



**City of Tacoma**  
Planning & Development Services  
Report And Recommendation

**FINAL PLAT APPLICATION OF:**

**FILE NO: PLT2014-40000232022**

James Kerby  
JRB Family Holdings LLC  
10011 Bridgeport Way SW Suite 1500-212  
Lakewood, WA 98499

**SUMMARY OF PROPOSAL AND RECOMMENDATION**

**Proposal:**

The applicant requests Final Plat Approval of "Hidden Creek Estates", an 11 lot subdivision for single-family development.

**Location:**

5036 South Tyler Street, parcel number 0220242198.

**Public Process:**

The Hearing Examiner approved the Preliminary Plat of "Hidden Creek Estates" on October 21, 2013. A summary of the decision was sent to all parties of record.

**Recommendation of Director:**

Recommend Approval

**Note:**

The appeal period on this decision closes March 16, 2015.

The effective date of recommended approval for this request is March 17, 2015, provided no requests for reconsideration or appeals are timely filed as identified in the "APPEAL PROCEDURES" section of this report and decision.

**FOR ADDITIONAL INFORMATION CONCERNING THIS LAND USE PERMIT PLEASE CONTACT:**

Dustin Lawrence, Associate Planner  
Planning & Development Services  
747 Market Street, Room 345, Tacoma, WA 98402  
Telephone: (253) 591-5845 E-mail: [dlawrence@cityoftacoma.org](mailto:dlawrence@cityoftacoma.org)

## FINDINGS

1. The applicant, JRB Family Holdings, is requesting final plat approval for a residential subdivision known as "Hidden Creek Estates". The project will consist of 11 lots for the future development of single-family dwellings.
2. The site received preliminary plat approval on October 21, 2013 (Planning and Development Services File No. 40000199155). The preliminary plat allowed for the property to be divided into 11 lots for single-family development.
3. The City's *Comprehensive Plan* designates the site as a Low Intensity Single-Family Detached Housing Area and a Low Intensity Area. The *Comprehensive Plan* also designates the area as a Tier I "Primary Growth Area" and a Tier II "Secondary Growth Area". The proposed development conforms to both the aforementioned comprehensive plan designations and applicable zoning requirements.
4. Planning and Development Services recommends approval of the final plat and advises that the applicant has met the required conditions by constructing or bonding for the required on- and off-site improvements including, but not limited to, streets and utilities.
5. The final plat, as presented, conforms in all respects to the approval of the preliminary plat.
6. Any Conclusion of Law hereafter stated which may be deemed a Finding of Fact is hereby adopted as such.

## CONCLUSIONS

1. The Director has jurisdiction over this application pursuant to the *Tacoma Municipal Code* (hereinafter *TMC*), Section 13.04.100.E.

Section 13.04.100 provides, *inter alia*:

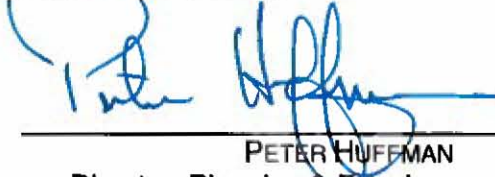
... Approval of the preliminary plat, however, shall be assurance to a subdivider that the final plat will be approved provided: (a) that the final plat conforms to the approved preliminary plat: (b) that all requirements specified for the final plat are fully complied with...

2. The final plat, as presented and represented by the applicants and Planning and Development Services, conforms to the Preliminary Plat previously approved and all conditions imposed thereon have been satisfied. Accordingly, the final plat should be approved.
3. Any Finding of Fact hereinbefore stated which may be deemed to be a Conclusion of Law herein is hereby adopted as such.

**RECOMMENDATION**

It is hereby recommended that the requested final plat of "Hidden Creek Estates" be approved.

DATED this 2 day of MARCH, 2015.



