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

APPLICATION FOR A BINDING SITE PLAN

For Department Use Only:

Application Number: _____

Associated Applications: _____

_____

Latecomer/DRCA: _____

APPLICANT INFORMATION

Owner's Name: Colleen Robinson, CEO.

Owner's E-mail Address: colleen@habitatclallam.org

Owner's Mailing Address: 728 E Front Street (PO Box 1479) Port Angeles, WA 98362

Owner's Telephone: 360-417-7543 Business Telephone: 360-417-7543

Representative's Name: Tyrell Bradley

Representative's E-mail Address: tbradley@ldccorp.com

Representative's Mailing Address: 20210 142nd Ave NE Woodinville, WA 98072

Representative's Telephone: 425-806-1869

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)? Address is unassigned. Parcel # 033029229020

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. ******

- [x] A Pre-Application meeting shall take place prior to formal submittal of the Binding Site Plan application. Projects involving construction of public infrastructure (streets, utilities, etc.) require a Developer Extension Agreement.
- [x] A complete Binding Site Plan application with all required studies and submittal materials.
- [x] State Environmental Policy Act (SEPA) Checklist.
- [x] Title Report or other proof of ownership.
- [x] Critical Areas special studies where required by the Critical Areas Ordinance (SMC 18.70 &18.80).
- [x] Preliminary Stormwater Drainage Plans, prepared consistent with the requirements of SMC Title 13.
- [x] Estimated quantities of fill exported and imported to the site.
- [x] 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.
- [x] Adjacent property owners' list for all properties located within a 300′radius obtained for Clallam County assessor's office.
- [x] 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.
- [x] 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.)
- [x] Preliminary utility plans, including provisions for water, sewer, underground power where appropriate, telecommunications, and solid waste disposal.
- [x] 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.

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☐ 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.

☑ **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.

******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.

Colleen Ralston — 10/20/23

Owner(s) Lynell E. Bradley — Date 10/20/2023

Representative(s) — Date

Revised: 12/29/2020