

# Ordinance No. 00073

[Council Minutes 96/05/06](#)

## ORDINANCE NO. 73

### ORDINANCE NO. 73

AN ORDINANCE of the City Council of the City of Lakewood, Washington, vacating portions of Lawndale Avenue S.W. and Alameda Avenue S.W.

WHEREAS, the City of Lakewood, Washington has received a petition signed by not less than two-thirds (2/3) of the owners of property adjacent to portions of Lawndale Avenue and Alameda Avenue located within the City of Lakewood, Washington requesting that the same be vacated; and

WHEREAS, a public hearing was held in connection with the possible vacation, with notice having been provided pursuant to statute; and

WHEREAS, the City Council of the City of Lakewood, Washington, has considered all matters presented at the public hearing on the proposed vacation, held on the 15th day of April, 1996, at the Clover Park School District Board Room, 10903 Gravelly Lake Drive S.W., Lakewood, Washington.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAKEWOOD, WASHINGTON, DO ORDAIN as Follows:

Section 1. That the portions of Lawndale Avenue S.W. and Alameda Avenue S.W., located within the City of Lakewood, Washington, described more particularly as follows:

**Lawndale Avenue SW: That portion of Lawndale Avenue SW shown on the map of Lake City, according to Plat thereof recorded in Volume 3 of Plats, Page 18, in the office of the Auditor of Pierce County, Washington, lying between Blocks 67 and 72 of said Plat, and being bounded on the West by a straight line extending from the Southwest corner of said Block 67 to the Northwest corner of said Block 72, and being bounded on the East by a straight line which extends from the Southeast corner of Lot 25, Block 67 of said Plat, to the Northeast corner of Lot 25, Block 72 of said Plat. Excepting therefrom the following described parcel which shall be retained as right-of-way for Lawndale Avenue SW.**

That portion of Lawndale Avenue SW shown on the map of Lake City, according to Plat thereof recorded in Volume 3 of Plats, Page 18, in the office of the Auditor of Pierce County, Washington, lying between Blocks 67 and 72 of said Plat, and being bounded on the West by a straight line extending from the Southwest corner of said Block 67 to the Northwest corner of said Block 72, and being bounded on the East by a straight line which extends from the Southeast corner of Lot 25, Block 67 of said Plat, to the Northeast corner of Lot 25, Block 72 of said Plat. Excepting therefrom the following described parcel which shall be retained as right-of-way for Lawndale Avenue SW.

Commencing at the Northeast corner of Lot 25, Block 72 of said Plat, and True Point of Beginning; thence South 89 57=32@ West, along the North line of said Block 72, a distance of 100.15 feet; thence North 00 02=28@ West a distance of 56.45 feet to the beginning of a curve concave to the Southeast and having a radius of 50.00 feet; thence in a clockwise direction along the arc of said curve through a central angle of 28 05=18@ a distance of 24.51 feet to a point on the South line of Block 67 of said

Plat; thence North 89 57=32@ East a distance of 94.02 feet to the Southeast corner of Lot 25, Block 67 of said Plat; thence Southerly in a straight line a distance of 80.00 feet to the True Point of Beginning.

**Alameda Avenue SW: The Easterly 10 feet of the Alameda Avenue SW right-of-way, from the North right-of-way line of Veterans Drive SW to the North line of Block 67 of the Plat of Lake City, recorded in Volume 3 of Plats, Page 18, in the office of the Auditor of Pierce County, Washington; including the easterly 10 feet of right-of-way of Alameda Avenue SW across the Lawndale Avenue right-of-way.**

The Easterly 10 feet of the Alameda Avenue SW right-of-way, from the North right-of-way line of Veterans Drive SW to the North line of Block 67 of the Plat of Lake City, recorded in Volume 3 of Plats, Page 18, in the office of the Auditor of Pierce County, Washington; including the easterly 10 feet of right-of-way of Alameda Avenue SW across the Lawndale Avenue right-of-way.

