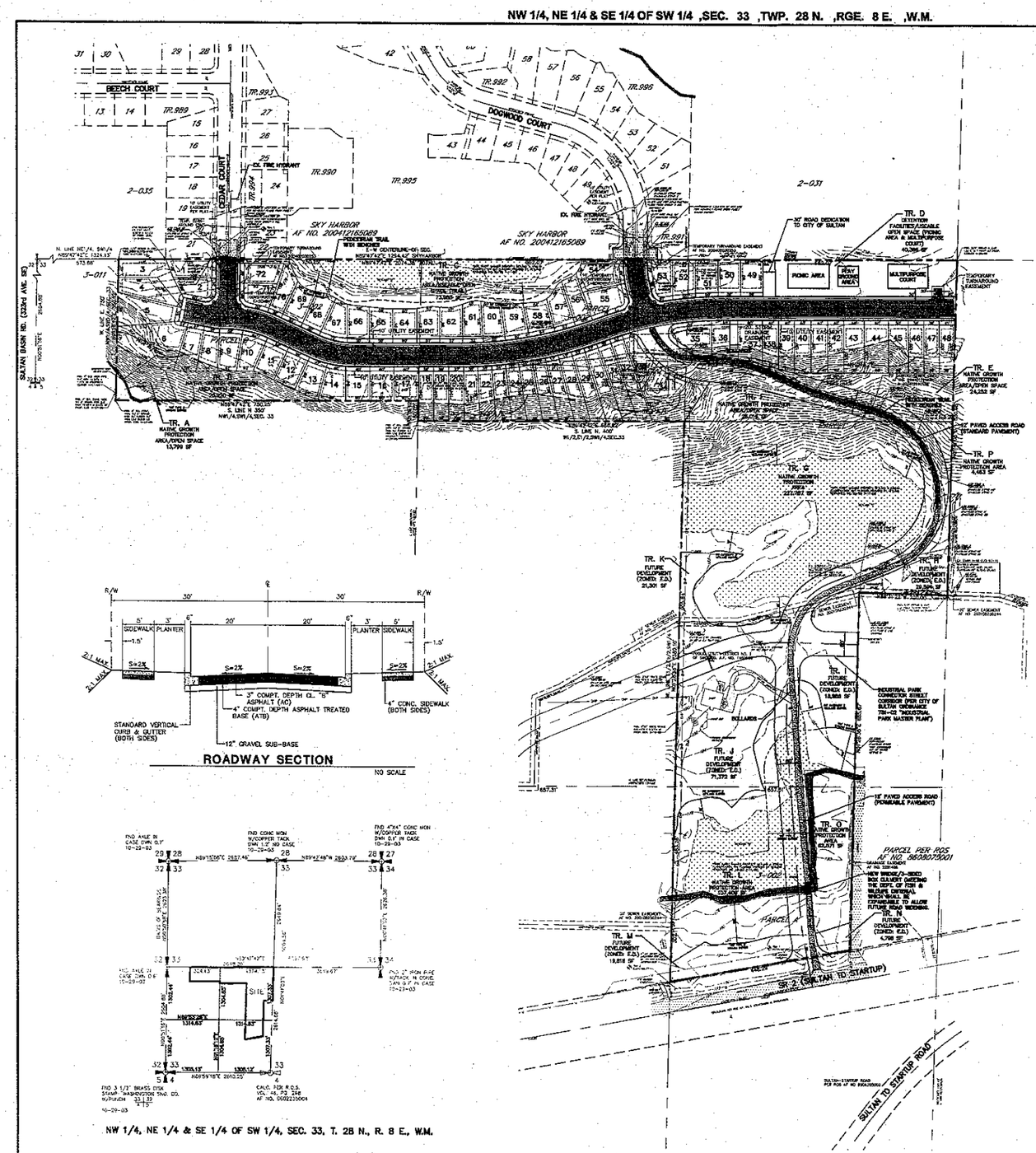
NW 1/4, NE 1/4 & SE 1/4 OF SW 1/4 ,SEC. 33 ,TWP. 28 N. ,RGE. 8 E. ,W.M.



ROADWAY SECTION

NO SCALE

NW 1/4, NE 1/4 & SE 1/4 OF SW 1/4, SEC. 33, T. 28 N., R. 8 E., W.M.

SCALE: 1"= 100'

CONTOUR INTERVAL = 2'

BASIS OF BEARINGS:

WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, SUBDIVISION PER RECORD OF SURVEY VOL. 26, PG. 36, AF NO. 8712140003, FROM MONUMENT AT THE NORTHWEST SECTION CORNER OF SECTION, BEARING= N00°35'58"E

DATUM:

BENCH:

NGVD 29

SURVEY CONTROL POINT NO. 3103 BON BRASS DISK IN CONC IN CLUSE IN CENTERLINE SULTAN BASIN ROAD AT LINE OF SECTIONS 28 & 33 (NORTH BRIDGE, LAKE ROAD) ALSO MCT QUARTER CORNER OF SECTION 33, TOWNSHIP 28N, RANGE 8E. ELEVATION=203.60 (NAVD 88) CONVERSION FROM NGVD 29 TO NAVD 88 (-3.47)= NGVD 29 ELEV.=203.57

SITE BENCH:

TBM 1 RAMONA SPIKE IN POWER POLE #C29 4.50' N. OF SE PROPERTY CORNER ELEV=207.97
TBM 2 SPIKE IN POWER POLE #C29 4.0' N. OF SW PROPERTY CORNER ELEV= 195.37
TBM 3 SCRIBED BOLT SE END SIDEWALK CEDAR COURT (SKY HARBOR) LOT 33. ELEV= 172.09
TBM 4 SE BOLT S. END 4' CHAINLINK FENCE W. SIDE OF DOGWOOD COURT

LEGAL DESCRIPTION

PARCEL A

THAT PORTION OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, LYING NORTHERLY OF PRIMARY STATE HIGHWAY NO. 1(b)

EXCEPT THAT PORTION THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER SECTION CORNER ON THE SOUTH LINE OF SAID SECTION 33; THENCE NORTH 00°37'30" EAST, ALONG THE QUARTER SECTION 331.968 FEET, MORE OR LESS, TO THE NORTH LINE OF THE SULTAN-STARTUP COUNTY ROAD, TRUE POINT OF BEGINNING; THENCE NORTH 00°37'30" EAST, ALONG SAID QUARTER SECTION LINE, 1691 FEET; THENCE NORTH 89°56'30" WEST, 220 FEET; THENCE SOUTH 00°37'30" WEST 1231 FEET; THENCE SOUTH 57°07'00" EAST 65 FEET TO THE NORTH BOUNDARY LINE OF SULTAN-STARTUP COUNTY ROAD; THENCE NORTHEASTERLY, ALONG SAID NORTH BOUNDARY, 217 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

PARCEL B

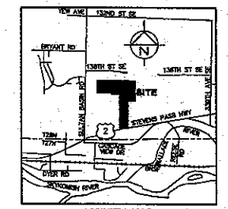
THE NORTH 330 FEET OF THE EAST 720 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON.

PARCEL C

THE NORTH 400 FEET OF THE WEST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 28 NORTH, RANGE 8 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON.

LOT AREAS

LOT NO.	SF	LOT NO.	SF
1	5,304	37	6,188
2	4,977	38	4,560
3	7,292	39	5,018
4	5,498	40	5,000
5	6,217	41	5,300
6	14,904	42	5,500
7	5,387	43	5,500
8	5,408	44	5,500
9	5,408	45	5,400
10	5,008	46	5,000
11	5,008	47	5,000
12	5,008	48	5,000
13	5,000	49	5,000
14	5,031	50	5,006
15	5,032	51	5,014
16	5,018	52	5,346
17	5,018	53	5,781
18	5,044	54	5,239
19	5,011	55	5,758
20	5,071	56	5,014
21	5,073	57	5,001
22	5,075	58	5,003
23	5,104	59	5,007
24	5,047	60	5,007
25	5,330	61	5,007
26	5,303	62	5,008
27	5,307	63	5,003
28	5,144	64	5,001
29	5,080	65	5,000
30	7,059	66	5,000
31	7,284	67	5,011
32	7,294	68	5,003
33	5,748	69	5,007
34	13,144	70	5,020
35	7,434	71	5,048
36	6,181	72	5,021



VICINITY MAP

SCALE: 1"=2000'

SITE DATA

SITE ADDRESS	14310 330TH AVE. SE, SULTAN, WA 98294
EXISTING ZONING	MODERATE DENSITY (MD)
PROPOSED USE	SINGLE FAMILY RESIDENTIAL
WATER SUPPLY	CITY OF SULTAN
SEWAGE DISPOSAL	CITY OF SULTAN
NATURAL GAS	PUGET SOUND ENERGY (TO BE LOCATED WITHIN THE 10' UTILITY EASEMENT)
FIRE DISTRICT	SNOHOMISH FIRE DISTRICT NO. 5
SCHOOL DISTRICT	SULTAN SCHOOL DISTRICT
ELECTRIC SERVICE	SNOHOMISH COUNTY PUD NO. 1
LIGHTING PLAN	PREPARED BY SNOHOMISH COUNTY PUD NO. 1
TELEPHONE SERVICE	VERIZON (TO BE LOCATED WITHIN THE 10' UTILITY EASEMENT)
CABLE SERVICE	COMCAST (TO BE LOCATED WITHIN THE 10' UTILITY EASEMENT)
TOTAL SITE ACREAGE	33.94 AC. (1,478,232 SF)
LESS ALL TRACTS WITHIN ED ZONE	13.04 AC. (567,977 SF)
LESS ROW IN FUTURE DEVELOPMENT AREA	2.72 AC. (118,588 SF)
ADJUSTED GROSS SITE ACREAGE	18.18 AC. (791,663 SF)

AREAS WITHIN ADJUSTED GROSS SITE AREA

TOTAL NUMBER OF LOTS	72
GROSS SITE AREA	18.18 AC. (791,663 SF)
AVERAGE LOT SIZE	6,13 AC. (5,790 SF)
SMALLEST LOT PROPOSED	5,011 AC. (4,560 SF)
AREA OF OPEN SPACE	4.36 AC. (189,338 SF)
OPEN SPACE % OF SITE	23.10%
ROAD LINEAGE WITHIN ADJUSTED GROSS SITE AREA	3,044 LF
AREA OF ROAD PAVEMENT WITHIN ADJUSTED GROSS SITE AREA	3.41 AC.
AREA OF TRACTS	0.65 AC.
ROW % OF ADJUSTED GROSS SITE AREA	23.11%
MINIMUM LOT WIDTH	33 FEET
MINIMUM LOT SIZE	3,000 SF

SULTAN MUNICIPAL CODE COMPLIANCE

DENSITY (SMC 16.12.010 TABLE)
UNITS ALLOWED = ADJUSTED GROSS SITE AREA (18.18 AC.) X 7 UNITS/AC. = 127 UNITS
UNITS PROPOSED = 72 UNITS

OPEN SPACE (SMC 16.10.160)
TOTAL OPEN SPACE REQUIRED = 20% OF ADJUSTED GROSS SITE AREA (18.18 AC.) = 3.63 AC.
TOTAL OPEN SPACE PROVIDED IN TRACTS A, B, C, D, E & F = 4.36 AC. = 189,338 SF

USABLE OPEN SPACE REQUIRED = 15% OF ADJUSTED GROSS SITE AREA (18.18 AC.) = 2.73 AC.
USABLE OPEN SPACE PROVIDED IN TRACTS C, D & 12' OF WIDTH WITHIN ROW AREA (1,934 SF) IN BETWEEN TRACTS E & F = 2.81 AC. (15.45% OF ADJUSTED GROSS)

RECREATION AREA/FACILITIES (SMC 16.10.160)
RECREATION AREA REQUIRED = 300 SF PER LOT, ASSUMING FOUR RESIDENTS PER LOT = 21,600 SF
RECREATION AREA PROVIDED IN TRACTS C, D & 12' OF WIDTH WITHIN ROW AREA (1,934 SF) IN BETWEEN TRACTS E & F = 2.81 AC.
RECREATION FACILITIES REQUIRED FOR 72 LOTS = 4
RECREATION FACILITIES PROVIDED = 5, 2 TRAIL SEGMENTS, (1 WITHIN TR. C & 1 WITHIN ROW), PICNIC AREA, MULTIPURPOSE COURT AND PLAY GROUND AREA

TRACT INFORMATION

TRACT NO.	TYPE OF TRACT	TRACT SIZE
A	NATIVE GROWTH PROTECTION AREA/OPEN SPACE	13,799 SF
B	NATIVE GROWTH PROTECTION AREA/OPEN SPACE	20,830 SF
C	NATIVE GROWTH PROTECTION AREA/USEABLE OPEN SPACE (TRAIL)	73,893 SF
D	DETENTION FACILITIES/USEABLE OPEN SPACE (PICNIC AREA & MULTIPURPOSE COURT)	40,388 SF
E	NATIVE GROWTH PROTECTION AREA/OPEN SPACE	24,263 SF
F	NATIVE GROWTH PROTECTION AREA/OPEN SPACE	28,016 SF

TRACTS WITHIN ED ZONE

G	NATIVE GROWTH PROTECTION AREA	227,767 SF
H	FUTURE DEVELOPMENT (ZONED: E.D.)	71,372 SF
I	FUTURE DEVELOPMENT (ZONED: E.D.)	13,858 SF
J	FUTURE DEVELOPMENT (ZONED: E.D.)	29,984 SF
K	FUTURE DEVELOPMENT (ZONED: E.D.)	21,301 SF
L	NATIVE GROWTH PROTECTION AREA/OPEN SPACE	107,406 SF
M	FUTURE DEVELOPMENT (ZONED: E.D.)	19,816 SF
N	FUTURE DEVELOPMENT (ZONED: E.D.)	4,798 SF
O	NATIVE GROWTH PROTECTION AREA/OPEN SPACE	62,571 SF
P	NATIVE GROWTH PROTECTION AREA	4,463 SF

NOTE: TRACTS G, L, N, AND O TO BE DESIGNATED TO THE CITY OF SULTAN.

APPLICANT

PETER ARCOSOM, BANKRUPTCY TRUSTEE FOR THE ESTATE OF BARRY HAMMER
103 EAST HOLLY STREET, SUITE 502
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PHONE: (360) 671-0300

PROJECT ENGINEER/SURVEYOR

GROUP FOUR, INC.
18030 JUANITA-WOODINVILLE WAY N.E.
BOTHELL, WA 98011
PHONE: (425) 778-4881
PROJECT ENGINEER: JIM VANEK
PROJECT SURVEYOR: JOHN C. KNAPP

PROJECT MANAGER

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PHONE: (425) 778-4881
CONTACT: ROLLIN HALDUST

WETLAND BIOLOGIST

WETLAND RESOURCES INC.
5309 18TH AVENUE S.E., SUITE 105
EVERETT, WA 98208
PHONE: (425) 337-3174
CONTACT: SCOTT BRAMARD

ROAD INFORMATION

ROAD	R-O-W WIDTH	PAVEMENT WIDTH
CEDAR COURT	50'	26'
DOGWOOD COURT	50'	26'
ROAD A	50'	26'

WETLAND INFORMATION

WETLAND	AREA	FILL AREA
B	71,320 SF	0 SF
C	124,835 SF	0 SF
D	33,825 SF	0 SF

BUILDING SETBACKS

FRONT	20 FEET
REAR	10 FEET
SIDES	5 FEET
FROM NGPA/E	10 FEET
SECOND ROAD ON CORNER LOT	10 FEET

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HAMMER PUD
PRELIMINARY PLANNED UNIT DEVELOPMENT

CITY OF SULTAN WASHINGTON

SHEET	OF
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04-8085