City of Enumclaw

COMMUNITY DEVELOPMENT
1309 Myrtle Avenue
Enumclaw, WA 98022
360-825-3593 FAX 360-825-7232

APPLICATION # _____

PRELIMINARY PLAT APPLICATION (6/08/09)

(Note: a plat is a division of land into five or more lots)

Staff use only: completeness checklist

PLAT NAME: Watson Street Plat

	Name	Mailing Address	Phone	FAX
Property Owner	Enumclaw 410 Properties - Contract Purchaser: Sixty-Two Avenue LLC	PO Box 42, Buckley WA 98321	253-208-9412	NA
Surveyor or Engineer	Larson and Associates Grant Middleton P.E.	9027 Pacific Avenue, Suite 4, Tacoma WA 98444	(253) 474-3404	(253) 472-7358

Acreage of original tract to be subdivided: 3.79 Acres

Number of proposed lots: 15

Proposed method of sewage disposal: City sewer

Proposed source of water supply: City water

Parcel number (APN): 2520069137 Zoning: R-3

WATSON ST PLAT LUA2018-0010
-
SIXTY-TWO AVE LLC (BOWEN)
15 LOT SUBDIVISION

Please attach:

1) Filing fee of $3800; plus $50 per lot; environmental checklist. (The City Engineer may require an additional hourly review fee. Also be advised that the City charges impact fees for school, transportation, and other facilities at time of building permit issuance.)

2) A preliminary plat map (or set of maps), 18" x 24" with a 3" border on the left side, sealed by a professional land surveyor licensed in the State of Washington, with sufficient bearings, lengths, ties to sectional controls, and similar data to determine location on the ground. The map(s) must cover the plat itself and the surrounding 100 feet, and must include:

a) Vicinity map.
b) Date, scale of 1"=50' or 100', name of plat, and north arrow.
c) Existing and proposed streets, alleys, lots, easements, section and city limit lines, and lands to be dedicated to the public or the community.
d) The purpose and conditions of any proposed public or community dedications of land.
e) Street names and acreage of proposed public rights-of-way.
f) Proposed profiles and grades of each proposed street.
g) Adjoining lots with assessor's parcel number, owner's name, and instrument or deed number.

DATE RECEIVED
MAY 16 2018
CITY OF ENUMCLAW

h) Existing and proposed underground facilities (including sewer, water, and gas lines) and drainage facilities.

i) Existing contours (shown solid) and proposed contours (shown dotted) at intervals of five feet, National Geodetic Vertical Datum of ~~1929~~ 88 PER LINDSEY COMMENT 3/6/18

j) Consecutive lot numbers and square footage of all lots.

k) Plans of proposed utility extensions and improvements, if applicable.

l) A plan indicating trees over six inches in diameter, if any, and whether they will be cut.

m) Legal description.

n) Existing structures.

o) Location of any critical areas, such as wetlands or slopes in excess of 15 percent.

p) Location of frequently flooded areas, if any.

q) Outstanding natural or cultural features, such as scenic spots, historic sites, ravines, or watercourses.

r) Other features that would affect the building potential of the proposed lots.

s) Land surveyor's certification per RCW 58.17.250.

t) (If the subdivision is located at the juncture of any two Zone Groups as defined in EMC 19.08.050): A landscape plan drawn to scale by a licensed architect or landscape architect showing the buffer required by EMC 19.08.050, and the amount, type, and location of all proposed plant materials and irrigation plans, if any.

3) Copies of documents establishing any existing easements.

4) Computerized evidence of closure of all proposed lots and streets.

5) Current title report.

6) Copy of proposed protective covenants, if applicable.

7) Environmental checklist.

8) Number of copies: 5 copies of the application and all attachments, plus one reproducible 8-1/2x11-inch or 11x17-inch version of the plat map.

I certify that:

1. The information in this application and attachments thereto is true and correct to the best of my knowledge.
2. I have an ownership interest in the land to be platted.
3. My ownership interest is (circle one): owner / contract purchaser / option purchaser.
4. I am authorized to file this application on behalf of all other persons with ownership interest.
5. I authorize the City to place one or more large signs saying "NOTICE OF LAND USE ACTION" on the subject property.

SEE AGENT AUTHORIZATION LETTER DATED 1/10/18

Signature of property owner — date

LARSON & ASSOCIATES LLC
AUTHORIZED AGENT

Signature of Agent if different than owner — 5/15/18 date

This application form was updated on 6/8/09. To verify whether it is still current, call (360) 825-3593.