

THE WAHAKIYAKUM COUNTY
SUBDIVISION CONTROL ORDINANCE

AN ORDINANCE RELATING TO SUBDIVISIONS AND PLATS: PROVIDING RULES AND REGULATIONS FOR THE SUBMISSION AND APPROVAL OF PLATS, SUBDIVISIONS, AND DEDICATIONS: PRESCRIBING STANDARDS FOR THE DESIGN, LAYOUT AND DEVELOPMENT THEREOF: AND PROVIDING METHODS FOR ENFORCEMENT AND PENALTIES FOR THE VIOLATION THEREOF:

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF WAHAKIYAKUM, STATE OF WASHINGTON, AS FOLLOWS:

ARTICLE I

GENERAL PROVISIONS

Section 1.01 Title: This ordinance shall be known and may be cited as the "WAHAKIYAKUM COUNTY SUBDIVISION ORDINANCE."

Section 1.02 Purpose: This ordinance is adopted in the furtherance of Wahkiakum County's Comprehensive Plan and to guide the many complex development problems and different living environments inherent within the County. It is hereby declared that the regulations contained herein are necessary for the protection and preservation of the public health, safety and general welfare, and designed among other things, to encourage the most appropriate use of land throughout the County; to lessen traffic congestions and accidents; to secure safety from fire; to provide adequate light and air; to prevent overcrowding of land; to avoid undue concentration of population; to promote the coordinated development of unbuilt areas; to secure an appropriate allotment of land area in new developments for all the requirements of community life; to conserve and restore natural beauty and other natural resources; and to facilitate the adequate provisions of transportation, water, sewerage, and other public uses and requirements.

Section 1.03 Application of Regulations: The regulations contained in this ordinance shall apply to the subdivision of any lot, parcel, or tract of land into four (4) or more lots or tracts, or other divisions of land for the purpose of sale or lease, whether immediate or future, including the resubdivision or replatting of land or lots. The regulations shall also apply in every situation where there is a new public or private way for vehicular traffic, easements, or land for public use involved. Provided that these regulations shall not apply to the division of land where each parcel is five (5) acres or more in area and no new street dedications are necessary to serve said parcels.

Section 1.04 Regulations Mandatory: Any map, subdivision, plat, replat, or plan hereafter made of any subdivision or any part thereof laying within the territorial limits of Wahkiakum County, with the exception of areas within incorporated cities or towns, shall be presented for approval and recorded as prescribed by this ordinance. No such

subdivision, map, plat, or plan shall be recorded or have any validity as a legal subdivision, addition or plat unless and until it shall have the approval of the Board of County Commissioners and such other approvals as required by this ordinance.

ARTICLE II

DEFINITIONS

Section 2.01 Definition of words and phrases: For the purpose of this ordinance certain terms and words are defined in this Section. When not inconsistent with the context, words used in the present tense shall include the future; the singular tense shall include the plural, and the plural the singular; the word “shall” is always mandatory and the word “may” denotes a use of discretion.

Section 2.02 Access – Direct: The term Direct Access shall mean the right vested in the owner or lessee of land which adjoins a road or other highway, to ingress and egress from his land to the public road.

Section 2.03 Alley: A passage or way less than twenty-one (21) feet wide, open to public travel and dedicated to public use, affording generally a secondary means of vehicular access to abutting lots and not intended for general traffic circulation.

Section 2.4 Block: A parcel of land bounded by streets, railroad rights-of-way, waterways, parks, unsubdivided acreage, or a combination thereof.

Section 2.05 Comprehensive Plan: Coordinated plans for the physical development of the County, designating, among other things, plans and programs to encourage the most appropriate use of land and to lessen congestion throughout the County in the interest of public health, safety and welfare.

Section 2.06 County Officials: The word “County” means Wahkiakum County, Washington; the word “Board” means the Board of County Commissioners of said County; the term “County Planner” means the Planning Director of said County, who shall hold office at such place and times as directed by the Board; the term “Commission” means the County Planning Commission of said County; the term “Engineer” means the County Engineer of said County; the term “Health Officer” means the Health Officer of the Cowlitz-Wahkiakum District, Public Health Department.

Section 2.07 Dedication: The designation of land by its owner conveyed to the public for any general and public use.

Section 2.08 Easement: A specific and limited right of usage of real property granted by an owner to specific persons, firms, corporations, or the public.

Section 2.09 Final Subdivision: The plan of a plat, subdivision, dedication, or any portions thereof, prepared for filing for record with the County Auditor and containing those elements and requirements as set forth in this ordinance.

Section 2.10 Frontage: Frontage denotes a parallel line of property on the fronting street or extent of front along a road or street.

Section 2.11 Grade: The line of the street or ground surface deviation or inclination from the horizontal.

Section 2.12 Lot: A portion of a plat or subdivision to be transferred or developed as a single unit for development purposes.

Section 2.13 Master Plan: For the purposes of this ordinance the term Master Plan shall mean that map, sketch, or other presentation filed with the Planning Commission showing the ultimate development pattern of a parcel of property that is to be developed in successive stages or subdivisions. The plan need not be completely engineered but shall be of sufficient detail to illustrate the property's inherent features and probable development pattern thereon. The Master Plan will thereafter be used as a guide in each successive stage of the development until its completion.