\_\_\_\_\_  
PETER HUFFMAN  
Director, Planning & Development Services

TRANSMITTED this 2 day of MARCH, 2015 by first mail to:

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JRB Holdings, 10011 Bridgeport Way SW, Suite 1500-212, Lakewood, WA 98499  
Contour Engineering, 3309 56<sup>th</sup> Street NW, Suite 106, Gig Harbor, WA 98335  
City Clerk  
Steve Ward, Building and Land Use Services  
Rick Coyne, Solid Waste  
Steve Standley, Site Development  
Chris Seaman, Tacoma Fire  
Jeff Rusler, Tacoma Power  
Jessie Angel, Tacoma Water  
Brad Harp, Tacoma Pierce County Health Department

## APPEAL PROCEDURES

### **RECONSIDERATION:**

Any person having standing under the ordinance governing this application and feeling that the recommendation 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 recommendation. A request for RECONSIDERATION of the Director's decision in this matter must be filed in writing with Planning and Development Services, Room 345, Third Floor, Tacoma Municipal Building, 747 Market Street, Tacoma, WA 98402, on or before March 16, 2015.

### **APPEAL TO HEARINGS EXAMINER:**

The applicant, property owner, or owners of property entitled to receive a copy of the decision of the Director shall have the right, within fourteen (14) days of the issuance of this recommendation, or within seven (7) days of the date of issuance of the Director's recommendation 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. Filing of the appeal shall not be complete until both the Notice of Appeal and required filing fee have been received. The Notice of Appeal must be in writing 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 recommendation is wrong.
- (3) The requested relief, such as reversal or modification of the recommendation.
- (4) The signature, mailing address and telephone number of the appellant and any representative of the appellant.

An APPEAL of the Director's recommendation in this matter must be filed with the Hearing Examiner's Office, Seventh Floor, Tacoma Municipal Building, on or before March 16, 2015, together with a fee of **\$320.90**. THE FEE SHALL BE REFUNDED TO THE APPELLANT SHOULD APPELLANT PREVAIL.

# HIDDEN CREEK ESTATES

A PORTION OF THE NE1/4, NW1/4 OF SEC. 24, TWP. 20 N., RNG. 2 E., W.M.  
CITY OF TACOMA, PIERCE COUNTY WASHINGTON

### DEDICATION:

KNOW ALL PEOPLE BY THESE PRESENTS: JRB HOLDINGS, LLC, THE OWNERS OF THE LAND HERETH DESCRIBED, ENGRAVED IN AND COVERED BY SAID PLAT, DO HEREBY DONATE AND DEDICATE TO THE PUBLIC FOREVER THE STREETS, ALLEYS AND PUBLIC PLACES SHOWN HEREON, TOGETHER WITH A PERPETUAL EASEMENT ON AND OVER THE PRIVATE PROPERTY ADJUTING UPON SAID STREETS, ALLEYS AND PUBLIC PLACES TO CONSTRUCT AND MAINTAIN ALL BLOPS, CUTS AND FILLS OCCASIONED BY THE ORIGINAL GRADING BY THE CITY OF TACOMA AND NECESSARY TO ACCOMPLISH AND MAINTAIN SUCH ORIGINAL GRADE OF SAID STREETS, ALLEYS AND PUBLIC PLACES. SAID OWNERS, FOR THEMSELVES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, HAVE ALL CLAIMS FOR DAMAGES TO THE PROPERTY INCLUDED IN THIS PLAT BY REASON OF ANY CUTS OR FILLS MADE IN STREETS, ALLEYS, OR PUBLIC PLACES SHOWN HEREON IN THE ORIGINAL GRADING THEREOF BY THE CITY OF TACOMA, AND FURTHER CERTIFY AND SWEAR THAT SAID LAND IS FREE FROM ALL TAXES AND ASSESSMENTS WHICH HAVE HERETOFORE BEEN LEVIED AND BECOME CHARGEABLE AGAINST SAID PROPERTY, AND FURTHER CERTIFY AND SWEAR THAT THERE ARE NO ENCUMBRANCES EXISTING UPON ANY OF THE LAND UPON WHICH STREETS, ALLEYS AND PUBLIC PLACES HAVE BEEN DONATED AND DEDICATED TO THE PUBLIC.

TRACT "A" IS A PRIVATE ROAD AND UTILITY TRACT DONATED TO THE HIDDEN CREEK HOMEOWNERS' ASSOCIATION

WE HEREBY GRANT TO THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION, DBA TACOMA WATER, A PERPETUAL EASEMENT WITH THE RIGHT OF ENTRY AND ACCESS FOR THE CONSTRUCTION, IMPROVEMENT, MAINTENANCE AND REPAIR OF WATER MAINS AND APPURTENANCES WITHIN THE PUBLIC ROADWAYS AND PUBLIC UTILITY EASEMENTS SHOWN ON THE FACE OF THIS PLAT.

