



OFFICE OF THE CITY CLERK
129 North Second Street
Yakima, Washington 98901
Phone (509) 575-6037 • Fax (509) 576-6614

**CITY OF YAKIMA
NOTICE OF PUBLIC HEARING
Saddlebrook Loop Preliminary Plat**

NOTICE IS HEREBY GIVEN that the Yakima City Council will conduct a "Closed Record" public hearing on **Tuesday, November 21, 2017 at 6:30 p.m.**, or as soon thereafter, in the Council Chambers at City Hall located at 129 North 2nd Street, Yakima, WA to consider the Planning Commission's recommendation on the application submitted by 75th Investors, LLC for a 23-lot preliminary plat known as Saddlebrook Loop, located at 7411 Summitview Avenue.

Closed Record Hearing means the public is invited to testify on the existing Planning Commission's records, but will not be allowed to introduce any new information.

Dated this 8th day of November, 2017.

Sonya Claar Tee, CMC
City Clerk

Mailed November 9, 2017

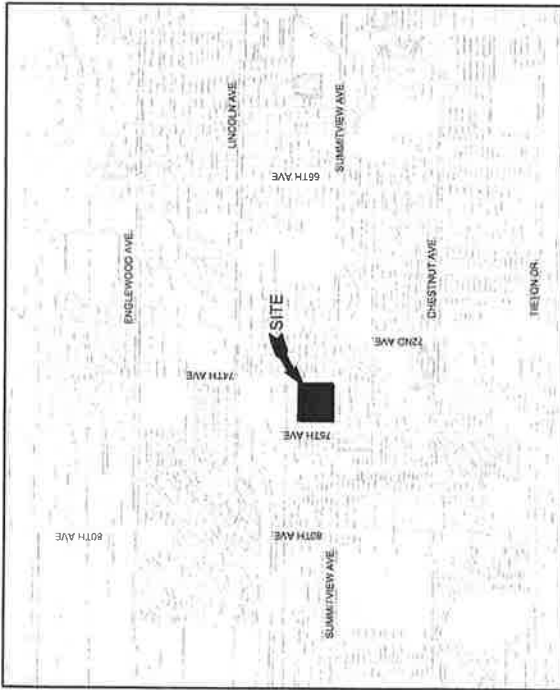
PRELIMINARY PLAT OF "SADDLEBROOK LOOP"

(A PORTION OF THE SE 1/4, NW 1/4,
SECTION 20, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M.)

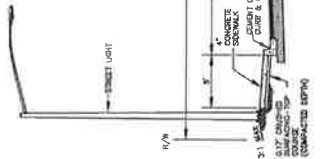
LEGAL DESCRIPTION (PARCEL NO. 181320-24493)
 LOT 6 OF THE SHORT PLAT OF INVESTORS LAKERS ACRES
 FILE NUMBER 75-4621, RECORDS OF YAKIMA COUNTY,
 WASHINGTON
 SITUATED IN YAKIMA COUNTY, WASHINGTON

NOTES:

1. SUBJECT PROPERTY IS ZONED R-2, TWO-FAMILY RESIDENTIAL.
2. STREET IMPROVEMENTS SHALL CONFORM TO CITY OF YAKIMA STANDARDS FOR PLAT REVIEW.
3. SEWER IS PROVIDED BY CITY OF YAKIMA.
4. ALL STORM WATER GENERATED BY NEW IMPROVED SURFACES TO BE DETAINED AND DISPOSED OF ON-SITE THROUGH A PERMEABLE SURFACE AND THE YAKIMA COUNTY PERCOLATION FACILITY.
5. WATER IS PROVIDED TO BE PROVIDED ON NEW WALL WATER, UNDER FUTURE, INCLUDING VALVES, FITTINGS, AND FIRE HYDRANT LOCATIONS TO BE LOCATED AND CONSTRUCTED BY THE PLANNED DEVELOPER. WATER CO. FIRE HYDRANT LOCATIONS NOT YET DETERMINED AND NOT SHOWN ON THIS PLAN.
6. POWER, TV CABLE, TELEPHONE CABLES AND NATURAL GAS MAINS ARE NOT SHOWN ON THIS PLAN. PLANNED DEVELOPER TO BE RESPONSIBLE FOR THE PUBLIC UTILITY FACILITY DEVELOPER TO COORDINATE WITH THE SERVICE PROVIDER COMPANY FOR EXISTING AND PROPOSED UTILITIES.
7. TYPICAL BUILDING SETBACKS - 35' FRONT SETBACK FROM FRONT OF WAY LINE, 5' SIDE SETBACK FROM PROPERTY LINE, 15' REAR SETBACK FROM PROPERTY LINE AND 10' REAR SETBACK FROM FRONT OF WAY LINE.
8. SEE THAT SHORT PLAT RECORDED UNDER A.P.N.C. 794462 FOR ADDITIONAL SUBDIVISION INFORMATION.



