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MOTION NO. _____

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2 A MOTION approving the Preliminary Plat
3 of DOLPHIN ESTATES, designated File No.
4 1173-1 and modifying the conditions of
5 approval recommended by the Zoning and
6 Subdivision Examiner.

7 WHEREAS, the recommendation of the Zoning and Subdivision
8 Examiner on the Preliminary Plat of DOLPHIN ESTATES, Land Use
9 Management File No. 1173-1 has been appealed; and

10 WHEREAS, the King County Council has reviewed the record
11 and the written appeal arguments in this matter; and

12 WHEREAS, the Council concludes that the roadway and
13 drainage requirement recommended by the Examiner should be
14 modified;

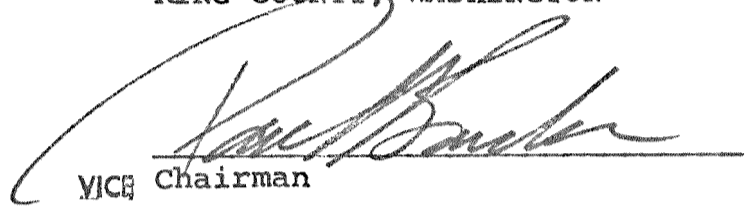
15 NOW THEREFORE, BE IT MOVED by the Council of King County:
16 The Preliminary Plat of DOLPHIN ESTATES, Land Use Management
17 File No. 1173-1, is approved as received November 12, 1973,
18 subject to the following conditions:

- 19 1. The proposed plat shall comply with all platting
20 regulations of Resolution No. 11048 and with the
21 standard conditions of preliminary plat approval.
- 22 2. The dimensions of all lots shall meet the minimum
23 requirements of the "G" zone classification or
24 shall be as shown on the face of the approved
25 preliminary plat, whichever is greater.
- 26 3. Storm drainage plans, including the treatment of the
27 natural drainage and swale through lots #2 and #3,
28 shall be approved by the Division of Hydraulics,
29 Department of Public Works. Said drainage plans
30 shall provide storm water detention facilities so
31 the peak discharge from the site, as determined for
32 the design storm frequency, will not be increased
33 by more than 25% due to the proposed development
unless otherwise approved by the Division of
Hydraulics. Detention facilities may not be required
if all existing downstream facilities were designed
and constructed to accept the ultimate design runoff
without detention facilities.
4. The applicant shall prepare covenants, in a form
acceptable to the Division of Land Use Management,
which assure that if and when the access road
along the north boundary of the site serves seven

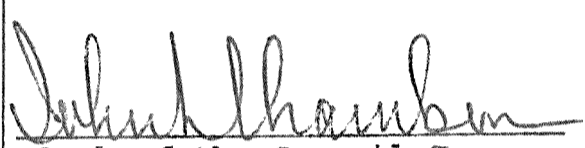
(7) or more residences, the owners of lots #1 and #3 shall dedicate and improve to King County standards a half-street thirty (30) feet in width along the north boundary of lots #1 and #3.

PASSED at a regular meeting of the King County Council this 24th day of June, 1974.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


VICE Chairman

ATTEST:


Clerk of the Council **ACTING**

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