

RESOLUTION NO. R-2665

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF KIRKLAND APPROVING THE ISSUANCE OF AN INTENT TO REZONE AS APPLIED FOR IN DEPARTMENT OF COMMUNITY DEVELOPMENT FILE NO. R-F-PUD-79-85(P) BY DONALD S. HILL AND GERALD R. SCHLATTER TO REZONE PHASE I OF "FORBES CREEK" FROM RS 35,000 TO RS 8,500, AND SETTING FORTH CONDITIONS TO WHICH SUCH INTENT TO REZONE SHALL BE SUBJECT.

WHEREAS, the Department of Community Development has received an application for Intent to Rezone filed by Donald S. Hill and Gerald R. Schlatter, the owners of said property described in said application and located within a Residential Single Family 35,000 zone, and

WHEREAS, the application has been submitted to the Kirkland Planning Commission who held public hearing thereon at their regular meeting of September 20, 1979, and

WHEREAS, pursuant to City of Kirkland Ordinance No. 2473 concerning environmental policy of the State Environmental Policy Act, an Environmental Checklist has been submitted to the City of Kirkland, reviewed by the responsible official of the City of Kirkland and a positive declaration reached, and

WHEREAS, thereafter a Final Environmental Impact Statement was prepared, published and made available and accompanied the application through the entire review process, and

WHEREAS, the Kirkland Planning Commission after their public hearing and consideration of the recommendations of the Department of Community Development and having available to them the Environmental Impact Statement did adopt certain Findings, Conclusions and Recommendations and did recommend approval of the Intent to Rezone subject to the specific conditions set forth in said recommendations.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Kirkland as follows:

Section 1. The Findings, Conclusions and Recommendations of the Kirkland Planning Commission as signed by the Chairperson thereof and filed in the Department of Community Development File No. R-F-PUD-79-85(P) are adopted by the Kirkland City Council as though fully set forth herein, except for Recommendation 1c which is not adopted.

Section 2. The Intent to Rezone shall be issued to the applicants subject to the conditions set forth in the Recommendations hereinabove adopted by the City Council, and further subject to the following condition: All roadway improvements within 116th Ave. N.E. and Phase I as identified in Exhibit "C" shall be completed or a performance bond filed with the City prior to the issuance of any grading or building permits on the subject property. Said bond shall be in an amount to be determined by the Public Service Department. If the applicants wish to post a bond or other monetary security in lieu of the improvement they shall submit a detailed cost estimate for review and approval by said Department. The City Council approves in principal, the request for reclassification from RS 35,000 to RS 8,500 and pursuant to Chapter 23.62

of Ordinance 2183, The Council shall be Ordinance, effect such reclassification upon being advised that all of the conditions, stipulations, limitations and requirements contained in this Resolution, including those adopted by reference, have been met within six months of the date of enactment of this Resolution.

Section 3. A certified copy of this Resolution, together with the Findings, Conclusions and Recommendations therein adopted shall be attached to and become a part of the Intent to Rezone Permit or evidence thereof delivered to the permittee.

Section 4. Nothing in this Resolution shall be construed as excusing the applicant from compliance with any federal, state or local statutes, ordinances or regulations applicable to this project, other than expressly set forth herein.

Section 5. Failure on the part of the holder of the Intent to Rezone Permit to initially meet or maintain strict compliance with the standards and conditions to which the Intent to Rezone Permit is subject shall be grounds for revocation in accordance with Section 23.62.070 of Ordinance No. 2183, the Kirkland Zoning Ordinance.

Section 6. Certified or conformed copies of this Resolution shall be delivered to the following:

- (a) Applicant
- (b) Department of Community Development of the City of Kirkland
- (c) Fire and Building Departments of the City of Kirkland
- (d) Public Service Department of the City of Kirkland
- (e) Department of Project and Construction Management of the City of Kirkland
- (f) The Office of the Director of Administration and Finance (ex officio City Clerk) for the City of Kirkland

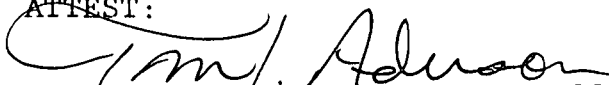
ADOPTED in regular meeting of the City Council on the 1st day of October, 1979.

SIGNED IN AUTHENTICATION THEREOF on the 1st day of October, 1979.



