

LEGAL DESCRIPTION

PARCEL C:
 THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE EAST ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1974.60 FEET; THENCE NORTH 01°06'54" EAST 615.92 FEET TO THE NORTHEAST CORNER OF LOT 10, STONEGATE, AS SHOWN ON THE PLAT THEREOF RECORDED UNDER AUDITOR'S NO. 9507200366 AND TO THE TRUE POINT OF BEGINNING; THENCE NORTH 87°01'41" WEST 292.30 FEET; THENCE NORTH 61°33'32" WEST 44.88 FEET; THENCE NORTH 15°12'37" WEST 219.64 FEET; THENCE NORTH 88°57'28" WEST 243.13 FEET; THENCE NORTH 00°48'44" WEST 226.43 FEET; THENCE NORTH 27°29'55" WEST 143.38 FEET; THENCE SOUTH 88°56'26" EAST 145.92 FEET; THENCE NORTH 28°41'48" EAST 80.82 FEET; THENCE NORTH 51°21'11" WEST 132.18 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE SOUTH 89°22'06" EAST ALONG SAID LINE A DISTANCE OF 605.46 FEET TO THE NORTHWEST CORNER OF LOT 2, SHORT PLAT NO. 8105200168; THENCE SOUTH ALONG THE WEST LINE OF SAID SHORT PLAT 750.69 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.
 (ALSO KNOWN AS REVISED PARCEL D OF BOUNDARY LINE ADJUSTMENT NO. 9507170491.)

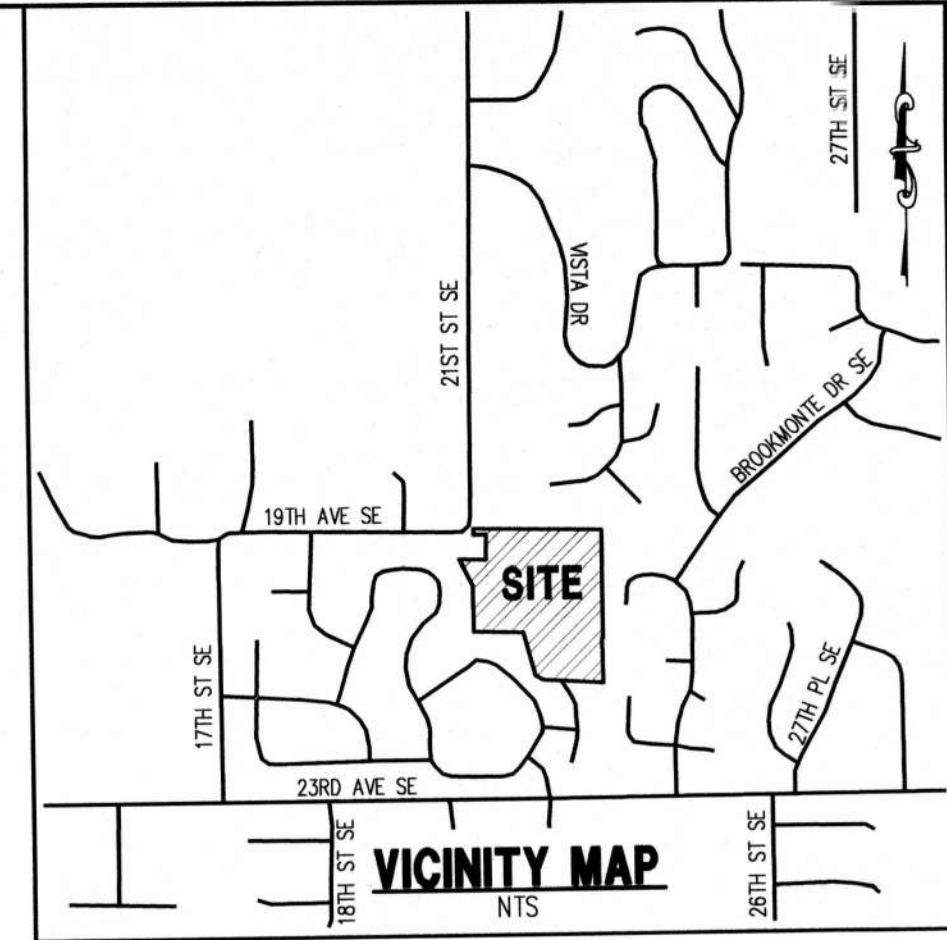
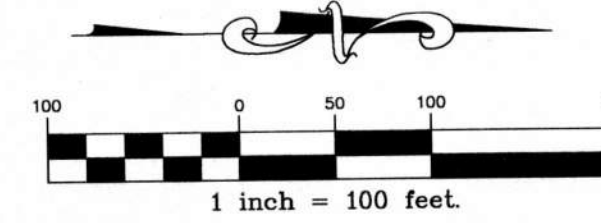
PARCEL D:
 THAT PORTION OF LOT 2, AS SHOWN ON SHORT PLAT NO. 8105200168, IN PUYALLUP, PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE THEREOF SOUTH 01°17'47" EAST 532.40 FEET TO THE NORTHWEST CORNER OF LOT 1 OF SAID SHORT PLAT; THENCE ALONG THE NORTH LINE OF SAID LOT 1, NORTH 89°49'07" EAST 4.70 FEET; THENCE NORTH 00°22'05" WEST 78 FEET; THENCE 00°49'54" WEST 128.70 FEET; THENCE NORTH 00°32'11" WEST 325.48 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE ALONG THE SAID NORTH LINE THEREOF NORTH 89°29'52" WEST 11.33 FEET TO THE POINT OF BEGINNING.

SUNSET POINTE PRELIMINARY PLAT

A PORTION OF SW 1/4, SEC. 35, TWP 20N, RNG 4E
 WILLAMETTE MERIDIAN, PUYALLUP, WASHINGTON

SHEET INDEX

- P1 PRELIMINARY PLAT
- P2 UTILITY PLAN
- P3 ROAD PROFILES
- P4 BOUNDARY & TOPOGRAPHIC SURVEY
- LS1 LANDSCAPE PLAN



SITE ADDRESS

2301 23RD AVE SE
 PUYALLUP, WA 98372

PARCEL NUMBERS

0420353027, 0420357011

OWNERS

PETER Y CHEN AND BETH LIU
 4709 MEMORY LANE WEST
 UNIVERSITY PLACE, WA. 98466

DEVELOPER

PETER Y CHEN AND BETH LIU
 4709 MEMORY LANE WEST
 UNIVERSITY PLACE, WA. 98466

UTILITIES

SEWER: CITY OF PUYALLUP
 WATER: CITY OF PUYALLUP
 CABLE: COMCAST - CENTURY LINK
 TELEPHONE: COMCAST - CENTURY LINK
 REFUSE: MURREY'S DISPOSAL
 GAS: PUGET SOUND ENERGY
 SCHOOL: PUYALLUP SCHOOL DISTRICT #3
 POWER: PUGET SOUND ENERGY
 FIRE: CENTRAL PIERCE FIRE & RESCUE

