



MASON COUNTY COMMUNITY DEVELOPMENT

Permit Assistance Center, Building, Planning

RECEIVED:

PERMIT NO.: _____

SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT APPLICATION

Shoreline development in Mason County must conform with the Mason County Shoreline Master Program. The program requires that substantial development (any development of which the total cost or fair market value exceeds \$8,504.00 or materially interferes with the normal public use of the water or shorelines of the State) be reviewed with the goals, policies, and performance standards established in the Master Program.

Shoreline Substantial Development Permits are required for most new docks and beach access structures. Conditional Use permits may be required instead in some circumstances. Consult with a Mason County Planner.

Date Met with Planner: _____ Name of Planner _____

Application must be accompanied by a **Habitat Management Plan** prepared by a qualified professional.

APPLICANT:

ADDRESS:

_____ (street)

_____ (city) (state) (zip)

PHONE: _____ EMAIL: _____

AUTHORIZED REPRESENTATIVE:

ADDRESS:

_____ (street)

_____ (city) (state) (zip)

PHONE: _____ EMAIL: _____

Answer all questions completely. Attach any additional information that may further describe the proposed development. **Incomplete application will be returned.**

PROPERTY DESCRIPTION:

General location (include property address, water body and associated wetlands—identify the name of the shoreline):

Include all parcel numbers: Projects located in open water areas, away from land shall provide latitude/longitude.

Is the applicant the property owner? YES NO

Owner:

(street) (city) (state) (zip)

Development proposal (identify and describe the proposed project, including the type of materials to be used, construction methods, principle dimensions, and other pertinent information):

Existing Use (identify current use of property with exist improvements):

Reason for requesting development:

Estimated Fair Market Value of Project to Closest \$1,000: _____

ACKNOWLEDGMENT:

I hereby declare, to the best of my knowledge and belief, the forgoing information and all attached information is true and correct.

(Applicant or Authorized Representative)

(date)

The applicant shall provide, at a minimum, the following information:

1. SITE PLAN - drawn to scale and including:

- a. The boundary of the parcel(s) of land upon which the development is proposed;
- b. The ordinary high water mark (OHWM). This may be an approximate location provided, that for any development where a determination of consistency with the applicable regulations requires a precise location of the OHWM the mark shall be located precisely and the biological and hydrological basis for the location as indicated on the plans shall be included in the development plan. Where the OHWM is neither adjacent to or within the boundary of the project, the plan shall indicate the distance and direction to the nearest OHWM of a shoreline;
- c. The dimensions and location of existing structures which will be maintained;
- d. The dimensions and locations of proposed structures; parking and landscaping;
- e. The location of proposed utilities, such as sewer, septic tanks and drain fields, water, gas and electricity;
- f. The location, source, composition, and volume of fill material;
- g. The location, composition and volume of any extracted materials, and proposed disposal area; (if applicable)

2. CROSS SECTION, drawn to scale including:

- a. The location and height of existing structures;
- b. The location and height of proposed structures;
- c. The OHWM.

3. VICINITY MAP, including:

- a. The location of subject parcel using natural points of reference (roads, state highways, prominent landmarks, etc.).
- b. If the development involves the removal of any soils by dredging or otherwise, identify the proposed disposal site on the map. If disposal site is beyond the confines of the vicinity map, provide another vicinity map showing the precise location of the disposal site and its distance to nearest city or town.
- c. On the map, or separately, give a brief narrative description of the vicinity of the proposed project including identification of the adjacent uses, structures and improvements, intensity of development and physical characteristics.

4. ADJACENT LANDOWNERS. Provide names and mailing addresses of all real property owners within 300 feet of property line boundaries where development is proposed as mailing labels or pre-addressed envelopes.