



**Site Information**

**Parcel Size in Acres / Square Feet** 86.67 acres / 3,775,189 sq. ft. N/A

**Proposed Site Coverage** (include all impervious surfaces and *required* landscape areas): (nothing proposed) **Sq. Ft.**

**Non-buildable Areas** (required buffers, critical areas etc.) 246,718 **Sq. Ft.** (wetlands/buffers)

**Comprehensive Plan Designation:** B/IP - Business/Industrial Park

**Type of Construction per Building Code:** existing steel frame structures

**Type of Occupancy per Building Code:** existing light industrial

**Flood Plain Classification** (if applicable): Zone X

**Critical Areas:** Wetlands Streams or Ponds Steep Slopes (15% or greater) Wildlife Habitat N/A

**Zoning Designation:** MP-Business Park

**Shoreline Classification:** Conservancy Rural Urban N/A

**Existing Structures:** (please indicate structures, type, approximate location, and whether they will remain or be removed)

4 existing structures (to remain) of steel frame construction in the northern portions of the site within proposed Lots 1-4.

**Setbacks** (measured from the property line to the closest vertical wall)

	<u>Proposed/Existing</u>	<u>Required by Zoning</u>
Front Yard:	<u>30'</u>	<u>minimum</u>
Rear Yard:	<u>30'</u>	<u>minimum</u>
Side Yard (interior):	<u>15'</u>	<u>minimum</u>
Side Yard (interior):	<u>15'</u>	<u>minimum</u>
Side Yard (street):	<u>30'</u>	<u>minimum</u>
Side Yard (arterial street)	<u>30'</u>	<u>minimum</u>
From Adjacent Residential Use	<u>35'</u>	<u>minimum</u>
<b>Building Height:</b>	<u>50'</u>	<u>maximum</u>
<b>Lot Coverage:</b>	<u>50%</u>	<u>maximum</u>
<b>Lot Width:</b>	<u>N/A</u>	<u>minimum</u>
<b>Lot Length:</b>	<u>N/A</u>	<u>minimum</u>
<b>Lot Size (Square Feet):</b>	<u>N/A</u>	<u>minimum</u>
<b>Floor Area Ratio:</b>	<u>4.0</u>	<u>maximum</u>
<b>Number of Parking Stalls:</b>		<u>minimum</u>

<u>No. of Spaces</u>	<u>Ratio(s) Applied/Uses</u>	<u>Type of Occupancy</u>
<u>620</u>		
<u>Total Spaces: 575</u>		

**Proposed Floor Area:** N/A (nothing proposed)

Retail: \_\_\_\_\_ Sq. Ft.      Office: \_\_\_\_\_ Sq. Ft.      Industrial: \_\_\_\_\_ Sq. Ft.

Other Commercial: \_\_\_\_\_ Sq. Ft.

**Note: Include auxiliary space attributable to each dominant category: e.g.: corridors, restrooms, support office etc.**

## **REQUIREMENTS FOR SUBMITTAL OF A BINDING SITE PLAN**

The purpose of the binding site plan review is for the Development Center to check for code compliance prior to the applicant making significant investments in detailed architectural, engineering, legal or other professional services. State Environmental Policy Act (SEPA) review, if applicable, is typically performed during this process.

The following requirements are the minimum necessary to process the review of your binding site plan. The plan should be neatly drawn to scale and presented in a manner that clearly portrays the extent of the proposed development;

**1) Vicinity Map:** An area map showing the proposed site and its geographic relationship to major natural and built features (streets, water bodies, etc) within one (1) mile in all directions from the site.

