



3000 Hunts Point Road
Hunts Point, WA 98004-1121
425.455.1834
email: permits@huntspoint-wa.gov

APPLICANTS AND CONTRACTORS:
Please code sales tax for project-related expenditures to the **TOWN'S SALES TAX REVENUE #1713.**

BOUNDARY LINE ADJUSTMENT AND LOT CONSOLIDATION INTRUCTIONS

Welcome to the Hunts Point boundary line adjustment and lot consolidation process. A boundary line adjustment means a relocation of an existing property boundary which does not create any additional lot, tract, parcel, site, or division. A lot consolidation means the removal of one or more existing property lines to create one single lot from two or more contiguous lots. Boundary line adjustment and/or lot consolidation are governed by Section 17.27 of the Hunts Point Municipal Code (HPMC).

A PRE-APPLICATION MEETING MAY BE REQUIRED BEFORE YOU SUBMIT THE APPLICATION.

- 1. SCHEDULE A PRE-APPLICATION MEETING.** You will be contacted with the time and date for a Virtual Zoom Meeting. The meeting will typically be attended by the Town Planner/Engineer. The applicant, applicant's engineer or land surveyor may schedule a pre-application meeting for the purpose of confirming the requirements for the proposed boundary line adjustment, or lot consolidation. It is also beneficial to provide drawings with general notes and project information.

[Fee Schedule - Hunts Point, WA \(huntspoint-wa.gov\)](https://www.huntspoint-wa.gov)

- 2. READ THE TOWN OF HUNTS POINT MUNICIPAL CODE BOUNDARY LINE ADJUSTMENT AND LOT CONSOLIDATION, BUILDING, ZONING, SITE DEVELOPMENT, TREE REMOVAL AND ENVIRONMENTAL CODES THOROUGHLY.** The website is www.huntspoint-wa.gov which provides access to the rules governing projects in the Town, including the relevant State Codes and Hunts Point Municipal Code citing regulations. As the applicant you are responsible for complying with all legal requirements. If the proposed project does not comply with the Hunts Point Municipal Code, you must apply for a variance.
- 3. DETERMINE WHICH OF THE FOLLOWING DOCUMENTS MUST BE SUBMITTED** for your project. Detailed information about these items follows.
 - A. APPLICATION FORM AND CHECKLIST:** You must complete an application for plan review and a checklist for all proposed boundary line adjustment and/or lot consolidation. Please complete the forms by providing all information, answering all questions accurately and signing the application.
 - B. PLANS AND SPECIFICATIONS:** You must submit your plans and specifications as follows:

PRELIMINARY SITE PLAN prepared by a registered professional engineer or land surveyor licensed in the State of Washington. A license stamp or registration number, whichever is applicable, as well as the signature, shall be on the face of the application materials.

 - Name of the boundary line adjustment or lot consolidation,
 - Name and address of the licensed surveyor,
 - Approximate locations of existing streets and ways or easements for such streets and ways within and adjacent to the tract,
 - Owners of adjacent land and the names of any subdivisions,
 - Lot area in square feet of existing and proposed lot,
 - Scale,
 - North arrow,
 - Setback lines,

TOWN OF HUNTS POINT

- Benchmarks,
- Zoning designation of the property(s),
- Existing boundary lines to be marked in dashed lines,
- Proposed boundary lines marked in heavy solid lines,
- Location of all existing structures on the lots.

C. OTHER ITEMS REQUIRED:

- Proof of Ownership: Deed, title report, sale agreement or King County parcel viewer information showing ownership,
- Lot closure calculations submitted by the licensed land surveyor,
- Vicinity map.

4. STANDARDS FOR BOUNDARY LINE ADJUSTMENTS: (HPMC 17.27.020)

- (a) The town engineer shall approve an application for a boundary line adjustment if findings are made that:
- (i) The applicant has satisfied the criteria set forth in RCW 58.17.040(6), as now in effect or as may be subsequently amended; and
 - (ii) The boundary line adjustment:
 - (A) Will not create any new lot which is nonconforming in whole or in part, will not render any existing structure nonconforming in whole or in part and will not expand or intensify any existing nonconformity, and
 - (B) Will not create any new lot commonly known as a “flag lot,” characterized by the provision of access to the bulk of the lot (the “flag”) by means of a comparatively long, narrow strip of that or an adjacent lot (the “flag pole”).

