



Department of Community Development

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: www.sammamish.us

Notice of Short Plat Decision

Herrington 3-Lot Short Plat - PSHP2016-00264

Project Description: The applicant is proposing to subdivide a 1.15-acre lot into 3 single-family residential lots, with lot size ranging from approximately 16,667 s.f. to 16,756 s.f. The existing house, detached garage, detached barn, and detached shed will be demolished in the construction process.

On August 26, 2016, an application was submitted by GGM Investments LLC and deemed complete on September 13, 2016. On September 26, 2016, the City issued a 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.

This Notice of Decision was issued on **February 13, 2017** and 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 Approval**.

Applicant: GGM Investments LLC
Public Comment Period: September 26, 2016 to October 17, 2016
Project Location: 24208 SE 30th St, Sammamish, WA 98075
Tax Parcel Numbers: 1024069039

Existing Environmental Documents: Critical Areas Affidavit; Critical Area Study by Sewall Wetland Consulting, Inc.; Preliminary Technical Information Report by D.R. Strong Consulting Engineers, Inc.; Conceptual Development Plans (preliminary short plat, tree retention, grading/drainage, and landscape plans) by D.R. Strong Consulting Engineer, Inc.

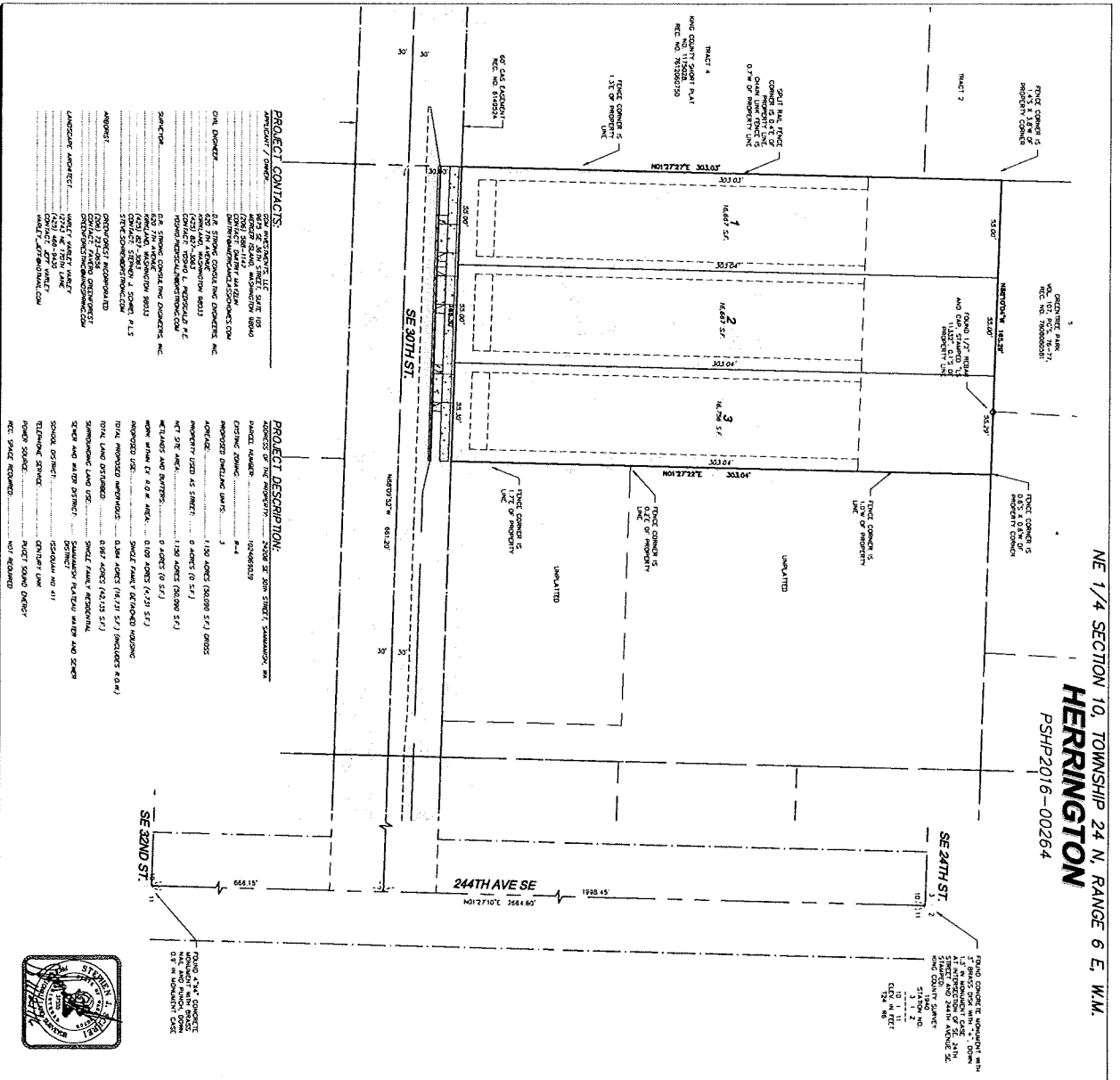
Other Permits: Site Development, Final Plat, future Building Permits
SEPA Review: This project is SEPA Exempt, pursuant to WAC 197-11-800(6)(a)
Public Hearing: A Public Hearing is not required for this project
Appeal Period: **February 13, 2017 through March 6, 2017**

