



BSP # _____

RECEIPT # _____

CITY OF CHELAN

APPLICATION FOR GENERAL BINDING SITE PLAN

Please use blue or black ink

Fee: \$1,500 + \$75 per lot

Applicant: _____

Owner: _____

Mailing Address: _____

Mailing Address: _____

Telephone: _____

Telephone: _____

If the applicant is not the present owner, what is his/her interests: _____

Location of Property (include section/township/range): _____

Assessor's Parcel Number(s): _____

The preliminary binding site plan shall consist of one or more maps, the horizontal scale of which shall be 100 feet to the inch or less, and the vertical scale of which for street and sewer and water profiles shall be 20 or less feet to the inch, and within an accuracy of two percent, together with written data in such form that when the maps and written data are considered together, they shall fully and clearly disclose the following information:

- A. The name of the proposed binding site plan;
- B. The Legal Description of land contained within the binding site plan;
- C. The names, addresses and telephone numbers of all persons, firms, and corporations holding interests in the land;
- D. The name, address, telephone number, professional license number and seal of the registered land surveyor who made or under whose supervision was made a survey of the proposed binding site plan;
- E. The date of the survey;
- F. Boundary lines of the proposed binding site plan and, if required by the administrator, a map showing the section breakdown;
- G. All existing monuments and markers found and set;
- H. The boundaries of all blocks and lots within the proposed binding site plan together with the numbers and letters proposed to be assigned each lot and block. Such lot and block numbers shall consist of consecutive numbers beginning with number one. Parcels to be dedicated to the public may be shown by letter designation;
- I. The total number of lots;
- J. The location, names and width of all existing streets, roads and easements within the proposed binding site plan and adjacent thereto; The approximate boundaries of all areas subject to inundation or storm water overflow and the location, width and direction of flow of all watercourses;

- K. The location and, where ascertainable, sizes of all existing structures, wells, overhead and underground utilities, railroad lines, municipal boundaries, section lines, township lines and other important features existing upon, over or under the land proposed to be subdivided;
- L. The smallest, largest and average lot area in the tract;
- M. A statement of proposed provisions for domestic and/or irrigation water supply and sewage disposal;
- N. Contours at two-foot intervals if required by the administrator or planning staff for zero to five percent cross slope; five-foot intervals for five to thirty percent cross slope; ten-foot intervals for over thirty percent cross slope; and spot elevations to determine the general slope of the land and high and low points thereof; provided, that two-foot maximum intervals shall be required when a floodplain is present. These contours and elevations shall be based upon datum acceptable to the administrator;
- O. The date, north arrow and area in acres of the binding site plan;
- P. A layout of proposed roads, utility mains, easements or parcels proposed to be dedicated or reserved for public or community school, park, playground or other uses;
- Q. Plans, prepared by a Washington State licensed civil engineer, of proposed water distribution systems, sewage disposal systems and drainage systems, including sizes and locations;
- R. A sketch of the general vicinity in which the land proposed for binding site plan lies, and upon which are identified owners of land adjacent to the binding site plan and the names of any adjacent binding site plans or subdivisions;
- T. Copies of all restrictive covenants proposed to be imposed upon land in the binding site plan;
- U. The location of soil log holes together with data regarding percolation rates and a statement as to soil conditions prepared by a Washington State licensed soils engineer or civil engineer with training in soil mechanics attesting to the suitability of soils for the specific uses proposed in the binding site plan ;
- V. The location of any of the foregoing improvements which may be required to be constructed beyond the boundaries of the binding site plan shall be shown on the preliminary map or on the vicinity map as appropriate;
- W. If it is contemplated that development proceed by dividing the original proposed binding site plan into more than one binding site plan, the probable boundaries of each such binding site plan shall be shown on the preliminary plan;
- X. The approximate location of each area covered by trees along with a generic identification of such cover.

The general binding site plan shall contain a certificate giving a correct description of the perimeter of the land to be divided as it appears on the general binding site plan and acknowledgment that future subdivision of the land encompassed within the general binding site plan boundary may occur through the recording of a specific binding site plan and that said subdivision may have a different lot configuration than that shown on the binding site plan within areas designated for lot development.

The certificate shall include a statement that the general binding site plan has been made with the free consent and in accordance with the desires of all parties with ownership interest. If the general binding site plan is subject to dedication, the certificate or a separate written instrument shall contain the dedication of all streets and other areas to the public, and individual(s), religious society(ies) or to any corporation, public or private as shown on the certificate, and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. The certificate or instrument of dedication shall be signed and acknowledged before a notary public by all parties having ownership interest in the lands divided and recorded.

The survey of every proposed binding site plan and the preparation of the plans thereof shall be made by or under the direct supervision of a land surveyor registered in the state of Washington who shall certify on the plat that it is a true and correct representation of the lands actually surveyed. All survey work shall conform to standard practices

and principles for land surveying.

Twelve copies of the preliminary plat and three copies of plans, profiles, and specifications for roads, utilities, and other proposed improvements to be constructed in the area within the proposed binding site plan shall be submitted with a cost estimate of the improvements proposed. Plans and profiles shall be drawn upon a standard 22 inch by 36 inch Federal Aid Plan profile sheet or such other sheets as may be acceptable to the administrator.

I hereby certify that I will pay all fees as required by law. I also hereby certify under penalty of perjury under the laws of the State of Washington that the above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

_____ Date Submitted: _____	_____ Date Submitted: _____
Applicant Signature	Authorized Agent Signature
Print Name _____	Print Name _____
Place Where Signed: _____, WA	Place Where Signed: _____, WA

ACKNOWLEDGMENT

State of Washington)
)
 County of Chelan)

On this day personally appeared before me _____ to be known to be the individual described in and who executed the within and foregoing instrument and acknowledge to me that _____ signed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

NOTARY PUBLIC in and for the State of Washington

Residing in: _____

Date: _____

***** **DO NOT WRITE BELOW THIS LINE** *****

Planning Commission Hearing Date: _____