



SITE DEVELOPMENT PLAN (SDP) PROJECT NARRATIVE FORM

Use this form to address compliance with applicable municipal code sections as required under the SDP 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 #

SITE AREA: _____ ACRES _____ SQUARE FEET

UNITS: _____ PROPOSED USE: _____

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 14.65 Site Development Plans</p> <p>Adequate streets, sidewalks, transit stops, open spaces, parks, schools, water, sewer, and stormwater facilities shall be available to the proposed development.</p>	

<p>The design and appearance of the structure shall be compatible with applicable design standards and guidelines.</p>	
<p>The development shall be consistent with the Comprehensive Plan.</p>	
<p>The development shall mitigate any significant adverse environmental impacts.</p>	
<p>Concurrency requirements (SMC 14.20.090) shall be complied with.</p>	
<p>The development shall be consistent with the health, safety, and general welfare.</p>	
<p>Chapter 14.207 Land Use Tables</p>	<p>ZONING DESIGNATION:</p> <p>PROPOSED USE:</p>

<p>Chapter 14.210 Dimensional Requirements</p>	<p>DENSITY DU/AC:</p> <p>PROPOSED SETBACKS:</p> <p>FRONT: REAR: SIDE: SIDE:</p> <p>PROPOSED BUILDING HEIGHT:</p> <p># STORIES: FEET:</p> <p>PROPOSED OPEN SPACE:</p> <p>SQ FT: ACRES: OVERALL PERCENT: PERCENT LANDSCAPED: LOT COVERAGE:</p>
<p>Specific Zone Regulations (Zoning Map)</p>	<p>BUSINESS PARK (BP): CHAPTER 14.211 SMC PILCHUCK DISTRICT (PIL): CHAPTER 14.212 SMC MIDTOWN DISTRICT (MID): CHAPTER 14.214 SMC ATTACH A SEPARATE SHEET AND/OR THE DESIGN REVIEW SELF-ASSESSMENT</p>
<p>Chapter 14.235 Off-Street Parking, Loading, & Access Requirements</p>	<p>STALLS: # EXISTING # PROPOSED # COMPACT # ADA ACCESSIBLE</p> <p>STANDARD STALL DIMENSIONS:</p> <p>PARKING LOT ISLANDS: # PROPOSED: SIZE RANGE: # TREES PROPOSED IN PARKING LOT: PROPOSED SCREENING:</p>
<p>Chapter 14.120 Chapter 14.240 Landscaping and Tree Preservation Standards</p>	<p>TREES: # REMOVED # RETAINED # 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: SOUTH: EAST: WEST:</p>
<p>Chapter 14.250 Shorelines</p>	<p>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.</p>
<p>Chapter 14.252 Archaeological Resources</p>	<p>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 prior to ground-disturbing activities. Such requests 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.</p>

<p>Chapter 14.260 Wetlands</p>	<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>
<p>Chapter 14.270 Flood Hazard Areas</p>	<p>LOCATED IN AREA OF SPECIAL FLOOD HAZARD?</p> <p>ZONE, PER FIRM:</p> <p>HABITAT ASSESSMENT REQUIRED? NO RISE ANALYSIS REQUIRED?</p> <p>BASE FLOOD ELEVATION (BFE, IN FT.):</p> <p>PROPOSED FLOODPROOFING:</p> <p style="text-align: right;">*SEPA REQUIRED</p>
<p>Chapter 14.280 Habitat Conservation Areas</p>	<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>