

**CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA**

Tues., August 15, 2017 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

- 1. CALL TO ORDER**
Pledge of Allegiance & Roll Call
- 2. COUNCIL BUSINESS**
 - A. Discussion** (pg. 2)– Public Fund Contributions
 - B. Discussion** (pg. 3)– Surplus of Computer & Equipment
- 3. OTHER COUNCIL ITEMS**
- 4. ADJOURN**

Special City Council meeting will immediately follow Study Session, see agenda below:

**CITY OF EDGEWOOD
CITY COUNCIL SPECIAL MEETING AGENDA**

Tues., August 15, 2017 ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

- 1. CALL TO ORDER**
- 2. COUNCIL BUSINESS**
 - A. AB17-0381** (pg. 7), a motion to adopt Resolution No. 17-0381, approving the Edgewood View Pointe Final Plat
- 3. ADJOURN**

CITY OF EDGEWOOD
REQUEST FOR COUNCIL ACTION
STUDY SESSION AGENDA ITEM: Public Fund Contributions

Date: August 15, 2017

Title: Public Fund Contributions; Council Discussion

Attachments: None

Submitted By: Dave Gray, Assistant City Administrator

Approved For Agenda By: Daryl Eiding, Mayor

Discussion: Staff discussions with the Mayor illuminated several concerns related to understanding the City's ability to donate public funds as cash or in-kind services to other government or not-for-profit entities. The Mayor brings the discussion forward to a general discussion with Council and Staff to gain insight and Council direction.

Recommendation: N/A

Fiscal Impact: N/A

CITY OF EDGEWOOD
REQUEST FOR COUNCIL ACTION
STUDY SESSION AGENDA ITEM: Surplus of Computer & Equipment

Date: August 15, 2017

Title: Resolution No. 17-0xxx, authorizing the Mayor to declare miscellaneous obsolete equipment, computers, and electronics as surplus, and administer the donation or sale of the items.

Attachments: Resolution 17-xxxx, Exhibit A

Submitted By: City Clerk Rachel Pitzel

Approved For Agenda By: Daryl Eidingen, Mayor

Discussion: Staff has been working to clean up and dispose of miscellaneous obsolete equipment. This is a simple process which will authorize the Mayor upon Council approval of a Resolution, to surplus obsolete computers, equipment and furniture.

The city is in possession of obsolete computers, equipment, electronics, and iPads that are no longer in use or being retired as obsolete. There are also other miscellaneous items, old computer equipment, electronics, and office furniture that are taking up valuable space that is currently not available due to storage of unused & obsolete items.

By approval of this resolution, Council will be authorizing the Mayor to work with staff to determine the most appropriate method for surplus the equipment and documenting any proceeds which will be returned to the general fund.

Recommendation: Request the Mayor to bring Resolution 17-0xxx forward to the August 22, 2017 Regular Council Meeting for council action.

Fiscal Impact: Nominal if any from Surplus sales revenue.

RESOLUTION NO. 17-0xxx

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, AUTHORIZING THE MAYOR TO DECLARE MISCELLANEOUS OBSOLETE EQUIPMENT, COMPUTERS, AND ELECTRONICS AS SURPLUS, AND ADMINISTER THE DONATION OR SALE OF THE ITEMS

WHEREAS, City staff have been working to clean up and prepare to dispose of miscellaneous obsolete computer equipment, electronics, cell phones; and the 2017 retirement of five year old City Council iPads where the operating system will shortly not be supported; and

WHEREAS, it is in the best interest of the City to free up valuable space that is currently not available due to storage of unused & obsolete items; and

WHEREAS, the City has received a request to donate the expiring City Council/City iPads for use by other government and non-profit organizations for reuse in reduced community service roles; and

WHEREAS, the City Council desires to formally authorize the Mayor to surplus said obsolete equipment;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Surplus Declaration. The City Council hereby declares these items surplus and authorizes the mayor to administer the sale of items with a value greater than the disposal cost, donation of items that serve the public interest but have nominal or no value to the City, and finally to dispose of those items remaining. A list of items is attached as Exhibit A. All City data shall be permanently removed from all data devices prior to loss of custody by the City with a certificate provided stating such disposal was done according to the highest industry standards.

Section 2. Effective Date. This resolution will take effect immediately upon passage by the City Council.

ADOPTED this 22th day of August, 2017

Daryl Eidinger, Mayor

ATTEST:

Rachel Pitzel, City Clerk

EXHIBIT A
Resolution 17-0xxx: Surplus of Equipment Computers

General List of Materials, Equipment and Computers declared surplus:

3 obsolete Computer Printers of various makes and models, not used in more than three years.

Various Cabinets removed in remodel.

4 sets of Shelving removed in remodel.

2 Book cases in poor condition

Various modem, desktop computer speakers, computer connectivity cabling & devices

Various Computer monitor stands and monitors not used in more than 3 years

10 Council, Mayor and Clerk iPads being retired for new models (at least five years old)

All the items listed have a nominal value if any, expected to exceed the cost of advertising or offering for sale, wherein such cost is likely to exceed any sales value returned.

08/05/17 Special Council Meeting – Packet Material



CITY OF EDGEWOOD
REQUEST FOR COUNCIL ACTION
Agenda Bill No.: 17-0381

Date Action Requested: August 15, 2017

Title: Edgewood View Pointe Final Plat

Attachments: Resolution No. 17-0381, Staff Report (with Exhibits)

Submitted By: Aaron Nix, Assistant City Administrator of Municipal Services

Approved For Agenda By: Daryl Eidinger, Mayor

Prepared For Agenda By: Barb Kincaid, Consultant

Recommendation: **APPROVE** Resolution 17-0381 to grant final plat approval for the Edgewood View Pointe Subdivision (File No. 4965); setting forth supportive findings and fixing a time when the plat shall become effective.

Discussion: The proposed Edgewood View Pointe Subdivision (View Pointe) is located at 10413 13th Street Court East, Edgewood, in the Mixed Residential Two (MR-2) Zone. Environmental Review under SEPA was completed on March 11, 2016 and the Preliminary Plat Approval was issued on April 9, 2016 subject to mitigations and conditions. Council reviewed the View Pointe subdivision proposal during their August 1, 2017 study session. At that time, the applicant had demonstrated that most of the requirements for final plat approval had been met. At this time, the outstanding items have been completed and therefore, staff is recommending Council grant final plat approval for View Pointe. Staff's written findings and recommendation for approval are documented in the attached staff report.

Alternatives:

DO NOT ADOPT; reject staff recommendation based on findings that the Subdivision and supporting documents, as presented, do not conform with the required SEPA mitigations or Preliminary Plat Approval conditions.

Fiscal Impact: N/A

RESOLUTION NO. 17-0381

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, APPROVING THE EDGEWOOD VIEW POINTE FINAL PLAT, LOCATED AT 10413 - 13TH STREET COURT EAST, EDGEWOOD.

WHEREAS, in 2015, an application was submitted to the City for a preliminary plat to divide a 13.12-acre parcel of land into 46 single-family lots within the Mixed Residential-Two (MR-2) Zone, located at 10413 13th Street Court East, Edgewood, WA 98372; and

WHEREAS, the City issued a Final Mitigated Determination of Nonsignificance (MDNS) on March 11, 2016 and there were no appeals to the MDNS; and

WHEREAS, On April 21, 2016, the Hearing Examiner held a hearing on the preliminary plat, and on April 29, 2016, the Hearing Examiner granted preliminary plat approval, subject to eighty seven (87) conditions; and

WHEREAS, on June 8, 2017, an application was submitted to the City for final plat approval by the City Council in a final plat map contained in Exhibit A, attached hereto and incorporated herein by this reference as set forth in full; and

WHEREAS, the final plat application has been reviewed by relevant City departments in a staff report dated August 9, 2017; and

WHEREAS, the final plat application was forwarded to the City Council for action during the regular meeting of August 8, 2017;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. Findings. The Edgewood City Council makes the following findings with regard to the Edgewood View Pointe final plat:

- A. In the City Staff Report dated August 9, 2017 and attached to this Resolution as Exhibit B, the City of Edgewood staff and the City's engineer have determined that all conditions of the preliminary plat and SEPA mitigations have either been met or bonded for. The Public Works Department has certified through the submittal of the City Engineer's Certificate of Improvements that substantial completion of the required improvements have been provided through

construction and with the submittal of the performance bond in the amount of \$773,469.20, which is 130 % of the estimated cost of performing the work. Said bond requires completion of Conditions 1 through 5 on or before August 8, 2019.

- B. The Edgewood View Pointe Plat, as conditioned, satisfies all applicable state and local requirements for final plat approval, including without limitation all applicable requirements set forth in Chapter 16.04 EMC and Chapter 58.17 RCW.
- C. The Edgewood View Pointe Plat, as conditioned, is in conformity with all applicable zoning ordinances and land use controls.
- D. The Edgewood View Pointe Plat, as conditioned, is supported by all applicable staff and agency approvals, attestations, certifications, and/or recommendations as required by state and local regulations.
- E. The Edgewood View Pointe Plat is compliant with the conditions of the Hearing Examiner's decision, subject to the posted bonds.
- F. The Edgewood View Pointe Plat has been processed and reviewed in material compliance with all applicable state and local procedural requirements.

Section 2. Final Plat Approval. Based upon the above findings, the City Council of Edgewood hereby adopts the Staff Report dated August 9, 2017 by reference attached as Exhibit B, and **APPROVES** the final plat of the Edgewood View Pointe subdivision and authorizes and directs staff and the Mayor to inscribe and execute the Council's written approval on the face of the plat. The original of the plat shall be filed for record with the Pierce County recording office.

Section 3. Severability. If any section, sentence, clause or phrase of this resolution should be held to be invalid or unconstitutional by a court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other section, sentence, clause or phrase of this resolution.

Section 4. Effective Date. This resolution will take effect immediately upon passage by the City Council

ADOPTED THIS 15th DAY OF AUGUST 2017

Daryl Eidinger, Mayor

ATTEST:

Rachel Pitzel, City Clerk

Exhibit A

Edgewood View Pointe Final Plat

Exhibit B

August 9, 2017 City of Edgewood Staff Report



City of Edgewood
2224 104th Avenue East
Edgewood, WA 98372-1513
Phone (253) 952-3299 Fax (253) 952-3537

SHORT PLAT/SUBDIVISION APPLICATION

Application Number: _____ Fee Amount: _____

Project Manager: Garrett Gibson Related File(s): _____

Applicant: Barghausen Consulting Engineers, Inc. Telephone: (425)251-6222

Status of Applicant (i.e., owner, agent, etc.): Engineer/Surveyor

Mailing Address: 18215 72nd Avenue South, Kent WA Zip: 98032

Site Address (if any) 10413 13th Street Court E

Zoning of Site: MR-2 Critical areas on the site? ☒ yes ☐ no

Total Acreage to be Divided: 13.12 Number of Lots Proposed: 44

Source of Water: Mt. View Edgewood Water System Method of Sewage Disposal: Lakehaven Sewer District

Fire District: East Pierce Fire & Rescue Other Utilities (list): Power/Gas: Puget Sound Energy

List the legal owner(s) for each lot and all parties holding a financial interest in the properties.
Submit documentation to the City that all property owners agree to the proposed subdivision.

Pierce County Tax Parcel #: 042003-7061

Legal Owner or Party of Interest: Lennar Northwest, Inc.

Mailing Address: 33455 6th Ave S. Unit 1B, Federal Way, WA ZIP 98003

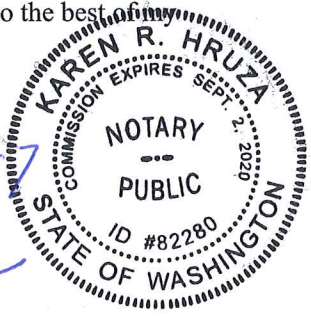
Phone: (253)961-4105

I, William Sacriste being duly sworn, declare that I am the contract purchaser, agent or owner of the property involved in this application, and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

Date: 6/5/2017 Signature: [Signature]

Subscribed and sworn to before me this 5th day of June, 19 2017

[Signature]
Notary Public in and for the State of Washington, residing at Tacoma
Commission Expires 9/2/2020



4965

EDGEWOOD VIEW POINTE

A PORTION OF THE NW1/4 & SW1/4 OF THE SW1/4
SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

LEGAL DESCRIPTION (TAX PARCEL #0420037061)

PARCEL B, CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT, RECORDED UNDER RECORDING NO. 201702135002, IN PIERCE COUNTY, WASHINGTON.

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNERS IN FEE SIMPLE OF THE LAND HEREBY SUBDIVIDED, DECLARE THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF SAME AND DEDICATE AND CONVEY TRACT "A" (104TH AVE E) TO THE CITY OF EDGEWOOD FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROADWAY, TOGETHER WITH THE RIGHT TO MAKE NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN ON THIS PLAT IN THE ORIGINAL REASONABLE GRADING OF THE STREETS AND AVENUES SHOWN HEREON. TRACTS "B" AND "C" ARE PRIVATE ROADS AND WILL NOT BE DEDICATED TO THE CITY OF EDGEWOOD UNTIL SUCH TIME AS THEY ARE CONSTRUCTED TO CITY OF EDGEWOOD STANDARDS, AND AT SUCH TIME AS THE CITY OF EDGEWOOD DESIRES TO ACCEPT THEM.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND ANY PERSON OR ENTITY DERIVING TITLE FROM THE UNDERSIGNED, ANY AND ALL CLAIMS FOR DAMAGES AGAINST THE CITY OF EDGEWOOD, ITS SUCCESSORS AND ASSIGNS, WHICH MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF ROAD AND/OR DRAINAGE SYSTEMS WITHIN THIS SUBDIVISION.

THIS SUBDIVISION, DEDICATION, WAIVER OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS. ALSO THE SPECIFIC CONDITIONS AND/OR AGREEMENTS THAT ARE CONDITIONS OF THIS PLAT ARE MADE A PART HERETO AND THE OWNERS AND THEIR ASSIGNS DO HEREBY AGREE TO AND/OR COMPLY WITH THESE CONDITIONS.

LENNAR NORTHWEST, INC., A DELAWARE CORPORATION

BY: WILLIAM SACRISTE
ITS: VICE PRESIDENT

CRITICAL AREA AFFIDAVIT:

I/WE THE UNDERSIGNED, AFFIRM THAT THIS PARCEL CONTAINS OR LIES WITHIN 300' OF AN AREA OF LAND DESIGNATED AS A WETLAND BY THE CITY OF EDGEWOOD UNDER CHAPTER 14.30 EMC. RESTRICTIONS ON USE OR ALTERATION OF THE SITE MAY EXIST DUE TO NATURAL CONDITIONS OF THE SITE AND RESULTING REGULATION. REVIEW OF SUCH APPLICATION HAS PROVIDED INFORMATION ON THE LOCATION OF THE CRITICAL AREA(S) AND ANY RESTRICTION ON USE.

LENNAR NORTHWEST, INC., A DELAWARE CORPORATION

BY: WILLIAM SACRISTE
ITS: VICE PRESIDENT

ACKNOWLEDGMENT:

STATE OF WASHINGTON

SS:

COUNTY OF KING

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT WILLIAM SACRISTE THE PERSON WHO APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT, ON OATH STATED HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE VICE PRESIDENT OF LENNAR NORTHWEST, INC. TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS _____ DAY OF _____, 2017.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON

PRINTED NAME
RESIDING AT
COMMISSION EXPIRES

EASEMENTS AND RESERVATIONS:

A UTILITY EASEMENT (UE) IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF EDGEWOOD, PUGET SOUND ENERGY, MOUNTAIN VIEW-EDGEWOOD WATER COMPANY, CENTURYLINK, COMCAST, ALL LOT OWNERS WITHIN THIS PLAT, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, UNDER AND UPON THE EXTERIOR TEN (10) FEET OF ALL LOTS, TRACTS AND SPACES WITHIN THE PLAT LYING PARALLEL WITH AND ADJOINING ALL STREETS, INCLUDING THOSE AREAS OF TRACT "B" (PRIVATE ROAD) AS DEPICTED ON SHEET 3, IN WHICH TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND ENLARGE UNDERGROUND PIPES, CONDUITS, CABLES AND WIRES WITH ALL NECESSARY OR CONVENIENT UNDERGROUND OR GROUND-MOUNTED APPURTENANCES THERETO FOR THE PURPOSE OF SERVING THIS SUBDIVISION AND OTHER PROPERTY WITH WATER, SEWER, PUBLIC & PRIVATE STORM DRAINAGE, ELECTRIC, GAS, TELEPHONE, TELEVISION AND OTHER UTILITY SERVICE TOGETHER WITH THE RIGHT TO ENTER UPON THE STREETS, LOTS TRACTS AND SPACES AT ALL TIMES FOR THE PURPOSES.

