ORIGINAL

2018
2-22-74

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. 2018

AN ORDINANCE relating to fees and additional charges for the evaluation and checking of final plats; amending Section 19.02.085 of the Bellevue Municipal Code.

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON DOES ORDAIN AS FOLLOWS:

Section 1. Section 1 of Ordinance No. 1329 and Section 19.02.085 of the Bellevue Municipal Code are each hereby amended to provide as follows:

19.02.085 Final Plat. Upon approval of the preliminary plat, the final plat incorporating required revisions, may be presented to the Commission for their approval and signatures and recommendation to the City Council.

Prior to presenting the final plat to the Commission, a reproducible tracing of the final plat and a print of the designing engineer's calculation work sheet shall be furnished to the Director of Public Works.

The Director of Public Works shall evaluate and check the calculations and detail of the final plat and determine that it is accurate and correct. The developer of the plat shall pay a fee to the Public Works Department for the evaluation and checking of his plat. The Director of Public Works shall determine the fee in relation to the time and expense required to evaluate and check the plat. The Director of Public Works has the discretion to charge more than the minimum fee if he determines that the time required to evaluate the plat is greater than what the minimum plat fee would cover. The minimum evaluation fee shall be $250. The maximum evaluation fee the Director of Public Works may charge shall be $500.

A letter from the Director of Public Works to the Commission, stating that the final plat has been evaluated and checked and ~~the checking~~ that all evaluation and checking fees have been paid, shall accompany the final plat when it is presented to the Planning Commission.

Upon approval of the final plat by the Commission, the plat shall be forwarded to the City Council with a letter of recommendation from the Commission and all other letters and data pertinent to the plat, together with a bond and cash

deposit in amounts fixed by the Director of Public Works, guaranteeing the construction and completion of the roads, the setting of monuments, the construction and completion of the sidewalks, street lights and street name signs, installation of drainage facilities and utilities, and all other work proposed by the plattor, and guaranteeing the payment of certain additional charges as hereinafter described, for the Council's official acceptance and signatures.

(1) Any and all services performed by City employees in field inspection of construction of plat improvements, clearings, and grading processes, shall be invoiced to the developer at one hundred per cent (100%) of direct salary cost, plus thirty-five per cent (35%) of such cost for overhead and fringe benefits. These services shall include a physical survey of plat control monuments to insure conformance to the City-wide survey control network.

(2) Any outside consultants retained by the City to evaluate any phase of plat construction shall be invoiced at actual cost plus fifteen per cent (15%). Billings tendered to the developer shall be payable within thirty (30) days.

To insure payment of these additional charges, the developer shall post a cash deposit with the Public Works Department, equal to five per cent (5%) of the amount of the plat bond. The minimum cash deposit shall be $500.00. The Plat Bond will not be released until all billings for such additional charges are paid in full.

The final plat drawing shall contain the following information:

1. Name of plat.

2. Location by Section, Township, Range and/or by other legal description.

3. The name and seal of the registered Land Surveyor responsible for the plat.

4. The scale, shown numerically and graphically, the date and north point. The scale of the final plat shall be 1"-100' so that all distances, bearings and other data can be clearly shown. Unduly cramped or illegible plats will not be approved.

5. The plat shall be drawn on a sheet of tracing cloth 18" x 22" in India ink with a 1/2" ruled margin or border.

6. The boundary line of the plat, based on an accurate traverse, with angular and linear dimensions.

7. Exact location, width, number or name of all streets, alleys, walks within and adjoining the plat.

8. True courses and distances to the nearest established street lines or official monuments which shall accurately locate the plat.

9. Municipal, Township, County or Section lines accurately tied to the lines of the plat by distances and courses.

10. Radii, internal angles, points of curvature, tangent bearings and lengths of all arcs.

11. All easements for rights-of-way provided for public services or utilities.

12. All lot and block numbers and lines, with accurate dimensions in feet and hundredths. Blocks in numbered additions to subdivisions bearing the same name may be numbered or lettered consecutively through the several additions.

13. Accurate location of all monuments. Monuments shall be as required by the Street Ordinance. One such monument shall be located at each street intersection and at locations to complete a continuous line of sight, and at such other locations as required by the City Engineer.

14. All plat meander lines or reference lines along bodies of water shall be established above, but not farther than 20' from the high waterline of such water.

15. Accurate outlines and legal description of any areas to be dedicated or reserved for public use, with the purposes indicated thereon and in the dedication; and/or any area to be reserved by deed covenant for common uses of all property owners.

16. Building setback lines from street frontage accurately shown with dimensions.

17. A description of the property platted which shall be the same as that recorded in the preceding transfer of said property or that portion of said transfer covered by the plat.

Should this description be cumbersome and not technically correct, a true and exact description shall be shown on the plat together with the original description. The correct description shall follow: "The intent of the above description is to embrace all of the following described property."

18. Dedication with a notarized acknowledgement, by owner or owners, of the adoption of the plan and the dedication of streets and other public areas. In case of a corporation, proper acknowledgement of the corporation and its officers shall be used.

19. Restrictions on the properties in the plat.

20. Certification by a registered Land Surveyor to the effect that the plat represents a survey made by him and that the existing monuments shown thereon exist as located and that all dimensional and geodetic details are correct.

21. Proper forms for the approval of the Chairman and Secretary of the Planning Commission, the Mayor, the City Manager, the City Clerk, the City Treasurer, City Engineer/Director of Public Works, and the County Treasurer, with space for signatures.

22. A proper form for the approval by signature of the King County Auditor, as to filing for records.

A typewritten copy of any protective deed covenants shall accompany the final plat.

Section 2. This ordinance shall take effect and be in force five (5) days after its passage, approval and legal publication.

PASSED by the City Council this 25 day of February, 1974, and signed in authentication of its passage this 25 day of February, 1974.

(SEAL)

Richard M. Foreman, Mayor

Approved as to Form

Lee Kraft, City Attorney

Attest:

Patricia K. Weber, City Clerk

Published March 7, 1974