

EDSTROM SUBDIVISION

NW 1/4, NW 1/4, SEC.4, TWN.19 N., RNG. 4 E., W.M.

PRELIMINARY PLAT

CITY OF PUYALLUP
FILE NO. _____

JOB NUMBER
8899

SCALE
DESIGNED GUM
DRAWN EAM
CHECKED GUM

HOR. 1"=50'
VERT. N/A

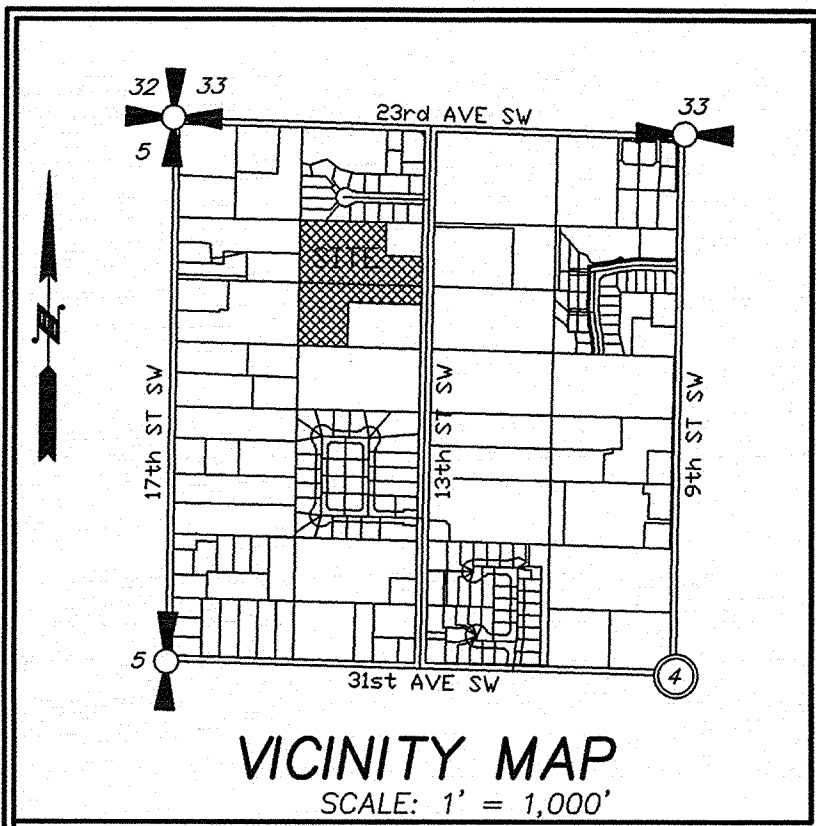
PROFICIENT:
JUSTIN MUGFORD
2201 12TH AVE NW
PUYALLUP, WA 98371
PH: (253) 355-0374

LARSON and ASSOCIATES
surveyors, engineers & planners
9027 PACIFIC AVE., STE. 4 TACOMA, WA 98444
(253) 474-3404

PRELIMINARY PLAT

DATE
5-18-18

DRAWING NO.
8899PRE-2
SHEET 1 OF 1



SITE DATA

SITE ADDRESS: 2424 13TH ST SW
TAX PARCEL NUMBER: 7065000226
GROSS LAND AREA: 297005 SF (6.81 AC)

EXISTING ZONING: RS10
MINIMUM LOT SIZE REQUIRED: 10,000 SF
MINIMUM LOT SIZE PROPOSED: 10,000 SF
AVERAGE LOT SIZE PROPOSED: 12,664 SF
NO. OF LOTS PROPOSED: 18 RESIDENTIAL LOTS
MAXIMUM DENSITY ALLOWED: 4 D.U.'S PER GROSS ACRE (27 UNITS)
PROPOSED DENSITY: 2.64 D.U.'S PER GROSS ACRE
INTERNAL CIRCULATION: 50' PUBLIC STREET
TRACT "A": 16,695 SF (0.38 AC.) USE: STORM TRACT
TRACT "B": 4,510 SF (0.10 AC.) USE: ACCESS TRACT

LEGAL DESCRIPTION

(PER STEWART TITLE GUARANTY COMPANY SUBDIVISION GUARANTEE NUMBER G-6329-00000623, EFFECTIVE DATE FEBRUARY 13, 2017).

