

# ORIGINAL

RESOLUTION NO. 557

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, APPROVING THE PRELIMINARY PLAT OF WETHERSFIELD (PP-79-6) AND APPROVING THE HEARING EXAMINER'S RECOMMENDATIONS.

WHEREAS, pursuant to the Community Development Guide, the Hearing Examiner held a public hearing on April 30, 1980, for the purpose of considering the application of Evans Real Estate for preliminary plat approval of Wethersfield, file no. PP-79-6, and

WHEREAS, at the conclusion of said hearing and after consideration of the input received, review of the file, and personal inspection of the subject site and surrounding area, said Hearing Examiner prepared his findings of fact, conclusions and recommendations, and forwarded the same to the City Council for their consideration, and

WHEREAS, having reviewed the findings of fact, conclusions and recommendations of the Hearing Examiner and being fully advised,

THE CITY COUNCIL OF THE CITY OF REDMOND, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The preliminary plat of Wethersfield (PP-79-6) is hereby approved and the findings, conclusions and recommendations of the Hearing Examiner are hereby accepted and approved.

Section 2. The approval set forth in Section 1 above is subject to the conclusions and recommendations of the Hearing Examiner, a copy of which is attached hereto as Exhibit "A" and which is incorporated in full by this reference.

RESOLVED this 19th day of August, 1980.

CITY OF REDMOND



MAYOR, CHRISTINE T. HIMES

ATTEST/AUTHENTICATED:



CITY CLERK, PAUL F. KUSAKABE

FILED WITH THE CITY CLERK: August 14, 1980  
PASSED BY THE CITY COUNCIL: August 19, 1980  
SIGNED BY THE MAYOR: August 19, 1980

FINDINGS AND RECOMMENDATIONS  
OF THE HEARING EXAMINER OF THE  
CITY OF REDMOND

IN THE MATTER OF THE APPLICATION OF THE  
EVANS REAL ESTATE FOR APPROVAL OF THE  
PRELIMINARY SUBDIVISION OF WETHERSFIELD

File No. PP-79-6

RECOMMENDATION: The application of the Evans Real Estate  
should be granted subject to conditions  
stated.

INTRODUCTION

Evans Real Estate, Bellevue, Washington, hereinafter referred to as Applicant, has applied for approval of a 36-lot single family plat located south of N.E. 24th Street and west of 180th Avenue N.E., Redmond, Washington, and more particularly described as:

The east half of the northeast quarter of the northeast quarter of Section 25, Township 25 north, range 5 east, W.M., in King County, Washington; EXCEPT the north 510 feet of the east 265 feet thereof; AND EXCEPT the north 30 feet thereof conveyed to King County for H.M. Bennett Road (N.E. 24th Street) under Auditor's file numbers 2668053 and 2668056.

A hearing on the request was held before the Hearing Examiner of the City of Redmond, on April 30, 1980 and May 7, 1980. After due consideration of the evidence presented by the applicant; evidence elicited during the public hearing; and as a result of the personal inspection of the subject property and surrounding areas by the Hearing Examiner, the following findings of facts and conclusions shall constitute the recommendation of the Hearing Examiner on this application.

FINDINGS OF FACT

1. The Applicant has applied for approval of a 36-lot single family plat on property located on the south side of N.E. 24th Street and west of 180th Avenue N.E., Redmond, Washington, and more particularly described as:

The east half of the northeast quarter of the northeast quarter of Section 25, Township 25 north, range 5 east, W.M., in King County, Washington; EXCEPT the north 510 feet of the east 265 feet thereof; AND EXCEPT the north 30 feet thereof conveyed to King County for H.M. Bennett Road (N.E. 24th Street) under Auditor's file numbers 2668053 and 2668056.

2. The above described parcel is approximately 16.5 acres and it has a zoning classification of R-3 as established in the Redmond Development Guide; and has a Land Use Plan designation of Suburban Estates as established in the Redmond Development Guide.
3. There is no development on the above described parcel at this time. The site is bordered to the north by N.E. 24th Street in the Brae Moor subdivision; bordered to the south by a south portion of the proposed Wethersfield plat and an existing elementary school; bordered to the east by the plat of Cedar Lane Estates and bordered to the west by the developed plat of Argyle No. 3 located in the City of Bellevue, Washington.
4. The site slopes from south to north with slopes averaging from 7% to 30%. A ridge runs through approximately the center of the site from north to south. The maximum slopes occur on the northwest portion of the plat to the east of the stream.
5. The southeast and northwestern portions of the site are wooded with mixed evergreen and deciduous trees. The balance of the site is primarily grassland.
6. All utilities to the site are to be provided by the City of Redmond. Sewers will be gravity fed.

