



## City of Enumclaw

Department of Community Development  
1309 Myrtle Ave, Enumclaw, WA 98022  
Phone: (360) 825-3593 Fax: (360) 825-7232

# NOTICE OF APPLICATION

**File Application Number: #LUA2020-0018**      **Project Name: Rosenbauer Lane Subdivision**

**Proposal:** the City of Enumclaw has received an application for preliminary plat approval to subdivide 6.49 acres into 23 single-family residential lots and associated site development. Demolition is proposed for existing structures. The subdivision will be accessed off Roosevelt Avenue E. The property is located in the Moderate Density Single-Family Residential (R-2) zoning district.

**Project Location:** The subject proposed project site is located in a portion of the SW 1/4 OF SEC 23, TWP 20 N, RGE 6 E, W.M., in the 24700 block of Roosevelt Avenue E (SE 448th Street), and includes King County Assessor's Parcel Numbers 2320069162 and 2320069266, totaling approximately 6.49 acres. The site is adjacent east of the Pinnacle Peak Subdivision.

**Applicant/Representative:** ESM Engineering LLC for Entitle Fund II, LLC  
**Property Owner:** King County Fire District #28 (2320069162) JKM1, LLC (2320069266)

**Date Submitted:** August 4, 2020  
**Date Application Complete:** August 17, 2020  
**Date of this Notice:** **September 2, 2020**

A fifteen (15) day comment period shall commence with the issuance of this notice. A public hearing is required for this proposal, and shall be scheduled for a future date under a separate notice. Any interested person may comment on the application, receive notice of and participate in any hearings, and request a copy of the decision once made. A SEPA threshold determination will be issued prior to the scheduled hearing.

**Permits requested in this application:**

Preliminary and Final Plat approval, City approval of grading and site development plans, a General Permit to Discharge Stormwater Associated with Construction Activity (required from Washington State Department of Ecology), and building permits for future single-family dwellings.

**Studies provided in this application:** SEPA Environmental Checklist, Traffic Impact Analysis, Preliminary Stormwater Report, Geotechnical Engineering Study, Cultural Resources Inventory Report. The permit applications and studies available for public review may be reviewed by appointment at the Community Development Department, 1309 Myrtle Avenue, Enumclaw, WA 98022 or can be accessed on the City of Enumclaw website: <https://www.cityofenumclaw.net/435/Public-Notice>.

**Public Comment:** The public is invited to provide written comment on this application beginning on **September 2, 2020** and ending 15 days later at 4:00 PM on **September 17, 2020**. All persons are welcome to comment on the application, receive notice of and participate in any hearings, request a copy of the decision once made, and any appeal rights. The application will be processed as a Type IV permit procedure, and the decision of the Hearing Examiner will be forwarded to the Enumclaw City Council as a recommendation for final action.

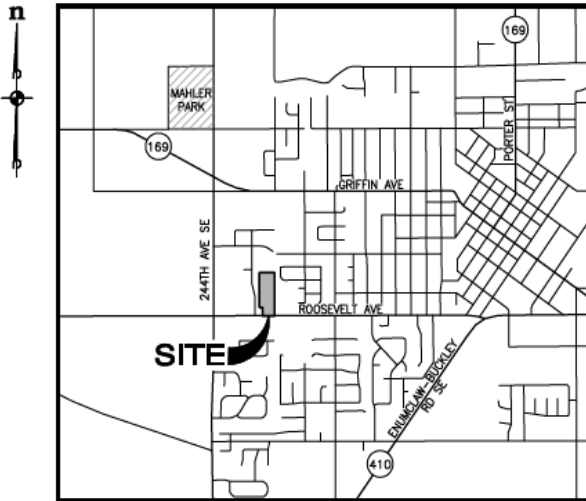
Written comments on this application must include the file number and applicant name, and submitted to: Enumclaw Community Development Department, 1309 Myrtle Avenue, Enumclaw, WA 98022, or emailed to [Permits@ci.enumclaw.wa.us](mailto:Permits@ci.enumclaw.wa.us) no later than 4:00 p.m., September 17, 2020.

