

PRELIMINARY PLAT and PRELIMINARY SHORT PLAT

10/2/16

You are responsible for verifying and accurately depicting all locations and dimensions of property lines; setback distances; and the location and width of streets, rights-of-way, and easements. The City may require additional information as needed. For preparation information, see *Standards for Plans and Drawings*. If you have any questions concerning your application, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 a.m. to 4 p.m.). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

1. The Boundary & Topographic Survey (see separate requirements) depicts existing site conditions. Use the survey as the underlying base map for the Preliminary Plat.
2. Proposed name of plat (short plats excluded) must be approved by King County Department of Records and Elections.
3. Provide the following information:
 - a. Name, address, and phone number of the developer **and** of each property owner.
 - b. Name, address, phone number, signature, and seal of the professional land surveyor who prepared the plat.
 - c. Quarter section(s), township, and range.
 - d. Vicinity map, north arrow, and graphic scale.
 - e. Legal description(s) of the property to be subdivided, verbatim from the Title Report/Plat Certificate.
 - f. All existing lots, tracts, parcels, rights-of-way, and easements with names, dimensions, and recording numbers within 100 feet of the perimeter of the proposed plat.
 - g. Depiction of any contiguous land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement, or option by any person, firm, or corporation in any manner connected with the development or applicant(s).
 - h. Sufficient geometry to accurately locate all proposed lots, tracts, parcels and easements, with lot designations and area in square feet.
 - i. Proposed rights-of-way and any proposed ingress, egress, utility, open space, drainage, native growth protection easements, and tracts. Designate proposed roads as "Road A," "Road B," etc. Designate proposed tracts as "Tract A," "Tract B," etc.
 - j. Specific identification of the intended use and ownership for each auxiliary tract or easement.
 - k. Land Use District Classification: If the property has multiple zones, show the zone boundary.

(OVER)

- l. Land Use Code Setbacks: Show front(s), side(s), rear, and Classified Street setbacks if applicable. Also show Sensitive Area and Shoreline District setbacks if applicable.
- m. Phasing Line: If the project is to be phased, graphically define each phase line. Each phase must meet all requirements of development independently.
- n. Overlay Districts: Diagram exactly what portion of the site is in an Overlay District (Transition Areas, Protected Areas, Design Review Districts, and Shoreline Districts).
- o. Significant Trees: All significant trees in the required perimeter landscape area and 30% of the total diameter inches of existing significant trees on the site interior must be retained. Significant trees are healthy evergreen or deciduous trees, 8" in diameter or greater, measured 4' above existing grade. Alder and cottonwood tree diameter inches are discounted by a factor of 0.5. Provide a calculation of diameter inches in the format of the table below. Put the table on the plat map.
- p. Utilities: Show the existing and proposed location of all utilities, below and above the ground. Use the best available information.

EXAMPLE:

SIGNIFICANT TREES:

TREE ID	SPECIES	DIAMETER	TREES WITHIN SITE INTERIOR		
			Weighing Factor	Weighted Diameter	Trees Saved
T-1	Douglas Fir	24"	1.0	24"	
T-2	Western Red Alder	12"	0.5	6"	
T-3	Cedar	18"	1.0	18"	18"
T-4	Western Hemlock	10"	1.0	10"	
T-5	Douglas Fir	28"	1.0	28"	
T-6	Cottonwood	30"	0.5	15"	
T-7	Pine	18"	1.0	18"	18"
TOTAL				119"	38"
Tree Retention Requirement: must save 30% of diameter inches of significant trees = 119 x 30% = 35.7" (Note: 30% is the minimum requirement)					

Trees to be saved must be included in a tree-preservation area. Show the dimensions of the proposed tree-preservation area on the plat map (include tree drip lines).

Note: For multi-family, commercial, or industrial sites, use the table format identified on the information listed for *Preliminary Landscape Plan*.