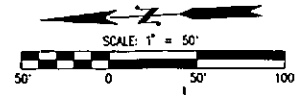


TAX PARCEL TABLE

1	27052500100300	2	27052500100300
3	27052500102700	4	27052500103900
5	27052500104400	6	27052500107000
7	27052500102800	8	27052500102100
9	09472000022900	10	27052500102200
11	27052500100400	12	27052500102201
13	27052500100900	14	27052500104500
15	27052500103100	16	27052500104800
17	27052500103700	18	27052500101300
19	27052500105200	20	27052500101500
21	27052500103800	22	27052500104000

LEGEND AND ABBREVIATIONS

EXISTING SYMBOLS	
(Symbol)	DESCRIPTION
(Symbol)	SECTION CORNER FOUND
(Symbol)	SECTION QTR CORNER FOUND
(Symbol)	FOUND REBAR AS NOTED
(Symbol)	MONUMENT FOUND
(Symbol)	OUVERT
(Symbol)	FIRE HYDRANT
(Symbol)	GAS VALVE
(Symbol)	GUY ANCHOR
(Symbol)	GUY POLE
(Symbol)	SEPTIC MANHOLE
(Symbol)	WATER VALVE
(Symbol)	TREE CONIFEROUS (W/ TREE TAG #)
(Symbol)	TREE DECIDUOUS (W/ TREE TAG #)

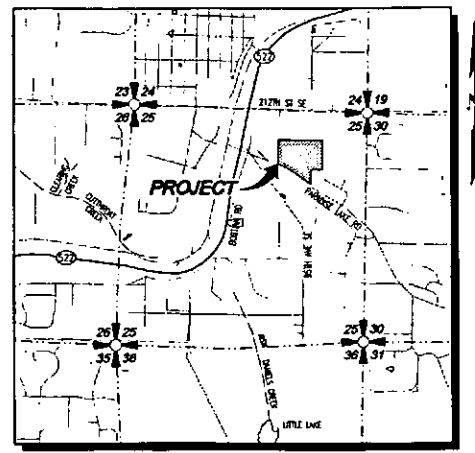


LEGEND

(Symbol)	STORM PIPE
(Symbol)	SEWER PIPE
(Symbol)	WATER PIPE
(Symbol)	FIRE DEPT TURN RADIUS
(Symbol)	PARKING STALL NUMBER
(Symbol)	PROPOSED CARPORT
(Symbol)	CARPORT DETAILS TO BE PROVIDED AT A LATER DATE

OPEN SPACE TABLE

AREA	USE	AREA (SF)
A	ACTIVE OPEN SPACE	27,514 SF
B	ACTIVE OPEN SPACE	18,295 SF
C	ACTIVE OPEN SPACE	8,740 SF
D	ACTIVE OPEN SPACE	24,156 SF
E	ACTIVE OPEN SPACE	11,956 SF



PROJECT INFORMATION

SITE ADDRESS: 9321 PARADISE LAKE RD, SNOHOMISH, WA 98296
TAX PARCELS: 27052500102100, 27052500100600, 27052500103900
GROSS SITE AREA: 736,671 SF (16.91 AC)
EXISTING USE: RURAL RESIDENTIAL
PROPOSED USE: MULTIFAMILY
CURRENT ZONING: PCB
CURRENT COMP PLAN: URBAN COMMERCIAL
WATER: CROSS VALLEY WATER DISTRICT
SEWER: CROSS VALLEY WATER DISTRICT
POWER: SNOHOMISH COUNTY PUD
TELEPHONE: VERIZON
CABLE: COMCAST
SCHOOL DISTRICT: MONROE SCHOOL DISTRICT #103
FIRE DISTRICT: FIRE DISTRICT #07
SETBACKS:
 FRONT: 20 FEET FROM ROW
 NORTH: R-5 SETBACK 25 FEET
 EAST: R-5 SETBACK 25 FEET
 WEST: PCB 10 FEET OR OVER 30' 15 FEET
 LANDSCAPE 10 FEET
 LANDSCAPE 25 FEET TYPE 1
 LANDSCAPE 25 FEET TYPE 1
 LANDSCAPE BUFFER NONE

PROPOSED UNITS:
 BUILDING TYPE 1 (127'-60") = 14 BUILDINGS OR 336 UNITS
 BUILDING TYPE 2 (136'-60") = 1 BUILDING OR 24 UNITS
TOTAL NUMBER OF UNITS: 360
OPEN SPACE REQUIREMENTS:
 MINIMUM OPEN SPACE REQUIRED: 100 SF/UNIT X 360 UNITS = 36,000 SF
 MINIMUM ACTIVE OPEN SPACE REQUIRED: 50% OF OPEN SPACE = 18,000 SF
 PROPOSED OPEN SPACE: 88,731 SF
 PROPOSED ACTIVE OPEN SPACE: 44,366 SF
DENSITY:
 MINIMUM DENSITY REQUIRED: 4 UNITS/AC X 16.91 AC = 68 UNITS
 MAXIMUM DENSITY ALLOWED: 736,671 SF / 2000 SF/UNIT = 368 UNITS
 DENSITY PROPOSED: 21.3 UNITS/AC X 16.91 AC = 360 UNITS
PARKING REQUIRED:
 2 PER UNIT REQUIRED
 360 UNITS X 2 = 720 STALLS
PARKING PROVIDED: 720 STALLS
 ADA: 21 STALLS (5 STANDARD, 16 COMPACT)
 COMPACT: 194 STALLS
 TANDEM: 206 STALLS (WILL BE ASSIGNED TO A UNIT)
 STANDARD: 299 STALLS

