

Submittal Checklist for Stand-Alone URDS Site Plans for Townhouse and Multi-Family Development



Snohomish County

Planning and Development Services

I. Project Information

Project Name _____

Zoning: _____

Are you also requesting a rezone?

No

Yes

If yes, requested zone _____

PDS Use Only

Is checklist complete?

Yes

No, asked Applicant for missing details

No, requires other follow up

II. Applicability

This checklist applies to stand-alone urban residential design standards (URDS) site plan applications for **Townhouse, Mixed Townhouse, and Multifamily Developments** under Chapter 30.23A SCC. For townhouse unit lot subdivisions, please use the Urban Subdivision Submittal Checklist.

If you would like to apply for a concurrent or stand-alone rezone, please also utilize the rezone submittal checklist.

Not sure if this is the correct checklist for your project?

Contact PDS [Ask Permit Tech](#) for help!

III. Electronic Plan Review Standards

All items submitted on MyBuildingPermit.com should meet the requirements in Assistance Bulletins [#111](#) (General Electronic Standards). The following specifies general requirements:

PDS	Applicant	
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Acceptable File Types. Submit all files in a PDF format.

File Naming. Name your documents to match the items in the following sections (e.g. Project Narrative, Site Plan, Public Notice Payment Agreement, etc.).

Site Plan Standards. All site plans must be drawn to scale using a standard scale. Each sheet shall state the scale and untitled viewports must be turned off. See Assistance Bulletin [#112](#) (Standards for Plans).

Plan Orientation. Plans must be drawn in a consistent orientation, generally in “landscape” format in the horizontal position

IV. Required and Optional Documents

Items on this checklist are required to determine a complete application per [SCC 30.70.040](#). Applicants must complete and submit this checklist as part of their application. Planning and Development Services (PDS) will verify completeness before accepting the application for further processing. *If any item is not applicable, please add “NA” within the applicant column and discuss the rationale as necessary within the narrative.*

A. Required Documents. These documents are ***always required*** for complete townhouse or multifamily development submittals. Any NAs written in this section of the checklist will result in the application not being accepted.

PDS	Applicant	
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Master Permit Application. This form is available at [this link](#).

Project Narrative. See the Project Narrative Checklist on page 6 for requirements, and the project narrative guide on page 15 for an example narrative. A senior permit tech will ensure that the narrative is provided for the submittal to be accepted, and the planner will review the Project Narrative Checklist to ensure all required information is included in the narrative during the review of the proposal.

URDS Site Plan. At minimum, the site plan shall be a sheet (or sheets) that act as a combined URDS Site Plan. Additional sheets can be added to the site plan set with clear titles that describe the purpose of each sheet, such as “Landscape Plan.” See site plan checklist on page 8 for more details.

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| <input type="checkbox"/> | <input type="checkbox"/> | Landscaping Plan to comply with Chapter 30.25 SCC. You may compile this in the same plan set as the Site Plan (with appropriate sheet titles) or it can be a stand-alone sheet. See page 12 for a landscape plan checklist. |
| <input type="checkbox"/> | <input type="checkbox"/> | Architectural Plans / Building Elevations to demonstrate compliance with URDS (Chapter 30.23A SCC). |
| <input type="checkbox"/> | <input type="checkbox"/> | Preliminary Land Disturbing Activity Plans. |
| <input type="checkbox"/> | <input type="checkbox"/> | Stormwater Pollution Prevention Plan (SWPPP) / Drainage Report. |
| <input type="checkbox"/> | <input type="checkbox"/> | Traffic Pre-Submittal Conference Review Form. Include the signed form provided at the Traffic Pre-Submittal Conference. The form must be signed within last 90 days. If more than 90 days has passed, contact the traffic reviewer for an updated signature. |
| <input type="checkbox"/> | <input type="checkbox"/> | Title Report / Plat Certificate. The full title report shall list all owners and encumbrances on the subject property, and provide copies of all referenced documents. The recorded documents shall be indexed. |
| <input type="checkbox"/> | <input type="checkbox"/> | Submittal Checklist. Fill out this checklist and include it with the rest of your application materials. |
| <input type="checkbox"/> | <input type="checkbox"/> | Public Notice Payment Agreement. The form is available at this link |

B. Additional Documents. These documents may be required depending on project details.

Traffic Documents. Include all traffic documents identified on the Traffic Pre-Submittal Conference Review Form as necessary for the project. **Check all that apply.**