BASIS OF BEARINGS

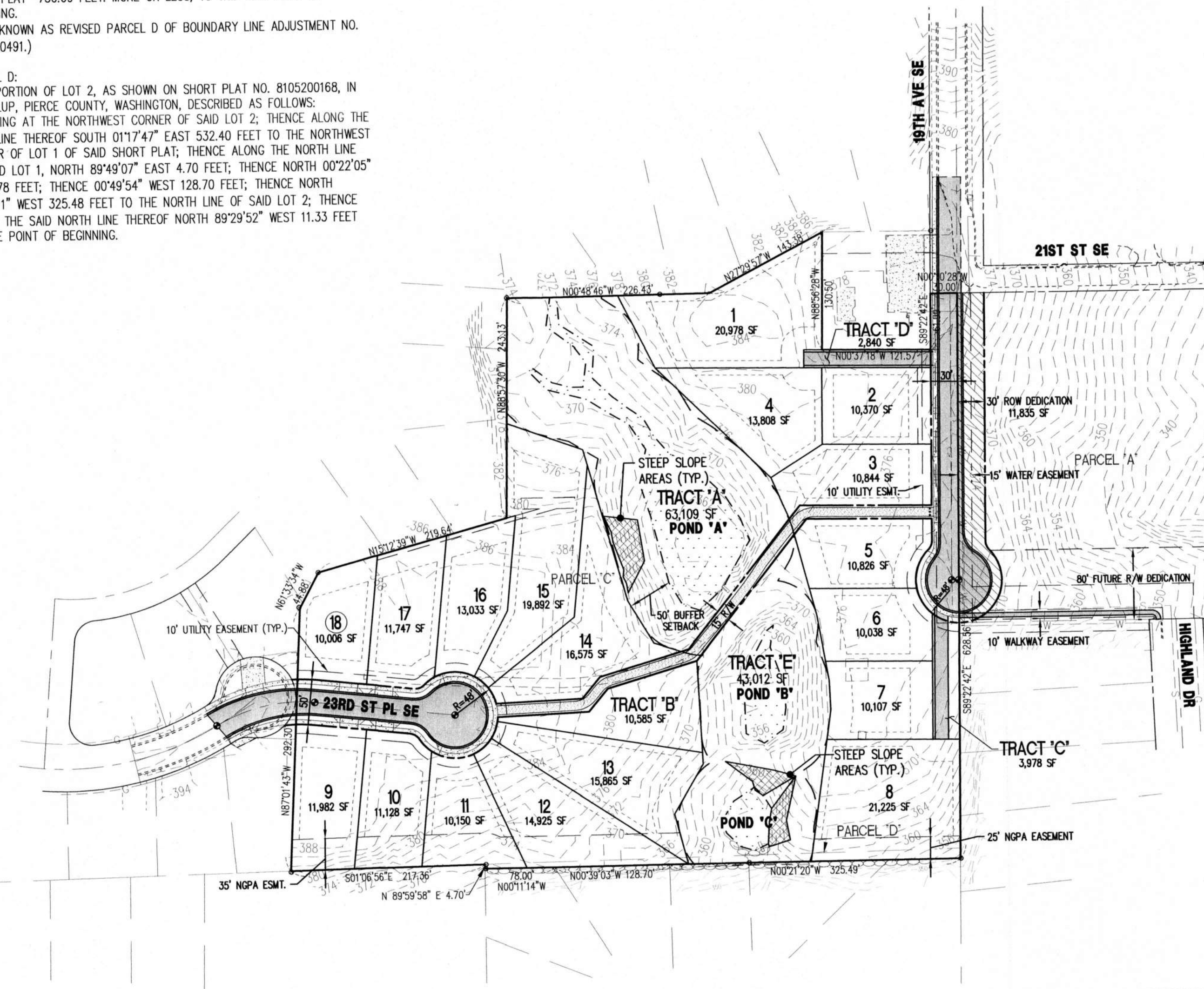
BASIS OF BEARINGS AND COORDINATE SYSTEM IS ASSUMED.

VERTICAL DATUM

PIERCE COUNTY BENCHMARK NO. 55-181 - BRASS MONUMENT AT THE INTERSECTION OF 23RD AVENUE SE AND 22ND ST SE (FOREST GREEN BOULEVARD). ELEVATION=413.87.

SITE STATISTICAL BREAK DOWN

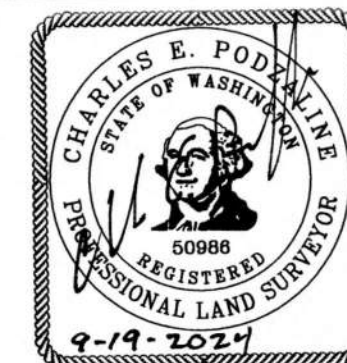
TOTAL SITE AREA:	399,711 SF (9.18 AC)
SITE AREA PER PARCEL:	
0420353027:	395,476 SF (9.08 AC)
0420357011:	4,235 SF (0.10 AC)
EXISTING ZONING:	RS-10 (LOW URBAN DENSITY SFR)
LOTS PROPOSED:	18
MAX. DENSITY:	4 DU/AC
SETBACKS:	
MIN. LOT AREA:	10,000 SF
MIN. LOT WIDTH:	75'
MIN. LOT DEPTH:	100'
MAX. BUILDING HEIGHT:	36'
MIN. FRONT YARD SETBACK:	25'
MIN. REAR YARD SETBACK:	25'
MIN. SIDE YARD SETBACK:	SUM OF 16' BUT NOT LESS THAN 5'
MIN. SIDE STREET SETBACK:	15'
MAX. FLOOR AREA RATIO:	.45:1
MAX. LOT COVERAGE:	40%



LAND SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PETER Y. CHEN THIS 12TH DAY OF MAY, 2023.

CHARLES E. PODZALINE
 PLS CERTIFICATE NO. 50986



SURVEY FOR:

SUNSET POINTE
 4709 MEMORY LANE WEST
 UNIVERSITY PLACE, WA. 98466

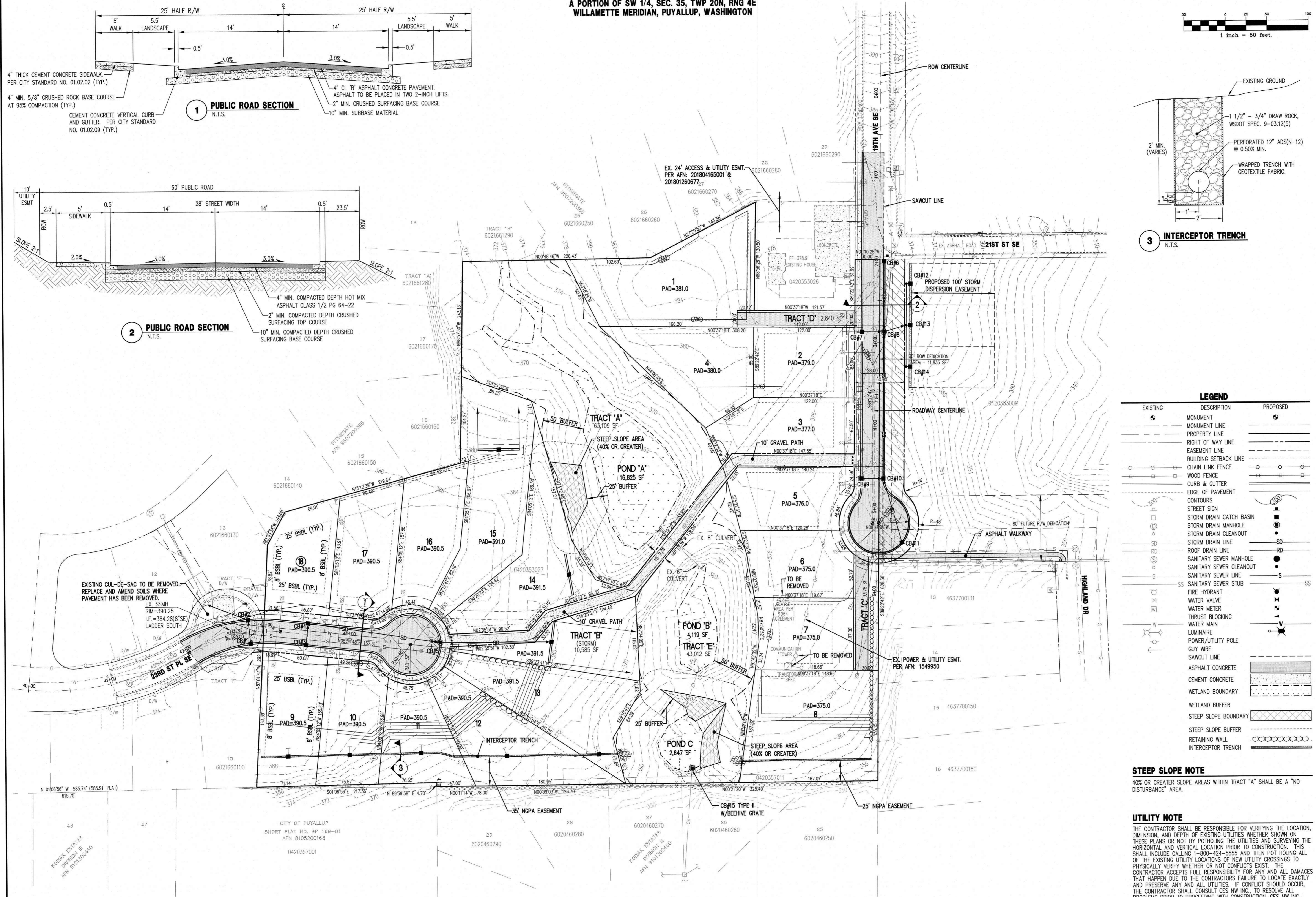
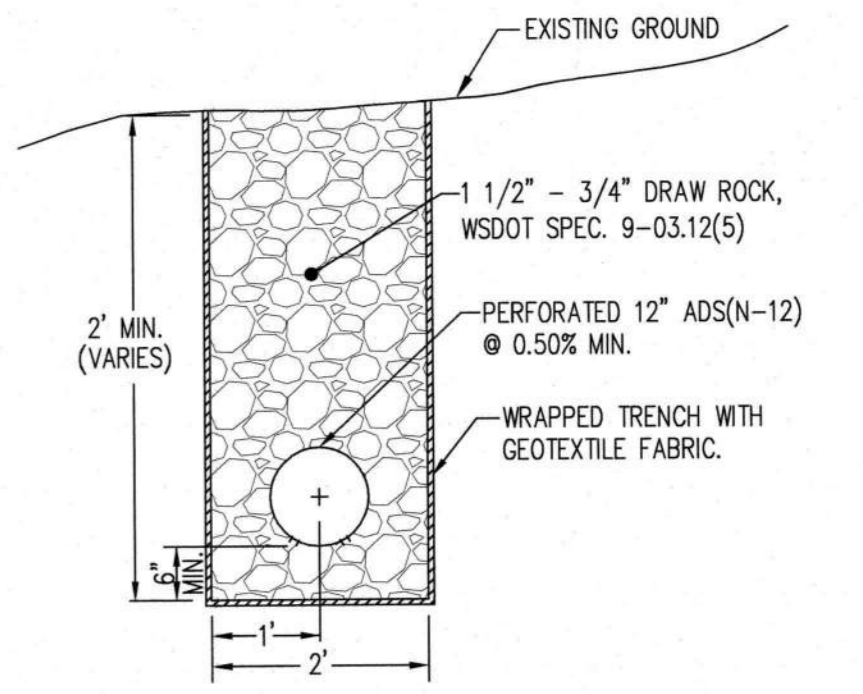
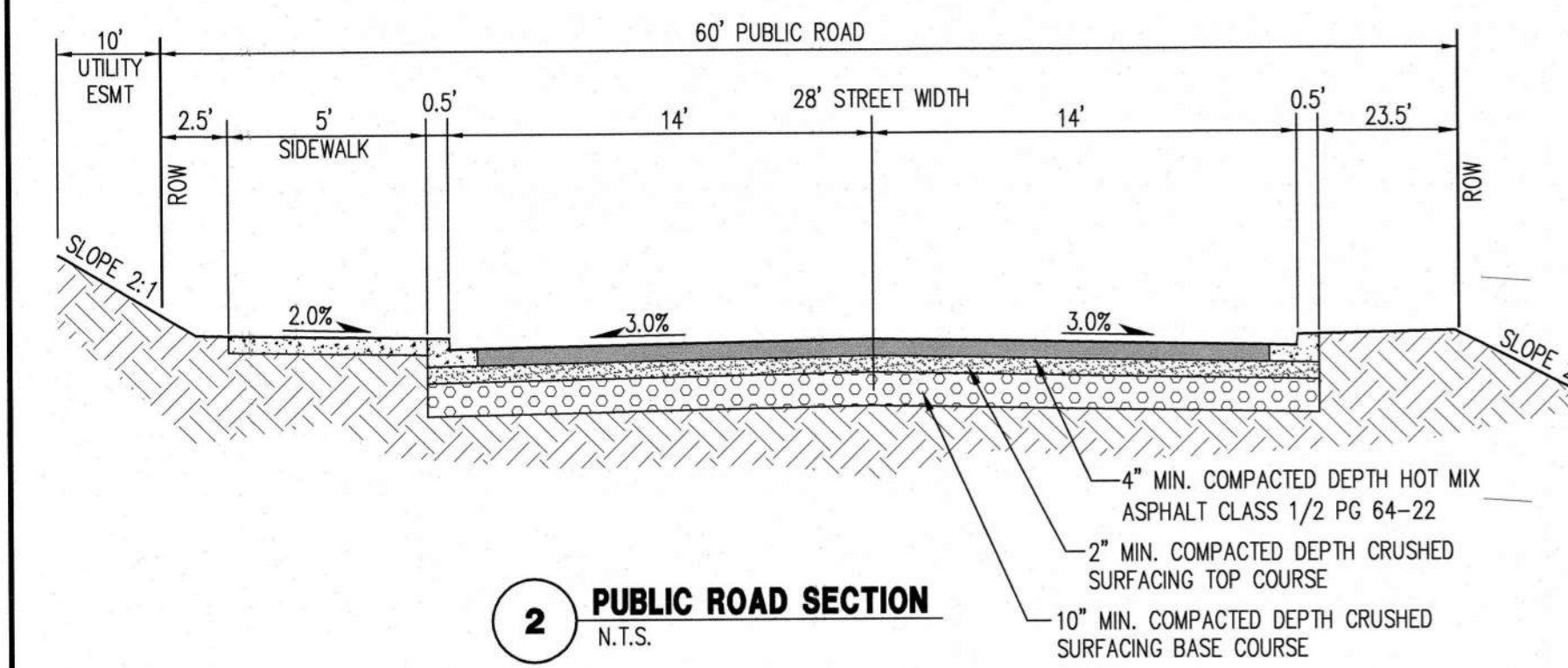
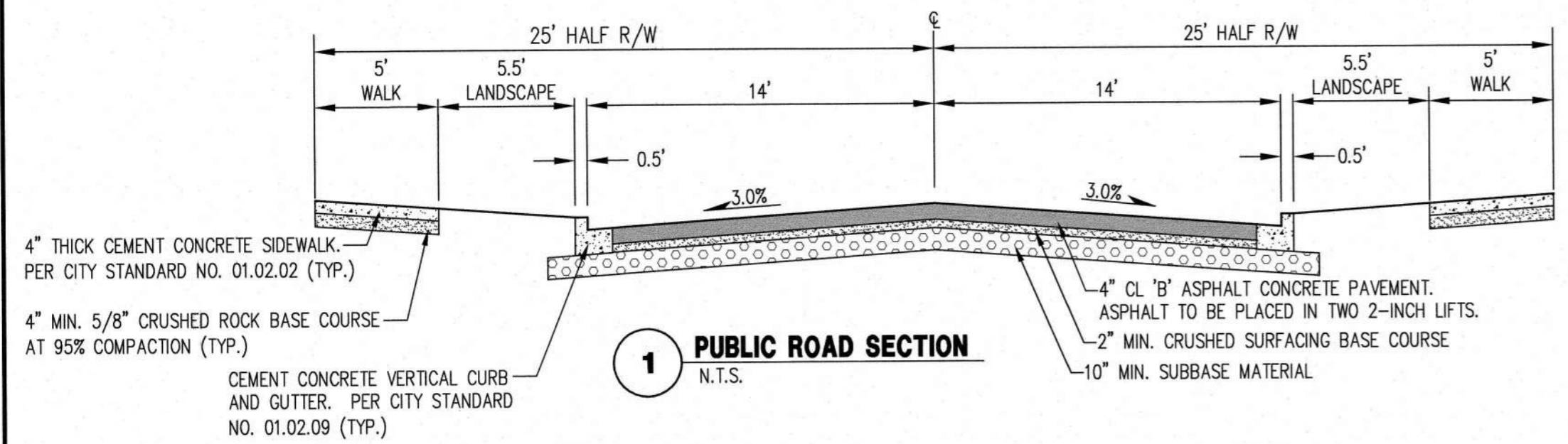
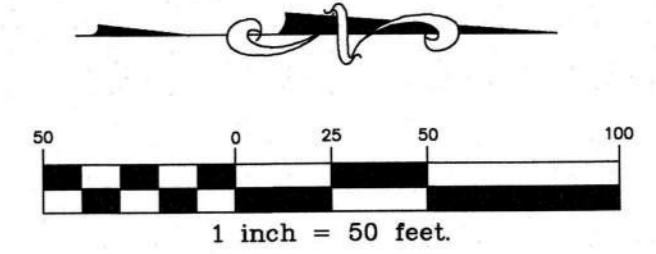
DATE:	JOB NO:
9/9/24	04148.7
DRAWN BY:	DRAWING NAME:
JEH	04148.7-P1.DWG

