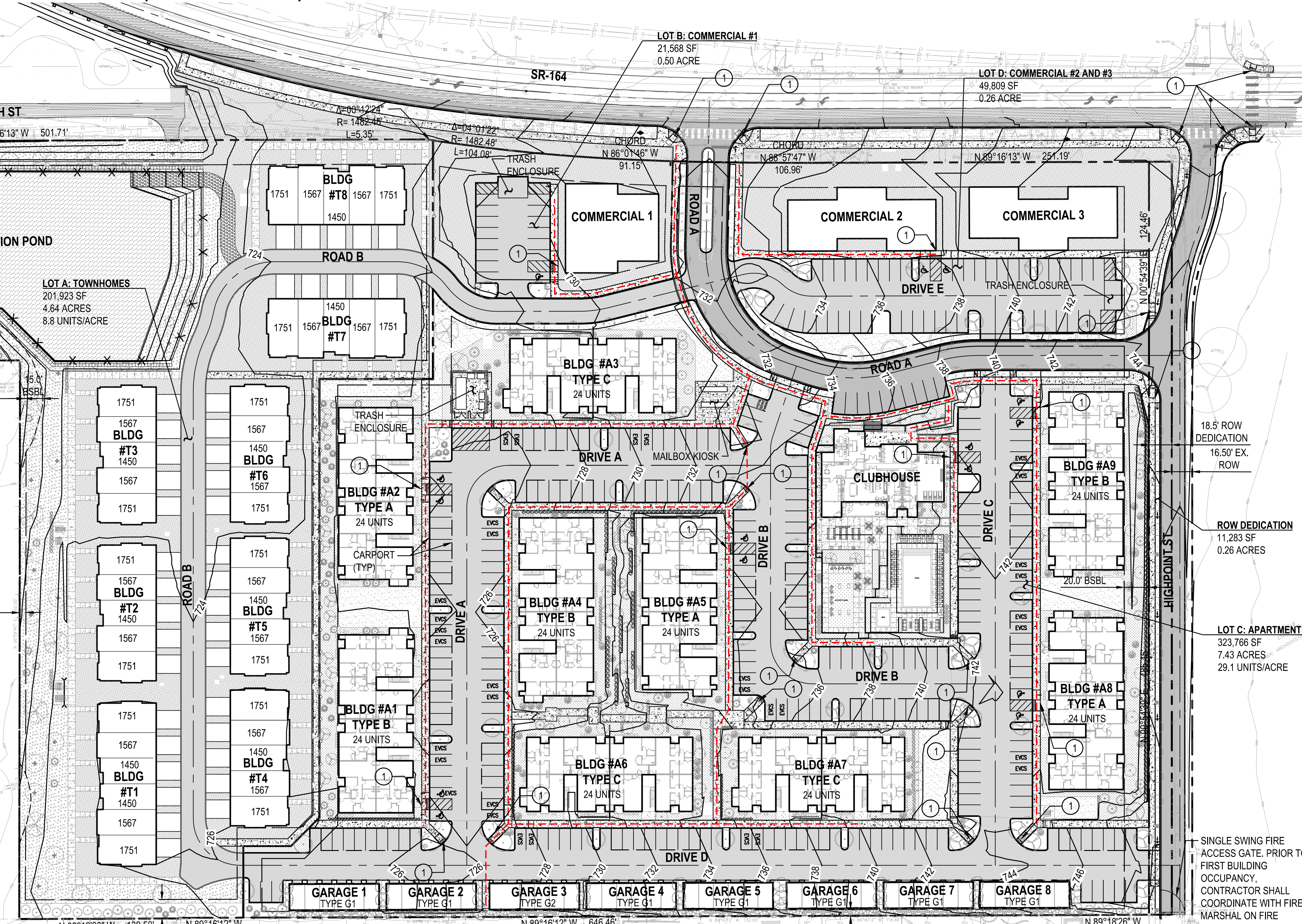


NW 1/4 OF SW 1/4, SEC 23, TWP 20N, RGE 06E, W.M.