All being in the Southeast Quarter of Section 9, Township 19 North, Range 2 East of the Willamette Meridian in the City of Lakewood, Pierce County, Washington.

be, and the same hereby is, vacated subject to and conditioned upon the following:

A. Dedication of a right-of-way for a cul-de-sac on Lawndale Avenue S.W., on the following described property:

Those portions of Lots 25 through 28 inclusive, Block 67, Map of Lake City, according to Plat thereof recorded in Volume 3 of Plats, Page 18, in the office of the Auditor of Pierce County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Lot 25 and True Point of Beginning; thence south 89 57=32@ West, along the South line of said Block 67, a distance of 94.02 feet to a non-tangential intersection with a curve concave to the south, and from which point the center of curve lies South 62 13=06@ East a distance of 50.00 feet; thence in a clockwise direction, along the arc of said curve, through a central angle of 61 59=38@ a distance of 54.10 feet to the end of said curve; thence North 89 46=32@ East, along a line which is non-tangential to the preceding curve, a distance of 49.77 feet to the East line of said Lot 25; thence South 00 13=28@ East a distance of 26.65 feet to the True Point of Beginning.

All being in the Southeast Quarter of Section 9, Township 19 North, Range 2 East of the Willamette Meridian in the City of Lakewood, Pierce County, Washington,

Sufficient right-of-way shall be dedicated on the north side of Lawndale Avenue to construct a cul-de-sac with a radius of 50 feet, to the right-of-way line for the cul-de-sac. with the center of the cul-de-sac located at a point 23.55 feet South and 49.88 feet West of the Southwest corner of Lot 24, Block 67 as described earlier.

B. A cul-de-sac with a curb radius of 45 feet, with its center as described in A above, shall be constructed at the westerly end of that portion of Lawndale Avenue between Alameda Avenue SW and Lake City Boulevard SW not being vacated.

The cul-de-sac shall be paved with 3-inches of asphalt concrete, Class B, over 5-inches of crushed surfacing top course. The pavement section can be modified if a pavement design, prepared and stamped by a Professional Engineer licensed in the State of Washington, is submitted to the Lakewood Engineering Manager with calculations supporting a lesser pavement sections, and receives the approval of the Engineering Manager. However, the 3-inch asphalt depth shall not be decreased.

Cement concrete curb and gutter, Type A, shall be constructed around the cul-de-sac;

C. Cement concrete curb and gutter, Type A, and cement concrete sidewalk shall be constructed, on Alameda Avenue SW, across the Lawndale Avenue SW right-of-way to be vacated. Said curb and gutter shall be constructed on an alignment 14 feet east of the centerline of the Alameda Avenue SW right-of-way. A cement concrete driveway shall be constructed on Alameda Avenue SW to provide access to the church parking lot.

It shall be noted, the construction of the curb and gutter on Alameda Avenue SW will require some removal and replacement of existing pavement on Alameda Avenue in order to properly match the existing pavement grades. Any pavement patch required on Alameda Avenue shall consist of 3-inches of asphalt concrete, Class B, over 5-inches of crushed surfacing top course.

The applicant shall provide to the City engineering drawings for the cul-de-sac on Lawndale Avenue and for the curb and gutter on Alameda Avenue showing existing and proposed pavement grades, and the proposed gutter grades;

D. There are existing drywells for storm drainage located on the northeast and southeast corners of the intersection of Alameda and Lawndale Avenues. These drywells shall be removed and disposed of by the applicant. One new catch basin, with an oil-water separator shall be constructed to pick up storm water in the new curb and gutter to be constructed on the east side of Alameda Avenue SW. A 30-foot long infiltration trench shall be constructed to serve the new catch basin. The catch basin and infiltration trench shall be designed to the approval of the Engineering Manager. The Engineering Manager will entertain a different drainage concept if it can be proven, to the satisfaction of the Engineering Manager, to adequately handle the surface water runoff;

E. The applicant shall provide a drainage plan, meeting the approval of the Lakewood Engineering Manager, for the cul-de-sac to be constructed on Lawndale Avenue;

F. The applicant shall construct a 5-foot wide cement concrete sidewalk from the easterly limits of that portion of Lawndale Avenue to be vacated to the new sidewalk to be constructed on Alameda Avenue. An easement shall be maintained by the City of Lakewood to allow the public use of the sidewalk;

G. The applicant shall furnish and install a ADead End@ sign at the northwest corner of the intersection of Lawndale Avenue SW and Lake City Boulevard SW for westbound traffic on Lawndale Avenue; and

H. All of the above described improvements shall be completed within two (2) years of the date hereof, and shall be completed in conformity with standards of the City of Lakewood.

Section 2. The above-referenced vacation is also conditioned upon the reservation by the City of Lakewood of easements for utilities over, under and on the vacated right-of-way, and the further reservation by the City of the rights to grant easements for utilities, over, under and on the vacated right-of-way.

Section 3. This vacation shall, further, be effective upon payment to the City of Lakewood within two (2) years from the date hereof by the owner or owners of property adjacent thereto and to be benefited by the vacation in the total amount of Twenty Four Thousand One Hundred Eighty Four Dollars and Fifty Cents (\$24,184.50), and that this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary as required by law.

Section 4. If the above described conditions are not met within the time periods provided above, this Ordinance shall be null and void.

Section 5. A copy of this Ordinance shall be filed with the Office of the Pierce County Assessor.

ADOPTED by the City Council this day of, 1996.

CITY OF LAKEWOOD

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Bill Harrison, Mayor

Attest:

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Alice M. Bush, CMC, City Clerk

Approved as to Form:

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Daniel B. Heid, City Attorney

The cul-de-sac shall be paved with 3-inches of asphalt concrete, Class B, over 5-inches of crushed surfacing top course. The pavement section can be modified if a pavement design, prepared and stamped by a Professional Engineer licensed in the State of Washington, is submitted to the Lakewood Engineering Manager with calculations supporting a lesser pavement sections, and receives the approval of the Engineering Manager. However, the 3-inch asphalt depth shall not be decreased.

Cement concrete curb and gutter, Type A, shall be constructed around the cul-de-sac;

C. Cement concrete curb and gutter, Type A, and cement concrete sidewalk shall be constructed, on Alameda Avenue SW, across the Lawndale Avenue SW right-of-way to be vacated. Said curb and gutter shall be constructed on an alignment 14 feet east of the centerline of the Alameda Avenue SW right-of-way. A cement concrete driveway shall be constructed on Alameda Avenue SW to provide access to the church parking lot.

It shall be noted, the construction of the curb and gutter on Alameda Avenue SW will require some removal and replacement of existing pavement on Alameda Avenue in order to properly match the existing pavement grades. Any pavement patch required on Alameda Avenue shall consist of 3-inches of asphalt concrete, Class B, over 5-inches of crushed surfacing top course.

The applicant shall provide to the City engineering drawings for the cul-de-sac on Lawndale Avenue and for the curb and gutter on Alameda Avenue showing existing and proposed pavement grades, and the proposed gutter grades;

D. There are existing drywells for storm drainage located on the northeast and southeast corners of the intersection of Alameda

and Lawndale Avenues. These drywells shall be removed and disposed of by the applicant. One new catch basin, with an oil-water separator shall be constructed to pick up storm water in the new curb and gutter to be constructed on the east side of Alameda Avenue SW. A 30-foot long infiltration trench shall be constructed to serve the new catch basin. The catch basin and infiltration trench shall be designed to the approval of the Engineering Manager. The Engineering Manager will entertain a different drainage concept if it can be proven, to the satisfaction of the Engineering Manager, to adequately handle the surface water runoff;

E. The applicant shall provide a drainage plan, meeting the approval of the Lakewood Engineering Manager, for the cul-de-sac to be constructed on Lawndale Avenue;

F. The applicant shall construct a 5-foot wide cement concrete sidewalk from the easterly limits of that portion of Lawndale Avenue to be vacated to the new sidewalk to be constructed on Alameda Avenue. An easement shall be maintained by the City of Lakewood to allow the public use of the sidewalk;

G. The applicant shall furnish and install a ADead End@ sign at the northwest corner of the intersection of Lawndale Avenue SW and Lake City Boulevard SW for westbound traffic on Lawndale Avenue; and

H. All of the above described improvements shall be completed within two (2) years of the date hereof, and shall be completed in conformity with standards of the City of Lakewood.

Section 2. The above-referenced vacation is also conditioned upon the reservation by the City of Lakewood of easements for utilities over, under and on the vacated right-of-way, and the further reservation by the City of the rights to grant easements for utilities, over, under and on the vacated right-of-way.

Section 3. This vacation shall, further, be effective upon payment to the City of Lakewood within two (2) years from the date hereof by the owner or owners of property adjacent thereto and to be benefited by the vacation in the total amount of Twenty Four Thousand One Hundred Eighty Four Dollars and Fifty Cents (\$24,184.50), and that this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary as required by law.

