

PRELIMINARY LONG PLAT APPLICATION

Property address or general location (cross-streets): _____	Office Use Only Permit # _____ Associated Permits: _____ _____ _____
Existing Legal Description(s) (or Tax #): Parcel Number: _____ Addition: _____, Block(s): _____, Lot(s): _____	_____ _____ _____
Please describe (attach additional pages if necessary): _____ _____	
Property Owner: Name: _____ Address: _____ City/St/Zip: _____ Phone: _____ Email: _____	Contact/Representative (if different): Name: _____ Address: _____ City/St/Zip: _____ Phone: _____ Email: _____
Have any known wetlands or their buffers been identified on the property? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, attach wetland report. Are there any steep slopes (greater than 15%) on the property? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, attach geotechnical report.	
Does the applicant, or anyone connected with the applicant or the development (any person, family member, firm, corporation), have an interest by reason of ownership, contract for purchase by agreement or option in any land within 200 feet of any portion of the subject property? <input type="checkbox"/> No <input type="checkbox"/> Yes If yes, describe: I swear and certify that this information is correct. (Signature of applicant) _____	

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: _____

Signature: _____

Date: _____

See attached for details on plan submittal requirements and cost

I request consolidated review: Elected consolidated review increases staff efficiency in permitting, and is intended to shorten permit timelines due to consolidated instead of consecutive review. Failure to check box may result in delayed review start for permits.

SUBMITTAL REQUIREMENTS

CHECKLIST

- Preliminary Full Subdivision/Long Plat application form (Page 1)
- Fees: \$5865.00 + \$475.00 Notice fees.
Please check with staff regarding initial fee amount.
 - Fee includes \$500.00 toward Hearing Examiner fee. Actual fees will be charged. Additional fees or refunds will be processed depending on final Hearing Examiner cost.
 - Unless found exempt, additional SEPA application fee of \$1723.60 will also be due with the separate SEPA application. Above fee includes SEPA notice.
 - Above fee includes \$50.00 Notice Board deposit fee.
 - FYI: Final Plat Fees (due at time of final plat filing) will be \$1081.00. These fees will be paid through a separate Land Use Permit.
- Critical Areas special reports where required by the Critical Area Ordinance (PTMC 19.05)
- Stormwater drainage plan in conformance with PTMC 13.32
- State estimated quantities of fill exported and imported to site.
- Photocopy of the property deed
- Photocopy of the plat map*
- Photocopy of any surveys of record*
- Adjacent Property Owners (APO) List and Mailing Labels: The latest list of tax parcels and their owners within 300 feet of the property (including any lands adjacent to the project area that are also owned by the applicant), prepared by a Title Company. Submit the list, the map used to create it, and all APO names and addresses typed on standard mailing labels (i.e. Avery regular envelope size). City will supply envelopes.
- SEPA permit application, unless determined exempt. Please reference your preapplication report and/or PTMC 19.04.080 B.
- Three copies** of the preliminary long plat prepared by a Washington State licensed engineer or land surveyor registered or licensed by the state of Washington. The preparer shall certify on the long plat that it is a true and correct representation of the lands actually surveyed. The preparation of the plat shall comply with the Survey Recording Act, Chapter 58.09 RCW and Chapter 332.130 WAC as now adopted or hereafter amended. Upon surveying the property, the surveyor shall place temporary stakes on the property to enable the city to locate and appraise features of the long plat in

the field. The datum to be used for all surveying and mapping shall be as follows: The projection name is the state plane; the projection spheroid is GRS 1980; the coordinate system is the Washington State Plane North Zone; and the horizontal datum is NAD 83.

- All geographic information portrayed by the preliminary long plat shall be accurate, legible, and drawn to a horizontal scale of 50 feet or fewer to the inch, except that the location sketch and typical street cross-sections may be drawn to any other appropriate scale.
- The preliminary long plat shall be 18 inches by 24 inches in size, allowing one-half-inch borders, and if more than one sheet is needed, each sheet shall be numbered consecutively and an index sheet showing the entire property and orienting the other sheets, at any appropriate scale, shall be provided. In addition to other map submittals, the applicant shall submit one copy of each sheet reduced to 8-½ inches by 11-½ inches in size. If more than one sheet is required, an index sheet showing the entire subdivision with street and highway names and block numbers (if any) shall be provided. Each sheet, including the index sheet, shall be of the above-specified size.
- The area of each proposed lot or parcel depicted on the long plat map shall accurately show that each lot or parcel contains sufficient area to satisfy minimum zoning and health requirements. The area of land contained in access easements, access panhandles, or pipe-stem configurations shall be included in the lot size computations.

