



## Preliminary Major 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
- 9 Copies of completed application
- 9 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
- 9 copies of SEPA checklist (if applicable)
- SEPA fee: **\$250.00**
- Critical Area Report or Traffic Analysis review Fee Required: **\$160.00**
- Traffic Scoping Worksheet
- Critical Area ID Form
- 2 Copies - Preliminary Storm Drainage Calculations
- 2 Copies of major issues discussed during Pre-App
- Application Fee: **\$1,500.00 base fee plus \$50.00 per lot**
- 1 (one) CD of complete submittal package

#### Office Use Only:

Submittal Date: \_\_\_/\_\_\_/\_\_\_ Case No: \_\_\_-\_\_\_-\_\_\_ 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 Major 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: 0420354039

Street Address: 2007 Shaw Road

#### Applicant Information:

Name: RM Homes

Street Address: 2913 5th Ave NE, Suite 201

City: Puyallup

State: WA

Zip 98372

Phone: 253-653-6299

E-mail: james@rmhomes.com

Fax:

#### Owner Information

Name: Carrie Kolowinski c/o Sherrie Kleinhuizen

Street Address: 1407 18th Street NW

City: Puyallup

State: WA

Zip 98371

Phone:

E-mail

Fax:

#### Nature of Request: (please be specific)

Preliminary plat of 20 single family residential lots on approximately 7.35 acres located in the RS-10 zoning designation. The preliminary plat will be complete with a public road, private access roads, sensitive area tract, and stormwater tract.

**Surveyor Information:**

Name: Mark Duffner, PLS  
Agency Name: Barghausen Consulting Engineers, Inc.  
Mailing Address: 18215 72nd Ave S City Kent up State WA Zip 98032 ?  
Phone: (Day Time) 425-251-6222  
E-mail Address: mduffner@barghausen.com  
State of Washington Professional Land Surveyor Registration No. 38970  
Name of Registered: Mark W. Duffner Expiration Date \_\_\_\_\_

**Site Information**

Parcel Number 0420354039 Parcel Size in Acres / Square Feet 7.35

Proposed Number of Lots: 20

Zoning Designation: RS-10 Comprehensive Plan Designation: LDR

**Adjacent Zoning:**

North: RS-10 South: RS-10  
East: RS-10 West: RS-10

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

Classification: Zone X  
Square footage of lot in Flood Plain: N/A

**Shoreline Area (if applicable)**

Classification:  Conservancy  Rural  Urban

**Existing Structures:**

The site contains an uninhabitable residential structure and associated outbuildings that will be removed with the development.

**EXISTING SERVICES ON SITE:**

- |                |           |
|----------------|-----------|
| Water          | Gas       |
| Sanitary Sewer | Telephone |
| Storm Sewer    | Cable TV  |
| Power          |           |

**SERVICES EXTENDING TO THE SITE**

- |                |           |
|----------------|-----------|
| Water          | Gas       |
| Sanitary Sewer | Telephone |
| Storm Sewer    | Cable TV  |
| Power          |           |

**REQUIREMENTS FOR SUBMITTAL OF A PRELIMINARY MAJOR PLAT**

(1) Completed Application Form. Application shall be made on forms provided by the Development Services 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 x 24-inch 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;
- (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) 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:

Right of Way and improvements for Shaw Road, internal plat road access, and critical areas

**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, 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 it's 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:  Date: 5/11/2022

Print Name: Ryan McGowan

Signature of Owner:  Date: 5/11/2022

Print Name: Carrie A Kolowinski

Signature of Agent: \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: \_\_\_\_\_