



PRELIMINARY PLANNED RESIDENTIAL DEVELOPMENT (PRD) PROJECT NARRATIVE FORM

Use this form to address compliance with applicable municipal code sections as required under the Preliminary PRD Submittal Standards. Attach separate sheets as necessary. "Refer to Plans" is not an acceptable response and may result in a determination of procedurally incomplete application or correction.

PROJECT DESCRIPTION

PROJECT #

OVERALL SITE AREA: _____ ACRES _____ SQUARE FEET

LOTS: _____ # TRACTS: _____

SHORELINE JURISDICTION? _____ CRITICAL AREAS? _____

SEPA? _____ AFFORDABLE HOUSING INCENTIVE/MFTE REQUESTED? _____

DESCRIPTION OF PROJECT CONSISTENCY WITH THE SNOHOMISH MUNICIPAL CODE (SMC)

SMC	Applicant Response
<p>Chapter 14.215 Preliminary Plats</p> <p>Criteria of RCW 58.17.110</p>	

<p>Criteria of SMC 15.04.047</p>	
<p>Consistency with Comprehensive Plan</p>	
<p>Consistency with Development Code and Engineering Standards Manual</p>	
<p>Concurrency requirements of SMC 14.20.090.</p>	
<p>Off-site improvements or dedications of land to the public to mitigate development's impacts, proportional to those impacts.</p>	
<p>Requirements with Title 15 SMC 15.04.140 Chapter 15.16 SMC</p>	

SMC 14.220.110 Preservation of Existing Features	EXISTING FEATURES BEING MAINTAINED/METHOD OF PROTECTION DURING CONSTRUCTION
Chapter 14.120 Chapter 14.240 Landscaping and Tree Preservation Standards	<p>TREES: # REMOVED # RETAINED</p> <p># NEW TREES # STREET TREES</p> <p>SPECIES SELECTED FROM SNOHOMISH URBAN FORESTRY PLAN?</p> <p>PERIMETER LANDSCAPING - ADJACENT LAND USES/REQUIRED TYPE AND WIDTH:</p> <p>NORTH:</p> <p>SOUTH:</p> <p>EAST:</p> <p>WEST:</p>
Chapter 14.250 Shorelines	If the proposed development site is located in a Shoreline Jurisdiction and is not otherwise exempt pursuant to WAC 173-27-040, a Shoreline Substantial Development Permit is required instead of a Site Development Plan. Shoreline Exemptions may be requested through the Permit Portal .
Chapter 14.252 Archaeological Resources	The WA Dept. of Archaeology & Historical Preservation (DAHP) may comment on any proposal to develop vacant property and may request an archaeological survey of the site be conducted prior to ground-disturbing activities. If such a request is made, it will become a condition of land use approval. Archaeological sites and human remains are protected under RCW 27.53, 27.44, & 68.60 and a permit from DAHP is required to disturb them. Staff recommends applicants consult with DAHP <i>before</i> submitting a development application to the City.
Chapter 14.260 Wetlands	<p>WETLANDS ON SITE?</p> <p># WETLANDS # CATEGORY(IES)</p> <p># SIZE(S) # BUFFER WIDTH(S)</p> <p>WETLAND IMPACTS? WETLAND BUFFER IMPACTS?</p> <p>MITIGATION PROPOSED: (CIRCLE/DESCRIBE)</p> <p>BUFFER AVERAGING BUFFER RESTORATION BUFFER ENHANCEMENT</p> <p>NATIVE GROWTH PROTECTION AREA EASEMENT CRITICAL AREAS TRACT</p> <p style="text-align: right;">*SEPA REQUIRED</p>
Chapter 14.280 Habitat Conservation Areas	<p>STREAM ON SITE?</p> <p>TYPE/NAME BUFFER WIDTH(S)</p> <p>WORK IN/OVER WATER? STREAM BUFFER IMPACTS?</p>

	<p>MITIGATION PROPOSED: (CIRCLE/DESCRIBE)</p> <p>BUFFER AVERAGING BUFFER RESTORATION BUFFER ENHANCEMENT</p> <p style="text-align: right;">*SEPA REQUIRED</p>
--	---