



City of Enumclaw

Department of Community Development
1309 Myrtle Ave, Enumclaw, WA 98022
Phone: (360) 825-3593 Permits@ci.enumclaw.wa.us

ZONING ADMINISTRATOR DECISION - SHORT PLAT FINDINGS, CONCLUSIONS, AND DECISION FOR APPLEBAUM SHORT SUBDIVISION #LUA2025-0033

I. SUMMARY OF REQUEST:

Short plat application to subdivide an approximately .68 acre (29,777 sq. ft.) parcel into three (3) separate residential lots. The property is located in the Moderate Density Single-Family Residential (R-2) zoning district. The existing single-family dwelling addressed at 1948 Harding Street (proposed Lot B) will remain.

II. GENERAL INFORMATION:

- | | |
|-----------------------------------|--|
| A. Application: | File Application Number: #LUA2025-0033 |
| B. Property Owners/
Applicant: | Kyle Applebaum |
| C. Location: | The subject property is located between Harding Street and Garfield Street. |
| D. Parcel Number: | King County Assessor's Parcel Number (APN) # 7710100090 |
| E. Zoning: | Moderate Density Single Family Residential (R-2) |
| F. Comprehensive Plan: | Low-Density Residential |
| G. Submittal/Studies: | Application was submitted on December 1, 2025, and deemed complete on December 29, 2025. A Notice of Application was posted on the property and under Public Notices on the City of Enumclaw website on January 12, 2026. A geotechnical report and preliminary stormwater report were provided. |
| H. Site Description: | The subject property is developed with an existing single-family dwelling addressed at 1948 Harding Street (proposed Lot B) that will remain. |
| I. Surrounding Zoning: | Moderate Density Single-Family Residential (R-2) |
| J. Adjacent Land Use: | Single-family residential |
| K. Other Permits Req'd: | Land disturbing activity (LDA) permit, right-of-way permit, and building permits for future dwelling(s). |

III. ENVIRONMENTAL DETERMINATION:

The project is exempt from environmental review under the State Environmental Policy Act (SEPA) per WAC 197-11-800 (6)(d).

IV. CONCLUSIONS AND FINDINGS OF FACT:

- A. Short Subdivisions are a Type II Permit Procedure (Chapter 15.18 EMC) and platting requirements are defined in Chapter 17.08 EMC. A Notice of Application was issued on January 12, 2026. The notice was posted on the site and published under Public Notices on the City of Enumclaw website. A 15-day comment period was provided which closed on January 27, 2026. No public or agency comments were received.
- B. The applicant proposes to short subdivide the original 29,777 sq. ft. parcel into three (3) lots of the following sizes: Lot A – 8,521 sq. ft.; Lot B – 8,972 sq. ft; and Lot C– 8,534 sq. ft . The proposal is within the minimum and maximum lot size requirements of the R-2 zoning district (see table below).

EMC 18.06.040(A) establishes the dimensional standards for the Moderate Density Single-Family Residential (R-2) Zoning District as follows:

Minimum Lot Area	8,400 SF
Maximum Lot Area	18,000 SF
Front yard setback	20 feet
Side Yard setback	9 feet
Rear Yard	25 feet
Max. Building Height	30 ft
Max. Bldg. Coverage	40%
Minimum Street Frontage	50 feet

- C. The proposed short plat has been reviewed for ingress and egress to the proposed lots consistent with EMC 17.08.100. Proposed Lot B with the existing single-family residence will retain access off Harding Street. Lots A & C will gain access from Garfield Street. Right-of-way dedication and frontage improvements shall be required along Garfield Street. New concrete driveway approaches shall be required for the existing driveway for proposed Lots A & C as part of frontage improvements.
- D. The project will be served by city water in Harding Street. Sewer will be extended from Harding Street to serve Lots A & B through a private 7-foot easement across the southern boundary of Lot B. Lots A and B will connect to city storm system on Garfield St. The existing single-family residence at 1948 Harding Street is connected to City sewer.
- E. The proposal is consistent with EMC Section 17.08.130 entitled "Physical constraints" as follows:
 - A. *Natural Element Retention.* There are no outstanding natural or cultural features identified in King County iMAP data or WISAARD data. King County aerial mapping from 1936 shows the presence of a structure located on proposed Lot B. King County Assessor records note a build date of 1914 for the existing single-family dwelling on the site. If any items of possible cultural or historic significance are encountered during construction activities, work shall be immediately halted within the area and a large enough perimeter established in order to maintain the integrity of the site. The City of Enumclaw, Washington State Department of Archeology and Historic Preservation and Muckleshoot Indian Tribe shall be immediately consulted.

B. Potential Hazardous Conditions. No areas have been identified as potentially hazardous, or with slopes equal to or greater than 15 percent. Soil identified at the site is Alderwood gravelly sandy loam and Buckley gravelly silt loam, 0-3% slopes. A stormwater report has been provided as part of the short plat application.

C. Tree Preservation. The preliminary short plat civil site plan note that the site has significant trees on the site. It is anticipated that six trees are shown to be removed to accommodate the project. A tree cutting plan shall be required noting all trees over six inches in caliper and indicating which will be cut and which will remain.

D. Stormwater Facilities. The project currently proposes to use sheetflow dispersion, French drainage system, and roof drains to manage stormwater runoff. Definitive stormwater BMP/Facility selection will be based upon the requirements of the Stormwater Management Manual of Western Washington and are subject to change during final engineering design.

E. Water Bodies. The project site does not contain or border on any publicly owned or controlled bodies of water.

F. Five Acre Plats. The proposed short plat does not encompass an area of five acres or more and approval from the United States Department of Agriculture (USDA) will not be required. USDA no longer reviews non-agricultural development proposals.

G. Critical Areas. The project site does not contain, and is not adjacent to, any identified critical areas.

F. The proposal is consistent with EMC Title 17 "Subdivisions" includes EMC chapter 17.16 entitled "Design Principles and Development Standards," and EMC section 17.16.030, entitled "Required improvements" as follows:

Right-of-way dedication and half-street frontage improvements including curb, gutter, and sidewalk, storm drainage, and utilities are required along Garfield Street. A school safe walking route analysis was provided by the applicant. The site is located in an area that has a network of connected sidewalk infrastructure. Students could walk on sidewalks following a route going north on Garfield and then east on Kibler toward the elementary school. The lots along Garfield Street frontage will include new curb gutter and sidewalk; students will then walk on the shoulder approximately 130 lineal feet to the existing sidewalk on Kibler Avenue. Middle and Senior high students will be bused to the schools. Students residing at the existing home will walk south on Harding Street (approximately 160 lineal feet) to 1915 Harding where the bus stop is located along existing sidewalks. Students residing in the future homes located off of Garfield Street will walk approximately 0.2 miles to the same bus stop location at 1915 Harding Street. They will head north on Garfield, turn east on Kibler Avenue and then south on Harding Street. There are no sidewalks on Garfield St. on this route, but the proposed development includes the installation of sidewalks along the property's frontage meaning students will only have to walk on the shoulder of Garfield for the distance of the lot to the north before getting on the Kibler Avenue sidewalk.

G. The proposal is subject to EMC section 17.16.050 "Mitigation of impact of development on park and recreation facilities." Pursuant to EMC 17.16.050.C.1, the amount of parkland to be dedicated shall be $[2.0 \times 2 \text{ units} \times 2.44 \text{ persons per unit} / 1,000 =] .010$ acres, or 425 sq. ft. Payment in lieu of land dedication is allowed per EMC 17.16.050.C.3. Determination of payment amount shall be determined by the fair market value of the land to be subdivided by a certified appraiser.

H. The proposal is consistent with EMC section 17.16.060 entitled "Large tracts or parcels" because the proposed subdivision does not include parcels that are larger than an ordinary lot or block.

I. The proposal is consistent EMC Section 17.16.070 entitled "Conformity to comprehensive plan" as follows:

The proposed short plat will provide additional opportunities for housing consistent with comprehensive plan policies. The proposal is consistent with the Comprehensive Plan Land Use Designation of *Low Density Residential*. The proposed short plat meets the requirements contained in the zoning and subdivision ordinances. No parks, playgrounds or public buildings are required to be dedicated as part of this short plat. Martin Johnson Park is a public City park located less than 500 feet east of the site.

J. EMC sections 17.16.100 through 17.16.240 apply to this short plat. Street frontage, grading and storm drainage, and utility improvements shall be installed as shown on the plans prepared by Encompass Engineering & Surveying Inc., dated October 27, 2025, and as revised by the City Engineer.

No portion of the site is located within a flooding or geological hazardous area. No unstable soils or slopes 15 percent or greater are located at the site.

VI. DECISION:

All applicable development regulations (EMC Titles 15 through 19) have been satisfied as part of the proposed short plat. The Engineering and Planning Departments have reviewed the short subdivision and have recommended conditions of approval for the project. Short plat land use file # LUA2025-0033 is **hereby approved, subject to the following conditions:**

1. A final short plat map implementing the conditions listed in this decision shall be submitted to the City for final review, approval, and recordation within two (2) years from the date of this decision.
2. Prior to final short plat, half street frontage improvements along Garfield Street, storm drainage, and utilities shall be installed as required by the City Engineer along with the 30 foot wide right-of-way dedication. The applicant shall submit plans for review and approval by the City Engineer prior to the issuance of permits for work in the right of way. The frontage improvements shall be subject to inspection and final approval and acceptance by the City Engineer.
3. All requirements of the City Engineer regarding grading, drainage and utilities shall be satisfied. A Land Disturbing Activity Permit (LDA) shall be obtained prior to the commencement of grading or utility installation work. Applicant to coordinate with the Public Works Department for plan submittal.
4. As part of the Land Disturbing Activity Permit (LDA) submittal a tree cutting plan noting all trees over six inches in caliper and indicating which will be cut and which will remain.
5. A final short plat map shall be submitted after the City Engineer deems that the required site development improvements are satisfactorily installed and a certificate has been issued.
6. The final short plat map submittal shall conform to the requirements per EMC 17.08.09 and include an updated title report (current within 45 days).

7. Any new utility service connections shall be extended underground. No new utility poles will be allowed. Any work related to these utilities inside of the right-of-way shall be completed under a right-of-way construction permit.
8. Connection to the City sewer system shall be required for development of all lots.
9. All utility easements as required by the Public Works Department shall be placed on the face of the final short plat map.
10. Notes shall be placed on the final short plat map requiring installation of permanent stormwater facilities/BMPs at time of building permit issuance for all proposed lots, and approved in the final stormwater site plan for the proposed short plat. The final stormwater site plan shall incorporate estimated future hard surfaces for all lots to determine applicable stormwater development requirements.
11. Notes shall be placed on the face of the final short plat map indicating that impact fees will be assessed at the time of building permit issuance for impacts to the Enumclaw Fire Department, the Enumclaw School District, City parks, and City transportation facilities.
12. Building setback lines shall be placed on the face of the final short plat map. Prior to approval and recording of the final plat map, the applicant shall pay an in-lieu fee for park space. The in-lieu fee for park space shall be based on a proportional value for 425 sq. ft. of land, based on a determination of the fair market value of the land to be subdivided by a certified appraiser. The applicant shall provide proof of the fair market value by providing a signed letter from a certified appraiser to the City.
13. Land within the boundaries of this short subdivision may not be further divided in any manner within a period of five years without the filing of a final plat, except that the owner who filed the short plat may file an alteration within the five-year period to create up to a total of four lots within the original short plat boundaries, consistent with zoning regulations.
14. Prior to final plat approval, the existing side sewer on Lot B must be relined or replaced based on a condition assessment of the line as performed by a licensed plumber. Additionally, the property must be verified to ensure the lateral only drains the buildings sewer. A cleanout shall be installed if one is not currently in place.
15. The existing shed, along the proposed property line between Lots B & C shown on page C2.0 of the preliminary civil drawings, shall be removed prior to final short plat application.

VII. APPEALS:

Appeals of the Administrator's decision on a Type II Permit are made to City of Enumclaw Hearing Examiner pursuant to EMC section 15.06.070 within 21 calendar days of the date of the decision. Please call the Community Development Department at (360) 825-3593 for appeal information.

DATE: 3-20-2026

Chris Pasinetti, AICP
Community Development Director

Exhibits:

- Exhibit A – Proposed Short Plat
- Exhibit B – Proposed Civil Plans
- Exhibit C – Safe Walking routes to school memo

CITY OF ENUMCLAW
SHORT PLAT NO: 2503
KING COUNTY, WASHINGTON

DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF INTEREST IN THE LAND DESCRIBED, DO HEREBY MAKE A SHORT PLAT HEREOF PURSUANT TO ROW IN THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON, AND THAT SAID SHORT PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS THEREOF WE SET OUR HANDS AND SEALS.

HAILEY APPLEBAUM _____ KYLE APPLEBAUM _____

EVERGREEN MORTGAGE COMPANY, _____
A WASHINGTON CORPORATION

BY: _____ ITS: _____

DEDICATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED OWNER(S) OF INTEREST IN THE LAND HEREBY SHORT SUBDIVIDED, HEREBY DECLARE THIS SHORT PLAT TO BE THE GRANT OF THE INTEREST IN THE SHORT SUBDIVISION MADE HEREBY AND TO INTEREST AS PRIVATE HEREON, AND DEDICATE THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT WITHSTANDING ANY OTHER DEDICATIONS, EASEMENTS, RIGHTS OR INTERESTS. WE ALSO HEREBY MAKE THE USE THEREOF FOR PUBLIC HIGHWAY PURPOSES AND ALSO MAKE THE ORIGINAL REASONABLE GRADING OF SAID STREETS AND AVENUES, AND FURTHER DEDICATE TO THE USE OF PUBLIC PURPOSES AND TRACTS SHOWN ON THIS SHORT PLAT FOR THE USE OF PUBLIC PURPOSES AND TRACTS SHOWN ON THIS SHORT PLAT, OPEN SPACES, UTILITIES AND DRAINAGE UNLESS SAID EASEMENTS OR TRACTS ARE SPECIFICALLY IDENTIFIED ON THIS SHORT PLAT AS BEING DEDICATED OR CONVEYED TO SUCH PERSONS OR ENTITIES AS IDENTIFIED ON THIS SHORT PLAT AND FOR THE PURPOSE OF SAID STREETS, EASEMENTS, OR TRACTS TO THE PERSON OR ENTITY IDENTIFIED AND FOR THE PURPOSE STATED.

FURTHER, THE UNDERSIGNED OWNERS OF THE LAND HEREBY SHORT SUBDIVIDED WAIVE FOR THEMSELVES, THEIR HEIRS AND ASSIGNS AND FOR ANY PERSON OR ENTITY DERIVING TITLE FROM THEMSELVES, ANY CLAIMS OR INTERESTS IN THE LAND HEREBY SHORT SUBDIVIDED, INCLUDING BUT NOT LIMITED TO, CLAIMS OR INTERESTS IN THE LAND HEREBY SHORT SUBDIVIDED, CAUSED BY ALTERATIONS OF THE GROUND SURFACE, VEGETATION, DAMAGE TO SURFACE OR SUBSURFACE WATER FLOWS WITHIN THIS SHORT SUBDIVISION OR BY ESTABLISHMENT, MAINTENANCE OR REPAIR OF UTILITIES OR DRAINAGE SYSTEMS. THE UNDERSIGNED OWNERS OF THIS WAIVER AND INDEMNIFICATION SHALL NOT BE CONSIDERED AS PRELEASING THE TOWN OF YARROW POINT, ITS SUCCESSORS OR ASSIGNS, FROM LIABILITY FOR DAMAGES, INCLUDING THE COST OF DEFENSE, RESULTING IN WHOLE OR PART FROM NEGLIGENCE OF THE CITY OF ENUMCLAW, KING COUNTY, WASHINGTON, IN THE PERFORMANCE OF ITS DUTY OF CLAIMS AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF SAID OWNERS.

IN WITNESS THEREOF WE SET OUR HANDS AND SEALS.

HAILEY APPLEBAUM _____ KYLE APPLEBAUM _____

EVERGREEN MORTGAGE COMPANY, _____
A WASHINGTON CORPORATION

BY: _____ ITS: _____

APPLEBAUM PRELIMINARY SHORT PLAT

CITY OF ENUMCLAW APPROVALS

CITY OF ENUMCLAW PLANNING DIVISION

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

PLANNING DIRECTOR

CITY OF ENUMCLAW ENGINEERING DIVISION

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

CITY ENGINEER

CITY OF ENUMCLAW TREASURER

EVERY CERTAIN THAT THERE ARE NO UNPAID SPECIAL ASSESSMENTS AND THAT ALL SPECIAL ASSESSMENTS AND TAXES ARE PAID IN FULL AND CONTAINED DEDICATED FOR STREETS, ALLEYS OR OTHER PUBLIC USE ARE PAID IN FULL

THIS _____ DAY OF _____, 20____

FINANCE DIRECTOR

KING COUNTY DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 20____

KING COUNTY ASSESSOR

KING COUNTY DEPUTY ASSESSOR

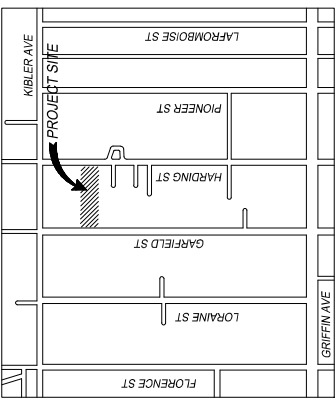
TAX PARCEL NUMBER: 77100-0090

RECORDING NO.

