

FINAL PLAT APPROVAL

Case # _____ (see preliminary plat case number)



THE CITY OF FIRCREST

115 RAMSDELL STREET • FIRCREST, WASHINGTON 98466-6999 • (253) 564-8901 • FAX (253) 566-0762

Background Information

Applicant _____ Phone _____

Fax # _____ e-mail _____

Mailing Address _____ City _____ State ____ Zip _____

Contact person (if different from applicant) _____ Phone _____

Fax # _____ e-mail _____

Mailing Address _____ City _____ State ____ Zip _____

Property owner (if different from applicant) _____ Phone _____

Fax # _____ e-mail _____

Mailing Address _____ City _____ State ____ Zip _____

Project Engineer/Land Surveyor _____ Phone _____

Fax # _____ e-mail _____

Mailing Address _____ City _____ State ____ Zip _____

Name of Project _____

Date of Preliminary Plat approval _____ 20 _____

Number of Phases or Divisions _____

Phase or Division Number for this Final Plat _____

Number of lots in Final Plat _____ Number of lots in Preliminary Plat _____

Requirements For a Complete Final Plat Application

1. Number of copies: twenty, except as specified below. The number of copies required may be reduced by the director.
 2. One copy of the final plat on reproducible mylar or equivalent, eighteen inches wide by twenty-four inches long, scale of one hundred feet to one inch or larger (preferred scale fifty feet to one inch), with twenty paper copies. The plat must contain:
 - Primary control points, approved by the city engineer, or descriptions and “ties” to such control points, to which all dimensions, angles, bearings, and similar data on the plat shall be referred;
 - 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, and radii, arcs, and central angles of all curves’ arcs;
 - Name and right-of-way width of each street or other right-of-way;
 - Location, dimensions and purpose of any easement;
 - Tract number to identify each lot or site;
 - Purpose for which sites, other than residential lots, are dedicated or reserved;
 - Minimum building setback line on all lots and other sites;
 - Location and description of monuments by symbol;
 - Reference to plats of adjoining land by their recorded name, date, volume and page number;
 - Certification by licensed land surveyor in a format approved by the city engineer;
 - A certificate giving a full and correct description of the lands divided as they appear on the plat including a statement that the subdivision has been made with the free consent and in accordance with the desires of the owner(s). If the plat contains a dedication the certificate shall also contain the dedication of all streets and other areas to the public and individual(s), religious society or societies or to any corporation public or private as shown on the plat, and 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 the road. The certificate shall be signed and acknowledged before a notary public by all parties having any interest in the lands subdivided;
 - Plat name, scale, north arrow, date and legend of symbols;
- a) For all plats containing a dedication filed for record, a title report confirming that the title of the lands as described and shown on the plat is in the name of the owners signing the certificate (one copy);
 - b) An offer of dedication which may include a waiver of right of direct access to any street from any property, and, if the dedication is accepted, any such waiver is effective. Such waiver may be required by the city as a condition of approval. Roads not dedicated to the public must be clearly marked on the face of the plat. Any dedication, donation or grant as shown on the face of the plat shall be considered for all intents and purposes as a quit claim deed to the donee or donees, grantee or grantees, for his, her or their use for the purpose intended by the donors or grantors as aforesaid;
 - c) A signed and certified professional engineer’s report summarizing the work done to assure quality control in connection with plan checking, inspecting, and testing as to all plat improvements including water lines, sanitary sewer lines, storm water retention and drainage systems, streets, curbs, gutters and sidewalks, and showing review and acceptance by the city engineer;

- d) Final plans and profiles of all utilities and street improvements prepared by a certified professional engineer showing review and acceptance by the city engineer (five copies);
- e) Certificate of completion of one of the following alternatives:
 - All improvements have been installed in accord with the requirements of these regulations and accepted by the city upon the recommendation of the city engineer;
 - Approved plans are on file with the city engineer for all required utilities and street improvements and a cash or surety bond as provided in Chapter 22.21 of this code has been posted with the city clerk and deposited with the city finance director.

Final Plat Approval Criteria

A final plat meeting all requirements of Chapter 58.17 RCW and this title shall be submitted to the city for approval within five years of the date of preliminary plat approval.

Each final plat submitted for approval shall be accompanied by the following written statements:

1. A certification from the local health department or other agency furnishing sewage disposal and supplying water as to the adequacy of the proposed means of sewage disposal and water supply;
2. A recommendation from the planning commission as to compliance with all of the terms of preliminary approval of the proposed plat or dedication;
3. A signed and certified statement from the responsible professional engineer as to compliance with all of the preliminary approval requirements for infrastructure improvements or guarantees thereof and conformance of the final plat with the general requirements for subdivision approval set forth in Chapter 22.21 of this code, Chapter 58.17 RCW and other applicable state laws;
4. A certification from the city engineer that based on evidence presented, required subdivision improvements appear to be constructed to city standards.
5. A final plat application shall be approved if the subdivision proposed for approval:
 - a) Meets all general requirements for plat approval as set forth in Chapter 22.21 of this code, General Requirements for Subdivision Approval;
 - b) Substantially conforms to the terms of the preliminary plat approval; and
 - c) Meets the requirements of Chapter 58.17 RCW, other applicable state laws, this title and any other applicable city ordinances which were in effect at the time of preliminary plat approval. The council may approve a final plat that incorporates minor modifications from the preliminary plat, provided the final plat substantially conforms to the terms of the preliminary plat approval. In such case no further open record hearing is required.
- d) The city council shall make written findings of fact relating to its decision on the final plat and any public dedications or vacations associated with the plat, and if approved shall suitably inscribe and execute its written approval, including acceptance of public dedications or vacations, on the face of the plat.

Any lots in a final plat filed for record shall be a valid land use notwithstanding any change in zoning laws for a period of five years from the date of filing. A subdivision shall be governed by the terms of approval of the final plat, and the statutes, ordinances and regulations in effect at the time of approval under RCW 58.17.150(1) and (3) for a period of five years after final plat approval unless the city council finds that a change in conditions creates a serious threat to the public health or safety in the subdivision.

Final plats shall be approved, disapproved or returned to the applicant within ninety days after the filing of a complete application, unless the applicant consents to an extension of such time period.

Within fifteen days of recording the final plat with the Pierce County auditor, the applicant shall provide one reproducible copy (mylar or equivalent) and two paper copies of the recorded final plat and an electronic file in state plane coordinates to the planning/building department.

Legal Description of Property Involved in this Request

Lot(s) _____ Block(s) _____ Subdivision _____

Note: If the property is not platted, provide a complete legal description and parcel number for each parcel or tract within the project site, obtained from a Title company or the Pierce County Assessor-Treasurer. If the project site is large and contains several lots or tracts and different ownerships, do not attempt to write an overall legal description. Outlining the project site on a current print of an Assessor's Map will be sufficient.

If more space is needed attach additional 8-1/2" x 11" sheets to this form.

I/We _____, hereby attest that I/We am/are a property owner(s) or officer of a corporation owning property involved in this request and that I have familiarized myself with the rules and regulations of the City of Fircrest, with respect to preparing and filing this application and hereby give consent to this application and that the foregoing statement, answers and information submitted in behalf of this application are in all respects true and correct, to the best of my knowledge and belief.

 Name of individual, corporation or company Signature

 Address City, State, Zip

For Staff Use Only

Application filed on _____ 20__ By _____

	Intake Fee	Deposit
Final Plat	\$360.00	\$1,080.00 + \$25/lot

Received by _____ Fees paid _____ Receipt # _____