE, SOUTH 145 FEET;
THENCE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION, WEST 252 FEET TO THE EASTERLY LINE OF BROWN'S POINT BOULEVARD;
THENCE ON SAID LINE OF BOULEVARD, NORTHERLY TO A LINE PARALLEL WITH AND 531 FEET SOUTH OF SAID NORTH LINE OF SUBDIVISION;
THENCE EAST 280 FEET TO THE PLACE OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION CONVEYED TO RAYMOND R. RAIRBURN ETUX BY DEED RECORDED UNDER RECORDING NO. 2817024.

PARCEL 'B':

COMMENCING AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
THENCE SOUTH 01°49'07" WEST, ALONG THE EAST LINE OF SAID SECTION, 676 FEET;
THENCE NORTH 89°25'34" WEST, PARALLEL WITH THE NORTH LINE OF SAID SECTION, 202.56 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING NORTH 88°25'34" WEST, 83.51 FEET TO THE EASTERLY RIGHT OF WAY LINE OF BROWN'S POINT BOULEVARD;
THENCE SOUTH 10°58'11" EAST, ALONG SAID RIGHT OF WAY LINE, 66 FEET;
THENCE NORTH 79°01'49" EAST, 4.72 FEET;
THENCE NORTH 47°05'56" EAST, 90.50 FEET TO THE POINT OF BEGINNING;

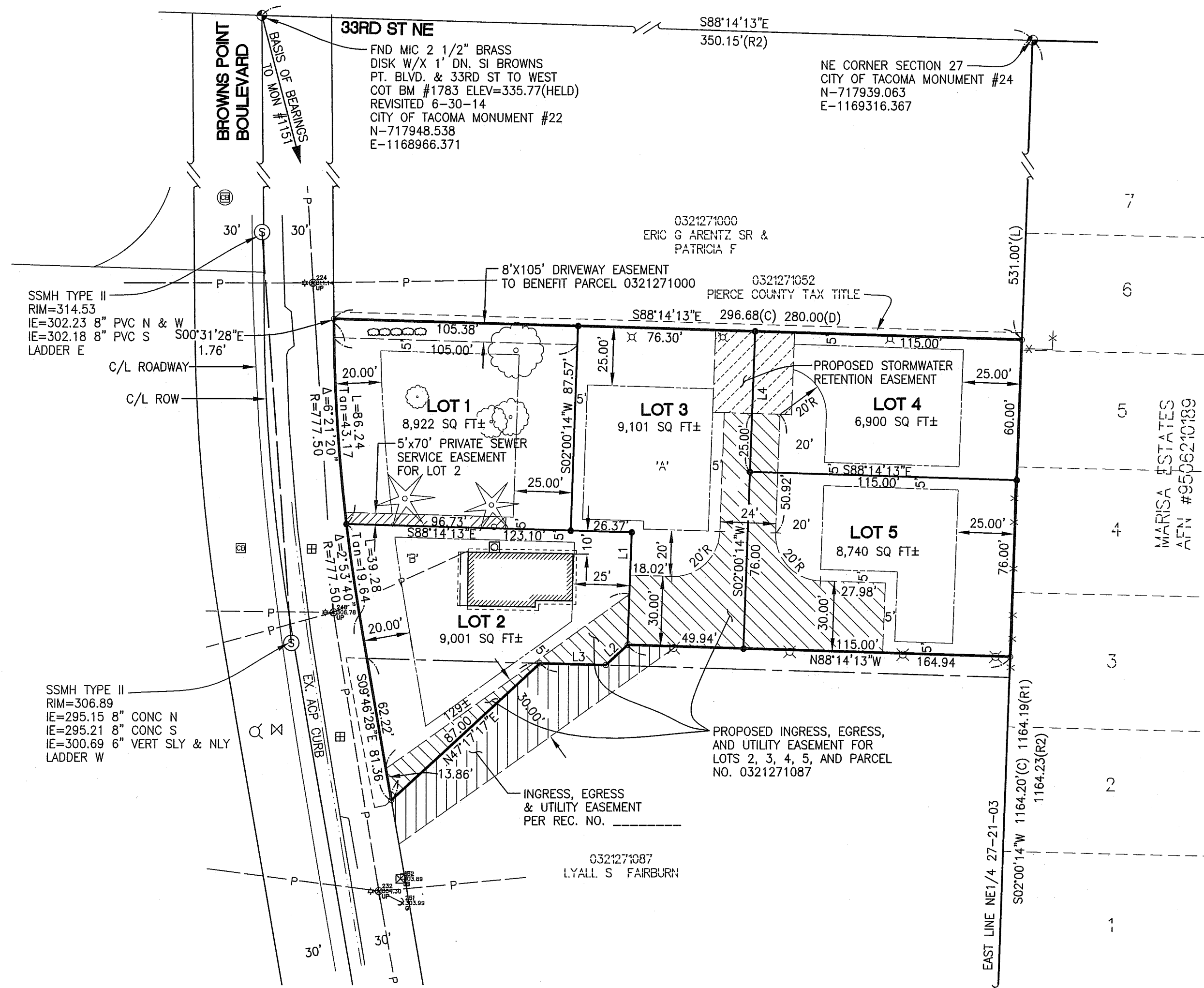
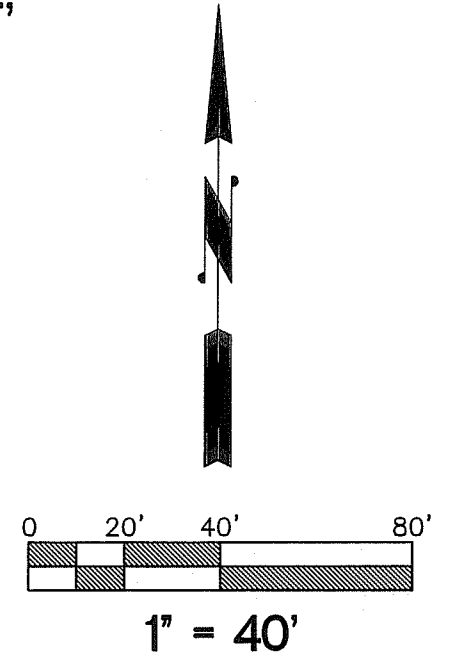
SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

