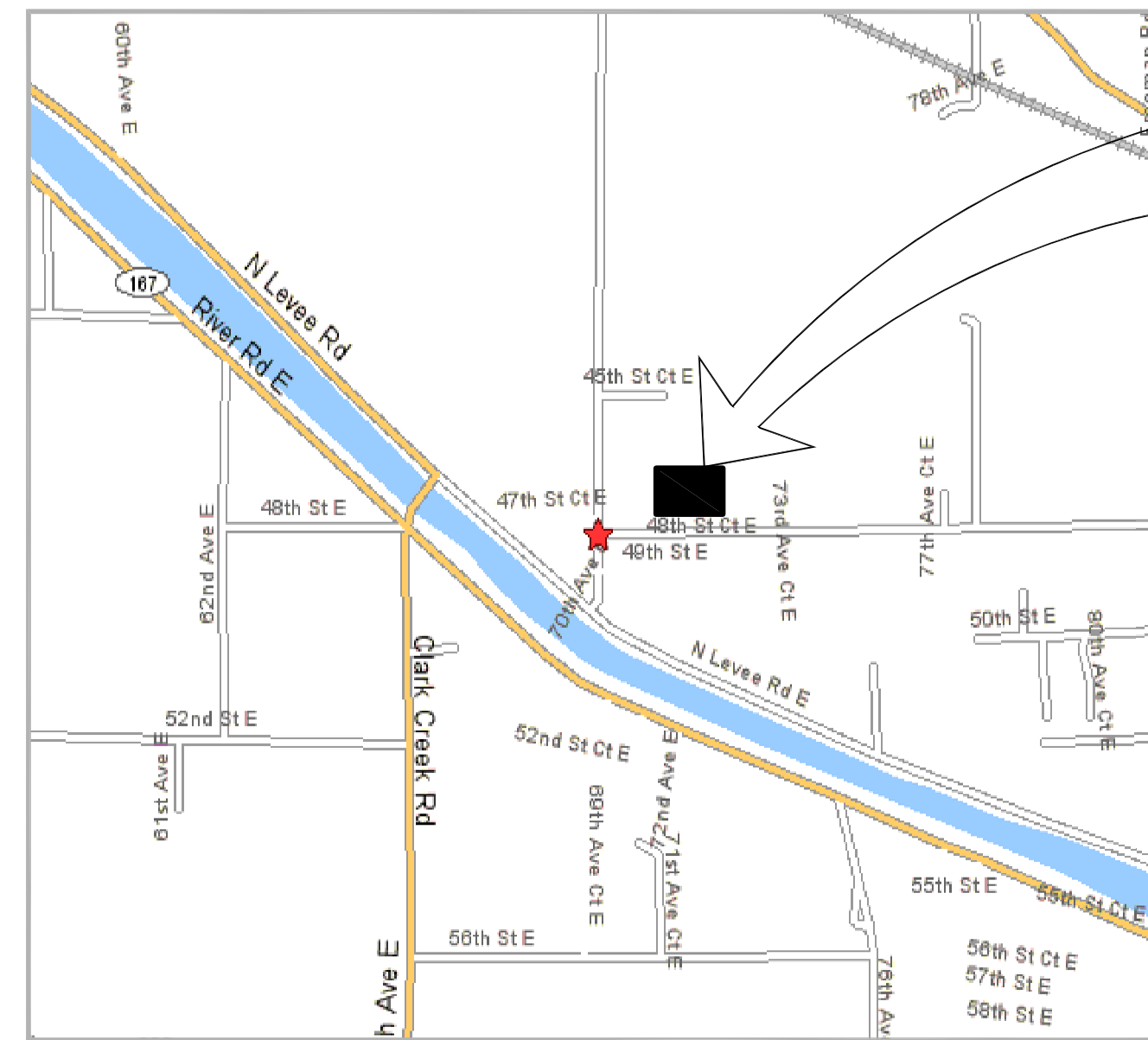
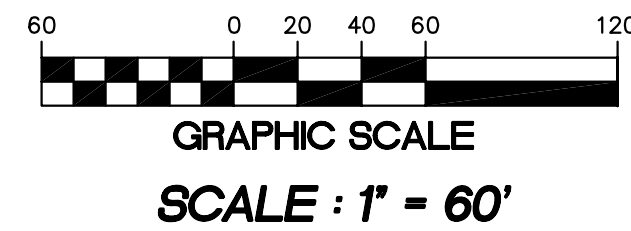
