

Plat - Final Submittal

Submittal Items

Please included the following:

- Land Use Application
- All materials listed on reverse side
- 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
- A recommendation from the planning commission as to compliance with all of the terms of preliminary approval of the proposed plat or dedication
- 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 FMC, Chapter 58.17 RCW and other applicable state laws
- A certification from the city engineer that based on evidence presented, required subdivision improvements appear to be constructed to city standards.
- Intake Fee \$900
- Deposit \$2,700 + \$50 per lot



Planning and Building
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A final plat is a Type IV application. The planning commission shall make a recommendation to the city council which shall make a closed record final decision. Applications shall be processed as set forth in Chapter 22.06 FMC.

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 FMC, 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 which incorporates minor modifications from the preliminary plat; provided, that the final plat substantially conforms to the terms of the preliminary plat approval. In such case no further open record hearing is required.

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. (Ord. 1122 § 2, 1996).

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 90 days after the filing of a complete application, unless the applicant consents to an extension of such time period.

Within 15 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.

Chapter 22.19

Final PLAT

1. One copy of the final plat on reproducible mylar or equivalent, 18 inches wide by 24 inches long, scale of 100 feet to one inch or larger (preferred scale 50 feet to one inch), with 20 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
2. For 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)
3. 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
4. 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, stormwater retention and drainage systems, streets, curbs, gutters and sidewalks, and showing review and acceptance by the city engineer
5. 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)
6. 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 FMC has been posted with the city clerk and deposited with the city finance director.

This is a summary of the process. For complete development regulations, please see FMC Chapter 22.19.