

CITY OF BUCKLEY

P.O. BOX 1960 • BUCKLEY, WA 98321 • (360) 829-1921 EXT. 7801

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NOTICE OF DEVELOPMENT APPLICATION

NOTICE OF APPLICATION FOR LAND USE PERMIT & SEPA DETERMINATION OF NON-SIGNIFICANT IMPACT

Project Name:	Luke's Landing Preliminary Plat (SUB-22-0001)
Applicant:	Mr. Craig Deaver CES-NW, Inc. 429 29 th Street NE Suite D Puyallup, WA 98372
Date of Application:	January 5, 2022, revised May 12, 2022
Date of Notice of Complete Application:	Original February 3, 2022 Revised June 8, 2022
Project Address:	790 Spiketon Road Buckley, WA 98321
Site Legal Description:	APN 0619101007 and 0619101056
Project description:	Application for a proposed preliminary subdivision of the above referenced parcels into 31 single-family residential lots and a storm tract (Tract "A").
Requested approvals:	Preliminary Plat Subdivision Approval and SEPA environmental review
Public Comment Period:	Any person may comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. Any person with standing may appeal the final decision. Written comments should be delivered to Buckley City Hall no later than 4 pm, July 6, 2022. Application materials are available for review at the Buckley Planning Department, P.O. Box 1960, 811 Main Street, Buckley, WA 98321.
City Staff Contact:	Emily Terrell, Director of Building and Planning 360.761.7817 or eterrell@cityofbuckley.com
Date, time, and place of a public hearing:	The open public hearing before the Hearing Examiner has not yet been scheduled.
SEPA Determination:	On June 8, 2022, the City of Buckley SEPA Responsible Official issued a Determination of Non-Significant Impact under WAC 197-11-340

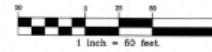
Final decision on the application shall be made within the time periods established under Title 20 BMC. Any person with standing may appeal the final decision.

LUKES LANDING

A PORTION OF SW 1/4 OF THE NE 1/4 OF SEC. 10, TWP. 19N, RNG. 6E
WILLAMETTE MERIDIAN, BUCKLEY, WASHINGTON

SHEET INDEX

PPLT1 SITE PLAN
PPLT2 UTILITIES & GRADING PLAN
PPLT3 TOPOGRAPHIC MAP-ON SITE
PPLT4 TOPOGRAPHIC MAP-SPKETON ROAD



SITE ADDRESS

750 SPKETON RD
BUCKLEY, WA 98321

PARCEL NUMBERS

0819101007, 0819101056

UTILITIES

WATER: CITY OF BUCKLEY
SEWER: CITY OF BUCKLEY
POWER: PUGET SOUND ENERGY
GAS: PUGET SOUND ENERGY

PUBLIC SERVICES

FIRE DEPARTMENT: CITY OF BUCKLEY
POLICE DEPARTMENT: CITY OF BUCKLEY
SCHOOL DISTRICT: WHITE RIVER DISTRICT 418
HEALTH DEPARTMENT: TACOMA-PERCIE COUNTY
HEALTH DEPT.: HEALTH DEPT.
MASS TRANSIT: NOT AVAILABLE

ENGINEER

C.E.S. NW INC.
439 - 28TH STREET NE, SUITE D
POYALLUP, WA 98372
(253) 848-4282

OWNER

HC - HOMES INC.
P.O. BOX 7707
BONNEY LAKE, WA 98301

Curve Table			
Curve #	Length	Radius	Delta
C1	31.30'	20.00'	89°40'38"
C2	3.03'	20.00'	8°41'04"
C3	8.41'	20.00'	24°36'02"
C4	49.30'	36.50'	77°23'07"
C5	22.31'	36.50'	33°01'10"
C6	27.50'	36.50'	43°09'55"
C7	11.44'	20.00'	32°47'06"
C8	11.44'	20.00'	32°47'06"
C9	29.71'	36.50'	41°55'37"
C10	24.25'	36.50'	38°04'24"
C11	30.74'	36.50'	48°10'20"
C12	17.38'	36.50'	27°14'54"
C13	11.44'	20.00'	32°47'06"
C14	31.33'	20.00'	89°44'36"
C15	31.33'	20.00'	89°56'02"
C16	31.42'	20.00'	90°00'00"
C17	31.53'	20.00'	90°19'22"

SITE STATISTICAL BREAK DOWN

EXISTING ZONING: R-8000
EXISTING SITE AREA: 382,881 S.F. (8.78 AC)
EXISTING BUILDING(S): EXISTING RESIDENCE & OUT BUILDINGS
MINIMUM LOT AREA: 8,000 SQ. FT. (MIN.)
MINIMUM LOT WIDTH: 70 FEET (MIN.)
ALLOWABLE BUILDING HEIGHT: 30 FEET (MAX.)
MAXIMUM IMPERVIOUS LOT COVERAGE: 50% (MAX.)
PORCH SETBACK: 14 FT.
BUILDING SETBACK: 20 FT.
GARAGE SETBACK: 22 FT.
SIDE YARD SETBACK: 8 FT. & 12 FT. (MIN. 20 FT.)
STREET SIDE SETBACK: 15 FEET
REAR YARD SETBACK: 25 FEET
TOTAL LOTS PROPOSED: 31 LOTS
SMALLEST LOT AREA: 8,000 SQ. FT.
LARGEST LOT AREA: 12,403 SQ. FT.
AVERAGE LOT AREA: 9,210 SQ. FT.
DENSITY: 3.53 DU/AC
PROPOSED TRAFFIC FLOW: 310 VEHICLE TRIPS/DAY
TRACT "A" - STORM CITY OF BUCKLEY: 25,200 SQ. FT. (0.46 AC.)
TRACT "B" - SHARED ACCESS CITY OF BUCKLEY: 3,450 SQ. FT. (0.08 ACRES)
PROPOSED LOTS SHARE EQUAL 1/18 OWNERSHIP-MAINTENANCE
RIGHT OF WAY AREA: 74,288 SQ. FT. (1.71 ACRES)
EXISTING IMPERVIOUS SURFACE: 5,300 SQ. FT.

LEGAL DESCRIPTION

PRE: 0819101007
(PER FIDELITY NATIONAL TITLE COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 811297995, DATED AUGUST 18, 2021)
THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 6 EAST, W.M., IN PERCIE COUNTY, WASHINGTON;

EXCEPT THE WEST 30 FEET THEREOF FOR BUCKLEY-SPKETON COUNTY ROAD.

SITUATE IN THE COUNTY OF PERCIE, STATE OF WASHINGTON.

PH: 0819101007

LOT 2, CITY OF BUCKLEY BOUNDARY LINE ADJUSTMENT NO. R.A.-19-0004, RECORDED UNDER RECORDING NUMBER 202207075004, IN PERCIE COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF PERCIE, STATE OF WASHINGTON.

SOILS

BUCKLEY GRAVELLY SILT LOAM
PER USDA NATURAL RESOURCES CONSERVATION SERVICE

C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
439 - 28TH STREET NE, SUITE D
POYALLUP, WA 98372
PH: (253) 848-4282
csw@cesnw.com

LUKES LANDING
PRELIMINARY PLAN
SITE PLAN
HC - HOMES INC.
7707, BONNEY LAKE, WA 98301

Date:	
Rev:	
Revision:	
No.	

