



BINDING SITE PLAN SUBMITTAL REQUIREMENTS

A binding site plan is intended to provide an alternative means of dividing land for commercially or industrially zoned property. This shall apply only to divisions of land for sale or lease of commercially or industrially zoned property and upon which no future residential structure will be placed except as an accessory use.

Sufficient Insufficient N/A

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1. One copy of a completed City of Black Diamond Master Planning Permit Application form.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2. Four copies of a vicinity map of the subject properties involved.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	3. Four copies of the Binding Site plan engineering drawing to a size of 18" x 24" and containing the following information: <ul style="list-style-type: none"> <input type="checkbox"/> Scale should be 1"=20' and noted on drawing <input type="checkbox"/> Location and size of all proposed lots, tracts, and buildings <input type="checkbox"/> Proposed and existing structures, including elevations and floor plans as known <input type="checkbox"/> All proposed or existing uses <input type="checkbox"/> The location of proposed or existing open space, including any required landscape areas <input type="checkbox"/> The location and identification of critical areas <input type="checkbox"/> The layout of an internal vehicular and pedestrian circulation system, including proposed ingress and egress for vehicles <input type="checkbox"/> The number and location of proposed or existing parking spaces on and off the site <input type="checkbox"/> A drainage plan <input type="checkbox"/> The location and size of utility trunk lines serving the site. <input type="checkbox"/> The location and size of water bodies and drainage features, both natural and manmade <input type="checkbox"/> A grading plan showing proposed clearing and tree retention and the existing and proposed topography at 2' contours unless smaller intervals are required by city code <input type="checkbox"/> A layout of sewers and the proposed water distribution system, proposed easements and access, proposed signage

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>4. If the proposed binding site plan is part of an approved Master Planned Development (MPD), the plans shall show:</p> <p><input type="checkbox"/> Road, trail, utility, and other connections to adjacent MPD properties, as well as adjacent approved MPD land uses.</p> <p><input type="checkbox"/> Depiction of easements, deed restrictions and other encumbrances.</p> <p><input type="checkbox"/> Include a copy of the signed and recorded MPD development agreement.</p>
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	5. A completed environmental checklist, if required
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	6. 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
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	7. All covenants, easements, maintenance agreements or other documents regarding mutual use of common open space, parking and access.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	8. Sanitary Sewer and Water Availability Certificates
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	9. Copies of all easements, deed restrictions or other encumbrances restricting use of the site.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	10. A phasing plan and time schedule, if the site is intended to be developed in phases.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	11. One copy of reduced plans to 8 ½ x 11
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	12. Sensitive Area Identification Form
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	13. Fee and Deposit

Questions:

Please call the Community Development Department at 360-886-2560 if you have any questions regarding the application form or submittal requirements