

CITY OF BUCKLEY

P.O. Box 1960 ♦ Buckley, WA 98321 ♦ (360) 829-1921 ext. 7801

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FINAL PLAT APPLICATION, BMC 18.04 TO 18.32

Final Plat File Number:	SUB / SPT
Preliminary Plat File Number:	SUB / SPT
Preliminary Plat Expiration Date:	_____
Council Meeting Date:	_____
City Council Decision:	<input type="checkbox"/> Approved <input type="checkbox"/> Denied
Date:	_____
Expiration Date (6 months):	_____
Extension Date (6 months):	_____
Assessor's File Number:	_____

Receipt stamp

I. PROPOSAL INFORMATION

Specific permit information. The following information is necessary to provide a timely review; no incremental submittal shall be accepted for final plats. For the final plat application to be approved, the submittal **must** meet or exceed all conditions of approval.

Plat name: _____ short / long plat*

Developer: _____

* Short plat: two to four lots; Long plat: more than four lots

A. REQUIRED FINDINGS FOR APPROVAL OF FINAL PLAT

Each final plat application shall be supported by written findings of fact:

1. Conditions of Approval.
On a separate sheet, list all conditions of preliminary plat approval and describe how each condition is met or exceeded.
2. Plat Changes
 - a. During construction, were there any changes to the preliminary plat? If yes, describe changes on a separate sheet. Y N
 - b. Are changes during construction shown on the final plat? If no, explain why not on a separate sheet. Y N
3. Restrictive Covenants
 - a. Are any restrictive covenants proposed that govern or bind all future owners of the lots or tracts? If yes, are they shown? Y N
 - b. Are the restrictive covenants provided? Y N
4. Bonds
 - a. Is any of the proposed work completed? Y N
 - b. Are the required facilities and improvements completed? Y N
 - i. If yes, has the applicant provided a maintenance bond? Y N
 - ii. If so, provide the bond number: Bond No. _____
 - iii. If no, provide and itemized list of the unfinished facilities and improvements and the value of the improvements.

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BMC 18.24**

- c. Provide the estimated construction cost of the all the unfinished facilities and improvements.
- d. Is there a performance bond for work to be completed?
 - i. If yes, provide the bond number and amount.
 - ii. Date bond approved by city engineer:

Y	N
\$	
/	/

Note: Upon completion of required work, a maintenance bond is required the amount of the maintenance bond will be determined after the work is nearly complete.

5. Addresses.

Prior to final plat submittal, the applicant must confer with the museum and city to determine street names taken from Buckley’s historical figures. The plat of Copperwynd, for example, used names from long-time fire fighters. Other plats used names of teachers. The final approved selection must be shown on the plat with the approved addresses.

B. APPLICANT CERTIFICATION:

I hereby certify that:

1. I have read and examined this application and know the same to be true and correct.
2. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not.
3. The granting of a permit does not provide authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction.
4. I understand and agree to abide by any conditions of approval.

SIGNATURE OF APPLICANT*

Date

* (Must be the owner of the property or have a documented legal ownership interest verified by the City)

II. SUBMITTAL REQUIREMENTS	Included	N/A
Submittal requirements for approval of final plat include all items submitted for the preliminary plat application and the following:		
A. Analysis of compliance to conditions of approval (See I.A.1 above)	<input type="checkbox"/>	<input type="checkbox"/>
B. Application form (completed and signed)	<input type="checkbox"/>	<input type="checkbox"/>
C. Permit filing fee	<input type="checkbox"/>	<input type="checkbox"/>
D. A certificate of title from a title insurance company showing ownership of the land to be subdivided, no older than 30 days	<input type="checkbox"/>	<input type="checkbox"/>
E. Protective covenants in form for recording	<input type="checkbox"/>	<input type="checkbox"/>
F. Recorded easements or easements to be recorded with the plat	<input type="checkbox"/>	<input type="checkbox"/>
G. Lot closures	<input type="checkbox"/>	<input type="checkbox"/>
H. Draft bills of sale for the following:		
a. Water	<input type="checkbox"/>	<input type="checkbox"/>
b. Sewer	<input type="checkbox"/>	<input type="checkbox"/>
c. Storm system	<input type="checkbox"/>	<input type="checkbox"/>
I. When required by the city engineer, cross-sections and profiles of streets showing grades approved by the city engineer shall be submitted. The profiles shall be drawn to city standards, scales and elevations on file in the office of the city clerk, and shall be based on a datum plane approved by the city engineer	<input type="checkbox"/>	<input type="checkbox"/>
J. Statement by owner dedicating roads, rights-of-way, easements and any sites for public purposes as required by BMC 18.24.070	<input type="checkbox"/>	<input type="checkbox"/>

III. MAP CHECKLIST	Included	N/A
The final plat shall be produced on Mylar, 18 inches by 24 inches, either vertical or horizontal and shall be at a scale of no smaller than 50 feet to one inch, unless approved by the city. Where necessary, the plat may be on several sheets accompanied by an index sheet showing the entire subdivision. For large subdivisions, the final plat may be submitted progressively in continuous sections satisfactory to the city engineer. Note: the Mylar plans shall be submitted after the approval of the blackline printouts. The final plat shall show the following:		
A. No plat, subdivision or dedication shall be approved unless accompanied by a complete survey of the section or sections in which it may be located, with complete field and computation notes showing original and re-established corners with the description of the same and actual traverse showing error of closure and method of balancing, with sketch showing all distances, angles, and calculations required to determine corners, and distances of the plat; allowable errors of closure shall not exceed one foot in 4,000 feet	<input type="checkbox"/>	<input type="checkbox"/>
B. 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	<input type="checkbox"/>	<input type="checkbox"/>
C. 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 or deflection angles, and radii, arcs and central angles of all curves	<input type="checkbox"/>	<input type="checkbox"/>
D. Recorded names of subdivision(s) adjacent to the site	<input type="checkbox"/>	<input type="checkbox"/>
E. Location and description of all monuments	<input type="checkbox"/>	<input type="checkbox"/>

- F. Name and right-of-way width of each road or other right-of-way
- G. Purpose for which sites, other than residential lots, are dedicated or reserved, and the site shall be labeled Tract A, B, etc., with their dedicated use (storm, park, etc.)
- H. Show existing and proposed boundary lines, dimensions and bearings of the original parcel; 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 or deflection angles, and radii, arcs and central angles of all curves
- I. Number to identify each lot and each block
- J. Location, dimensions and purpose of any existing and proposed easement
- K. Minimum building setback lines from all lot boundaries, including additional setbacks in front of the proposed garage area to permit vehicular turnaround on flag lots or other lots without street frontage, to be indicated by a dashed line
- L. Certification by land surveyor or engineer certifying to accuracy of plat and survey
- M. The title under which the subdivision is recorded, true north arrow, scale and date

IV. GENERAL INFORMATION FOR FINAL APPROVAL

A. Final Approval – Short Plat

1. The final short plat shall conform to the preliminary plat as approved by the director.
2. The short plat shall receive final approval by the city council within 30 days after submittal.
3. All required improvements must be constructed and the construction approved by the city engineer, OR the short plat owner or developer must enter into a contract and post a 150 percent performance bond with the city guaranteeing that all required construction and improvements will be completed within one year.
4. Prior to recording, the approval final short plat shall be submitted on a mylar and then recorded with the county auditor.

B. Final Approval – Long Plat

1. The final plat shall conform to the preliminary plat as approved by the hearing examiner. If desired by the applicant/developer, the final plat may constitute only that portion of the preliminary plat which is proposed to be recorded and developed at the time.
2. The planning department shall review the final plat to determine if the plat conforms to the conditions of the preliminary plat, and within 30 days from the date of filing shall prepare a staff report, recommendation on the final plat (unless the applicant consents to an extension of such time period), and bring the application to council for a decision.
3. Upon approval of the final plat by the city council, the developer shall obtain the required signatures on the final mylar, and record the plat in accordance with RCW 58.17.160.