

November 21, 1991
6459D/1

Introduced by Lois North

Proposed No. 91-9

ORDINANCE NO. **10181**

AN ORDINANCE concurring with the recommendation of the Zoning and Subdivision Examiner to amend the conditions of final plat approval of the Preliminary Plat of SAMMAMISH VIEW EAST, designated Building and Land Development File No. 388-1, and amending Ordinance No. 8544.

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. This ordinance does hereby adopt and incorporate herein the findings and conclusions contained in the revised report of the zoning and subdivision examiner dated November 1, 1991, which was filed with the clerk of the council on November 21, 1991, to delete and then substitute a new condition no. 10 and to add a new condition no. 21 of the preliminary plat of Sammamish View East, designated by the building and land development division, file no. 388-1, as follows:

10. As an alternative to Condition No. 8, surface water may be controlled and discharged as follows:

A. A detention facility shall be located within Tract A to provide stormwater control for the subject property and the plat of Sammamish Court. Design of the pond shall be based on the soil conservation service hydrograph method for the 2-10-100 year storm events. The detention facility shall include two vegetated cells and a length to width ratio which increases travel time. Two hundred feet of grass-lined channel shall also be provided downstream of the detention facility. Soils logs shall be submitted with the engineering plans to demonstrate the depth of porous soils beneath the pond. Alternative designs may be considered as provided below.

- 1 B. The downstream conveyance systems shall be
2 designed to convey flows for the 100-year storm
3 under fully developed basin conditions.
4 Engineering plans shall carefully evaluate
5 methods to minimize erosion during construction
6 and provide an outfall design at the lake which
7 will prevent potential long-term erosion.
8 Compensatory storage shall be included in the
9 design if necessary improvements for the outfall
10 displace storage area within the 100-year
11 floodplain of Lake Sammamish. A revegetation
12 plan shall be included with the engineering
13 design to provide restoration of disturbed areas.
- 14 C. The stormwater outfall or outfalls shall either
15 be piped to offshore water at least 10 feet deep,
16 or shall be constructed with an additional energy
17 dissipator where the water will contact the
18 ground. The energy dissipator shall be
19 constructed of quarry spall materials and densely
20 live-staked with willow. The dissipator for the
21 northerly basin shall extend from the 48-inch
22 manhole toward the lake approximately to
23 elevation 28.0 (which is roughly to the point
24 where a large cottonwood tree exists between the
25 proposed manhole and the lake). Detailed
26 engineering drawings for the outfall(s) shall be
27 provided to the Department of Fisheries prior to
28 or concurrently with submission to King County.
- 29 D. All necessary easements, drainage releases and
30 construction approvals from affected property
31 owners shall be obtained prior to engineering
32 plan approval.
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1 E. A portion of the proposed downstream conveyance
2 systems traverses areas of manmade cut slope
3 exceeding 40%. For this type of slope area,
4 Section 4.3.6 of the 1990 Surface Water Design
5 Manual requires drisco-type pipe designed on the
6 ground surface. The applicant shall obtain a
7 variance from the Surface Water Design Manual if
8 an underground design is proposed in the
9 engineering plans.

10 F. The applicant shall meet all conditions set forth
11 in the Shoreline Substantial Development permit
12 for facilities which serve the plat and are
13 within Shorelines Management Act jurisdiction.

14 21. In the event that drainage releases are obtained from
15 downstream property owners in the southerly drainage
16 basin, an alternative drainage system may be designed
17 to allow the conveyance of additional stormwater into
18 the northerly basin. A drainage variance approval may
19 be required by King County prior to engineering plan
20 approval. Biofiltration swales and wetponds to
21 improve water quality will be provided for drainage
22 which discharges directly to Lake Sammamish without
23 detention.

24 SECTION 2 Ordinance 8544 is hereby amended to read as
25 follows:

26 This ordinance does hereby adopt and incorporate herein the
27 findings and conclusions contained in the report of the zoning
28 and subdivision examiner dated May 13, 1988, which was filed
29 with the clerk of the council on June 2, 1988, to approve,
30 subject to conditions (modified), the preliminary plat of
31 Sammamish View East, designated by the building and land
32 development division file no. 388-1, as supplemented by the
33

1 findings and conclusions contained in the revised report of the
2 zoning and subdivision examiner dated November 1, 1991, which
3 was filed with the clerk of the council on November 21, 1991,
4 and the council does hereby adopt by its action the
5 recommendation(s) contained in said reports.

6 INTRODUCED AND READ for the first time this 17th day
7 of December, 1990.

8 PASSED this 25th day of November, 1991.

9 KING COUNTY COUNCIL
10 KING COUNTY, WASHINGTON

11 Lois North
12 Chair

13 ATTEST:

14 Gerald A. Peterson
15 Clerk of the Council