



City of Tacoma

Planning & Development Services
Report And Recommendation

FINAL PLAT APPLICATION OF:

Evan Mann
ESM Consulting Engineers, LLC
33400 8th Ave South, Suite 205
Federal Way, WA 98003

FILE NO: LU16-0303

SUMMARY OF PROPOSAL AND RECOMMENDATION

Proposal:

The applicant requests Final Plat Approval of "Harbor View Heights", a 40 lot subdivision for single-family development.

Location:

5402 25th Street NE¹, Parcel Number 0321253002

Public Process:

The Hearing Examiner approved the Preliminary Plat of "Harbor View Heights" on September 2, 2014. The Preliminary Plat Approval was for a 41 lot subdivision, but the scope of the project has since been reduced. A summary of the decision was sent to all parties of record.

Recommendation of Director:

Recommend Approval

Notes:

The appeal period on this decision closes March 30, 2017, 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* 13.04.100.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...

FOR ADDITIONAL INFORMATION CONCERNING THIS LAND USE PERMIT PLEASE CONTACT:

Charla Kinlow, Associate Planner
Planning & Development Services
747 Market Street, Room 345, Tacoma, WA 98402
253-594-7971 or ckinlow@cityoftacoma.org

¹ At the time of Preliminary Plat approval, the site was addressed as 2418 58th Ave NE

FINDINGS

1. The applicant, ESM Consulting Engineers, LLC, is requesting final plat approval for a residential subdivision known as "Harbor View Heights". The project will consist of 40 lots for the future development of single-family dwellings.
2. The site received preliminary plat approval on September 2, 2014. (Planning and Development Services File No. 40000220240). The preliminary plat allowed for the property to be divided into 41 lots for single-family development. The scope of the project has since been reduced for the purpose of meeting stormwater requirements.
3. Since Preliminary Plat approval, the applicant has discovered that a previous survey of the eastern property line was incorrectly rotated to the west by approximately three feet. The Final Plat submittal correctly locates the property line. Copies of the quit claim deeds and associated exhibits will be provided to the City for the City Surveyor's review prior to recording of the final plat.
4. The City's *Comprehensive Plan* currently designates the site as "Parks and Open Space." At the time of Preliminary Plat approval the site was designated as partially within the "Single-Family Detached Housing Area" and partially within the "Low Intensity" Area. The proposed development conformed to the Comprehensive Plan designation at the time of Preliminary Plat approval.
5. The site is located within the "R-2" Single-Family Residential zoning district. The proposed development meets the applicable zoning requirements.
6. The site is subject to a "VSD" View Sensitive Overlay. Since Preliminary Plat approval a Height Variance has also been partially approved (LU16-0079). Height is limited on a lot-by-lot basis per the decision, and none of the structures are to exceed 30'6".
7. Since Preliminary Plat approval a grade and fill permit has been issued by the City of Tacoma, BLD2015-40000239402. The permit was issued on May 18, 2016.
8. Since Preliminary Plat approval a building permit to construct a retaining wall was issued by the City of Tacoma, BLD2016-40000261804.
9. Planning and Development Services has confirmed that the applicant has met required conditions related to required on- and off-site improvements by constructing or bonding for such improvements as part of Work Order 60000038300.
10. As part of the Mitigation Measures of the associated SEPA Determination (40000220241), the applicant was required to install a driving surface on the unpaved segment of 56th Avenue NE south of 27th Street NE, to meet the City's 20-year standard for road installations, provide safe separation and a barrier between the driving surface and adjacent residential and pedestrian uses, and to include adequate stormwater drainage. Planning and Development Services has confirmed that the applicant has met required conditions related to required on- and off-site improvements by constructing or bonding for such improvements as part of Work Order 60000038300.
11. The applicant has designed street lighting for the plat to the approval of the City Engineer in accordance with the Illuminating Engineering Society (IES)/ANSI Standard RP-8 Recommended Illuminance for Roadways and Pedestrian Ways through the City's work order process (60000038300).

12. The applicant will meet required conditions related to regulated Wetlands by recording a Notice on Title as well as a signed and notarized Conservation Easement either prior to or at the same time as recording of the final plat. The applicant has provided sufficient analysis and/or modeling of the existing and proposed hydrological regime within the wetland/streams contributing basin demonstrating compliance with the City's Stormwater Manual and *TMC* 13.11. Permanent critical area fencing and appropriate signage will be constructed along the outside perimeter of the wetland buffer.
13. Right of Way Dedications are noted on the face of the plat, as required by Condition 10.a of the Preliminary Plat decision document.
14. Exterior plat monuments have been set at all perimeter boundary locations and are found and accepted as the true location, as verified by the City. Interior monuments, including property corners, are included in the plat bond.
15. The City has issued a house numbering system, which has been incorporated into the plat.
16. A homeowner's association has been established for the maintenance of the common areas and facilities within the development. Prior to recording of the final plat, documents establishing the entity responsible for maintaining these common areas and facilities will be recorded.
17. All conditions of the approved Preliminary Plat not specifically referenced herein will be satisfied at the time of development.
18. Building permits will be held to all applicable standards of the *Tacoma Municipal Code*.

