

ORDINANCE NO. 72-91

AMENDMENTS TO TITLE 16, MASON COUNTY CODE, PLATS AND
SUBDIVISIONS

WHEREAS, the Board of Mason County Commissioners did on December 20, 1971, adopt a Plats and Subdivision Ordinance for Mason County, with amendments on July 1, 1974, May 10, 1976, April 30, 1979, September 14, 1981 and April 19, 1989; and

WHEREAS, the Board of Mason County Commissioners held a Public Hearing on June 25, 1991 for the purpose of considering several amendments to the above listed Ordinance; and

WHEREAS, it is now apparent that some revisions in the Code as adopted are required to better regulate road design and construction in subdivisions;

NOW, THEREFORE, BE IT ORDAINED, that Title 16, Plats and Subdivisions of the Mason County Code be amended as follows:

16.20.070. Construction Standards. (a) Minimum construction standards appropriate to the locality, topography, soil conditions and geology of Mason County pertaining to the construction of roads, bridges, drains, culverts, monuments and other required improvements, have been prepared and adopted by the Board of County Commissioners of Mason County.

All improvements shall be constructed in conformity with such current standards as they may be amended by resolution of the Board from time to time.

(b) Improvements on and construction of private or corporate roads shall comply with the minimum construction standards as adopted by the Board.

If private or corporate roads are established in any plat, each lot shall have an equal, undivided, and indivisible interest in such private or corporate roads (see section 16.20.090 (d)).

16.28.040 Streets--Private. Private streets and roads may be allowed but they must all conform to the current road standards as adopted by the Board.

Chapter 16.48

DESIGN STANDARDS AND SPECIFICATIONS FOR PLAT ROADS

Sections:

- 16.48.010 General requirements
- 16.48.020 Classification of roadways
- 16.48.030 Specific requirements
- 16.48.040 Basic requirements

16.48.010 General Requirements.

A plan and profile of the proposed road, showing the following data, shall be submitted to the Public Works Director for approval prior to construction.

Plan

The plan drawing(s) shall show:

- (a) Road alignment in stations of one hundred (100) foot intervals.
- (b) Bearings of the roadway centerline and a North arrow.
- (c) Curve data on all horizontal curves.
- (d) Right-of-way lines and widths for all roads and streets.
- (e). Topography within the right-of-way limits, including location of all utilities.

(f) Contour lines at intervals of five (5) feet for rolling and mountainous terrain, and two (2) feet for flat terrain.

(g) Labels or names on all streets and adjoining subdivisions.

(h) Typical roadway sections of proposed roads.

(i) Bridge plans, if applicable.

(j) All natural flow and proposed drainage structures and flow direction together with such controls, holding basins or other design features necessary.

(k) Scale of map. Suggested scale 1" = 100' or 1" = 50".

Profile

The profile of the roadway centerline shall show:

(a) The original ground line at the centerline of the new roadway.

(b) Stationing in intervals of one hundred (100) feet.

(c) Control elevation on border of sheet.

(d) Gradients in percent and vertical curve data.

(e) Datum source used and all benchmark elevations.

(f) Profile scale shall be vertical 1" = 10', horizontal 1" = 100' or vertical 1" = 5', horizontal 1" = 50'.

Note: profile scale shall be 10:1 ratio, horizontal to vertical. Plan and profile sheets shall be submitted on 24" x 36" sheets, or 24" x 18".

16.48.020. Classification of Roadway

County Arterial A County road primarily serving through traffic to, from and between principal population, commercial or industrial areas; such arterial routes are designated on the County's Arterial System. (Such "County Arterials" may be "Major Arterials", "Secondary Arterials" or "Collector Arterials"; these terms are not to be confused with the classification of streets within the plat below the grade of "County Arterial").

Primary Collector A road or street that carries traffic from Secondary Collectors, Local Access and marginal Access roads or streets to the major system of arterial streets and highways. Generally, Primary Collectors will serve an area containing more than 100 lots.

Secondary Collector A road or street that carries traffic from Local Access and Marginal Access roads or streets to the Major Collectors. Generally, Secondary Collectors will serve areas containing more than 25 and less than 100 lots.

Local Access Road or Street A road or street that serves primarily a limited number of abutting properties. Generally, Local Access roads or streets will serve 25 or fewer lots.

NOTE: Probability and possibility of future function of street will be of prime importance in establishing classifications. Local access roads or streets and secondary collectors shall be used primarily to serve lots within the subdivision and not afford possibility of extension.

16.48.030 Specific Requirements

- (a) When a subdivision road intersects a County road or a state highway an approved road access permit issued by the Department of Public Works or the Washington State Department of Transportation shall be required.
- (b) Roads shall be constructed so as to minimize disruption of the natural water flow which occurred prior to the road construction. Where it is necessary to collect surface water, concentration and collection points and paths shall be located and constructed to restore the original drainage as nearly as possible.
- (c) Evidence of a recorded maintenance agreement shall be provided for private roads. This agreement shall run with the land and shall describe levels of maintenance, management powers and enforcement provisions. The enforcement provisions shall provide adequate means to assure that the intent of the agreement is complied with by the road maintenance administrators and the property owners.
- (d) Intersections shall be as nearly at right angles as is practicable, but no less than 75 degrees or more than 105 degrees. Jogs with offsets of less than one hundred twenty-five (125) feet shall be avoided.

- (e) All construction, except as modified herein shall conform to the Washington State Department of Transportation's Standard Specifications for Roads, Bridges and Municipal Construction and all subsequent amendments thereto.
- (f) When a reasonable potential for future development within a subdivision or an easement through the property accessing other unrelated property exists, the Public Works Director and/or Planning Commission may, at the time of preliminary plat approval, impose higher road classification standards to accommodate future growth potential. Conversely, the Public Works Director and/or Planning Commission may, at the time of preliminary plat approval, assign lower road classification standards when such action would better serve the general public interest.
- (g) Traffic signs, warning and regulatory, as required by the Public Works Director and in conformity with the Manual for Uniform Traffic Control Devices, current edition, shall be provided. Informational signs shall not be allowed within the right-of-way of the road.
- (h) All work must be inspected and approved by the Public Works Director before successive elements of construction are begun. The Director shall be notified in advance of all operations so as to afford adequate opportunity to inspect each element. Any work accomplished without adequate advance notice to and approval by the Director may be rejected until proof satisfactory to the Director has been produced. All costs of determining the suitability of work so rejected and later submitted for approval shall be borne by the developer and shall be in addition to all other fees and inspection charges.
- (i) All private roads constructed for any reason prior to the initiation of the platting procedures shall be subject to all the requirements herein when application is sought.

16.48.040 Basic Requirements (See Footnotes Indicated)

This section specifies the minimum standards for the construction of roads in subdivisions approved after June 25, 1991 in Mason County. Such roads shall be constructed according to their classification or potential classification - County Arterial, Primary Collector, Secondary Collector, and Local Access Road or Street.

Classification	Local Access	Secondary Collector	Primary Collector	County Arterial
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Horizontal Curves

Max. Degree/min. rad.				
Flat Terrain	26*/220'	20*/287'	10*/573'	7*/819'
Rolling Terrain	38*/150'	26*/220'	15*/382'	10*/573'
Mountainous	38*/150'	38*/150'	23*/249'	20*/287'
Superelevation	0.03ft/ft	0.05ft/ft	0.06ft/ft	0.08ft/ft
Crown	0.03ft/ft	0.03ft/ft	0.03ft/ft	0.03ft/ft

* - Degree of centerline curvature

Gradient - maximum Percent

Flat Terrain	10%	8%	6%	6%
Rolling Terrain	12%	10%	8%	8%
Mountainous	12%	12%	10%	10%

Bridges (see note 1)

Clear width - min.	26ft	28ft	30ft (shoulder width)	
Design Load AASHTO	HS-20	HS-20	HS-20	HS-20

All bridges shall be of permanent-type construction

Pavement (see notes 2a, 3 and 4)

Width - min. ft.	20	20	22	22
Type - min.	BST C1. "A" 3-coat	BST C1. "A" 3-coat	BST C1 "A" 3-coat	BST C1 "A" 3-coat

Stopping Sight Distance Min./MPH

Flat Terrain	200/30	250/35	325/40	425/45
Rolling Terrain	160/25	200/30	250/35	325/40
Mountainous Terrain	120/20	160/25	200/30	250/35

Road Bed (see note 2, 3 and 4)

