



Snohomish County

Planning & Development Services

3000 Rockefeller Avenue, M/S 604, Everett, WA 98201 - (425) 388 3311

Land Disturbing Activity Application & Submittal Requirements
For Projects Vested On or After September 30, 2010

General Project Information

Project Name: Point Wells Redevelopment Preliminary Short Subdivision
Site Address: 20555 Richmond Beach Drive NW
Project File Number (PFN): 09-108601 PS 11-101007 SP
Property Tax Account Number(s): 27033500303800, 27033500303000, 27033500302800,
Section, Township and Range: Section 35, T 27 N, Range 3E, W.M. 27033500302700
Number of Lots: 4
Number of Tracts: 0
APPLICANT: BSRE Point Wells, LP
Mailing Address: c/o Karr, Tuttle, Campbell - 1201 Third Ave., Suite 2900 City, Zip: Seattle, 98101
Phone: 206-224-8061 Fax: 206-682-7100 E-mail: dluetjen@karrtuttle.com
PROPERTY OWNER: Same as applicant
Mailing Address: City, Zip:
Phone: Fax: E-mail:
CONTRACTOR: To be determined
Mailing Address: City, Zip:
Phone: Fax: E-mail:
CONTACT PERSON: Doug Luetjen
Mailing Address: Karr, Tuttle, Campbell - 1201 Third Ave., Suite 2900 City, Zip: Seattle, 98101
Phone: 206-224-8061 Fax: 206-682-7100 E-mail: dluetjen@karrtuttle.com
Related File Number(s):
Detailed Project Description: 9-lot short plat to support future urban center redevelopment

In signing this application, the landowner(s) or agent hereby grants Snohomish County Planning & Development Services the right to enter the above described location to inspect the work proposed, in progress, or work completed. I hereby affirm and certify, under penalty of perjury, that I am one of the owners or am under contract with the owners, and I believe that the above information and/or statements are true in all respects to the best of my knowledge.

[Handwritten Signature]

FEB 14 2011
Date

SIGNATURE (Check one): (X) Applicant () Agent

DOUGLAS A. LUETJEN, AUTHORIZED REPRESENTATIVE OF
BSRE USA, INC., GENERAL PARTNER OF
BSRE POINT WELLS, LP, THE APPLICANT/OWNER

PFN: 11 101007 000 00 SP Point Wells Redevelopment Preliminary Short Subdivision

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Received - 02/14/2011





PFN 11-101007 SP
LDA -8

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Land Disturbing Activity Application & Submittal Requirements
For Projects Vested On or After September 30, 2010

General Project Information

Project Name: POINT WELLS REDEVELOPMENT PRELIMINARY S.P.
Site Address: 20555 RICHMOND BEACH DR. NW
Project File Number (PFN): 11-101007 SP
Property Tax Account Number(s): 27033500303800-309500-30280-302700
Section, Township and Range: S35 T27N R3E
Number of Lots: 9
Number of Tracts: 0
APPLICANT: BSRE POINT WELLS
Mailing Address: % KARR TUTTLE CAMPBELL 1201 THIRD AVE STE 900 SEA. City, Zip: 98101
Phone: 2062248061 Fax: _____ E-mail: d.luetjen@karrtuttle.com
PROPERTY OWNER: SAME
Mailing Address: _____ City, Zip: _____
Phone: _____ Fax: _____ E-mail: _____
CONTRACTOR: N/A
Mailing Address: _____ City, Zip: _____
Phone: _____ Fax: _____ E-mail: _____
CONTACT PERSON: DOUG LUETJEN
Mailing Address: SAME AS APPLICANT. City, Zip: _____
Phone: _____ Fax: _____ E-mail: _____
Related File Number(s): 09-108601 PS
Detailed Project Description: _____

In signing this application, the landowner(s) or agent hereby grants Snohomish County Planning & Development Services the right to enter the above described location to inspect the work proposed, in progress, or work completed. I hereby affirm and certify, under penalty of perjury, that I am one of the owners or am under contract with the owners, and I believe that the above information and/or statements are true in all respects to the best of my knowledge.

