

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 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 type="checkbox"/> Binding Site Plat (≥ 10 lots) <input type="checkbox"/> Major Plat Preliminary (≥ 10 lots) <input type="checkbox"/> Major Plat Final (≥ 10 lots) <input checked="" type="checkbox"/> Unit Lot Preliminary (≥ 10 lots) <input type="checkbox"/> Unit Lot Final (≥ 10 lots)	Required Submittals (Check All That Apply)	<input checked="" type="checkbox"/> Land Division Submittal Requirements Checklist <input checked="" type="checkbox"/> Required Submittal Items <input type="checkbox"/> Shoreline Substantial <input type="checkbox"/> Design Review – Admin. <input checked="" type="checkbox"/> Design Review – Board								
SITE INFORMATION											
Site Address (Use block # if no bldg. #)	416 & 422 E GILMAN AVE Arlington, WA 98223	Tax Parcel ID Number(s)	004618-010-004-00 004618-010-001-00								
Property Acreage	0.69	Zoning Classification	RESIDENTIAL HIGH CAPACITY								
Property Square Feet	29,994	Use Classification No.	1.320 MULTI FAMILY TOWNHOUSES								
Water Supply	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Proposed</th> </tr> <tr> <td>CITY OF ARLINGTON</td> <td>CITY OF ARLINGTON</td> </tr> </table>	Current	Proposed	CITY OF ARLINGTON	CITY OF ARLINGTON	Sewer Supply	<table style="width: 100%; border-collapse: collapse;"> <tr> <th style="width: 50%;">Current</th> <th style="width: 50%;">Proposed</th> </tr> <tr> <td>CITY OF ARLINGTON</td> <td>CITY OF ARLINGTON</td> </tr> </table>	Current	Proposed	CITY OF ARLINGTON	CITY OF ARLINGTON
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CITY OF ARLINGTON	CITY OF ARLINGTON										
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.)	NONE								
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	Rivertown Homes LLC	Rivertown Homes LLC	Cascade Surveying								
Full Address	P.O. BOX 1125	P.O. BOX 1125	P.O. BOX 326								
	SNOHOMISH WA 98291	SNOHOMISH WA 98291	Arlington, WA 98223								
Phone Number	425 422 5502	425 422 5502	360 435 5551								
E-mail	joebrandvold@me.com	joebrandvold@me.com	KIMBERLY@CASCADESURVEYING.COM								
Relationship of Applicant to Property (check one)	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Contract Purchaser	<input type="checkbox"/> Lessee								
			<input type="checkbox"/> Other: _____								
PROJECT ARCHITECT		PROJECT ENGINEER									
Name		Cascade Surveying	Cascade Surveying								
Full Address		P.O. BOX 326	P.O. BOX 326								
		Arlington, WA 98223	Arlington, WA 98223								
Phone Number		360 435 5551	360 435 5551								
E-mail		KIMBERLY@CASCADESURVEYING.COM	KIMBERLY@CASCADESURVEYING.COM								

PROJECT DETAILS	
Project / Plat Name	RIVERTOWN TOWNHOMES
Total Number of Proposed Lots	12
Total Number of Proposed Units	12
By Dwelling / Use Type	Single Family
	Duplex
	Townhouse 12
	Multi-Family
	Other
By Non-Residential Use Type	Commercial
	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 checked="" 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)	40 SIGNIFICANT TREES
<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 Snohomish, Washington on this date: July 12, 2023

Applicant's Signature: Joseph Brendish

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 Snohomish, Washington on this date: July 12, 2023

Owner's Signature: Joseph Brendish

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

1) Name: _____ Signature: _____

Address: _____ Phone: _____

2) Name: _____ Signature: _____

Address: _____ Phone: _____



City of Arlington
 18204 59th Avenue NE
 Arlington, Washington 98223
 (360) 403-3551

Received
 Stamp

Land Division Permit - Submittal Requirements									
The number indicates the item is required for submittal and the number of copies required							General Information Meeting Date: 3/30/22		
Indicates the item shall, upon request, be required for submittal							Submittal Date:		
Submittal Requirements	Complete Submittal Item?		Binding Site Plan (Major or Minor)	Boundary Line Adjustment	Final Plat (Major, Minor & Unit Lot)	Preliminary Plat (Major & Unit Lot)	Preliminary Plat (Minor & Unit Lot)		
	Yes	No						N/A	
General Application:									
Land Use Application Form & Submittal Checklists	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1	1	
Water/Sewer Availability Application ¹	<input type="checkbox"/>	<input type="checkbox"/>	2			2	1	1	
Project Narrative	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1	1	
Legal Description	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1	1	
Vicinity Map	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1	1	
Title Report/Certificate (< 30 days old)	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1				
Lot Closures	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1				
C.C. & Rs	<input type="checkbox"/>	<input type="checkbox"/>	2		1				
Public Notice Materials ²	<input type="checkbox"/>	<input type="checkbox"/>	2 sets			3 sets		2 sets	
Review Fee ³	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1	1	
USB Flash Drive with PDF's of Submitted Documents	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1	1	
Site Plans:									
Subdivision or BLA Plan ⁴ (For Recording 18" x 24")	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1	1	
Landscape Plan ⁴	<input type="checkbox"/>	<input type="checkbox"/>	2			2		1	
Tree Survey Plan ⁴	<input type="checkbox"/>	<input type="checkbox"/>	2			2		1	
Reduced Plan Sets (11x17) - All Above Plans	<input type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1	1	
Environmental Information:									
SEPA Checklist ⁵	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2			2		1	
Cascade Industrial Center Modified SEPA Checklist ⁶	<input type="checkbox"/>	<input checked="" type="checkbox"/>	•	•	•	•	•	•	
Critical Area / Wetland Report or Critical Areas Evaluation ⁷	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2			2		1	
Archaeology / Cultural Report ⁸	<input type="checkbox"/>	<input checked="" type="checkbox"/>	•	•	•	•	•	•	
Unanticipated Discovery Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>	2	1	1	2	1	1	