C.E.S. NW INC.
 CIVIL ENGINEERING & SURVEYING

429 29th St. N.E. Suite D BUS: (253) 848-4282
 PUYALLUP, WA 98372 FAX: (253) 848-4278

SUNSET POINTE PRELIMINARY PLAT

A PORTION OF SW 1/4, SEC. 35, TWP 20N, RNG 4E
WILLAMETTE MERIDIAN, PUYALLUP, WASHINGTON

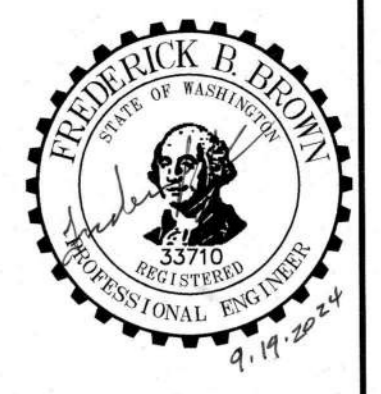


LEGEND		
EXISTING	DESCRIPTION	PROPOSED
—○—	MONUMENT	—○—
—	MONUMENT LINE	—
—	PROPERTY LINE	—
—	RIGHT OF WAY LINE	—
—	EASEMENT LINE	—
—	BUILDING SETBACK LINE	—
—○—	CHAIN LINK FENCE	—○—
—	WOOD FENCE	—
—	CURB & GUTTER	—
—	EDGE OF PAVEMENT	—
—	CONTOURS	—
—	STREET SIGN	—
—	STORM DRAIN CATCH BASIN	—
—	STORM DRAIN MANHOLE	—
—	STORM DRAIN CLEANOUT	—
—	STORM DRAIN LINE	—
—	ROOF DRAIN LINE	—
—	SANITARY SEWER MANHOLE	—
—	SANITARY SEWER CLEANOUT	—
—	SANITARY SEWER LINE	—
—	SANITARY SEWER STUB	—
—	FIRE HYDRANT	—
—	WATER VALVE	—
—	WATER METER	—
—	THRUST BLOCKING	—
—	WATER MAIN	—
—	LUMINAIRE	—
—	POWER/UTILITY POLE	—
—	GUY WIRE	—
—	SAWCUT LINE	—
—	ASPHALT CONCRETE	—
—	CEMENT CONCRETE	—
—	WETLAND BOUNDARY	—
—	WETLAND BUFFER	—
—	STEEP SLOPE BOUNDARY	—
—	STEEP SLOPE BUFFER	—
—	RETAINING WALL	—
—	INTERCEPTOR TRENCH	—

STEEP SLOPE NOTE
40% OR GREATER SLOPE AREAS WITHIN TRACT "A" SHALL BE A "NO DISTURBANCE" AREA.

UTILITY NOTE
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITY LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. THE CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR ANY AND ALL DAMAGES THAT HAPPEN DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UTILITIES. IF CONFLICT SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT CES NW INC., TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION. CES NW INC., ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

Project:	SUNSET POINTE PRELIMINARY PLAT UTILITY PLAN
Client:	PETER Y CHEN AND BETH LIU
Address:	4708 MEMORY LANE WEST, UNIVERSITY PLACE, WA, 98466
Designed:	FBB
Drawn:	JCH
Checked:	CAD
Scale:	1"=50'
Date:	9/9/24
Job No.:	04148.7
Sheet No.:	P2
Total Sheets:	2 of 5

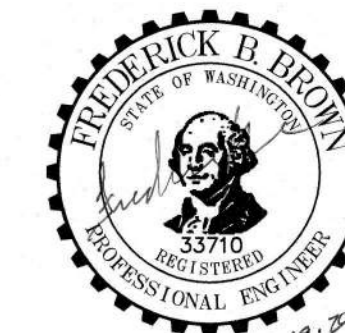
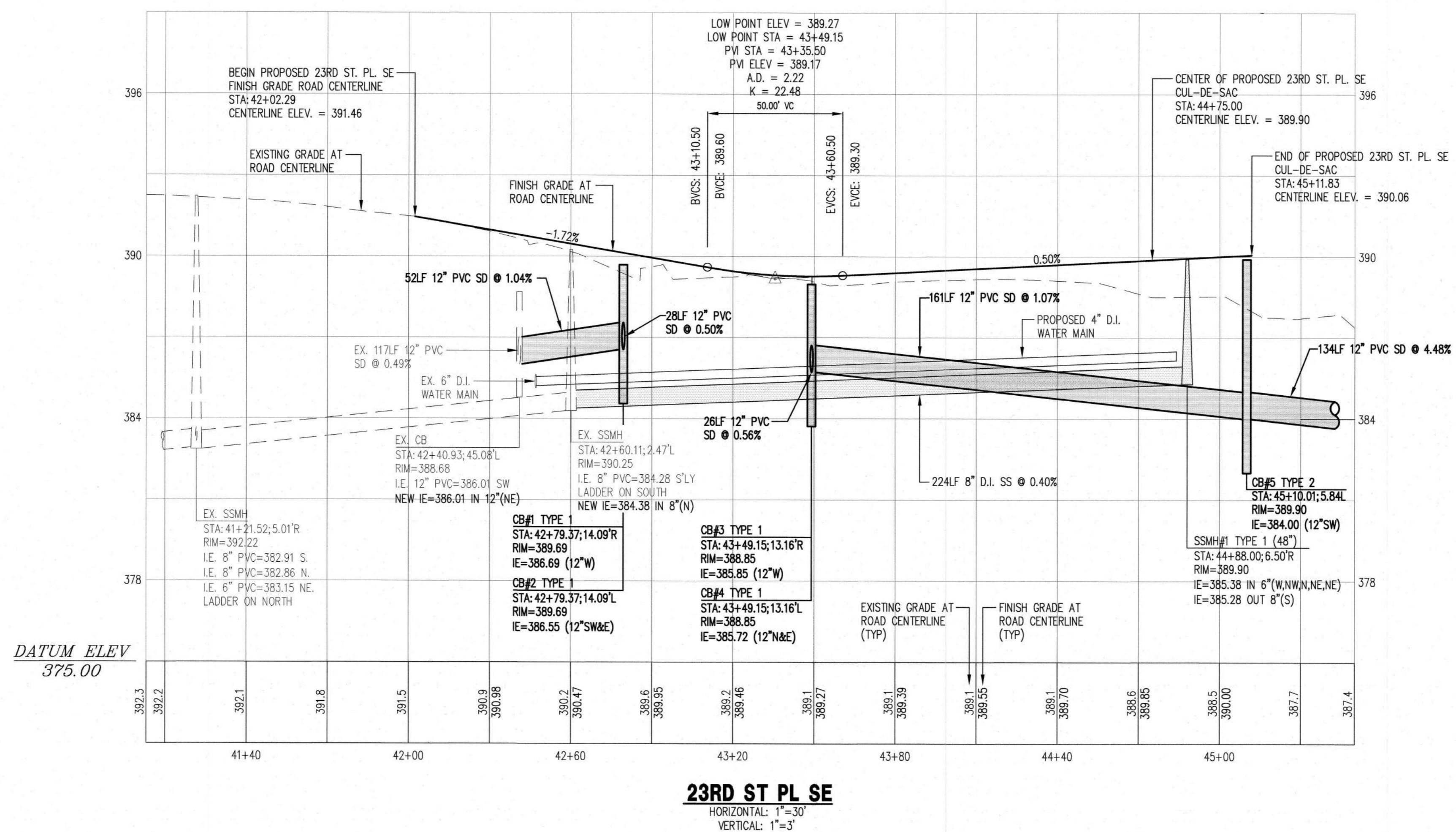
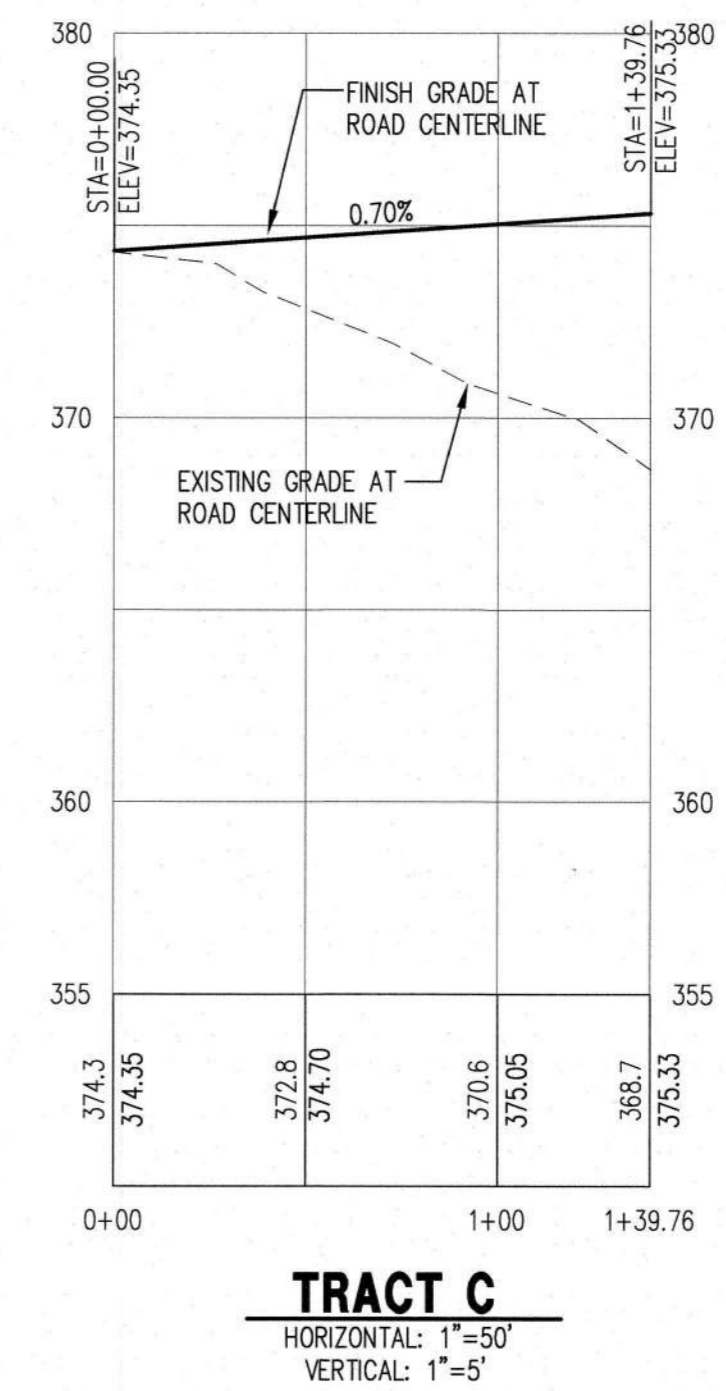
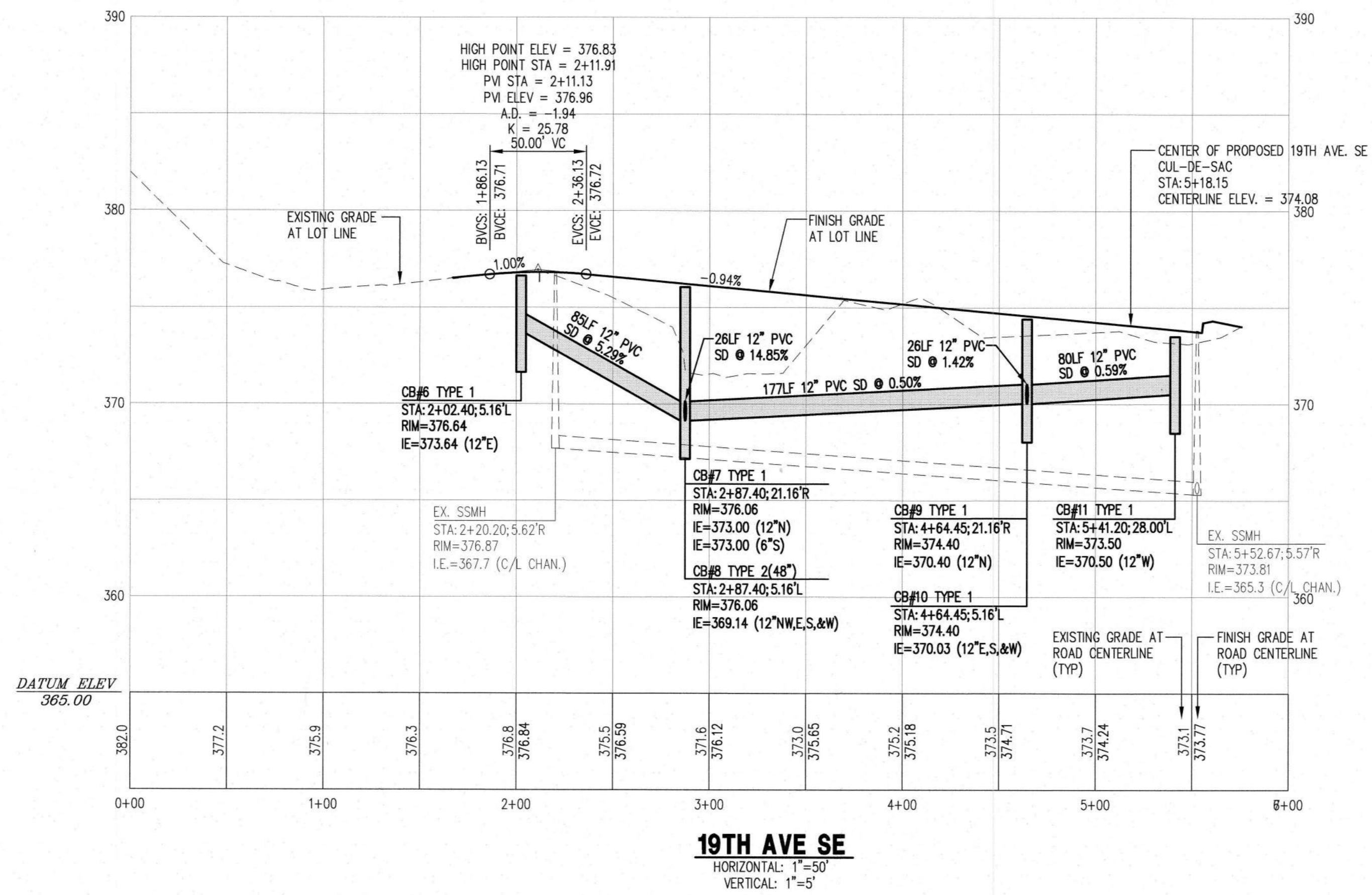


