CITY OF BUCKLEY

P.O. Box 1960 • Buckley, WA 98321 • (360) 761-7801

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			File Number:	
			Zone:	
			Parcel Number(s):	
			Site Address:	
			Amount Received:	\$ Date:
			TR#	
			SEPA:	\Box Exempt \Box DNS \Box MDNS
			Hearing Date:	
			Decision by: Hearing Examiner	
			Date:	☐ Approved with conditions☐ Denied☐
			Expiration Date (5 years):	
		Receipt stamp	Extension Date (12 months):	
Indicate appropriate billing address by checking box	the propermi		on, and the proposal's location. Please place Owner: Place Place Place Owner: Place Plac	basic information about the applicant and the a check in the square that indicates the mone #
ress b		Parcel ID#:		
te billing addi	C.	Applicant, if different Name: Address: City, state, zip: E-mail address:	nt from property owner: Phone	e#
oric _	D.	Contractor/Installer	r: Pl	none #
rol		Name:		
db		Address: Cor	ntractor Lic. #	
tte .		City, state, zip:		
licc		E-mail address:		
Inc	E.	Contact Person:	Pł	none #
_	_	Name:		
		Address:		

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	City, state, zip:	
	E-mail address:	
F.	Project Description/Activity:	
G	Within 200 feet of the subject property, do you know of or suspect the existence of the	
	following: \Box Don't know/don't susp	ect
	Streams □ Yes □ No drainage course □ Yes □ No wetlands □ Yes □ N	lo
	If yes, please describe:	
H.	Will the project affect the flow of storm water across the property? □ Yes □ I	No
	If yes, please show on the site plan the current drainage pattern and how the project will affer the flow and describe here:	ect

II. PROPOSAL INFORMATION

<u>Specific permit information</u>. The following information will help define and enable staff to provide a timely review. Site plan review may precede other planning permit reviews, such as a design review. Site plan approvals expire 5 years after approval. One extension may be granted, not to exceed one year. (BMC 19.33.080).

You may not need a site plan review if any of the following conditions is true, please discuss your proposal with the city planner:

- Your proposal doesn't require a building permit or is for one or two units.
- Your proposal is SEPA-exempt and is not a change in use.
- The proposal is the result of normal or emergency maintenance and repair.

Definitions:

- "AADT" means Annual Average Daily Traffic.
- "Acre" means 43,560 square feet (SF).
- "Floor area" means the total gross area of all floors of all buildings on a lot or building site, as measured to the outside surface of exterior walls or the centerline of walls separating buildings on different lots, excluding crawlspaces, garages, carports, breezeways, attics used solely for storage, open porches, balconies, and terraces.
- "Impervious/hard surface" paved or covered surfaces whether covered by buildings, driveways, parking lots or any other structure covering land.
- "Use" means the nature of the occupancy, the type of activity, or the character and form of improvements to which land is devoted or may be devoted.

A. 1.	Designations. Zone:	
	Commercial design review district: Gateway ☐ Historic Commercial ☐ SR 410 district ☐	
2.	Comprehensive plan designation:	

3. Provide the comprehensive plan designation, zone and current use of the parcels surrounding the parcel proposing the conditional use:

| Direction | Comp plan designation | Zone | Current use

Direction	Comp plan designation	Zone	Current use
North			
South			
East			
West			

	South			
	East			
	West			
B. C. 1.	Parcel Description. Attach legal description of all lots or parce. Site conditions. What is currently on the site (also show or	- 7	Provideo	d: □ Yes □ No
2.	How will the site be altered (e.g. topograprovision of public amenity)?	aphical change, creation of access	s points,	
3.	Are you proposing any of the following: a. New construction: If yes, please describe the new construction			
	b. Sign: c. Infill on site with accessory use: d. Infill on site with additional use: e. Exterior remodel: If yes, please describe the exterior remodel:	 □ Yes □ No □ Yes □ No 		
4.	Lot area: Acres a. Existing number of buildings: b. Existing number of living units: c. Existing building(s) total floor area: d. Existing use(s): e. Existing area for each use:			f area is from a survey, lease submit the survey If none exist, say "0"
	f. Proposed Number of buildings: g. Proposed number of living units: h. Proposed building(s) total floor area: i. Proposed use(s): j. Proposed area for each use:			
D.	Impervious Surfaces.a. Existing square footage of imperviousb. Proposed square footage of impervious		SF SF	

