

SUBDIVISIONS

Title 25
SUBDIVISIONS

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Chapter 25.04**GENERAL PROVISIONS****Sections:**

- 25.04.010 Short title.
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25.04.010 Short title. This title shall be known as the "subdivision ordinance" of the city of Seattle. (Ord. 101027 § 1; May 22, 1972).

25.04.020 Purpose. The purpose of this title is to implement state law relating to the platting, subdivision and dedication of land (RCW Ch. 58.17); to regulate the subdivision of land and to promote the public health, safety and general welfare in accordance with standards established by the state to prevent the overcrowding of land; to lessen congestion in the streets and highways; to provide for adequate space, light and air; to facilitate adequate provision for water, sewerage, fire protection, parks and recreation areas, sites for schools and schoolgrounds and other public requirements; to provide for proper ingress and egress; and to require uniform monumenting of land subdivisions and conveyancing by accurate legal description. (Ord. 101027 § 2; May 22, 1972).

25.04.030 Severability. If any provisions of this title or its application to any person or circumstances is held invalid, the remainder of this title or the application of the provisions to other persons or circumstances shall not be affected. (Ord. 101027 § 41; May 22, 1972).

Chapter 25.08**ADMINISTRATION—ENFORCEMENT****Sections:**

- 25.08.010 Administration.
- 25.08.020 Enforcement—Penalty for violation.

25.08.010 Administration. The director of community development, hereafter referred to as the administrator, is vested with the duty of administering subdivision and platting regulations within the city of Seattle and may prepare and require the use of such forms as are essential to the administration of such regulations. (Ord. 101027 § 4; May 22, 1972).

25.08.020 Enforcement—Penalty for violation. No person shall transfer, sell, lease, or offer for transfer, sale or lease, any land subject to the requirements of this title until the requirements of this title have been satisfied. A civil action may be instituted to enjoin violations or attempted violations and to compel compliance with this title. In addition, anyone violating or failing to comply with this title, upon conviction thereof, shall

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be punished by a fine of not more than five hundred dollars or by imprisonment for not more than six months or both such fine and imprisonment, and each day that anyone continues to violate or fails to comply with this title shall be a separate offense. (Ord. 101027 §42; May 22, 1972).

Chapter 25.12 DEFINITIONS

Sections:

- 25.12.010 Definitions generally.
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25.12.010 Definitions generally. For the purpose of this title certain terms and words are defined. When not inconsistent with the context, words used in the present tense include the future; the singular includes the plural and the plural the singular; the word "shall" is always mandatory and the word "may" indicates the use of discretion in making a decision. (Ord. 101027 § 3(part); May 22, 1972).

25.12.020 Administrator. "Administrator" is the city official designated by this title to review and approve short plats and to process other plats. (Ord. 101027 § 3.18; May 22, 1972).

25.12.030 Alley. "Alley" is a strip of land dedicated to public use, providing vehicular and pedestrian access to the rear side of properties which abut and are served by a public street and which also includes space for utilities and drainage. (Ord. 101027 § 3.12; May 22, 1972).

25.12.040 Block. "Block" is a group of lots, tracts, or parcels within well defined and fixed boundaries, usually streets. (Ord. 101027 § 3.09; May 22, 1972).

25.12.050 Commission. "Commission" is the Seattle city planning commission as established by the City Charter and/or ordinance. (Ord. 101027 § 3.16; May 22, 1972).

25.12.060 Comprehensive plan. "Comprehensive plan" is the current comprehensive plan of Seattle as recognized and approved by the Seattle city council. (Ord. 101027 § 3.13; May 22, 1972).

25.12.070 Council. "Council" is the city council of the city of Seattle. (Ord. 101027 § 3.17; May 22, 1972).

25.12.080 County auditor. "County auditor" shall be as defined in RCW 36.22 or the office or person assigned such duties under the King County Charter. (Ord. 101027 § 3.15; May 22, 1972).

25.12.090 County treasurer. "County treasurer" shall be as defined in RCW 36.29 or the office or person assigned such duties under the King County Charter. (Ord. 101027 § 3.14; May 22, 1972).

25.12.100 Cul-de-sac. "Cul-de-sac" is a street closed at one end by a circular drive of sufficient radius for turning automotive vehicles around. (Ord. 101027 § 3.11; May 22, 1972).

25.12.110 Dedication. "Dedication" is the deliberate appropriation of land by an owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat or short plat showing the dedication thereon; and, the acceptance by the public shall be evidenced by the adoption of an ordinance indicating approval of such plat for filing with the county auditor and the city engineer. (Ord. 101027 § 3.05; May 22, 1972).