VOL./PAGE

PORTION OF

SE 1/4 OF THE NE 1/4 OF SEC. 23, TWP. 20 N., RNG. 6 E., W.M.



VICINITY MAP

1948 HARDING STREET
ENUMCLAW, WA 98022

77100-0090

29,777 SF

26,027 SF

R-2

PROPOSED LAND USE: SINGLE FAMILY

PROPOSED NUMBER OF LOTS/DWELLINGS: 3

SMALLEST LOT SIZE: 8,521 SF

LARGEST LOT SIZE: 8,972 SF

AVERAGE LOT SIZE: 6,675 SF

RIGHT OF WAY DEDICATION SIZE: 3,750 SF

GROSS DENSITY: 3.5 DWELLINGS

NET DENSITY: 3.09 DWELLINGS

PROPOSED LOT MAXIMUM IMPERVIOUS:

LOT A: 3,482 SF MAXIMUM IMPERVIOUS

LOT B: 3,482 SF MAXIMUM IMPERVIOUS

LOT C: 3,482 SF MAXIMUM IMPERVIOUS

FRONTAGE: 3,035 SF MAXIMUM IMPERVIOUS

NOTICE

PURSUANT TO R.C.W. 58.17.060 AND ENUMCLAW MUNICIPAL CODE (EMC) 16.01.010, THE CITY OF ENUMCLAW HAS REVIEWED THIS SHORT PLAT AND HAS DETERMINED THAT THE SHORT PLAT IS IN ACCORDANCE WITH THE PROVISIONS OF THE FINAL PLAT UNDER THE PROVISIONS OF A SUBDIVISION AS SET FORTH IN THIS TITLE.

FUTURE PERMITS

THE APPROVAL OF THIS SHORT PLAT IS NOT A GUARANTEE THAT FUTURE PERMITS WILL BE GRANTED.

INDEX LOCATION
S. 23, T. 20 N., R. 6 E., W.M.



RECORDERS' CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20____ AT _____ M.
IN BOOK _____ OF _____ AT PAGE _____ AT THE REQUEST OF

DAVID B. MATTHEWS

SURVEYOR'S NAME

Manager

Superintendent of Records

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF KYLE APPLEBAUM.

IN _____, 20____

DAVID B. MATTHEWS

PS 98864

DATE

APPLEBAUM SHORT PLAT

DWN BY	DATE	JOB NO.
DBM	3/10/26	25570
CHKD BY	SCALE	SHEET
DBM	N/A	1 OF 5



Encompass
ENGINEERING & SURVEYING
Western Washington Division
165 NE Juniper Street, Suite 201 • Enumclaw, WA 98022 • Phone: (425) 392-0350
Eastern Washington Division
110 South Oakes Avenue, Suite 250 • Cle Elum, WA 98922 • Phone: (509) 674-7433

CITY OF ENUMCLAW
SHORT PLAT NO: 2503
KING COUNTY, WASHINGTON

APPLEBAUM PRELIMINARY SHORT PLAT

RECORDING NO.

VOL./PAGE

PORTION OF

SE 1/4 OF THE NE 1/4 OF SEC. 23, TWP. 20 N., RNG. 6 E., W.M.

EXISTING LEGAL DESCRIPTION

LOT 9, SHANKLIN ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF PLATS, PAGE 50, IN KING COUNTY, WASHINGTON, EXCEPT THE FOLLOWING:
BEGINNING AT THE NORTHEAST CORNER OF TRACT 9, SHANKLIN ACRE TRACTS, IN SAID COUNTY, WASHINGTON, RECORDED IN VOLUME 18 OF PLATS, PAGE 50, THENCE WEST ALONG THE NORTH LINE OF SAID TRACT 135 FEET;
THENCE SOUTH 55 FEET;
THENCE EAST 55 FEET;
THENCE NORTH 60 FEET TO THE EAST LINE OF SAID TRACT,
THENCE NORTH 60 FEET TO THE TRUE POINT OF BEGINNING.
SITUATE IN THE CITY OF ENUMCLAW, COUNTY OF KING, STATE OF WASHINGTON.

SUBJECT TO

PER STEWART TITLE GUARANTEE COMPANY GUARANTEE NO. 000014023 DATED JULY 24, 2025
1. (A) UNPAID TAXES; (B) RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF; (C) INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING, BUT NOT LIMITED TO, EASEMENTS OR EQUITABLE SERVICEDICES; OR (D) WATER RIGHTS, CLAIMS OR INTERESTS, INCLUDING BUT NOT LIMITED TO, RIGHTS RESERVED UNDER (A), (B), (C), OR (D), ARE SHOWN BY THE PUBLIC RECORDS.
2. GENERAL PROPERTY TAXES AND SERVICE CHARGES, AS FOLLOWS, TOGETHER WITH ANY LIENS AND ENCUMBRANCES, INCLUDING BUT NOT LIMITED TO, AFTER DELINQUENCY, (1ST) PAID DELINQUENT ON MAY 1, 2ND PAID DELINQUENT ON NOVEMBER 1, TAX YEAR: 2024
TAX ACCOUNT NO. 7710100090
TAX LETY 008E-1175

3. NOTICE OF TAP OR CONNECTION CHARGES, INCLUDING ANY AMENDMENTS TO SUCH CHARGES, AS FOLLOWS, TOGETHER WITH ANY LIENS AND ENCUMBRANCES, INCLUDING BUT NOT LIMITED TO, RE-DEVELOPMENT OF THE LAND AS DISCLOSED BY RECORDED INSTRUMENT, INQUIRIES REGARDING THE SPECIFIC AMOUNT OF THE CHARGES SHOULD BE MADE TO THE CITY/COUNTY/AGENCY.
RECORDED ON APRIL 19, 1978 AS DOCUMENT #7804190908 IN THE OFFICIAL RECORDS

4. ALL COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, EASEMENTS OR OTHER SERVICEDICES, IF ANY, DISCLOSED BY THE RECORDED PLAT OF SHANKLIN ACRE TRACTS RECORDED AS DOCUMENT #640525 IN THE OFFICIAL RECORDS.
THIS POLICY DOES NOT INSURE THAT THE LAND DESCRIBED IN SCHEDULE A IS BENEFITED BY EASEMENTS, COVENANTS OR OTHER APPURTENANCES SHOWN ON THE PLAT OR SURVEY TO BENEFIT OR BURDEN REAL PROPERTY OUTSIDE THE BOUNDARIES OF SAID LAND.

5. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: SEWER LINE AND DRIVEWAY PREMISES
RECORDED AS DOCUMENT #42353003 IN THE OFFICIAL RECORDS
(SHOWN HEREON)

6. EASEMENT AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: UTILITY
AREA AFFECTED: A PORTION OF SAID PREMISES
RECORDED ON MARCH 22, 1991 AS DOCUMENT #9103202958 IN THE OFFICIAL RECORDS
(SHOWN HEREON)

7. MATTERS SET FORTH BY SURVEY RECORDED ON MARCH 22, 1988 AS DOCUMENT #86322806 IN THE OFFICIAL RECORDS

8. DEED OF TRUST AND THE TERMS AND CONDITIONS THEREOF:
PURPOSE: MORTGAGE
TRUSTEE: DW LITTLE & TESSLOW AND KYLE APPLEBAUM, WIFE AND HUSBAND
BENEFICIARY: MERS IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, ACTING SOLELY AS NOMINEE FOR LENDER SUCCESSORS AND ASSIGNS. LENDER IS MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, ACTING AS MORTGAGE COMPANY
DATE: NOVEMBER 25, 2022
RECORDED ON NOVEMBER 30, 2022 AS DOCUMENT #2022130000431 IN THE OFFICIAL RECORDS

NEW LEGAL DESCRIPTIONS

LOT 1A
THAT PORTION OF LOT 9, SHANKLIN ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF PLATS, PAGE 50, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;
THENCE SOUTH 89°16'13" EAST ALONG THE NORTH LINE THEREOF 30.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 89°16'13" EAST ALONG SAID NORTH LINE 136.41 FEET;
THENCE NORTH 89°17'33" WEST PARALLEL WITH SAID NORTH LINE 136.42 FEET TO A POINT THAT BEARS SOUTH 00°45'38" WEST FROM THE POINT OF BEGINNING;
THENCE NORTH 00°45'38" EAST 62.49 FEET TO THE POINT OF BEGINNING;
SITUATE IN THE CITY OF ENUMCLAW, COUNTY OF KING, STATE OF WASHINGTON.

LOT 1B
THAT PORTION OF LOT 9, SHANKLIN ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF PLATS, PAGE 50, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;
THENCE SOUTH 89°16'13" EAST ALONG THE NORTH LINE THEREOF 166.41 FEET;
THENCE SOUTH 00°45'38" WEST 55.00 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°16'13" EAST PARALLEL WITH SAID NORTH LINE 40.00 FEET;
THENCE SOUTH 89°16'13" WEST 54.00 FEET;
THENCE SOUTH 89°16'13" WEST PARALLEL WITH SAID NORTH LINE 94.98 FEET TO THE EAST LINE OF SAID LOT 9;
THENCE SOUTH 00°46'58" WEST ALONG SAID EAST LINE 65.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9;
THENCE SOUTH 00°46'58" WEST ALONG SAID EAST LINE 65.01 FEET TO A DISTANCE OF 134.48 FEET TO A POINT THAT BEARS SOUTH 00°42'19" WEST FROM THE POINT OF BEGINNING;
THENCE NORTH 00°42'19" EAST 70.01 FEET TO THE POINT OF BEGINNING;
SITUATE IN THE CITY OF ENUMCLAW, COUNTY OF KING, STATE OF WASHINGTON.

LOT 1C
THAT PORTION OF LOT 9, SHANKLIN ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF PLATS, PAGE 50, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;
THENCE SOUTH 89°16'13" EAST ALONG THE NORTH LINE THEREOF 30.00 FEET;
THENCE SOUTH 00°45'38" WEST PARALLEL WITH THE WEST LINE OF SAID LOT 9 A DISTANCE OF 136.41 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 89°17'33" WEST PARALLEL WITH SAID NORTH LINE 136.42 FEET;
THENCE SOUTH 00°42'19" WEST 62.57 FEET TO THE SOUTH LINE OF SAID LOT 9;
THENCE NORTH 89°16'13" WEST ALONG SAID SOUTH LINE 136.48 FEET TO A POINT THAT BEARS SOUTH 00°45'38" WEST FROM THE POINT OF BEGINNING;
THENCE NORTH 00°45'38" EAST 62.52 FEET TO THE POINT OF BEGINNING;
SITUATE IN THE CITY OF ENUMCLAW, COUNTY OF KING, STATE OF WASHINGTON.

RIGHT OF WAY DEDICATION
THAT PORTION OF LOT 9, SHANKLIN ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 18 OF PLATS, PAGE 50, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9;
THENCE SOUTH 89°16'13" EAST ALONG THE NORTH LINE THEREOF 30.00 FEET;
THENCE SOUTH 00°45'38" WEST PARALLEL WITH THE WEST LINE OF SAID LOT 9 A DISTANCE OF 136.41 FEET TO THE POINT OF BEGINNING;
THENCE NORTH 89°16'13" WEST ALONG SAID SOUTH LINE 30.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 9;
THENCE NORTH 00°45'38" EAST ALONG SAID WEST LINE 125.01 FEET TO THE POINT OF BEGINNING;
SITUATE IN THE CITY OF ENUMCLAW, COUNTY OF KING, STATE OF WASHINGTON.

EASEMENT NOTES

1. THE 7 - FOOT WIDE PRIVATE UTILITIES EASEMENT SHOWN OVER AND ACROSS LOTS B AND C IS FOR THE BENEFIT OF LOTS A AND C. THE COST OF MAINTENANCE, REPAIRS OR REPLACEMENT OF SUCH UTILITIES SHALL BE BORNE BY THE OWNERS OF SAID LOTS B AND C. THE OWNERS OF SAID LOTS B AND C SHALL NOT BE RESPONSIBLE FOR THE PART OF THE PRIVATE UTILITY SYSTEMS ABOVE THEIR CONNECTIONS; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE PRIVATE UTILITY SYSTEMS, THE PROPERTY OWNER(S) TO WHOM THE EASEMENT BENEFITS SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.
2. THE 10 - FOOT WIDE PRIVATE UTILITIES EASEMENT SHOWN OVER AND ACROSS LOTS A AND C IS FOR THE BENEFIT OF LOTS A AND C. THE COST OF MAINTENANCE, REPAIRS OR REPLACEMENT OF THAT PORTION OF THE PRIVATE UTILITY SYSTEMS USED IN COMMON WITH LOTS B AND C SHALL BE BORNE BY THE OWNERS OF ANY LOWER PARCEL SHALL BE BORNE IN EQUAL SHARES, EXCEPT THAT THE OWNERS OF ANY LOWER PARCEL SHALL NOT BE RESPONSIBLE FOR THE PART OF THE PRIVATE UTILITY SYSTEMS ABOVE THEIR CONNECTIONS; AND WHEN NECESSARY TO REPAIR, CLEAN OR RECONSTRUCT THE PRIVATE UTILITY SYSTEMS, THE PROPERTY OWNER(S) TO WHOM THE EASEMENT BENEFITS SHALL HAVE A RIGHT OF ENTRY FOR THAT PURPOSE.



Encompass
ENGINEERING & SURVEYING

Western Washington Division
163 NE Juniper Street, Suite 200 • Everett, WA 98201 • Phone: (425) 392-0230
Eastern Washington Division
110 South Oakes Avenue, Suite 230 • Cle Elum, WA 98922 • Phone: (509) 674-7433

APPLEBAUM SHORT PLAT	
DWN BY DBM	DATE 3/10/26
CHKD BY DBM	SCALE N/A
JOB NO. 25570	SHEET 2
	OF 5



CITY OF ENUMCLAW
 SHORT PLAT NO: 2503
 KING COUNTY, WASHINGTON

APPLEBAUM PRELIMINARY SHORT PLAT

RECORDING NO.

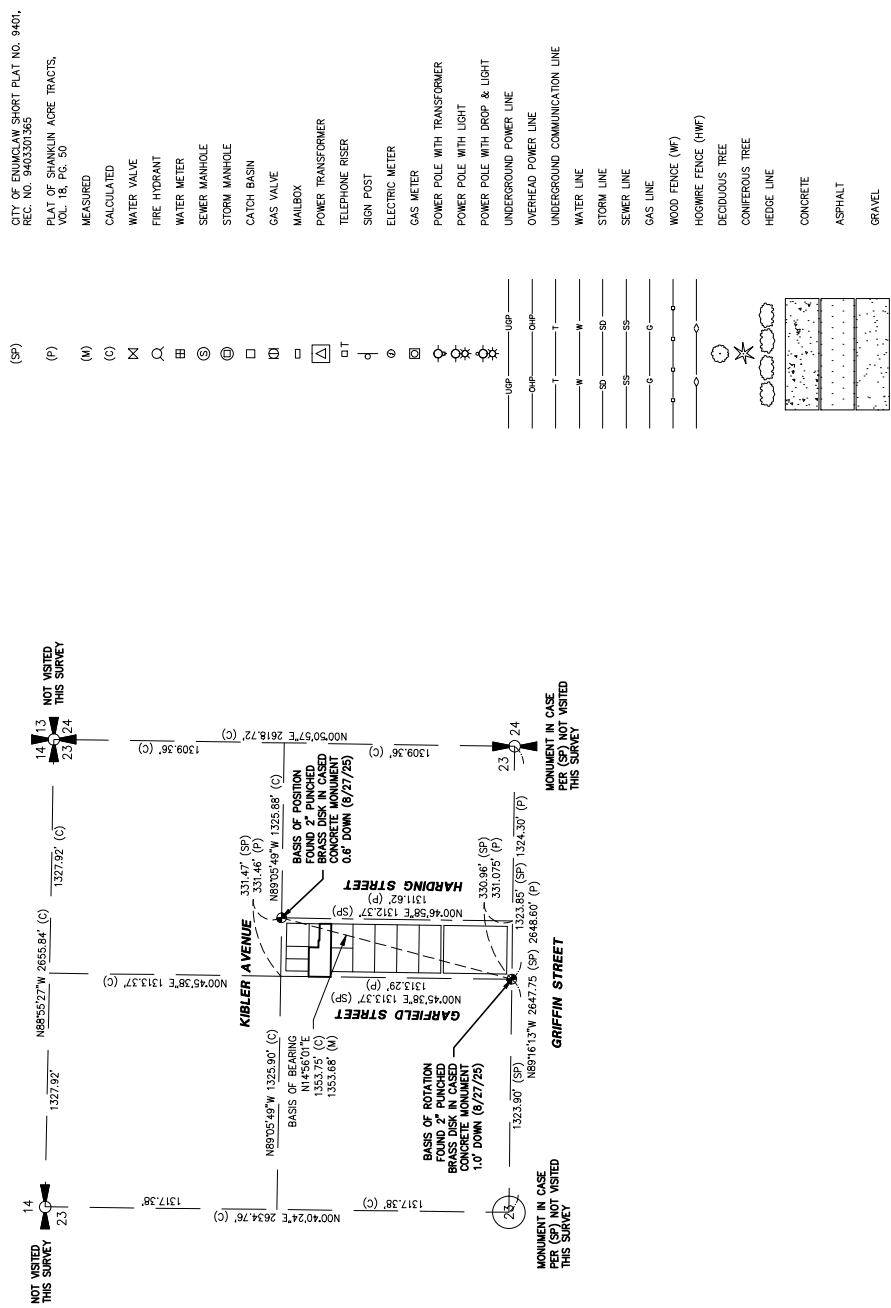
VOL./PAGE

PORTION OF

SE 1/4 OF THE NE 1/4 OF SEC. 23, TWP. 20 N., RING. 6 E., W.M.



0 100 200 500
 SCALE 1" = 500'



HORIZONTAL DATUM

NAD 83/2011 WASHINGTON NORTH ZONE - ESTABLISHED FROM WSRN GPS NETWORK OBSERVATIONS

BASIS OF BEARINGS

N14°56'01"E BETWEEN THE MONUMENT IN CASE AT THE INTERSECTION OF HARDING ST AND KIBLER AVE. AND THE MONUMENT IN CASE AT THE INTERSECTION OF GARFIELD ST AND GRIFFEN ST

INSTRUMENTATION

INSTRUMENT USED: 3 SECOND TOTAL STATION, TOGETHER WITH SURVEY GRADE GPS.
 FIELD SURVEY WAS BY CLOSED TRAVERSE LOOPS, MINIMUM CLOSURE OF LOOPS WAS 1:22,000, IN ACCORDANCE WITH WAC 332-130-080.

SECTION SUBDIVISION NOTE

THIS SECTION SUBDIVISION IS BEING SHOWN AS A REQUIREMENT BY THE CITY OF ENUMCLAW FOR THIS SHORT PLAT. THE BOUNDARY FOR THIS PROJECT WAS CALCULATED BASED ON THE INFORMATION SHOWN ON SHORT PLAT AS RECORDED UNDER KING COUNTY RECORDING NUMBER 9403301365. THIS SECTION SUBDIVISION WAS CALCULATED BASED OFF OF INFORMATION SHOWN ON ENUMCLAW SHORT PLAT AS RECORDED IN VOLUME 18 OF PLATS, PAGE 50.

REFERENCES

1. CITY OF ENUMCLAW SHORT PLAT NO. 9401, RECORDING NUMBER 9403301365.
2. PLAT OF SHANKLIN ACRE TRACTS, VOL. 18, PAGE 50.

LEGEND

- FOUND MONUMENT IN CASE
- FOUND PROPERTY CORNER (AS NOTED)
- SET REBAR & CAP, LS #49804
- BENCHMARK
- (SP) CITY OF ENUMCLAW SHORT PLAT NO. 9401, REC. NO. 9403301365
- (P) PLAT OF SHANKLIN ACRE TRACTS, VOL. 18, PG. 50
- (M) MEASURED
- (C) CALCULATED
- ⊗ WATER VALVE
- ⊗ FIRE HYDRANT
- ⊗ WATER METER
- ⊗ SEWER MANHOLE
- ⊗ STORM MANHOLE
- ⊗ CATCH BASIN
- ⊗ GAS VALVE
- ⊗ MAILEBOX
- ⊗ POWER TRANSFORMER
- ⊗ TELEPHONE RISER
- ⊗ SIGN POST
- ⊗ ELECTRIC METER
- ⊗ GAS METER
- ⊗ POWER POLE WITH TRANSFORMER
- ⊗ POWER POLE WITH DROP & LIGHT
- ⊗ UNDERGROUND POWER LINE
- ⊗ OVERHEAD POWER LINE
- ⊗ UNDERGROUND COMMUNICATION LINE
- ⊗ WATER LINE
- ⊗ STORM LINE
- ⊗ SEWER LINE
- ⊗ GAS LINE
- ⊗ WOOD FENCE (W/F)
- ⊗ HOGWIRE FENCE (HWF)
- ⊗ DECIDUOUS TREE
- ⊗ CONIFEROUS TREE
- ⊗ HEDGE LINE
- ⊗ CONCRETE
- ⊗ ASPHALT
- ⊗ GRAVEL

APPLEBAUM SHORT PLAT



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 Eastern Washington Division
 110 South Oakes Avenue, Suite 250 • Cle Elum, WA 98922 • Phone: (509) 674-7433

DWN BY	DATE	JOB NO.
DBM	3/10/26	25570
CHKD BY	SCALE	SHEET
DBM	1"=500'	3 OF 5

CITY OF ENUMCLAW
 SHORT PLAT NO: 2503
 KING COUNTY, WASHINGTON

APPLEBAUM PRELIMINARY SHORT PLAT EXISTING CONDITIONS

RECORDING NO.

VOL./PAGE

PORTION OF

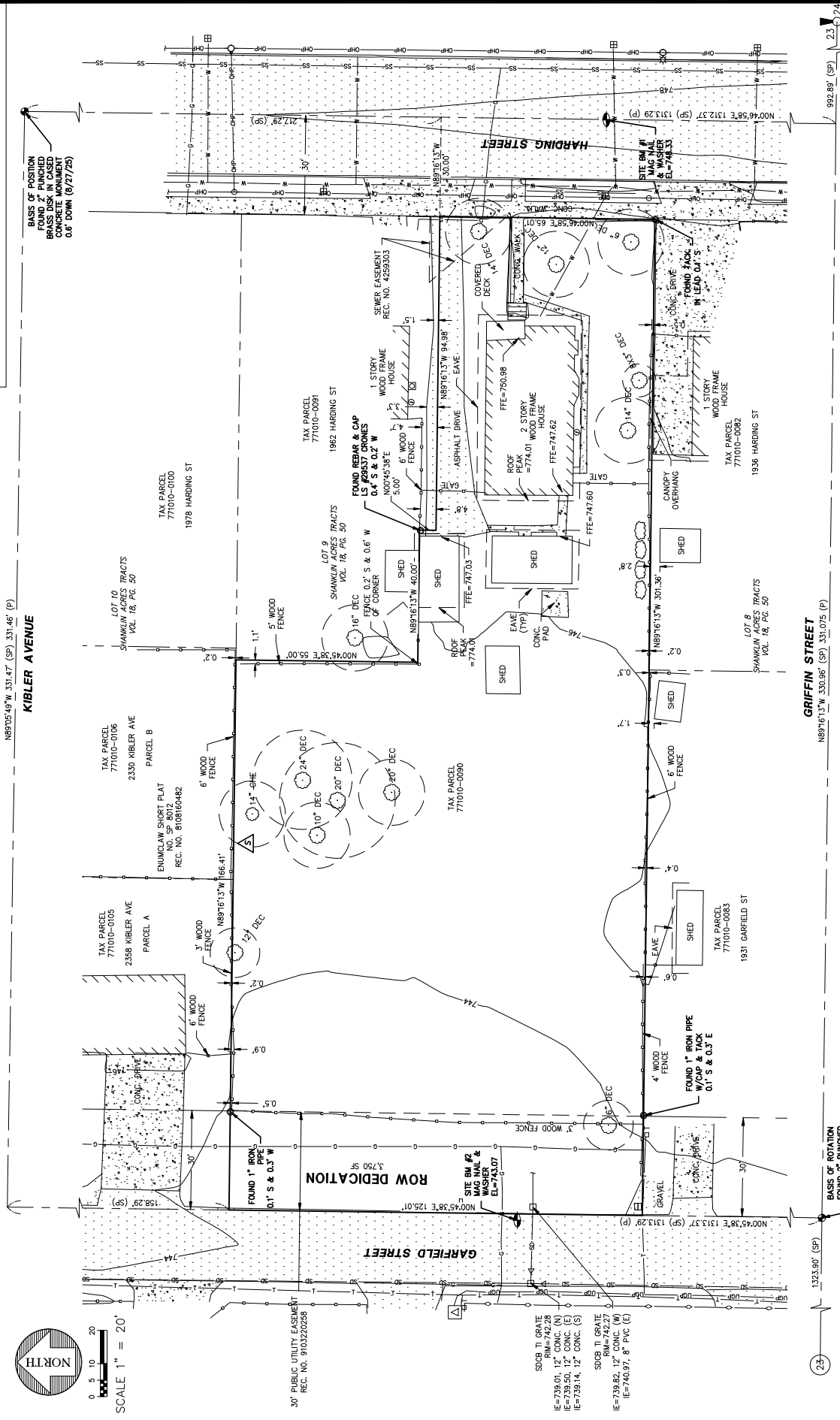
SE 1/4 OF THE NE 1/4 OF SEC. 23, TWP. 20 N., RNG. 6 E., W.M.



SCALE 1" = 20'

N89°20'49"W 331.47' (SP) 331.46' (P)

KIBLER AVENUE



23

24

BASIS OF ROTATION
 FOUND 2" PUNCHED
 BRASS DISK IN CASSED
 CONCRETE MONUMENT
 1.0' DOWN (6/27/25)

SEE SHEET 3 OF 5 FOR LEGEND

VERTICAL DATUM
 NAVD 88

BENCHMARKS
 SITE BM #1 - SET MAG. NAIL & WASHER
 ELEVATION=748.33 FEET
 SITE BM #2 - SET MAG. NAIL & WASHER
 ELEVATION=743.07 FEET

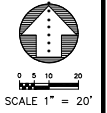


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 163 NE Juniper Street, Suite 200, Everett, WA 98027 • Phone: (425) 392-0230
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 110 South Oakes Avenue, Suite 230 • Clk. Elm, WA 98922 • Phone: (509) 674-7433

APPLEBAUM SHORT PLAT

DWN BY	DATE	JOB NO.
DBM	3/10/26	25570
CHKD BY	SCALE	SHEET
DBM	1"=20'	4 OF 5

APPLEBAUM PRELIM SHORT PLAT
 SHANKLIN ACRE TRS LESS BEG NE COR TH W ALG N LN 135 FT TH S 55 FT
 TH E 40 FT TH S 5 FT TH E 95 FT TO E LN TH N 60 FT TO BEG
 CITY OF ENUMCLAW, STATE OF WASHINGTON

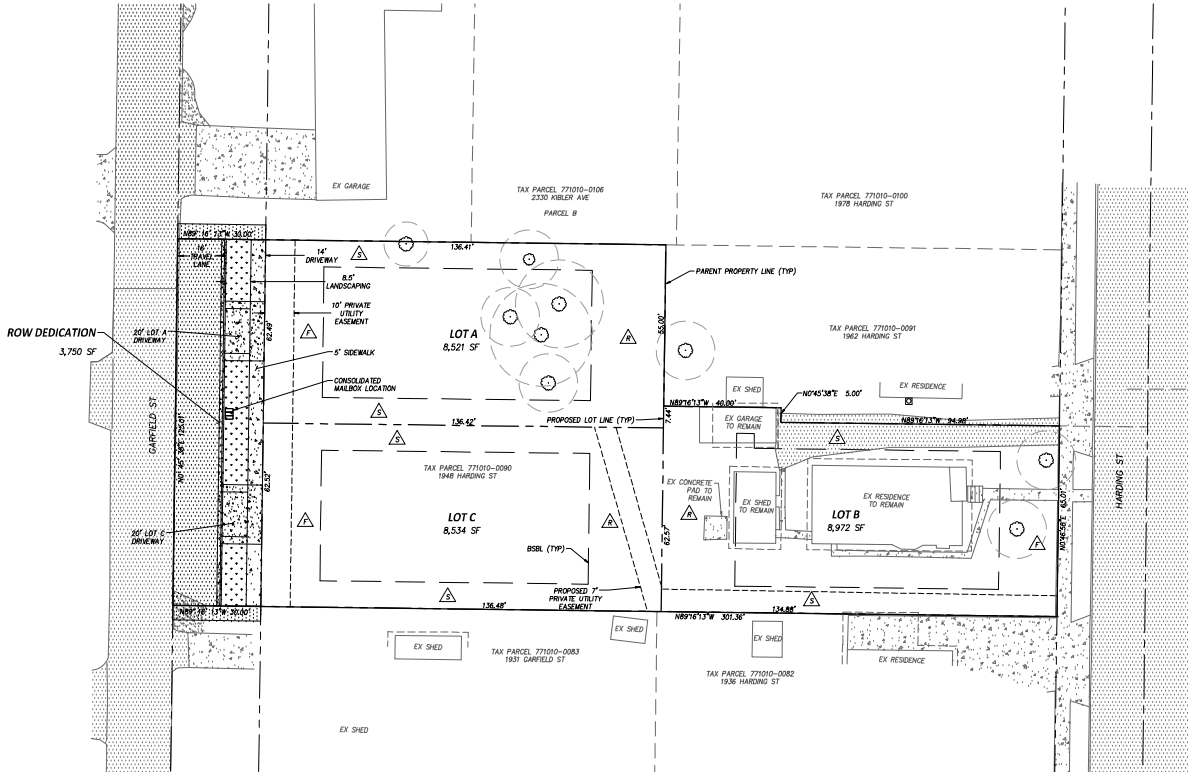
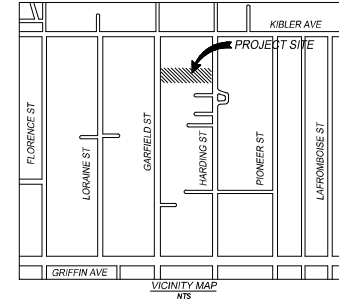


NO.	DATE	DESCRIPTION

REVISIONS



10/27/2025



PROJECT TEAM:

OWNER: KYLE APPLEBAUM
 1948 HARVING ST
 ENUMCLAW 98022
 (541) 784-7879

ENGINEER/SURVEYOR: CLINT A. ROSE, PE / KEVIN REESE, PLS
 ENCOMPASS ENGINEERING & SURVEYING
 185 N.E. JUNIPER STREET, SUITE 201
 OSASALAN, WA 98027
 (425) 392-0250

GEOTECHNICAL ENGINEER: EARTH SOLUTIONS NW
 12362 NE 30TH ST, SUITE 100
 REDMOND, WA 98053
 (425) 449-4704

SITE DATA:

SITE ADDRESS: 1948 HARVING ST
 ENUMCLAW 98022

SITE AREA: 25,776 SF (0.68 ACRES)

ZONING: R-2

TAX PARCEL: 771010-0090

LEGAL DESCRIPTION: SHANKLIN ACRE TRS LESS BEG NE COR TH W ALG N LN 135 FT TH S 55 FT TH E 40 FT TH S 5 FT TH E 95 FT TO E LN TH N 60 FT TO BEG FOUR BLOCKS PLOT L&L: 9

MIN LOT SIZE: 8,400 SF

MAX LOT SIZE: 16,000 SF

MAX DENSITY: N/A

MIN STREET FRONTAGE: 50 FT

MAX BUILDING COVERAGE: 40%

MAX BUILDING HEIGHT: 30 FT

UTILITY INFORMATION:

SEWER/WATER: CITY OF ENUMCLAW

ELECTRIC/GAS: PSE

CONTRACTOR RESPONSIBILITY:

CONTRACTOR AGREES THAT THEY SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL SITE CONDITIONS INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY, DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, AND THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL EXERCISE INDUSTRY AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.

EXISTING UTILITY NOTE:

IF THERE ARE ANY DISCREPANCIES BETWEEN DIMENSIONS IN OWNERS' AND EXISTING CONDITIONS WHICH WILL AFFECT THE WORK, THE CONTRACTOR SHALL BRING SUCH DISCREPANCIES TO THE ATTENTION OF THE ENGINEER FOR ADJUSTMENT BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FITTING OF ALL WORK AND FOR THE COORDINATION OF ALL TRACES, SUBCONTRACTORS, AND PERSONS ENGAGED UPON THIS CONTRACT.

DISCLAIMER:

THE INFORMATION ON THIS DRAWING HAS BEEN CREATED USING A SOURCE OF DATA OBTAINED FROM THE KING COUNTY GIS DATABASES AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ENCOMPASS ENGINEERING & SURVEYING (EES). THIS DATA IS PROVIDED FOR YOUR INFORMATION ONLY. EES DOES NOT ASSUME ANY LIABILITY FOR ANY ERRORS, OMISSIONS OR INACCURACIES IN THE GIS INFORMATION SHOWN.

GRADING VOLUMES:

VOLUME OF CUT= 114.00 CY
 VOLUME OF FILL= 0.00 CY
 NET VOLUME= -11.00 (CUYD)
 CLEARED AREA= 4,114 SF

IMPERVIOUS SURFACES:

EXISTING IMPERVIOUS SURFACES:

ROOF:	1,745 SF
SHED:	487 SF
GARAGE:	360 SF
DRIVEWAY:	882 SF
PAVEMENT:	279 SF
TOTAL EXISTING IMPERVIOUS:	3,844 SF

EXISTING LOT COVERAGE:

ROOF:	1,745 SF
SHED:	487 SF
GARAGE:	360 SF
TOTAL:	2,992 SF
LOT COVERAGE:	8.14%

PROPOSED LOT MAXIMUM IMPERVIOUS:

LOT A:	4,000 SF MAXIMUM IMPERVIOUS
LOT B:	NO PROPOSED DEVELOPMENT
LOT C:	4,000 SF MAXIMUM IMPERVIOUS
TOTAL:	8,000 SF IMPERVIOUS

BSBL DISTANCES:

FRONT YARD: 20'
 REAR YARD: 25'
 SIDE YARD: 9'

SHEET INDEX:

NO.	NAME
C1.0	COVER SHEET
C2.0	TESS PLAN
C2.1	TESS DETAILS
C3.0	GRADING AND UTILITY PLAN
C4.0	CONSTRUCTION DETAILS I
C4.1	CONSTRUCTION DETAILS II



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 owner's 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 ensure 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

Clayton Williams, P.E.
 City Engineer
 City of Enumclaw

Date Approved: 10/27/2025

Plans Review by: [Signature]

APPLEBAUM PRELIM SHORT PLAT
 KYLE APPLEBAUM
 COVER SHEET

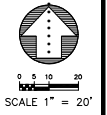


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 407 Southmer Blvd., • Castle Rock, WA 98022 • Phone: (509) 674-7433

JOB NO: 25570
 DATE: 10/27/2025
 SCALE: 1" = 20'
 DESIGNED: CAW
 DRAWN: BK
 CHECKED: BB
 APPROVED: CAW

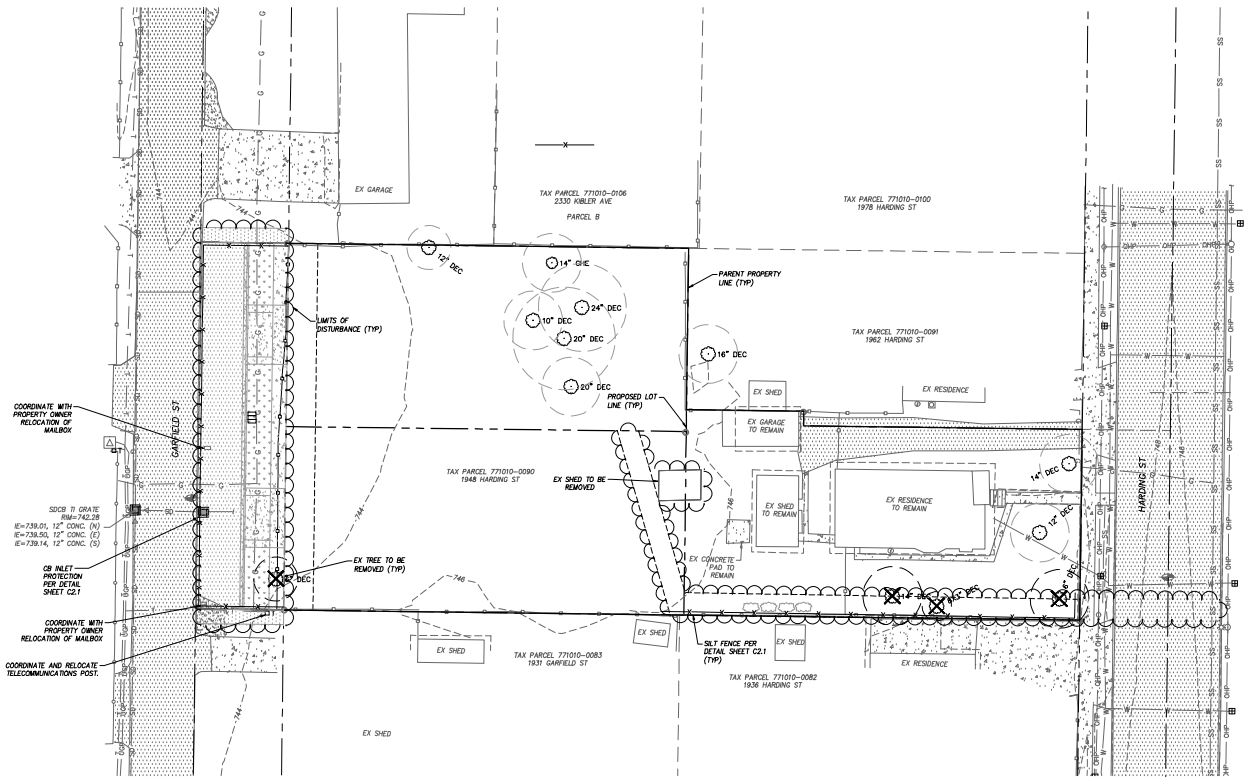
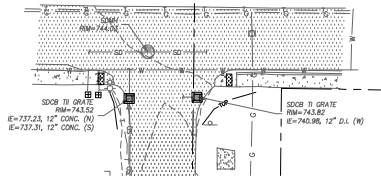
SHEET C1.0

APPLEBAUM PRELIM SHORT PLAT
 SHANKLIN ACRE TRS LESS BEG NE COR TH W ALG N LN 135 FT TH S 55 FT
 TH E 40 FT TH S 5 FT TH E 95 FT TO E LN TH N 60 FT TO BEG
 CITY OF ENUMCLAW, STATE OF WASHINGTON



SURVEY LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- EDGE OF ROW
- ROW CENTERLINE
- EASEMENT
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- STEPPING STONES
- RAMP
- BOLLARD
- SON
- MAILBOX
- WOODEN FENCE
- CHAIN LINK FENCE
- WOODLAME FENCE
- RETAINING WALL
- SLABER PILE WALL
- CONCRETE WALL
- WOOD WALL
- BRICK WALL
- ROCKERY WALL
- TREE
- TREE ORPLINE
- HEDGE
- TOP OF SLOPE
- TIE OF SLOPE
- NETLAND
- STEEP SLOPE HAZARD AREA
- STORM MAIN
- SEWER MAIN
- WATER MAIN
- SWALE/DITCH
- CB TYPE 1
- SMH
- CB TYPE 2
- STORM CLEANOUT
- YARD DRAIN
- SMH
- SDPIC LID
- SEWER CLEANOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- OVERHEAD POWER LINE
- UNDERGROUND POWER LINE
- GAS LINE
- FIBER OPTIC LINE
- TELECOMMUNICATION LINE
- TELEPHONE LINE
- POWER POLE
- LIGHT POLE
- PEDESTRIAN LIGHT
- STUB



- SOIL AMENDMENT NOTE:**
 LAWN AND LANDSCAPED AREAS WILL BE CONTROLLED USING POST-CONSTRUCTION SOIL QUALITY AND DEPTH IN ACCORDANCE WITH BMP 75.13 IN CHAPTER 5 OF VOLUME V OF THE SWMM98.
- EROSION PROTECTION NOTE:**
 ALL EXPOSED SOIL AND/OR REMOVED SURFACES TO BE COVERED WITH STRAW AND/OR PLASTIC SHEETS FOR BMP C123, BMP C125, AND BMP C125 OF THE 2019 SWMM98 UNDER NO CIRCUMSTANCES SHALL SOIL STOCKPILES BE LEFT UNCOVERED.
- GRADING VOLUMES:**
 VOLUME OF CUT= 118 CY
 VOLUME OF FILL= 0 CY
 NET VOLUME= 11 CY (CUT)
 CLEARED AREA= 5,920 SF (0.14 AC)
- TESC CONSTRUCTION NOTES:**
 1. CONTRACTOR TO MAINTAIN SILT FENCE UNTIL CONSTRUCTION IS COMPLETE.
 2. AFTER CONSTRUCTION OF PERMANENT STORM DRAINAGE SYSTEM, CONTRACTOR SHALL INSTALL CB PROTECTION ON NEW CATCH BASINS.
 3. ALL TESC MEASURES SHALL BE REMOVED AT THE COMPLETION OF CONSTRUCTION AFTER THE SITE HAS BEEN STABILIZED.