CONTACT LIST

OWNER/APPLICANT: SNOHOMISH GARDEN DEVELOPMENT COMPANY, LLC
 901 5TH AVE, SUITE 3210
 SEATTLE, WASHINGTON 98164
 CONTACT: CHRIS ROSSMAN
 PHONE: (480) 315-9595
 FAX: (480) 315-1739
 EMAIL: crossman@wocoff.com

ENGINEER: LDC, INC.
 20210 142ND AVENUE NE
 WOODHULL, WASHINGTON 98072
 CONTACT: MARK E. YALLOCK, PE
 PHONE: (425) 806-1869
 FAX: (425) 482-2893
 EMAIL: myallock@ldccorp.com

ARCHITECT: MYSTRON + OLSON ARCHITECTURE
 502 W RIVERSIDE AVE, SUITE #200
 SPOKANE, WASHINGTON 99201
 CONTACT: DAVE KIMMONS
 PHONE: (509) 328-6454
 EMAIL: knudson@mystronolson.com

LANDSCAPE ARCHITECT: THOMAS REINSTORF AND ASSOCIATES
 811 FIRST AVE, SUITE 615
 SEATTLE, WASHINGTON 98104
 CONTACT: SCOTT EVANS
 PHONE: (206) 682-7562
 FAX: (206) 682-1721
 EMAIL: sreinstor@trngstarf.com

GEOTECH: EARTH SOLUTIONS NW, LLC
 1805 136TH PL NE, SUITE #201
 BELLEVUE, WASHINGTON 98005
 CONTACT: HENRY T. WRIGHT, PE
 PHONE: (425) 449-4704
 FAX: (425) 449-4711
 EMAIL: henry.wright@earthactionsnw.com

PROPERTY OWNERS

1	OWNER: CYNTHIA R. REYNOLDS TAX LOT NO.: 27052500100600 ADDRESS: 9509 PARADISE LAKE RD SNOHOMISH, WASHINGTON 98296
2	OWNER: CYNTHIA R. REYNOLDS TAX LOT NO.: 27052500103900 ADDRESS: 9509 PARADISE LAKE RD SNOHOMISH, WASHINGTON 98296
3	OWNER: PEPPERELL WILLIAM TRUST TAX LOT NO.: 27052500102100 ADDRESS: 9321 PARADISE LAKE RD SNOHOMISH, WASHINGTON 98296

NOTES

- SEE SHEET SP-02 FOR LEGAL DESCRIPTION, VERTICAL DATUM, HORIZONTAL DATUM, BENCHMARK, BASIS OF BEARING, REFERENCES, SURVEY NOTES AND EQUIPMENT AND PROCEDURES.
- SEE SHEET SP-02 FOR CENTERLINE TABLE, EARTHWORK QUANTITIES, AND IMPERVIOUS AREAS.
- SEE SHEET SP-02 FOR PARKING DETAILS.
- NO CRITICAL AREAS ARE PRESENT WITHIN OR ADJACENT TO THE SITE.
- EXTERIOR LIGHTING WILL BE INSTALLED PURSUANT TO SSC 30.24A.060(3).

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN JUNE 2016. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

PROJECT FILE No.
 SNOHOMISH COUNTY PLANNING & DEVELOPMENT SERVICES
 APPROVED FOR CONSTRUCTION

BY: WENDY R. SLEIGHT, P.E., PLS
 R/W PERMIT NO.:
 GRADING PERMIT NO.:

Call 2 Business Days Before You Dig
 811 or 1-800-424-5555
 Utilities Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION

Engineering
Structural
Planning
Survey

LDC
THE CIVIL ENGINEERING GROUP
20010 142nd Avenue NE
Woodhull, WA 98072
www.LDCcorp.com
P: 425.806.1869
F: 425.482.2893

SNOHOMISH GARDEN DEVELOPMENT COMPANY, LLC
PARADISE LAKE ROAD GARDEN APARTMENTS
 SITE PLAN

MARK E. YALLOCK
REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER: 16-1134
 DRAWING NAME: 16113C-SP-PL
 DESIGNED BY: MWM
 DRAFTING BY: BLN
 DATE: 11-18-16
 SCALE: AS NOTED
 JURISDICTION: SNOHOMISH CO.

SP-01
 SHEET 4 OF 29

CENTERLINE TABLE

LINE NO.	BEARING	DISTANCE
L1	N36°03'49"E	57.78'
L2	N01°19'36"E	23.50'
L3	N28°00'49"E	37.05'
L4	N01°22'02"E	1.02'
L5	N01°22'02"E	422.00'
L6	N88°37'58"W	270.00'
L7	N01°22'02"E	36.50'
L8	N01°22'02"E	385.50'
L9	N88°37'58"W	268.00'
L10	N88°37'58"W	140.62'
L11	N88°37'58"W	105.43'
L12	N88°37'58"W	128.43'
L13	N88°37'58"W	121.98'
L14	N02°43'04"E	399.71'
L15	N88°37'58"W	236.82'
L16	N01°22'02"E	36.50'
L17	N01°22'02"E	385.50'
L18	N88°37'58"W	246.05'
L19	N01°22'02"E	110.00'

CURVE NO.	DELTA	LENGTH	RADIUS	TANGENT	PC STA.	PT STA.
C1	24°51'41"	71.60'	165.00'	36.37'	10+57.78	11+29.37
C2	58°18'25"	167.91'	165.00'	92.04'	11+29.37	12+97.28
C3	76°34'00"	76.51'	165.00'	38.95'	20+37.09	21+13.58
C4	90°00'00"	36.13'	23.00'	23.00'	25+36.58	25+72.70
C5	90°00'00"	36.13'	23.00'	23.00'	27+92.70	28+28.83
C6	88°38'58"	35.59'	23.00'	22.46'	47+62.46	47+98.05
C7	91°21'02"	36.67'	23.00'	23.55'	51+97.16	52+33.83
C8	90°00'00"	36.13'	23.00'	23.00'	54+70.65	55+06.78

SURVEY INFORMATION

LEGAL DESCRIPTION

PARCEL NO. 270525-001-021-00
 THAT PORTION OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. IN SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER;

THENCE NORTH 88°23'30" EAST 85 FEET, MORE OR LESS, ALONG THE SOUTH LINE OF SAID SUBDIVISION TO INTERSECT A FENCE LINE AS ESTABLISHED BY SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 101715;

THENCE NORTH ALONG SAID FENCE LINE TO A POINT ON THE SOUTH MARGIN OF PARADISE LAKE ROAD WHICH IS 40 FEET, MORE OR LESS, EAST OF THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE CONTINUING NORTHERLY TO THE NORTH MARGIN OF SAID ROAD, SAID POINT BEING THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID FENCE LINE EXTENDED NORTH TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER;

THENCE EAST ALONG SAID NORTH LINE TO INTERSECT THE NORTHERLY PRODUCTION OF A FENCE LINE AS ESTABLISHED BY SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 103066;

THENCE SOUTH 00°29'02" WEST ALONG SAID FENCE LINE TO THE NORTH MARGIN OF PARADISE LAKE ROAD;

THENCE NORTHWESTERLY ALONG SAID NORTH MARGIN TO THE TRUE POINT OF BEGINNING.

PARCEL NO. 270525-001-006-00

THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. SNOHOMISH COUNTY, WASHINGTON, LYING EASTERLY OF A FENCE LINE, DISCLOSED IN OUI CLAIM DEED RECORDED UNDER RECORDING NUMBER 2174169, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

PARCEL NO. 270525-001-039-00

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 27 NORTH, RANGE 5 EAST, W.M. SNOHOMISH COUNTY, WASHINGTON, LYING NORTHERLY OF PARADISE LAKE ROAD, AND WESTERLY OF A LINE WHICH IS PARALLEL TO THE WEST BOUNDARY OF THE PLAT OF PARADISE FOREST NO. 2, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 32 OF PLATS, PAGE 4, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, AND 270 FEET WESTERLY THEREFROM, AS MEASURED ALONG THE NORTH LINE OF SAID SUBDIVISION, LYING EASTERLY OF A FENCE LINE, DISCLOSED IN OUI CLAIM DEED RECORDED UNDER RECORDING NUMBER 2174169, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

THENCE NORTH 88°01'43" WEST 85 FEET, MORE OR LESS, TO THE TRUE POINT OF BEGINNING.

HORIZONTAL DATUM:

NAD 83/91
 WASHINGTON STATE COORDINATES-NORTH ZONE

BASIS OF BEARING

NA83/91 FROM GPS OBSERVATION

NORTH LINE OF THE NE 1/4 OF SECTION 25 AS SHOWN ON PLAN

(BEARING = N 88°01'43" W)

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM-1988

DATUM CONVERSION: NAVD83 TO NAVD29 = -3.652'

BENCHMARK

WCS DESIGNATION SC84

OB ID: 21794

FOUND CONCRETE MONUMENT IN CASE WITH INVERTED NAIL, 00MM 2.0"

SAID POINT BEING THE NORTH QTR. CORNER OF SECTION 25, AS SHOWN ON PLAN

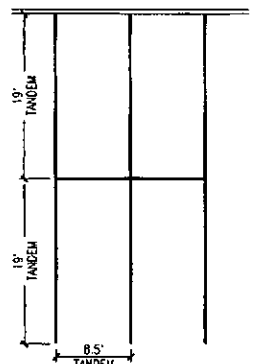
ELEVATION = 404.248 FEET (NAVD 88)

IMPERVIOUS AREAS (ON-SITE)

EXISTING ONSITE IMPERVIOUS:	0.58 AC	(1.00%)
NEW IMPERVIOUS:	9.54 AC	(57.00%)
REPLACED IMPERVIOUS:	0.00 AC	(0.00%)
NEW PLUS REPLACED IMPERVIOUS:	9.54 AC	(57.00%)
TOTAL IMPERVIOUS:	9.54 AC	(57.00%)

