



Short Plat Application

CITY OF PUYALLUP

Development Services
333 S. Meridian
Puyallup, WA 98371
Phone: 253-864-4165
Fax: 253-840-6678
www.cityofpuyallup.org

Submittal Checklist:

- Application is signed and dated
- 8 Copies of completed application form
- 8 Copies of completed survey by a registered land surveyor **FOLDED TO APPROX. 8 1/2" X 11"**
- 3 copies of Title Report / Plat Certificate no older than 2 weeks at the time of submittal
- Critical Area ID Form
- 2 copies of stormwater Report (see section (2)(n)(i), page 3 below)
- 2 Copies of major issues discussed during Pre-App
- Application Fee: **\$690.00**

Please see page 3 for detail information of submittal requirements

Approx. Time Frame:
6-8 weeks

Rev: 09/17 jj

Office Use Only:
Submittal Date: 3 / 16 / 21 Case No: P-21-0025 Related Case No: P 20-0077

When preparing this application, please print or type the reply to each question. If you have any questions, please contact the Development Services Center at (253)864-4165. The following plans, specifications and other documents pertaining to the application shall be submitted at the time of filing. Please note that incomplete application packets may cause a delay in reviewing your application.

To help you understand City standards and the Short Plat process, a pre-application meeting is strongly encouraged. This pre-application meeting can be scheduled within a short period of time (e.g. 1 week) and is free of charge. This meeting could consist of staff representatives from planning, engineering and building divisions, as warranted.

Application Information

Site Information:

Parcel Number: 0420264021, 0420264053, 0420264054, 0420351066, 0420355026, 0420351030, 0420351029

Street Address: 2902 E Pioneer Ave

Applicant Information:

Name: **Abbey Road Group - Gil Hulsmann**

Street Address: 2012 E Main Ave Suite 109

City: Puyallup

State: WA

Zip: 98372

Phone: (253) 435-3699 Fax: (253) 446-3159

E-mail: gil.hulsmann@abbeyroadgroup.com

Owner Information

Name: **East Town Crossing LLC**

Street Address: 2902 E Pioneer Ave

City: Puyallup

State: WA

Zip: 98372

Phone: (253) 845-9544 (253) 841-0925

E-mail:

Nature of Request: (please be specific: # of lots, size of lots etc.)

The proposal consists of a request to move lot lines within seven (7) existing lots. The total development area will be 465,990.00 SF (10.70 Acres) for a total of three (3) lots through a Shot Plat process for means of future development.

New Commercial Lot 1: 1.03 acres; 44,706.00 sf

New Commercial Lot 2: 0.99 acres; 43,046.00 sf

New Multi-Family Lot: 8.68 acres; 378,238.00 sf

Surveyor Information:

Name: <u>Larry Walker</u>		
Agency Name: <u>Abbey Road Group Land Development Services</u>		
Street Address: <u>PO Box 1224</u>		
City: <u>Puyallup</u>	State: <u>WA</u>	Zip: <u>98371</u>
Phone: <u>253.435.3699</u>		E-mail: <u>larry.walker@abbeyroadgroup.com</u>
Fax: <u>253.446.3159</u>		
State of Washington Professional Land Surveyor Registration No.: <u>49921</u>		
Name of Registered: <u>Larry Walker</u>		Expiration Date: <u>07/07/2021</u>
Contact Surveyor: <input checked="" type="radio"/> Yes or <input type="radio"/> No		

Site Information:

Parcel Number See Attached Map and Legal Descriptions **Parcel Size in Acres / Square Feet** 10.70
Proposed Number of Lots: 3
Zoning Designation: CG and RM-20 **Comprehensive Plan Designation:** AOC and MDR

Total Area of Each Lot:

Lot One (1) 44,706.00 SF Without Panhandle: _____
Lot Width: 183' average **Lot Length:** 211' average
Lot One (2) 43,046.00 SF Without Panhandle: _____
Lot Width: 193' average **Lot Length:** 214' average
Lot One (3) 378,238.00 SF Without Panhandle: _____
Lot Width: 370' average **Lot Length:** 467' average
Lot One (4) _____ Without Panhandle: _____
Lot Width: _____ **Lot Length:** _____

Adjacent Zoning:

North: CMX South: CG and ML
East: RS-10 West: RS-08 and CB

Flood Plain Information (if applicable):

Classification: FEMA LOMR Application pending Square footage of lots in Flood Plain: _____

Shoreline Area (if applicable)

Classification: Conservancy Rural Urban

Proposed Land Use:

GC - General Commercial and RM-20 - High Density Multiple-Family Residential

Existing Structures:

One existing single family home to be demolished located at 901 Shaw Rd, parcel #0420351029.

REQUIREMENTS FOR SUBMITTAL OF A SHORT PLAT APPLICATION

(1) Completed Application Form. Application shall be made on forms provided by the community development department, and completed by the applicant or authorized agent;

(2) Complete Survey of the Plat. A complete survey is required to be compiled on an 18-inch by 24-inch mylar sheet containing the following information:

- (a) The names and address of the owners of said tract;
- (b) The legal description of all affected tracts and legal descriptions for all the proposed lots;
- (c) County assessor parcel numbers for all affected tracts;
- (d) North arrow, scale and date of the drawing. The scale shall be one inch equals 50 feet for sites two acres in size or less, and one inch equals 100 feet for sites greater than two acres in size;
- (e) Vicinity map, containing the outline of the affected tract(s), the nearest public streets to the north, south, east and west, and the quarter/quarter section in which the site is located;
- (f) Boundary lines of the tract(s) to be subdivided, and corresponding bearings and dimensions;
- (g) Existing and proposed lot lines. The existing lot lines shall be shown using a heavy dashed line, and the proposed lot lines shown using a heavy solid line;
- (h) Square footage of all proposed lots and tracts;
- (i) Location, material and size of all monuments. Monuments shall meet the specifications of the public works director or designee;
- (j) Registered land surveyor certification that the drawing is a true and correct representation of the land surveyed, and that all monumentation location, size and materials are correctly shown;
- (k) Lot size and numbering. The square feet in each lot shall be shown, and all lots shall be numbered consecutively from one to the total number of lots. All tracts shall be assigned a consecutive letter designation beginning with the letter A;
- (l) Accurate location and dimensions of all existing structures, septic systems and utility services, and the distance between structures, improvements and utilities to the adjoining proposed lot lines;
- (m) Topography showing existing and proposed contours at five-foot (5) contour intervals except for any portion of the site containing slopes of 15 percent or greater which shall be shown at two-foot (2) contour intervals. The contour intervals shall extend at least 100 feet beyond the boundaries of the site;
- (n) Proposed utility services shall be noted upon the face of the drawing and/or shown upon the plat layout in such a manner that clearly indicates the distribution and connection points for each utility system;
 - i. Proposed preliminary Stormwater plans and report per the Department of Ecology's 2014 update to the 2012 Western Washington Stormwater Manual, or the most recently adopted WA State Stormwater manual, as adopted by the city;

- (o) The layout, names, location, purpose, width and other dimensions of proposed streets, alleys, easements, parks and other open space, property reservations, lot lines, yard requirements and utilities;
 - (p) Boundaries and associated buffers, development envelopes, or other information for any critical areas as defined or required by Chapter 21.06 PMC;
 - (q) Notarized acknowledgments and signatures of the property owner(s);
- (3) Plat Certificate. A plat certificate confirming ownership and any easements or other encumbrances of record affecting the subject parcel. The plat certificate shall be no older than two weeks old at the time of submittal.

(4) Other Information. Additional information may be determined to be needed due to site conditions, setting or the proposed improvements, in order for the city to review and approve the proposed development. Other required information may include but not be limited to Critical Area ID Form, flood hazard assessments, traffic impact assessments, preliminary engineering designs, etc.

