

CRITICAL AREA APPLICATION

Name of proposed project, if applicable: Madrona Ridge Pre-Plat PUD	Office Use Only Permit # _____ Associated Permits: _____ _____ _____
Legal Description: Tax #: <u>00109-1002, -2005, -2006, 97380-0201, 0301</u> Addition: _____, Block(s): _____, Lot(s): _____	

Describe the existing conditions of the site, including natural and built environment (slope, vegetative cover, proximity to water, etc.). (Attach additional pages if necessary):
 A portion of the project site is vacant, parcel #001091002 contains a single-family residence, which will be demolished. There are several wetlands on site. The project parcel has trees throughout. Please see Existing Conditions sheet, in the preliminary plan set, dated August 2021.

Property Owner:#1 Owner #2 information below. Name: <u>Jeremy Lala and Sarah McHugh</u> Address: <u>1601 Rainier St</u> City/St/Zip: <u>Port Townsend, WA 98368</u> Phone: _____ Email: _____	Contact/Representative (if different): Name: <u>Montebanc Management, LLC</u> Address: <u>400 NW Gilman Blvd #2781</u> City/St/Zip: <u>Issaquah, WA 98027</u> Phone: <u>(206) 391-8366</u> Email: <u>Montebanc.mgt@comcast.net</u>
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Please describe the proposed development including construction methods, final design, total area of the site, extent of land area that would be affected, any off-site improvements (Attach additional pages if necessary):
 Please see the attached Project Narrative dated August 2021 for project details.

Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. Attach additional pages if needed.
 The applicant is proposing a 167-lot single-family residential subdivision. The complete project description can be found in the Project Narrative, dated August 2021 attached with this submittal.

Are there any steep slopes (greater than 15%) on or near the property? No Yes
Are there any mapped or known critical areas on site or within 300 feet? No Yes
 If yes, what type? Wetland Geologically Hazardous Slope Fish & Wildlife Habitat
 Critical Drainage Corridor Frequently Flooded Area (FEMA zone A or V)
 If yes, attach geotechnical report.

List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal:
 "Critical Area Report and Mitigation Plan" by Wetland Resources dated August 2021.



Critical Area Application
Submittal Requirements

I verify the property affected by this application is the exclusive ownership of the applicant(s), or that I have submitted the application with the written consent of all owners of the affected property.

Print Name: Paul DeVenzi

Signature: *Paul DeVenzi*

Date: 8/12/21

Property Owner #2
Sharon Markley
6 Greensview Lane
Longview, WA 98632

CHECKLIST

- Completed Application
- Photocopy of property deed
- SEPA checklist (if applicable)
- Application base fee
 - Type I Minor:** \$438.40 (see PTMC Section 19.05.040.E for a definition of Minor)
 - Type II Major:** \$971.80 – includes \$30.00 Notice Board Deposit
 - Type IA: Advance Determination:** \$181.50
 - Reasonable Use Exception:** \$1515.20 – includes \$30.00 Notice Board Deposit
 - Waiver:** \$181.50
- For Major and Reasonable Use applications, the latest list of tax parcels and their owners within 300 feet of the property, prepared by a Title Company, with said owner’s names and addresses typed on mailing labels. (City will supply envelopes.)

(On all maps/plans include North Arrow)

- A vicinity map of the area as shown by the Jefferson County Assessor’s Office
- The site inventory and survey** (PTMC 20.01.100, 19.05.040) showing the dimensions and shape of existing natural and built features. The site survey is to be used as a base for the site construction plan. Adjacent properties should be shown to the extent necessary to provide context. The survey requirement *may be waived* or modified by the director due to a determination that site factors do not require the specificity of a survey. Natural and built features include:
 - Existing lots, points of access, (include lot dimensions, adjacent streets, alleys, driveways, trails indicate whether developed/undeveloped)
 - All easements, deeds, restrictions or other encumbrances restricting the use of the property, if applicable
 - Five-foot contours. If property contains slopes, indicate the following slope categories:
 0-15% 15-40%; 40% or greater
 - Built features – Existing structures/improvements including utilities, parking areas, landscaped areas, adjacent land uses, etc., and indicate their setbacks from the property lines and critical areas
 - Natural features - Significant natural features such as floodplains, wetlands, steep slopes, type and extent of vegetation (e.g., forested, lawn, landscaped), trees with a six-inch diameter at breast height, etc.
 - Delineating critical areas and their required buffer area (In the case of wetlands, this will require a delineation by a qualified consultant prior to the site survey);
- Three copies of a site construction plan** - (Using the site inventory and survey as a base) Unless the director waives one or more of the following information requirements, a site construction plan shall include:
 - i. On four lots or less, a plan description and maps at a scale no smaller than one inch equals 20 feet. On more than four lots, plan description and maps shall be no smaller than one inch equals 50 feet. In each case the plan description maps shall show the entire parcel of land owned by the applicant and the certified survey boundary of the critical area on the parcel.

ii. A site plan for the proposed development showing the location, width, depth and length of all existing and proposed disturbed areas, structures, roads, stormwater treatment and installations for the whole site, including those proposed to be located within the critical area and its buffer; utility locations and clearing and trenching locations should be identified along with the location of any existing utilities to be connected to the site; (*Show and calculate the **total** amount of impervious surfaces existing and proposed (i.e. building roof areas, driveways) in square feet and current and proposed method of stormwater management (i.e. downspouts, drywells, etc.) Please refer to PTMC 19.05.060 D(4). Note: Areas waterward of the ordinary high-water mark, confirmed landslide areas, and wetlands shall not be included to calculate land area.*

iii. The exact location and specifications for all development activities including delineation of all disturbed areas, the amounts of filling and grading and methods of construction;

iv. Top view and typical cross-section views of the critical area and its buffer to the same scale as required above;

v. Specific means proposed to mitigate any potential adverse environmental impact

If the above site plan inventory and construction plans are larger than 8 ½” x 11”, provide one 8-1/2 x 11 copy of each.

Critical area special report (PTMC 19.05.040F(1)e) prepared by a *qualified critical area consultant* (PTMC 19.05.020).

Mitigation & Monitoring Plans (if applicable) PTMC 19.05.060B(4) and D(6) for contents.

Storm water & Erosion Control Plan (PTMC 19.05.060D(5)) See: PTMC 13.32.030 Drainage Plan Contents. Must comply with City Engineering Design Standards. For Geologically Hazardous areas see PTMC 19.05.100 E (2)(b).

