

## TITLE 15

### SUBDIVISIONS

#### 15.04 Standards for Installation of New Streets in Subdivisions - - Specifications for all Streets that are Paved

- 15.04.010 - Streets in New Subdivision (Ord. 421, §1, 2005)
- 15.04.020 - Paving Specifications (Ord. 421, §2, 2005)
- 15.04.030 - Street Signs (Ord. 421, §3, 2005)
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### 15.04 MINIMUM STANDARDS FOR PAVED STREETS AND STREETS IN NEW SUBDIVISION

15.04.010 - Streets in New Subdivisions. Streets shown in any plat, re-plat, amended plat or short plat pertaining to any subdivision within the town hereafter approved by the Council shall meet the following minimum specifications:

1. All such streets shall be a minimum of 40 feet in width, from the face of the curb to the face of the curb on the opposite side of the street.
2. All such streets shall, as a minimum, meet the specifications set forth in Section 15.04.020, below.

15.04.020 - Paving Specifications. All streets described in this section, and all streets hereafter paved and rights of way hereafter paved within the Town of Colton shall meet, as a minimum, the following specifications:

1. All such streets must have a firm base to which the top rock or gravel

- shall be applied. Railroad rock shall be used as a base only.
2. All such streets shall have a minimum of 5/8 or 3/4 clean gravel, as determined by a registered engineer, after considering the anticipated traffic load on such street, applied to the base thereof. Said engineer shall certify to the Town, in writing, his professional opinion that the gravel designated will be sufficient to accommodate the anticipated traffic load on such street.
  3. All such streets shall be paved with a top mix approved by a registered engineer, which top mix shall be between one-half inch and two inches in thickness, as such thickness is determined by a registered engineer, after consideration of the traffic anticipated to be generated on said street.
  4. The developer shall maintain and provide the Town with a record of number of loads of rock or gravel, or both, hauled and installed onto the proposed street right of way for proof of depth. The developer shall inform the street committee of all phases of street construction and shall submit such street to such inspection as the street committee or a registered engineer shall require.

15.04.030 - Street Signs. Any person applying for the approval of plat, re-plat, amendment to an existing plat or short plat of any subdivision shall install, at such person's expense, all street signs, as shall be required by the Town Council. (Initial street signs only)

15.04.040 - Utility Lines and Street Lights. The person seeking approval of any plat, re-plat, amendment to plat or short plat of any subdivision must install all utilities, including but not limited to water lines, sewer lines, underground electric lines, telephone lines and applicable telecommunication lines, in a manner approved by a registered engineer, before construction of the street construction.

15.04.050 - Stricter Standards. Notwithstanding any provisions in this chapter to the contrary, if a registered engineer, the street committee or the Town Council believes that traffic conditions anticipated to be generated on any street warrant stricter standards such standards shall be imposed. The Town Council, upon notice to all interested parties, determines that anticipated traffic conditions do not warrant the imposition of stricter standards by a registered engineer or street committee.

15.04.060 - Appeal to Town Council. In the event either a registered engineer or street committee impose stricter standards than those set forth in this chapter, any interested party may appeal such decision to the Town Council by filing a notice of appeal specifying the decision appealed from the Town Clerk and paying a filing fee payable to the Town in the sum of one hundred dollars (\$100.00) within ten (10) days of receipt of written notice that such stricter standards are to be imposed. Any such appeal shall be heard by the Town Council at a regular or special meeting thereof held upon ten (10) days written notice of the meeting having been delivered to all

interested parties by the Town Clerk. Such meeting shall be heard within thirty (30) days of filing of said notice of appeal. Such notice shall be deemed to have been delivered on the second day following the deposit of such notice in the U.S. Post Office at Colton, Washington, or if none, any U.S. Post Office in Whitman County, Washington, with postage fully prepaid thereon and addressed to all interested parties at the address or addresses therefore shown on such notice of appeal. The decision appealed from shall be affirmed, reversed, or modified by resolution of the Council upon entry of written findings of fact.

"Interested party," as used herein, shall be any person filing with the Town a proposed plat, amended plat, re-plat, or short plat of any subdivision and shall also include any and all person abutting a street for which the stricter standards are to be imposed. No person shall be deemed to be an interested party simply by virtue of being a citizen or taxpayer of the Town. The appellate procedures set forth in this chapter, shall not apply to recommendations made to the Town Council by the Town engineer or the street committee as part of the process for approval by the Town Council of any proposed plat, amendment to plat, re-plat or short plat of any subdivision.

15.04.070 - Civil Engineer Requirement. Wherever in this chapter a reference is made to a registered engineer, such engineer shall be a registered civil engineer. Such engineer shall certify to the Town in writing that the standards and specifications approved by such engineer shall be sufficient to meet and accommodate the reasonably anticipated conditions for which the standards and specifications have been proposed.

## 15.08

### REQUIREMENTS FOR PLATS OF SUBDIVISIONS

15.08.010 - Requirements. Except as provided below, before giving final approval to any proposed plat, amendment to plat, re-plat or short plat, streets, curbs, gutters and sidewalks (which curbs, gutters and sidewalks shall be installed on both sides of each street) as shown on any proposed plat shall be installed to Town standards, as set forth in Chapter 15.04 of this code (as to streets) and Chapter 9.04 of this code (as to sidewalks) and all amendments thereto heretofore or hereafter adopted or such higher standards as the Council may deem appropriate in view of the traffic anticipated to be generated on any street or streets in said proposed subdivision. Water mains shall be installed to Town standards and main sewer lines available for connection to laterals leading from the lots shall be installed to Town standards. Further, before any such final approval of any plat, amendment to plat, re-plat or short plat, drainage for storm water and culverts shall be constructed and installed in accordance with design standards of a registered civil engineer which have been approved by the Town Council. Included within the generality of the foregoing, but not in limitation thereof, streets abutting corner lots shall be so installed on all portions of said streets abutting any corner lot. As used herein, the term "corner lots" shall mean those lots which are abutted on two (2) sides by a Town street as shown on that

proposed plat and shall include but not be limited to lots on either side of the entrance of a cul-de-sac. In the event any said streets, sidewalks, curbs, gutters, drainage for storm water, culverts, water mains or sewer lines are not so installed, the Town Council may approve the plat, provided the developer posts a bond or other security satisfactory to the Town Council to assure the Town the actual construction and installation of such improvements within the time period to be set by the Town Council, all as more specifically provided in RCW 58.17.130. The bond or other security shall secure to the Town of Colton the successful operation of any such improvements for Two (2) years after final approval thereof. The Town has and shall have the power to enforce such bonds by all appropriate legal and equitable remedies. Improvements shall be designed and certified by or under the supervision of a registered civil engineer prior to the acceptance thereof. Said engineer shall also certify to the Town in writing that the specifications proposed for the streets, gutters, curbs, sidewalks, water mains, main sewer lines, storm drainage facilities and culverts are sufficient to meet the conditions therefor reasonably to be anticipated within the subdivision.

15.08.020 - Town's Recovery for Bringing Suite to Recover under a Bond or Security. In any suite or action brought by the Town to recover under any bond or other security provided for in Section 15.08.010, above, the Town shall recover from the developer and any bonding company or surety in addition to the amount of the bond or security amount, the Town's reasonable expenses incurred in said suit or action including but not limited to reasonable attorney's fees, expert witnesses fees, deposition costs and other court costs allowed by law.

15.08.030 - Town's Right to Require Higher Standards. Nothing in this chapter shall be construed to lessen or restrict the Council from making the determinations provided for in RCW 58.17.110 and, to that end, notwithstanding any ordinance of the Town to the contrary, the Council, as a condition to approval of any plat, amendment to plat, re-plat or short plat, may require higher standards for any street, sidewalk, curb or gutter than might otherwise be provided by any Town ordinance if the council finds that the imposition of such higher standards are reasonably needed to meet conditions anticipated to be caused or generated by such proposed subdivision or proposed amendment thereto or re-plat thereof or short platted subdivisions.

15.08.040 - Building Permit Requirements for Approved Plats. Notwithstanding any provision herein to the contrary, no building permit shall be issued for any lot in any plat, amendment to plat, re-plat or short plat hereafter finally approved by the Town Council until the following conditions, in addition to all other requirements for the issuance of a building permit, have been met:

1. Each street or cul-de-sac abutting such lot shall have been paved as set forth herein so that pavement runs from at least one boundary line of the subdivision to and along the boundary line of the lot for which the building permit is sought that abuts such street or cul-de-sac, thereby

assuring that vehicular access to and egress from said lot to at least one boundary line of the subdivision shall be over pavement that meets the requirements of this chapter.

2. Sidewalks, curbs and gutters shall have been installed along the paved street as set forth in Subpart 1. of this Section 15.08.040.
3. All water mains and main sewer lines have been installed and connected to the Town water and sewerage system at least to the lot for which the building permit is sought.
4. All required drainage for storm water for said lot has been installed and is functioning.
5. All culverts required for the flow of water away from said lot have been installed and are functioning.

15.08.050 - Building Permit Requirements Must Appear on Face of Approved Plats -  
- Mayoral Certificate. The building permit requirements shall appear on the face of each approved plat, amendment to plat, re-plat or short plat, unless such requirements have already been completed at the time of final approval by the Town Council. If such requirements have not been completed at the time of final approval, the Mayor, upon being satisfied that said conditions have been met, is hereby authorized and directed to issue a certificate to that effect upon presentment of such a certificate by the developer of any such division or by the owner of any lot in any such subdivision which certificate shall be recorded in the office of the Auditor of Whitman County Washington. The cost of preparation of such certificate and the cost of recording thereof shall be borne by the developer or by the owner of any lot for which a building permit is sought. No building permit shall be issued for which the certification provided for herein has not been so recorded, unless said improvements shall have been completed at the time of final approval of the plat, amendment to plat, re-plat or short.