IN WITNESS WHEREOF WE HAVE HERUNTO SET OUR HAND AND SEAL.

JRB HOLDINGS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

Obtain Signature

BY: IT'S

### ACKNOWLEDGEMENTS:

STATE OF WASHINGTON } SS  
COUNTY OF \_\_\_\_\_

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, TO ME PERSONALLY KNOWN (OR PROVEN ON THE BASIS OF SAID EXHIBIT EVIDENCE) TO BE THE MEMBER OF THE BOARD OF DIRECTORS OF JRB HOLDINGS, LLC, THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH SWEAR THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED, IF ANY, IS THE CORPORATE SEAL OF SAID CORPORATION.

WITNESS MY HAND AND SEAL HERETO AFFIXED THE DAY AND YEAR IN THIS CERTIFICATE ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, RESIDING IN \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

PRINT NOTARY NAME

### LEGAL DESCRIPTION:

COMMENCING AT A POINT 192.13 FEET WEST OF THE SOUTHWEST CORNER OF OR MCCORMICK & MYRTLE PARK, WASHINGTON, ACCORDING TO PLAT RECORDED IN BOOK 9 OF PLATS AT PAGE 45, RECORDS OF PIERCE COUNTY AUDITOR IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 20 NORTH, RANGE 2 EAST, OF THE W.M.; THENCE SOUTH TO THE NORTH RIGHT OF WAY LINE OF SOUTH BOND STREET FOR THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; SAID POINT BEING THE SOUTHWEST CORNER OF PREMISES CONVEYED TO JOHN SCHULTZ AND JONNA SCHULTZ UNDER PIERCE COUNTY RECORDING NO. 1331899; THENCE NORTH ALONG THE EAST LINE OF SAID PREMISES 224 FEET; THENCE EAST 391.43 FEET, MORE OR LESS TO THE WEST LINE OF RIGHT OF WAY CONVEYED TO THE TACOMA AND LAKE CITY RAILROAD AND NAVIGATION COMPANY, BY DEED DATED NOVEMBER 7, 1898 AND RECORDED IN BOOK 45 OF DEEDS AT PAGE 878, RECORDING NO. 25003; THENCE SOUTHERLY ALONG SAID LINE TO THE NORTH RIGHT OF WAY LINE OF SOUTH BOND STREET; THENCE WEST ALONG SAID NORTH LINE TO THE TRUE POINT OF BEGINNING; EXCEPT THE EAST 8 FEET THEREOF; SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

### NOTES:

- THE MONUMENT CONTROL SHOWN FOR THIS SITE WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A ONE (1) SECOND THEODOLITE WITH INTEGRAL ELECTRONIC DISTANCE MEASURING METER (GEOINETER 800) AND REAL TIME KINEMATIC (RTK) / STATIC GLOBAL POSITIONING SYSTEM (GPS). LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MEET THE STANDARDS OF NAC 332-130-050.
- FULL RELIANCE FOR LEGAL DESCRIPTIONS AND RECORDED EASEMENTS HAVE BEEN PLACED ON THE TITLE REPORT FROM FIRST AMERICAN TITLE COMPANY UPDATED TITLE COMMITMENT ORDER NUMBER 4283-215787 DATED SEPTEMBER 12, 2014. NO ADDITIONAL RESEARCH HAS BEEN ATTEMPTED.
- OFFSET DIMENSIONS SHOWN HEREON ARE MEASURED PERPENDICULAR TO PROPERTY LINES.

### EASEMENT NOTES:

- THIS SITE IS SUBJECT TO A POWER EASEMENT FILED UNDER APN 2008074088. SAID DOCUMENT DOES NOT DEFINE AN EXACT LOCATION. THEREFORE IT CAN NOT BE SHOWN.
- THIS SITE IS SUBJECT TO A POWER EASEMENT FILED UNDER APN 201402070488. SAID DOCUMENT DOES NOT DEFINE AN EXACT LOCATION. THEREFORE IT CAN NOT BE SHOWN.
- THIS SITE IS SUBJECT TO A PRIVATE STRON EASEMENT FILED UNDER APN 201405080317. SAID DOCUMENT DOES NOT DEFINE AN EXACT LOCATION. THEREFORE IT CAN NOT BE SHOWN.

