



PRELIMINARY BINDING SITE PLAN

PURPOSE: RCW 58.17.035 allows the City to adopt procedures for the division of land by use of a binding site plan (BSP) as an alternative to the procedures required for plats and short plats. BSPs can only be used for the division for sale or lease of commercial or industrially zoned property.

The purpose of a binding site plan or a BSP is to regulate the subdivision of land classified to industrial and commercial use through a binding site plan and to promote the public health, safety and general welfare; to lessen congestion in the streets and highways; to provide for adequate light and air; to enhance the aesthetic qualities of life; to facilitate adequate provision for water, sewage and other public requirements; to provide for proper ingress and egress; and to require uniform monumenting of land subdivisions and conveyancing by accurate legal description.

EARLY CONSULTATION: Prior to submitting a preliminary BSP application, the Applicant shall apply for a 'pre-application meeting' through the Community & Economic Development Department (CEDD) to discuss the project and the materials that will need to be submitted to the CEDD by the applicant.

The CEDD will provide assistance and detailed information on the City's requirements and standards. In addition to the pre-application meeting, staff is always available to answer questions and meet with an applicant to go over a proposed project.

Pre-application meetings can be scheduled with a CEDD permit technician by calling (360) 336-6214.

COMPLETE APPLICATION REQUIRED: The City will not accept a preliminary BSP application that does not have all of the required items listed below. To accept your application, each of the numbered items must be submitted at the *same time*. However, if you have received a prior written waiver of a submittal item(s), please provide the signed waiver form in lieu of any submittal item not provided.

APPLICATION REVIEW: Applicants are required to bring one copy of the application package for informal review by a CEDD staff prior to formal application and fee payment to ensure the application is complete. This should be done prior to making the requested number of copies. Please call the CEDD to arrange a convenient time.

APPLICATION MATERIALS FOR PRELIMINARY BINDING SITE PLAN:

Check when Received:	Submittal Item:	Number of Copies:	Item Waived:
<input type="checkbox"/>	<p>Affidavit for Submitted Labels</p> <p>A form on which an applicant certifies that they obtained the names and addresses of those property owners they were directed to and that this information was obtained from the Skagit County Assessor's office within the previous 30 days. This affidavit is provided by the CEDD to applicants.</p>	1	
<input type="checkbox"/>	<p>Fees</p> <p>Application fees must be paid when an application is submitted to the CEDD. The total fee amount will be determined at the pre-submittal meeting with a staff planner.</p> <ul style="list-style-type: none"> • SEPA \$ _____ • BSP \$ _____ • Postage \$ _____ • Land Use Sign(s) \$ _____ • Transportation Concurrency \$ _____ • Fill & Grade \$ _____ • Other?? \$ _____ 	At your pre-submittal meeting the total for your fees will be calculated	
<input type="checkbox"/>	<p>Master Land Use Form</p> <p>A form on which an applicant provides their name and contact information and the name and contact information of the property owner if it is not the applicant. Contractor's information shall be provided on this form (if known), along with general information including the site address, parcel number(s), existing/proposed land uses, existing/proposed Comprehensive Plan designations, existing/proposed zoning designations, site area, project valuation and whether or not the site is within 200 feet of an area designated as a critical area. The current owner(s) of the land must provide their notarized signatures on this form. This form is provided by the CEDD to applicants.</p>	1	
<input type="checkbox"/>	<p>Assessor's Map Showing Site and Surrounding Area</p> <p>A map obtained from the Skagit County Assessor's office identifying the subject site illustrating all property within 300 feet of the subject site.</p>	5	
<input type="checkbox"/>	<p>Preliminary BSP Map</p> <p>A map prepared by a State of Washington registered land surveyor, fully dimensioned, drawn at a scale approved by the Director. The size of the map shall be 18-inches by 24-inches with a minimum two-inch border on the left edge and one-half-inch border on all other sides. Before recording the original shall be in black ink on stabilized drafting film. The desired scale shall be one inch equals 50 feet unless otherwise approved by the Director. The map shall contain all of the items stipulated within WAC 332-130-050 as it is currently written or as it may be amended in the future; along with the following information:</p> <ol style="list-style-type: none"> a. A title block shall be located in the lower right corner of the map; b. The name of the proposed BSP, City land use number, and the location of the BSP shall be shown in the title block; c. All plans shall show the name, address and telephone number of the surveyor/engineer and the name and address of the applicant; d. An accurate and complete legal description of the area to be incorporated within the BSP, written or verified by a licensed land surveyor; e. The names, addresses, and tax identification numbers of the owners of record of property contiguous to the proposed BSP; however, the final recorded BSP shall only contain the tax identification numbers of the owners or record of property contiguous to the proposed BSP; f. The number, area (in square feet and acres) and the dimensions of all proposed lots including the bearing of all lines; g. Date, scale and north arrow; h. Existing zoning boundary lines, if any, indicating proposed uses of the property; i. Certificates, approvals and dedications, the exact wording of which shall be approved by the CEDD and may be obtained at said office, for the following: 	9	

	<ul style="list-style-type: none"> i. County Auditor certificate, ii. Owner(s) dedication, including signature space for all legal owners, mortgage or lien holders, iii. Acknowledgements for all owner(s) signatures, iv. CEDD and Public Works Directors approvals, v. Mayor approval with attest from Finance Director, vi. City Finance Director certificate, vii. County Treasurer certificate, viii. Surveyor certificate, ix. Easement dedication, and x. Certification showing that streets, rights-of-way and all sites for public use have been dedicated. j. The location, width, and names of all existing or platted streets or other public ways within or adjacent to the proposed development together with all easements both public and private; k. Contours and elevations at two foot (2') vertical intervals minimum to the extent necessary to accurately predict drainage characteristics of the property and extending at least one hundred feet (100') beyond the boundaries of the proposed BSP. The off site surveying requirement can be satisfied with topographic mapping from the City or other mapping resources that are approved by the Director. In addition, where slopes are in excess of 20% five foot contours or greater can be approved by the Director; l. A statement and acknowledgment for dedication for all parcels of land intended to be dedicated or temporarily reserved for public use or reserved in deeds for the common use of property owners of the BSP and clearly indicating the purpose, condition, or limitation of such reservation; m. The source of water supply and all other utilities; n. The location of the nearest sewer mains shall be shown or the method of sanitary control indicated; o. The location of all wells and septic systems located on or near the project site; p. Location of regulated critical areas and their buffers, such as, wetlands, steep slopes, watercourse or floodplains on or adjacent to the site; q. The BSP shall contain inscriptions or attachments setting forth such appropriate limitations and conditions for the use of the land as are established by the City Engineer or City Council; r. The BSP shall contain a provision requiring that any development of the subject property be in conformance with the BSP; s. All existing buildings on the property must be accurately illustrated on the drawing; t. Utility easements stipulated by the CEDD adjacent to the right-of-way line fronting on all streets; u. A statement for dedication of land for the public use and acknowledgment; v. Interior permanent control monuments located per State surveying standards; and, w. The surveyor's seal shall appear on every page. 		
<input type="checkbox"/>	<p>Survey Calculations A compilation prepared by a State of Washington licensed land surveyor clearly indicating the dimensions of the boundaries and the closures for each lot, parcel, tract, and block in the plat, short plat, lot line, BSP, or boundary line adjustment; an approved printed computer plot closure or demonstrated mathematical plot closure on all lots, streets, alleys and boundaries.</p>	3	
<input type="checkbox"/>	<p>CC&Rs – Draft A written agreement requiring performance or limiting or restricting certain acts or stipulating certain uses or non-uses of property to be binding upon current and future property owners, and including the legal description of that area of property to be encumbered.</p>	2	

<input type="checkbox"/>	<p>Concurrency Form for Traffic</p> <p>A worksheet developed by the CEDD that an applicant fills out that contains the information necessary so that CEDD staff or a traffic consultant working on behalf of the CEDD can determine the traffic impacts, concurrency requirements, and mitigation that will be necessary for a project. This affidavit is provided by the CEDD to applicants.</p>	1	
<input type="checkbox"/>	<p>Construction Mitigation Description</p> <p>A written narrative addressing each of the following:</p> <ol style="list-style-type: none"> Construction dates (begin and end dates); Hours of operation; Proposed hauling/transportation routes; Measures to be implemented to minimize dust, traffic and transportation impacts, erosion, mud, noise, and other noxious characteristics; Any special hours proposed for construction or hauling (i.e., weekends, late nights); and, Preliminary traffic control plan. 	3	
<input type="checkbox"/>	<p>Drainage Plan</p> <p>A stormwater plan that shows the proposed method(s) for receiving, handling, transporting surface water within the subject property in a manner consistent with the City's adopted stormwater standards. Drainage plans are to be drawn to scale and stamped by a State of Washington licensed civil engineer.</p>	3	
<input type="checkbox"/>	<p>Drainage Report</p> <p>A report stamped by a State of Washington licensed civil engineer complying with the requirements of the City's adopted stormwater standards.</p>	3	
<input type="checkbox"/>	<p>Elevations, Grading</p> <p>A site plan that shows the pre- and post-developed contours on a site. The scale and spacing of the elevation information shall clearly show the information that is needed to review such a plan. The horizontal and vertical control datum shall be clearly shown.</p>	3	
<input type="checkbox"/>	<p>Environmental Checklist</p> <p>Not all projects require SEPA review. Part 9 of the SEPA rules describes types of projects that have been exempted from SEPA requirements because they are unlikely to have a significant adverse environmental impact or were designated exempt by the legislature. The following are examples of projects exempt from SEPA review. For a complete list of categorical exemptions see WAC 197-11-800 attached and Section 15.06.095 Mount Vernon Municipal Code (MVMC).</p> <ul style="list-style-type: none"> Residential dwellings up to 10 units, cumulative. Agricultural buildings up to 30,000 square feet, cumulative. Office, school, commercial, recreational, service or storage buildings up to 12,000 square feet. Parking lots up to 40 spaces, cumulative. Subdivision of land into 9 lots or less. Fills or excavations up to 500 cumulative cubic yards. Installation of utility lines greater than 8-inches in diameter. Work that will be done on or near a critical area. <p>If your project triggers SEPA review the "SEPA Checklist" will need to be completed. This checklist contains extensive questions about the natural environment (earth, air, water, etc.) and the built environment (traffic, schools, noise, etc.) of your site. Each question shall be answered accurately and to the best of your knowledge. If a question does not apply, please write "does not apply". The questions apply to the entire project. Any future plans should be included when answering these questions. The SEPA review process requires an evaluation of cumulative impacts. For this reason it is critical to state all current and future development intentions clearly. In most cases this will prevent you from having to go back through the SEPA review process. CEDD staff can provide you with a copy of a SEPA checklist, if you need one.</p>	9	
<input type="checkbox"/>	<p>Existing covenants (recorded copy)</p> <p>The recorded limitation on property, or assignment of responsibility, which may be set forth in the property deed and/or identified in a title report.</p>	2	

☐	<p>Existing Easements (recorded copy)</p> <p>A recorded document by the property owner granting one or more privileges to use the owner’s land to and/or for the use by the public, a corporation or another person or entity. Easements may be referenced by property deed and are identified in the property title report.</p>	2	
☐	<p>Flood Hazard Data and/or Flood Zone Location</p> <p>Data, including plans in duplicate drawn to scale showing the nature, location, dimensions, and elevations of the area in question; existing or proposed structures, fill, storage of materials, drainage facilities, and the location of the foregoing; elevation in relation to mean sea level of the lowest floor (including basement) of all structures; elevation in relation to mean sea level to which any structure has been floodproofed; certification by a registered professional engineer or architect that the floodproofing methods satisfy the City’s floodproofing criteria; and a description of the extent to which a watercourse would be altered or relocated as a result of proposed development. The horizontal and vertical control datum shall be clearly shown.</p>	1	
☐	<p>Geotechnical Report</p> <p>A study prepared in accordance with generally accepted geotechnical practices and stamped by a professional engineer licensed in the State of Washington which includes soils and slope stability analysis, boring and test pit logs, and recommendations on slope setbacks, foundation design, retaining wall design, material selection, and all other pertinent elements. If the evaluation involves geologic evaluations or interpretations, the report shall be reviewed and approved by a geologist. Further recommendations, additions or exceptions to the original report based on the plans, site conditions, or other supporting data shall be signed and sealed by the geotechnical engineer. If the geotechnical engineer who reviews the plans and specifications is not the same engineer who prepared the geotechnical report, the new engineer shall in a letter to the city accompanying the plans and specifications, express his or her agreement or disagreement with the recommendations in the geotechnical report and state that the plans and specifications conform to his or her recommendations. The preparation and content requirements in the table below shall also apply. See MVMC 15.40.160 Table A Geotechnical Report – Detailed Requirements to see if these more detailed requirements apply to your project site.</p>	3	
☐	<p>Grading Plan, Preliminary</p> <p>A plan drawn by a State of Washington licensed civil engineer, land surveyor, or landscape architect at a scale and size approved by the CEDD. The horizontal and vertical control datum shall be clearly shown. For projects where less than 500 cubic yards of material is graded, the site plans may be prepared by owner/contractor as permitted by the CEDD. The plans shall clearly indicate the following:</p> <ol style="list-style-type: none"> a. Graphic scale and north arrow; b. Dimensions of all property lines, easements, and abutting streets; c. Location and dimension of all on-site structures and the location of any structures within fifteen feet (15’) of the subject property or which may be affected by the proposed work; d. Accurate existing and proposed contour lines drawn at two feet, or less, intervals showing existing ground and details of terrain and area drainage to include surrounding off-site contours within one hundred feet of the site; e. Location of natural drainage systems, including perennial and intermittent streams, the presence of bordering vegetation, and floodplains; f. Location of regulated critical areas and their buffers; such as, wetlands, steep slopes, watercourses, or floodplains and their associated buffers on or adjacent to the site; g. Setback areas and any areas not to be disturbed; h. Finished contours drawn at two foot intervals as a result of grading; i. Proposed drainage channels and related construction with associated underground storm lines sized and connections shown; j. All wells and septic systems located on or near the project site shall be identified; k. General notes addressing: <ol style="list-style-type: none"> i. Area in square feet of the entire property, ii. Area of work in square feet, iii. The number of tons and cubic yards of soil to be added, removed, or relocated, 	3	

	<ul style="list-style-type: none"> iv. Type and location of fill origin, and destination of any soil to be removed from site, and v. Finished floor elevation(s) of all structures, existing and proposed. 		
□	<p>Habitat Wildlife Assessment</p> <p>A report prepared by a qualified fish and wildlife biologist with experience assessing the relevant species and habitats and including at a minimum, the following requirements:</p> <ol style="list-style-type: none"> 1. Site Plan prepared in accordance with the requirements of the Planning and Permit Center indicating all Habitat Conservation Areas falling within 200 feet of the subject property. 2. Project narrative describing the proposal including, but not limited to, associated grading and filling, structures, utilities, adjacent land uses, description of vegetation both within and adjacent to the habitat conservation area, and when deemed necessary by the Director, surface and subsurface hydrologic analysis; 3. Impact analysis identifying and documenting the presence of all habitat conservation areas and discussing the project's effects on the Habitat Conservation Areas; 4. Regulatory analysis including a discussion of any federal, state, tribal, and/or local requirements or special management recommendations which have been developed for species and/or habitats located on the site; 5. Mitigation report including a discussion of proposed measures of mitigating adverse impacts of the project and an evaluation of their potential effectiveness. Measures may include but are not limited to: establishment of buffer zones, preservation of critically important plants and trees, limitation of access to habitat areas, seasonal restrictions of construction activities, establishment of a timetable for periodic review of the plan and/or establishment of performance or maintenance bonds; 6. Management and maintenance practices including a discussion of ongoing maintenance practices that will assure protection of all fish and wildlife habitat conservation areas onsite after the project has been completed. This section should include a discussion of proposed monitoring criteria, methods and schedule. See MVMC 15.40 to see if additional materials will be necessary following the preparation of this initial study. 	3	
□	<p>Hydrogeologic Study</p> <ol style="list-style-type: none"> 1. The study shall be prepared by, or under the direction of, and signed by licensed hydrogeologist pursuant to WAC 308-15. 2. Phase I Report Requirements. A Phase 1 reconnaissance level hydrogeologic report shall summarize existing information about the basic site hydrogeologic conditions such as soil types, land cover, likely ground water flow directions and receiving waters, and which low impact development management practices will be implemented consistent with the Low Impact Development Technical Guidance Manual for Puget Sound, January 2005, or an equivalent manual as determined by the Director. 3. Phase II Report Requirements. This report shall include: <ol style="list-style-type: none"> a. A description of the geology and ground water in the proposed permit area and adjacent areas down to and including the lowest aquifer that may be affected by the facility, including the following: <ol style="list-style-type: none"> i. The results of a sufficient number of test borings and core borings to accurately characterize geology, soils, ground water flow, ground water chemistry and flow systems of the proposed permit area and adjacent area, which shall be at least three test borings. The applicant shall include the actual surface elevations of the drill holes. ii. The stratigraphy, lithologic and physical characteristics and thickness of each stratum, including the location and depth of aquifers. iii. The hydrologic characteristics of each aquifer described in paragraph "ii" above, including field test data for hydraulic conductivity, storage coefficient and transmissivity, ground water hydraulic gradient and velocity. The description of these characteristics shall be based on a multiple well aquifer tests if required by the city. The application shall include the procedures and calculations used to determine these characteristics. iv. The geologic structure within the proposed permit area and adjacent area, 	3	

	<p>and its relation to the regional geological structure.</p> <p>v. The aquifer characteristics necessary to accurately describe three dimensional ground water flow through the proposed permit area and adjacent area, including storage and discharge characteristics.</p> <p>See MVMC 15.40 to see if additional materials will be necessary following the preparation of this initial study.</p>		
<input type="checkbox"/>	<p>Justification for Proposal</p> <p>A written description and associated mapping setting forth the reasons in favor of the application and addressing permit specific evaluation criteria found in Mount Vernon Municipal Code.</p>	9	
<input type="checkbox"/>	<p>Landscape Plan, Conceptual</p> <p>A general schematic plan drawn at the same scale as the project site plan with a date, graphic scale and north arrow that clearly indicates the following:</p> <p>a. Location of proposed buildings, parking areas, access and existing buildings to remain;</p> <p>b. Names and locations of abutting streets and public improvements, including easements;</p> <p>c. Existing and proposed contours at five foot (5') intervals or less;</p> <p>d. Location and dimensions of planting areas;</p> <p>e. Location and height of proposed berming;</p> <p>f. Locations, elevations, and details for any proposed landscape-related structures such as arbors, gazebos, fencing, etc.;</p> <p>g. Areas of proposed landscaping;</p> <p>h. Areas of existing landscaping, with designations of "to remain", or "to be removed";</p> <p>i. Proposed types of landscaping or general plant names; and,</p> <p>j. Calculations showing that the correct amount and dimensions of landscaping is being installed on the site per MVMC 17.93.</p>	3	
<input type="checkbox"/>	<p>Landscape Worksheet</p> <p>A worksheet to be completed by the applicant that includes the information necessary so that a determination can be made whether a proposal meets the code requirements for landscaping specified within MVMC Chapter 17.93.</p>	1	
<input type="checkbox"/>	<p>Legal Description</p> <p>A description of a piece of land which allows an independent surveyor to locate and identify it. Usually it uses one of the following methods: government survey, metes and bounds or recorded plat (lot and block number).</p>	3	
<input type="checkbox"/>	<p>List of Site and Surrounding Property Owners and Mailing Labels for Same</p> <p>A listing of all current property owners and their mailing addresses and Skagit County Assessor's account numbers within the area specified by MVMC 14.05.150(A)(3) of the boundaries of the subject site as obtained from the Skagit County Assessor's office. The list shall include a notarized statement from the applicant attesting that the ownership information provided is current and accurate. Current shall mean obtained within the past thirty (30) days unless otherwise approved by the CEDD.</p> <p>For a preliminary BSP this list shall include all property owners within 300-feet of the subject site.</p>	2	
<input type="checkbox"/>	<p>Map of Existing Site Conditions</p> <p>A plan drawn at the same scale as, or combined with, the grading plan or topography map showing existing topography at two foot contours or less, and including structural and natural features. The plan shall include major trees, shrubs, large rocks, creeks and watersheds, floodplains, buildings, roadways and trails.</p>	9	
<input type="checkbox"/>	<p>Neighborhood Detail Map</p> <p>A map, drawn at a scale of one inch equals one hundred feet (1" = 100') or other scale approved by the CEDD. The map shows the location of the subject site relative to the property boundaries of the surrounding parcels within approximately one thousand feet identifies the subject site with a darker perimeter line than that of surrounding properties. The map also shows the property's lot lines, existing land uses, building outlines, City boundaries (if applicable), north arrow, graphic scale, and City of Mount Vernon street names for all streets shown.</p>	9	

<input type="checkbox"/>	Parking Worksheet A worksheet on which an applicant provides information necessary to demonstrate that a proposal meets the code requirements for parking specified within MVMC Chapter 17.84.	1	
<input type="checkbox"/>	Plan Reductions Eight and one-half inch by eleven inch (8-1/2" x 11") or eleven inches by seventeen inches (11" x 17") reductions of all required full size plan sheets including, but not limited to elevations, landscape plans, conceptual utility plans, site plan, and neighborhood detail/vicinity map that will yield legible photocopies.	3	
<input type="checkbox"/>	Pre-Application Meeting Summary A copy of the memorandum provided to an applicant by planning staff at the pre-application meeting. Please note that pre-applications meeting approvals expire six (6) months following a meeting that is held.	1	
<input type="checkbox"/>	Project Narrative A clear and concise description and summary of a proposed project, including: a. Project name, size and location of site; a. Zoning and Comprehensive Plan designations of the site and adjacent properties; b. Current use of the site and any existing improvements; c. Special site features (i.e., wetlands, water bodies, steep slopes, or other critical areas); and a description of the buffers that will be required for each feature; d. Statement addressing soil type and drainage conditions; e. Proposed use of the property and scope of the proposed development (i.e., height, square footage, lot coverage, parking, access, etc.); f. Proposed off-site improvements (i.e., installation of sidewalks, fire hydrants, sewer main, etc.); g. Total estimated construction cost and estimated fair market value of the proposed project; h. Estimated quantities and type of materials involved if any fill or excavation is proposed; i. Number, type and size of trees to be removed; j. Explanation of any land to be dedicated to the City; and, k. For shoreline applications: i. Name of adjacent water area or wetlands, ii. Nature of existing shoreline – describe, iii. Type of shoreline (i.e., lake, stream, lagoon, march, bog, floodplain, floodway), iv. Type of beach (i.e., accretion, erosion, high bank-low bank), v. Type of material (i.e., sand, gravel, mud, clay, rock, riprap), vi. The extent and type of any bulkheading, and vii. The number and location of structures and/or residential units (existing and potential) which might have views obstructed as a result of the proposed project. l. For subdivision applications: the proposed number, size, and density of the new lots.	9	
<input type="checkbox"/>	Roadway Construction Plans – Preliminary Plans prepared by a State of Washington licensed civil engineer that meet the requirements found in the MVMC and the City's Engineering Standards. All plan sheets shall be twenty-four inches by thirty-six inches (24" x 36"), clear and readable and shall be at a scale of one inch equals twenty feet (1" = 20') horizontal, and one inch equals two feet (1" = 2') vertical, unless otherwise approved by the Director. The horizontal and vertical control datum shall be clearly shown. The plans shall contain the following: A. Preliminary roadway construction plans shall include the following sheets: 1. Existing conditions including topographical detail; 2. Overall proposed conditions and project layout; 3. Overall drainage plan; and, 4. Roadway and pond cross-sections.	5	
<input type="checkbox"/>	Screening Detail, Refuse/Recycling A detailed plan drawing, prepared to scale, showing location within property boundaries, heights, elevations, and building materials of proposed screening or of proposed plantings.	3	

<input type="checkbox"/>	<p>Site Plan</p> <p>A plan drawn by a State of Washington licensed architect, engineer, or other specifically approved by the Director, at a scale also approved by the Director containing all information requested by City of Mount Vernon submittal forms, including but not limited to:</p> <ol style="list-style-type: none"> a. Scale, north arrow, and legal description; b. Location, identification, and dimensions of all buildings, property lines, setbacks, streets, adjacent streets, and easements; c. Location and dimensions of existing and proposed structures, parking and loading areas, driveways, existing on-site trees, existing or proposed fencing or retaining walls, freestanding signs, easements, refuse and recycling areas, freestanding lighting fixtures, utility junction boxes, public utility transformers, storage areas, buffer areas, open spaces, curbs, gutters sidewalks, median islands, and street trees; d. Landscaped areas and irrigation meters; e. The location and dimensions of natural features and critical areas along with their buffers; such as streams, lakes, marshes and wetlands; f. Off-street parking layout and driveways; g. Grading plan showing proposed and existing contours and site elevations; h. Lighting and sign structures (new and existing); i. Location and proposed screening of garbage containers and recycling storage; j. Fire hydrant locations (new and existing) within three hundred feet (300') of building; k. Existing utilities and connection to existing and/or new utilities; l. The horizontal and vertical control datum shall be clearly shown; m. All wells and septic systems located on or near the project site shall be identified; n. General notes addressing the following: <ol style="list-style-type: none"> i. Name of the project, ii. Name, address, and telephone number of owner and agent(s), iii. Zoning and Comprehensive Plan designations of the site, iv. Area, in square feet and acreage, of the project site, v. Reference to the current Building Code, vi. Proposed use, occupancy group, construction type, and number of units in each building, vii. Square footage and height of each individual building, viii. Percentage of lot coverage and square footage of all landscaping, ix. Proposed building setbacks, x. Parking analysis, including number of stalls required and provided, sizes of stalls and angles, location and number of handicap stalls, compact, employee and/or guest parking stalls, location and size of curb cuts, traffic flow within the parking, loading, and maneuvering areas and ingress and egress, location of wheel stops, loading space, stacking space, and square footage of interior parking lot landscaping, xi. Landscaping calculations complying with MVMC Chapter 17.93, and xii. Density for residential developments. o. For shoreline permits: <ol style="list-style-type: none"> i. Ordinary high water mark, existing and proposed, and ii. Name of water body. p. For sign permits: <ol style="list-style-type: none"> i. Note if any proposed signage will be illuminated or be animated, ii. Type (e.g., freestanding, wall, etc.), size and number of all existing signs, iii. Type, size and number of all proposed signs, and <p>Wind design loads.</p>	<p>9</p>	
<input type="checkbox"/>	<p>Stream Study, Standard</p> <p>A report shall be prepared by a qualified professional, unless otherwise determined by the Director, and include the following information:</p> <ol style="list-style-type: none"> 1. Site Map: Site map(s) indicating, at a scale no smaller than 1" = 20' (unless otherwise approved by the Director): <ol style="list-style-type: none"> a. The entire parcel of land owned by the applicant, including 100 feet of the abutting parcels through which the water body(ies) flow(s); 	<p>3</p>	

	<ul style="list-style-type: none"> b. The ordinary high water mark (OHWM) determined in the field by a certified professional (the OHWM must also be flagged in the field); c. Stream classification, as recorded in city Inventories (if unclassified, see subsection (c) below); d. Topography of the site and abutting lands in relation to the stream(s) and its/their management zone(s) at contour intervals of two feet where slopes are less than 10 percent, and of five feet where slopes are 10 percent or greater; e. 100-year floodplain and floodway boundaries, including 100 feet of the abutting parcels through which the water body(ies) flow(s); f. Site drainage patterns, using arrows to indicate the direction of major drainage flow; g. Top view and typical cross-section views of the stream, banks, and management zones to scale; h. The vegetative cover of the entire site, including the stream or lake, banks, riparian area, and/or abutting wetland areas, extending 100 feet upstream and downstream from the property line. Include position, species, and size of all trees at least 4 inches dbh that are within the Inner and Outer Riparian Management Zone; i. The location, width, depth, and length of all existing and proposed structures, roads, storm water management facilities, wastewater treatment and installations in relation to the stream/lake and its/their management zones; and j. Location of site access, ingress and egress. <p>2. Grading Plan: A grading plan prepared in accordance with MVMC and Mount Vernon Engineering Standards and as required by staff through the preapplication review process, and showing contour intervals of two feet where slopes are less than 10 percent, and of five feet where slopes are 10 percent or greater.</p> <p>3. Stream Assessment Narrative: A narrative report shall be prepared to accompany the site plan which describes:</p> <ul style="list-style-type: none"> a. The Stream classification as recorded in city inventories. b. The vegetative cover of the site, including the stream or lake, banks, riparian area, wetland areas, and flood hazard areas extending 100 feet upstream and downstream from the property line; c. The ecological functions currently provided by the stream/lake and existing riparian area; d. Observed or reported fish and wildlife that make use of the area including, but not limited to, salmonids, mammals, and bird nesting, breeding, and feeding/foraging areas; and e. Measures to protect trees and vegetation. <p>See MVMC 15.40.170(C) to see if a supplemental stream study will be required.</p>		
<input type="checkbox"/>	<p>Street Lighting Plan</p> <p>Drawing showing the proposed lighting system, including luminaries, junction boxes, electric wiring, and wiring diagrams using the same scale as the utility plans (or as approved by the CEDD) and conforming to ANSI standards.</p>	3	
<input type="checkbox"/>	<p>Survey</p> <p>A sketch showing all distances, angles and calculations required to determine corners and distances of the plat shall accompany this data. The allowable error of closure shall not exceed one foot (1') in ten thousand feet (10,000'). Shall be accompanied by a complete survey of the section or sections in which the plat or re-plat is located, or as much thereof as may be necessary to properly orient the plat within such section or sections. The plat and section survey shall be submitted with complete field and computation notes showing the original or re-established corners with descriptions of the same and the actual traverse showing error of closure and method of balancing. Horizontal control datum shall be that which is stipulated by WAC 332-130-060.</p>	9	
<input type="checkbox"/>	<p>Title Report or Plat Certificate</p> <p>A document prepared by a title insurance company documenting the ownership and title of all interested parties in the plat, subdivision, dedication, development or action that lists all encumbrances. The certificate or report shall be dated within 30 days prior to the submittal of a permit to the City. An updated certificate or report dated within 30 days before final plat approval is also necessary. Copies of all the encumbrances listed within the certificate or report shall be provided.</p>	2	

☐	<p>Topography Map A map showing the existing land contours using vertical intervals of not more than two feet. For any existing buildings the map shall show the finished floor elevations of each floor of the building. The horizontal and vertical control datum shall be clearly shown.</p>	5	
☐	<p>Tree Cutting/Land Clearing Plan A plan, based on finished grade, drawn to scale clearly showing property boundaries, location of areas proposed to be cleared, types and sizes of vegetation to be removed, altered or retained, future building sites and drip lines of any trees which will overhang/overlap a construction line, and location and dimensions of rights-of-way, utility lines, and easements. All critical areas and their associated buffers shall also be shown.</p>	3	
☐	<p>Utilities Plan and Profile A plan drawn at scale or size approved by the CEDD clearly showing all existing (to remain) and proposed public or private improvements to be dedicated or sold to the public including, but not limited to: curbs, gutters, sidewalks, median islands, street trees, fire hydrants, utility poles, refuse areas, freestanding lighting fixtures, utility junction boxes, public utility transformers, etc., along the full property frontage. The finished floor elevations for each floor of proposed and existing (to remain) structures shall be shown. The horizontal and vertical control datum shall be clearly shown.</p>	5	
☐	<p>Wetland Assessment A wetland assessment includes the following:</p> <ol style="list-style-type: none"> 1. A description of the project and maps at a scale no smaller than 1" = 200' showing the entire parcel of land owned by the applicant and the wetland boundary delineated by a qualified wetlands ecologist, and pursuant to MVMC 15.40.040; 2. A description of the vegetative cover of the wetland and adjacent area including identification of the dominant plant and animal species, consistent with published delineation standards (Corps of Engineers delineation manual, 1987; Washington State Wetlands Identification and Delineation Manual, 1997). Copies of the wetland delineation data sheets and rating forms should be included as an appendix to the wetland assessment; 3. A site plan for the proposed activity at a scale no smaller than 1" = 200' showing the location, width, depth and length of all existing and proposed structures, roads, storm water management facilities, sewage treatment and installations within the wetland and its buffer; 4. The exact locations and specifications for all activities associated with site development including the type, extent and method of operations; 5. Elevations of the site and adjacent lands within the wetland and its buffer at contour intervals of no greater than five feet or at a contour interval appropriate to the site topography and acceptable to the city; 6. Top view and typical cross-section views of the wetland and its buffer to scale; 7. The purposes of the project and, if a variance is being requested, an explanation of why the proposed activity cannot be located at another site; 8. If wetland mitigation is proposed, a mitigation plan which includes baseline information, an identification of direct and indirect impacts of the project to the wetland area and wetland functions, environmental goals and objectives, performance standards, construction plans, a monitoring program and a contingency plan. 9. Alternative Methods of Development: If wetland changes are proposed, the applicant shall evaluate alternative methods of developing the property using the following criteria in this order: <ol style="list-style-type: none"> a. Avoid any disturbances to the wetland or buffer; b. Minimize any wetland or buffer impacts; c. Compensate for any wetland or buffer impacts; d. Restore any wetlands or buffer impacted or lost temporarily; e. Create new wetlands and buffers for those lost; and f. In addition to restoring a wetland or creating a wetland, enhance an existing degraded wetland to compensate for lost functions and values. <p>This evaluation shall be submitted to the Director. Any proposed alteration of wetlands shall be evaluated by the Director using the above hierarchy.</p> 	3	

	<p>10. Such other information as may be needed by the city, including but not limited to an assessment of wetland functional characteristics, including a discussion of the methodology used; a study of hazards if present on site, the effect of any protective measures that might be taken to reduce such hazards; and any other information deemed necessary to verify compliance with the provisions of this section. See MVMC 15.40 to see if additional materials will be necessary following the preparation of this initial study.</p>		
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GENERAL PROCESS: Once all of the materials outlined above have been submitted to the CEDD staff will determine whether or not an application is complete. A letter will be sent to the applicant if the submittal is incomplete; and staff will let the applicant know what additional items need to be submitted, or what corrections are needed to make the application complete.

Once all of the items outlined above have been accepted as complete staff will route copies of these materials to different City departments to review and provide comments on. Staff will request that comments be made by other City departments within 14 days.

Once an application is deemed technically complete a staff planner will prepare and distribute a Notice of Application and a SEPA notice (if applicable). The Notice of Application (NOA) and State Environmental Policy Act (SEPA) determination will be sent to City departments, property owners who are within 300 feet to the subject site and applicable agencies. In addition, a staff planner will contact the applicant to let them know when they need to pick up their pink land use change sign and where to place it on their site.

After the comment period is up for both the NOA, and a final SEPA determination has been made and its associated appeal period is up, the staff planner will draft a staff report and decision that will be signed by the CEDD Director. The preliminary BSP decision will be sent to the applicant and those persons who asked to become parties of record during the public comment phase of the project. There is a 14 day appeal period that follows the approval/disapproval of a preliminary BSP.