Ordinance No. 807

An Ordinance relating to the preparation and filing with the City of Kent of Plats, replats or dedications of streets and other property to the Public, pursuant to Chapter 186, Laws of Washington of 1937.

The City Council of the City of Kent do ordain as follows:

Section 1. Method of Proceeding:

Prior to the presentation of any plat, replat or dedication of any land in the City of Kent, the following shall be complied with:

a. A tentative or preliminary plat, showing all lots, blocks, streets, alleys or public lands, in their proposed position, and with proposed dimensions, shall be presented to the Planning Commission, and must be approved by the Planning Commission as a prerequisite to the approval of the final plat. The Planning Commission may call public hearings on the tentative plat if deemed necessary in the public interest.

b. The final plat must be presented to, and be approved by the Planning Commission before presentation to the City Council. Approval of a plat by the Planning Commission shall be signified by the signature of the Chairman, witnessed by the Secretary, in a place provided on the plat.

c. Accompanying the Final Plat when presented to the Planning Commission for final approval, there shall be:

(1) Proof of ownership by Certificate of Title made by a Title Insurance Company or recognized Abstract Company.

(2) Tax receipts showing all taxes are paid, including current year.

(3) A sum equal to the estimated cost (to be determined by the City Engineer) of checking the Plat. The deposit shall be
made with the City Clerk. All work found necessary by the City Engineer in checking the accuracy and completeness of the Plat, either field or office, shall be charged to this deposit. If the City Engineer should find that the cost of checking will exceed the deposit, he shall notify the Platter to deposit such additional amount as appears necessary. After completion of the checking, the City Engineer shall forward to the City Clerk a statement of the cost of the checking. The City Clerk shall refund to the platter any balance left from the deposit, after the City Engineer has been reimbursed for costs of checking, or shall require the Platter to pay any balance due on the checking cost.

d. If approved by the Planning Commission, the plat shall then be presented to the City Council at its next regularly scheduled meeting.

The City Council shall set a date, not less than two weeks after the presentation, for a public hearing, and shall instruct the City Clerk to post notices of the public hearing in three conspicuous places on the area to be platted, at least ten days before the hearing. The City Clerk shall file in the City records, a notarized statement that he has posted the notices as required.

e. At the public hearing, the City Council will accept the application for the Plat after satisfying itself that the plat has been approved by the Planning Commission, the Dedication and acknowledgement have been properly executed, the survey has been performed by a Registered Professional land surveyor or Civil Engineer, that all other requirements of this ordinance have been met, and that the public interest will be served or advantaged by such plat, subdivision, or dedication. If the plat is found faulty or lacking in any of the above requirements, or any of the detailed requirements hereinafter mentioned, it shall be rejected by the City Council.

f. If the plat is accepted by the City Council, the City
Council shall instruct the City Attorney to prepare and present to the City Council, at the next regular Council meeting, a City Ordinance embracing the following requirements:

(1) The Public Utilities, such as streets, alleys, sidewalks, water mains, drainage ditches, storm and sanitary sewers required by existing ordinance or determined necessary by the City Council, shall be constructed at the expense of the owner of the Plat where the City of Kent has constructed, or caused to be constructed any of said utilities to the boundaries of said plat, and if in the judgment of the City Council it is feasible to connect.

(2) The owner of the Plat shall construct all utilities as required by the City under Paragraph 1 above before acceptance of the Plat by the City, or shall deposit with the City a Surety Bond guaranteeing the construction of the required utilities, to service any lot or lots in the Plat not more than six months after the sale of said lot or lots. Said Surety Bond shall be in an amount deemed sufficient to construct said utilities. The estimated cost of construction shall be made by the City Engineer. In the event of non-completion of the required utilities within the time specified, the Surety Bond shall be forfeited to the City in whatever amount the City finds necessary to complete the construction. No portion of the Plat may be sold or earnest money accepted before the Plat has been recorded.

(3) The date of final acceptance of the plat, said date to be upon completion of the utilities required under E-1, above, or the date of posting of the Surety required under E-2, above.

Section 2. Detailed Requirements of Plats

1. Streets, alleys, lots, and etc.
   a. Streets shall be sixty feet wide unless otherwise
approved by the Planning Commission, but in no event shall streets be less than fifty feet wide.

b. Alleys shall be sixteen feet wide, and shall be provided unless otherwise granted by the Planning Commission.

c. Half streets shall be provided on the exterior boundaries of plats unless otherwise granted by the Planning Commission.

d. Lots shall be a minimum of fifty feet in width, and shall contain a minimum of 4800 square feet of area, provided, however, that lots bordering on streets of fifty feet width shall be a minimum of fifty five feet width and a minimum of 5280 square feet, if required by the Planning Commission.

e. All lots shall have at least one side bordering on a platted street, or if approved by the Planning Commission, lots may border on a half street.

f. The finished grade line elevations of all streets, alleys, sidewalks and drainage ditches shall be fixed, approved, and checked after construction by the City Engineer. The cost of the above shall be assessed by the City and paid by the Platter.

g. All sidewalks shall be of a width, thickness, and materials specified by City Ordinances.

h. All streets shall be entirely cleared of stumps, trees, logs, chunks, brush and/or debris of all types.

i. All newly constructed streets shall be graded to a width of thirty feet, and shall slope down each side of the center with a slope of 1/8 inch in each foot of width, unless otherwise specified by the Planning Commission.

j. Culverts of sizes and materials specified by the City Engineer shall be installed in such places and to such elevations as may be specified by the City Engineer.
k. The minimum requirements for surfacing streets shall be pit run gravel, with no rock that will not pass 1-1/2 inch square mesh screens, uniformly spread to a depth of six inches, ten feet each side of the center line of the street, and compacted sufficiently to permit high gear travel of motor cars.

l. Drainage ditches shall be constructed on streets where specified by the City Engineer to specifications of City Engineer.

m. Detailed plans and specifications in quadruplicate, for all sewers, shall be submitted to the City Engineer for approval or rejection by the City Engineer, the State Department of Health, and the State Pollution Control Commission, and construction shall not start unless said approvals have been obtained in writing. The construction shall be inspected and found acceptable by the City Engineer before acceptance by the City, or release of the Surety Bond.

n. The above requirements in paragraph (m) shall apply to the construction of water mains, with the exception of approval by the State Pollution Control Commission.

Section 3. Field Survey Requirements.

a. There shall be prepared for checking by the City Engineer, a traverse of the exterior of such plat. This Traverse shall have an angular error of closure of not exceeding two minutes, and a coordinated error of closure of not over one foot per 4,000 feet of length. The detailed method of balancing the error of closure shall be shown.

b. Exterior bearings and distances of all plats shall conform with the bearings and distances of adjoining plats, or proof of the inaccuracy of bearings and distances on adjoining plats submitted.

c. Final plats shall be checked by the City Engineer,
and the cost of such checking shall be assessed upon and
paid by the plattor, before acceptance of the plat.

d. Permanent monuments shall be placed at all street
intersections within the plat, and intervisible on the
exteriors of all plats. The size and materials used in
all monuments shall be approved by the City Engineer.

Section 4. Map Requirements:

a. Final plat maps shall be made on tracing cloth 18
x 22 inches, including 1/2 inch border. Should more than
one map be required, each shall bear the title of the plat,
a true north pointer, and a sheet number.

b. India ink shall be used for all lines and letters,
and signatures.

c. The scale of the map shall be not less than 100
feet = 1 inch.

d. Each plat shall have on the first map sheet, the
following:

1. Description.
2. Dedication.
4. Acknowledgement.
6. Acceptance by City Engineer.
7. Approval of Planning Commission.
8. Certificate of County Treasurer.
10. Certificate of County Auditor.

Section 5. Substitution for City Engineer

In the event the City Engineer shall be employed in his
private capacity as a civil engineer by any platter in the prepara-
tion of a plat for submission to the City, he shall not in that
instance act for the City, but his duties as City Engineer as set
forth in this ordinance shall be performed by another engineer, especially employed by the City for that purpose, who shall act as City Engineer in the particular instance until such time as an ordinance accepting the plat has been passed. Wherever the term "City Engineer" is used in this ordinance, it shall be construed to mean the regularly appointed City Engineer or the acting engineer as the case may be.

Section 6. Sample Descriptions, Dedication, Etc.

DESCRIPTION

This Plat of _____ Addition to the City of Kent, King County, Washington lies in the NE 1/4 SW 1/4 Section 18, T. 21 N., R. 5 E., W.K., and is more particularly described as follows (give exact description by bearings to seconds and distances to one hundredths of a foot, enclosing an entire tract, and calculated to an exact closure.

DEDICATION

Know all men by these presents that we, (names of owners) owners in fee simple of the land hereby platted, hereby declare this Plat and dedicate to the use of the public forever, all streets and alleys hereon, restricted (reasonable and legal restrictions of the owner, also all restrictions of the City Planning Commission and the Zoning and Building Ordinances).

In witness whereof we have hereunto set our hands and seals this ___ day of __________ A. D. 194__.
COUNTY TREASURER

I hereby certify that there are no unpaid taxes on the within described property.

_________________________________ By ____________________________
King County Treasurer Deputy

CITY MAYOR

Examined and approved this ___ day of ___________ 194__.

Pursuant to City Ordinance No. ___________ passed

_________________________ 194__ by the Council of the City of Kent.

Attest Signed

By ___________________________ By ___________________________
City Clerk Mayor

COUNTY AUDITOR

Filed for record at the request of ______________________________

this ___ day of ___________ 19___ at _________ minutes

past ____________________ M, and recorded in Volume

of plats, Page __________, records of King County, Washington.

________________________________ By ____________________________
King County Auditor Deputy
ACKNOWLEDGMENT

State of Washington )
County of King )

This is to certify that on this ___ day of _______ A.D.194_
before me, the undersigned, a notary public, personally appeared
________ and ___________ husband and wife (or officers of
a corporation) to me known to be the persons who executed the
foregoing dedication, and who acknowledged to me that they signed
and sealed the same as their own free and voluntary act and deed,
for the uses and purposes therein mentioned. Witness my hand and
official seal on the day and year first mentioned above.

Notary Public in and for the State of
Washington, residing at

CERTIFICATE

I hereby certify that I have surveyed the above described
tract of land and that all distances, courses, and angles shown
thereon are correct and that all lots are staked, and monuments set
where shown on the map.

________________________
Registered Land Surveyor

CITY ENGINEER

Examined and Approved this ___ day of ____________ 194__.

________________________
City Engineer

CITY PLANNING COMMISSION

Examined and Approved this ___day of ____________ 194__.

By ____________________ By ________________
Secretary Chairman
NOTICE OF HEARING
BEFORE
CITY OF KENT PLANNING COMMISSION

NOTICE IS HEREBY GIVEN that in the City Hall on the _____
day of ____________, 194_; at the hour of _____ p.m.,
a public meeting will be held to consider the public use and
public interest to be served by or advantaged by the establishment
of the plat of the following described land lying adjacent hereto:

and further to consider whether appropriate provisions are proposed
to be made therein in accordance with the regulations made and
established by the City Council, and that the provisions of the
statutes of the State of Washington relating to platting of land
are proposed to be followed.

DATED at Kent, Washington, this ____ day of _______ 194_

CITY OF KENT PLANNING COMMISSION

BY ____________________________
Secretary

OWNER:

ENGINEER:

STATE OF WASHINGTON ) SS
COUNTY OF KING )

being first duly sworn on oath, deposes and says: That I am a citizen of the United States of America,
over the age of 21 years; That I am competent to be a witness here-
in; That I am not interested in the proposed plat, subdivision or
dedication described in the attached notice; That on the ____ day
of ____________, 194__, and more than seven (7) days prior to the
date fixed for the hearing on said plat, subdivision or dedication,
the affiant posted three (3) of said notice by securely fastening
the same in three (3) conspicuous places on or adjacent to the
land proposed to be platted or subdivided, a true copy of which
notice is hereto  attached and made a part hereof, to wit:

One. _______________________

One. _______________________

One. _______________________

Subscribed and sworn to before me this ___ day of

_______________________ 194__.

Notary Public in and for the State of Washington, residing at

Section 7. Effective date.

This ordinance shall take effect and be in force five days
after its passage, approval, and publication as by law provided.

_______________________
Mayor

_______________________
Attest: City Clerk

Approved as to form:

_______________________
City Attorney

Passed March 23, 1949
Approved March 27, 1949
Published March 31, 1949