

Chapter 19.55

TABLE OF REQUIRED INFORMATION

Sections:

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TABLE OF REQUIRED INFORMATION	Short Plat/Large Lot		Subdivision		Boundary Line Adjustment/Lot Consolidation	Binding Site Plan
	Preliminary	Final	Preliminary	Final		
1. Scale. All pertinent information shall be shown normally at a scale of 1 inch to 100 feet; however, the scale may be increased or decreased to fit standard size sheets of 18 inches by 24 inches. In all cases, the scale shall be a standard drafting scale, being 10, 20, 30, 40, 50, or 60 feet to the inch or multiples of 10 for any one of these scales.	X	X	X	X	X	X
2. Appropriate identification of the drawing as a short plat, large lot, subdivision, preliminary, final, boundary line adjustment, binding site plan and the name of the development. The name shall not duplicate or resemble the name of any other subdivision in the county unless the subject subdivision is contiguous to an existing subdivision under the same subdivision of the same last name filed.	X	X	X	X	X	X
3. Plat certificate verifying ownership and encumbrances.		X		X	X	X
4. The names and addresses of the owner(s) and surveyor or engineer.	X	X	X	X	X	X
5. The date, north point and scale of the drawing.	X	X	X	X	X	X
6. A full legal description and location of the entire development property.	X	X	X	X	X	X
7. The locations, widths, lengths and names of both improved and unimproved streets and alleys within or adjacent to the proposed development together with all existing easements and other important features such as section lines, section corners, city and urban growth area boundary lines, and monuments.	X	X	X	X	X	X
8. The address of each lot including number, street name, city, state and zip code.		X		X	X	X
9. The name and location of adjacent subdivisions and the location and layout of existing streets which are adjacent to or across contiguous right-of-way from the proposed development.	X		X			

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10. The location and approximate dimensions of lots, proposed lot and block numbers.	X	X	X	X	X	X
11. The location, approximate acreage and dimension of areas proposed for public use.	X	X	X	X	X	X
12. The location, approximate acreage and dimension of areas proposed for open space, park, recreation, and/or common ownership.	X	X	X	X	X	X
13. The property's current zoning.	X	X	X	X	X	X
14. Existing contour lines at sufficient intervals for slopes of 15% or more. Show existing evaluations related to some established benchmark or datum approved by the city engineer. (1929 NGVD)	X		X		X	X
15. The locations and sizes of existing public and private sanitary sewers, water mains, and public storm drains, culverts, fire hydrants and electrical lines within and adjacent to the proposed development.	X		X		X	X
16. The approximate curve radii of any existing public street or road within the proposed development.	X		X			X
17. Existing uses of property and locations of all existing buildings and designating which existing buildings are to remain after completion of the proposed development.	X	X	X		X	X
18. The location of areas subject to inundation, stormwater overflow, and/or within a designated 100-year floodplain, all areas covered by water, and the location, width and direction of flow of all water courses.	X	X	X	X	X	X
19. Locations of existing natural features such as wetlands which would affect the design of the development.	X	X	X	X	X	X
20. A vicinity map showing the location of the proposed development in relation to the rest of the city.	X		X		X	X
21. The approximate locations, widths, lengths, names and curve radii for all proposed streets.	X		X		X	X
22. The locations and dimensions of proposed lots and the proposed lot and block numbers. Numbers shall be used to designate each such block and lot. Where a plat is an addition to a plat previously recorded, numbers of blocks and lots or parcels shall be in consecutive continuation from a previous plat.	X	X	X	X	X	X

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23. A preliminary public facilities plan for the location and construction of proposed water service facilities to serve the development.	X		X			X
24. A preliminary public facilities plan and profile for the location and construction of proposed sanitary sewer facilities to serve the development.	X		X			X
25. A preliminary plan for storm drainage, erosion and sedimentation control.	X		X			X
26. Locations, widths, and lengths of streets and roads to be held for private use and all reservations or restrictions relating to such private roads.	X	X	X	X	X	X
27. Designation of any land the council may require held for public reserve and configuration of projected lots, blocks, streets and utility easements should the reserved land not be acquired.	X	X	X	X		X
28. All areas and the proposed uses thereof to be dedicated by the owner.	X	X	X	X	X	X
29. The following survey data:						
(a) Track, block and lot boundary lines with dimensions;	X	X	X	X	X	X
(b) Street rights-of-way widths with centerline;		X	X	X	X	
(c) Radius, length, central angle of all tangent curves; radius, length, centered angle, long chord distance and bearing of all nontangent curves;		X	X	X	X	X
(d) Ties to boundary lines and section or 1/4 section corners immediately surrounding the development;		X		X	X	X
(e) The location and type of all permanent monuments within the development including initial point, boundary monuments and lot corners.		X		X	X	X
30. Reference points of existing surveys identified, related to the plat by distance and bearings, and referenced to a field block or map as follows:		X		X	X	X
(a) Stakes, monuments or other evidence found on the ground and used to determine the boundaries of the development;		X		X	X	X
(b) Adjoining corners of adjoining subdivisions;		X		X	X	X
(c) Monuments to be established marking all street intersections and the centerlines of all streets at every point of curvature and the point of tangent;		X		X	X	X

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(d) Other monuments as found or established in making of the survey required to be installed by the provisions of this chapter and state law.		X		X	X	X
31. The lot area in square feet identified on each lot on the plat.	X		X		X	X
32. Designation of proposed portions of subdivisions to be developed in phases, if any, indicated proposed sequence of platting.	X		X			
33. All flood control features and references to easements or deeds for drainage land.		X		X	X	X
34. Deed restrictions or covenants, if any, in outline form.	X		X			
35. Existing and proposed easements clearly identified and denoted by dashed lines and, if already of record, their recorded reference. The width of the easement, its length and bearing, and sufficient ties to locate the easement with respect to the development shall be shown.	X	X	X	X	X	X
36. Identification of any land or improvements to be dedicated or donated for any public purpose or private use in common.	X	X	X	X	X	X
37. The following certificates:						
(a) A certificate signed and acknowledged by all parties having any record title interest in the land, consenting to the preparation and recording of the project;		X		X	X	X
(b) A certificate signed and acknowledged as above, dedicating to the public all land intended for public use;		X		X	X	X
(c) A certificate for execution by the city mayor;				X		X
(d) A certificate for execution by the city engineer;		X		X	X	X
(e) A certificate for execution by the planning commission representatives;		X		X	X	X
(f) A certificate for execution by the director of community development;		X		X	X	X
(g) A certificate for execution by the county auditor;		X		X	X	X
(h) A certificate for execution by the county treasurer;		X		X	X	X
(i) A surveyor's certificate certifying that he is registered as a professional land surveyor in the state of Washington and certifies that the plat is based on an actual survey of the land as described and that all monuments have been set and lot corners staked on the ground as shown on the plat.		X		X	X	X

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38. A statement of approval signed by the director of the State Department of Ecology, or its successor, for any portion of development which lies within a flood control zone.				X		X
39. An executed surety (developer agreement and bond) when required.		X		X	X	X
40. Appropriate architectural and site development plans which show the proposed building location, specific landscaping; prominent existing trees, ground treatment, sign-obscuring fences and hedges, off-street parking, vehicular and pedestrian circulation; and major exterior elevations of building(s).						X
41. Such additional information pertaining to the land division or development site and the immediate vicinity as may be required by the administrative official for review of the proposal.	X	X	X	X	X	X

(Ord. 2158 § 1 (part), 2005).

The Centralia Municipal Code is current through Ordinance 2436, passed October 22, 2019.

Disclaimer: The city clerk's office has the official version of the Centralia Municipal Code. Users should contact the city clerk's office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.cityofcentralia.com/>

City Telephone: (360) 330-7670

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