

OKANOGAN COUNTY

OFFICE OF PLANNING AND DEVELOPMENT

123 - 5th Ave. N. Suite 130 - Okanogan, WA 98840
(509) 422-7160 • FAX: (509) 422-7349 • TTY/Voice Use 800-833-6388

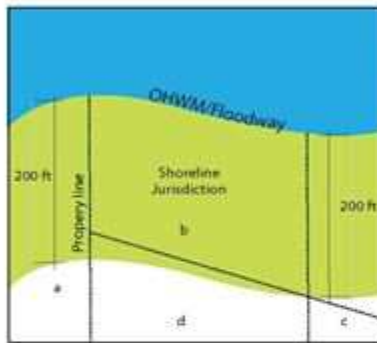
Building in Shoreline Jurisdiction: Information needed with Application

Application Submittal Checklist

- Site Analysis Application filled out completely
- Site Plan Drawing Containing those items on the Site Plan Checklist and Example
- Ordinary high water mark (OHWM) determination by a qualified professional (Biologist). Please include report.
- Ordinary high water mark verified by the Department of Ecology
- Any additional studies including hydrogeologic, fish and wildlife habitat, wetland (must include categorization form used), archaeological, etc.
- Enclosed questionnaire
- Landowner Agent Consent form if necessary
- Contact other agencies which may have their own permit requirements such as WDFW, Army Corp of Engineers, or WDNR

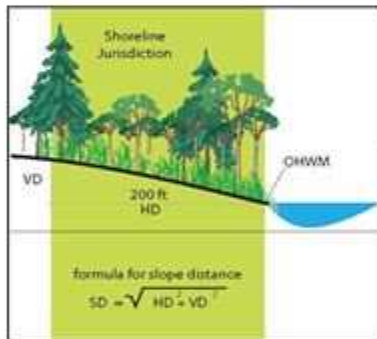
Shoreline Jurisdiction

10. "Shoreline Jurisdiction or "Shoreline Area" means all "shorelines of the state" and "shorelands" as defined in RCW 90.58.030. The County regulates flood plains outside of the described shoreline area under its County Codes and does not extend its shoreline jurisdictional boundary to include the flood hazard regulations beyond the defined shoreline area in WAC 173-26-020(33).

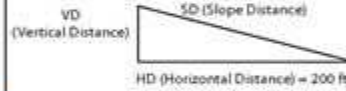


Shoreline Jurisdiction

- a & d. Parcels partially within Shoreline Jurisdiction
- b. Parcel wholly within Shoreline Jurisdiction
- c. Parcel outside Shoreline Jurisdiction

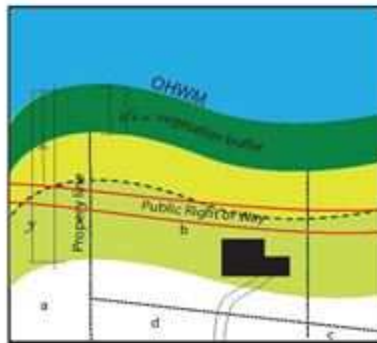


Shoreline jurisdiction as measured on the horizontal from the ordinary high watermark.