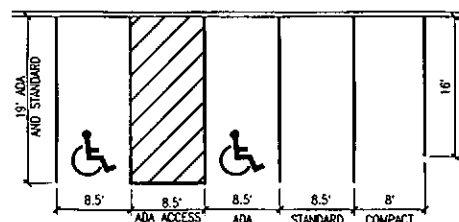
EARTHWORK QUANTITIES

CUT:	30,000 CY
FILL:	31,000 CY
STRIPPINGS:	17,500 CY
DISTURBED/CLEARING AREA:	17.45 AC



TANDEM PARKING SPACE DETAIL

NOT TO SCALE



PARKING SPACE DETAIL

NOT TO SCALE

REFERENCES

- (R1) SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 101715
- (R2) SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 103066
- (R3) OUI CLAIM DEED, AS RECORDED UNDER AUDITOR'S FILE NUMBER 2174169.
- (R4) OUI CLAIM DEED, AS RECORDED UNDER AUDITOR'S FILE NUMBER 2144132.
- (R5) OUI CLAIM DEED, AS RECORDED UNDER AUDITOR'S FILE NUMBER 2155471.
- (R6) RECORD OF SURVEY FOR WSDOT, AS RECORDED UNDER AUDITOR'S FILE NUMBER 200212205003.
- (R7) SNOHOMISH COUNTY ROAD PLAT REDMOND AND WALTY ROAD, DATED SEPTEMBER 1910.
- (R8) PARADISE FOREST DIVISION NO. 1, AS RECORDED UNDER AUDITOR'S FILE NUMBER 2142242.
- (R9) PARADISE FOREST DIVISION NO. 2, AS RECORDED UNDER AUDITOR'S FILE NUMBER 2152446.
- (R10) RECORD OF SURVEY PERFORMED BY KEGL ENGINEERING ASSOCIATES, INC., AS RECORDED UNDER AUDITOR'S FILE NUMBER 199909225008.
- (R11) LARGE TRACT SEGREGATION NO. 4(2-BS), AS RECORDED UNDER AUDITOR'S FILE NUMBER 8506255033.
- (R12) SHORT SUBDIVISION NO. 339(9-BS), AS RECORDED UNDER AUDITOR'S FILE NUMBER 860327020.
- (R13) SHORT SUBDIVISION NO. 338(9-BS), AS RECORDED UNDER AUDITOR'S FILE NUMBER 860327020.
- (R14) NOTICE OF CORRECTION OF SHORT SUBDIVISION NO. 340(9-BS), AS RECORDED UNDER AUDITOR'S FILE NUMBER 8612290218.
- (R15) NOTICE OF CORRECTION OF SHORT SUBDIVISION NO. 339(9-BS), AS RECORDED UNDER AUDITOR'S FILE NUMBER 8705120289.

SURVEY NOTES

1. SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 103066, AS REFERENCED IN VESTING DEED, WAS DISMISSED AND NO FINAL DECREE WAS MADE. THIS RESEARCH WAS PROVIDED BY CHICAGO TITLE COMPANY.
2. THE 1910 SNOHOMISH COUNTY ROAD PLAT MAP INFERS THAT THE ALIGNMENT FOR PARADISE LAKE ROAD SHOULD TRAVERSE THROUGH THE EAST 1/4 CORNER OF SECTION 25. THE PLAT OF PARADISE FOREST DIVISION 1 AND 2 LOCATES THE CENTERLINE OF PARADISE LAKE ROAD APPROXIMATELY 5 FEET NORTHERLY OF THE ALIGNMENT CALCULATED ON THIS SURVEY. NO RESOLUTION HAS BEEN MADE AT THIS TIME.
3. SURVEY PERFORMED BY KEGL AND ASSOCIATES FOR PARCEL NO. 27052500101900 HELD THE EXISTING FENCE LINES AS THE BOUNDARY. A CORNER WAS SET AT THE INTERSECTION OF THE EXISTING FENCE LINE AND LOCATED PER THIS SURVEY. SEE REFERENCE (R10).
4. SURVEY PERFORMED BY KEGL AND ASSOCIATES FOR PARCEL NO. 27052500101900 HELD THE EXISTING FENCE LINES AS THE BOUNDARY AND DOES NOT PURPORT TO SHOW HOW THE RIGHT-OF-WAY WAS ESTABLISHED. A REBAR AND "UNREADABLE" CAP WAS FOUND AND BELIEVED TO BE SET PER SAID KEGL SURVEY. SEE REFERENCE (R10).
5. FENCE LINE HELD AS WEST BOUNDARY PER DEED AND EXTENDED FENCE LINE AS ESTABLISHED BY SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 101715 (R1). (LINE ESTABLISHED BEST APPROXIMATES FENCE LOCATION TO REDUCE ANGLE POINTS) (FOR ABOVE SHOWN "PEPPERELL" PARCEL)
6. FENCE LINE HELD AS EAST BOUNDARY PER DEED AND EXTENDED FENCE LINE AS ESTABLISHED BY SNOHOMISH COUNTY SUPERIOR COURT CAUSE NO. 103066 (R2). (FOR ABOVE SHOWN "PEPPERELL" PARCEL)

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
 SURVEY PERFORMED BY FIELD TRAVERSE
 INSTRUMENTATION:
 LEICA M5-S0 ROBOTIC TOTAL STATION WITH DATA COLLECTOR AND LEICA GPS MAINTAINED BY ADJUSTMENT TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY IAC 332-130-100
 PRECISION:
 MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

SURVEY DISCLAIMER

THE TOPOGRAPHIC SURVEY WAS PERFORMED BY LDC, INC. IN JUNE 2016. ANY CHANGES TO THE SITE AFTER THIS DATE WILL NOT BE REFLECTED IN THE PLANS. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Call 2 Business Days Before You Dig
811 or 1-800-424-5555
 Utilities Underground Location Center

PROJECT FILE No. _____
 SNOHOMISH COUNTY PLANNING & DEVELOPMENT SERVICES
 APPROVED FOR CONSTRUCTION
 BY: WASHINGTON R. SLOTT P.E. PLS
 R/W PERMIT NO. _____
 GRADING PERMIT NO. _____

REVISIONS

NO.	DATE	DESCRIPTION

LDC
 THE CIVIL ENGINEERING GROUP
 2010 142nd Avenue NE
 Washelli, WA 98072
 PH: 425.865.1889
 FX: 425.452.2873
 www.LDCinc.com

SNOHOMISH GARDEN DEVELOPMENT COMPANY, LLC
PARADISE LAKE ROAD GARDEN APARTMENTS
 SITE PLAN

MARK E. VILLARDO
 LICENSED PROFESSIONAL ENGINEER

JOB NUMBER: 16-113A
 DRAWING NAME: 16113C-SP-PL
 DESIGNER: MNW
 DRAFTING BY: BJN
 DATE: 11-18-16
 SCALE: AS NOTED
 JURISDICTION: SNOHOMISH CO.

SP-02

SHEET 5 OF 29

Received - 11/18/2016

Snohomish County – Planning and Development Services
2nd Floor, County Administration-East Building, Everett, WA • Telephone (425) 388-3311

MASTER PERMIT APPLICATION

1.	Applicant	Contact Person (if different)
Name:	H. Curtis Keller - Snohomish Garden Development Company, LLC	Clay White - LDC, Inc.
Mailing Address:	901 Fifth Avenue, Suite 3210	14201 NE 200th St, #100
City, State, Zip:	Seattle, WA 98164	Woodinville, WA 98072
Phone #:	480.406.6847	425-806-1869
Fax #:		
E-mail:	crossman@awolff.com	cwhite@ldccorp.com

2. Applicant's Interest to Property (check one):
 Owner Contract Purchaser Lessee Other(specify) _____

3. All Persons/Firms having an ownership interest in the property:

Name:	H. Curtis Keller - Snohomish Garden Development Company, LLC	Phone:	480.406.6847
Address:	901 Fifth Avenue Suite 3210, Seattle, WA 98164	Email:	crossman@awolff.com
Name:	_____	Phone:	_____
Address:	_____	Email:	_____
Name:	_____	Phone:	_____
Address:	_____	Email:	_____
Name:	_____	Phone:	_____
Address:	_____	Email:	_____

4. General location of property (including nearest intersection): Sec 25 Twp 27 Range 05

9321 Paradise Lake Road, Snohomish, WA 98296

5. Attach legal description of property. (If recording of legal description is required, the format MUST comply with Recording Requirements.)

6. List all Property Tax Account Numbers involved in this application (all 14 digits). Attach separate pages if necessary:

27052500102100, 27052500100600, 27052500103900

7. Approximate acreage: 16.91 ac 8. Present zoning: PCB

9. Present use of property: 2 single family homes

10. Source of water supply and name of water district, if any: Cross Valley Water District

Method of sewage disposal and name of sewer district, if any: Cross Valley Water District

11. Permits requested from Snohomish County:

- | | | |
|---|---|--|
| <input type="checkbox"/> Administrative Conditional Use | <input type="checkbox"/> Site Plan - Revisions | <input type="checkbox"/> Shoreline Management |
| <input type="checkbox"/> Binding Site Plan (BSP) | <input type="checkbox"/> Plat Modification | <input type="checkbox"/> Substantial Development |
| <input type="checkbox"/> Conditional Use | <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Shoreline Variance |
| <input type="checkbox"/> Major Revision – | <input type="checkbox"/> Preliminary Short Plat | <input type="checkbox"/> Short Plat Modification |
| Conditional Use, Variance | <input type="checkbox"/> Rezone | <input type="checkbox"/> Special Use (CFJ) |

Major Revision – Plat
 Site (Development) Plan

Shoreline Management
Conditional Use

Title 30 SCC Variance

12. Explain your request and ALL proposed uses included in this proposal:

360 unit apartment complex with associated road, parking, and utility work

13 Drainage / LDA Information: Clearing Grading Other _____

Is the proposal New Development (SCC 30.91N.044) Yes No , or

Is the proposal Redevelopment (35% existing impervious) (SCC 30.91R.070) Yes No

Clearing in sq. ft.: 17.45 AC (~760,122 SF)

Conversion of Native Vegetation to Lawn/Landscaped Areas in sq. ft. or acres: 291,260 SF

Conversion of Native Vegetation to Pasture in sq. ft. or acres: N/A

Grading Quantities in cubic yards: Cut: 30,000 CY Fill: 31,000 CY

Proposed Hard Surface in sq ft:

New 9.54 AC (415,562 SF) Replaced: 0 SF New, Plus Replaced Total: 9.54 AC (415,562 SF)

PLEASE FILL IN ALL APPLICABLE SECTIONS

FOR REZONES:

14. Requested zoning: _____

15. Has anyone applied for a rezone of this property within the last five years? _____

If yes, who? _____ Year? _____

16. Preliminary project review meeting requested (if site development plan submitted): Yes No

FOR SUBDIVISIONS (PLATS):

17. Plat Name: _____ Number of Lots _____

18. Previous Pre-Application Meeting? Yes No 19. Modification requested? Yes No

FOR SHORT SUBDIVISIONS (SHORT PLATS):

20. Number of Lots _____ 21. Duplex lots proposed? _____

22. Modification requested? Yes No

23. Signature of Applicant(s): I hereby certify that the legal description of the land being divided and accompanying this application shows the entire contiguous land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement, or option by any person, firm, or corporation in any manner connected with the development, or the applicant(s), and the names, addresses and telephone numbers of all such persons, firms, or corporations.

Signature of Applicant(s) _____

FOR SHORELINE MANAGEMENT SUBSTANTIAL DEVELOPMENT OR CONDITIONAL USE:

24. Total cost or fair market value (whichever is higher) of project (please state total value of all construction finishing work for which the permit will be issued, including all permanent equipment to be installed on the premises): \$ _____

25. Construction dates for which permit is requested (month & year): Begin: ___/___/___ End: ___/___/___

26. Does this project require a Shoreline/Floodplain location? If yes, please explain why:

27. Water Body: _____ Shoreline Environment Designation: _____

FOR VARIANCES (ZONING and SHORELINE):

28. Code requirement involved: _____

NOTE: Provide answers to Variance Supplementals

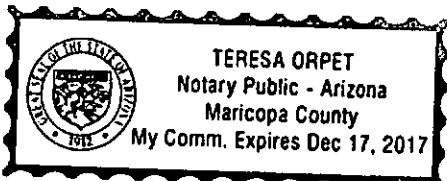
NOTE: ATTACH ADDITIONAL SHEETS IF NECESSARY FOR NOTARIZED SIGNATURES OF APPLICANTS AND/OR OWNERS

STATE OF Arizona)
) ss
County of Maricopa)

I (We) H. Curtis Keller for Sotomish Garden Development Company, LLC, being duly sworn, depose and say that I am (we are) the APPLICANT(S) for this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief.

Signed H. C. Keller
Applicant(s)

Subscribed and sworn to before me this 4th day of November, 20 16.



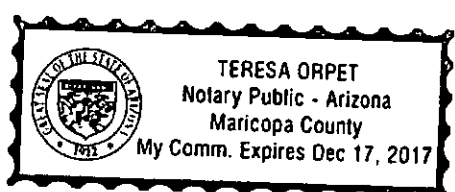
Teresa Orpet
Notary Public in and for the State of Arizona
residing at Phoenix, AZ

STATE OF Arizona)
) ss
County of Maricopa)

I (We) H. Curtis Keller for Sotomish Garden Development Company, LLC, being duly sworn, depose and say that I am (we are) the OWNER(S) of the property involved in this application, and that I (we) have familiarized myself (ourselves) with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief.

Signed H. C. Keller
Owner or Contract Purchaser

Subscribed and sworn to before me this 4th day of November, 20 16.



Teresa Orpet
Notary Public in and for the State of Arizona
residing at Phoenix, AZ

November 18th, 2016



LDC

THE CIVIL ENGINEERING GROUP

Snohomish County
Planning and Development Services
3000 Rockefeller Ave.
Everett, WA 98201

Commercial
Infrastructure
Residential

**RE: Paradise Lake Road Garden Apartments
Preliminary Project Narrative**

The Paradise Lake Road Garden Apartments Project is an approximately 16.91 acre residential project located at 9321 Paradise Lake Road in Unincorporated Snohomish County. The proposed development is seeking site plan approval and summarized by the following characteristics and narrative:

Property Address:	9321 Paradise Lake Road, Snohomish, WA 98296
Tax Parcel Number:	27052500102100, 27052500100600, 27052500103900
Property Zoning:	PCB
Property Area:	Approximately 16.91 Acres
Proposed Residential Units:	360 Apartment Units

The existing residences and outbuildings on site will be removed.

Site Description

There are currently contains two single family homes with outbuildings located on site. It is bounded on the North and East by residential properties of R-5 zoning. To the West lies property with a single family residency currently zoned PCB. To the South is Paradise Lake Road, across from which lies a Church on property zoned R-9,600. Access to the site will be provided via two private drive aisles connecting to Paradise Lake Road. There are no critical areas on this site.

Frontage

The site fronts along Paradise Lake Road which is an existing Territorial Road with existing right of way of 70 feet. Frontage improvements are proposed along the project frontage to bring Paradise Lake road up to urban county road standards. An additional 10 feet of right-of-way along Paradise Lake Road will be dedicated as part of this project to bring the right-of-way width to 40 feet on both sides of the centerline.

Site Access

The primary site access is proposed to line up with the existing northwest entrance of the Church on the south side of Paradise Lake Road. A second access point is proposed roughly 280 feet to the northwest of the primary entrance. On site access will be provided via drive aisles through parking stalls. A total of 720 spaces will be available, providing two stalls per unit.

We look forward to working with you, and appreciate your review, input and assistance.

