



City of Sultan

Planning Department



January 31, 2003

Mr. Gary Broughton
Broughton Brothers Construction
P.O. Box 1049
Sultan, WA 98294

Subject: Broughton Manor Formal Subdivision FP98-003

Dear Mr. Broughton:

I have reviewed the file for the Broughton Manor Formal Subdivision and have identified below those Conditions and improvements which must be completed prior to submission of the Final Plat for the project:

1. Construct a five(5) fontal sidewalk from 4th-Street along Lot 8 to the eastside of Lot 5.
2. Provide a street lighting plan to include two (2) street lights on Willow Avenue. One at the east side of Lot 4 and the other at the intersection of Willow Avenue and 4th-Street.
3. Construct solid waste collection sites along 4th-Street. The design and location shall be Approved by the Public Works Director. I would suggest all Lots use a 4th-Street collection site do to the design of your project.
4. Provide a final Landscape Plan for City Approval consistent with the requirements Chapter 16.104.
5. Provide As-Builts on all Utilities, Roads, and Facilities.
6. Construct and provide mailboxes with the design and locations approved by the Sultan Post Master.


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7. Provide a two (2) year Maintenance Bond for all landscaping and common areas/facilities. The Bond shall be equal to 25% of the construction costs for the facilities and landscaping as approved by the City.
8. Payment of \$62.00 for Construction Inspections over and above the \$1,000.00 Deposit.
9. Providing an additional \$500.00 Inspection Deposit for the above improvements.

Upon completion of all of the above Conditions and required Inspections and Approvals, you may submit the Final Plat for the Subdivision with corrections as previously noted from The McAndrews Group and Berryman & Henigar. The Final Plat Filing Fee is \$2,000.00. Upon Review and Approval of the Final Plat by the affected City Departments, the Plat will be scheduled for Approval by the City Council.

In addition, no unloading of construction materials and supplies will be allowed on Willow Avenue or on 4th Street during construction of the residential units. All unloading shall be restricted to the interior ingress easements to eliminate any impact on traffic flow.

In closing, if you have any questions regarding the requirements for the subdivision, please feel free to contact my office (360) 793-2231.

Sincerely, 

Rick Cisar
Planning Director

Encl: June 11, 1998 Staff Report
 July 30, 1998 City Council Approval