

Department of Community Development

Address: 152 W Cedar Street  
Sequim, WA 98382  
Phone: (360) 683-4908  
Fax: (360) 681-0552  
www.sequimwa.gov



APPLICATION FOR A BINDING SITE PLAN

**For Department Use Only:**

Application Fee of \$1,375.00 plus \$75.00 lot/unit plus \$0.25 sq. ft.  
(if non-residential) plus consultant fee, if any; non-refundable

Application Number: BSP19-001

Associated Applications: PRE19-003

SEP19-002

Latecomer/DRCA: \_\_\_\_\_

**APPLICANT INFORMATION**

Owner's Name: WILLIAM LITTLEJOHN

Owner's E-mail Address: wwl@olypen.com

Owner's Mailing Address: 550 W HENDRICKSON RD

Owner's Telephone: 360-681-4882 Business Telephone: \_\_\_\_\_

Representative's Name: SCOT CLARK - CLARK LAND OFFICE

Representative's E-mail Address: scot@clarkland.com

Representative's Mailing Address: CLARK LAND OFFICE PO BOX 2199, SEQUIM WA 98382

Representative's Telephone: 360 - 681 -2161

Are there any critical areas; such as wetlands, critical wildlife habitat, steep slopes (greater than 15%), frequently flooded areas, irrigation ditches, streams and stream corridors?  No  Yes

If yes, attach the appropriate environmental analysis.

This Binding Site Plan is for?  Condominium Developments  Commercial or Mixed Use

Are there any latecomers/Developer Reimbursement Collection Agreements? If yes, attach the appropriate information.

Yes  No

Please provide the existing Address, Legal Description and/or Parcel Number(s)? Section 19, Township 30 North, Range 3 West, W.M. Clallam County  
Use and attach additional pages if necessary.

## Binding Site Plan Application Submittal Requirements Checklist

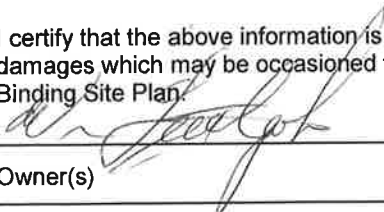
**\*\*\*It is the responsibility of the applicant to ensure that all submittal requirements listed below are turned in as part of this application. Incomplete applications will not be accepted by the City of Department of Community Development. \*\*\***


- A Pre-Application meeting shall take place prior to formal submittal of the Binding Site Plan application (\$385.00-fee). Projects involving construction of public infrastructure (streets, utilities, etc.) require a Developer Extension Agreement.
- A complete Binding Site Plan application with all required studies and submittal materials (\$1,375.00-fee) + \$75 lot/unit + \$0.25 sq. ft. (if non-residential).
- State Environmental Policy Act (SEPA) Checklist (See SEPA Checklist Application for fee).
- Title Report or other proof of ownership.
- Critical Areas special studies where required by the Critical Areas Ordinance (SMC 18.70 & 18.80).
- Preliminary Stormwater Drainage Plans, prepared consistent with the requirements of SMC Title 13.
- Estimated quantities of fill exported and imported to the site.
- Location of streams, irrigation ditches, drainage ditches, wetlands, ponds, floodways or other water courses on or within 200' of the proposed project.
- Location, extent and type of wooded areas and all trees greater than eight inches in diameter, or identified as species of local significance.
- Adjacent property owners' list for all properties located within a 300' radius obtained for Clallam County assessor's office.
- A scaled vicinity map showing the subject property in reference to surrounding properties, streets, subdivisions, municipal boundaries, identified critical areas within 500' of the subject property, and including a north arrow.
- Copies of any existing and/or proposed deed restrictions or covenants.
- Draft maintenance agreements and proposed management entities responsible for tax payments and maintenance of common facilities (such as roads, stormwater facilities, open spaces, trails, parks, etc.)
- Preliminary utility plans, including provisions for water, sewer, underground power where appropriate, telecommunications, and solid waste disposal.
- Preliminary landscaping plans.
- For proposed replatting of existing subdivisions: the lots, blocks, streets, etc. of the original plat shown with dotted lines in the proper positions in relation to the new arrangement of the plat, the new plat being clearly shown in solid lines to avoid ambiguity.

