



Garfield County Short Plat Subdivision Application

P.O. Box 278, Garfield County Court House, Pomeroy, WA 99347 509-843-1301
www.co.garfield.wa.us

1. GENERAL INFORMATION:

- A. This application is used for divisions of land into nine (9) or fewer lots, pursuant to Garfield County Subdivision Ordinance and Chapter 58.17, RCW.
- B. Planning Fee: \$500 plus \$20 per lot plus Recording Fee.
- C. All plats must be surveyed by a licensed Land Surveyor.
- D. Please contact the Public Health Department (509) 843-3410 for their fees and requirements.
- E. This proposal, structures and roads must be in compliance with County building, zoning and development codes.

Applicant/Property Owner: _____

Mailing Address _____

City _____ State _____ Zip Code _____

Phone(s) _____ E-mail _____

Physical Address of Proposal _____

Proposed plat name _____

Engineering firm _____ Phone _____

Surveyor _____ Phone _____

2. LEGAL DESCRIPTION:

(Can be attached separately.)

Parcel No.(s) _____

Section(s) _____ Township _____ Range _____

3. PROPERTY USE:

Residential Commercial Other (Please specify) _____

What is the property currently zoned? _____

Is the property taxed as open space, timber or agricultural? _____

If so, please check with the Garfield County Treasurer (509.843.1531) and/or Assessor (509.843.3631) for more information.

4. WATER SUPPLY:

- Community Water System
 - Drilled Well Existing or Proposed? _____
- Do you have or need a water right for this proposal? _____

5. SEWAGE DISPOSAL:

- Connection to new or existing public or community sewage system
 - Individual on-site sewage system for each lot
- Minimum Lot Size _____

Test holes, as determined by Public Health, must be reviewed to assure adequate soils for on-site sewage disposal.

6. ROAD ACCESS:

- County Road _____ Does an approach exist? _____
- If so, when was it installed? _____
- State Highway _____ Does an approach exist? _____
- If so, when was it installed? _____
- Private drive, lane, etc. _____

7. CRITICAL AREAS:

- Are there any critical areas on the site (shorelines, creeks, lakes, wetlands and/or slopes over 40%)? _____
- Is there a good level building site on each proposed lot? _____

8. OWNERSHIP:

A certification signed by the subdivider, showing the entire contiguous ownership of land in which there is an interest by reason of ownership, contract for purchase, earnest money agreement or option by any persons, firms, or corporations in any manner connected with the development listing the names, addresses, and telephone numbers of all such persons, firms or corporations;

The above information is correct to the best of my knowledge.

Signature(s) _____ Date _____

Printed Name(s) _____

Note: The following materials need to be submitted at the time of application.

Plat Map

A reproducible map shall be prepared by a licensed land surveyor at a scale of 1" = 100' with 5' contour intervals and showing the following information: (NOTE: 5' contours will be accepted providing that the topography is accurately represented. If not, and the administrator deems necessary, 2' contour intervals shall be provided.)

1. The scale, north arrow, and proposed subdivision name;
2. The boundary lines, to scale, of the tract to be subdivided and of each lot contained therein; and the entire contiguous ownership;
3. The number assigned to each lot;
4. The square footage computation of each lot or parcel sufficiently accurate to show that each such lot or parcel contains the minimum square footage to meet zoning and health requirements;
5. The location, names and width of any easements, existing and proposed roads, streets, existing platted streets, right-of-ways for public services, watercourses, utilities, permanent features such as existing structures within and outside lands to be subdivided. Existing structures shall be tied to the proposed property lines to indicate adequate county setbacks.
6. Location and distance of permanent survey control monuments, township and section lines.
7. The boundaries of all lands reserved in the deeds for the common use of the property owners of the subdivision;
8. A vicinity sketch clearly identifying the location of the property at least 800' in all directions from the land being subdivided, the sketch having a scale of not less than three inches to the mile and indicating property owners of the immediate adjacent property.

Supporting Documents

The following documentation shall accompany each application for approval of a long plat:

1. Copies of restrictions, if any, proposed to be imposed upon the use of land. Such restrictions, if required by the County, must be recorded either prior to or simultaneously with the short subdivision;
2. In any short subdivision where lots are served or to be served by a private street, the subdivider shall furnish copies of such further covenants or documents that will result in:
 - (a) Each lot owner having access thereto having responsibility for maintenance of any private street contained within the short subdivision, and;
 - (b) Such covenants or documents shall obligate any seller to give actual notice to any prospective purchaser of the method of maintenance of the private street which notice shall be caused to be included in any deeds or contracts relating to such sale, and such covenants or documents shall be recorded either prior to or simultaneously with the final plat;
3. A plat certificate showing interest of the persons signing the short plat application and showing restrictions encumbering the land from a title company licensed to do business in the State of Washington.