PDS Applicant

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| <input type="checkbox"/> | <input type="checkbox"/> | Traffic study. |
| <input type="checkbox"/> | <input type="checkbox"/> | Mitigation offers. |
| <input type="checkbox"/> | <input type="checkbox"/> | Other supporting documents. |
| <input type="checkbox"/> | <input type="checkbox"/> | A Transportation Demand Management (TDM) plan showing sidewalk and pedestrian connection or a written cash offer (SCC 30.66B.660(1) & DPW Rule 4228.040). |

Critical Area Study / Report. Prepared by a qualified specialist to assess any streams, wetlands, or shorelines on-site or within 300 feet of the site. Must meet requirements of SCC 30.62A.130 and .140. **Pick one option.**

PDS Applicant

Not applicable. No critical areas present.

Critical Areas and buffers already have protection in a recorded Critical Area Site Plan (CASP), Native Growth Protection Area (NGPA), or similar document. All proposed development is consistent with previously recorded protection. Provide copies of the recorded documents in lieu of a critical area study.

A Critical Area Study is required and is included in the submittal package.

Habitat Management Plan (HMP). When development activities occur on a site containing a primary association with a critical species, an HMP is required in addition to the Critical Area Study (SCC 30.62A part 400). **Pick one option.**

PDS Applicant

Not applicable. No critical species are present.

The HMP is included as part of the Critical Areas Study.

The submittal includes an HMP as a stand-alone document.

Geotechnical / Geological Report. Prepared by a qualified engineer or geologist to assess any development activity or action requiring a permit within a geologic hazard area (erosion hazard area, landslide hazard area or geologic fault). This may also be to address engineering issues related to constructed features. **Check all that apply.**

PDS Applicant

Not applicable. No geologic hazards are present, and/or no constructed feature requires additional engineering.

A geotechnical engineering report addressing geologic hazards is provided.

A geotechnical engineering report addressing retaining walls, soil conditions related to vaults, or other constructed features is provided.

Hydrogeological Report. See SCC 30.62C.140 for requirements. This may also be to address engineering issues related to constructed features. **Pick one option.**

PDS Applicant

Not applicable.

A hydrogeological report is provided.

Deviation Request. If requesting deviations from Snohomish County’s Engineering Design and Development Standards (EDDS), include a completed [EDDS Deviation Request form](#). **Pick one option.**

PDS Applicant

Does not apply to this project.

A Deviation request is included.

An early EDDS deviation request was submitted, approved, and is attached as a Supporting Document.

PDS Applicant

Landscape Modification Letter. Applicants can request landscape modifications per SCC 30.25.040.

SEPA Environmental Checklist. If your project proposes more than 20 townhouse units, and/or more than 60 multifamily units a SEPA checklist is required. If the proposal is less, see [SCC 30.61.035](#) and [WAC 197-11-800](#) for possible exemptions. If a SEPA checklist is required, the form is available at [this link](#).

Lighting Plan. Multifamily development must display compliance with SCC 30.23A.060(3).

Signing Authority. If the vested owner is a corporation, provide documentation of signing authority on behalf of the corporation.

C. Optional Documents. These documents are not required for a complete submittal, although they are required for eventual approvals. Providing them at submittal may expedite the overall review and approval process.

PDS Applicant

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| <input type="checkbox"/> | <input type="checkbox"/> | Preliminary Water and Sewer Availability Certificates |
| <input type="checkbox"/> | <input type="checkbox"/> | School District Comments |
| <input type="checkbox"/> | <input type="checkbox"/> | Supporting Documents |

V. Project Narrative Checklist

This section provides a checklist for items that must be in a townhouse or multifamily development project narrative. In general, the narrative is a written description of the elements of a proposal. The narrative does not need to be written in the order of the checklist items. The content of the narrative will **not be verified at submittal**, but all applicable items are requested to be included. See *Appendix A: Project Narrative Guide* on page 15 for an example narrative.

A. Basic proposal information.

Applicant

- List residential housing type(s) proposed (e.g. single-family detached, townhouse, multifamily) and quantity.
- State the existing zoning, and proposed zoning if a rezone is concurrently requested.
- State if the project will be phased and describe.
- State the comprehensive plan designation of the site.
- Describe any unique elements, such as if setbacks are proposed to be reduced, existing building on-site are proposed to remain, or if there are limitations on height based on, for instance, the property's location within the Airport Compatibility Area.
- Describe any special circumstances or known exemptions that may impact the permit process.
- State if the applicant is requesting concurrent review of permits such as a rezone or variance. Please note that if a rezone is requested, the narrative must also discuss compliance with each of the decision criteria of SCC 30.42A.100, and the change in circumstance.

