



## 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

Office Use Only: 11, 12, 21 Submittal Date: Case No: P-21-0142 Related Case No: \_\_\_\_\_

**W**hen 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: 0420351003

Street Address: 808 Shaw Road

#### Applicant Information:

Name: Gil Hulsmann

Street Address: P.O. Box 1224

City: Puyallup

State: WA

Zip: 98371

Phone: 253.435.3699

Fax:

E-mail

gil.hulsmann@abbeyroadgroup.com

#### Owner Information

Name Cascade Shaw Development LLC

Street Address 1001 Shaw Road

City: Puyallup

State: WA

Zip: 98372

Phone: P:253.845.954/F:253.606.6799

Fax:

E-mail:

greg.helle@abshero.com

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

Short Plat into 2 lots for high-density residential and commercial; (1) multi-family lot: 390,827 SF; (1) commercial lot: 31,111 SF.

**Surveyor Information:**

|  |  |                   |
|--|--|-------------------|
| Name: <u>Larry Walker</u>  |  |                   |
| Agency Name: <u>Abbey Road Group Land Development Services</u>                     |  |                   |
| Street Address: <u>P.O. 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:                               |                   |
| Contact Surveyor: <input type="radio"/> Yes or <input checked="" type="radio"/> No |  |                   |

**Site Information:**

Parcel Number 0420351003 Parcel Size in Acres / Square Feet 9.68 AC / 421,946 SF  
Proposed Number of Lots: 2  
Zoning Designation: RM-20 / CB Comprehensive Plan Designation: LDR

**Total Area of Each Lot:**

Lot One (1) 390,827 Without Panhandle:  
Lot Width: 330 ft Lot Length: 1,280 ft  
Lot One (2) 31,111 Without Panhandle:  
Lot Width: 165 ft Lot Length: 188 ft  
Lot One (3) \_\_\_\_\_ Without Panhandle:  
Lot Width: \_\_\_\_\_ Lot Length: \_\_\_\_\_  
Lot One (4) \_\_\_\_\_ Without Panhandle:  
Lot Width: \_\_\_\_\_ Lot Length: \_\_\_\_\_

**Adjacent Zoning:**

North: CB South: RS-08  
East: RM-20/CG West: RS-08

**Flood Plain Information (if applicable):**

Classification: AE Square footage of lots in Flood Plain: 14,287

**Shoreline Area (if applicable)**

Classification:  Conservancy  Rural  Urban

**Proposed Land Use:**

The proposed land use is for a multi-family residential lot and a commercial lot.

**Existing Structures:**

There are no existing structures on the site.

**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;

