

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 396

A RESOLUTION relating to zoning and approving the Phase II final plan of The Meadows (PD-22-2) within the City of Redmond, Washington.

WHEREAS, a public hearing was held before the Planning Commission on March 12, 1975, to consider the preliminary plan submitted by Swanson-Dean Corp. and E. E. Spaulding for the residential planned development, known as The Meadows, designated as PD-22, 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 April 10, 1976, for the approval of the final plan of Phase II 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 recreation facility under Phase I of the final plan for The Meadows, designated PD-22-1, 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 the recreation facility under Phase II of PD-22-2, known as The Meadows, submitted on April 10, 1976, is hereby approved, subject to the conditions and provisions of this resolution.

Section 2. Property description. The real property comprising PD-22-2 is described as follows:

This plat of THE MEADOWS is a replat of Lots 1, 2, and 3 in the Plat of WILLOWMOOR HEIGHTS as recorded in Volume 22 of plats, page 20 records of King County, Washington and also embraces a portion of the Southeast 1/4 of Section 11, Township 25 North, Range 5 East, W.M., in said county; all more particularly described as follows:

Beginning at the Southeast corner of said Lot 3; thence N 88°06'50" W along the South line of said Lot 3, a distance of 652.82 feet to the Easterly margin of 156th Avenue N.E.; thence N 1°45'44" E along said margin 488.73 feet to the Northwest corner of said Lot 1; said corner being on the South line of the Northwest 1/4 of the said Southeast 1/4 of Section 11, thence N 88°10'27" W along said South line 20.00 feet to the West line of said subdivision and the centerline of said 156th Avenue N.E.; thence N 1°45'44" E along said West line 22.57 feet to a point on the Southeasterly margin of State Road 520; as shown on the State Road 520 right of way maps, Sheets 12 and 13 of 36 and also known as Line 2 in the King County Superior Court Cause No. 790279; thence Northerly and Easterly along said margin the following courses and distances; N 38°02'48" E 325.50 feet; N 47°51'29" E 376.39 feet; N 72°50'20" E 288.39 feet; and thence S 60°29'26" E 498.27 feet to a point on the Westerly margin of the Redmond-Bellevue Road No. 1309; thence S 12°09'22" E along said margin 792.18 feet; thence leaving said

margin N 87°00'00" W 361.23 feet, to a point on the arc of a curve to the right from which the center bears S 53°31'44" W 827.00 feet distant; thence Southeasterly along said curve through a central angle of 3°53'16" an arc distance of 56.12 feet; thence S 57°25'00" W 54.00 feet to a point on the arc of a curve to the left from which the center bears S 57°25'00" W 773.00 feet distant; thence Northwesterly along said curve through a central angle of 0°37'26" an arc distance of 8.42 feet; thence S 49°30'00" W 103.17 feet; thence N 44°00'00" W 65.00 feet; thence S 50°00'00" W 73.00 feet; thence N 40°00'00" W 73.00 feet; thence S 56°14'36" W 113.00 feet to a point on the East line of the said plat of WILLOWMOOR HEIGHTS; thence N 1°34'35" E along said East line 16.08 feet to the Southeast corner of said Lot 3 and the Point of Beginning.

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

Phase II of PD-22 allows the construction and development of a portion of The Meadows, a single family residential planned development (PD-22) consisting of 149 dwelling units to be located upon approximately 40 acres of land including a recreation building and supporting facilities under Phase I. The Phase II portion will consist of 100 dwelling units on approximately 23 acres of land.

Section 4. Approval of plan. Planned development PD-22-2 has and will be developed in accordance with the plans and specifications received on April 10, 1976; consisting of the following:

- A. Site Plan
- B. Typical Floor Plans and Elevation

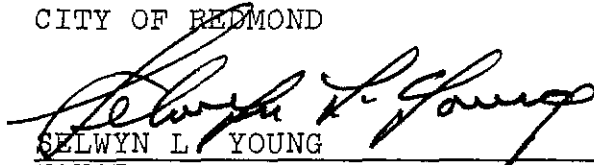
Section 5. Conditions of approval. The approval hereby given shall be subject to compliance with the following:

- (1) The community open space between the lots and Westlake Sammamish Parkway, and all other steep slopes and ravines, shall be left in a natural state.
- (2) Initial clearing of trees and grading shall be limited to only that necessary for installation of walkway, utilities, streets and building sites. If cleared areas are not built on before mid September, the areas shall be seeded, subject to Public Works Department approval, to control erosion during winter rains.
- (3) Each phase of building construction shall be self-sufficient with respect to streets. Each phase shall not be started until the previous phase is completed to the satisfaction of the City.
- (4) As dwelling unit buildings are constructed, there shall be a minimum of 15 feet maintained between structures.

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 4TH day of MAY, 1976.

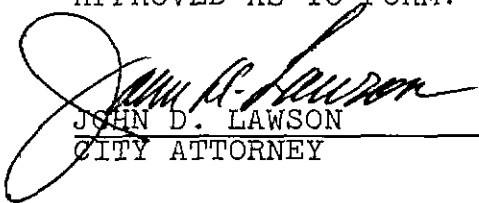
CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


DORIS A. SCHAIBLE
DEPUTY CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY