



CITY OF SNOHOMISH

Founded 1859, Incorporated 1890

116 UNION AVENUE · SNOHOMISH, WASHINGTON 98290 · TEL (360) 568-3115 FAX (360) 568-1375

PRD – SUBMITTAL CHECKLIST

ALL SUBMITTALS **MUST** BE COMPLETE

- Planned Residential Development Application Form
- Land Use Application Form
- IF DEVELOPER/APPLICANT IS NOT THE PROPERTY OWNER: A letter from the owner authorizing the developer/applicant to process the application on their behalf. If vested owner is listed as a corporation, provide documentation of signing authority on behalf of the corporation.
- Written description of the proposal, explaining how it meets the requirements of the Land Use Code
- Conceptual building elevations and/or proposed design standards for structures within the PRD, sufficient to guide future building permit review.
- 6 copies of a PRD plan set** - Maximum dimensions of 24" x 36"
Prepared by a professional Land Surveyor, registered in Washington State. Drawn to 1" = 20', 30', or 40' scale. The following **must** be included:
 - Title block** including the following:
 - Name of the PRD
 - Date prepared/revised
 - Scale, north arrow
 - Quarter section, section, township and range number
 - Name, address, and phone number of the preparer
 - Textual data** (on the right-hand side or along the bottom), containing the following information:
 - Name, address, and telephone number of applicant, and all persons with real or possessory interest
 - Legal description of the proposed plat
 - Existing land use designation of the subject property
 - Acreage and square footage within the plat, number of lots proposed (if platted), and number of lots per acre
 - Average lot size in square feet and the size of the smallest proposed lot (if platted)
 - Acreage of open space to be contained in the PRD, proposed active use of the open space, and the percentage it represents of the total land area
 - Proposed road lengths and the area/percentage of the total land area that the right-of-way represents
 - Name of the current and proposed water and sanitary sewer purveyor
 - Vicinity Map** identifying the location of the property, at 1" = 2,000' minimum scale. Must include the following:
 - Municipal boundaries
 - Township and section lines
 - Major roads, railroad and transmission rights-of-way
 - Water bodies, including streams, rivers, lakes, etc.
 - Adjacent land uses in each direction of the site
 - Indication of the scale
 - Boundary lines** and dimensions of the tract
 - Lot dimensions** and square footage of each lot, with lot numbers or tract designation labels (if platted)
 - Land use designation boundaries**, and **setback lines** (labeled) required by the existing land use designation
 - Location and number of units** in structures, if attached units are proposed.
 - Adjacent properties** and their development status, with tax parcel numbers and names of adjacent plats



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- Existing and proposed **Contour lines** at 2 foot or 5 foot intervals. All contour lines shall show the topographical relationship of adjacent properties to the proposed plat. Clearly show existing drainage, slopes, and road grades within the proposed development.
- Location, name, and width of all **existing and proposed rights-of-way** and other public or private ways within 100 feet of the proposed PRD, the grade of proposed streets and the pavement location of existing and proposed streets. Include centerline profile(s) of all proposed public and private roads within the development (may be submitted as a separate sheet).
- Location of all **existing structures** (including fences, utility poles and guy wires) within the proposed PRD, and within 25 feet of its external boundaries
- Location of **fire hydrants** within 250 feet of the PRD
- Location of existing and proposed **underground utility lines**, sewer and water mains adjacent to or within the proposed PRD
- Location of existing and proposed **storm drainage facilities**
- Any **easements** located within or adjacent to the proposed PRD
- Existing or proposed **restrictions** on the use of the land
- Critical areas** boundaries and their buffers including steep slopes, wetlands, streams, and rivers with adequate detail of Critical Areas extending offsite. Location of proposed buffers and setbacks.
- Identification of any existing or proposed **Native Growth Protection Areas** (NGPA) and other lands within the plat where development would be restricted
- Landscape plans**, showing location of all significant trees (as defined in Chapter 14.240 SMC), proposed street trees and other landscaping associated with the PRD, and existing and proposed utility alignments,
- Grading plans** stamped by a professional engineer, showing building pads and elevations, streets, sidewalks, and driveways, with elevations at lot lines and crossing points, and retaining walls with elevations at top and bottom of footings, at 10-foot intervals
- Parcels of land** to be dedicated or reserved for public use, or to be reserved in the deeds for the common use of the property owners of the PRD, with the purposes clearly indicated
- Base flood** elevation data, including special flood hazard area boundary, if any portion of the proposed PRD is located within a flood zone area, consistent with definitions in Chapter 14.270 SMC.
- Any other information that may be required by the City, in order to review the proposed PRD
- Electronic copy of preliminary plat plans, submitted via pdf
- Accurate **legal descriptions** of existing lots, and proposed lots – *2 copies, if separate from plans* Must be prepared, stamped and signed by a professional land surveyor registered in Washington State, or certified by a title insurance company doing business in Snohomish County.
- List of all property owners within 300'** of the subject property
See Adjacent Property Owners List Handout
- 2 copies* of a **Title Report** (dated within 30 days prior to application)
Prepared by a title company, showing the names and addresses of all parties whose consent is necessary to dedicate land for public use, as well as any easements or other encumbrances. Attach referenced documentation.
- 2 copies* of a **SEPA Checklist**
- 2 copies (and a pdf)* of a **Critical Areas study and Mitigation plan**, if proposed, consistent with requirements of Title 14 SMC.
- 2 copies* of a **Geotechnical Report**
- 2 copies* of a **Traffic Study**
- 2 copies* of a **Drainage report**, prepared to City Engineering Department standards
- 2 copies* of **Pre-Application** comments from the City, if applicable