

PRELIMINARY PLAT APPLICATION  
Case # \_\_\_\_\_



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 \_\_\_\_\_

Submittal Requirements

1. Twenty copies: **Note: the number of copies required may be modified by the director**
2. A map or sketch using a scale of one hundred feet to one inch or larger, showing:
  - a) Topographical and other data depicting:
    - Boundary lines of the parent tract and proposed blocks and lots, including bearing and distance;
    - Easements, including location, width and purpose;
    - Existing and proposed streets and pedestrian ways on and adjacent to the tract, including name and right-of-way width and location; type, width and elevation of surfacing, walks, curbs, gutters, culverts, etc.;
    - Ground elevations on the tract, based on NGVD29; for land that slopes less than approximately two percent, show spot elevations at all breaks in grade, along all drainage channels or swales, and all selected points not more than one hundred feet apart in all directions; for land that slopes more than approximately two percent, either show contours with an interval of not more than five feet if ground slope is regular and such information is sufficient for planning purposes, or show contours with an interval of not more than two feet if necessary because of irregular land or need for more detailed data for preparing plans and construction drawings;
    - Other conditions on adjacent land, including approximate direction and gradient of ground slope, including any embankments or retaining walls; character and location of buildings, railroads, power lines, towers, and other nonresidential land uses or

platted land within three hundred feet of the subject property. Refer to subdivision plat by name, recording date, volume and page number, and show lot size and dwelling units;

- Utilities on and adjacent to the tract, including location, size and inverts elevation of sanitary, storm and combined sewers; location and size of water mains; location of gas lines, fire hydrants, electric and telephone poles, and street lights. If water mains and sewers are not on or adjacent to the tract, indicate the direction and distance to, and size of nearest ones, showing invert elevation of sewers;
  - Other conditions on the tract including watercourses, marshes, rock outcrop;
  - Zoning district designations, on and adjacent to the tract;
  - Proposed public improvements, including highways or other major improvements planned for the development including preliminary plan and profile designs by a civil engineer. The relationship to, and integration with, other planned or existing public improvements shall be established and shown;
3. Vicinity showing location of the tract;
  4. Sites, if any, to be reserved or dedicated for parks, playgrounds, or other public uses;
  5. Sites, if any, for multifamily dwellings, shopping centers, churches, industry or other nonpublic uses exclusive of single-family dwellings;
  6. Minimum building setback lines;
  7. Site data, including number of residential lots, typical lot size, and acres in parks, etc.;
  8. Plat name, scale, north arrow and date;
  9. Typical cross-sections of the proposed grading, roadway and sidewalk;
  10. Proposed sanitary, storm water, electrical, and water systems preliminary plan with points of connection, grades and sizes indicated, prepared by a properly registered engineer.
  11. Title and certificates, including a legal description according to official records in the office of the county auditor; pertinent survey data compiled as a result of a survey made by or under the supervision of a land surveyor registered in the state and engaged in land surveying which contains notation stating acreage, scale, north arrow, datum, and bench marks, provided in an electronic file in state plane coordinates if available; certification of registered civil engineer and land surveyor; date of survey.
  12. Draft of proposed covenants, if any.
  13. A completed environmental checklist for project subject to review under the State Environmental Policy Act.
  14. Linear feet of public and private streets.
  15. Any supplemental information or special studies identified by the director.

#### Preliminary Plat Criteria - Required Findings

The Planning Commission and City Council shall make inquiries into the public use and interest proposed to be served by the establishment of the subdivision and/or dedication, and shall consider:

1. Whether the preliminary plat conforms to Chapter 22.21 of this code, General Requirements for Subdivision Approval;
2. If appropriate provisions are made for, but not limited to, the public health, safety and general welfare, for open spaces, drainage ways, streets or roads, alleys, other public ways, transit stops, potable water supplies, sanitary wastes, power, parks and recreation, playgrounds, schools and school grounds, and for sidewalks and other planning features that assure safe walking conditions for students who walk to and from school; and
3. Whether the public interest will be served by the subdivision and dedication.

**Project Description**

Name of Project \_\_\_\_\_

General Location \_\_\_\_\_

Zoning Classification \_\_\_\_\_

Name of Abutting Streets \_\_\_\_\_

Area covered by Preliminary Plat (sq. ft. or acres) \_\_\_\_\_

Number of Lots \_\_\_\_\_ Area of Largest Lot \_\_\_\_\_ sq. ft. Smallest \_\_\_\_\_ sq. ft.

Minimum Lot Size Per Zoning Area \_\_\_\_\_ Width \_\_\_\_\_

Lot Coverage permitted each lot (%) \_\_\_\_\_

Proposed Use of Lots { } Single Use { } Multiple Use

Nature of Use { } Single Family Dwellings { } Multi-Family { } Condominiums  
{ } Office/clinic { } Commercial { } Industrial  
{ } Other

This project will be built in { } One phase { } More than one phase

Does this plat area involve land owned by more than one individual/corporation?

If yes, list each individual property owner \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

**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
PRELIMINARY PLAT	\$900.00	\$2,750.00 + \$50/lot

Received by \_\_\_\_\_ Fees paid \_\_\_\_\_ Receipt # \_\_\_\_\_