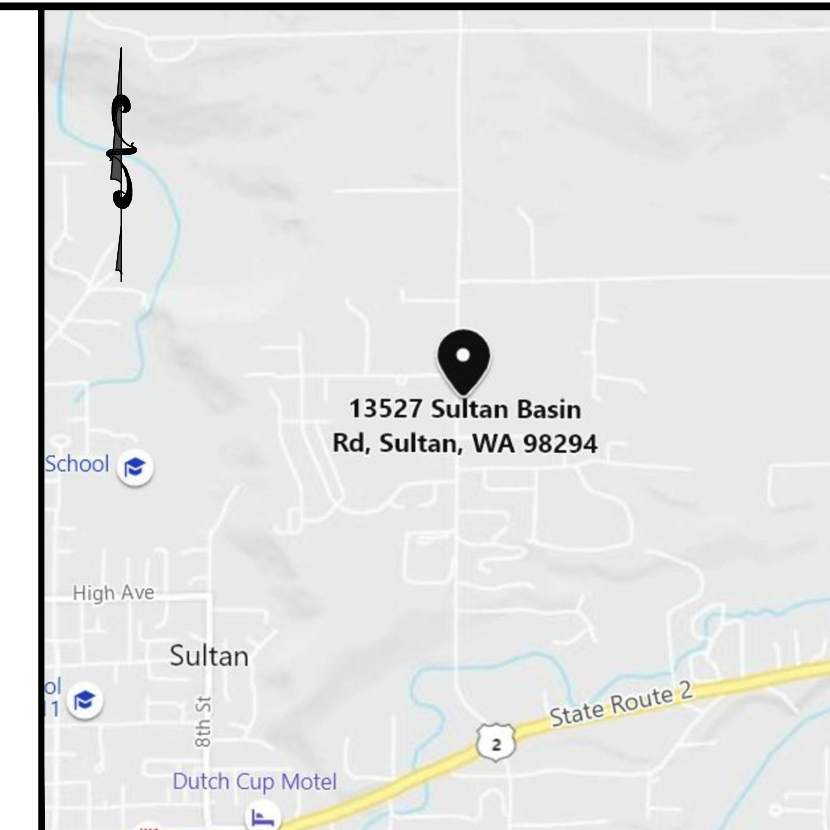
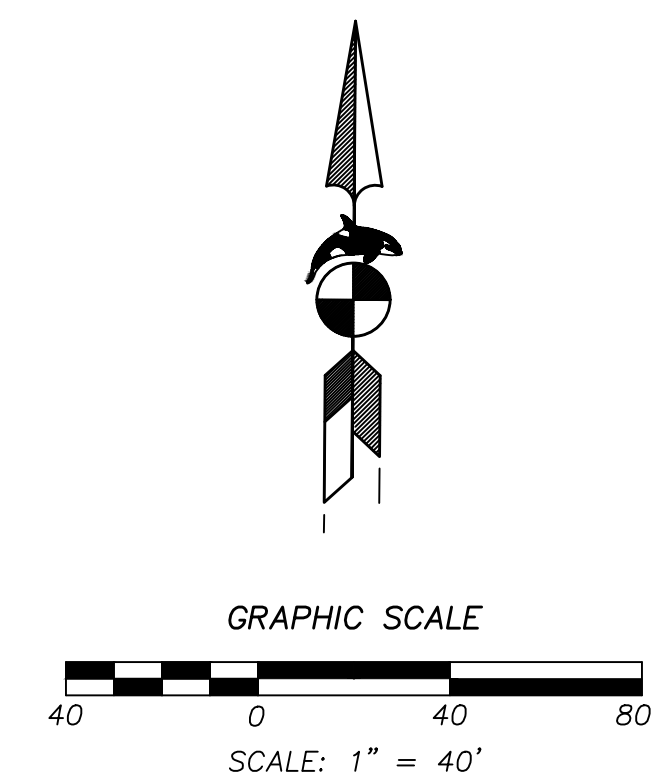


PRELIMINARY PLAT
OF
DAISY BROOK

CITY OF SULTAN FILE NO: _____

IN THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M.
CITY OF SULTAN, SNOHOMISH COUNTY, WASHINGTON

ZONING NOTES:
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'
MAXIMUM UNITS PER ACRE: 10 UNITS/ACRE



APPLICANT/CONTACT:
ACME HOMES, LLC
10211 180TH ST SE
SNOHOMISH, WASHINGTON 98296
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PLANNER:
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SURVEYOR:
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PROJECT ENGINEER:
OMEGA ENGINEERING
2707 WENMORE AVE
EVERETT, WASHINGTON 98201
(425) 903-4852
CONTACT: JOSEPH SMOBY, P.E.
EMAIL: JOE@OMEGA-ENG.COM

GEOTECH:
NELSON GEOTECHNICAL ASSOCIATES
17311 - 135TH AVENUE NE, #A-500
WOODINVILLE, WASHINGTON 98072
(425) 486-1669
CONTACT: CARSTON CURD, GT
EMAIL: CARSTON@NELSONGEOTECH.COM

WETLAND BIOLOGIST:
B&A, INC
3303 43RD STREET NW
GGC HARBOR, WASHINGTON 98335
(253) 858-7055
CONTACT: AJ BREDBERG
EMAIL: AJ@B&A.NET

OWNER:
ROCK BORCHART
13527 SULTAN BASIN ROAD
SULTAN, WASHINGTON 98294

LEGAL DESCRIPTION:
THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M.;
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PROJECT INFORMATION:

SITE ADDRESS: 28083300200300	13527 SULTAN BASIN ROAD SULTAN WASHINGTON, 98294
EXISTING ZONING: MODERATE DENSITY RESIDENTIAL (MDR)	MODERATE DENSITY RESIDENTIAL (MDR)
PROPOSED ZONING: MODERATE DENSITY RESIDENTIAL (MDR)	MODERATE DENSITY RESIDENTIAL (MDR)
SEWER DISPOSAL: CITY OF SULTAN SEWER DEPARTMENT	CITY OF SULTAN SEWER DEPARTMENT
WATER SUPPLY: CITY OF SULTAN WATER DEPARTMENT	CITY OF SULTAN WATER DEPARTMENT
SCHOOL DISTRICT: SULTAN SCHOOL DISTRICT 311	SULTAN SCHOOL DISTRICT 311
FIRE DISTRICT: FIRE DISTRICT # 5	FIRE DISTRICT # 5
PROPOSED LAND USE CLASSIFICATION: COMPREHENSIVE PLAN: CABLE: GAS: REFUSE:	MODERATE DENSITY COMCAST / FRONTIER PSE CITY OF SULTAN
GROSS SITE AREA: TOTAL UNITS PROPOSED GROSS DENSITY (28/4.80) LOTS 1 THROUGH 28 AVERAGE LOT SIZE SMALLEST LOT SIZE	209,257 SF 28 5.83 D.U. PER ACRE 153,315 SF 5,476 SF 4,601 SF
OPEN SPACE TRACTS 998 & 999 DETECTION TRACT 999	26,177 SF 15,139 SF
PUBLIC ROAD DEDICATION PUBLIC ROAD LENGTH PRIVATE ROAD TRACTS TOTAL ROADS	11,845 SF 742 LF 22,453 SF 34,298 SF
PERCENT OF GROSS SITE AREA	0.27 ACRES 0.41 ACRES 0.52 ACRES 0.79 ACRES 21.16 PERCENT OF SITE

