



NOTICE OF APPLICATION

Application Name: Cascara Creek Subdivision & Major Tree Clearing Permit

Application File Number: LU18-0009/0037 & LU18-0010/0037

Primary Contact: Mainvue WA LLC
C/O Ivana Halvorsen
Barghausen Consulting Engineers, Inc
18215 72nd Ave S
Kent, WA 98032
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Application Submitted: April 23, 2018

Date of Complete Application: May 21, 2018

Notice of Application: June 1, 2018

Project Location: The subject property is located at 25201 161st Place SE and consists of Parcel No. 2322059106. The site is situated in the SE Quarter of Section 22, Township 23N and Range 5E in the City of Covington, King County, WA.

Project Description: The developer is proposing to subdivide 7 acres into 31 single family residential lots. The site will extend access from SE 252nd Place, SE 253rd Place, SE 254th Street, and 160th Place SE. 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 Puget Sound Regional Fire Authority. A major tree clearing permit will be reviewed concurrently with the development application. The site contains environmentally critical areas.

Comp Plan/Zoning Designation: The zoning designation is Medium Density Residential, R-6.

Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 17-Subdivision, Title 18-Zoning, Title 12-Design and Construction Standards, Title 14-SEPA Environmental Review, Title 13-Surface Water regulations, and applicable design requirements.

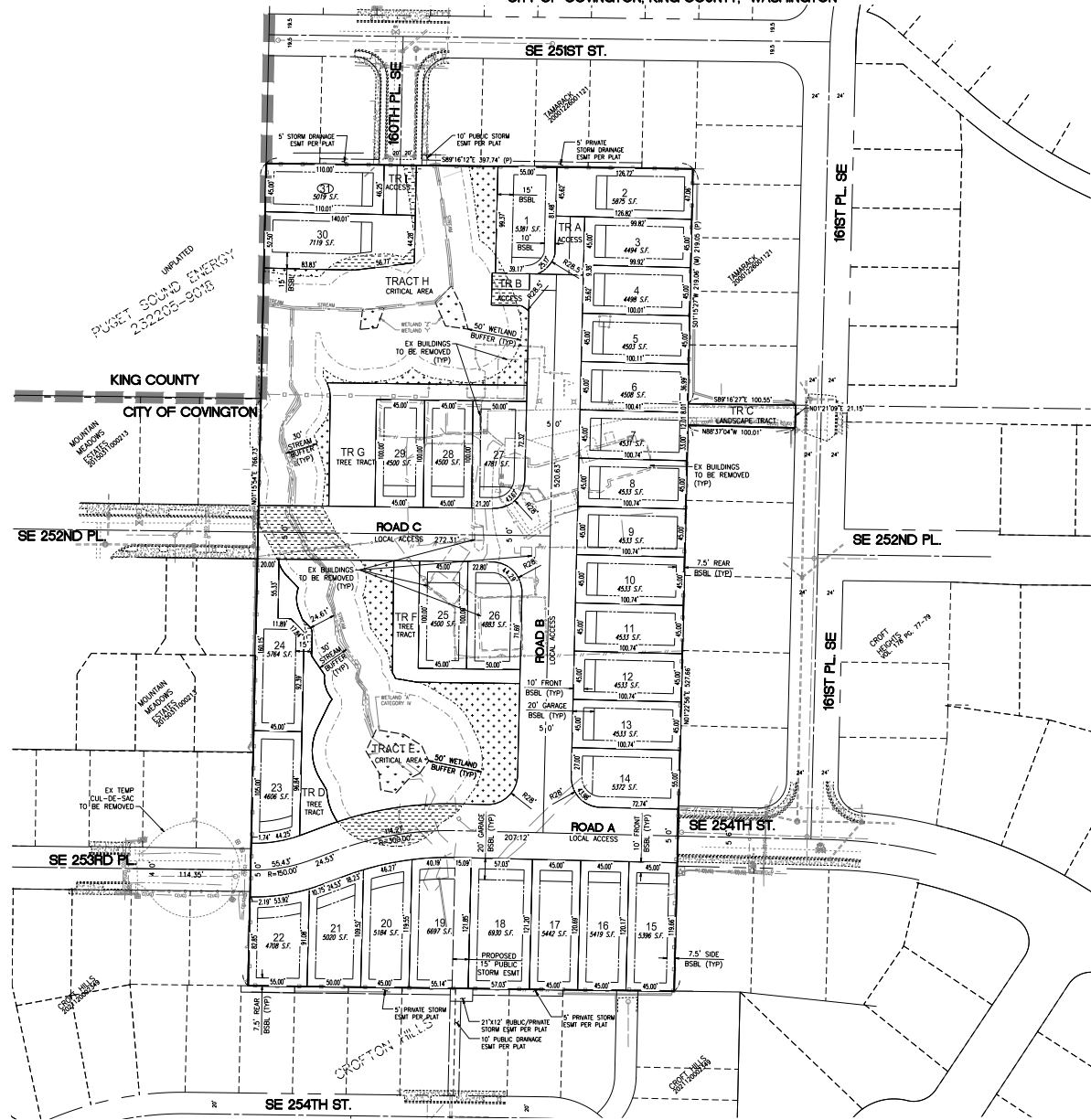
Other known permits not included in this Application: Engineering Phase Review, Clearing and Grading Permit, Single Family Residential Building Permits (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right-of-Way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

