

16.08.210 **Suburban plat.** "Suburban plat" means any plat so determined by the planning commission as to be developed for permanent homesites, the location, density and character of which indicates the need for the highest standards in road construction and provisions for public utilities and services. (Ord. 84-6 (part), 1984).

Also 16.20
Chapter 16.12

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I DRAWING REQUIREMENTS

~~16.12.010~~ Generally. Any person desiring to subdivide land shall prepare and submit to the county planning department at least eight copies of a preliminary plat of the proposed land subdivision which shall meet the requirements in Sections 16.12.020 through 16.12.030. (Ord. 84-6 (part), 1984).

~~16.12.020~~ General information. (a) All preliminary plat drawings shall be submitted on eighteen by twenty-four inch sheets. When required by the "director", proposed road plans and profiles prepared by a licensed civil engineer shall be submitted on standard 22" x 36" sheets for review. The scale shall be 1" = 100' horizontal and 1" = 10' vertical.

(b) Names of proposed subdivision.

(c) Location of subdivision by section, township, range, county and state.

(d) Legal description of land contained within the subdivision.

(e) Name(s) and address of the owner(s), subdivider(s), surveyor, engineer and date of survey.

(f) Scale (1" = 200', or greater) north arrow and date.

(g) Vicinity map showing the boundary lines of all adjacent subdivisions, roads, streets, rivers, streams, canals, or any other information

that will assist the planning commission in considering the plat.

(h) Proposed platted boundary lines, lot and road dimensions, and gross acreage.

(i) A statement regarding the contemplated sewage disposal, water supply, and drainage improvements for the proposed subdivision.

(j) Names and addresses of all abutting property owners. (Ord. 84-6 (part), 1984).

16.12.030 Existing conditions. (a) Contour lines at intervals of one foot or less for slopes less than three percent, five feet for slopes three to thirty percent, and ten feet for slopes over thirty percent.

(b) Location, width and type of all roads, streets, alleys, easements, and rights-of-way on and adjacent to the proposed subdivision.

(c) Location of all marshes, areas subject to flooding, and the direction of flow of all water courses.

(d) Existing uses of the property, including the location and nature of all acreage, fences and/or other structures.

(e) Any additional information deemed necessary by Kittitas County.

(f) The total acreage and number of lots included within the subdivision shall be indicated on the face of the plat.

(g) One soil log shall be performed and data submitted for every five acres of land in the proposed subdivision. Logs shall be for a seven foot depth and shall indicate water table depth. Requirements may be modified or waived by the county health department. (Ord. 84-6 (part), 1984).

*Soil log
not required*

II DESIGN STANDARDS

16.12.040 Comprehensive plan and zoning regulation conformance. All proposed subdivisions shall conform to the county comprehensive plan and all zoning regulations in effect at the time any preliminary plat of a subdivision is submitted for approval. Lots shall be of sufficient area, width and length to satisfy zoning requirements, or, where zoning controls do not apply, to satisfy the minimum health and sanitation requirements of the county health department. (Ord. 84-6 (part), 1984).

16.12.050 Road circulation system. The road circulation system within a proposed plat shall provide for access to adjacent properties whenever such provision is reasonable and practical.

All subdivisions shall have access to and be served by a dedicated public road. Forest Service roads shall not be considered as public roads.

Ingress and egress. A subdivision containing forty lots or more shall contain at least two ingress-egress routes which are interconnected.

Deadend streets, designed to be so permanently, shall be provided at the closed end with a turn-around having an outside right-of-way diameter of at least one hundred feet.

Any public road whose rights have been acquired by deed easement or prescription shall not be closed off or otherwise made inaccessible in any way. (Ord. 84-6 (part), 1984).

16.12.055 Alternate forms of transportation. Proposals for alternate forms of transportation providing access to the proposed subdivision and its lots may be considered. The proposed alternate forms of transportation must provide adequate and reliable provisions for emergency ingress and egress for the subdivisions and its lots during periods when the alternate form of transportation is non-operable.

Proposals for alternate forms of transportation shall be of sufficient detail to allow adequate analysis of said proposal before the public hearing at which the preliminary plat is considered.

Detailed plans and specifications of the alternate form of transportation shall be prepared by a licensed professional engineer and shall be submitted to the director, and approved by the director and board of county commissioners prior to the filing of the final plat and the commencement of any work on the ground. (Ord. 84-6 (part), 1984).

16.12.060 Road right-of-way requirements. All roads within a subdivision shall have a minimum dedicated right-of-way of sixty (60) feet. (Ord. 84-6 (part), 1984).