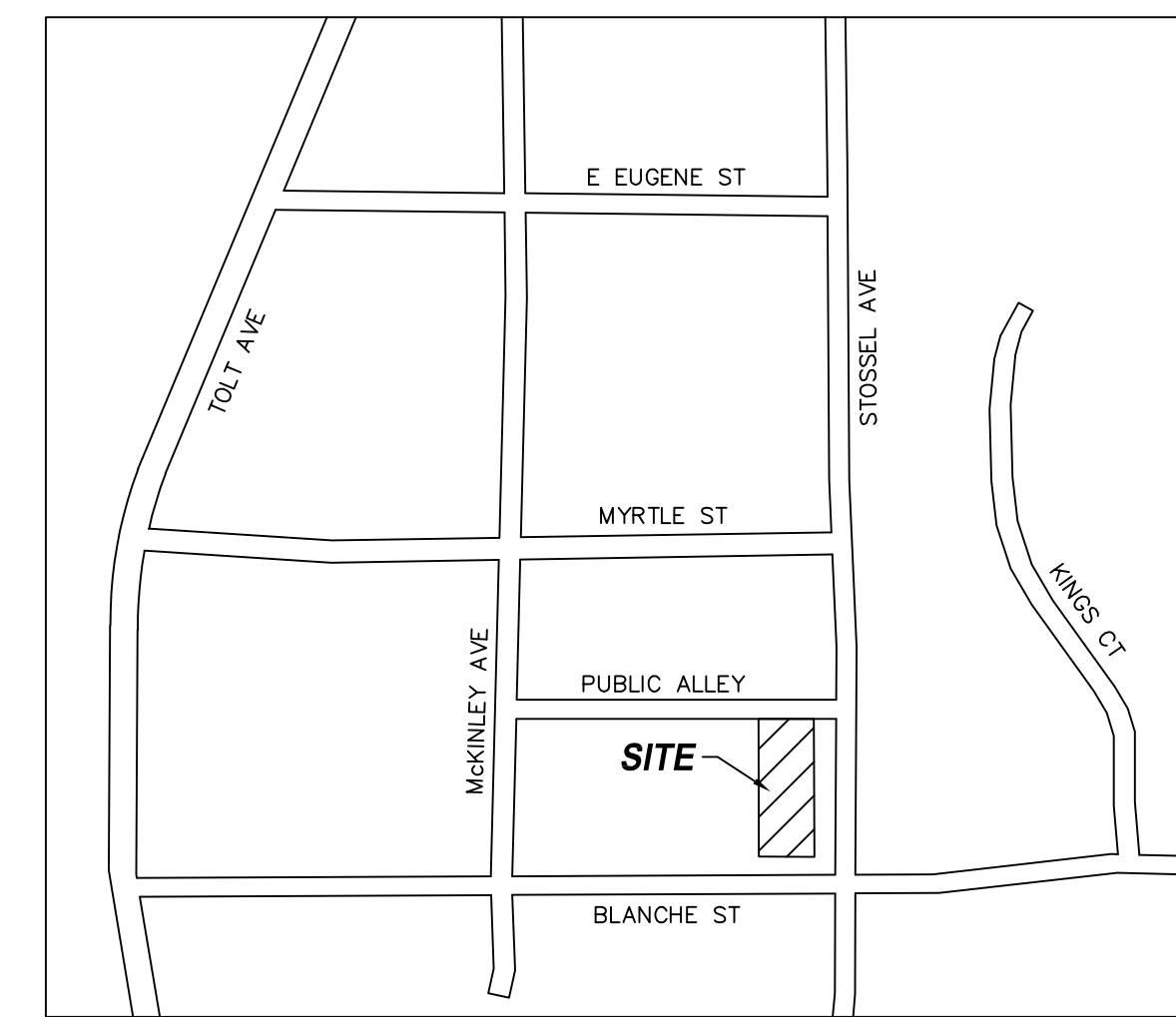
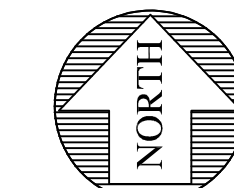


