

Date Stamp



Snohomish County  
Planning & Development Services  
3000 Rockefeller Avenue, M/S 604, Everett, WA 98201  
(425) 388 3311

# FLOOD HAZARD PERMIT APPLICATION

FILING FEE - \$300.00

Project File Number: \_\_\_\_\_  
(Snohomish County PDS to provide)

Property Tax Account Number(s): \_\_\_\_\_

Section: 35 Township: T 27 N Range: 3 E, W.M.

Site Address: \_\_\_\_\_

**APPLICANT:** BSRE, Point Wells, LP c/o Karr Tuttle Campbell

Mailing Address: 701 5th Avenue, Suite 3300 City, Zip: Seattle, WA 98104

Phone: (206) 224-8061 Fax: (206) 682-7100 Email: dluetjen@karrtuttle.com

**PROPERTY OWNER:** S.A.

Mailing Address: \_\_\_\_\_ City, Zip: Seattle, WA 98104

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

**CONTACT PERSON:** Doug Luetjen c/o Karr Tuttle Campbell

Mailing Address: 701 5th Avenue, Suite 3300 City, Zip: Seattle, WA 98104

Phone: (206) 224-8061 Fax: (206) 682-7100 Email: dluetjen@karrtuttle.com

**Reference File Number(s):** 11-101457 LU

Detailed Project Description: Urban Center development to include 3,080 residential units, retail and commercial space and other amenities.

Construction Dates: (Begin) t.b.d (End) t.b.d

Legal Description of Property: See sheets EX1 and EX2 and SP set.

Name of Water Body: Puget Sound

Flood Hazard Area Designations (check one):

Floodway Fringe _____	Floodway* _____	Density** Fringe _____	Undifferentiated Flood Hazard Area _____ <b>X</b>
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\* Floodway location. Generally development is not allowed in floodway areas. Limited development can occur only if consistent with Sections 30.65.220 and 30.65.230 SCC.

**NOTE:** Per effective FEMA flood maps (FEMA 1999): the site is not located in a special flood hazard area (refer to section 3.8 of the coastal engineering assessment)

\*\* Density Fringe location. The development criteria of Sections 30.65.250, 30.65.255, and 30.65.270 SCC must be satisfied. Information necessary to demonstrate compliance with these sections must be submitted with this application, see below.

**To be completed only if Density Fringe location:**

- a. Total area of subject property: \_\_\_\_\_ square feet
- b. Total area of proposed development: \_\_\_\_\_ square feet
- c. Width of subject property at development location: \_\_\_\_\_
- d. Width of proposed development: \_\_\_\_\_
- e. Is the proposed development designed and oriented to be parallel with the known flow of the floodwaters?  
     Yes \_\_\_\_\_ No \_\_\_\_\_

**ADDITIONAL REQUIREMENT**

**Elevation Certificate**

If a permit can be issued for a proposed structure, it will be the responsibility of the applicant to provide certification by a registered professional land surveyor on the form provided by Snohomish County Planning and Development Services (PDS) as to the actual elevation of floodproofing of any permitted structure. This will be required prior to the applicable construction inspections specified by the certification form. A copy of the certification must be submitted to PDS.

