



**NOTICE OF APPLICATION FOR SUBDIVISION OF PROPERTY
NOTICE OF INTENT TO ISSUE OPTIONAL DNS
IRONGATE PRELIMINARY SUBDIVISION – PSUB2016-00553**

Date of Notice: January 26, 2017

Public Comment Period: Ends February 16, 2017 at 5 PM

NOTICE IS HEREBY GIVEN that the City of Sammamish received an application on December 28, 2016 to subdivide four (4) parcels totaling approximately 5.00 acres located in the R-4 zone into 17 single family lots with an associated open space and recreation tract located centrally within the proposed development. The project proposal requires Preliminary Subdivision approval by the City of Sammamish.

In accordance with SMC 20.05.060, on January 26, 2017 the City issued this Notice of Application by the following means: 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.

File Number: PSUB2016-00553.

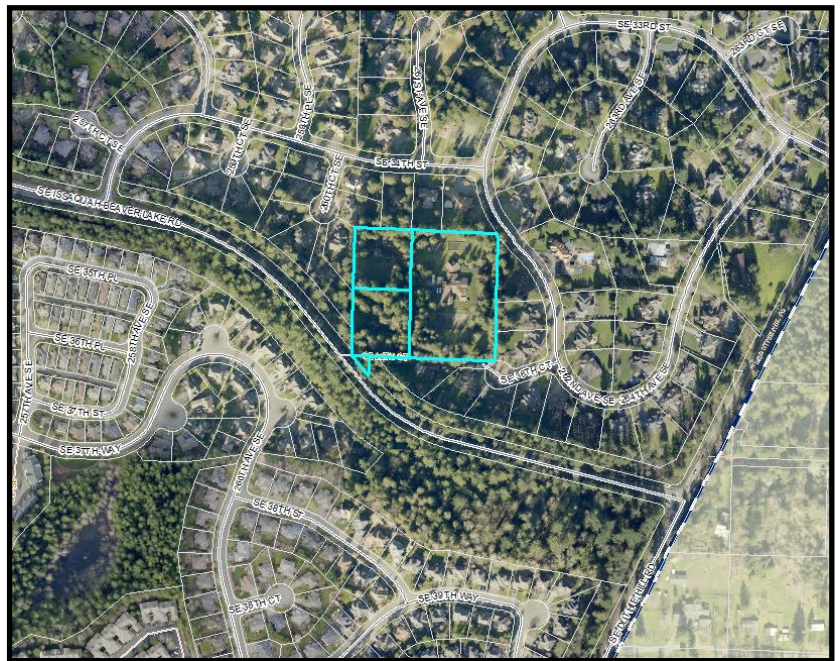
Date of Application: December 28, 2016.

Date of Completeness Determination: January 17, 2017.

Date of Notice of Application: January 26, 2017.

Applicant: Todd Levitt, Brixton Homes, LLC,
14110 Bel-Red Road, Bellevue, WA 98007, P:
(425) 644-2323, E: Toddl@murrayfranklyn.com

Applicant Agent: Jim Olsen, Core Design, Inc.,
14711 NE 29th Place, Suite 101, Bellevue, WA
98007, P: (425) 885-7877, E:
JAO@coredesigninc.com



Project Location:

The proposed development consists of 4 existing parcels with 3 existing single family residences and is located at 26004, 26014, and 26022 SE 36th Street in Sammamish, WA; Section 12, Township 24 North, Range 6 East, W.M.

Tax Parcel Number(s): 1224069088, 1224069087, 1224069059, and 1224069089

Existing Environmental Documents Available for Review: Preliminary Project Plans, Property Boundary and Topographic Survey, State Environmental Policy Act (SEPA) Project Checklist, Tree Inventory and Arborist Report, Critical Areas Report, Transportation Impact Assessment, Geotechnical Report, and a Preliminary Technical Information Report.