- Any additional materials, as determined by the department during the required pre-application meeting, to be necessary to fully evaluate the application.
- A description of how parking requirements will be met.
- Preliminary road plans including plan, sections, and profiles.
- Preliminary phasing plan, if proposed.
- Five Copies of an 18" x 24" or larger Binding Site Plan map prepared by a Washington State licensed and registered land surveyor drawn at a horizontal scale of 50-feet or fewer to the inch, depicting the following items:**
  - The name of the project.
  - Legal Description of the entire parcel.
  - Date, scale and north arrow.
  - Boundary lines, right-of-way for streets, private and public easements (their purpose) and property lines of lots.
  - Location of all open spaces.
  - Location of all utilities and other improvements, with accurate bearings, dimensions of angles and arcs, and all curve data describing the location of improvements.
  - Street (right-of-way) widths and names.
  - Lot acreage, dimensions and lot numbers.
  - After all site construction work is complete, signed off and inspected by the City of Sequim, the applicant shall submit a Final Binding Site Plan map (\$415.00).

**\*\*\*The City of Sequim Department of Community Development may require additional information necessary for decision making purposes. \*\*\***

I certify that the above information is true and correct to the best of my knowledge and accept responsibility for all claims and damages which may be occasioned to any other land or persons by actions authorized by the City of Sequim in relation to this Binding Site Plan.

  
\_\_\_\_\_  
Owner(s)  
\_\_\_\_\_  
Representative(s)

  
\_\_\_\_\_  
Date  
\_\_\_\_\_  
Date

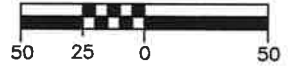
# CITY OF SEQUIM, BINDING SITE PLAN (BSP19-00X) FOR: PRELIMINARY LITTLEJOHN EMPLOYEE HOUSING

IN SECTION 19, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M.  
CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

NW. COR. SEC. 19  
FOUND 3-1/2" BRASS  
DISK, 0.1' BELOW  
ASPHALT. (06/01/07)



