

Attachment 2

Chapter 17.04 GENERAL PROVISIONS

Sections:

- [17.04.010](#) Title.
- [17.04.020](#) Purpose.
- [17.04.030](#) Scope.
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17.04.010 Title.

This code shall be known as the “subdivision code of the city of Monroe.” (Ord. 1061, 1995)

17.04.020 Purpose.

The purpose of the code is to provide for the orderly subdivision of land within the city in the public interest, to assure that:

A. Public facilities, such as streets, alleys, parks, playgrounds, etc., can be provided in an amount and size commensurate with the size of the subdivision and the land uses proposed;

B. SITE PLANNING AND STORMWATER MANAGEMENT ARE INTEGRATED AT THE INITIAL DESIGN PHASES OF A PROJECT TO MAINTAIN A MORE HYDROLOGICALLY FUNCTIONAL LANDSCAPE EVEN IN DENSER SETTINGS.

BC. Lot sizes, land uses, streets and street extensions will be in conformance with the provisions of the zoning code and official plans;

CD. Officials are given a precise and simple procedure for the conveyance of titles on small tracts and parcels of land. (Ord. 1061, 1995)

17.04.030 Scope.

The subdivision of all land in the city into individual and condominium lots or tracts for sale shall be subject to the provisions of this code. (Ord. 1061, 1995)

17.04.040 Interpretation.

In interpreting the provisions of this code, they shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, convenience, and general welfare. It is not intended that this code shall interfere with, or abrogate, or annul easements, covenants, or other agreements between parties; provided, however, that where this code imposes a greater restriction or higher standard on the development and uses of land or improvements thereon than is required by other codes, rules or private agreements, the provisions of this code shall prevail and shall be followed. (Ord. 1061, 1995)

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17.20.040 Utility requirements.

A PRELIMINARY PLAT SUBMITTAL SHALL CONTAIN THE FOLLOWING:

- A. A STORMWATER SITE ASSESSMENT IN SUBSTANTIAL CONFORMANCE TO THE LOW IMPACT DEVELOPMENT TECHNICAL GUIDANCE MANUAL FOR PUGET SOUND.
- B. A PLAN SHOWING THE LOCATION, GRADE, AND SIZES OF SEWER LINES, MANHOLES AND OTHER SEWERAGE STRUCTURES
- C. A PLAN SHOWING THE LOCATION AND SIZE OF WATER MAINS, HYDRANTS, RESERVOIRS, PUMP STATIONS, AND OTHER ELEMENTS OF THE PROPOSED WATER SYSTEM.
- D. A PLAN SHOWING THE LOCATION AND SIZE OF STORM WATER MANAGEMENT FACILITIES.
- E. A PLAN SHOWING THE LOCATION AND GRADE OF ROADS, PEDESTRIAN FACILITIES, AND ADA PROVISIONS.
- F. OTHER INFORMATION AS MAY BE REQUIRED BY THE CITY ENGINEER.

~~Street and sewer profiles may be required in such detail and scale as determined by the city engineer. The city engineer may also require additional detailed utility plans if special problems are encountered, due to topography, excessive grades, or unusual soil conditions including the following:~~

~~A.—A plan showing location and sizes of sewer lines, catch basins, pumps or other drainage or sewerage structures;~~

~~B.—A plan showing location and sizes of water mains, reservoirs, and other elements of a proposed water distribution system;~~

~~C. Grades of proposed streets and methods of storm drainage.~~