



LAND USE MASTER INVOICE

COMMUNITY DEVELOPMENT SERVICES

435 MARTIN STREET, STE. 3000
 BLAINE, WA • 98230
 PHONE: (360) 332-8311
 FAX: (360) 543-9978

Total Fees

\$ _____

FOR OFFICIAL USE ONLY

I, the applicant/owner, certify that this application is being made with the full knowledge and consent of all owners of the property in question. I attest that the information provided on this and supplemental application forms and materials is true and accurate. I also agree to provide access and right of entry to City of Blaine employees, representatives or agents for the sole purpose of application review and any required later inspections. This right of entry shall expire when the City (through the Director or designee) concludes the application has complied with all applicable laws and regulations. Access and right of entry to the applicant's property shall be requested and shall occur only during regular business hours.

Project Name: _____

Site Address/Location/Parcel Number: _____

Contact Person: _____ Phone: _____

Email: _____

Mailing Address for Contact Person: _____

Property Owner Name: _____ Property Owner Signature: _____

PLEASE CHECK ALL THAT APPLY

<input type="checkbox"/> Boundary Line Adjustment - \$275 <input type="checkbox"/> Critical Areas Review (major) - \$275 <input type="checkbox"/> Commercial (Downtown) Design Review - \$200 +\$75/hour <input type="checkbox"/> Covenant to Bind <input type="checkbox"/> Flood Area Development - \$100 <input type="checkbox"/> Land Disturbance (minor) - \$200 <input type="checkbox"/> Land Disturbance (major) - \$500	Hot Key – 243 Hot Key – 048 Hot Key – 022 No Charge Hot Key – 035 Hot Key – 243 Hot Key – 243	<input type="checkbox"/> Pre-Application (1 st free, \$250 after) <input type="checkbox"/> Short Plat - \$525 <input type="checkbox"/> Site Plan Review - \$275 <input type="checkbox"/> Specific Binding Site Plan - \$525 <input type="checkbox"/> Shorelines Exemption - \$50 <input type="checkbox"/> SEPA Review - \$375 <input type="checkbox"/> SEPA Exemption Request - \$75 <input type="checkbox"/> Signs - \$50 for first 3, \$25 per add.	Hot Key – 243 Hot Key – 243 Hot Key – 219 Hot Key – 243 Hot Key – 035 Hot Key – 048 Hot Key – 023
<input type="checkbox"/> Building or Plat Variance - \$300 <input type="checkbox"/> Conditional Use - \$350 <input type="checkbox"/> Shorelines Conditional Use - \$500 <input type="checkbox"/> Shorelines Variance - \$500	Hot Key – 035 Hot Key – 035 Hot Key – 035 Hot Key – 035	<input type="checkbox"/> Shorelines Substantial Development <\$50K - \$275 <input type="checkbox"/> Shorelines Substantial Development ≤ \$250K - \$550 <input type="checkbox"/> Shorelines Substantial Development > \$250K - \$900	Hot Key – 035 Hot Key – 035 Hot Key – 035
<input type="checkbox"/> General Binding Site Plan - \$1,500 + \$100/acre for every acre over 3 <input type="checkbox"/> Planned Unit Development - \$800 + \$100/lot or tract <input type="checkbox"/> Preliminary Long Subdivision \$1,500 + \$100/lot or tract <input type="checkbox"/> Final Long Subdivision \$525 + \$50/lot or tract	Hot Key – 243 Hot Key – 243 Hot Key – 243 Hot Key – 243	<input type="checkbox"/> Annexation - \$1,500 + \$50/acre + <input type="checkbox"/> Comprehensive Plan Amendment – Variable \$ _____ <input type="checkbox"/> Land Use & Development Code Amendment - \$500 <input type="checkbox"/> Zoning Map Amendment – Variable \$ _____	Hot Key – 243 Hot Key – 043 Hot Key – 243 Hot Key – 243

DESCRIPTION OF PROPOSED PROJECT: (Attach supplemental sheets as necessary)



INFORMATION BULLETIN No. 21

City of Blaine

Updated
March 2009

PRELIMINARY PLAT

WHAT IS A PRELIMINARY PLAT?

A plat is a division of land into numerous parcels. It is what is commonly referred to as a "subdivision."

The preliminary plat is the first step in a two-step process, known as a long plat. A preliminary plat provides approval to construct the long plat. The second step in the long plat process is known as the final plat. The final plat provides approval of the actual division of the land into multiple lots.

A preliminary plat can be used to create any number of new building lots from one or more existing parcels of land. Preliminary plats can also be used to dedicate new public streets and other facilities, such as public utilities and parks.

**State Law: RCW
58.17.020.4**

"Preliminary plat" is a neat and approximate drawing of a proposed subdivision showing the general layout of streets and alleys, lots, blocks, and other elements of a subdivision consistent with the requirements of this chapter. The preliminary plat shall be the basis for the approval or disapproval of the general layout of a subdivision.

HOW IS THE APPLICATION PROCESSED?

The application is processed as Type II-PC application. Refer to the Informational Bulletin describing that process. **See IB#8.**

Some preliminary plat applications will be large enough that they are considered a "major development." Major developments receive final approval from the City Council, not the Planning Commission. **See IB#9.**

WHO CAN HELP WITH A PRELIMINARY PLAT?

A preliminary plat is a complicated land development permit. It involves creation of property boundaries, dedication of public roads and utilities, planning for parks and trails, and protection of sensitive environments like wetlands. Most

HOW DO I APPLY?

1. Consult with Community Development Services staff early in your planning process.
2. A pre-application conference is required. Complete and submit a **Pre-Application Conference Request Form**.
3. Submit a **Preliminary Plat Application** and a **Land Use Master Invoice**.
4. Submit a completed **SEPA Checklist** and the necessary supporting documents.
5. You must pay the applicable fees.

Applications are submitted by appointment.

property owners do not have the experience and expertise to manage their own preliminary plat application.

There are many land use planning and development firms that specialize in processing these complex land development applications. At a minimum you will need a licensed surveyor and engineer to assist with your plat application.

MORE QUESTIONS?

For further information, please call the Community Development Services Department at the City of Blaine (360) 332-8311.

The City of Blaine's Community Development Department has created customer information bulletins to inform the general public about the effect of codes and regulations on their projects. These bulletins are not intended to be complete statements of all laws and rules and should not be used as substitutes for them. If conflicts and questions arise, current codes and regulations are final authority. Because the codes and regulations may be revised or amended at any time, consult City of Blaine, CD staff to be sure you understand all requirements before beginning work. It is the applicant's responsibility to ensure that the project meets all requirements of applicable codes and regulations.



CITY OF BLAINE

COMMUNITY DEVELOPMENT SERVICES

435 MARTIN STREET, SUITE 3000 • BLAINE, WA • 98230
PHONE: (360) 332-8311 • FAX: (360) 543-9978
www.cityofblaine.com

Preliminary Plat Application

FOR OFFICE USE ONLY

Application # _____

STAMP IN DATE _____

Project Name: _____

Applications must be completed and recorded the Community Development Services. Applications that are incomplete (i.e., that do not include all of the information required below) will be returned.

APPLICATION REQUIREMENTS

- A completed **Master Land Use Application**. Representative authorization is required if application is not signed by owner.

Please prepare the following items for preliminary plat review and approval:

- Subdivision Title Report** -Provide a Title Report current to within 30 days of the date of application.
- Assessor's Map & List of Property Owners**
Provide an Assessor's Map(s) showing the location of the subject property and all properties, partially or completely within 300 feet of the external boundaries of the subject property. The Applicant must also provide a mailing list of all property owners who are included within the 300-foot radius.
- Legal Description**
All subdivision applications shall have a legal description of the entire parcel to be subdivided and shall be stamped by a registered land surveyor.
- Vicinity Map**
A location and vicinity map, drawn to a sufficient scale, that clearly locates the proposed project in relation to streets, intersections, other rights-of-way, natural features and other prominent landmarks.
- Existing Conditions Plan**
An existing conditions plan, that extends at least 50 feet beyond the boundaries of the subject site and is accurately drawn to 1" = 20', 30' 40' or 50' scale, shall include the following information:
 - A professionally prepared topographic map based upon a site survey delineating existing contours at no less than five-foot intervals, and which locates all surface water features streams, wetlands and marine waters, along with their associated ordinary high-water lines and/or required setback/buffers, location of drainage patterns and drainage courses, and other critical environmental areas, such as unstable slopes, slopes in excess of 15%, 100-year floodplain and significant wildlife habitat;
 - The site size, dimensions and orientation relative to north;
 - The location of existing structures and other improvements on the site, including but not limited to buildings, fences, landscaped areas, culverts, in ground and above ground storage tanks, pedestrian walkways and areas, bikeways, bridges, roads, streets and other internal circulation, parking, loading, open space and utility structures and lines, including fire hydrants; and
 - The location and dimensions of existing easements.
- SEPA Environmental Checklist**
A completed and signed SEPA Environmental Checklist, if applicable.

Sign Plan (if applicable)

If applicable and proposed at time of site plan submittal, the sign plan shall include to-scale details of existing and proposed signs that are in accordance with Chapter 17.122, BMC, the Blaine Design Guidelines and Sign Ordinance Supplement and the provisions of the Resort Semiahmoo Master Development Plan; include their location and type (e.g. fascia, freestanding, etc.). Please note that a separate Sign Permit is required.

Preliminary Plat Map

The preliminary plat map, prepared and certified by a land surveyor registered by the State of Washington, shall be drawn to the same scale as the existing conditions plan and shall include the following:

- The location and dimensions of proposed lots, streets and other rights-of-way and public or private access and/or utility easements on and adjoining the site;
- All areas, if any, to be preserved as buffers or to be dedicated or temporarily reserved for a public, private or community use or for open space;
- An accurate and complete legal description of the subject property;
- Critical Areas pursuant to Division Five, of the City's Land Use & Development Code;
- Existing structures to be retained on the site and their distance from property lines of the subject site;
- Proposed structures on the site, including fences, etc., and their distance from property lines;
- Summary table which includes, total site area, gross floor area by use, (i.e., manufacturing, office, retail, storage), total lot coverage proposed, including residential density calculations.

Lighting Plan

If applicable, the proposed lighting plan shall show all existing and proposed lighting on site and within right-of-ways. Include light sources, patterns and illumination and other design standards, pursuant to the standards as articulated in the City's "Development Guidelines and Public Works Standards".

Reduced Copies of all Oversized Plans

If plans submitted are on paper larger than 11" x 17", than a reduced set, 11" x 17" or smaller, shall be provided.

Engineering Plans

A complete set of preliminary civil engineering plans pursuant to the City's Code and the City's "Development Guidelines and Public Works Standards", including:

- **Utility Plan(s)**, showing source, location and size of all existing and proposed water, sewer and electrical lines and associated structures adjacent to the subject site and on-site, existing fire hydrants with 100 feet of site, and proposed hydrants off- and on-site.
- **Preliminary Stormwater Plan**, pursuant to the current edition (August 2001) of the Washington State Department of Ecology, Stormwater Management Manual for Western Washington. Adequate calculations for the size of all storm conveyance and treatment facilities, from origin to destination, shall be provided.
- **Erosion & Sedimentation Control Plan** pursuant to the current edition (August 2001) of the Washington State Department of Ecology, Stormwater Management Manual for Western Washington.
- **Conceptual Street Design Plan**, if proposed project requires street improvements, showing location/dimensions of existing and proposed rights-of-way, curbs and sidewalks, storm drains and catch basins, pavement section(s), sewer and water mains, power, street trees and all other elements between the pavement edge and property line.

Other Applications, Plans, Studies, Etc.

Other information, such as wetland, traffic, geotechnical or other studies, shall be provided as requested by the Director, including related applications or studies, to show that the development complies with other applicable City Standards.

A Long Plat Permit application fee as set forth in the City of Blaine Unified Fee Schedule.

The applicant hereby certifies that the statements contained in this application are true and provide an accurate representation of the proposed amendment.

APPLICANT'S SIGNATURE

DATE