**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.



April 26, 2018

**SIGNATURE** (Check one):     Applicant     Owner     Agent

Date Signed

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**FOR PDS USE ONLY**

FIRM PANEL NO.: \_\_\_\_\_

DATE PERMIT ISSUED: \_\_\_\_\_

REFERENCE FILES: \_\_\_\_\_

FIRM ZONE: \_\_\_\_\_

BASE FLOOD ELEVATION: \_\_\_\_\_

# SNOHOMISH COUNTY PLANNING & DEVELOPMENT SERVICES

## FLOOD HAZARD SITE PLAN REQUIREMENTS

### A SITE PLAN IS AN ACCURATE AND DETAILED MAP OF YOUR PROPERTY:

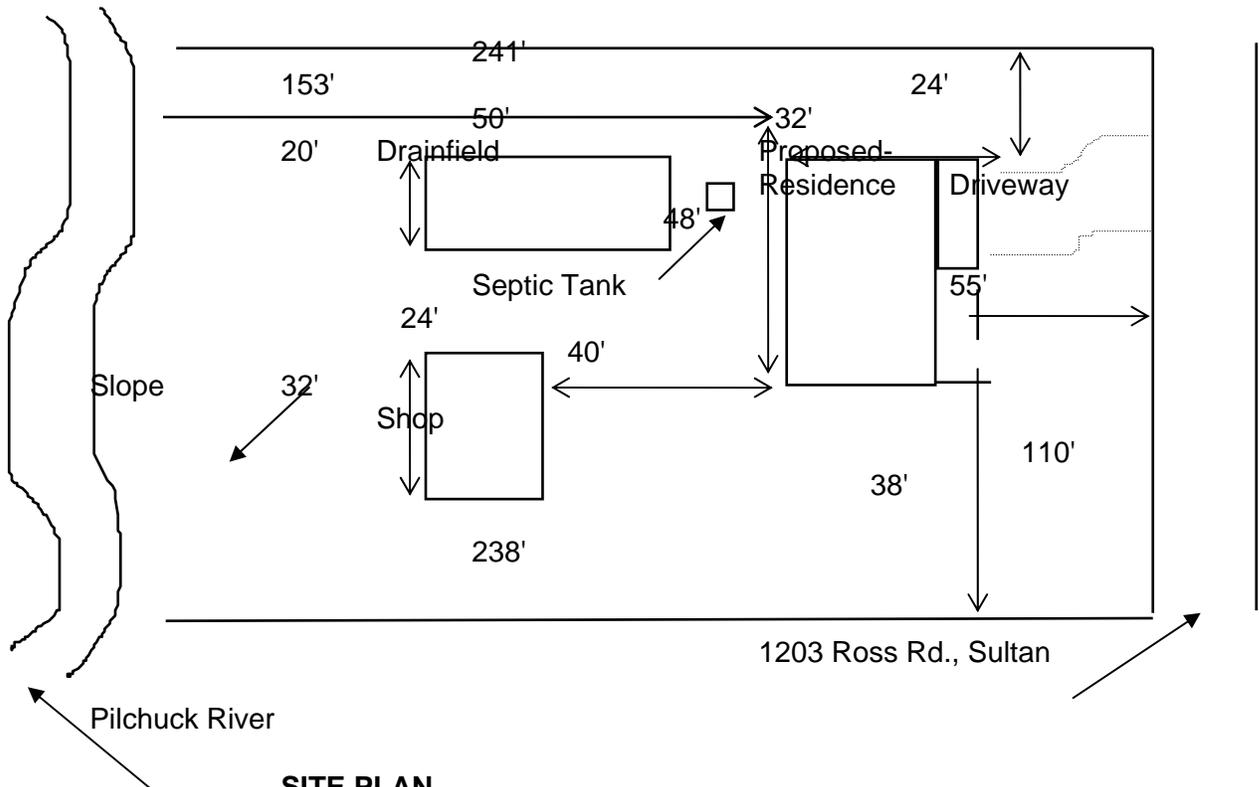
It shows the size, shape, and special features of your property; and the size and location of any buildings or other improvements to the property. Site plans show what currently exists on your property, and any changes or improvements you are proposing to make.

### A SITE PLAN MUST CONTAIN THE FOLLOWING INFORMATION:

Due to the scale of this development, please see complete UC and SP set for referencing information.

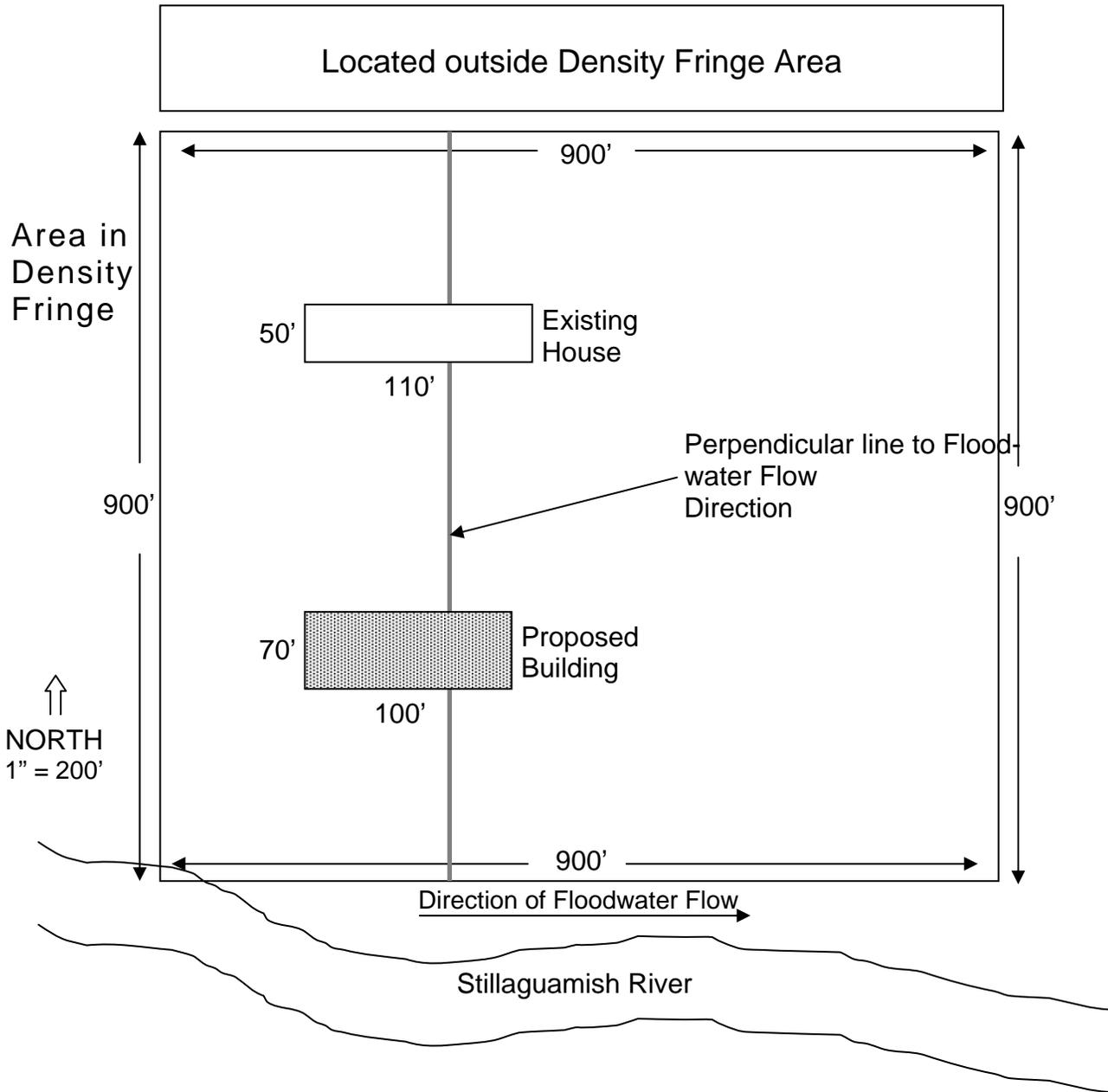
1. Name of property owner, north arrow, and scale (not less than 1: = 50'). See sheets A100-A103
2. All property lines, easements and their dimensions. See sheets EX1 and EX2 and SP set.
3. Names of adjacent roads, location of driveways. See sheets EX1 and EX2 and SP set.
4. Location, size, and shape of buildings existing and proposed. See sheets A100-A103
5. Distance of proposed building from ordinary high-water mark (if applicable), from edge of County road, and from side lot lines.
6. Location of any proposed propane tanks No propane tanks on site.
7. Location of creeks, lakes, rivers, waterfront; and location of dikes. Shown in UC and SP sets.
8. Location and dimensions of existing or proposed sewage systems.
9. Dimensions and depth of any fill on site.
10. A survey showing the existing ground elevations at 4 corners of the building
11. Proposed ground elevations at 4 corners of the building, if applicable

Existing conditions shown in EX 1 and EX 2 and proposed shown in C300 - C303



**SITE PLAN**  
**J. Doe, 1203 Ross Rd., Sultan**      ↑ **NORTH**

# SAMPLE SITE PLAN FOR DENSITY FRINGE AREA



**Maximum Allowable Density  
Lot Coverage (2%)  
(SCC 30.65.250)**

Total Square Feet in Density Fringe Area:		810,000 sq. ft.
House Size:		5,500 sq. ft.
Proposed Building Size:		7,000 sq. ft.
<hr/>		
(See Note*)		12,500 sq. ft.