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POWELLTON, WA 98424

SUNSET POINTE PRELIMINARY PLAT UTILITY PLAN
PETER Y CHEN AND BETH LIU
4708 MEMORY LANE WEST, UNIVERSITY PLACE, WA, 98466

SUNSET POINTE PRELIMINARY PLAT

A PORTION OF SW 1/4, SEC. 35, TWP 20N, RNG 4E
WILLAMETTE MERIDIAN, PUYALLUP, WASHINGTON



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**SUNSET POINTE
PRELIMINARY PLAT
ROAD PROFILES**

PETER Y CHEN AND BETH LIU

Project: 4709 MEMORY LANE WEST, UNIVERSITY PLACE, WA, 98466
Client: PETER Y CHEN AND BETH LIU

Designed: FBB
Drawn: JCH
Checked: CAD

Scale: AS SHOWN
Date: 6/25/24
Job No.: 04148.7

Sheet No.: **P3**
3 of 5 Sheets

SUNSET POINTE

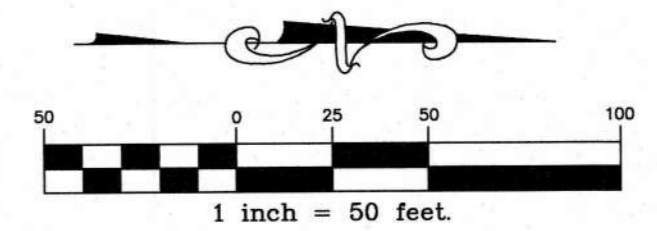
A PORTION OF SW 1/4, SEC. 35, TWP 20N, RNG 4E
WILLAMETTE MERIDIAN, PUYALLUP, WASHINGTON

SURVEYOR NOTES

1. BASIS OF BEARINGS AND COORDINATE SYSTEM ARE ASSUMED.
2. METHOD AND DATE OF MONUMENT LOCATION: FIELD TRAVERSE IN SEPTEMBER AND OCTOBER, 2004.
3. EQUIPMENT USED: TRIMBLE 5600
4. THIS SURVEY COMPLIES WITH THE STANDARDS AND GUIDELINES OF THE "SURVEY RECORDING ACT" CHAPTER 58.09 RCW AND OF THE WAC 332-130.
5. THE SUBDIVISION GUARANTEE PROVIDED WAS PREPARED BY TICOR TITLE COMPANY, GUARANTEE NO. 3113489, DATED OCTOBER 8, 2007.
6. THIS SURVEY DOES NOT PURPORT TO SHOW EASEMENTS OF RECORD, EXCEPT AS SHOWN.
7. VERTICAL DATUM: PIERCE COUNTY BENCHMARK NO. 55-181 - BRASS MONUMENT AT THE INTERSECTION OF 23RD AVENUE SE AND 22ND STREET SE (FOREST GREEN BOULEVARD). ELEVATION=413.87.
8. NO STRUCTURES WERE FOUND TO SUBSTANTIATE THAT AN EASEMENT UNDER AFN 1071540 HAS ANY AFFECT ON ANY PARCELS CONTAINED IN THE TITLE REPORT.
9. AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION LINE UNDER AFN 1549950 IS ALONG ANY POWER LINE LOCATED ON THIS SITE.
10. PER THE PLAT OF STONEGATE, PORTIONS OF THE TEMPORARY CUL-DE-SAC AND TRACT "F" WILL REVERT BACK TO LOTS 10, 12 AND 13 UPON FURTHER EXTENSION OF 23RD STREET PLACE SE.
11. THE DESCRIPTION FOR PARCEL A HAS BEEN CORRECTED FROM THAT PROVIDED IN THE SUBDIVISION GUARANTEE TO EXCEPT THE NORTH 30 FEET OF SAID PARCEL FOR PUBLIC RIGHT-OF-WAY PER WARRANTY DEED DATED MARCH 30, 1911.
12. THE POWER EASEMENT AS DESCRIBED IN EASEMENT UNDER AFN 9010020310 HAS NO AFFECT ON THIS SITE SINCE SAID EASEMENT ONLY LIES WITHIN THE PUBLIC AND PRIVATE RIGHT-OF-WAYS FOR STREETS AND ROADS AND THE 10' WIDE STRIP ADJOINING SAID RIGHT-OF-WAYS IN WHAT IS NOW KNOWN AS KODIAK ESTATES DIVISION III UNDER AFN 9101300460.
13. NO EASEMENT WAS LISTED IN THE SUBDIVISION GUARANTEE FOR A COMMUNICATION TOWER FOUND ON-SITE.

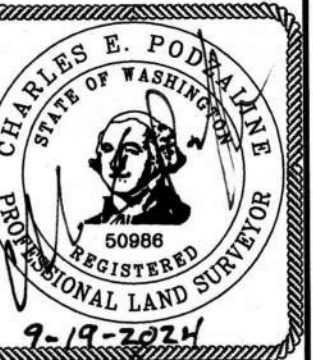
REFERENCES

- R-1 BOUNDARY LINE ADJUSTMENT, AFN. 9507170491
- R-2 PLAT OF STONEGATE, AFN. 9507200366
- R-3 CITY OF PUYALLUP SHORT PLAT, AFN. 8105200168
- R-4 PLAT OF KODIAK ESTATES DIV. III, AFN. 9101300460



LEGEND

- MONUMENT IN CASE AS NOTED
- FOUND REBAR AS NOTED
- FOUND IRON PIPE AS NOTED
- CATCH BASIN
- GUY ANCHOR WIRE
- ⊠ POWER JUNCTION BOX
- ⊠ POWER METER
- ⊠ SANITARY SEWER CLEAN OUT
- ⊠ SEPTIC TANK LID
- ⊠ UTILITY POLE
- ⊠ CONIFER TREE
- ⊠ DECIDUOUS TREE
- WIRE FENCE
- ELECTRIC FENCE
- WOOD FENCE
- VINYL FENCE
- DITCH
- STORM DRAIN LINE
- OVERHEAD POWER LINE



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SUNSET POINTE
BOUNDARY & TOPOGRAPHIC SURVEY

PETER Y CHEN AND BETH LIU

Project:

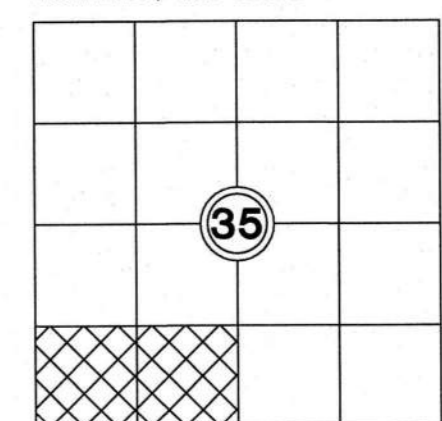
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Designed: FBB
Drawn: JEH
Checked: CAD