SEWER SYSTEM EASEMENT RESERVATION:

AN EASEMENT IS HEREBY IRREVOCABLY RESERVED FOR AND GRANTED TO THE CITY OF EDGEWOOD AND ITS AGENTS, SUCCESSORS AND ASSIGNS, FOR SO LONG AS IT SHALL OWN AND MAINTAIN THE UTILITIES REFERENCED HEREIN UNDER AND UPON THE AREA SHOWN ON THE PLAT AND DESCRIBED HEREIN AS "SANITARY SEWER EASEMENT" (SSE) TO INSTALL, MAINTAIN, REPLACE, REPAIR AND OPERATE SEWER MAINS AND APPURTENANCES FOR THIS SUBDIVISION AND OTHER PROPERTY TOGETHER WITH THE RIGHT TO ENTER UPON SAID EASEMENT AT ALL TIMES FOR PURPOSES INCIDENT THERETO. NO BUILDING, WALL, ROCKERY, FENCE, TREES OR STRUCTURE OF ANY KIND SHALL BE ERRECTED OR PLANTED, NOR SHALL ANY FILL MATERIAL BE PLACED WITHIN THE BOUNDARIES OF SAID EASEMENT AREA. NO EXCAVATION SHALL BE MADE WITHIN THREE (3) FEET OF SAID SEWER SERVICE FACILITIES AND THE SURFACE LEVEL OF THE GROUND WITHIN THE EASEMENT AREA SHALL BE MAINTAINED AT THE ELEVATION AS CURRENTLY EXISTING. GRANTOR HEREBY AGREES THAT NO WATER AND/OR SEWER SYSTEM FACILITY OR APPURTENANCE OF ANY KIND SHALL BE CONSTRUCTED OR LOCATED BY GRANTOR, OR ANY THIRD PARTY ACTING UNDER AUTHORITY OF GRANTOR, WITHIN OR PROXIMATE TO SAID EASEMENT, UNLESS SUCH INSTALLATION IS APPROVED BY THE CITY OF EDGEWOOD AND IS IN CONFORMANCE WITH THE THEN-CURRENT EDITION OF THE "CRITERIA FOR SEWAGE WORKS DESIGN" PUBLISHED BY THE WASHINGTON STATE DEPARTMENT OF ECOLOGY. GRANTOR HEREBY FURTHER AGREES THAT NO OTHER UTILITY FACILITY OR APPURTENANCE OF ANY KIND, INCLUDING UTILITY SERVICE CONNECTIONS, SHALL BE CONSTRUCTED OR LOCATED BY GRANTOR, OR ANY THIRD PARTY ACTING UNDER AUTHORITY OF GRANTOR, WITHIN THREE FEET (3'), MEASURED HORIZONTALLY FOR PARALLEL ALIGNMENTS, OR WITHIN SIX INCHES (6"), MEASURED VERTICALLY FOR CROSSING OR PERPENDICULAR ALIGNMENTS, OF ANY PORTION OF THE CITY OF EDGEWOOD'S SEWER FACILITIES. GRANTOR ADDITIONALLY GRANTS TO THE CITY OF EDGEWOOD AND ITS AGENTS, SUCCESSORS AND ASSIGNS THE USE OF SUCH ADDITIONAL AREA IMMEDIATELY ADJACENT TO SAID EASEMENT AREA AS SHALL BE REQUIRED FOR THE CONSTRUCTION, RECONSTRUCTION, MAINTENANCE AND OPERATION OF SAID SEWER FACILITIES. THE USE OF SUCH ADDITIONAL AREA SHALL BE HELD TO A REASONABLE MINIMUM AND BE RETURNED TO THE CONDITION EXISTING IMMEDIATELY BEFORE THE PROPERTY WAS ENTERED UPON BY THE CITY OF EDGEWOOD, ITS AGENTS, SUCCESSORS AND ASSIGNS. IN ADDITION TO THE OTHER RESTRICTIONS HEREIN, GRANTOR SHALL NOT CONVEY TO A THIRD PARTY ANY EASEMENT OR OTHER INTEREST OR RIGHT OF USE OF PROPERTY SUBJECT TO THE EASEMENT THAT WOULD IMPAIR OR LIMIT THE USE OF THE EASEMENT RIGHTS GRANTED HEREIN.

RECORDING CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____,
20____ AT THE REQUEST OF LENNAR NORTHWEST, INC.
RECORDED UNDER AUDITOR FILE NO. _____

PIERCE COUNTY DEPUTY AUDITOR

BY _____

CITY OF EDGEWOOD PLAT NO. 4965

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT OF EDGEWOOD VIEW POINTE 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 COMPLIED WITH ALL STATE AND COUNTY REGULATIONS GOVERNING PLATTING AND THAT IT CONFORMS TO THE APPROVED PRELIMINARY PLAT AND THE CONDITIONS OF APPROVAL THEREOF.

OWEN B. HILLE, PLS NO. 40016

CITY OF EDGEWOOD AGENCY APPROVAL

APPROVED AS TO BEING IN COMPLIANCE WITH ALL TERMS OF THE PRELIMINARY APPROVAL OF THE PROPOSED PLAT.

COMMUNITY DEVELOPMENT DIRECTOR

DATE

APPROVED AS TO THE LAYOUT OF STREETS, ALLEYS AND OTHER RIGHTS OF WAY, DESIGN OF STORM SEWER SYSTEMS AND OTHER STRUCTURES.

PUBLIC WORKS DIRECTOR

DATE

EDGEWOOD CITY COUNCIL APPROVAL

PURSUANT TO RESOLUTION _____, THE EDGEWOOD CITY COUNCIL FINDS THIS PLAT CONFORMS TO ALL TERMS OF ITS PRELIMINARY APPROVAL, APPLICABLE STATE AND LOCAL LAWS AND THE EDGEWOOD MUNICIPAL CODE, AND HEREBY AUTHORIZES THE MAYOR TO EXECUTE ITS WRITTEN APPROVAL ON THE FACE OF THE PLAT.

CITY OF EDGEWOOD MAYOR

DATE

CITY OF EDGEWOOD SEWER UTILITY

THE SEWER UTILITY INFRASTRUCTURE SYSTEM INSTALLED WITHIN THIS SUBDIVISION HAS BEEN INSTALLED PER THE APPROVED PLANS.

PUBLIC WORKS DIRECTOR

DATE

MT. VIEW-EDGEWOOD WATER COMPANY

THE WATER UTILITY INFRASTRUCTURE SYSTEM INSTALLED WITHIN THIS SUBDIVISION HAS BEEN INSTALLED PER THE APPROVED PLANS.

MT. VIEW-EDGEWOOD WATER COMPANY

DATE

PIERCE COUNTY ASSESSOR-TREASURER

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

ASSESSOR - TREASURER, PIERCE COUNTY, WASHINGTON

DATE

ORIGINAL ASSESSOR'S PARCEL NO. 0420037061

NOTES:

1. TRACT "A" IS PUBLIC RIGHT-OF-WAY AND IS HEREBY GRANTED AND CONVEYED TO THE CITY OF EDGEWOOD FOR PUBLIC RIGHT-OF-WAY PURPOSES UPON THE RECORDING OF THIS PLAT.

2. TRACTS "B" AND "C" ARE PRIVATE ROAD TRACTS. ALL LOT OWNERS SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST AND AN UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACTS "B" AND "C". THE VIEW POINTE HOMEOWNERS' ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACTS "B" AND "C". THE CITY OF EDGEWOOD IS HEREBY GRANTED A PERMANENT, NONEXCLUSIVE EASEMENT AND RIGHT OF ACCESS TO, OVER, AND THROUGH TRACTS "B" AND "C". AN INGRESS/EGRESS AND UTILITY EASEMENT IS HEREBY GRANTED TO THE PUBLIC OVER TRACT "C". A SEWER EASEMENT IS HEREBY GRANTED TO THE CITY OF EDGEWOOD OVER TRACT "B" AS DEPICTED ON SHEET 5.

3. TRACT "D" IS A CRITICAL AREA TRACT. ALL LOT OWNERS SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST AND AN UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACT "D". THE VIEW POINTE HOMEOWNERS' ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACT "D".

4. TRACT "E" IS AN OPEN SPACE TRACT. ALL LOT OWNERS SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST AND AN UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACT "E". THE VIEW POINTE HOMEOWNERS' ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACT "E".

5. TRACT "F" IS AN OPEN SPACE/UTILITY TRACT. ALL LOT OWNERS SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST AND AN UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACT "F". THE VIEW POINTE HOMEOWNERS' ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACT "F".

6. TRACT "G" IS A DRAINAGE FACILITY/OPEN SPACE TRACT. ALL LOT OWNERS SHALL HAVE AN EQUAL AND UNDIVIDED OWNERSHIP INTEREST AND AN UNDIVIDED RESPONSIBILITY FOR THE TAXES FOR TRACT "G". THE VIEW POINTE HOMEOWNERS' ASSOCIATION IS GRANTED AN EASEMENT FOR THE MAINTENANCE OF TRACT "G". THE CITY OF EDGEWOOD IS HEREBY GRANTED A PERMANENT, NONEXCLUSIVE EASEMENT AND RIGHT OF ACCESS TO, OVER, AND THROUGH TRACT "G".

7. TRACTS "H" THROUGH "V", INCLUSIVE, ARE CONVEYANCE TRACTS FOR THE PURPOSE OF RESOLVING EXISTING ENCROACHMENTS AND SHALL BE RETAINED BY THE DEVELOPER AT THE TIME OF PLAT RECORDING. EACH OF THESE TRACTS MAY BE CONVEYED SEPARATELY TO THE AFFECTED ADJOINING PROPERTY OWNER(S) AFTER PLAT RECORDING.

8. ALL WATERLINE EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO MOUNTAIN VIEW-EDGEWOOD WATER COMPANY FOR MAINTENANCE OF THE WATER FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.

9. ALL SEWER EASEMENTS SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF EDGEWOOD FOR MAINTENANCE OF THE SEWER FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.

10. ALL STORM DRAINAGE EASEMENTS (SDE) SHOWN HEREON ARE HEREBY GRANTED AND CONVEYED TO THE CITY OF EDGEWOOD FOR MAINTENANCE OF THE PUBLIC STORM DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.

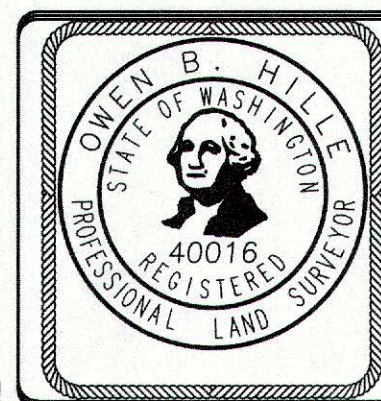
11. ALL PRIVATE STORM DRAINAGE EASEMENTS (PSDE) SHOWN HEREON ARE HEREBY GRANTED TO THE LOT OWNER WHO BENEFITS FROM THE EASEMENT FOR MAINTENANCE OF THE PRIVATE STORM DRAINAGE FACILITIES WHICH LIE WITHIN THE EASEMENT AREA.

12. THE ARTICLES OF INCORPORATION FOR THE VIEW POINTE HOMEOWNERS' ASSOCIATION IS ON FILE WITH THE STATE OF WASHINGTON IN OLYMPIA.

13. THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR ONGOING MAINTENANCE OF ALL COMMON TRACTS WITHIN THIS SUBDIVISION INCLUDING THE PRIVATE STREET MAINTENANCE, PLANTER BUFFER STRIPS (INCLUDING WEEDING, MOWING, ETC.), WETLAND AND WETLAND BUFFER, STORMWATER FACILITIES AND PRIVATE STREET LIGHTING.

14. THIS PLAT IS SUBJECT TO CONDITIONS, COVENANTS, AND RESTRICTIONS (CCR'S) RECORDED UNDER RECORDING NUMBER _____.

JOB NO. 17829



Barghausen Consulting Engineers, Inc.

Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South Kent, WA. 98032
Telephone: (425) 251-6222 Fax: (425) 251-8782

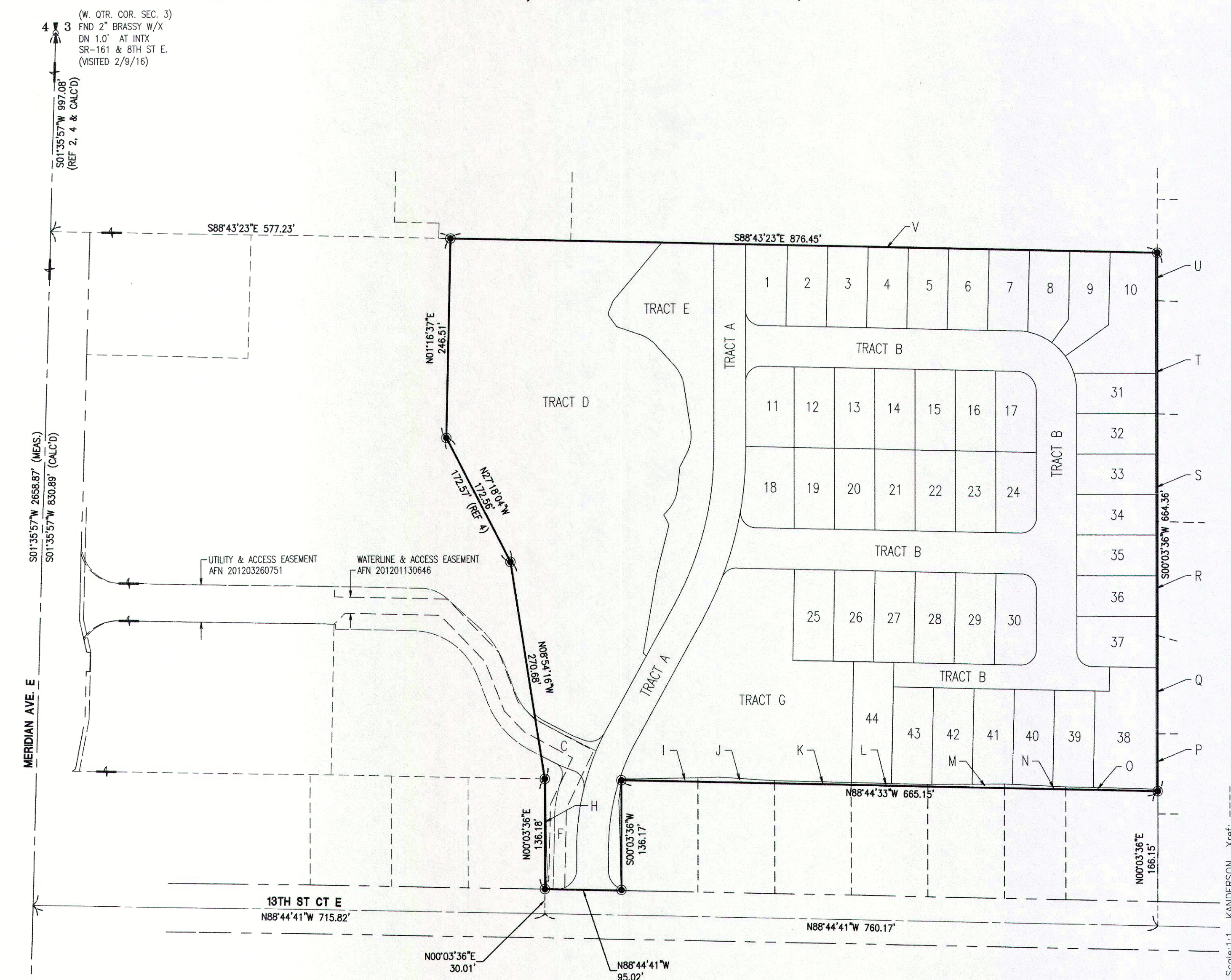
NW1/4 & SW1/4 OF SW1/4, SECTION 3, T20N-R4E, W.M.