SURVEYOR'S NOTES

1. THE DRAWING SHOWN HEREON DOES NOT NECESSARILY CONTAIN ALL THE INFORMATION OBTAINED BY THE SURVEYOR IN HIS FIELD WORK, OFFICE WORK, OR RESEARCH.
2. ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVE GROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR. NO CERTIFICATION IS MADE OR IMPLIED THAT THOSE OBJECTS APPEARING TO ENCROACH ACTUALLY ENCROACH ON THE OWNERSHIP OF THE SUBJECT OR ABUTTING PROPERTY.
3. AN ON THE GROUND SURVEY WAS PERFORMED 6-30,7-11 AND 8-1-14.
4. FOR THE PURPOSES OF THIS SURVEY, MONUMENTS SHOWN HAVE BEEN HELD AS BEING THOSE MONUMENTS DEPICTED ON THE PLAT(S) AS MARKING THE ROAD CENTERLINES OR SECTION CORNERS.
5. ALL MONUMENTS VISITED AS NOTED.
6. UTILITIES, OTHER THAN THOSE SHOWN, MAY EXIST ON OR ADJACENT TO THE SITE. ONLY THOSE WHICH ARE VISIBLE, OR WHERE THERE IS VISIBLE EVIDENCE OF THEIR LOCATION HAVE BEEN LOCATED BY SURVEY. THE ACCURACY AND COMPLETENESS OF DATA OBTAINED BY OTHER THAN FIELD SURVEY METHODS IS NOT GUARANTEED. PRIOR TO ANY PHASE OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY WITH THE APPROPRIATE UTILITY AGENCY/OWNER, THE EXACT LOCATION, SIZES AND MATERIALS OF ALL UTILITIES WHICH MAY BE AFFECTED.
7. ACCESS TO & FROM LOTS 1 AND 2 WILL BE FROM BROWNS POINT BLVD. LOTS 3, 4 & 5 ARE VIA PRIVATE ROAD.



**A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 03 EAST, W.M.,
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON**



LEGEND

- FOUND MON AS INDICATED ⊙
- CALCULATED ⊕
- SANITARY SEWER MANHOLE ⊙
- STORM DRAIN CATCH BASIN ⊞
- STORM DRAIN MANHOLE ⊞
- FIRE HYDRANT ⊙
- WATER VALVE ⊗
- WATER METER ⊞
- ELECTRIC METER ⊞
- GAS METER ⊞
- UTILITY POLE W/LIGHT ⊙
- GUY ANCHOR ⊙
- POST AS INDICATED ⊗
- TELEPHONE RISER ⊞
- TELEPHONE JUNCTION BOX ⊞
- ROCKERY ⊞
- SOIL TEST PIT ⊞
- FENCE ⊞
- POWER LINE ⊞
- DECIDUOUS TREE ⊞
- EVERGREEN TREE ⊞
- SHRUBBERY ⊞
- BUILDING ⊞
- MEASURED (M)
- REFERENCE SURVEY (R#)
- CALCULATED (C)
- DEED (D)

LINE TABLE		
L1	S02°00'14"W	48.43'
L2	S47°15'47"W	12.84'(D)
L3	S88°14'13"E	28.50'
L4	S02°00'14"W	60.00'

LOT AREA TABLE		
LOT #	GROSS AREA	NET AREA
1	8,922 SF	8,081 SF
2	9,001 SF	7,854 SF
3	9,101 SF	6,070 SF
4	6,900 SF	6,004 SF
5	8,740 SF	6,300 SF

