

**CITY OF DAYTON, WASHINGTON
COLUMBIA COUNTY PLANNING DEPARTMENT
112 S. 2ND Street, Dayton, WA 99328
T: 509.382.4676**

Preliminary Plat Application for Long Subdivision

NOTE: This application must be submitted to the Columbia County Planning Department, 114 S. 2nd Street, Dayton,, Washington 99328, and must be accompanied by a non-refundable application fee of \$400.00 plus \$25.00 for each lot. Additional costs are also payable at the time of FINAL. Acceptance of the application and fee does not guarantee approval. Additional information may be requested and require additional fees.

Name of Subdivision

Name of Applicant

Mailing Address

Telephone Number

E-mail address

*This application must contain the names, addresses and telephone numbers of all persons, firms or corporations having an interest in any manner in the property to be subdivided and the contiguous property, if any, by reason of ownership, contract for purchase, earnest money agreement or option. Attach additional pages, if needed.

Name of Property Owner(s)

Mailing Address

Telephone Number

E-mail address

3. Authorized Agent Representing Owner /Architect, Planner, Designer or Engineer
Responsible for Preparation of Plan:

Mailing Address:

Telephone Number:

E-mail address:

4. Legal Description of Property:

Section _____ Township _____ Range: _____

5. Total Acreage of Proposal: _____ Tax Parcel #: _____

6. Number of Lots: _____

7. Existing Zone Classification of Land to be Planned and Contiguous
Property*:

**NOTE: "Contiguous Property" is land adjoining and touching other land, not previously platted, and having the same owner regardless of whether or not portions of the parcels have separate tax lot numbers, or were purchased at different times, lie in different sections, different government lots, or are separated from each other by private road or private rights-of-way.*

8. Land Use Proposed by Applicant:

9. Do you, or the owner, in the event you do not own the subject land, have plans for future additions, expansion, or further activity related with this proposal? If yes, please describe:

10. Do you, or the owner, own or have options on land nearby or adjacent to this proposal's location? If yes, please explain:

11. Is any open space being offered as part of this application? Please describe.

12. The Planning Department requires that the following be submitted at the time of application:

- a) Submit copies of the proposed Preliminary Plat map as follows:
 1. The map must show square footage computation for each lot or parcel sufficiently accurate to show that each lot or parcel contains at least sufficient footage to meet minimum zoning requirements as outlined in DMC 5-12.
 2. The map shall be prepared by or under the direction of a professional land surveyor or professional engineer licensed in the State of Washington, on paper twenty-four by thirty-six inches in size, and shall clearly show the following features and information on one or more maps or drawings:
 - i. Horizontal scale of the preliminary plat, one hundred feet to the inch
 - ii. Present and proposed tract designation
 - iii. .Notation stating acreage
 - iv. North arrow
 - v. Datum and benchmarks
 - vi. Certification of registered land surveyor
 - vii. Boundary lines and distances of the property to be subdivided, of each lot and block contained therein, and of original tract or contiguous land;
 - viii. Easements, roads and rights-of-way, existing and proposed, with their location, width and purpose within the area to be subdivided and within one hundred feet thereof;
 - ix. Streets and alleys on and adjacent to the tract; name and right-of-way width and location; type, width and elevation of surfacing; any legally established centerline – culverts, gutters, etc., -- with appropriate grade and gradients; street names;
 - x. The location of permanent and topographic features which will have an impact upon the subdivision including but not limited to water courses, wetlands, unique soils, railroad rights-of-way, utility rights-of-way, and subsurface conditions;
 - xi. Ground elevations, with five-foot contours if land slope is regular; more detailed mapping may be requested for uneven land;
 - xii. Lot lines, lot numbers and block numbers;
 - xiii. Metes and bounds description;
 - xiv. Sites, if any, to be reserved, dedicated, or offered for sale for parks, playgrounds or other public uses;
 - xv. Building setback lines
 - xvi. Square footage computation for each lot sufficiently accurate to show each lot contains at least sufficient footage to meet minimum zoning requirements
- b) A vicinity sketch at a scale of not more than one thousand feet to the inch shall accompany the preliminary plat. The vicinity sketch shall show all adjacent subdivisions, streets, and tract lines and bordering lines of adjacent parcels. It shall show how the streets and alleys in the proposed subdivision may connect with existing and proposed

streets and alleys in neighboring subdivisions and unplatted property to produce an advantageous development of the entire neighborhood.

- c) A utility plan showing utilities and easements adjacent to the property being subdivided, existing and proposed; the vertical scale of street and sewer profiles shall be at ten feet or less to the inch, with a horizontal scale of four hundred or less feet to the inch;
- d) Draft of protective covenants to be imposed upon the use of the land, if any;
- e) A current title certificate from a recognized title company, showing interest of the person(s) signing the plat and showing all restrictions encumbering the land;
- f) A current list obtained from the county assessor of the names and addresses of property owners of each lot or parcel of property located within three hundred feet of the property proposed to be subdivided.
- g) If tracts are to be served by private streets, attach copies of covenants or documentation that will result in each tract owner having access thereto, and having responsibility for maintenance of any private street contained within the Preliminary Plat.
- h) A County Assessor's map certified by the owner, outlined in red, the entire original tract or contiguous ownership of land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement, or option.
- i) Environmental Checklist and any other applicable permit applications along with the appropriate fees.

Certification:

I/We, the undersigned, swear under penalty of perjury that the above responses are made truthfully and to the best of my knowledge.

Applicant(s): _____ Date: _____
_____ Date: _____

STATE OF WASHINGTON)
) SS
COUNTY OF COLUMBIA)

THIS IS TO CERTIFY THAT on this _____ day of _____, 20____, before me the undersigned, a Notary Public, personally appeared _____

_____ to me known to be the person(s) who executed the foregoing dedication and acknowledgement t me that _____ signed and sealed the same as _____ free and voluntary act and deed for the uses and purposes mentioned.

WITNESS my hand and official seal the day and year last above written.

Notary Public in and for the State of Washington residing at _____

My commission expires: _____