5. STANDARDS FOR LOT CONSOLIDATIONS: (HPMC 17.27.020)

- (a) A lot consolidation shall be approved if the town engineer finds that:
- (i) The lots proposed to be consolidated are contiguous; and
 - (ii) The lot consolidation will not result in a lot which is nonconforming in whole or in part, will not render any existing structure nonconforming in whole or in part, and will not expand or intensify any existing nonconformity.

Nonconformities. As used in this section of the Hunts Point Municipal Code (HPMC), “nonconforming” and “nonconformity” refer to any failure to comply with the requirements of HPMC Titles 16, 17, and 18, and other applicable land use controls under local, state, and federal laws.

6. **SUBMIT THE COMPLETED APPLICATION FORMS, PLANS** and supporting documents electronically to: permits@huntspoint-wa.gov. The fees are required at time of submittal, either by mail, putting the check in the Town mailbox at the east end of the parking lot, or bringing the check to Town Hall by appointment. Town staff will review your application for completeness and notify you if further information is needed.

7. After accepting your application and fees, the Deputy Clerk will process your application and documents and forward the plans through the permit tracking system to the staff reviewers for review and approval. If additional or revised information is needed to complete the plan review, the staff reviewer will notify you directly. **PLEASE PROVIDE ANY ADDITIONAL INFORMATION REQUESTED AS QUICKLY AS POSSIBLE TO AVOID DELAYS IN THE REVIEW OF YOUR APPLICATION.**

8. All boundary line adjustments and lot consolidations shall be surveyed and recorded consistent with RCW Chapter 58.09

9. As the property owner and permit holder, it is your responsibility to **RETAIN COPIES OF ALL APPLICATION DOCUMENTS**. The Town retains copies of this information, but there is no guarantee that the Town will still have documents for your project available after one year.



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BOUNDARY LINE ADJUSTMENT AND LOT CONSOLIDATION CHECKLIST

A valid and complete boundary line adjustment and lot consolidation is required. This project will be vested to the applicable ordinances in effect at the time of permit application acceptance.

- _____ Pre-Application Meeting
- _____ Permit Application
- _____ Preliminary site plan prepared by a licensed land surveyor in the State of Washington
- _____ Name and address of licensed surveyor
- _____ Approximate locations of existing streets and ways or easements for such streets and ways when adjacent to the tract
- _____ Owners of adjacent land and names of any subdivisions
- _____ Lot area in square feet of existing and proposed lot
- _____ Scale
- _____ North arrow
- _____ Setback lines
- _____ Benchmarks
- _____ Zoning designation of the property(s)
- _____ Existing boundary lines to be marked in dashed lines
- _____ Proposed boundary lines marked in heavy solid lines
- _____ Location of all existing structures on the lots
- _____ Proof of Ownership: Deed, title report, sale agreement, or King County parcel viewer information showing ownership
- _____ Proof of Agency/Hold Harmless Agreement
- _____ Fees
- _____ Lot closure calculations submitted by the licensed land surveyor



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PDF FILE FORMAT REQUIREMENTS

To maintain consistency, all documents submitted electronically must be in PDF file format. This document lays out the minimum requirements for a PDF file.

File size and type requirements

- Document must be in Portable Document Format (PDF)
- Individual file sizes should not exceed 200 MB
- Security settings must be unrestricted PDF/A (archival) format is not acceptable.

Drawing Requirements

- Combine all plan set pages into one PDF document
- Sets over 150 pages must be broken into volumes. Each volume requires a cover sheet with index.
- Orient all sheets so the top of the page is at the top of the screen
- All sheets must be the same size (do not combine 24" x 36" sheets with 8 ½ x 11")
- Each PDF page label must match the sheet number of the page.

PDF Bookmarking

- Plan sets must be fully bookmarked with sheet number and name, grouped by discipline.

Flatten Markups

- All components of the plans including lines, stamps and signatures must be flattened before submittal.

Supplemental Documents Requirements

- Each supplemental document must be uploaded as a separate PDF
- One PDF file per document (do not upload as a separate PDF)
- Every page must be oriented so the top of the page is at the top of the screen
- The PDF page labels must match the page number of the actual document.
- Whenever possible, export the PDF from the original source (do not scan).