7. The City of Redmond, jointly with the City of Bellevue, issued a declaration of no significant impact on this project for purposes of complying with the State Environmental Policy Act.
8. The soils on the site are primarily of the Kitsap Series. Soil reports submitted as part of the application indicate areas of relatively unstable soils existing on the west side of the north-south ridge, and possibly existing on the slopes west of the creek which flows through the property.
9. Severe development limitations exist on the site, causing the density of the site to be reduced and significant alterations to site plans being made. The limitations require either avoidance of development on certain lots, or development on larger lots.
10. In submitting this application, the Applicant has submitted three different site plans - identified as site plan "Alternate A," site plan "Revised Original," and site plan "Alternate B." Copies of these are attached hereto as part of the findings.
11. Each of these submitted site plans contains unique proposals for traffic circulation, storm drainage, lot location, ingress and egress.
12. Vehicular circulation is an issue of major concern to the surrounding neighborhoods. During the course of the hearings, much testimony was given concerning the vehicular circulation.
13. In the site plan identified as "Revised Original" the traffic circulation is as follows: there is no access to the subdivision from the north and the south. Access to the subdivision from the east is via an extension of N.E. 22nd Way which transects the subdivision to the west access off 177th Avenue N.E. in the Argyle Addition of Bellevue. There are three cul-de-sacs in the subdivision; namely, the cul-de-sac for 179th Place N.E. which runs to the north of the extension of N.E. 22nd, a cul-de-sac of 178th Avenue N.E. which runs to the north of N.E. 22nd, and a cul-de-sac at 178th Court N.E. which runs to the northerly section of this subdivision.
14. During the course of the hearing, much testimony was received from the residents of Cedar Lane Estates objecting to the circulation of traffic as proposed in the site plan identified as "Revised Original." The main objection to the traffic circulation of this plan was that increased traffic would result on 180th Place N.E. of the Cedar Lane Estates, thereby causing increased traffic flow and increased danger to the residents of that area.
15. Objection to the traffic circulation, of the site plan identified as the "Revised Original," was received from the Redmond Police and Fire Departments. Basis of the objection was that the proposed traffic circulation created difficulties for emergency vehicles who need access to the area.
16. Testimony was presented by the owner of a parcel of land, located adjacent to the northeast corner of the Wethersfield addition, in support of the traffic circulation as proposed in the site plan identified as "Revised Original." The testimony presented was that, for safety reasons, the access to the Wethersfield addition could only occur off N.E. 24th Street onto 180th Avenue N.E. as set forth in the "Revised Original" site plan. Any other access to the Wethersfield property off N.E. 24th Street would create severe safety problems because of the severity of the grade on N.E. 24th Street.
17. In the site plan, identified as "Alternate A," the traffic circulation is as follows: there is no access to the Wethersfield subdivision from the east or from the south. Access to the subdivision is from the north off N.E. 24th Street onto 178th Avenue N.E. which transects the subdivision and ends in a cul-de-sac in an area south of the proposed subdivision. At approximately the middle of the subdivision, 178th Avenue N.E. intersects with 179th Avenue N.E. 179th Avenue N.E. forms a cul-de-sac at the south-easterly edge of the subdivision. Another cul-de-sac occurs at 179th Place N.E. which is off 179th Avenue N.E. in the central part of the subdivision. There is no access to the subdivision contained in "Alternate A" site plan off N.E. 22nd Way or off 177th Avenue N.E.

18. Testimony was received in support of the traffic circulation as set forth in site plan "Alternate A." The testimony was given by the Cedar Lane Estates Homeowner's Association.
19. Testimony was received at the hearing in opposition to the traffic circulation as proposed in site plan "Alternate A." The basis of the objection for the traffic circulation in this site plan was the difficulty in making a right-hand turn off N.E. 24th Street onto 178th Avenue N.E. The difficulty results because of the steepness of the grade of N.E. 24th Street at the point of the intersection.
20. Evidence was presented that the Redmond Police and Fire Departments opposed the traffic circulation in "Alternate A." The main problem with "Alternate A" would be the access of emergency vehicles to the area.
21. The traffic circulation as set forth in site plan identified as "Alternate B" is as follows: there is no access to the subdivision from the east or the south. Access from the west is via N.E. 21st Street which turns into 177th Avenue N.E. in the Argyle section of the City of Bellevue. Access from the north is via a turn-off off N.E. 24th Street onto 179th Avenue N.E. In the middle of the subdivision 179th Avenue N.E. divides, with 179th Avenue N.E. continuing to the east end of the subdivision and ending in a cul-de-sac in the southeast corner of the subdivision. 178th Avenue N.E. continues through the subdivision and cul-de-sacs south of the subdivision in the City of Bellevue. N.E. 22nd Way does not transect the subdivision in any manner whatsoever, and thus no vehicular access is provided to Cedar Lane Estates. Site plan "Alternate B" requires an east-bound deceleration lane and a west-bound left-turn pocket on N.E. 24th Street. The deceleration lane and the left-turn pocket are to be located near the intersection of N.E. 24th Street and 179th Avenue N.E.
22. Testimony in support of the traffic circulation in "Alternate B" was given by representatives of the Cedar Lane Estates Homeowner's Association, representing the development adjacent and north of the proposed Wethersfield subdivision. The basis of the testimony of the group was that "Alternate B" was an acceptable site plan for traffic circulation because the site plan did not allow access into Wethersfield subdivision from 178th Avenue N.E.
23. Evidence in support of the traffic circulation as proposed in site plan "Alternate B" was made by the Redmond Police and Fire Departments. A letter marked "City Exhibit No. 1" relating to such support was submitted as part of the record.
24. Testimony in opposition to the traffic circulation as set forth in "Alternate B" was given by the owner of a parcel of land located adjacent to the north-east corner of the Wethersfield subdivision. The basis for the opposition was the severity of the grade at the intersection of N.E. 24th Street and the proposed 179th Avenue N.E. and the fact that the intersection would be close to her property.
25. Testimony in opposition to the traffic circulation as set forth in "Alternate B" was also given by residents living on 177th Avenue N.E. in the City of Bellevue. The basis of the testimony was that 177th Avenue N.E. would become a collector of traffic and would thereby increase the traffic flow on 177th Avenue N.E. Also, increased traffic flow as 177th Avenue N.E. eventually turned into 179th Avenue N.E. would occur.
26. It is the recommendation of the City of Redmond Planning Department that if an entrance is made to the subdivision off N.E. 24th Street, it should be located as far to the east boundary of the site as possible in order to reduce the grade problem that would be caused by intersecting N.E. 24th Street with 179th Avenue N.E. at a lower point of the hill. Site plans "Alternate A" and "Alternate B" both have entrances off N.E. 24th Street. The entrance for "Alternate B" is located further to the east than that of "Alternate A."
27. The Engineering Department of the City of Redmond has recommended that the traffic circulation, as proposed in "Alternate B," is the most favorable of the three site plan proposals submitted.

