

From: Lindsey Ozbolt
To: ["Daniel Rowe"](#)
Subject: RE: 1705 E Lake Sammamish PI Se Trail
Date: Thursday, February 16, 2017 3:46:32 PM

Hello Dan,

This is a follow-up email to the phone conversation we just had. Currently City staff is working on managing the large volume of comment emails that were received during the comment period. Staff is also reviewing the application materials submitted for this project. Next step is to respond to King County with initial staff review comments and all public comments that were received. At this time, staff does not have a date as to when this response letter will be complete.

Thank you for contacting the City.

Best,

Lindsey Ozbolt

Associate Planner | City of Sammamish | Department of Community Development
425.295.0527

From: Daniel Rowe [mailto:colorado300@comcast.net]
Sent: Thursday, February 16, 2017 3:09 PM
To: Lindsey Ozbolt <LOzbolt@sammamish.us>; Rowe Dan <colorado300@comcast.net>
Subject: Fwd: 1705 E Lake Sammamish PI Se Trail

Hi Lindsey

I left you a voicemail and wanted to touch base as I have not heard back from this email or my call today. I am sure your busy so please don't take this any other way than just trying to communicate with the city.

Would you please give me a call and email of the status of this email and the process. I want to be sure that our concerns are viewed and answered before the County tries to finalize the plans. My submittal was prior to the times that we all were allowed to submit a plan or questions.

Thank you and I appreciate your help.

Dan Rowe

Begin forwarded message:

From: Daniel Rowe <drowe@evergreenford.com>
Subject: 1705 E Lake Sammamish PI Se Trail
Date: January 27, 2017 at 3:44:33 PM PST
To: Lozbolt@Sammamish.us, Rowe Dan <colorado300@comcast.net>

Hello Lindsey,

I am sure you are very busy with the trail. I also would like to have the city address some possible concerns we have with our property. I won't bore you to much with to many things other than some bullet points I would like to have addressed. Yes as you know the County at the "drop in's" have told me you were the contact. If not please advise me who at the city would be?

I'll also say that we are in many ways happy with the trail and it's new look. So I am not a hater of progress however need to make sure everyone is aware of the homeowners. So here we go.

Our place

1705 E Lake Sammamish PL Se
Sammamish Wa 98075

Reference number in the 60% plans would be we are # 352 of Segment B
The trail runs through our property as many have.

Our Neighbor to the north that I will reference is #353 of Segment B

You should have attachments showing our permits for the lake house and the stairs coming down to access that was given by the city.. If not please ask me if you would like to see them.

Lake House permit number is BLD2008-00572

Stairs permit number is BLD 2009-00246

Ok here we go...

Access.

The 60% plans for show our stairs coming down from the house where the new construction is and going to be. Simply we want to make sure that when they do take a couple feet from that area that the landing is put back so we still have access to our lake house. The 60% plan shows the stairs but no real detail yet of the the landing as per the permit.

Access from trail.

You'll see the walkway that was built from the trail to the lake house. This can be seen as part of the lake house permit as well. We would request that our access stays the same as with our permit. The 60% plan shows that our neighbor to the south and us will share a new access. I'm sure it's to save money however our permits show the access as it is now. We would respect that this does not change. The permit shows where we had to rebuild the existing pathway from the trail to the lake house.

Access during construction.

I do not see where we are shown to have access to cross the construction to our

lake house and property. I would expect that since the stairs is our only access that a gate would be put in the fence for our access. Please note that for the build.

Utilities

I do not see on the 60% plans where it show's my utilities crossing the trail. Please see on the lake house permit where the utilities cross the trail from the upper lot to the lake house. We are notify the city of these utility lines. Please be sure they do not cut these lines etc. Our lake house has full power and water and sewer with permits.

The current

My neighbor to the north has just built a house down there. He is the Roberts to the north and #353 of Segment B. I see where his property line is and want to be sure that no permits or special permits for him to block our access on the trail easement from his property to our NE corner. The 60% plans do not show any that he does. Our permit does show the gravel access for our car and we have a gate that has been there for many years. The 60% plans do not affect our access as we have it now. Just want the city to note that there are 4 homes that access this gravel road for access to there house.

I will send pictures of stairs as well with permits.

Thank you and I look forward to working with the city to protect our valued homes on the lake.

Daniel Rowe
Cell # 425-681-4845

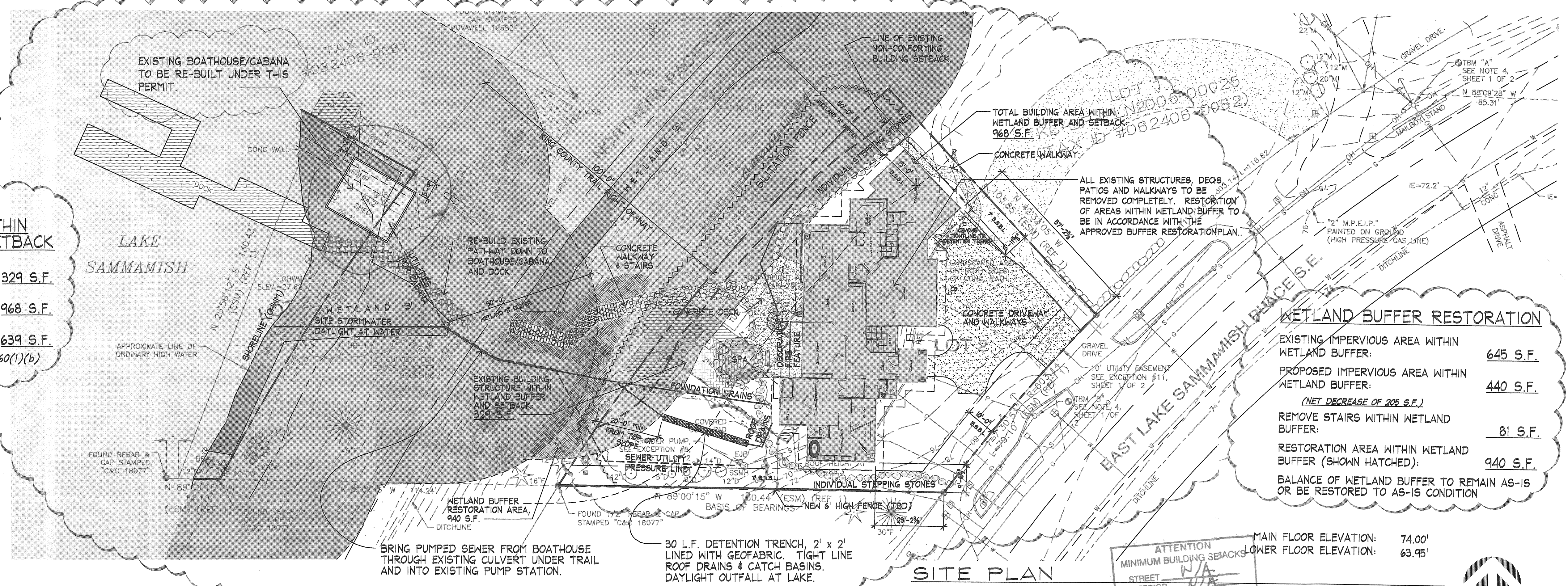
0 1 2 3 4 5 6 7 8 9 10 12 14 16 18 20 22 24 26 28 30 32 34 36 38 40 42 44 46 48 50
 IF THIS DRAWING HAS BEEN REDUCED TO LESS THAN 24" X 36", THEN USE THIS SCALE FOR MEASURING DRAWING

BUILDING EXPANSION WITHIN WETLAND BUFFER OR SETBACK

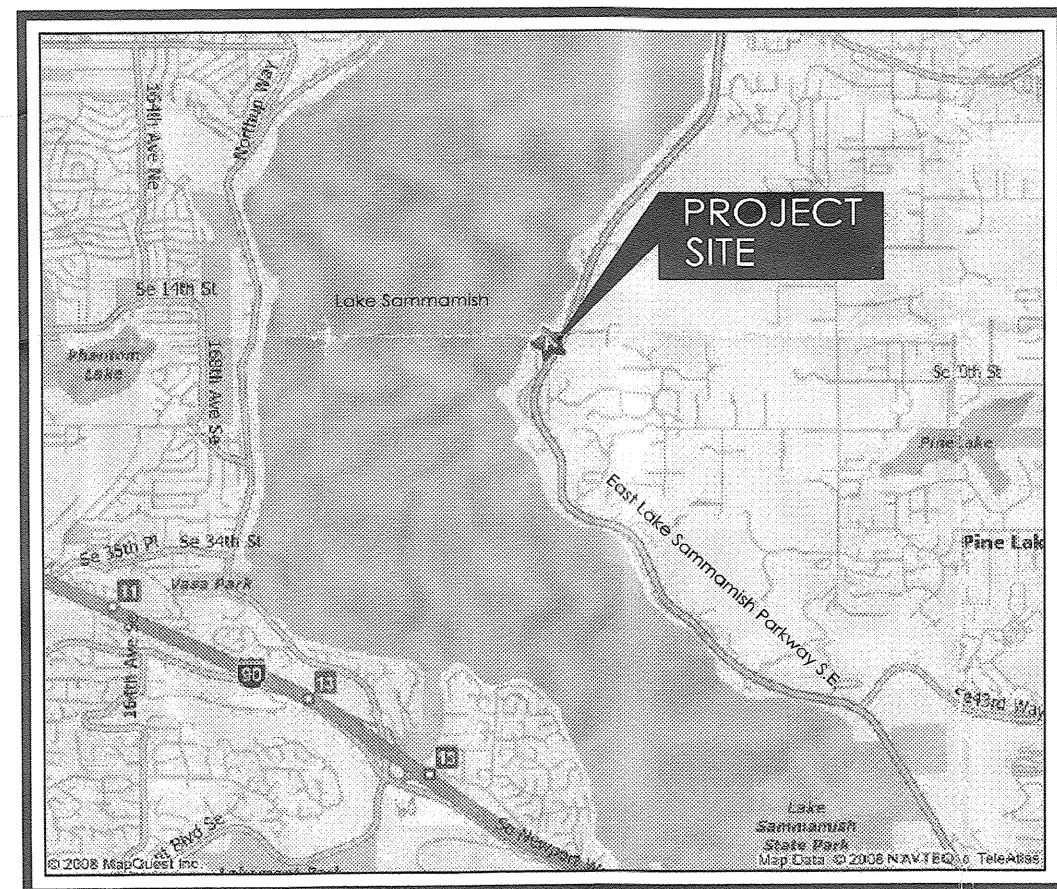
EXISTING BUILDING STRUCTURE WITHIN WETLAND BUFFER AND SETBACK: **329 S.F.**
 PROPOSED BUILDING AREA WITHIN WETLAND BUFFER OR SETBACK: **968 S.F.**
 NET INCREASE OF STRUCTURE WITHIN WETLAND BUFFER OR SETBACK: **639 S.F.**
 LESS THAN 1,000 SF PER SMC 21A.50.060(1)(b)

WETLAND BUFFER RESTORATION

EXISTING IMPERVIOUS AREA WITHIN WETLAND BUFFER: **645 S.F.**
 PROPOSED IMPERVIOUS AREA WITHIN WETLAND BUFFER: **440 S.F.**
 (NET DECREASE OF 205 S.F.)
 REMOVE STAIRS WITHIN WETLAND BUFFER: **81 S.F.**
 RESTORATION AREA WITHIN WETLAND BUFFER (SHOWN HATCHED): **940 S.F.**
 BALANCE OF WETLAND BUFFER TO REMAIN AS-IS OR BE RESTORED TO AS-IS CONDITION



VICINITY MAP



BLDG. HEIGHT TABULATION

POINT	EXIST. GRADE	SEGMENT NUMBER
A	73.20	1
B	72.50	2
C	70.80	3
D	71.20	4
E	72.00	5
F	72.20	6
G	72.00	7
H	65.60	8
I	70.80	9
J	71.50	10
K	70.10	11
L	67.70	12
M	67.80	13
N	65.60	14
O	63.00	15
P	63.00	16
Q	63.00	17
R	62.70	18
S	62.60	19
T	62.30	20
U	62.00	21
V	63.80	22
W	63.70	23
X	64.00	24
Y	64.00	25
Z	64.00	26
AA	64.00	27
BB	65.90	28
TOTALS	1871.00	28
		66.82

- LOWEST FLOOR ELEVATION: 63.95'
- MAIN FLOOR ELEVATION: 74.00'
- HIGHEST RIDGE ELEVATION: 74.00' + 22.68' = 96.68'
- ALLOWABLE BUILDING HEIGHT FROM AVERAGE BLDG. ELEV.: 66.82' + 35.00' = 101.82'

101.82' IS GREATER THAN 96.68' OK

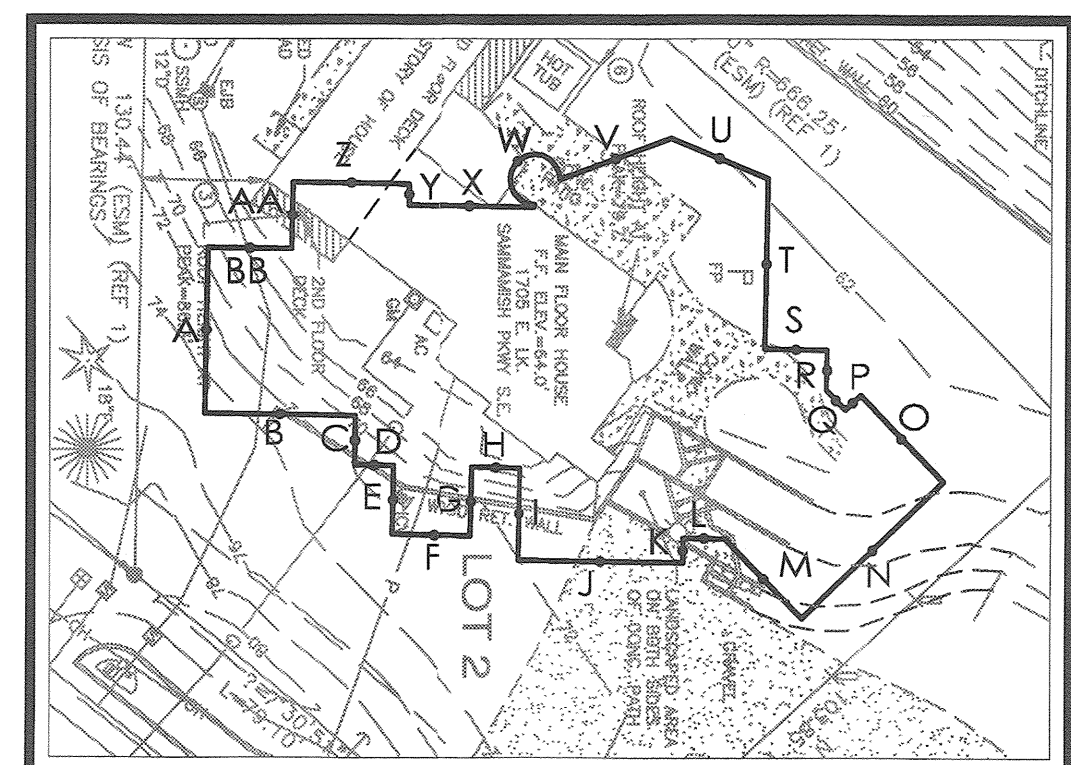
DRAINAGE NOTES:

1. CONNECT ALL FOOTING DRAINS AND TIGHTLINE DIRECT TO OUTFALL AT WATERS EDGE. OUTFALL INVERT IS TO BE ABOVE THE ORDINARY HIGH WATER ELEVATION.
2. CONNECT ALL ROOF DRAINS (SEPARATE FROM FOOTING DRAINS) AND TIGHTLINE DIRECT TO DETENTION TRENCH AS SHOWN.
3. CONNECT ALL CATCH BASINS IN THE DRIVEWAY AREAS AND TIGHTLINE THROUGH THE OIL/WATER SEPARATOR INTO THE DETENTION TRENCH.
4. DETENTION TRENCH SHALL BE CONSTRUCTED PER CITY OF SAMMAMISH STANDARDS.
5. TIGHT LINE OUTFALL TO LAKE SHALL PASS UNDER TRAIL IN EXISTING CULVERT PIPE.