Provide a list of documents/reports included in the submittal.

B. Urban Residential Design Standards (URDS). Describe how the proposal will comply with the requirements of Chapter 30.23A SCC.

Applicant

Depending on the adjacent properties, additional compatibility requirements may apply. Describe how the proposal will comply with SCC 30.23A.030 if necessary.

Buildings shall be oriented pursuant to SCC 30.23A.070. Describe compliance within the narrative when compliance is not clearly demonstrated on the site plan and architectural plans (building elevations).

For townhouse and mixed townhouse development: discuss compliance with the design standards of SCC 30.23A.050. For instance, describe the selected architectural design elements, any reduced setbacks, and restrictive covenants. Compliance with Table 30.23A.050(1), (2), and (3) is also required. Discuss compliance with these tables within the narrative when compliance is not clearly demonstrated on the site plan, landscape plan, and/or architectural plans (building elevations).

For multifamily development: Describe compliance with the design standards of SCC 30.23A.060. For instance, describe the selected architectural design elements and any other requirement when compliance is not clearly demonstrated on the site plan, landscape plan, lighting plan, and/or architectural plans (building elevations).

C. Access and Road Network (Chapter 30.24 SCC).

Applicant

Describe the proposed or existing internal road network elements that will provide access to each dwelling unit, as well as pedestrian facilities.

D. Landscaping (Chapter 30.25 SCC and SCC 30.23A.050).

Applicant

Describe compliance with any landscaping provisions not readily apparent on the landscaping plan. Townhouse and mixed townhouse developments must display compliance to the landscaping provisions of both Chapter 30.25 SCC and SCC 30.23A.050.

E. Parking (Chapter 30.26 SCC and SCC 30.23A.050).

Applicant

Describe where the required parking spaces will be located, and state the total number of parking spaces proposed. Townhouse and mixed townhouse developments must demonstrate compliance with the parking provisions of Chapter 30.26 SCC and SCC 30.23A.050.

VI. URDS Site Plan Checklist

This section provides a checklist for items that must be included on the URDS site plan. The site plan must be complete for PDS to accept the project application for review.

The **URDS site plan** can be composed of one sheet or multiple sheets. If providing a plan set, please number and title each sheet to indicate that it is a part of one set.

A. Items required on all plan sheets

PDS Applicant

Project name.

Project file number (or placeholder for one when assigned).

Sheet Title, such as "URDS Site Plan" or "Existing Conditions."

Section, Township, Range.

Engineering scale. Please turn off all untitled viewports so that PDS can confirm the scale during review.

North arrow.

Date of preparation.

Legend of displayed layers and line widths not identified otherwise on the plan.

B. Cover Sheet. The cover sheet information can be combined with other sheet(s) if all information is clear and legible. The majority of the information listed below should be provided textually on the plan sheet. This could be accomplished, for instance, within a table. It is important to note that much of this information is also required to be graphically displayed. For instance, the cover sheet must list the required and proposed on-site recreation space amounts, and the proposed conditions sheet should graphically display where the proposed on-site recreation space will be located.

PDS	Applicant	
<input type="checkbox"/>	<input type="checkbox"/>	Vicinity map located in the top right hand corner.
<input type="checkbox"/>	<input type="checkbox"/>	Site address (if assigned).
<input type="checkbox"/>	<input type="checkbox"/>	Tax account number(s) of the subject property and adjacent properties.
<input type="checkbox"/>	<input type="checkbox"/>	Legal description(s) of the subject tax parcel(s).
<input type="checkbox"/>	<input type="checkbox"/>	Sheet index (if submitting a plan set).
<input type="checkbox"/>	<input type="checkbox"/>	Name, address, email, and phone number of the applicant, contact person, property owner(s), and plan preparers.
<input type="checkbox"/>	<input type="checkbox"/>	Comprehensive plan designation of the site, and the designation of surrounding properties.
<input type="checkbox"/>	<input type="checkbox"/>	Zoning designation of the site (existing and proposed if applying for concurrent rezone), and the zoning of surrounding properties.
<input type="checkbox"/>	<input type="checkbox"/>	Utility providers.
<input type="checkbox"/>	<input type="checkbox"/>	School District.
<input type="checkbox"/>	<input type="checkbox"/>	Fire District.
<input type="checkbox"/>	<input type="checkbox"/>	Total site area (acreage and square footage).
<input type="checkbox"/>	<input type="checkbox"/>	Total number of dwelling units proposed.
<input type="checkbox"/>	<input type="checkbox"/>	Minimum net density calculation per SCC 30.23.020.
<input type="checkbox"/>	<input type="checkbox"/>	Gross density calculations.
<input type="checkbox"/>	<input type="checkbox"/>	Maximum lot coverage allowed per SCC 30.23.032 and the reference notes of SCC 30.23.040 and the proposed lot coverage.

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| <input type="checkbox"/> | <input type="checkbox"/> | Front (structure and covered parking), side, and rear setbacks. |
| <input type="checkbox"/> | <input type="checkbox"/> | Number of parking spaces required and proposed. |
| <input type="checkbox"/> | <input type="checkbox"/> | The amount of landscaped area required and proposed. |
| <input type="checkbox"/> | <input type="checkbox"/> | The amount of tree canopy required and proposed. |

C. Existing Conditions Sheet. Graphical information to be displayed.

PDS Applicant

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| <input type="checkbox"/> | <input type="checkbox"/> | Subject project boundaries and dimensions. |
| <input type="checkbox"/> | <input type="checkbox"/> | Label all existing structures, fences, rockeries, driveways, septic tanks, drainfields, etc. Add a "TBR" to any feature that will be removed. |
| <input type="checkbox"/> | <input type="checkbox"/> | Existing topography at contour intervals of five feet or less. |
| <input type="checkbox"/> | <input type="checkbox"/> | Label existing adjacent public roads, and the distance from the right-of-way centerline to front property line(s). |
| <input type="checkbox"/> | <input type="checkbox"/> | Label all existing easements. |
| <input type="checkbox"/> | <input type="checkbox"/> | Any known encroachments. |
| <input type="checkbox"/> | <input type="checkbox"/> | Location of existing fire hydrants. |
| <input type="checkbox"/> | <input type="checkbox"/> | Off-site structures within 25 feet of the external property boundaries. |

D. Proposed Conditions Sheet. Graphical information to be displayed.

PDS Applicant

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| <input type="checkbox"/> | <input type="checkbox"/> | Building footprints or building envelopes labeled and numbered. Show building orientation under SCC 30.23A.070. |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed on-site recreation open space, including square footage and brief description such as "Active Recreation Space." Display on-site recreation features. |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed road network elements with dimensions and labeled as private or public. |

- Right-of-way area(s) to be dedicated or deeded to the county.
- Proposed frontage improvements.
- Location of proposed ingress and egress.
- Boundaries of required pedestrian facilities.
- Locations and dimensions of proposed off-street parking spaces that are numbered consecutively, including guest parking.

For multifamily developments: any structured parking facilities must be located underneath residential dwellings or to the side of the building. Structured parking details shall be provided within architectural plans.

For townhouse and mixed townhouse developments: provide garage detail on the site plan that depicts parking areas free of obstructions (e.g. stairs, water heaters and other supportive utilities) for any parking proposed inside garages.
- For townhouses and mixed townhouse developments:* display driveways for each unit with proposed parking spaces labeled and numbered consecutively, if applicable.
- Locations and dimensions of proposed street and surface parking spaces that are numbered consecutively, including guest parking.
- Setback lines from property lines and road network elements
- Building separation measurements, as applicable.
- Perimeter landscaping areas as required, all perimeter landscape areas must be within an easement.
- Clearing limits.
- Off-site structures within 25 feet of the external property boundaries.
- Location of wetlands and fish wildlife habitat conservation areas and their buffers on or within 300 feet of the site.
- Location of geologically hazardous areas on or within 200 feet of the site.
- Location of existing or proposed CAPA (including existing NGPA).
- Location of proposed or existing biofiltration swales and/or detention/retention ponds and/or vaults.

- Location of existing and proposed easements.
- Location(s) of “No parking-Fire Lane” signage or striping.
- Location of existing and proposed fire hydrants, if any.

VII. Landscaping Plans

This section provides a checklist for items that must be on the landscaping plan. Please note that for any proposed tree that does not have a 20 year canopy listed within the Snohomish County Tree List, the applicant shall submit 20 year canopy coverage estimates from a qualified landscape designer with documented annual growth rates for the species height and width. The estimated 20 year canopy coverage may not exceed the mature canopy listed on the Snohomish County Tree List.

