

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 348

A RESOLUTION relating to zoning and approving the final plan of Noble Firs East (PD-20) within the City of Redmond, Washington.

WHEREAS, a public hearing was held before the Planning Commission on May 8, 1974, to consider the preliminary plan submitted by Noble Firs East, designated as PD-20, under Chapter 17.42 of the Redmond Municipal Code, and the Commission then 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 August 2, 1974, for the approval of the final plan 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 Noble Firs East, designated PD-20, be approved, Now, Therefore,

THE CITY COUNCIL OF THE CITY OF REDMOND DO RESOLVE AS FOLLOWS:

Section 1. Approval of final plan. The final plan for PD-20, known as Noble Firs East, submitted on August 2, 1974, is hereby approved, subject to the conditions and provisions of this resolution.

Section 2. Property description. The real property comprising PD-20 is described as follows:

That portion of Government Lot 9, section 13, township 23 north, range 5 east, W.M., in King County, Washington lying easterly of Robert Cotterill County Road No. 818 as established by deed recorded under King County recording No. 371354, and southerly of a line 750 feet southerly of and parallel with a line described as follows:

Beginning at the northwest corner of said Government Lot 9; thence southerly along the westerly line thereof 56 feet, more or less, to the northeasterly line of said Robert Cotterill County Road No. 818; thence southeasterly along the northeasterly line of said county road 150 feet to the true point of beginning of the line; thence northeasterly to a point in the low water shoreline of Lake Sammamish, which point is 25 feet southerly from the north line of said Government Lot 9, and is the terminus of the line,

EXCEPTING the portion of above described tract lying southerly from a line 140 feet north of and parallel with the south line of said section 13;

EXCEPT portion deeded to King County for West Lake Sammamish Boulevard by deed recorded under King County recording No. 2291139; and

EXCEPT the north 5 feet of the west 150 feet of that portion thereof lying easterly of said West Lake Sammamish Boulevard;

TOGETHER WITH second class shorelands adjoining.

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

Section 3. General description of planned development. The general description of this planned development is as follows:

Noble Firs East is a 5.4 acre residential development of 60 condominium units. The extensively landscaped development is oriented to Lake Sammamish and includes a recreation building with a swimming pool.

Section 4. Approval of plan. Planned development PD-20 has and will be developed in accordance with the plans and specifications received on August 2, 1974, consisting of the following:

Exhibit A: Plot Plan
Exhibit B: Typical Floor Plans and Elevations
Exhibit C: Landscape Plan

Section 5. Conditions of approval. The approval hereby given shall be subject to compliance with the following:

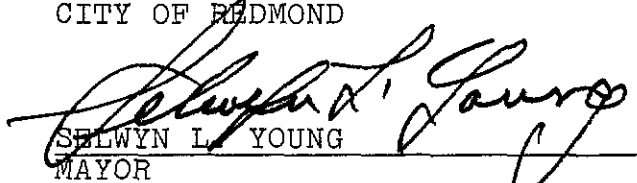
- (1) Construction plans showing the planned installation of utilities within Noble Firs East shall be subject to approval by the Department of Public Works. These plans shall include water, sanitary sewer and storm sewer construction drawings.
- (2) Ten (10) feet of right-of-way for West Lake Sammamish Parkway shall be dedicated to the City.
- (3) Sanitary sewer construction drawings shall include:
 - (a) The removal of the existing pump station and the installation of a new pump station meeting the requirements of the City (including telemetering system, etc.). In addition, the new location of pump station should provide for access with a City service truck. Easements will be required for sewer and water mains.
 - (b) The location and size of side sewer to serve each building.
 - (c) The general drawing requirement for submission to the Department of Ecology and Metro for approval.
- (4) Storm sewer construction drawings shall include:
 - (a) Details of the storm sewer retention system.
 - (b) The storm sewer analysis showing the runoff and retention calculations.
- (5) Water service installation shall include:
 - (a) The location, size and metering of service lines extending from the water main on West Lake Sammamish Parkway.
 - (b) The water services to each building.
 - (c) The location of fire hydrants on the P.U.D. site and subsequent approval by the Fire Department.

- (6) Street construction drawings shall include:
- (a) A typical street section.
 - (b) Sidewalks along one side of the street.
 - (c) Access improvements to and from West Lake Sammamish Parkway N.E. (accelerating and de-accelerating lanes to increase safety at the intersection).
- (7) There shall be a minimum of twenty (20) feet between the caretaker's residence and the western property line.

Section 6. Duration of approval. This resolution shall take effect immediately upon its passage and shall continue in force subject to the provisions of Title 17 of the Redmond Municipal Code. 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 3 day of September, 1974.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


ELEANOR J. HAYDEN
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY