



November 12, 2020

City of Sultan
Attn: Andy Galuska
319 Main Street
Sultan, WA 98294

**RE: Daisy Brook Subdivision
Preliminary Plat Application-Project Narrative and Concurrency Application**

Acme Homes LLC has prepared this narrative to summarize our “**Daisy Brook**” residential subdivision application for preliminary plat. This letter also addresses the certificate of concurrency application requirements in accordance with Sultan Municipal Code (SMC) 16.108.

Project Contact

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Design Team

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Subject Property Background

The Daisy Brook proposed project consists of a rectangular shaped parcel covering approximately 5 acres in area with an existing single-family residence and detached garage. All existing structures, landscaping and trees on site will be removed as part of the project development. The site is accessed from Sultan Basin Road on the westerly property line. Vegetation within the site consists of a few young mature deciduous trees with mostly grass pastures. The site is located within Section 28, Township 28, Range 08 East, WM, Snohomish County, WA. Tax Parcel Number for the subject property is 280828-002-003-00. The subject property is zoned Moderate Density Residential (MDR). A project Vicinity Map and Assessor Parcel Map is enclosed which illustrates the subject property location and surrounding area.

Project Description

The preliminary plat application is for a proposed 28 lot residential subdivision (single-family detached dwellings) on 5 acres site complete with new public roads, city utilities and stormwater management. The Proposed project is to be served with City utilities including City water and sewer. Public water and sewer are currently available to the site.

The project build out is proposed to be constructed in a single phase. The Gross lot density will be 5.83 dwelling units/acre. The Site will be processed as a standard subdivision. Recreational space shall be mitigated utilizing the in-lieu fee in accordance with SMC 16.62.070. In addition, 12.51% of the total land area (5 acres) is proposed to be dedicated in open space tracts per SMC 16.62.060.

Certificate of Concurrency Application

The following information is provided to support the Certificate of Concurrency application for the project in accordance with SMC 16.108.

Date of Plat Submittal:	TBD
Project Name:	Daisy Brook
Project Development Schedule:	Anticipated construction to begin Spring of 2021.
Written property owner consent:	Attached via the application form for preliminary plat.
Acreage of the subject property:	5 acres
Legal Description of the subject Property:	The north half of the southwest quarter of the northwest quarter of the northwest quarter of Section 28, township 28 North, Range 8 East, W.M.,: Situate in the County of Snohomish, State of Washington (See plat map and title).
Tax parcel number of subject property:	280828-002-003-00
Proposed Use:	Moderate Density Residential (Single-family detached dwellings).
Proposed Site Design Information:	See attached preliminary plat civil plans.
Phasing Information:	One single phase.
Transportation concurrency:	To be prepared by the City of Sultan (Note: the applicant disagrees with the City preparing its report, it is the applicant responsibility to prepare its own studies).
Parks:	Recreational open space in-lieu proposed in accordance with SMC 16.62.070 per City of Sultan requirements.

Potable Water and Fire Flow:

Information provided by City Public Works staff indicate there is adequate water and fire flow available at this site to serve the proposed 28 single family residential lots.

Sewer:

Information provided by City Public Works staff indicate there is adequate sewer capacity to serve the proposed 28 single family residential lots.

If you have any additional questions or require additional information about this proposed project, please do not hesitate to call or email me.

Regards,

Kristi Kyle

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Vicinity Map

