

Plat - Preliminary Submittal

Submittal Items

Please included the following:

- Land Use Application
- All materials listed on reverse side
- Traffic Concurrency Certificate or Application
- Traffic Impact Analysis*;
- Drainage Plan;
- Sensitive Area Affidavit;
- Sensitive Area Special Study*
- Environmental Checklist*
- Certificates of Water/Sewer Availability **
- Intake Fee \$900
- Deposit \$2,700 + \$50 per lot

The applicant shall be responsible for the actual cost incurred by the City in processing the application. The total fee shall be reduced by the amount of the deposit. The applicant shall remit to the City the amount exceed by the deposit. If the deposit fee exceeds the City's actual costs, the balance shall be refunded.

* When applicable

** As required by Public Works

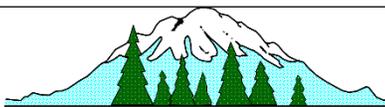
A preliminary plat is a Type III-B application. The planning commission shall make a recommendation to the city council, which shall make a closed record final decision.

The planning commission shall not recommend approval of the preliminary plat, and the city council shall not approve the preliminary plat, unless written findings are made that each of the criteria listed in FMC 22.17.004 has been satisfied. The city council shall consider the recommendations of the planning commission and may adopt or reject such recommendations based on the record established at the commission's public hearing. If, after considering the matter at a closed record decision meeting, the city council deems a change in the planning commission's recommendation approving or disapproving a preliminary plat is necessary, the city council shall adopt its own recommendations and approve, with or without modifications, or disapprove the preliminary plat.

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:

- Whether the preliminary plat conforms to Chapter 22.21 FMC, General Requirements for Subdivision Approval;
- 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
- Whether the public interest will be served

Preliminary plats of any proposed subdivision and dedication shall be approved, disapproved, or returned to the applicant for modification or correction within 90 days from the date of filing of a complete application, unless the applicant agrees to an extension of such time period; provided, that if an environmental impact statement is required as provided in RCW 43.21C.030, the 90-day period shall not include the time spent preparing and circulating the environmental impact statement by the city.



THE CITY OF FIRCREST

Planning and Building
115 Ramsdell St Fircrest WA 98466
253-564-8901
www.cityoffircrest.net

Chapter 22.18

PRELIMINARY PLAT

In addition to the requirements for a completed application as set forth in FMC 22.06.002, an applicant for a preliminary plat shall submit the following (20 copies; unless modified by director):

- 1) A map or sketch using a scale of 100 feet to one inch or larger, showing:
 - 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/proposed streets and pedestrian ways on and adjacent to the tract, including name and ROW width and location; type, width, 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 100 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 300 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 invert 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
 - Vicinity showing location of the tract
 - Sites, if any, to be reserved or dedicated for parks, playgrounds, or other public uses
 - Sites, if any, for multifamily dwellings, shopping centers, churches, industry or other nonpublic uses exclusive of single-family dwellings
 - Minimum building setback lines
 - Site data, including number of residential lots, typical lot size, and acres in parks, etc.
 - Plat name, scale, north arrow and date
 - Typical cross-sections of the proposed grading, roadway and sidewalk
 - Proposed sanitary, stormwater, electrical, and water systems preliminary plan with points of connection, grades and sizes indicated, prepared by a properly registered engineer.
- 2) 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.
- 3) Draft of proposed covenants, if any.

This is a summary of the process. For complete development regulations, please see FMC Chapter 22.18.