



## NOTICE OF APPLICATION

Application Name: Maple Hills Division III Subdivision & Major Tree Clearing

Application File Number: LU14-0018/0012 & LU14-0020/0012

Primary Contact: Michael Huey, PE  
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Application Submitted: August 7, 2014

Date of Complete Application: September 3, 2014

Notice of Application: September 19, 2014

Project Location: The subject property is located at the corner of 204th Ave SE and SE 259th St. (Parcel Nos. 7760401070 and 2922069002), and is situated in the NE Quarter of Section 29, Township 22N and Range 6E in the City of Covington, King County, WA.

Project Description: The developer is proposing to subdivide 15.07 acres into 80 single family residential lots. The project includes an extension of 204th Ave SE to the property boundary and construction of a cul-de-sac extending from SE 259th St to serve 23 of the 80 lots. Two existing stormwater facilities for Maple Hills will be removed and stormwater will be collected and routed to an infiltration facility on the Hawk Property (Hawk Property Sub Area Plan). Water service will be provided by Covington Water District and sewer service will be provided by Soos Creek Water and Sewer District. Emergency services will be provided by the City of Covington and the Kent Fire Department, Regional Fire Authority. Transportation Concurrency was granted pursuant to the Settlement Agreement and Settlement Agreement RE: Traffic Concurrency signed December 14, 2010. A major tree clearing permit will be reviewed concurrently with the development application. The site contains no environmentally critical areas.

Comp Plan/Zoning Designation: Site has two zoning designations: Low Density Residential, R-4 (2.77 acres) & Medium Density Residential, R-6 (12.30 acres)

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 18-Zoning, Title 12-Design and Construction Standards, Title 14-SEPA Environmental Review, Title 13-Surface Water regulations,

Other known permits not included in this Application: Engineering Phase Review, Clearing and Grading Permit, Single Family Residential Building Permits (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right-of-Way Permits from the City; issuance of other permits required by separate jurisdictions (i.e. Qwest, Puget Sound Energy, etc.); and any other permits as deemed necessary.

Comment Period: September 19, 2014 – October 10, 2014

This is a Type 3 Application in accordance with CMC 14.30.040 whereby a Public Hearing before the City of Covington's Hearing Examiner is required. Notification of the public hearing will occur at least 14 days prior to the scheduled hearing. The Hearing Examiner will issue the final decision that is appealable to King County Superior Court. The Community Development Director is the SEPA Official for the project. To make written comments, please mail, email, or hand-deliver specific comments to City Hall, Community Development Department, 16720 SE 271st Street, Covington, WA 98042, no later than October 10, 2014. Please contact Permit Services at 253-480-2400, or via email at [permitservices@covingtonwa.gov](mailto:permitservices@covingtonwa.gov) should you have any questions or comments pertaining to this proposal.