

## CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 208

A RESOLUTION, relating to zoning and approving the final plan of Sammamish Forest Manors, Division No. 2, a residential Planned Development (PD-2-2) 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 September 30, 1968, for the approval of the final plan of Division No. 2 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. 2, designated PD-2-2 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-2-2, known as Sammamish Forest Manor, Division No. 2, submitted on September 30, 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-2-2 is described as follows:

In section 24, township 25 north, range 5 east W.M.:

Beginning at the southeast corner of said section 24;

Thence north 88°31'52" west along the south line of said section 24 and the centerline of N.E. 24th Street 1301.84 feet to the southeast corner of the west half of the southeast quarter of said section 24;

Thence north 01°06'10" east along the east line of said west half 30 feet to the southeast corner of the plat of Sammamish Forest Manors Division 1 as recorded in volume 85 of plats, pages 64,65 and 66, records of King County, Washington;

Thence continuing north 01°06'10" east along the east line of said west half and the east boundary of said plat 1655.07 feet to the true point of beginning;

Thence westerly and southerly along the boundary of said plat with the following bearings and distances:

North 88°53'50" west 140.51 feet;

South 49°00'00" west 160.98 feet;

South 41°00'00" east 50.00 feet;

South 49°00'00" west 88.42 feet;

South 07°50'52" west 355.53 feet;

South 08°51'46" east 298.56 feet;

South 18°55'08" west 262.16 feet;

South 03°00'46" west 269.24 feet to the northerly margin of N.E. 25th Street as shown in said plat;

Thence along a curve to the right the center of which bears north 07°02'08" west, having a radius of 93.00 feet through a central angle of 50°49'45" an arc distance of 82.50 feet;

Thence south 43°47'37" west along said plat boundary 54.00 feet to the southerly margin of said N.E. 25th Street;

Thence north 88°49'53" west along said plat boundary 167.20 feet to the west line of the east half of the southwest quarter of the southeast quarter of said section 24;

Thence north 01°01'11" east along said west line 1036.10 feet to the south line of the northwest quarter of the southeast quarter of said section 24;

Thence north 88°03'47" west along said south line 652.91 feet to the west line of the southeast quarter of said section 24;

Thence north 00°56'14" east along said west line 668.23 feet to the intersection of centerlines of N.E. 30th Street and 172nd Avenue N.E.;

Thence south 87°42'50" east 30.01 feet to the east margin of said 172nd Avenue N.E.;

Thence north 00°56'14" east along said east margin 334.11 feet;

Thence south 87°42'50" east 1278.85 feet to the east line of the west half of the southeast quarter of said section 24;

Thence south 01°06'10" west along said east line 635.00 feet to the true point of beginning;

EXCEPT a portion thereof described as follows:

Beginning at the southwest corner of the northwest quarter of the southeast quarter of said section 24;

Thence north 00°56'14" east 127.50 feet;

Thence south 89°03'46" east 99.87 feet to the true point of beginning, said point being on the southerly margin of N.E. 28th Street;

Thence south 00°56'14" west 26.70 feet;

Thence south 88°03'47" east 170.00 feet;

Thence south 00°56'14" west 75.00 feet;

Thence north 88°03'47" west 200.00 feet;

Thence north 00°56'14" east 100.00 feet to the southerly margin of said N.E. 28th Street;

Thence along a curve to the left on said margin the center of which bears north 00°56'14" east having a radius of 385.00 feet through a central angle of 04°28'07" an arc length of 30.03 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-2-2 and the improvements to be made is described as follows:

Sammamish Forest Manors, Division No. 2, designated PD-2-2, shall be a single family residential development, consisting of 163 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 10 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 36.04 acres, with the area assigned for common use consisting of 10.28 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. It is intended that the common use area of this Division and Division No. 1 (approved by Resolution 199) may be used jointly by both Divisions as open space common to the whole planned development.

Section 4. Approval of plans. Planned Development PD-2-2 shall be development in accordance with the plans and specifications submitted with the application for approval of the final plan Division 2, 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
Buildings and related improvements	
Bld-3-1.0	Recreation center site plan

together with those plans and specifications submitted for Planned Development PD-2, Division 1, and as outlined in Section 4, Resolution 199, which refer and have application to Division 2 of Planned Development PD-2. Each of the drawings, plans and specifications shall be marked "PD-2-2" 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 ~~study~~ <sup>regular</sup> meeting thereof, and APPROVED by the Mayor  
this 19 day of November, 1968.

CITY OF REDMOND

  
SELWYN E. YOUNG  
MAYOR

· ATTEST:

  
ELEANOR J. HAYDEN  
CITY CLERK

APPROVED AS TO FORM:

  
JOHN D. LAWSON  
CITY ATTORNEY