

CITY OF BUCKLEY

P.O. BOX 1960 • BUCKLEY, WA 98321 • (360) 829-1921 EXT. 7801
www.cityofbuckley.com <http://www.codepublishing.com/WA/Buckley/>

NOTICE OF DEVELOPMENT APPLICATION



NOTICE OF APPLICATION FOR LAND USE PERMIT

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
Date of Notice of Complete Application:	February 3, 2022
Project Address:	790 Spiketon Road Buckley, WA 98321
Site Legal Description:	APN 0619101007
Project description:	Application for a proposed preliminary subdivision of the above referenced parcel into 18 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, March 3, 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:	The City has not yet issued an environmental determination.

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, RING. 6E
WILLAMETTE MERIDIAN, BUCKLEY, WASHINGTON

LEGAL DESCRIPTION

(PER FIDELITY NATIONAL TITLE COMMITMENT FOR TITLE INSURANCE, COMMITMENT NUMBER 61129795, DATED AUGUST 19, 2021)

THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 19 NORTH, RANGE 6 EAST, W.M., IN PIERCE COUNTY, WASHINGTON;

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

SITUATE IN THE COUNTY OF PIERCE, STATE OF WASHINGTON.

ENGINEER

C.E.S. NW INC.
439 - 20TH STREET NE, SUITE D
PUYALLUP, WA 98372
(253) 848-4282

OWNER

HC - HOMES INC.
P.O. BOX 7707
BOONIE LAKE, WA 98391

SITE ADDRESS

790 SPIKETON RD
BUCKLEY, WA 98371

PARCEL NUMBER

0619101037

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 416
HEALTH DEPARTMENT: TACOMA-PIERCE COUNTY
HEALTH DEPT.
MASS TRANSIT: NOT AVAILABLE

SHEET INDEX

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



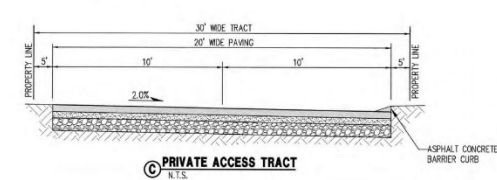
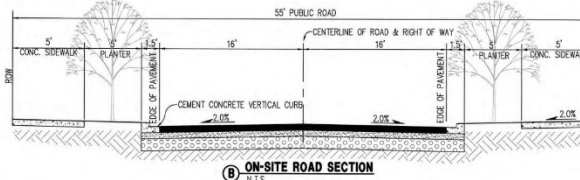
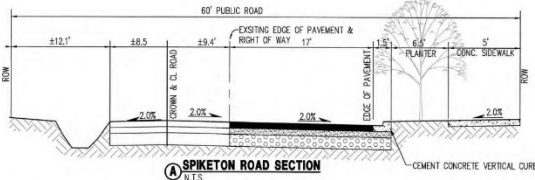
SITE STATISTICAL BREAK DOWN

EXISTING ZONING: R-8000
EXISTING SITE AREA: 219,131 S.F. (5.03 AC)
EXISTING BUILDINGS: EXISTING RESIDENCE & OUT BUILDINGS
MINIMUM LOT AREA: 8,000 SQ. FT. (MIN.)
MINIMUM LOT WIDTH: 70 FEET (MIN.)
ALLOWABLE BUILDING HEIGHT: 30 FT. (MAX.)
MAXIMUM IMPERVIOUS LOT COVERAGE: 55% (MAX.)
FRONT YARD SETBACK: 20 FT. (22 FT. GARAGE SETBACK)
SIDE YARD SETBACK: 8 FT. & 12 FT. (MIN. 20 FT.)
STREET SIDE SETBACK: 15 FEET
REAR YARD SETBACK: 25 FEET
TOTAL LOTS PROPOSED: 18 LOTS
SMALLEST LOT AREA: 8,000 SQ. FT.
LARGEST LOT AREA: 10,906 SQ. FT.
AVERAGE LOT AREA: 8,704 SQ. FT. (0.08 ACRES)
DENSITY: 3.58 DU/AC
PROPOSED TRAFFIC FLOW: 180 VEHICLE TRIPS/DAY
TRACT "A" - STORM: 20,060 SQ. FT. (0.46 AC)
PROPOSED LOTS SHARE EQUAL 1/18 OWNERSHIP-MAINTENANCE
TRACT "B" - SHARED ACCESS: 3,450 SQ. FT. (0.08 ACRES)
PROPOSED LOTS SHARE EQUAL 1/18 OWNERSHIP-MAINTENANCE
RIGHT OF WAY AREA: 38,956 SQ. FT. (0.89 ACRES)
EXISTING IMPERVIOUS SURFACE: 5,300 SQ. FT.

SOILS

BUCKLEY GRAVELLY SILT LOAM
PER USDA NATURAL RESOURCES CONSERVATION SERVICE

Curve #	Length	Radius	Delta
C1	31.53'	20.00'	90°19'22"
C2	31.42'	20.00'	90°00'00"
C3	11.44'	20.00'	32°47'06"
C4	18.38'	36.50'	28°51'28"
C5	26.98'	36.50'	42°21'10"
C6	26.98'	36.50'	42°21'10"
C7	24.75'	36.50'	38°51'28"
C8	11.44'	20.00'	32°47'06"
C9	31.30'	20.00'	89°49'38"



C.E.S. NW INC.
CIVIL ENGINEERING & SURVEYING
102 - 20TH AVE. SUITE D
PUYALLUP, WA 98372
TEL: (253) 848-4282
WWW.CESNW.COM

LUKES LANDING
PRELIMINARY PLAT
SITE PLAN
HC - HOMES INC.

Project: Client: HC - HOMES INC.
Designed: C.A.D. MRL
Drawn: MRL
Checked: C.A.D.
Scale: 1"=30'
Date: 10.23.21
Job No.: 21967

Sheet No.: **PPLT1**
1 of 4 Sheets