SHEET 1 OF 8

RECEIVED
JUL 27 2017

City of Edgewood

A PORTION OF THE NW1/4 & SW1/4 OF THE SW1/4
SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON



LOT ADDRESSES:

- | | | | | | |
|----|-------|-------|-----|----|---|
| 1 | 10419 | 11TH | ST | CT | E |
| 2 | 10421 | 11TH | ST | CT | E |
| 3 | 10423 | 11TH | ST | CT | E |
| 4 | 10425 | 11TH | ST | CT | E |
| 5 | 10501 | 11TH | ST | CT | E |
| 6 | 10503 | 11TH | ST | CT | E |
| 7 | 10505 | 11TH | ST | CT | E |
| 8 | 10507 | 11TH | ST | CT | E |
| 9 | 10509 | 11TH | ST | CT | E |
| 10 | 10511 | 11TH | ST | CT | E |
| 11 | 10418 | 11TH | ST | CT | E |
| 12 | 10420 | 11TH | ST | CT | E |
| 13 | 10422 | 11TH | ST | CT | E |
| 14 | 10424 | 11TH | ST | CT | E |
| 15 | 10500 | 11TH | ST | CT | E |
| 16 | 10502 | 11TH | ST | CT | E |
| 17 | 10504 | 11TH | ST | CT | E |
| 18 | 10417 | 12TH | ST | E | |
| 19 | 10419 | 12TH | ST | E | |
| 20 | 10421 | 12TH | ST | E | |
| 21 | 10423 | 12TH | ST | E | |
| 22 | 10501 | 12TH | ST | E | |
| 23 | 10503 | 12TH | ST | E | |
| 24 | 10505 | 12TH | ST | E | |
| 25 | 10420 | 12TH | ST | E | |
| 26 | 10422 | 12TH | ST | E | |
| 27 | 10424 | 12TH | ST | E | |
| 28 | 10504 | 12TH | ST | E | |
| 29 | 10506 | 12TH | ST | E | |
| 30 | 10508 | 12TH | ST | E | |
| 31 | 1107 | 105TH | AVE | CT | E |
| 32 | 1109 | 105TH | AVE | CT | E |
| 33 | 1111 | 105TH | AVE | CT | E |
| 34 | 1113 | 105TH | AVE | CT | E |
| 35 | 1201 | 105TH | AVE | CT | E |
| 36 | 1203 | 105TH | AVE | CT | E |
| 37 | 1205 | 105TH | AVE | CT | E |
| 38 | 10518 | 12TH | ST | CT | E |
| 39 | 10516 | 12TH | ST | CT | E |
| 40 | 10514 | 12TH | ST | CT | E |
| 41 | 10512 | 12TH | ST | CT | E |
| 42 | 10510 | 12TH | ST | CT | E |
| 43 | 10500 | 12TH | ST | CT | E |
| 44 | 10426 | 12TH | ST | CT | E |

SURVEYOR'S NOTES:

BASIS OF BEARINGS: (NAD 83/91)
WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.,
BEING NORTH 01°35'57" EAST.

FIELD SURVEY BY BARGHAUSEN CONSULTING ENGINEERS, INC. CONDUCTED IN FEBRUARY, 2016.
ALL MONUMENTS SHOWN AS FOUND WERE VISITED AT THAT TIME.

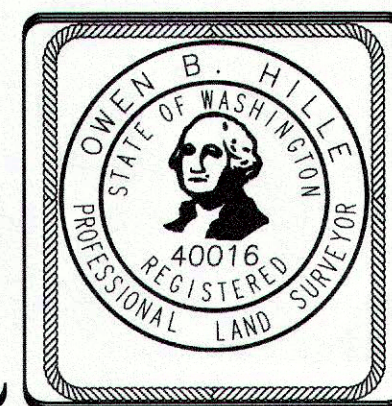
REFERENCE SURVEYS:
1. EDGEWOOD SHORT PLAT 99-0006, REC. NO. 200201105001
2. CITY OF EDGEWOOD BLA NO. 3966, REC. NO. 201102115001
3. TOPOGRAPHIC SURVEY OF SITE BY CASCADE LAND SURVEYING, DATED NOVEMBER 18, 2014.
4. CITY OF EDGEWOOD BLA, REC. NO. 201702135002

PROCEDURE / NARRATIVE:
A FIELD TRAVERSE USING A SPECTRA FOCUS 30 TOTAL STATION AND A TOPCON GR-5 SUPPLEMENTED WITH FIELD NOTES, WAS PERFORMED, ESTABLISHING THE ANGULAR, VERTICAL AND DISTANCE RELATIONSHIPS BETWEEN THE MONUMENTS, PROPERTY LINES AND IMPROVEMENTS. THE RESULTING DATA MEETS OR EXCEEDS THE STANDARDS FOR LAND BOUNDARY SURVEYS AS SET FORTH IN WAC 332-130-090.

SURVEYOR'S NOTES:

- SURVEYOR'S NOTES:
1. ALL DISTANCES ARE IN US FEET
 2. THE SOUTHWEST SECTION CORNER AND WEST QUARTER CORNER OF SECTION 3, T20N, R4E, W.M. WERE VISITED AND HELD TO DETERMINE THE BOUNDARY HEREON PER CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT 3966, RECORDED FEBRUARY 11, 2011 UNDER PIERCE COUNTY RECORDING NO. 201102115001, RECORDS OF PIERCE COUNTY, WASHINGTON.
 3. ALL BACK LOT CORNERS WERE SET WITH A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 40016". ADDITIONALLY, A 1/2-INCH BY 24-INCH REBAR WITH PLASTIC CAP MARKED "BCE 40016" WILL BE SET, AS CONSTRUCTION IS COMPLETED, AT THE PRIVATE ROAD AND UTILITY EASEMENT LINE BETWEEN EACH LOT AND/OR TRACT.

JOB NO. 17829



**Barghausen
Consulting Engineers, Inc.**

Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South Kent, WA. 98032
Telephone: (425) 251-6222 Fax: (425) 251-8782

NW1/4 & SW1/4 OF SW1/4, SECTION 3, T20N-R4E, W.M.

SHEET 2 OF 8

08/15/17 Study Session / Special Council Meeting
Page 14 of 46

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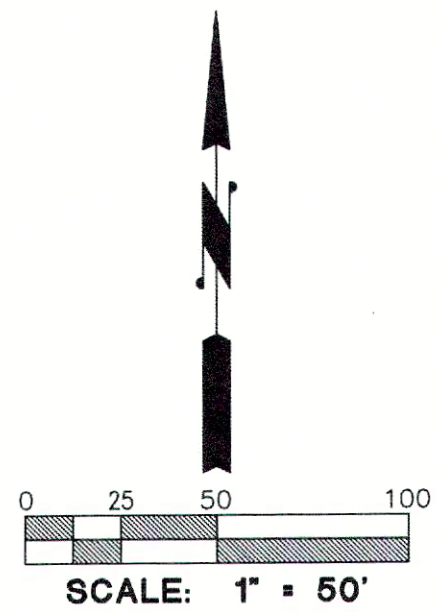
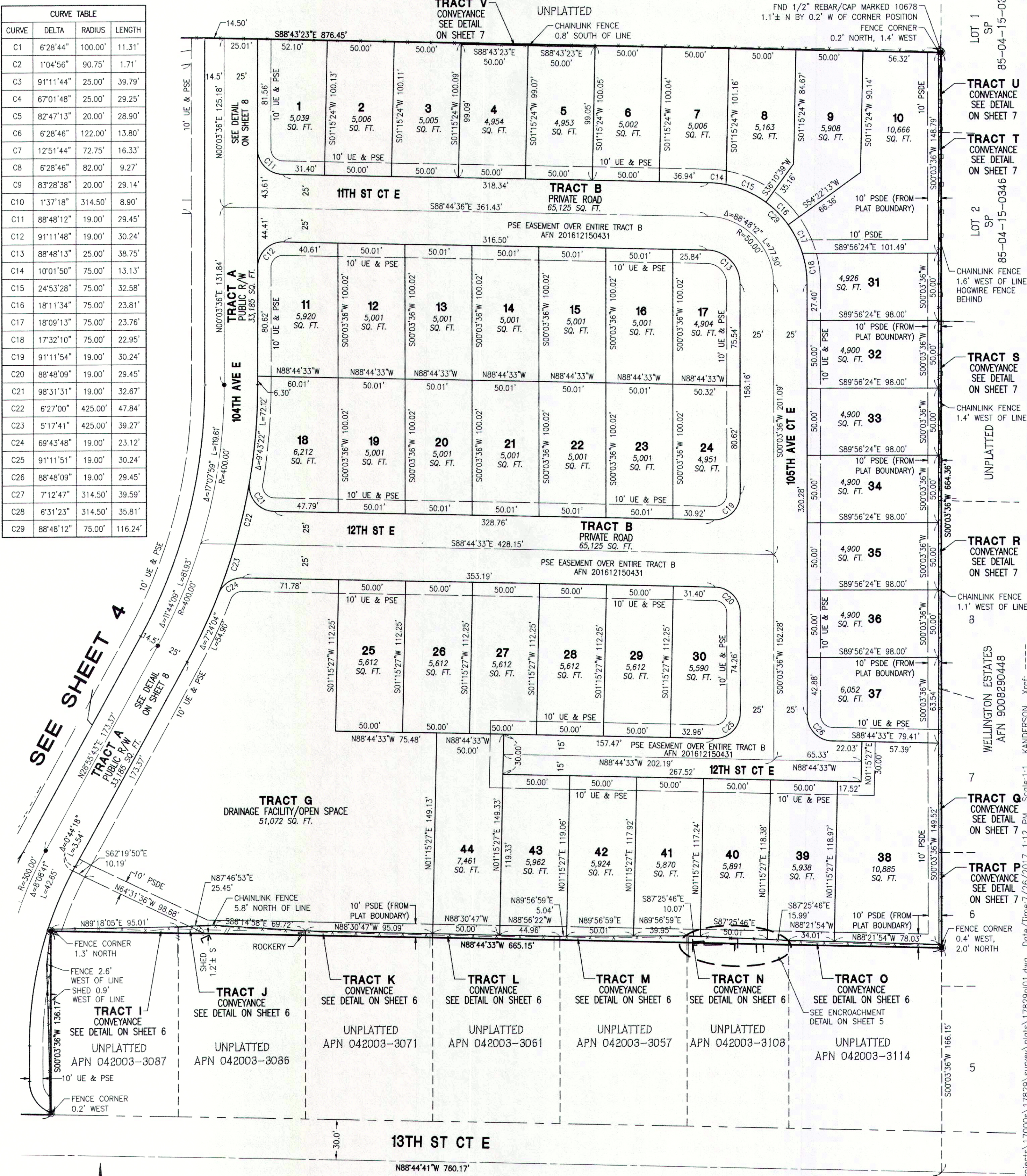
City of Edgewood

CITY OF EDGEWOOD PLAT NO. 4965

EDGEWOOD VIEW POINTE

A PORTION OF THE NW1/4 & SW1/4 OF THE SW1/4
SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°28'44"	100.00'	11.31'
C2	1°04'56"	90.75'	1.71'
C3	91°11'44"	25.00'	39.79'
C4	67°01'48"	25.00'	29.25'
C5	82°47'13"	20.00'	28.90'
C6	6°28'46"	122.00'	13.80'
C7	12°51'44"	72.75'	16.33'
C8	6°28'46"	82.00'	9.27'
C9	83°28'38"	20.00'	29.14'
C10	1°37'18"	314.50'	8.90'
C11	88°48'12"	19.00'	29.45'
C12	91°11'48"	19.00'	30.24'
C13	88°48'13"	25.00'	38.75'
C14	10°01'50"	75.00'	13.13'
C15	24°53'28"	75.00'	32.58'
C16	18°11'34"	75.00'	23.81'
C17	18°09'13"	75.00'	23.76'
C18	17°32'10"	75.00'	22.95'
C19	91°11'54"	19.00'	30.24'
C20	88°48'09"	19.00'	29.45'
C21	98°31'31"	19.00'	32.67'
C22	6°27'00"	425.00'	47.84'
C23	5°17'41"	425.00'	39.27'
C24	69°43'48"	19.00'	23.12'
C25	91°11'51"	19.00'	30.24'
C26	88°48'09"	19.00'	29.45'
C27	7°12'47"	314.50'	39.59'
C28	6°31'23"	314.50'	35.81'
C29	88°48'12"	75.00'	116.24'



- LEGEND:**
- SET CITY OF EDGEWOOD STANDARD ROAD MONUMENT UPON COMPLETION OF CONSTRUCTION
 - SET PLAT CORNER MONUMENT
 - FOUND REBAR/CAP AS NOTED
 - PSDE PRIVATE STORM DRAINAGE EASEMENT SEE PLAT NOTE 11 ON SHEET 1
 - PSE PUGET SOUND ENERGY EASEMENT AFN 201612150431

SEE SHEET 5 FOR WATER & SEWER
EASEMENT DETAILS WITHIN TRACT "B"



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NW1/4 & SW1/4 OF SW1/4, SECTION 3, T20N-R4E, W.M.

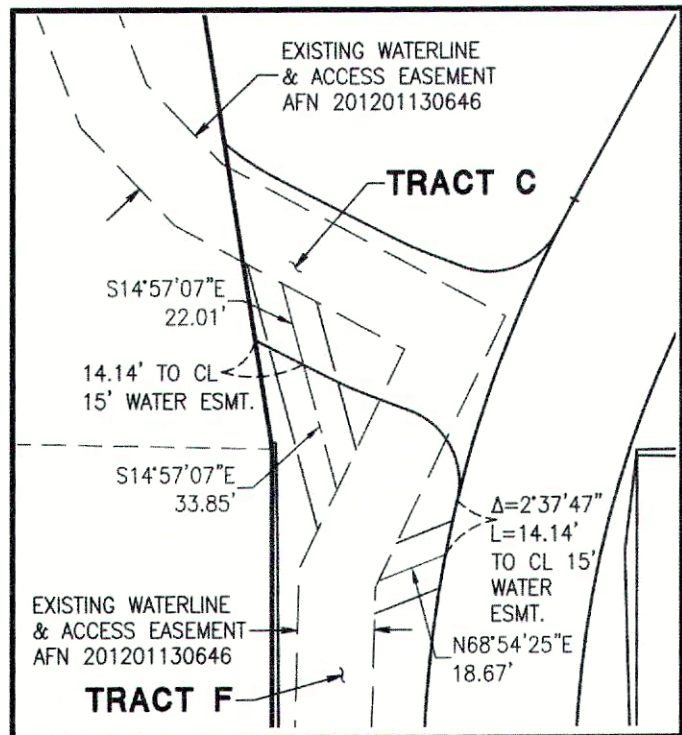
SHEET 3 OF 8

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City of Edgewood

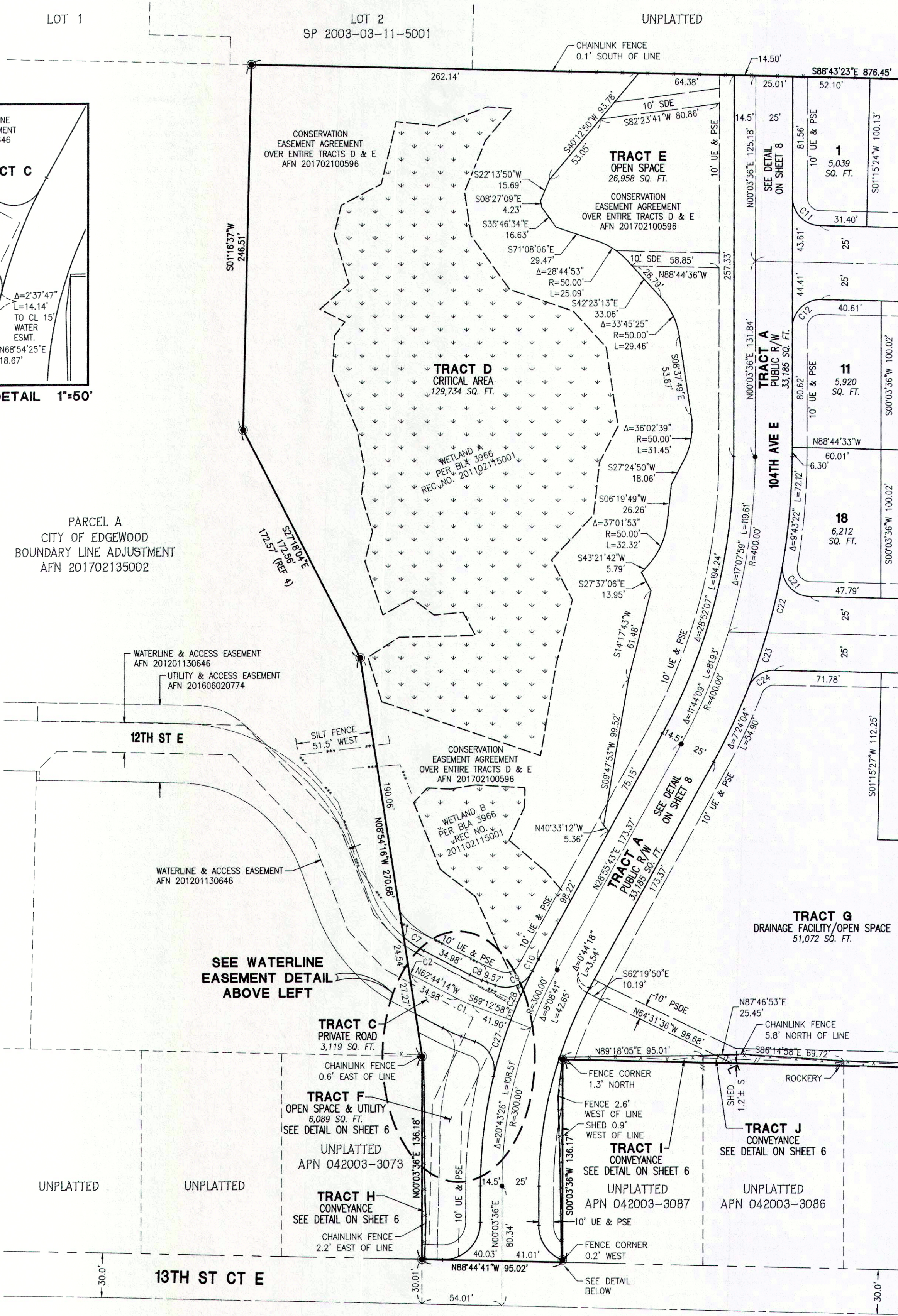
EDGEWOOD VIEW POINTE

A PORTION OF THE NW1/4 & SW1/4 OF THE SW1/4
SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON



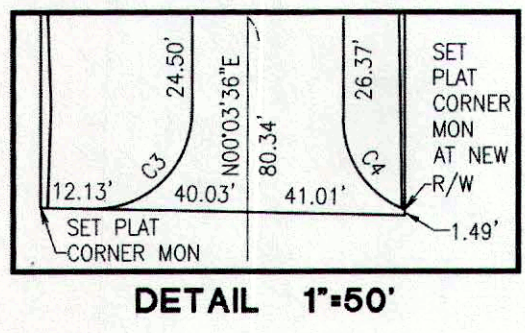
WATERLINE EASEMENT DETAIL 1"=50'

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	6°28'44"	100.00'	11.31'
C2	1°04'56"	90.75'	1.71'
C3	91°11'44"	25.00'	39.79'
C4	67°01'48"	25.00'	29.25'
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LEGEND:

- SET CITY OF EDGEWOOD STANDARD ROAD MONUMENT UPON COMPLETION OF CONSTRUCTION
- SET PLAT CORNER MONUMENT
- FOUND REBAR/CAP AS NOTED
- SDE PUBLIC STORM DRAINAGE EASEMENT SEE PLAT NOTE 10 ON SHEET 1
- PSDE PRIVATE STORM DRAINAGE EASEMENT SEE PLAT NOTE 11 ON SHEET 1
- PSE PUGET SOUND ENERGY EASEMENT AFN 201612150431



DETAIL 1"=50'



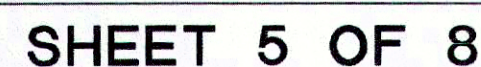
Barghausen Consulting Engineers, Inc.
Civil Engineering, Land Planning, Surveying, Environmental Services
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NW1/4 & SW1/4 OF SW1/4, SECTION 3, T20N-R4E, W.M.

SHEET 4 OF 8

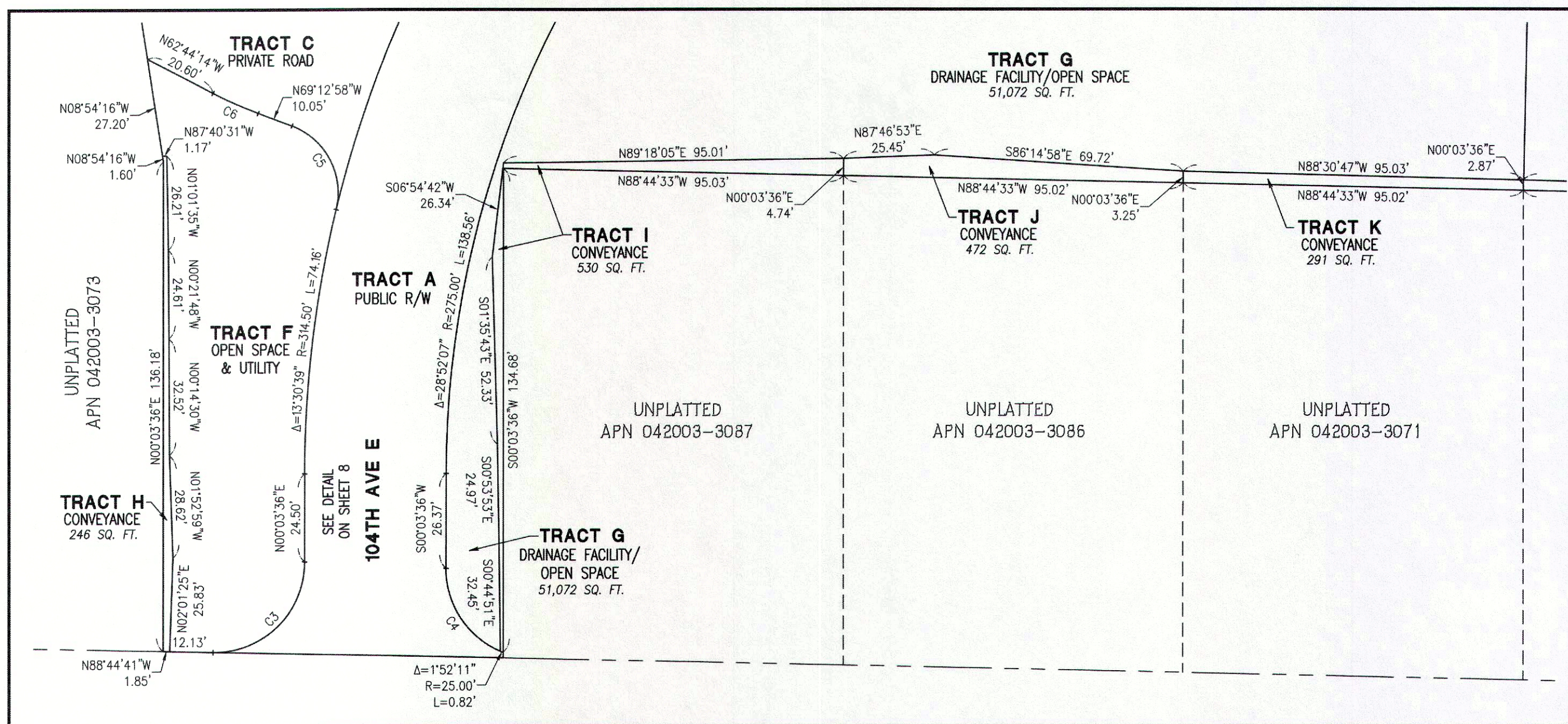
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City of Edgewood

JOB NO. 17829

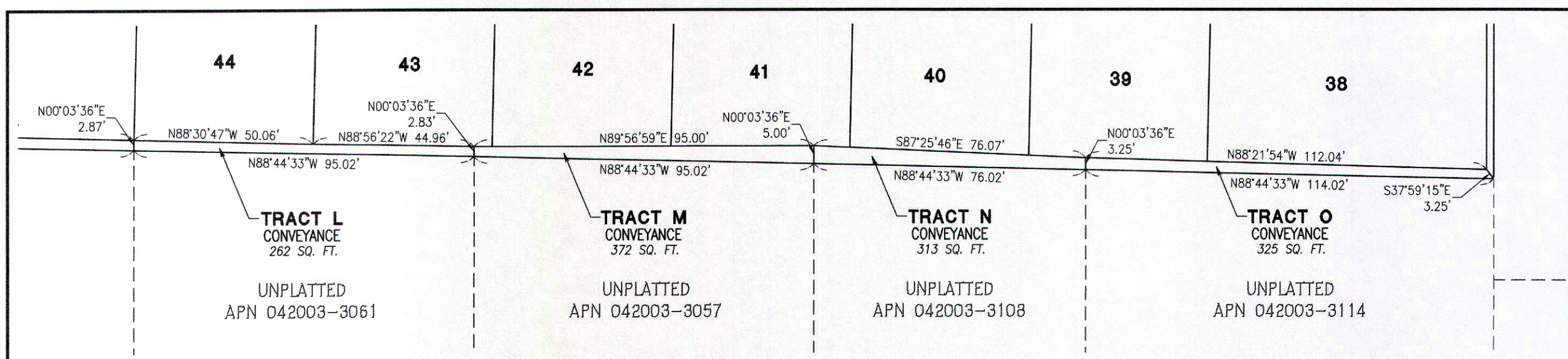


EDGEWOOD VIEW POINTE

A PORTION OF THE NW1/4 & SW1/4 OF THE SW1/4
SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON



CONVEYANCE TRACTS H, I, J & K DETAIL - 1"=30'



CONVEYANCE TRACTS L, M, N & O DETAIL - 1"=30'

TITLE NOTES:

(PER CHICAGO TITLE COMPANY SUBDIVISION GUARANTEE, ORDER NO. 0099471-16 DATED MAY 15, 2017)

1. RESERVATIONS AND EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.

2. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON BOUNDARY LINE SURVEY 3966 OF THE CITY OF EDGEWOOD: RECORDING NO: 201102115001

3. SANITARY SEWER CONNECTION AGREEMENT AND WAIVER OF PROTEST TO FORMATION OF A LID/ULID
RECORDING DATE: OCTOBER 23, 2006 RECORDING NO.: 200610230187

4. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: MT. VIEW EDGEWOOD WATER COMPANY AND QWEST CORPORATION PURPOSE: WATER LINES AND TELECOMMUNICATIONS FACILITIES
RECORDING DATE: DECEMBER 10, 2009 RECORDING NO.: 200912100142 (PLOTTED HEREON)

5. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT:
IN FAVOR OF: MT. VIEW EDGEWOOD WATER COMPANY PURPOSE: WATER MAIN AND APPURTENANT USES
RECORDING DATE: JANUARY 13, 2012 RECORDING NO.: 201201130646 (PLOTTED HEREON)

6. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT
RECORDING DATE: JULY 15, 2011 RECORDING NO.: 201107150452

7. AMENDED AND RESTATED DECLARATION OF ACCESS AND UTILITY EASEMENT RECORDING DATE: JUNE 2, 2016 RECORDING NO.: 201606020774
REPLACES PRIOR VERSIONS RECORDED UNDER RECORDING NUMBERS 201102010013 AND 201203260751 (PLOTTED HEREON)

8. AGREEMENT, INCLUDING THE TERMS AND CONDITIONS THEREOF: EXECUTED BY: LENNAR NORTHWEST, INC. AND: LAKEHAVEN WATER & SEWER DISTRICT
RECORDING DATE: MAY 24, 2016 RECORDING NO.: 201605240331

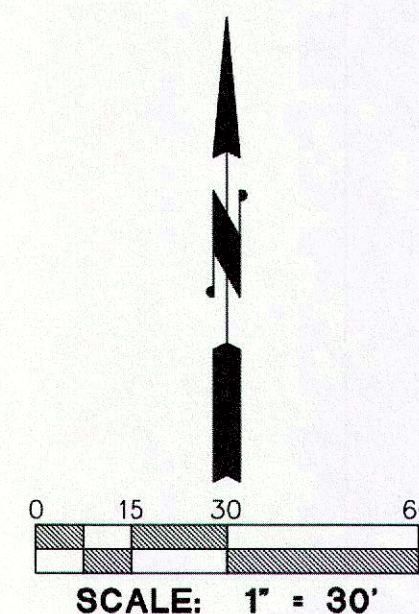
9. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:
GRANTED TO: PUGET SOUND ENERGY, INC. PURPOSE: UTILITY SYSTEMS FOR GAS AND ELECTRICITY
RECORDING DATE: DECEMBER 15, 2016 RECORDING NO.: 201612150431 AS FOLLOWS:
EASEMENT NO. 1: ALL STREETS AND ROAD RIGHTS-OF-WAY AS NOW OR HEREAFTER DESIGNED, PLATTED, AND/OR CONSTRUCTED WITHIN THE ABOVE DESCRIBED PROPERTY. (WHEN SAID STREETS AND ROAD ARE DEDICATED TO THE PUBLIC, THIS CLAUSE SHALL BECOME NULL AND VOID.)
EASEMENT NO. 2: A STRIP OF LAND 10 FEET IN WIDTH ACROSS ALL LOTS, TRACTS AND OPEN SPACES LOCATED WITHIN THE ABOVE DESCRIBED PROPERTY BEING PARALLEL TO AND COINCIDENT WITH THE BOUNDARIES OF ALL PRIVATE/PUBLIC STREET AND ROAD RIGHTS-OF-WAY. (PLOTTED HEREON)

10. CONSERVATION EASEMENT AGREEMENT RECORDING DATE: FEBRUARY 10, 2017 RECORDING NO.: 201702100596 (PLOTTED HEREON)

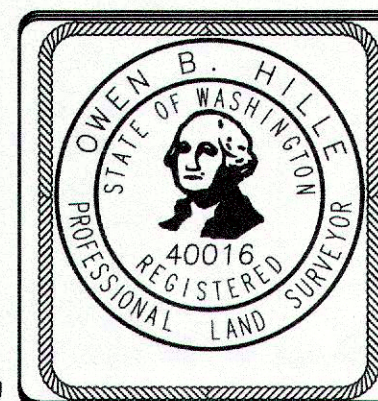
11. COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOT INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT: RECORDING NO: 201702135002

12. NOT APPLICABLE TO BE SHOWN ON SURVEY.

CITY OF EDGEWOOD PLAT NO. 4965



JOB NO. 17829



Barghausen Consulting Engineers, Inc.

Civil Engineering, Land Planning, Surveying, Environmental Services
18215 72nd Avenue South Kent, WA. 98032
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NW1/4 & SW1/4 OF SW1/4, SECTION 3, T20N-R4E, W.M.

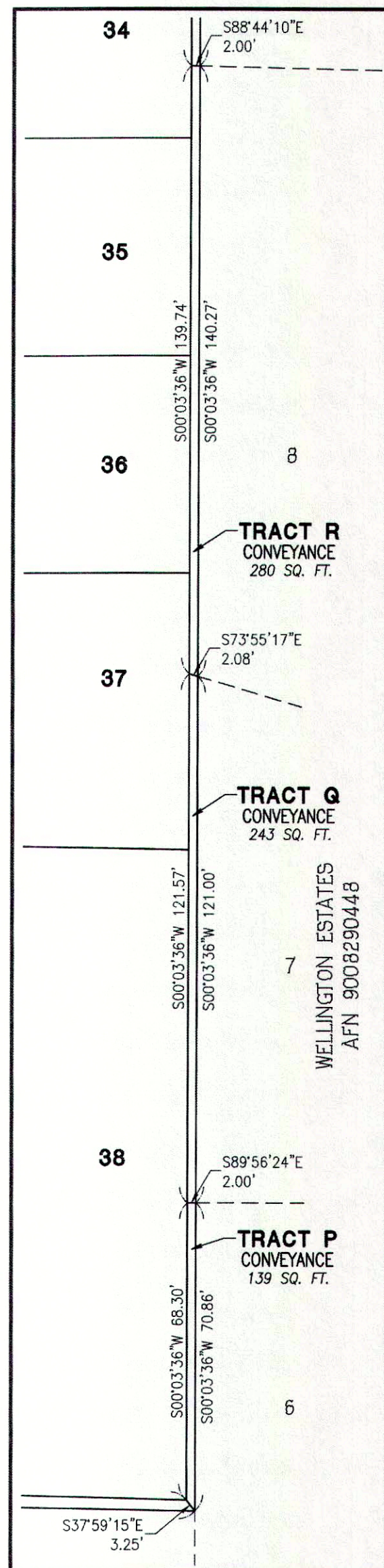
SHEET 6 OF 8

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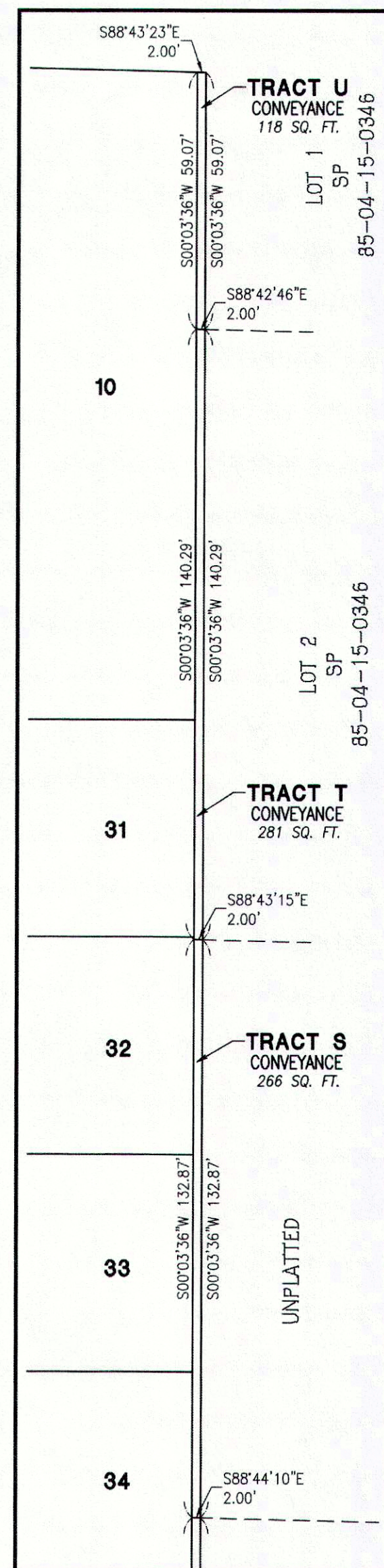
City of Edgewood

EDGEWOOD VIEW POINTE

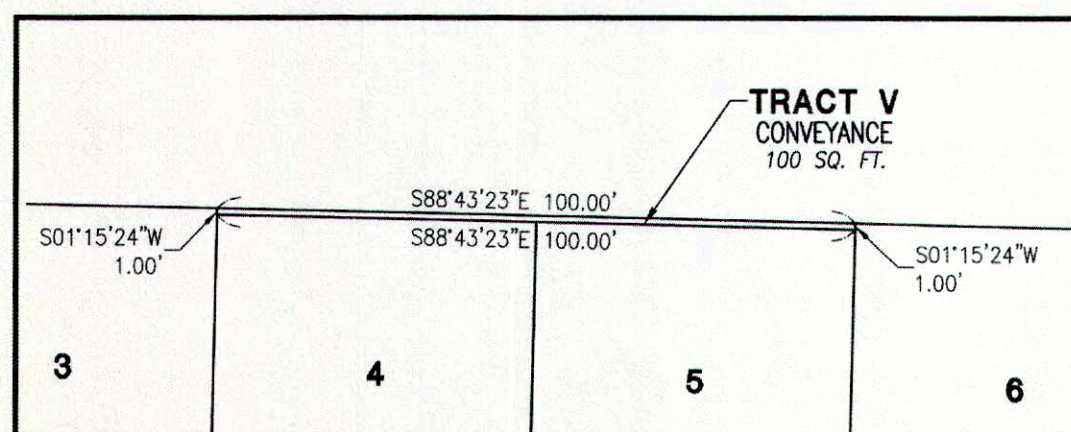
A PORTION OF THE NW1/4 & SW1/4 OF THE SW1/4
SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON



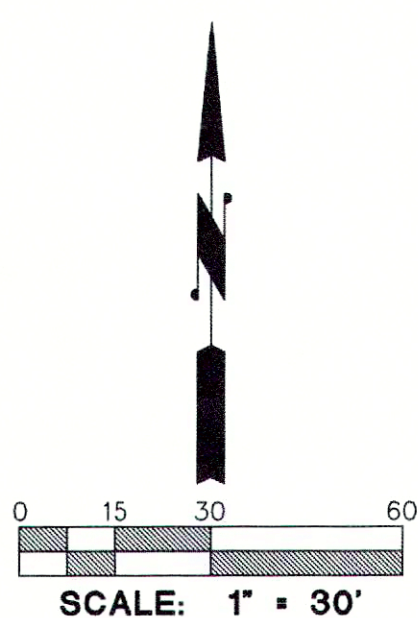
CONVEYANCE TRACTS
P, Q & R DETAIL
1"=30'



CONVEYANCE TRACTS
S, T & U DETAIL
1"=30'



CONVEYANCE TRACT V DETAIL
1"=30'



CITY OF EDGEWOOD PLAT NO. 4965



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NW1/4 & SW1/4 OF SW1/4, SECTION 3, T20N-R4E, W.M.

SHEET 7 OF 8

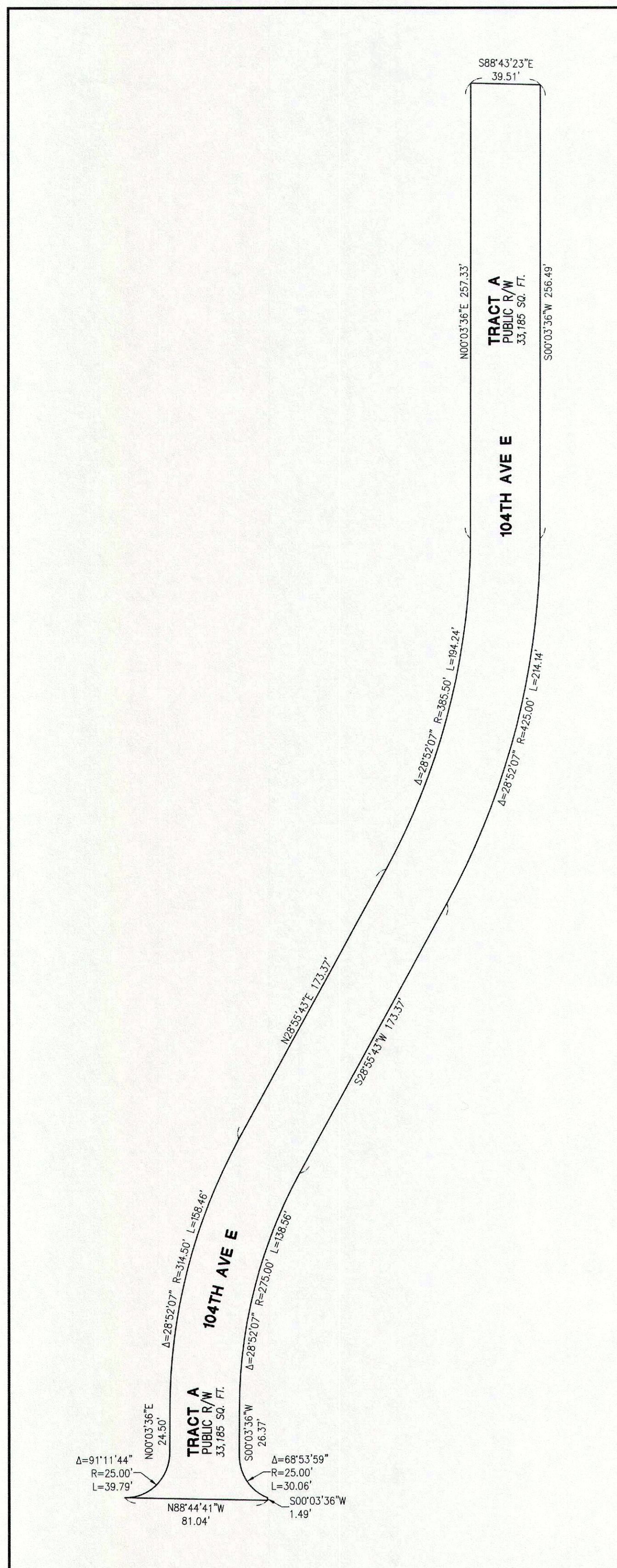
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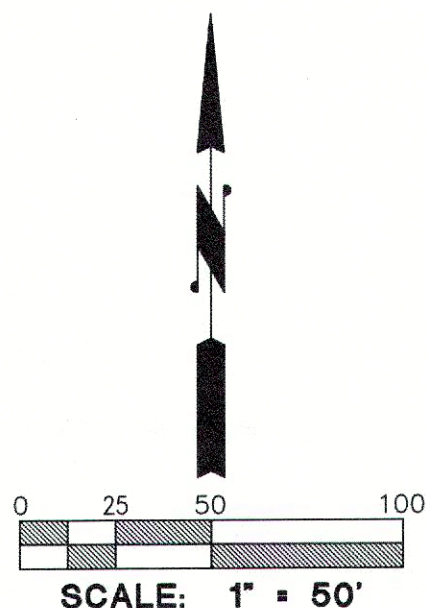
City of Edgewood

EDGEWOOD VIEW POINTE

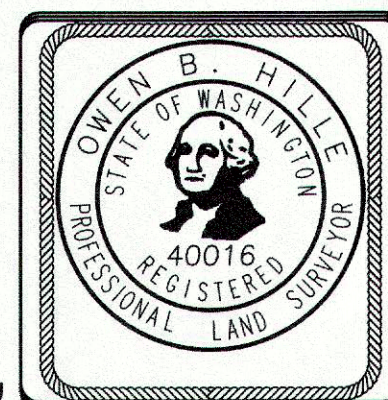
A PORTION OF THE NW1/4 & SW1/4 OF THE SW1/4
SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON



PUBLIC RIGHT-OF-WAY
TRACT A DETAIL
1"=50'



CITY OF EDGEWOOD PLAT NO. 4965



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Telephone: (425) 251-6222 Fax: (425) 251-8782

NW1/4 & SW1/4 OF SW1/4, SECTION 3, T20N-R4E, W.M.

SHEET 8 OF 8

JOB NO. 17829

File: \\Apollo-VM\Projects\17000s\17829\survey\plats\17829p01.dwg Date/Time: 7/26/2017 1:13 PM Scale: 1:1 KANDERSON Xref: -----

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JUL 27 2017

City of Edgewood



City of Edgewood, Washington

2224 104th Avenue East, Edgewood WA 98372-1513

Phone: (253) 952-3299 Fax: (253) 952-3537

Staff Report and Recommendation Edgewood View Pointe Subdivision Final Plat Approval

To: Edgewood City Council
From: Barb Kincaid, Contract Interim Planning Director
Date: August 8, 2017
Subject: Final Plat Approval for Edgewood View Pointe Subdivision

Summary Recommendation: The Edgewood View Pointe Subdivision is a 44-lot plat that received Preliminary Approval in 2016. The Edgewood View Pointe Preliminary Plat is located at 10413 13th Street Court East, Edgewood, in the Mixed Residential Two (MR-2) Zone. The owners, Lennar Northwest, Inc., have completed the preliminary plat requirements and are now requesting final plat approval. Staff have worked with the applicants to ensure the Preliminary Plat approval requirements have been met. Staff's written findings and a recommendation for approval are documented in the following staff report for City Council review. Based on the staff report, if the Council accepts the staff recommendation for final plat approval, then by Resolution, it shall find the final plat conforms to all the terms and conditions of preliminary plat approval including that adequate bonds have been posted for mitigation and maintenance and that the plat meets state and local regulations for final plat approval, then it shall authorize the Mayor to execute final plat approval by entering the City's written approval on the face of the plat.

**CITY OF EDGEWOOD STAFF REPORT ON
EDGEWOOD VIEW POINTE SUBDIVISION FINAL PLAT
(City File Number 4965)**

DATE: August 8, 2017

NAME OF SUBDIVISION: Edgewood View Pointe

NUMBER OF LOTS: Forty-Four (44)

CITY FILE NUMBER: 4965

LOCATION: 10413 13th Street Court East, Edgewood

TAX PARCEL NUMBER(S): 0420037061

APPLICANT: Barghausen Consulting Engineers, Inc.

PROPERTY OWNER: Lennar Northwest, Inc.

LEGAL DESCRIPTION: A PORTION OF THE NW¼ & SW¼ OF THE SW¼ SECTION 3, TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON. PARCEL B, CITY OF EDGEWOOD BOUNDARY LINE ADJUSTMENT, RECORDED UNDER RECORDING NO. 201702135002 IN PIERCE COUNTY, WASHINGTON.

ZONING: Mixed-Residential Two (MR-2)

COMPREHENSIVE PLAN DESIGNATION: Mixed Residential-Moderate Density

SEPA: The City of Edgewood issued a Mitigated Determination of Non-Significance on March 11, 2016. No appeals were submitted following the issuance of this decision.

PRELIMINARY PLAT APPROVAL: The City of Edgewood Hearing Examiner granted preliminary approval subject to eighty-seven (87) conditions on April 29, 2016. No appeals were submitted following issuance of this decision, and preliminary plat approval became final on May 14, 2016.

FINAL PLAT APPLICATION: Application received on June 8, 2017.
 Application deemed complete on July 6, 2017

I. SUMMARY OF REQUEST

The request by Barghausen Consulting Engineers, Inc. is to subdivide 13.12 acres of land into 44 single family residential lots ranging from 4,900 to 10,885 square feet in size with 22 tracts set aside for:

- Tract A 33,185 sq ft public right-of-way
- Tracts B & C 68,244 sq ft private roads
- Tract D 129,734 sq ft critical area
- Tract E 26,958 sq ft open space
- Tract F 6,089 sq ft open space/utility
- Tract G 51,072 sq ft drainage facility/open space
- Tracts H – V 4,238 sq ft conveyance

Access is provided off 13th Street Court East connected to a new north-south road and completion of 12th Street Court East to SR-161. The new road, 104th Ave E, is constructed as a public right-of-way. The project also includes construction of three private roads: 11th Street Court East, 105th Avenue Court East, and 12th Street Court East. The property is located at 10413 13th Street Court East, Edgewood within a portion of the NW ¼ & SW ¼ of the SW ¼ Section 3, Township 20 North, Range 4 East, Willamette Meridian, Pierce County, Washington. The underlying zoning district is Mixed-Residential Two (MR-2) and the standards in the Edgewood Municipal Code regulate the land uses for this property.