BOYD PRELIMINARY SHORT PLAT

SW 1/4 OF THE SE 1/4 OF SEC. 16, TWP. 25 N., RNG. 7 E., W.M.
CITY OF CARNATION, KING COUNTY, STATE OF WASHINGTON



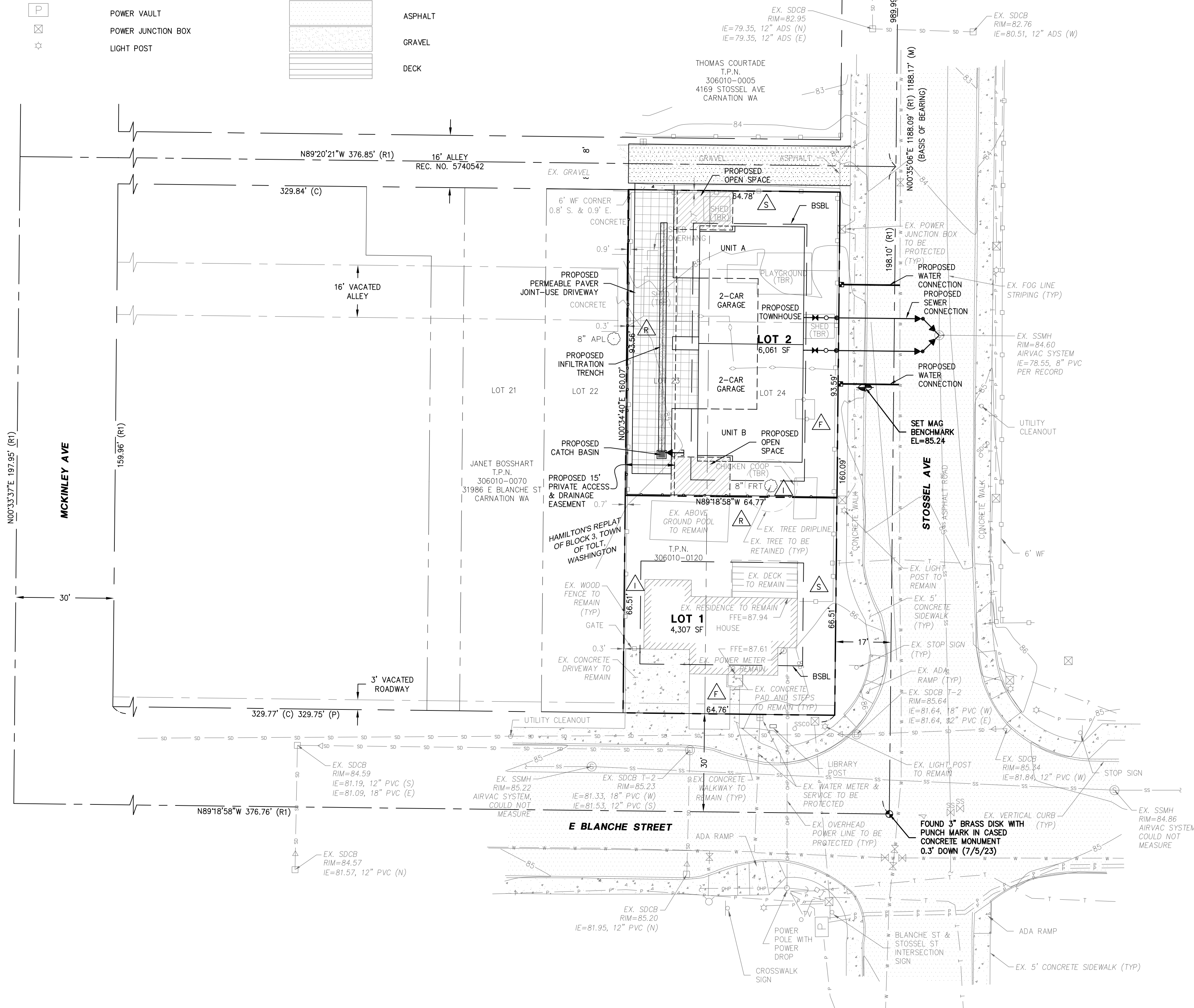
VICINITY MAP
NOT TO SCALE



SCALE 1" = 20'