D. Mark Wells
SIGNATURE (Check one): Applicant () Agent Date 2/4/11

LDA Application Checklist (please submit copy with the application)

Waivers, Modifications and Deviations

Is a request attached for a:

- Yes No Modification? (SCC 30.63A.830)
Yes No Waiver? (SCC 30.63A.830)
Yes No Deviation from the EDDS?
Yes No Is the submittal a follow-up on an approved LDA Emergency Action?
Cite specific Code, Drainage Manual or EDDSs section(s) _____

Land Disturbing Activity (Clearing and Grading) Summary Information

LDA Application is for: 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. or acres: 10.86
Conversion of Native Vegetation to Lawn/Landscaped Areas in sq. ft. or acres: 0
Conversion of Native Vegetation to Pasture in sq. ft. or acres: 0
Grading Quantities in cubic yards: Cut: 10,000 Fill: 300,000
Proposed Impervious Surface in sq ft.
New: 2080 SF Replaced: 121,500 SF New, Plus Replaced Total: 123,580
Does the LDA require engineered construction plans under SCC 30.63B 200? Yes No
Has a forest practice permit ever been issued on the property? Yes No

Additional Contacts: Pursuant to SCC 30.63A.855, the applicant or owner shall notify PDS when any of the following professionals responsible for reviewing and inspecting the installation of stormwater or drainage facilities including stormwater best management practices is replaced on a job. Working requiring the review and inspection shall be stopped until a professional of record is replaced.

CESCL (Certified Erosion & Sediment Control Lead) for projects that disturb one or more acres:

TO BE DETERMINED
Mailing Address: _____ City, Zip: _____
Phone: _____ Fax: _____ E-mail: _____
CIVIL ENGINEER: SJR DESIGN
Mailing Address: 1205 SECOND AVE. STE 200 SEA City, Zip: 98101
Phone: 2062230125 Fax: _____ E-mail: _____
SOILS ENGINEER: HART CROWSEY N/A
Mailing Address: _____ City, Zip: _____
Phone: _____ Fax: _____ E-mail: _____
GEOTECHNICAL ENGINEER: HART CROWSEY
Mailing Address: 1700 WESTLAKE AVE. N. STE 200 City, Zip: 98109
Phone: 2063249530 Fax: _____ E-mail: _____
ENGINEERING GEOLOGIST: HART CROWSEY
Mailing Address: SAME City, Zip: _____
Phone: _____ Fax: _____ E-mail: _____

LDA Application Submittal Requirements

(Check each item attached to your application and submit a copy with the application)

LDA Reports Required (Chapter 30.63B SCC Including 30.63B.180)

Check **each applicable report** required for the project proposal and submit 3 copies

- Yes No Geotechnical Engineering Report pursuant to SCC 30.63B.220
- Yes No Soils Engineering Report pursuant to SCC 30.63B.230
- Yes No Engineering Geology Report pursuant to SCC 30.63B.240
- Yes No Liquefaction Report pursuant to SCC 30.63B.250
- Yes No Specify other applicable reports that depend on the project scope (i.e., hydrological, hydrogeological, wetland mitigation report, etc.) _____

Miscellaneous Documents Required Pursuant to SCC 30.63B.180

Check each applicable document required for the project proposal and submit 3 copies

- Yes No Plans/reports necessary for compliance with Chapter 30.63A SCC (Drainage)
- Yes No Zero-rise analysis pursuant to SCC 30.63B.120(3)
- Yes No Haul route agreements related to the land disturbing activity
- Yes No Rockery or retaining wall permit and fee when applicable

Environmental Review

Check all environmental documents that are applicable and submit 5 copies:

- Environmental checklist pursuant to Chapter 30.61 SCC (SEPA), if project occurs on lands wholly or partially covered by water, or if more than 500 cubic yards of earth material is to be moved .
- A critical area study for any development activity or action requiring a project permit occurring within wetlands, fish & wildlife habitat conservation areas or their buffers (30.62A.140 SCC).
- A critical area report that: Calculates and depict effective impervious surfaces within the buffers of all wetlands, streams, lakes and marine shorelines; and within 300 feet of all wetlands, streams, lakes and marine shorelines containing salmonids.
- A hydrogeologic report is required for any activity or use requiring a project permit regulated under Chapter 30.62C SCC and proposed within a sole source aquifer, Group A wellhead protection area or critical aquifer recharge area with high or moderate sensitivity (30.62C.140 SCC).
- A geotechnical report for any development activity or action requiring a project permit proposed within: an erosion hazard area, landslide hazard area or its setback, 200 feet of a mine hazard area or its setback, 200 feet of any faults (30.62B.140 SCC).
- Other required critical area reports when applicable (Channel Migration Zone, etc.): N/A

