

ORDINANCE NO. 6994

1 AN ORDINANCE granting the appeal of the
2 applicant and approving the application
3 for the proposed plat of CANTERWOOD,
designated Building and Land Development
File No. 784-1.

4 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 SECTION 1. The council finds that the report of the
6 zoning and subdivision examiner dated August 8, 1984, which was
7 filed with the clerk of the council on August 16, 1984, contains
8 an error in judgment and erroneously concludes that action on
9 this application should be deferred.

10 SECTION 2. The council adopts findings nos. 1 through 4
11 (including the findings of the building and land development
12 division incorporated therein by reference) of the said report
13 and recommendation, and further finds that additional information
14 concerning the proposed methods of sewage disposal and storm
15 water control will be presented to the appropriate administrative
16 agencies prior to final plat approval.

17 SECTION 3. The council adopts the conclusions of the said
18 report and recommendation.

19 SECTION 4. The proposed plat of Canterwood is granted
20 preliminary approval, subject to the following conditions for
21 final plat approval:

22 1. Compliance with all platting regulations of Title 19
23 of the King County code.

24 2. All persons having an ownership interest in the subject
25 property shall sign on the face of the final plat a dedication
26 which includes the language as set forth in King County council
27 motion no. 5952.

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

32 4. Storm drainage plans shall be approved by the department
33 of public works; surface water management division. Said

1 drainage plans shall comply with the provisions of chapter 20.50
2 of the King County code.

3 a. Prior to recording of the final plat and/or before
4 making any improvements on the property such as land
5 clearing and/or other construction including landfills,
6 buildings, pavement, sidewalks and driveways, the following
7 is required (unless otherwise approved by the surface water
8 management division):

9 Those portions of the total storm water retention/detention
10 facilities necessary to accommodate the control of flows
11 discharging from the subject site as set forth in King County
12 ordinance no. 2281, as amended, must be constructed and in
13 operation.

14 b. Additionally, prior to recording of the final plat the
15 balance of the facilities must be constructed unless
16 covered by an appropriate construction bond.

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

20 6. Provide and maintain drainage, erosion, and sediment
21 control facilities to insure sediment laden water does not enter
22 the natural drainage system. These facilities must be in
23 operation prior to clearing and building construction, and
24 satisfactorily maintained until construction and landscaping are
25 completed and the potential for on-site erosion has passed.

26 7. All retention/detention ponds required pursuant to
27 chapter 20.50 of the King County code may be required to be
28 located in separate tracts with a drainage easement for maintenance.
29 If the pond is not adjacent to a roadway, a fifteen (15) foot
30 crushed rock roadway within an easement for ingress and egress will
31 be required between the pond and roadway.

32 8. The applicant must obtain approval of the King County
33 fire marshal for the adequacy of the fire hydrant, water main,

1 and fire flow standards of chapter 17.08 of the King County code.

2 9. The development shall conform to ordinance nos. 4938,
3 5824 and 5940 ordinances relating to surface water runoff policies.

4 10. All construction and upgrading of public and private
5 roads shall be done in accordance to the standards established and
6 adopted by ordinance no. 4463.

7 11. If an area-wide fire protection assessment is authorized
8 by King County ordinance prior to final recording of this plat,
9 this plat shall be subject to any assessment provided by that
10 ordinance.

11 12. The maximum slope of roads in the subdivision shall be
12 15%.

13 13. The radius of N.E. 169/167 N.E. adjacent to lot 4 shall
14 be lengthened to 300 +. Details to be worked out with public
15 works.

16 14. The access serving lots 25 and 26 shall be designated as
17 a tract. Provide a 30 foot wide access tract with a 20 foot
18 wide paved section. Details to be worked out with public works.

19 15. Lots with slopes of 30% and over shall be a minimum of
20 35,000 square feet in area.

21 16. The recommendations in the On-Site Sewage Disposal
22 report prepared by Triad Associates dated January 20, 1984, shall
23 be incorporated as conditions of approval.

24 17. The comments of the surface water management division
25 memo dated June 26, 1984 shall be addressed in the final road
26 and drainage plans.

27 18. A pedestrian/equestrian trail easement shall be provided
28 consistent with the Northshore Communities Plan, at locations
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1 in a configuration, and according to standards acceptable to
2 the subdivision technical committee. A homeowner's association
3 or other workable organization shall be established for
4 maintenance of the trail.

5 INTRODUCED AND READ for the first time this 20th day of
6 August, 1984.

7 PASSED this 5th day of November, 1984.

8 KING COUNTY COUNCIL
9 KING COUNTY, WASHINGTON

10 Gary Grant
11 Chairman

12
13 ATTEST:

14
15 Dorothy M. Owens
16 Clerk of the Council

17 APPROVED this 16th day of November, 1984.

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19 Randy Lowell
20 King County Executive
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Professional Management of
Land Planning and Development

Subdivision Management Inc.

16031 - 119th Pl. N.E.
BOTHELL, WASHINGTON 98011

488-1111 362-1052

05 SEP 28 10:03

PUBLIC WORKS

September 23, 1985

RECEIVED
1985 SEP 27 PM 2:56
CLERK
KING COUNTY COUNCIL

Mr. Julian Hiraki
Building and Land Development Division
450 King County Administration Building
500 Fourth Avenue
Seattle, Washington 98104

RE: CANTERWOOD ESTATES (formerly "Canterwood") File No. 784-1

Dear Mr. Hiraki:

This is to advise you that the preliminary plat of
Canterwood, B.A.L.D. File No. 784-1, has been renamed
CANTERWOOD ESTATES.

Please change all files and records accordingly. Thank
you.

Sincerely,

SUBDIVISION MANAGEMENT, INC.

Aileen D. Oppelaar

cc: Karl Benson, Public Works/Platting

cc: SWM, Map Counter, Traffic, Renton SWM, Clerk of the Council,
Real Property, DIS. (6994)