Mayor

ATTEST:



Director of Administration and Finance
(ex officio City Clerk)



DEPARTMENT OF COMMUNITY DEVELOPMENT

ADVISORY REPORT
FINDINGS, CONCLUSIONS AND RECOMMENDATIONS

PREPARED BY _____ DATE _____
xx RECOMMENDED BY _____ DATE September 20, 1979
ADOPTED BY _____ DATE _____

STAFF _____

BOARD OF ADJUSTMENT _____

HOUGHTON COMMUNITY COUNCIL _____

x PLANNING COMMISSION Kay Haenggi
Kay Haenggi, Chairperson

CITY COUNCIL AS INCORPORATED IN _____

RESOLUTION _____ ORDINANCE _____

NUMBER _____

DATE _____

FILE NUMBER F-SUB-R-79-84(P)

APPLICANT Gerald Schlatter

PROPERTY LOCATION 116th Ave. N.E. and N.E. 104th St.

SUBJECT FINAL SUBDIVISION OF "FORBES CREEK" & Rezone from RS35 to RS 8.5

HEARING/MEETING DATE October 1, 1979

BEFORE KIRKLAND CITY COUNCIL

EXHIBITS ATTACHED "A" Applications "B" Vicinity Map "C" Plat Site Plan

"D" Notice of Approval for Preliminary Subdivision

I. SUMMARY:

A. DESCRIPTION OF THE PROPOSED ACTION:

This is an application for Final Subdivision of six single family residential lots and one large lot which has received preliminary approval for a residential Planned Unit Development. Included with this action is an application for rezone of the six single family lots from RS 35000 to RS 8500. The applicant is Gerald R. Schlatter and the property is located at 116th Ave. NE and NE 104th St. Two tracts will also be segregated with this Subdivision. One tract serves as access for four residential lots. The other is conveyed to the City of Kirkland for park purposes.

B. RECOMMENDATIONS:

Based upon the Findings of Fact, Conclusions and as identified in Exhibits "A" through "D" we hereby recommend that this application for Final Subdivision be approved subject to the following conditions:

1. Any required interim storm drainage erosion control devices shall remain fully operational until the construction activities have been completed.
2. For Lots 2 through 7, a tree retention plan indicating those trees over 6" in caliper to be removed shall be submitted with any future Building Permit application.
3. Prior to release of the plat lines for recording, the following shall occur:
 - a. Applicant will revise the dedications section of the lines to include the dedication of Lot 8 to the City of Kirkland for park and open space purposes, in accordance with Sections 1.2.13 and 2.5.9 of the Kirkland Subdivision Ordinance. The lines shall also specify that the road serving the park is open to public use.
 - b. The applicant shall submit detailed construction drawings of all public and private roadway and utility improvements for review and approval for the Departments of Public Service and Project and Construction Management. Said improvements shall conform to other applicable exhibits and conditions of this approval. Furthermore, improvements within the right-of-way of 116th Ave. N.E. shall be consistent with an overall design for that portion of said right-of-way north of N.E. 104th St. as approved by the Public Service Department.
 - c. All roadway improvements within 116th Ave. N.E. shall be completed or bonded for in an amount to be determined by the Public Service Department. If the applicants wish to propose a bond or other monetary security in lieu of a bond, they shall submit a detailed cost estimate for review and approval or adjustment by said Department.
4. All sewer, water, storm water runoff and interim drainage improvements must be completed or bonded for in an amount determined by the Public Service Department.

9/20/79
9/11/79 ln

II. MAJOR STATEMENTS OF FACT AND CONCLUSIONS:

A. HISTORICAL BACKGROUND

1. Statements of Fact.

A preliminary subdivision approval was granted for this subdivision through Resolution 2526 on May 15, 1978. The Conditions of Approval for that action are included as Exhibit "D".

2. Conclusions.

The applicant appears to have met all conditions specified in the Notice of Approval in their application for Final Subdivision.

B. GOVERNMENTAL COORDINATION:

1. Statements of Fact.

a. Police Department. Access is adequate. No other public safety concerns.

b. Fire Department. A minimum of 12' horizontal and vertical clearance is required on all streets and access drives.

c. Building Department. No comment concerning subdivision.

d. Park Department.

Park segregation approved as submitted. City will provide maintenance after the tract is dedicated and plans completed as shown on P.U.D.

e. Public Service Department. All public improvements must be physically installed or bonded for prior to City Council approval. The developer will install an 8" loop and pay water charges. Most sanitary sewer has been installed. Road improvements as per Notice of Approval for Preliminary. (See Exhibit "D").


2. Conclusions.

The roadway improvements including asphaltting, drainage, curb and gutter, sidewalk, and the vehicle turnaround at the northern extent of improvements to 116th Ave. NE must be either completed or bonded for prior to final City Council approval of this action. Any required interim storm drainage erosion control devices shall remain fully operational until the construction activities have been completed.



II. C. EXISTING PHYSICAL CHARACTERISTICS:

1. Statements of Fact.


- a. Topography. The majority of the subject property slopes in a northeasterly direction at approximately 5%. On the northeast corner of the properties a steep ravine with slopes of 40% or greater. Along the south and north property lines of the subject property are steep slopes reaching 100%. See Exhibit " ".
- b. Hydrology. Forbes Creek runs through the base of the ravine on the northeast portion of the site.
- c. Vegetation. The northern two-thirds of the subject property is densely vegetated with a mixture of coniferous and deciduous materials. The southern third of the property was used as a barrow pit site and is an open grassy field.
- d. Soils/Geology. Local soils mapping indicates the subject property should be located within an Alderwood classification, with a geologic unit of Vashon till.
- 

2. Conclusions.

This subdivision is separating the Planned Unit Development site from several existing single family homes. The areas with substantial vegetation and steep slopes are within the boundaries of the Planned Unit Development area, rather than the areas now cleared for single family homes. Those areas with physical constraints are within the PUD tract, and the relationship of the physical constraints and proposed development within the PUD area should be handled with the PUD applications. For Lots 2 through 7, a tree retention plan indicating those trees over 6" in caliper to be removed should be submitted with any future Building Permit Application.

D. PUBLIC UTILITIES:

1. Statements of Fact.

- a. Sanitary Sewer. An 8" sewer line now exists in 116th Ave NE. An extension of the sewer to the northwest corner of the project site has been approved by the City of Kirkland Department of Public Works. Most sewer improvements have been physically installed.
- 

- II. D. 1. b. Domestic Water. An 8" water main now serves the property. The City is committed to extending the 8" water main to the north to connect with the Par Mac System.
- c. Streets. The applicants are dedicating a strip of land 30' wide to the City of Kirkland for right-of-way purposes where the property abuts 116th Ave. NE. Other improvements to 116th Ave. NE include 18' of asphaltting or underground drainage, curb and gutter improvements, and a 5' wide concrete sidewalk around 116th Ave. NE, and a turnaround at the northern extent to the improvements to 116th Ave. NE. Tract A provides access to the lots in the northwest portion of the site. The improvements to Tract A should meet the standards for access easements serving two to four lots as stated in the Subdivision Ordinance.
- d. Storm Drainage. The subject property presently drains in a northerly direction into Forbes Creek. Any impervious surface area within lot 1 should be handled through the PUD procedures. Any additional impervious surface through construction on lots 2 - 7 will require storm drainage plans at time of Building Permit.

9/20/79

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City of Kirkland
Department of Community Development

APPLICATION FOR A FINAL SUBDIVISION

Before preparing this application, please read information on cover page of this form.

Name of Applicant Donald S. Hill Phone 822-9641

Company Name _____

mailing Address 10634 116th Ave. N.E. City Kirkland, Wa. Zip 98033

Briefly describe the nature of the proposed subdivision (include intended use and number of lots proposed):

6 Residential Lots RS 8500' and one lot to be treated as a residential PUD

Proposed name of subdivision: Forbes Creek

Location of subdivision: 116th Ave. N.E. & N.E. 104 Street

Existing zoning of property RS 35000

Initial size of property (unsubdivided): _____ SQ. FEET,
27 ACRES.

