

(DO NOT WRITE IN 1" MARGIN)

AFTER RECORDING RETURN TO:

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\_\_\_\_\_  
\_\_\_\_\_

## CITY OF CHEHALIS

PRELIMINARY PLAT  
BINDING SITE PLAN

REFERENCE NUMBER(S) of related documents (if applicable):

Not Applicable

GRANTOR/PROPERTY OWNER(S):

(Last name first, first name, initials)

Homefirst Development, LLC

additional grantors/owners listed on page \_\_\_\_\_ of document

GRANTEE/ASSIGNEE/BENEFICIARY(S):

(Last name first, first name, initials)

Not Applicable

additional grantees listed on page N/A of document

LEGAL DESCRIPTION:

(abbreviated form-lot, block, plat or section-township-range)

SW 1/4 Section 14, Township 13 North, Range 2 West, W.M.

complete legal description listed on page Plat of document

ASSESSOR'S TAX PARCEL NUMBER(S): OF AFFECTED PROPERTY(IES):

017875734078

(DO NOT WRITE IN 1" MARGIN)

# CITY OF CHEHALIS COMMUNITY DEVELOPMENT DEPARTMENT

1321 S. Market Blvd/PO Box 871  
Chehalis, WA 98532

(360) 748-0271  
FAX: (360) 748-6993

## BINDING SITE PLAN/PRELIMINARY PLAT APPROVAL

The provisions of CMC Section 17.12.100 to 17.12.184 shall apply to subdivisions of 10 or more lots. The Preliminary Plat review shall follow the procedure identified in CMC Sections 17.12.120 to 17.12.180. The Binding Site Plan review shall follow the procedure identified in CMC Sections 17.12.300 to 17.12.360. The applicant is required to complete this Application and submit it along with any required attachments and the applicable filing fees. All lease area and subdivision plans shall be prepared by a land surveyor and/or civil engineer licensed in the state of Washington. All civil, utility, and roadway plans shall be prepared by a civil engineer consistent with Development Engineering Standards. An environmental checklist, including an additional \$200 filing fee, prepared in conformance with Chapter 17.15 (SEPA), must accompany this application.

(PLEASE PRINT LEGIBLY OR TYPE ALL ANSWERS)

1. APPLICANT:  
 Name HomeFirst Development, LLC (Rob Rice)  
 Address 1868 State Ave NE  
Olympia, WA 98506  
 Telephone Home ( 360 ) 701-0318 Work ( 360 ) 754-7010
2. PROPERTY OWNER OF RECORD (If other than applicant):  
 Name Same as applicant  
 Address \_\_\_\_\_  
 \_\_\_\_\_
3. SURVEYOR OR ENGINEER:  
 Name Hatton Godat Pantier (Jeff Pantier, PLS)  
 Address 3910 Martin Way E, Ste B  
Olympia, WA 98506  
 Telephone Home ( 360 ) 791-9739 Work ( 360 ) 943-1599
4. PROPERTY LOCATION:  
\_\_\_\_\_ 1/4 \_\_\_\_\_ 1/4, Section 14, Township 13 North, Range 2 W, WM
5. PROPERTY INFORMATION:  
 Total Number of Lease/Lot Areas 69  
 Average Size of Lease/Lot Areas 5,716 sf  
 Smallest Lease/Lot Area 5,000 sf
6. TAX PARCEL NUMBER(S) OF EXISTING LOT(S):  
017875734078
7. METHOD OF SEWAGE DISPOSAL:  
 Chehalis Wastewater Facility  
 Other (Please Specify): \_\_\_\_\_
8. METHOD OF DOMESTIC WATER SUPPLY:

Chehalis Water Utility

Other (Please Specify): \_\_\_\_\_

9. FIRE PROTECTION DISTRICT:  
Lewis County Fire District

10. SCHOOL DISTRICT:  
Chehalis School District

11. TELEPHONE COMPANY:  
CenturyLink

12. ELECTRICAL POWER UTILITY:  
Lewis County PUD

13. IS ANY VARIANCE FROM THE SUBDIVISION ORDINANCE BEING REQUESTED?  
 Yes  No  
If yes, please describe the variation requested (attach sheets if necessary):  
Only flanking street setback from 20 feet to 10 feet. (Code is actually silent on requirements.)

14. ROADS WITHIN THE BINDING SITE PLAN/ PRELIMINARY PLAT WILL BE:  
 Dedicated to the City of Chehalis  Private/Other: \_\_\_\_\_

15. DESCRIBE HOW ANY PRIVATE ROADS WILL BE OWNED AND MAINTAINED:  
N/A

16. HOW WILL ANY OTHER DEDICATED OR RESERVED LAND OR FACILITIES BE OWNED OR MAINTAINED?  
N/A

17. BINDING SITE PLAN/PRELIMINARY PLAT MAP FORMAT REQUIREMENTS:  
Eight paper copies or one reproducible (11x17) copy of a conceptual site plan prepared by a licensed land surveyor is required. Each sheet shall contain the number of the sheet and total number of sheets in the set. The submittal shall include the following information:

- a. A vicinity sketch of the area where the proposal is located;
- b. A legal description of the original parcel(s);
- c. An engineering scale and north arrow;
- d. All section, township, range, urban growth area and city boundary lines lying within or adjacent to the parcel(s);
- e. The location of all monuments or other evidence used to establish the parcel's boundaries;

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- f. The location of all permanent control monuments found and established at the controlling corners of the parcel(s) being divided and within the site plan;
- g. The boundary of the parcel(s) with complete bearings and lineal dimensions, depicted with heavier lines than appear elsewhere on the site plan;
- h. The location, width, centerline, and name of all public or private roads, whether existing or to be created, within or adjoining the site;
- i. The location and width of all easements, whether existing or to be created, shown with broken lines, and a description of the purpose;
- j. The length and bearings of all straight lines, and the radii, arcs and semi-tangents of all curves;
- k. The location of legal access from a public road or street to the proposal;
- l. All bodies of water, streams, wetlands and floodplains, and their required buffers, if any;
- m. The location and dimension of existing and proposed storm drainage facilities;
- n. The location and dimension of all existing and proposed open spaces, parks or recreation areas;
- o. Topography in two foot contours;
- p. An approximation of the lots, tracts and/or parcels to be created, with inscriptions setting forth limitation and conditions for the use of each lot, tract and/or parcel; provided this depiction shall be used for general conceptual purposes, and the boundaries of subsequent segregation may vary from such depiction when generally consistent with the intent of the conceptual plan; and
- q. A notation that all development must be in substantial conformity with the site plan.

STATE OF WASHINGTON )  
 COUNTY OF Thurston ) ss.:

I, Jeff S. Pantier, hereby depose and say that all the  
(Printed name)  
 above statements and statements contained in the papers submitted herewith are true.

[Signature]  
 Signature  
3910 Martin Way E, Ste B  
 Mailing Address  
Olympia, WA 98506

Subscribed and sworn before me the  
Michelle L. Brown  
**Notary Public, State of Washington**  
**My Commission Expires**  
**March 20, 2022**

the 29<sup>th</sup> day of May, 2020.  
(Month) (Year)  
Michelle L. Brown  
 Signature  
 Residing at Tumwater, WA  
 My Commission Expires 3/20/22

OFFICE USE ONLY

File No. \_\_\_\_\_ Department Action \_\_\_\_\_ By \_\_\_\_\_ Date \_\_\_\_\_  
 Check # \_\_\_\_\_ Receipt # \_\_\_\_\_ By \_\_\_\_\_ Date Rec'd \_\_\_\_\_  
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