

Department of Public Services

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GRAYS HARBOR COUNTY

STATE OF WASHINGTON

Pre-Development Review

The Pre-Development Review evaluates a proposal for compliance with local environmental and land-use regulations. You will receive a letter indicating the outcome of the review and detailed, customized directions for continuing the permitting process. This review is valid for two (2) years from the date of approval. It is advisory only. Future permit applications will be reviewed to current regulations when a complete application is submitted. Minor revisions to the proposal or site plan may be made within the approval period. Substantial changes in land condition or land use may require a new review.

Official Use Only

Case Number: _____ **Proposal Type:** _____ **Intake By:** _____

PARCEL (s) #: _____

LANDOWNER (print): _____ **PHONE :** _____

SIGNATURE: _____ **DATE:** _____

Note: This form must be signed and dated by the landowner of record

APPLICANT REPRESENTATIVE (print): _____ **PHONE :** _____

SIGNATURE: _____ **EMAIL:** _____

Contractor

Leasee

Prospective Buyer

Describe Proposal:

PROPOSAL SITE ADDRESS <i>please provide full address</i>	CONTACT INFORMATION <input type="checkbox"/> <i>same as proposal site</i> <i>Note: This is the address that the review and any relevant development applications will be sent.</i>
	Name:
	Company:
	Address:
	Address:
	Email:
	<input type="checkbox"/> Applicant <input type="checkbox"/> Applicant's Representative

Please answer the following questions:

1. What is the total square footage of your proposed structure?	
2. What is the purpose of your proposed structure?	
3. What is the water supply?	<input type="checkbox"/> Proposed <input type="checkbox"/> Existing <input type="checkbox"/> Individual / Shared <input type="checkbox"/> Public (name: _____)
4. What is the waste water / sewage disposal type:	<input type="checkbox"/> Proposed <input type="checkbox"/> Existing <input type="checkbox"/> Individual <input type="checkbox"/> Sewer (name: _____)
5. Will you be placing fill at the site? If so, please indicate the quantity.	
6. Is your proposed structure greater than 1-story tall? If yes, how many stories will it be?	
7. How tall do you anticipate the new building will be? <i>Estimate from adjacent grade to the highest point of the building.</i>	
8. If you intend to subdivide the property, how many lots are you proposing and what is the smallest lot size?	

<p>9. Has the property been subdivided within the past 5-years? <i>If yes, please describe what year the subdivision occurred.</i></p>	
<p>10. Have the trees on the property been harvested within the past 6-years? <i>If yes, how many years/months ago?</i></p>	
<p>11. Is the property currently developed? If yes, what improvements have been made? <i>e.g. buildings, well, septic, etc</i></p>	
<p>12. Are there any steep slopes within 200-feet of the proposed building site/manufactured home placement site? <i>If yes, please describe the slope.</i></p>	
<p>13. Are there any streams, rivers, wetland or ponds on the site? <i>If yes, please describe what is there and how far away it is located from the proposed building site/manufactured home placement site.</i></p>	
<p>14. Are you aware of any flooding occurring at the proposed building site/manufactured home placement site? <i>If yes, please describe what you know and what year you believe the flooding to have taken place.</i></p>	
<p>15. Are there any community wells within 1000-feet of the building site?</p>	
<p>16. Do you have legal an access easement to the proposed building site/manufactured home placement site? <i>If you are accessing the property across another private property or from a private lane please provide proof of access easement.</i></p>	

Site Plan

The pre-development review form is not complete without a site plan. If the site plan does not meet the following criteria it will be sent back to the applicant or applicant's representative to be completed. All further work will be on hold until the complete site plan is received. Please take a moment to read the following requirements to ensure you do not have your site plan sent back to you as incomplete:

The site plan page size must be one of the following:

- letter size (8 ½ x 11 inch),
- legal size (8 ½ x 14 inch) or
- tabloid size (11x 17 inch) on white paper.

The site plan must be drawn to scale depicting the following:

- North Arrow and Scale
- Full property boundary lines
- Driveway and access location, include name of street intersecting with driveway
- Easements
- Streams, wetlands, ponds
- Steep slopes or ravines (use arrows to depict slope direction)
- Septic location
- Well and spring locations
- Existing structures such as barns, houses, garages etc.
- Landowner signature

After the review has concluded, your site plan will be stamped by Planning Staff as "Approved". You will receive multiple copies of the "Approved" site plan for future use in the development permit process.

NOTE: You can either use the attached blank site plan OR request a site plan depicting the property's boundaries.