28. A representative of the City of Redmond Engineering Department testified that "Alternate B" was acceptable from the engineering standpoint of the Public Works Department. Testimony also established that the grade coming down the hill from N.E. 24th Street on the west side of the proposed development was thirteen (13%) percent, which is below the fourteen (14%) percent maximum standard required by the City of Redmond. Testimony also established that the deceleration lane on N.E. 24th Street would be fifty (50') feet from the intersection with a taper of one hundred (100') feet from the normal lane. A representative of the Engineering Department further testified that another condition of approval of site plan "Alternate B" would be the requirement of a ten (10) foot slope easement along N.E. 24th Street in order to move the curb further to the south.
29. During the course of the hearings, testimony was made concerning the construction access to the subdivision during the time of construction. Residents from the Cedar Lane Estates testified that all construction access should be directly off N.E. 24th Street into the subdivision project, and that no construction access should be via the Cedar Lane Estates.
30. The City Planning Department recommended that the only construction vehicular access be off of N.E. 24th Street directly to the subdivision project until final plat approval of the subdivision.
31. The storm drainage system for the site is complex due to the existing surface and subsurface water flow. During the course of the hearings much testimony was given concerning the storm drainage system proposals.
32. A representative of the City Planning Department testified that the land involved in the proposed subdivision had significant storm drainage problems. These included: development limitations due to the soils and the hydraulics of the area, existing storm drainage lines, and natural water runoff problems.
33. A representative of the City Planning Department testified that collection systems and native growth protection easements had been recommended to resolve the storm drainage problems. In addition, the City Planning Department has recommended that a detailed soils report on the land in question be prepared by a Soils Engineer for the entire proposed plat, and that the detailed Soils Report be required to be on the site and be adhered to during all major construction.
34. A representative of the City Engineering Department testified the need for a complete Storm Drainage study to be prepared by the engineer for the Applicant, with final review and approval made by the Department of Public Works of the City of Redmond. This detailed storm drainage study would be required prior to any construction.
35. All three of the site plans submitted by the Applicant set forth a storm drainage system. Included in the storm drainage system are a perforated drainage system located in the southeasterly portion of the subdivision, and requirements that the existing drainage creek on the west border of the subdivision be preserved in its natural state.
36. The purpose of the perforated drainage system is to alleviate drainage problems on the southeasterly slope of the proposed subdivision. Further, the perforated drainage system is to prevent drainage problems to those residents located in the Cedar Lane Estates adjacent to the southeastern slope of the proposed development.
37. It was a recommendation of the City Planning Department that the storm drainage system, as set forth in site plan "Alternate B," was the most acceptable to the City. Support of the drainage system, as set forth in site plan "Alternate B" was also expressed by witnesses including the Cedar Lane Estates Homeowner's Association.
38. An adjacent property owner to the proposed subdivision testified in opposition to the storm drainage system as set forth in "Alternative B." The basis of her opposition was that the proposed storm drainage system would be inadequate and would not collect the drainage properly, resulting in the drainage being directed to her property.

39. The Applicant testified that the storm drainage system, as set forth in site plan "Alternate B," would sufficiently drain the lots adjacent to the opposing land owner so that no drainage problems would exist on the adjacent property.
40. In the three site plans submitted by the Applicant, a native growth easement is established in the vicinity of the southeast property line of the proposed subdivision in the Cedar Lane Estates. In addition, a native growth easement is established in the vicinity of the west property line adjacent to the Argyle Estates in the City of Bellevue.
41. The native growth easement as set forth in site plan "Alternate B" extends from the southeast corner of lot 26 through the northeast corner of lot 30. A representative of the Cedar Lane Estates Homeowner's Association testified that the native growth easement should be extended through the northeast corner of lot 31. This recommendation was agreed to by the Redmond Planning Department and the Applicant.
42. A representative from the City Planning Department testified that the City desired the native growth easement to include significant types of trees, and that the growth easement just not be a line division.
43. The Planning Department of the City of Redmond has recommended site plan "Alternate B" of the preliminary plat of Wethersfield be approved subject to the following conditions:

I. STREETS AND UTILITIES

- A. It is preferable from a circulation point of view that "N.E. 21st Street" be extended into the Plat of Argyle No. 3. However, eliminating this street connection and replacing it with a walkway is acceptable. This would result in the enlarging of lots 11 and 12.
- B. An east bound deceleration lane and a west bound left-turn pocket shall be provided at the entrance to the plat.
- C. Street improvements, including asphalt streets, concrete curbs and gutter, concrete sidewalks, storm sewer, street signs, street lights and other underground utilities will be required within the plat. In addition, space for a permanent subdivision sign is required outside the street right-of-way, if desired.
- D. Lot 1 shall not be permitted direct driveway access to N.E. 24th Street.
- E. A ten (10) foot slope easement along N.E. 24th Street is required.