N. 1/4 COR. SEC. 19  
FOUND LEAD PLUG  
AND TACK IN  
MONUMENT WELL.

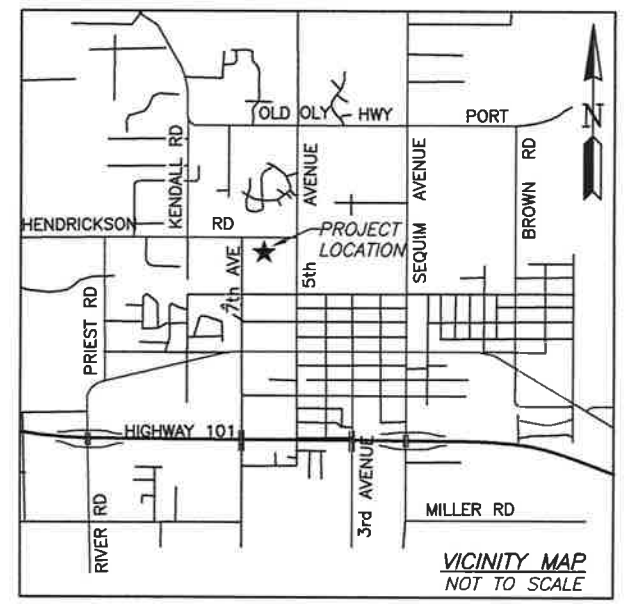
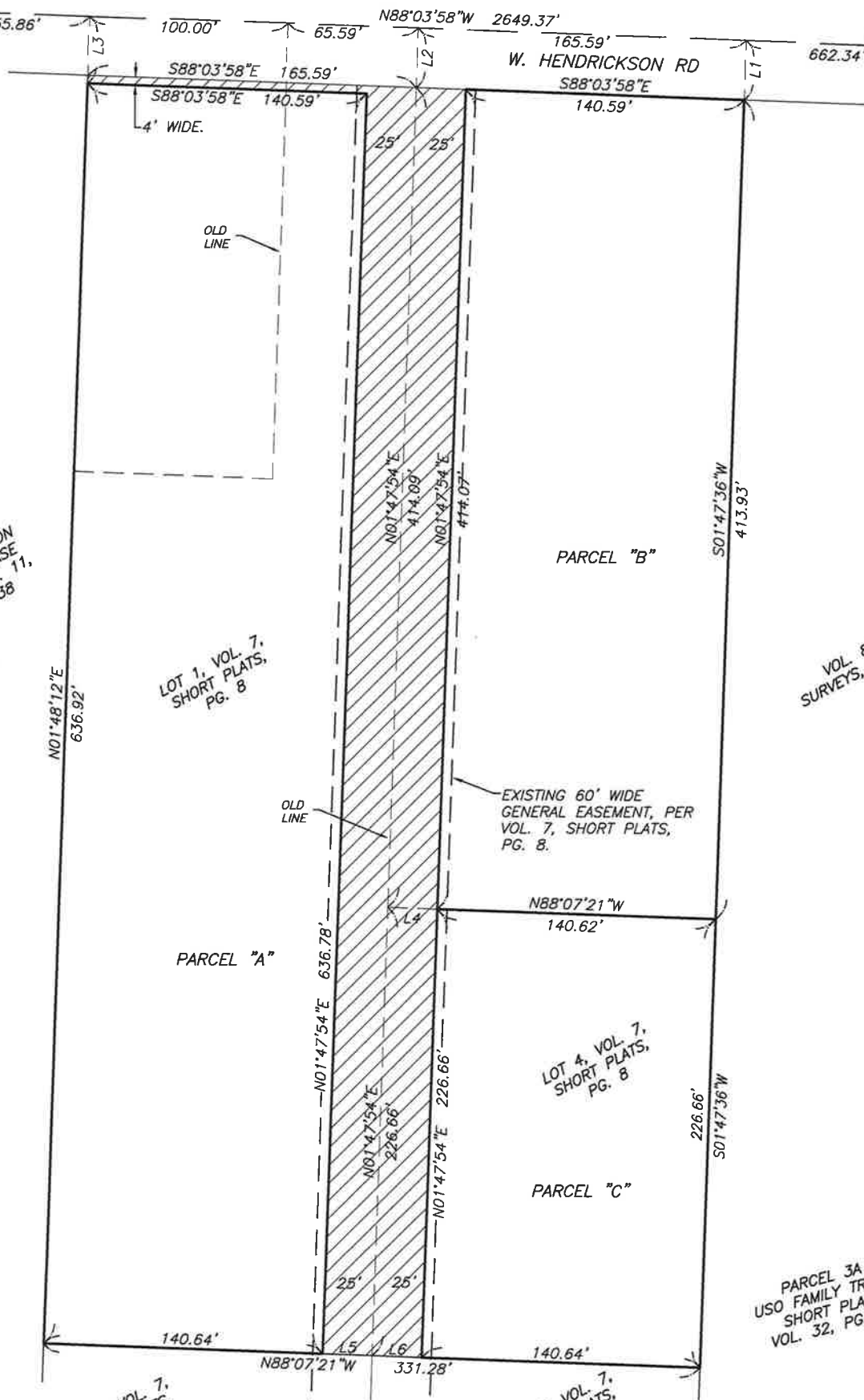


**ACREAGE:** SCALE IN FEET  
TOTAL LOT = 4.87 AC.  
PARCEL "A" = 2.44 AC. (TOTAL)  
2.06 AC. (LESS R/W)  
PARCEL "B" = 1.57 AC. (TOTAL)  
1.34 AC. (LESS R/W)  
PARCEL "C" = 0.86 AC. (TOTAL)  
0.73 AC. (LESS R/W)

**LEGEND:**

- DENOTES SET 5/8" REBAR WITH PLASTIC SURVEY CAP STAMPED: "CLARK 38956". (X/X/19)
- ▨ DENOTES 50' WIDE, UNLESS OTHERWISE NOTED, RIGHT-OF-WAY DEDICATED TO THE CITY OF SEQUIM.

LINE	LENGTH	BEARING
L1	30.00	N01°47'36"E
L2	30.00	N01°47'54"E
L3	30.00	S01°48'12"W
L4	25.00	N88°07'21"W
L5	25.00	N88°07'21"W
L6	25.00	N88°07'21"W



**DESCRIPTION:**

THE NORTH 230 FEET OF THE WEST 100 FEET OF THE EAST HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

EXCEPT THE NORTH 30 FEET THEREOF CONVEYED TO THE CITY OF SEQUIM FOR ROAD BY INSTRUMENT RECORDED UNDER AFN. 666633.

TOGETHER WITH LOTS 1 AND 4 OF HENDRICKSON SHORT PLAT, RECORDED JUNE 18, 1979 IN VOLUME 7 OF SHORT PLATS, PAGE 8, UNDER CLALLAM COUNTY RECORDING NO. 497060, BEING A PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 30 NORTH, RANGE 1 WEST, W.M., CLALLAM COUNTY, WASHINGTON.

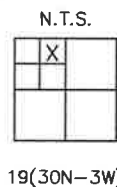
EXCEPT THE NORTH 10.5 FEET CONVEYED TO THE CITY OF SEQUIM BY INSTRUMENT RECORDED UNDER AFN. 666633.

SITUATE IN CLALLAM COUNTY, WASHINGTON STATE.



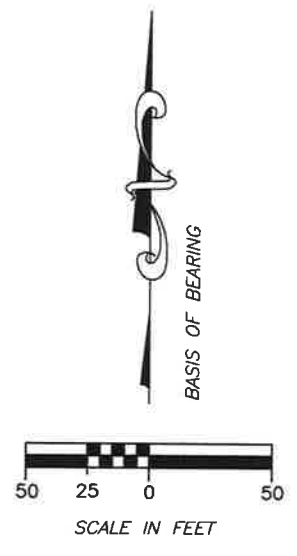
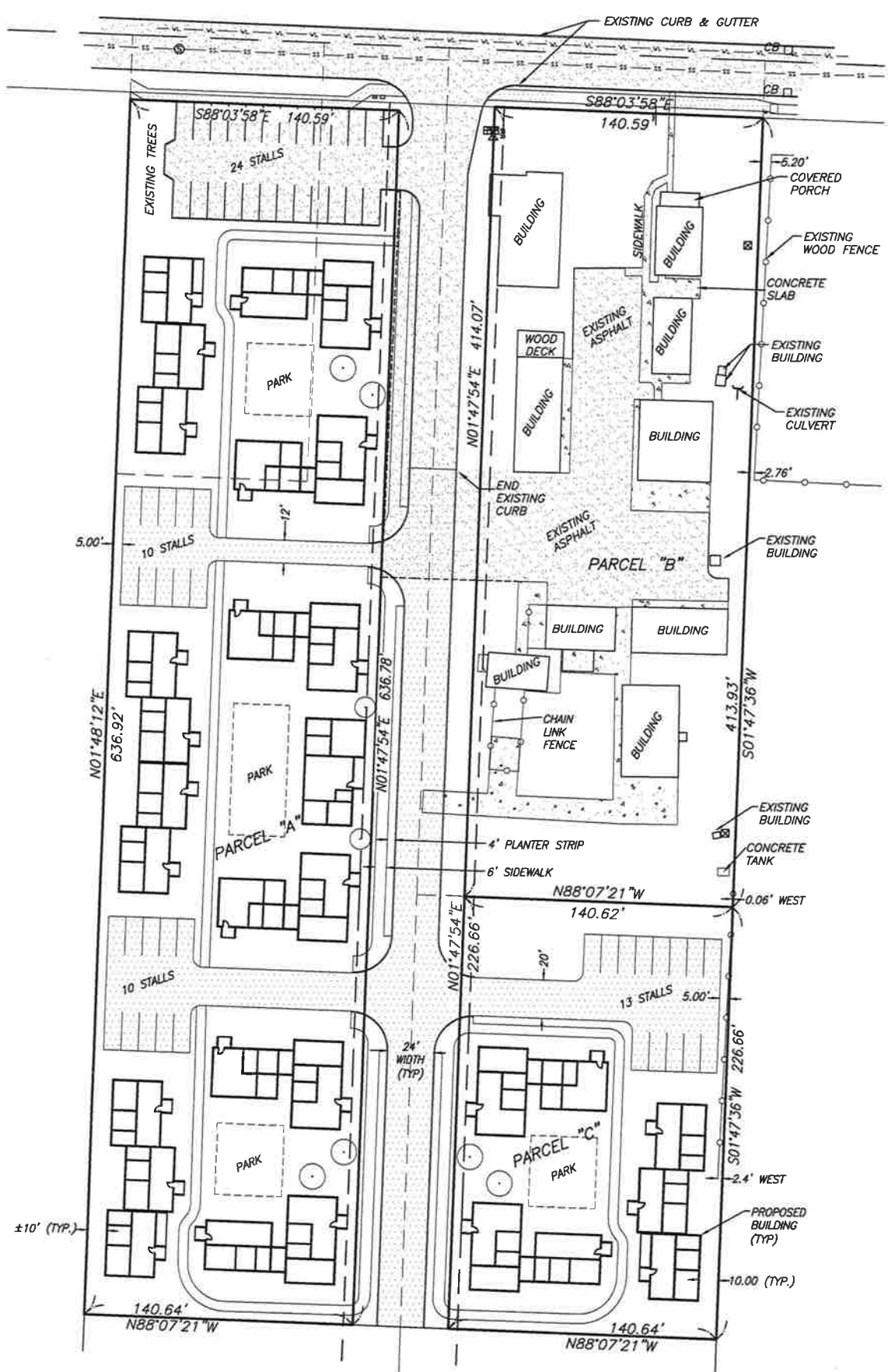
COPY

FINAL CHECK: SBC  
PLAT CHECK: SBC  
DRAWN BY: KRS  
SER#: 033019-LTT1901\_SITEPLAN-022819



<b>CLARK LAND OFFICE</b>		P.O. Box 2199 935 N 5th Ave. Sequim, WA 98382 (360) 681-2161 FAX 683-5310 (888) 681-2161
LAND SURVEYING		
MAPPING		
DEVELOPMENT CONSULTING		
CONSTRUCTION MANAGEMENT		

**CITY OF SEQUIM, BINDING SITE PLAN (BSP19-00X) FOR:  
 PRELIMINARY LITTLEJOHN EMPLOYEE HOUSING**  
 IN SECTION 19, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M.  
 CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

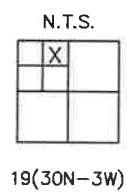


- LEGEND:**
- CB □ DENOTES CATCH BASIN.
  - ⊠ DENOTES CONCRETE CATCH BASIN.
  - ⌋ DENOTES CULVERT.
  - ⊞ DENOTES ELECTRIC RISER.
  - ⊞ DENOTES IRRIGATION CONTROL VALVE.
  - DENOTES ORNAMENTAL TREE.
  - WM ⊞ DENOTES EXISTING WATER METER.
  - DENOTES EXISTING FENCE.
  - DENOTES EXISTING WOOD FENCE.
  - ⊞ DENOTES EXISTING CONCRETE PAD OR SIDEWALK.
  - ▨ DENOTES EXISTING ASPHALT.
  - ▨ DENOTES PROPOSED ASPHALT.
  - - - - DENOTES EXISTING SANITARY SEWER LINE.
  - - - - DENOTES EXISTING WATER LINE.

**RE COPY**



FINAL CHECK: SBC  
 PLAT CHECK: SBC  
 DRAWN BY: KRS  
 SER#: 033019-LITT1901\_SITEPLAN-022819



SHEET 3 OF 3

<b>CLARK LAND OFFICE</b>	P.O. Box 2199
	935 N 5th Ave.
	Sequim, WA 98382
	(360) 681-2161
LAND SURVEYING	FAX 683-5310
MAPPING	(888) 681-2161
DEVELOPMENT CONSULTING	
CONSTRUCTION MANAGEMENT	

**CITY OF SEQUIM, BINDING SITE PLAN (BSP19-00X) FOR:**  
**PRELIMINARY**  
**LITTLEJOHN EMPLOYEE HOUSING**  
IN SECTION 19, TOWNSHIP 30 NORTH, RANGE 3 WEST, W.M.  
CITY OF SEQUIM, CLALLAM COUNTY, WASHINGTON

**DECLARATION AND DEDICATION:**

KNOW ALL PERSONS BY THESE PRESENTS THAT I, THE UNDERSIGNED OWNER OF THE LAND HEREIN DESCRIBED, DECLARE THIS PLAT TO BE CREATED BY MY OWN FREE WILL AND CONSENT. I ALSO GRANT TO THE CITY OF SEQUIM AND TO P.U.D. NO. 1 OF CLALLAM COUNTY THE RIGHT TO USE THE EASEMENTS AS PLATTED FOR THE USES AND PURPOSES SHOWN. THE PLATTORS HEREBY ACCEPT ALL RESPONSIBILITY FOR ALL CLAIMS AND DAMAGES WHICH MAY BE OCCASIONED TO ANY OTHER LAND OR PERSONS BY ACTIONS OF SAID PLATTORS AUTHORIZED BY THE CITY IN RELATION TO THIS PLAT, WE HEREBY CONSENT TO THIS PLAT.

AMBULANCE PROPERTIES, LLC  
A WASHINGTON LIMITED LIABILITY COMPANY

\_\_\_\_\_  
WILLIAM W. LITTLEJOHN

BY: AMBULANCE PROPERTIES, LLC  
ITS: GOVERNOR

\_\_\_\_\_  
ESTHER LITTLEJOHN

**TREASURER'S CERTIFICATE:**

ALL TAXES AND ANY DELINQUENT ASSESSMENTS FOR WHICH THE LAND WITHIN THE LAND DIVISION MAY BE LIABLE HAVE BEEN DULY PAID AS REQUIRED BY CHAPTER 58.08.040 RCW.

\_\_\_\_\_  
CLALLAM COUNTY TREASURER

\_\_\_\_\_  
DATE

**NOTICE TO PURCHASERS**

CITY APPROVAL OF THE BINDING SITE PLAN DOES NOT AUTOMATICALLY DEDICATE THE USE OF WATER, SEWER, STORMWATER, SOLID WASTE DISPOSAL OR OTHER UTILITIES OF THE CITY. POTENTIAL PURCHASERS OF THE PROPERTY ARE ADVISED TO CONTACT THE CITY FOR INFORMATION REGARDING ASSESSMENTS AND FEES FOR UTILITY SERVICES.

**APPROVAL - CITY OF SEQUIM**

I, CITY OF SEQUIM COMMUNITY DEVELOPMENT DIRECTOR, BARRY BEREZOWSKY, HAVE EXAMINED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018 THIS FINAL BINDING SITE PLAN AS CONSISTENT WITH THE PRELIMINARY BINDING SITE PLAN AS APPROVED BY THE CITY OF SEQUIM ON MARCH 12, 2018 AND AS BEING IN KEEPING WITH THE ADOPTED LAND DEVELOPMENT AND SUBDIVISION CODES, POLICIES, AND REGULATIONS OF THE CITY OF SEQUIM.

BY:

\_\_\_\_\_  
BARRY BEREZOWSKY

**PUBLIC WORKS DIRECTOR:**

THIS BINDING SITE PLAN IS IN COMPLIANCE WITH THE CITY OF SEQUIM STANDARDS FOR PUBLIC IMPROVEMENTS AND SAFETY.