Staff Member Assigned: Tracy Cui, Associate Planner
(425) 295-0523
tcui@sammamish.us

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

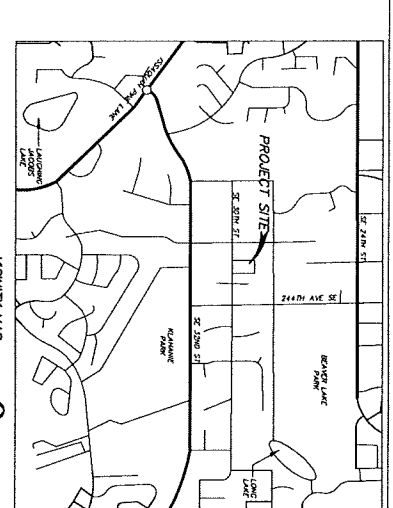
Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation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

NE 1/4 SECTION 10, TOWNSHIP 24 N, RANGE 6 E, W.M.
HERRINGTON
 PSH2016-00264



PROJECT CONTACTS:
 ARCHITECT: GARDNER WHITNEY LLC
 ADDRESS OF THE ARCHITECT: 2408 SE 30th STREET, SAMMAMISH, WA 98049
 PHONE: (206) 885-1111
 FAX: (206) 885-1112
 EMAIL: GARDNER@GARDNERWHITNEY.COM
 WEBSITE: WWW.GARDNERWHITNEY.COM

PROJECT DESCRIPTION:
 ADDRESS OF THE PROPERTY: 2408 SE 30th STREET, SAMMAMISH, WA 98049
 DISTRICT NUMBER: 104960039
 ZONING: R-4
 APPLICANT: J. GARDNER
 PROPERTY USED AS: TRACT 1, TRACT 2, TRACT 3
 TRACT 1: 0.40 ACRES (17,424 S.F.)
 TRACT 2: 0.40 ACRES (17,424 S.F.)
 TRACT 3: 0.40 ACRES (17,424 S.F.)
 TRACT 4: 0.40 ACRES (17,424 S.F.)
 TRACT 5: 0.40 ACRES (17,424 S.F.)
 TRACT 6: 0.40 ACRES (17,424 S.F.)
 TRACT 7: 0.40 ACRES (17,424 S.F.)
 TRACT 8: 0.40 ACRES (17,424 S.F.)
 TRACT 9: 0.40 ACRES (17,424 S.F.)
 TRACT 10: 0.40 ACRES (17,424 S.F.)
 TRACT 11: 0.40 ACRES (17,424 S.F.)
 TRACT 12: 0.40 ACRES (17,424 S.F.)
 TRACT 13: 0.40 ACRES (17,424 S.F.)
 TRACT 14: 0.40 ACRES (17,424 S.F.)
 TRACT 15: 0.40 ACRES (17,424 S.F.)
 TRACT 16: 0.40 ACRES (17,424 S.F.)
 TRACT 17: 0.40 ACRES (17,424 S.F.)
 TRACT 18: 0.40 ACRES (17,424 S.F.)
 TRACT 19: 0.40 ACRES (17,424 S.F.)
 TRACT 20: 0.40 ACRES (17,424 S.F.)