- NOTES:**
- SEPA MITIGATION MEASURES ISSUED UNDER LUA2025-0003 SHALL BE MET.
 - THE CITY OF ENUMCLAW MAINTAINS AN ADOPTED 2024 COMPREHENSIVE PLAN NATURAL ENVIRONMENT GOAL NE-8 TO PRESERVE AND PROTECT ARTIFACTS, HISTORIC, AND CULTURALLY SIGNIFICANT SITES WITHIN THE CITY. THE APPLICANT SHALL COMPLY WITH THE RECOMMENDATIONS BY HDR ENGINEERING INC IN THE CULTURAL RESOURCES INVENTORY REPORT DATED FEBRUARY 2025. IN ADDITION, THE APPLICANT SHALL COMPLY WITH THE DEPARTMENT OF ARCHAEOLOGICAL AND HISTORICAL PRESERVATION REQUIREMENTS, INCLUDING A SITE ALTERATION AND EXCAVATION PERMIT IN ACCORDANCE WITH RCW 27.53.060 AND WAC 25-48, IF REQUIRED.
 - PRIOR TO FIRST BUILDING OCCUPANCY, FIRE LANE MARKINGS SHALL BE DETERMINED IN THE FIELD BY THE FIRE MARSHAL AND CONSTRUCTED BY THE APPLICANT.
 - PRIOR TO CONSTRUCTION IN SR-164, THE APPLICANT SHALL OBTAIN WRITTEN APPROVAL FROM COE AND WSDOT FOR ALL IMPROVEMENTS AND MODIFICATIONS, INCLUDING CHANNELIZATION.

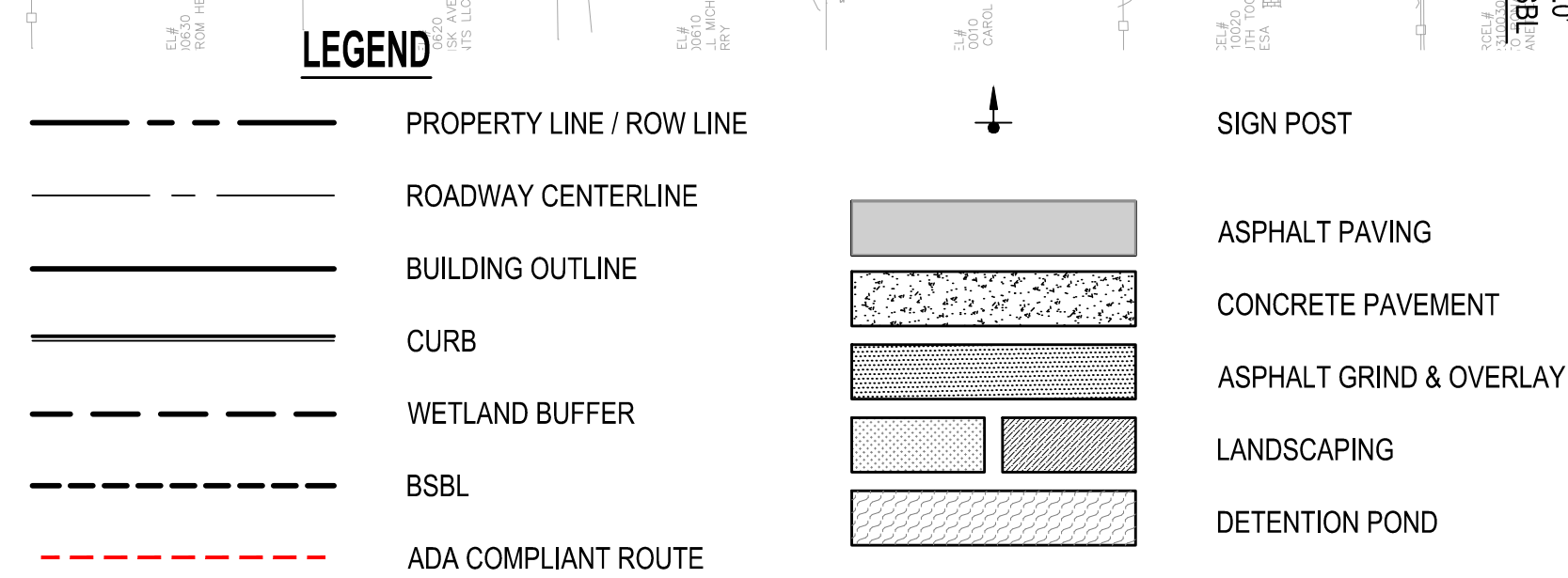
LOT ID	IMPERVIOUS AREA ALLOWED (SF)
LOT A: TOWNHOMES	117,787
LOT B: COMMERCIAL #1	11,417
LOT C: APARTMENTS	255,567
LOT D: COMMERCIAL #2 & #3	37,721

PARKING STALL SUMMARY			
LAND USE	REQUIRED	PROVIDED	
RESIDENTIAL - TOWNHOMES	1 SPACE/UNIT	41	41
RESIDENTIAL - APARTMENTS	1 SPACE/UNIT	216	339
COMMERCIAL	3 SPACES/UNIT	45	66
TOTAL		302	441

LAND USE COMPLIANCE SUMMARY		
STANDARD	REQUIRED	PROVIDED
LOT AREA	10,000 SF MIN	SEE PLAN
DENSITY	*20 DU/AC MAX	18.7 DU/AC OVERALL
LOT WIDTH	30 FT MIN	SEE PLAN
LOT WIDTH (AT BUILDING)	70 FT MIN	SEE PLAN
FRONT YARD SETBACK	20 FT MIN	20 FT
SIDE YARD SETBACK	5 FT MIN	5 FT
REAR YARD SETBACK	15 FT MIN	15 FT
LOT COVERAGE	45% MAX	26.00%
BUILDING HEIGHT	35 FT MAX (W/ GABLE)	35 FT
ACCESSORY BUILDING HEIGHT	18 FT MAX	18 FT
OPEN SPACE	43,200 SF	51,200 SF

*RESIDENTIAL DENSITY COMPLIES WITH EMC 19.38.340(B)

BUILDING TYPE	
BUILDING TYPE	SQUARE FOOTAGE
TYPE A	23,684 SF
TYPE B	24,584 SF
TYPE C	22,856 SF
CLUBHOUSE	5,110 SF
GARAGES	1,595 SF
COMMERCIAL	5,000 SF



SEE SHEET C7.00 FOR EMERGENCY VEHICLE ACCESS ROUTE

This approval is for design concept only. The plans appear to be in conformity with the City of Enumclaw design standards for construction. This approval should not be construed as authorizing construction not in accordance with applicable City Standards. The owner and/or owners representatives shall be responsible for compliance with all applicable standards. The City reserves the right to require revisions to approved plans and/or construction and modifications to assure compliance with the City of Enumclaw design standards for construction at any time that it is discovered that the proposed construction does not otherwise meet with applicable construction standards. The owner is required to provide designs and plans in accordance with applicable City standards and assure that construction is accomplished in accordance with those standards. The owner and/or developer, as the case may be, may be required to make necessary approved field revision to correct any errors or omissions found to exist on the approved plans.

APPROVED FOR CONSTRUCTION

Dwayne Walker, PE
City Engineer
City of Enumclaw

Date: _____

Plans reviewed by: _____

Z:\2400001-2409999\2400398 Enumclaw Apartments CAD\Design\Engineering\C1.00 EA.SP.dwg
R:\C\Wall
Jan 16, 2026 - 7:57am

NO.	DATE	BY	CHD.	APPR.	REVISION
0	1/15/2025	CP	JSF	JSF	LDA SUBMITTAL
1	07/02/2025	CP	JSF	JSF	LDA RESUBMITTAL #1
2	10/10/2025	CP	JSF	JSF	LDA RESUBMITTAL #2
3	12/05/2025	CP	JSF	JSF	LDA RESUBMITTAL #3
4	01/16/2025	CP	JSF	JSF	LDA RESUBMITTAL #4

DRAWN BY: _____
DESIGNED BY: _____
CHECKED BY: _____
APPROVED BY: _____
DATE: _____
JOB No.: _____

CALL TWO BUSINESS DAYS BEFORE YOU DIG
1-800-424-5555

SCALE: _____



QUARTERRA MULTIFAMILY MIXED-USE
ENUMCLAW, WA

SITE PLAN

01/16/2026

SHEET

C1.00