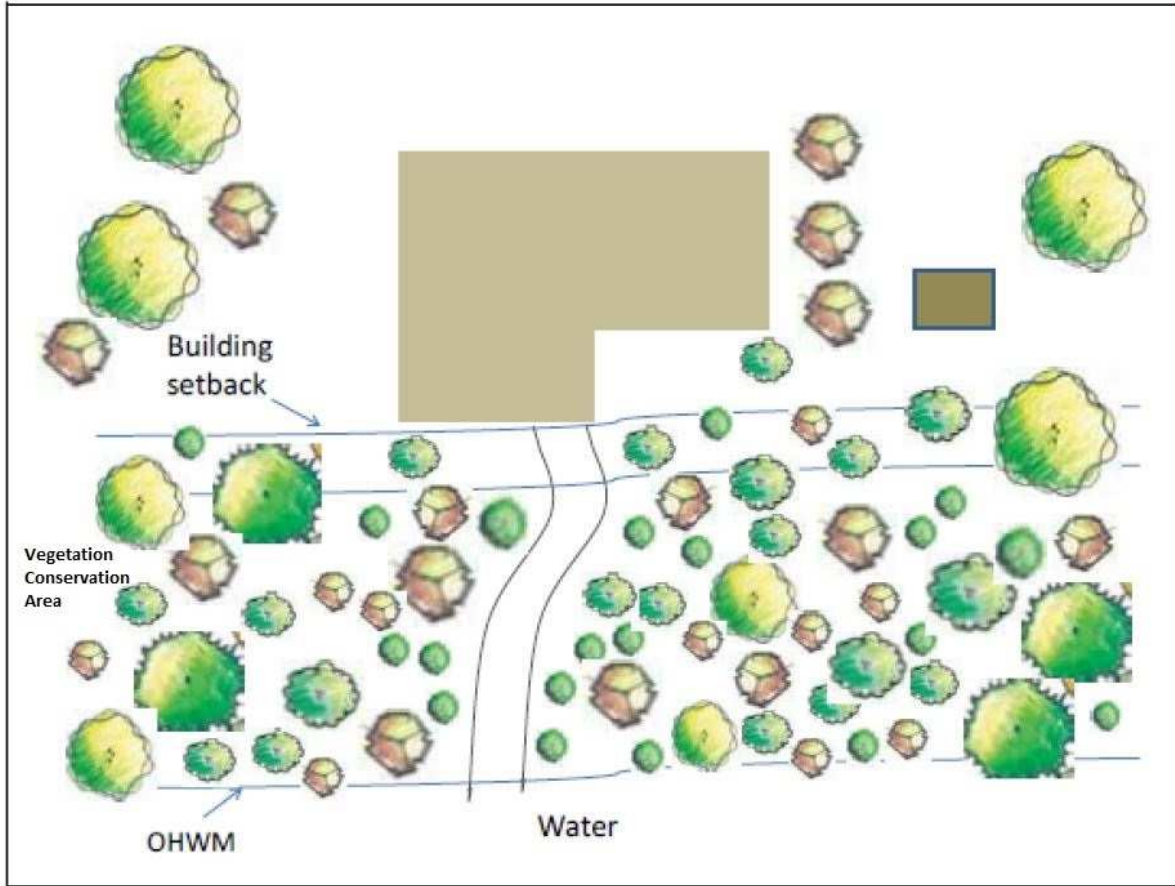


$$\% \text{ slope} = \frac{VD \times 100}{HD}$$

slope distance is the measurement on the ground where the shoreline jurisdiction, setback and buffer are established



Development on lot b is not subject to use buffer standards because it is physically separated from buffer by a public right-of-way which is greater than the buffer width.



Note: *graphic not drawn to scale.*

Source: Washington State Ecology SMP Handbook

4. Will any fill be brought in for the development?

If so please answer the following additional questions:

What is the quantity, source, and composition of the fill material?

Will fill be placed within the vegetation conservation area or below the ordinary high water mark?

5. What are the anticipated start and end dates for your project?

- 6. Will the project impact wetlands?**
- 7. Will the project impact wetland buffers?**
- 8. Has a wetland delineation report been prepared?**
- 9. Have the wetlands been rated using the Eastern Washington Wetland Rating System? (If yes submit the report and rating form with your application)**
- 10. Have you prepared a mitigation plan to compensate for any adverse impacts to wetlands? If yes submit the plan with your application.**
- 11. Is your property in the 100 year floodplain? If so a floodplain development permit may be required.**

Site Plan Requirements for Shoreline Properties

All site plans shall be clearly and accurately drawn to scale on paper a minimum of 8 1/2 " x 11" , and a maximum of 11" x 17" , and shall contain the site plan checklist below. The site plan must be drawn to one of four standard scales: 1"=20' , 1"=30' , or 1"=40' for small parcels and 1"=100' for large parcels.

Site Plan Checklist

Shown	N/A	Site Plan Requirements
General Property Information		
<input type="checkbox"/>	<input type="checkbox"/>	Property owner name and parcel number (if applicable include short plat, subdivision, lot number)
<input type="checkbox"/>	<input type="checkbox"/>	North arrow (indicate the properties orientation) and scale
<input type="checkbox"/>	<input type="checkbox"/>	Property lines and dimensions
<input type="checkbox"/>	<input type="checkbox"/>	Elevations of property and the direction of natural drainage
<input type="checkbox"/>	<input type="checkbox"/>	Slopes that exceed 15%
<input type="checkbox"/>	<input type="checkbox"/>	Rivers, lakes, ponds, and streams and their associated ordinary high water mark determined by a qualified professional.
<input type="checkbox"/>	<input type="checkbox"/>	Wetlands and their associated buffer areas
Existing Property Improvements		
<input type="checkbox"/>	<input type="checkbox"/>	Locations of all existing structures
<input type="checkbox"/>	<input type="checkbox"/>	Location of all existing wells and the well radius including those wells on adjacent properties within 100' of any well.
<input type="checkbox"/>	<input type="checkbox"/>	Location of all existing drain fields
<input type="checkbox"/>	<input type="checkbox"/>	Location of all existing roadways, driveways, and easements
<input type="checkbox"/>	<input type="checkbox"/>	Location of all water, sewer, and utility lines
Proposed Property Improvements		
<input type="checkbox"/>	<input type="checkbox"/>	Location and dimensions of all proposed structures or building envelopes in relation to property lines, other structures, etc.
<input type="checkbox"/>	<input type="checkbox"/>	Location of all proposed wells, including their 100' well radius and all water lines.
<input type="checkbox"/>	<input type="checkbox"/>	Location of all proposed septic tanks, pump tanks, pre-treatment units, and drain fields.
<input type="checkbox"/>	<input type="checkbox"/>	Location , dimensions, surfacing materials, and clearing limits of all proposed parking areas, driveways, sidewalks, and road approaches.
<input type="checkbox"/>	<input type="checkbox"/>	Distance from structure to the ordinary high water mark of the river, stream, creek, lake, etc.

Figure 2: Residential Site Plan Example.

Residential Site Plan Example

