

AS:jym
April 4, 1991

Introduced by Brian Derdowski

Proposed No. 91-307

ORDINANCE NO. **9898**

AN ORDINANCE relating to subdivisions; reestablishing the required contents for a preliminary plat application originally established by Resolution 11048 Sec. IV A(3) as codified in K.C.C. 19.28.030 and as amended by Ordinance 9043 and declaring an emergency.

FINDINGS:

1. Ordinance 9043 as adopted on July 13, 1989 amended the application requirements for preliminary plats set forth in K.C.C. 19.28.030 to require certificates of availability for water and sewer services as part of the required contents for a preliminary plat application. Ordinance 9043 also amended the title of K.C.C. 19.28:030 to "Preliminary plat application required contents".
2. Ordinance 9544, now codified as K.C.C. 19.36.045 provides that the applicant must submit a subdivision application with supporting documents as required by K.C.C. 19.28.030.
3. Ordinance 9544, an ordinance relating to subdivisions, repealed Ordinance 9043. In doing so it repealed K.C.C. 19.28.030 and the requirements the King County council had adopted in Ordinance 9043 for preliminary plat approval.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

NEW SECTION. SECTION 1. There is added to K.C.C. 19.28 a new section read as follows:

Preliminary plat application - required contents.

A. IDENTIFICATION AND DESCRIPTION.

1. Proposed name of the subdivision;
2. Location by section, township and range, or by other legal description;
3. Name and address of developer;
4. Name, address and seal of registered engineer or of registered land surveyor;
5. Scale of plat, date and northpoint;
6. Contours of topography;
7. Certificate of Water Availability from public purveyor or health department approval of adequate on-site supply;
8. Letter of approval of on-site sewage disposal method from Seattle-King County health department, if on-site

1 treatment is proposed, or a Certificate of Sewer Availability
2 from the public purveyor if the site is in the Local Service
3 Area of the Sewerage General Plan and public sewers are
4 proposed to be used;

5 9. Land use zoning classification;

6 10. Tree planting (if any).

7 B. DELINEATION OF EXISTING CONDITIONS.

8 1. Boundary line of proposed subdivision indicated by
9 solid heavy line;

10 2. Location, widths and names of all existing or prior
11 platted streets or other public ways, railroad and utility
12 rights-of-way, parks and other public open spaces, permanent
13 buildings and structures, and section and municipal corporation
14 lines, within or adjacent to the tract;

15 3. In case of a replat, the lots, blocks, streets,
16 alleys, easements, parks and building lines (if any) of the
17 original plat being vacated shall be shown by dotted lines in
18 their proper position in relation to the new arrangement of the
19 plat; the new plat being clearly shown in solid lines so as to
20 avoid ambiguity;

21 4. Existing sewers, water mains, culverts or other
22 underground facilities within the tract, indicating pipe sizes,
23 grades and exact location, as obtained from public records;

24 5. Boundary lines of adjacent tracts of unsubdivided and
25 subdivided land, showing owners, indicated by dotted lines for
26 a distance of one hundred feet;

27 6. Existing zoning of proposed subdivision and adjacent
28 tracts in zoned areas;

29 7. Contours at five-foot intervals, or established in
30 reference to coast geodetic upland datum (aerial survey datum)
31 if available.

32 C. DELINEATION OF PROPOSED CONDITIONS.

33 1. Layout of streets, their names and widths and also
34 the widths of alleys, crosswalkways and easements. The names
35 of the several streets, avenues, and highways shall conform as

1 far as practicable to the names of corresponding streets,
2 avenues and highways in the abutting or adjacent city, town, or
3 subdivision and to the general system of naming in use by said
4 city, town, or subdivision or county;

5 2. Layout, numbers and dimensions of lots;

6 3. Parcels of land intended to be dedicated or
7 temporarily reserved for public use or set aside for use of
8 property owners in the subdivision;

9 4. Building setback lines, showing dimensions.

10 SECTION 2. The county council finds as a fact and declares
11 that an emergency exists and that this ordinance is necessary
12 for the immediate preservation of public peace, health and
13 safety or for the support of the county government and its
14 existing public institutions.

15 INTRODUCED AND READ for the first time this 8th day
16 of April, 1991.

17 PASSED this 15th day of April, 1991.

18 KING COUNTY COUNCIL
19 KING COUNTY, WASHINGTON

20 Lois North
21 Chair

22 ATTEST:

23 Janet Masuo
24 DEPUTY Clerk of the Council

25 APPROVED 26th day of April 1991.

26 Jim Hill
27 King County Executive