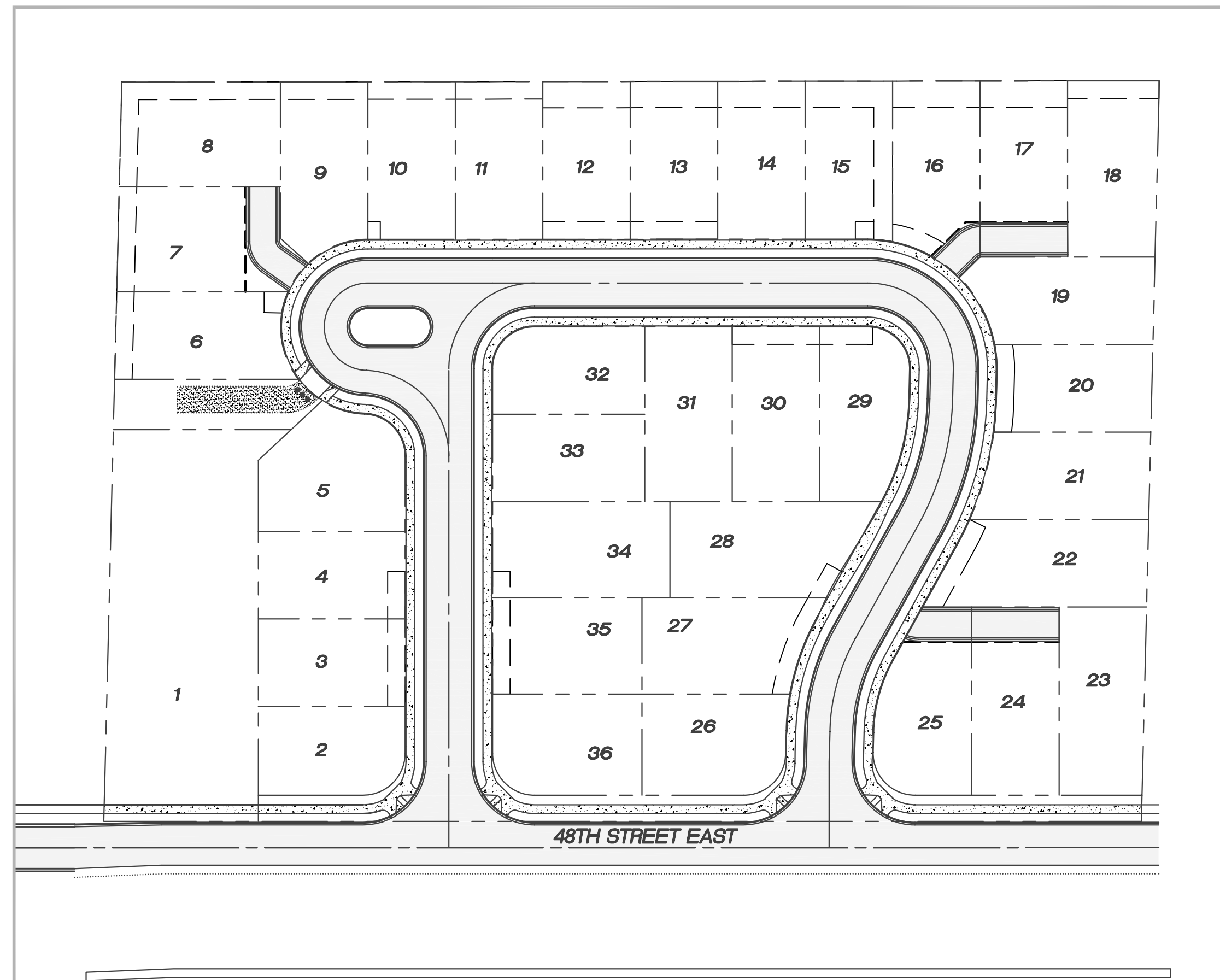


A PORTION OF SOUTHWEST 1/4 OF SOUTHWEST 1/4 SEC. 17, T. 20 N., R. 4 E., W.M.

FOXBORO PLAT

(A 36 LOT SINGLE FAMILY SUBDIVISION)
(PRELIMINARY PLAT)



VICINITY MAP
SCALE: NTS

SHEET INDEX

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P03	COMPOSITE UTILITY PLAN
P04	TEMPORARY EROSION CONTROL PLAN
P05	GRADING AND DRAINAGE PLAN
P06	STREET SECTION DETAILS
P07	NEIGHBORHOOD MAP

UTILITIES/SERVICES

- SEWER: CITY OF FIFE
5411 23RD ST. E
FIFE, WA 98424
(253) 922-2489
- WATER: CITY OF FIFE
5411 23RD ST. E
FIFE, WA 98424
(253) 922-2489
- POWER: TACOMA POWER
P.O. BOX 11007
TACOMA, WA 98411
(253) 502-8277
- GAS: PUGET SOUND ENERGY
105 156TH AVE. N.E.
BELLEVUE, WA 98005
(800) 321-4321
- TELEPHONE: QWEST COMMUNICATIONS
450 110TH AVE. N.E.
PREMIS BUREAU, 4TH FL.
BELLEVUE, WA 98003
- CABLE: COMCAST CABLE
2233 112TH AVE. N.E.
BELLEVUE, WA 98003
(425) 462-2863
- FIRE: TACOMA/FIFE FIRE DEPARTMENT
901 S. FAWCETT
TACOMA, WA 98402
(253) 591-5712
- SCHOOL: FIFE SCHOOL DISTRICT
5616 20TH ST. E.
FIFE, WA 98424
(253) 922-6627

LEGAL DESCRIPTION

PARCEL 3-008
LAND AMERICA TRANSNATION TITLE INSURANCE COMPANY COMMITMENT NO.: RH - 20261441
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE ON THE SOUTH LINE OF SAID SUBDIVISION EAST, 742 FEET;
THENCE PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION NORTH 15 FEET TO THE TRUE POINT OF BEGINNING FOR THE DESCRIPTION;
THENCE CONTINUING NORTH, 423.33 FEET TO THE NORTH LINE OF THE SOUTH 1/3RD OF SAID SOUTHWEST QUARTER OF SOUTHWEST QUARTER;
THENCE ON SAID NORTH LINE EAST, 197.7 FEET;
THENCE PARALLEL WITH SAID WEST LINE OF SUBDIVISION SOUTH, 423.61 FEET TO A LINE PARALLEL WITH AND 15 FEET NORTH OF THE SOUTH LINE OF SAID SUBDIVISION;
THENCE ON SAID PARALLEL LINE WEST, 197.7 FEET TO THE TRUE POINT OF BEGINNING;
SITUATE IN THE CITY OF FIFE, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL 3-047
LAND AMERICA TRANSNATION TITLE INSURANCE COMPANY COMMITMENT NO.: RH - 20261434
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE EAST ON THE SOUTH LINE OF SAID SUBDIVISION, 434.60 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, 156.70 FEET;
THENCE NORTHEASTERLY, 284.7 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTH 1/3RD OF SAID SUBDIVISION, SAID POINT BEING 133.30 FEET EASTERLY OF THE WEST 346.60 FEET OF SAID SUBDIVISION;
THENCE WEST ALONG SAID NORTHERLY LINE, 133.30 FEET;
THENCE SOUTH PARALLEL WITH THE WEST LINE, 422.7 FEET TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE EAST TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH 15 FEET THEREOF FOR 48TH STREET EAST;
SITUATE IN THE CITY OF FIFE, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL 3-048
LAND AMERICA TRANSNATION TITLE INSURANCE COMPANY COMMITMENT NO.: RH - 20261436
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE W.M., IN PIERCE COUNTY, WASHINGTON;
THENCE EAST ON THE SOUTH LINE OF SAID SUBDIVISION, 434.60 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, 156.70 FEET;
THENCE NORTHEASTERLY, 284.7 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTH 1/3RD OF SAID SUBDIVISION, SAID POINT BEING 133.30 FEET EASTERLY OF THE WEST 346.60 FEET OF SAID SUBDIVISION;
THENCE EAST ALONG SAID NORTHERLY LINE, 262.10 FEET TO A POINT 742 FEET EAST OF THE WEST LINE;
THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SUBDIVISION, 438.33 FEET TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE WEST TO THE POINT OF BEGINNING;
EXCEPT THE SOUTH 15 FEET THEREOF FOR 48TH STREET EAST;
SITUATE IN THE CITY OF FIFE, COUNTY OF PIERCE, STATE OF WASHINGTON.