Comment Period: June 1, 2018 – June 22, 2018

*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 **June 22, 2018**. Please contact Permit Services at 253-480-2400, or via email at permitservices@covingtonwa.gov should you have any questions or comments pertaining to this proposal. Reference project documents online: permits.covingtonwa.gov/citizen (Search permit #LU18-0009).*



PRELIMINARY PLAT
OF
CASCARA CREEK
A PORTION OF SECTION 23, TOWNSHIP 22 N., RANGE 05 E., W.M.
CITY OF COVINGTON, KING COUNTY, WASHINGTON



METLAND BUFFER REDUCTION AREA	4,267 S.F.
METLAND BUFFER MAKE-UP AREA	6,899 S.F.
STREAM BUFFER REDUCTION AREA	4,001 S.F.
STREAM BUFFER MAKE-UP AREA	4,441 S.F.
BUFFER NET CHANGE	+3,032 S.F.

TRACT	USE	AREA (S.F.)
A	ACCESS	1,070
B	ACCESS	1,065
C	LANDSCAPE	2,064
D	TREE TRACT	4,149
E	CRITICAL AREA	30,839
F	TREE TRACT	3,897
G	TREE TRACT	7,070
H	CRITICAL AREA	40,150
I	ACCESS	1,393
TOTAL AREA	92,199 SF	2.12 AC.

ZONING DESIGNATION	R-6
GROSS SITE AREA	304,921 S.F. (7.0 AC)
LESS RIGHT OF WAY (ROAD A, B, C)	57,982 S.F. = 1.33 AC
CRITICAL AREA (TRACTS E & H)	70,991 S.F. = 1.63 AC
LESS TREE RETENTION (TRACTS D, F, G)	15,116 S.F. = 0.35 AC
NET BUILDABLE AREA	160,832 S.F. = 3.69 AC
ALLOWED MINIMUM DENSITY	(3.69 X 6) X 0.85 = 18 LOTS

GROSS SITE AREA:	304,921 S.F. (7.00 AC)
LESS CRITICAL AREAS:	70,991 S.F. (1.63 AC)
NET SITE AREA FOR TREE TRACTS:	233,930 S.F. (5.37 AC)
REQUIRED TREE TRACTS:	6X OF NET SITE AREA=14,036 S.F.
PROPOSED TREE TRACTS:	6,404 (15,116 S.F. 0.35 AC)

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751. 12/80/80
752. 1/81/81
753. 2/81/81
754. 3/81/81
755. 4/81/81
756. 5/81/81
757. 6/81/81
758. 7/81/81
759. 8/81/81
760. 9/81/81
761. 10/81/81
762. 11/81/81
763. 12/81/81
764. 1/82/82
765. 2/82/82
766. 3/82/82
767. 4/82/82
768. 5/82/82
769. 6/82/82
770. 7/82/82
771. 8/82/82
772. 9/82/82
773. 10/82/82
774. 11/82/82
775. 12/82/82
776. 1/83/83
7