VICINITY MAP
N.T.S.



CITY OF YAKIMA - RESIDENTIAL SECTION
NOT TO SCALE

DEVELOPER
 75TH INVESTORS, LLC
 732 SUMMITVIEW AVE, #808
 YAKIMA, WA 98902
 SCOTT CLARK
 (509) 965-8000

ENGINEER/SURVEYOR
 HLA ENGINEERING AND LAND
 SURVEYING, INC.
 2803 RIVER ROAD
 YAKIMA, WASHINGTON 98902
 HLA@HLA-LLC.COM
 (509) 965-7000

RECEIVED

JUN 16 2017
 CITY OF YAKIMA
 PLANNING DIV.

PARCEL NO. 181320-24493

JOB NUMBER: 18103	DATE: 6-15-17	SHEET: 1
DRAWING: 18103pld01.dwg	TITLE NAMES:	OF
REVIEWED BY: MSH/ETH	ENTERED BY:	2
DATE:	REVISION:	PRELIMINARY PLAT

75TH INVESTORS, LLC
 PLAT OF SADDLEBROOK LOOP
 CITY OF YAKIMA, YAKIMA COUNTY, WASHINGTON



2803 River Road
 Yakima, WA 98902
 509.966.7000
 Fax 509.965.8000
 www.hlasl.com



PRELIMINARY PLAT OF "SADDLEBROOK LOOP"

(A PORTION OF THE SE 1/4, NW 1/4,
SECTION 20, TOWNSHIP 13 NORTH, RANGE 18 EAST, W.M.)

Legend

- EXISTING
- EXISTING MONUMENT
- EXISTING INTERSECTION BURNOUT
- EXISTING PROXIMATION VALUE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING SANITARY TRENCH MANHOLE
- EXISTING STORM SEWER MANHOLE
- EXISTING STORM SEWER SPOUT
- EXISTING CATCH BASIN
- EXISTING STORM SEWER MANHOLE
- EXISTING SIGN
- EXISTING ANCHOR POLE
- EXISTING PULL BOX
- EXISTING UTILITY POLE
- EXISTING LIGHT
- EXISTING STEEL POST
- EXISTING MAIL BOX
- EXISTING FENCE
- EXISTING WALKWAY
- EXISTING DRIVEWAY
- EXISTING DRIVEWAY
- EXISTING PROXIMATION LINE
- EXISTING SIDEWALK
- EXISTING DRIVEWAY
- EXISTING DRIVEWAY
- EXISTING DRIVEWAY

- NEW
- NEW AND OUTLET
- CONCRETE DRIVEWAY
- SEWER LINE
- NEW MANHOLE
- NEW ASPHALT

CURVE	DELTA	RADIUS	LENGTH	CURVE DIRECTION	CHORD LENGTH
C1	80°30'45"	14.00	71.40	N 4°25'28" E	54.11
C2	89°38'54"	14.00	88.96	S 4°02'30" E	63.13
C3	104°15'07"	45.00	71.39	S 4°02'30" E	63.09
C4	104°15'07"	45.00	71.39	N 4°09'54" W	63.32
C5	104°15'07"	20.00	31.42	N 4°25'28" E	26.28
C6	80°30'45"	20.00	31.42	S 4°09'54" W	26.28
C7	27°23'27"	70.00	26.98	N 11°29'42" E	26.49
C8	27°23'27"	70.00	26.98	N 11°29'42" E	26.49
C9	27°23'27"	70.00	26.98	N 11°29'42" E	26.49
C10	27°23'27"	70.00	26.98	N 11°29'42" E	26.49
C11	27°23'27"	70.00	26.98	N 11°29'42" E	26.49
C12	152°05'07"	70.00	66.66	S 1°02'50" E	30.48
C13	172°27'44"	70.00	23.33	S 8°02'54" E	30.28
C14	28°22'44"	70.00	26.00	S 2°09'45" E	26.78
C15	47°35'44"	70.00	38.83	S 6°07'42" E	39.50
C16	30°23'00"	70.00	38.13	N 7°29'22" W	42.74
C17	34°08'47"	70.00	36.48	N 4°24'22" W	36.28
C18	34°08'47"	70.00	36.48	N 4°24'22" W	36.28
C19	18°02'07"	20.00	24.42	S 4°09'54" E	24.28
C20	18°02'07"	20.00	24.42	N 4°09'54" E	24.28
C21	18°02'07"	20.00	24.42	N 4°09'54" E	24.28
C22	18°02'07"	20.00	24.42	N 4°09'54" E	24.28
C23	18°02'07"	20.00	24.42	N 4°09'54" E	24.28
C24	18°02'07"	20.00	24.42	N 4°09'54" E	24.28
C25	18°02'07"	20.00	24.42	N 4°09'54" E	24.28
C26	18°02'07"	20.00	24.42	N 4°09'54" E	24.28
C27	18°02'07"	20.00	24.42	N 4°09'54" E	24.28

