

**PROPERTY DESCRIPTION**

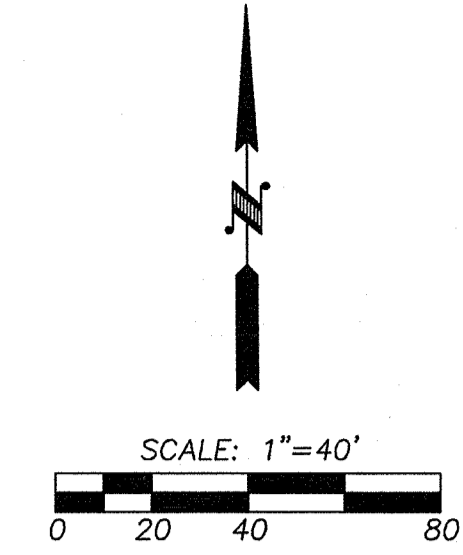
LOT 2, SHORT PLAT No. 8710, RECORDED UNDER RECORDING No. 8711170817, RECORDS OF KING COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF KING, STATE OF WASHINGTON.  
(DESCRIPTION FROM OLD REPUBLIC TITLE REPORT ORDER No. 5216017714)

# WATSON STREET PLAT

NW1/4, NE 1/4, SEC.25, TWN.20 N., RNG. 6 E., W.M.  
CITY OF ENUMCLAW, KING COUNTY, WA  
PRELIMINARY UTILITY PLAN

Curve #	Length	Radius	Delta
C1	47.80	30.00	91°17'54"
C2	46.25	30.00	88°20'01"

Line #	Length	Direction
L1	10.00	N0°44'19"E
L2	10.00	N87°57'44"W
L3	10.00	N87°57'44"W



**SITE DATA**

PARCEL #: 2520069137  
ADDRESS: 123 WATSON ST N  
ACREAGE: 165,204 SQ. FT. (3.79 AC)  
ZONING: R-3  
EXISTING STRUCTURES: NONE  
MIN. LOT SIZE: 6,200 SQ. FT.  
MAX. LOT SIZE: 12,500 SQ. FT.  
CRITICAL AREA: NONE  
SHORELINE ENVIRONMENT DESIGNATION: NONE  
SIGNIFICANT TREES: NONE  
40' RADIUS EASEMENT FOR TEMPORARY CUL-DE-SAC, (OUTSIDE OF RIGHT OF WAY) TO BE EXTINGUISHED UPON ROADWAY EXTENSION TO THE WEST.

**SERVICES**

WATER: CITY OF ENUMCLAW  
SCHOOLS: ENUMCLAW SCHOOL DISTRICT 216  
ROADS: 50 FT. PUBLIC ROW (TRACT A)  
POWER: PSE  
TELEPHONE: US WEST COMMUNICATIONS  
FIRE DISTRICT: ENUMCLAW FIRE DEPARTMENT  
SEWER: CITY OF ENUMCLAW