BASIS OF BEARINGS

PIERCE COUNTY RECORD OF SURVEY
A.F.N. 200207225002

VERTICAL DATUM

PIERCE COUNTY (NGVD29)
BENCH MARK: PIERCE COUNTY No. 163-8 BRASSIE
4' WEST OF CENTERLINE OF 70th AVE E AND 80 FEET NORTH OF DRIVE TO HOUSE No. 4408
ELEVATION = 24.61'

NOTES

- TAX #: 0420173047; 0420173048; 0420173008
- SITE AREA: 5,760 AC
- EXISTING USE: STRAWBERRY FARM
- PROPOSED USE: 36 LOT SINGLE FAMILY SUBDIVISION
- EXISTING ZONING: COMMUNITY COMMERCIAL (CC)
- PROPOSED ZONING: COMMUNITY COMMERCIAL (CC)
- EXISTING COMPREHENSIVE PLAN DESIGNATION: COMMUNITY COMMERCIAL
- PROPOSED COMPREHENSIVE PLAN DESIGNATION: COMMUNITY COMMERCIAL
- PROPOSED MIN. LOT WIDTH: 50'
- REQUIRED MIN. LOT WIDTH: 50'
- PROPOSED MIN. LOT AREA: 4033 SQ.FT.
- PROJECT DENSITY: 8.18 DU/AC
- REQUIRED MIN. SETBACKS:
FRONT: 20'
INTERIOR: 10' (ONE SIDE CAN BE 5')
- MAXIMUM HEIGHT: 35'

OWNER/DEVELOPER

MARTY AND CHARLOTTE POTTER
P.O. BOX 2524
AUBURN, WA 98071
PHONE: (253) 926-5481

CIVIL ENGINEER

PACIFIC ENGINEERING DESIGN, LLC
15445 53RD AVE. S
SEATTLE, WA 98188
PHONE: (206) 431-7970
FAX: (206) 388-1648

SURVEYOR

LARSON & ASSOCIATES
LAND SURVEYORS & ENGINEERS, INC.
4401 SOUTH 66TH STREET
TACOMA, WA., 98409
PHONE (253) 474-3404
FAX (253) 472-7358

SOILS ENGINEER

GEOTECH CONSULTANTS
13256 NE 20th STREET
SUITE 18
BELLEVUE, WA., 98005
PHONE (425) 747-5618
FAX (425) 747-8561

TRAFFIC ENGINEER

HEATH & ASSOCIATES
2214 TACOMA ROAD
PUYALLUP, WA 98371
PHONE (253) 770-1401
FAX (253) 770-1473



15445 53RD AVE. S
SEATTLE, WA 98188
PHONE: (206) 431-7970
FAX: (206) 388-1648
WEB SITE: PACENG.COM

Pacific Engineering Design, LLC
Civil Engineering and Planning Consultants

FOXBORO PLAT

CITY OF FIFE

FOR: MARTY AND CHARLOTTE POTTER
15445 53RD AVE. S
FIFE, WA 98424
PHONE: (253) 926-5481

PROJECT NO.: 04090
DRAWN BY: VK
ISSUE DATE: 10-11-06
SHEET REV.:

COVER SHEET

04090CV01-P01.DWG
P01