



NOTICE OF APPLICATION

Application Name: Cedar Glen Subdivision & Major Tree Clearing Permit

Application File Number: LU18-0020/0040 & LU18-0022/0040

Primary Contact: Brian Nguyen
Lennar Northwest, Inc.
33455 6th Ave South, Unit 1-B
Federal Way, WA 98003
253-590-2217
Brian.Nguyen@lennar.com

Application Submitted: July 2, 2018

Date of Complete Application: July 23, 2018

Notice of Application: August 3, 2018

Project Location: The subject property is located at 19836 & 19840 SE 272nd Street and consists of Parcel No. 292206-9111 and -9084. The site is situated in the SE 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 5.84 acres into 28 single family residential lots. The site will have access from SE 272nd Street and extend access from SE 270th Street. Transportation Concurrence was granted pursuant to the Settlement Agreement and Settlement Agreement RE: Traffic Concurrence signed December 14, 2010 and amended January 14, 2015. 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 does not contain environmentally critical areas.

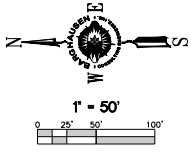
Comp Plan/Zoning Designation: The zoning designation is Medium Density Residential, R-6.

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.

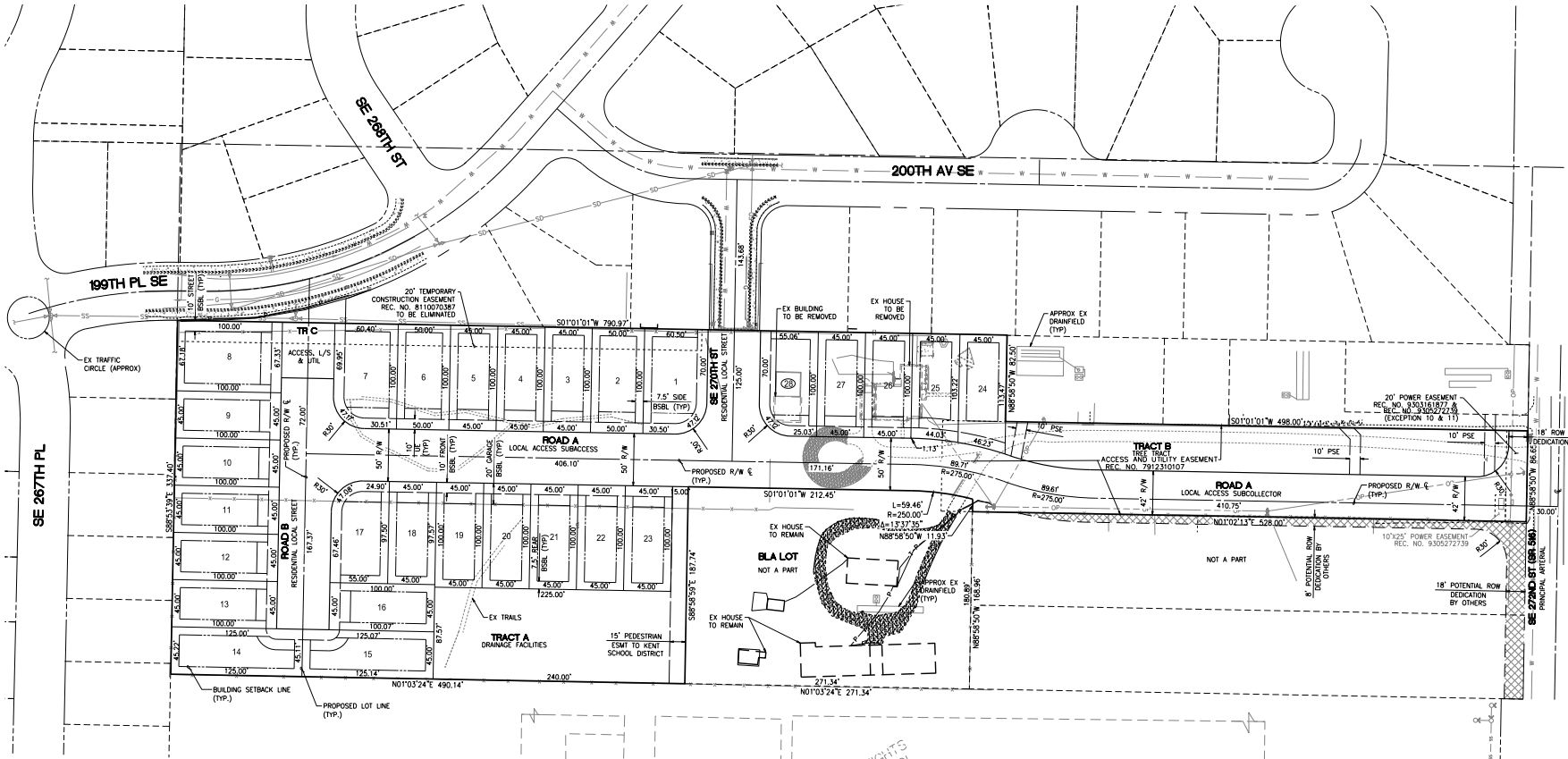
Other known permits not included in this Application: Engineering Phase Review, Clearing and Grading Permit, Single Family Residential Building Permits (compliance with the International Building, Fire, Mechanical and Plumbing Codes); Certificates of Water and Sewer Availability; applicable Right-of-Way 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: August 3, 2018 – August 24, 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 **August 24, 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 #LU18-0020).*



