

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 199

A RESOLUTION, relating to zoning and approving the final plan of Sammamish Forest Manor, Division No. 1, a residential Planned Development (PD-2-1) within the City of Redmond, Washington.

WHEREAS, a public hearing was held before the Planning Commission on October 11, 1967 to consider the preliminary plan for Sammamish Forest Manor, a residential Planned Development by Del E. Webb Northwest, a joint venture, designated PD-2 and submitted under Chapter 10, Ordinance 310, as amended by Ordinance 447, which Commission thereafter submitted its recommendations thereon to the City Council; and

WHEREAS, following approval of the preliminary plan by the City Council, an application was filed on March 15, 1968, for the approval of the final plan of Division No. 1 of said Planned Development, and the Council has examined the same and deems it in the public interest and for the public welfare and in harmony with the Comprehensive Plan for Redmond that the final plan for Sammamish Forest Manor, Division No. 1, designated PD-2-1 be approved; NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON as follows;

Section 1. Approval of Final Plan. The final plan for PD-2-1, known as Sammamish Forest Manor, Division No. 1, submitted on March 15, 1968, by Del E. Webb Northwest, is hereby approved, subject to the conditions and provisions of this Resolution.

Section 2. Property Description. The real property comprising Planned Development PD-2-1 is described as follows:

That portion of the west half of the southeast quarter of section 24, township 25 north, range 5 east, W.M., described as follows:

Beginning at the southeast corner of said section 24;

Thence north 88°31'52" west, along the south line of said section 24, a distance of 1301.84 feet to the southeast corner of said west half of the southeast quarter of said section 24;

Thence north 01°06'10" east, along the east line of said west half, a distance of 30.00 feet to a point on the northerly margin of N.E. 24th Street, said point being the true point of beginning;

Thence north 88°31'52" west, along said northerly margin of N.E. 24th Street, a distance of 650.96 feet to a point on the west line of the east half of the southwest quarter of the southeast quarter of said section 24;

Thence north 01°10'11" east, along said west line, a distance of 265.00 feet;

Thence south 88°49'49" east, a distance of 166.51 feet;

Thence north 43°47'37" east, a distance of 54.00 feet to a point of curvature;

Thence, along the arc of a curve to the left, the center of which bears north 43°47'37" east, and the radius of which is 93.00 feet, through a central angle of 50°49'45", an arc distance of 82.50 feet;

Thence north 03°00'46" east, a distance of 269.24 feet;

Thence north 18°55'08" east, a distance of 262.16 feet;

Thence north 08°51'46" west, a distance of 298.56 feet;

Thence north 07°50'52" east, a distance of 355.53 feet;

Thence north 49°00'00" east, a distance of 88.42 feet;

Thence north 41°00'00" west, a distance of 50.00 feet;

Thence north 49°00'00" east, a distance of 160.98 feet;

Thence south 88°53'50" east, a distance of 140.51 feet; to the easterly line of said west half of the southeast quarter;

Thence south 01°06'10" west, along said east line, a distance of 1655.07 feet to the true point of beginning.

Situated in the City of Redmond, King County, Washington.

Section 3. General Description of Planned Development. The general description of the Planned Development PD-2-1 and the improvements to be made is described as follows:

Sammanish Forest Manor, Division No. 1, designated PD-2-1, shall be a single family residential development, consisting of 75 dwelling units in clusters of six to eight units in each group, with provision for individual ownership of each dwelling unit together with a platted lot in conjunction therewith, and approximately 7 acres devoted to open space to be commonly owned by the several individual dwelling unit owners. The dwelling unit groups will utilize a common-wall type of construction between the individual units with physical separation between the groups. The total area of the Planned Development is 13.96 acres, with the area assigned for common use consisting of 7.02 acres. Some recreational facilities will be developed in the open area with responsibility for

maintenance and operation in a homeowner's association as provided in covenants to be recorded as a part of the Planned Development.

Section 4. Approval of Plans. Planned Development PD-2-1 shall be developed in accordance with the plans and specifications submitted with the application for approval of final plan, consisting of the following:

<u>Designation</u>	<u>Description</u>
General	
Gen-1-1.0	Composite layout
Gen-2-1.0	General grading plan
Gen-3-1.0	General landscaping
Gen-3-2.0	Recreation center landscaping
Buildings & related improvements	
Bld-1-1.0	Plot plans, area I
Bld-1-2.0	Plot plans, area II
Bld-2-1.0	House elevations, area I
Bld-2-2.0	House elevations, area II
Bld-2-3.0	Floor plans, model 201
Bld-2-4.0	Floor plans, model 202
Bld-2-5.0	Floor plans, model 301
Bld-2-6.0	Floor plans, model 302
Bld-2-7.0	Floor plans, model 303
Bld-2-8.0	Floor plans, model 304
Bld-2-9.0	Floor plans, model 401D
Bld-2-10.0	Floor plans, model 401U
Bld-2-11.0	Floor plans, model 402
Bld-2-12.0	Floor plans, model 403
Bld-2-13.0	Floor plans, model 404
Bld-3-1.0	Recreation center site plan
Bld-3-2.1	Recreation center building elevations
Bld-3-3.1	Recreation center building floor plans
Utilities-Sanitary Sewer	
Utl-San-1.0	Sanitary sewer index sheet
Utl-San-2.0	Temporary lift station
Utl-San-3.0	Sanitary sewer plans & profile
Utl-San-4.0	Sanitary sewer plans & profile
Utl-San-5.0	Sanitary sewer plans & profile
Utl-San-6.0	Sanitary sewer plans & profile
Utl-San-7.0	Sanitary sewer plans & profile
Utl-San-8.0	Sanitary sewer plans & profile
Utilities-Street & Storm Drain	
Utl-StSD-1.0	Street & storm drainage index sheet
Utl-StSD-2.0	Street & storm plan & profile
Utl-StSD-3.0	Street & storm plan & profile
Utl-StSD-4.0	Street & storm plan & profile
Utl-StSD-5.0	Street & storm plan & profile
Utl-StSD-6.0	Street & storm plan & profile
Utl-StSD-7.0	Street & storm plan & profile
Utl-StSD-8.0	Street & storm plan & profile
Utilities-Water	
Utl-Wat-1.0	Water main & service line layout

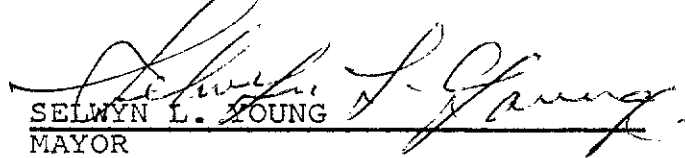
Each of the drawings, plans and specifications shall be marked "PD-2-1" and shall be identified by the designation set forth above. Section 5. Conditions of Approval. The approval hereby given shall be subject to compliance with the following:

- (1) Subdivision and platting regulations of Ordinance 219 will be followed with respect to the platted area;
- (2) Approval by the Public Works Department of the City will be required for all public improvements and utilities, consisting of street and storm drainage, sanitary sewers, water system, street lighting and all other underground utilities and services;
- (3) All utilities shall be underground;
- (4) All improvements in the common open space shall be completed in accordance with the approved plans and specifications prior to 50% occupancy of the dwelling units, or alternatively, a performance bond in an amount equal to the cost of the uncompleted improvements may be posted to insure completion of the improvements.
- (5) The covenants relating to the maintenance and operation of the common open space and homeowner's association upon approval by the City Attorney shall be recorded at the time the final plat is approved and recorded.

Section 6. Duration of Approval. This resolution shall take effect and be in force immediately upon its passage and approval and shall continue in force subject to the conditions of Chapter 10, Ordinance 310, as amended by Ordinance 447. Upon satisfactory compliance with the conditions required herein, application shall be made for the adoption of an ordinance giving final approval to the Planned Development.

PASSED by the Council of the City of Redmond, Washington, at a ~~regular~~ meeting thereof, and APPROVED by the Mayor this 23<sup>RD</sup> day of APRIL, 1968.

CITY OF REDMOND

  
SELWYN L. YOUNG  
MAYOR

ATTEST:

  
ELEANOR J. HAYDEN  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY