



BINDING SITE PLAN SUBMITTAL REQUIREMENTS

Per BDMC 17.34 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.

1. **One copy** of a completed City of Black Diamond Master Planning Permit Application form.
2. **Four copies** of a vicinity map of the subject properties involved.
3. **Four copies** of the Binding Site plan engineering drawing to a size of 18" x 24" and containing the following information:

Scale should be 1"=20' and noted on drawing

Location and size of all proposed lots, tracts, and buildings

Proposed and existing structures, including elevations and floor plans as known

All proposed or existing uses

The location of proposed or existing open space, including any required landscape areas

The location and identification of critical areas

The layout of an internal vehicular and pedestrian circulation system, including proposed ingress and egress for vehicles

Significant trees to be retained, removed or replaced

The number and location of proposed or existing parking spaces on and off the site

A drainage site plan

The location and size of utility trunk lines serving the site.

The location and size of water bodies and drainage features, both natural and manmade

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

A layout of sewers and the proposed water distribution system, proposed easements and access, proposed signage

4. If the proposed binding site plan is part of an approved Master Planned Development (MPD), the plans shall show:

Road, trail, utility, and other connections to adjacent MPD properties, as well as adjacent approved MPD land uses.

Depiction of easements, deed restrictions and other encumbrances.

Include a copy of the signed and recorded MPD development agreement.

5. A completed environmental checklist, if required
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
7. All covenants, easements, maintenance agreements or other documents regarding mutual use of

common open space, parking and access.

8. Sanitary Sewer and Water Availability Certificates

9. Copies of all easements, deed restrictions or other encumbrances restricting use of the site.

10. A phasing plan and time schedule, if the site is intended to be developed in phases.

11. **One copy** of reduced plans to 8 ½ x 11

12. Electronic copy of files, in available

13. **Sensitive Area Identification Form**

14. **Application Fee**, Deposit if required

Questions:

Please call the Community Development Department at 360-886-5700 if you have any questions regarding the application form or submittal requirements