- PROJECT NOTES:**
- 1) NO DUPLEXES ARE PROPOSED WITHIN THIS SUBDIVISION.
 - 2) PROJECT SHALL BE CONSTRUCTED IN ONE PHASE.
 - 3) EXISTING HOUSE AND OUTBUILDINGS TO BE REMOVED.
 - 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 75' WEST AND 27' NORTH OF THE SOUTHWEST CORNER OF OUR SITE, AT THE NORTHWEST CORNER OF THE INTERSECTION OF BRYANT ROAD AND SULTAN BASIN ROAD.
 - 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 1-28, PUBLIC ROADS, AND TRACTS 998, 996, 997 AND 999.
 - 9) THE SUBJECT PROPERTY IS NOT WITHIN AN AGRICULTURE NOTIFICATION AREA.
 - 10) THE SUBJECT PROPERTY IS NOT WITHIN 500 FEET OF A COMMERCIAL FOREST.
 - 11) THE SUBJECT PROPERTY IS NOT WITHIN 2,000 FEET OF A MINERAL RESOURCES OVERLAY AREA.
 - 12) THE SUBJECT PROPERTY IS NOT IN A CRITICAL AQUIFER RECHARGE AREA.
 - 13) THE SUBJECT PROPERTY IS NOT IN A SHORELINE MANAGEMENT AREA.
 - 14) THE SUBJECT PROPERTY IS NOT IN A SOLE SOURCE AQUIFER.
 - 15) NO AIRPARKS WITHIN 2,500 FEET.
 - 16) ONE TREE PER LOT SHALL BE INSTALLED PRIOR TO OCCUPANCY PERMITS ON THE HOMES.
 - 17) NO NEIGHBORHOOD PARK IS PROPOSED WITH THIS DEVELOPMENT PER SMC 16.62.070 PARK IN LEIU FEE.

DENSITY CALCULATIONS PER SMC 16.12.020:

MODERATE DENSITY RESIDENTIAL:
6-9 DWELLING UNITS PER ACRE
4.8 ACRES X 6 D.U. PER ACRE = 28.8 LOTS PERMITTED.
4.8 ACRES X 9 D.U. PER ACRE = 43.2 LOTS PERMITTED.
28 LOTS ARE PROPOSED WITH THIS APPLICATION.

TRACT NOTES:
TRACTS 995, 996, 997:
TRACT 998:
TRACT 999:
ACCESS/UTILITIES
N.G.P.A.
OPEN SPACE / DETENTION

EQUIPMENT & PROCEDURES

INSTRUMENTATION: LEICA TORM1205 TOTAL STATION
ATX 1200 GPS

METHOD OF SURVEY: FIELD TRAVERSE OF EXISTING MONUMENTATION

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

BASIS OF BEARINGS: WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TAKEN FROM GPS OBSERVATION TO BE NORTH 00°51'05" EAST

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

ARCHEOLOGICAL NOTE:
IF AT ANY TIME DURING CONSTRUCTION ARCHEOLOGICAL RESOURCES ARE OBSERVED ON THE PROJECT SITE, WORK SHALL BE TEMPORARILY SUSPENDED AT THE LOCATION OF DISCOVERY AND A PROFESSIONAL ARCHEOLOGIST SHOULD DOCUMENT AND ASSESS THE DISCOVERY. THE DEPARTMENT OF ARCHEOLOGY AND HISTORIC PRESERVATION (DAHP) AND ALL CONCERNED TRIBES MUST BE CONTACTED FOR ANY ISSUES INVOLVING NATIVE AMERICAN SITES. IF PROJECT ACTIVITIES EXPOSE HUMAN REMAINS, EITHER IN THE FORM OF BURIALS OR ISOLATED BONES OR TEETH, OR OTHER MORTUARY ITEMS, WORK IN THAT AREA MUST BE STOPPED IMMEDIATELY. LOCAL LAW ENFORCEMENT, DAHP, AND AFFECTED TRIBES MUST BE IMMEDIATELY CONTACTED. NO ADDITIONAL EXCAVATION MAY BE UNDERTAKEN UNTIL A PROCESS HAS BEEN AGREED UPON BY THESE PARTIES, AND NO EXPOSED HUMAN REMAINS MAY BE LEFT UNATTENDED.



ORCA Land Surveying
3605 COLBY AVENUE, EVERETT, WA 98201
425-239-3400 FAX: 425-258-1616

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jen@orcaland.com

PRELIMINARY PLAT
OF
DAISY BROOK
CITY OF SULTAN FILE NO: _____

IN THE S 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 33, T.28 N., R.8 E., W.M.
CITY OF SULTAN, SNOHOMISH COUNTY, WASHINGTON

SHEET 1 OF 1