



# Critical Areas Review Application

Application Date: \_\_\_\_\_

Permit No.: \_\_\_\_\_

## PROPERTY INFORMATION

Site Address: \_\_\_\_\_

Parcel Number: \_\_\_\_\_

Project Name: \_\_\_\_\_

Site Area: \_\_\_\_\_

Current Building Square Footage: \_\_\_\_\_

Zoning: \_\_\_\_\_

Proposed Building Square Footage: \_\_\_\_\_

Comprehensive Plan Designation: \_\_\_\_\_

Proposed Number of Units or Lots: \_\_\_\_\_

### Check all Environmentally Critical Areas located on the site (see Chapter 16.10 DMMC for definitions):

Geologically Hazardous Areas

Wetlands

Erosion and Landslide Hazard Areas

Frequently Flooded Areas

Seismic Hazard Areas

Fish and Wildlife Habitat Conservation Areas

Ravine Sidewalls and Bluffs

Critical Aquifer Recharge Areas

Hillsides

Streams

### Environmental Studies (provide a complete description of all studies that have been completed):

Has a Boundary Survey been completed? \_\_\_\_\_

Has a Topograph Survey been completed? \_\_\_\_\_

Is the property near the shoreline? \_\_\_\_\_

### Project Description:

#### APPLICANT/PRIMARY PROJECT CONTACT

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

Relationship to Property: \_\_\_\_\_

#### PROPERTY OWNER

Same as applicant

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

## CRITICAL AREAS REVIEW SUBMITTAL REQUIREMENTS

- Project Narrative:** Provide three (3) copies. The narrative should provide a brief and thorough description of the project. If the applicant is requesting any deviations or modifications, as part of the narrative the applicant must itemize the requested deviations and provide justification for each of the requested deviations.
- Site Plans:** Please provide three (3) copies. The applicant shall submit a dimensioned plan drawn at a scale of 1" = 20' (or other scale approved by the Development Services Division). The site plan shall include a scale, date, north arrow, source of information and contain the following items:
  - Location of existing and/or proposed building(s).
  - Property Lines.
  - Abutting street or access.
  - Identify the toe and/or top of ravines, sidewalls, or bluffs.
  - Identify steep slopes by the categories established in the City's Critical Area Regulations.
  - Identify all wetlands; show the wetland boundary and corresponding buffer.
  - Identify all streams; illustrate the ordinary high water mark and corresponding buffer.
  - Identify all other water bodies and illustrate the ordinary high water mark.
  - Identify all other areas regulated as Critical Areas, by the City's Critical Area Regulations.
  - Identify all significant vegetation and distinguish native from altered conditions.
- Written Justification:** Please provide three (3) copies. A written explanation demonstrating the proposal's compliance with each of the decisional criteria established for each specific requested development exception(s) and/or reasonable use exception(s) contained in the City's Municipal Code.
- Special Studies:** Please provide three (3) copies. For all wetlands and streams, a delineation report prepared by a qualified scientist shall be submitted to the City. Other studies maybe required for other identified Critical Areas; please check with the Development Services Division to determine if a study is required as part of the initial submittal. During the review of a proposal additional environmental information may be requested by Development Services.
- Mitigation Plans:** Please provide three (3) copies if mitigation is required. The applicant shall submit a dimensioned plan drawn at a scale of 1" = 20' (or other scale approved by the Development Services Division). The mitigation plan shall be prepared by a qualified scientist(s) following procedures set forth in the state Department of Ecology *Guidelines for Developing Freshwater Wetlands Mitigation Plans and Proposals, 2004*, or as revised.
- SEPA Checklist:** Provide two (2) complete copies.
- Mailing Labels:** Please submit one (1) copy of the mailing labels, obtained from the King County Assessor website for all properties within 300 feet of the boundaries of the subject site. It will be the applicant's responsibility to complete the mailing.
- Radius map:** Please provide (1) copy. The radius map shows parcels within 300 feet of the proposed property. The radius may be reduced depending on the nature of the project.
- Vicinity Map:** Provide one (1) copy of a vicinity map on 8.5"x11" paper.
- CD:** Provide a CD that contains the PDF versions of all studies and complete site plans.
- Application Fees:** As required by the current City Development Services Fee Schedule.

