



Ferry County Planning Department
PO Box 305
Republic, WA 99166-0305
Phone (509) 775-5225 Ext 3101
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BINDING SITE PLAN APPLICATION PROCEDURES

The following steps and procedures must be completed in for the platting process. *Each situation is different and there may be additional requirements before the plat can be finalized.*

- Recommend discussing the project with Tri-County Health District prior to applying.
- Submit application and application fee. Keep all writing within the border.
- Submit Plat Certificate for all affected parcels.
- Submit a *Certificate of Consent* for each person that has an interest in the land.
- A survey is required.
- A Land Use Review is required.
- If the property to be developed contains or is adjacent to any surface water, submit a SEPA Checklist with appropriate fees. This will require newspaper advertising paid by the developer.
- If your property is on the Colville Confederated Tribal Reservation, submit a completed CCT Land Use Application.
- Follow the Binding Site Plan Checklist for required steps.
- Submit Land Development Application to Tri-County Health District.
- Water and septic systems must be approved prior to final recording.
- Prior to recording the final documents, the property taxes and/or special assessments must be paid in full.
 - For Current Use – if needed, request removal thru Assessors office

BINDING SITE PLAN CHECKLIST

Ref. Ferry County Ordinance #89-04

The following steps and procedures must be completed before a plat can be finalized:

APPLICATION AND FEES AND PRELIMINARY PLAN

- _____ submit application and fees
- _____ submit title report
- _____ submit one (1) hard copy of the site plan drawing or drawings and one electronic copy

BINDING SITE PLAN STANDARDS

The site plan shall conform to the following requirements:

- | | |
|----------|--|
| YES / NO | plan drawn neat and accurate at a scale of not less than one (1) inch for each two hundred (200) feet |
| YES / NO | plan drawn on a sheet or sheets measuring eighteen (18) inches by twenty-four (24) inches |
| YES / NO | has the perimeter boundary of the property contained within the Binding Site Plan been surveyed by a registered land surveyor. |
| YES / NO | does plan show the location of all existing structures and all existing or proposed lots, streets, roads, and improved open spaces |
| YES / NO | does plan show existing and proposed storm water drainage systems |
| YES / NO | does plan bear all inscriptions setting forth such appropriate limitations and conditions for the use of the land |
| YES / NO | does plan show all existing and proposed easements |
| YES / NO | does plan show all existing and proposed sewer or on-site sewage systems, water lines, and wells |
| YES / NO | does plan show persons holding interest in the land with consent to the plan |
| YES / NO | does plan show state and county road approach approval if applicable |
| YES / NO | does plan bear on-site septic systems approval from appropriate agency |
| YES / NO | does plan show approval of public water supply system (Department of Health) |
| YES / NO | does plan bear assessor statement of OPEN SPACE status |
| YES / NO | does plan show provisions for fire protection |
| YES / NO | does plan show proof of easement |
| YES / NO | does plan obtain a title report |

- YES / NO does plan show total acreage statement
- YES / NO does plan bear a historic site statement
- YES / NO does plan bear names of all adjacent owners

ADMINISTRATIVE REVIEW-REQUIRED IMPROVEMENTS

- YES / NO has the sewage disposal plan been approved by the jurisdictional health authority.
- YES / NO has the water supply plan been approved by the jurisdictional health authority.
- YES / NO is access to the park on a county standard road with a minimum of 60 feet of right-of-way connected to an existing maintained public road.
- YES / NO do interior park roads meet the following requirements:
- YES / NO all streets provided with a smooth gravel surface which shall be durable and well drained
- YES / NO grades of all streets are sufficient to insure adequate surface drainage, but are not more than eight percent
- YES / NO within 100 feet of an intersection, do streets intersect at approximately right angles
- YES / NO does plan provide for adequate fire protection or hydrants.
- YES / NO is there appropriate access to all anticipated uses within the plan.
- YES / NO are there provision for all appropriate deeds, dedications, and/or easements.

MOBILE HOME PARK DEVELOPMENT STANDARDS

- YES / NO are manufactured or mobile homes and attached structures separated by at least 20 feet from any other structure or attached structure
- YES / NO are mobile homes that are placed end-to-end, have a minimum clearance of 15 feet where opposing rear walls are staggered.
- YES / NO are there at least three (3) off street parking spaces provided for each mobile home space.
- YES / NO are manufactured or mobile homes set back from exterior property lines by at least 10 feet
- YES / NO are manufactured or mobile homes set back from public rights-of-way by at least 25 feet

RECREATIONAL VEHICLE PARK DEVELOPMENT STANDARDS

- YES / NO are recreational vehicles separated from each other and from other structures by at least 10 feet
- YES / NO are recreational vehicles setback from exterior property lines by at least ten (10) feet
- YES / NO are recreational vehicles set back from public rights-of-way by at least 25 feet
- YES / NO is a central service building containing the necessary plumbing fixtures provided in recreational vehicle parking areas which provide parking spaces for dependent vehicles
- YES / NO are service buildings conveniently located within a radius of approximately 300 feet to the spaces served.

RECREATIONAL AND OPEN SPACE STANDARDS

- YES / NO is there one (1) or more recreational and/or open areas which are free of traffic hazards centrally located
- YES / NO does each park with five (5) to ten (10) sites provide for at least 10,000 square feet of recreational area or open space; with an additional 5,000 square feet of recreational area or open space for each additional ten (10) sites or fraction thereof.
- YES / NO are there existing public recreational areas within 1320 feet of the perimeter of the proposed park



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FERRY COUNTY APPLICATION FOR BINDING SITE PLAN

General Information:

Proposed Project Title: _____

Applicant's Name: _____

Phone: _____ Email: _____

Address: _____

Surveyor's Name: _____

Phone: _____ Email: _____

Property owner(s) or any person(s) holding interest in the land, if different from applicant:

Property & Project Information:

Parcel Number(s): _____

Property Size (acres): _____ # of Lots / Sites to be created: _____

Type & # of Buildings to be constructed: _____

Project Description / Desire:

Power: Yes ☐ No ☐ Company: _____

Septic: Yes ☐ No ☐ Permit # (if known): _____

Water: Yes ☐ No ☐ Source: _____

Signature	Date
Signature	Date

Preliminary Approval

_____ Platting Administrator	_____ Date
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CERTIFICATION OF CONSENT FOR BINDING SITE PLAN

This is to certify that the undersigned hereby consent to the Binding Site Plan of the lands shown in the attached schedule, the description of which is as follows:

_____ located in

Section _____ Township _____ Range _____

We and our successors grant a waiver of all claims for damages against any governmental authority arising from the construction and maintenance of public facilities and public property within the binding site property.

If applicable, we grant easement to adjoining property as shown in the attached conveyance of legal easement.

Signature of person with interest

STATE OF WASHINGTON)
COUNTY OF _____)

On this day personally appeared before me, _____
to me known to be the individual described in and who executed the within and foregoing Certificate of Consent, and acknowledged that they signed the same as their free and voluntary act and deed, for the purposes herein mentioned.

Given under my hand and official seal this _____ day of _____,
_____.

Notary Public

Residing at _____

My Commission Expires _____