Land Disturbing Activity Site Plan (SCC 30.63B.180 and 30.63B.190)

Please submit 4 sets of plans

Please submit a land disturbing activity site plan that clearly indicates the nature and extent of the proposed land disturbing activity work. Provide sufficient detail or notes to indicate the effect of the proposed work on the adjacent property. Map adjacent features at the same datum, contour interval, and accuracy standards used for the site map. When an adjacent property owner does not grant permission to map the features they shall be estimated. Aerial photography may be used in the estimate.

Plan Sheet Size: Plan specifications apply to the following projects: Planned Residential Developments (PRD), single-family residences, duplexes, all subdivisions and road projects. For single-family residences and duplexes, plans may be a minimum of 8½ by 11 inches, if adequate details can be shown and a maximum of 11 X 17 inches. For other projects including commercial projects, submit plans in 24 by 36 inches or 22 by 34 inches per Engineering Design and Development Standards (EDDS) 10 - 02(A)(1).

Plan Copies Shall Meet the Following Specifications:

- a. Plan View: 1 inch = 50 feet for sites of five acres or less
 1 inch = 100 feet for sites of more than five acres but less than twenty acres
 1 inch = 200 feet for sites of more than twenty acres
- b. Details: 1 inch = 10 feet or 1 inch = 20 feet. Please choose the scale that will give the most information on the sheet selected. Individual details may require larger scales.
- c. Cross sections and profiles: Minimum 1 inch = 50 feet horizontal and 1 inch = 5 feet vertical. The ratio of the vertical to the horizontal scale shall be 1 inch V:10 feet H, except the bridge plans shall have horizontal and vertical scales of 1 inch = 20 feet.
- d. Overall Plan View: Indicate isolated enlargement of the site development area, to be shown at another location or on a separate sheet, at a minimum scale of 1 inch = 50 feet.

Items Required on All LDA Plan Sheets

- NOT ASSIGNED @ TIME OF APPLICATION*
- N/A 1. Project file number _____ (placeholder located in large, bold type in the lower right corner)
 - ✓ 2. Project title
 - ✓ 3. Sheet titles (Examples: "Site Plan," "Targeted Stormwater Site Plan," "Erosion Control")
 - ✓ 4. Section, township, and range (located at the top of each sheet)
 - ✓ 5. Graphic scale clearly indicated on plan view
 - ✓ 6. North arrow clearly indicated on plan view
 - ✓ 7. Current engineer's stamp, signature and date signed, if engineering is required

Items Required on all LDA Plan Cover Sheets

- ✓ 1. Items required on all sheets per the section above in checklist.
- ✓ 2. Owner and applicant's name, address, e-mail address and phone and fax numbers
- ✓ 3. Contact person or agent's name, address, e-mail address and phone and fax numbers
- ✓ 4. Engineer's name, address, phone number and e-mail address
- ✓ 5. Certified Erosion and Sediment Control Lead's (CESCLs) contact information

- 6. Vicinity map with north arrow and scale
- 7. Legal description of project site
- 8. Site address, if applicable or driving instructions
- 9. Property tax account number(s) of subject property and adjacent properties
- 9. Sheet index
- 10. Grading quantities in yards of earth moved (both cut and fill amounts)
- 11. Amount of new impervious surface in square ft
- 12. Amount of replaced impervious surface in square ft
- 13. Amount of new, plus replaced impervious surface in square ft
- 14. Total proposed impervious surface in square ft
- 15. Slopes over 33 percent(33% rise/fall per 100 feet)

LDA (Grading and Clearing) Site Plan View Sheets Shall Depict the Following:

- 1. Zoning designation(s) and the limits of zones (Title 30 SCC)
- 2. Shoreline designations and limits of shoreline jurisdiction shall be depicted on the map. (See Chapter 30.44 SCC)
- 3. Property lines with distances, and, when the legal description depends on subdivision corners, the location of sufficient other controlling monuments (such as section corners, quarter corners, or plat corners) to locate the site.
- 4. Datum and note on benchmark used, tied to Mean Sea Level (MSL), (NGVD 29) or (NAVD 88) with equation for MSL when required
- 5. Existing contours (shown by dashed lines) of the land at intervals of no greater than five feet except for flat properties having less than 5% slope the contour may be depicted at intervals of two feet.
- 6. Proposed contours (shown as solid lines) pursuant to the intervals stated above.
- 7. Open Space, tree retention and replacement areas, if applicable
- 8. Limits of land disturbing activity N/A
- 9. Location of all areas to be graded, showing areas of cuts, excavation, fill, embankments and stockpile locations (before and after completion of proposed clearing or land disturbing activity)
- 10. Soils specifications for compaction
- 11. Proposed rockeries or retaining walls
- 12. Terracing, keyways and benches N/A
- 13. Type of soils and vegetative cover, as well as the location of areas with high erosion hazards using soil survey maps from the Natural Resources Conservation Service or Soil Conservation Service
- 14. Landscape, open space areas, tree and native vegetation retention and replacement areas
- 15. Locations of all critical areas including required setbacks/buffers for each:
- 16. Wetlands and fish & wildlife habitat conservation areas within 300 feet of the site (SCC 30.62A.130);
- 17. Geologically hazardous areas on or within 200 feet of the site (SCC 30.62B.130);
- 18. Location, size and type of all aquifer recharge areas on the subject property (SCC 30.62C.130) N/A
- 19. Flood hazard areas and Community Panel number of the Flood Insurance Rate Map
- 20. Location of all existing native growth protection areas (NGPAs) or native growth protection areas easements (NGPAEs), and proposed critical area protection areas (CAPAs) (see SCC 30.62A.160), and required open space areas, tracts or easements, if applicable
- 21. Location critical aquifer recharge areas (CARA) when present on the site. N/A
- 22. Location of flood hazard areas and identify the Community Panel number of the Flood Insurance Rate Map. N/A
- 23. Pre-existing drainage systems and pattern(s), (i.e., ditch lines, culverts, catch basins, french drains, and surface drainage or sheet flows)

- 24. Location, size and type of all existing structures, impervious areas, drainage facilities, stormwater facilities, roads, and utilities on the site and adjacent on-and off-site utilities, and setbacks, on-site when applicable.
- 25. Location, size and type of all proposed structures, impervious areas, drainage facilities, stormwater facilities, roads, and utilities on the site and adjacent on-and off-site utilities, and setbacks, when applicable.
- N/A 26. Existing structures within 15 feet of the subject property boundaries (identify structure use) and property boundaries with bearings and distances and ties to controlling corners, or subdivision corners. Show structures farther away when they will be affected by single family residential construction.
- N/A 27. Location of existing and or proposed wells, drainfields, and drainfield reserve areas, located within 100 feet of the proposed development or redevelopment and applicable setbacks (relates to Snohomish Health District regulations).
- 28. Location of existing and proposed easements.
- N/A 29. A description of construction specifications, operations and scheduling pursuant to requirements in the EDDS.
- 30. Engineers stamp, signature and date, when required.

Compliance with Chapter 30.63A SCC (Drainage)

All land disturbing activity shall comply with Chapter 30.63A SCC (Drainage). **LDA applications must be accompanied by the required stormwater site plan submittals.** Stormwater site plans shall comply with the applicable stormwater site plan submittal checklist. A targeted or full drainage plan may be voluntarily submitted in accordance with SCC 30.63A.150 or SCC 30.63A.155, even if not required. See Chapter 30.63A SCC thresholds for stormwater site plans (SCC 30.63A.300, 30.63A.310 and 30.63A.805 for more information.

Please check the following drainage review box below and attach the appropriate stormwater site plan submittals:

- YES NO Targeted stormwater site plan (MRs 1-5: SCC 30.63A.805)
- YES NO Targeted stormwater site plan for phased project (1st phase in compliance with a full stormwater site plan)
- YES NO Full stormwater plan (MRs 1-9: SCC 30.63A.815)

Minimum Requirement 2: Stormwater Pollution Prevention Plan (SWPPP) - Portion of the Stormwater Site Plan

- YES NO Small Project SWPPP (SCC 30.63A.810)
- YES NO Full Construction SWPPP (SCC 30.63A.445 – SCC 30.63A.510)