Include current tax ID/parcel number on plat map.

### APPROVALS:

CITY APPROVALS:  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CITY SURVEYOR  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

CITY ENGINEER  
APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ASSISTANT CITY ATTORNEY  
APPROVED BY THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

DIRECTOR OF PLANNING & DEVELOPMENT SERVICES  
APPROVED BY THE CITY COUNCIL OF THE CITY OF TACOMA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

MAYOR \_\_\_\_\_ CITY CLERK \_\_\_\_\_

CITY TREASURER  
I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS OF THE WITHIN DESCRIBED PROPERTY.

Obtain Signature \_\_\_\_\_ DATE \_\_\_\_\_

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 THE COUNTY, HAVE BEEN FULLY PAID AND DISCHARGED.

Obtain Signature \_\_\_\_\_ DATE \_\_\_\_\_

ASSESSOR-TREASURER, PIERCE COUNTY, WASHINGTON DATE \_\_\_\_\_

### AUDITOR'S CERTIFICATE:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ H. RECORDS OF THE PIERCE COUNTY AUDITOR, TACOMA, WASHINGTON. RECORDING NUMBER \_\_\_\_\_

PIERCE COUNTY AUDITOR  
FEE: \_\_\_\_\_

BY: \_\_\_\_\_

### LAND SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS PLAT OF HIDDEN CREEK ESTATES IS BASED ON AN ACTUAL SURVEY DONE BY ME OR UNDER MY DIRECT SUPERVISION, THAT THE BEARINGS AND DISTANCES ARE SHOWN CORRECTLY, THAT THE PERIMETER MONUMENTS HAVE BEEN SET AND THAT ALL OTHER MONUMENTS AND LOT CORNERS HAVE BEEN SET OR BONDED WITH THE COUNTY AND WILL BE SET PRIOR TO THE RELEASE OF THE BOND; THAT I HAVE FULLY COMPLIED WITH ALL STATE AND COUNTY REGULATIONS GOVERNING PRACTICE AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS OF APPROVAL THEREOF.

*[Signature]*  
STEPHEN H. MOORE P.L.S. 36865 DATE 7/19/14

### BASIS OF BEARING:

TRUE NORTH, BASED UPON GLOBAL POSITIONING SYSTEM (GPS) LAMBERT GRID WASHINGTON STATE SOUTH ZONE COORDINATES A CONVERGENCE ANGLE OF 01°26'56" COUNTERCLOCKWISE WAS APPLIED AT A "X" IN "P" GRASS DISC 1.7 FEET BELOW SURFACE AT THE NORTH QUARTER CORNER OF SEC 24, TOWNSHIP 20 NORTH, RANGE 2 EAST OF THE WILLAMETTE MERIDIAN, THE NORTH AMERICAN DATUM OF 1983 / 1991 (NAD 83 / 91) GRID COORDINATES WERE FOUND TO BE 992024.810 / 1144793.014 AT THAT POINT, BOTH THE SEA LEVEL CORRECTION FACTOR OF 0.999987847 AND THE GRID SCALE FACTOR OF 0.999974841 WAS APPLIED TO THE GRID COORDINATES FOR SHOWN BOUND DISTANCES.

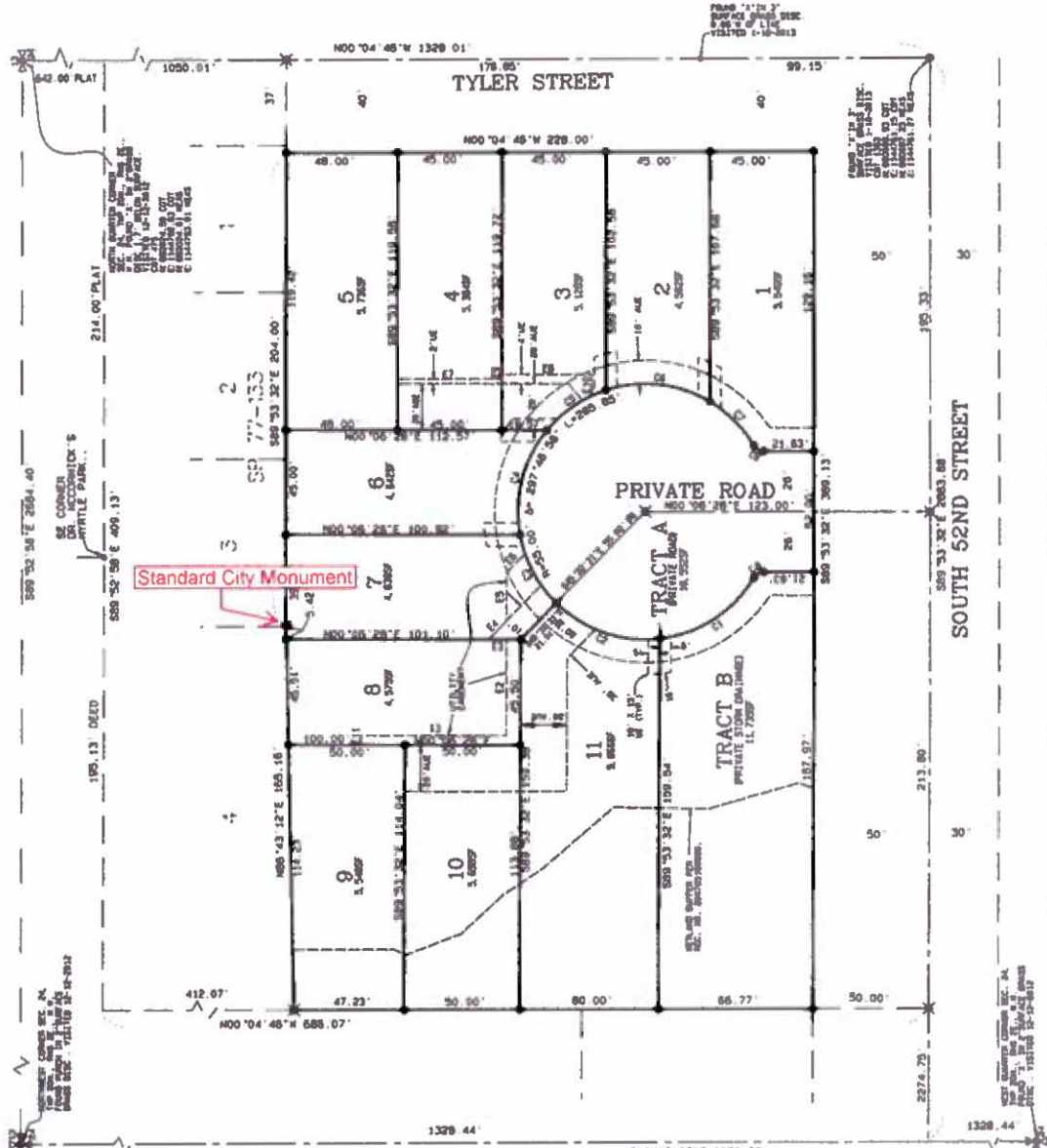
Job No. 13-002



# HIDDEN CREEK ESTATES

SHEET 2 of 3

A PORTION OF THE NE1/4, NW1/4 OF SEC. 24, TWP. 20 N., RNG. 2 E., W.M.  
CITY OF TACOMA, PIERCE COUNTY WASHINGTON



CURVE	ARC	DELTA	RADIUS
1	117.24'	117.24'	117.24'
2	117.24'	117.24'	117.24'
3	117.24'	117.24'	117.24'
4	117.24'	117.24'	117.24'
5	117.24'	117.24'	117.24'
6	117.24'	117.24'	117.24'
7	117.24'	117.24'	117.24'
8	117.24'	117.24'	117.24'
9	117.24'	117.24'	117.24'
10	117.24'	117.24'	117.24'
11	117.24'	117.24'	117.24'

LINE	DISTANCE	BEARING
1	117.24'	117.24'
2	117.24'	117.24'
3	117.24'	117.24'
4	117.24'	117.24'
5	117.24'	117.24'
6	117.24'	117.24'
7	117.24'	117.24'
8	117.24'	117.24'
9	117.24'	117.24'
10	117.24'	117.24'
11	117.24'	117.24'



Scale:  
1" = 30'

- Legend:**
- = MONUMENT FOUND AS NOTED
  - = SET #4 REBAR WITH RED PLASTIC CAP STAMPED "CONTOUR PLS 36985"
  - ⊕ = CITY OF TACOMA STANDARD MONUMENT TO BE SET.
  - = UTILITY EASEMENT
  - AUE = ACCESS AND UTILITY EASEMENT
  - R = RADIUS/ RADIAL
  - SF = SQUARE FEET
  - TYP. = TYPICAL
  - = BUILDING SETBACK LINE



**CONTOUR**  
ENGINEERING, LLC  
CIVIL ENGINEERS-SURVEYORS-LAND PLANNERS  
2000 1st Ave., Ste. 100, Tacoma, WA 98402  
Phone: 252-8200 Fax: 252-8201

# HIDDEN CREEK ESTATES

A PORTION OF THE NE1/4, NW1/4 OF SEC. 24, TWP. 20 N., RNG. 2 E., W.M.  
CITY OF TACOMA, PIERCE COUNTY WASHINGTON

### CITY NOTES:

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 SERVED BY THE PRIVATE STORM DRAINAGE SYSTEM. RESPONSIBILITY INCLUDES, BUT IS NOT LIMITED TO, CONSTRUCTION, 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. 201405080317.

THIS PLAT CONTAINS PRIVATE STORM AND/OR WASTEWATER EASEMENTS. NO PERMANENT STRUCTURE(S) SHALL BE ERRECTED WITHIN THE PRIVATE EASEMENT AREA(S). PERMANENT STRUCTURES SHALL MEAN ANY CONCRETE FOUNDATION, CONCRETE SLAB, WALL, ROCKERY, POND, BREAK, BUILDING, DECK, OVERHANGING STRUCTURE, FILL MATERIAL, TREE, RECREATIONAL, SPORT COURT, CEMENT SWED, PRIVATE UTILITY, FENCE, OR OTHER SITE IMPROVEMENT THAT RESTRICTS OR UNREASONABLY INTERFERES WITH THE NEED TO ACCESS OR CONSTRUCT UTILITIES IN SAID EASEMENT(S). PERMANENT STRUCTURES SHALL NOT MEAN IMPROVEMENTS SUCH AS FLOWERS, GROUND COVER AND SHRUBS LESS THAN 3- FEET IN HEIGHT, LAWN GRASS, ASPHALT PAVING, GRAVEL, OR OTHER SIMILAR SITE IMPROVEMENTS THAT DO NOT PREVENT THE ACCESS OF HOV, MATERIAL, AND MACHINERY ACCESS, ALONG, AND WITHIN THE SAID EASEMENT AREA.

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.

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 SIGNED BY THE PROPERTY OWNER AND THE CITY AND RECORDED BY THE PROPERTY OWNER.

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 UTILITY PLAN OR PERMIT 40000199130. IF ADDITIONAL IMPERVIOUS SURFACE BEYOND THAT APPROVED UNDER THE PREVIOUSLY NOTED PERMITS OR PLANS ARE CREATED, ADDITIONAL STORMWATER MITIGATION MAY BE REQUIRED. IF STORMWATER MITIGATION DIFFERS FROM THAT APPROVED UNDER THE PREVIOUSLY NOTED PERMIT, ADDITIONAL REVIEW BY ENVIRONMENTAL SERVICES IS REQUIRED AND SHALL INCLUDE EVALUATION OF ALL LOTS CREATED AS PART OF THIS PLAT.

### SETBACKS:

- FRONT: 20 FEET FOR ALL LOTS (FROM ROADS AND/OR PAVED ACCESS)
- SIDE: 5 FEET FOR ALL LOTS (FROM SIDELINES AND/OR PAVED ACCESS)
- REAR: 20 FEET FOR LOTS 1, 2, 3, 4, AND 5
- REAR: 25 FEET FOR LOTS 6, 7, AND 8
- REAR: 5 FEET FOR LOTS 9, 10, AND 11 (FROM WETLAND BUFFER)

### Plat Notes:

- The articles of incorporation for the Hidden Creek Homeowners' Association (HCHA) are on file with the State of Washington in Olympia. The HCHA is empowered to maintain common property and facilities and charge fees to homeowners for maintenance, and enter into agreements with the City of Tacoma.
- Tract "A" is a private road and utility tract and is owned and maintained by the HCHA.
- Tract "B" is a private storm drainage tract and is owned and maintained by the HCHA.

