



PRE-APPLICATION CONFERENCE

The pre-application meeting provides an opportunity for the applicant, staff and other agencies to informally discuss and review a proposal. The pre-application meeting shall include review of any applications and permit requirements, fees, review process and schedule, applicable standards, plans, policies, and laws.

Process:

Pre-Application Conferences will be scheduled within two weeks upon receipt of the Pre-App Conference form. At that scheduled time, staff from the City of Carnation and all other requested agencies will meet with you and/or your agent to discuss the submitted proposal.

Please remember that the accuracy and completeness of staff comments and requirements depends on the accuracy and completeness of the application and your site plan.

A **complete application** for the Pre-Application Conference includes the following information:

- Pre-Application Conference Application, including property owner's signature
- Detailed Plot Plan – see attached requirements
- Detailed Floor Plan of Proposed Structure(s)
- Completed "Deposit/Reimbursement Agreement" form (must be completed if outside consultants are advised).

The City Planner will provide a follow-up letter with agency comments approximately 10 working days after the pre-application meeting. This letter will summarize comments from the different agencies and will help guide you through the requirements of the development processes. Review of the project by the Pre-Application Conference Team does not constitute approval of any City of Carnation development permit(s). The applicant is required to obtain the necessary permits prior to the start of the activity that is the subject of this review.

For additional information regarding the Pre-Application Conference process, please contact the City of Carnation at 425-333-4192 or by e-mail at permits@carnationwa.gov.



CITY OF CARNATION

PRE-APPLICATION CONFERENCE

APPLICANT INFORMATION

Name _____

Mailing Address _____

City _____ St. _____ Zip _____

Phone Number _____ Business Phone _____

Applicant Signature _____

AGENT INFORMATION (If applicable)

Name _____

Mailing Address _____

City _____ St. _____ Zip _____

Phone Number _____ Cell Phone _____

Contact Person _____

PROJECT INFORMATION

Tax Parcel Number _____ Size of Parcel _____ Zoning _____

Physical Site Address: _____ Proposed Access _____

Existing Land Use _____ Proposed Land Use _____

Square Footage of Existing Buildings _____ Proposed Buildings _____

Proposed Building Materials _____ Height
of Structures _____ Number of Stories _____

Water Source: _____ Sewage Disposal _____

Detailed description of proposal

By making this application, you are hereby granting consent to the Carnation City Planner and his/her designee to enter and inspect the property, structure(s) or geophysical feature related thereto which is the subject of this application, in order that the City may verify actual physical site issues, as well as compliance with proposed conditions or conditions imposed pursuant to the application. Unless otherwise further granted, the consent to enter established by this application is terminated upon the final action on the application or resulting permit.

I certify, under penalty of perjury of the Laws of the State of Washington, that I am the owner or authorized agent of the property that is the subject of this application.

Applicant _____ **Date** _____ **Agent** _____ **Date** _____



SITE PLAN REQUIREMENT CHECKLIST

In order to help us process your permit request as efficiently as possible, please show ALL of the following information on the plot plan. All site plan sheets must be to scale and accurate. You may use the attached sheet or equivalent. Please note that the type of permit you are applying for may require additional information.

North Arrow

Scale (Minimum 1" = 20'; Maximum 1" = 200')

Date of Operation

Name of Subdivision

Property Dimensions (including location of any monuments or markers as a result of a survey)

Existing and/or proposed lots and total areas (including clear identification of lot numbers)

Adjacent Land Uses

EXISTING AND PROPOSED IMPROVEMENTS

Location, width, grade and names of all existing and proposed private or public roads, streets, right-of-ways, easements, or driveways (including length, width and type of surface).

Location and dimension of existing and proposed structure(s), including decks, pads, and foundations.

Location of existing and proposed sewer lines.

Location of above or below ground storage tank(s) including tank capacity.

Location of utility easements and/or utility lines and irrigation ditches, fire hydrants.

Location of well(s), spring(s) or water lines (including name of water system, as applicable).

Location of well-head protection area(s) (if applicable).

Drainage Facilities (drywells or other proposed drainage plan).

Setbacks of all improvements from property lines, utility lines, easements, roads and distance between structures.

CRITICAL AREA REQUIREMENTS

The location of Natural Features (including rivers, creeks, streams, bluffs, slopes (both man-made or natural banks).

Topography (including slope and grade).

Boundary of stream, wetland and landslide buffers.

Location of floodplains, floodways and channel meander hazards (including elevations).

Proposed extent of clearing and grading.

COMMERCIAL APPLICATIONS MUST ALSO INCLUDE:

Parking Facilities, showing spaces and drive aisles.

Landscaping, showing location of plants, species listing.

Outdoor Lighting, including location, fixture type/typical and specification sheets

Signage (all exterior signs).

All Impervious Surface Areas.

Location of Fire Hydrants or Fire Protection Facilities.