

LATTA ENGINEERING, PLLC

Consulting Civil Engineers

November 30, 2017

Attn: Kristi Kyle – Planning Director
City of Sultan
319 Main St, Suite 200
Sultan, WA 98294

**Re: Recreation and Open Space Plan Narrative for Preliminary Plat Application
Skyridge Estates Subdivision (City PFN: PP2017-001)**

Dear Ms. Kyle,

Latta Engineering, PLLC has prepared this narrative letter to summarize the recreation and open space plan for the Skyridge Estates preliminary plat residential subdivision application in accordance with Sultan Municipal Code (SMC 16.62).

Project Description

The preliminary plat application is for a proposed 206 lot residential subdivision (single family detached dwellings) on the 38.9 acre site. The project build-out is proposed to be constructed over 4 separate phases.

Recreational open space tracts and facilities are proposed to serve each phase to provide the required 675 sf of park space per lot in accordance with SMC 16.62.040 as follows:

<u>Phase</u>	<u>Recreation Area Required</u>	<u>Recreation Area Proposed</u>
Phase 1 (61 lots)	61 x 675 = 41,175 sf	41,196 sf
Phase 2 (40 lots)	40 x 675 = 27,000 sf	27,010 sf
Phase 3 (39 lots)	39 x 675 = 26,325 sf	26,326 sf
Phase 4 (66 lots)	66 x 675 = 44,550 sf	45,238 sf

The proposed recreational areas will be landscaped and shall be provide screening to minimize any negative impacts upon adjacent residences (i.e. landscaped buffers around their perimeters at least 10 feet wide with plant material selected to provide a continuous vegetative screen mix of deciduous and evergreen shrubs and trees that shall reach a minimum height of six feet at maturity.

Since this is a residential single family subdivision development, the active recreational area proposed are designed for families with children and shall provide recreational facilities equipped with play apparatus oriented to younger children (as well as seating accommodations for adult supervision). In addition, at least 25 percent of the recreational facilities shall be ADA accessible.

Types and Number of Recreation Facilities

The type and number of recreational facilities proposed has been prepared in accordance with SMC 16.62.050. Based on 206 residential lots, the project is required to provide at least 6 recreational facilities (per SMC Table 16.62-B). Accordingly, the project design proposes 6 recreational areas (Park Tracts A thru F).

For residential subdivisions of more than 200 lots at least three recreational facilities shall be Type A – D; provided, that for the remaining number of required recreational facilities, one Type E – K recreational facility shall be equal to three Type A – D recreational facilities (per SMC Table 16.62-A: Types of Recreational Facilities).

Based on these requirements, the planned recreational facilities proposed to serve the project are as described below:

Phase 1 (Park Tract A)

- Tract Area: 13,956 sf
- Rec. Facility Type: C
- Description: Picnic area with three picnic tables with benches, barbecue facilities, and secure in-place trash containers. This picnic area shall have shade trees, one per table (in addition to required landscaping).

Phase 1 (Park Tract B)

- Tract Area: 27,240 sf
- Rec. Facility Type: B
- Description: Playground area, consisting of four pieces of playground equipment including swings, slide, and climber designed for children under eight years old.

Phase 2 (Park Tract C)

- Tract Area: 27,010 sf
- Rec. Facility Type: A
- Description: Multipurpose court or playfield per city of Sultan requirements.

Phase 3 (Park Tract D)

- Tract Area: 26,326 sf
- Rec. Facility Type: C
- Description: Picnic area with three picnic tables with benches, barbecue facilities, and secure in-place trash containers. This picnic area shall have shade trees, one per table (in addition to required landscaping)

Phase 4 (Park Tract E)

- Tract Area: 34,290sf
- Rec. Facility Type: K
- Description: Exercise course per City of Sultan requirements.

Phase 4 (Park Tract F)

- Tract Area: 10,948 sf
 - Rec. Facility Type: B
 - Description: Playground area, consisting of four pieces of playground equipment including swings, slide, and climber designed for children under eight years old.
-

Nov. 30, 2017

Recreation and Open Space Plan Narrative, Skyridge Estates, Sultan, WA

If you have any questions or require additional information about this project, please do not hesitate to call the undersigned at (360) 671-7002.

Sincerely,

Latta Engineering, PLLC

A handwritten signature in blue ink, appearing to be 'NL', with a long horizontal line extending to the right.

Neil Latta, P.E.