SURVEYOR'S NOTES:
 1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WASHINGTON SURVEYING ACT AND THE WASHINGTON SURVEYING BOARD RULES AND REGULATIONS.
 2. THE SURVEY WAS CONDUCTED ON THE DATE INDICATED ON THIS SHEET.
 3. THE SURVEY WAS CONDUCTED BY THE SURVEYOR WHOSE NAME IS INDICATED ON THIS SHEET.
 4. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE WASHINGTON SURVEYING ACT AND THE WASHINGTON SURVEYING BOARD RULES AND REGULATIONS.
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 14. THE SURVEY WAS CONDUCTED ON THE DATE INDICATED ON THIS SHEET.
 15. THE SURVEY WAS CONDUCTED BY THE SURVEYOR WHOSE NAME IS INDICATED ON THIS SHEET.

TITLE RESTRICTIONS:
 1. THE SURVEYOR HAS REVIEWED THE TITLE RECORDS FOR THE PROPERTY AND HAS FOUND NO TITLE RESTRICTIONS THAT WOULD AFFECT THIS SURVEY.
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LEGAL DESCRIPTION:
 TRACT 1, TRACT 2, TRACT 3, TRACT 4, TRACT 5, TRACT 6, TRACT 7, TRACT 8, TRACT 9, TRACT 10, TRACT 11, TRACT 12, TRACT 13, TRACT 14, TRACT 15, TRACT 16, TRACT 17, TRACT 18, TRACT 19, TRACT 20.

REFERENCES:
 1. WASHINGTON SURVEYING ACT, RCW 21.00
 2. WASHINGTON SURVEYING BOARD RULES AND REGULATIONS, WAC 21.01

VERTICAL DATUM:
 MEAN SEA LEVEL

BENCHMARK:
 1. BENCHMARK 1: 1.50' ± (15.24 M)
 2. BENCHMARK 2: 1.50' ± (15.24 M)
 3. BENCHMARK 3: 1.50' ± (15.24 M)
 4. BENCHMARK 4: 1.50' ± (15.24 M)
 5. BENCHMARK 5: 1.50' ± (15.24 M)
 6. BENCHMARK 6: 1.50' ± (15.24 M)
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 14. BENCHMARK 14: 1.50' ± (15.24 M)
 15. BENCHMARK 15: 1.50' ± (15.24 M)

TYPICAL BUILDING SETBACKS:
 FRONT: 10 FT
 SIDE: 5 FT
 REAR: 10 FT

GRAPHIC SCALE:
 0 15 30 FEET

NORTH

 D.R.S. STROHS CONSULTING ENGINEERS 24208 SE 30th STREET SAMMAMISH, WASHINGTON (206) 885-1111	COVER SHEET PRELIMINARY PLAT SHEET 24208 SE 30th STREET SAMMAMISH, WASHINGTON	HERRINGTON	GGM INVESTMENTS 9875 SE 38TH STREET MERCER ISLAND, WA, 98040 (206) 888-1147
		DATE: 11.27.16 REVISION: 01	DRAWING BY: GJM DESIGNED BY: YJP PROJECT ENGINEER: YJP DATE: 08.24.16 PROJECT NO.: 16033