

MOTION NO. 5244

1 A MOTION reversing the recommendation of the Zoning and
2 Subdivision Examiner and approving the Preliminary Plat
3 of CUNNINGHAM CHILDREN'S HOUSE LOTS as proposed, subject
4 to conditions, designated Building and Land Development
5 Division File No. 980-24.

6 BE IT MOVED by the Council of King County:

7 This Motion does hereby adopt and incorporate herein as its own findings
8 and conclusions the findings and conclusions contained in the report of the
9 Zoning and Subdivision Examiner dated January 5, 1981 which was filed with the
10 Clerk of the Council on February 23, 1981, on the Preliminary Plat of
11 CUNNINGHAM CHILDREN'S HOUSE LOTS, designated by the Building and Land Develop-
12 ment Division, Department of Planning and Community Development as File
13 No. 980-24, with the following modifications, and the Council does hereby
14 reverse the recommendation of the Examiner and approve the Preliminary Plat
15 of CUNNINGHAM CHILDREN'S HOUSE LOTS, subject to the following conditions:

16 Additional Findings:

17 6. On May 11, 1981, the King County Council adopted revisions to
18 the Highline Areawide Zoning, and designated the entire subject property as
19 Single Family Residential, 2 units per acre.

20 Modified Conclusions:

21 3. The subdivision as proposed now complies with the Highline
22 Community Plan.

23 Conclusion No. 4 is deleted.

24 Conditions:

25 1. Compliance with all platting regulations of Title 19 of the King
26 County Code.

27 2. The dimensions of all lots shall meet the minimum requirements of the
28 RS 15,000 zone classification, or shall be as shown on the face of the
29 approved preliminary plat, whichever is greater. (Minor lot-line revisions
30 are permitted).

31 3. Storm drainage plans shall be approved by the Department of Public
32 Works, Surface Water Management Division. Said drainage plans shall comply
33 with the provisions of Chapter 20.50 of the King County Code.

4. Provide and maintain oil/sediment separation facilities to insure
such contaminants from the site do not enter the natural drainage system.

1 5. Provide and maintain temporary sedimentation collection facilities
2 to insure sediment laden water does not enter the natural drainage system.
3 These facilities must be in operation prior to clearing and building con-
4 struction, and satisfactorily maintained until construction and landscaping
5 are completed and the potential for on-site erosion has passed.

6 6. All retention/detention ponds required pursuant to Chapter 20.50
7 of the King County Code may be required to be located in separate tracts with
8 a drainage easement for maintenance. If the pond is not adjacent to a roadway,
9 a fifteen (15) foot crushed rock roadway within an easement for ingress and
10 egress will be required between the pond and a roadway.

11 7. Temporary storm water retention/detention facilities must be
12 constructed and in operation prior to land clearing and/or other construction,
13 unless otherwise approved by the Department of Public Works.

14 8. All permanent storm water control facilities required under
15 Chapter 20.50 of the King County Code must be in operation prior to recording
16 of the final plat, unless otherwise approved by the Department of Public Works.

17 9. The applicant must obtain approval of the King County Fire Marshal
18 for the adequacy of the fire hydrant, water main, and fire flow standards
19 (1,000 gpm) of Chapter 17.08 of the King County Code.

20 10. The development shall conform to Ordinance #4938, an ordinance
21 relating to surface water runoff policies.

22 11. All construction and upgrading of public and private roads shall be
23 done in accordance to the standards established and adopted by Ordinance #4463.

24 12. There shall be no direct vehicular access to Marine View Drive South
25 from those lots which abut it.

26 13. Twenty feet of additional right-of-way for Marine View Drive South
27 shall be dedicated along the east property line allowing for fifty feet of
28 right-of-way from centerline.

29 14. Provide thirty feet of right-of-way with a twenty-four foot paved
30 section for the private road. Provide curb and gutter along both sides of
31 said road.

32 15. Each lot shall have a minimum of twenty feet of lot frontage on
33 the private road.

1 16. Provide an eight-foot wide paved shoulder with bike lane striping
2 along Marine View Drive South, adjacent to the subject property. Details to
3 be worked out with the Department of Public Works.

4 17. The cul-de-sac easement radius shall be a minimum of forty-five
5 feet with a paved radius of forty feet.

6 18. The twenty-foot wide access serving lots 4 and 5 shall have an
7 eighteen-foot wide paved section with curb and gutter on one side.

8 19. A State Highway Access Permit is required for access onto Marine
9 View Drive South (SR 509).

10 20. A Homeowners Association shall be established for the continued
11 maintenance of the private street.

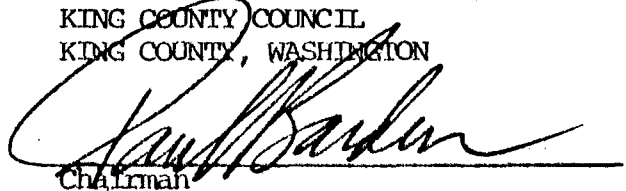
12 21. A Shoreline Substantial Development Permit is required prior to
13 final plat approval.

14 22. A Native Growth Protection Easement shall be established below the
15 top of the prominent bank. Said easement shall be shown on the face of the
16 final plat.

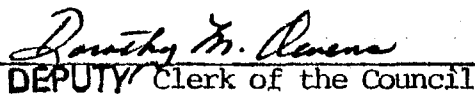
17 23. There shall be a twenty-foot building setback from the ordinary
18 high water mark or a fifty-foot building setback from the top of the prominent
19 bank, whichever is greater. The fifty-foot setback may be reduced to not less
20 than twenty-five feet upon review and certification of adequate bearing
21 strength by a qualified soils engineer. Said setback is to be shown on the
22 face of the final plat.

23 PASSED at a regular meeting of the King County Council
24 this 2nd day of June, 1981.

25 KING COUNTY COUNCIL
26 KING COUNTY, WASHINGTON

27 
28 Chairman

29 ATTEST;

30
31 
32 DEPUTY Clerk of the Council