CONCLUSIONS²

1. 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.

RECOMMENDATION

It is hereby recommended that the requested final plat of "Harbor View Heights" be approved.

DATED this 16th day of MARCH, 2017.



PETER HUFFMAN
Director, Planning & Development Services

² 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, Exhibits, and Findings of Fact listed herein. Any conclusion of law hereinafter stated which may be deemed a finding of fact herein is hereby adopted as such.

FULL DECISION TRANSMITTED by first class mail and interoffice email to:

First Class Mail:

Evan Mann, ESM Consulting Engineers, LLC, 33400 8th Ave South, Suite 205, Federal Way,
WA 98003

Interoffice Email:

City Clerk
Frank Marescalco, Site Development
Corey Newton, Site Development
Jennifer Kammerzell, Traffic Engineering
Karla Kluge, Planning and Development Services
Jennifer Ward, Planning and Development Services
Tony Vasquez, Planning and Development Services
Jeff Webster, City Surveyor

Attachments:

Redlines

APPEAL PROCEDURES

Any request for RECONSIDERATION and/or any APPEALS must be submitted in the applicable manner as outlined below on or before **March 30, 2017**.

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.

HARBOR VIEW HEIGHTS

A PORTION OF THE NW 1/4 OF SW 1/4 OF SECTION 25, T. 21 N., R. 3 E., W.M.
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

EXCEPTIONS TO THE TITLE REPORT

LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 2785402 DATED OCTOBER 21, 2018. IN PREPARING THIS PLAT, ESM HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS PLAT. ESM HAS WHOLLY RELIED ON THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE TO PREPARE THIS PLAT AND THEREFORE QUALIFIES THE PLATS ACCURACY AND COMPLETENESS TO THAT EXTENT.

1. SUBJECT TO GENERAL TAXES FOR 2016 FOR TAX PARCEL NO. 0321253002.
2. SUBJECT TO TAXES WHICH MAY BE ASSESSED AND EXTENDED ON ANY SUBSEQUENT ROLL FOR THE TAX YEAR 2016, WITH RESPECT TO NEW IMPROVEMENTS AND THE FIRST OCCUPANCY WHICH MAY BE INCLUDED ON THE REGULAR ASSESSMENT ROLL AND WHICH ARE AN ACCRUING LIEN NOT YET DUE OR PAYABLE.
3. SUBJECT TO FACILITY CHARGES, IF ANY, INCLUDING BUT NOT LIMITED TO HOOK-UP, OR CONNECTION CHARGES AND LATOQUER CHARGES FOR SEWER, WATER AND PUBLIC FACILITIES OF CITY OF TACOMA AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 2864651.
4. NOT REPORTED HEREIN.

EASEMENT PROVISIONS

1. PUBLIC UTILITY EASEMENTS ARE HEREBY RESERVED FOR AND CONVEYED TO THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (D.B.A. TACOMA WATER), CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (D.B.A. TACOMA POWER AND CLUCKI NETWORK), PUGET SOUND ENERGY INC. GAS AND ELECTRIC COMPANY, CITY OF TACOMA (FOR STORM DRAINAGE AND SEWER), U.S. POSTAL SERVICE AND OTHER PUBLIC AND PRIVATE UTILITY PROVIDERS AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR PUBLIC AND PRIVATE UTILITIES, WALKWAYS AND MAILBOXES UNDER AND UPON THE "PUBLIC UTILITY EASEMENT" AS DEPICTED HEREIN ADJOINING THE STREET FRONTAGE OF ALL LOTS AND TRACTS AND OVER THE ENTIRETY OF TRACTS A AND B.

THE EASEMENTS ARE RESERVED AND GRANTED IN ORDER TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN, ENLARGE AND ENLARGE UNDERGROUND PIPE, DRAIN PIPES, WALKWAYS, CABLES AND WIRES, VAULTS, PEDESTALS, WATER SYSTEM FACILITIES, SEWER SYSTEM FACILITIES, STORM SEWER FACILITIES AND ROAD AND SIDEWALK IMPROVEMENTS WITH NECESSARY FACILITIES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH ELECTRICAL, TELEPHONE, GAS, TELECOMMUNICATIONS, DATA TRANSMISSIONS, STREET LIGHTS, AND OTHER UTILITY SERVICE, TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES HEREIN STATED. THESE EASEMENTS ENTERED UPON FOR THESE PURPOSES SHALL BE RESTORED AS NEAR AS POSSIBLE TO THEIR ORIGINAL CONDITION BY GRANTEE AT ITS SOLE COST.

NO LINES OR WIRES FOR THE TRANSMISSION OF ELECTRIC CURRENT, OR FOR TELEPHONE, OR CABLE TELEVISION, TELECOMMUNICATIONS OR DATA TRANSMISSION, TV, FIRE OR POLICE SIGNALS, OR FOR OTHER PURPOSES, SHALL BE PLACED OR BE PERMITTED TO BE PLACED WITHIN THIS EASEMENT UPON ANY TRACT UNLESS THE SAME SHALL BE UNDERGROUND OR IN CONDUIT ATTACHED TO A BUILDING.

UPON THE DEDICATION OF ANY PORTION OF THIS EASEMENT AREA AS PUBLIC RIGHT OF WAY, SAID PORTION OF THIS EASEMENT SHALL AUTOMATICALLY TERMINATE AND SELF-EXTINGUISH, NO PERMANENT STRUCTURE (FURTHER DEFINED IN PLAT NOTE 9) SHALL BE PLACED WITHIN THE EASEMENTS WITHOUT PRIOR PERMISSION FROM THE UTILITY PROVIDERS.

SAID "PUBLIC UTILITY EASEMENT" ADJOINING STREETS MAY CONTAIN PRIVATE STORM DRAINAGE SYSTEMS AS SHOWN ON THE APPROVED CONSTRUCTION DRAWINGS ON FILE AT THE CITY OF TACOMA OFFICES. SEE PLAT NOTES 7 AND 8 FOR ADDITIONAL INFORMATION.

2. LOTS 1 THROUGH 8, INCLUSIVE, AND LOTS 12 THROUGH 24, INCLUSIVE, ADJOIN TRACT F WHICH CONTAINS CRITICAL AREAS (WETLANDS, WETLAND BUFFERS AND STEEP SLOPES). SAID LOTS ARE HEREBY SUBJECT TO A 10 FOOT WIDE GEO-BUFFER AS DEPICTED HEREIN. THE VEGETATION SHALL NOT BE DISTURBED SOUTHERLY OF THE NORTHERLY LINE OF THE GEO-BUFFER, SAID NORTHERLY LINE IS 10 FEET NORTHERLY OF AND PARALLEL WITH THE TOP OF SLOPE. ADDITIONALLY, SAID LOTS ARE SUBJECT TO A BUILDING SETBACK LINE THAT IS 10 FEET NORTHERLY OF AND PARALLEL WITH SAID NORTHERLY LINE OF THE GEO-BUFFER. NO BUILDING STRUCTURES SHALL BE PERMITTED SOUTHERLY OF SAID BUILDING SETBACK LINE.

3. "PRIVATE SEWER EASEMENTS" AS DEPICTED HEREIN ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS WHOSE PRIVATE SANITARY SEWER SERVICE LINE CROSSES AN ADJACENT LOT IN ORDER TO CONNECT TO THE PUBLIC SEWER SYSTEM. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR PRIVATE SANITARY SEWER SERVICE LINE.

4. "PRIVATE STORM EASEMENTS" AS DEPICTED HEREIN ARE HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS WHOSE PRIVATE STORM SERVICE LINE CROSSES AN ADJACENT LOT IN ORDER TO CONNECT TO THE PUBLIC STORM SYSTEM. EACH LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THEIR INDIVIDUAL PRIVATE STORM SERVICE LINE AND SHALL SHARE EQUALLY IN THE MAINTENANCE OF ANY PORTION OF A SHARED PRIVATE STORM DRAINAGE SYSTEM FROM WHICH THEY ARE BENEFITED. SEE PLAT NOTES 7 AND 8 FOR ADDITIONAL INFORMATION.

5. A "POND MAINTENANCE EASEMENT" AS DEPICTED HEREIN IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF TACOMA FOR INGRESS AND EGRESS TO MAINTAIN THE POND AND ASSOCIATED IMPROVEMENTS AS LOCATED ON TRACT D. SHOULD THE CITY EXERCISE ITS RIGHTS OF INGRESS AND EGRESS, THE LOT OWNERS SHALL BE RESPONSIBLE FOR THE COST, REPAIR AND REPLACEMENT OF ANY IMPROVEMENTS PLACED ON THEIR LOT WITHIN THIS EASEMENT.