II. STORM DRAINAGE

- A. (1) A storm drainage study shall be conducted. All data provided by the Applicant shall be reviewed and approved by the Public Works Department.
- (2) Oil separation facilities will be required within the storm sewer system to prevent contamination of the off-site system and Lake Sammamish.
- B. Within each lot of the proposed plat the downspouts and yard drains shall connect to the storm system.
- C. A perforated storm drain pipe, French drain system shall be required behind the sidewalk lying in front of lots to intercept surface drainage. The location of this French drain system shall be shown on the plans and/or determined at the time of construction by the City of Redmond Public Works Director.
- D. At time of construction, additional on-site easements to control drainage may be required.
- E. The existing drainage creek between Lot I through II shall be preserved in its natural state. No lot owner shall alter the course or otherwise change the character of this creek. A native growth protection easement shall be required.
- F. A ground water collection system shall be required in the vicinity of the east property line adjacent to the Cedar Lane Estates plat, e.g. French drains. This system shall connect to the plats' storm drainage system. Care shall be taken in the location of this system to preserve trees and their root systems.

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 for 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 PLANNING AND DESIGN

- A. N.E. 179th Street adjacent to the "unplatted" section shall be depressed as much as reasonably possible and the north side landscaped and fenced (where necessary). A complete landscape and fencing plan is required at the time of final plat submittal for this area. The plan shall include evergreen (6 to 8 feet in height) and deciduous (8 to 12 feet in height) trees in an informal planting arrangement.
- B. If N.E. 21st Street is not extended to connect to the plat of Argyle No. 3, a pedestrian walkway shall be provided in its place.
- C. The open space tract shall be noted as a native growth and stream preservation easement and included in the adjacent lots. The wording of this easement and the easement on the southeast portion of the lot shall be approved by the Department of Planning and Community Development.

V. OTHER

- A. All street and utility improvement shall be made and approved prior to final plat approval.
- B. (1) A detailed soils report shall be prepared by a soils engineer for the entire proposed plat, at the sole expense of the owner. The report shall deal with specific soil conditions as they relate to and affect construction of single-family homes within the proposed plat, including special techniques or methods of construction required to assure that such construction will be safe, and shall also set forth methods for alleviating existing surface and sub-surface water problems.
  - (2) The report shall be reviewed by an independent soils engineer selected by the Department of Public Works in conjunction with the City of Bellevue. The cost of such review, including the fees and expenses of the soils engineer, shall be borne entirely by the owner. An estimate of the costs and expenses of such review shall be obtained in advance, and the owner shall post cash security with the City prior to work being undertaken by the independent soils engineer.
  - (3) The independent soils engineer shall conduct a complete and thorough review of the soils report prepared by the owner's soils engineer, and shall report to the City on any deficiencies or omissions in that report. Based on the report of the independent soils engineer, the owner's soils engineer may be required to do additional analysis or study to supplement his original report.
- C. (1) For lots 8 through 20, in addition to the general soils report described above, a detailed soils report shall be prepared for each lot by owner's soils engineer prior to any clearing, grading or final plat approval. Each report shall analyze and make recommendations regarding: foundation and building structural requirements with regard to such lot; soil conditions and soil movement problems with regard to such lot; and, requirements and problems regarding cuts, fills and regrading with regard to such lot.
  - (2) Each report shall also make one of the following determinations:
    - (a) The lot is safe and suitable for construction without the necessity for any special mitigating measures or conditions to assure its safety;
    - (b) The lot is not safe and suitable for construction and cannot be made safe and suitable regardless of any mitigating measures or conditions which might be imposed; and
    - (c) The lot is not safe and suitable for construction in its present condition, but can be made safe and suitable through imposition of mitigating measures or conditions, in which case such measures or conditions shall be specified in detail.

- (3) Each such report shall be reviewed by an independent soils engineer to be selected by the City in the manner set forth in Section B.2 above. The cost and expense of such independent soils engineer shall be borne by the owner in the manner provided in Section B.2 and additional analysis and study may be required of the owner's soils engineer as provided for therein.
- D. The owner's soils engineer shall be on site during all major construction activities, including construction of drainage systems, water and sewer systems, and roadways, to assure that all conditions and standards which have been imposed are being met and to locate any previously unknown soils or drainage problems. Any such problems shall be immediately brought to the attention of the Department of Public Works.

#### CONCLUSIONS

1. The application is for approval of a 36-lot single family plat as a subdivision known as Wethersfield. The proposed subdivision is located south of N.E. 24th St. and west of 180th Avenue N.E., City of Redmond, Washington, and is more particularly described as:  
  
The east half of the northeast quarter of the northeast quarter of Section 25, Township 25 north, range 5 east, W.M., in King County, Washington; EXCEPT the north 510 feet of the east 265 feet thereof; AND EXCEPT the north 30 feet thereof conveyed to King County for H.M. Bennett Road (N.E. 24th Street) under Auditor's file numbers 2668053 and 2668056.  
  