**2) Binding Site Plan Layout / Statement:** The name of the proposed development and the title "**Binding Site Plan**" shall be at the top of the plan, in large print together with the following statement, prominently displayed on the face of the site plan map:

**The use and development of this property must be in accordance with the plan as represented herein or as hereafter amended, according to the provisions of the binding site plan regulations of the City of Puyallup; and**

**The roads and utilities shown on this plan need not have been constructed and/or installed at the time that the property subject to this plan is divided. Nor permit required to build permanent structures upon any portion of this property, other than for site preparation (including grading and infrastructure installations), shall be issued until the roads and utilities necessary to serve that portion of this property have been constructed and installed or until arrangements acceptable to the city of Puyallup have been made to ensure that the construction and installation of such roads and utilities will be accomplished.**

**3) North Arrow and Graphic Scale:** The site plan shall be drawn on an 18" x 24" sheet using conventional cartographic techniques such as providing a north arrow (top or left reading on the sheet) and graphic scale. The following scales are suggested (unless a scale of similar format (e.g. 1" = 40') is accepted by the city):

1" = 20' (sites under 4 acres)

1" = 50' (sites 4 acres or larger)

**4) Existing Elements:** The plan shall identify the following: The location and dimensions of all major existing streets, roads, buildings, utilities and related natural features (streams, creeks, drainage ditches, railroad tracts, etc.); future major streets, roads, utilities, open space, building dimensions, distance between buildings, and location of parking areas, to the extent known .

**5) Critical Areas Data:** In addition to the Critical Area ID Form, the plan shall show and delineate the boundaries of all on-site or adjacent (within 100') critical areas including streams, ponds, wetlands, steep slopes, etc. as defined pursuant to PMC 21.06.

**6) Environmental Information:** The plan shall be prepared and submitted in accordance with the rules established under the State Environmental Policy Act of 1971, as amended, and Chapter 21.04 PMC, as it may be amended hereafter. The information is a part of and must accompany the binding site plan application, however, additional environmental documentation under SEPA is not required if SEPA review has been done for a proposed project. The existing environmental documents shall be adopted or incorporated by reference.

**7) Proposed Traffic Access, Circulation and Paved Areas:** The plan shall locate and identify proposed parking areas, driveways, public streets (to be dedicated); also show dimensions of parking stalls, aisles, driveways, and sidewalks; show type of pavement; show wheel stops and curbs; show provisions for handicapped parking and access ramps.

**8) Code Data:** The plan shall show the following information:

- a) Zoning district
- b) Total lot area (square feet)
- c) Total Building Area (square feet) and height (in feet and stories)
- d) Percent of building and impermeable site coverage
- e) Number of units proposed
- f) Total number of parking stalls (including handicapped)
- g) Total Parking and maneuvering area (square feet)
- h) Required Landscaping (square feet)

- i) Percent of lot in open space
- j) Type of construction
- k) Sprinkled / non-sprinkled
- l) Occupancy classification
- m) Description of proposed uses

**9) Major Issues Discussed During Pre-Application Meeting:**

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***The processing of this application may require additional supporting evidence, data or statements; e.g.: critical area assessments, traffic assessments, noise assessments etc.***

At this stage, the applicant should contact the following utilities to insure availability:

<b>Telephone:</b>	<b>Sewer</b>	<b>Water</b>	<b>Electricity &amp; Gas</b>	<b>Cable</b>
Qwest 800-526-3557 AT&T Residential 800-222-0330  AT&T Business 800-222-0400	City of Puyallup (253) 864-4165	City of Puyallup (253) 864-4165 -or- Fruitland Mutual Water (253) 848-5519	Puget Sound Energy 888-321-7779 425-452-1234	Comcast 877-824-2288

**CERTIFICATION:**

I hereby state that I am the applicant listed above, and certify that all information contained above and in exhibits attached hereto is true and correct to the best of my knowledge and belief and is submitted for consideration by the City of Puyallup, pursuant to the provision of the Puyallup Municipal Code. It is understood that the processing of this application may require additional supporting evidence, data or statements.

**RIGHT OF ENTRY:** By signing this application the applicant grants unto the City and its agents the right to enter upon the premises for purpose of conducting all necessary inspection to determine compliance with applicable laws, codes and regulations. This right of entry shall continue until a certificate of occupancy is issued for the property.

Signature of Applicant: Kimberly Anderson Date: 9/11/19  
 Signature of Owner: [Signature] Date: 9/5/19  
 (or authorized agent)