For more information: Dawn Moser, Senior Planner

Telephone: (360) 615-5725 / (253) 263-2989

Email: [DMoser@ci.enumclaw.wa.us](mailto:DMoser@ci.enumclaw.wa.us)

## VICINITY MAP

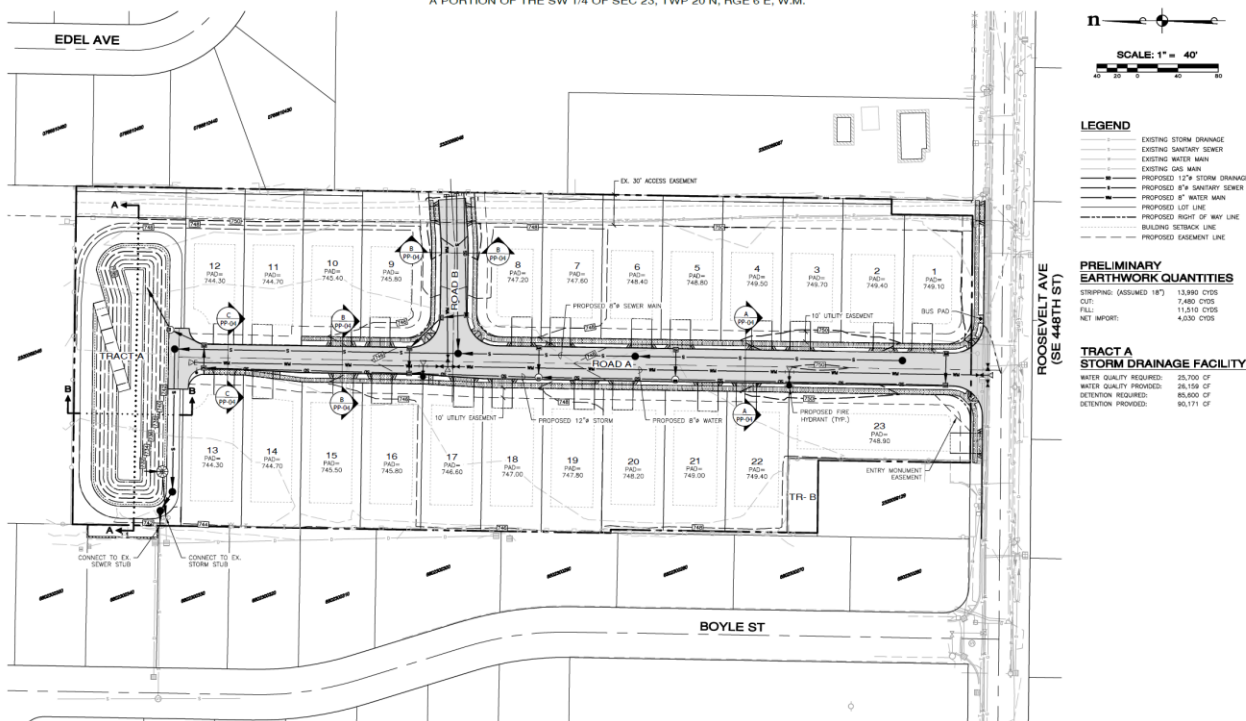


VICINITY MAP  
NOT TO SCALE



## PRELIMINARY PLAT MAP

A PORTION OF THE SW 1/4 OF SEC 23, TWP 20 N, RGE 6 E, W.M.



- LEGEND**
- EXISTING STORM DRAINAGE
  - EXISTING SANITARY SEWER
  - EXISTING WATER MAIN
  - EXISTING GAS MAIN
  - PROPOSED 12" STORM DRAINAGE
  - PROPOSED 8" SANITARY SEWER
  - PROPOSED 8" WATER MAIN
  - PROPOSED LOT LINE
  - PROPOSED RIGHT OF WAY LINE
  - BUILDING SETBACK LINE
  - PROPOSED EASEMENT LINE

**PRELIMINARY EARTHWORK QUANTITIES**

SHIPPING (ASSUMED 18") 13,390 CYBS  
 CUT 7,480 CYBS  
 FILL 11,510 CYBS  
 NET IMPORT 4,030 CYBS

**TRACT A STORM DRAINAGE FACILITY**

WATER QUALITY REQUIRED: 25,700 CF  
 WATER QUALITY PROVIDED: 25,108 CF  
 DETENTION REQUIRED: 65,600 CF  
 DETENTION PROVIDED: 65,171 CF

ENTITLE FUND TWO, LLC  
 ROSENBAUER LANE  
 PRELIMINARY GRADING & UTILITY PLAN

ES&S CONSULTING SERVICES, LLC  
 10000 1st Avenue, Suite 100  
 Everett, WA 98203  
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WASHINGTON