

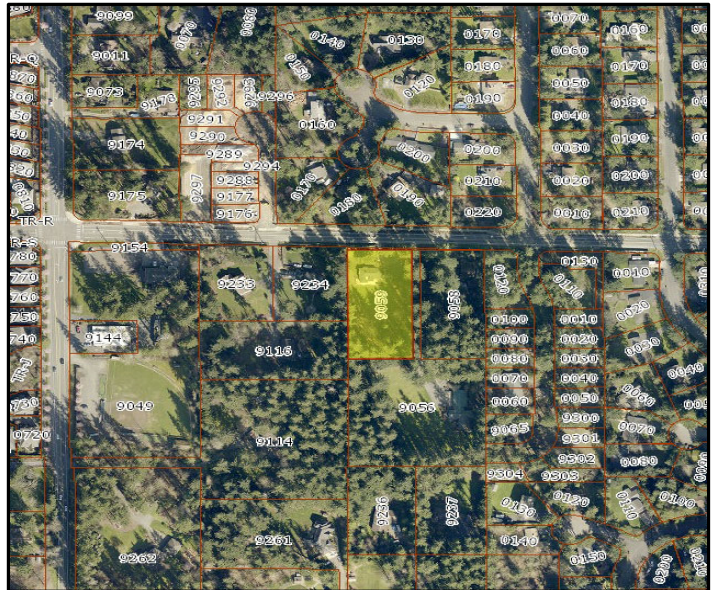


NOTICE OF DECISION TAYLOR PRELIMINARY SHORT PLAT PSHP2016-00278

Date of Notice: January 5, 2018
Appeal Period Ends January 26, 2018 at 5 PM

NOTICE IS HEREBY GIVEN that on January 5, 2018 the City of Sammamish Department of Community Development issued a decision for the Taylor 4-Lot Short Subdivision, PSHP2016-00278. Public notice has been provided via: mailed notice to property owners within 1,000 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper. The application has been given **Preliminary Short Subdivision Approval**.

The proposal is to subdivide (1) 1.17 acres parcel into four (4) single-family residential lots with dedicated drainage and access tracts. The existing single-family home and site improvements will be retained. The proposal takes vehicular access for the (4) residential lots from SE 20th Street. The existing driveway from SE 20th Street will be retained over Tract A. An access easement will be provided to the Owner for use of the access to the existing residence and garage on Lot 1. Future road alignment will be placed on Tract C for access to Lots 2, 3 and 4. A copy of the Decision and Exhibits, except for this notice, can be accessed through the following link: <https://spaces.hightail.com/space/m0QhMOiFCO>.



File Number: PSHP2016-00278

Date of Application: August 31, 2016

Date of Completeness Determination: September 20, 2016

Date of Notice of Application: October 3, 2016

Applicant: Todd Levitt, CR Homebuilders, LLC, 14410 Bel-Red Road, Bellevue, WA 98007

Project Location: The proposed site is located at 21407 SE 20th Street in Sammamish, WA and is identified as King County Assessor's Parcel #042406-9059.

State Environmental Policy Act (SEPA) Determination: The proposed development was reviewed under the provisions of State Environmental Policy Act, (SEPA). The proposed short subdivision is exempt pursuant to the provisions of WAC 197-11-800(6)(a) and WAC 197-11-800(1)(b).

Existing Environmental Documents Available for Review: Preliminary Project Plans, Arborist Report, State Environmental Policy Act (SEPA) Project Checklist, Critical Areas Affidavit, Critical Area Study, Geotechnical Report, Preliminary Technical Information Report, and Traffic Impact Analysis.

Staff Project Planner Assigned: Ryan Harriman, AICP, Senior Planner P: (425) 295-0529, E: rharriman@sammamish.us. Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075.

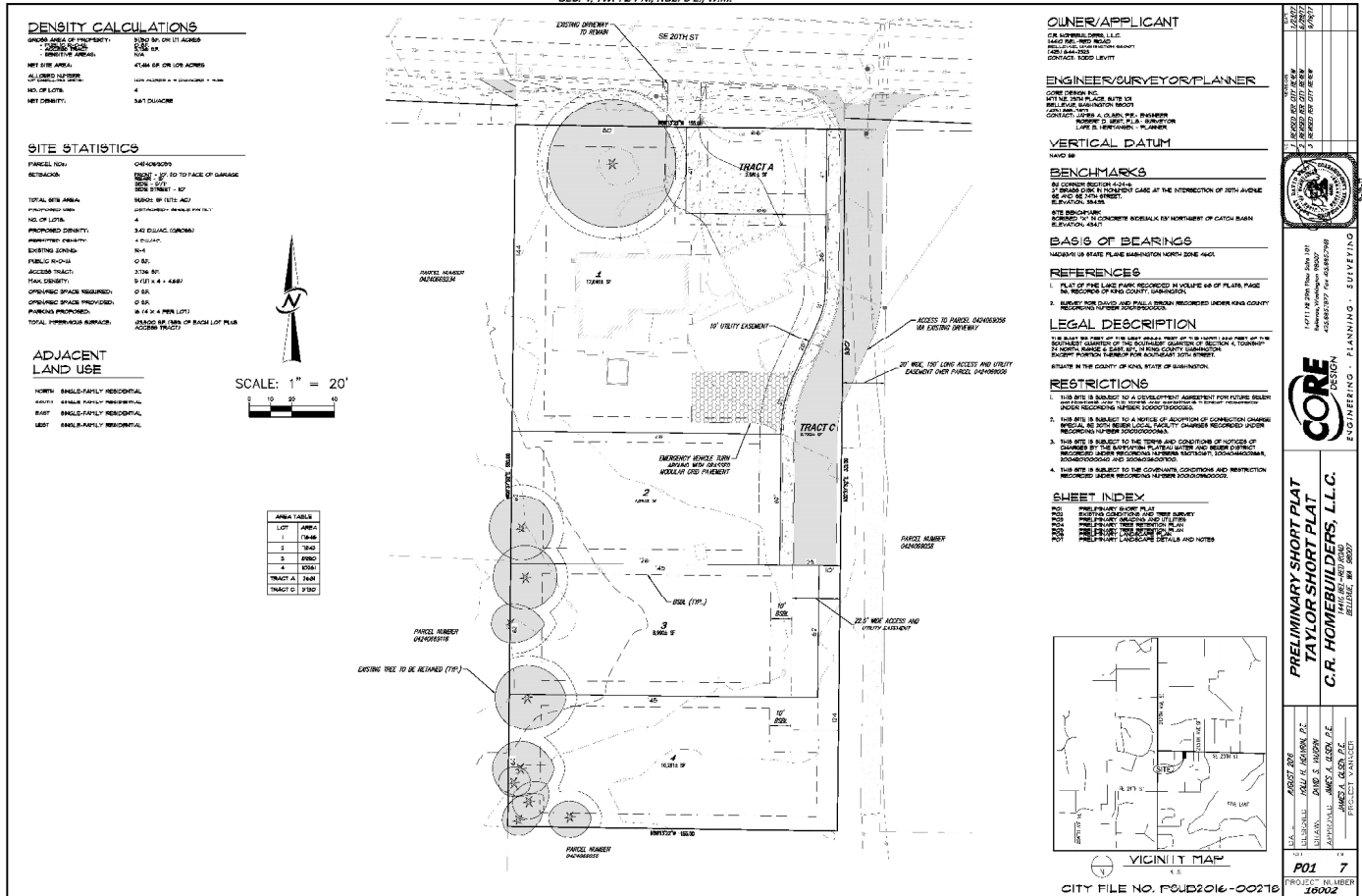
Appeal Period: This decision may be appealed to the City of Sammamish Hearing Examiner pursuant to the provisions of SMC 20.10.080 and 20.15.130. Appeals must be submitted in writing with the appropriate filing fee (\$250.00) and received by 5 pm on the last day of the appeal period at City Hall, located at 801 228th Ave SE, Sammamish, WA, 98075. Appeal instructions are available at City Hall, or are available upon request at (425) 295-0500. Appeals for this decision must be received at the address above by: December 26, 2017 at 5:00 PM per SMC 20.15.130. Please direct comments to the Staff Project Planner Assigned.

Inquiries regarding the application, revised decision, and appeal process, as well as requests to view documents pertinent to the proposal, may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075, (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.

Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.

SITE PLAN

SEC. 4, TWP. 24 N., RGE. 6 E., W.M.



DENSITY CALCULATIONS

UNIQUE AREA OF PROJECT	3,780 SQ. FEET (LOT AREA)
DENSITY	0.75 D.U.
MINIMUM DENSITY	0.50 D.U.
MAXIMUM DENSITY	1.00 D.U.
MIN LOT AREA	4,754 SQ. FEET (MIN. LOT AREA)
MINIMUM DENSITY	0.75 D.U.
NO. OF LOTS	4
MIN. DISTANCE	5 FT. (MIN. DISTANCE)

SITE STATISTICS

PARCEL NO.	04030003
SECTION	10
TOTAL NET AREA	3,780 SQ. FEET (LOT AREA)
NO. OF LOTS	4
PROPOSED DENSITY	0.75 D.U.
EXISTING ZONING	R-4
PROPOSED ZONING	RES-C
ACCESS TRACT	4
MAX. DENSITY	0.75 D.U.
OPENING SPACE PROVIDED	1,500 SQ. FEET (MIN. 1,000 SQ. FEET)
TOTAL IMPERVIOUS SURFACE	1,000 SQ. FEET (MAX. 1,500 SQ. FEET)



AREA TABLE

LOT	AREA
1	1,846
2	760
3	850
4	624
TRACT A	760
TRACT C	210

OWNER/APPLICANT
 C.R. HARRIMAN, LLC
 1115 228th Ave SE
 Sammamish, WA 98075
 CONTACT: RYAN HARRIMAN
 PHONE: (425) 295-0529
 EMAIL: rharriman@sammamish.us

ENGINEER/SURVEYOR/PLANNER
 CORE DESIGN & CONSTRUCTION, LLC
 1115 228th Ave SE, Suite 101
 Sammamish, WA 98075
 CONTACT: JAMES A. GLENN, P.E., ENGINEER
 PHONE: (425) 295-0529
 FAX: (425) 295-0530
 EMAIL: jgleenn@core-engineering.com
 LICENSE NO. 43120 (E.C.)

VERTICAL DATUM
 NAVD 83

BENCHMARKS
 1. A 6" ROUND IRON ROD MARKER AT THE INTERSECTION OF 20TH AVENUE SE AND SE 23RD STREET.
 2. A 6" ROUND IRON ROD MARKER AT THE INTERSECTION OF 20TH AVENUE SE AND SE 24TH STREET.

BASIS OF BEARINGS
 TRUE BEARING IS THE BEARING OF A STRAIGHT LINE IN THE HORIZONTAL PLANE OF THE EARTH, MEASURED CLOCKWISE FROM THE NORTH.

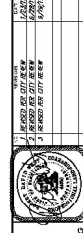
REFERENCES
 1. PLAT OF THE LOTS AND PARCELS RECORDED IN VOLUME 48 OF PLATS, PAGE 10 IN RECORDS OF KING COUNTY, WASHINGTON.
 2. SURVEY RECORDS AND PLAT BOOKS RECORDED IN KING COUNTY RECORDS.
 3. ANY OTHER RECORDS, BOOKS, PLOTS, OR DEEDS RECORDED IN KING COUNTY RECORDS.

LEGAL DESCRIPTION
 THE LOTS AND PARCELS RECORDED IN VOLUME 48 OF PLATS, PAGE 10 IN RECORDS OF KING COUNTY, WASHINGTON.
 1. THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 6 EAST, WASHINGTON COUNTY, WASHINGTON.
 2. THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 6 EAST, WASHINGTON COUNTY, WASHINGTON.
 3. THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 6 EAST, WASHINGTON COUNTY, WASHINGTON.
 4. THE SOUTH 1/4 CORNER OF SECTION 10, TOWNSHIP 24 NORTH, RANGE 6 EAST, WASHINGTON COUNTY, WASHINGTON.

RESTRICTIONS
 1. THIS SITE IS SUBJECT TO A DEVELOPMENT AGREEMENT FOR FUTURE LOTS UNDER RECORDS 18000 IN KING COUNTY RECORDS.
 2. THIS SITE IS SUBJECT TO A DEVELOPMENT AGREEMENT FOR FUTURE LOTS UNDER RECORDS 18000 IN KING COUNTY RECORDS.
 3. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF ANY AGREEMENTS OR COVENANTS RECORDED IN KING COUNTY RECORDS.
 4. THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN KING COUNTY RECORDS.

SHEET INDEX

NO.	TITLE
01	PRELIMINARY SHORT PLAT
02	FINAL SHORT PLAT
03	FINAL SHORT PLAT
04	FINAL SHORT PLAT
05	FINAL SHORT PLAT
06	FINAL SHORT PLAT
07	FINAL SHORT PLAT
08	FINAL SHORT PLAT
09	FINAL SHORT PLAT
10	FINAL SHORT PLAT



CORE DESIGN & CONSTRUCTION, LLC
 ENGINEERING · PLANNING · SURVEYING
 1115 228th Ave SE, Suite 101
 Sammamish, WA 98075
 PHONE: (425) 295-0529
 FAX: (425) 295-0530
 EMAIL: info@core-engineering.com

**PRELIMINARY SHORT PLAT
 TAYLOR SHORT PLAT
 C.R. HARRIMAN, LLC**

PROJECT NUMBER: **PO1-7**
 SHEET: **10002**