

LAND USE APPLICATION



LAND DIVISION PERMIT COMMUNITY & ECONOMIC DEVELOPMENT

18204 59th Avenue NE • Arlington, WA 98223 • Main Line 360.403.3551

FOR AGENCY USE	Date:	File:	Fee: \$	
PERMIT TYPE				
Administrative Decision <input checked="" type="checkbox"/> Binding Site Plan (≤ 9 lots) <input type="checkbox"/> Boundary Line Adjustment <input type="checkbox"/> Minor Plat Preliminary (≤ 9 lots) <input type="checkbox"/> Minor Plat Final (≤ 9 lots) <input type="checkbox"/> Unit Lot Preliminary (≤ 9 lots) <input type="checkbox"/> Unit Lot Final (≤ 9 lots)	<input checked="" type="checkbox"/> Binding Site Plat (≥ 10 lots) <input type="checkbox"/> Major Plat Preliminary (≥ 10 lots) <input type="checkbox"/> Major Plat Final (≥ 10 lots) <input type="checkbox"/> Unit Lot Preliminary (≥ 10 lots) <input type="checkbox"/> Unit Lot Final (≥ 10 lots)	Required Submittals (Check All That Apply)	<input type="checkbox"/> Land Division Submittal Requirements Checklist <input type="checkbox"/> Required Submittal Items <input type="checkbox"/> Shoreline Substantial <input checked="" type="checkbox"/> Design Review – Admin. <input type="checkbox"/> Design Review – Board	
SITE INFORMATION				
Site Address (Use block # if no bldg. #)	6804 204th St. NE ARLINGTON, WA	Tax Parcel ID Number(s)	31051400260600	
Property Acreage	4.91	Zoning Classification	COMMERCIAL CORRIDOR	
Property Square Feet	213,880	Use Classification No.	VILLAGE CENTER 2 T4	
Water Supply	<input checked="" type="checkbox"/> Current CITY	<input type="checkbox"/> Proposed	Sewer Supply	<input checked="" type="checkbox"/> Current CITY
Existing Use of Property	VACANT			
On-Site Critical Areas?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Critical Area Type (e.g. wetland, steep slope, etc.)	N/A	
Has Site Been Logged in Past 6 years?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Will Site Be Logged as Part of This Project?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
OWNER		APPLICANT		
Name	GOUTAM JAIN LLC	Name	Michael Weinstein	
Full Address	20924 55th Ave N. LYNNWOOD WA 98036	Full Address	1610 33rd Ave Seattle, WA 98122	
Phone Number	425-791-0943	Phone Number	206-890-3027	
E-mail	kamalsingh.growal@hotmail.com	E-mail	MWeinstein@vig@outlook.com	
Relationship of Applicant to Property (check one)	<input type="checkbox"/> Owner <input type="checkbox"/> Contract Purchaser <input type="checkbox"/> Lessee	<input type="checkbox"/> Other:	Manager	
PROJECT ARCHITECT		PROJECT ENGINEER		
Name	Wattenbarger Architects	Name	Beylan Cons. Hing	
Full Address	40 Lake Bellevue DR. Bellevue, WA 98005-2480	Full Address	5920 160th St. SW Lakewood, WA 98449	
Phone Number	425-453-0606	Phone Number	360-984-2900	
E-mail	Travis@wattenbarger.com	E-mail	London@beylcr.com	
PROJECT SURVEYOR		PROJECT SURVEYOR		
Name	Harmsen LLC	Name	Harmsen LLC	
Full Address	603 South First St. Mount Vernon 98273	Full Address	603 South First St. Mount Vernon 98273	
Phone Number	360-336-9199	Phone Number	360-336-9199	
E-mail	tate@harmensenllc.com	E-mail	tate@harmensenllc.com	

PROJECT DETAILS		
Project / Plat Name	Wisemark Commons	
Total Number of Proposed Lots	3 plus dedication to City	
Total Number of Proposed Units	150	
By Dwelling / Use Type	Single Family	
	Duplex	
	Townhouse	
	Multi-Family	4 Building types 3 stories
	Other	
By Non-Residential Use Type	Commercial	Corner Restaurant 3200 SF, Retail 12,400 SF
	Industrial	
	Other	
Has this property been subdivided, or has application for subdivision been made, within the last 5 years? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If Yes, Provide Applicant Name & Plat Name		
FINAL PLAT APPLICATION ONLY		
Date Preliminary Plat Approved		
Improvements have been:	<input type="checkbox"/> Built <input type="checkbox"/> Bonded <input type="checkbox"/> Some Built, Some Bonded <input type="checkbox"/> Other:	
FOREST PRACTICE (For Clearing >10,000sf) AND MITIGATION FOR SIGNIFICANT TREE REMOVAL (All Applications)		
Associated Land Use Permit No		
Number of Significant Trees to be Harvested		
Total Acreage to be Harvested		
Is there a Current Development Moratorium on the Site?	<input type="checkbox"/> Yes <input type="checkbox"/> No	
Type of Forest Land Conversion	<input type="checkbox"/> Class IV - General <input type="checkbox"/> Class IV - Special _____	
Significant Tree Mitigation Options (A, B, or C)		
Will Significant Trees be Removed During any Phase of this Proposed Project?	<input type="checkbox"/> Yes <input type="checkbox"/> No (If, no, then no mitigation is required)	
A) Number of Trees to be Replanted On-Site (3:1 Ratio)		
<u>OR</u> Date Completed	(For Agency Use Only)	
B) Number of Trees to be Replanted Off-Site (3:1 Ratio)		
<u>OR</u> Date Completed	(For Agency Use Only)	
C) Tree Mitigation In-Lieu Fee	(# of Harvested Trees) ___ X (3) X (Tree Cost) = ___	
Date Paid		
Receipt No		

SHORELINE DEVELOPMENT ONLY (Required for all Development Within or Adjacent to a Shoreline)	
Will this Proposal be a Substantial Development as Defined in AMC §20.93?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Shoreline Environmental Designation (if yes)	
Are you requesting a Shoreline Variance as allowed under AMC §20.92.130?	<input type="checkbox"/> Yes <input type="checkbox"/> No
All projects subject to a Shoreline Substantial Development Permit are required to be processed concurrently.	

APPLICANT CERTIFICATION

I certify that I am the Owner or Owner's authorized agent. If acting as an authorized agent, I further certify that I am authorized to act as the Owners agent regarding the property at the above referenced address for the purpose of filing applications for permits or review under the Arlington Municipal Code and I have full power and authority to perform on behalf of the Owner all acts required to enable the City to process and review such applications.

I do hereby declare under penalty of perjury under the laws of the state of Washington that I have familiarized myself with the rules and regulations with respect to preparing and filing this application and that the statements and information submitted herewith are in all respects true and correct to the best of my knowledge and belief.

DATED AT Seattle, Washington on this date: September 29, 2023

Applicant's Signature: [Signature]

REAL PROPERTY OWNER CERTIFICATION

I do hereby declare under penalty of perjury under the laws of the state of Washington that I am the owner of the subject property or an officer/member of the entity owning the subject property, that it is my desire to seek the subject land use permit, and that I will abide by any requirements and conditions that may be part of the approval of this request. I also hereby grant permission for City employees, agents of the City and/or other agency officials to enter the subject property, if necessary, for the purpose of site inspections.

DATED AT 10/04/23, Washington on this date: _____

Owner's Signature: [Signature]

All other property owners of the subject property must also sign below (attach additional sheets if necessary):

- 1) Name: GOUTAM JAIN Signature: [Signature]
 Address: 20924-55TH AVE W Phone: (425) 791-0344
LYNNWOOD, WA 98036
- 2) Name: VISHAL SINGH Signature: [Signature]
 Address: 3810-172ND ST SW, Lynnwood, Phone: (425) 247-9757
WA 98037

LAND USE APPLICATION



LAND DIVISION SITE PLAN CHECKLIST COMMUNITY & ECONOMIC DEVELOPMENT

18204 59th Avenue NE • Arlington, WA 98223 • Main Line 360.403.3551

COVER SHEET

- Title Block (centered at top of cover sheet) that includes the following:
 - City of Arlington
 - Name of Proposed Subdivision
 - File No. (call for correct number)
 - Section, Township, & Range
- Title Block (right side of cover sheet) that includes the following:
 - Company Name and Contact Information who Prepared the Plans
 - Date Plans were Prepared or Revised
 - Stamp and Signed by Land Surveyor
 - Name of Proposed Subdivision
 - Company Job Number
 - Company Name of Drawing
 - Sheet Number
- Site Information:
 - Site Address (use block # if no bldg. #)
 - Legal Description of Existing Lots(s)
 - Legal Description of Proposed Lot(s)
 - Legal Description of Area of Conveyance
 - Legal Description of Any Area for Dedication
 - Zoning Classification
 - Airport Protection District Subdistrict
 - Use Classification (from AMC 20.40)
 - Legal Description
 - Tax Parcel ID Number
 - Density & Dimensional Calculations
 - Lot(s) Size (both in acreage and square feet)
 - Lot Dimensions (length, width)
 - Lot Number Labels (if applicable)
 - Number of Lots (if applicable)
 - Proposed Residential Density (if applicable)
 - Building Setback (for existing, proposed, & relocated bldgs. on site)
 - Building Height (for existing, proposed, & relocated bldgs. on site)
 - Total Lot Coverage (impervious surface)
 - Recreational & Open Space Calculations (if applicable)
 - Adjacent Street Names & Classifications
 - Required Parking Space Calculations (required & proposed)

- Required Bicycle Rack Spaces
- Screening Types Provided (indicate for each lot line)
- Utility Provider (sewer & water)
- Special Districts: School and Fire
- Critical Area Types Located On-Site and Associated Buffers (if applicable)
- Shoreline Classification (if applicable)
- FEMA Flood Zone Designation (if applicable)
- Endorsements
- Conditions, Covenants, & Restrictions of the Plat (if applicable)
- Sheet Index
- Legend
- Name, Address, Phone Number, Email Address of Owner, Applicant, Engineer
- Name, Address, Phone Number, Seal, Signature of the Registered Surveyor

SITE PLAN SHEETS

- Title Bar (locate along right edge of sheet) that includes the following:
 - Company Name and Contact Information who Prepared the Plans
 - Date Drawing were Prepared or Revised
 - Stamp and Signed by Land Surveyor
 - Project Name & Location
 - Company Job Number
 - Name, Address, & Phone Number of Applicant, Owner, Engineer, & Surveyor
- North Arrow, Graphic Scale (1" = 50' or greater)
- Legend
- Existing Configuration, Location, and Dimensions of each Proposed:
 - Existing Lot Lines Within or Adjacent to the Project Site
 - Existing Project Boundaries
 - Existing Lots and Tracts
 - Existing Parks and Open Space
 - Existing Stormwater Drainage Tracts
 - Existing Rights-of-Way (include dimensions & street name)
 - Existing Easements (include locations & dimensions)
 - Existing Critical Area Boundaries & Associated Buffers On-Site & Within 150ft. of Site per AMC 20.93
- Proposed Configuration, Location, and Dimensions of each Proposed:
 - Proposed Lot Lines Within or Adjacent to the Project Site
 - Proposed Project Boundaries
 - Proposed Existing Lots and Tracts
 - Proposed Parks and Open Space
 - Proposed Stormwater Drainage Tracts
 - Proposed Rights-of-Way (include dimensions & street name)
 - Proposed Easements (include locations & dimensions)
 - Proposed Critical Area Boundaries & Associated Buffers On-Site & Within 150ft. of Site per AMC 20.93
- Existing and Proposed Right-of-Way (ROW)
 - Frontage Improvements with Dimensions
 - Dedication of Right-of-Way with Dimensions (Labeled as "Future Right of Way Dedication")
- Location of Existing and Proposed Utilities

- Water and Sewer Lines Located within the Subdivision
- Water and Sewer Lines Located Adjacent to the Subdivision
- Proposed Surface Stormwater Drainage & Treatment
- Any Wells within the Proposed Subdivision and within 100 feet of the Proposed Subdivision
- On-Site Septic Systems need to be Identified
- Environmental Conditions – Existing and Proposed
 - Wetlands
 - Streams
 - Planned Enhancement Area
 - Critical Area Boundaries & Associated Buffers On-Site and Within 150 feet of the Site per AMC 20.93
 - Native Growth Protected Area (NGPA)
 - Geological Critical Areas
 - Contour Lines in 5 foot Intervals
- Adjacent Parcels with Parcel Numbers
- Numbers or Letters Identified for each Lot
- Parking Stall and Loading Stall Locations & Dimensions
- Electric Vehicle Parking Space Locations & Dimensions
- Refuse Bin Location (including screening details)
- Lighting Details (building exterior, site, & parking area)
- Site Ingress/Egress (existing and/or proposed)
- Driveway and Drive Aisle Locations & Dimensions
- Intersection Site Triangle Dimension
- Parks to be Dedicated to the City
- Buildings On-Site that are to Remain (include existing and proposed setbacks)
- Documented Historic Sites (locations and designations)

