



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 29th 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, RNG. 6E
WILLAMETTE MERIDIAN, BUCKLEY, WASHINGTON

LEGAL DESCRIPTION

(PER FIDELITY NATIONAL TITLE COMMITMENT FOR TITLE
INSURANCE, COMMITMENT NUMBER 61297985, 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.

LOCATED IN THE COUNTY OF PIERCE, STATE OF
WASHINGTON.

ENGINEER

C.E.S. NW INC
429 - 29TH STREET NE, SUITE D
PORTLAND, WA 98372
(206) 846-4202

OWNER

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

WATER

SEWER: CITY OF BUCKLEY

POWER: PUGET SOUND ENERGY

GAS: PUGET SOUND ENERGY

SITE ADDRESS

790 SPIKETON RD
BUCKLEY, WA 98321

PARCEL NUMBER

0619101007

UTILITIES

FIRE DEPARTMENT: CITY OF BUCKLEY

POLICE DEPARTMENT: CITY OF BUCKLEY

SCHOOL DISTRICT: WHITE RIVER DISTRICT 416

HEALTH DEPARTMENT: PIERCE COUNTY

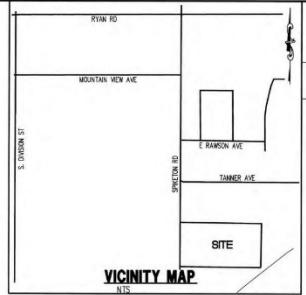
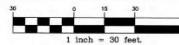
HEALTH DEPT: NOT AVAILABLE

MASS TRANSIT: NOT AVAILABLE

PUBLIC SERVICES

SHEET INDEX

PPLT1 SITE PLAN
PPLT2 UTILITES & 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 RESIDENCE & OUT BUILDINGS: 8,000 SQ. FT. (MIN.)

MINIMUM LOT AREA: 70 FEET (MIN.)

MINIMUM LOT WIDTH: 50 FEET (MIN.)

MAXIMUM IMPERVIOUS HEIGHT: 555' (MAX.)

FRONT YARD SETBACK: 20 FT. (29 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.

SMALLEST LOT WIDTH: 30 FT.

DENSITY: 3.58 DU/AC

PROJECTED TRAFFIC FLOW: 180 VEHICLE TRIPS/DAY

TRACT "A" - STORM: 20,050 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.

SOLLS

BUCKLEY GRAVELLY SILT LOAM
PER USDA NATURAL RESOURCES CONSERVATION SERVICE



C.E.S. NW INC
CIVIL ENGINEERING & SURVEYING
420 10TH ST. N.E. SUITE 0
PORTLAND, OR 97232
TEL: (205) 648-4912
FAX: (205) 648-4912
E-MAIL: C.E.S.NWINC@GMAIL.COM

LUKES LANDING
PRELIMINARY PLAT
SITE PLAN

HC - HOMES INC.

Project: Client: P.O. Box 7707, BONNEY LAKE, WA 98391

Designed: CAD
Drawn: MRL
Checked: CAD
Scale: 1'30"
Date: 10.22.21
Job No.: 2167
Sheet No.: 1 of 4 Sheets

PPLT1

