



PRELIMINARY PRD APPLICATION

Department of Community & Economic Development

321 E. 5th Street, Port Angeles, WA 98362
360.417.4750 | www.cityofpa.us | ced@cityofpa.us

file no. _____

This overlay zone is to provide alternative zoning regulations that permit and encourage design flexibility, conservation and protection of natural critical area amenities, and innovation in residential developments. It is recommended that all applicants thoroughly review design standards, requirements, and the subdivision process in Chapter 17.19 of the Port Angeles Municipal Code. It is recommended that any interested party schedule a per-application meeting with DCED Staff, to review preliminary plat design and the subdivision process.

REQUIRED APPLICATION MATERIALS CHECKLIST

- PRD:** A completed subdivision application
- Pre-application Materials:** Submit evidence of the pre-application review of subdivision proposal
- Project Narrative:** A detailed account of the reason and goals for the Subdivision
- Preliminary Plat:** 2 Copies of the preliminary plat
- Preliminary Plat Checklist:** A complete checklist to ensure preliminary plat meets requirements
- SEPA Checklist:** Complete and acquire authorized signatures
- Digital Copy of Application Materials:** Please provide a digital copy of all materials

APPLICANT INFORMATION

Applicant Name: _____ (Property Owner: Yes No)

Mailing Address: _____

Phone: _____ Email: _____

Applicant's Representative (If other than applicant): _____

Phone: _____ Email: _____

(If applicant, or applicant's representative, is not the owner, property owner acknowledgment of this proposed land use action must be provided)

SUBJECT PROPERTY

Proposed Subdivision Name: _____

Full Street Address: _____

Full Legal Description: _____

Parcel Number / ID: _____

Current Zoning: _____ Current Comp. Plan Designation: _____

Property Owner(s): _____ (Same as Applicant)

Property Owner Address: _____

(We) hereby certify under penalty and perjury of the laws of the State of Washington that I (we) are the owner(s) or authorized representative(s) of the owner of the above-described property and request that the short plat be approved. It is understood that willful misrepresentation of the information will terminate the application.

Date	Print Name	Signature (<input type="checkbox"/> Owner <input type="checkbox"/> Representative)
Notes:		
Fees: \$1,500 Preliminary Plat Application, \$1,000 Final Plat Application		DATE STAMP



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PRELIMINARY SUBDIVISION PLAT CHECKLIST

- Proposed Planned Residential Development Name: _____
- Location and legal description of the proposed development, together with the names, addresses and telephone numbers of the recorded owners and of the applicant, and if applicable, the names, addresses and phone numbers of any party responsible for the preparation of the plan, and oany authorized representative of the applicant
- Narrative explaining the proposed use or uses of the land and building, including number and type of dwelling units, information on special features, and explanation of covenants, continuous maintenance provisions, and/or homeowners association for the project
- A survey of the property showing existing features, including contours at five-foot intervals, existing buildings, structures, streets, utility easements, rights-of-way, environmentally sensitive areas, and existing land uses.
- A vegetation survey mapping the extent of wooded areas, all individual trees of 12" DBH or greater, and a narrative regarding the types and condition of the trees and understory in wooded area.
- Preliminary site plan showing contours at five-foot intervals, location and dimensions of proposed buildings, open space, recreation areas, parking areas, circulation, landscape areas, subdivision platting and general arrangement.
- Detail site statistics referenced in 17.19.090(E)
- A preliminary plat, if applicable, pursuant to Chapter 58.17 RCW and Chapters 16.04 and 16.08 PAMC.
- If a developer elects to obtain additional density credits, the site plan application shall contain specific information relating to the additional density credit criteria of sections 15.20.070 and 15.24.070.
- Preliminary elevation and perspective drawings of project structures, including individual building permits and housing type and/or style proposed for each lot.
- A preliminary utilities plan, including fire hydrants.
- A preliminary storm drainage plan with calculation of impervious areas.
- A circulation plan showing all means of vehicular and pedestrian ingress and egress to and from the site; size and location of driveways, streets, sidewalks, trails, and off-street parking spaces. Any new traffic control devices required for the safety of the project must be shown.
- Mailing labels of property owners within 300 feet of the proposed project pursuant to section 17.96.140 PAMC.