25.12.120 Easement. "Easement" is a grant by a property owner to specific persons or to the public to use land for specific purpose or purposes. (Ord. 101027 § 3.07; May 22, 1972).

25.12.130 Final plat. "Final plat" is the final drawing of the subdivision and dedication prepared for filing for record with the county auditor and containing all elements and requirements set forth in RCW 58.17, and in this title adopted pursuant thereto. (Ord. 101027 § 3.06; May 22, 1972).

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25.12.140 Lot. "Lot" is a fractional part of subdivided lands having fixed boundaries being of sufficient area and dimension to meet minimum zoning requirements for width and area. The term includes tracts or parcels. (Ord. 101027 § 3.08; May 22, 1972).

25.12.150 Plat. "Plat" is a map or representation of a subdivision showing thereon the division of a tract or parcel of land into lots, blocks, streets, and alleys or other divisions and dedications. (Ord. 101027 § 3.02; May 22, 1972).

25.12.160 Short plat. "Short plat" is a map or representation of a short subdivision. (Ord. 101027 § 3.04; May 22, 1972).

25.12.170 Short subdivision. "Short subdivision" is the division of land into two, three or four lots, tracts, parcels, sites, or subdivisions for the purpose of sale or lease and includes all resubdivision of previously platted land, and includes properties divided for purposes of sale or lease of townhouse units. (Ord. 101027 § 3.03; May 22, 1972).

25.12.180 Street. "Street" is a public right-of-way which is intended to provide or which provides a roadway for vehicular circulation or principal means of vehicular access to abutting properties and which also includes space for utilities, pedestrian walkways and drainage. (Ord. 101027 § 3.10; May 22, 1972).

25.12.190 Subdivider. "Subdivider" is a person, firm or corporation that undertakes to create a subdivision. (Ord. 101027 § 3.19; May 22, 1972).

25.12.200 Subdivision. "Subdivision" is the division of land into five or more lots, tracts, parcels, sites, or divisions for the purpose of sale or lease and shall include all resubdivision of previously platted land, and shall include properties divided for the purpose of sale or lease of townhouse units. Ord. 101027 § 3.01; May 22, 1972).

25.12.210 Utilities. "Utilities" includes water mains, sewers, drainage and gas lines, overhead and underground electric wires, and telephone and CATV facilities. (Ord. 101027 § 3.20; May 22, 1972).

Chapter 25.16

SHORT PLAT PROCEDURE

Sections:

- 25.16.010 Application—Required.
- 25.16.020 Application—Content.
- 25.16.030 Administrative determinations—Approval and filing.
- 25.16.040 Appeal to council.
- 25.16.050 Resubdivision procedures.

25.16.010 Application—Required. Any person desiring to divide land situated with the city of Seattle into two, three or four lots for the purpose of sale or lease, shall submit an application for approval of a short subdivision to the administrator, together with an application fee of five dollars per lot, which shall be deposited with the city treasurer by the administrator.

a. Applications for approval of short subdivisions containing dedications shall be accompanied by a proposed short plat which includes pertinent survey data compiled as a result of a survey made by or under the supervision of a land surveyor registered in the state of Washington and engaged in the practice of land surveying.

b. All other applications may be prepared by the applicant. (Ord. 101027 § 5; May 22, 1972).

25.16.020 Application content. Applications for approval of short subdivisions shall contain: (1) Two copies of a sketch of the entire contiguous tract owned by the applicant which shall show: (a) The owners of adjacent land and the names of any adjacent subdivisions, (b) Lines marking the boundaries of the proposed lots, (c) Approximate locations of existing streets and ways or easements for such streets and ways within and adjacent to the tract; (2) Legal description of said tract and legal descriptions of all proposed lots; (3) The name and address of the owner or owners of said tract. (Ord. 101027 § 6; May 22, 1972).

25.16.030 Administrative determinations—Approval and filing. The administrator shall, after conferring with appropriate officials, determine whether: (1) The proposed lots conform to the comprehensive plan and zoning ordinance requirements; (2) The proposed lots are served with adequate means of access for vehicles, utilities, fire protection, drainage, water supply and means of sanitary sewerage disposal; (3) The public use and interest will be served by permitting the proposed division of land.

If the short subdivision contains a proposed dedication, the administrator shall refer the matter to the city engineer for report and recommendation. All short plats shall contain the certificate required in Section 25.24.010.