Scale: 1"=50'
Date: 6/25/24
Job No.: 04148.7

Sheet No.: **P4**
4 of 5 Sheets

PARCEL INFORMATION

TPN: 0420353027
2301 23RD STREET SE
PUYALLUP, WA. 98372

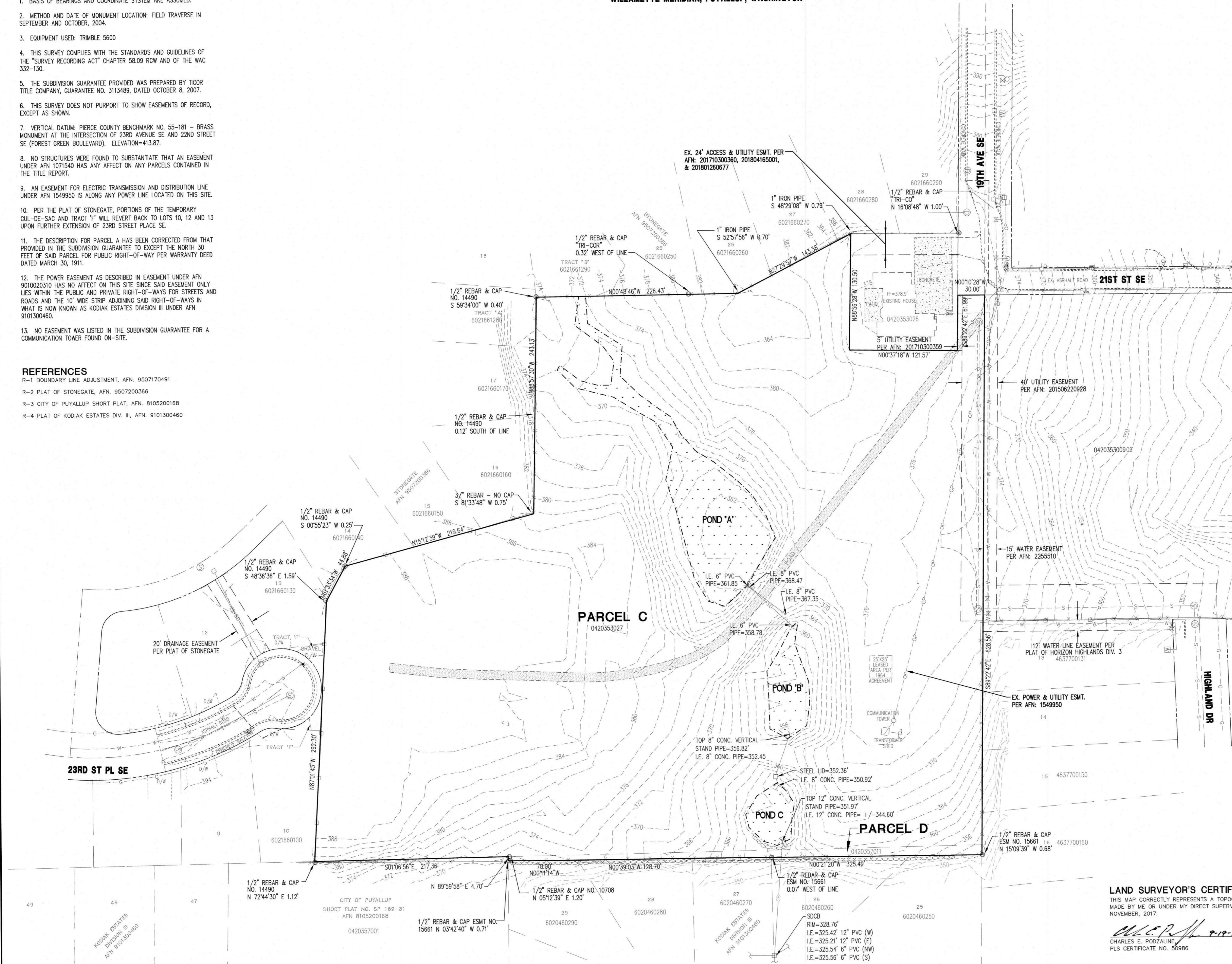


INDEX: SW 1/4 & SE 1/4
OF THE SW 1/4
SEC 35, TWP 20 N, R 4 E, W.M.

LAND SURVEYOR'S CERTIFICATE

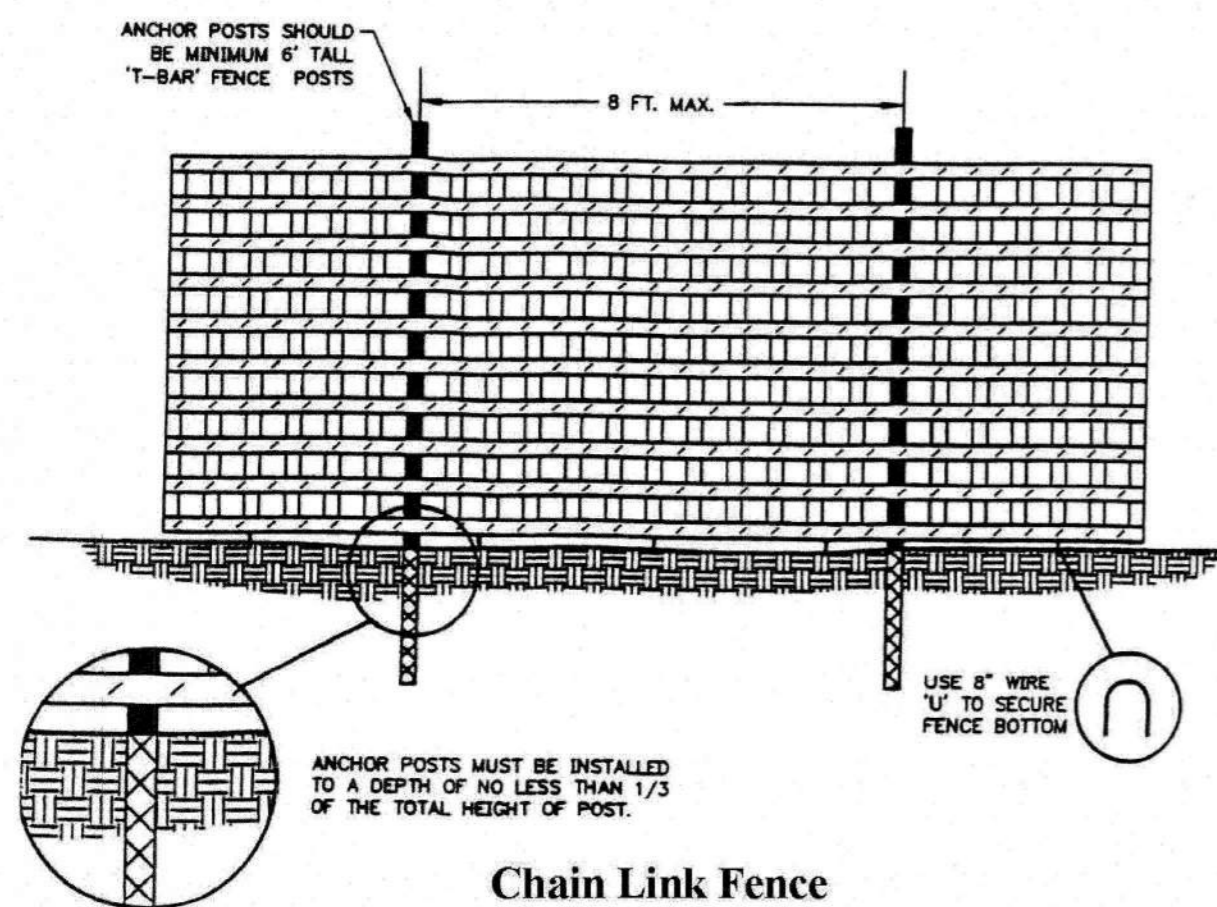
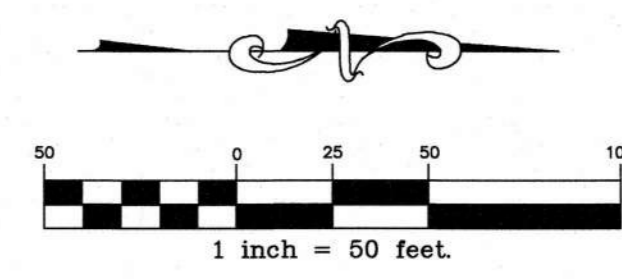
THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN NOVEMBER, 2017.

Charles E. Podzalne
CHARLES E. PODZALNE
PLS CERTIFICATE NO. 50986
9-19-2024



SUNSET POINTE PRELIMINARY PLAT

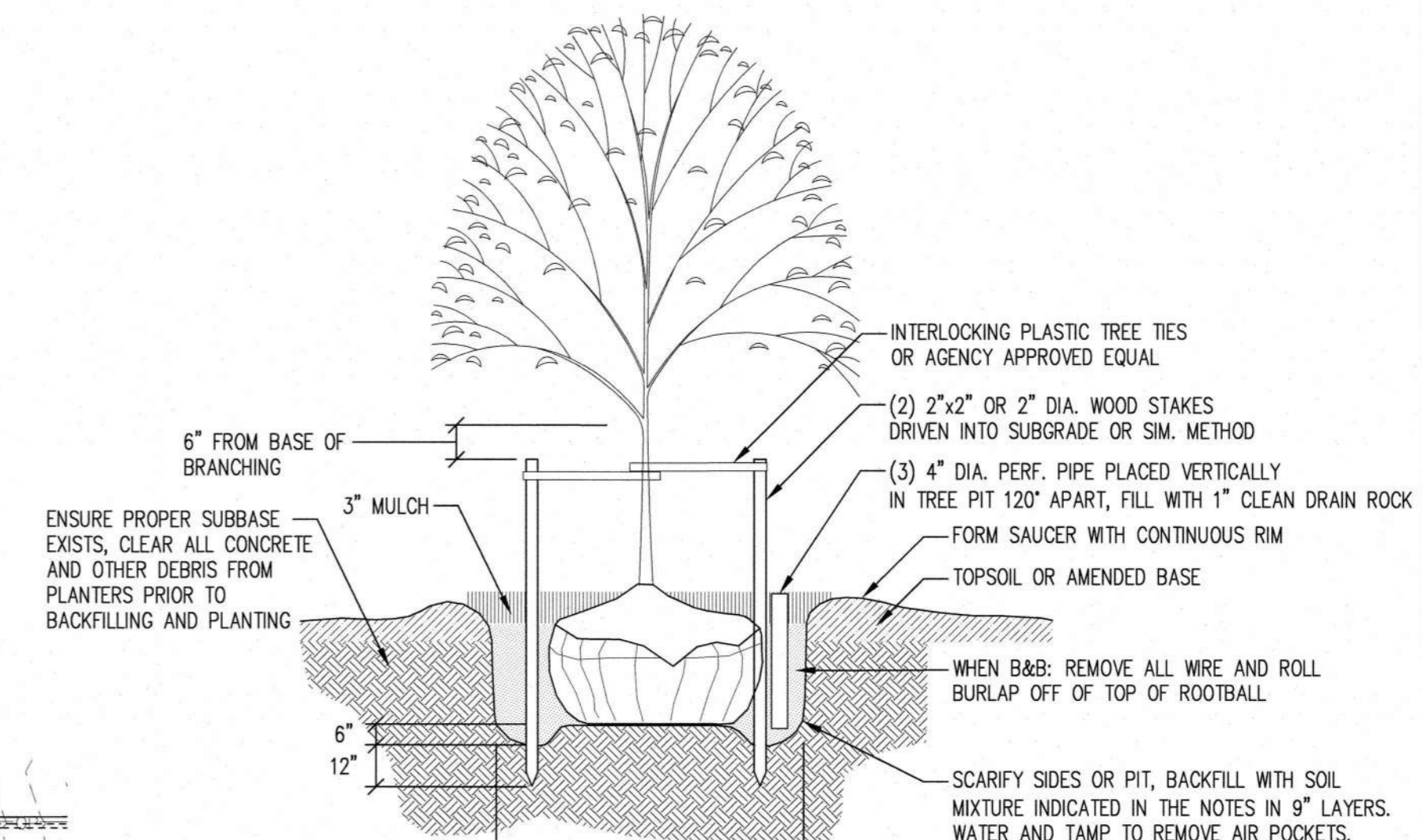
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WILLAMETTE MERIDIAN, PUYALLUP, WASHINGTON



Chain Link Fence

THE TREE PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND GRADING, AND NOT TO BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS. AT NO TIME SHALL EQUIPMENT ENTER INTO THE ROOT PROTECTION ZONE (RPZ). ALL BRUSH CLEANUP WITHIN THE RPZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS NO CUTS OR FILLS, UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, OR CONCRETE RISE WATER SHOULD IMPACT THE RPZ. NO WIRES, CABLES, OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION. IF IMPACTS MUST OCCUR WITHIN THE RPZ, CONTACT WPCI PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREE'S HEALTH.

1 TREE PROTECTION FENCING DETAIL
N.T.S.

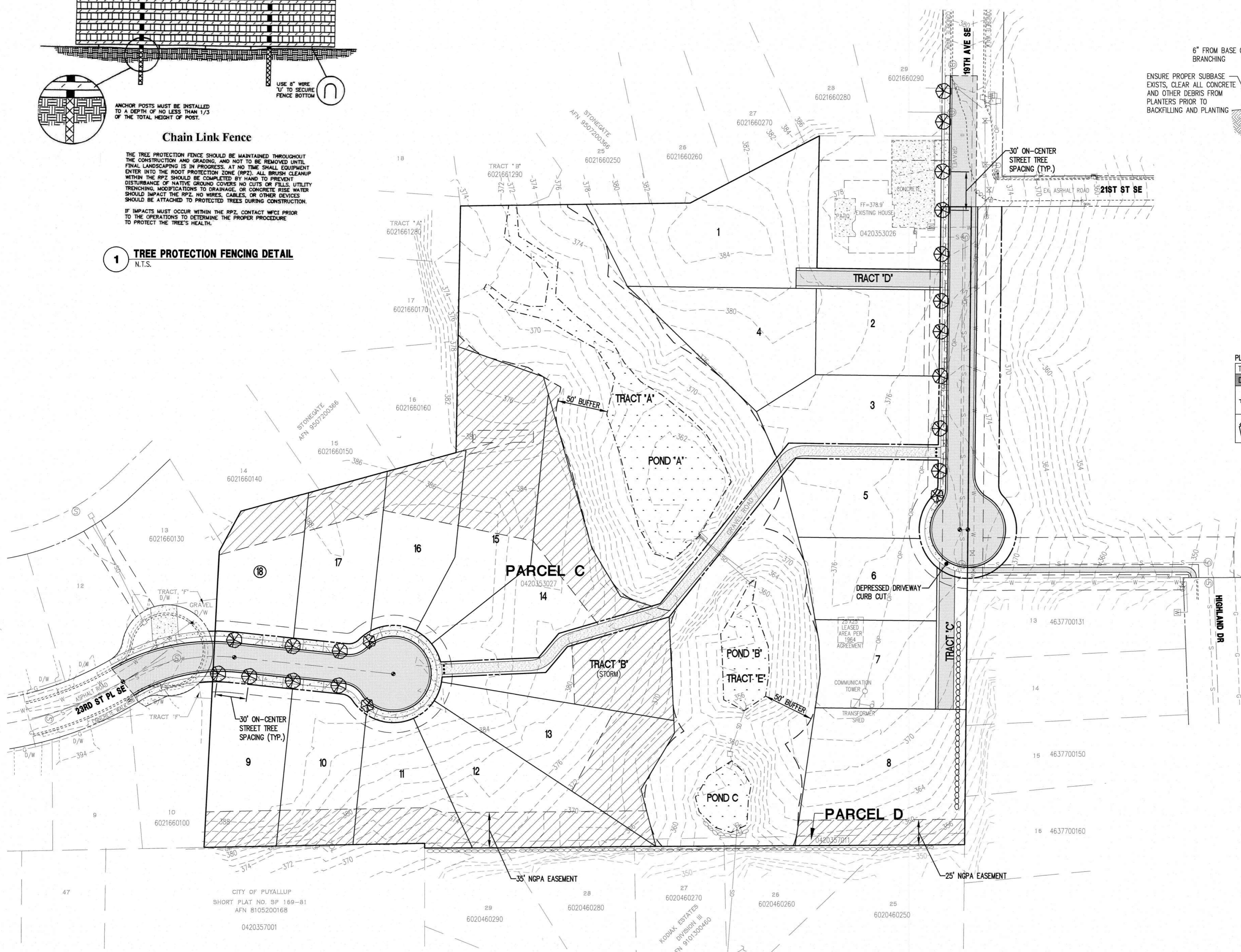


NOTES:
PLANTING BACKFILL: 50% EXISTING SOIL, 50% 1/4 MINUS COMPOST, MIXED THOROUGHLY.
IF B&B AND BURLAP IS GREEN IN COLOR REMOVE COMPLETELY BEFORE INSTALLING PLANT.

2 STREET TREE PLANTING & STAKING DETAIL
N.T.S.



TREES	QUANTITY	BOTANICAL/Common NAMES	SIZE
DECIDUOUS			
	3	ACER RUBRUM 'RED SUNSET' / RED MAPLE	2" CAL. B & B
	16	MALUS FUSCA (PYRUS FUSCA) / PACIFIC CRABAPPLE	2" CAL. B & B
19 TREES TOTAL			



No.	Revision:	Date:

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**SUNSET POINTE
PRELIMINARY PLAT
LANDSCAPE PLAN**

Project: 4709 MEMORY LANE WEST, UNIVERSITY PLACE, WA, 98466
Client: PETER Y CHEN AND BETH LIU
Designed: FBB
Drawn: JEH
Checked: CAD
Scale: 1"=50'
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Sheet No.: **LS1**
5 of 5 Sheets