



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

NOTICE OF DECISION

Date of Decision: 5/12/2016
 Appeal Period Ends: 5/26/2016
 Decision Effective: 5/27/2016

Decision: Approved, subject to conditions

Proposal:

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

Applicant: Baseline Engineering

Location: 1325 Browns Point Boulevard (Parcel Number 0321271088)

Application No: MPD2015-40000256122

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.

Appeal Procedures:

Reconsideration: Any person having standing may request reconsideration of the Director's decision, based upon errors of procedure or fact, by submitting a request in writing to Planning and Development Services at the address below.

Appeal to Hearing Examiner: Any aggrieved person or entity may appeal to the Hearing Examiner by filing a written Notice of Appeal and submitting the filing fee of \$325.26 to the Hearing Examiners Office (747 Market St, Room 720) which contains the following:

- A brief statement showing how the appellant is aggrieved or adversely affected
- A statement of the grounds for the appeal, explaining why the appellant believes the administrative decision is wrong.
- The requested relief, such as reversal or modification of the decision.
- The signature, mailing address and telephone number of the appellant and any representative of the appellant.

THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD THE APPELLANT PREVAIL.

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

Environmental Review: In accordance with the State Environmental Policy Act (SEPA) administered under the Washington Administrative Code (WAC) 197-11-800 and the City of Tacoma Environmental Regulations administered under TMC Chapter 13.12, the Environmental Official has reviewed this project and determined that 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 DECISION



City of Tacoma
Planning and Development Services
Report And Decision

PRELIMINARY SHORT PLAT APPLICATION OF:

FILE NO: MPD2015-40000256122

Terry Ferguson
Baseline Engineering
1910 64th Avenue West
Tacoma, WA 98466

SUMMARY OF REQUEST:

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

LOCATION:

1325 Browns Point Boulevard (Parcel Number 0321271088)

DECISION:

The request for a Preliminary Short Plat is approved, subject to conditions.

Notes:

The appeal period on this decision closes May 26, 2016, and the effective date of this decision is the following business day, provided no requests for reconsideration or appeals are timely filed as identified in APPEAL PROCEDURES of this report and decision.

The Director has jurisdiction in this matter per *TMC* 13.05.030. The applicant bears the burden of proof to demonstrate the proposal is consistent with the provisions of the *TMC*, the applicable provisions and policies of the City's *Comprehensive Plan*, and other applicable ordinances of the City.

FOR ADDITIONAL INFORMATION CONCERNING THIS LAND USE PERMIT:

Charla Kinlow
Associate Planner
Planning and Development Services Department
747 Market Street, Room 345, Tacoma, WA 98402
Telephone: (253) 594-7971
Email: ckinlow@cityoftacoma.org

SUMMARY OF RECORD

The following attachments and exhibits constitute the administrative record:

Attachments:

Attachment "A": Preliminary Short Plat Plan

Exhibits¹:

Exhibit "A": Memorandum, dated December 14, 2015, from Jason Miller, Site Development

Exhibit "B": Email, dated December 2, 2015, from Daniel Reed, Tacoma Power

Exhibit "C": Email, dated December 9, 2015, from Jesse Angel, Tacoma Water

Exhibit "D": Email, dated December 2, 2015, from Marilynn M. Danby, Puget Sound Energy

FINDINGS

Proposal:

1. The applicant requests approval of a Preliminary Short Plat to subdivide 1325 Browns Point Boulevard into five parcels that will be used for single-family residential development purposes.
 - Lot 1 is proposed to be 8,922 square feet.
 - Lot 2 is proposed to be 9,001 square feet.
 - Lot 3 is proposed to be 9,101 square feet.
 - Lot 4 is proposed to be 6,900 square feet.
 - Lot 5 is proposed to be 8,740 square feet.
2. Access to Lot 1 is proposed via Browns Point Boulevard. Access to Lots 2 – 5 is proposed via a private easement. The applicant has provided a preliminary plan showing the layout of the proposed development, which is appended to this report and decision as an attachment.

Project Site:

3. The site is addressed as 1325 Browns Point Boulevard.
4. The survey submitted indicates that the subject site contains approximately 42,664 square feet of area.²
5. The site is located within the City's "R-2" Single-Family Dwelling District. The Comprehensive Plan identifies the site as being located within an area designated as a "Single-Family Residential" area.
6. The site is within the Northeast Neighborhood Council area.
7. The project site is developed with one single-family home.
8. The topography slopes slightly downwards towards the east.
9. Browns Point Boulevard, abutting the site to the west, contains a 60-foot right-of-way. The street is paved with an asphalt concrete pavement.
10. There is existing driveway access for the site provided on Browns Point Boulevard.

¹ All Exhibits are contained in Planning and Development Services Department File No. MPD2015-40000242499. They are referenced and incorporated herein as though fully set forth.

² Pierce County records indicate that the parcel area is 39,639 square feet.

Surrounding Area:

11. The surrounding area is generally zoned "R-2" Single-Family Dwelling District, and parcels in this area are generally at least 5,000 square feet and are at least 50 feet in width.

Additional Information:

12. Pursuant to WAC 197-11-800 and the City of Tacoma's SEPA Procedures, this proposed action is categorically exempt from the Threshold Determination and Environmental Impact Statement requirements of SEPA.

Notification and Comments:

13. The application was determined to be complete on December 7, 2015. Written notice of the application was mailed to owners of property within 400 feet of the site as indicated by the Pierce County Assessor/Treasurer's records, the neighborhood council, and qualified neighborhood groups, allowing for 14 days of comment period. Public notice was posted on the site within seven days of the start of the comment period. No public comments were received.
14. Comments have been received from various City departments regarding this Preliminary Short Plat application. These comments, which are further detailed in the "Exhibits" section of the report and decision, are addressed where appropriate throughout the review of this project and in the "Conditions of Approval" section of the report and decision.

Applicable Regulations and Policies:

15. In order for Director to authorize a Short Plat, the request must be found consistent with the criteria set forth:

TMC 13.04.090.E:

1. Appropriate provisions are made for the public health, safety, and general welfare; and for open spaces; drainage ways; streets or roads; alleys; bike routes; other public ways; transit stops; potable water supplies; sanitary wastes; parks and recreation; playgrounds; schools and school grounds; and all other relevant facilities, including sidewalks and other planning features that assure safe walking conditions for students who walk to and from school.
2. The public use and interest will be served by the platting and dedication of such subdivision and dedication as set forth by the Comprehensive Plan and other adopted City ordinances, manuals, design specifications, plans, goals, policies, and guidelines.

16. *TMC 13.04.140.B:*

When considering a subdivision, short subdivision, boundary line adjustment and/or binding site plan approval, a public or private street or way, or permanent access easement, which does not conform to the minimum requirements of the City's Comprehensive Plan and applicable ordinances, manuals, design specifications, plans and guidelines in Section 13.04.120, and which provides principal access to the property it is intended to serve, shall be found by the Director or Hearing Examiner to be adequate to provide all necessary ingress and egress to a parcel or parcels of land for specific uses subject to the following conditions:

1. That a minimum of 10-foot-wide officially approved accessway be required for one dwelling unit, and a minimum of a 16-foot-wide officially approved accessway be required for two or more dwelling units, or for any use other than residential;

2. That such officially approved accessway be permanent, unobstructed, and designed, improved, and maintained to accommodate fire apparatus and necessary mobile service equipment;
 3. That, if determined to be necessary for the convenience and safety of the residents served by said officially approved accessway, the Director or Hearing Examiner may require other reasonable standards and improvements of said officially approved accessway;
 4. That the ownership and control of said officially approved accessway be with the owner of the property it serves, unless other provisions are determined to be satisfactory;
 5. That the Hearing Examiner or Director may attach to such a determination reasonable conditions limiting and controlling the development of said parcel according to the practical capacity of said officially approved accessway and in the interest of the particular neighborhood and of the general public.
17. The construction of residential uses is permitted in the "R-2" Single-Family Dwelling District, subject to development regulations. See *TMC* 13.06.100.
18. All on-site parking for dwellings and buildings other than dwellings shall be located in the rear portion of the lot and shall not be accessed from the front if suitable access to the rear is available, such as an abutting right-of-way that is or can practicably be developed... However, in all cases such access and parking shall be limited to the minimum necessary and in no case shall driveway and/or parking areas exceed a total of 50 percent of the front yard or 50 percent of a corner street side yard. See *TMC* 13.06.100

CONCLUSIONS³

1. Provided the conditions of approval are met, the proposal meets the applicable criteria as follows:

TMC 13.04.090.E:

1. The proposal will be developed in a way that is not inconsistent with the health, safety, convenience, or general welfare of persons residing or working in the community. The conditions of approval are proportional to the public impacts directly resulting from the proposal and will result in appropriate mitigation for those impacts. All infrastructure necessary to serve the proposed lots exists or can be made available. See Findings 1-18 and Exhibits "A"- "D".
2. The proposal, as conditioned, will be consistent with the applicable regulations and Policies found in the *Tacoma Municipal Code* and *Comprehensive Plan* and other adopted City ordinances, manuals, design specifications, plans, goals, policies, and guidelines. Conditions have been included to ensure the proposal meets all requirements of the *TMC*. See Findings 1-18 and Exhibits "A"- "D"

TMC 13.04.140.B:

3. The proposal includes a request for an officially approved accessway that is a minimum of 16 feet in width. The accessway will serve four dwelling units.
4. The proposed officially approved accessway be permanent, unobstructed, and designed, improved, and maintained to accommodate fire apparatus and necessary mobile service equipment;

³ Conclusions are based upon the applicable criteria and standards set forth in the *Tacoma Municipal Code (TMC)*, the policies of the *Comprehensive Plan*, and the Attachments and Exhibits listed herein. Any conclusion of law hereinafter stated which may be deemed a finding of fact herein is hereby adopted as such.

5. The Director has determined that there are standards and improvements necessary for the convenience and safety of the residents served by the proposed officially approved accessway. Those standards and improvements are listed in the "Conditions" section of this report and decision.
6. The Director has determined that the provisions for ownership and control of the officially approved accessway, via a recorded easement, are satisfactory.

DECISION

Based on the findings and conclusions, the requested Preliminary Short Plat is **APPROVED** subject to the following conditions:

Conditions⁴:

1. BUILDING AND LAND USE

- a. Any future development of the lots shall be consistent with the "R-2" Single-Family Dwelling District and other applicable sections of the *TMC*.

2. STORM AND SANITARY SEWERS

- a. The proposal shall comply with all applicable requirements contained in the City of Tacoma Stormwater Management Manual, Side Sewer and Sanitary Sewer Availability Manual, *TMC* 12.08, *TMC* 2.19, *TMC* 10.14, *TMC* 10.22 and the *Public Works Design Manual* in effect at time of vesting land use actions, building or construction permitting.
- b. Any utility construction, relocation, or adjustment costs shall be at the applicant's expense.

Conditions to be met prior to application for Final Short Plat:

- c. A preliminary storm and/or sanitary sewer utility plan shall be prepared to show a preliminary design for storm and sanitary sewer mitigation. This plan shall be approved by City of Tacoma Environmental Services prior to recording of the final short plat. Approved construction permits (work order and/or fill and grade) covering the entire site may be substituted for the preliminary stormwater and/or sewer utility plan.
- d. A Covenant and Easement Agreement shall be required for all projects with private storm drainage systems.

Conditions/statements to be inked on final short plat site plan, prior to recording⁵:

- e. A preliminary utility plan dated XX/XX/20XX was approved by Environmental Services under permit number 40000XXXXXX. Additional permits and approvals are required for construction.
- f. A work order for frontage improvements and associated utilities was approved by Environmental Services under permit number 600000XXXXX. Additional permits and approvals are required for onsite construction.
- g. A grade and fill for onsite grading and associated utilities was approved by Environmental Services under permit number 40000XXXXXX. Additional permits and approvals are required for onsite stormwater management BMPs.

⁴ The Director relies upon the expert recommendations of reviewing departments with applicable technical expertise to formulate appropriate conditions of approval.

⁵ Statements and conditions included in this section may be modified and additional conditions may be required after submittal of a preliminary stormwater and/or sewer utility plan. The final plat decision will include a more specific, comprehensive list of conditions/statements to be placed on the final short plat site plan.

- h. **WARNING:** This plat contains a private storm drainage system. Private storm drainage systems are the sole responsibility of the owners, successors and assignees of all lots being served by the private storm drainage system. Responsibility includes, but is not limited to, constructing, maintaining, and allowing City inspection of the private storm system in accordance with a separately recorded covenant and easement document.

Covenant and Easement Recording No. _____

- i. If the actual stormwater improvements installed vary from those on the preliminary utility plan so that the recorded Covenant and Easement Agreement does not reflect actual constructed improvements, an additional Covenant and Easement Agreement shall be developed, signed by the property owner and the City and recorded by the property owner.
- j. Final design of the stormwater facilities may require modifications to the lot layout and/or a reduction in number of available building lots. Building permits for each lot shall be approved by Environmental Services prior to construction.
- k. Construction on any and all lots, including public roads and alleys, is limited to the impervious surface as provided within the approved Stormwater Site Plan or as shown on the preliminary stormwater and/or sewer plan or permit 40000XXXXXX. If additional impervious surfaces beyond that approved under the previously noted permits are created, additional stormwater mitigation may be required. If stormwater mitigation differs from that approved under the previously noted permits, additional review by Environmental Services is required and will include evaluation of all lots created as part of this plat.