BOATHOUSE/CABANA:

1. THE EXISTING BOATHOUSE/CABANA IS BEING DEMOLISHED AND RE-BUILT ON THE EXISTING FOOTPRINT. THERE WILL BE NO NET CHANGE TO EXISTING IMPERVIOUS AREAS.
2. THE WORK OF THIS PROJECT HAS BEEN SUBMITTED TO ROBERT NUNNEKAMP WITH THE KING COUNTY TRAILS FOR THEIR REVIEW AND APPROVAL. RECENT E-MAIL COMMUNICATION WITH MR. NUNNEKAMP INDICATES THAT APPROVAL IS FORTHCOMING. (SEE ATTACHED)

BLDG. HEIGHT KEY PLAN



SITE PLAN

SCALE 1" = 20'-0"

LOT ZONING:

LOT ZONING: R-4
 LOT SIZE: 16,546.83 S.F.
 SUBMERGED LANDS: 0 S.F.
 USABLE LOT AREA: 16,546.83 S.F.
 OVERALL LOT SLOPE: 4.05% (1003.90'-981.00'/566.00 L.F.)
 ALLOWABLE IMPERVIOUS COVERAGE: 55% MAX. (9,100.76 S.F.)
 MAXIMUM BUILDING HEIGHT: 35 FEET ABOVE AVERAGE EXISTING GRADE LEVEL

SETBACKS:

FRONT YARD: 10 FEET (SMC 21A.25.030); 20 FEET WHERE GARAGE OPENS TO STREET
 REAR YARD: 50 FEET FROM OHWM
 SIDE YARDS: 7 FEET MIN., (MAY BE REDUCED TO 5 FEET PURSUANT TO SMC 21A.25.155)

IMPERVIOUS COVERAGE:

USABLE LOT AREA: 16,546.83 S.F.
 EXISTING DEVELOPMENT
 FOOTPRINT OF NEW RESIDENCE: 2,807.50 SF
 GARAGE: 368.30 SF
 EXISTING DRIVEWAY: 1,719.99 SF
 TOTAL EXIST. IMPERVIOUS AREAS: 4,895.79 SF
 PROPOSED DEVELOPMENT
 FOOTPRINT OF NEW RESIDENCE: 4,959.39 SF
 BOAT HOUSE: 368.30 SF
 DRIVEWAYS, PATIO & WALKS: 2,286.86 SF
 TOTAL IMPERVIOUS AREAS: 7,614.57 SF
 PROPOSED TOTAL LOT COVERAGE: 46.02% < 55% ✓ OK
 NET CHANGE TO IMPERVIOUS AREAS: +2,718.78 SF

MAIN FLOOR ELEVATION: 74.00'
 LOWER FLOOR ELEVATION: 63.95'

ATTENTION MINIMUM BUILDING SETBACKS

STREET INTERIOR: NA

DRIVEWAY TO FARE CARPORT OR OTHER FEEDING AREA: NA

ZONING: R-4

CITY OF SAMMAMISH PROJECT DATA:

SITE ADDRESS: 11705 East Lake Sammamish Place S.E. Sammamish, Washington 98075
 PROPERTY OWNER: Brian & Heather Leibsohn
 ARCHITECT & CONTRACTOR: MACPHERSON CONSTRUCTION & DESIGN 21626 SE 28th Street Sammamish, WA 98075-7125 Ph: (425) 391-3333 Fax: (425) 557-2841 RECEIVED BY PERMIT CENTER
 CONTACT: Robert H. Sorenson AIA OCT 29 2008 Ph: (425) 391-3333 e-mail: bob@macphersonconstruction.com
 ENGINEER: FILE ENGINEERING Timothy J. File, S.E. 910 Market Street Kirkland, WA 98033 Ph: (425) 822-9000 Fax: (425) 827-7014
 PARCEL #: 06224069062

LEGAL DESCRIPTION: LOT 2 OF KING COUNTY SHORT PLAT NO. PLN2005-00025, ACCORDING TO PLAT RECORDED SEPTEMBER 17, 2007, UNDER RECORDING NO. 20070917900035, IN KING COUNTY, WASHINGTON.

ATTENTION MAXIMUM IMPERVIOUS SURFACE ALLOWED: 17% SQ. FT. MAXIMUM BUILDING HEIGHT ALLOWED: 35' PER SMC 21A.28 SMC 25.10 CITY OF SAMMAMISH

BUILDING DATA:

LOWER FLOOR AREA: 2,122 S.F.
 MAIN FLOOR AREA: 2,384 S.F.
 UPPER FLOOR AREA: 663 S.F.
 TOTAL HEATED BUILDING AREA: 5,169 S.F.
 GARAGE AREA: 368 S.F.
 TOTAL ENCLOSED BUILDING AREA: 6,350 S.F.

Leibsohn Residence

1705 East Lake Sammamish Place S.E. Sammamish, Washington 98075 Parcel # 06224069062

MACPHERSON CONSTRUCTION & DESIGN
 21626 SE 28th ST. SAMMAMISH WA 98075-7125 PH. 425-391-3333 FAX. 425-557-2841

DRAWING NUMBER: **A1.0**
 OF DRAWINGS

BOB 00612

SITE PLAN

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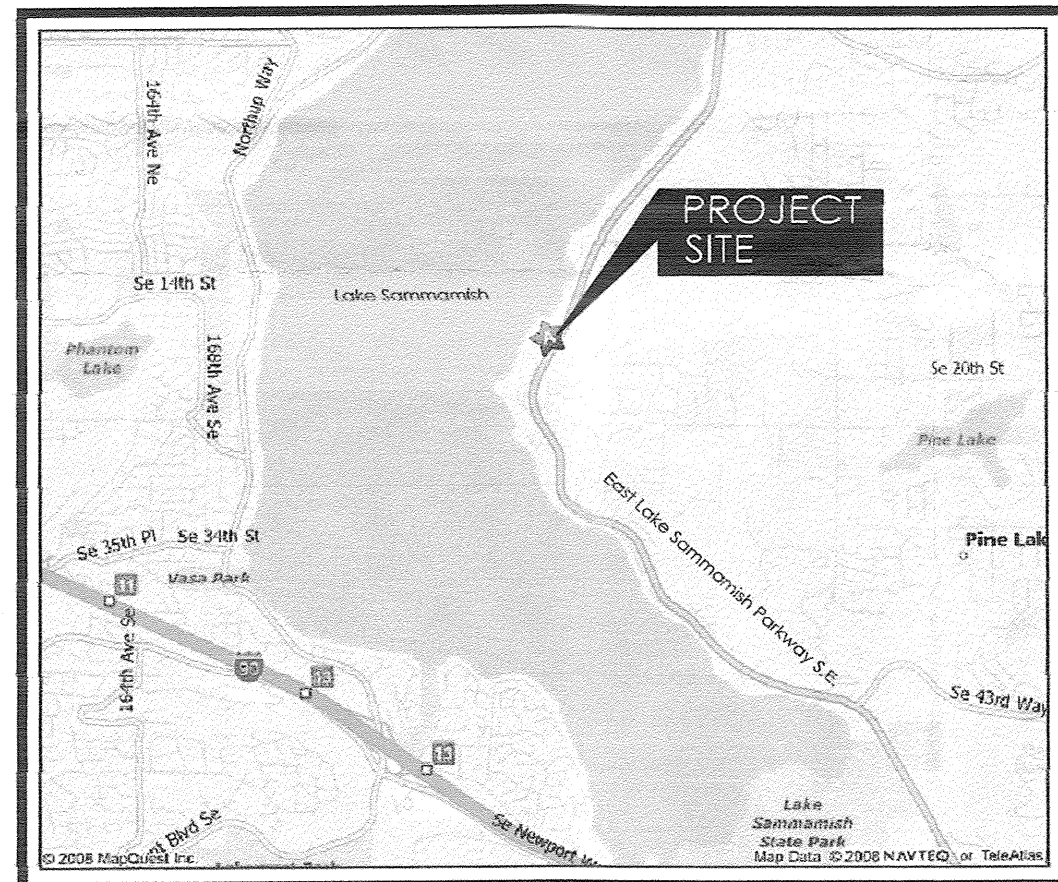
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VICINITY MAP



SITE PLAN NOTES:

- THE CITY SHALL INSPECT THE INSTALLATION OF ALL WATER, SEWER, STORM AND FOOTING DRAINS PRIOR TO CONTRACTOR BACKFILLING TRENCHES.
- ROOF AND FOOTING DRAINS ARE TO BE CONNECTED SEPARATELY TO THE STORM DRAIN SYSTEM UNLESS OTHERWISE ALLOWED IN ACCORDANCE WITH THE PLAT CONDITIONS AND THE KING COUNTY SURFACE WATER DESIGN MANUAL OR AS APPROVED BY THE CITY IN WRITING.
- ALL ROCKERY OR RETAINING WALL DRAINS SHALL BE CONNECTED TO THE STORM DRAIN SYSTEM, DISCHARGED APPROPRIATELY PER KCSMDM, OR AS APPROVED BY THE CITY IN WRITING.
- ANY CHANGES TO THE APPROVED PLANS MUST BE APPROVED BY THE CITY IN WRITING.
- NOTE: ANY WALL OVER 4 FEET IN HEIGHT, OR WITH A SURCHARGED LATERAL LOAD, MUST BE ACCOMPANIED BY AN ENGINEER'S STAMP. WALLS SHALL NOT BE USED TO SUPPORT DRIVEWAYS OR SIDEWALKS UNLESS ACCOMPANIED BY AN ENGINEER'S STAMP.
- CONSTRUCTION HOURS ARE 7:00 AM TO 8:00 PM ON WEEKDAYS AND 9:00 AM TO 6:00 PM ON SATURDAYS & HOLIDAYS. WORK IS NOT ALLOWED ON SUNDAYS.
- NO MATERIALS OR EQUIPMENT SHALL BE PLACED OR STORED ON PUBLIC STREETS AT ANY TIME.
- NO WORK IS ALLOWED WITHIN THE PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT HAS BEEN ISSUED AND THE CITY HAS BEEN NOTIFIED AT LEAST 24 HOURS IN ADVANCE OF STARTING WORK WITHIN THE RIGHT-OF-WAY.
- ALL PROJECTS ARE REQUIRED TO SUBMIT REQUESTS FOR VARIANCES TO THE CITY INTERIM PUBLIC WORKS STANDARDS (WITH RESPECT TO DRIVEWAY SLOPE, WIDTH AND LOCATION) IN WRITING. DETAILED DRAWING SHALL ACCOMPANY REQUESTS IF NECESSARY.
- DISCONNECT AND CAP ALL UTILITIES, PROTECT DURING CONSTRUCTION. RECONNECT TO EXISTING UTILITIES.
- ALL EXCAVATED MATERIALS SHALL BE IMMEDIATELY STOCKPILED ON SITE AND PROTECTED FROM EROSION OR REMOVED FROM THE SITE AND HAULED TO AN APPROVED DUMP SITE.
- SEE GENERAL NOTES DRAWINGS A0.0 & A0.1 FOR ADDITIONAL NOTES.

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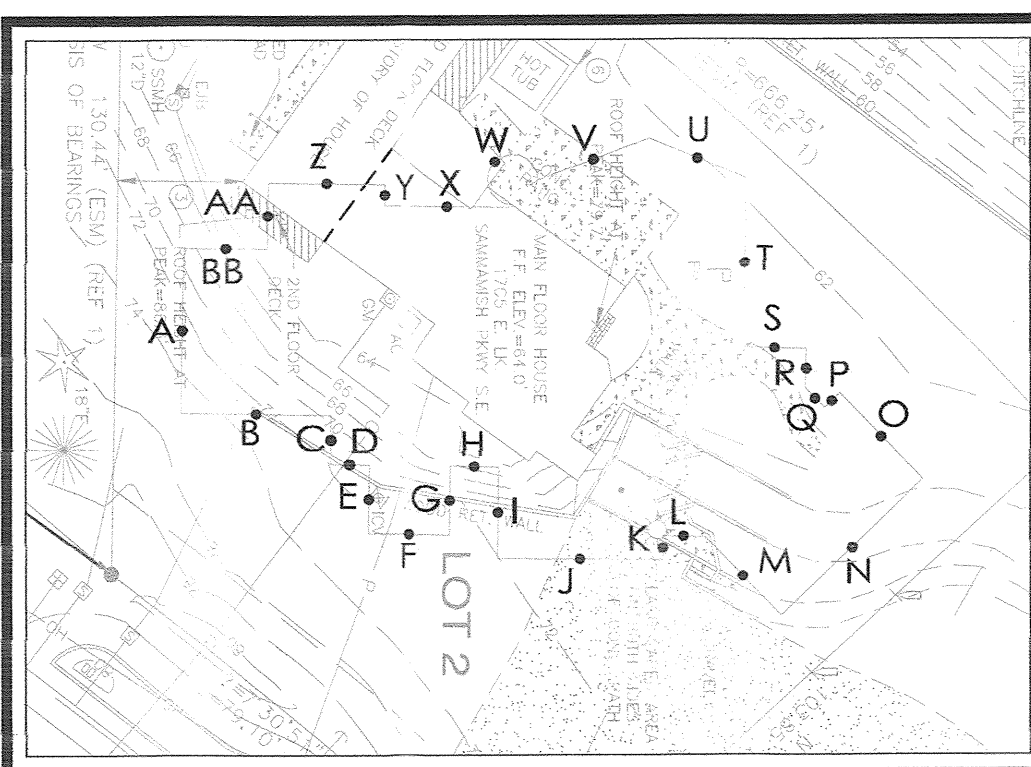
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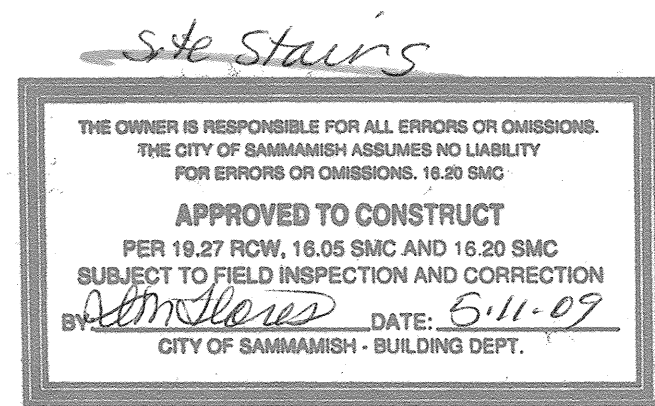
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DATE	BY	DESCRIPTION
4/27/08	BOB	PERMIT SUBMITTAL
5/23/08	BOB	GEOTECHNICAL REVIEW CORRECTIONS
9/15/08	BOB	RE-DESIGN BOATHOUSE/CABANA WITH THIS SUBMITTAL
10/15/08	BOB	ADDITIONAL PLAN CHECK CORRECTIONS
10/28/08	BOB	PUBLIC WORKS PLAN CHECK REVISIONS

Leibsohn Residence
 1705 East Lake Sammamish Place S.E.
 Sammamish, Washington 98075
 Parcel # 0624069062
 SITE PLAN

MacPherson Construction & Design
 21626 SE 28th St. Sammamish WA 98075-7125
 PH: 425.391.3333 FAX: 425.557.2841

DRAWING NUMBER: **A1.0**
 OF DRAWINGS







73 TRAIL 352459 22

