

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 485

A RESOLUTION relating to zoning and approving the final plan of Riverfront Condominiums (PD-28) within the City of Redmond, Washington.

WHEREAS, a public hearing was held before the Planning Commission on August 9, 1978, to consider the preliminary plan submitted for Riverfront Condominiums, a planned development, designated as PD-28, 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 November 2, 1978, 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 Riverfront Condominiums, designated PD-28, 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-28, a planned development known as Riverfront Condominiums, submitted on November 2, 1978, is hereby approved, subject to the conditions and provisions of this resolution.

Section 2. Property description. The real property comprising PD-28 is described as follows:

Lots 4 and 5, Plat of Redmond Center, as recorded in Volume 95 of Plats, pages 94 through 97, records of King County, Washington.

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:

Riverfront Condominiums is a 5.13 acre residential development of 52 townhouse condominium units intended for sale to individual owners with common areas to be managed by a property owner's association. The landscaped development is adjacent to the King County Parkway right-of-way along the east side of the Sammamish River with access by N.E. 85th Street and includes landscaping designed to intergrate the development into the surrounding area and the Sammamish River Park.

Section 4. Approval of plan. Planned development PD-28 has and will be developed in accordance with the plans and specifications received on November 2, 1978, consisting of the following:

- Sheet A: Site Plan
- Sheet B: Floor Plans and Side Elevations
- Sheet C: Landscape Plan

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

I. STREETS AND UTILITIES

- A. Street improvements, including asphalt streets, concrete curb and gutters, concrete sidewalks,

storm sewers, street signs, street lights and other underground utilities will be required for 158th Avenue N.E., to N.E. 85th Street, subject to the approval of the Public Works Department.

- B. Installation of water and sanitary sewer utilities shall be in accordance with the City of Redmond standards.
- C. At the time of construction, additional on-site quality easements may be required to service adjacent properties.

II. STORM DRAINAGE

- A. A storm drainage study shall be conducted and provisions shall be made to maintain existing runoff rate. All data provided by the applicant shall be reviewed and approved by the Public Works Department prior to construction.
- B. The downspouts and yard drains from each building shall connect to the storm drainage dry wells, or other approved system.
- C. Interception and collector ditches should be provided on all sides of the P.U.D., wherever appropriate. All site drainage shall be directed away from the building below.
- D. At time of construction, additional on-site easements to control drainage may be required.

III. CLEARING AND GRADING

- A. All cuts and fills shall be stabilized by seeding or other acceptable methods.
- B. Clearing of trees and grading shall be limited to those areas necessary for installation of walkways, utilities, streets and residential units.
- C. A clearing and grading plan shall be approved by the Public Works Department.

IV. SITE PLAN

- A. Soils tests shall be conducted and submitted to the Engineering Department prior to final PUD approval.
- B. No vehicular access from the commercial area shall connect to the residential section.
- C. A "Campus Corridor" Walkway shall be required between the north side of the commercial section and residential section connecting 158th Avenue N.E. to the Sammamish River Trail (see attachment) for public use.
- D. Shoreline Development Permit and Flood Control Zone Permit shall be approved by the City and the State prior to construction.
- E. All landscaping and walkways shall be consistent with the City Center plan and zoning code.

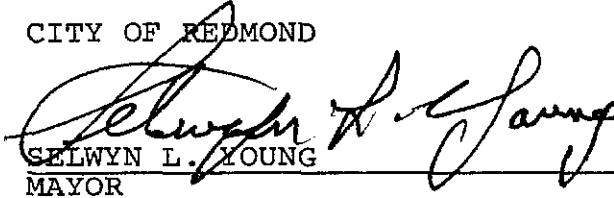
V. GENERAL

- A. All structures and development work shall be in full compliance with all applicable construction codes of the City of Redmond.

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 5TH day of December, 1978.

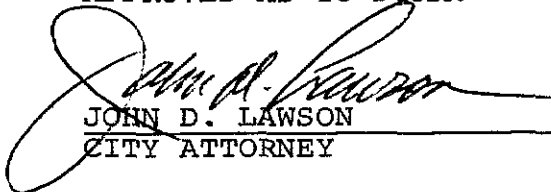
CITY OF REDMOND

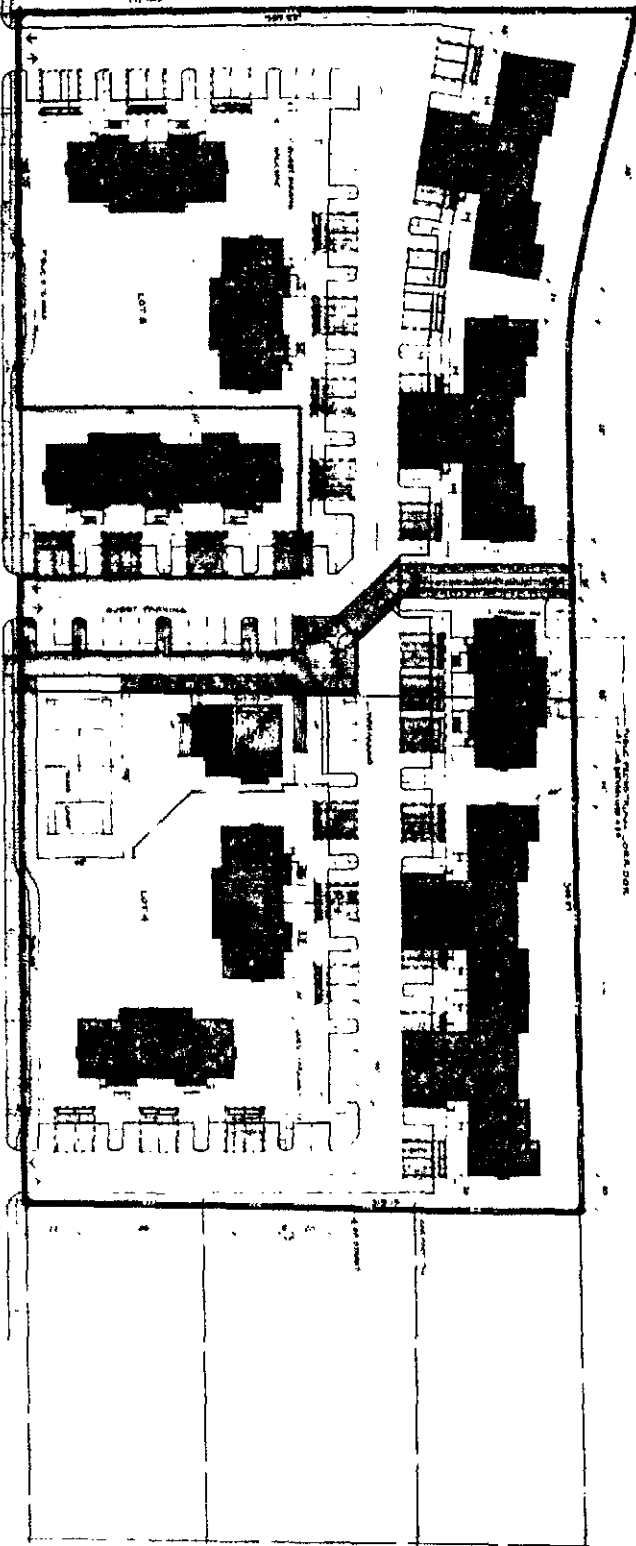

SELWYN L. YOUNG
MAYOR

ATTEST:


PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:


JOHN D. LAWSON
CITY ATTORNEY



SITE PLAN

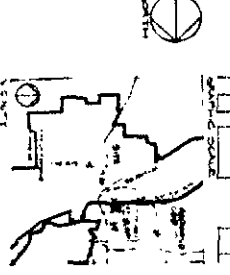
REMARKS:
 1. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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AREA CALCULATIONS

ITEM	AREA (SQ. FT.)
LOT 1	10,000
LOT 2	10,000
LOT 3	10,000
LOT 4	10,000
LOT 5	10,000
LOT 6	10,000
LOT 7	10,000
LOT 8	10,000
TOTAL	80,000

BUILDING SCHEDULE

UNIT NO.	TYPE	AREA (SQ. FT.)	DATE
101	1 BR	1,000	10/1/70
102	1 BR	1,000	10/1/70
103	1 BR	1,000	10/1/70
104	1 BR	1,000	10/1/70
105	1 BR	1,000	10/1/70
106	1 BR	1,000	10/1/70
107	1 BR	1,000	10/1/70
108	1 BR	1,000	10/1/70
109	1 BR	1,000	10/1/70
110	1 BR	1,000	10/1/70
111	1 BR	1,000	10/1/70
112	1 BR	1,000	10/1/70
113	1 BR	1,000	10/1/70
114	1 BR	1,000	10/1/70
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199	1 BR	1,000	10/1/70
200	1 BR	1,000	10/1/70



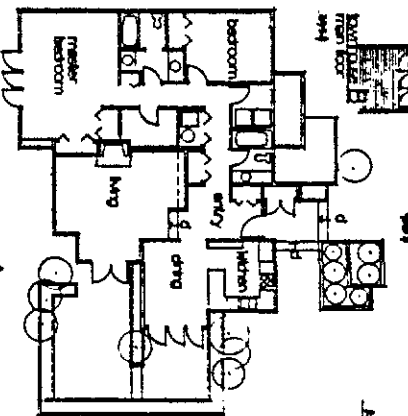
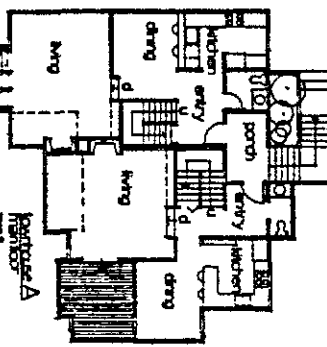
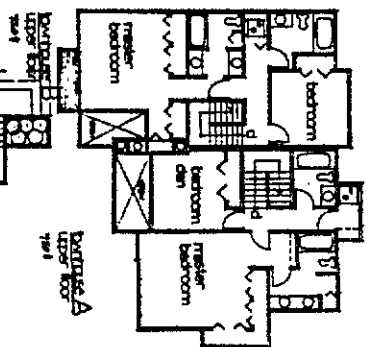
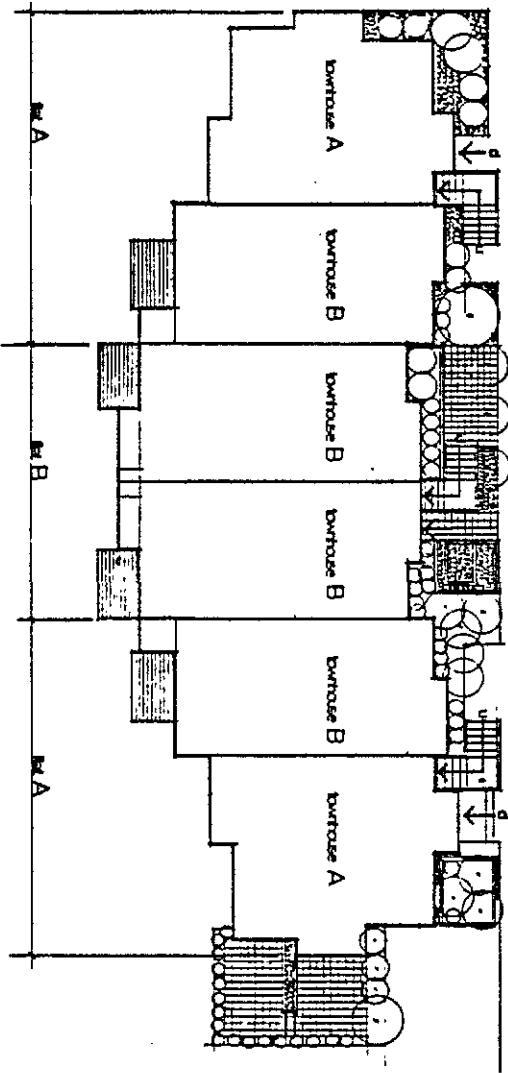
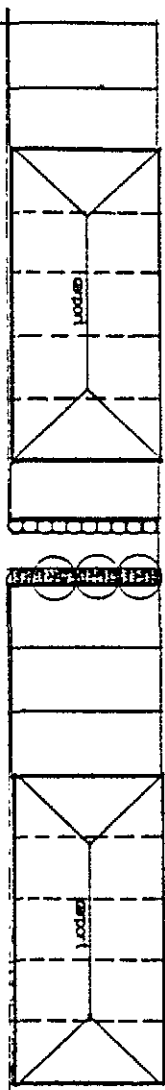
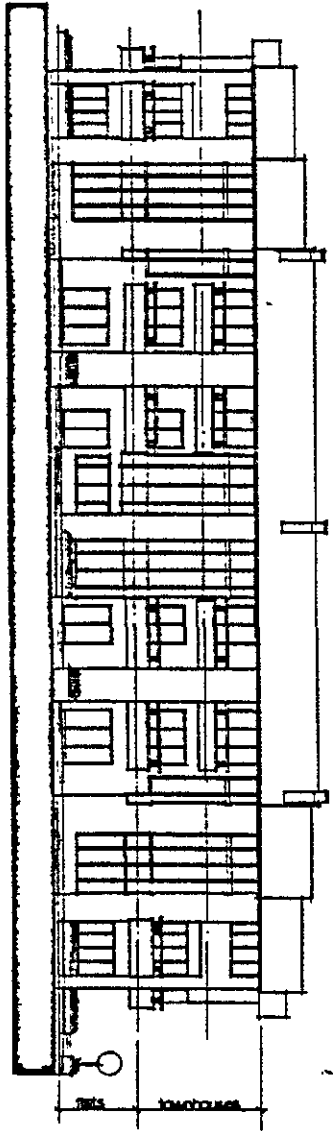
Riverfront Condominiums

SITE PLAN -
 FINAL PLANNED UNIT DEVELOPMENT SUBMITTAL OCT 5, 1970

Wiley & Shreve Architects
 1000 Louisiana Street, Suite 1000, Houston, Texas

RES. 485

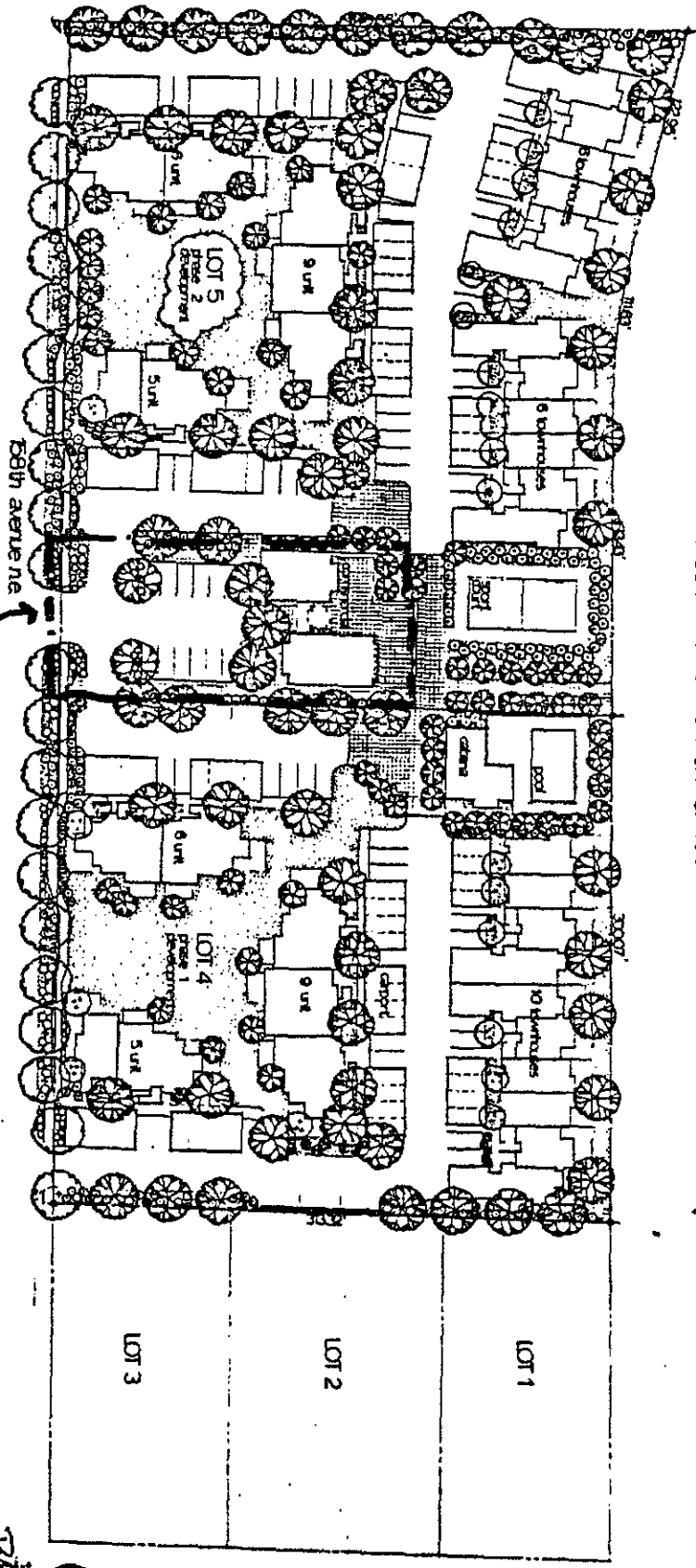
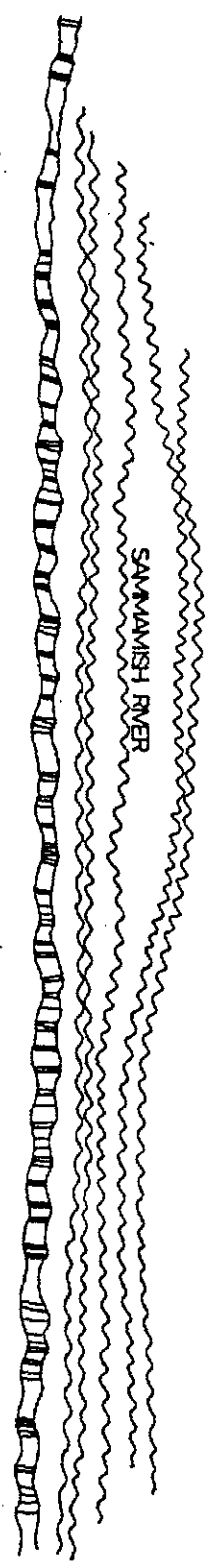
Sheet A



9 UNIT BUILDING PROFILE
18'-40"

Gee & Reposs Architects
10000 10th Street, NW, Suite 100, Silverdale, WA 98137

Riverfront
Condominiums 3



EXCLUDE

PLANT KEY

	STREET TREE
	PLANNING DEVELOPMENT
	STREET TREE
	PLANNING DEVELOPMENT
	STREET TREE
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	PLANNING DEVELOPMENT

ne 84th street

LANDSCAPE PLAN (copy)

1"=30'

Gee & Repass Architects

Riverfront Condominiums 6