II. PROCESS

The applicant is required to receive preliminary plat approval prior to submittal and approval of the final plat. The Edgewood View Pointe Subdivision preliminary plat application received preliminary plat approval from the City of Edgewood Hearing Examiner on April 29, 2016 subject to eighty-seven (87) conditions. The City received the final plat submittal on June 8, 2017. The final plat was reviewed by staff for conformance with preliminary plat approval conditions and all applicable laws and regulations. In this report, City staff is submitting written findings and a recommendation to the City Council for final plat approval.

Based on staff's report, City Council determines whether the final plat conforms to the terms of the preliminary plat and applicable laws and regulations. The Council enters written findings to that effect to authorize the mayor to execute the City's written approval on the face of the plat (RCW 58.17.170). Final plat approval is a Process IV City Council decision (EMC 18.40.170). The code defines Process IV decisions as Quasi-Judicial, exempting the City Council's final plat decisions from requirements for either a hearing or a recommendation from the Planning Commission.

III. PROJECT ANALYSIS

The proposed subdivision is determined by staff to meet the criteria established in the Edgewood zoning and subdivision ordinances, the City of Edgewood Comprehensive Plan and to be compliant with all the requirements and conditions of the preliminary plat approval. The legal requirements as well as the hearing examiner's conditions are set forth below, together with staff's recommended findings on each.

RCW 58.17.170: "When the legislative body of the city, town or county finds that the subdivision proposed for final plat approval conforms to all terms of the preliminary plat approval, and that said subdivision meets the requirements of this chapter, other applicable state laws, and any local ordinances adopted under this chapter which were in effect at the time of preliminary plat approval, it shall suitably inscribe and execute its written approval on the face of the plat."

A. Conformance with the City of Edgewood Zoning Ordinance (EMC Title 18)

The zoning designation of the property is Mixed-Residential Two (MR-2) which allows single family detached structures on individual lots per EMC 18.80.050.B.1.b.i. The minimum lot area required is 3,200 per EMC 18.80.050.E.2.b. The maximum net density is 8 dwelling units per acre per EMC 18.80.050.E.1.b. The minimum lot width is 50 feet per EMC 18.80.050. E.5.

COMPLIANCE STATEMENT: Staff finds the proposed subdivision satisfies all the aforementioned zoning and land use criteria. The 13.12-acre subject property is being subdivided into 44 Single Family Residential lots. Lot sizes range from 4,900 to 10,885 square feet. All lots conform to minimum dimensional standards. The net density of the subdivision is 4.34 dwelling units per acre as calculated according to the City's density standards per EMC 18.90.040.D. The plat density is less than the allowable maximum density for the MR-2 Zone.

B. Conformance with the City of Edgewood Subdivision Ordinance (EMC Title 16) and Issuance of the Hearing Examiner's conditions of approval.

The applicant submitted a preliminary plat application in conformance with EMC 16.040.040-090, City File Number 4965. A SEPA Mitigated Determination of Non-Significance was issued on March 11, 2016. The preliminary plat was approved on April 29, 2016 with eighty-seven (87) conditions of approval. The applicant submitted a final plat application in conformance with 16.04.100-16.04.180.

COMPLIANCE STATEMENT: Staff finds the proposed subdivision conforms to the City's subdivision regulations.

C. Conformance with the Comprehensive Plan

The Comprehensive Plan designation of the property is Mixed Residential-Moderate Density. The Land Use Element of the Edgewood Comprehensive Plan (June 2015) contains the following policy:

Policy LU.I.h: The Mixed Residential Low and Mixed Residential Moderate designations are intended to provide a variety of urban housing types. Allowable uses include a range of housing types such as small-lot detached dwellings, duplexes and townhouses, multi-family dwellings and senior housing facilities. Compatible uses are also allowed. The maximum number of allowable dwelling units in the Mixed Residential Moderate designation is eight dua (dwelling units per acre).

COMPLIANCE STATEMENT: Staff finds that the proposed subdivision is in conformance with the Comprehensive Plan. The development proposes 44 single family residential lots ranging from 4,900 to 10,885 square feet, which are compatible with the existing development pattern. Density in the Mixed Residential Moderate designation is 8 dwelling units per acre. The subdivision results in 4.34 dwelling units per acre.

D. Conformance with the City of Edgewood Engineering Requirements

COMPLIANCE STATEMENT: The City's Public Works Director has reviewed the civil design, construction drawings and final plat application with the purpose to promote the public health, safety, and welfare in accordance with the standards established by the state and the City to provide and promote safe, convenient vehicle access on public and private streets, to facilitate the adequate provision of public water and sewer service and for the proper handling of stormwater. The City Engineer issued a Certificate of Completion for site development improvements in accordance with chapter 16.04 EMC.

E. Conformance with Hearing Examiner's conditions of approval

Hearing Examiner Condition 1. The preliminary full subdivision shall be finalized and recorded within five (5) years of the preliminary approval in accordance with 58.17.140.

COMPLIANCE STATEMENT: The City of Edgewood Hearing Examiner granted preliminary approval subject to eighty-seven (87) conditions on April 29, 2016. No appeals were submitted following issuance of this decision, and preliminary plat approval became final on May 14, 2016. The final plat application was received June 8, 2016, within the five-year window.

Hearing Examiner Condition 2. The Mitigated Determination of Nonsignificance was issued March 11, 2016. The conditions are hereby incorporated fully and shall be

incorporated into the design of the plat and considered as conditions of the final plat approval.

COMPLIANCE STATEMENT: Staff finds that the final proposed plat meets the Hearing Examiner conditions, which fully incorporates the conditions of the Mitigated Determination of Non-Significance.

Hearing Examiner Condition 3. A Homeowners' Association shall be established under the provisions set forth in RCW 64.38 to assume responsibility for, and insure proper maintenance of, common or community facilities. In order to insure proper responsibility and authority to carry out necessary maintenance activities, the Homeowners' Association shall, at a minimum, include the following provisions:

- a. Membership in the Homeowners' Association will be mandatory for all lot owners.
- b. The Homeowners' Association shall have the power to levy fees and dues necessary to successfully accomplish necessary activities.
- c. The Homeowners' Association shall have the provision for the collection of attorney fees extended in collecting delinquent assessments from lot owners.
- d. Responsibility of the Homeowners' Association for maintenance of common areas shall be specifically detailed.
- e. Assessment of the Association dues shall initially be established by the applicant and submitted to the City of Edgewood Department of Community Development for review. The applicant shall provide a description of the organization, including its bylaws, and all documents governing maintenance requirements and use restrictions for common facilities. Such documents shall be reviewed and approved by the City prior to final plat approval.
- f. A Homeowners' Association (HOA) shall be formed to enforce covenants providing for the maintenance of the following items: 1) planter buffer strips (including planting, weeding, mowing, irrigation, etc.), 2) irrigation lines (located in the public right-of-way, planter strips, buffer strips, open space tracts, etc.), 3) private streets including 12th Street East access (Tract E), 4) stormwater facilities including the stormwater pump station (Tract 'F'), 5) wetland and wetland buffer tracts, and 6) street lighting (located along Road Tract 'B'). Reference to the recorded covenants, along with their Auditor's File Number, shall be made on the face of the final plat upon recording. The Homeowners' Association and CCRs shall be recorded prior to recording the final plat and the Auditor's File Number shall be noted on the Final Plat with the following note:

"The Homeowners' Association shall be responsible for ongoing maintenance of all common Tracts within this Subdivision including the private street maintenance, planter buffer strips (including weeding, mowing, etc.), wetland and wetland buffer, stormwater facilities and private street lighting."

COMPLIANCE STATEMENT: *The applicant prepared and presented for staff review and acceptance the required documentation for the creation and incorporation of the Homeowners Association, consistent with state law as well as the governing Covenants, Conditions and Restrictions (CCRs). The City Attorney has determined that the version submitted to her on 8/9/17 meets the provisions of the Hearing Examiners Condition. The CCRs will be recorded with the Pierce County Auditor.*

Hearing Examiner Condition 4. The applicant shall provide design standards review and receive approval prior to site development application. Design Standards review shall include submittal of landscaping/irrigation plans in accordance with EMC 18.90.090 to address overall subdivision landscaping and irrigation.

COMPLIANCE STATEMENT: *The applicant did provide design standards which included the submittal of a landscaping/irrigation plan in accordance with EMC 18.90.090 and received approval from City staff as part of the site development process.*

Hearing Examiner Condition 5. The applicant shall provide landscaping plans for individual small-lot Single- Family Residential Units. Landscaping plans shall be submitted at the time of building permit for Lots 1-46.

COMPLIANCE STATEMENT: *The number of Lots was reduced from 46 to 44. Condition will be satisfied as a requirement for a building permit for Lots 1-44. The HOA and CCRs provide specific landscaping requirements for lots within the subdivision.*

Hearing Examiner Condition 6. EMC Chapter 4.20 establishes a park impact fee for new development. A fee will be collected at the time of application for a building permit to construct each new dwelling unit. The amount of the fee will be based on the Park Impact Fee Schedule in place when the building permit application is submitted

COMPLIANCE STATEMENT: *Condition will be satisfied as a requirement for a building permit for Lots 1-44.*

Hearing Examiner Condition 7. Pursuant to RCW 58.17.170, the subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances, and regulations in effect at the time of final approval.

COMPLIANCE STATEMENT: *Condition is satisfied by the date of recording with Pierce County and EMC 16.04.*

Hearing Examiner Condition 8. Addresses for individual residential lots shall be obtained from the City at final plat review and shown on the face of the final plat drawings.

COMPLIANCE STATEMENT: *Addresses for Lots 1-44 are shown on Sheet 2 of the Final Plat Map.*

Hearing Examiner Condition 9. Two (2) copies of a plat certificate shall accompany a request for approval of the final plat.

COMPLIANCE STATEMENT: *Two copies of the Title Report were received by the City on June 8, 2017 with submittal of the final plat application. The Title Report was dated May 15, 2017, within 30 days of the submittal of the final plat application consistent with EMC Chapter 16.06. The Title Report was reviewed by the City Attorney and City staff and there were no issues identified. Ownership contained within the Title Report matches the signatory on the final plat signature block for owner's free consent.*

Hearing Examiner Condition 10. The final plat drawing shall be prepared in accordance with the requirements in RCW Chapter 58.09, WAC Chapter 332-130, EMC Title 16, and the conditions contained within this approval. Six (6) copies of the final plat drawings shall be submitted for review. After the City is satisfied that all requirements and conditions have been met, a Mylar drawing of the final plat with the appropriate signatures shall be submitted to the City for City Council approval within five (5) years of the date the preliminary plat approval pursuant to 58.17.140 RCW.

COMPLIANCE STATEMENT: *Six copies of the final plat drawings were submitted on June 8, 2017. Staff finds that State and City requirements for submittal were met.*

Hearing Examiner Condition 11. The applicant will be responsible for obtaining the following signatures on the Mylar prior to the Mylar being submitted for final review and approval by the City Council:

- Pierce County Assessor-Treasurer
- Owner's Free Consent
- Tacoma-Pierce County Health Department
- City of Edgewood Public Works
- City of Edgewood Community Development

COMPLIANCE STATEMENT: *With exception of the Tacoma-Pierce County Health Department, this condition has been met. Per EMC 16.01.160 F, signature by the Tacoma-Pierce County Health Department is only required if the project is served by onsite septic systems. The Hearing Examiner issued a Memorandum on August 3, 2017 revising Condition 11 by removing the Tacoma-Pierce County Health Department as a signer of the Mylar.*

Hearing Examiner Condition 12. The Mylar shall include approval signature blocks for the following:

- City Engineer
- Planning Director
- Pierce County Assessor-Treasurer
- Pierce County Auditor
- Mayor, representing the City Council

COMPLIANCE STATEMENT: Condition has been met.

Hearing Examiner Condition 13. The Plat shall not be deemed final until it has been duly recorded with the Pierce County Auditor.

COMPLIANCE STATEMENT: Condition will be satisfied upon Council's final plat approval. Once approved, the City, or its representative, at the applicant's expense will record the final plat with the Pierce County Auditor.

Hearing Examiner Condition 14. The applicant shall provide a school bus stop, consistent with the Puyallup School District standards within the new intersection established through this project at 13th Street Court East and the new public road 'A'. The location and final design shall be determined through coordination with the Puyallup School District and the City of Edgewood Public Works Department prior to site development application submittal.

COMPLIANCE STATEMENT: Condition has been met. The provision for a school bus stop is shown in the approved road and drainage plans.

Hearing Examiner Condition 15. The applicant shall pay School Impact Fees consistent with EMC Chapter 4.10. A copy of the receipt from the School District showing the fees have been paid is required prior to the issuance of building permits.

COMPLIANCE STATEMENT: Condition will be satisfied as a requirement for a building permit for Lots 1-44.

Hearing Examiner Condition 16. Site development is subject to City review and approval. Substantial completion of site development work must be completed prior to final plat approval. A construction bond or financial guarantee at 130 percent of the engineer's estimate for all Public Works improvements may be accepted prior to completion of all work at the discretion of the Mayor or Designee to obtain final plat approval.

COMPLIANCE STATEMENT: Substantial completion of site development work has been completed. The City accepted a Private Project Development Performance Bond for Site

Development, dated City July 24, 2017 and Private Project Development Performance Bond for Wetland Mitigation, dated City July 26, 2017. The bonds specify that all work will be completed by August 8, 2019.

Hearing Examiner Condition 17. The applicant shall provide street frontage improvements on 13th Street Court East adjacent to the proposed project consistent with EMC Chapter 12.05. Frontage improvements shall include the preparation and submittal for City approval of plans, prepared by a licensed engineer, to bring 13th Street East to Public Arterial Road Standards adjacent to the southern boundary of the project parcel prior to final plat approval. This includes half-street improvements including an 11-foot lane width, a 1.5-foot concrete curb and gutter, a 4.5-foot buffer, a 5-foot concrete sidewalk. Engineered plans shall address stormwater requirements in accordance with City Standards. All plans submitted to meet the site planning requirements for frontage improvements shall include appropriate design transitions to the existing edge of pavement beyond the northern and southern edges of the required frontage improvements. The minimum design requirements are outlined within Pierce County Standard Drawing as adopted by the City of Edgewood.

Additionally, the applicant shall provide submittals to meet the requirements of the Pierce County Manual on Design Guidelines and Specifications for Road and Bridge Construction as adopted by the City of Edgewood, including Chapter 5-3 for the new public road intersection on 13th Street Court East at the time of site development application.

COMPLIANCE STATEMENT: Condition will be met through the Private Project Development Performance Bond, dated July 24, 2017. Work is required to be completed by August 8, 2019. The City Engineer certifies that substantial completion of required improvements has been met. Dedication of right of way to the City for Tract 'A' is provided with the recording of a Statutory Warranty Deed with the Pierce County Auditor upon final plat approval.

Hearing Examiner Condition 18. The applicant shall provide Engineering plans to construct a new public road (Road Tract 'A') in accordance with EMC Title 12 and Ordinance 07-0279, regarding the Meridian Corridor Roadway Network that meets the City's Commercial Collector Cross Section prior to final plat approval. The new public road is a Commercial Collector with a cement concrete barrier curb and gutter, buffer and sidewalk with closed drainage. The project shall include a public road incorporating a 50-foot public right-of-way (ROW) tract (Road Tract A). The proposed public road includes a minimum 22-foot drive lane, 4.5-foot landscape buffers, 6-foot concrete sidewalks, a 1.5-foot concrete solid barrier curb and gutter with storm drainage and a minimum of 3 inches of asphalt for the road surface. The applicant may propose 8-foot concrete parallel parking strips on one or both sides of the road. Upon construction and

approval and at the time of final plat approval, the applicant shall dedicate Road Tract 'A' Right-of-Way (ROW) to the City of Edgewood.

COMPLIANCE STATEMENT: Condition will be met through the Private Project Development Performance Bond, dated July 24, 2017. Work is required to be completed by August 8, 2019. The City Engineer certifies that substantial completion of required improvements has been met. Tract 'A' is shown on the face of the plat and is noted "Tract A is a public right-of-way and is hereby granted and conveyed to the City of Edgewood for Public Right-of-Way purposes upon the recording of this plat.

