CITY OF
ISSAQUAH
WASHINGTON

Development Services
1775 – 12th Ave. NW | P.O. Box 1307
Issaquah, WA 98027
425-837-3100
issaquahwa.gov

August 29, 2014

NOTICE OF APPLICATION

Croston Lane Short Plat (4 lot subdivision)
Application No. SP14-00003

Dear Interested Property Owner:

The City of Issaquah Development Services Department is providing an opportunity for public comment on a Short Plat subdivision (Level 2 Review) application for the following project:

Project Description: Croston Lane Short Plat: A Short Plat application has been submitted by Alan Erickson (property owner) and Ted Jenneskens (applicant) requesting approval to allow for the subdivision of a lot containing 43,910 square foot lot to be subdivided into four (4) single family lots that will each have approximately 8,700 square feet and a storm water detention tract (Tract A) having 8,289 sq. ft. and a drainage and utilities easement (Tract B) having 780 sq. ft. The property is currently undeveloped. The subdivision will allow a single family house on each of the 4 lots. See attached drawing.

The northern 120' of the property is zoned SF-SL (Single Family Small Lot). The southern 60' wide strip of property being added onto the site by a Lot Line Adjustment is zoned CF-OS (Community Facilities – Open Space) and was purchased by the project owner will be rezoned to SF-SL. The minimum lot size in the SF-SL zone is 6,000 square feet.

The review of the short plat subdivision is administrative and there will not be a public meeting or public hearing.

Location: The project is located at approximately 515 SE Croston Lane, in the Olde Town subarea. KC Parcel No. 342406-9016. See attached vicinity map and short plat drawing.

Date of Application: July 14, 2014

Application Complete: July 30, 2014

Permits Required:

1. Transportation Concurrency, application CON14-00005, certificate issued on July 24, 2014.

2. Lot Line Adjustment, application LLA 14-00003
3. Environmental review (SEPA environmental checklist)
4. Short Plat subdivision, Application SP14-00003.
5. Construction permits.

Notice is required to be provided to property owners within 300 feet of the site and to other Parties of Record. **Property owner, Mortgagee, Lien holder, Vendor, Seller, etc. - Please share this notice with tenants and others in your neighborhood who may be interested in this project.** Comments will become part of the public record. Please provide written comments in response to this notice within 14 days or by **5:00 PM on Friday, September 12, 2014** to: Jerry Lind, Development Services Department, P.O. Box 1307, Issaquah, WA 98027-1307, or by email to jerryl@issaquahwa.gov

Next Step:
The Development Services Department will then make a decision based upon public comments and staff review. The decision can be appealed. All "Parties of Record" will be notified of the decision in writing. **To become a "Party of Record" and receive a copy of the decision, please submit a written comment or contact me at the address listed in the above paragraph.**

Information Available for Review:
The application, with full-size plans, is available for review at the Development Services Department, City Hall Northwest, 1775 12th Avenue NW, Issaquah.

You may reach me at (425) 837-3091 or by email at jerryl@issaquahwa.gov with any questions or concerns regarding this application.

