Attachment 3

PRELIMINARY PLAT OF DAISY MEADOWS

IN THE NE 1/4 OF THE NE 1/4 OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M.
CITY OF SULTAN, SNOHOMISH COUNTY, WASHINGTON

LEGAL DESCRIPTION

PARCEL A:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M.;

THENCE SOUTH 86°21'15" EAST 641.77 FEET ALONG THE SUBDIVISION LINE;
THENCE SOUTH 4°53'57" WEST 417.29 FEET;
THENCE NORTH 86°23'32" WEST 321.46 FEET;
THENCE NORTH 4°56'38" EAST 88.87 FEET;
THENCE NORTH 86°23'32" WEST 321.34 FEET;
THENCE NORTH 5°03'17" EAST 328.94 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL B:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M.;

THENCE SOUTH 86°21'15" EAST 641.77 FEET ALONG THE SUBDIVISION LINE;
THENCE SOUTH 4°53'57" WEST 417.29 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 86°23'32" WEST 321.46 FEET;
THENCE SOUTH 4°56'38" WEST 210.80 FEET;
THENCE SOUTH 86°26'29" EAST 321.75 FEET;
THENCE NORTH 4°53'57" EAST 210.55 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL C:

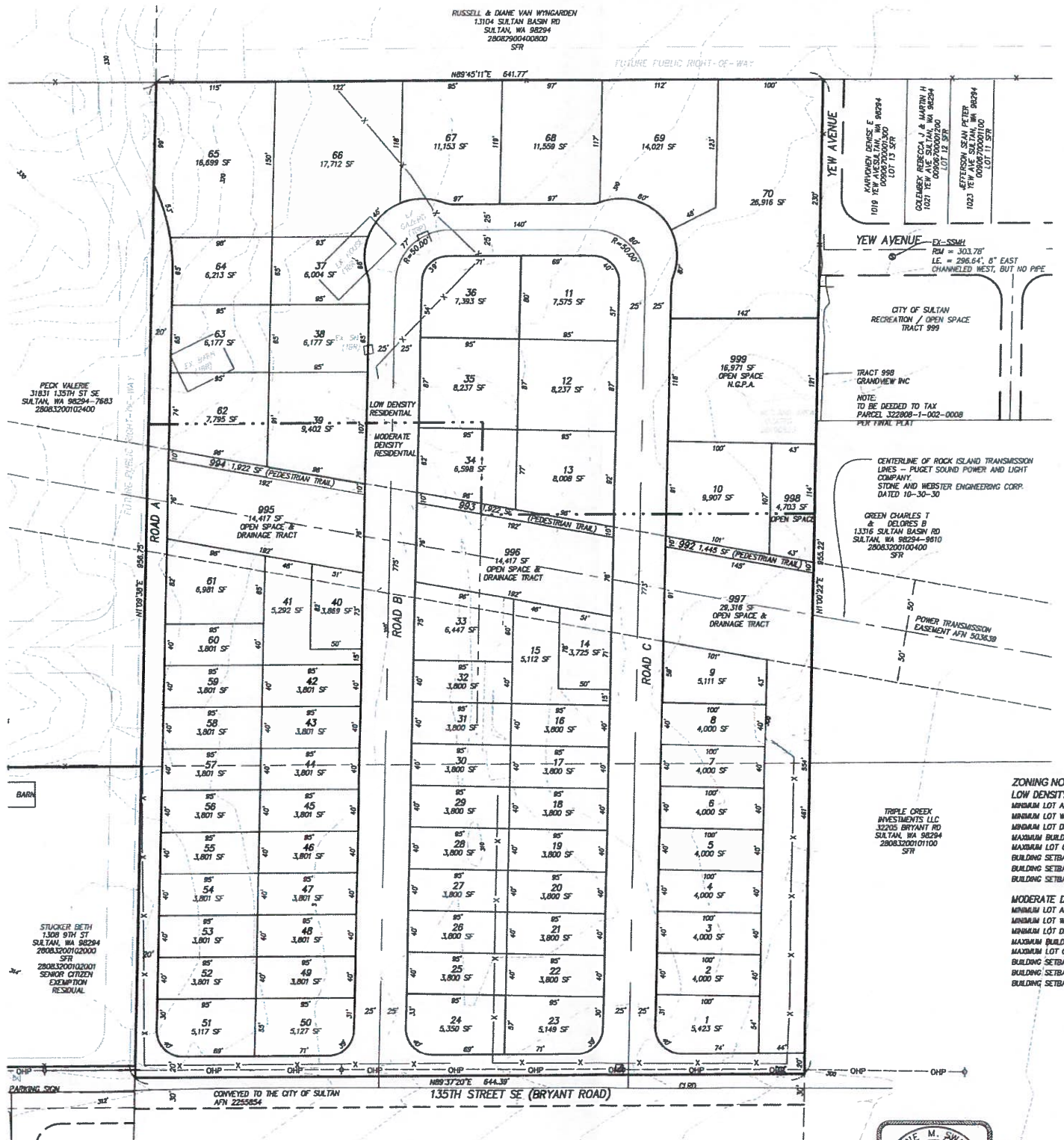
COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M.;

THENCE SOUTH 86°21'15" EAST 641.77 FEET ALONG THE SUBDIVISION LINE;
THENCE SOUTH 4°53'57" WEST 827.84 FEET TO THE TRUE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 4°53'57" WEST 327.44 FEET TO THE NORTH LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO SNOHOMISH COUNTY FOR ROAD BY DEED RECORDED UNDER AUDITOR'S FILE NO. 2255854;
THENCE NORTH 86°29'02" WEST 644.40 FEET ALONG THE RIGHT OF WAY OF SAID COUNTY ROAD TO THE WEST LINE OF NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32;
THENCE NORTH 5°03'17" EAST 827.87 FEET MORE OR LESS TO A POINT ON SAID WEST LINE THAT IS 328.94 FEET SOUTH 5°03'17" WEST OF THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 32;
THENCE SOUTH 86°23'32" EAST 321.34 FEET;
THENCE SOUTH 4°56'38" WEST 299.67 FEET;
THENCE SOUTH 86°26'29" EAST 321.75 FEET MORE OR LESS TO THE TRUE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TRACT NOTES:

TRACT 999: OPEN SPACE / N.G.P.A.
TRACT 998: OPEN SPACE
TRACT 997: OPEN SPACE / DRAINAGE
TRACT 996: OPEN SPACE / DRAINAGE
TRACT 995: OPEN SPACE / DRAINAGE
TRACT 994: PEDESTRIAN TRAIL - CITY OF SULTAN
TRACT 993: PEDESTRIAN TRAIL - CITY OF SULTAN
TRACT 992: PEDESTRIAN TRAIL - CITY OF SULTAN



GRAPHIC SCALE
60 0 60 120
SCALE: 1" = 60'

VICINITY MAP
SCALE: 1" = 500'

PROJECT DESIGN TEAM:

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PROJECT INFORMATION:

ADDRESS:	31831 - 135TH STREET, SULTAN WASHINGTON, 98294
TAX NUMBERS:	28083200100200, 28083200103400 & 28083200101000
EXISTING ZONING:	LDR & MODERATE DENSITY RESIDENTIAL
PROPOSED ZONING:	MODERATE DENSITY RESIDENTIAL
SEWAGE DISPOSAL:	CITY OF SULTAN SEWER DEPARTMENT
WATER SUPPLY SCHOOL:	CITY OF SULTAN WATER DEPARTMENT
DISTRICT FIRE DISTRICT:	SULTAN SCHOOL DISTRICT 311
PARK DISTRICT:	FIRE DISTRICT # 5
PROPOSED LAND USE:	SINGLE FAMILY RESIDENTIAL
COMPREHENSIVE PLAN:	MODERATE DENSITY RESIDENTIAL

GROSS SITE AREA TOTAL	614,589 SF	14.11 ACRES
UNITS PROPOSED	70	
GROSS DENSITY (70/14.11)	4.961 D.U. PER ACRE	
NET DENSITY (70/10.88)	6.434 D.U. PER ACRE	
LOTS 1 THROUGH 70	408,107 SF	9.37 ACRES
AVERAGE LOT SIZE	5,830 SF	0.13 ACRES
SMALLEST LOT SIZE	3,725 SF	0.09 ACRES
OPEN SPACE TRACT 999, 998, 997, 996 995, 994, 993 992	85,113 SF	1.95 ACRES
TOTAL ROAD DEDICATION	121,368 SF	2.79 ACRES
PUBLIC ROAD LENGTH	3,047 LF	
PERCENT OF GROSS SITE AREA	19.75 PERCENT OF SITE	

PROJECT NOTES:

1) NO DUPLEXES ARE PROPOSED WITHIN THIS SUBDIVISION.
2) PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
3) EXISTING HOUSE TO BE RELOCATED.
4) ENTIRE SITE LIES OUTSIDE OF FLOOD HAZARD AREA AND LANDSLIDE HAZARD AREA.
5) ALL LOT AREAS ARE GROSS AREAS UNLESS OTHERWISE NOTED.
6) FIRE HYDRANT IS LOCATED AT THE SOUTHEAST CORNER OF OUR SITE AT THE NORTH EDGE OF 135TH STREET SE JUST SOUTH OF LOT 1.
7) 10' UTILITIES EASEMENT ABUTTING ROAD FRONTAGE AND ACCESS EASEMENT ON ALL LOTS AT TIME OF RECORDING.
8) LINE OF DEVELOPMENT ACTIVITY AND PROJECT CLEARING LIMITS SHALL BE PROPOSED LOTS 1-70, PUBLIC ROADS, AND TRACTS 992, 993, 994, 995, 996, 997, 998 AND 999.
9) THE SUBJECT PROPERTY IS NOT WITHIN AN AGRICULTURE NOTIFICATION AREA.
10) THE SUBJECT PROPERTY IS NOT IN A LANDSLIDE HAZARD AREA.
11) THE SUBJECT PROPERTY IS NOT WITHIN 500 FEET OF A COMMERCIAL FOREST.
12) THE SUBJECT PROPERTY IS NOT WITHIN 2,000 FEET OF A MINERAL RESOURCES OVERLAY AREA.
13) THE SUBJECT PROPERTY IS NOT IN A CRITICAL AQUIFER RECHARGE AREA.
14) THE SUBJECT PROPERTY IS NOT IN A SHORELINE MANAGEMENT AREA.
15) THE SUBJECT PROPERTY IS NOT IN A SOLE SOURCE AQUIFER.
16) NO AIRPARKS WITHIN 2,500 FEET.
17) PEDESTRIAN TRAILS TO BE PROVIDED IN TRACTS 992, 993 & 994. THESE TRACTS ARE TO BE DEDICATED TO THE CITY OF SULTAN WITH FINAL PLAT APPROVAL.
18) TRAFFIC CALMING DEVICES SHALL BE PROVIDED IN ROADS A, B & C. TRAFFIC CREDITS WILL BE NEGOTIATED WITH CITY PRIOR TO INSTALLATION.
19) CROSS EASEMENTS BETWEEN ADJACENT LAND OWNERS FOR DRAINAGE AND STREET CONSTRUCTION WILL BE ADDRESSED PRIOR TO CONSTRUCTION APPROVAL.
20) ONE TREE PER LOT SHALL BE INSTALLED PRIOR TO OCCUPANCY PERMITS ON THE HOMES.
21) LOT AVERAGING IS PROPOSED WITH THIS APPLICATION, PER SCM 19.44.

ZONING NOTES:

LOW DENSITY RESIDENTIAL
MINIMUM LOT AREA 8,600 SF
MINIMUM LOT WIDTH 70'
MINIMUM LOT DEPTH 100'
MAXIMUM BUILDING HEIGHT 30'
MAXIMUM LOT COVERAGE 50%
BUILDING SETBACK FRONT YARD 20'
BUILDING SETBACK REAR YARD 15'
BUILDING SETBACK SIDE YARD 5'

MODERATE DENSITY RESIDENTIAL
MINIMUM LOT AREA 4,500 SF
MINIMUM LOT WIDTH 50'
MINIMUM LOT DEPTH 80'
MAXIMUM BUILDING HEIGHT 30'
MAXIMUM LOT COVERAGE 60%
BUILDING SETBACK FRONT YARD 20'
BUILDING SETBACK REAR YARD 10'
BUILDING SETBACK SIDE YARD 5'

EQUIPMENT & PROCEDURES

INSTRUMENTATION: LEICA TCRM1205 TOTAL STATION
AIX 1200 GPS

METHOD OF SURVEY: RTK GPS AND CONVENTIONAL FIELD TRAVERSE

PRECISION: MEETS OR EXCEEDS W.A.C. 332-130-090 REQUIREMENTS

BASIS OF BEARINGS: EAST LINE OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M. AS ESTABLISHED BY GPS OBSERVATION OF THE EXISTING MONUMENTS IN APRIL AND AUGUST 2017.

BENCHMARK: FOUND BOAT SPIKE WITH PUNCH IN CONCRETE MONUMENT AT THE INTERSECTION OF 132ND AND SULTAN BASIN ROAD AT THE NE CORNER OF SECTION 32.
ELEVATION = 299.629' NAVD88

DATUM: NAVD88 - SUBTRACT 3.67' FROM NAVD 88 TO ACHIEVE NGVD 29.

DENSITY CALCULATIONS:

LOW DENSITY RESIDENTIAL:
NET DEVELOPABLE AREA / MINIMUM LOT SIZE OF ZONE= MAXIMUM NUMBER OF POTENTIAL LOTS.
168,749 SF / 8,600 SF = 19.62.
19 LOTS ARE PROPOSED WITHIN THIS ZONE.

MODERATE DENSITY RESIDENTIAL:
NET DEVELOPABLE AREA / MINIMUM LOT SIZE OF ZONE = MAXIMUM NUMBER OF POTENTIAL LOTS.
293,006 SF / 4,500 SF = 65.11 MAXIMUM LOTS PERMITTED.
51 LOTS ARE PROPOSED WITHIN THIS ZONE.

MAXIMUM DENSITY PERMITTED = 84.73 LOTS.
70 LOTS ARE PROPOSED WITH THIS APPLICATION.

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STATE OF WASHINGTON
54671
REGISTERED
PROFESSIONAL LAND SURVEYOR
6-28-19

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PRELIMINARY PLAT OF DAISY MEADOWS
PFN: PP19-001
IN THE NE 1/4 OF THE NE 1/4 OF SECTION 32, T.28 N., R.8 E., W.M. CITY OF SULTAN, SNOHOMISH COUNTY, WASHINGTON

SHEET 1 OF 1

PROJECT: 2018-072 | DWG BY: JLH/ARC | DATE: 8/28/2019 | REV: