

ORDINANCE NO. 5724

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AN ORDINANCE concurring with the Recommendation of the Zoning and Subdivision Examiner, amending King County Zoning Resolution No. 25789, as amended, by reclassifying certain property upon the application of NORTHWEST HOLDINGS, designated Building and Land Development File No. 220-81-R.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. This Ordinance adopts and incorporates the findings and conclusions of the amended August 12, 1981 report of the Zoning and Subdivision Examiner, filed with the Clerk of the Council on September 10, 1981, on the application of NORTHWEST HOLDINGS to reclassify certain property described in Building and Land Development File No. 220-81-R.

SECTION 2. The recommendation by the Zoning and Subdivision Examiner to reclassify the subject property from S-R (Suburban Residential) to RM-900-P subject to conditions (modified) is hereby adopted by the Council of King County with the following amendments:

Condition 4 is amended to read,

4. No clearing on the site shall be permitted until site plan approval has been secured. The site plan shall reflect the preservation of as many existing, significant trees as is feasible, to be determined by the Building and Land Development Division, particularly within the required landscape setback areas except that limited clearing shall be allowed to facilitate engineering and topographical work.

Condition 9 is amended to read,

9. The following may be required by the Surface Water Management Division of the Department of Public Works:

- a. Storm drainage plans approved by the Surface Water Management Division and in conformance with KCC 20.50 where applicable.
- b. The use of perforated materials for all storm water transportation and storage facilities, and the placement of these facilities in a gravel trench with a minimum gravel bed that is one foot in depth.
- c. A maintenance plan for the facilities required under paragraphs 9a and 9b above, which provides for the facilities perpetual maintenance.
- d. On-site inspection of the required storm water facilities during the construction phase of a development, to assure the facilities are built

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as per the approved plans.

e. A bond in whatever amount the Hydraulics Division may determine to assure that funds will be available to repair or replace any defective elements of the on-site drainage system, such bond shall be maintained for 48 months following completion of development on the site.

f. The applicant shall use a graduated outlet with the retention/detention storm drainage system.

Those conditions, if any, which must be satisfied before this ordinance becomes effective must be satisfied within one year of Council approval, or all authority granted by this ordinance shall expire and this ordinance shall be of no further force or effect. (If none, the effective date shall be ten days after enactment.) Upon this ordinance becoming effective, the Building and Land Development Division shall amend the official zoning maps of King County to reflect this action.

INTRODUCED AND READ for the first time this 9th day of March, 1981.

PASSED this 19th day of October, 1981.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Bill Reams

VICE Chairman

ATTEST:

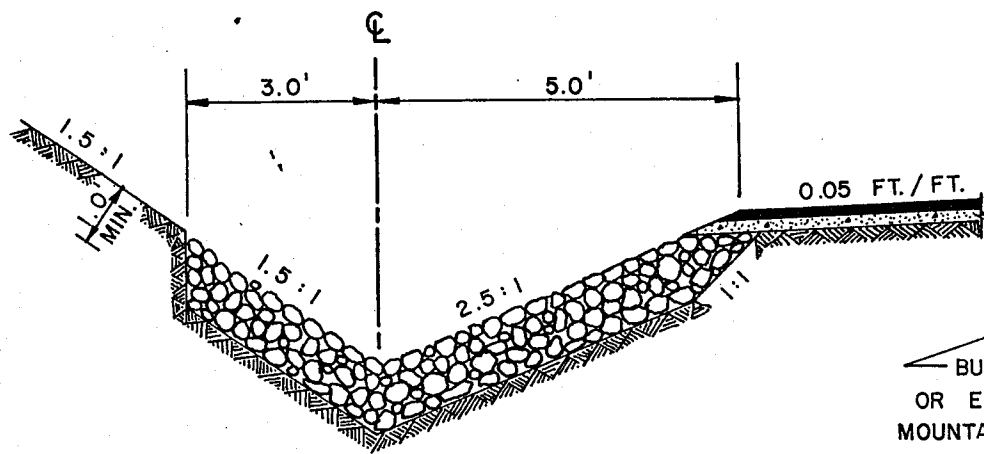
Dorothy M. Owens
DEPUTY Clerk of the Council

APPROVED this _____ day of _____, 19_____.

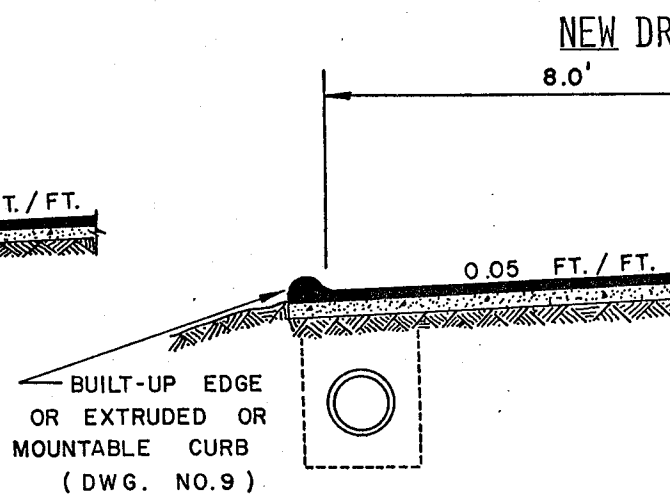
DEEMED ENACTED WITHOUT
COUNTY EXECUTIVE'S SIGNATURE.

DATED: 10/29/81

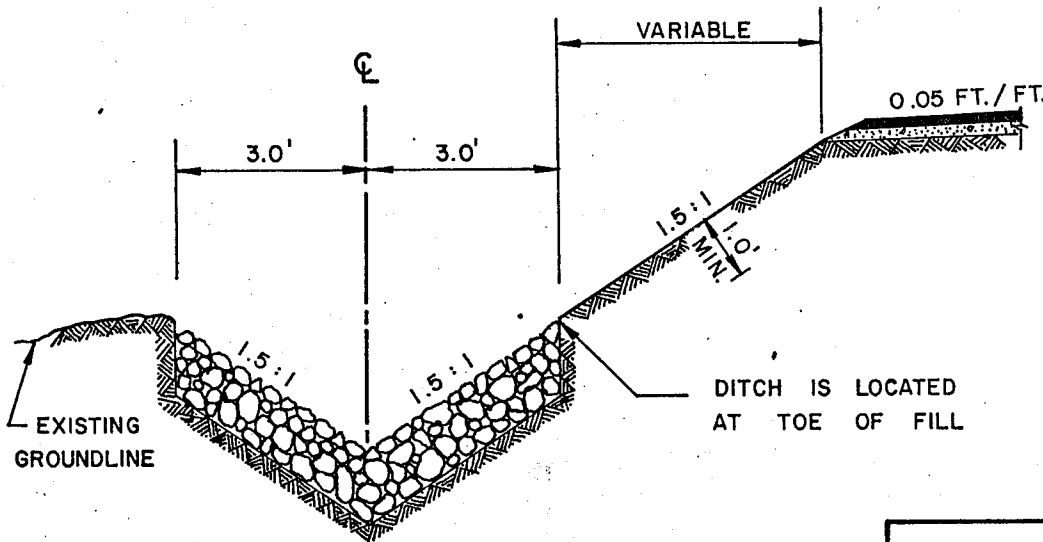
King County Executive



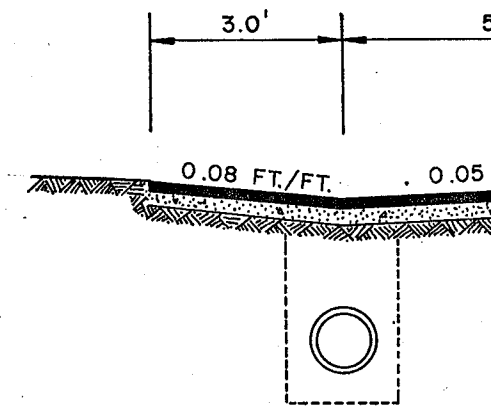
**ROCK-LINED SHOULDER DITCH
IN CUT SECTION**



CURBED SHOULDER



**ROCK-LINED SHOULDER DITCH
IN FILL SECTION**



TURNPIKE

DITCH IS LOCATED
AT TOE OF FILL

DO NOT SCALE

**ROCK-LINED SHOULDER
CURBED OR TURNPIKE**

SEE SEC. 7.02 FOR DETAILS

KING CO, WASHING