**PROJECT PROPOSAL DATA**

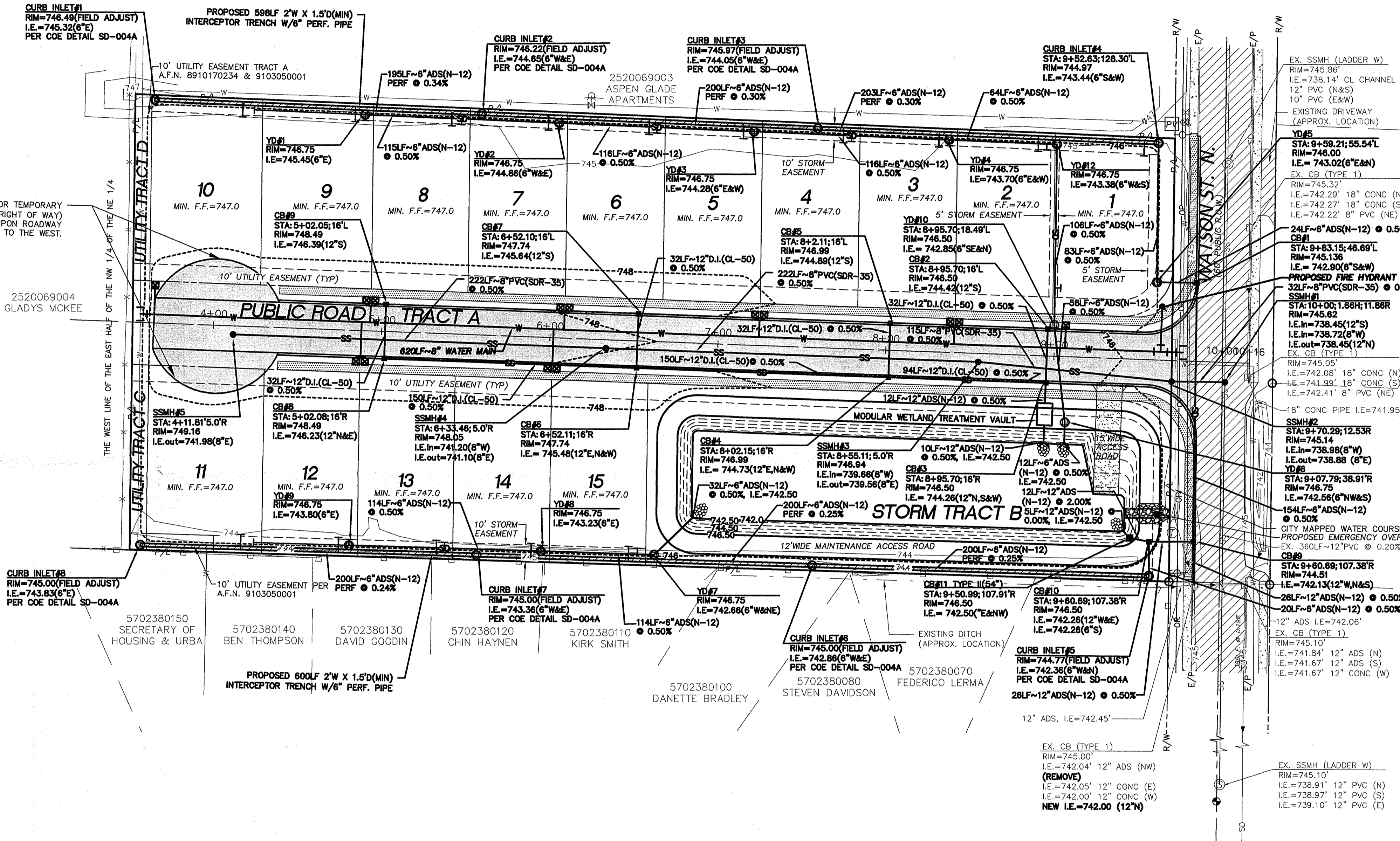
PROPOSED USE: DETACHED SINGLE-FAMILY RESIDENTIAL  
ROAD DEDICATION TRACT A: 31,302 SQ. FT.  
STORMWATER TRACT B: 33,327 SQ. FT.  
UTILITY TRACT C: 1,505 SQ. FT.  
UTILITY TRACT D: 1,105 SQ. FT.  
NO. OF LOTS: 15  
AVG. LOT SIZE: 6,531 SQ. FT.  
GROSS PROJECT DENSITY: 3.96 UNITS/ACRE  
(# OF UNITS/GROSS LOT AREA)  
PARK: -0- SF

**SET BACKS**

FRONT: 20'  
SIDE: 9'  
REAR: 25'

**NOTES:**

1. ROOF DOWNSPOUT TIGHTLINES SHALL CONNECT TO THE YARD DRAIN TIGHTLINE.
2. FOOTING DRAIN TIGHTLINES SHALL CONNECT TO THE INTERCEPTOR TRENCH SYSTEM.



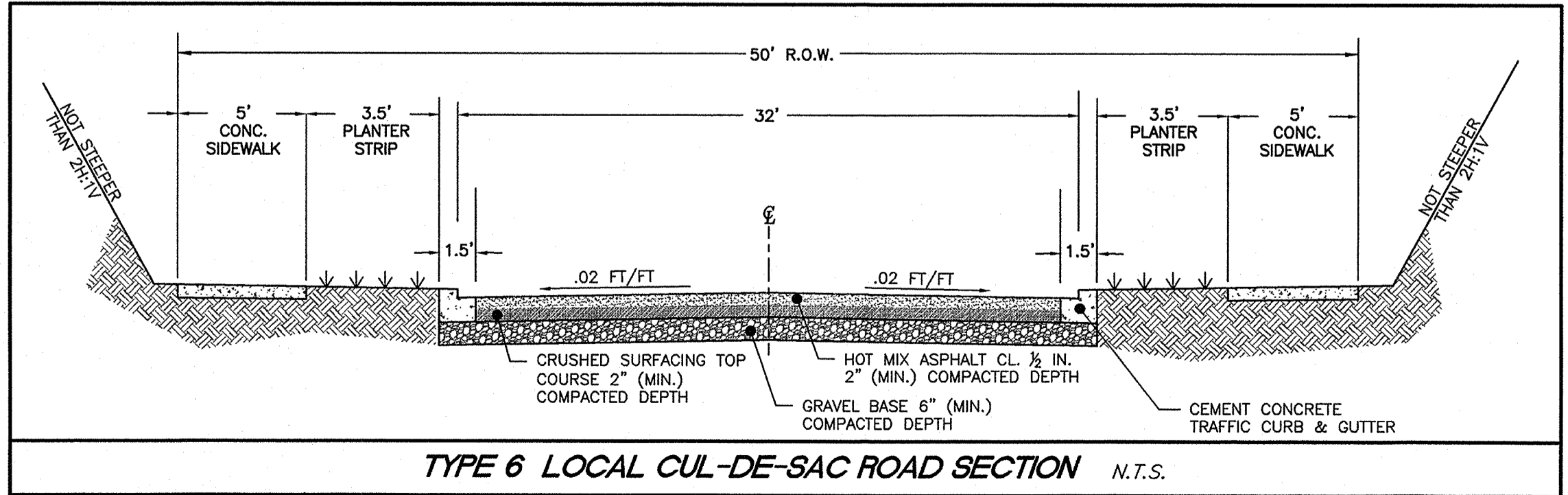
CONTOUR INTERVAL=1'  
TOPOGRAPHY PREPARED BY LARSON & ASSOCIATES