REVISED PARCEL A, PIERCE COUNTY BOUNDARY LINE ADJUSTMENT RECORDED OCTOBER 9, 1998 UNDER RECORDING NO. 9810095006, RECORDS OF PIERCE COUNTY, WASHINGTON;

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

SURVEY NOTES

BASIS OF BEARINGS:
NAD 83-2011 (EPOCH 2010.00), WASHINGTON STATE PLANE, SOUTH ZONE, (PER THE WASHINGTON STATE REFERENCE NETWORK).

VERTICAL DATUM:
NAVD88 (PER THE WASHINGTON STATE REFERENCE NETWORK).

CITY OF PUYALLUP BENCHMARK NO. 3169;
EAST SIDE OF 9TH ST. SW, 40'+/- N OF 23RD AVE SW IN THE TOP OF CONC. CURB, THE MARK IS THE TOP OF A 3" DIAMETER DOMED BRASS DISK STAMPED "CITY OF PUYALLUP BENCHMARK SW23-9" PUBLISHED ELEVATION 224.632' (NGVD29).
CONVERTED TO NAVD 88 BY ADDING 3.50' PER NGS VERTCON, ELEVATION 228.132' (NAVD88).

METHODS & EQUIPMENT:
THIS SURVEY COMPLIES WITH ALL STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT", CHAPTER 58.09 RCW AND 332.130 WAC