Section 4. If the above described conditions are not met within the time periods provided above, this Ordinance shall be null and void.

Section 5. A copy of this Ordinance shall be filed with the Office of the Pierce County Assessor.

ADOPTED by the City Council this day of , 1996.

CITY OF LAKEWOOD

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Bill Harrison, Mayor

Attest:

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Alice M. Bush, CMC, City Clerk

Approved as to Form:

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Daniel B. Heid, City Attorney

=32@ West, along the North line of said Block 72, a distance of 100.15 feet; thence North 00 02=28@ West a distance of 56.45 feet to the beginning of a curve concave to the Southeast and having a radius of 50.00 feet; thence in a clockwise direction along the arc of said curve through a central angle of 28 05=18@ a distance of 24.51 feet to a point on the South line of Block 67 of said Plat; thence North 89 57=32@ East a distance of 94.02 feet to the Southeast corner of Lot 25, Block 67 of said Plat; thence Southerly in a straight line a distance of 80.00 feet to the True Point of Beginning.

**Alameda Avenue SW: The Easterly 10 feet of the Alameda Avenue SW right-of-way, from the North right-of-way line of Veterans Drive SW to the North line of Block 67 of the Plat of Lake City, recorded in Volume 3 of Plats, Page 18, in the office of the Auditor of Pierce County, Washington; including the easterly 10 feet of right-of-way of Alameda Avenue SW across the Lawndale Avenue right-of-way.**

The Easterly 10 feet of the Alameda Avenue SW right-of-way, from the North right-of-way line of Veterans Drive SW to the North line of Block 67 of the Plat of Lake City, recorded in Volume 3 of Plats, Page 18, in the office of the Auditor of Pierce County, Washington; including the easterly 10 feet of right-of-way of Alameda Avenue SW across the Lawndale Avenue right-of-way.

All being in the Southeast Quarter of Section 9, Township 19 North, Range 2 East of the Willamette Meridian in the City of Lakewood, Pierce County, Washington.

be, and the same hereby is, vacated subject to and conditioned upon the following:

A. Dedication of a right-of-way for a cul-de-sac on Lawndale Avenue S.W., on the following described property:

Those portions of Lots 25 through 28 inclusive, Block 67, Map of Lake City, according to Plat thereof recorded in Volume 3 of Plats, Page 18, in the office of the Auditor of Pierce County, Washington, more particularly described as follows:

Commencing at the Southeast corner of said Lot 25 and True Point of Beginning; thence south 89 57=32@ West, along the South line of said Block 67, a distance of 94.02 feet to a non-tangential intersection with a curve concave to the south, and from which point the center of curve lies South 62 13=06@ East a distance of 50.00 feet; thence in a clockwise direction, along the arc of said curve, through a central angle of 61 59=38@ a distance of 54.10 feet to the end of said curve; thence North 89 46=32@ East, along a line which is non-tangential to the preceding curve, a distance of 49.77 feet to the East line of said Lot 25; thence South 00 13=28@ East a distance of 26.65 feet to the True Point of Beginning.

All being in the Southeast Quarter of Section 9, Township 19 North, Range 2 East of the Willamette Meridian in the City of Lakewood, Pierce County, Washington,

Sufficient right-of-way shall be dedicated on the north side of Lawndale Avenue to construct a cul-de-sac with a radius of 50 feet, to the right-of-way line for the cul-de-sac. with the center of the cul-de-sac located at a point 23.55 feet South and 49.88 feet West of the Southwest corner of Lot 24, Block 67 as described earlier.

B. A cul-de-sac with a curb radius of 45 feet, with its center as described in A above, shall be constructed at the westerly end of that portion of Lawndale Avenue between Alameda Avenue SW and Lake City Boulevard SW not being vacated.

The cul-de-sac shall be paved with 3-inches of asphalt concrete, Class B, over 5-inches of crushed surfacing top course. The pavement section can be modified if a pavement design, prepared and stamped by a Professional Engineer licensed in the State of Washington, is submitted to the Lakewood Engineering Manager with calculations supporting a lesser pavement sections, and receives the approval of the Engineering Manager. However, the 3-inch asphalt depth shall not be decreased.