Landscaping Plan to comply with Chapter 30.25 SCC and SCC 30.23A.050 (townhouse development). The landscaping plan can be one sheet, a plan set, or combined with the site plan as long as all required elements are clearly displayed and each sheet is clearly titled and numbered.

A. General Information.

PDS Applicant

- Project name and project file number (or placeholder for one when assigned).
- Sheet title, such as “Landscape Plan.”
- Section, Township, and Range.
- Tax Account number(s) of the subject property.
- Site address (if assigned).
- Name and credentials of the qualified landscape designer who prepared plan.
- Engineering scale.
- North Arrow.
- Date of preparation or subsequent revision(s).
- An irrigation plan if irrigation or a note indicating that proposed species do not require irrigation as determined by the qualified landscape designer.
- Clearing limits consistent with proposed or future land disturbing activities plans.

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| <input type="checkbox"/> | <input type="checkbox"/> | Any required perimeter landscape areas within an easement. |
| <input type="checkbox"/> | <input type="checkbox"/> | Location of on-site recreation space and the facilities for passive and active recreation. |
| <input type="checkbox"/> | <input type="checkbox"/> | Location of all proposed plantings, including street trees. All proposed trees except for street trees must be planted a minimum of 5 feet from external subject property boundaries. |
| <input type="checkbox"/> | <input type="checkbox"/> | Location of any tree(s) to be retained and associated tree protective fencing located along its drip line. |
| <input type="checkbox"/> | <input type="checkbox"/> | If landscaping is chosen as a "compatibility" option under SCC 30.23A.030(3), show the location of additional landscaping. |
| <input type="checkbox"/> | <input type="checkbox"/> | If applicable, display compliance with stormwater detention facility landscaping pursuant to SCC 30.25.023, parking lot landscaping pursuant to SCC 30.25.022, and/or outside storage and waste area landscaping pursuant to SCC 30.25.024. |
| <input type="checkbox"/> | <input type="checkbox"/> | <i>For townhouse and mixed townhouse developments:</i> Display dooryards and demonstrate compliance with all landscaping requirements within SCC 30.23A.050. For instance, landscaping is required in all front and side setbacks and common outdoor areas associated with a dwelling unit. |

B. Planting Information

PDS Applicant

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| <input type="checkbox"/> | <input type="checkbox"/> | Plant key that includes tree species, species type (evergreen or deciduous), if it is native, the 20 year canopy calculation, the height at planting, diameter at planting if deciduous, the quantity to plant, and the total 20 year tree canopy of that species. All trees must be a minimum of 6 feet in height at planting. A plant key shall also be provided for shrubs. |
| <input type="checkbox"/> | <input type="checkbox"/> | For retained tree canopy measured through a tree survey, provide a separate plant key. Each existing tree to be retained shall be numbered in the plant key and this shall be matched to the tree location on the face of the plan. The tree species, taxonomic family, and species type (evergreen/deciduous) will be listed along with if the tree is a native species. The existing average canopy radius, average canopy calculation ($CA=\pi r^2$), existing canopy bonus, and total existing tree canopy area for each tree to be retained shall also be listed. Any applicable canopy credits shall also be listed. |

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| <input type="checkbox"/> | <input type="checkbox"/> | For retained tree canopy measured through an aerial estimation, provide an aerial image with the existing canopy labeled and amount totaled. This can be displayed on a separate sheet within the landscape plan set. |
| <input type="checkbox"/> | <input type="checkbox"/> | <i>For townhouse and mixed townhouse developments:</i> Plant key that includes shrub species, species type (evergreen or deciduous), and quantity in compliance with SCC 30.23A.050. For instance, no more than 50 percent of shrubs can be deciduous. |
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C. Calculations

PDS	Applicant
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| <input type="checkbox"/> | <input type="checkbox"/> | Proposed and required landscaping. A minimum of 10 percent of the gross site area must be landscaped. |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed and required 20 year tree canopy. With existing versus proposed tree canopy differentiated. |
| <input type="checkbox"/> | <input type="checkbox"/> | Total percentage of evergreen species, percentage from one species, and percentage from one family proposed to be planted on site to demonstrate compliance with SCC 30.25.015. |
| <input type="checkbox"/> | <input type="checkbox"/> | Proposed and required on-site recreation open space and active recreation space. |
| <input type="checkbox"/> | <input type="checkbox"/> | <i>For townhouse and mixed townhouse developments:</i> Proposed and required number of shrubs. |
| <input type="checkbox"/> | <input type="checkbox"/> | If more than 3 surface parking spaces are proposed or required outside of individual dwelling unit driveways, demonstrate compliance with SCC 30.25.022. For instance, list the proposed amount of parking lot area along with the proposed and required amount of parking lot landscaping. |

VIII. Filing Fees

PDS will calculate fees due after receiving your application. Payment of fees is part of filing a complete project application.