Hearing Examiner Condition 19. The applicant shall provide Engineering plans to construct a new internal private road network that meets the City's Neighborhood Collector Cross Section Standards prior to final plat approval. The new private road is a Neighborhood Collector with a cement concrete barrier curb and gutter, buffer and sidewalk with closed drainage. The project shall include an internal private road network incorporating a 50-foot private right-of-way (ROW) tract. The proposed internal road network shall include a minimum 22-foot drive lane, 4.5-foot landscape buffers, 6-foot concrete sidewalks, a 1.5-foot concrete solid barrier curb and gutter with storm drainage and a minimum of 3 inches of asphalt for the road surface. The private access road to Lots 40-46 shall include, at minimum, a 20-foot asphalt drive lane, no curb or gutter, and no sidewalk, on the south portion of the roadway in accordance with the IFC as adopted within EMC 15.05.

COMPLIANCE STATEMENT: Condition will be met through the Private Project Development Performance Bond, dated July 24, 2017. Work is required to be completed by August 8, 2019. The City Engineer certifies that substantial completion of required improvements has been met. The required private internal circulation network is shown on the road and drainage plans and on the face of the plat.

Hearing Examiner Condition 20. The new roadway intersection and pedestrian connections on Road Tract A at 13th Street Court E shall be constructed in accordance with the roadway intersection details found in "Chapter 5: Access and Intersections" of the Manual on Design Guidelines and Specifications for Road and Bridge Construction in Pierce County. Intersection design requires City of Edgewood approval prior to site development. The final engineered site development drawings shall incorporate the intersection improvements at the time of site development application.

COMPLIANCE STATEMENT: Condition will be met through the Private Project Development Performance Bond, dated July 24, 2017. Work is required to be completed by August 8, 2019. The City Engineer certifies that substantial completion of required improvements has been met. The new roadway intersection on Road Tract 'A' at 113th Street Court E is public and will be dedicated to the City with the recording of a Statutory Warranty Deed with the Pierce County Auditor upon final plat approval. Tract 'A' is shown on sheet 1 of

the plat and is noted “Tract A is a public right-of-way and is hereby granted and conveyed to the City of Edgewood for Public Right-of-Way purposes upon the recording of this plat.

Hearing Examiner Condition 21. The applicant shall acquire a 40-foot ingress, egress and utility easement across parcel number 0420037059 from the parcel's east boundary line at road Tract "C" to the terminus of 12th Street East at Meridian Avenue East prior to site development application.

COMPLIANCE STATEMENT: Condition has been met with the approval of the road and drainage plan. Tract ‘C’ is shown on the face of the plat and an easement for access and utilities has been granted to the City. This easement is depicted on the plat.

Hearing Examiner Condition 22. The applicant shall construct Road Tract C and the 12th Street East private roadway at the time of site development. The roadway shall be constructed to connect to the existing 12th Street East terminus near the eastern boundary of the Les Schwab parcel.

COMPLIANCE STATEMENT: Condition will be met through the Private Project Development Performance Bond, dated July 24, 2017. Work is required to be completed by August 8, 2019. The City Engineer certifies that substantial completion of required improvements has been met. Tract ‘C’ is depicted on the plat as a private road facility dedicated to all lot owners within the plat.

Hearing Examiner Condition 23. The extension of 12th Street East between Road Tract C and the existing terminus near the eastern boundary of the Les Schwab parcel shall be constructed in accordance with EMC Title 12.05. The roadway shall include at minimum a 20-foot drive lane, a 1.5-foot curb and gutter section on both sides of the road, and a 4.5-foot buffer and a 5-foot concrete sidewalk on the south side of 12th street East. The 12th Street East Right-of-Way shall include a storm drainage system per EMC 13.05, and pedestrian and vehicle level street lighting per PCC Section 17B.20.005 and Table 17B.20.005-2.

COMPLIANCE STATEMENT: Condition will be met through the Private Project Development Performance Bond, dated July 24, 2017. Work is required to be completed by August 8, 2019. The City Engineer certifies that substantial completion of required improvements has been met. The extension of 12th Street East between Road Tract ‘C’ and the existing terminus is depicted on the plat as a private road facility dedicated to all lot owners within the plat.

Hearing Examiner Condition 24. The applicant shall maintain no less than 20-feet of roadway throughout the entire length of 12th Street East roadway from Road Tract 'A' to

its terminus at Meridian Avenue East. The final engineered site development drawings shall incorporate these improvements at the time of site development application.

COMPLIANCE STATEMENT: Condition will be met through the Private Project Development Performance Bond, dated July 24, 2017. Work is required to be completed by August 8, 2019. The City Engineer certifies that substantial completion of required improvements has been met. The roadway throughout the entire length of 12th Street East from Road Tract 'A' to its terminus at Meridian Avenue East is depicted on the plat as a private road dedicated to all lot owners within the plat. Maintenance of said private roadway is contained within CC&Rs recorded with the Pierce County Auditor.

Hearing Examiner Condition 25. 12th Street East shall remain a private road with a public ingress/egress and utilities easement. The 12th Street East Tract (Tract C) roadway, curb, gutter, buffer, and sidewalk shall be maintained by the Homeowner's Association (HOA) as outlined in the Conditions, Covenants and Restrictions (CCR's).

COMPLIANCE STATEMENT: Condition has been met and is acknowledged on the face of the plat.

Hearing Examiner Condition 26. Maintenance of the road Tract "C" shall be the responsibility of the HOA. Maintenance of the portion of 12th Street East in the 40-foot ROW easement across parcel number 0420037059 shall be the responsibility of the owner(s) of parcel number 0420037059.

COMPLIANCE STATEMENT: Condition has been met. CCRs specify the HOA's maintenance responsibility for Tract "C".

Hearing Examiner Condition 27. If the completion of 12th Street East is not feasible, improvements to 13th Street Court East shall be required. Improvements to 13th Street Court East shall require approved engineered drawings and construction of improvements at the time of site development from the property abutting 13th Street East at Road Tract 'A' to the terminus of 13th Street East at Meridian Avenue East. Improvements shall include, at minimum, a 20-foot drive-lane, 1.5-foot curb and gutter, 4.5-foot buffer and 5-foot concrete sidewalk and construction of a separate southbound turn lane at the intersection of 13th Street Court East/Meridian Avenue East and construction of a new traffic signal at 13th Street East/Meridian Avenue East.

COMPLIANCE STATEMENT: Condition is null with the completion of 12th Street E under construction. Condition will be met through the Private Project Development Performance Bond, dated July 24, 2017. Work is required to be completed by August 8, 2019.

Hearing Examiner Condition 28.

The applicant shall install patterned concrete pedestrian crosswalks per the City of Edgewood Roadway Design Standards, Roadway Detail Drawing "Detail C." Patterned crosswalks shall be installed at each intersection of the private road network (Road Tract "B" and "C" with Road Tract "A"). The applicant shall incorporate the detail for the crosswalk on the site development plans prior to application. All crosswalks shall be installed and signage shall be provided in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) at appropriate locations for new crosswalk.

COMPLIANCE STATEMENT: Condition will be met through the Private Project Development Performance Bond, dated July 24, 2017. Work is required to be completed by August 8, 2019. The City Engineer certifies that substantial completion of required improvements has been met

Hearing Examiner Condition 29. All pedestrian facilities shall meet or exceed Americans with Disabilities Act (ADA) requirements in design of sidewalk transitions and curb cuts, street crossings, and lighting at the time of site development throughout the project site.

COMPLIANCE STATEMENT:

Condition will be met through the Private Project Development Performance Bond, dated July 24, 2017. Work is required to be completed by August 8, 2019. The City Engineer certifies that substantial completion of required improvements has been met

Hearing Examiner Condition 30. The applicant shall provide all roadway signs in accordance with the Manual on Uniform Traffic Control Devices (MUTCD) standards prior to final site development approval.

COMPLIANCE STATEMENT: Condition will be met through the Private Project Development Performance Bond, dated July 24, 2017. Work is required to be completed by August 8, 2019. The City Engineer certifies that substantial completion of required improvements has been met.

Hearing Examiner Condition 31. Street lighting is required pursuant to PCC Section 17B.30.040(B)(2) as incorporated in EMC Title 12. Public street lighting along Road Tracts 'A', 'B' and 'C' shall match the improved pedestrian level lighting on SR-161/Meridian Avenue East (decorative lantern style) pursuant to PCC Section 17B.20.005, Table 17B.20.005-2, as adopted by reference under EMC Title 12.

COMPLIANCE STATEMENT: Condition will be met through the Private Project Development Performance Bond, dated July 24, 2017. Work is required to be completed by August 8, 2019.

Hearing Examiner Condition 32. Street lighting approaching and leaving intersections onto the street system shall be provided that matches (fixture style) the lighting on SR-161/Meridian Avenue East.

COMPLIANCE STATEMENT: Condition will be met through the Private Project Development Performance Bond, dated July 24, 2017. Work is required to be completed by August 8, 2019.

Hearing Examiner Condition 33. Street lighting along Road Tract 'A' shall become City property, owned and maintained by Puget Sound Energy, upon dedication prior to final plat.

COMPLIANCE STATEMENT: Condition has been met. Lighting along Road Tract 'A' at the existing right of way at 13th Street Court E is dedicated to the public as shown on the face of the plat and will be owned and maintained by Puget Sound Energy.

Hearing Examiner Condition 34. Maintenance of all street lighting that is part of the private road network (Road Tract 'B' and 'C') within the proposed plat shall be the responsibility of the HOA.

COMPLIANCE STATEMENT: Condition has been met. Maintenance of lighting that is part of the private road network (Road Tract 'B' and 'C') is the responsibility of the HOA as stated in the CC&R's. The CC&Rs will be recorded with the Pierce County Auditor upon final plat approval.

Hearing Examiner Condition 35. Specific lighting design and placement of individual fixtures shall be confirmed by the City at the time of site development application.

COMPLIANCE STATEMENT: Condition met with the approved site development plan.

Hearing Examiner Condition 36. EMC Chapter 4.30 establishes a traffic impact fee for new development. The applicant shall pay traffic impact fees at the time of building permit issuance for each residential unit.

COMPLIANCE STATEMENT: Condition will be met. Impact fees will be collected at the time of building permit issuance for each residential unit.

Hearing Examiner Condition 37. The applicant shall provide a Final Stormwater Management Plan per EMC Chapter 13.05, which adopts the 2005 Department of Ecology (DOE) Surface Water Management Manual for Western Washington (SWMMWW) with local amendments. This plan shall be submitted as part of the Site Development Application and shall require approval prior to construction. The plan shall

include management of stormwater associated with any improvements to 13th Street Court East.

COMPLIANCE STATEMENT: Condition has been met with the approved road and drainage plans and Stormwater Site Plan (drainage report).

Hearing Examiner Condition 38. Concurrent with submittal for site development the applicant shall provide documentation associated with the drainage basin for the project. If it is determined that the stormwater drainage basin for the project is wholly or partially the small kettle south of 13th Street East behind parcel 0420033007, the applicant shall provide a zero-rise analysis for that portion the site that drains to the south in accordance with EMC Chapter 14.70.030(F) for review and approval prior to site development issuance.

COMPLIANCE STATEMENT: Condition has been met with the approved Stormwater Site Plan which included a drainage report with a zero-rise analysis.

Hearing Examiner Condition 39. Each lot shall provide surface water control in accordance with EMC Chapter 13.05.

COMPLIANCE STATEMENT: Condition has been met with the approved Stormwater Site Plan which contains specifications for the installation of surface water control measures to be required at issuance of building permit.

Hearing Examiner Condition 40. The proposed stormwater sump pump located at the lowest elevation of the Road Tract 'A' shall include a backup sump pump and emergency generator to provide redundancy in the event of failure of the primary sump pump. The applicant shall also comply with and provide the following:

- Site plans and specifications for the backup sump pump and emergency generator shall be provided to the city for review and approval prior to site development.
- The Engineer of Record shall provide the City with the Operations and Maintenance Plan (O&M) prepared for the HOA that covers the entire sump pump and generator system. Maintenance requirements of the sump pump, backup sump pump, and backup generator shall be incorporated into the recorded HOA documents.
- The applicant shall provide a stormwater pump station designed to handle the smallest amount of stormwater basin area that cannot be conveyed by gravity to the detention pond to limit stormwater impacts.
- The small amount of remaining stormwater runoff that will be directed to the pump chamber shall be calculated using both the Santa Barbara Urban Hydrograph (SBUH) and Western Washington Hydrology Model (WWHM) models. The proposed pump station shall include a duplex pump station to account for peak and duration flows.

- Each pump shall be capable of pumping the entire 100-year storm event separately and the system shall be able to pump indefinitely.
- The pumps shall be located in a concrete pump chamber outside of the ROW.
- The pump system shall include a separate electric connection and electric meter to be paid for by the HOA. Power to the pump station shall be undergrounded.
- The pump system requires the addition of a backup generator powered by natural gas or propane that shall automatically activate at the time of power disruption. The generator shall be located in a CMU block building meeting all building code requirements and include heating and venting. This building is subject to design standards review in accordance with EMC 18.95.
- Access to the pump system shall be paved and include a large enough area for a maintenance vehicle to park and be outside of the ROW.
- The stormwater pump station system and associated generator shall be located in the separate storm drainage tract outside of the future public ROW.
- The entire pump station system (two pumps and generator) shall be tested on an annual basis and the operation and maintenance records shall be submitted to the City for review and approval.
- If maintenance is not contracted by the HOA, the City shall contract for maintenance and bill the HOA for costs incurred.
- Prior to site development the applicant may choose to submit revised project engineering that addresses stormwater management entirely through a gravity system rather than with a sump pump, backup pump, and generator system.

COMPLIANCE STATEMENT: Condition is null. Stormwater is being accommodated via a gravity system. A stormwater sump pump is not being used.

Hearing Examiner Condition 41. Detention pond access shall be from Road Tract "A." The applicant shall provide site development plans showing the access to the stormwater pond at the time of site development application. The stormwater pond access shall be designed to blend with the required landscaping around the perimeter of the detention pond.

COMPLIANCE STATEMENT: Condition has been met with the approved final engineering and landscape plans. Pond access from Tract 'A' is shown on the fact of the plat.

Hearing Examiner Condition 42. The stormwater detention pond shall have a minimum 10-foot horizontal landscape buffer around its perimeter. The applicant's landscaping plans shall address stormwater detention pond landscaping at time of site development.

COMPLIANCE STATEMENT: Condition will be met through the Private Project Development Performance Bond, dated July 24, 2017. Work is required to be completed by August 8,

2019. The City Engineer certifies that substantial completion of required improvements has been met.

Hearing Examiner Condition 43. Prior to and during site development, compliance with EMC Chapter 13.05 (Surface Water) is required. A temporary erosion and sedimentation control plan associated with the Stormwater Pollution Prevention Plan (SWPPP) is required to be submitted and approved by the City Engineer prior to site development permit issuance. The plan shall be implemented on the project site prior to and updated during site development and future home construction.

COMPLIANCE STATEMENT: Condition has been met with the approved clear and grade plans and SWPPP as part of site development process.

Hearing Examiner Condition 44. The applicant shall acquire a National Pollution Discharge Elimination System (NPDES) permit from the Department of Ecology if more than one acre of the project site is disturbed during the site development process and provide a copy of the permit to the City of Edgewood prior to site development.

COMPLIANCE STATEMENT: Condition has been met as a condition of site development.

Hearing Examiner Condition 45. The applicant shall survey the wetland location and verify that the physical impact areas including the existing wetland limits, wetland buffer limits, and wetland mitigation areas to verify they match the proposed improvements from the approved site development plans prior to the start of site development. The applicant shall provide this verification at the time of the pre-construction meeting.

COMPLIANCE STATEMENT: Condition has been met. A wetland delineation and approved mitigation plan is on file with the City. The wetland buffer was staked as part of the site development process.

Hearing Examiner Condition 46. Prior to site development the applicant shall prepare, submit, and receive approval for a conceptual wetland buffer and wetland enhancement plan in accordance with EMC 14.30.070, Appendix D to offset the impacts of the construction of Road Tract 'A'. The plan shall include enhancement of the wetland at a 4:1 ratio, including the "paper fill" of wetland to allow a minimum 25' buffer to remain in the approximate location of where Road Tract A intersects the new extension of 12th Street East (Road Tract 'C') to the west. The plan shall be submitted to the city for consultant peer review and approval prior to site development.

COMPLIANCE STATEMENT: Condition has been met. A Wetland Mitigation Plan was approved by the City during the SEPA process. The delineated wetland boundaries are shown on the face of the plat.

Hearing Examiner Condition 47. Once the conceptual plan in accordance with EMC 14.30.070, Appendix D is approved by the City, a detailed final mitigation plan in accordance with EMC 14.30.070, Appendix E shall be submitted for review and approval.

COMPLIANCE STATEMENT: *Condition has been met with the approved Wetland Mitigation Plan.*

Hearing Examiner Condition 48. Accompanying the final mitigation plan the applicant shall prepare a bond worksheet for the installation, maintenance and monitoring of the wetland mitigation for review and approval. The bond shall be for 130% of the estimated mitigation costs.

COMPLIANCE STATEMENT: *Condition is met. A Private Project Development Performance Bond is being held for wetland mitigation plantings and improvements. Work shall be completed no later than August 8, 2019.*

Hearing Examiner Condition 49. After submittal of the final mitigation plan but prior to site development, the applicant shall install protective wetland fencing around the perimeter of the wetland buffer.

COMPLIANCE STATEMENT: *Condition has been met as part of the site development process.*

Hearing Examiner Condition 50. Upon completion of the installation of the final mitigation plan, the applicant shall establish a five-year monitoring bond based on the cost of preparing annual reports and replacement of dead plant materials per the survival schedule established by the wetland biologist. This bond shall be at 130% of the estimated cost and established before acceptance of the installation and associated record drawing (as-built) and report.

COMPLIANCE STATEMENT: *Condition will be met through a performance bond for wetland mitigation in compliance with the final mitigation plan approved by the Army Corps of Engineers (ACOE) letter dated 12/12/16. The ACOE plan requires wetland mitigation monitoring reports for years 1,2,3,5,7, and 10 to be provided to the ACOE after completion of the wetland mitigation work as determined by the ACOE.*

Hearing Examiner Condition 51. The applicant shall verify if Army Corps of Engineers (USACE) review and approval is necessary for the mitigation activities associated with the Conceptual Buffer Impact and Mitigation Plan and if so, shall obtain approval and submit the USACE approval to the City prior to filling any wetlands.

COMPLIANCE STATEMENT: *Condition has been met by the issuance of the Army Corp Nationwide Permit, December 12, 2016 (NWS-2011-883).*

Hearing Examiner Condition 52. Pursuant to EMC 14.30.070 (E) and 14.30.050 the applicant shall provide an on-site monitoring and maintenance plan and the applicant's wetland biologist shall be present on-site during construction and plant installation phases of the wetland enhancement project.

COMPLIANCE STATEMENT: Condition will be met through the approved Wetland Mitigation Plan, EMC 14.30 and Private Project Development Performance Bond.

Hearing Examiner Condition 53. Upon completion of the wetland mitigation project, the wetland specialist shall submit an as-built report to the department for review and final approval.

COMPLIANCE STATEMENT: Condition will be met through the approved Wetland Mitigation Plan, EMC 14.30 and Private Project Development Performance Bond.

Hearing Examiner Condition 54. Upon acceptance of the as-built report if additional mitigation is required the applicant shall submit revised plans for review and approval addressing the mitigation area prior to site development completion.

COMPLIANCE STATEMENT: Condition will be met through the approved Wetland Mitigation Plan, EMC 14.30 and Private Project Development Performance Bond.

Hearing Examiner Condition 55. The wetland fill proposed with this development necessary to construct the north-south road in Road Tract 'A' will require the submittal of a compensatory storage mitigation plan in accordance with EMC 14.70. The plan shall be reviewed by the City Engineer and approved prior to site development permit issuance.

COMPLIANCE STATEMENT: Condition has been met as part of the site development process. Compensatory storage was included in the approved Stormwater Site Plan.

Hearing Examiner Condition 56. EMC Section 18.90.180 requires preservation of significant trees. In those situations where a significant tree cannot be retained, on-site replacement is allowed pursuant to the requirements in EMC Section 18.90.180(D). The applicant shall provide a plan prior to site development.

COMPLIANCE STATEMENT: Condition has been met with the approved Tree Protection Plan.

Hearing Examiner Condition 57. The applicant shall submit for Design Standards Review concurrent with submitting plans for site development as detailed in EMC Chapter 18.95. The submittal shall include overall plat streetscaping and landscaping features, pedestrian and vehicle access, open space and common areas, pedestrian-level

lighting, undergrounding of all project site utilities both within the project and within 13th Street ROW adjacent to the project at the time of site development.

COMPLIANCE STATEMENT: *Condition has been met with the approved landscaping plans.*

Hearing Examiner Condition 58. The applicant shall prepare a plan and process to address individual lot landscaping (to be provided at the time of individual lot development). The applicant or builder shall submit future house/structure designs for Small Lot Single Family Design Review (EMC 18.95.050) on an individual basis or in groupings of no more than six. The house/building submittals for Small Lot Single Family Design Review shall be completed prior to single family home application.

COMPLIANCE STATEMENT: *Condition has been met. Site plan review will be conducted as part of the issuance of a building permit for each lot.*

Hearing Examiner Condition 59. Sewer service to this property is provided by Lakehaven Utility District (LUD) and shall be constructed in conformance with LUD standards and requirements prior to final plat approval. An approval acknowledgement from the Lakehaven Utility District shall be provided to the City at the time of final plat submittal regarding completion of the sewer requirements.

COMPLIANCE STATEMENT: *Condition has been met with the approval of sewer plans by Lakehaven Utility District and the written acknowledgement by the District in support of final plat approval.*

Hearing Examiner Condition 60. A Sewer Developer Extension Agreement (DEA) shall be required to construct new and/or abandon existing sanitary sewer facilities necessary for the proposed development. The DEA shall require that a new sewer service stub be installed in accord with LUD requirements.

COMPLIANCE STATEMENT: *Condition has been met. A signed Developer Agreement with Lakehaven Utility District is on file.*

Hearing Examiner Condition 61. The applicant shall acquire a separate Lakehaven sewer service connection permit for each new connection to the sanitary sewer system, in accordance with standards defined in Lakehaven's current 'Fees and Charges Resolution'.

COMPLIANCE STATEMENT: *Condition was met with approval of sewer plans by Lakehaven Utility District. Connections to each lot will be made prior to issuance of a building permit.*

Hearing Examiner Condition 62. The Developer Extension Agreement must achieve a point of either substantial completion or acceptance, as determined by LUD prior to activating any new sewer service connection(s).

COMPLIANCE STATEMENT: *Condition has been met with written acknowledgement by LUD of substantial completion.*

Hearing Examiner Condition 63. The applicant shall be responsible for payment of all associated LUD fees in accordance with the most current fee scheduled adopted by LUD at the time of site development

COMPLIANCE STATEMENT: *Condition has been met with the Developer Extension Agreement between applicant and Lakehaven Utility District.*

Hearing Examiner Condition 64. The applicant shall provide water service improvements in accordance with the Mountain View-Edgewood Water Company (MTVE) requirements. All work and material shall be in accordance with the most current version of the MTVE Development Guidelines.

COMPLIANCE STATEMENT: *Condition has been met with MTVE approval of water plans.*

Hearing Examiner Condition 65. An 8" to and through Ductile Iron Water Main extension is required. Design shall be per the most current MTVE Developer Standards.

COMPLIANCE STATEMENT: *Condition has been met with MTVE approval of water plans.*

Hearing Examiner Condition 66. The water main, hydrants, sample stations, and all other appurtenances shall be located on City ROW and/or easements granted to MTVE.

COMPLIANCE STATEMENT: *Condition has been met and an easement has been provided as shown on the face of the plat.*

Hearing Examiner Condition 67. Water main shall be located within the planter strip or under the sidewalk.

COMPLIANCE STATEMENT: *Condition has been met with MTVE approval of water plans.*

Hearing Examiner Condition 68. Mountain View-Edgewood Water Company requires that all onsite water systems be looped to and through a proposed development and connect to the existing City system. Off-site improvements to the existing system by the Developer will be required due to the condition, size, age, structural integrity, ability, and capacity of the existing water system and impacts caused by the proposed development. These off-site improvements in addition to "on-site" improvements shall be completed as determined by the MTVE to mitigate impacts caused by the

development, and/or installed to facilitate hydraulic looping during site development and prior to final plat approval.

COMPLIANCE STATEMENT: *Condition has been met with MTVE approval of water plans.*

Hearing Examiner Condition 69. Prior to submitting plans to the MTVE for review, an executed standard MTVE Developer Agreement shall be acquired.

COMPLIANCE STATEMENT: *Condition has been met. The applicant has acquired a Developer Agreement from MTVE*

Hearing Examiner Condition 70. Connection and system development fees for individual lots will be collected at the time of building permit for each lot by the MTVE. Proof of payment shall be submitted along with each residential unit within the project area at the time of building permit.

COMPLIANCE STATEMENT: *Condition has been met with the approved water plans by MTVE and City will not issue building permits without proof of payment.*

Hearing Examiner Condition 71. All required improvements by the MTVE shall be installed prior to approving the final plat. This includes installation of water main extensions and other improvements per the MTVE's most current development standards to service the plat. An approval acknowledgement from the MTVE shall be provided to the City of Edgewood at the time of final plat submittal regarding completion of the water requirements.

COMPLIANCE STATEMENT: *Condition has been met. An approval acknowledgment from MTVE is on file with the City.*

Hearing Examiner Condition 72. The minimum fire flow requirements for detached one-family residential dwellings having a fire flow calculation area which does not exceed 3,600 square feet shall be 1,000 gallons per minute with a minimum duration of 45 minutes. Fire flow and flow duration for dwellings having a fire flow calculation area in excess of 3,600 square feet shall not be less than specified in the International Fire Code. For residential fire-flow requirements, see EMC Section B105.1 One family dwellings.

COMPLIANCE STATEMENT: *Condition has been met. A copy of approval from the East Pierce Fire Marshal's Office is on file with the City.*

Hearing Examiner Condition 73. Provide proof of water availability prior to the issuance of building permits for the proposed development.

COMPLIANCE STATEMENT: Condition was met with the approval of the water plans. Building permits will not be issued without proof of water availability.

Hearing Examiner Condition 74. At the time of a building permit submittal, a fire flow worksheet shall be completed.

COMPLIANCE STATEMENT: Condition will be met at issuance of individual building permits.

Hearing Examiner Condition 75. Fire hydrants and mains capable of providing the required fire flow shall be provided throughout the site. A minimum of one fire hydrant shall be provided for every 1,250 gallons per minute of required fire flow or fraction thereof. The maximum spacing between fire hydrants shall not exceed 300 feet with the exception R-3. Fire hydrant location(s) shall be approved by the Fire Marshal. The fire hydrants shall remain in-service and accessible throughout the construction project.

COMPLIANCE STATEMENT: Condition has been met. A copy of approval from the East Pierce Fire Marshal's Office is on file with the City.

Hearing Examiner Condition 76. The maximum spacing for fire hydrants serving single family residences shall be 600 feet. Show the location of all fire hydrants within 600 feet of the proposed short plat in order to determine if additional hydrants will be required.

COMPLIANCE STATEMENT: Condition has been met. A copy of approval from the East Pierce Fire Marshal's Office is on file with the City.

Hearing Examiner Condition 77. A subdivision with one or two-family dwelling units exceeding 30 units is required to have 2 separate access roads into the subdivision.

COMPLIANCE STATEMENT: Condition has been met. Access to the site has been provided via 12th Street East and 13th Street Court East as shown on the plat.

Hearing Examiner Condition 78. The gradient of any fire apparatus access road shall not exceed 10% grade.

COMPLIANCE STATEMENT: Condition has been met. There are not road grades steeper than 10%.

Hearing Examiner Condition 79. Fire apparatus access roads shall be provided to within 150 feet of all portions of the exterior walls of the first story of the proposed residence(s) as measured by an approved route around the exterior of the building. The minimum width of fire apparatus access roads shall be 20 feet. The minimum inside turning radius of fire apparatus access roads shall be 30 feet. The access roads shall be

provided with a driving surface designed to support the imposed load of fire apparatus. Access roads or lanes in excess of 150 feet shall be provided with an approved fire apparatus turn-around. Turnarounds shall not be incorporated into carports, driveways or any other shared parking.

COMPLIANCE STATEMENT: *Condition has been met. All access within the plat is a minimum 20-feet wide and paved. A copy of approval from the East Pierce Fire Marshal's Office is on file with the City.*

Hearing Examiner Condition 80. Fire apparatus access lanes for up to two single-family residences shall have a minimum width of 15 feet of an approved all-weather driving surface.

COMPLIANCE STATEMENT: *Condition has been met. All access within the plat is a minimum 20-feet wide and paved.*

Hearing Examiner Condition 81. Where security gates are installed on fire apparatus access roads or lanes, the gate shall be equipped with a Knox key switch and shall be designed and installed in accordance with the East Pierce Fire & Rescue standard requirements.

COMPLIANCE STATEMENT: *Condition does not apply. There are no security gates in this development.*

Hearing Examiner Condition 82. An automatic fire sprinkler system shall be installed in all townhouses and duplexes regardless of square footage and in all single-family residences that exceed 5,000 square feet of livable space. A separate permit and plan review submittal is required for the installation of residential fire sprinkler systems.

COMPLIANCE STATEMENT: *Condition will be met upon review of and prior to issuance of a building permit.*

Hearing Examiner Condition 83. Provide a guarantee of access to all lots/parcels through a recorded easement or other appropriate legal instrument.

COMPLIANCE STATEMENT: *Condition has been met and noted on the face of the plat.*

Hearing Examiner Condition 84. All lots shall be addressed in accordance with the standard adopted by the City of Edgewood, Planning and Community Development Department.

COMPLIANCE STATEMENT: *Condition has been met. City assigned addresses for each lot are shown on the face of the plat.*

Hearing Examiner Condition 85. This project shall comply with the Edgewood Municipal Code, the 2012 International Fire Code and the set standards of Edgewood as established by the Fire Chief.

COMPLIANCE STATEMENT: *Condition has been met. A copy of approval from the East Pierce Fire Marshal's Office is on file with the City.*

Hearing Examiner Condition 86. The decision set forth herein is based upon representations made and exhibits, including plans and proposals submitted at the hearing conducted by the hearing examiner. Any substantial change(s) or deviation(s) in such plans, proposals, or conditions of approval imposed shall be subject to the approval of the hearing examiner and may require further and additional hearings.

COMPLIANCE STATEMENT: *Condition has been met. The proposed final plat does not deviate nor does it contain any substantial changes from the approved Preliminary Plat.*

Hearing Examiner Condition 87. The authorization granted herein is subject to all applicable federal, state, and local laws, regulations, and ordinances. Compliance with such laws, regulations, and ordinances is a condition precedent to the approvals granted and is a continuing requirement of such approvals. By accepting this/these approvals, the applicant represents that the development and activities allowed will comply with such laws, regulations, and ordinances. If, during the term of the approval granted, the development and activities permitted do not comply with such laws, regulations, or ordinances, the applicant agrees to promptly bring such development or activities into compliance.

COMPLIANCE STATEMENT: *Condition has been met.*

IV. STAFF RECOMMENDATION

Based on the information and materials provided in the staff report, the City of Edgewood staff has determined that the final plat meets all of the applicable requirements for final plat approval. The applicant has substantially completed required improvements and submitted bonds for final completion of all outstanding improvements to be completed on or before August 8, 2019. Therefore, the City staff recommends the City Council adopt the findings in this report and **APPROVE** the Edgewood View Pointe Subdivision Final Plat, File No. 4965, subject to the completion of all items listed in the performance bonds, to be performed on or before August 8, 2019.