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Revisions for Short Plat SUB17-013

This is an update to the application for a short plat to the property located at 9740 SE 35th 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, and also Project Response #1, dated December 12, 2019.

Project Response #2 to the Pre-App Meeting (PRE20-003) Comments letter, meeting held on February 18, 2020, applicant didn't receive comments from the City until May 23, 2020.

Fire:

1. Items 1-5 are noted and will be incorporated into the building review for each new residential unit when submitted for building permit. The short plat access road and turnaround noted in item 6 now reflect the 10% grade, and 5% grade specified in the current Fire Department Development Standards Guide. Code Alternatives noted in item 7 will be addressed during building permit submittals.

Trees:

1. Noted.
2. Noted.
3. Noted.
4. See revised Arborist report, dated August 6, 2020.
5. The building pad on Lot # 1 has been revised per MICC 19.09.090.A.1.
6. See response to item 5, exceptional trees & exceptional groves are retained.
7. See revised Arborist report, updated by the Arborist, Shoffner Consulting, dated August 6, 2020.
- 8-11. See the revised Arborist report, updated by the Arborist, Shoffner Consulting, dated August 6, 2020.

Civil Engineering:

- 1-5. See the revised civil engineering drawings, dated August 14, 2020. All engineering comments by Ruji Ding have been addressed by Duffy Ellis at Civil Engineering Solutions (CES). Revised Civil plans are being submitted.

Planning:

1. a. Noted; all building setbacks have been noted on the revised Topography and Plat map by Terrane surveyors, dated August 14, 2020.
 - b. Noted.
 - c. Noted; the building pads for Lots # 1 & # 2 have been revised.
 - d. Noted.
 - e. Suggested revisions to short plat documents may be included after the approval of the and acceptance of these latest short plat revisions.
2. The City has agreed that this Short Plat is vested under the previous Code, and the Critical Area constraints of the Piped Watercourse will be reviewed under that Code. The revised Plat Map and revised Civil Engineering drawings reflect that Code.
3. The 25' and 50' shoreline setbacks have been added to the revised Plat Map and revised Survey, dated August 14, 2020.
4. A SEPA Review/Checklist was submitted at the previous PRE20-003 meeting.
- 5-7. Noted.
8. a. i. Noted.
 - ii. Noted.
 - iii. The City has agreed to continue this short plat review under the vested short plat submittal, SUB17-003.
- b. Noted
- c. Noted
- d. Noted
- e. Noted
- f. Noted

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. Another current Title Report will be submitted when requested (I was told to wait).
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.

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cc: On The Rock 98040, LLC
GIB Development, LLC