6. AN EASEMENT FOR MAILBOXES AND INGRESS AND EGRESS THERETO IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF LOTS IN THIS PLAT AND TO THE UNITED STATES POSTAL SERVICE OVER THE ENTIRETY OF TRACT E.

7. A "LANDSCAPING EASEMENT" DEPICTED HEREIN AS AFFECTING A PORTION OF TRACT D IS HEREBY RESERVED FOR AND GRANTED TO THE HARBOR VIEW HEIGHTS HOMEOWNERS ASSOCIATION FOR LANDSCAPING AND ASSOCIATED IMPROVEMENTS. SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE COST, REPAIR AND REPLACEMENT OF ANY IMPROVEMENTS PLACED WITHIN THIS EASEMENT.

8. ALL TRACTS IN THIS PLAT ARE HEREBY SUBJECT TO AN EASEMENT 2.50 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL INTERIOR LOT LINES AND 5.00 FEET IN WIDTH PARALLEL WITH AND ABUTTING ALL REAR LOT LINES FOR:

- A. THE PURPOSE OF INSTALLING AND MAINTAINING PRIVATE STORM DRAINAGE FACILITIES WITHIN SAID EASEMENTS, AND
- B. THE MAINTENANCE OR CONSTRUCTION OF RETAINING WALLS INSTALLED AS PART OF ORIGINAL SITE DEVELOPMENT OR HOME CONSTRUCTION IN THIS PLAT.

NO STRUCTURES, OTHER THAN DRIVEWAYS, FENCES, RETAINING WALLS OR PRIVATE STORM DRAINAGE FACILITIES SHALL BE CONSTRUCTED WITHIN THESE EASEMENTS. THESE EASEMENTS HAVE NOT BEEN DEPICTED HEREIN. WITH REGARDS TO LOTS 1 THROUGH 8, INCLUSIVE, AND LOTS 12 THROUGH 24, INCLUSIVE, WHICH ADJOIN TRACT F, THE SOUTHERLY LINE OF SAID 5 FOOT REAR EASEMENT SHALL BE COINCIDENT WITH THE NORTHERLY LINE OF THE 10 FOOT GEO-BUFFER.

9. AN EASEMENT FOR AN EXISTING RETAINING WALL AND THE MAINTENANCE THEREOF DEPICTED HEREIN AS AFFECTING A PORTION OF TRACT F IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER OF LOT ADJOINING SAID LOT/TRACT. THIS EASEMENT WILL BE CONVEYED TO SAID OWNER BY SEPARATE INSTRUMENT.

10. THE EASEMENTS GRANTED BY THIS PLAT MAY BE AMENDED AND/OR RELOCATED BY THE EASEMENT HOLDER(S) AND THE THEN-OWNER(S) OF THE PROPERTY BURDENED BY SUCH EASEMENT AS MAY BE REASONABLY NECESSARY WITHOUT REQUIRING AN AMENDMENT OR ALTERATION OF THIS PLAT, PROVIDED THAT ANY SUCH AMENDMENT OR RELOCATION SHALL NOT UNREASONABLY IMPAIR THE RIGHTS GRANTED HEREUNDER AND SUCH AMENDMENT SHALL BE PLACED OF RECORD.

PLAT NOTES

1. UPON THE RECORDING OF THIS PLAT, TRACT A IS GRANTED AND CONVEYED TO THE OWNERS OF LOTS 22, 23, 24 AND 25. SAID LOT OWNERS SHALL OWN TRACT A IN COMMON FOR TAX AND OWNERSHIP PURPOSES. SAID LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND THE IMPROVEMENTS CONTAINED THEREIN - EXCEPT THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS NAMED IN EASEMENT PROVISION 1. THE ENTIRETY OF SAID TRACT IS SUBJECT TO A UTILITY EASEMENT - SEE EASEMENT PROVISION 1.

2. UPON THE RECORDING OF THIS PLAT, TRACT B IS GRANTED AND CONVEYED TO THE OWNERS OF LOTS 27, 28, 29 AND 30. SAID LOT OWNERS SHALL OWN TRACT B IN COMMON FOR TAX AND OWNERSHIP PURPOSES. SAID LOT OWNERS ARE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND THE IMPROVEMENTS CONTAINED THEREIN - EXCEPT THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS NAMED IN EASEMENT PROVISION 1. THE ENTIRETY OF SAID TRACT IS SUBJECT TO A UTILITY EASEMENT - SEE EASEMENT PROVISION 1.

3. TRACT C IS GRANTED AND CONVEYED TO THE HARBOR VIEW HEIGHTS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT FOR OPEN SPACE AND LANDSCAPING PURPOSES. SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND THE IMPROVEMENTS THEREIN, INCLUDING, BUT NOT LIMITED TO ROCK WALLS, LANDSCAPING, MAILBOXES AND PRIVATE IRRIGATION, WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS LISTED IN EASEMENT PROVISION 1.

4. TRACT D IS DEDICATED AND CONVEYED TO THE CITY OF TACOMA UPON THE RECORDING OF THIS PLAT FOR STORM DRAINAGE PURPOSES. THE CITY SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND THE IMPROVEMENTS THEREIN, WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS LISTED IN EASEMENT PROVISION 1. SAID TRACT IS SUBJECT TO AN EASEMENT FOR LANDSCAPING PURPOSES AS DEFINED IN EASEMENT PROVISION 7.

5. TRACT E IS GRANTED AND CONVEYED TO THE HARBOR VIEW HEIGHTS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT FOR OPEN SPACE AND LANDSCAPING PURPOSES. SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND THE IMPROVEMENTS THEREIN, INCLUDING, BUT NOT LIMITED TO ROCK WALLS, LANDSCAPING, MAILBOXES AND PRIVATE IRRIGATION, WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS LISTED IN EASEMENT PROVISION 1.

6. TRACT F IS GRANTED AND CONVEYED TO THE HARBOR VIEW HEIGHTS HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT FOR OPEN SPACE AND CRITICAL AREAS PURPOSES. SAID ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SAID TRACT AND THE IMPROVEMENTS THEREIN, WITH THE EXCEPTION OF THOSE UTILITIES OWNED AND MAINTAINED BY UTILITY PROVIDERS LISTED IN EASEMENT PROVISION 1.

CONSERVATION EASEMENT RECORDING NO. _____

NOTICE ON TITLE RECORDING NO. _____

7. 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 AGREEMENT RECORDING NO. _____

8. 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, STREAM, BUILDING, DECK, OVERHANGING STRUCTURE, FILL MATERIAL, TREE, RECREATIONAL SPORT COURT, CARPORT, SHED, PRIVATE UTILITY, FENCE, OR OTHER SITE IMPROVEMENT THAT RESTRICTS OR UNREASONABLY INTERFERES WITH THE NEED TO ACCESS OR CONSTRUCT, INSPECT, MAINTAIN, REMOVE, REPAIR, AND/OR REPLACE 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 MEN, MATERIAL, AND MACHINERY ACROSS, ALONG AND WITHIN THE SAID EASEMENT AREA.

PRIVATE EASEMENT RECORDING NO. _____

9. THIS PLAT CONTAINS PUBLIC STORM AND/OR WASTEWATER EASEMENTS. NO PERMANENT STRUCTURE(S) SHALL BE ERRECTED WITHIN THE PUBLIC EASEMENT AREA(S) UNLESS SPECIFICALLY APPROVED BY THE DIRECTOR OF PUBLIC WORKS. PERMANENT STRUCTURES SHALL MEAN ANY CONCRETE FOUNDATION, CONCRETE SLAB, WALL, ROCKERY, POND, STREAM, BUILDING, DECK, OVERHANGING STRUCTURE, FILL MATERIAL, TREE, RECREATIONAL SPORT COURT, CARPORT, SHED, 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 MEN, MATERIAL, AND MACHINERY ACROSS, ALONG, AND WITHIN THE SAID EASEMENT AREA. LAND RESTORATION BY THE CITY WITHIN THE SAID EASEMENT AREA DUE TO CONSTRUCTION OR MAINTENANCE SHALL MEAN PLANTING GRASS, SEED OR GRASS SOIL, ASPHALT PAVING, AND GRAVEL UNLESS OTHERWISE DETERMINED BY THE CITY OF TACOMA.

10. BUILDING PERMITS FOR EACH LOT SHALL BE APPROVED BY ENVIRONMENTAL SERVICES PRIOR TO CONSTRUCTION.

11. 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 PLANS. IF ADDITIONAL IMPERVIOUS SURFACES BEYOND THAT APPROVED UNDER THE PREVIOUSLY NOTED PERMITS ARE CREATED, ADDITIONAL STORMWATER MITIGATION MAY BE REQUIRED. IF STORMWATER MITIGATION DEFERS 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.

12. WARNING: PURCHASERS OF THE LOTS HEREIN ARE ADVISED THAT THE CITY OF TACOMA HOLDS CERTAIN FINANCIAL GUARANTEES TO INSURE COMPLETION OF CERTAIN IMPROVEMENTS AND UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY, ROAD AND STORM FACILITIES, POWER, WATER AND STREETLIGHTS. PURCHASERS ARE ADVISED THAT BUILDING PERMITS MAY NOT BE ISSUED UNTIL THESE IMPROVEMENTS ARE COMPLETED. SHOULD THESE IMPROVEMENTS/UTILITIES NOT BE COMPLETED, THE CITY OF TACOMA RESERVES THE RIGHT TO ENTER THE PROPERTY TO COMPLETE THESE IMPROVEMENTS AND TO SEEK REIMBURSEMENT VIA THE AFOREMENTIONED FINANCIAL GUARANTEES OR THROUGH OTHER REMEDIES AT LAW, AND THE PROPERTY GRANTOR, HEIRS, OWNERS, EXECUTORS, SUCCESSORS OR ASSIGNS SHALL SAVE THE CITY HARMLESS FROM ANY DAMAGE THAT MAY BE SUFFERED BY SAID RE-ENTRY AND CONSTRUCTION UPON SAID PREMISES.

13. BUILDING SETBACK LINES PER CITY OF TACOMA DEVELOPMENT STANDARDS FOR ZONE R-2:

- 20' FRONT
- 25' REAR
- 5' SIDE
- 10' SIDE STREET

14. A REBAR AND PLASTIC CAP MARKED "ESM, LLC 35142 44925" SHALL BE SET AT ALL REAR LOT CORNERS AND LOT ANGLE POINTS, EXCEPT AS NOTED. THERE MAY BE INSTANCES WHERE A PK NAIL AND BRASS TAG MARKED "LS 35142 44925" ARE SET AT REAR CORNERS OR LOT ANGLE POINTS WHEN AN OBSTACLE PREVENTS SETTING A REBAR AND CAP. THE INTERSECTION OF LOT LINES WITH STREET IMPROVEMENTS SHALL BE REFERENCED BY A PK NAIL AND A BRASS TAG MARKED "LS 35142 44925" SET BY THE TOP OF CURB OR TOP OF ASPHALT ON THE EXTENSION OF THE LOT LINE. IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, THE CORNER WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED ON AN ACCOMPANYING WHITE LOT STAKE. LOT CORNERS OR STREET MONUMENTS NOT SET AT THE TIME OF PLAT RECORDING SHALL BE BONDED FOR AND SHALL BE SET AS CONSTRUCTION IS COMPLETED.

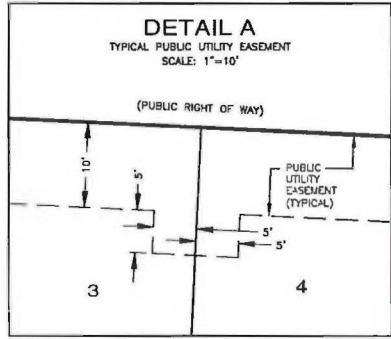
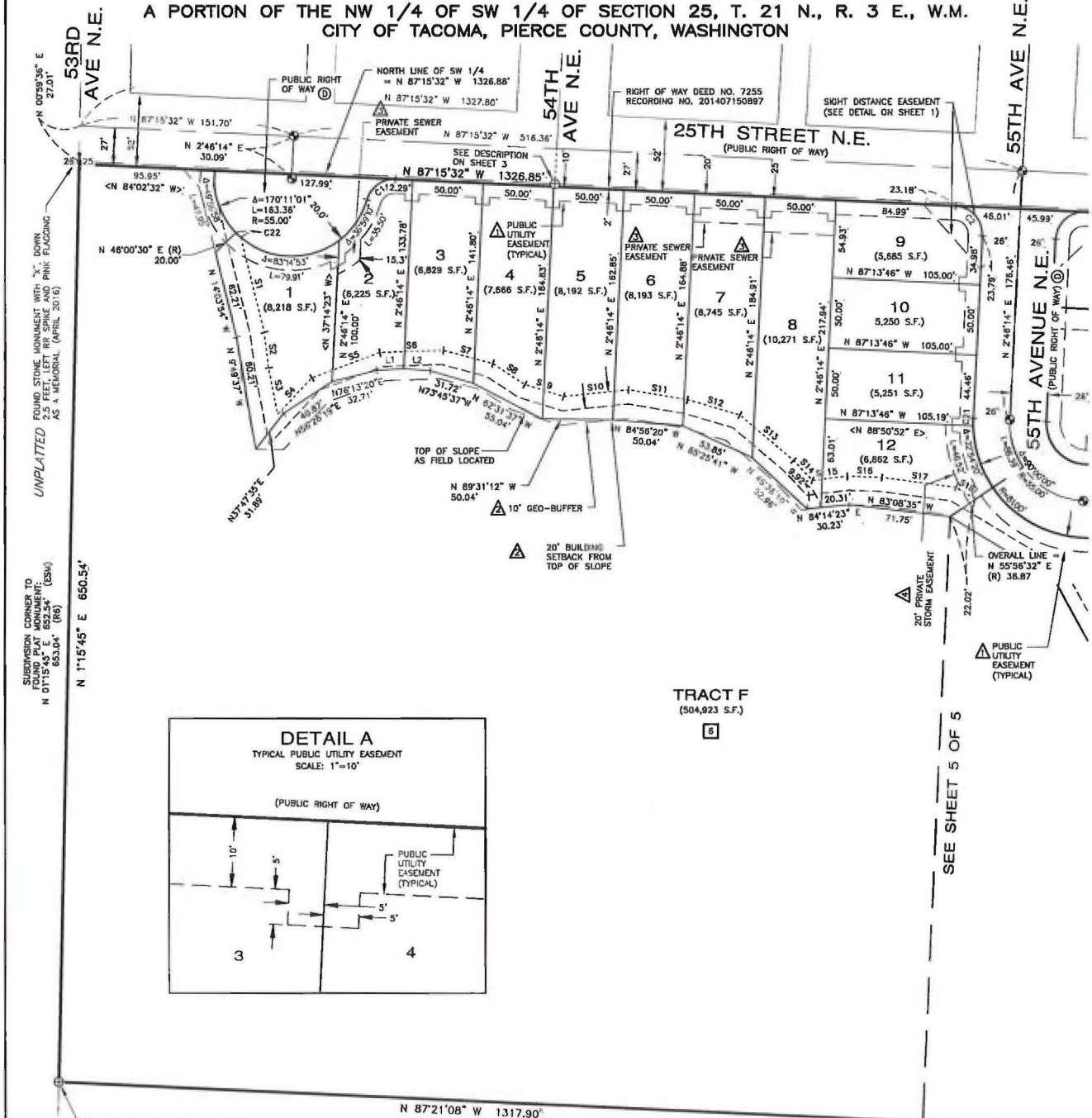


ESM CONSULTING ENGINEERS LLC		
33400 8th Ave S, Suite 205 Federal Way, WA 98003		
FEDERAL WAY 855-836-1113 BYRETT 425-297-8800		
www.esmcivil.com		
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE : 2017-02-08	JOB NO. 1732-058-016	
DRAWN BY: RG/CF	SHEET 2 OF 5	

HARBOR VIEW HEIGHTS

SHEET 4 OF 5

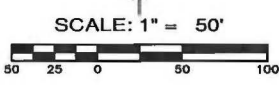
A PORTION OF THE NW 1/4 OF SW 1/4 OF SECTION 25, T. 21 N., R. 3 E., W.M.
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON



TRACT F
(504,923 S.F.)

TRACT E
POINTE WOODWORTH, P.R.D. - PHASE TWO
RECORDING NO. 9910195001

- LEGEND**
- Δ = DELTA
 - R = RADIUS
 - L = ARC LENGTH
 - (R) = RADIAL BEARING
 - <> = RADIAL BEARING AT LOT CORNER
 - ⊙ = ESM TO SET SURFACE BRASS CAP IN CONCRETE, STAMPED: T.S. 44825" UPON COMPLETION OF CONSTRUCTION
 - ⊕ = FOUND MONUMENT AS NOTED
 - Ⓜ = SEE PLAT NOTE ON SHEET 2
 - ⚠ = SEE EASEMENT PROVISION ON SHEET 2
 - Ⓞ = PUBLIC RIGHT OF WAY DEDICATED TO THE CITY OF TACOMA UPON THE RECORDING OF THIS PLAT



SLOPE SETBACK LINE TABLE

LINE	BEARING	DISTANCE
S1	N 14°03'54" W	69.26
S2	N 6°57'41" W	25.48
S3	N 11°04'28" W	33.54
S4	N 42°45'00" E	35.08
S5	N 69°31'52" E	51.33
S6	N 88°05'18" E	45.08
S7	N 75°04'24" W	36.33
S8	N 58°47'56" W	27.11
S9	N 72°58'42" W	28.84

SLOPE SETBACK LINE TABLE

LINE	BEARING	DISTANCE
S10	N 84°08'04" E	46.04
S11	N 80°30'42" W	42.65
S12	N 73°37'41" W	38.63
S13	N 49°37'29" W	49.82
S14	N 42°58'03" W	19.30
S15	N 83°08'09" E	24.82
S16	N 88°04'58" W	24.82
S17	N 82°18'57" W	52.90
S18	N 58°56'20" W	18.38