Font Type and Size

- All text should be easily readable when printed. Clarity must be equivalent to or better than the theme fonts, Arial, Gill Sans or Tahoma. Font size should be minimum 10 pt.

Scanned Documents

PDF documents produced by scanning paper documents are inherently inferior to those produce from electronic sources and the document file size is greatly increased.

Paper documents should be scanned at a resolution which ensures the pages are legible on both a computer screen and when printed. Scanning should be done at a minimum of 150 dpi and a maximum of 330 dpi to balance legibility and file size. All pages must be properly labeled and orient so the top of the page is at the top of the computer screen. If your software supports OCR (Optical Character Recognition), please run it. Upside down and sideways scans will not be accepted.



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ELECTRONIC PERMIT SUBMITTAL

The Town of Hunts Point is now accepting all plans electronically to facilitate review times and reduce reprographic costs.

INITIAL SUBMITTAL

1. All documents are to be submitted electronically to permits@huntspoint-wa.gov. Your permit fee will be required before drawings can be uploaded to the permit tracking program for review.
2. All documents listed on the permit checklist will be required to be uploaded with your submittal.
3. Documents must be in PDF format and security setting must allow reviewer editing.
4. Electronic drawings must be submitted, not scans of drawings.
5. All drawing sheets must have page number and title so that reviewers can easily move through the plans.
6. Structural calculations should be broken down into subheadings, such as general, gravity, and lateral.
7. All drawings should be included in a single PDF, however, other support documents such as calculations, reports, worksheets, etc. must be included in separate PDFs.
8. As the plans are being reviewed, the reviewer will notify the applicant by email of any changes that need to be made.

RESUBMITTING

1. When resubmitting a document, the applicant needs to include the entire document, not just revised sheets.
2. The applicant must cloud all revisions.
3. All revisions the applicant makes to the documents must be permanently incorporated into the submitted documents before resubmitting.

PLANS APPROVAL

1. When all reviews are complete and approved, the Town will have your drawings and necessary support documents ready to be issued.
2. The applicant will be notified by the Deputy Clerk of the fees that need to be paid before the permit(s) can be issued.
3. After the fees have been paid, the Deputy Clerk will send the applicant the plans and supporting documents to print out and post on site until completion of the project.



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PERMIT APPLICATION

ACCEPTED _____ DATE _____ APPROVED _____ DATE _____
 APPROVED _____ DATE _____ APPROVED _____ DATE _____
 ISSUED _____ DATE _____ APPROVED _____ DATE _____

FOR STAFF USE ONLY	
Permit #	_____
Expiration	_____

PERMIT TYPE:

Building Permit Plumbing Permit Site Development Permit
 Demolition Permit Shoreline Substantial Development Permit Tree Removal Permit
 Mechanical Permit Shoreline Substantial Development Exemption Permit Other _____

Property Address _____ Zone _____

Owner Information:

Name _____ Phone _____ Email _____
 Mailing Address _____ City _____ Zip Code _____

Agent Information:

Name _____ Phone _____ Email _____
 Mailing Address _____ City _____ Zip Code _____

Architect/Designer Information:

Name _____ Phone _____ Email _____
 Mailing Address _____ City _____ Zip Code _____

Contractor Information:

Name _____ Phone _____ Email _____
 Mailing Address _____ City _____ Zip Code _____
 License _____ Expiration _____ Tax # _____
 Assessor's Parcel # _____ Property Legal _____

Description of project or use (if further space is needed, please attach explanation):

Valuation \$ _____ Square Footage _____
 Repair Addition Alteration Replacement Conversion New Construction

I CERTIFY UNDER PENALTY OF PERJURY THAT I AM THE OWNER OF THE ABOVE PROPERTY OR THE DULY AUTHORIZED AGENT OF THE OWNER(S) ACTING ON BEHALF OF THE OWNER(S) AND THAT ALL INFORMATION FURNISHED IN SUPPORT OF THIS APPLICATION IS TRUE AND CORRECT. I FURTHER CERTIFY THAT ALL APPLICABLE FEDERAL, STATE, COUNTY, AND TOWN OF HUNTS POINT REQUIREMENTS FOR THE WORK AUTHORIZED BY THIS PERMIT WILL BE MET.

IS WORK WITHIN 200 FEET OF LAKE WASHINGTON
 ORDINARY HIGH WATER LINE?
 YES NO

SIGNATURE _____
 DATE _____
 OWNER AGENT

NOTE: All costs from actual staff/consultant time will be billed to applicant.

PLAN REVIEW DEPOSIT \$	_____
RECEIPT _____ BY _____	
DATE _____	
PERMIT FEE	\$ _____
INSPECTION DEPOSIT	\$ _____
HEAVY TRUCK FEE	\$ _____
OTHER CHARGES	\$ _____
STATE BUILDING FEE	\$ _____
LESS FEES PAID	\$ (_____)
TOTAL	\$ _____
RECEIPT _____ BY _____	
DATE _____	



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PROOF OF AGENCY/HOLD HARMLESS AGREEMENT

Property Address _____

Permit Type _____ Permit Number _____

PROOF OF AGENCY

A proof of agency is required for the acceptance of any permit where the applicant (“agent”) is not the recorded owner of the property (“owner”). If the owner is a corporation, LLC, LLP, or partnership this form must be completed and signed by the chief executive of the entity that holds ownership of the property in question.

Owners who apply for permits on their own behalf do not need to complete this form. All other applicants must fully complete this form, including the owner’s signature, before the Town of Hunts Point will process any application documents. Each separate application must include an original, fully executed Proof of Agency/Hold Harmless.

TO BE COMPLETED BY OWNER

I, _____, as the owner of (print name of property owner or in case of corporation, LLC, LLP or partnership, company Chief Executive) the above-referenced property, hereby authorize the person or entity outlined below (the “agent”) to act as my sole agent regarding the above-referenced property, and further stipulate that the agent may act on my behalf for purposes of filing applications for decisions, determinations, permits, or review under any applicable Hunts Point Codes, and further stipulate that the Agent has full power and authority to perform, on my behalf, all acts necessary to enable the Town to process or review applications, issue permits, authorize revisions, and perform inspections required under all codes in force. **I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.**

Signature of Property Owner/Chief Executive Date

Contact Address City State Zip Code

Phone Number Email Address

TOWN OF HUNTS POINT

TO BE COMPLETED BY AGENT

_____	_____	_____	_____
Print name of Agent	Signature of Agent	Date	
_____	_____	_____	_____
Contact Address	City	State	Zip Code
_____	_____	_____	_____
Phone Number	Email Address		

HOLD HARMLESS AGREEMENT

A hold harmless agreement is required for the acceptance of any permit and must be signed by the property owner. If the owner is a corporation, LLC, LLP, or partnership, this form must be completed and signed by the chief executive of the entity that holds ownership of the property in question. There are no permits or circumstances under which the town will accept an application without an executed Hold Harmless Agreement.

TO BE COMPLETED BY OWNER

I, _____, as owner of
(print name of property owner or, in case of corporation, LLC LLP or partnership, company Chief Executive)
the above-referenced property, I hereby agree as a condition of permit application and/or issuance, to protect, defend, and hold harmless the Town of Hunts Point, its officers, officials, boards, commissions, authorized agents, representatives, and employees, and to indemnify them from any action or claim for injury, damage, settlement, proceeding, judgement, liability, loss, cost or expense, including court and appeal costs and attorneys' fees and expenses, arising from any acts, errors, or omissions, including all damages in any way arising out of, or by reason of, any construction, excavation, erection, operation, maintenance, repair or reconstruction, or any other act that the Town of Hunts Point, its officers, agents and employees may incur by reason of accepting this application and/or issuing this permit, and all other acts taken by the Town of Hunts Point relating to the work described under the permit documents including but not limited to plans examination, issuance of permit(s), inspections, and approval of construction and issuance of certificates of occupancy, to the extent that any such liability, loss and expense results from any errors or the misrepresentation of any material fact in the permit application documents, whether negligent or intentional. I further certify that I am the owner of the property referenced at the top of this document. **I certify under penalty of perjury under the laws of the State of Washington that the foregoing is true and correct.**

_____	_____	_____	_____
Print Name of Property Owner/Chief Executive	Signature of Property Owner/Chief Executive	Date	
_____	_____	_____	_____
Contact Address	City	State	Zip Code
_____	_____	_____	_____
Phone Number	Email Address		