The zoning on the above described property is R-3 and the Land Use Plan designation is Suburban Estates.
2. The proposed 36-lot single family plat, that is zoned R-3, is in compliance and conformity with City of Redmond Land Use Regulations as set forth in Chapter 20C.00.000.
3. The above described 16.5 acres of land is in conformance with the City of Redmond's Land Use Plan for Suburban Estates, Section 20B.90.030(30).
4. The Applicant has submitted three separate site plan proposals identified as the "Revised Original," "Alternate A," and "Alternate B." Testimony was received at the hearing in support of all three site plans.
5. It is the recommendation of the Planning Department of the City of Redmond that the site plan identified as "Alternate B," subject to conditions, be adopted as the site plan for the proposed subdivision.
6. The Applicant voiced no objection to the City of Redmond Planning Department's recommendation.
7. Of the three site plans that the Applicant has submitted, "Alternate B" is the most beneficial to the City of Redmond, and most closely adheres to standards for land use regulations as set forth in the City of Redmond Community Development Guide.
8. "Alternate B" conforms to the City's goals, policies and plans and maintains stability in land development within the City of Redmond as set forth in Chapter 20C.00.000 of the Redmond Community Development Guide.

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9. Site plan identified as "Alternate B" sets forth in detail the traffic circulation, the location and size of lots, and the following systems: drainage, water, power and light, telephone, gas and storm drainage. The City of Redmond Planning Department has recommended that "Alternate B" site plan be approved subject to the conditions listed in finding number 43 above.



### RECOMMENDATIONS

For each of the above reasons, the recommendation of the Hearing Examiner to the Redmond City Council, on the approval of the proposed preliminary subdivision of Wethersfield, more particularly described as:

The east half of the northeast quarter of the northeast quarter of Section 25, Township 25 north, range 5 east, W.M., in King County, Washington; EXCEPT the north 510 feet of the east 265 feet thereof; AND EXCEPT the north 30 feet thereof conveyed to King County for H.M. Bennett Road (N.E. 24th Street) under Auditor's file numbers 2668053 and 2668056

is as follows: the application of the Evans Real Estate, Bellevue, Washington, should be granted subject to the following conditions:

That the site plan identified as "Alternate B" of the preliminary plat of Wethersfield be approved subject to the following conditions:

#### I. STREETS AND UTILITIES

- A. N.E. 21st Street shall be extended into the Plat of Argyle No. 3, located in the City of Bellevue. This will provide adequate circulation of traffic in the proposed subdivision, and it will provide access from the west into the subdivision.
- B. An east bound deceleration lane and a west bound left-turn pocket shall be provided at the entrance to the plat.
- C. Street improvements, including asphalt streets, concrete curbs and gutter, concrete sidewalks, storm sewer, street signs, street lights and other underground utilities will be required within the plat. In addition, space for a permanent subdivision sign is required outside the street right-of-way, if desired.
- D. Lot 1 shall not be permitted direct driveway access to N.E. 24th Street.
- E. A ten (10) foot slope easement along N.E. 24th Street is required.
- F. Access to the site will be from N.E. 24th Street at the most easterly boundary of the property.

#### II. STORM DRAINAGE

- A. (1) A storm drainage study shall be conducted. All data provided by the Applicant shall be reviewed and approved by the Public Works Department.  
(2) Oil separation facilities will be required within the storm sewer system to prevent contamination of the off-site system and Lake Sammamish.
- B. Within each lot of the proposed plat the downspouts and yard drains shall connect to the storm system.
- C. A perforated storm drain pipe, French drain system shall be required behind the sidewalk lying in front of lots to intercept surface drainage. The location of this French drain system shall be shown on the plans and/or determined at the time of construction by the City of Redmond Public Works Director.
- D. At time of construction, additional on-site easements to control drainage may be required.
- E. The existing drainage creek between Lot 1 through 11 shall be preserved in its natural state. No lot owner shall alter the course or otherwise change the character of this creek. A native growth protection easement shall be required.
- F. A ground water collection system shall be required in the vicinity of the east property line adjacent to the Cedar Lane Estates plat, e.g. French drains. This system shall connect to the plats' storm drainage system. Care shall be taken in the location of this system to preserve trees and their root systems.
- G. A native growth easement, as shown on the site plan "Alternate B," shall be established in the southeastern corner of the Wethersfield subdivision and extend north to the northerly boundary of lot 31.

#### 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 for 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 PLANNING AND DESIGN

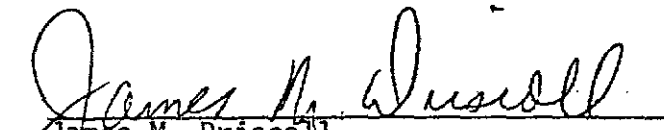
- A. N.E 179th Street adjacent to the "unplatted" section, as shown on "Alternate B," shall be depressed as much as reasonably possible and the north side landscaped and fenced (where necessary). A complete landscape and fencing plan is required at the time of final plat submittal for this area. The plan shall include evergreen (6 to 8 feet in height) and deciduous (8 to 12 feet in height) trees in an informal planting arrangement.
- B. The open space tract shall be noted as a native growth and stream preservation easement and included in the adjacent lots. The wording of this easement and the easement on the southeast portion of the lot shall be approved by the Department of Planning and Community Development.

#### V. OTHER

- A. All street and utility improvement shall be made and approved prior to final plat approval.
- B. (1) A detailed soils report shall be prepared by a soils engineer for the entire proposed plat, at the sole expense of the owner. The report shall deal with specific soil conditions as they relate to and affect construction of single family homes within the proposed plat, including special techniques or methods of construction required to assure that such construction will be safe, and shall also set forth methods for alleviating existing surface and sub-surface water problems.
- (2) The report shall be reviewed by an independent soils engineer selected by the Department of Public Works in conjunction with the City of Bellevue. The cost of such review, including the fees and expenses of the soils engineer, shall be borne entirely by the owner. An estimate of the costs and expenses of such review shall be obtained in advance, and the owner shall post cash security with the City prior to work being undertaken by the independent soils engineer.
- (3) The independent soils engineer shall conduct a complete and thorough review of the soils report prepared by the owner's soils engineer, and shall report to the City on any deficiencies or omissions in that report. Based on the report of the independent soils engineer, the owner's soils engineer may be required to do additional analysis or study to supplement his original report.
- C. (1) For lots 8 through 20 in addition to the general soils report described above, a detailed soils report shall be prepared for each lot by owner's soils engineer prior to any clearing, grading or final plat approval. Each report shall analyze and make recommendations regarding: foundation and building structural requirements with regard to such lot; soil conditions and soil movement problems with regard to such lot; and requirements and problems regarding cuts, fills and regrading with regard to such lot.
- (2) Each report shall also make one of the following determinations: (a) The lot is safe and suitable for construction without the necessity for any special mitigating measures or conditions to assure its safety; (b) The lot is not safe and suitable for construction and cannot be made safe and suitable regardless of any mitigating measures or conditions which might be imposed; and (c) The lot is not safe and suitable for construction in its present condition, but can be made safe and suitable through imposition of mitigating measures or conditions, in which case such measures or conditions shall be specified in detail.
- (3) Each such report shall be reviewed by an independent soils engineer to be selected by the City in the manner set forth in Section V.B.(1-3) above. The cost and expense of such independent soils engineer shall be borne by the owner in the manner provided in Section V.B.(2) and additional analysis and study may be required of the owner's soils engineer as provided for therein.

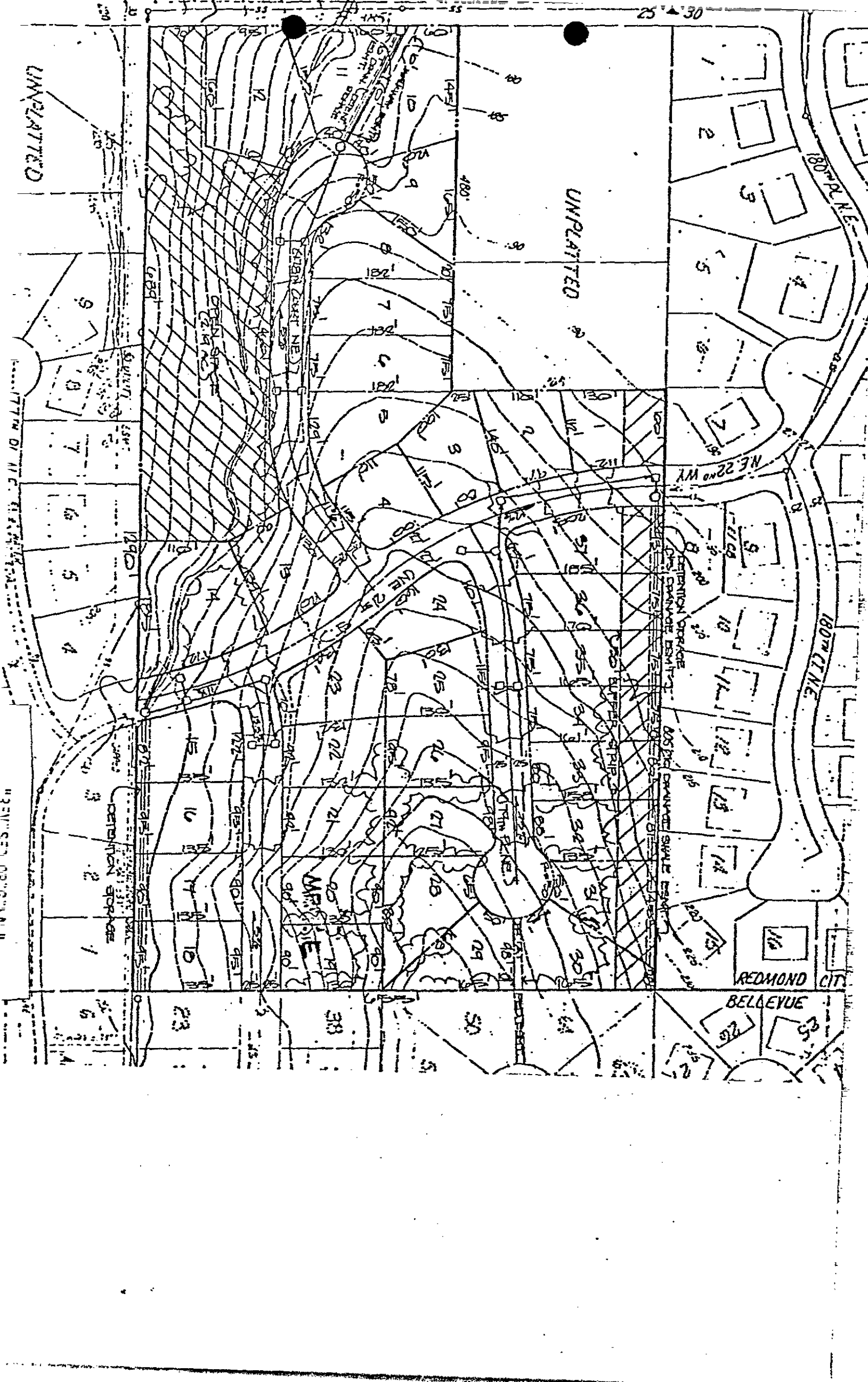
- D. The owner's soils engineer shall be on site during all major construction activities, including construction of drainage systems, water and sewer systems, and roadways, to assure that all conditions and standards which have been imposed are being met and to locate any previously unknown soils or drainage problems. Any such problems shall be immediately brought to the attention of the Department of Public Works.
- E. Construction access to the subdivision shall be direct from N.E. 24th Street to the site and no construction access shall be allowed off N.E. 22nd Way or N.E. 21st Street.

Entered this 20th day of June, 1980, pursuant to the authority granted under Sections 20F.10.080(10) and 20F.20.030 of the Community Development Guide of the City of Redmond.

  
James M. Driscoll  
Hearing Examiner

NOTICE OF RIGHT TO APPEAL

Pursuant to Section 20F.20.140(05), Redmond Development Guide, written appeals alleging specific error of fact or other grounds for appeal may be filed with the Department of Planning and Community Development within fourteen (14) days of the date of the Hearing Examiner's final action. In this matter, any appeal must be received by the Department prior to 5:00 p.m., on July 2, 1980.



UNPLATTED

UNPLATTED

SECTION OF N.C. 111

REDMOND CIT.

BELLEVUE

EXPOSITION SPORGE  
SANDWICH DISTRICT  
BOSS' DIST. SANDWICH SQUARE SANDWICH

MENS

EXPOSITION SPORGE

OPEN SPACE

ST. JOHN (PART NE)

180th St NE

NE 22nd St

180th St NE

180th St NE

180th St NE

180th St NE

180th St NE

180th St NE

180th St NE

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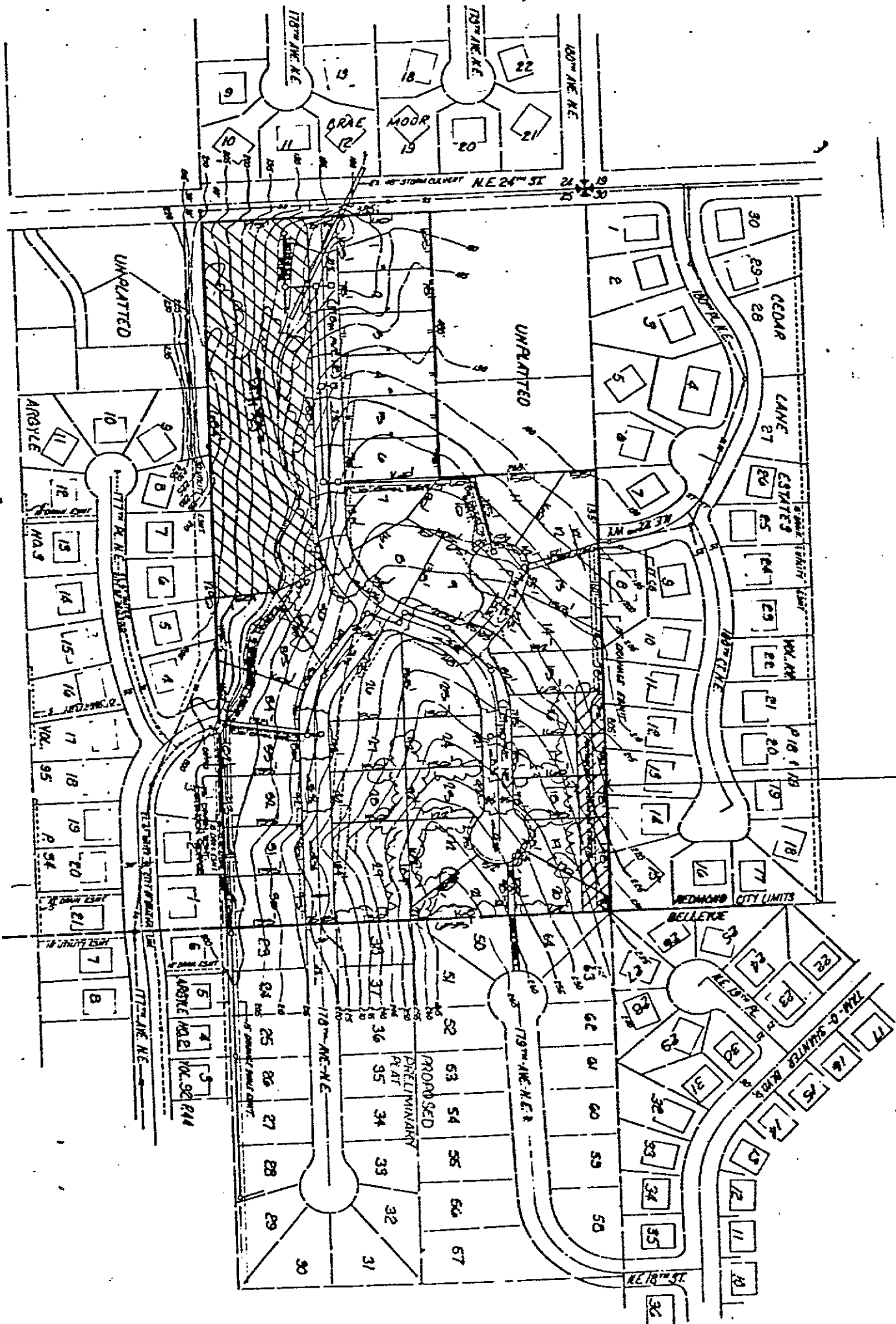
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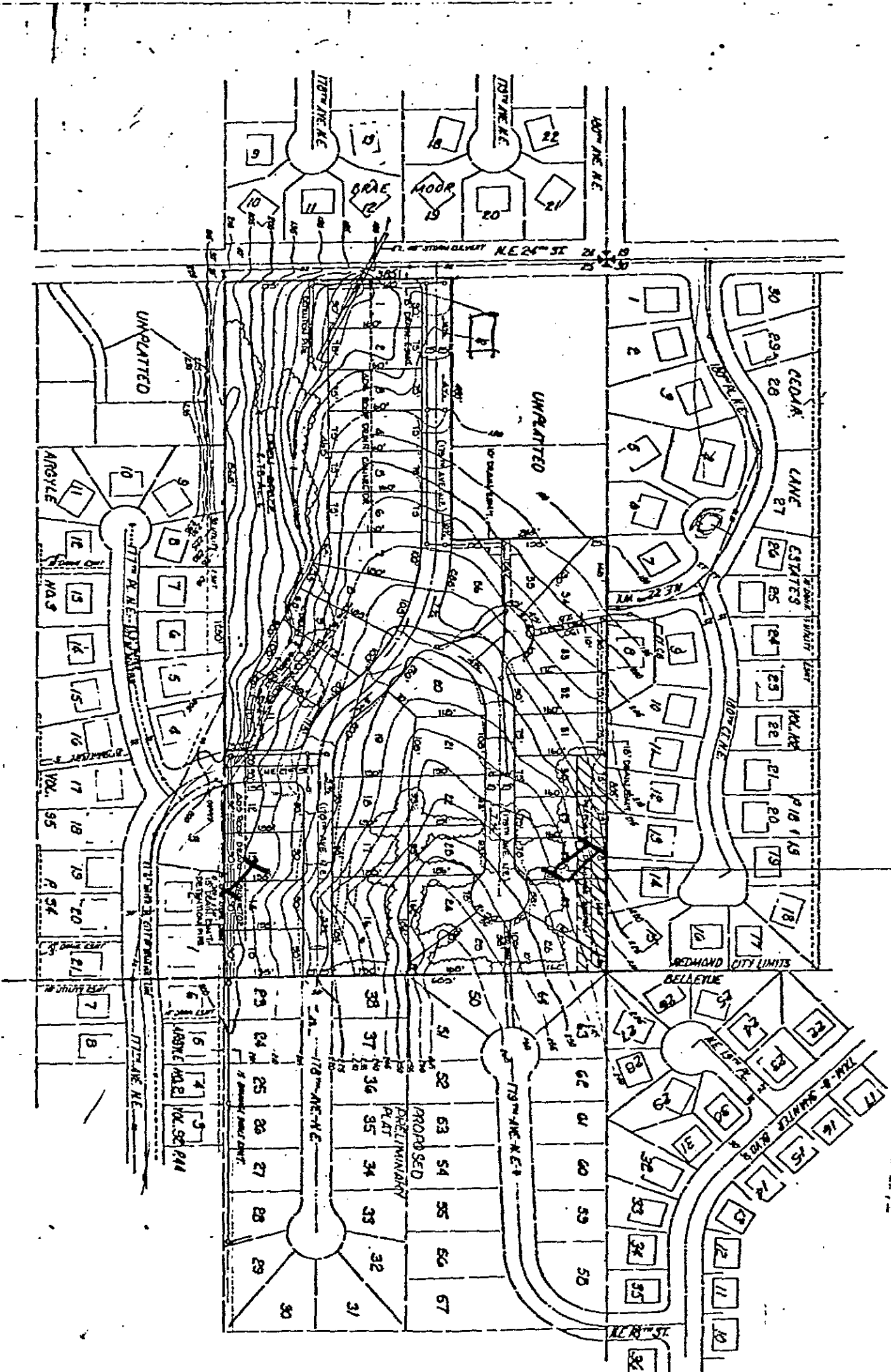
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**ALTERNATE "A"**



ALTERNATE "B" C-A-2