



BINDING SITE PLAN

A Binding Site Plan (BSP) is a division of land for sale or ground lease for commercial, industrial, and manufactured home park use, and where land is divided as part of condominium development. The following information must be included with the Master Land Use Application.

- All application fees, including the BSP and State Environmental Policy Act (SEPA), if applicable.
- Agent authorization, if the application is not signed by owner.
- Signatures of all persons with ownership interest in the property, if more than one.
- Ten prints of the proposed BSP drawn to a scale of 1"=100' or larger, and the following information:
 1. Proposed name of the BSP.
 2. Location by section/township/range and/or other legal description.
 3. Name, address, and phone number of developer.
 4. Name, address, and phone number of each property owner.
 5. Name, address, and phone number of registered land surveyor.
 6. Scale of drawing, date, and north point.
 7. Existing topography of the land indicated by contours of two foot intervals for slopes less than 15 percent and five foot intervals for slopes of 15 percent or greater. Identify all slopes 40 percent or greater on or within 25 feet of the site.
 8. Location and extent of significant natural features on and adjacent to the site. Such features include streams, wetlands, views, stands of trees, water bodies, etc.
 9. Comprehensive plan and zoning classifications of subject and adjoining properties.
 10. Adjacent common ownerships and the land or lot divisions of adjoining properties not in common ownership for a distance of at least 100 feet around the perimeter of the property.
 11. Location, widths, and names of existing or prior platted streets; railroad or utility right-of-ways or easements; parks or other public spaces; and existing permanent structures to be retained on and adjacent to the site. Where property has been previously subdivided, the original lots, blocks, street easements, etc., shall be shown in dotted lines in scale with the proposed BSP.
 12. Existing and proposed water, sewer, and drainage utilities on, under, or over the land showing size, grades, and location.
 13. Layout of proposed streets, pedestrian walkways, and easements.
 14. Parcels of land intended to be dedicated for public use, or reserved for use of owners of the property in the BSP.
 15. Building envelopes and setback lines.
 16. The location and size of all ditches, culverts, catch basins, and other parts of the design for the control of surface water drainage.
 17. Typical roadway sections.
 18. Vicinity map, indicating the site and all property within 300 feet of the site.
 19. Existing streams, ponds, wetlands, natural drainage courses, and other surface water on or within 200 feet of the site.

- ❑ A copy of the current King County Assessor's quarter section map for the appropriate area, identifying all properties within 300 feet of the site.
- ❑ Ten copies of a completed SEPA checklist, if applicable.
- ❑ Ten copies of an inventory of natural vegetation existing on the site, indicating the location of strands of trees per *Federal Way Revised Code* (FWRC) 19.120.040.
- ❑ Any additional information as required at the discretion of the Director of Community Development.
- ❑ Notice of availability from the Lakehaven Utility District for sewer and water.
- ❑ Ten copies of a landscape plan prepared by a Washington State licensed landscape architect identifying proposed and required buffers, open spaces, street trees, ornamental landscaping, other landscape features, and strands of trees and protection techniques.
- ❑ Projects that involve review of work proposed within critical areas many times require that the city contract out for expert technical assistance with the review. Under FWRC 19.150.030, the city may require the applicant, at the applicant's expense, to provide any information, mapping, studies, materials, inspections, and/or reviews that are reasonably necessary to implement the critical areas article, and to require that such information, studies, mapping, materials, inspections, and/or reviews be provided or performed by a qualified professional acceptable to the city. You will be advised at the earliest possible point if your project will be subject to these types of expenses.