Section 2.14 Plat: Synonymous with the term Subdivision, and also specifically refers to the map or other documents illustrating the subdivision.

Section 2.15 Preliminary Subdivision: A neat and approximate drawing of the proposed layout of streets, blocks, lots, and other elements of a plat or subdivision which shall furnish a basis for the Planning Commission's approval or disapproval of the general layout of the plat or subdivision.

Section 2.16 Protective Covenants: A declaration by the owner which binds the land for the completeness, security, mutual benefits, and continuance of the declared purposes.

Section 2.17 Right-of-way: A right-of-way shall be a strip of land within which is located a passageway.

Section 2.18 Road – Private: A roadway intended for the use of one or more private individuals, developed and maintained by those private individuals who benefit from its establishment.

Section 2.19 Road – Public: A highway or roadway established and adopted by the proper authorities for the use of the general public, over which every person has a right to pass and use for all purposes of travel or transpiration to which it is adopted and developed.

Section 2.20 Roadway: That portion of a street or alley right-of-way that is improved for vehicular traffic.

Section 2.21 Site: A plot of ground suitable or set apart for some specific use.

Section 2.22 Street – Access: A street, usually of limited continuity, which serves primarily to provide access to abutting property.

Section 2.23 Street – Arterial: Arterial streets connect major traffic generators and are designed for the purpose of moving high volumes of traffic.

Section 2.24 Street – Cul-de-sac: A short street having one end open to traffic and the other end permanently terminated and provided with a vehicular turnaround.

Section 2.25 Subdivider: Any person, firm, or corporation undertaking the subdividing or resubdividing of any parcel of land.

Section 2.26 Subdivisions: The division of a parcel of land, when such parcel exists as a single unit or abutting units under a single ownership into four (4) or more lots of parcels for the purpose, whether immediate or future, of transfer of ownership or lease. This definition shall also include resubdivision of land and when appropriate to the context relates to the process of subdividing or to the land or area subdivided.

ARTICLE III

PRELIMINARY SUBDIVISION PROCEDURE

Section 3.01 Preliminary Subdivision Procedure: As is recognized in Section 1.02, Wahkiakum County has complex development problems and several different living environments. To guide the County's development various types of subdivisions are included within this ordinance. Each type of subdivision has its own peculiarities and must therefore be treated accordingly. The general form that each subdivision shall follow in submission for consideration is outlined in the following sections of this Article.

Section 3.02 Application for Approval: To expedite the final approval of any subdivision, the subdivider shall apply to the County Planning Commission, at the office of the County Planner, on such forms as may be provided or required by the Commission for the approval of a preliminary subdivision. The subdivider shall submit ten (10) copies of the preliminary subdivision with the application, not less than twenty-one (21) days prior to the Commission meeting at which the application is to be considered, unless said proposed subdivision is located on difficult development land as hereinafter provided in Section 3.05. The County Planner, on behalf of the Planning Commission, shall assign the subdivision application a permanent file number which shall appear on all copies and documents pertaining to said subdivision, and shall submit copies of the subdivision to:

- A. County Engineer, Prosecuting Attorney, Health Officer, Wahkiakum County Public Utility District No. One, and other officials or agencies concerned within the scope of this ordinance.
- B. The Director of Highways when such subdivisions are located adjacent to the rights-of-way of state highways.
- C. Three (3) notices of hearing thereof shall be posted on, or adjacent to, the land to be subdivided, giving notice of the time and place where such hearing is to be held. Said notices shall be posted not less than seven (7) days prior to the Commission hearing. Additional notices may be given by mail if deemed necessary.
- D. Any person may, upon application, be provided with one or more copies of such preliminary subdivision upon payment of One Dollar (\$1.00) per copy to the County Planning Commission.

Section 3.03 General Requirements:

- A. The preliminary plat, of a scale of neither less than fifty (50) nor more than two-hundred (200) feet to the inch, containing all the information specified in this Article, shall be prepared by a registered land surveyor or engineer in a neat and legible manner.

- B. A vicinity sketch of a legible scale shall be prepared showing the relationship of the proposed subdivision to existing streets.
- C. The periphery of the proposed subdivision shall show the boundary lines and names of adjacent subdivisions, streets, and tract lines of adjacent parcels of property.
- D. The vertical scale of the street and sewer profiles submitted, (if required) shall be at twenty (20) feet or less to the inch, with a horizontal scale of two hundred (200) feet or less to the inch.
- E. Two (2) copies of proposed protective covenants, if any, shall be included with the preliminary plat.
- F. The subdivider of every proposed subdivision shall give proof prior to finalizing said proposed subdivision, that the area to be subdivided is provided with a sufficient supply of domestic water approved by the Wahkiakum County Health Department.
- G. The method of sewage disposal shall be stated and approved by the Wahkiakum County Health Department.

Section 3.04 Specific Requirements: The preliminary subdivision shall specifically and clearly show the following features and information on one or more maps, drawings, or application form:

- A. The name of the proposed plat, subdivision, or dedication;
- B. The name and address of the subdivider and land surveyor or engineer;
- C. The tract designation of the proposed plat, subdivision, or dedication as shown in the files and records of the Wahkiakum County Assessor;
- D. The plat map scale and true north point shall be indicated on the plat map;
- E. The perimeter lines of the tract to be subdivided;
- F. Location, width, and names of all existing or platted streets or other public ways and easements within the proposed development and other important features such as the general outline and location of permanent buildings, watercourses, power lines, telephone lines, railroad lines, gas lines, waterlines, sewer lines, municipal boundaries, and section lines;

- G. Topography showing at least five (5) foot contours to be extended at least one hundred (100) feet beyond the boundaries of the proposed subdivision;
- H. The layout of proposed street right-of-way lines, alley, and easement lines and the layout, number, and approximate dimensions of lots and the number of blocks;
- I. Tentative grades of each street and where roadways may exceed a fourteen (14) percent grade, center line profiles will be required;
- J. All parcels of land intended to be dedicated or reserved for public use for the common use of the property owners in the subdivision with the purpose, condition, or limitations of such reservations clearly indicated;
- K. The indication of any lands abutting the proposed subdivision for which successive or separate final subdivision is to be filed shall be dedicated on a Master Plan. Said Master Plan shall be submitted with the initial subdivision for which it is concerned and shall be used as a general overall guide for any subsequent subdivisions until complete development of the subject property.
- L. Drainage ways shall be located within an easement reserving to the County the right to enter such properties for the purpose of flood control or protection; and
- M. The ownership and other interests in the property covered by the proposed subdivision shall be noted on the plat map and an attorney's certificate or a certificate prepared by a title company shall be filed with the application showing the legal ownership and status of the property.
- N. Every person having any right, title or interest in and to the lands included in the subdivision shall join in the execution of the preliminary subdivision, prior to consideration thereof by the Planning Commission;
- O. A legal description of the land to be platted shall be included with the application which description shall coincide with the requirements of Section 6.01 (D).

Section 3.05 Preliminary Subdivision Approval: The Planning Commission shall consider the preliminary subdivision at its next regular meeting after the expiration of twenty-one (21) days from the date the application is submitted to the County Planner. The Commission shall, after its review of the preliminary subdivision, give written notice to the applicant within ten (10) days of its approval or disapproval. If the Planning Commission finds that the preliminary subdivision will serve the public interest and the furtherance of the County's Comprehensive Plan, the Commission shall approve the

preliminary subdivision; said approval may contain conditions. Where the Commission feels that further information is necessary, action on said subdivision may be continued or tabled pending submission of such information. Where approval of said subdivision is denied, the notice sent to the applicant shall set forth the reasons for denial. Appeal from such denial may be made as set forth in Section 3.10.

Section 3.06 Length of Approval Time: Approval of the preliminary subdivision shall be effective for one (1) year from the date of approval by the Commission during which time a final subdivision may be prepared. The Commission may extend the approval period for not more than one (1) additional year. Request for extension of approval time shall be submitted in writing. Thirty (30) days prior to the approval period elapsing, the County Planner shall inform the subdivider in writing of said fact. Notice to the subdivider shall become a part of the permanent file on the subdivision. If the subdivider has not requested extension of the subdivision forty-five (45) days after the elapsed date, any and all approval of said subdivision shall be voided. The Commission may also request that the subdivision be resubmitted at any time after the one (1) year time period rather than extending the original approval.

Section 3.07 Submission to Board of County Commissioners: After approval has been given by the Commission on the Preliminary Subdivision, the Commission shall submit same, together with all materials pertaining thereto, to the Board of County Commissioners for their consideration at a public hearing.

Section 3.08 Board of County Commissioners Public Hearing: Upon receipt by the Board of a preliminary subdivision duly acted upon by the Commission, the Clerk of the Board shall at once cause not less than three (3) copies of a notice of hearing thereof to be posted in conspicuous places on, or adjacent to, the land proposed to be subdivided, giving notice of the time and place where such hearing is to be held, not less than seven (7) days prior to the hearing thereof. Additional notices may be given by mail, or by publication in a newspaper of general circulation throughout the County, at the discretion of the Board.

Section 3.09 Notification to Subdivider: Upon completion of the required hearing, the Board shall inform the subdivider of the matters of import raised at said public hearing and direct him to make such changes, adjustments, or revisions of the proposed subdivisions as appear in the public interest.

Section 3.10 Appeal from Denial of Preliminary Subdivision: The remedies of this Section shall be the exclusive method of appeal. If approval of the preliminary subdivision is denied by the Planning Commission, as set-forth in Section 3.05 of this Article, the subdivider may appeal to the Board. The method of appeal shall be limited to the provisions of this Section. The subdivider shall serve written notice to appeal upon the County Planner, the Clerk of the Board, and the Chairman of the Planning Commission, within 60 days of date of the notice of denial. The Board shall hold a private hearing, at which any interested person may attend, to consider the appeal. The Board shall serve notice of the time and place for such hearing upon the County

Planner, Chairman of the Planning Commission and the Subdivider. The Board may serve notice of such hearing upon any other person, as the Board deems advisable. The Board shall, within twenty (20) days from the date of said hearing, reduce its decision to writing and serve a copy thereof upon each person requesting a copy thereof. If the Board disapproves the denial of the Commission, it shall order the preliminary subdivision approved. If the Board approves the denial of the Commission, appeal therefrom shall be made to the Superior Court of the County. The petition for review and service upon all parties in interest shall be made within twenty (20) days of the date of the decision of the Board.