All short plats containing a dedication must be accompanied by a title report confirming that the title of the lands as described and shown on said plat is in the name of the owner signing the certificate. Roads not dedicated to the public must be clearly marked on the face of the plat. Any dedication, donation or grant as shown on the face of the plat shall be considered to all intents and purposes, as a quitclaim deed to the said donee or donees, grantee or grantees for his, her or their use for the purpose intended by the donors or grantors as aforesaid.

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If the administrator determines that the requirements of this section are met, he shall approve the application and shall transmit an approved copy of the short plat to the county assessor and county auditor, provided, that if the short subdivision contains a dedication, the administrator shall refer the proposed plat to the council together with his recommendation, and the recommendation of the city engineer. Following council approval by ordinance, the administrator shall file said short plat with the county assessor and county auditor and deliver one copy to the city engineer. Short plats shall be approved, disapproved or returned to the applicant within thirty days from the date of filing thereof, unless the applicant consents to an extension of such time period. (Ord. 101027 § 7; May 22, 1972).

25.16.040 Appeal to council. Any person aggrieved by the decision of the administrator to approve or disapprove a proposed short plat may appeal the decision to the council within fifteen days following issuance of the decision. The council, following a public meeting thereon, shall consider the matter "de novo" and may affirm or reverse the administrator's decision or may remand the application to the administrator with instructions to approve or disapprove the same upon compliance with conditions imposed by the council. (Ord. 101027 § 8; May 22, 1972).

25.16.050 Resubdivision procedures. Land within a short subdivision may not be further divided in any manner within a five year period immediately following approval and filing of a short plat until a final plat of the subdivision has been approved and filed for record in accordance with the provisions of this title. (Ord. 101027 § 9; May 22, 1972).

Chapter 25.20

PRELIMINARY PLAT

Sections:

- 25.20.010 Subdivision procedure—Application and fees.
- 25.20.020 Standards.
- 25.20.030 Procedure—Adequacy and distribution of preliminary plats and plans.
- 25.20.040 Procedure—Planning commission hearing.
- 25.20.050 Hearing.
- 25.20.060 Commission—Report to council.
- 25.20.070 Council action.
- 25.20.080 Preliminary plat approval—Authorization for subdivider.

25.20.010 Subdivision procedure—Application and fees. Any person desiring to subdivide land into five or more lots in the city of Seattle shall submit an application therefor to the administrator. The application shall be accompanied by a filing fee equal to the sum of thirty dollars plus two

dollars for each lot of the subdivision. The administrator shall deposit all filing fees with the city treasurer. The fees paid for individual lots will be refunded if the final plat is not approved and recorded. A subdivider shall submit with his application ten copies of a preliminary plat and four copies of preliminary plans for streets and other improvements. (Ord. 101027 § 10; May 22, 1972).

25.20.020 Standards. Every preliminary plat shall consist of one or more maps together with written data including the following:

- (1) The names of the proposed subdivision;
- (2) North point and scale; the location of existing property lines; streets, buildings, if any; water courses and all general features;
- (3) The legal description of the land contained within the subdivision;
- (4) The names and addresses of all persons, firms and corporations holding interest in said lands, including easement rights and interests;
- (5) The proposed names, locations, width and other dimensions of proposed streets, alleys, easements, parks, lots, building lines, if any, and all other information necessary to interpret the plat, including the location of existing utility and access easements which are to remain;
- (6) The location of streets in adjoining plats and the approximate location of adjoining utilities and proposed extensions into the plat;
- (7) The names of adjoining plats;
- (8) The name, address, and telephone number and seal of the registered land surveyor who made the survey or under whose supervision it was made;
- (9) The date of such survey;
- (10) All existing monuments and markers located by said survey;
- (11) The zoning classification applicable to the land within the subdivision;
- (12) The conditions of or the limitations on dedications, if any, including slope rights;
- (13) Contour intervals as required, based upon city datum.

Any plat submitted that covers only a part of the subdivider's tract shall be accompanied by a sketch showing the proposed future street system in the remainder of the tract so that the street layout of the tract may be considered as a whole. (Ord. 101027 § 11; May 22, 1972).

25.20.030 Procedure—Adequacy and distribution of preliminary plats and plans. If the administrator determines that the subdivider has met all the requirements for the preliminary plat and that the preliminary plat contains sufficient elements and data to furnish a basis for its approval or disapproval, he shall affix a file number and data of receipt to the application and promptly forward three copies of the plat and the subdivider's preliminary plans for street and other improvements to the city engineer.

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The administrator shall also forward a copy of the preliminary plat to each of the following:

- (1) Director of public health, as to the adequacy of the proposed means of sewage disposal and water supply;
- (2) Superintendent of lighting;
- (3) Director of community development;
- (4) Superintendent of buildings;
- (5) Superintendent of parks and recreation

who shall review the preliminary plat and, within fourteen days and prior to the commission hearing, furnish the administrator with a report as to the effect of the proposed subdivision upon the public health, safety and general welfare, and containing their recommendations for approval or disapproval of said preliminary plat. (Ord. 101027 § 12; May 22, 1972).

25.20.040 Procedure—Planning commission hearing. Upon receipt of an application, the administrator shall within twenty days set a date for public hearing before the commission.

The administrator shall give notice of the time, place and purpose of the public hearing as follows:

- (1) At least one notice in the city official newspaper not less than ten days prior to the hearing;
- (2) By the posting of placards giving notice of the hearing at conspicuous places on the boundaries of the proposed subdivision;
- (3) By notifying each of the recipients of the preliminary plat as provided in Section 25.20.030. (Ord 101027 § 13; May 22, 1972).

25.20.050 Hearing. At the public hearing, the commission shall consider all relevant evidence to determine whether to recommend that the preliminary plat be approved or disapproved by the council based upon the criteria established in Section 25.20.070. Any hearing may be continued at the discretion of the commission within the time limits allowed by law. (Ord. 101027 § 14; May 22, 1972).

25.20.060 Commission—Report to council. Not later than fourteen days following conclusion of the hearing and any continuation thereof, the commission shall submit its written report and recommendations to the council, which shall be accompanied by the recommendations required by Section 25.20.030. (Ord. 101027 § 15; May 22, 1972).

25.20.070 Council action. Upon receipt of the planning commission's recommendation, the council shall, at its next public meeting, set the date for the public meeting at which it may adopt or reject the recommendations of the commission. The council shall inquire into the public use and interest proposed to be served by the establishment of the subdivision and dedication. It shall consider all relevant facts to determine whether the

public interest will be served by the subdivision and dedication, and if it finds that the plat makes appropriate provisions for the public health, safety and general welfare and for drainage ways, streets, alleys, other public ways, water supplies, sanitary wastes, fire protection facilities, parks, playgrounds, sites for schools and schoolgrounds and that the public use and interest will be served by the platting of such subdivision, then it shall be approved. Dedication of land to any public body shall be clearly shown on the final plat. The council shall not as a condition to the approval of any plat require a release from damages to be procured from other property owners.

The council shall consider the physical characteristics of a proposed subdivision site and may disapprove a proposed plat because of flood, inundation, or swamp conditions. Construction of protective improvements may be required as a condition of approval, and such improvements shall be noted on the final plat. No plat shall be approved by the council covering any land situated in a flood control zone as provided in RCW 86.16 without the prior written approval of the State Department of Water Resources.

If, after considering the matter at a public meeting, the Council determines that a change is necessary in the commission's recommendation, it shall conduct a public hearing and thereupon adopt its own recommendations and approve or disapprove the preliminary plat. Such public hearing may be held before a committee constituting a majority of the council, which shall report its recommendations on the matter to the council for final action by ordinance.

Preliminary plats shall be approved, disapproved or returned to the applicant for modification or correction within sixty days from date of filing thereof unless the applicant consents to an extension of such time period. (Ord. 101027 § 16; May 22, 1972).

25.20.080 Preliminary plat approved—Authorization for subdivider. Approval of the preliminary plat shall constitute authorization for the subdivider to develop the subdivision facilities and improvements as required in the approved preliminary plat in strict accordance with the plans and specifications as prepared by the city engineer and subject to any conditions imposed by the council. (Ord. 101027 § 17; May 22, 1972).

Chapter 25.24

FINAL PLAT

Sections:

- 25.24.010 Procedure.
- 25.24.020 Review by administrator and city engineer.
- 25.24.030 Submission to council.
- 25.24.040 Council determination—Approval or disapproval.

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25.24.010 Procedure. As soon as practicable after the preliminary plat has been approved, and not beyond twelve months, except when a time extension is granted by the council, the subdivider shall file the original and two copies of the proposal final plat with the administrator.

(A) The final plat shall be prepared upon the best grade of tracing medium and shall be eighteen inches by twenty-two inches in size. The accuracy and completeness of the map shall be the sole responsibility of a registered land surveyor whose seal shall appear on the plat and who shall make such field surveys and investigations as necessary to insure that the map is complete and accurate in every detail. The preparation of the tracing shall be by an experienced draftsman and work shall conform to established standards of workmanship. All drafting shall be done in black India ink and all signatures shall be in black ink. No colored inks will be permitted. All subdivision lines shall be shown as accurately as possible on the map and all distances shall scale accurately to within a line width. The final plat shall be presented at a scale not smaller than one hundred feet to one inch, and shall contain and show the following:

- (1) Name of the subdivision;
- (2) The lines, width and names of all streets, avenues, places, parks, or other public property, and the location of monuments marking the same;
- (3) The length and direction of all lot lines, also the angles made thereby with the street lines;
- (4) The location of control points and monuments together with all ties;
- (5) The names of all subdivisions immediately adjacent;
- (6) The scale and north point;
- (7) The boundary of the tract as covered by the plat showing courses and distance thereon;
- (8) The initial point;

(9) The final plat shall be accompanied by: (a) A certificate of title from a title company licensed to do business in the state of Washington, showing the ownership and title of all parties of interest in the subdivision, (b) A guarantee deposit in an amount established by the administrator sufficient to cover the expense of the city in checking the plat, advertising the ordinance, posting notices, (c) Money or a check payable to the county auditor sufficient to cover the recording fee. In the case of a replat, the lots, blocks, streets, alleys, easements, and parks appearing on the original plat shall be shown by dotted lines in their proper position in relation to the new arrangement of the plat and the new plat being clearly shown in solid lines to avoid ambiguity. The description, dedication, acknowledgment, certificates of city and county treasurers, certificates of approval by the city engineer, the city comptroller, and the administrator; filing date, each and all of which shall be lettered with India ink and shall be substantially in the form set forth in the city engineer's Subdivision Manual.

(B) Each and every final plat, or replat, of any property to be filed for record shall:

(1) Contain a statement of approval from the city engineer as to the survey data, the layout of streets, alleys and other rights-of-way, design of bridges, sewage and water systems, and other structures;

(2) Be accompanied by a complete survey of the section or sections in which the plat or replat is located, or as much thereof as may be necessary to properly orient the plat within such section or sections. The plat and section survey shall be submitted with complete field and computation notes showing the original or reestablished corners with descriptions of the same and the actual traverse showing error of closure and method of balancing. A sketch showing all distances, angles and calculations required to determine corners and distances of the plat shall accompany this data. The allowable error of closure shall not exceed one foot in five thousand feet;

(3) Be acknowledged by the person filing the plat before the auditor of the county in which the land is located, or any other officer who is authorized by law to take acknowledgment of deeds, and a certificate of said acknowledgment shall be enclosed or annexed to such plat and recorded therewith;

(4) Contain a certification from the proper officer or officers in charge of tax collections that all taxes and delinquent assessments for which the property may be liable as of the date of certification have been duly paid, satisfied or discharged.

No engineer who is connected in any way with the subdividing and platting of the land for which subdivision approval is sought, shall examine and approve such plats on behalf of any city, town or county.

Every final plat or short plat of a subdivision or short subdivision filed for record must contain a certificate giving a full and correct description of the lands divided as they appear on the plat or short plat, including a statement that the subdivision or short subdivision has been made with free consent and in accordance with the desires of the owner or owners. If the plat or short plat includes a dedication, the certificate shall also contain the dedication of all streets and other areas to the public, and individual or individuals, religious society or societies or to any corporation, public or private as shown on the plat or short plat and a waiver of all claims for damages against any governmental authority which may be occasioned to the adjacent land by the established construction, drainage and maintenance of said road. Said certificate shall be signed and acknowledged before a notary public by all parties having any interest in the lands subdivided.

Every plat and short plat containing a dedication filed for record must be accompanied by a title report confirming that the title of the lands as described and shown on said plat is in the name of the owners signing the certificate. (Ord. 101027 § 18; May 22, 1972).

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25.24.020 Review by administrator and city engineer. The administrator shall review the final plat for conformance to the standards established by state law, particularly RCW Ch. 58.17, and this title and to any requirements established in the review of the preliminary plat. He then shall refer the final plat to the city engineer for review and report on the following:

(1) That the proposed final plat bears the certificates and statements of approval required by state law and this title;

(2) That a title insurance report furnished by the subdivider confirms the title of the land and the proposed subdivision is vested in the name of the owners whose signatures appear on the plat certificate;

(3) That the facilities and improvements required to be provided by the subdivider have been completed or alternatively, that the subdivider will provide a bond in a form approved by the corporation counsel and in an amount commensurate with the cost of improvements remaining to be completed, conditioned upon the construction and installation of improvements within a fixed time set by the council;

(4) That the map is technically correct and accurate as certified by the registered land surveyor responsible for the plat. (Ord. 101027 § 19; May 22, 1972).

25.24.030 Submission to council. Following receipt of a favorable report from the city engineer, the administrator shall certify that the proposed final plat meets the requirements of RCW 58.17 and this title, and shall forward the original and one copy to the council. (Ord. 101027 § 20; May 22, 1972).

25.24.040 Council determination—Approval or disapproval. The council shall determine:

(1) Whether the requirements imposed when the preliminary plat was approved have been met;

(2) Whether the bond, if required by the city, is sufficient in its terms to assure completion of improvements; and

(3) Whether the requirement of state law and this title have been satisfied by the subdivider.

Council shall thereupon approve or disapprove the proposed final plat. If the council approves the plat, the administrator shall transmit the original plat to the county auditor for filing, and forward one reproducible copy thereof to the city engineer and one copy to the county assessor. Final plats shall be approved, disapproved or returned to the applicant within thirty days from the date of filing thereof, unless the applicant consents to an extension of such time period. (Ord. 101027 § 21; May 22, 1972).

Chapter 25.28**DEDICATIONS—RESERVED LAND FOR PUBLIC USE****Sections:**

- 25.28.010 Dedications—Required.
- 25.28.020 Dedications—Access to lots and public waters.
- 25.28.030 Dedications—Exemptions conveyance to corporation.
- 25.28.040 Reserved land for public use.
- 25.28.050 Reserved land to show on plat.
- 25.28.060 No development on reserved land.
- 25.28.070 Dedications—Reserved land—Development if not acquired.

25.28.010 Dedications—Required. No final plat shall be approved unless adequate provision is made in the subdivision for dedication of such drainage ways, streets, alleys, easements, slope rights, parks, and other public open spaces for general purposes as may be required to protect the public health, safety, and welfare. All dedications of land shall be clearly and precisely indicated on the face of the final plat.

Protective improvements and easements to maintain such improvements shall be dedicated. (Ord. 101027 § 22; May 22, 1972).

25.28.020 Dedications—Access to lots and public waters. Convenient access to every lot by way of a dedicated street shall be provided except for lots served by easements as provided in Section 25.32.050. Roads not dedicated to the public must be clearly marked on the face of the plat. Any dedication, donation or grant as shown on the face of the plat shall be considered to all intents and purposes, as a quitclaim deed to the said donee or donees, grantee or grantees for his, her or their use for the purpose intended by the donors or grantors as aforesaid.

Final plats of subdivisions adjacent to navigable bodies of water shall contain dedications for public access to such bodies of water unless the council determines the public interest will not be served thereby. Such dedications shall be to the low water mark and shall include easements for pedestrian traffic at least ten feet wide parallel to and bordering the high water mark. (Ord. 101027 § 23; May 22, 1972).

25.28.030 Dedications—Exemptions conveyance to corporation. If the council concludes that the public interest will be served thereby, the council may, in lieu of requiring the dedication to the public of land in a subdivision for protective improvements, drainage ways, streets, alleys, sidewalks, parks and other open space, allow such land to be conveyed to a home owner's nonprofit maintenance corporation. In such case the subdivider shall, at or prior to the time of filing a final plat for approval, supply the administrator with copies of articles of incorporation and bylaws of the grantee organization and with evidence of the conveyance or of a

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binding commitment to convey. The articles of incorporation shall provide that membership in the corporation shall be conditioned upon ownership of land in the subdivision; that the corporation is empowered to assess the said land for costs of construction and maintenance of the improvements and property owned by the corporation, and that such assessment shall be a lien upon the land. The council may impose such other conditions as it deems appropriate to assure that property and improvements owned by the corporation will be adequately constructed and maintained. (Ord. 101027 § 24; May 22, 1972).

25.28.040 Reserved land for public use. Any public agency with the power to acquire land by condemnation or otherwise for public use may, at any time prior to final approval of a preliminary plat, notify the council and the subdivider of its intention to acquire some or all of the land in the proposed subdivision for public use, and may request that the council require its dedication for such use. In the event such land is not dedicated for said use, the public agency may request that the council require the reservation of such land for a stated period not to exceed the two years following the council's approval of the final plat, during which time the agency may acquire the land. If the council finds that the public health, safety, or general welfare will be served thereby, it may require as a condition precedent to approval of the final plat that said land or such part of it as the council deems appropriate be designated on the plat as reserved land and that for the period requested or such shorter period as the council deems sufficient, the reserved land not be developed for uses other than the contemplated public use. A public agency may accelerate the expiration date of a reservation period by filing written notice with the county auditor of its intention to abandon its right to acquire the reserved land. (Ord. 101027 § 25; May 22, 1972).

25.28.050 Reserved land to show on plat. The subdivider may indicate on the plat that if the reserved land is not acquired for public use, it shall be subdivided and if the subdivider does so the plat shall show the configuration and dimensions of the proposed lots, blocks, streets, easements, and like features in the reserved area. (Ord. 101027 § 26; May 22, 1972).

25.28.060 No development on reserved land. No building permit or other development permit shall be issued for improvements on reserved land during the period of reservation unless the public agency has abandoned its rights and except as expressly authorized by the council at the time the final plat is approved. (Ord. 101027 § 27; May 22, 1972).

25.28.070 Dedications—Reserved land—Development if not acquired. If the public agency has not acquired or commenced proceedings to acquire the reserved lands within the period set by the council, the subdivider

and the subdivider's successors may proceed to develop land lying within the reserved area in conformity with the final plat. No improvements shall be made upon reserved land which is made available for development until adequate security for development of all required public and protective improvements has been provided. (Ord. 101027 § 28; May 22, 1972).

Chapter 25.32

DESIGN STANDARDS

Sections:

- 25.32.010 Conformance to comprehensive plan and zoning.
- 25.32.020 Topographical and subsurface hazards — Protective improvements.
- 25.32.030 Streets and alleys.
- 25.32.040 Blocks.
- 25.32.050 Lots.
- 25.32.060 Sidewalks.
- 25.32.070 Drainage, storm sewer and utility easements.
- 25.32.080 Underground utility installation.
- 25.32.090 Development of improvements.

25.32.010 Conformance to comprehensive plan and zoning. All subdivisions shall conform to the comprehensive plan of Seattle and all zoning regulations in effect at the time any plat of a subdivision is submitted for approval. Lots shall be of sufficient area, width and length to satisfy zoning requirements. (Ord. 101027 § 29; May 22, 1972).

25.32.020 Topographical and subsurface hazards—Protective improvements. Land having topographical or subsurface conditions hazardous to the safety or general welfare of persons or property in or near a proposed subdivision, shall not be subdivided unless the construction of protective improvements will eliminate the hazards or unless land subject to the hazard is restricted to uses which will not expose persons or property to the hazard. Protective improvements shall be constructed prior to final plat approval. Protective improvements and restrictions on uses shall be clearly noted on the final plat. (Ord. 101027 § 30; May 22, 1972).

25.32.030 Streets and alleys. (1) All subdivisions shall be served by one or more streets providing adequate ingress and egress to and from the subdivision.

(2) Major streets within each subdivision shall conform with the comprehensive plan and shall provide for the continuation of major streets which serve property contiguous to the subdivision. Unless warranted by special physical circumstances, streets serving lots on two sides shall be at least sixty feet wide.

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(3) Street intersections shall be as nearly at right angles as practicable and in no event shall the angle formed be less than thirty degrees.

(4) Cul-de-sacs shall be designed as to provide a circular turn-around at the closed end which has a minimum radius of forty feet and a minimum roadway radius of twenty-eight feet. A tee may be authorized by the council in lieu of the turn-around if necessitated by unique circumstances. Cul-de-sac streets shall not exceed four hundred fifty feet in length and the right-of-way shall be at least fifty feet wide except under special circumstances a lesser width will be permitted.

(5) Street networks shall provide ready access for fire and other emergency vehicles and equipment, and routes of escape for inhabitants.

(6) Alleys shall be at least sixteen feet wide. (Ord. 101027 § 31; May 22, 1972).

25.32.040 Blocks. Blocks shall be so designed as to assure traffic safety and ease of traffic control and circulation. Blocks shall be wide enough to allow for two tiers of lots unless the topography or other factors dictate the use of one tier of reverse frontage through lots, or unless the council approves the design of irregularly shaped blocks indented by cul-de-sacs within a particular subdivision. Blocks shall be identified by letters or numbers. (Ord. 101027 § 32; May 22, 1972).

25.32.050 Lots. (1) Every lot shall be provided with convenient vehicular access to a street or to a permanent appurtenant easement.

(2) Not more than two lots shall be served by an easement which is the exclusive means of access to the lots. Such easement shall be at least twenty feet wide and shall not exceed one hundred feet in length.

(3) Lots shall be numbered with reference to blocks.

(4) No residential lot shall have street frontage along two opposite boundaries unless topographical features or the need to provide separation of lots from arterials, railways, commercial activities, or industrial activities justify such reverse frontage lots.

Where practicable, side lot lines shall be straight lines running at or near right angles to the street upon which the lot is fronted. Side lot lines on curved roads should run at or near radially to the curve. (Ord. 101027 § 33; May 22, 1972).

25.32.060 Sidewalks. Sidewalk or sidewalk easements in residential subdivisions shall be as designed by the city engineer and approved by the board of public works. (Ord. 101027 § 34, May 22, 1972).

25.32.070 Drainage, storm sewer and utility easements. Easements for drainage channels and ways shall be of sufficient width to assure that the same may be maintained and improved. Easements for storm sewers shall be provided and shall be of sufficient width and in proper location to per-

mit future installation. All such easements and sewers shall be in accordance with plans and specifications as prepared by the city engineer and approved by the board of public works.

Easements for electric, telephone, water, gas, and similar utilities shall be of sufficient width to assure installation and maintenance. (Ord. 101027 §35; May 22, 1972).

25.32.080 Underground utility installation. Subdivisions located adjacent to subdivisions having underground utility lines shall provide underground utility lines including but not limited to those for electricity, telephone, CATV and street lighting. (Ord. 101027 § 36; May 22, 1972).

25.32.090 Development of improvements. All streets, bridges, drains, culverts, and other structures and facilities in dedicated areas shall be constructed in accordance with plans and specifications as prepared by the city engineer and approved by the board of public works.

All dedicated streets shall be graded to their full width with adequate drainage provided prior to acceptance for public use. Grades shall be established by the city engineer and all roadways shall be surfaced with crushed rock, asphalt, or concrete according to plans and specifications prepared by the city engineer.

Water supply facilities adequate to provide potable water from a public supply to each lot within a subdivision shall be installed in conformity with standards adopted by the board of public works. Each lot shall be provided with a sanitary sewer system connection approved by the Seattle-King County health department unless the health department determines that the lots can be adequately served with private septic tanks. All connections shall conform to applicable city ordinances.

Prior to the construction of any structure in the subdivision, service mains and fire hydrants shall be installed in accordance with plans and specifications as prepared by the city engineer and approved by the board of public works and in accordance with requirements and standards of the water and fire departments. (Ord. 101027 § 37; May 22, 1972).

Chapter 25.36

SURVEY

Sections:

- 25.36.010 Preparation of plats.
- 25.36.020 Property contiguous to water.

25.36.010 Preparation of plats. A survey of every proposed subdivision and the preparation of preliminary and final plats thereof, shall be made by or under the supervision of a registered land surveyor who shall

25.36.020 SUBDIVISIONS

certify on the plat that it is a true and correct representation of the lands actually surveyed. All surveys shall conform to standard practices and principles for land surveying.

The surveyor shall furnish the city engineer with a full set of survey notes which notes shall clearly show:

- (1) The ties to each permanent monument;
- (2) At least three durable, distinctive reference points or monuments;
- (3) Sufficient data to determine readily the bearing and length of each line;
- (4) The base meridian referred to, a traverse of the boundaries of the subdivision and all lots and blocks shall close within an area of one foot in five thousand feet.

Primary survey control points shall be referenced to section corners and monuments shall be established at:

- (1) All controlling corners on the boundaries of the subdivision;
- (2) The intersections of center lines of roads within the subdivisions;
- (3) The beginning and ends of curves on centerlines;
- (4) All block corners. Permanent control monuments may be placed on the offset lines. The position and type of every permanent monument shall be noted on all plats of the subdivision. Permanent control monuments shall be of a type approved by the city engineer.

Permanent control monuments within the streets shall be set after the streets are graded. In the event a final plat is approved before streets are graded, the security deposit to provide for grading shall be sufficient to pay the costs estimated by the city engineer of setting such monuments.

Each lot corner shall be marked by a three-quarter inch galvanized iron pipe, twenty-four inches in length, or approved equivalent, driven into the ground. (Ord. 101027 § 38; May 22, 1972).

25.36.020 Property contiguous to water. If any land in a subdivision is contiguous to a body of water, a meander line shall be established along the shore at a safe distance back from the ordinary high water mark. Property lying below and beyond the meander line shall be defined by distance along the side property lines extend from the meander line. If the thread of a stream lies within a subdivision or forms the boundary of a subdivision, such thread shall be defined by bearings and distances as it exists at the time of the survey. (Ord. 101027 § 40; May 22, 1972).