Conditions applicable to building/development permits:

- l. All stormwater shall be managed in compliance with the City of Tacoma Stormwater Management Manual (SWMM).
- m. The applicant shall review SWMM Minimum Requirements #1-12 and comply with all applicable requirements. For off-site improvement requests we should include the following Based upon the scope of the project as currently proposed, it appears that this project is required to comply with Minimum Requirements #(LIST those that apply). Compliance with Minimum Requirement #10 shall be required if any on-site stormwater management features are installed.
- n. Per Minimum Requirement #5, projects that meet or exceed the SWMM thresholds shall employ, where feasible and appropriate, On-Site Stormwater Management BMPs to infiltrate, disperse, and retain stormwater runoff onsite to the maximum extent feasible. On-Site Stormwater Management BMPs include: Roof Downspout Control BMPs, Dispersion of all impervious surfaces and Soil Quality BMPs. If drainage cannot be managed on-site, it shall be conveyed to the City storm system in accordance with the Stormwater Management Manual and Public Works Design Manual.
- o. Water quality shall be provided for all projects that meet or exceed the thresholds for Minimum Requirement #6 as outlined in the City of Tacoma Stormwater Management Manual. Pollution-generating impervious surfaces created and/or replaced offsite as a result of this project shall count toward the pollution-generating impervious surface total.
- p. Flow control or other mitigation in accordance with the City of Tacoma Stormwater Management Manual shall be provided for all projects that meet or exceed the thresholds for Minimum Requirement #7 as outlined in the City of Tacoma Stormwater Management Manual. Impervious surfaces created and/or replaced offsite as a result of this project shall count toward the impervious surface total.

- q. All projects shall comply with Minimum Requirement #11: Off-Site Analysis and Mitigation.
- r. If the submitted site plan indicates that roof downspouts will be tightlined to the City storm system. The applicant will need to demonstrate that On-Site Management per Minimum Requirement #5 is not feasible before Environmental Services can approve tightlining to the City system.
- s. Public and private stormwater shall be managed in separate water quality and flow control facilities.

3. STREETS, DRIVEWAYS AND SIDEWALKS

Conditions to be met prior to application for Final Short Plat⁶:

- a. Cement concrete sidewalk shall be constructed along Browns Point Boulevard, abutting the site, meeting Public Right Of Way Accessible Guide-lines (PROWAG) and Americans with Disabilities Act (ADA) requirements, and be installed to the approval of the City Engineer.
- b. Asphalt wedge curb shall be installed along Browns Point Boulevard, abutting the site, and be installed to the approval of the City Engineer.
- c. A Private access way and permanent turnaround, meeting the requirements of the Fire Code and the Solid Waste Division, shall be designed and constructed within a private access easement, a minimum of 30 feet in width, to serve lots 2,3,4 and 5. The access way shall be constructed with 3 inches of hot mix asphalt PG58-22, 2 ½ inches of crushed surfacing top course and 5 inches of crushed surfacing base course. The private roadway shall be developed to a width of 24 feet and shall include all necessary drainage. Soil conditions may dictate whether additional foundation materials are required.
- d. The type, width, and location of all driveway approaches serving the site(s) shall be approved by the City Engineer.
- e. All street work shall be accomplished via the City's work order process. To initiate a work order, contact the Planning and Development Services Site Development Division at 591-5760.

4. TACOMA WATER

- a. TMC 12.10.045 requires a separate water service and meter for each parcel.
- b. There is an existing water service that serves the proposed short plat. This service can be used for the proposed short plat as long as they meet all of Tacoma Water policies regarding service.
- c. Customer is advised to obtain private utility easements for any property-side water pipes leading from the City meter to the building on any portion(s) existing on adjacent parcels.
- d. If fire sprinklering, contact the Tacoma Water Permit Counter at (253) 502-8247 for policies related to combination fire/domestic water service connections.
- e. New water services will be installed by Tacoma Water after payment of the Service Construction Charge and the Water Main Charge. New meters will be installed by Tacoma Water after payment of the System Development Charge.

⁶ In lieu of the construction of the required improvements before approval of the final short plat of a subdivision by the Director, the subdivider can post a performance bond, guaranteeing that the required improvements shall be completed in accordance with the requirements of the City of Tacoma and within the specified period of time. The bond may also secure the successful operation of required improvements for a two-year period after final approval.

