

*Anderson Architecture*  
*Leif Anderson Architect*  
*20822 Damson Road*  
*Lynnwood, WA 98036*  
*425.672.4963 Fax/Phone*  
*L.AndersonArchitecture@gmail.com*

December 12, 2019

## Revisions for Short Plat SUB17-013

This is an update to the application for a short plat to the property located at 9740 SE 35<sup>th</sup> Place. The new short plat will consist of 3 individual lots and a Tract A, totaling 104,015 s.f., and will be called the Blue-Place Short Plat. The property currently consists of 2 adjacent parcels owned by On The Rock 98040, LLC. Parcel 072405-9009 is 100' wide x about 680' deep has several existing structures, including a single family residence. Parcel 072405-9010 is 50' wide x about 720' deep and also has several existing structures, including a boathouse and a dock. These 2 properties and the adjacent properties are located in the R-9.6 Zone. Please see the Project Narrative, dated July 12, 2017 for the complete referencing and details of the original submittal.

**Project Response** to the Review Comments letter, dated March 8, 2018.

### **Land Use:**

1. The documents for a Critical Area Determination permit are being submitted. See the Geotechnical report and addendum letter by Nelson Geotechnical Associates, Inc., both previously submitted with Intake 1 of this short plat.
2. The documents for a Shoreline Substantial Development permit are being submitted.
3. A SEPA Environmental Checklist is being submitted.
4. The yard setbacks for Lot 1 have been revised.
5. The distance from the existing greenhouse on Lot 3 to the Southern Property line is 58 feet.

### **Engineering:**

1. The engineering comments by Ruji Ding have been addressed by Duffy Ellis at Civil Engineering Solutions (CES). Revised Civil plans are being submitted.

### **Fire:**

1. All 3 items have been incorporated into the short plat and the Fire Code Alternatives has been revised as well.

### **Trees:**

1. The tree drip-lines have been shown on the Civil Engineering Plans and the Plat Survey Plans as requested.
2. All the trees have been numbered according to the Arborist's report.
3. The Arborist report has been updated by the Arborist, Shoffner Consulting as

requested.

4. The project design, including the building pads for each of the 2 new residences minimizes the removal of large trees, and prevent impacts to regulated trees. See the revised Arborist report, dated September 6, 2019.

**Additional Notes:**

1. The existing house, carport, guest room, greenhouse, and dock on Lot # 3 will remain.
2. The existing boathouse on Lot # 3 will be removed.
3. The shed on Lot # 2/Lot # 3 will be removed.
4. The front 8 feet of the existing metal building on Lot # 1 will be removed to comply with the building setbacks.
5. A current Title Report is being submitted.
6. Any additional fees for this application and related permits will be paid when the City makes a determination as to what fees are currently due.



Leif Anderson  
Architect