IX. Checklist Authority

The Director of Snohomish County Planning and Development Services is authorized under SCC [30.70.030](#) to establish and revise permit application submittal requirements. These requirements are established as shown above and shall be on file with the Department. Due to site-specific or project-specific circumstances, the Director or their designee may waive individual requirements on a case-by-case basis.

Appendix A: Project Narrative Guide

Project narratives help PDS understand the proposal. Narratives include key facts and describe choices made by the applicant when there is more than one way to comply with requirements. It is also a chance for an applicant to explain special circumstances.

Example Townhouse Project Narrative.

Eagle Eye Estates is a proposal for 22 townhouse units, within 3 separate townhouse structures in the MR zone. The comprehensive plan designation of the subject property is Urban High Density Residential, and the gross size of the subject property is 0.9 acres. Buildings A and B will include 8 dwelling units each, and Building C will include 6 units in compliance with the maximum number of dwelling units allowed per townhouse structure (Table 30.23A.050(1)). Eagle Eye will be completed in one phase.

The subject property is made up of 2 legal lots, and the existing homes will be demolished. No known critical areas exist on-site or within 300 feet of the site. Nearly the entire site will be cleared during construction. Proposed plantings on the landscape plans will result in 32% tree canopy coverage after 20 years.

With a gross size of 0.9 acres (39,204 square feet), a maximum of 24 units can be permitted ($39,204 / 2,000 * 1.2$) and 22 are proposed in compliance with minimum net density and maximum density requirements.

Each structure will be a maximum of 30 feet in height and will be setback 20 feet from the eastern property line that is adjacent to R-7,200 zoning, and 10 feet from the other side and rear property lines adjacent to MR zoning. Building A will be setback five feet from the front lot line that abuts the public right of way Nowhere Road in compliance with SCC 30.23.049(13). Access to each dwelling unit will be provided by a new internal drive aisle, and each building will be setback at least 5 feet from the edge of the drive aisle. All dwelling units will have internal tandem parking, and the units within Buildings A and B will include 8 foot driveways with a covered parking entrance 8 feet from the drive aisle. Parking will not be permitted in these driveways. Building C will have garages with entrances setback 19.5 feet from the drive aisle. Building C's driveways will contain guest parking. All setbacks will comply with SCC 30.23.032, SCC 30.23.041, and footnotes 13 and 14. The lot coverage on-site will be less than the maximum allowed of 50%.

Compatibility design standards are required along the eastern property line adjacent to R-7,200 zoning and an Urban Medium Density Residential comprehensive plan designation. The setback along this property line will be 20 feet (see site plan), the façade of Building C that faces this external property line will utilize distinct siding textures and colors along with decorative siding material to break up blank walls (see building elevations), and a decorative wall will be located along this perimeter (see landscape plan). The proposal will incorporate elements (a), (f), and (g) in compliance with SCC 30.23A.030(3).

The primary pedestrian entrances of each dwelling unit will face the internal drive aisle with pedestrian facilities throughout. The proposal will also comply with the three tables of SCC 30.23A.050 as no more than 8 units are proposed per building, and each building is separated per building code requirements. The primary façade of each building will have a minimum of 25 percent transparency, and each additional façade will have 11 percent transparency (see building elevations). As displayed on the landscape plan, all side and front setbacks include landscaping and there will be over 411 shrubs for the 8,100 square feet of landscaping area. Each pedestrian entrance will include varied covered porch designs. Two parking spaces per unit will be provided in individual garages, and there will be three surface guest parking spaces in the drive aisle. Hedgerows will be provided between each driveway that will be at least 18 inches wide, and will not exceed three feet in height. Additionally, each dooryard will be made up of 50 percent landscaping (see landscape plan). As displayed in the building elevations, there will be variety in dooryards and an equal mixture of deciduous and evergreen groundcover.

Submitted with this application: [List of documents provided]