

Will the proposed project be built in phases? Yes or No. If yes, how many? _____ How long to build? _____

Number of proposed single-family and two family residential lots? 79 single family lots and 0 two family lots _____

Number of multi-family (3 or more units/dwellings) residential lots? N/A _____

Number of commercial lots? N/A _____

Total number of lots to be created? 79 _____ Total number of tracts to be created? 6 _____

Smallest lot size 7,200 _____ Average lot size 10,454 _____

Total number and size of parks 0 _____

Total usable open space 0 _____

Proposed density 2.05 DU'S per acre _____

Is a density bonus being requested? No _____

How will access be provided? (Private, public, or both) public	Length of Public Street: 5,405 +/- LF	Length of Private Street: N/A
What is the steepest slope on the property? Approximately 40%		
Approximately how many 6" diameter or larger trees are on the property? How many are proposed to be removed? 937 trees, 851 of which are healthy, long-term trees. 456 trees will be removed and 1,919 trees will be replanted.		
Indicate if any of the following apply to the property. If so, describe.		
Wet areas? Yes	Describe: Category 3 wetland in the SE corner with an appropriate wetland buffer	
Springs? No	Describe:	
Creeks? No	Describe:	
Within 200' of Shoreline? No	Describe:	
Within Wetland Buffer? Yes	Describe: see Wet areas above	
Within Stream Buffer? No	Describe:	
Flood Plain or floodway? No	Describe:	

UTILITIES AND SERVICES PROVIDERS:

SOURCE OF WATER	SOURCE OF POWER
NAME: City of Roy	NAME: City of Tacoma
ADDRESS: 216 McNaught St. S., Roy, WA 98580	ADDRESS: 3628 S. 35 th St., Tacoma, WA 98409

SEWAGE DISPOSAL	TELEPHONE
NAME: combination of individual & community septic systems	NAME: CenturyLink / Comcast
ADDRESS:	ADDRESS: 2505 S. 38 th St., Ste. A114. Tacoma, WA 98409 / 1102 Broadway, Tacoma, WA 98402

NATURAL GAS	CABLE TELEVISION
NAME: N/A	NAME: CenturyLink / Comcast

ADDRESS:	ADDRESS: 2505 S. 38th St., Ste. A114. Tacoma, WA 98409 / 1102 Broadway, Tacoma, WA 98402
FIRE	SCHOOL
NAME: South Pierce Fire & Rescue 17	NAME: Roy Elementary School
ADDRESS: 302 McNaught Rd. S., Roy, WA 98580	ADDRESS: 340 Peterson St., Roy, WA 98580

APPLICANT SIGNATURE:

I hereby state that I am the applicant listed above; and that the forgoing statements and answers herein made and all information and evidence herein made, and all information herewith submitted are in all respects and to the best of my knowledge and belief, true and complete. I understand that the intake filing fee accompanying this application is not refundable, the deposit filing fee is refundable only to the extent that a balance remains at the end of application processing, and the payment of said fees does not result in automatic issuance of the permit requested in the application.

Roy meadows Development Group LLC
(Printed name)

by Don R. Young, Co Manager
(Signature)

5-19-22
Date

OFFICE USE ONLY- FEES for REVIEW		
	Intake Fee	Deposit
PRELIMINARY PLAT		
PUD		
SEPA		
CRITICAL AREA REPORTS - if req.		
FLOOD STUDY REVIEW - if req.		
TOTAL FEES:		

AFFIDAVIT OF OWNERSHIP.

DECLARATION:

Know all persons by these presents that we, the undersigned, owner(s) in fee simple and/or contract purchaser(s) of the land herein described do hereby make a Preliminary Plat Subdivision and acknowledge that said subdivision shall not be further divided in any manner within a period of five years, from the date of recording, without the filing of a final plat. The undersigned further declare this Preliminary Plat to be a graphic representation of said Preliminary Plat subdivision and the same is made with the free consent and in accordance with the desires of the owner(s).

In witness whereof we have set with our hands and seals.

Name: <u>Roy Meadows Development Group LLC</u>	Name: _____
Name: <u>by Dan R Young</u>	Name: _____
Name: _____	Name: _____
Name: _____	Name: _____

ACKNOWLEDGMENT:

STATE OF WASHINGTON
County of ~~Pierce~~ **KING**
EA

I certify that I know or have satisfactory evidence that Dan R. Young is the person who appeared before me, and he acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument as the Co-Manager on behalf of Roy Meadows Development Group L.L.C., a Washington limited liability company, pursuant to the provisions of the Limited Liability Company Agreement of said company, and acknowledged it to be the free and voluntary act of said company for the uses and purposes mentioned in the instrument.

GIVEN under my hand and official this 19th day of May, 2022



Notary Public in and for the State of Washington

Residing at: 3601 Stone Way, Seattle WA

03/04/2024

My Commission Expires

