



**City of Tacoma**  
Office of the Director  
Report and Decision

**FINAL PLAT APPLICATION OF:**

**FILE NO: PLT2015-40000247366**

Steve Voorhies  
Larson & Associates  
4401 South 66th Street  
Tacoma, WA 98409

**SUMMARY OF PROPOSAL AND RECOMMENDATION**

**Proposal:**

The applicant requests Final Plat Approval of "Reservoir Ridge", a 9 lot subdivision for single-family development.

**Location:**

3715 East L Street, parcel number 0320152065

**Recommendation of Director:**

Recommend Approval

**Notes:**

The appeal period on this decision closes October 5<sup>th</sup>, 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.

Per *TMC* 13.06.100.E, this decision will be forwarded, by resolution, to the City Council for approval, unless the decision is appealed to the Hearing Examiner.

If the City Council approves the Final Plat, by resolution, the applicant will then be required to provide City of Tacoma and Pierce County recording fees, as well as a final printed copy of the plat map for recording.

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

Dustin Lawrence  
Planning and Development Services Department  
747 Market Street, Room 345, Tacoma, WA 98402  
253-591-5845 or [dlawrence@cityoftacoma.org](mailto:dlawrence@cityoftacoma.org)

## FINDINGS<sup>1</sup>

1. The applicant, Steve Voorhies, Larson & Associates, is requesting final plat approval for a residential subdivision known as "Reservoir Ridge." The project will consist of 9 lots for the future development of single-family dwellings.
2. The Hearing Examiner approved the Preliminary Plat of "Reservoir Ridge" on May 29, 2008. A summary of the decision was sent to all parties of record.
3. The applicant submitted a complete final plat application on May 28, 2015, meeting the 7-year timeline specified in *Tacoma Municipal Code (TMC)* 13.04.100.D.
4. Per *TMC* 13.04.100.E, "The Director's review shall be limited to ensuring that the final plat conforms to all requirements of this chapter and that all required improvements have been constructed or bonded."
5. The final plat, as presented and represented by the applicants and Planning and Development Services, conforms to the Preliminary Plat previously approved.
6. 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.
7. Any Conclusion of Law hereafter stated which may be deemed a Finding of Fact is hereby adopted as such.

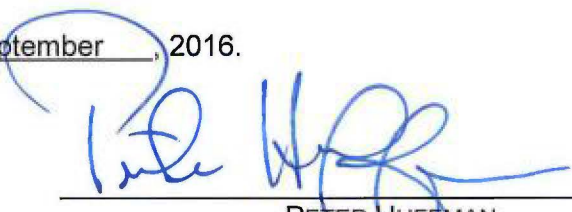
## CONCLUSIONS<sup>2</sup>

1. Based on the Findings stated above, the applicant has met the requirements for approval of the proposed Final Plat.

## RECOMMENDATION

It is hereby recommended that the requested final plat of "Reservoir Ridge" be approved.

DATED this 21<sup>st</sup> day of September, 2016.

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

<sup>1</sup> Any Conclusion of Law hereafter stated which may be deemed a Finding of Fact is hereby adopted as such.

<sup>2</sup> Any Finding of Fact herein stated which may be deemed to be a Conclusion of Law herein is hereby adopted as such.

**FULL DECISION TRANSMITTED** by first class and interoffice mail to the following:

Steve Voorhies, Larson & Associates, 4401 South 66th Street, Tacoma, WA 98409  
Timothy Sanders, S&H Engineering, Inc, 418 Carpenter Road SE, Ste 203, Olympia, WA 98503  
Dan Dodge, 317 112<sup>th</sup> Street South, Tacoma, WA 98444  
Scott Hansen, Puget Creek Restoration Society, 702 Broadway, Ste 101, Tacoma, WA 98402  
City Clerk's Office  
Steve Ward, Planning & Development Services  
Rick Coyne, Solid Waste  
Frank Marescalco, Site Development  
Chris Seaman, Tacoma Fire  
Jesse Angel, Tacoma Water  
Jeff Rusler, Tacoma Power



## APPEAL PROCEDURES

Any request for RECONSIDERATION and/or any APPEALS must be submitted in the applicable manner as outlined below on or before **October 5, 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.

