

MOTION NO. 1662

A MOTION approving the Preliminary Plat of TWIN LAKES MULTI-FAMILY AREA, designated as Land Use Management File No. 574-1, and stipulating conditions of approval.

WHEREAS, the Report and Recommendation of the Zoning and Subdivision Examiner on the Preliminary Plat of TWIN LAKES MULTI-FAMILY AREA, designated as Land Use Management File No. 574-1, was filed with the Clerk of the Council on May 29, 1974; and

WHEREAS, the recommendation of the Zoning and Subdivision Examiner has been appealed; and

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

WHEREAS, the Council finds that the location of 43rd Avenue S. W. proposed by the applicant will not be detrimental to the public interest; and

WHEREAS, the Council finds that the Zoning and Subdivision Examiner erred in concluding that the proposed access to the subject property should be revised;

NOW, THEREFORE, BE IT MOVED by the Council of King County: The Preliminary Plat of TWIN LAKES MULTI-FAMILY AREA, Land Use Management File No. 574-1, is approved as submitted March 13, 1974, subject to the following conditions:

1. Compliance with all platting regulations of Resolution No. 11048 and subject to standard conditions of preliminary plat approval.
2. Assurance of final approval of the planned unit development, File No. 219-74-P.
3. Twelve feet of additional right-of-way for S. W. 320th Street and 47th Avenue S. W. shall be dedicated along the north and west property lines allowing for 42 feet of right-of-way from centerline.
4. There shall be no direct vehicular access to S. W.

1 320th Street and 47th Avenue S. W. from the lots
2 which abut these streets.

- 3 5. The platted road, 43rd Place S. W., shall be
4 dedicated and improved to King County Standards
5 as a curb and gutter roadway section with
6 sidewalks on both sides. Walkways outside of
7 the right-of-way may be substituted for
8 sidewalks on one side of the street.
- 9 6. Vehicular sight distance at the intersection of
10 47th Avenue S. W. and 43rd Place S. W. shall be a
11 minimum of 300 feet. The applicant shall obtain
12 approval by the Department of Public Works and
13 the Division of Land Use Management for the
14 intersection location and design.
- 15 7. There shall be no vehicular access to 47th Avenue
16 S. W. from the private road serving lot nos. 54
17 to 67.
- 18 8. Storm drainage plans shall be approved by the
19 Division of Hydraulics, Department of Public Works.
20 Said drainage plans must provide storm water retention
21 facilities so the peak discharge from the site, as
22 determined for the design storm frequency, will not
23 be increased by more than 25% due to the proposed
24 development unless otherwise approved by the
25 Division of Hydraulics. Retention facilities may
26 not be required if:
- 27 a. All existing downstream facilities between the
28 site and an acceptable receiving body of water,
29 such as Puget Sound, Lake Washington, Lake
30 Sammamish, were designed and constructed to
31 accept the ultimate design runoff without
32 retention facilities;
- 33 b. The proposed drainage facilities discharge directly
into an acceptable receiving body of water,
such as Puget Sound, Lake Washington, etc.

34 PASSED at a regular meeting of the King County Council this

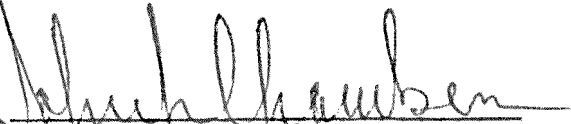
35 29th day of July, 1974.

36 KING COUNTY COUNCIL
37 KING COUNTY, WASHINGTON

38 
39 Chairman

40 THOMAS M. FORSYTHE

41 ATTEST:

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44 ACTING Clerk of the Council