CONTENTS: A preliminary long plat shall provide the following information:

- The name of the proposed subdivision together with the words “Preliminary Plat”
- The name and address of the applicant
- The name, address, stamp, and signature of the professional engineer or professional land surveyor who prepared the preliminary plat
- Numeric scale (50 feet or fewer to the inch), graphic scale, true north point, and date of preparation
- Tree Conservation plan - Identification of all land, trees and tree canopy intended to be cleared; the trees or tree canopy intended to be preserved and trees to be planted per PTMC 19.06.120, Tree Conservation Standards; and the location of the proposed access to the site for clearing and grading during site development or construction. The plan the required Tree Conservation plan should be combined with the preliminary Landscaping Plan and must be prepared by a landscape design professional, arborist or tree service professional. The site must be marked or flagged to show the centerline of all proposed roadways as well as the project boundaries. (See PTMC 19.06.110 for specific requirements for all Tree Conservation Plans).
- A form for the endorsement of the director of PCD, as follows:

APPROVED BY CITY OF PORT TOWNSEND

Planning & Community Development Director	Date
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- The preliminary plat shall contain a vicinity sketch sufficient to define the location and boundaries of the proposed subdivision with respect to surrounding property, streets, and other major manmade and natural features.

- Except as otherwise specified in PTMC 18.12.050, the preliminary long plat shall contain the following existing geographic features, drawn lightly in relation to proposed geographic features:
 1. The boundaries of the property to be subdivided, and the boundaries of any adjacent property under the same ownership as the land to be subdivided, to be indicated by bold lines;
 2. The names of all adjoining property owners, or names of adjoining developers;
 3. All existing property lines lying within the proposed subdivision, including lot lines for lots of record which are to be vacated, and all existing property lines for any property lying within 200 feet of the subject property which is under the same ownership as the property to be subdivided [as described in PTMC 18.12.030(C)] shall be shown in broken lines;
 4. The location, right-of-way widths, pavement widths, and names of all existing or platted streets, whether public or private, and other public ways within 200 feet of the property to be subdivided;
 5. The location, widths, and purposes of any existing easements lying within or adjacent to the proposed subdivision;
 6. The location, size, and invert elevations of sanitary sewer lines and stormwater management facilities lying within or adjacent to the proposed subdivision or those which will be connected to as part of the proposed subdivision;
 7. The location and size of existing water system facilities including all fire hydrants lying within or adjacent to the proposed subdivision or those which will be connected to as part of the proposed subdivision;
 8. The location, size, and description of any other underground and overhead facilities lying within or adjacent to the proposed subdivision;
 9. The location of any critical areas and/or buffers as described in PTMC 19.05, including all floodplains, lying within or adjacent to the proposed subdivision;
 10. The location, size, and description of all significant trees as defined in PTMC 18.04.060 lying within existing public rights-of-way to be improved within or adjacent to the proposed subdivision;
 11. The location of existing sections and municipal corporation boundary lines lying within or adjacent to the proposed subdivision;
 12. The location of any well existing within the proposed subdivision;
 13. Existing contour lines at intervals of five feet for average slopes exceeding five percent, or at intervals of two feet for average slopes not exceeding five percent. Existing contour lines shall be labeled at intervals not to exceed 20 feet. If applicable, indicate slopes equal to or greater than 15 to 25 percent, equal to or greater than 26 to 39 percent, and equal to or greater than 40 percent, by shading or color;
 14. The location of any existing structures lying within the proposed subdivision. Existing structures to be removed shall be indicated by broken lines, and existing structures not to be removed shall be indicated by solid lines.

- The preliminary plat shall show the following proposed geographic features, with all specifications for public improvements conforming with the engineering design standards:
 1. The boundaries in bold solid lines of all proposed lots, the area and dimensions of each proposed lot, and the proposed identifying number or letter to be assigned to each lot and/or block;
 2. The right-of-way location and width, the proposed name of each street, alley, or other public way to be created, and the estimated tentative grades of such streets. Where roadways may exceed the maximum allowable grade or alignment, the public works director may require sufficient data, including centerline profiles and cross-sections if necessary, to determine the feasibility of said roadway;
 3. The location, width, and purpose of each easement to be created;
 4. The boundaries, dimensions, and area of public and common park and open space areas;
 5. Identification of all areas proposed to be dedicated for public use, together with the purpose and any condition of dedication;
 6. Proposed final contour lines at intervals of five feet for average slopes exceeding five percent, or at intervals of two feet for average slopes not exceeding five percent. Final contours shall be indicated by solid lines. Contour lines shall be labeled in intervals not to exceed 20 feet;
 7. The building envelopes, as defined in PTMC 18.04.060, shall be indicated for each lot;
 8. Proposed monumentation;
 9. Proposed location and description of all water system improvements, including all proposed fire hydrants;
 10. Proposed location and description of all sewer system improvements, including profiles and, if needed, all pump stations and their connections to the existing system;
 11. Proposed location and description of all stormwater management system improvements;
 12. Proposed street cross-sections, showing proposed bicycle and pedestrian pathways and sidewalks (if applicable);
 13. Proposed type and location of street lighting (if applicable);
 14. Proposed type and location of landscaping (if applicable);
 15. Proposed location and typical cross-section of trails (if applicable);
 16. Proposed location and description of transit stops and shelters (if applicable);
 17. Proposed restrictions or conditions on development (if applicable);

Upon review of an application, the director and/or public works director may require additional pertinent information as needed to satisfy any regulatory requirements.

For more Full Subdivision information, see Port Townsend Municipal Code Chapter 18.16 or website: <http://www.cityofpt.us/>

* See Jefferson County Assessor's office, or website: <http://www.co.jefferson.wa.us/assessors/parcel/ParcelSearch.asp>