**PRELIMINARY PLAT SITE PLAN
OF
CEDAR GLEN**
A PORTION OF SECTION 29, TOWNSHIP 22 N., RANGE 06 E., W.M.
CITY OF COVINGTON, KING COUNTY, WASHINGTON



LOT #	AREA (S.F.)	LOT #	AREA (S.F.)
1	5857	15	5637
2	5000	16	4502
3	4500	17	5160
4	4500	18	4389
5	4500	19	4500
6	5000	20	4500
7	5854	21	4500
8	6176	22	4500
9	4500	23	4500
10	4500	24	4850
11	4500	25	4547
12	4500	26	4500
13	4500	27	4500
14	5646	28	5311
TOTAL LOT AREA		135,979 SF	3.12 AC.
AVERAGE LOT AREA		4,856 SF	

TRACT	USE	DEDICATION	AREA (S.F.)
A	DRAINAGE FACILITIES	CITY	22,537
B	TREE TRACT	HOA	20,831
C	ACCESS, LANDSCAPE & UTILITIES	HOA	2,650
TOTAL AREA			46,018 SF
			1.06 AC.

ZONING DESIGNATION	R-6
GROSS SITE AREA	4254,382 S.F. (15.84 AC)
LESS RIGHT OF WAY (ROAD A, ROAD B, SE 270TH ST, ROW DEDICATION AT SE 272ND ST)	72,389 S.F. = 1.66 AC.
LESS DRAINAGE (TRACT A)	22,537 S.F. = 0.52 AC.
LESS TREE RETENTION (TRACT B)	20,831 S.F. = 0.47 AC.
LESS ACCESS, LANDSCAPE & UTILITIES (TRACT C)	2,650 S.F. = 0.06 AC.
NET BUILDABLE AREA	135,975 S.F. = 3.12 AC.
ALLOWED MINIMUM DENSITY	(3.12 X 6) X 0.85 = 15.9 LOTS

GROSS SITE AREA	254,382 S.F. (5.84 AC)
MIN. TREE TRACT: 7% OF SITE AREA = 17,807 S.F.	
ALTERNATIVE MIN. TREE TRACT: 6% OF SITE AREA = 15,263 SF	
PROPOSED TREE TRACT (TRACT B LESS EASEMENTS): 19,894 S.F. (0.43 AC) = 7.4% OF SITE	

CEDAR HEIGHTS
MIDDLE SCHOOL

<p>Job Number 18473</p> <p>Sheet 2 of 11</p>	<p>Scale: Horizontal 1"=50' Vertical N/A</p> <p>Designer: MJS Drawn: JBL Checked: JBL Approved: MJS Date: 2/2/22</p> <p>18215 72ND AVENUE SOUTH COVINGTON, WA 98003 (425) 251-8222 (425) 251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES</p> <p>BARCBAUSEN CONSULTING ENGINEERS 18473 22ND AVENUE SOUTH COVINGTON, WA 98003 PH: (206) 835-1100 WWW.BARCBAUSEN.COM</p>	<p>For LENNAR® 33405 6th Ave S, Unit 1-B, Federal Way, WA 98003 (253) 900-2500 Lennar@Seattle-Lennar.com Everything's included by LENNAR Leading homebuilder of new homes</p>	<p>Title: PRELIMINARY PLAT SITE PLAN OF CEDAR GLEN</p> <p>Revision <table border="1"> <tr><th>No.</th><th>Date</th><th>By</th><th>Desc.</th></tr> <tr><td>1</td><td>2/2/22</td><td>AM</td><td>PRELIMINARY PLAT SUBMITTAL</td></tr> </table> </p>	No.	Date	By	Desc.	1	2/2/22	AM	PRELIMINARY PLAT SUBMITTAL
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