\*Note: Maximum Allowable is 2% of the Total Square Feet (2% x 810,000 = 16,200 12,500 sq. ft. is well within that range)

**Maximum Allowable Lot Obstruction (15%)  
(SCC 30.65.255)**

Horizontal Perpendicular Line is:	900 feet
Width of House:	50 feet
Width of Proposed Building:	70 feet
<hr/>	
15% x 900 =	120 feet

# **FLOOD HAZARD CONSTRUCTION STANDARDS**

The purpose of this handout is to outline the information required on building plans for new construction in flood hazard areas to assure the utilization of flood-resistant materials. Snohomish County code 30.65.110 (1)(a)(ii) requires that all new construction and substantial improvements to be "(c) onstructed using materials and utility equipment resistant to flood damage.

## **Use of flood resistant materials**

The Federal Emergency Management Agency (FEMA) guidelines for flood resistant materials are contained in Technical Bulletin 2-93. This publication is available for review or reproduction upon request.

Areas below the base flood elevation (BFE) are routinely constructed entirely out of concrete, which is considered a flood resistant material. It is also a common building practice to frame up from a concrete stem wall with wood construction to create a garage/storage space below the elevated first floor. Since garage spaces typically utilize sheetrock to achieve the necessary fire separation, construction of this type results in the use of materials subject to flood damage.

In order to comply with FEMA's guidelines for flood resistant materials as listed in Technical Bulletin 2-93, the use of untreated wood and sheetrock to cover wall members below the BFE is prohibited. The preferred design alternative (other than concrete walls) will be the use of pressure treated heavy timber construction (6"x10" horizontal, 8"x8" vertical) and pressure treated frame members. The ceiling can be protected with sheetrock if the first floor above the protected ceiling is one foot above the BFE and the sheetrock is less than one foot below that elevation. Cement board may be used as a substitute for sheetrock. Siding below the BFE shall utilize the acceptable materials listed in Technical Bulletin 2-93.

## **Required elevation**

All construction below the BFE is susceptible to flooding and must consist of flood-resistant materials. The BFE will be established by this department and conveyed to the applicant for incorporation into the building plans. In order to adequately determine if flood-resistant materials are required, proponents of new construction in flood prone areas shall provide a survey of existing ground elevations of the four corners of the proposed development and the proposed ground elevations of the proposed development. The BFE shall be shown on the elevation drawings for the proposed structure. The BFE will be established by this department and conveyed to the applicant for incorporation into the building plans.

## **Basements**

SCC 30.65-120(2)(a) requires that the lowest floor, including basement, be elevated one foot above the BFE.

The National Flood Insurance Program defines a basement as "any area of the building having its floor subgrade (below ground level) on all sides."

Proponents of new construction in flood prone areas will need to be aware of final interior and exterior grade levels of the proposed structure to avoid having to elevate basements or to have crawl spaces rated as basements for insurance purposes.

### **Openings to equalize hydrostatic flood forces**

SCC 30.65.120(2)(b) requires that "(f) ully enclosed areas below the lowest floor are prohibited, or shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit floodwaters." The minimum criteria is found at SCC 30.65.120(2)(b)(i), (ii) and (iii) and is generally consistent with standard foundation venting requirements as to size. These vents are to be located no higher than one foot above the interior and exterior grade and must provide for the automatic entry and exit of floodwaters.

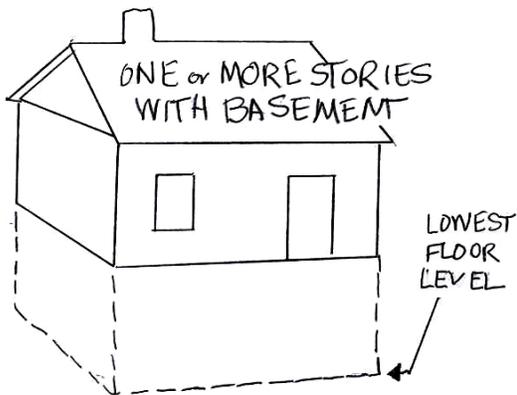
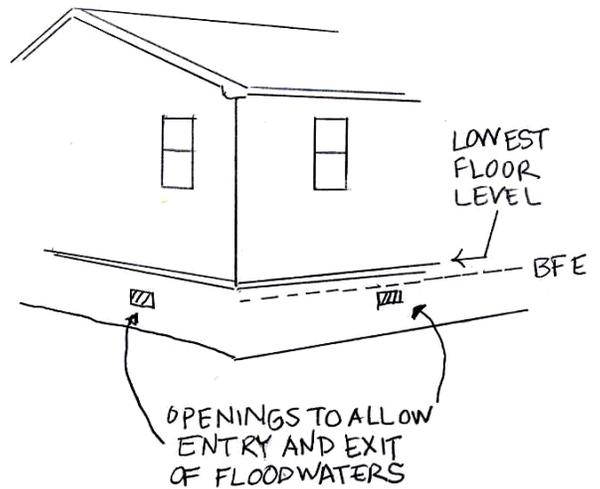
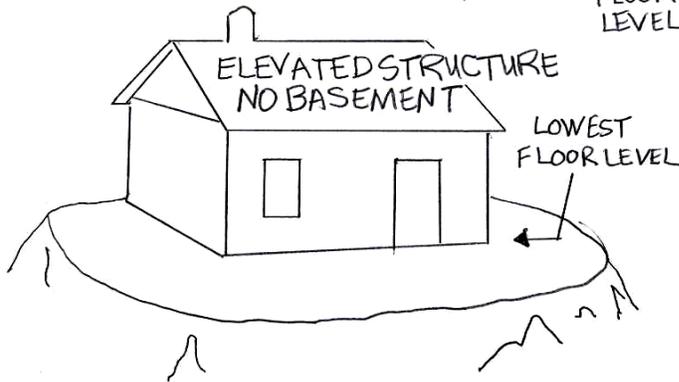
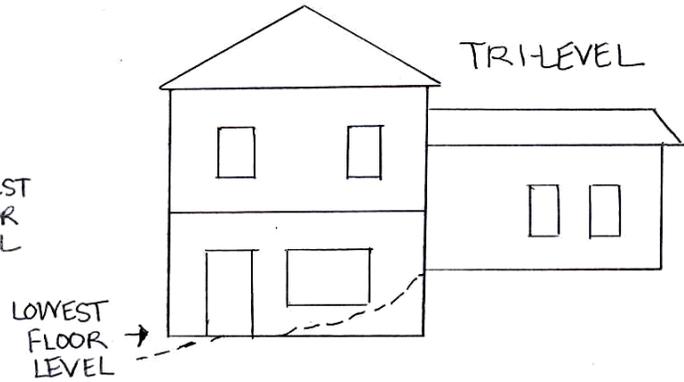
### **Electrical gear and equipment**

SCC 30.65.120(1) requires that "(a) ll electrical, heating, ventilation, plumbing and air conditioning equipment that is permanently affixed to a structure and which may be subject to floodwater damage shall be elevated a minimum of one foot above the BFE or higher (unless within an approved watertight structure)." Electrical outlets, with or without GFI, shall be one foot above BFE.

# FLOOD HAZARD REQUIREMENTS

## Determining Lowest Floor Level

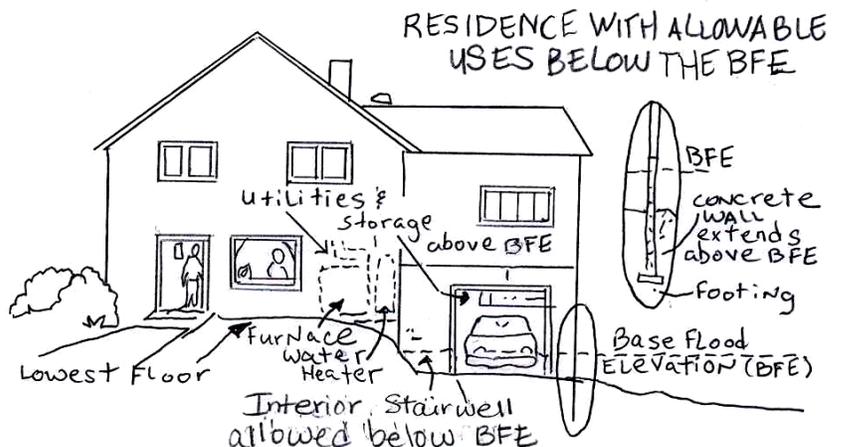
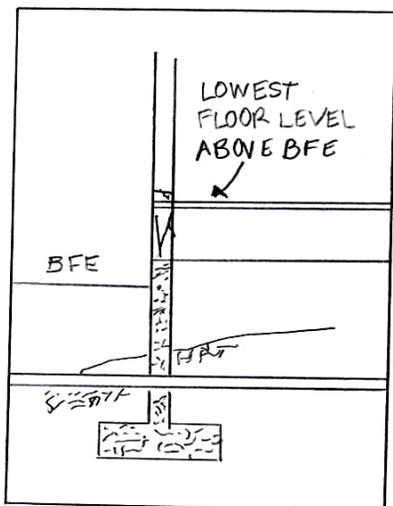
(Residential Structures)