LINE TABLE

LINE	BEARING	LENGTH
L1	N 88°09'10" E	18.77
L2	N 85°23'54" W	19.17

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	26.87	20.00	76°58'01"
C2	31.43	20.00	90°01'46"
C21	5.55	81.00	3°55'22"
C22	4.88	55.00	5°05'18"



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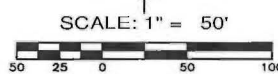
DATE: 2017-02-08 | JOB NO. 1732-058-018
DRAWN BY: RG/CF | SHEET 4 OF 5

HARBOR VIEW HEIGHTS

A PORTION OF THE NW 1/4 OF SW 1/4 OF SECTION 25, T. 21 N., R. 3 E., W.M.
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON



SEE SHEET 4 OF 5



SCALE: 1" = 50'

SEE LEGEND ON SHEET 4

TRACT E POINTE WOODWORTH, P.R.D. - PHASE TWO
RECORDING NO. 9910195001

TRACT D
FOUND 2" DOMED BRASS CAP WITH PUNCH SET IN CONCRETE, FLUSH WITH GROUND (MAY 2016) SET BY (R8)

CURVE	LENGTH	RADIUS	DELTA
C3	31.41	20.00	89°58'14"
C4	24.92	20.00	71°23'00"
C5	6.51	20.00	18°38'46"
C6	31.42	20.00	90°00'00"
C7	24.95	20.00	71°28'05"
C8	8.46	20.00	18°30'09"
C9	31.42	20.00	90°00'00"
C10	18.12	20.00	46°10'57"
C11	21.35	55.00	22°14'22"
C12	30.74	55.00	32°01'17"
C13	30.39	55.00	31°39'12"
C14	22.44	85.00	15°07'33"
C15	30.36	115.00	15°07'33"
C16	16.73	115.00	8°20'02"
C17	13.63	115.00	6°47'31"
C18	20.97	20.00	60°05'19"
C19	22.22	224.00	5°40'58"
C20	29.63	224.00	7°34'43"

LINE	BEARING	LENGTH
L4	N 55°17'23" W	27.28
L5	N 45°13'17" E	30.00
L6	N 87°54'55" W	9.91
L7	N 29°39'10" W	23.62
L8	N 29°39'10" W	23.62
L9	N 02°05'05" E	25.00
L10	N 87°54'55" W	30.00

LINE	BEARING	DISTANCE
S19	N 29°05'31" W	1.58
S20	N 28°44'29" W	44.41
S21	N 24°56'37" W	35.81
S22	N 41°47'54" W	14.37
S23	N 78°31'35" E	17.11
S24	N 79°35'11" E	29.08
S25	N 69°49'09" E	34.43
S26	N 64°18'15" E	26.48
S27	N 77°15'53" E	35.47
S28	N 78°48'20" E	29.78
S29	N 79°22'44" W	86.27
S30	N 85°57'03" W	68.78
S31	N 34°28'45" W	40.77
S32	N 49°47'44" W	26.96
S33	N 49°59'32" W	38.72
S34	N 49°59'32" W	22.00
S35	N 28°20'52" W	40.77
S36	N 21°45'58" W	29.58

LINE	BEARING	DISTANCE
S37	N 16°47'22" W	37.28
S38	N 46°44'47" W	19.19
S39	N 62°12'14" W	15.53
S40	N 72°22'18" E	13.65
S41	N 43°39'40" W	1.94

CURVE	DELTA	RADIUS	LENGTH
SC1	51°28'18"	20.00	17.97
SC2	63°58'02"	20.00	22.33

- GUIDE TO ADJOINING PROPERTIES**
- (A) TAX PARCEL NO. 0321257007, OWNER: COCHRAN, LOT 3 OF SHORT PLAT NO. 78-523, RECORDED JULY 14, 1978
 - (B) TAX PARCEL NO. 0321253029, OWNER: CRUMB, UNPLATTED
 - (C) TAX PARCEL NO. 0321253023, OWNER: AKER, UNPLATTED
 - (D) TAX PARCEL NO. 0321257008, OWNER: WOOD, LOT 1 OF SHORT PLAT NO. 79-238 RECORDED APRIL 23, 1978
 - (E) TAX PARCEL NO. 0321253027, OWNER: WANNHORN, UNPLATTED
 - (F) TAX PARCEL NO. 0321257001, OWNER: BENNETT, LOT 1 OF SHORT PLAT NO. 78-847 RECORDED AUGUST 28, 1978



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