HORIZONTAL DATUM  
NAD 83/11 WASHINGTON SOUTH ZONE  
ESTABLISHED USING GPS RTK ROVER CONSTRAINED TO PIERCE COUNTY CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS)

**NARRATIVE**  
THIS SURVEY WAS CALCULATED BY HOLDING THE MONUMENTS FOUND AT THE FOUR CORNERS OF THE NE 1/4 OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 6 EAST, SHORT PLAT 8710 UNDER A.F.N. 8711170817 APPEARS TO HAVE DEFECTS, THE ANGULAR RELATIONSHIP BETWEEN THE NORTH LINE OF THE SECTION (HWY 410) AND WATSON STREET IS NEARLY 21 MINUTES DIFFERENT THAN SUBDIVIDING FROM THE FOUND MONUMENTS. WHEN HOLDING THE BEARING ON WATSON ST., THE SHORT PLAT, OVERLAPS THE WEST LINE OF THE EAST HALF OF THE NW 1/4 OF THE SAID NE 1/4 BY 0.7' - 1.3'. THE PARCEL TO THE WEST IS DESCRIBED AS THE EAST 1/2 OF THE WEST 1/2 OF THE NW 1/4 OF TOWN NE 1/4. THEREFORE THE SUBDIVISION LINE WAS HELD. THE SHORT PLAT ALSO OVERLAPPED THE PLAT OF MT. PEAK VILLAGE TO THE SOUTH BY +/- 3'. THE PLAT BOUNDARY WAS HELD. DICKSON AVE. AND LOT LINES ON THE SHORT PLAT WERE THEN PROPORTIONED ALONG THE EAST AND WEST LINES OF SAID SHORT PLAT.

**LEGEND**

- P/L — PROPERTY LINE
- R/W LINE
- R.O.W CENTER LINE
- 278 --- EXISTING CONTOUR
- X-X- EXISTING WIRE FENCE
- EXISTING WOOD FENCE
- SD— EXISTING STORM PIPE
- W— EXISTING WATER MAIN
- T— EXISTING PHONE MAIN
- G— EXISTING GAS LINE
- OP— EXISTING OVERHEAD POWER LINE
- SS— EXISTING SEWER MAIN
- ⊙ EXISTING SEWER MANHOLE
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- 278 --- PROPOSED CONTOURS
- ▨ EXISTING ASPHALT
- ▨ EXISTING CONCRETE
- W— PROPOSED WATER MAIN
- SS— PROPOSED SEWER PIPE
- ⊙ PROPOSED STORM PIPE
- ⊙ PROPOSED SEWER MANHOLE
- ⊙ PROPOSED SEWER CLEAN OUT
- ⊙ PROPOSED FIRE HYDRANT
- ⊙ PROPOSED WATER METER
- ⊙ PROPOSED TYPE I CATCH BASIN
- ⊙ PROPOSED TYPE II CATCH BASIN
- ⊙ PROPOSED YARD DRAIN
- ⊙ PROPOSED RIP RAP PAD
- ▨ PROPOSED PAVEMENT
- ▨ PROPOSED SIDEWALK



JOB NUMBER: 8987

SCALE: 1"=40'

DESIGNED G.M. SCALE

DRAWN M.M. HOR. 1"=40'

CHECKED G.M. VERT. N/A

PROPOSED BY: LARSON and ASSOCIATES

surveyors, engineers, & planners

6027 PACIFIC AVENUE, SUITE 4  
TACOMA, WA 98444 (253) 474-3404

PHOTOGRAPH BY: PH: (253)208-9412

CONTACT: BRIAN BOWEN

DATE: 5-14-18

DRAWING NO.: 8987BASE

SHEET 1 OF 2