Е.	Parking.a. Existing parking stalls for eb. Proposed parking stalls for e	-		
F.	Bicycle parking. a. Existing bicycle stalls for each. b. Proposed bicycle stalls for each.			
G.	Landscaping (BMC 19.29). a. Façade buffer: b. Barrier buffer: c. Visual relief buffer: d. Parking lot canopy buffers: e. Street trees: f. Riparian zone buffer:	Existing	Proposed	
Н.	Land Restrictions.			
1.	Are there currently any existing		□ Yes □ No □	
	limitations or conditions for the	use of the land?		
2.	If yes, please attach a copy. Are there any proposed restrictive	le covenants or annropriate	Provided: □ Yes □ No □ N/A □ Yes □ No	
۷.	limitations and conditions for the	11 1		
	If yes, please attach a copy.		Provided: □ Yes □ No □ N/A	
_				
I.	Previous Permits. Have any permits been previous. If yes, please list permit numbers		□ Yes □ No □	
J.	Have any permits been previous	ation. ed envelopes with names and of the project boundary and a	l addresses of all a property listing map.	
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	c.	Provide a letter of water avai	lability (city application is a	acceptable).	Provided:	□ Yes □ No □ N/A
	d.	Fire flow requirements:	See atta	ached report	Provided:	□ Yes □ No □ N/A
2	Da	souile a stame viotan min off		G "	1.1.	
3.	De	escribe storm water runoff.		See atta	ched report □	
4		CC' 1'				
4.		affic generation and impact.				
		Existing AADT volumes:			41	
	D.	Discuss the traffic flow patter	rns currently generated in the	ne vicinity of	the site.	
	c.	Anticipated AADT volumes:				-
		Discuss the traffic flow patter	• •	•	the site.	
		i. Will the proposed use gen		ay? □ Ye	s 🗆 No 🗆	
	i	i. If yes, please provide a tra	affic impact analysis		Provided:	□ Yes □ No □ N/A
_	_	ant certification.				
	•	y certify that:			_	
		ve read and examined this app				
2.		provisions of laws and ordinate cified herein or not.	nces governing this type of	work will be	complied w	ith whether
3.		granting of a permit does not	provide authority to violate	e or cancel th	e provisions	of any other state
٥.		ocal law regulating construction	•		e provisions	of any other state
4.		derstand and agree to abide by				
5.		fee provided is a deposit; if the			me and I ag	ree to pay. If the
		the final bills from				
	_	reviewers are received and ca	-			
	,		, ,			
_						
Α	APPL	ICANT'S* SIGNATURE	D	ate		

* (Must be the owner of the property or have a documented legal ownership interest verified by the City)

Date

L.

III.	Submittal requirements.	Included	N/A
	Note: Large digital files, such as plan sets, should be available to the city		
٨	through an ftp link; all files must be digital as well as paper.		_
A.	Application form (completed and signed)		
B.	Permit filing fee		
C.	Ownership and consent statement (declaration)		
D.	Mailing list		
	1. The names and addresses of registered owners of all property within 300		
	feet, plus any other required address, such as an affected state agency		
	(The boundary is to be drawn from the boundaries of property under the		
	applicant's contiguous ownership; the list can be obtained from the		
	Pierce County assessor's office or a title company)		
	2. The map of the area		
	3. Two sets of stamped envelopes addressed with everyone on the list		
	required under Number D.1		
_	4. The city is to be the return addressee		
<u>E</u> .	The legal description of all lots or parcels involved in the project		
F.	Proposed lot cover calculation for each proposed lot		
G.	Existing and proposed restrictive covenants or appropriate limitations and		
	conditions for the use of the land		
Н.	Protective covenants in form for recording		
I.	Provide a letter of water availability		
J.	Provide a letter of sewer availability		
K.	Environmental checklist (SEPA), completed and signed, if required		
L.	Drainage study, including calculations and downstream analysis, in		
	compliance with Chapter <u>14.30</u> BMC approved by the city engineer, if required		
M.	Critical Areas report is required by BMC Chapters 12.08 through 12.13,		
171.	prepared by a qualified specialist as required by the city, if required		
N.	Provide a written discussion of the range and intensity of typical uses that		
14.	will occur on the property and an analysis of the projected need for public		
	services specifically including but not limited to trip generation; domestic		
	water consumption and fire flow requirements; Sanitary sewage generation;		ш
	and storm water runoff		
O.	Traffic Impact Analysis, if required		
P.	Map		
1.	a. Quantity and sheet size		
	i. 3 each - 18 inches by 24 inches		
	ii. 2 each – 11 inches by 17 inches		
	b. Scale		
	i. Maximum scale 1-inch equals 50 feet (1" = 50') OR		
	ii. Preferred scale 1-inch equals 20 feet (1" = 20')		
Q.	Note: Maps to be recorded with Pierce County shall be drawn in black ink		
٧٠	on mylar		
	On myrai		
	Electronic PDF of all submittal materials		

	MAP CHECKLIST site plan drawing(s) shall show the remaining items listed below on one to more s, as appropriate for the proposal to clearly show the following items:	Included	N/A
A.	Each page of the drawings shall show:		
	a. Title of the project/subdivision and file numberb. True north arrow		
	c. Map scale, not to exceed one inch equals 50 feet; preferred one inch		
	equals 20 feet		
	d. Section, township and range		
	e. Sheet identification for the individual plan, as required on the application		
	f. Applicant g. Engineer/Surveyor		
	g. Engineer/Surveyor h. Revision date		
	i. Assessor's parcel number(s) for application		
	j. All adjoining public or private roads/streets with identifying names and		
D	width of the existing right-of-way of adjacent roads/streets		
В.	Cover Sheet a. Certification of registered civil engineer or land surveyor, certifying to accuracy of plat and survey		
	b. Spaces for approvals shall be shown, with signature and date, on the face of the final plat map: mayor, city engineer, planning director, city attorney, utilities superintendent, fire chief, Pierce County assessor/treasurer, Pierce County auditor		
	c. Space or a second sheet shall be reserved for conditions		
C.	Vicinity map to include the following:		
	a. Drawn to a scale of four inches equals one mile		
	b. Show sufficient detail to orient the location of the original tractc. Names of streets and other landmarks		
	d. Zoning designation(s)		
	e. North directional arrow		
D.	Legal description of original parcel		
E.	Name and address of the owner of record of the original tract		
F. G.	Recorded names of subdivision(s) adjacent to the site Existing and proposed access ways for vehicles on both public and private		
U.	streets including width and location of access to all lots		
H.	Existing and proposed pedestrian access ways on both public and private land		
I.	Existing and proposed natural features on the subject parcel and on adjacent parcels		
J.	Existing and proposed topographic contours at one-foot intervals, unless steep slope topography is on the site, then two-foot or five-foot contour		
K.	intervals may be approved by the planning director or the city engineer Show natural drain ways and water courses including drainage ditches		
L.	Identification and delineation of critical areas(w/type & buffer if applicable)		
M.	Show existing and proposed boundary lines, dimensions and bearings of the original parcel; tract boundary lines, right-of-way lines of streets, easements		
	and other rights-of-way, and property lines of residential lots and other sites, with accurate dimensions, bearings or deflection angles, and radii, arcs and central angles of all curves		

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N.	Number to identify each lot and each block	
O.	Location, dimensions and purpose of any existing and proposed easement	
P.	Minimum building setback lines from all lot boundaries, including additional setbacks in front of the proposed garage area to permit vehicular turnaround on flag lots or other lots without street frontage, to be indicated by a dashed line	
Q.	Dimension distances between structures	
Ř.	Existing structures, with note to be removed on the preliminary plat, if the structures are to be removed prior to final plat recording	
S.	Proposed preliminary landscaping plans	
T.	Existing and proposed lighting	
U.	Existing and proposed parking facilities	
V.	Existing and proposed signs	
W.	Conceptual utilities plan on one or more sheets, showing the location and size	
	of existing and proposed utilities, including water, natural gas, sanitary sewer, stormwater facilities and easements. These drawings may be shown on a smaller size than the required sheet size for the plat map	