- f. If a new fire hydrant is required at a location with an existing water main, the hydrant will be installed by Tacoma Water after payment of an installation charge.
- g. If existing water facilities need to be relocated or adjusted due to street improvements for this proposal they will be relocated by Tacoma Water at the owners' expense.
- h. Sanitary sewer mains and sidesewers shall maintain a minimum horizontal separation of ten feet from all water mains and water services. When extraordinary circumstances dictate the minimum horizontal separation is not achievable, the methods of protecting water facilities shall be in accordance with the most current State of Washington, Department of Ecology "Criteria For Sewage Works Design".

5. TACOMA POWER

- a. Easements are required for the short plat. Easement language & exhibit(s) to be part of plat dedication to "Tacoma Power." Please contact Dan Reed, New Service Engineer, for routing and location for TPU facilities to provide electrical service for the 5 lot short plat.

6. TACOMA FIRE

- a. Construction of the future homes to be in accordance with the adopted Fire Code at the time of building permit submittal. Compliance with the Fire Code may include providing a fire department apparatus access road and/or fire sprinklers in new homes. The applicant is advised that at this time fire sprinklers would be required for any home constructed where all exterior walls are not accessible within 150 feet of an approved fire department access road. Note that this measurement is taken as one would walk around the site.

7. MISCELLANEOUS

- a. Puget Sound Energy has an existing 5/8 gas service on this parcel which appears to entirely on the proposed Lot 2. If this service needs to be moved, this will be at the owner's expense.
- b. Prior to obtaining any future development permits on these properties, the proponent shall contact the appropriate City departments to make the necessary arrangements for all required improvements. The required approvals shall be acquired from the appropriate departments, including, but not necessarily limited to, Tacoma Power (253) 383-2471; Tacoma Water (253) 383-2471; Planning and Development Services (253) 591-5030; and Site Development (253) 591-5760.
- c. The basis of bearing for the Final Plat shall conform to the City of Tacoma grid system. Coordinates for all lot corners and angle points shall be submitted with the final plat on the NAD 83 WASHINGTON STATE PLANE South Zone Grid System. The Final Plat shall be drawn to a scale of 1"=100' unless, prior to submittal, written approval for a different scale is granted in writing by the Planning and Development Services Department. Final Plat site plan size shall be 18 inches by 24 inches.
- d. The Final Plat shall be submitted per the requirements of *TMC* 13.04.090.G and H and shall meet all the requirements and conditions of the short plat approval and applicable provisions of *TMC* 13.04.090.J and K.
- e. The proponent shall understand that it is their responsibility to closely review the Zoning and Platting sections of the Land Use Regulatory Code and, specifically, the "Short plat/short subdivision procedures," Chapter 13.04.090. This is to alert the proponent that if specific dates are not met and if specific items are not filed on time with the

appropriate departments; the plat will become null and void. NOTE: This Short Plat expires after five (5) years if a submittal for Final Plat has not been received.

- f. The decision set forth herein is based upon representations made and information submitted, including development plans, proposals and supporting information, submitted to the Director. Any substantial change(s) or deviation(s) in such development plans, proposals, or conditions of approval imposed shall be subject to the approval of the Director, and may require additional permitting and public notification and comment.
- g. The authorization(s) granted herein is/are subject to all applicable federal, state and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances are conditions precedent to the approvals granted and are continuing requirements of such approvals. By accepting this/these approvals, the applicant represents that the developments and activities allowed will comply with such laws, regulations and ordinances. If, during the term of the approvals granted, the developments and activities permitted do not comply with such laws, regulations or ordinances, the applicant agrees to promptly bring such developments or activities into compliance.

ORDERED this 12th day of May, 2016



Peter Huffman
Director,
Planning and Development Services

DECISION TRANSMITTED to the following:

Terry Ferguson, Baseline Engineering, 1910 64th Avenue West, Tacoma, WA 98466

Warren Woodward, 311 South Lewis Street, Monroe, WA, 98272

Via email: Jason Miller, Site Development; Jesse Angel, Tacoma Water; Chris Seaman, Tacoma Fire; Daniel Reed, Tacoma Power; Marilyn M. Danby, Puget Sound Energy; Troy Stevens, Real Property Services

SUMMARY OF DECISION TRANSMITTED by first class and interoffice mail to the following:

All property owners within 100 feet of the subject site

Northeast Neighborhood Council

Neighborhood Planning Team Members: Brian Boudet, Ian Munce, and Carol Wolfe

PURSUANT TO RCW 36.70B.130, YOU ARE HEREBY NOTIFIED THAT AFFECTED PROPERTY OWNER(S) RECEIVING THIS NOTICE OF DECISION MAY REQUEST A CHANGE IN VALUATION FOR PROPERTY TAX PURPOSES CONSISTENT WITH PIERCE COUNTY'S PROCEDURE FOR ADMINISTRATIVE APPEAL. TO REQUEST A CHANGE IN VALUE FOR PROPERTY TAX PURPOSES YOU MUST FILE WITH THE PIERCE COUNTY BOARD OF EQUALIZATION ON OR BEFORE JULY 1ST OF THE ASSESSMENT YEAR OR WITHIN 30 DAYS OF THE DATE OF NOTICE OF VALUE FROM THE ASSESSOR-TREASURER'S OFFICE. TO CONTACT THE BOARD CALL 253-798-7415 OR <WWW.CO.PIERCE.WA.US/BOE>.

APPEAL PROCEDURES

Any request for RECONSIDERATION and/or any APPEALS must be submitted in the applicable manner as outlined below on or before **May 26, 2016**.

RECONSIDERATION:

Any person having standing under the ordinance governing this application and feeling that the decision of the Director is based on errors of procedure or fact may make a written request for review by the Director within fourteen (14) days of the issuance of the written order. This request shall set forth the alleged errors, and the Director may, after further review, take such further actions as deemed proper, and may render a revised decision. A request for RECONSIDERATION of the Director's decision in this matter must be filed in writing to the staff contact listed on the first page of this document.

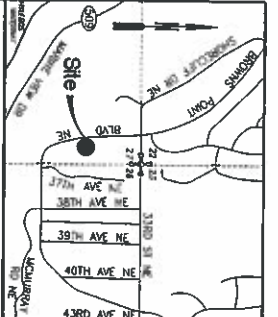
APPEAL TO HEARING EXAMINER:

Any decision of the Director may be appealed by any aggrieved person or entity as defined in Section 13.05.050 of the *Tacoma Municipal Code*, within fourteen (14) days of the issuance of this decision, or within seven (7) days of the date of issuance of the Director's decision on a reconsideration, to appeal the decision to the Hearing Examiner.

An appeal to the Hearing Examiner is initiated by filing a Notice of Appeal accompanied by the required filing fee of **\$325.26**. Filing of the appeal shall not be complete until both the Notice of Appeal and required filing fee has been received. **THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD THE APPELLANT PREVAIL.** (Pursuant to Section 2.09.020 of the *Tacoma Municipal Code*, fees for appeals shall be waived for qualifying senior citizens and persons who are permanently handicapped who are eligible for tax exemption because of financial status.)

The Notice of Appeal must be submitted in writing to the Hearing Examiner's Office, Seventh Floor, Tacoma Municipal Building, and shall contain the following:

- (1) A brief statement showing how the appellant is aggrieved or adversely affected.
- (2) A statement of the grounds for the appeal, explaining why the appellant believes the administrative decision is wrong.
- (3) The requested relief, such as reversal or modification of the decision.
- (4) The signature, mailing address and telephone number of the appellant and any representative of the appellant.



Title page language will be determined at the time of final Plat

THIS CITY OF TACOMA SHORT PLAT IS MADE WITH THE 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 20th DAY OF _____ 2011

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 56.17.060.

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.

LEGAL DESCRIPTION

(PER CHICAGO TITLE GUARANTEE #0022760-10)

PARCEL NO. _____

BEGINNING ON THE EAST LINE OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 3 EAST OF THE WILLACETTE MERIDIAN, AT A POINT 531 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SECTION, THENCE S80°11'47" WEST ALONG SAID LINE OF SECTION 27, A DISTANCE OF 415 FEET, THENCE PARALLEL WITH THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION, WEST 292 FEET TO THE EASTERN LINE OF BROWN'S POINT BOULEVARD, THENCE S80°11'47" WEST ALONG SAID LINE OF BROWN'S POINT BOULEVARD, NORTHERLY TO A LINE PARALLEL WITH AND 531 FEET EAST 290 FEET TO THE PLACE OF BEGINNING.

EXCEPTING HERETOFORE THAT PORTION CONVEYED TO RAYMOND R. PARSONS ET AL BY DEED RECORDED UNDER RECORDING NO. 2817024.

PARCEL NO. _____

COMMENCING AT THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 21 NORTH, RANGE 3 EAST OF THE WILLACETTE MERIDIAN, THENCE S80°11'47" WEST ALONG THE EAST LINE OF SAID SECTION, 678 FEET, THENCE S80°11'47" WEST ALONG THE WEST LINE OF SAID SECTION, 202.56 FEET TO THE POINT OF BEGINNING, WITH THE NORTH LINE OF SAID SECTION, THENCE CONTINUING NORTH 89°25'34" WEST, 83.51 FEET TO THE EASTERN RIGHT OF WAY LINE OF BROWN'S POINT BOULEVARD, THENCE SOUTH 10°38'11" EAST, ALONG SAID RIGHT OF WAY LINE, 66 FEET, THENCE NORTH 78°01'49" EAST, 4.72 FEET, THENCE NORTH 47°05'39" EAST, 80.50 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 ENOUGH ACTUALLY ENDOUR ON THE BOUNDARY OF THE SUBJECT OR ADJACENT PROPERTY.
3. AN ON THE GROUND SURVEY WAS PERFORMED 6-30-07-11 AND 8-1-14.
4. FOR THE PURPOSES OF THE SPERRY LOGMARTINE SYSTEM HAVE BEEN USED AS BEING THOSE ADJUSTMENTS SPECIFIED ON THE PLAT(S) AS WARREN THE ROAD CENTERLINES OR SECTION CORNERS.
5. ALL MONUMENTS VISITED AS NOTED.
6. UNLESS 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 RELIABILITY OF THE SURVEY IS NOT GUARANTEED. SOME METHODS ARE NOT GUARANTEED FROM TO ANY DEGREE OF CERTAINTY. THE SURVEYOR SHALL VERIFY WITH THE APPROPRIATE UTILITY AGENCY/OWNER, THE EXACT LOCATION, SIZE AND INTERVALS OF ALL UTILITIES WHICH MAY BE INTERFERED.
7. ACCESS TO 4 FROM LOTS 1 AND 2 WILL BE FROM BROWN'S POINT BLVD. LOTS 1, 4 & 9 ARE VIA PRIVATE ROAD.



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 _____ 2011 AT THE REQUEST OF GARY G. 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 CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEYING ACT AT THE REQUEST OF WARREN WOODWARD

TERRELL C. FERGUSON, P.E. 22856 DATE _____

BASILINE ENGINEERING, INC.

THIS SURVEY COMPLETES 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 _____ PHONE (206) 949-0553

WARREN WOODWARD 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

BASILINE ENGINEERING, INC.

Land Development Professional Services

(253)565-4481 • Seattle (206)321-1200 • Fax (253)565-5863

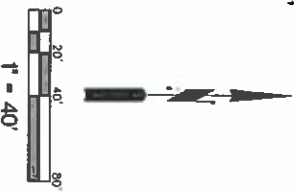
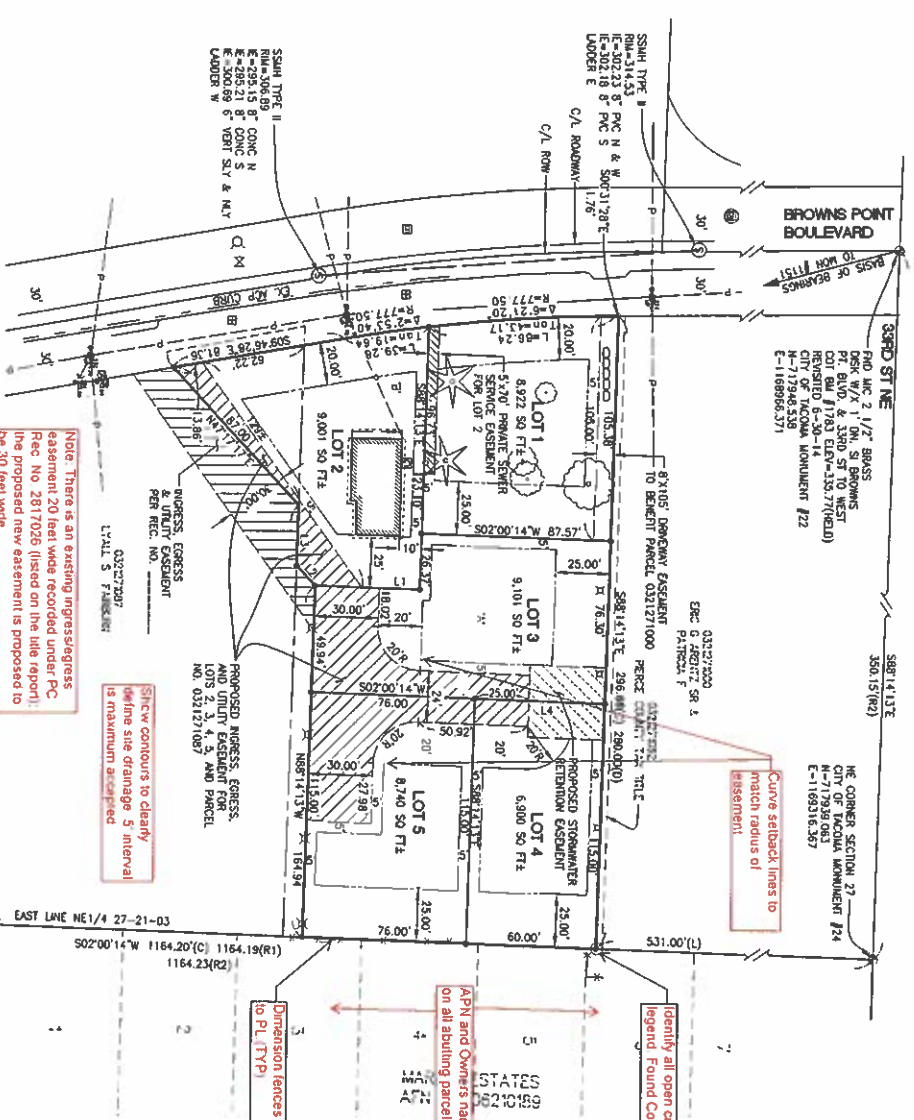
Land Planning & Use • Engineering • Surveying

1810-64th Avenue West • Tacoma, WA 98466

DRIVEN BY _____ DATE 7/20/15 JOB NO. 1-048

CHECKED BY _____ SCALE NONE SHOWN SHEET 1 OF 2

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 SENDER MANHOLE
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- WATER VALVE
- ELECTRIC METER
- GAS METER
- UTILITY POLE W/LOAD
- GRY ANCHOR
- POST AS INDICATED
- TELEPHONE RISER
- TELEPHONE JUNCTION BOX
- ROCKERY
- SOIL TEST PIT
- FENCE
- POWER LINE
- DECIDUOUS TREE
- EVERGREEN TREE
- SHRUBBERY
- BUILDING
- UNSHOWN REFERENCED SURVEY CALCULATED
- DEED

LINE TABLE		
L1	502'00" 14" W	48.43'
L2	547'15" 47" W	12.84'(10)
L3	588'14" 13" E	28.50'
L4	507'00" 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	6,200 SF	

BASIS OF BEARINGS

NORTH 14°45'20" WEST BROWNS POINT MONUMENTS AT THE S1 OF 33RD ST NE AND BROWNS PT BLVD. AND THE INTERSECTION OF SECTION 27 LINE OF THE NORTHWEST QUARTER OF SECTION 27 LINE OF THE CITY OF TACOMA PLAT PT. BLVD. DERIVED FROM CITY OF TACOMA CLASS COORDINATES PER CITY OF TACOMA SHORT PLAT APN 2000101890002(R2)

METHODS AND EQUIPMENT

SURVEY PERFORMED WITH 5" TOTAL STATION, USING STANDARD SURVEYING AND TOTAL STATION METHODS. MONUMENTS AND PARADIGMS (10) AND (16)

VERTICAL DATUM

MON 20 PER CITY OF TACOMA GEORGE MARK CONCRETE 1" DOWN IN CASE SI BROWNS POINT BLVD. NE AND 33RD STREET NE ELEVATION=135.77

TACOMA MONUMENTS USED

432
472
1151

REFERENCE SURVEYS

(R1) MARSA ESTATES APN 9506210189
(R2) CITY OF TACOMA SHORT PLAT APN 200010189002

NOTE

RIGHT OF WAY FOR BROWNS POINT BLVD. WAS ESTABLISHED PER (R2) HOLDING THE MONUMENT AT THE S1 OF BROWNS POINT BLVD. & 33RD ST NE

REFERENCE SURVEYS

(R1) MARSA ESTATES APN 9506210189
(R2) CITY OF TACOMA SHORT PLAT APN 200010189002



BASELINE ENGINEERING, INC.

Land Development Professional Services
 (253)565-4931 • Seattle (206)524-1205 • FAX (253)565-6653
 Land Planning & Dev. • Engineering • Surveying
 1910-6th Avenue West • Tacoma, WA 98466

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