BASIS OF BEARINGS

NORTH 14°45'20" WEST BETWEEN FOUND MONUMENTS AT THE SI OF 33RD ST NE AND BROWNS PT. BLVD. AND THE INTERSECTION OF THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 27 WITH THE CENTER LINE OF BROWNS PT. BLVD. DERIVED FROM CITY OF TACOMA G.I.S. COORDINATES PER CITY OF TACOMA SHORT PLAT AFN 200010185002(R2)

VERTICAL DATUM

NGVD 29 PER CITY OF TACOMA BENCH MARK NO. 1783 2 1/2" BRASS DISK WITH 'X' IN CONCRETE 1' DOWN IN CASE SI BROWNS POINT BLVD. NE AND 33RD STREET NE ELEVATION=335.77

TACOMA MONUMENTS USED

- #22
- #24
- #1151

METHODS AND EQUIPMENT

SURVEY PERFORMED WITH 5" TOTAL STATION, USING STANDARD TRAVERSE AND RADIAL SURVEY METHODS MEETING OR EXCEEDING ACCURACY REQUIREMENTS CONTAINED IN W.A.C. 332-130-090, PARAGRAPHS 1(a) AND 1(b).

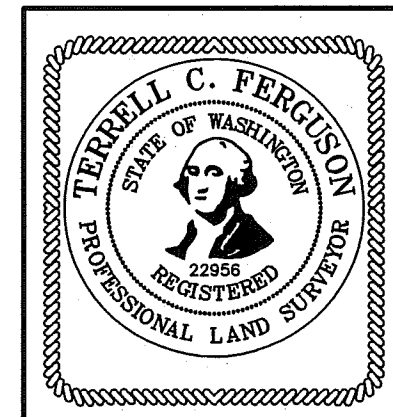
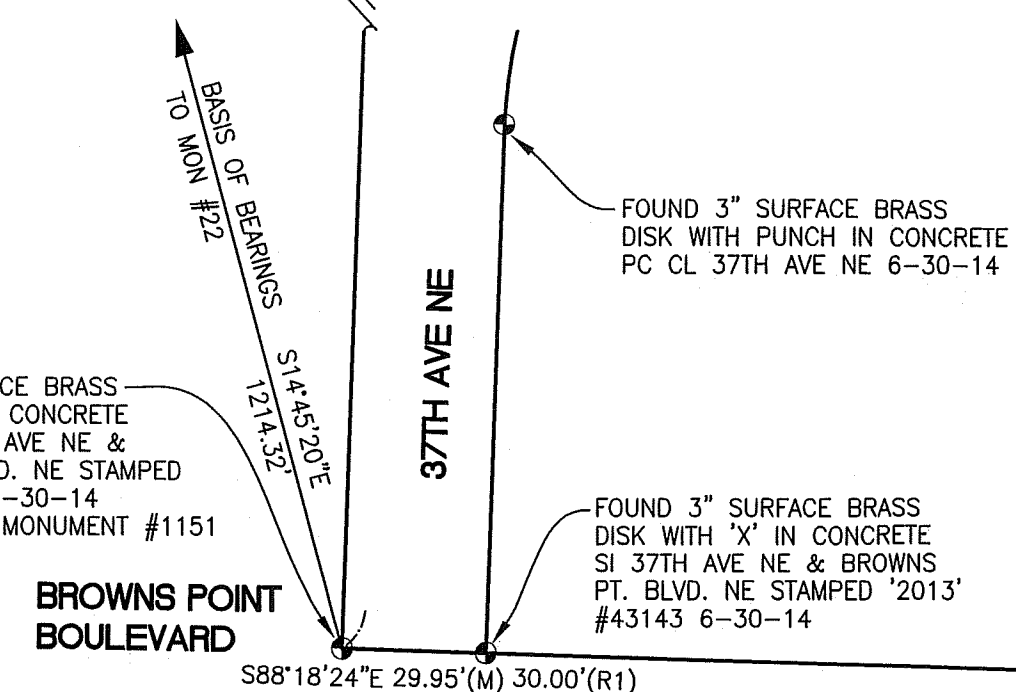
TOPCON GTP-3005
OMNI PRISM W/30mm OFFSET
TDS RANGER DATA COLLECTOR

NOTE:

RIGHT OF WAY FOR BROWNS POINT BLVD. WAS ESTABLISHED PER (R2) HOLDING THE MONUMENT AT THE SI OF BROWNS POINT BLVD. & 33RD ST NE.

REFERENCE SURVEYS

- (R1) MARISA ESTATES AFN 9506210189
- (R2) CITY OF TACOMA SHORT PLAT AFN 200010185002



BASELINE ENGINEERING, INC.
Land Development Professional Services
 (253)565-4491 • Seattle (206)824-1205 • FAX (253)565-8563
 Land Planning & Use • Engineering • Surveying
 1910-64th Avenue West, • Tacoma, WA 98466

DRAWN BY	KRF	DATE	3/24/16	JOB NO.	14-048
CHECKED BY	TCF	SCALE	1" = 40'	SHEET	2 OF 2