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 / N/A					
Engineering Reports / Information:							
Drainage Report	<input type="checkbox"/>	<input type="checkbox"/>	2			2	1
Geotechnical Report	<input type="checkbox"/>	<input type="checkbox"/>	2			2	1
Complete Streets Checklist	<input type="checkbox"/>	<input type="checkbox"/>	2			2	1
Traffic Impact Analysis	<input type="checkbox"/>	<input type="checkbox"/>	2			2	1
Transportation Demand Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	•			•	•
Parking Demand Management Plan	<input type="checkbox"/>	<input type="checkbox"/>	•			•	•
Snohomish County Traffic Impact Fee Offer Worksheet ⁹	<input type="checkbox"/>	<input type="checkbox"/>	2			2	1
WSDOT Traffic Impact Fee Offer Worksheet ¹⁰	<input type="checkbox"/>	<input type="checkbox"/>	•			•	•
Grading and Clearing Plan ¹¹	<input type="checkbox"/>	<input type="checkbox"/>	2			2	1
Road and Drainage Plans ¹¹	<input type="checkbox"/>	<input type="checkbox"/>	2			2	1
TESCP (Erosion Control Plan)	<input type="checkbox"/>	<input type="checkbox"/>	2			2	1
Topography ¹⁰ (Existing Conditions)	<input type="checkbox"/>	<input type="checkbox"/>	2			2	1
Water / Sewer / Utility Plans ¹¹	<input 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 Required Fee Schedule. 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.						
•	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 _____

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

Declaration - Covenants, Conditions and Restrictions

This Binding Site Plan and any Dedications thereto is made with the free consent and in accordance with the desires of the said owners, subject to the following Conditions, Covenants, Restrictions and Easements and Requirements.

1. SITE DEVELOPMENT: All development and use of the land described herein shall be in accordance with this Binding Site Plan, as it may lawfully be amended with the approval of the City of Arlington, and in accordance with such other governmental permits, approvals, regulations, requirements, and restrictions that may be imposed upon the land and the development and the use thereof. All development that occurs related to this Binding Site Plan shall share common architectural design elements ensuring that there is commonality between all buildings, regardless of the time span for complete buildout of the project to occur.
2. MIXED USE OVERLAY: This Binding Site Plan must incorporate commercial/retail/professional and certain manufacturing uses on the lots/parcels which front roadways, and provide for residential development at a density of, 15 DU Ac. minimum, upon the interior lots/parcels of the property as described herein. All development shall conform to the City of Arlington Mixed Use Development Regulations.
3. COMMON ACCESS AND PARKING AREA: Declarant, its successors, assigns, business invitees, licensees, tenants, and their guests shall have common access and use for ingress and egress purposes over and across all roadways, parking areas, and walkways, both as shown on this site plan and as constructed on the land. The owners of the land shall maintain and keep in good repair the roadways, fire lanes, parking areas and walkways situated on said land and shall keep such roadways, fire lanes, parking areas and walkways free of snow, ice, rubbish and obstructions of every nature and shall provide and maintain, as required by the City of Arlington, any drainage facilities located on the subject property.
4. GOVERNMENT EASEMENT: Any governmental entity having jurisdiction of the land and the improvements thereto, and any public or private entity providing utility service thereto, shall have a non-exclusive easement for ingress and egress over and across said land for the purposes of inspection, maintenance, and repair of such utility services.
5. MULTI-PURPOSE MAINTENANCE: Except as otherwise provided by law, and except to the extent maintenance is performed by a public or private entity providing utility service, all present and future owners of the land shall maintain and repair all roadways, parking areas, utilities and drainage facilities and other common site features and areas.
6. BINDING EFFECT: This Binding Site Plan (and the foregoing Covenants, Conditions, Restrictions and Easements) shall constitute covenants that run with the land as provided by law and shall be binding upon all parties and all persons who are or shall become the owner of, or otherwise have an interest in the land described herein. The personal obligations of declarant hereunder shall terminate at such time as declarant transfers its interest in the land, provided that the then owners of the land shall continue to be obligated hereunder as applicable.

7. All undeveloped lots, parcels and tracts shall be graded, seeded and lawns established along with the installation of all, required, perimeter landscaping within twelve (12) months of any development activity being finalized, unless an active permit with the City of Arlington exists for such lot(s). All lawn and landscaping shall be maintained on a weekly basis and a maintenance bond or other acceptable security is in place to ensure that ongoing maintenance is provided.
8. The owner releases, indemnifies and holds the City of Arlington harmless from any and all claims for damages, liabilities or injunctive relief of whatever nature arising from the design, construction, operation, maintenance and downstream impacts caused by or attributable to the storm water system onsite.