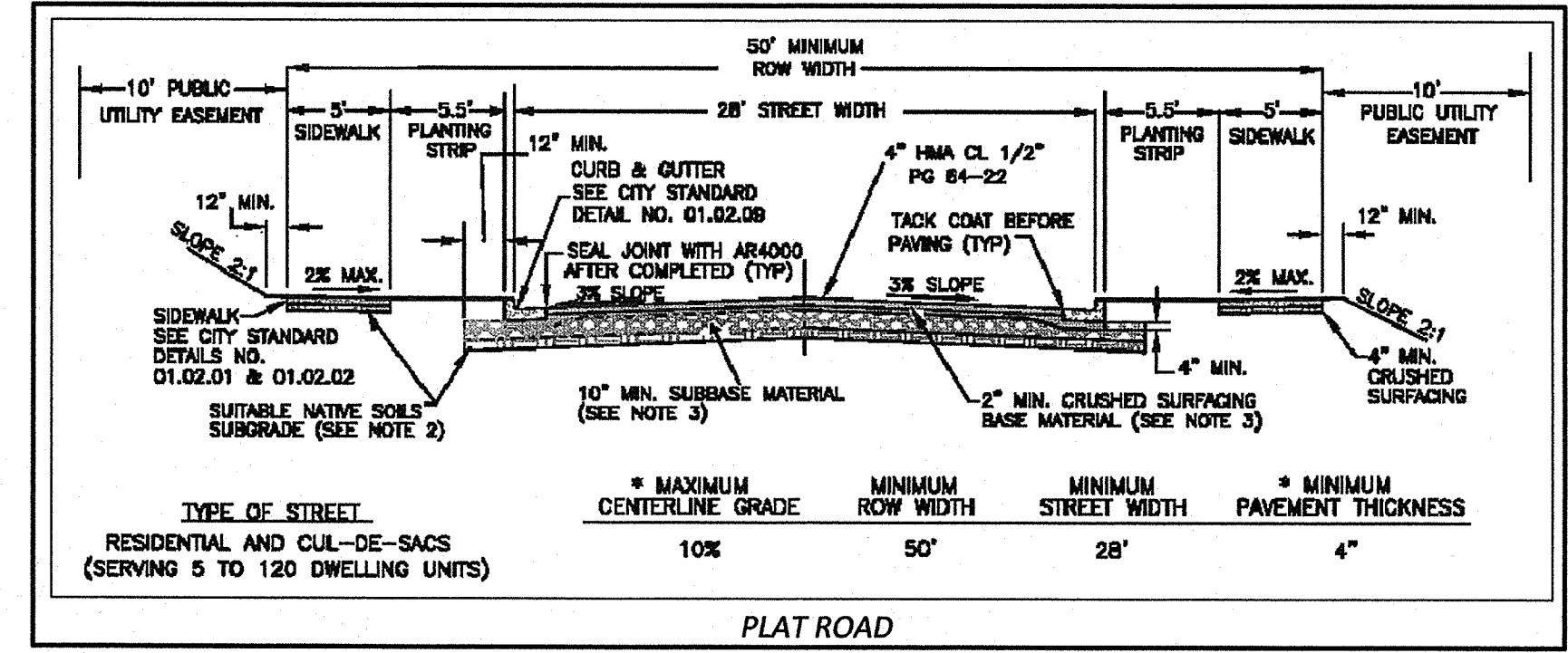
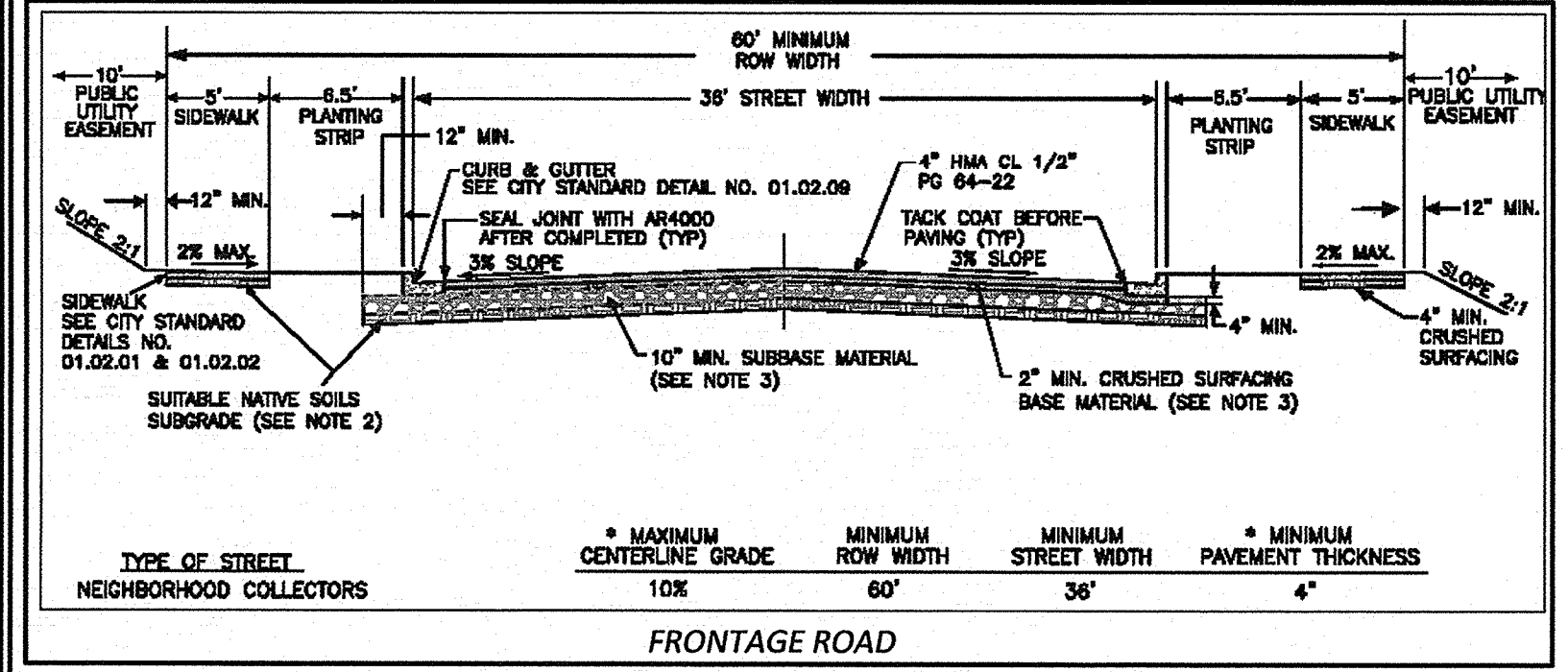
METHOD: FIELD TRAVERSE AND GPS OBSERVATIONS IN FEBRUARY, 2016.

EQUIPMENT USED: FOCUS 30 TOTAL STATION AND TRIMBLE R8 GPS. ALL INSTRUMENTS UTILIZED DURING THE COURSE OF THIS SURVEY ARE MAINTAINED IN CONFORMANCE WITH MANUFACTURERS SPECIFICATIONS.

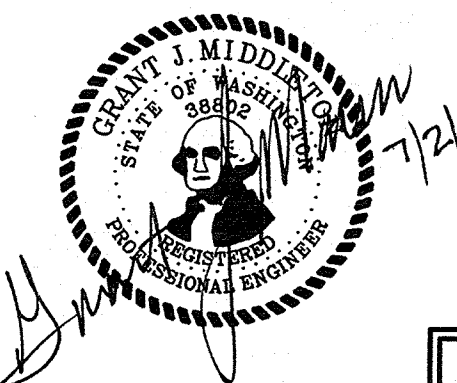
CONTOUR INTERVAL: 2 FOOT.

REFERENCES

(R-1) BOUNDARY LINE ADJUSTMENT AFN 9810095006.
(R-2) RECORD OF SURVEY AFN 9403310318.
(R-3) PIERCE COUNTY SHORT PLAT AFN 9301060544. PUYALLUP FRUIT & GARDEN TRACTS VOL. 9 PG. 4.



Curve #	Length	Radius	Delta
C1	31.67	20.00	90.73
C2	67.81	125.00	31.08
C3	4.58	125.00	2.10
C4	29.94	175.00	9.80
C5	73.65	175.00	24.11
C6	8.88	13.00	39.15
C7	19.59	36.00	31.18
C8	17.18	36.00	27.34
C9	37.73	36.00	60.05
C10	31.24	36.00	49.72
C11	8.88	13.00	39.15
C12	88.79	150.00	33.92
C13	86.87	150.00	33.18
C14	31.16	20.00	89.27
C15	28.81	175.00	9.43
C16	72.54	175.00	23.75
C17	27.83	125.00	12.76
C18	46.16	125.00	21.16
C19	31.42	20.00	90.00



APN: 706500-039-6
OWNER: ROBERT GOULD
(RS10 ZONING)

APN: 602452-006-0
OWNER: DAVID AND
RAYNETTE
KAHOOHANOHANO-RAU
(RS10 ZONING)

APN: 602452-020-0
OWNER: HOME
OWNER'S ASSOCIATION
(RS10 ZONING)

APN: 602452-005-0
OWNER: KRISTEN AND
JEFFERY FRESHWATER
(RS10 ZONING)

APN: 602452-004-0
OWNER: DAVID AND
ZAMBARO MCBRIDE
(RS10 ZONING)

APN: 602452-003-0
OWNER: JAMIE
AND SCOTT SMITH
(RS10 ZONING)

APN: 602452-002-0
OWNER: ED AND
BARBARA KENNEDY
(RS10 ZONING)

APN: 602452-001-0
OWNER:
CHRISTOPHER AND
YVONNE SHINDLE
(RS10 ZONING)

APN: 041904-6-005
OWNER: TIMOTHY AND
TAMMY PORTER
(RS10 ZONING)

APN: 706500-038-3
OWNER: RONALD AND
REBECCA HUNTER
(RS10 ZONING)

APN: 706500-037-2
OWNER: JOHN AND
CAROL LAWRENCE
(RS10 ZONING)

APN: 706500-036-1
OWNER: EARL QUIRIE
(RS10 ZONING)

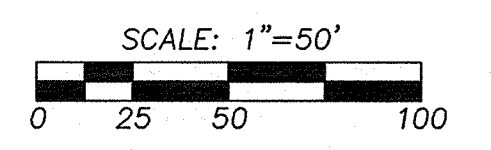
APN: 706500-024-0
OWNER: DARRIN &
DENISE MULCAHEY
(RS10 ZONING)

NOT A PART

STORM TRACT 'A'

APN: 706500-023-1
OWNER: JOSEPH &
TERESA MAXWELL
(RS10 ZONING)

THE RESERVE AT SILVER BROOK
AFN. 201803085009



LEGEND

- 340 — EXISTING CONTOUR
- ⊕ SECTION COR. CALCULATED PER (R-1)
- ⊕ QUARTER COR. CALCULATED PER (R-1)
- ⊕ SIXTEENTH COR. CALCULATED PER (R-1)
- ⊕ FOUND MONUMENT (2" BRASS CAP IN CASE)
- ⊕ FOUND CORNER (AS NOTED)
- ⊕ STORM CATCH BASIN (CB)
- ⊕ STORM CULVERT
- ⊕ SANITARY SEWER MANHOLE (SSMH)
- ⊕ WATER METER
- ⊕ WATER VALVE
- ⊕ FIRE HYDRANT
- ⊕ IRRIGATION CONTROL VALVE
- ⊕ WATER RISER
- ⊕ TELEPHONE RISER
- ⊕ TELEPHONE HANDHOLE
- ⊕ MAILBOX
- ⊕ UTILITY POLE
- ⊕ HEAT PUMP
- ⊕ POWER METER
- ⊕ POWER PLUG
- ⊕ LIGHT POLE
- ⊕ BOLLARD
- ⊕ GAS VALVE
- ⊕ GAS METER
- ⊕ SIGN
- ⊕ COLUMN
- ⊕ EDGE OF PAVEMENT
- ⊕ ROCKERY
- ⊕ FENCE (AS NOTED)
- ⊕ CONCRETE