\_\_\_\_\_  
DAVID GARLINGTON, PE  
PUBLIC WORKS DIRECTOR

\_\_\_\_\_  
DATE

**MAYOR:**

\_\_\_\_\_  
DENNIS SMITH

\_\_\_\_\_  
DATE

**NOTES:**

1. THIS SURVEY WAS PERFORMED BY FIELD TRAVERSE METHODS USING A 5 SECOND TOPCON GTS-235W TOTAL STATION AND STEEL TAPE.
2. FOR BASIS OF BEARING AND SECTION SUBDIVISION DATA, SEE VOL. 29 OF SHORT PLATS, PAGE 16 AND VOL. 8 OF SURVEYS, PAGE 49, RECORDS OF CLALLAM COUNTY, WASHINGTON.
3. THIS SURVEY DOES NOT PURPORT TO SHOW THE EXISTENCE OF ALL EASEMENTS AND/OR ENCUMBRANCES RECORDED OR UNRECORDED THAT MAY AFFECT THIS PROPERTY.
4. THIS SURVEY WAS PERFORMED ACCORDING TO WAC 332-130-090 STANDARDS FOR LAND BOUNDARY SURVEYS. THIS SURVEY WAS NOT PERFORMED OR CERTIFIED TO MEET THE CURRENT "MINIMUM STANDARD REQUIREMENTS" OR "ACCURACY STANDARDS" FOR ALTA/ACSM LAND TITLE SURVEYS.
5. NO PORTION OF THIS BINDING SITE PLAN MAY BE ALTERED, AMENDED, DELETED, ADDED TO OR CHANGED IN ANY MANNER EXCEPT BY APPLICATION OF AMENDMENT TO THE CITY OF SEQUIM.

**ACKNOWLEDGMENT:**

STATE OF WASHINGTON )  
COUNTY OF CLALLAM ) SS

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, PERSONALLY APPEARED \_\_\_\_\_ TO ME KNOWN TO BE THE GOVERNOR OF AMBULANCE PROPERTIES, LLC, THE WASHINGTON LIMITED LIABILITY COMPANY, WHICH EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID LIMITED LIABILITY COMPANY, AND ON OATH STATED THAT HE IS AUTHORIZED TO EXECUTE THE SAID INSTRUMENT.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF

RESIDING AT \_\_\_\_\_

MY APPOINTMENT EXPIRES \_\_\_\_\_

**ACKNOWLEDGEMENT:**

STATE OF WASHINGTON )  
COUNTY OF CLALLAM ) SS

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED WILLIAM W. LITTLEJOHN AND ESTHER LITTLEJOHN, TO ME KNOWN TO BE THE INDIVIDUALS WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME AS THEIR FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE WASHINGTON

RESIDING AT \_\_\_\_\_

MY APPOINTMENT EXPIRES \_\_\_\_\_

**SURVEYOR'S CERTIFICATE:**

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, TITLE 58 RCW.



**COPY**

\_\_\_\_\_  
SCOT B. CLARK, PLS  
L.S. NUMBER 38956

DATE: \_\_\_\_\_

FINAL CHECK: SBC  
PLAT CHECK: SBC  
DRAWN BY: KRS

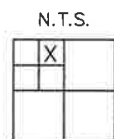
SER#: 033019-LITT1901\_SITEPLAN-040219

**AUDITOR'S CERTIFICATE**

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AT \_\_\_\_\_, M., IN BOOK \_\_\_\_\_ OF BINDING SITE PLANS, ON PAGE \_\_\_\_\_ AT THE REQUEST OF SCOT B. CLARK.

\_\_\_\_\_  
COUNTY AUDITOR

\_\_\_\_\_  
AUDITOR'S FILE NUMBER



19(30N-3W)

SHEET 1 OF 3

LAND SURVEYING	P.O. Box 2199
MAPPING	935 N 5th Ave.
DEVELOPMENT CONSULTING	Sequim, WA 98382
CONSTRUCTION MANAGEMENT	(360) 681-2161
	FAX 683-5310
	(888) 681-2161

VOL. \_\_\_\_\_ PG. \_\_\_\_\_



City of Sequim

152 Cedar Street Sequim Washington 98382

Date: 4/30/2019  
Time: 11:45:47 AM  
Clerk: SCH\cashier

Receipt: 24611  
System: Permits  
Amount: \$1375.00  
Permit Number: BSP-19-001

Applicant: Littlejohn, William & Esther

Notes: ch-12319 1375.00  
Littlejohn

Check: ch-12319 \$1375.00

City of Sequim

152 Cedar Street Sequim Washington 98382

Date: 4/30/2019  
Time: 02:08:21 PM  
Clerk: SCH\cashier

Receipt: 24614  
System: Permits  
Amount: \$2665.00  
Permit Number: BSP-19-001

Applicant: Littlejohn, William & Esther

Notes: ch-12320 2250.00  
Littlejohn

Check: ch-12320 \$2665.00