Sincerely,

DEVELOPMENT SERVICES DEPARTMENT

Jerry Lind

Jerry Lind
Senior Planner

Attachments (2): vicinity map, short plat drawing

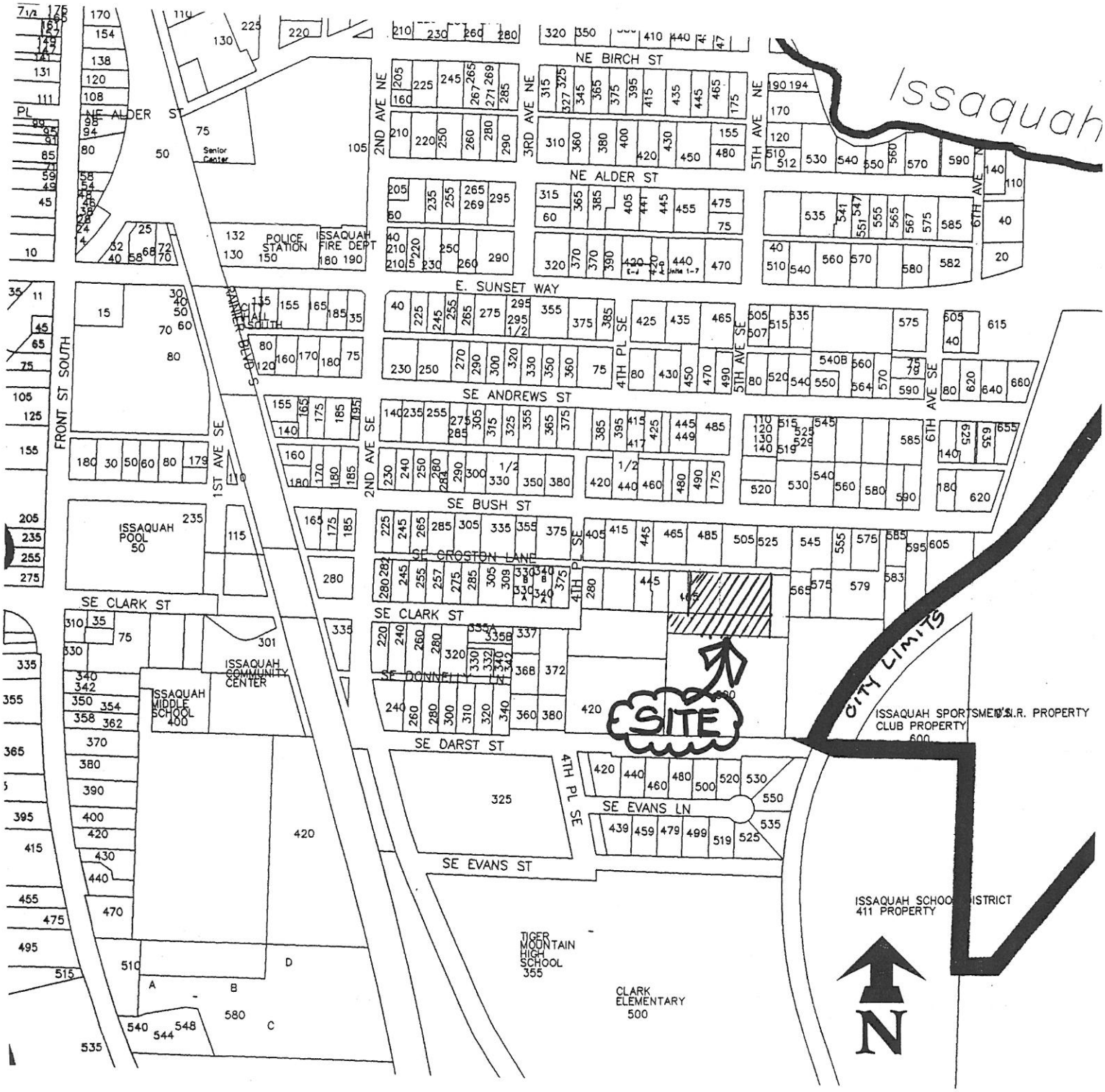
cc: Charlie Bush, DSD Director (via email)
David Favour, DSD Deputy Director (via email)
Lucy Sloman, Land Development Manager (via email)
Christopher Wright, Project Oversight Manager (via email)
Alan Erickson (via email)
Ted Jenneskens (via email)
File Copy, SP14-00003

SP14-00003 Croston Lane Short Plat, Notice of Application 8-29-14

VICINITY MAP

Croston Lane Short Plat

SP14-00003



CROSTON LANE PRELIMINARY SHORT PLAT

SECTION 34, TOWNSHIP 24N., RANGE 6E, W.M.

SURVEY NOTES:

1. THE PURPOSE OF THIS SURVEY IS TO IDENTIFY THE EXTERIOR BOUNDARY OF THE EXISTING PARCELS AS DESCRIBED HEREON AND TO THEN SUBDIVIDE THESE PARCELS IN ACCORDANCE WITH CITY OF ISSAQUAH SUBDIVISON CODE.
2. INSTRUMENT: USING A NIKON DTM 530 FIVE SECOND TOTAL STATION IN CONJUNCTION WITH TRIMBLE 5300 SERIES GPS UNITS (RTK METHOD) WITH RESULTING CLOSURES EXCEEDING THE MINIMUM ACCURACY STANDARDS AS SET FORTH BY WAC 332-130.
3. THE LEGAL DESCRIPTIONS AS SHOWN HEREON ARE AS PROVIDED BY OLD REPUBLIC TITLE AND ESCROW COMPANY UNDER THEIR ORDER No. 5207114808, DATED AUGUST 1, 2013.
4. WE HOLD THE NORTH LINE OF THE SOUTH 120 FEET OF THE NORTH 930 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34 FOR THE SOUTH LINE OF CROSTON LANE AS PER ISSAQUAH S.P. No. 03-00012.
5. FOR THE SOUTH AND EAST LINES OF THE SOUTH PARCEL AS SHOWN WE HOLD THAT RECORD OF SURVEY FILED IN VOLUME 250 ON PAGES 1-3.
6. WE HOLD EAST LINE OF THE WEST 446 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31 FOR THE WEST LINE OF THE ENTIRE SURVEY WHICH IS CONSISTANT WITH ISSAQUAH S.P. Nos. 03-00012 AND 05-00067.
7. THE EAST LINE OF PARCELS A AND B IS COINCIDENT WITH THE EAST LINE OF THE WEST 796 FEET OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 31. THIS EAST LINE IS ALSO COINCIDENT WITH THE TWO DEEDS OF THOSE PARCELS SITUATED IMMEDIATELY THE THE EAST OF OUR PARCELS.
8. THE FOLLOWING SURVEYS OF RECORD WERE USED TO CALCULATE AND/OR ASCERTAIN THE BOUNDARY AS SHOWN HEREON...
ROS 20130904900501
ROS VOL. 250, PAGES 1-3
ROS VOL. 157, PAGES 245-245H.
ISSAQUAH SP PLN 03-00012
ISSAQUAH SP PLN 05-00067

EXISTING LEGAL DESCRIPTIONS:

PARCEL A:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT 446 FEET EAST OF THE SOUTHEAST CORNER OF BLOCK 11, TOWN OF ENGLEWOOD, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 131, RECORDS OF KING COUNTY, WASHINGTON;
THENCE EAST, 350 FEET; THENCENORTH 120 FEET; THENCE WEST, 350 FEET; THENCE SOUTH, 120 FEET TO THE POINT OF BEGINNING.

AND

THE NORTH 60 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THAT PORTION OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON ; DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT 446 FEET EAST OF THE SOUTHEAST CORNER OF BLOCK 11, PLAT OF TOWN OF ENGLEWOOD (NOW ISSAQUAH), ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 134, RECORDS OF KING COUNTY, WASHINGTON; THENCE EAST 350 FEET; THENCE SOUTH 420 FEET TO THE SOUTH LINE OF SAID SUBDIVISION; THENCE WEST, ALONG SAID SOUTH LINE, 350 FEET; THENCE NORTH 420 FEET TO THE POINT OF BEGINNING.

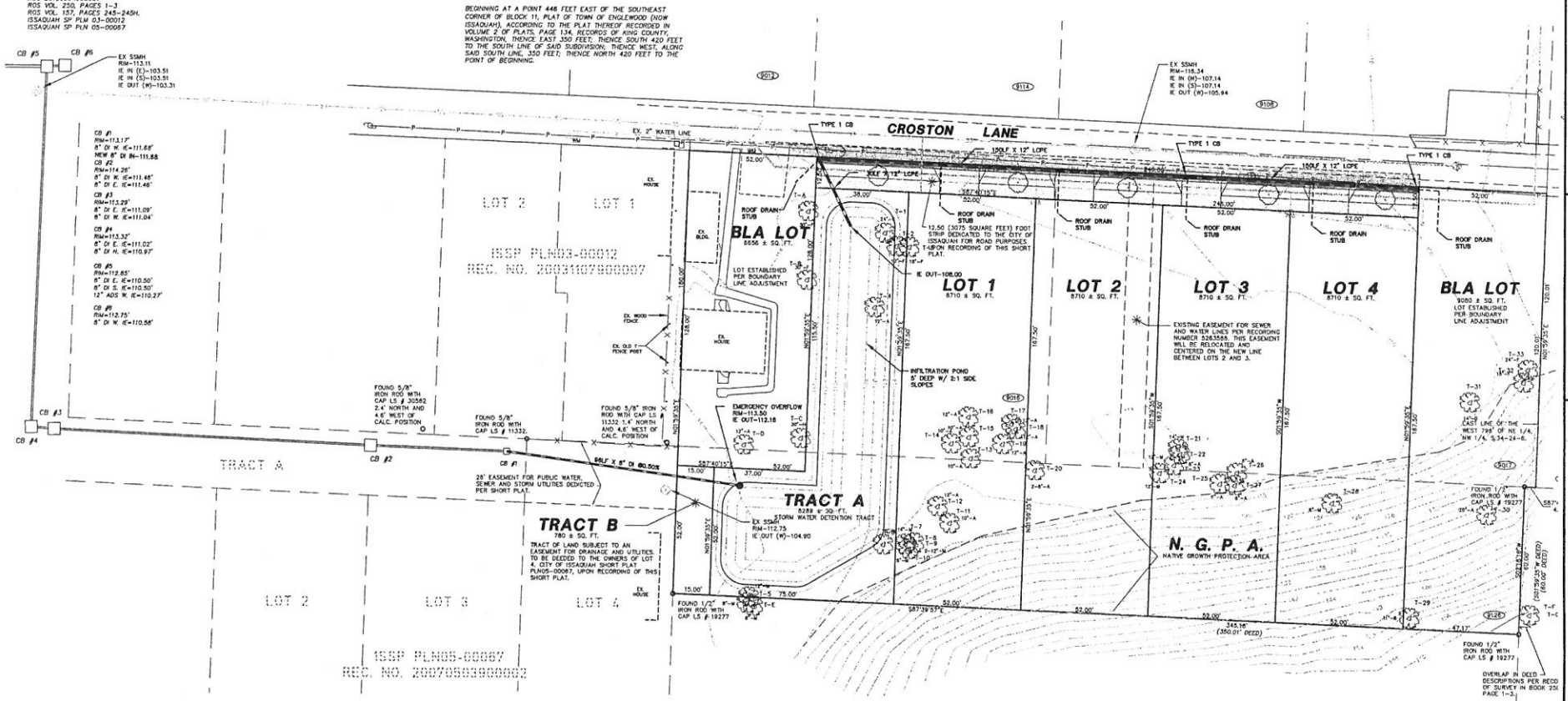
MATTERS OF RECORD:

TERMS AND PROVISIONS AS CONTAINED IN AN INSTRUMENT RECORDED UNDER RECORDING NUMBER 494089.

AN EASEMENT TO INSTALL AND MAINTAIN SEWER AND WATER LINES AS FILED UNDER RECORDING NUMBERS 5027422 AND 5263588.

AN EASEMENT TO PUGET SOUND POWER AND LIGHT COMPANY AS FILED UNDER RECORDING NUMBER 6169434.

SUBJECT TO MATTERS CONTAINED IN AN INSTRUMENT AS FILED UNDER RECORDING NUMBER 20031107900007.



LEGEND:

- FOUND SECTION CORNER AS SHOWN
- FOUND QUARTER CORNER AS SHOWN
- FOUND CASED CONCRETE MONUMENT
- SET REBAR AND CAP LS # 33487
- FND REBAR AND CAP AS SHOWN
- (R) DEED BEARING/DISTANCE
- BLDL BUILDING SETBACK LINE
- 12"-A / 24"-F (DIAMETER-TREE)
- A=ALDER, C=CEDAR, F=FIR, M=MAPLE,

BASIS OF BEARING:
THE WASHINGTON STATE PLANE COORDINATE SYSTEM, NAD 83/91 (NORTH ZONE).

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

PRELIMINARY
SUBJECT TO REVISION
REAL S. FREDERICK
STATE OF WASHINGTON
REGISTERED PROFESSIONAL ENGINEER

INDEX LOCATION:
SEC.34 T.23N.R. 6E W.M.

34

PRELIMINARY STORM DRAINAGE PLAN

PRELIMINARY SHORT PLAT FOR TED JENNESKENS

ENGINEERS - SURVEYORS
EASTSIDE CONSULTANTS, INC.
1555 N.W. MAILING CENTER
ISSAQUAH, WASHINGTON 98027
PH:425.392.5351 FAX:392.4979

JOB NO.	13084
DATE	9/13
SCALE	1"=20'
DESIGNED	R.FRED
DRAWN	R.KITZ
CHECKED	R.FRED
APPROVED	R.FRED

SHEET 3 OF 4