5) Major Issues Discussed During Pre-Application Meeting:

Please see attached Pre-App notes dated: August 25, 2020.

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

CERTIFICATION:

I hereby state that I am the owner or authorized agent 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.

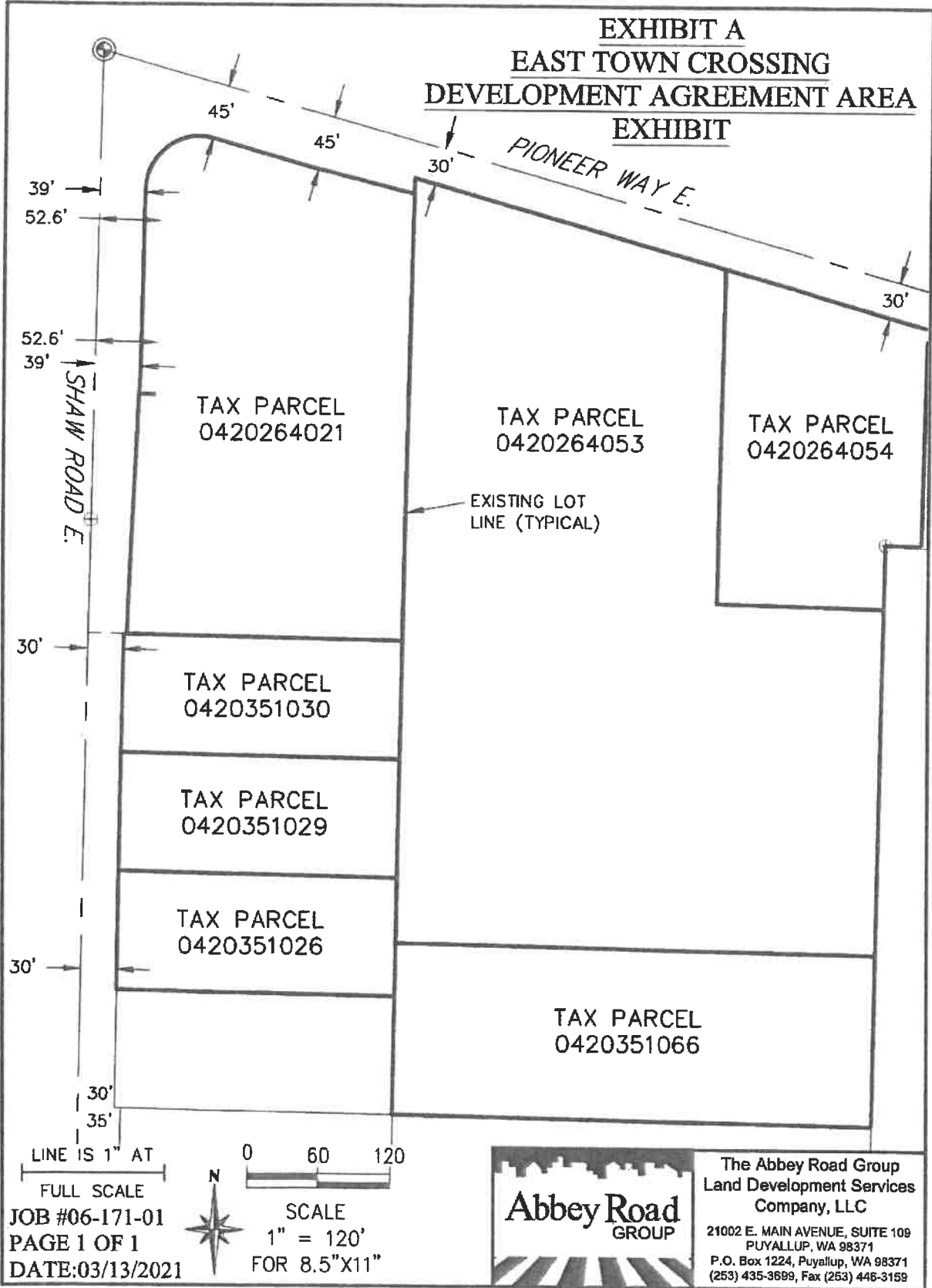
Signature of Owner: _____ Date: _____

Print Name: _____

Signature of Agent: Giles F. Hulsmann III Date: 10 March 21

Print Name: Giles F. Hulsmann III

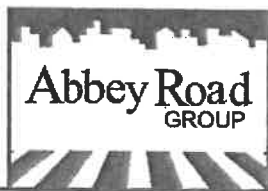
**EXHIBIT A
EAST TOWN CROSSING
DEVELOPMENT AGREEMENT AREA
EXHIBIT**



LINE IS 1" AT
FULL SCALE
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0 60 120
SCALE
1" = 120'
FOR 8.5"X11"



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EXHIBIT C
EAST TOWN CROSSING
EXISTING TAX PARCELS LEGAL DESCRIPTIONS
EXHIBIT

TAX PARCEL NO. 0420264021

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249900-T35

DATED JANUARY 22, 2021 AT 8:00 A.M.

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., IN PIERCE COUNTY, WASHINGTON, WITH THE EAST 1/16TH LINE OF SAID SECTION;

THENCE SOUTH ALONG THE 1/16TH LINE OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M., A DISTANCE OF 95.4 FEET;

THENCE EAST 258.26 FEET;

THENCE NORTH TO THE SOUTHERLY LINE OF THE COUNTY ROAD;

THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE OF COUNTY ROAD TO THE EAST 1/16TH LINE OF SECTION 26;

THENCE SOUTH ALONG SAID 1/16TH LINE TO THE POINT OF BEGINNING;

EXCEPT THE WEST 30 FEET THEREOF CONVEYED TO PIERCE COUNTY BY DEED RECORDED UNDER RECORDING NO. 1618885 FOR SHAW COUNTY ROAD;

ALSO EXCEPT THEREFROM THAT PORTION CONVEYED TO THE CITY PUYALLUP BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 9408230215, BEING A RE-RECORD OF INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 9308310480;

AND ALSO EXCEPT ANY PORTION THEREOF LYING SOUTHERLY AND WESTERLY OF A LINE DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35, HEREINAFTER CALLED "POINT A";

THENCE SOUTH ALONG THE 1/16TH LINE 95.4 FEET TO THE TRUE POINT OF BEGINNING OF THE LINE TO BE DESCRIBED;

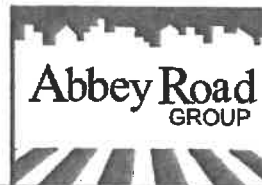
THENCE EAST 258.35 FEET;

THENCE SOUTH TO A POINT 495.4 FEET SOUTH OF AND 258.35 FEET EAST OF "POINT A";

THENCE EAST TO THE EAST LINE OF SAID PREMISES AND THE TERMINUS OF SAID LINE, SAID POINT ALSO BEING DESCRIBED AS THE SOUTHWEST CORNER OF LOT 3 OF BOUNDARY LINE ADJUSTMENT RECORDED UNDER AUDITOR'S FILE NO. 200303315001;

SITUATE IN THE CITY PUYALLUP, COUNTY OF PIERCE STATE OF WASHINGTON.

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EXHIBIT C
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EXISTING TAX PARCELS LEGAL DESCRIPTIONS
EXHIBIT

TAX PARCEL NO. 0420264053

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249901-T35

DATED JANUARY 22, 2021 AT 8:00 A.M.

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35, AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20 NORTH, RANGE 4 EAST, WM.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35 WHICH POINT BEARS NORTH 88°32'51" WEST, 640.11 FEET FROM A BRASS IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 35;

THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04" WEST, 54.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04" WEST, 437.43 FEET TO POINT LYING

SOUTH 88°53'30" EAST, 405.26 FEET OF THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 OF PIERCE COUNTY SHORT PLAT NO. 9303010321;

THENCE ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 2, NORTH 01°06'30" EAST, 789.89 FEET TO THE SOUTHERLY MARGIN OF PIONEER WAY;

THENCE ALONG SAID SOUTHERLY MARGIN, SOUTH 74°08'09" EAST, 272.98 FEET TO A LINE LYING 263.84 FEET EAST OF AND PARALLEL WITH THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 2;

THENCE ALONG SAID PARALLEL LINE, SOUTH 01°06'30" WEST, 282.06 FEET TO A LINE 54.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SECTION 35;

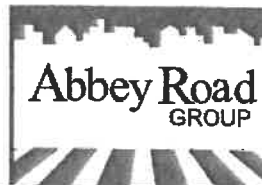
THENCE ALONG SAID PARALLEL LINE, SOUTH 88°32'51" EAST, 142.38 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT THE SOUTH 145.00 FEET THEREOF;

(ALSO KNOWN AS LOT 3 OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31, 2003 UNDER RECORDING NO. 200303315001).

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

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EXHIBIT C
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EXISTING TAX PARCELS LEGAL DESCRIPTIONS
EXHIBIT

TAX PARCEL NO. 0420264054

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO.
40249902-T35

DATED JANUARY 22, 2021 AT 8:00 A.M.

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 35,
AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 20
NORTH, RANGE 4 EAST, WM.M., IN PIERCE COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF
THE NORTHEAST QUARTER OF SECTION 35 WHICH POINT BEARS NORTH 88°32'51" WEST, 640.11
FEET FROM A BRASS IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID
SECTION 35;

THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04" WEST, 54.00 FEET;

THENCE ALONG A LINE PARALLEL WITH THE NORTH LINE OF SAID SECTION 35, NORTH
88°32'51" WEST, 142.38 FEET;

THENCE NORTH 01°06'30" EAST, 282.08 FEET TO THE SOUTHERLY MARGIN OF PIONEER WAY;

THENCE ALONG SAID SOUTHERLY MARGIN, SOUTH 74°08'09" EAST, 179.36 FEET TO A LINE
LYING 30.48 FEET EAST OF AND PARALLEL WITH EAST LINE OF THE WEST HALF OF THE
NORTH EAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35;

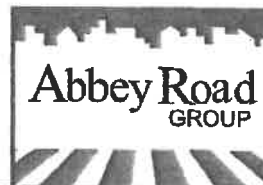
THENCE ALONG SAID PARALLEL LINE, SOUTH 01°15'04" WEST, 183.43 FEET TO THE NORTH LINE
OF SAID SECTION 35;

THENCE ALONG SAID NORTH LINE, NORTH 88°32'51" WEST, 30.48 FEET TO THE POINT OF
BEGINNING;

(ALSO KNOWN AS LOT 5 OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED
MARCH 31, 2003 UNDER RECORDING NO. 200303315001).

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

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EXHIBIT

TAX PARCEL NO. 0420351066

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249903-T35

DATED JANUARY 22, 2021 AT 8:00 A.M.

COMMENCING AT THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35 WHICH POINT BEARS NORTH 88°32'51" WEST, 640.11 FEET FROM A BRASS IN CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SAID SECTION 35;

THENCE ALONG THE EAST LINE OF SAID WEST HALF, SOUTH 01°15'04" WEST, 491.43 FEET TO A POINT LYING

SOUTH 88°53'30" EAST, 405.26 FEET TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 2 OF THE PIERCE COUNTY SHORT PLAT NO. 9303010321 AND THE TRUE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE, NORTH 88°53'30" WEST, 405.26 TO THE NORTHEAST CORNER OF SAID LOT 2;

THENCE ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 2, NORTH 01°06'30" EAST, 145.00 FEET;

THENCE SOUTH 88°53'30" EAST 405.62 FEET TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 35;

THENCE ALONG SAID EAST LINE SOUTH 01°15'04" WEST, 145.00 FEET TO THE TRUE POINT OF BEGINNING

(ALSO KNOWN AS LOT 3 OF RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT RECORDED MARCH 31, 2003 UNDER RECORDING NO. 200303315001).

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL NO. 0420351030

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO. 40249904-T35

DATED JANUARY 22, 2021 AT 8:00 A.M.

BEGINNING AT THE SIXTEENTH SECTION CORNER OF SECTION 35, TOWNSHIP 20 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, 1321.48 FEET WEST OF THE CORNER COMMON TO SECTIONS 25, 26, 35 AND 36;

THENCE SOUTH ALONG THE SIXTEENTH SECTION 95.4 FEET TO THE TRUE POINT OF BEGINNING;

THENCE EAST 258.26 FEET;

THENCE SOUTH 100 FEET;

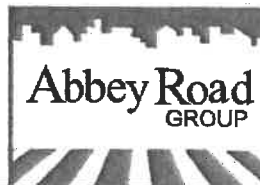
THENCE WEST 258.26 FEET;

THENCE NORTH 100 FEET TO THE TRUE POINT OF BEGINNING, IN PIERCE COUNTY, WASHINGTON.

EXCEPT SHAW COUNTY ROAD.

SITUATE IN THE CITY OF PUYALLUP, COUNTY OF PIERCE, STATE OF WASHINGTON.

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DATE:03/13/2021



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EXHIBIT C
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TAX PARCEL NO. 0420351029

PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO.
40249905-1-E
DATED JANUARY 22, 2021 AT 8:00 A.M.

BEGINNING AT THE 1/16 SECTION CORNER, 1321.48 FEET WEST OF CORNER MONUMENT
COMMON TO SECTIONS 25, 26, 35 AND 36 IN TOWNSHIP 20 NORTH, RANGE 4 EAST,
WILLAMETTE MERIDIAN, IN PIERCE COUNTY, WASHINGTON;
THENCE SOUTH ALONG THE 1/16 SECTION LINE 195.4 FEET TO THE TRUE POINT OF
BEGINNING;
THENCE EAST 258.26 FEET;
THENCE SOUTH 100 FEET;
THENCE WEST 258.26 FEET;
THENCE NORTH 100 FEET TO TRUE POINT OF BEGINNING.

EXCEPT THE WEST 30 FEET THEREOF FOR ROAD.

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

TAX PARCEL NO. 0420351026

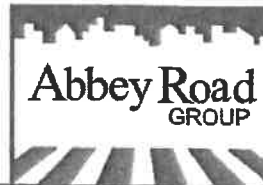
PER CW TITLE TITLE RESOURCES GUARANTY COMPANY SUBDIVISION GUARANTEE ORDER NO.
40249906-T35
DATED JANUARY 22, 2021 AT 8:00 A.M.

BEGINNING AT THE 1/16 CORNER 1321.48 FEET WEST OF THE CORNER MONUMENT COMMON TO
SECTIONS 25, 26, 35 AND 36 IN TOWNSHIP 20 NORTH, RANGE 4 EAST, WILLAMETTE MERIDIAN,
IN PIERCE COUNTY, WASHINGTON;
THENCE SOUTH ALONG THE 1/16 SECTION LINE 294.5 FEET TO THE TRUE POINT OF
BEGINNING;
THENCE EAST 258.35 FEET;
THENCE SOUTH 100 FEET;
THENCE WEST 258.35 FEET;
THENCE NORTH 100 FEET TO THE TRUE POINT OF BEGINNING, IN PIERCE COUNTY,
WASHINGTON.

EXCEPT SHAW COUNTY ROAD.

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