LEGEND

	FOUND MONUMENT IN CASE		TELEPHONE RISER
	BENCHMARK		CABLE TV RISER
	PLAT OF RIVERWALK, REC. NO. 20180126000270		SIGN POST
	MEASURED		UTILITY POLE
	CALCULATED		GUY ANCHOR
	BUILDING SETBACK LINE		UNDERGROUND POWER LINE
	TO BE REMOVED		OVERHEAD POWER LINE
	WATER VALVE		UNDERGROUND COMMUNICATION LINE
	FIRE HYDRANT		WATER LINE
	WATER METER		STORM LINE
	AIRVAC SEWER MANHOLE		SEWER LINE
	SEWER CLEANOUT		WOOD FENCE (WF)
	SEWER VAULT		CHAIN LINK FENCE (CLF)
	CATCH BASIN		HOG WIRE FENCE (HWF)
	TYPE 2 CATCH BASIN		DECIDUOUS TREE
	STORM CLEANOUT		CONCRETE
	MAILBOX		ASPHALT
	POWER VAULT		GRAVEL
	POWER JUNCTION BOX		DECK
	LIGHT POST		



PROJECT TEAM:

OWNER: FORTWEST, LLC
C/O SHANE FORTNEY
P.O. BOX 522
WOODINVILLE, WA 98072
(425) 308-0528

ENGINEER/SURVEYOR: BRIANA BENNINGTON, PE / DAVE MATTHEWS, PLS
ENCOMPASS ENGINEERING & SURVEYING
165 N.E. JUNIPER STREET, SUITE 201
ISSAQUAH, WA 98027
(425) 392-0250

GEOTECH: BARBARA GALLAGHER, PE
ROBINSON NOBLE
17625 130TH AVE NE, SUITE 102
TACOMA, WA 98402

SITE DATA:

SITE ADDRESS: 31984 E BLANCHE ST
CARNATION, WA 98014

SITE AREA: 10,368 SF (0.24 AC)

TOTAL PROPOSED LOTS: 2 LOTS

TAX PARCEL: 306010-0120

ZONING: R24

MIN DENSITY: 12 DU/ACRE

MAX DENSITY: 24 DU/ACRE

MIN LOT WIDTH: 40'

MAX IMPERVIOUS SURFACE: 80% FOR TOWNHOMES

MAX BUILDING HEIGHT: 35'

UTILITY INFORMATION:

SEWER: CITY OF CARNATION

WATER: CITY OF CARNATION

ELECTRIC/GAS: PUGET SOUND ENERGY

SETBACKS

FRONT STREET: 15', 10' W/ALLEY IN REAR

SIDE YARD STREET: 10'

SIDE YARD INTERIOR: 5'

REAR YARD: 20'

ON-SITE IMPERVIOUS AREAS:

LOT 1 EX. RESIDENCE (ROOF):	1,271 SF
LOT 1 EX. ABOVE GROUND POOL:	283 SF
LOT 1 EX. CONCRETE (ON-SITE*):	410 SF
LOT 2 PROP. STRUCTURE (ROOF):	2,304 SF
LOT 2 PROP. DRIVEWAY (ON-SITE*):	1,321 SF
TOTAL:	5,589 SF (53.91%)

OFF-SITE IMPERVIOUS AREAS:

PROP. DRIVEWAY IN ALLEY:	20 SF
PROP. ASPHALT ALLEY:	816 SF
TOTAL:	836 SF

TAX PARCEL:

306010-0120

VERTICAL DATUM:
NAVD 88

HORIZONTAL DATUM:

NAD 83(2011) WASHINGTON NORTH ZONE - ESTABLISHED BY TIES TO THE WASHINGTON STATE REFERENCE NETWORK

BENCHMARK:

SET MAG NAIL IN ASPHALT AT EAST EDGE OF SIDEWALK OPPOSITE THE APPROXIMATE MIDPOINT OF THE EAST PROPERTY LINE ON STOSSEL AVENUE. BENCHMARK ELEVATION = 85.24 FEET

BASIS OF BEARINGS:

N00°35'06"E BETWEEN FOUND MONUMENTS ON STOSSEL AVENUE AT THE INTERSECTIONS OF E. BLANCHE ST. AND ENTWISTLE ST.

INSTRUMENTATION:

INSTRUMENT USED: 5 SECOND TOTAL STATION, TOGETHER WITH SURVEY GRADE GPS.

FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-090.

