

1 October 4, 1993
2 Ord93.104

Introduced by AUDREY GRUGER
Proposed No. 93-750

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7 ORDINANCE NO. 11072
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10 AN ORDINANCE granting a request for reconsid-
11 eration, modifying the conditions for final
12 plat approval of the proposed plat of
13 DORCHESTER RIDGE, designated Building and
14 Land Development File No. S89P0155,
15 and amending Ordinance No. 10164.

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17 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:
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19 Section 1. This ordinance grants the request for
20 reconsideration of Leslie A. Donner, to eliminate the
21 requirement that the final plat comply with the King County
22 residential guidelines for steep slopes, which were in effect
23 at the time of preliminary plat approval, and to substitute
24 therefore the requirement that the proposed plat comply with
25 the King County sensitive areas ordinance, chapter 21.54, King
26 County code.

27 Section 2. Condition no. 15 of final plat approval, as
28 adopted by ordinance no. 10164, is amended to read as follows:

- 29 15. (~~The proposed development shall comply with the King~~
30 ~~County residential density guidelines for steep slopes,~~
31 ~~dated February 1, 1987.~~) At minimum, the following
32 information shall be addressed on the applicant's
33 engineering plans and final map page, as applicable:
34 a. Provide field survey for the site with topographic
35 contours at 5-foot intervals.
36 b. Delineate the top and toe (as applicable) of all slopes
37 40% and greater with a grade difference of 10 feet or
38 more. These features shall be flagged in the field by
39 a licensed land surveyor, to enable the Building and
40 Land Development Division to make an on-site inspection
41 of the field survey.
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- 1 c. All steep slopes 40% and greater on the proposed plat
2 shall be designated as native growth protection
3 easement (NGPE) and shown as a separate tract on the
4 engineering plans and final recorded map page. The
5 NGPE shall include adjacent slope areas 25% or steeper,
6 up to within 10 feet of the building setback line
7 (BSBL).
- 8 d. A 50-foot building setback line (BSBL) shall be
9 provided from the edge of the NGPE. The building
10 setbacks may be reduced, as allowed in the
11 administrative guidelines, based upon review and
12 approval by BALD of a special study prepared by a
13 geotechnical consultant.
- 14 e. Each lot affected by a setback restriction shall have a
15 minimum of 5,000 square feet of usable building area.
- 16 f. The applicant shall provide a road cut/fill slope
17 easement for that portion of Southeast 80th Street
18 which abuts this plat. In addition, the area adjacent
19 to the intersection of 120th Avenue Southeast and
20 Southeast 80th Street which has a slope of 40% or
21 greater shall be designated as NGPE area with BSBL
22 limits per condition no. 15.d. This NGPE area shall
23 remain as part of the lots and not be placed in a
24 separate tract. A slope easement in the intersection
25 area shall be established and conveyed to King County
26 for road maintenance purposes. This area shall include
27 the area from the southern right of way of Southeast
28 80th Street to the top of the 40% slope.

29 Section 3. Condition no. 23 of final plat approval, as
30 adopted by ordinance no. 10164, is amended to read as follows:

- 31 23. (~~The applicant shall demonstrate compliance with the King~~
32 ~~County residential density guidelines as provided in~~

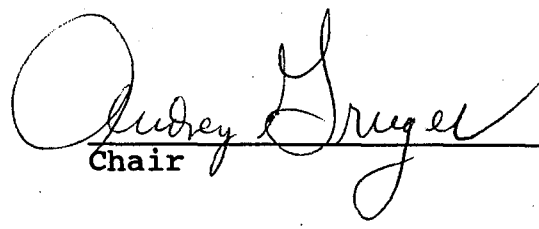
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~~attachment 11 to the BALD preliminary report)~~ The final plat shall demonstrate compliance with chapter 21.54 King County code (sensitive areas ordinance) prior to submittal of the engineering plans. This ((will)) may result in the loss and/or reconfiguration of lots. A preliminary plat revision approval from the STC must occur before submittal of the engineering plans.

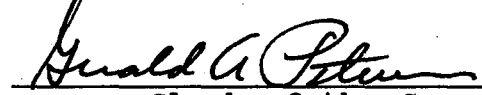
INTRODUCED AND READ for the first time this 11th day of October, 1993.

PASSED this 18th day of October, 1993

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Chair

ATTEST:


Clerk of the Council