## RECORDING

If the City Council approves the Final Plat, by resolution, the applicant will then be required to complete the following steps:

1. The final site plans must be signed by the Property Owner(s), the Pierce County Assessor-Treasurer (for tax purposes only), the City of Tacoma Treasurer, and all required notaries. **ALL SIGNATURES AND STAMPS MUST BE IN PERMANENT BLACK INK.** Ballpoint ink pen, blue ink, embossed notary stamps, etc. are not acceptable.
2. The following items will need to be submitted to the City of Tacoma, Planning and Development Services Department, 747 Market Street, Room 345, for recording:
  - Signed site plans prepared, according to Pierce County recording standards and all applicable State laws and City Codes. Site plans not meeting County, State, and City requirements will be rejected.
  - Two (2) checks:
    - One (1) made payable to the *Pierce County Auditor*, for the exact amount of the recording fees (\$138.00 for the first page and \$5.00 for each additional page). Checks exceeding the amount of the recording fees and cash cannot be accepted. Note: These fees are subject to revision.
    - One (1) made payable to the *City Treasurer*, for City of Tacoma GIS Drafting fees (\$211.33 and \$44.83 per page). Note: These fees are subject to revision by the Tacoma City Council.

*Please do not turn in the required site plans and recording fees until the Final Plat has been approved by the City Council.*

*Please allow a minimum of ten (10) working days from the day the Site Plans are submitted to the City of Tacoma, for completion of the recording process.*

**PLAT OF  
RESERVOIR RIDGE**  
LOCATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF  
SECTION 15, TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M.,  
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

SHEET 1 OF 3

**DEDICATION**

KNOW ALL PEOPLE BY THESE PRESENTS, THAT DANIEL W. DODGE, AS HIS SEPARATE ESTATE, OWNER IN FEE SIMPLE OF THE LAND HEREBY DESCRIBED, EMBRACED IN AND COVERED BY SAID PLAT AND WASHINGTON MUTUAL BANK, A WASHINGTON CORPORATION, BENEFICIARY UNDER A DEED OF TRUST, CHASE BANK, N.A., AS SUCCESSOR OF SAID DEED OF TRUST, 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 SLOPES, 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, WAIVE 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 BY 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.

WE HEREBY GRANT TO THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, WATER DIVISION (D.B.A. TACOMA WATER), A PERPETUAL EASEMENT WITH THE RIGHT OF ENTRY AND CONTINUED 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.

A PERPETUAL EASEMENT WITH A RIGHT OF ENTRY AND CONTINUED ACCESS IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF TACOMA, DEPARTMENT OF PUBLIC UTILITIES, LIGHT DIVISION (D.B.A. TACOMA POWER AND LIGHT NETWORK), ITS SUCCESSORS AND ASSIGNS, THE RIGHT AND PRIVILEGE TO CONSTRUCT, MAINTAIN, OPERATE, ALTER, REPAIR AND REPLACE UNDERGROUND/ABOVE-GROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC AND COMMUNICATIONS WIRES, CABLE CONDUIT, SERVICE AND DISTRIBUTION WIRES, PAD MOUNTED TRANSFORMERS, VALVES, JUNCTION BOXES, SWITCHES AND APPURTENANCE EQUIPMENT IN, OVER, UNDER, ALONG AND ACROSS THE PUBLIC ROADWAYS AND PUBLIC UTILITY EASEMENTS SHOWN ON THE FACE OF THIS PLAT.

**Obtain signature**

DANIEL W. DODGE \_\_\_\_\_  
(PRINT NAME & TITLE)  
 CHASE BANK, N.A.

**ACKNOWLEDGEMENTS**

STATE OF WASHINGTON } ss  
 COUNTY OF PIERCE }  
 ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED DANIEL W. DODGE, TO ME KNOWN TO BE THE INDIVIDUAL WHO EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT \_\_\_\_\_ SIGNED AND SEALED THE SAME AS \_\_\_\_\_ FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_ PRINTED NAME:  
 NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_ RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

STATE OF WASHINGTON } ss  
 COUNTY OF \_\_\_\_\_ }  
 I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT \_\_\_\_\_ IS THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT \_\_\_\_\_ SIGNED THIS INSTRUMENT, ON OATH STATED THAT \_\_\_\_\_ WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE \_\_\_\_\_ OF \_\_\_\_\_ TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.  
 WITNESS MY HAND AND OFFICIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
 \_\_\_\_\_ PRINTED NAME:  
 NOTARY PUBLIC IN AND FOR THE STATE OF \_\_\_\_\_ RESIDING AT \_\_\_\_\_  
 MY COMMISSION EXPIRES: \_\_\_\_\_

**Include original  
parcel number(s)**

**LEGAL DESCRIPTION**  
 BEGINNING 452.02 FEET EAST OF THE NORTHWEST CORNER OF MCKINLEY PARK 4TH ADDITION IN THE NORTH HALF OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M., IN PIERCE COUNTY, WASHINGTON; THENCE EASTERLY ALONG THE NORTH LINE OF SAID ADDITION 248 FEET; THENCE NORTH 332.78 FEET; THENCE WESTERLY 248 FEET TO THE EAST LINE OF "L" STREET; THENCE SOUTHERLY ALONG THE EAST LINE 331.18 FEET TO THE POINT OF BEGINNING.  
 EXCEPT THE NORTH 60 FEET THEREOF;  
 (ALSO KNOWN AS PARCEL 18 OF CITY OF TACOMA BOUNDARY LINE ADJUSTMENT MAP AS RECORDED UNDER AUDITOR'S FILE NO. 990412501);  
 RECORDS OF PIERCE COUNTY, WASHINGTON

**APPROVALS**

EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.  
 \_\_\_\_\_  
 CITY SURVEYOR  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.  
 \_\_\_\_\_  
 CITY ENGINEER  
 EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.  
 \_\_\_\_\_  
 CITY ATTORNEY  
 EXAMINED AND APPROVED BY THE DIRECTOR OF PLANNING & DEVELOPMENT SERVICES THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.  
 \_\_\_\_\_  
 DIRECTOR OF PLANNING AND DEVELOPMENT SERVICES

EXAMINED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF TACOMA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.  
 \_\_\_\_\_ MAYOR \_\_\_\_\_ CITY CLERK

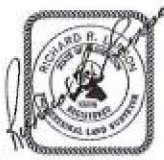
**CITY TREASURER**  
 I HEREBY CERTIFY THAT THERE ARE NO DELINQUENT ASSESSMENTS OF THE WITHIN DESCRIBED PROPERTY.  
**Obtain Signature**  
 \_\_\_\_\_ DATE  
 CITY TREASURER

**PIERCE COUNTY ASSESSOR - TREASURER**  
 I HEREBY CERTIFY THAT ALL STATE AND COUNTY TAXES HERETOFORE LEVIED AGAINST THE PROPERTY DESCRIBED HEREIN, ACCORDING TO THE BOOKS AND RECORDS OF MY OFFICE, HAVE BEEN FULLY PAID AND DISCHARGED TO AND INCLUDING THE YEAR \_\_\_\_\_.  
**Obtain Signature**  
 \_\_\_\_\_ DATE  
 PIERCE COUNTY ASSESSOR - TREASURER

**PIERCE COUNTY AUDITOR'S CERTIFICATE**  
 FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., AND RECORDED UNDER AUDITOR'S FILE NO. \_\_\_\_\_  
 \_\_\_\_\_ BY: \_\_\_\_\_  
 PIERCE COUNTY AUDITOR DEPUTY AUDITOR

**LAND SURVEYOR'S CERTIFICATE**  
 I HEREBY CERTIFY THAT THIS PLAT OF RESERVOIR RIDGE 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 CITY OF TACOMA AND WILL BE SET PRIOR TO THE RELEASE OF THE BOND; THAT I HAVE COMPLIED WITH ALL STATE, COUNTY AND CITY OF TACOMA REGULATIONS GOVERNING PLATING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS OF APPROVAL THEREOF.

*Richard R. Larson*  
 RICHARD R. LARSON, REGISTERED  
 PROFESSIONAL LAND SURVEYOR  
 CERTIFICATE NO. 18098



DATE SIGNED: 5-27-15

**SHEET INDEX**  
 SHEET 1: LEGAL DESCRIPTION, DEDICATION, APPROVALS & SURVEYOR'S CERTIFICATE  
 SHEET 2: PLAT BOUNDARY CONTROL, LOT LAYOUT, LOT DIMENSIONS AND LOT SUBDIVISION  
 SHEET 3: PLAT NOTES, EASEMENT DETAILS AND BILLING STATEMENTS

SHEET 1 OF 3

**LARSON**  
 And Associates  
 Land Surveyors & Engineers, Inc.

491 South 66th Street  
 Tacoma, Washington 98409  
 252-4743681 / Fax 252-471-1118

BL#8 PLAT 1  
 05-27-2015

8044



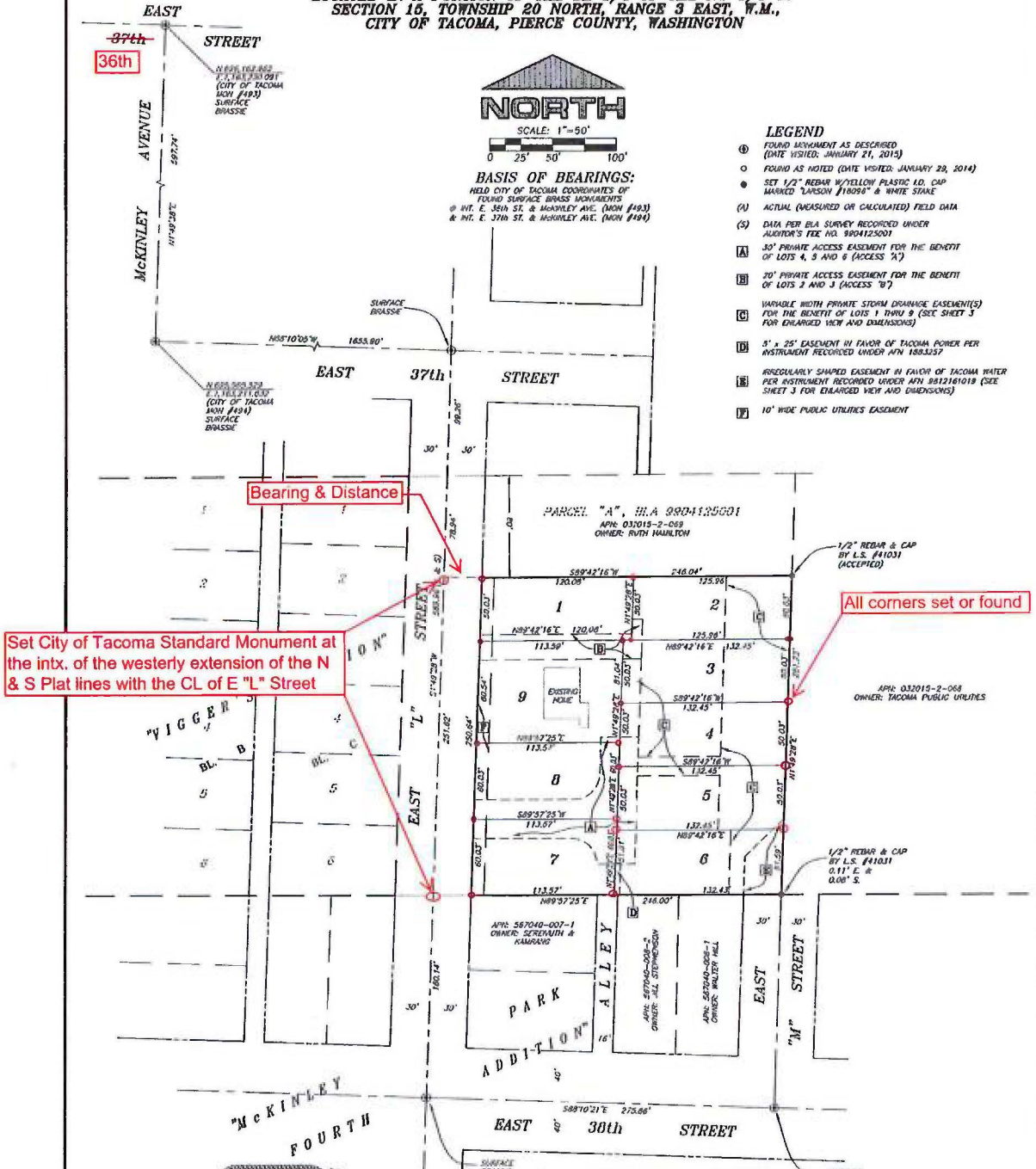
PLAT OF  
**RESERVOIR RIDGE**  
LOCATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF  
SECTION 15, TOWNSHIP 20 NORTH, RANGE 3 EAST, W.M.,  
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON



**BASIS OF BEARINGS:**  
HELD CITY OF TACOMA COORDINATES OF  
FOUND SURFACE BRASS MONUMENTS  
@ INT. E. 36th ST. & MCKINLEY AVE. (NON #193)  
& INT. E. 37th ST. & MCKINLEY AVE. (NON #194)

**LEGEND**

- ① FOUND MONUMENT AS DESCRIBED (DATE VISITED: JANUARY 21, 2015)
- FOUND AS NOTED (DATE VISITED: JANUARY 29, 2014)
- SET 1/2" REBAR W/YELLOW PLASTIC I.D. CAP MARKED "LARSON #10098" & WHITE STAKE
- (A) ACTUAL (MEASURED OR CALCULATED) FIELD DATA
- (S) DATA PER B/LA SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9804125001
- [A] 30' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 4, 5 AND 6 (ACCESS "A")
- [B] 20' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 2 AND 3 (ACCESS "B")
- [C] VARIABLE WIDTH PRIVATE STORM DRAINAGE EASEMENT(S) FOR THE BENEFIT OF LOTS 1 THRU 9 (SEE SHEET 3 FOR ENLARGED VIEW AND DIMENSIONS)
- [D] 5' x 25' EASEMENT IN FAVOR OF TACOMA POWER PER INSTRUMENT RECORDED UNDER APN 1883357
- [E] IRREGULARLY SHAPED EASEMENT IN FAVOR OF TACOMA WATER PER INSTRUMENT RECORDED UNDER APN 9812161019 (SEE SHEET 3 FOR ENLARGED VIEW AND DIMENSIONS)
- [F] 10' WIDE PUBLIC UTILITIES EASEMENT



Set City of Tacoma Standard Monument at the intx. of the westerly extension of the N & S Plat lines with the CL of E "L" Street

All corners set or found



DATE SIGNED: 5-27-15  
THIS SURVEY WAS PERFORMED BY CONVENTIONAL FIELD TRAVERSE METHODS UTILIZING A LEICA 1200 SERIES ROBOTIC TOTAL STATION AND COMPARES WITH ALL STANDARDS AND GUIDELINES OF THE SURVEY RECORDING ACT CHAPTER 58.09 RCW AND 332-130-070 WAC.

LOT NO.	LOT AREA	ADDRESS
1	6,004 SF	XXXX EAST 7 <sup>th</sup> STREET TACOMA, WA 98404
2	6,216 SF	XXXX EAST 7 <sup>th</sup> STREET TACOMA, WA 98404
3	6,622 SF	XXXX EAST 7 <sup>th</sup> STREET TACOMA, WA 98404
4	6,622 SF	XXXX EAST 7 <sup>th</sup> STREET TACOMA, WA 98404
5	6,622 SF	XXXX EAST 7 <sup>th</sup> STREET TACOMA, WA 98404
6	6,790 SF	XXXX EAST 7 <sup>th</sup> STREET TACOMA, WA 98404
7	8,814 SF	XXXX EAST 7 <sup>th</sup> STREET TACOMA, WA 98404
8	8,814 SF	XXXX EAST 7 <sup>th</sup> STREET TACOMA, WA 98404
9	9,171 SF	3719 EAST 7 <sup>th</sup> STREET TACOMA, WA 98404

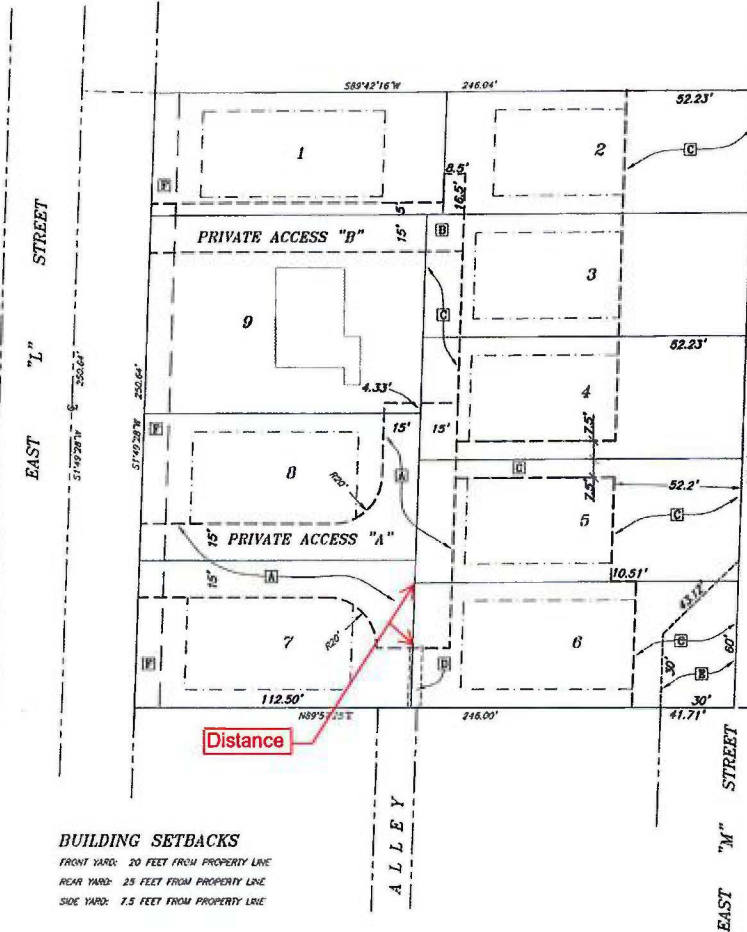
**LARSON**  
And Associates  
Land Surveyors & Engineers, Inc.

4801 South 66th Street  
Tacoma, Washington 98409  
252-474-2661 / Fax 252-472-7333

8344

**PLAT OF  
RESERVOIR RIDGE**  
LOCATED IN A PORTION OF THE SE 1/4 OF THE NW 1/4 OF  
SECTION 15, TOWNSHIP 20 NORTH, RANGE 3 EAST, T.M.,  
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON

**BUILDING SETBACK & EASEMENT DETAILS**



**BASIS OF BEARINGS:**  
FIELD CITY OF TACOMA COORDINATES OF  
FOUND SURFACE BRASS MOVEMENTS  
@ INT. E. 35th ST. @ MAXWELL AVE. (NON #183)  
& INT. E. 37th ST. @ MAXWELL AVE. (NON #184)

**BUILDING SETBACKS**

FRONT YARD: 20 FEET FROM PROPERTY LINE  
REAR YARD: 25 FEET FROM PROPERTY LINE  
SIDE YARD: 7.5 FEET FROM PROPERTY LINE

**PLAT 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 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.

**NO PERMANENT STRUCTURE(S) SHALL BE ERECTED 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, CANOPY, 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 NEW MATERIAL, AND HARDWARE ACCESS ALONG AND WITHIN THE SAID EASEMENT AREA.**

**WARNING:** PURCHASERS OF THE LOTS HEREIN ARE ADVISED THAT THE CITY OF TACOMA HOLDS CERTAIN FINANCIAL GUARANTEES TO ASSURE COMPLETION OF CERTAIN IMPROVEMENTS AND UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY, ROAD AND STORM FACILITIES, POWER, WATER AND STREET LIGHTS. PURCHASERS ARE ADVISED THAT BUILDING PERMITS MAY NOT BE ISSUABLE 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 IN THE ADJUDICATED FINANCIAL GUARANTEES OR THROUGH OTHER REMEDIES AT LAW AND THE PROPERTY GRANTEE, 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.

**TACOMA POWER NOTES**

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

**LEGEND**

- A** 30' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 4, 5 AND 6 (ACCESS 'A')
- B** 20' PRIVATE ACCESS EASEMENT FOR THE BENEFIT OF LOTS 2 AND 3 (ACCESS 'B')
- C** VARIABLE WIDTH PRIVATE STORM DRAINAGE EASEMENT(S) FOR THE BENEFIT OF LOTS 1 THRU 9
- D** 3' x 25' EASEMENT IN FAVOR OF TACOMA POWER PER INSTRUMENT RECORDED UNDER ATN 1083357
- E** IREGLULARLY SHAPED EASEMENT IN FAVOR OF TACOMA WATER PER INSTRUMENT RECORDED UNDER APN 9812161019
- F** 10' WIDE PUBLIC UTILITIES EASEMENT

If C & E not recorded, please submit signed copy with the final plat plan for recording



DATE SIGNED: 5-27-15

**LARSON**  
and Associates  
Land Surveyors & Engineers, Inc.

8144 PLAT 3  
05-27-2015

4901 South 66th Street  
Tacoma, Washington 98509  
253-474-3401 / Fax 253-472-7338