LEGAL DESCRIPTION:

LOT 23 AND 24, BLOCK 3, HAMILTON'S REPLAT OF BLOCK 3, TOWN OF TOLT, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 20 OF PLATS, PAGE 72, IN KING COUNTY, WASHINGTON;

TOGETHER WITH VACATED NORTH 3 FEET OF BLANCHE STREET ADJOINING; AND THAT PORTION OF LOT 25, BLOCK 3, HAMILTON'S REPLAT OF BLOCK 3, TOWN OF TOLT, WASHINGTON, AND OF THE VACATED ALLEY ADJACENT THEREOF, LYING SOUTH OF THE ALLEY CONVEYED TO THE TOWN OF CARNATION BY DEED RECORDED UNDER RECORDING NUMBER 5740542, AND LYING EAST OF THE WEST LINE OF LOT 23 IN SAID BLOCK 3, EXTENDED NORTH IN SAID COUNTY.

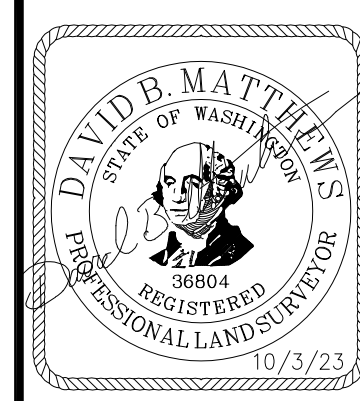
SUBJECT TO:

PER WFG NATIONAL TITLE INSURANCE CO., SUBDIVISION GUARANTEE NO. 3153353-6078262 DATED AUGUST 25, 2023.

EXCEPTIONS

- (A) UNPATENTED MINING CLAIMS; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING, BUT NOT LIMITED TO, EASEMENTS OR EQUITABLE SERVITUDES; OR, (D) WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT THE MATTERS EXCEPTED UNDER (A), (B), (C) OR (D) ARE SHOWN BY THE PUBLIC RECORDS.
- TAXES AND CHARGES, TOGETHER WITH INTEREST, PENALTY AND STATUTORY FORECLOSURE COSTS, IF ANY, AFTER DELINQUENCY:
TAX YEAR: 2023
TAX TYPE: COUNTY
TAX ID NO.: 3060100120
TAXING ENTITY: KING COUNTY TREASURER
- DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: CARL CHRISTOPHER BOYD AND PATRICIA BOYD, HUSBAND AND WIFE
TRUSTEE: CW TITLE
LENDER/BENEFICIARY: WELLS FARGO BANK, N.A.
- DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: CARL C. BOYD AND PATRICIA BOYD, HUSBAND AND WIFE
TRUSTEE: CLEAREDGE TITLE, INC.
LENDER/BENEFICIARY: HOMETAP INVESTMENT PARTNERS III SPV, LLC, A DELAWARE LIMITED LIABILITY COMPANY
RECORDED: SEPTEMBER 21, 2022
RECORDING NO.: 20220921000092
- DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:
GRANTOR: CARL C. BOYD AND PATRICIA BOYD, HUSBAND AND WIFE
TRUSTEE: WFG NATIONAL TITLE INSURANCE COMPANY
LENDER/BENEFICIARY: FORTWEST, LLC, A WASHINGTON LIMITED LIABILITY COMPANY
RECORDING NO.: 20230622001014
- EASEMENT RIGHTS AND MAINTENANCE AGREEMENTS, IF ANY, FOR UTILITIES WHICH MAY HAVE BEEN GRANTED IN VACATED STREETS AND ALLEYS PRIOR TO THEIR VACATION.
- RESERVATIONS IN FAVOR OF CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD COMPANY, AS CONTAINED IN INSTRUMENT RECORDED IN 4643104, OF OFFICIAL RECORDS.

REVISIONS	DESCRIPTION	BY	DATE



BOYD PRELIMINARY SHORT PLAT
FORTWEST, LLC
PRELIMINARY SHORT PLAT

Encompass
ENGINEERING & SURVEYING

Western Washington Division
165 NE Juniper Street, Suite 201
Issaquah, WA 98027 • Phone: (425) 392-0250
Eastern Washington Division
407 Southwater Blvd. • Clk. Elm, WA 98922 • Phone: (509) 674-7433

JOB NO.	23608
DATE	11/27/23
SCALE	1" = 20'
DESIGNED	N/A
DRAWN	LCK/DBM
CHECKED	JLS
APPROVED	DBM
SHEET	1 OF 1