

Preliminary Binding Site Plan – Supplemental Application Pages

(Including Amendments to Preliminary Binding Site Plans)

SEPA Applicability:

Is the land affected by the binding site plan wholly or partly covered by water? Yes No

Does the project require discharges to water that is not exempt under RCW 43.21C.0383? Yes No

Does the project contain more than 60 dwelling units? Yes No

Does the gross square footage of all non-residential buildings exceed 30,000 square feet? Yes No

Does the project include any industrial use buildings other than storage buildings? Yes No

Does the project include parking facilities for more than 90 motor vehicles? Yes No

If you answered yes to any of the above questions, have you prepared and included with this application a completed SEPA checklist and applicable SEPA fees? N/A Yes No*

Adjacency to State Right-of-way: Is the proposed preliminary binding site plan located adjacent to the right-of-way of a state highway? Yes No

(If yes, the City shall give written notice of the application, including a legal description of the subdivision and a location map, to the State Department of Transportation, per MTMC Section 17.03.030(B)(1)).

Location within Designated Floodplain: Is the proposed preliminary binding site plan located in whole or in part within a designated floodplain? Yes No

(If yes, the City shall give written notice of the application, including a legal description of the subdivision and a location map, to the State Department of Ecology, per MTMC Section 17.03.030(B)(2)).

Title Report:

Have you included with this application a title report dated by the title company within thirty (30) days of the date of submitting this application? Yes No*

Does the title report confirm that the title of the lands as described and shown on the proposed preliminary binding site plan are in the name of the applicant, or in the name of the owner whom the applicant represents? Yes No*

Certificate of Consent and Dedication:

Have you provided with this application a certificate of consent and dedication stating that the preliminary binding site plan has been made with the free consent and in accordance with the desires of the owners? Yes No*

If yes, has the certificate of consent and dedication been signed and acknowledged before a notary public by all parties having any interest in the lands subdivided? Yes No²

The certificate of consent and dedication is provided (check one): On the face of the plat. On a separate written instrument.

² Signatures on the certificate of dedication may be deferred until submittal of the final binding site plan.

Does the preliminary binding site plan include any dedications of streets, roads or other areas to the public, religious societies or to any corporation, public or private? Yes No

If yes, is the dedication included and described in the Certificate of Consent and Dedication, and does it include a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of any road(s). N/A Yes No*

Additional Required Submittals: Please confirm that the following additional materials and information are included with this preliminary binding site plan application:

Site Plan: One original and seven copies of an eighteen inch by twenty-four inch site plan³, of a scale clearly legible: Yes No*

Does the site plan include the following information?

1. The location and size of all proposed lots, tracts and easements, consistent with separately attached plat map required below; Yes No*
2. Proposed site improvements and structures; Yes No*
3. Any existing structures or site improvements intended to be retained on the site; N/A Yes No*
4. All proposed uses, including existing uses intended to be retained; Yes No*
5. The location of proposed or existing open space, including any required landscaped areas (show areas only; details of proposed vegetation is to be submitted as a separate landscape plan); Yes No*
6. The location and identification of critical areas; N/A Yes No*
7. Adjacent streets, access easements and proposed locations and dimensions of driveways providing access to the site; Yes No*
8. The layout of an internal vehicular and pedestrian circulation system, including proposed ingress and egress for vehicles and emergency vehicle access; Yes No*
9. Location of existing and proposed fire hydrants; Yes No*
10. The number and location of proposed or existing parking spaces on the site, and on streets directly abutting the site; Yes No*
11. The location of utilities and drainage systems proposed to serve the site; Yes No*
12. The location and size of water bodies and drainage features, both natural and manmade; Yes No*
13. A layout of sewers and the proposed water distribution system; Yes No*
14. Proposed easements and access; Yes No*
15. A sign plan showing proposed free-standing signage, describing how total allowable signage will be allocated among each tenant space and/or use, and describing any common design elements of signage as proposed by the applicant and/or required by code; Yes No*
16. Depictions of easements, deed restrictions and other encumbrances. Yes No*

³ A larger size sheet may be submitted in addition to the 18 X 24 sheet size to facilitate preliminary review, but the 18 X 24 size is required to show that required information can be legibly formatted and fitted to the sheet size required for recording.

Plat Map: One original and seven copies of an eighteen inch by twenty-four inch drawing⁴ of a map labeled, “Plat of _____ Binding Site Plan” (Insert name of plan). Yes No*

Does the plat map include **only** the following information?

1. Existing and proposed lot and tract lines, easement lines (including necessary maintenance and/or construction easements for buildings with zero setbacks from property lines), rights-of-way lines (including any dedications). Yes No*
2. Dimensions, bearings, monuments. Yes No*
3. Lot numbers. Yes No*
4. Descriptions and illustrations of how the binding site plan is to be legally accessed, divided and described, consistent with separately attached site plan described in MTMC Section 17.05.040(E). Yes No*

Elevation Drawings and Floor Plans: One original and seven copies of an eighteen inch by twenty-four inch drawing⁴ of elevations and floor plans as known. Yes No*

Do elevation drawings include post-construction treatment of both occupied and unoccupied areas of the building envelopes? Yes No*

Do elevation drawings show location of any proposed signage on the buildings? Yes No*

Utilities Plan: One original and seven copies of an eighteen inch by twenty-four inch drawing⁴ of a utilities plan showing the location and size of utility trunk lines, lateral lines, water, electric, gas, and telecommunication lines, utility vaults and transformers both existing and proposed to serve the site. Yes No*

Landscape Plan: One original and seven copies of an eighteen inch by twenty-four inch drawing⁴ of a landscape plan showing existing vegetation to be retained, proposed new vegetation, an irrigation plan, and proposed locations of all utilities and drainage systems in relation to proposed landscaping materials (consistent with separately attached utilities, drainage, and grading plans). Yes No*

Topography Map: One original and seven copies of an eighteen inch by twenty-four inch topography map⁴. Yes No*

Grading Plan: One original and seven copies of an eighteen inch by twenty-four inch drawing⁴ of a grading plan showing proposed clearing and tree retention and the existing and proposed topography, detailed to two-foot contours, unless smaller contour intervals are otherwise specified by the City code. Yes No*

Drainage Plan: One original and seven copies of an eighteen inch by twenty-four inch drawing⁴ of a drainage plan which will accommodate the maximum proposed square footage of impervious surface, including the

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maximum proposed square footage of impervious surface exposed to vehicular use, subject to the requirements of the City's stormwater drainage design standards. Yes No*

Drainage Analysis: A downstream drainage analysis or any other requirement specified in the City's surface water design manual, site development regulations or surface water policy ordinance. Yes No*

Lighting Plan: One original and seven copies of a lighting plan showing the location, height and type of all luminaries and security lights in relation to proposed site improvements and landscaping, including photometric details. Yes No*

Common Area Documents: All covenants, easements, maintenance agreements or other documents regarding mutual use of easements, common open space, parking and access. Yes No*

Sewer Availability Certificate: Sanitary sewer availability certificate from the public sanitary sewer service provider if other than the City, for an area not served by or intended to be served by the City. N/A Yes No*

Water Availability Certificate: Water availability certificate from the water purveyor providing service to the property if other than the City for an area not served by or intended to be served by the City. N/A Yes No*

Existing Encumbrance Documents: Copies of all easements, deed restrictions or other encumbrances restricting the use of the site. N/A Yes No*

Phasing Plan: Is the site development intended to be phased? Yes No

If yes, is a phasing plan and time schedule provided with this application? N/A Yes No*

Proposed Restrictions: Draft covenants, conditions and restrictions labeled "CC&R's" or any other restrictions or easements that may apply. Yes No*

Applicant's Signature: I certify to the best of my knowledge that the information provided on these supplemental application pages is true and correct.

Signature: _____ Date: _____

Note: All fields must be completed, including blank lines and check boxes. Any check box marked "no" that is demarcated by an asterisk could result in the application being deemed incomplete.