



Department of Community Development
152 W Cedar Street
Sequim, WA 98382
(360) 683-4908
www.sequimwa.gov

APPLICATION FOR A MAJOR SUBDIVISION (5 LOTS OR MORE)

For Department Use Only:	Application Number: _____
Date: _____	Associated Applications: _____

	Latecomer/DRCA: _____

APPLICANT INFORMATION

Owner's Name: Sequim Washington Investments, LLC

Owner's E-mail Address: Levi@jwjgroup.com

Owner's Mailing Address: 3599 Carlton St, Silverdale, WA 98383

Owner's Telephone: 360.626.1146 Business Telephone: _____

Representative's Name: Holli Heavrin

Representative's E-mail Address: hhh@coredesigninc

Representative's Mailing Address: 12100 NE 195th Street, Suite 300, Bothell, WA 98011

Representative's Telephone: 425.885.7877

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 Major Subdivision is for? Residential Development Commercial Development Mixed-Use Development

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

Please provide the existing Address, Legal Description and/or Parcel Number(s) 033030-219030 & 033030-219040

Use and attach additional pages if necessary.

Major Subdivision 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 Sequim Department of Community Development. *****

1. A Pre-Application meeting shall take place prior to formal submittal of the Major Subdivision application. Projects involving construction of public infrastructure (streets, utilities, etc.) require a Developer Extension Agreement. PreApp held January 20, 2022
2. A complete Major Subdivision application with all required studies and submittal materials. Included
3. State Environmental Policy Act (SEPA) Checklist (fee based on project value). See SEPA checklist
4. Title Report or other proof of ownership. See Title Report
5. Critical Areas special studies where required by the Critical Areas Ordinance (SMC 18.70 & 18.80). See Critical Area Report
6. Preliminary Stormwater Drainage Plans, prepared consistent with the requirements of SMC Title 13. See Preliminary Civil Plans
7. Estimated quantities of fill exported and imported to the site. On Preliminary Civil Plans Cover sheet, C1.01
8. Location of streams, irrigation ditches, drainage ditches, wetlands, ponds, floodways or other water courses on or within 200' of the proposed project. See Existing Conditions Map and Critical Area Report
9. Location, extent and type of wooded areas and all trees greater than eight inches in diameter or identified as species of local significance. See Existing Conditions Map
10. Adjacent property owners' list for all properties located within a 300' radius obtained for Clallam County assessor's office. Excel lists received from county, included in submittal
11. 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. See Critical Area Report
12. Copies of any existing and/or proposed deed restrictions or covenants. See Title Report
13. 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.) A draft of CC&Rs is included
14. Preliminary utility plans, including provisions for water, sewer, underground power where appropriate, telecommunications, and solid waste disposal. See Preliminary Civil Plans
15. Preliminary landscaping plans. See Preliminary Civil Plans

16. 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. Not Applicable

17. Any additional materials, as determined by the department during the required pre-application meeting, to be necessary to fully evaluate the application. Geotechnical Report, Traffic Impact Analysis and Proof of Coordination with Clallam Transit is included with the submittal

18. A description of how parking requirements will be met. On Preliminary Civil Plans Cover sheet, C1.01

19. Preliminary road plans including plan, sections, and profiles. See Preliminary Civil Plans

20. Preliminary phasing plan, if proposed. See Preliminary Civil Plans

21. **18" x 24" or larger Major Subdivision 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:** See Preliminary Plat Map

- The name of the project.
- Legal Description of the entire parcel.
- Date, scale and north arrow.
- Boundary lines, right-of-way for streets, private or 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 Major Subdivision map.

*****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 Major Subdivision.



Owner(s)

Representative(s)

4-6-22

Date 4.6.22

Date