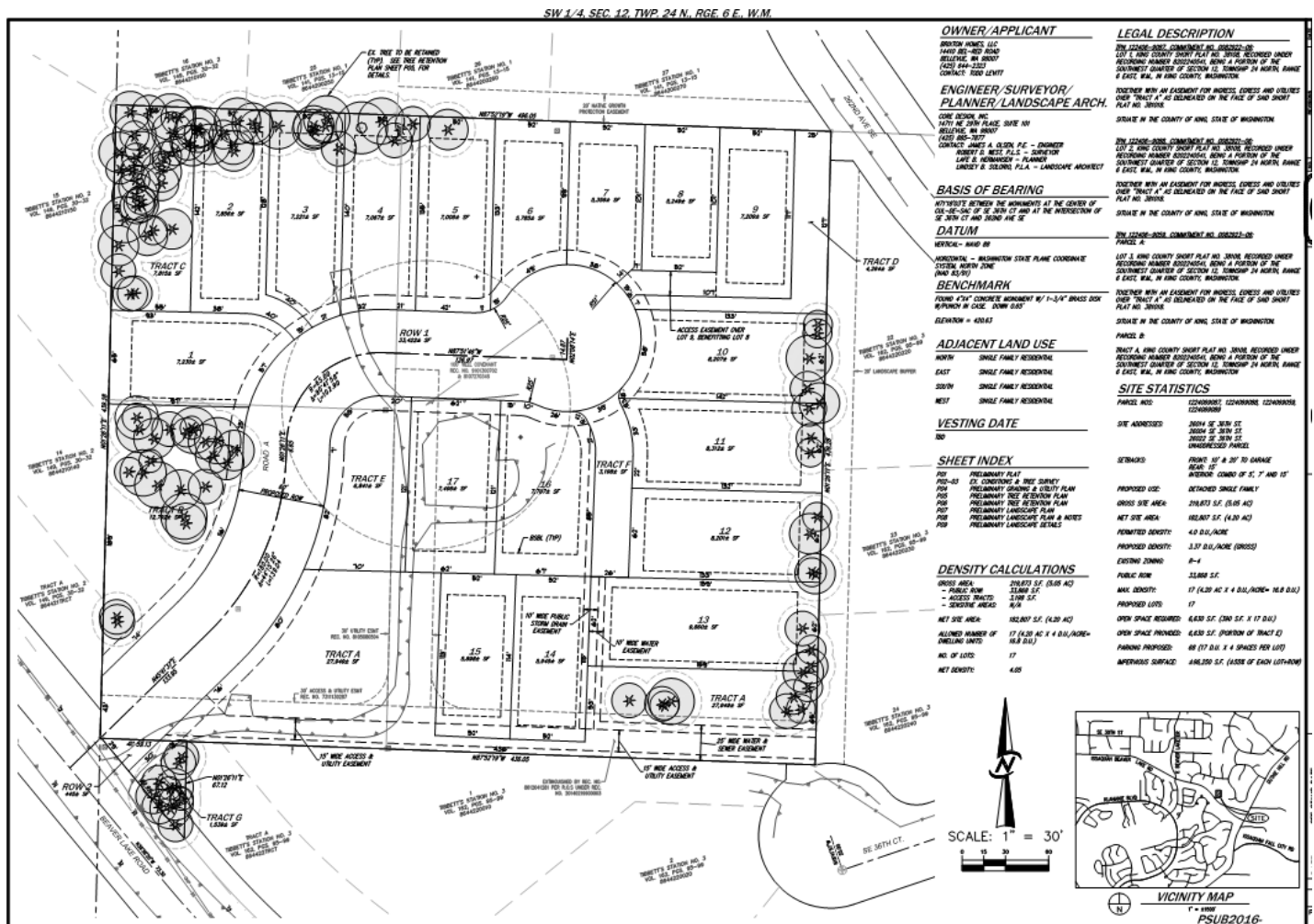
State Environmental Policy Act (SEPA) Review: A SEPA Threshold Determination of Non-Significance (DNS) is anticipated for this project using the SEPA Optional DNS Process established under WAC 197-11-355. This may be your only opportunity to comment on the environmental impacts of this proposal. The proposal may include mitigation measures under applicable codes and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. Upon completion of the SEPA review process, a Notice of Issuance of DNS will be distributed to parties of record.

Staff Project Planner Assigned: Lindsey Ozbolt, Associate Planner P: 425-295-0527, E: lzbolt@sammamish.us.
Address: City of Sammamish City Hall, 801 228th Avenue SE, Sammamish, Washington 98075

Public Comment Period: A 21-day public comment period applies to this project. Public comment on this proposed subdivision will be accepted from January 26, 2017 through February 16, 2017 at 5 PM. Please direct comments to the Staff Project Planner Assigned.

Interested persons are invited to submit written comments pertaining to the application no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, comment period, 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. Note: 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



OWNER/APPLICANT	LEGAL DESCRIPTION
BRITTON HOMES, LLC 14400 8th Avenue SE, Suite 100 Bellevue, WA 98007 (206) 844-2222 CONTRACT: 2016-0171	THE 1/4 SECTION 12, TOWNSHIP 24 NORTH, RANGE 6 EAST, WA. IN KING COUNTY, WASHINGTON TOGETHER WITH AN EASEMENT FOR INTEREST, ACCESS AND UTILITIES OVER TRACT A AS delineated on the face of SHD SHORT PLAT NO. 329308
ENGINEER/SURVEYOR/ PLANNER/LANDSCAPE ARCH.	THE 1/4 SECTION 12, TOWNSHIP 24 NORTH, RANGE 6 EAST, WA. IN KING COUNTY, WASHINGTON TOGETHER WITH AN EASEMENT FOR INTEREST, ACCESS AND UTILITIES OVER TRACT A AS delineated on the face of SHD SHORT PLAT NO. 329308
COLE DESIGN, INC. 14410 8th Avenue SE, Suite 100 Bellevue, WA 98007 CONTACT: JAMES A. COLE, P.E. - ENGINEER KIMBERLY M. BELL, P.L.S. - SURVEYOR LATE E. HONANZACK - PLANNER LINDSEY E. SELDEN, P.L.A. - LANDSCAPE ARCHITECT	THE 1/4 SECTION 12, TOWNSHIP 24 NORTH, RANGE 6 EAST, WA. IN KING COUNTY, WASHINGTON TOGETHER WITH AN EASEMENT FOR INTEREST, ACCESS AND UTILITIES OVER TRACT A AS delineated on the face of SHD SHORT PLAT NO. 329308
BASIS OF BEARING	TOGETHER WITH AN EASEMENT FOR INTEREST, ACCESS AND UTILITIES OVER TRACT A AS delineated on the face of SHD SHORT PLAT NO. 329308
DATUM	STATE IN THE COUNTY OF KING, STATE OF WASHINGTON
BENCHMARK	STATE IN THE COUNTY OF KING, STATE OF WASHINGTON
ADJACENT LAND USE	STATE IN THE COUNTY OF KING, STATE OF WASHINGTON
SHEET INDEX	STATE IN THE COUNTY OF KING, STATE OF WASHINGTON
DENSITY CALCULATIONS	STATE IN THE COUNTY OF KING, STATE OF WASHINGTON