Sincerely,

**PFN: 16 120252 000 00 SPA
Paradise Lake Road Garden Apts**

Clay White
Principal Planner

Received - 11/18/2016

14201 NE 200th Street, #100 • Woodinville, WA 98072 • ph: 425.806.1869 • fx: 425.482.2893 • www.LDCcorp.com



SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS (part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

Paradise Lake Road Garden Apartments

PFN: 16 120252 000 00 SPA
Paradise Lake Road Garden Apts

Received - 11/18/2016

2. Name of applicant: [\[help\]](#)

H Curtis Keller - Snohomish Garden Development Company, LLC

3. Address and phone number of applicant and contact person: [\[help\]](#)

Applicant: H Curtis Keller
Snohomish Garden Development Company, LLC
901 Fifth Avenue Suite 3210
Seattle, WA 98164
crossman@awolff.com

Contact: Clay White – LDC, Inc.
14201 NE 200th St, #100
Woodinville, WA 98072
425-806-1869
cwhite@ldccorp.com

4. Date checklist prepared: [\[help\]](#)

November, 2016

5. Agency requesting checklist: [\[help\]](#)

Snohomish County Department of Planning & Development Service

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

October 2017 Construction starts
October 2018 Construction ends

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

No plans at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

No critical areas are present on the site. A Geotechnical Report has been prepared by Earth Solutions NW dated September 22, 2016.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None known.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Snohomish County approval of SEPA, Site Plan Approval, Traffic, Landscaping, Geo-Tech, Clearing, Grading, NPDES Drainage, ROW, Demolition Permits, and Retaining Wall permits from Snohomish County, Water and Sewer approval from Cross Valley Water and Wastewater District. Building permits for proposed buildings on site.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The proposal is to construct 15 apartment buildings with a total of 360 units. All existing structures are to be removed. The site is approximately 16.91 acre in size. Access to the buildings will be provided from two private road connections to Paradise Lake Road. Improvements will include construction of sewer, water, and other utility improvements to serve the site, as well as frontage improvements along Paradise Lake Road.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

9321 Paradise Lake Road, Snohomish, WA 98296

Parcel Numbers: 27052500102100, 27052500100600, 27052500103900

Sec: 25 Twp: 27 Range: 05E

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth [\[help\]](#)

a. General description of the site: [\[help\]](#)

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other gentle Slope

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

15 percent slope

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The soil on site is silty sand with gravel glacial till deposits. The site is primarily underlain by subsurface exploration encountered soils consistent with glacial till deposits as described in a Geotech Report dated September 22, 2016 by Earth Solutions NW.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

No

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

The site will be graded to provide for road and utility construction, as well as preparing lots for construction of apartment buildings. Approximately 30,000 cubic yards of cut and 31,000 cubic yards of fill are anticipated to be used from sources yet to be determined.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

During construction, the potential for increased erosion would be present. Following construction, erosion potential would be decreased when drainage is controlled and cleared areas are re-vegetated.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Upon completion approximately 60 Percent of the site will be covered with impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Temporary measure to control erosion could include sedimentation ponds, filter fences, and diversion swales. Permanent measures could include landscaping, piping, and armoring of outfall areas.

2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

During construction activities there would be increased exhaust and dust particle emissions to the ambient air. Objectionable odors could be caused by the roofing of homes or the paving of roadways and driveways. After construction, the principle source of pollution would be from exhaust from vehicle traffic. The increase in automobiles associated with the development would contribute CO, NO, and SO₂ emissions to the ambient air.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

Vehicular emissions from traffic on nearby roadways would be the primary off-site source of air pollution that could affect the proposal.

c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

Should construction activities be undertaken during the dry season, periodic watering, if deemed necessary, could be used to control dust. Automobile emissions should be negligible because of the standards regulated by Washington State Department of Licensing.

3. Water [\[help\]](#)

a. Surface Water:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

No.

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No.

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

No impact is anticipated.

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

None is anticipated.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

According to FEMA flood map 53061C1365E this site does not lie within a 100 flood plain.

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

Post development storm water runoff containing some pollutants (primarily oil and debris washed from the road system), along with water-soluble household products, would be collected by the storm drainage system. Required water quality BMP's will be implemented.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

Any alteration to the direction or rate of flow of ground water due to grading operations should be localized on-site. Stormwater will be collected and treated within the two on-site basins before being released to their natural drainage courses.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

The project would be on sewers, therefore there would be no major source of waste material which could be discharged to the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Through the construction of buildings and roadways, the existing runoff pattern would be locally modified. Additional runoff from the proposal would be generated by building roofs, parking lots, sidewalks, and roadways. This water would be collected by the storm drainage systems and directed to storm retention/detention facilities and then discharged at the natural locations.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

Required BMP's will be implemented.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. [\[help\]](#)

The localized drainage pattern would be modified to send runoff directly into the detention facilities, which would then lead to the storm drain system.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

Temporary erosion control devices would be installed during construction. After construction, storm water runoff will be collected and directed to detention/retention facilities by the storm drainage system.

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other
- shrubs
- grass
- pasture
- crop or grain
- Orchards, vineyards or other permanent crops.
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

Existing vegetation will be removed as necessary for the construction of the roadway, utilities, and building sites.

c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

None known.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Development would reduce existing vegetation although as much native vegetation as practical would be retained during construction. Cleared and graded areas would be re-vegetated with some native species and species common to urban areas. In addition landscaping will be provided in accordance with SCC 30.25.

e. List all noxious weeds and invasive species known to be on or near the site. [\[help\]](#)

None known.

5. Animals [\[help\]](#)

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. [\[help\]](#)

Examples include:

birds: hawk, heron, eagle, songbirds, other:
mammals: deer, bear, elk, beaver, other: squirrel
fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

None Known.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Pacific Flyway Migration route

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

Landscaping and Tree Retention is being provided in accordance with SCC. The removed trees will be replaced as required by Snohomish County Code.

- e. List any invasive animal species known to be on or near the site. [\[help\]](#)

None known.

6. **Energy and Natural Resources** [\[help\]](#)

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electricity and natural gas would be the primary sources of energy for the proposal and would be used for heating, lighting, and other miscellaneous purposes. Passive solar gain and wood burning would be possible secondary sources of heat.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The inclusion of energy conservation measures would be per the energy code and the choice of residents.

7. **Environmental Health** [\[help\]](#)

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

Not to our knowledge.

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

None known.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity. [\[help\]](#)

None known.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project. [\[help\]](#)

None known.

- 4) Describe special emergency services that might be required. [\[help\]](#)

No special emergency services would be required by the proposed project.

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

None required or proposed.

- b. Noise [\[help\]](#)

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

Noise from traffic on surrounding roadways could have a minimal impact on the project.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

Noise levels would be intermittently high throughout construction, but should be limited to normal waking hours. After construction, residential activity and traffic noise created by daily vehicular trips would increase ambient noise levels in the vicinity.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Standard soundproofing materials would be used in the construction of residences. Use of proper muffling devices and limitation of construction to normal waking hours would minimize construction-related noise.

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The site is currently used as two residences. Adjacent properties also contain single family residences.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

Not to our knowledge.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: [\[help\]](#)

No.

- c. Describe any structures on the site. [\[help\]](#)

There are two existing single family homes on site with associated outbuildings.

- d. Will any structures be demolished? If so, what? [\[help\]](#)

All existing structures will be demolished.

- e. What is the current zoning classification of the site? [\[help\]](#)

Parcels 27052500102100, 27052500100600, 27052500103900 are currently zoned PCB (Planned Community Business).

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

The comprehensive plan designation is UC (Urban Commercial).

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No.

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Upon completion, approximately 1,116 people would reside in the development (3.1 per unit x 360 units).

j. Approximately how many people would the completed project displace? [\[help\]](#)

Assuming 3.1 residents per house, approximately 6 people would be displaced.

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None proposed, parcels were purchased from landowners.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

Compliance with existing regulatory codes and standards. On site open space will be provided.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: [\[help\]](#)

No impacts to agricultural and forest lands proposed.

9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

360 middle-income apartment units will be provided.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Two existing middle-income homes will be removed.

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Compliance with regulatory codes and standards would reduce the housing impacts of the proposed development.

10. **Aesthetics** [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Not known at this time. However, the tallest height of any structure would not exceed the requirements of Snohomish County code. Exterior building materials are expected to be wood.

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The observance of building setbacks, retention of as much native vegetation as practical during construction and provision of ornamental and native landscaping would reduce aesthetic impacts of the project.

11. **Light and Glare** [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The proposal would produce light from automobile headlights, street lighting and home lighting, primarily at night.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

Not to our knowledge.

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Surrounding residences and traffic.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

None proposed.

12. **Recreation** [\[help\]](#)

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Paradise Valley Conservation Area is 1.6 miles to the east. Maltby Park is 1.1 miles to the north. Echo Falls Golf Club is 3 miles to the northeast. Woodinville Skate Park and Woodinville High School's play fields are 4.3 miles to the southwest.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

Payment of Park mitigation fees in conformance with Snohomish County Code.

13. Historic and cultural preservation [\[help\]](#)

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. [\[help\]](#)

None known.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None known.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

Site walks and consultation of historic maps/GIS data were carried out.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. [\[help\]](#)

Construction would be temporarily halted should evidence of historic, archeological, scientific or cultural importance be discovered.

14. Transportation [\[help\]](#)

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The site is served by Paradise Lake Road along the southern boundary of the site. Proposed access will include the construction of two private access roads off of Paradise Lake Road.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

No.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

Two parking spaces are required per unit. With 360 units a minimum of 720 parking spaces are required. A total of 728 parking spaces will be provided. The existing site has approximately 8 parking spaces based on aerial imagery.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

Proposed private roads and drive aisles on site will be required to serve the proposed buildings. Frontage improvements are proposed along Paradise Lake Road.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

The project should not generate any extraordinary use of water, rail or air transportation.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Based on the Snohomish County Traffic Presubmittal Conference Review the proposal would generate approximately 2,394.96 new average vehicular trips per day, with 221.20 PM peak hour trips. A traffic impact analysis has been prepared by Transpo Group.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

No.

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

Payment of mitigation fees for Traffic impacts will be made in accordance with Snohomish County Code 30.66B.

15. **Public Services** [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

The proposal would place additional demands on public services, however, facilities are generally in place to handle these additional demands.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

Mitigation measures for school impacts will be provided, including payment of fees if required, pursuant to SCC Chapter 30.66C. Also, residents would become part of the tax base/ user group that supports these services.

16. **Utilities** [\[help\]](#)

a. Circle utilities currently available at the site: [\[help\]](#)
electricity, natural gas, water, sanitary sewer, stormwater, telephone, cable, other:

All of the above.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

Please refer to the Preliminary Site Plan Map.

C. Signature [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: CS White
Name of signee Clay White
Position and Agency/Organization Principal Planner
Date Submitted: 11/15/16