Snohomish County – Planning and Development Services
2nd Floor, Robert J. Drewel Building
3000 Rockefeller • Everett, WA • (425) 388-3311• www.snoco.org

PRINT

Land Disturbing Activity (LDA) and Forest Practices Activity (FPA) Application & Submittal Requirements

General Project Information

Project Name: Point Wells Urban Center
Site Address: 20555 Richmond Beach Dr NW
Project File Number (PFN): 11-101008 LDA, PFN 11-1101457
Property Tax Account Number(s): 27033500302700, 27033500301200, 27033500302800, 27033500304000, 27033500301100, 27033500303900
Section, 35 **, Township** 27 **, Range** 3E 270533500303000, 27033500304300, 27033500303800
Number of Lots: 4 **Total Site Acreage:** 61.19
Number of Tracts: 0

In addition to the LDA permit, are you applying for any of the following?

- ☐ Class IV-General forest practices permit (converting forested land to a nonforestry use) (SCC 30.43F.100)
- ☐ Lift of the six-year development moratorium (SCC 30.43F.230)
- ☐ Waiver of the six year development moratorium (SCC 30.43F.240)
- ☐ Conversion Option Harvest Plan review (SCC 30.43F.110)

APPLICANT: BSRE Point Wells, LP
Mailing Address: c/o Karr, Tuttle, Campbell 701 5th Ave, Suite 3300 City: Seattle
Zip: 98104 Phone: 206 224-8061 E-mail: dluetjen@karrtuttle.com

CONTACT PERSON: Attn: Doug Luetjen
Mailing Address: 701 5th Ave, Suite 3300 City: Seattle
Zip: 98104 Phone: 206 224-8061 E-mail: dluetjen@karrtuttle.com

PROPERTY/LAND OWNER: Same as applicant
Mailing Address: _____ City: _____
Zip: _____ Phone: _____ E-mail: _____

CONTRACTOR: To Be Determined
Mailing Address: _____ City: _____
Zip: _____ Phone: _____ E-mail: _____
WA State Contractor's License No.: _____

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TIMBER OWNER: N/A

Mailing Address: _____ City: _____

Zip: _____ Phone: _____ E-mail: _____

Related File Number(s): _____

Detailed Project Description:

Application for an Urban Center Development with residential, commercial, retail and public uses.

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.

_____ _____

SIGNATURE (Check one): ☐ Applicant ☐ Agent Date

Summary Information

Application is for: Clearing [x] Grading [x] Forest practices (timber harvest) [ ]
Other [ ] _____

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

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

Clearing in sq. ft.: 1,954,500 SF

Percent of parcel to be harvested: N/A

Board feet of timber harvested: N/A

Forest Tax Reporting Account number of Timber Owner (if harvesting): NA

Conversion of Native Vegetation to Lawn/Landscaped Areas in sq. ft.: 34,400

Conversion of Native Vegetation to Pasture in sq. ft.: 0

Grading Quantities in cubic yards: Cut: 125,000 Fill: 625,000 Environmental Remediation Cut: 460,000

Proposed Impervious Surface in sq. ft.:

New: 42,200 Replaced: 1,085,900 New, Plus Replaced Total: 1,132,100

Does the LDA require engineered construction plans under SCC 30.63B 200? Yes [x] No [ ]

Are there any outstanding forest practice violations on the subject site, written approval from DNR stating that the outstanding final order, decisions, or violations have been corrected must be submitted (SCC 30.43F.230)? Yes [ ] No [x]

Waivers, Modifications and Deviations

Is a request attached for a:

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

CESCL (Certified Erosion & Sediment Control Lead) for projects that disturb one or more acres:
Mailing Address: To Be Determined City: _____
Zip: _____ Phone: _____ E-mail: _____

CIVIL ENGINEER: MIG|SvR
Mailing Address: 615 2nd Ave, Suite 280 City: Seattle
Zip: 98104 Phone: 206 223-0326 E-mail: mdavies@migcom.com

SOILS ENGINEER: Hart Crowser
Mailing Address: 3131 Elliot Ave, Suite 600 City: Seattle
Zip: 98109 Phone: 206 324-9530 E-mail: _____

GEOTECHNICAL ENGINEER: Hart Crowser
Mailing Address: Same City: _____
Zip: _____ Phone: _____ E-mail: _____

ENGINEERING GEOLOGIST: Hart Crowser
Mailing Address: Same City: _____
Zip: _____ Phone: _____ E-mail: _____

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.

Submittal Requirements

Check **each applicable report** required for the project proposal and submit 5 copies

Yes [x] **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** [x] Liquefaction Report pursuant to SCC 30.63B.250

Yes [x] **No** [ ] Specify other applicable reports that depend on the project scope (i.e., hydrological, hydrogeological, wetland mitigation report, etc.) Subsurface Conditions Report, Hydro-geologic, Environmental Remediation, Coastal Engineering, and Critical Areas

Yes [ ] **No** [x] Verification from DNR that the proposal site is not or has not been subject to a notice of conversion to a nonforestry use during the six-year period prior to the submission of the permit application pursuant to 30.43F.100. (for Class IV-G permit)

Yes [ ] **No** [x] Are any outstanding forest practice violations on the subject site? If yes, written approval from DNR stating that the outstanding final order, decisions, or violations have been corrected must be submitted pursuant to SCC 30.43F.230 (for Lifting the six-year development moratorium)

Miscellaneous Documents Required Pursuant to County Code

Check each applicable document required for the project proposal and submit 5 copies

Yes [x] **No** [ ] Plans/reports necessary for compliance with Chapter 30.63A SCC (Drainage)

Yes [ ] **No** [x] Zero-rise analysis pursuant to SCC 30.63B.120(3)

Yes [ ] **No** [x] Haul route agreements related to the land disturbing or forest practice 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:

- [x] Environmental checklist pursuant to Chapter 30.61 SCC (SEPA) is required if project occurs on lands wholly or partially covered by water, if more than 1,000 cubic yards of earth material is to be moved, Class IV-G permit, and lifting the six-year development moratorium.
- [x] A critical area study for any development activity or action requiring a project permit occurring in critical areas or their buffers (30.62A.140 SCC).
- [x] A critical area report that: Calculates and depicts 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.
- [x] 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).
- [x] 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.): _____

  See above

Site Plan (SCC 30.63B.180 and 30.63B.190, and Chapter 30.43F SCC
Please submit 5 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 Plan Sheets

x 1. Project file number _____ (placeholder located in large, bold type in the lower right corner)
x 2. Project title
x 3. Sheet titles (Examples: "Site Plan," "Targeted Stormwater Site Plan," "Erosion Control")
x 4. Section, township, and range (located at the top of each sheet)
x 5. Graphic scale clearly indicated on plan view
x 6. North arrow clearly indicated on plan view
x 7. Current engineer's stamp, signature, and date signed, if engineering is required

Items Required on all Plan Cover Sheets

x 1. Items required on all sheets per the section above in checklist.
x 2. Owner and applicant's name, address, e-mail address, and phone and fax numbers
x 3. Contact person or agent's name, address, e-mail address, and phone and fax numbers
x 4. Engineer's name, address, phone number, and e-mail address
TBD 5. Certified Erosion and Sediment Control Lead's (CESCLs) contact information
x 6. Vicinity map with north arrow and scale
x 7. Legal description of project site with survey
x 8. Site address, if applicable, or driving instructions
x 9. Property tax account number(s) of subject property and adjacent properties with survey
x 10. Sheet index
x 11. Grading quantities in yards of earth moved (both cut and fill amounts) referenced
x 12. Amount of new impervious surface in square ft. referenced
x 13. Amount of replaced impervious surface in square ft.
x 14. Amount of new, plus replaced impervious surface in square ft.
x 15. Total proposed impervious surface in square ft.
x 16. Slopes over 33 percent (33% rise/fall per 100 feet)
NA 17. Board feet of timber to be harvested

Site Plan View Sheets Shall Depict the Following:

x 1. Zoning designation(s) and the limits of zones (Title 30 SCC)
x 2. Shoreline designations and limits of shoreline jurisdiction shall be depicted on the map. (See Chapter 30.44 SCC)
x 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.
x 4. Datum and note on benchmark used, tied to Mean Sea Level (MSL), (NGVD 29) or (NAVD 88) with equation for MSL when required
x 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.
x 6. Proposed contours (shown as solid lines) pursuant to the intervals stated above.
x 7. Open Space, tree retention and replacement areas, if applicable
x 8. Limits of land disturbing activity
N/A 9. Timber Harvest boundaries and location of any proposed landings.
N/A 10. Calculation of timber harvest in board feet.
x 11. 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)
N/A 12. Soils specifications for compaction
x 13. Proposed rockeries or retaining walls
N/A 14. Terracing, keyways, and benches
x 15. 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
x 16. Landscape, open space areas, tree and native vegetation retention and replacement areas
x 17. Locations of all critical areas including required setbacks/buffers for each:
x 18. Wetlands and fish & wildlife habitat conservation areas within 300 feet of the site (SCC 30.62A.130);
x 19. Geologically hazardous areas on or within 200 feet of the site (SCC 30.62B.130);
N/A 20. Location, size, and type of all aquifer recharge areas on the subject property (SCC 30.62C.130)
x 21. Flood hazard areas and Community Panel number of the Flood Insurance Rate Map
x 22. 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
N/A 23. Location of critical aquifer recharge areas (CARA) when present on the site.
x 24. Location of flood hazard areas and identify the Community Panel number of the Flood Insurance Rate Map.
x 25. Pre-existing drainage systems and pattern(s), (i.e., ditch lines, culverts, catch basins, french drains, and surface drainage or sheet flows)
x 26. 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.
x 27. 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 28. 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 29. 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).

x 30. Location of existing and proposed easements.

N/A 31. A description of construction specifications, operations, and scheduling pursuant to requirements in the EDDS.

x 32. 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 [x] **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** [x] 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** [x] Small Project SWPPP (SCC 30.63A.810)

Yes [x] **No** [ ] Full Construction SWPPP (SCC 30.63A.445 – SCC 30.63A.510)