LANDSCAPE PLAN SHEET

- Title Bar (locate along right edge of sheet) that includes the following:
 - Date Drawing was Prepared or Revised
 - Project Name & Location
 - North Arrow and Graphic Scale
 - Name, Address, & Phone Number of Applicant, Owner, & Landscape Architect
 - Plant Schedule and Legend Showing Scientific and Common Names for Each Type of Tree, Shrub, and Ground Cover and their Quantity, Planting Size Mature Size, and Symbol.
 - Tree, Shrub, and Lawn Planting Details
 - Location and Spacing of all Trees, Shrubs, and Plants (including existing trees to be preserved)
 - Irrigation Details (if required)
 - Parking Area Shading Calculation (see AMC 20.76.130)
 - Dimensions and Square Footage for Each Landscape Area, Including Frontage, Lot Boundary, and Vehicle Accommodation Area Landscaping
 - Percentage of Total Lot Landscaping
 - Location of Existing Significant Trees (signify which significant trees will be removed)
 - Location of Where Replacement Trees are to be Planted (if applicable)
 - Table including the Number of Trees and Species to be Removed

Land Division Permit - Submittal Requirements

Submittal Requirements	Complete Submittal Item?		Binding Site Plan (Major or Short)	Boundary Line Adjustment	Final Plat (Major, Short & Unit Lot)	Preliminary Plat (Major & Unit Lot)	Preliminary Plat (Short & Unit Lot)
	Yes	No					
Engineering Reports / Information:							
Drainage Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2			2	1
Geotechnical Report	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2			2	1
Complete Streets Checklist	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2			2	1
Traffic Impact Analysis	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2			2	1
Transportation Demand Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	•			•	•
Parking Demand Management Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	•			•	•
Snohomish County Traffic Impact Fee Offer Worksheet ⁹	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2			2	1
WSDOT Traffic Impact Fee Offer Worksheet ¹⁰	<input checked="" type="checkbox"/>	<input type="checkbox"/>	•			•	•
Grading and Clearing Plan ¹¹	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2			2	1
Road and Drainage Plans ¹¹	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2			2	1
TESCP (Erosion Control Plan)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2			2	1
Topography ¹⁰ (Existing Conditions)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2			2	1
Water / Sewer / Utility Plans ¹¹	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1
Before Final Plat or Final Approval:							
Deeds/Easements/Conveyances/Dedications	<input type="checkbox"/>	<input type="checkbox"/>	2			1	
As-Built Plans ¹¹	<input type="checkbox"/>	<input type="checkbox"/>				1	
Sureties / Bonds ¹²	<input type="checkbox"/>	<input type="checkbox"/>	2			1	
Electronic CAD As-Built Plans	<input type="checkbox"/>	<input type="checkbox"/>				1	
Record at Snohomish County Auditor's Office	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1		
Conformed Recorded Copy Returned to City	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1		
NOTES:							
1. Water / Sewer Availability shall be submitted with or prior to application submittal. 2. See Public Notice Materials Requirements 3. See the City of Arlington Adopted Fee Schedule. 4. See Subdivision Site Plan Requirements. 5. See the SEPA Checklist Requirements for Categorical Exemption Thresholds. If not exempt, then required. All projects within the Cascade Industrial Center shall submit the CIC Modified SEPA Checklist. Public Notice Material is not required, as no Public Noticing is required with this checklist. 6. See Critical Areas Evaluation to determine the type of report required. 7. An Archaeological or Cultural Report may be requested by a reviewing agency or if known area of interest. 8. See Snohomish County Traffic Impact Fee Offer Worksheet and required if the project is subject to SEPA. 9. See WSDOT Traffic Impact Fee Offer Worksheet and required if the project subject to SEPA or requested. 10. See Engineering Plan Requirements for Grading, Clearing, Road, Drainage, Topography, Utilities, and As-Built 11. See Sureties / Bonds Requirements. 12. All supplemental forms, checklists or requirements can be found at http://www.arlingtonwa.gov/269/Applications-Forms							
FOR CITY USE ONLY							
<input type="checkbox"/> This application is complete. <input type="checkbox"/> This application is incomplete. See items noted above. <input checked="" type="checkbox"/> The City of Arlington may require additional information. The applicant will be notified in writing if additional information is necessary. These submittal requirements are for the City of Arlington permits only. Additional permits may be required by federal, state, regional or local agencies. It is the responsibility of the applicant to ascertain whether other permits are required.							
						Community Development Representative	Date