ARTICLE IV

GENERAL PRINCIPLES OF DESIGN AND MINIMUM REQUIREMENTS FOR THE LAYOUT OF SUBDIVISIONS

Section 4.01 General Provisions: The requirements of this article shall be followed in the development of all subdivisions and shall be considered minimum standards.

Section 4.02 Street Provisions:

- A. Relation to adjoining street systems: The layout of streets shall provide for the continuation of principal streets existing in adjoining subdivisions or of their proper projection when adjoining property is not subdivided.
- B. Access to bodies of water: Subdivisions bordering on a river, lake, or a public waterfront shall provide at least one (1) access strip not less than 60 feet in width to the low water mark or the reservoir boundary and at not less than one-quarter (1/4) mile intervals as measured along said water body. Where topography or ground conditions prevent the inclusion of said access, variance may be allowed by the commissioners if it is determined that this requirement would be prohibitive.
- C. Access Streets: Access streets shall be designed primarily to provide access to abutting properties only and shall be designed to discourage through traffic.
- D. Dead-end Streets: Streets designed to have one end permanently closed or in the form of a cul-de-sac, shall provide at the closed end, a turnaround having a minimum right-of-way radius of not less than forty-five (45) feet or with a "Y" or "T" permitting comparable ease of turning. Such streets shall not exceed five hundred (500) feet in length.
- E. Street Alignment: Connecting street center lines deflecting from each other at any one point more than ten (10) degrees shall be connected by a curve of at least a one hundred (100) foot radius for access streets and at least a three hundred (300) foot radius for primary streets. A tangent at least one hundred (100) feet long shall be introduced between curves on arterial streets, whenever practicable.
- F. Street Intersections: Street intersections shall be as nearly at right angles as is practicable. Street jogs with off-sets of less than one hundred twenty-five (125) feet between center lines shall be avoided, unless a variance is authorized by the Commission.

- G. Street Grades: Grades shall be not less than one (1.0) percent on any street and not more than fourteen (14) percent for access streets nor more than eleven (11) percent for primary or secondary arterials.
- H. Street right-of-way and Roadway Widths: The minimum street right-of-way and roadway widths shall be as indicated in the Comprehensive Plan.

<u>Class of Street</u>	<u>Right-of-way Width</u>	<u>Roadway Width</u>
Primary Arterials	100 feet	80 feet
Secondary Arterials	80 feet	44 feet
Collector Arterials	66 feet	40 feet
Access Streets	60 feet	28 feet
Cul-de-sac Streets	40 feet	28 feet

- I. Subdivision boundary streets: A street lying along the boundary of a subdivision may be dedicated one-half (1/2) the required width if it is practical to require the dedication of the other half (1/2) when the adjoining property is subdivided. Whenever there exists a dedicated half (1/2) street of an adjoining subdivision next to a proposed subdivision the other half (1/2) shall be dedicated on the proposed subdivision to make the street complete. A one (1) foot conditional dedication shall be required on the subdivision boundary along the street for the purpose of withholding access from the unsubdivided property to said street until such time as a complete street is constructed and shall also be required when a street dead-ends at the boundary of any subdivision.
- J. Intersections with primary arterials: In residential subdivisions the street system shall be laid out with a minimum number of intersections with primary arterials. Intersections on primary arterials shall not be at closer intervals than one thousand (1,000) feet.
- K. Existing intersections with primary arterials: In residential subdivisions, where in the opinion of the Commission, existing streets provide reasonable and adequate access to a primary arterial, the new streets in a subdivision shall not open directly onto a primary arterial.
- L. Individual lot access to a primary arterial: Residential subdivisions shall be laid out so that the individual lots or parcels do not require direct vehicular access to the primary arterials.

Section 4.03 Alley Provisions:

- A. Commercial and Industrial Alleys required: Alleys shall be provided at the rear of all lots intended for commercial or industrial use.

- B. Residential Alleys Not Required: Alleys may be provided at the rear of all lots intended for residential uses, but shall not be required.
- C. Alley Standards: Dead-end alleys shall be avoided wherever possible. If dead-end alleys are unavoidable, they shall be provided with turnaround facilities. Alley intersections and sharp changes in direction shall be avoided, but where they are necessary, corners shall be rounded sufficiently to permit safe vehicular movement. Except as otherwise provided in this ordinance, alleys shall follow the general development standards governing streets.

Section 4.04 Easement provisions:

- A. Public utilities: Where alleys are not provided, easements for public utilities shall be provided on each side of all rear lot lines and side lot lines where necessary. Where easements are necessary, all rear lot line easements shall be ten (10) feet in width except on subdivision exterior rear lot lines which shall be twenty (20) feet in width, and all side lot line easements five (5) feet in width. Where practical and possible, the width of rear and side lot line easements shall be equally shared by abutting lots. Insofar as possible, easements shall be continuous and aligned from block to block within the subdivision and with adjoining subdivisions. Easements which do not lie along rear or side lot lines shall be a least ten (10) feet wide.
- B. Unusual facilities: Easements for unusual facilities such as high-voltage electric transmission lines, drainage canals, or pondage areas shall be of such width as is adequate for the purpose, including any necessary maintenance roads.
- C. Water courses: Where a subdivision is traversed by a watercourse, drainage way, wasteway, channel or stream, there shall be provided a storm water easement or a drainage right-of-way conforming substantially to the line of such watercourse, drainage way, wasteway, channel, or stream, and of such width for construction, maintenance, and control as will be adequate for the purpose.

Section 4.05 Block provisions:

- A. Length: In general, blocks shall be as long as is reasonable and consistent with the topography and the needs for convenient access, circulation, control, and safety of street traffic and the type of land-use proposed. For Urban Subdivisions the block length shall not exceed one thousand five hundred (1,500) feet or be less than five hundred (500) feet.

- B. Width: Except for reverse-frontage parcels, the width of blocks shall ordinarily be sufficient to allow for two (2) tiers of lots of depths consistent with the type of land-use proposed. This width shall be not less than two-hundred (200) feet for the sum of two (2) lots depths.
- C. Super blocks: For large parcels with access provided by a series of cul-de-sac or loop streets entering from the periphery and for large parcels platted into one-half (1/2) acre and larger lots or in Rural Subdivisions, the criteria in the above items number "A" and "B" shall be disregarded in favor of acreage-type lots, or in Rural Subdivisions shall have block lengths and widths that lend themselves to later re-subdivision in accordance with the standards prescribed in this ordinance.
- D. Pedestrian walks: This item shall only apply within the Urban Subdivisions. A pedestrian walk right-of-way not less than ten (10) feet wide shall be provided through approximately the mid-point of any block exceeding one thousand (1,000) feet in length where such a walk is deemed by the Planning Commission to be essential to provide circulation or pedestrian access to schools, playgrounds, shopping centers, and other community facilities.

Section 4.06 Lot or Parcel Provisions:

- A. Access: Each lot shall be provided with satisfactory access by means of a public street connecting to an existing and developed highway or by some other legally sufficient right of access which is permanent and inseparable from the lot to be served.
- B. Lot size related to slope: As slope increases, minimum residential lot sizes shall increase to partially or completely avoid the problems of drainage, siltation, flood control, and accessibility frequently attributable to overdevelopment of slope areas.
- C. Facing on primary arterials: Residential lots fronting on a primary arterial should have a minimum of one-hundred twenty (120) feet of depth.
- D. Double frontage – (Reverse frontage): Residential lots which have street frontage along two (2) opposite boundaries shall be avoided, except for reverse frontage lots which are essential to provide separation to residential development from primary traffic arterials or to overcome specific disadvantages of topography and orientation. For such lots there shall be an easement in favor of the appropriate governmental entity at least ten (10) feet wide along the lot lines abutting said primary arterial across which there shall be no right of access.

- E. Minimum Front Building line width: The minimum front building line width shall be sixty (60) feet. Said building line shall be located twenty five (25) feet from the street right-of-way boundary as measured perpendicular to said right-of-way.

ARTICLE V

MINIMUM IMPROVEMENTS

Section 5.01 Standards: The County Engineer shall prepare minimum installation, material, design, and construction standards appropriate to the locality, topography, soil conditions, and geology of the area in which the proposed subdivision is to be developed and improved. The requested standards shall be made available to the subdivider, or his surveyor, ten (10) days after receipt of the proposed subdivision or dedication by the County Engineer.

Section 5.02 Minimum Improvement Standards: All subdivisions developed within the unincorporated area of Wahkiakum County shall meet the following minimum improvement requirements:

- A. Streets and Lot Frontage: All access streets and all lots shall be designed and constructed to meet the specifications set forth in the Washington State County Arterial Design Standards and the Wahkiakum County Engineering Standards for a typical roadway section, copies of which shall be maintained for reference at the office of the County Engineer, with amendments thereto as may be such office, from time to time, be made. Any design standards amended subsequent to the filing of the application to plat shall not be binding upon the subdivider. The standards in effect at the date of this ordinance shall be as set-forth in Appendix A and B, Schedule 5.02(A) 1 and 2, of this ordinance.
- B. Clearing: All streets shall have all standing timber, brush, downed timber, and snags cleared and removed from the rights-of-way.
- C. Grubbing: All streets shall be grubbed by the removal of all large rocks, roots, snags, logs, brush, etc. upon the surface of the ground and all excavations and holes left by such grubbing shall be refilled.
- D. Drains: Where storm sewers have not been provided within the subdivision, corrugated metal or concrete pipe drains sufficient to carry normal runoff, irrigation waste water, or flood waters characteristic to the area included in the proposed subdivision shall be provided where required and must be approved by the County Engineer.
- E. Culverts or Trestles: All culverts or trestles over waterways, draws, or gulches over four (4) feet in depth, shall conform to the County Engineer's specifications for reinforced concrete structures of this nature. Where streets or roads of the subdivision connect to, or intersect with, existing roadways there shall be installed drains of metal or concrete pipe approved by the County Engineer.

- F. Monuments: Monuments shall be placed at such street intersections and boundary angle points as shall be required by the County Engineer. The monuments shall be of concrete filled pipe or tile, weighing at least fifty (50) pounds, capped with a plain brass marker or a radioactive marker along with the plain brass marker. Street monuments shall be set between six (6) inches and one (1) foot below the official finished street grades.
- G. Block Markings: The boundary points of all blocks within the subdivision shall be marked by a galvanized iron pipe not less than one and one-half (1-1/2) inches in diameter and thirty-six (36) inches in length and firmly driven into the ground.
- H. Lot Markings: All corners of all lots within the subdivision shall be marked by a reinforcement bar not less than five-eighths (5/8) of an inch in diameter and thirty-six (36) inches in length and firmly driven into the ground.
- I. Sanitary and Storm Sewers: If sanitary or storm sewers are required in any subdivision they shall comply with Section 67 of State specifications.

Section 5.03 Subdivision Requirements: The following minimum improvements are required in all Subdivisions:

- A. Curbs and Gutters: All curb construction shall comply with the provisions of Section 35 and 36 of State specifications.
- B. Sidewalks: Sidewalks shall only be required in those subdivisions whose average street right-of-way slope is ten (10) percent or less; all sidewalk construction shall comply with the provisions of Section 74 of State specifications and shall be constructed at the time of sale or placing improvements upon the lots. Details to insure construction shall be worked out the County Engineer.
- C. Roadway Surfacing: Since all of the subdivisions within the Area will not initially be provided with sanitary and storm sewer facilities, two (2) different standards for roadway surfacing are required. Roadway construction within subdivisions which will have sanitary and storm sewer facilities installed shall comply with Section 32 (Asphalt Concrete) or 33 (Cement Concrete) of State specifications. Roadway construction within subdivisions which at the outset will not have sanitary and storm sewer facilities provided shall comply with Section 26 (Bituminous Surface) of State specifications.
- D. Pedestrian Walks: All required pedestrian walks shall be developed with at least bituminous surfacing or other materials of like quality.

- E. Utility Improvements in Dedicated Streets: All improvements, whether by franchise, easement or permit, for public utilities and services located in streets, shall be installed and maintained within five (5) feet of the right-of-way extremities.

- F. Utility Franchises in Dedicated Easements: All improvements, whether by franchise, easement or permit, for public utilities and services, located upon lots, shall be installed and maintained as near as practicable to the exterior lot lines of the lots over which the improvement runs.

ARTICLE VI

FINAL SUBDIVISION PROCEDURE

Section 6.01 Final Subdivision – Minimum Improvements: Upon notification as provided in Section 3.9, the Subdivider, prior to requesting final approval, shall elect to carry out the minimum improvements as required in Article V by one of the following:

- A. By furnishing the County of Wahkiakum a performance bond satisfactory to the County Prosecuting Attorney, in which assurance is given to the County that the installation of the minimum improvements will be carried out as provided in Article V and under the supervision of the County Engineer and Health Officer; or,
- B. By installing the minimum improvements required hereunder in accordance with the provisions of Article V and under the supervision of the County Engineer and Health Officer; or
- C. Through establishment of a County Road Improvement District and the County developing some or all required improvements; or
- D. By a combination of these methods.

Section 6.02 Minimum Improvements – Inspection: If said subdivider elects to install minimum improvements other than through the procedures established in Section 6.01, Subsection C., the subdivider shall give written request for inspection to the County Engineer and Health Officer, when applicable, at completion of all minimum improvements. After finding that all improvements have been completed in accordance with the installation standards of their respective departments, the County Engineer and Health Officer shall submit in duplicate a certificate approving such installation to the County Planner; or after the subdivider has posted a performance bond satisfactory to the Prosecuting Attorney, the County Engineer and Health Officer, shall each submit in duplicate a certificate to the County Planner so stating.

Section 6.03 Conditional Acceptance: All required minimum improvements within any subdivision may be subject to a one-year (1) conditional acceptance by Wahkiakum County and a bond posted to cover any extra-ordinary maintenance that might be incurred shall be furnished as provided in Section 6.01 Subsection A.

Section 6.04 Notice to Proceed with Final Subdivision: The County Planner shall retain one (1) copy of each of the certificates required by Section 6.02 and shall send the other copy of each certificate to the subdivider together with a notice authorizing him to prepare a Final Subdivision for that portion of the area contained in the proposed subdivision in which minimum improvements have been installed or concerning which a performance bond has been posted. If said improvements are installed through the

establishment of a County Road Improvement District, notice to proceed with the Final Subdivision shall be given through the establishment of the District.

Section 6.05 Final Subdivision – Application and Approval: The following procedure shall be followed when submitting a final subdivision for approval.

- A. The subdivider shall submit the final subdivision, prepared in accordance with the provisions of Sections 6.06, 6.07, and 6.08 herein to the County Planner. The County Planner shall inspect the final subdivision for conformance to this ordinance, for conformance to the preliminary subdivision approved by the Commission and Board, and for conformance to such conditions as may have been a part of such approval. After finding that such final subdivision is fully conforming, the County Planner shall signify his approval by signing the original and recorders plat sheet as specified in Section 6.08.
- B. The subdivider shall then submit the final subdivision to the County Engineer for inspection. At such time as the County Engineer is satisfied with the engineering computations and detail of the subdivision, he shall signify approval of said subdivision by signing the original and recorders plat sheet as specified in Section 6.08.
- C. The subdivider shall then submit the final subdivision to the County Assessor for inspection. At such time as the County Assessor is satisfied with the subdivision, he shall signify approval of said subdivision by signing the original and recorders plat sheet as required in Section 6.08, shall give said subdivision a permanent arbitrary file number, and shall certify to the County Treasurer the Parcel Numbers assigned to the property for taxes and assessments.
- D. The subdivider shall then submit the final subdivision to the County Treasurer for inspection. At such time as the County Treasurer is satisfied that all taxes and assessments levied against said property have been paid in full, he shall signify his approval of said subdivision by signing the original and recorders plat sheet as required in Section 6.08.
- E. Final approval of said subdivision shall be given within thirty (30) days of the filing of the application thereof with the County Planner, or the subdivision shall be returned to the subdivider for modification or correction, unless a longer period of time has been approved by the subdivider in writing. If approval is withheld, the original copy of the final subdivision, together with a statement indicating the reasons for denial and indicating changes or modifications that would cause approval to be granted, shall be sent to the subdivider in writing.

Section 6.06 Final Plat Requirements – General:

- A. The final subdivision shall be drawn in block India ink on a sheet 22” x 30” of a good quality linen tracing cloth or approved substitute and also a Standard Recorders Plat Sheet, 18” x 25” with a 3” hinged binding on the left border, and shall be neither less than fifty (50) feet to the inch nor more than two-hundred (200) feet to the inch. If more than one sheet is required the sheets shall be numbered and indexed.
- B. All documents, maps, and survey books shall contain the name of the subdivision, the subdivider and the name of the registered land surveyor. All signatures placed on the final plat shall be original signatures.
- C. The linen tracing of the final subdivision shall be filed in the County Engineer’s Office and be the property of Wahkiakum County and the recorders plat map sheet shall be filed with the County Auditor.

Section 6.07 Requirements of the Final Plat – Specific: The Final Subdivision shall contain, or be accompanied by, the following information:

- A. The lines and names of all streets or other public ways, parks, playgrounds, and easements intended to be dedicated for public use, or granted for use of inhabitants of the subdivision.
- B. The length and bearings of all straight lines, curves, radii, arcs, and semi-tangents of all curves.
- C. All dimensions along the lines of each lot, in feet and decimals of a foot to the nearest hundredth, with the true bearings, and any other data necessary for the location of any lot line in the field.
- D. Suitable primary control points, approved by the County Engineer and descriptions and ties to such control points, to which all dimensions, angles, bearings, and similar data given on the plat map shall be referred.
- E. The locations of all permanent monuments.
- F. The names of all subdivisions immediately adjacent to the subdivision.
- G. The date, true North point, and scale
- H. The boundary of the subdivided tract, with the courses and distances marked thereon, as determined by a field survey made by a registered and qualified Engineer or Land Surveyor or the State of Washington, and

to close with an error of not more than one (1) foot in four-thousand (4,000) feet.

- I. If the subdivision constitutes a resubdivision, the lots, blocks, streets, and other division of the original subdivision shall be shown by dotted lines in their proper positions in relation to the new arrangement of the subdivision, the new subdivision being so clearly shown in solid lines as to avoid any confusion or ambiguity.
- J. The following information shall be submitted to the County Engineer.
 1. The elevation of all corners on the boundaries of the subdivided tract.
 2. The profiles of all street center lines to the vertical scale of twenty (20) or less feet to the inch, and horizontal scale of two-hundred (200) or less feet to the inch, submitted on a separate 4" x 20" plate standard profile tracing paper when required.
 3. Sewer profiles to the same scale and on the same sheet as street profiles and the plan of all sewer and/or waterlines, including "T's", "Y's", and other intersections on a separate sheet, when the subdivider himself, or his agent, installs either sewers or waterlines, or both.

Section 6.08 Final Subdivision – Dedication, Acknowledgment, and Endorsement: A metes and bounds legal description of the subdivided tract and the following information shall appear in the following sequences on the final subdivision, lettered in ink either by hand or mechanical devise:

- A. Know all men by these presents that _____, the undersigned _____ owner(s) in fee simple _____ of the land hereby subdivided, hereby declare this subdivision and dedicate(s) to the use of the public forever, all streets and easements or whatever public property there is shown on the plat and the use thereof for any and all public purposes; also, the right to make all necessary slopes for cuts or fills upon the lots, blocks, tracts, etc., shown on this plat in the reasonable original grading of all streets, shown hereon.

IN WITNESS WHEREOF, we have hereunto set out hand(s) and seal(s) this _____ day of _____, 19____

Signed and sealed _____

B. STATE OF WAHINGTON)
) ss.
COUNTY OF WAHAKIACUM)

THIS IS CERTIFY THAT on this _____ day of _____, 19____, before me, the undersigned, a Notary Public, personally appeared _____ to me known to be the person (s) who executed the foregoing dedication and acknowledged to me that _____ signed and sealed the same as _____ free and voluntary act and deed for the uses and purposes therein mentioned.

WITNESS my hand and official seal the day and year last above written.

NOTARY PUBLIC in and for the State of WASHINGTON, residing at _____

C. I HEREBY CERTIFY THAT the subdivision of _____ is based on actual survey and subdivision of Section _____, Township _____ North, Range _____ West, W.M., that the distances and courses and angles are shown thereon correctly; that the proper monuments have been set and lot and block corners staked on the ground.

SIGNED _____(S E A L)
(Licensed Land Surveyor)

D. EXAMINED AND APPROVED THIS _____ day of _____, 19____

Wahkiakum County Planner

E. EXAMINED AND APPROVED THIS _____ day of _____, 19____

_____(S E A L)
Wahkiakum County Engineer

F. EXAMINED AND APPROVED THIS ____ day of _____, 19____

Wahkiakum County Assessor

G. EXAMINED AND APPROVED THIS ____ day of _____, 19____

BOARD OF COUNTY COMMISSIONERS
OF WAHAKIACUM COUNTY, WASHINGTON

Chairman

Commissioner

Commissioner

ATTEST:

County Auditor and Ex-Officio
Clerk of the Board

H. I HEREBY CERTIFY THAT the taxes and assessments on the land described herein have been paid to and including the year _____

Wahkiakum County Treasurer

I. Filed for record at the request of _____ this ____ day of _____, 19____, at _____ minutes past _____ o'clock ____m., and recorded in Volume _____ of Plats, on Page _____, Records of Wahkiakum County, Washington.

Wahkiakum County Auditor

By: _____
Deputy Auditor

Section 6.09 Engineering Checking Fee: The subdivider shall make a payment of one dollar and fifty cents (\$1.50) per lot within the subdivision to cover a portion of the costs incurred by the Engineering Department in checking the subdivision's engineering details. The payment shall be made to the County Treasurer and credit to the Road District Fund.

Section 6.10 Filing: The final subdivision or dedication shall be duly filed with, and recorded by, the Wahkiakum County Auditor upon receipt of the full amount of the filing fees according to the provisions of Chapter 51 of the Laws of Washington, 1951, as thereafter amended.

ARTICLE VII

ADMINISTRATION

Section 7.01 Penalties: Violation of this ordinance shall be considered a misdemeanor and shall be punishable by a fine not to exceed one-thousand (\$1,000.00) dollars or imprisonment in the County Jail for six months, or both, for each of said lots, plots, tracts, or smaller parts at the discretion of the court, but in any event not less than \$100.00 fine for each lot, plot, tract or smaller part in violation of this ordinance.

Section 7.02 Validity: If any section, subsection or other portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such section, subsection, or portion shall be deemed a separate provision of this ordinance and such holding shall not affect the validity of the remaining portions of this ordinance.

Section 7.03 Conflict: All rules, regulations, ordinances, or resolution of Wahkiakum County in conflict with this ordinance, and that certain set of subdivision regulations adopted July 7, 1958, are hereby repealed.

Section 7.04 Effective Date: This ordinance shall be in full force and effect five (5) days from and after its date of passage.

PASSED AND APPROVED this 19th day of May, 1969.

BOARD OF COUNTY COMMISSIONERS
OF WAHAKIAKUM COUNTY, WASHINGTON

s/s Robert E. Torppa
Chairman

s/s William L. Canham
Commissioner

s/s Leon J. Almer
Commissioner

ATTEST:

County Auditor and Ex-Officio
Clerk of the Board of Health

APPROVED AS TO FORM this 19th
Day of May, 1969.

Prosecuting Attorney of
Wahkiakum County

APPENDIX A.
Schedule 5.02 (A) 1

WASHINGTON STATE COUNTY ARTERIAL DESIGN STANDARDS

AVERAGE DAILY TRAFFIC (ADT) Current	Under 250	250-400	400-750							
DESIGN HOURLY VOLUME (DHV) 15 yrs. Hence			100-200	200-400	400+					
SHARPEST CURVE (Degrees, Radius in Feet)	Max. D°	Min. R'	Max. D°	Min. R'	Max. D°	Min. R'	Max. D°	Min. R'	Max. D°	Min. R'
	8.5	694	8.5	694	7.5	758	7.5	758	7.0	833
Flat	13.5	427	13.5	427	12.5	464	12.5	464	11.5	508
Rolling	25.0	231	25.0	231	23.0	250	23.0	250	21.0	273
Mountainous										
GRADIENT*	Maximum	Maximum	Maximum	Maximum	Maximum					
*Flat	6%	6%	6%	4%	4%					
Rolling	8%	8%	7%	5%	5%					
Mountainous	11%	11%	9%	7%	7%					
PAVEMENT WIDTH	Minimum	Minimum	Minimum	Minimum	Minimum					
	20'	20'	22'	24'	24'					
STOPPING SIGHT DIST.	350'	350'	350'	350'	350'					
Flat	275'	275'	275'	350'	350'					
Rolling	200'	200'	200'	350'	350'					
Mountainous										
WIDTH OF ROADWAY**	28'	28'	34'	40'	40'					
NUMBER OF LANES	2	2	2	2	2					
NEW BRIDGES#	26'	26'	28'	40'	40'					
Curb to Curb Width (ft)	H-20	H-20	H-20	H-20	H-20					
Design Load (AASHO)	14.5'	14.5'	14.5'	14.5'	14.5'					
Vertical Clearance										
RIGHT OF WAY WIDTH	60'	60'	60'	Adequate	Adequate					

* May be steeper for short distances

** For guardrail installation, width of shoulder to be additional two feet.
All bridge curbs to meet state standards
Sidewalks to be determined on an individual basis

Geometric Design Standards for over 600 DHV shall be determined from the results of an engineering study based on AASHO or acceptable standard.