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JUN 10 2017

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PLANNING DIV.

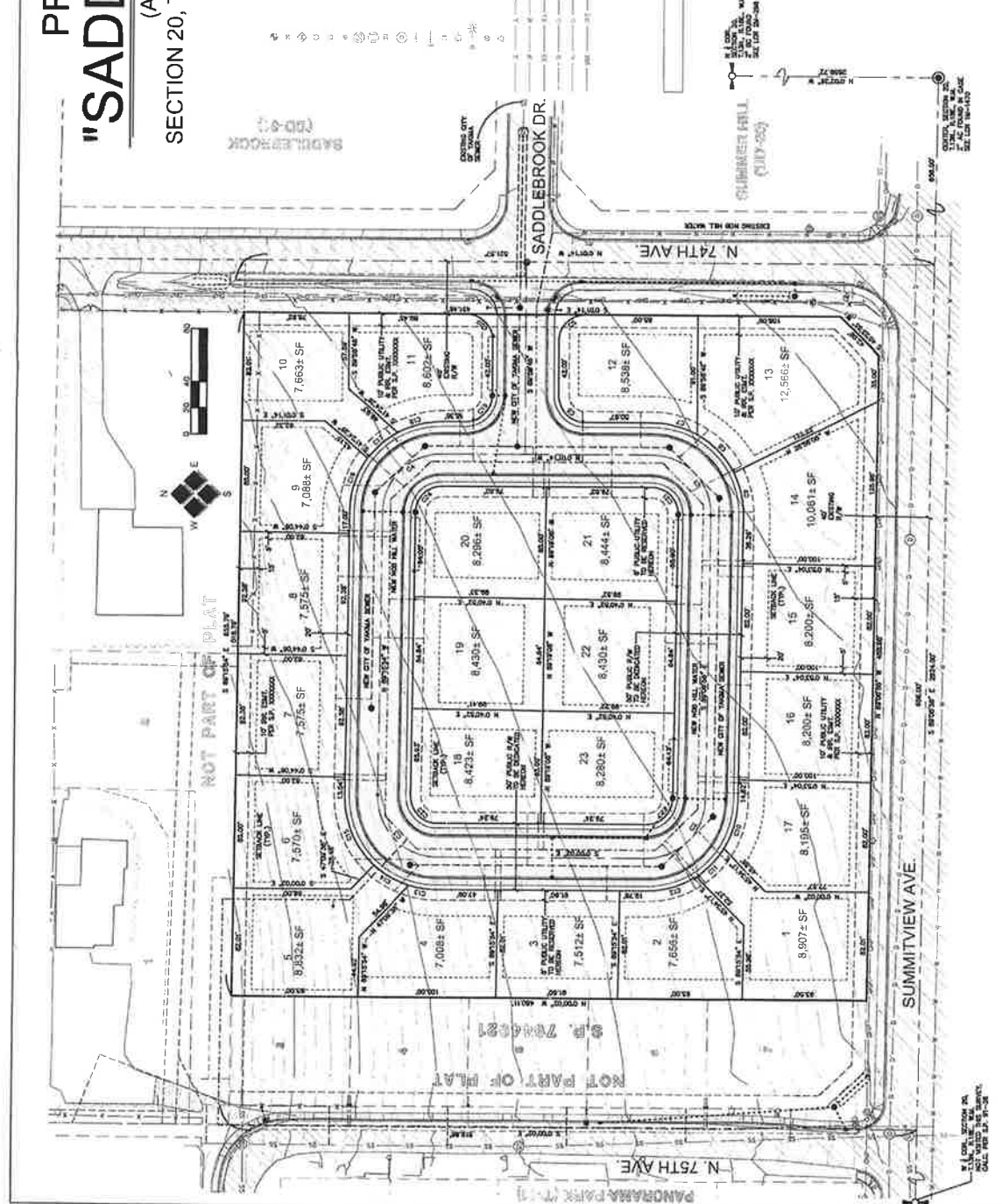
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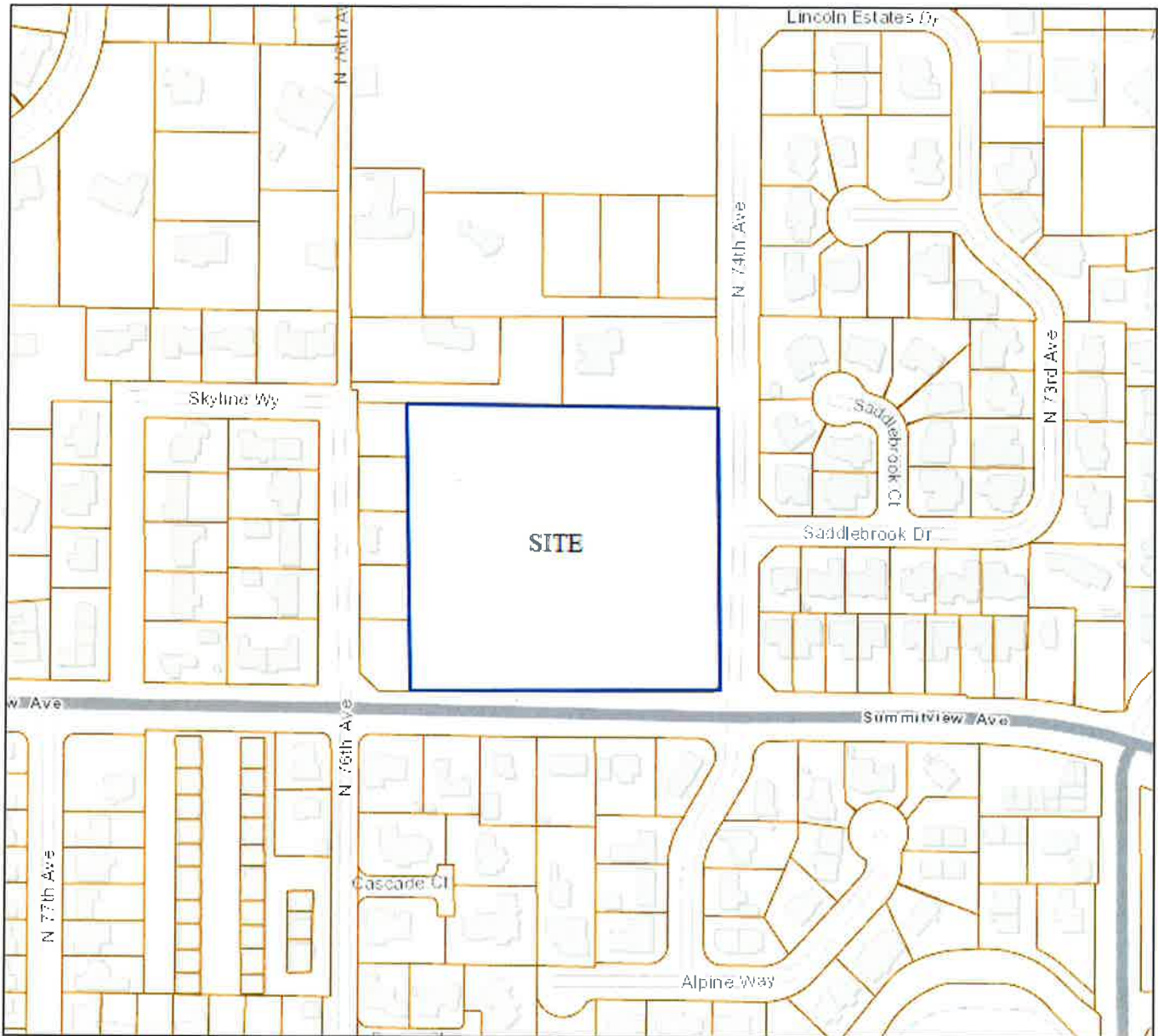
VICINITY MAP



File Number: PLP#002-17 & SEPA#021-17

Project Name: 75th Investors LLC – “Saddlebrook Loop”

Site Address: 7411 Summitview Ave



Proposal: Proposed long plat that will subdivide approximately 5.65 acres into 23 residential lots in the R-2 zoning district.

Contact the City of Yakima Planning Division at (509) 575-6183

Map Disclaimer: Information shown on this map is for planning and illustration purposes only. The City of Yakima assumes no liability for any errors, omissions, or inaccuracies in the information provided or for any action taken, or action not taken by the user in reliance upon any maps or information provided herein.

Date Created: 11/7/2017