A minimum of 2 opening with total area not less than 1 square inch for every square foot enclosed area.

Bottom of all openings shall be no higher than 1 foot above interior and exterior grade.

Openings may be equipped with screens provided they permit entry and



## About Mandatory Purchase of Flood Insurance Requirement

**NFIP:** This community participates in the National Flood Insurance Program (NFIP), which makes federally backed flood insurance available for all eligible buildings, whether they are in a floodplain or not. Flood insurance covers direct losses caused by surface flooding, including a river flowing over its banks, a lake or ocean storm, and local drainage problems.

The NFIP insures buildings, including mobile homes, with two types of coverage: building and contents. Building coverage is for the walls, floors, insulation, furnace, and other items permanently attached to the structure. Contents coverage may be purchased separately, if the contents are in an insurable building.

**Mandatory Purchase Requirement:** The Flood Disaster Protection Act of 1973 and the National Flood Insurance Reform Act of 1994 made the purchase of flood insurance mandatory for federally backed mortgages on buildings located in Special Flood Hazard Areas (SFHAs). It also affects all forms of Federal or Federally related financial assistance for buildings located in SFHAs. The SFHA is the base (100-year) floodplain mapped on a Flood Insurance Rate Map (FIRM). It is shown as one or more zones that begin with the letter "A" or "V."

The rule applies to secured mortgage loans from such financial institutions as commercial lenders, savings and loan associations, savings banks, and credit unions that are regulated, supervised, or insured by Federal agencies such as the Federal Deposit Insurance Corporation and the Office of Thrift Supervision. It also applies to all mortgage loans purchased by Fannie Mae or Freddie Mac in the secondary mortgage market.

Federal financial assistance programs affected by the laws include loans and grants from agencies such as the Department of Veterans Affairs, Farmers Home Administration, Federal Housing Administration, Small Business Administration, and the Department of Homeland Security's Federal Emergency Management Agency (FEMA).

**How it Works:** Lenders are required to complete a Standard Flood Hazard Determination (SFHD) form whenever they make, increase, extend or renew a mortgage, home equity, home improvement, commercial, or farm credit loan to determine if the building or manufactured (mobile) home is in an SFHA. It is the Federal agency's or the lenders responsibility to check the current Flood Insurance Rate Map (FIRM) to determine if the building is in an SFHA. Copies of the FIRM are available for review in most local government building or planning departments. Lenders may also have copies or they use a flood zone determination company to provide the SFHD form.

If the building is in a SFHA, the Federal agency or lender is required by law to require the recipient to purchase a flood insurance policy on the building. Federal regulations require building coverage equal to the amount of the loan (excluding appraised value of the land) or the maximum amount of insurance available from the NFIP, whichever is less. The maximum amount of available for a single-family residence is \$250,000. Government sponsored enterprises, such as Freddie Mac and Fannie Mae, have stricter requirements.

The mandatory purchase requirement does not affect loans or financial assistance for items that are not covered by a flood insurance policy, such as vehicles, business expenses, landscaping, and vacant lots. It does not affect loans for buildings that are not in an SFHA, even though a portion of the lot may be. While not mandated by law, a lender may require a flood insurance policy, as a condition of a loan, for a property in any zone on a FIRM.

If a person feels that a SFHD form incorrectly places the property in the SFHA, he or she may request a Letter of Determination Review from FEMA. This must be submitted within 45 days of the determination. More information can be found at [http://www.fema.gov/plan/prevent/fhm/fq\\_gen11.shtm](http://www.fema.gov/plan/prevent/fhm/fq_gen11.shtm).

For information on SFHAs and FIRM's contact County staff at:

Planning & Development Services 425-388-3311 –or–  
Public Works, Surface Water Management 425-388-3464