If one large lot, suitable for subdivision, remains, explain reason:
The one large lot will be treated as a residential PUI

EXHIBIT "A"
APPLICATION
F-SUB-79-84 (P)
Forbes Creek

The undersigned applicant(s) is(are) the owners of the property described

as follows (legal description): THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST

QUARTER, SECTION 33, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON,

BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;

THENCE NORTH 0°30'03" EAST ALONG THE SUBDIVISION LINE, 975.99 FEET;

THENCE SOUTH 89°44'44" EAST, 1250.6 FEET MORE OR LESS TO THE RIGHT-OF-WAY

OF SECONDARY STATE HIGHWAY NO. 2A BY DEED UNDER AUDITOR'S FILE NO. 4585169; (continued on back)--

THENCE SOUTH 6°45'13" WEST, ALONG SAID RIGHT-OF-WAY 995.64 FEET MORE OR LESS TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH 89°04'49" WEST, 1142.18 FEET TO THE POINT OF BEGINNING.

RECEIVED

MAY 14 1979

PLANNING DEPARTMENT

III. E. NEIGHBORHOOD CHARACTERISTICS:

1. Statements of Fact.

a. Zoning.

The subject property is presently zoned RS 35,000 but this application for Final Subdivision is accompanied by a Rezone application to change the zoning classification from RS 35,000 to RS 8,500. The property directly to the south was rezoned to RS 8,500 under a formal subdivision, and the single family houses included in the subdivision of this PUD parcel were included in a Rezone application with the subdivision. To the north are properties zoned Light Industrial, to the east is King County residential zoning, separated by I-405, and to the southwest is RS 8,500 zoning. To the west lies both RS 8,500 and RS 35,000 zoning.

b. Land Use. Most of the site is undeveloped. Single family homes now stand on proposed Lots 2 through 7. The property to the south was recently developed as a 53-lot residential subdivision. A 20 lot subdivision lies directly to the west. To the north lies the Burlington Northern Railroad and Par Mac Industrial Park. Interstate 405 is east of the property.

2. Conclusions.

The proposed subdivision would create lots in excess of the minimum land area required under the density indicated by the Land Use Policies Plan. A rezone application has been submitted with this Final Subdivision application requesting a zone change from its existing zone to the approximate 5 dwelling unit per acre density shown by the Comprehensive Plan.

Since the applicant has chosen to subdivide this property into one large parcel and several smaller parcels, any future subdivision of the large parcel will be handled at that time. Neither the PUD nor this subdivision create a "postage-stamp" type of property segregation.

F. LOCAL ZONING AND/OR LAND USE POLICIES AND PLANS

1. Statements of Fact.

a. Subdivision Ordinance.

Section 3.5.3: "Standards for Access Easements . . . Access easements serving two to four lots or building sites shall not be less than 20 feet in width of which 12 feet shall be paved and 8 feet used for utilities. A concrete or rolled asphalt curb shall be required."

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II. F. 1. a. (Cont'd)

Section 1.2.13. "Dedication: Dedication is the deliberate appropriation of land by an owner for any general and public use, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted. The intention to dedicate shall be evidenced by the owner by the presentment for filing of a final plat or short plat showing the dedication thereon, and the acceptance by the public shall be evidenced by the approval of such plat for filing by the City of Kirkland or other appropriate governmental unit."

Section 2.5.5. "Tree Cutting Plan: Landscaping, planting and tree cutting plans shall be prepared by a landscape architect and submitted to the Planning Department prior to the approval of the final plat on all areas which have been identified by the Kirkland Planning Department as having potentially hazardous geological conditions, soils limitations, or slopes equal to or greater than 15 percent. In addition, tree cutting plans for all developments shall be required indicating trees over 6" in caliper and indicating which will be cut and which will remain.

Section 2.5.9. "Parks, recreation sites and open spaces:
(a) All subdivisions shall reserve to be held in common ownership or shall dedicate to the City of Kirkland not less than 5 percent of the total land area for neighborhood or community parks, recreation sites or open spaces, serving the area of the proposed subdivision subject to such conditions as the Planning Commission may establish concerning access, and use and maintenance of such land as may be necessary to assure the preservation of such land for its intended use. Such conditions shall be shown on the plat prior to final approval and recording."

2. Conclusions.

- a. Tract A, which serves as access to four residential lots is 30 feet wide, which exceeds the minimum requirement for four lots.
- b. The land dedicated to the City of Kirkland as park area must be shown on the plat linen in accordance with Sections 1.2.13 and 2.5.9 of the Subdivision Ordinance. It shall be designated as a "tract" and restrictions on use and provisions for maintenance shall be stated on the plat linen.
- c. For Lots 2 through 7 a tree retention plan shall be required for any trees 6" or greater in caliper at time of Building Permit if future building should occur. For Lot 1, landscaping and tree retention plans must be submitted as part of the Final PUD application.

III. APPENDICES: Exhibits "A" through "D" are attached.

9/20/79

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STATE OF WASHINGTON)
COUNTY OF KING) SS
CITY OF KIRKLAND)

STATE OF WASHINGTON)
COUNTY OF KING) SS
CITY OF KIRKLAND)

I/we, Donald S. Hill/Gerrald R. Schlatter, being duly sworn depose and say, that I am/we are the owner(s) of the property legally described below, and that CUMMINGS/SCHLATTER & ASSOCIATES has my/our permission to act as my/our agent in my/our behalf for this application for a Final Subdivision for the subject property with the City of Kirkland.

Donald S. Hill
Gerrald R. Schlatter
(Signature(s) of Owner(s))

Subscribed and sworn to before me this 14 day of May, 1979.

Harriet D. Jansen
Notary Public in and for the
State of Washington, residing at
Kirkland

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER, SECTION 33,
TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
THENCE NORTH 0°30'03" EAST ALONG THE SUBDIVISION LINE, 975.99 FEET;
THENCE SOUTH 89°44'44" EAST, 1250.6 FEET MORE OR LESS TO THE RIGHT-OF-WAY
OF SECONDARY STATE HIGHWAY NO. 2A BY DEED UNDER AUDITOR'S FILE NO. 4585169;
THENCE SOUTH 6°45'13" WEST, ALONG SAID RIGHT-OF-WAY 995.64 FEET MORE OR LESS
TO THE SOUTH LINE OF SAID SUBDIVISION;
THENCE NORTH 89°04'49" WEST, 1142.18 FEET TO THE POINT OF BEGINNING.

RECEIVED
MAY 14 1979

PLANNING DEPARTMENT

(Continue legal description on reverse side if necessary.)

I, Donald S. Hill/Gerrald R. Schlatter being the present property owner of the property described below, being duly sworn, depose and say that I do not own any other property directly adjoining the property legally described below and that the foregoing statements, answers and information are in all respects true and correct to the best of my knowledge and belief. NOTE: Part of the adjoining property to the Final Planned Unit Development is part of the Rezoning and Final Subdivision of the Forbea Creek Plat.

Donald S. Hill
Gerrald R. Schlatter
(Signature)

Subscribed and sworn to me this 14 day of May, 1979.

Harriet D. Jansen
Notary Public in and for the
State of Washington, residing at
Kirkland

(NOTARY SEAL)

LEGAL DESCRIPTION THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER,
SECTION 33, TOWNSHIP 26 NORTH, RANGE 5 EAST, W.M., IN KING COUNTY, WASHINGTON;
BEGINNING AT THE SOUTHWEST CORNER OF SAID SUBDIVISION;
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LESS TO THE SOUTH LINE OF SAID SUBDIVISION;

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THENCE NORTH 89°04'49" WEST, 1142.18 FEET TO THE POINT OF BEGINNING. MAY 14 1979

PLANNING DEPARTMENT

BY

A F F I D A V I T

STATE OF WASHINGTON)
COUNTY OF KING)
CITY OF KIRKLAND)

Donald S. Hill/Gerald R. Schlatter, being duly sworn
depose and say, that I am (we are) the owner(s) of the property involved
in this application and that the foregoing statements and answers herein
contained and the information herewith submitted are in all respects
true and correct to the best of my (our) knowledge and belief.

Gerald R. Schlatter
(owner)

Donald S. Hill
(owner)

Phone: 828-6525

220 1st. Street Kirkland, Wa. 98033
(Mailing Address)

Subscribed and sworn to before me this 14 day of May, 1979.

Harriet O. Oster
Notary Public in and for the
STATE OF WASHINGTON, residing at
Kirkland

RECEIVED

MAY 14 1979

AM
PLANNING DEPARTMENT

BY.....

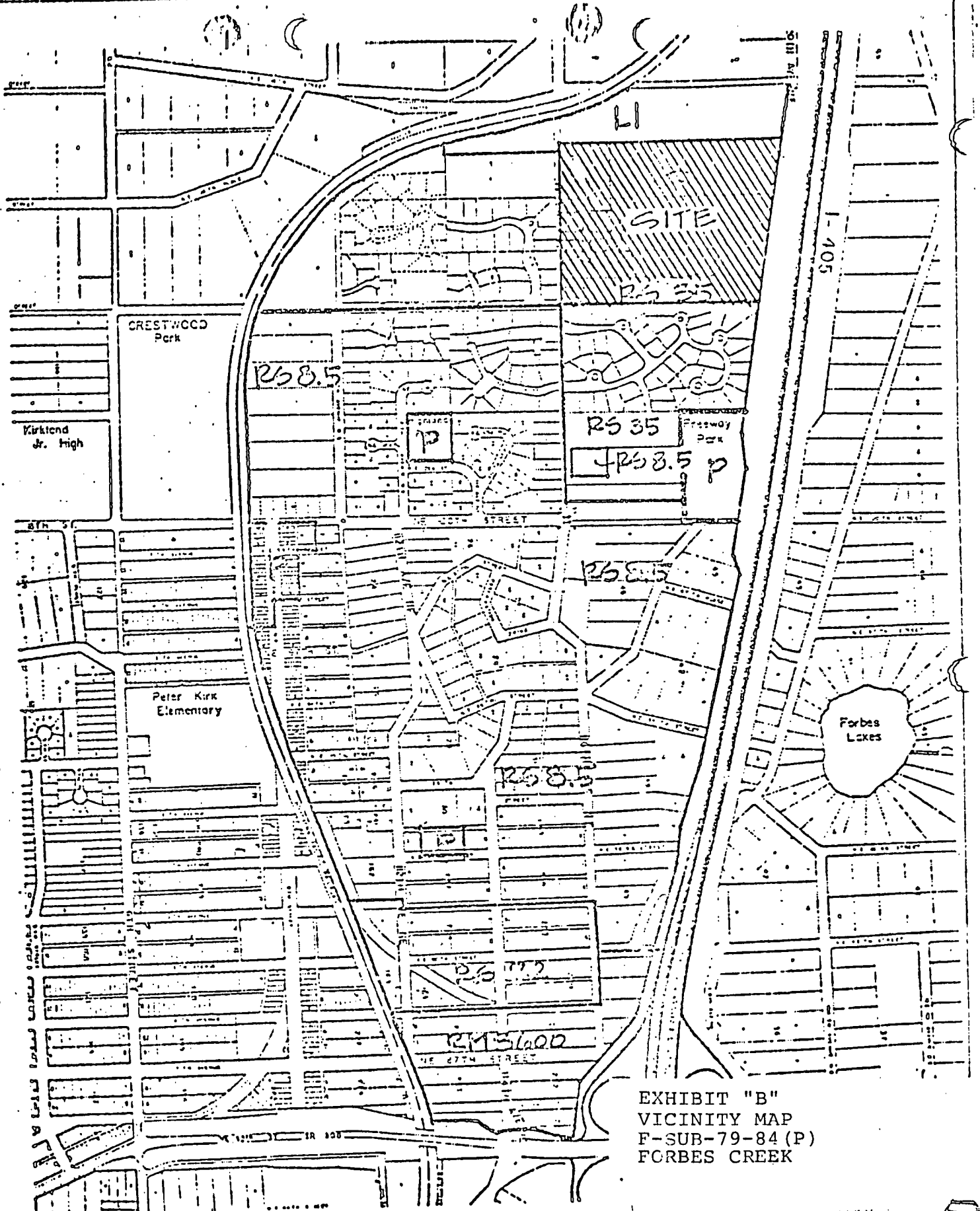


EXHIBIT "B"
VICINITY MAP
F-SUB-79-84 (P)
FORBES CREEK

LEGEND

SINGLE FAMILY
 RS 35 - MIN. 35000 SQ FT LOT
 RS 8.5 - MIN. 8500
 RS 7.2 - MIN. 7200

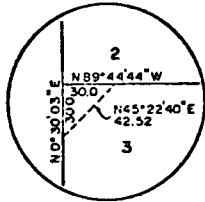
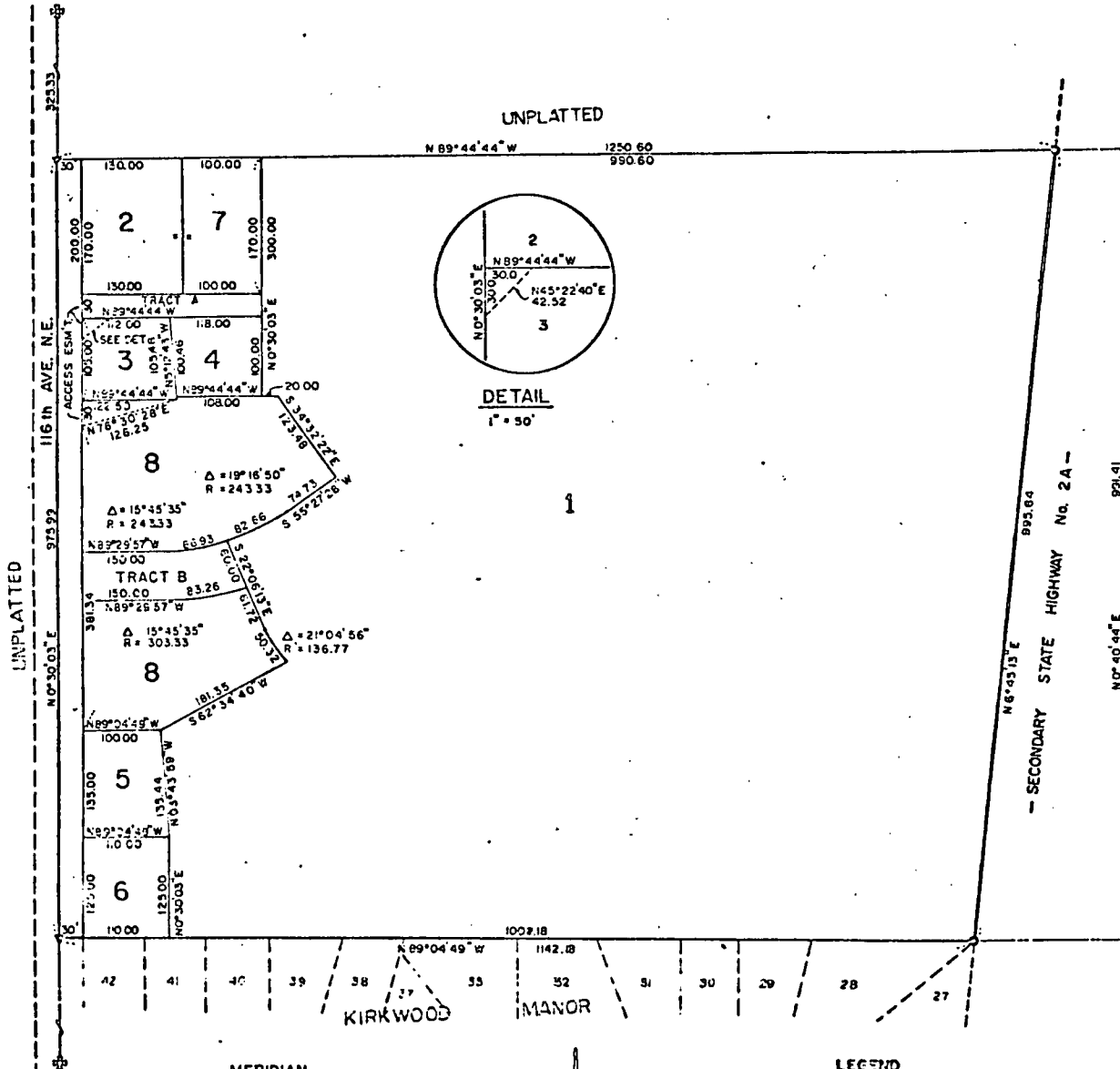
RM - RESIDENTIAL MEDIUM DENSITY
 LI - LIGHT INDUSTRIAL
 P - PUBLIC

ZONING

FORBES CREEK

SECTION 33, TWP. 26 N., R. 5 E., W.M.

CITY OF KIRKLAND
KING COUNTY, WASHINGTON



DETAIL
1" = 50'

UNPLATTED

UNPLATTED

SECONDARY STATE HIGHWAY No. 2A

MERIDIAN
PLAT OF HEGGEN HILLS OF KIRKLAND
DIV. NO. 2

LEGEND
▽ SET BRASS CAP
⊙ SET MONUMENT
⊞ FOUND MONUMENT

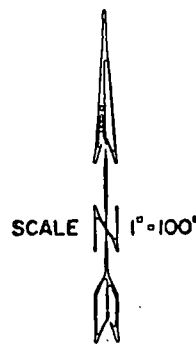


EXHIBIT "C"
PLAT SITE PLAN
F-SUB-79-84 (P)
FORBES CREEK

DO NOT

Name Hill, Donald S. & Schlatter, Gerald R.
"FORBES CREEK"

R-2526
Approval or Resol

CITY OF KIRKLAND
DEPARTMENT OF COMMUNITY DEVELOPMENT

EXHIBIT "D"
NOTICE OF APPROVAL-PREL.
SUBDIVISION
F-SUB-79-84 (P)
FORBES CREEK

NOTICE OF APPROVAL

Applicant: DONALD S. HILL AND GERALD R. SCHLATTER
Address: c/o Cummings Schlatter, 220 1st St., Kirkland 98033
Telephone: 822-8287
Type of Application: PRELIMINARY SUBDIVISION OF FORBES CREEK, a 24-lot residential subdivision.
Date Approved - Terminated: May 15, 1978 / May 14, 1979
Approved Terminated

This PRELIMINARY SUBDIVISION Notice of Approval is granted to

Don Hill & Gerald Schlatter, FORBES CREEK located in Kirkland Washington, legally described in Department of Community Development File No. P-SUB-77-77(P), and under Approval No. R-2526 at approximately W. of 116th Ave. NE & north of NE 104th Street location.

This permit is granted by Resolution No. R-2526 of the City of Kirkland, and is subject to the following Conditions of Approval and Exhibits "A" through "F" of Advisory Report.

1. Approval of this application shall be contingent upon approval of the Preliminary Planned Unit Development application submitted under File No. PUD-77-75(P).
2. The Environmental Impact Statement prepared for this project shall be included as part of the adopting Resolution for this application.
3. Planning Commission of Final Plat application for this project shall precede Commission review of the Final Planned Unit Development application for this project. Accompanying the Final Plan application shall be a Rezone application pertaining to lots 1 through 6. Other lots within this development shall be rezoned concurrently with Final Planned Unit Development applications. Lots 7 through 20 shall be deleted from the site plan.
4. The Final Plat application shall bear the signatures of all parties having a partial ownership of the subject property, as well as the rezone application for lots 1 through 6. Approval of this application does not negate any of the conditions of approval imposed upon the subject property under File No. PUD-77-75(P).
5. With development of the subject property, the following improvements to 116th Avenue NE shall be provided:
 - a. Dedication of a 30-foot wide parcel of property to the City for right-of-way purposes, where the subject property abuts 116th Avenue NE.

(over)

Donald S. Hill & Gerald R. Schlatter "Forbes Creek"
P-SUB-77-77(P)

CONDITIONS OF APPROVAL, CONT'D

4. b. Eighteen feet of asphalt, with underground drainage and curb and gutter improvements, and a 5-foot wide concrete sidewalk. These improvements may meander in the right-of-way to maintain vegetation.
c. A vehicle turn-around shall be provided at the northern extent of the improvements to 116th Ave. N.E.
6. All utilities shall be undergrounded.
7. Prior to the installation of any required utilities, grading, or development on the subject property, the applicant shall be required to submit for review engineering calculations and plans for the storm water run-off and drainage system to the Department of Public Services. The system shall be designed so that the water leaving the site from a storm having an intensity equal to or less than a ten year storm will not have a lesser quality or greater quantity than that which currently leaves the site under identical storm conditions.
8. Prior to the construction of any utilities, the applicants shall submit detailed plans for the construction of water and sewer systems to the Department of Public Services for their review and approval. In addition, the applicant shall submit to the Public Service Department an interim storm drainage/erosion control plan for their approval. This plan is to be approved by the Public Service Department prior to any grading on the site. Also, the developer shall submit a bond to the City in an amount determined by the Public Service Department for the maintenance of the interim drainage/erosion control facility.
9. To satisfy the requirement for the provisions of public recreational area, the applicant shall design and develop the 2.2 acre park proposed along the east side of 116th Avenue NE. The applicants shall continue to work with the Parks Department on a final design of this park. The final design shall be included with the applications for Final Planned Unit Development.
10. Subsequent to approval of this preliminary plat application, clearing and grading shall occur only within the proposed streets and utility easements.
11. Lot 21 shall be incorporated into Lot 22 and shall remain undeveloped.