Cement concrete curb and gutter, Type A, shall be constructed around the cul-de-sac;

C. Cement concrete curb and gutter, Type A, and cement concrete sidewalk shall be constructed, on Alameda Avenue SW, across the Lawndale Avenue SW right-of-way to be vacated. Said curb and gutter shall be constructed on an alignment 14 feet east of the centerline of the Alameda Avenue SW right-of-way. A cement concrete driveway shall be constructed on Alameda Avenue SW to provide access to the church parking lot.

It shall be noted, the construction of the curb and gutter on Alameda Avenue SW will require some removal and replacement of existing pavement on Alameda Avenue in order to properly match the existing pavement grades. Any pavement patch required on Alameda Avenue shall consist of 3-inches of asphalt concrete, Class B, over 5-inches of crushed surfacing top course.

The applicant shall provide to the City engineering drawings for the cul-de-sac on Lawndale Avenue and for the curb and gutter on Alameda Avenue showing existing and proposed pavement grades, and the proposed gutter grades;

D. There are existing drywells for storm drainage located on the northeast and southeast corners of the intersection of Alameda and Lawndale Avenues. These drywells shall be removed and disposed of by the applicant. One new catch basin, with an oil-water separator shall be constructed to pick up storm water in the new curb and gutter to be constructed on the east side of Alameda Avenue SW. A 30-foot long infiltration trench shall be constructed to serve the new catch basin. The catch basin and infiltration trench shall be designed to the approval of the Engineering Manager. The Engineering Manager will entertain a different drainage concept if it can be proven, to the satisfaction of the Engineering Manager, to adequately handle the surface water runoff;

E. The applicant shall provide a drainage plan, meeting the approval of the Lakewood Engineering Manager, for the cul-de-sac to be constructed on Lawndale Avenue;

F. The applicant shall construct a 5-foot wide cement concrete sidewalk from the easterly limits of that portion of Lawndale Avenue to be vacated to the new sidewalk to be constructed on Alameda Avenue. An easement shall be maintained by the City of Lakewood to allow the public use of the sidewalk;

G. The applicant shall furnish and install a ADead End@ sign at the northwest corner of the intersection of Lawndale Avenue SW and Lake City Boulevard SW for westbound traffic on Lawndale Avenue; and

H. All of the above described improvements shall be completed within two (2) years of the date hereof, and shall be completed in conformity with standards of the City of Lakewood.

Section 2. The above-referenced vacation is also conditioned upon the reservation by the City of Lakewood of easements for utilities over, under and on the vacated right-of-way, and the further reservation by the City of the rights to grant easements for

utilities, over, under and on the vacated right-of-way.

Section 3. This vacation shall, further, be effective upon payment to the City of Lakewood within two (2) years from the date hereof by the owner or owners of property adjacent thereto and to be benefited by the vacation in the total amount of Twenty Four Thousand One Hundred Eighty Four Dollars and Fifty Cents (\$24,184.50), and that this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary as required by law.

Section 4. If the above described conditions are not met within the time periods provided above, this Ordinance shall be null and void.

Section 5. A copy of this Ordinance shall be filed with the Office of the Pierce County Assessor.

ADOPTED by the City Council this day of, 1996.

CITY OF LAKEWOOD

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Bill Harrison, Mayor

Attest:

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Alice M. Bush, CMC, City Clerk

Approved as to Form:

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Daniel B. Heid, City Attorney

The cul-de-sac shall be paved with 3-inches of asphalt concrete, Class B, over 5-inches of crushed surfacing top course. The pavement section can be modified if a pavement design, prepared and stamped by a Professional Engineer licensed in the State of Washington, is submitted to the Lakewood Engineering Manager with calculations supporting a lesser pavement sections, and receives the approval of the Engineering Manager. However, the 3-inch asphalt depth shall not be decreased.

Cement concrete curb and gutter, Type A, shall be constructed around the cul-de-sac;

C. Cement concrete curb and gutter, Type A, and cement concrete sidewalk shall be constructed, on Alameda Avenue SW, across the Lawndale Avenue SW right-of-way to be vacated. Said curb and gutter shall be constructed on an alignment 14 feet east of the centerline of the Alameda Avenue SW right-of-way. A cement concrete driveway shall be constructed on Alameda Avenue SW to provide access to the church parking lot.

It shall be noted, the construction of the curb and gutter on Alameda Avenue SW will require some removal and replacement of existing pavement on Alameda Avenue in order to properly match the existing pavement grades. Any pavement patch required on Alameda Avenue shall consist of 3-inches of asphalt concrete, Class B, over 5-inches of crushed surfacing top course.

The applicant shall provide to the City engineering drawings for the cul-de-sac on Lawndale Avenue and for the curb and gutter on Alameda Avenue showing existing and proposed pavement grades, and the proposed gutter grades;

D. There are existing drywells for storm drainage located on the northeast and southeast corners of the intersection of Alameda and Lawndale Avenues. These drywells shall be removed and disposed of by the applicant. One new catch basin, with an oil-water separator shall be constructed to pick up storm water in the new curb and gutter to be constructed on the east side of Alameda Avenue SW. A 30-foot long infiltration trench shall be constructed to serve the new catch basin. The catch basin and infiltration trench shall be designed to the approval of the Engineering Manager. The Engineering Manager will entertain a different drainage concept if it can be proven, to the satisfaction of the Engineering Manager, to adequately handle the surface water runoff;

E. The applicant shall provide a drainage plan, meeting the approval of the Lakewood Engineering Manager, for the cul-de-sac

to be constructed on Lawndale Avenue;

F. The applicant shall construct a 5-foot wide cement concrete sidewalk from the easterly limits of that portion of Lawndale Avenue to be vacated to the new sidewalk to be constructed on Alameda Avenue. An easement shall be maintained by the City of Lakewood to allow the public use of the sidewalk;

G. The applicant shall furnish and install a ADead End@ sign at the northwest corner of the intersection of Lawndale Avenue SW and Lake City Boulevard SW for westbound traffic on Lawndale Avenue; and

H. All of the above described improvements shall be completed within two (2) years of the date hereof, and shall be completed in conformity with standards of the City of Lakewood.

Section 2. The above-referenced vacation is also conditioned upon the reservation by the City of Lakewood of easements for utilities over, under and on the vacated right-of-way, and the further reservation by the City of the rights to grant easements for utilities, over, under and on the vacated right-of-way.

Section 3. This vacation shall, further, be effective upon payment to the City of Lakewood within two (2) years from the date hereof by the owner or owners of property adjacent thereto and to be benefited by the vacation in the total amount of Twenty Four Thousand One Hundred Eighty Four Dollars and Fifty Cents (\$24,184.50), and that this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary as required by law.

Section 4. If the above described conditions are not met within the time periods provided above, this Ordinance shall be null and void.

Section 5. A copy of this Ordinance shall be filed with the Office of the Pierce County Assessor.

ADOPTED by the City Council this day of , 1996.

CITY OF LAKEWOOD

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Bill Harrison, Mayor

Attest:

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Alice M. Bush, CMC, City Clerk

Approved as to Form:

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Daniel B. Heid, City Attorney

=32@ West, along the South line of said Block 67, a distance of 94.02 feet to a non-tangential intersection with a curve concave to the south, and from which point the center of curve lies South 62 13=06@ East a distance of 50.00 feet; thence in a clockwise direction, along the arc of said curve, through a central angle of 61 59=38@ a distance of 54.10 feet to the end of said curve; thence North 89 46=32@ East, along a line which is non-tangential to the preceding curve, a distance of 49.77 feet to the East line of said Lot 25; thence South 00 13=28@ East a distance of 26.65 feet to the True Point of Beginning.

All being in the Southeast Quarter of Section 9, Township 19 North, Range 2 East of the Willamette Meridian in the City of Lakewood, Pierce County, Washington,

Sufficient right-of-way shall be dedicated on the north side of Lawndale Avenue to construct a cul-de-sac with a radius of 50 feet, to the right-of-way line for the cul-de-sac. with the center of the cul-de-sac located at a point 23.55 feet South and 49.88 feet West of the Southwest corner of Lot 24, Block 67 as described earlier.

B. A cul-de-sac with a curb radius of 45 feet, with its center as described in A above, shall be constructed at the westerly end of that portion of Lawndale Avenue between Alameda Avenue SW and Lake City Boulevard SW not being vacated.

The cul-de-sac shall be paved with 3-inches of asphalt concrete, Class B, over 5-inches of crushed surfacing top course. The pavement section can be modified if a pavement design, prepared and stamped by a Professional Engineer licensed in the State of Washington, is submitted to the Lakewood Engineering Manager with calculations supporting a lesser pavement sections, and receives the approval of the Engineering Manager. However, the 3-inch asphalt depth shall not be decreased.

Cement concrete curb and gutter, Type A, shall be constructed around the cul-de-sac;

C. Cement concrete curb and gutter, Type A, and cement concrete sidewalk shall be constructed, on Alameda Avenue SW, across the Lawndale Avenue SW right-of-way to be vacated. Said curb and gutter shall be constructed on an alignment 14 feet east of the centerline of the Alameda Avenue SW right-of-way. A cement concrete driveway shall be constructed on Alameda Avenue SW to provide access to the church parking lot.

It shall be noted, the construction of the curb and gutter on Alameda Avenue SW will require some removal and replacement of existing pavement on Alameda Avenue in order to properly match the existing pavement grades. Any pavement patch required on Alameda Avenue shall consist of 3-inches of asphalt concrete, Class B, over 5-inches of crushed surfacing top course.

The applicant shall provide to the City engineering drawings for the cul-de-sac on Lawndale Avenue and for the curb and gutter on Alameda Avenue showing existing and proposed pavement grades, and the proposed gutter grades;

D. There are existing drywells for storm drainage located on the northeast and southeast corners of the intersection of Alameda and Lawndale Avenues. These drywells shall be removed and disposed of by the applicant. One new catch basin, with an oil-water separator shall be constructed to pick up storm water in the new curb and gutter to be constructed on the east side of Alameda Avenue SW. A 30-foot long infiltration trench shall be constructed to serve the new catch basin. The catch basin and infiltration trench shall be designed to the approval of the Engineering Manager. The Engineering Manager will entertain a different drainage concept if it can be proven, to the satisfaction of the Engineering Manager, to adequately handle the surface water runoff;

E. The applicant shall provide a drainage plan, meeting the approval of the Lakewood Engineering Manager, for the cul-de-sac to be constructed on Lawndale Avenue;

F. The applicant shall construct a 5-foot wide cement concrete sidewalk from the easterly limits of that portion of Lawndale Avenue to be vacated to the new sidewalk to be constructed on Alameda Avenue. An easement shall be maintained by the City of Lakewood to allow the public use of the sidewalk;

G. The applicant shall furnish and install a ADead End@ sign at the northwest corner of the intersection of Lawndale Avenue SW and Lake City Boulevard SW for westbound traffic on Lawndale Avenue; and

H. All of the above described improvements shall be completed within two (2) years of the date hereof, and shall be completed in conformity with standards of the City of Lakewood.

Section 2. The above-referenced vacation is also conditioned upon the reservation by the City of Lakewood of easements for utilities over, under and on the vacated right-of-way, and the further reservation by the City of the rights to grant easements for utilities, over, under and on the vacated right-of-way.

Section 3. This vacation shall, further, be effective upon payment to the City of Lakewood within two (2) years from the date hereof by the owner or owners of property adjacent thereto and to be benefited by the vacation in the total amount of Twenty Four Thousand One Hundred Eighty Four Dollars and Fifty Cents (\$24,184.50), and that this Ordinance shall be in full force and effect five (5) days after publication of the Ordinance Summary as required by law.

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Section 5. A copy of this Ordinance shall be filed with the Office of the Pierce County Assessor.

ADOPTED by the City Council this day of, 1996.

CITY OF LAKEWOOD

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Bill Harrison, Mayor

Attest:

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Alice M. Bush, CMC, City Clerk

Approved as to Form:

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Daniel B. Heid, City Attorney

A Dead End sign at the northwest corner of the intersection of Lawndale Avenue SW and Lake City Boulevard SW for westbound traffic on Lawndale Avenue; and

H. All of the above described improvements shall be completed within two (2) years of the date hereof, and shall be completed in conformity with standards of the City of Lakewood.

Section 2. The above-referenced vacation is also conditioned upon the reservation by the City of Lakewood of easements for utilities over, under and on the vacated right-of-way, and the further reservation by the City of the rights to grant easements for utilities, over, under and on the vacated right-of-way.

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