Shoulder to shoulder Width				
Unpaved	27ft	29ft	31ft	35ft (see note 5)
Paved	26ft	28ft	30ft	34ft (see note 5)
Compacted Gravel Base	6"	6"	6"	9"
Crushed Surf. min. Top Crs.	2"	2"	2"	2"

Right-of Way Minimum (see note 6)	40'	60'	60'	80'
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Slopes - Steepest Allowable (see notes 2b, 2c and 7))

Downslope in cut	3:1	3:1	3:1	3:1
Section (ditch cut)				
Downslope in Fill	1 1/2:1	1 1/2:1	1 1/2:1	1 1/2:1
Section				
Backslope in Cut	1:1	1:1	1 1/2:1	1 1/2:1

Side Ditches - Minimum (see note 8)

Depth Below Finished				
Shoulder	2'	2'	2'	2'

Cul-de-sac

Pavement Diameter	54'	54'		
Roadway Diameter (paved)	60'	60'	not allowed	not allowed
Roadway Diameter (unpaved)	62'	62'	not allowed	not allowed
Right-of-way Diam. ft.	100	100		
Maximum Slope (Grade)	3%	3%	3%	3%

Intersections

Minimum Angle, Deg.	75	75	75	75
Minimum Shoulder Rad.	20'	20'	30'	55'
Minimum R/W Radius	30'	30'	40'	70'

Culverts

All culverts shall be sized adequately to accommodate runoff and to facilitate cleaning and maintenance (18' minimum diameter for cross culverts, 12" minimum diameter for access driveways). In critical situations, the Director of Public Works may require submission of a hydrologic survey of the drainage area for the proposed culvert.

Culverts shall be constructed of reinforced concrete, corrugated aluminum or galvanized corrugated steel or equivalent. The Director of Public Works may require that in locations where corrosive soil or water may be present, that the culvert be coated with asphalt.

Notes:

1. All bridges shall have a minimum clear width between curbs equal to or greater than the finished shoulder width of the adjacent roadway. All bridges shall be designed by a professional structural engineer and shall be subject to design review and approval by the Director of Public Works.
2. (a) Roadbed on all curves sharper than ten degrees and flatter than fifteen degrees shall be widened two feet. Curves of fifteen degrees and over shall be widened three feet. Widening shall be added to the inside edge of the curve.

 (b) All fills less than 3 feet in height from toe to shoulder shall be no steeper than 3 feet horizontal to 1 foot vertical (3:1); fills 3 to 10 feet shall be widened one foot on each shoulder; fills over 10 feet shall be widened two feet on each shoulder.

(c) Cuts of less than 5 feet above the shoulder shall be sloped at 2:1.

3. (a) When required, bituminous surface treatment shall be applied as follows:

Two coats initially and a third coat the following year.
(see Specifications for seasonal restrictions).

(b) In lieu of 3-coat BST the application of 1 1/2" compacted thickness of asphaltic concrete class "B" may be substituted, laid on compacted 2" top course without prime coat.

4. Private roads serving subdivisions with a total of five to twenty-five (25) lots or parcels may not be required to provide pavement.

5. (a) Minimum shoulder widths will be, in each case, dictated by anticipated traffic demands and County standards for arterials.

(b) County "arterial" standards will be required for all arterial routes for which construction or reconstruction is necessitated by the proposed division. Minimum stipulated right-of-way widths will be required in all instances.

6. Right-of-way shall contain all cut and fill slopes; exceptions may be permitted when coordinated with site grading.

7. Backslopes may be steepened if actual soil tests conclusively indicate that material will conform permanently to a steeper slope. Slopes must be flattened as required to prevent erosion, caving and slumping.

8. Side drainage ditches on steep grades will require special analysis and may require special design and construction to prevent erosion and/or flooding.

1 This title is amended and shall be in full force, and effective
2 this date.

3 DATED this 25 day of June, 1990¹⁹⁹¹

4 BOARD OF COUNTY COMMISSIONERS
5 MASON COUNTY, WASHINGTON

6 William Hunter
7 Chairman

8 Michael [Signature]
9 Commissioner

10 [Signature]
11 Commissioner

12 ATTEST Diane Zoren
13
14 Clerk of the Board

15 APPROVED AS TO FORM Mike [Signature]
16
17 Prosecuting attorney of Mason County