



# CITY OF LANGLEY

## BINDING SITE PLAN/ LAND DIVISION CHECKLIST

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The following information and submittals are required for all subdivisions, short subdivisions, and binding site plans within the City of Langley. Please submit five copies of each of the required submittals in sections 1 through 3 (as appropriate) as part of your application.

### Section 1 – General Submittals

- A Master Permit Application
- A recent title report
- An aerial photograph of the subject property
- A vicinity map

### Section 2 – Items Necessary for the Plan or Plat Map

- A north arrow and scale (1:40 scale preferred)
- A legal description of the property including the street address and the section, township and range in which the property is located
- A survey of the property prepared by a licensed surveyor
- The location and dimensions of the exterior boundary lines of the property
- The proposed plat name (not required for short plat)
- The total acreage of the property being divided and the area of each proposed new lot
- The location and names of roads and rights-of-way, easements, trails and walkways on-site or in the immediate vicinity
- The location of all easements and other encumbrances located on the property or essential to the property division
- The location and size of all utilities (water lines or wells, sewer lines or septic systems, power, cable and/or telephone lines) located on or adjacent to the subject property
- The location of all critical areas (as defined in LMC Chapter 16.20) located on or within 100 feet of the property
- Areas of significant vegetation and trees (12 inches in diameter at chest height) located within the proposed plat and/ or within 100 feet of the property
- Topography, with a contour interval no less than 5 feet, to show existing drainage characteristics on and adjacent to the property (slopes which exceed 15% shall be identified)
- Existing land uses on the subject property and adjacent properties
- The approximate size and location of existing structures located on the subject property and/ or within 100 feet of the property



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### Section 2 – Items Necessary for the Plan or Plat Map (continued)

- The proposed building envelopes and lot lines
- The location of all proposed public and private utilities, including public sewer and water, storm drainage, telephone, cable, electricity, etc.
- The proposed roads and access
- The location of any proposed open space
- The location of the proposed survey monuments

### Section 3 - Additional items Necessary for Binding Site Plans

- The location of all proposed structures
- A detailed landscape plan indicating the location of existing vegetation to be retained, the location of vegetation and landscaping structures to be installed, the type of vegetation (by common horticultural name), and the installed and mature height of all vegetation
- Schematic plans and elevations of existing/proposed buildings with samples of all exterior finish material and colors, the type and location of all exterior lighting, signs and accessory structures
- Inscriptions or attachments setting forth the limitations and conditions of development
- The provisions insuring the development will be in conformance with the site plan as approved
- Demonstrated compliance with the requirements of Chapter 64.34 RCW Condominium Act

### Section 4 – Fee

- The following fee:
  - \_\_\_ \$1,700 for two lot preliminary short plats
  - \_\_\_ \$2,700 for three to four lot preliminary short plats
  - \_\_\_ \$2,900 for five to six lot preliminary long plat or binding site plan
  - \_\_\_ \$3,800 for seven to ten lot preliminary long plat or binding site plan
  - \_\_\_ \$4,800 for preliminary long plat over ten lots or binding site plan
  - \_\_\_ \$2,900 for cottage housing developments less than six homes
  - \_\_\_ \$3,800 for cottage housing developments seven to ten homes
  - \_\_\_ \$4800 for cottage housing developments over 10 units