

NOTICE OF APPLICATION

Application Name/File Numbers: The Terrace Subdivision, LU20-0004/0082
The Terrace Major Tree Clearing Permit, LU20-0005/0082

Primary Contact: Integrity Land LLC
C/O Jeff Potter
26250 238th Lane SE, Suite 101
Maple Valley, WA 98038
425-432-3284
jeff@integritylandllc.com

Application Submitted: February 20, 2020

Date of Complete Application: March 4, 2020

Notice of Application: March 13, 2020

Project Location: The subject property is located at Parcel Number 2922069093. The site is situated in the SW 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 2.44 acres into 11 single family residential lots. The site will have access from 204th Avenue SE & SE 266th Street. 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. The site does not contain environmentally critical areas.

Comp Plan/Zoning Designation: The zoning designation is Medium Density Residential, R-4.

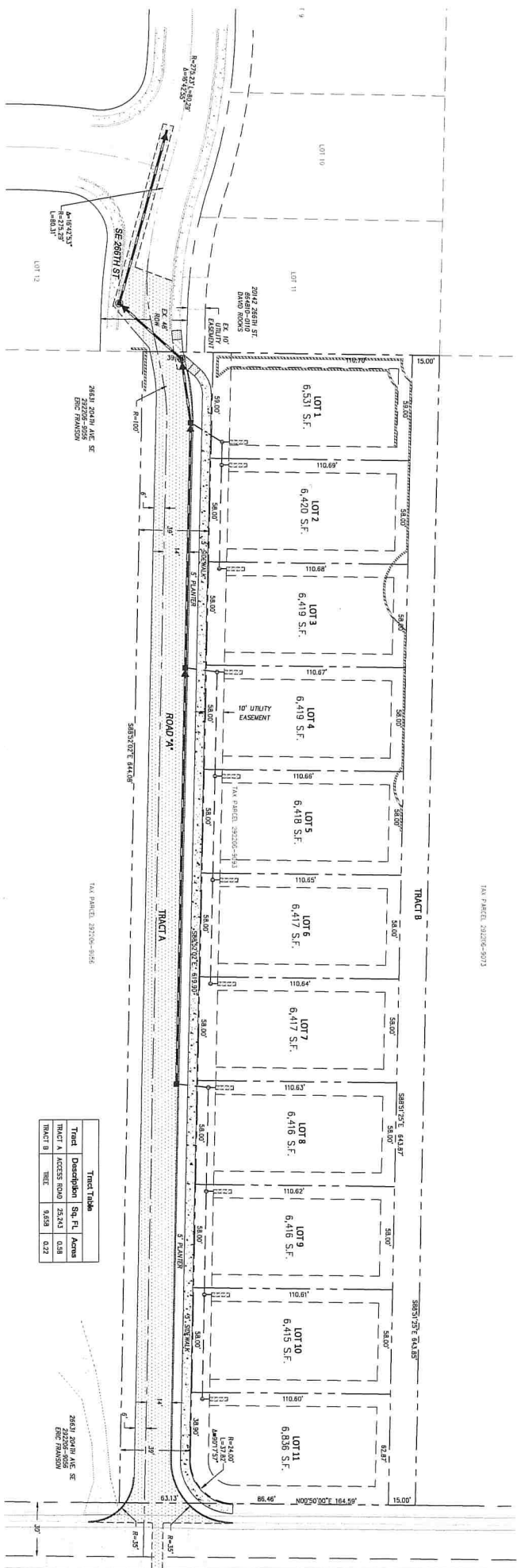
Consistency with Applicable City Plans and Regulations: This proposal will be reviewed for compliance with all applicable City of Covington ordinances; including Title 17-Subdivision, Title 18-Zoning, Title 12-Design and Construction Standards, Title 14-SEPA Environmental Review, Title 13-Surface Water 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: March 14, 2020 – April 3, 2020

*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 **April 3, 2020**. 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 #LU20-0004).*

THE TERRACE PRELIMINARY PLAT
 A PORTION OF THE NE 1/4 OF SW 1/4 OF SECTION 29, T. 22 N., R. 06 E., W.M.
 CITY OF COVINGTON, STATE OF WASHINGTON



TAX PARCEL: 202206-0013

TAX PARCEL: 202206-0016

Tract	Description	Sq. Ft.	Acres
TRACT A	ACCESS ROAD	25241	0.58
TRACT B	TRAIL	9459	0.22



REVISIONS	REVISIONS	
	DESCRIPTION	DATE

THE TERRACE SITE PLAN

Encompass
 ENGINEERING & SURVEYING

Western Washington Division
 165 NE Juniper Street, Suite 201 • Issaquah, WA 98027 • Phone: (425) 392-0250
 Eastern Washington Division
 407 Swiftwater Blvd. • Cle Elum, WA 98922 • Phone: (509) 674-7433

JOB NO.	19802
DATE	10/09/19
SCALE	1"=30'
DESIGNED	NEA
DRAWN	LEA
CHECKED	MEK
APPROVED	CAJ
SHEET	1 of 1



THE PLANS SET FORTH ON THIS SHEET ARE AND SHALL REMAIN THE PROPERTY OF ENCOMPASS ENGINEERING & SURVEYING.