

CITY OF REDMOND, WASHINGTON

RESOLUTION NO. 490

A RESOLUTION relating to zoning and approving the final plan of Woodford II Planned Development (PD-18) within the City of Redmond, Washington.

WHEREAS, a public hearing was held before the Planning Commission on March 13, 1974, to consider the preliminary plan submitted for Woodford II, a planned development designated PD-18, under Chapter 17.42 of the Redmond Municipal Code, and the Commission then submitted its recommendation thereon to the City Council; and

WHEREAS, following approval of the preliminary plan by the City Council, an application was filed on May 20, 1974, for the approval of the final plan of PD-18, and the Council has examined the same and deems it in the public interest and for the public welfare and in harmony with the Optimum Land Use Plan for Redmond that the final plan for Woodford II (PD-18) 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-18 a planned development known as Woodford II, submitted on May 20, 1974, is hereby approved, subject to the conditions and provisions of this resolution.

Section 2. Property description. The real property comprising PD-18 described is as follows:

This planned development II embraces that portion of the N.E. 1/4 of Section 10, township 25 North, range 5 East, W.M., in King County, Washington, more particularly described as follows:

Commencing at the monument marking the 1/4 section corner common to section 3 and said section 10. Said monument being further described as lying at the centerline intersection of 140th Avenue N.E. and N.E. 80th Street;

Thence S 1°31'27" West, 30.01 feet along the centerline of said 140th Avenue N.E.;

Thence S 87°09'00" East, 30.00 feet to the intersection of the easterly margin of said 140th Avenue N.E., with the southerly margin of said N.E. 80th Street;

Thence S 87°09'00" East, 47.96 feet to a point on a curve to the left;

Thence along said curve to the left, having a radius of 130.00 feet, along an arc length of 90.11 feet, through a central angle of 39°42'54"'

Thence S 87°09'00" as defined by the Washington State Highway Department, project #L3315, dated December 12, 1974;

Thence along said southwesterly margin the following courses and distances:

S 49°58'13" E, 158.66 feet;
S 51°53'00" E, 125.04 feet;
S 54°50'01" E, 53.82 feet to a point of a curvature
to the left having a back tangent of N 61°57'08" W;
Along said curve to the left, having a radius of
860.00 feet, along an arc length of 215.00 feet,
through a central angle of 14°19'26";
S 57°52'42" E, 57.93 feet;
N 87°40'29" E, 123.59 feet to a point common
to the northerly margin of the plat of Woodford, as
shown on the official plat thereof, as filed in the
office of the County Auditor, King County, Washington,
in Volume 82 of Plats, page 69, and said southwesterly
margin of SR-901;

Thence along said northerly margin the following
courses and distances:

S 34°13'45" W, 209.56 feet;
S 51°27'08" W, 74.74 feet;
S 76°07'39" W, 254.72 feet;
N 87°13'47" W, 61.57 feet;
N 75°34'40" W, 60.39 feet;
N 65°09'02" W, 133.35 feet;
S 34°49'05" W, 77.45 feet to a point of curvature to
the right;

Along said curve to the right, having a radius of 20.00
feet, along an arc length of 31.42 feet, through a
central angle of 90°00'00" to a point common to the
northerly margin of N.E. 77th Street and said northerly
margin of Woodford;

Thence along said northerly margin the following
courses and distances;

N 55°10'55" W, 18.99 feet to a point of curvature
to the left;

Along said curve to the left, having a radius of
189.70 feet, along an arc length of 110.23 feet
through a central angle of 33°17'38";

N 88°28'33" W, 226.24 feet to a point of curvature
to the right;

Along said curve to the right, having a radius of
20.00 feet, along an arc length of 31.42 feet, through
a central angle of 90°00'00" to a point on the easterly
margin of said 140th Avenue N.E.;

Thence N 1°31'27" E, 308.18 feet along said easterly
margin;

Thence S 87°09'00" E, 234.00 feet;

Thence N 1°31'27" E, 200.00 feet to the true point
of beginning.

The above described parcel lies wholly within the
N.E. 1/4 of Section 10, township 25 North, range 5 Est,
W.M., King County, Washington, and contain 9.254 acres,
more or less.

Situate in the County of King, State of Washington.

Section 3. General description of PD-18. The general description of PD-18 is as follows:

Woodford II is a 9.5 acre residential development of 34 dwelling units. The common area is held in common by the owners of the units. Woodford II is to be buffered by a 20-foot wide strip along the boundary of the development.

Section 4. Approval of Plan. Woodford II, PD-18 shall be developed in accordance with the plans and specifications received on May 20, 1974, consisting of the following:

Sheet 1 of 2 - Final Plan
Sheet 2 of 2 - Landscape Plan
Sheet 1 of four Architectural Schematics
Sheet 2 of four Unit "a" drawings
Sheet 3 of four Unit "b" drawings
Sheet 4 of four Unit "c" drawings

Section 5. Conditions of Approval. The approval of PD-18 hereby given shall be subject to compliance with the following:

1. Development shall take place in accordance with the requirements and conditions of the final plat known as Woodford II, approved by the City Council on January 17, 1978. In the case of any conflict between the final plan of PD-18 and the final plat of Woodford II, the final plat shall control.
2. A minimum of 20' screening buffer of landscaping and natural vegetation will be required around the periphery of the development. No buildings or driveways shall project into the 20' buffer.
3. A bond shall be posted to cover the cost of the installation of utilities and improvements, including perimeter screening.
4. Access to lots shall be permitted only from the interior streets.
5. Additional existing storm drain easement should be shown, running from the 10' easement shown at the east end of the site up the hill to Woodford Division I, between lots 52 and 53.
6. The developer shall fill and contour where necessary along the 10' storm drain easement at the east end of the site to channel drainage into the catch basins. Any fill shall be stabilized to prevent erosion, and any necessary erosion controls shall be used to stabilize the slopes of the ravine.
7. The drainage pipe running under 140th Avenue N.E. onto the site shall be shown. Additional drainage easement will be necessary in storm drainage is piped; maintenance agreements will be necessary where drainage is left in open natural channels.
8. Regarding the stubbed street from Woodford Division No. 1 at the south end of the site, a curb shall be placed across the entrance to the short

street from N.E. 77th Street, blocking it off to traffic.

9. Initial clearing of trees and grading will be limited to only that necessary for streets and the installation of utilities. Building sites may be cleared and graded consistent with construction phasing.

10. A 34' private drive shall be required, with two driving lanes and one parking lane, which shall not be required to be continuous.


Section 6. Duration of approval. This resolution shall take effect immediately upon its passage and shall continue in force subject to the provisions of the Redmond Municipal Code, Title 17, or its successor's regulations. Upon satisfactory compliance with the conditions required herein, application shall be made for the adoption of an ordinance giving final approval to the Woodford II Planned Development (PD-18).

PASSED by the Council of the City of Redmond, Washington, at a regular meeting thereof, and APPROVED by the Mayor this 16TH day of January, 1979.

CITY OF REDMOND


SELWYN L. YOUNG
MAYOR

ATTEST:


PAUL F. KUSAKABE
CITY CLERK

APPROVED AS TO FORM:


JOHN B. LAWSON
CITY ATTORNEY