### TACOMA POWER NOTES:

- NO PERMANENT STRUCTURES SHALL BE INSTALLED WITHIN ANY UTILITY EASEMENT.
- UTILITY EASEMENT SHALL HAVE NO GREATER THAN 2% SLOPES PERPENDICULAR TO THE ROAD RIGHTS-OF-WAY.
- EXTEND ALL SEWER STUBS AND ROOF DRAINS TO THE PROPERTY SIDE BEYOND ANY UTILITY EASEMENT. NO CLEAN-OUTS SHALL BE PLACED IN THE UTILITY EASEMENT.
- ANY RELOCATION OF TACOMA POWER'S FACILITIES WILL BE DONE AT THE CUSTOMER'S EXPENSE.
- NO BUILDING INCLUDING THE EAVES SHALL BE CONSTRUCTED WITHIN 8 FEET OF A TRANSFORMER.

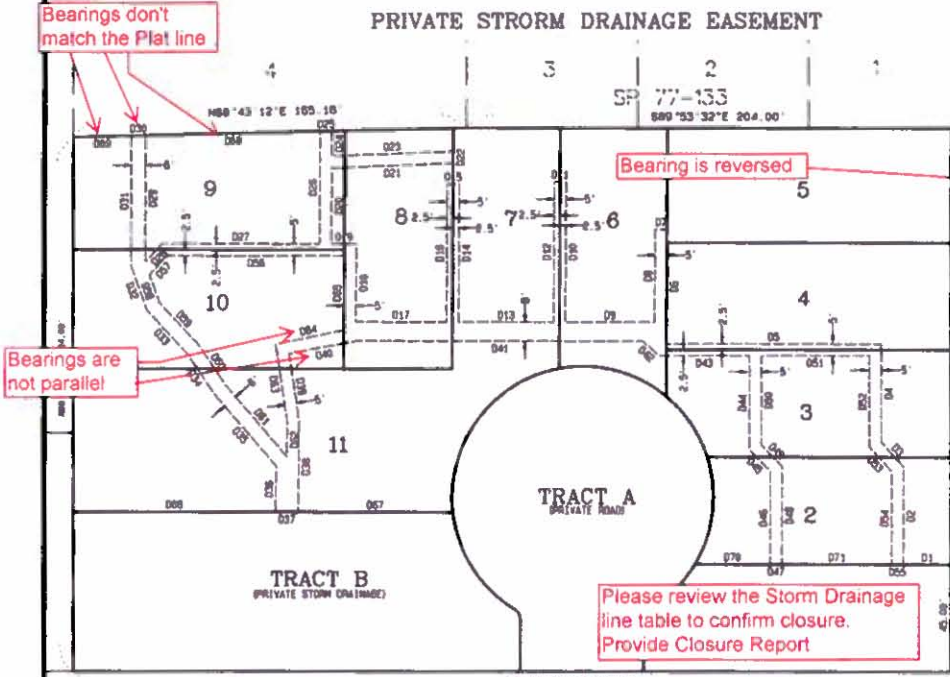
### ADDRESSES:

LOT	ADDRESS
1	4301 SOUTH 52ND STREET
2	4302 SOUTH 52ND STREET
3	4303 SOUTH 52ND STREET
4	4313 SOUTH 52ND STREET
5	4317 SOUTH 52ND STREET
6	4321 SOUTH 52ND STREET
7	4325 SOUTH 52ND STREET
8	4329 SOUTH 52ND STREET
9	4333 SOUTH 52ND STREET
10	4337 SOUTH 52ND STREET
11	4341 SOUTH 52ND STREET

### PRIVATE STORM DRAINAGE EASEMENT DIMENSIONS:

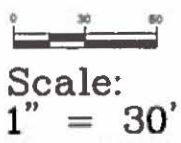
LINE	BEARING	DISTANCE
1	N89°53'32"E	204.00'
2	S77°13'33"W	77.13'
3	S89°53'32"E	204.00'
4	N89°53'32"E	204.00'
5	S77°13'33"W	77.13'
6	S89°53'32"E	204.00'
7	N89°53'32"E	204.00'
8	S77°13'33"W	77.13'
9	S89°53'32"E	204.00'
10	N89°53'32"E	204.00'
11	S77°13'33"W	77.13'
12	S89°53'32"E	204.00'
13	N89°53'32"E	204.00'
14	S77°13'33"W	77.13'
15	S89°53'32"E	204.00'
16	N89°53'32"E	204.00'
17	S77°13'33"W	77.13'
18	S89°53'32"E	204.00'
19	N89°53'32"E	204.00'
20	S77°13'33"W	77.13'
21	S89°53'32"E	204.00'
22	N89°53'32"E	204.00'
23	S77°13'33"W	77.13'
24	S89°53'32"E	204.00'
25	N89°53'32"E	204.00'
26	S77°13'33"W	77.13'
27	S89°53'32"E	204.00'
28	N89°53'32"E	204.00'
29	S77°13'33"W	77.13'
30	S89°53'32"E	204.00'
31	N89°53'32"E	204.00'
32	S77°13'33"W	77.13'
33	S89°53'32"E	204.00'
34	N89°53'32"E	204.00'
35	S77°13'33"W	77.13'
36	S89°53'32"E	204.00'
37	N89°53'32"E	204.00'
38	S77°13'33"W	77.13'
39	S89°53'32"E	204.00'
40	N89°53'32"E	204.00'
41	S77°13'33"W	77.13'
42	S89°53'32"E	204.00'
43	N89°53'32"E	204.00'
44	S77°13'33"W	77.13'
45	S89°53'32"E	204.00'
46	N89°53'32"E	204.00'
47	S77°13'33"W	77.13'
48	S89°53'32"E	204.00'
49	N89°53'32"E	204.00'
50	S77°13'33"W	77.13'
51	S89°53'32"E	204.00'
52	N89°53'32"E	204.00'
53	S77°13'33"W	77.13'
54	S89°53'32"E	204.00'
55	N89°53'32"E	204.00'
56	S77°13'33"W	77.13'
57	S89°53'32"E	204.00'
58	N89°53'32"E	204.00'
59	S77°13'33"W	77.13'
60	S89°53'32"E	204.00'
61	N89°53'32"E	204.00'
62	S77°13'33"W	77.13'
63	S89°53'32"E	204.00'
64	N89°53'32"E	204.00'
65	S77°13'33"W	77.13'
66	S89°53'32"E	204.00'
67	N89°53'32"E	204.00'
68	S77°13'33"W	77.13'
69	S89°53'32"E	204.00'
70	N89°53'32"E	204.00'
71	S77°13'33"W	77.13'
72	S89°53'32"E	204.00'
73	N89°53'32"E	204.00'
74	S77°13'33"W	77.13'
75	S89°53'32"E	204.00'
76	N89°53'32"E	204.00'
77	S77°13'33"W	77.13'
78	S89°53'32"E	204.00'
79	N89°53'32"E	204.00'
80	S77°13'33"W	77.13'
81	S89°53'32"E	204.00'
82	N89°53'32"E	204.00'
83	S77°13'33"W	77.13'
84	S89°53'32"E	204.00'
85	N89°53'32"E	204.00'
86	S77°13'33"W	77.13'
87	S89°53'32"E	204.00'
88	N89°53'32"E	204.00'
89	S77°13'33"W	77.13'
90	S89°53'32"E	204.00'
91	N89°53'32"E	204.00'
92	S77°13'33"W	77.13'
93	S89°53'32"E	204.00'
94	N89°53'32"E	204.00'
95	S77°13'33"W	77.13'
96	S89°53'32"E	204.00'
97	N89°53'32"E	204.00'
98	S77°13'33"W	77.13'
99	S89°53'32"E	204.00'
100	N89°53'32"E	204.00'

### PRIVATE STORM DRAINAGE EASEMENT



SOUTH 52ND STREET

Job No. 13-002



**CONTOUR**  
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