REVISIONS	DATE	DESCRIPTION

10/27/2025

APPLEBAUM PRELIM SHORT PLAT
 KYLE APPLEBAUM
 TESC PLAN

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 Western Washington Division
 165 NE Airport Street, Suite 207, Enumclaw, WA 99022 • Phone: (425) 390-0295
 407 Southway Blvd., #202, Enumclaw, WA 99022 • Phone: (509) 674-7433



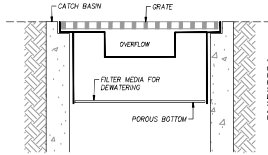
This approval is for design concept only. The plans appear to be in conformity with the City of Enumclaw design standards for construction. This approval should not be construed as authorizing construction not in accordance with applicable City Standards. The owner and/or owner's representatives shall 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

City Engineer	_____ Lindsay Wilburn, P.E. City Engineer City of Enumclaw
Job Approved	_____ John Approved
Plans Review by:	_____ Plans Review by:

JOB NO.	25570
DATE	10/27/2025
SCALE	1" = 20'
DESIGNED	CAW
DRAWN	CK
CHECKED	BB
APPROVED	CAW
SHEET	C2.0

APPLEBAUM PRELIM SHORT PLAT
 SHANKLIN ACRE TRS LESS BEG NE COR TH W ALG N LN 135 FT TH S 55 FT
 TH E 40 FT TH S 5 FT TH E 95 FT TO E LN TH N 60 FT TO BEG
 CITY OF ENUMCLAW, STATE OF WASHINGTON

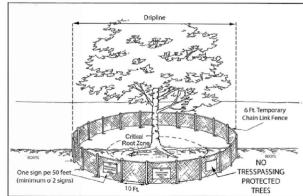


NOTE: THIS DETAIL IS ONLY COSMETIC. ANY INSERT IS ALLOWED THAT HAS A MIN. 1/2" DIA. OR STRONGER. THE HEAVY TO EXEMPT THE STAKE SETTING. IN OVERFLOW AND CAN BE EASILY MAINTAINED.

MAINTENANCE STANDARDS

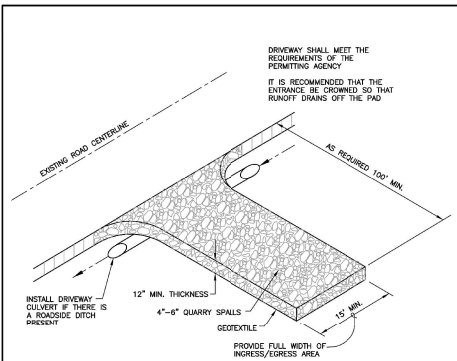
1. ANY ACCUMULATED SEDIMENT ON OR AROUND THE FILTER FABRIC PROTECTION SHALL BE REMOVED IMMEDIATELY. SEDIMENT SHALL NOT BE REMOVED WITH WATER, AND ALL SEDIMENT MUST BE DISPOSED OF AS FILL ON-SITE OR HAULLED OFF-SITE.
2. ANY SEDIMENT IN THE CATCH BASIN INSERT SHALL BE REMOVED WHEN THE INSERT HAS FILLED ONE-THIRD OF THE AVAILABLE STORAGE. THE FILTER MEDIA FOR THE INSERT SHALL BE CLEANED OR REPLACED AT LEAST MONTHLY.
3. RESUME MAINTENANCE IS CRITICAL FOR BOTH FORMS OF CATCH BASIN PROTECTION. ONCE MANY FORMS OF PROTECTION THAT FAIL, GRADUALLY, CATCH BASIN PROTECTION WILL FAIL SUCCESSFULLY AND COMPLETELY IF NOT MAINTAINED PROPERLY.

CATCH BASIN INSERT DETAIL
 NTS

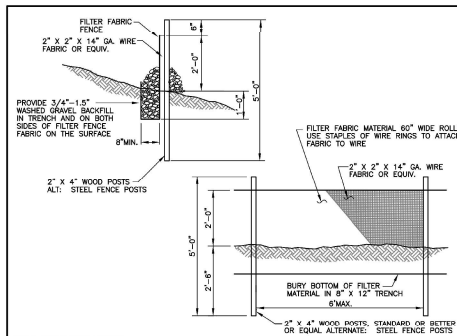


1. BEFORE GRADING FOR A PROJECT ACTION AND THROUGHOUT CONSTRUCTION, A TEMPORARY CHAIN LINK OR PLASTIC NET FENCE SHALL BE USED TO IDENTIFY THE PROTECTED AREA OF ANY SIGNIFICANT TREE EXISTING FOR RETENTION. THE HEIGHT OF THE FENCING SHALL BE ADJUSTED ACCORDING TO THE TOPOGRAPHY AND VEGETATIVE CONDITIONS OF THE SITE TO PROVIDE CLEAR VISUAL DEMARCATATION OF THE PROTECTED AREA. THE SIZE OF PROTECTED AREA AROUND THE TREE SHALL BE EQUAL TO ONE FOOT DIAMETER FOR EACH INCH OF TREE TRUNK DIAMETER MEASURED FOUR FEET ABOVE THE GROUND. INSTALL FENCE POSTS USING THEIR BLOOD ONLY. AVOID POST OR STAKES AND MAJOR ROOTS. MODIFICATIONS TO FENCING MATERIAL OR LOCATION MUST BE APPROVED BY PLANNING OFFICIAL.
2. TREATMENT OF ROOTS EXPOSED DURING CONSTRUCTION: FOR ROOTS OVER ONE (1) INCH DIAMETER DAMAGED DURING CONSTRUCTION, MAKE A CLEAN STRAIGHT CUT TO REMOVE DAMAGED PORTION OF ROOT. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH DAMP BURLAP TO PREVENT DRYING AND COVERED WITH SOIL AS SOON AS POSSIBLE.
3. NO STOCKPILING OF MATERIALS, REMOVAL OF TRAFFIC OR STORAGE OF EQUIPMENT OR MACHINERY SHALL BE ALLOWED WITHIN THE LIMIT OF THE FENCING. FENCING SHALL NOT BE MOVED OR REMOVED UNLESS APPROVED BY THE CITY PLANNING OFFICIAL. WORK WITHIN PROTECTION FENCE SHALL BE DONE MANUALLY UNDER THE SUPERVISION OF THE ON-SITE ARBORIST AND WITH PRIOR APPROVAL BY THE CITY PLANNING OFFICIAL.
4. FENCING SIGNAGE, AS DETAILED ABOVE, MUST BE POSTED EVERY FIFTEEN (15) FEET ALONG THE FENCE.

TREE PROTECTION FENCE DETAIL



- NOTES:**
1. GEOTEXTILE IS NOT REQUIRED FOR SINGLE FAMILY & DUPLEX LOT SITES
 2. THE GEOTEXTILE SHALL MEET THE FOLLOWING STANDARDS:
 GRAB TENSILE STRENGTH (ASTM D4751) - 200 PSI MIN.
 GRAB TENSILE ELONGATION (ASTM D4632) - 30% MAX.
 WALLER RUPERT STRENGTH (ASTM D3986-2002) - 4000 POUNDS MIN.
 AOS (ASTM D4751) - 20-45 (U.S. STANDARD SIZE SIZE).
 3. THE 100' MINIMUM LENGTH OF THE ENTRANCE SHALL BE REDUCED TO THE MAXIMUM PRACTICABLE SIZE WHEN THE SIZE OR CONFIGURATION OF THE SITE DOES NOT ALLOW THE FULL LENGTH (100').



FILTER FABRIC FENCE NOTES:

- A. The filter fabric shall be purchased in a continuous roll cut to the length of the barrier to avoid use of joints unless absolutely necessary. Filter cloth shall be applied together only at a support post, with a minimum 8-inch overlap, and both ends securely fastened to the post.
- B. The filter fabric fence shall be installed to follow the contours (where feasible). The fence posts shall be spaced a maximum of 6 feet apart and driven securely into the ground (minimum of 30 inches).
- C. A trench shall be excavated, roughly 8 inches wide and 12 inches deep, upslope and adjacent to the wood post to allow the filter fabric to be buried.
- D. When standard strength filter fabric is used, a wire mesh support fence shall be fastened securely to the upslope side of the posts using heavy-duty wire staples of least 1 inch long, be wires or hog rings. The wire shall extend into the trench a minimum of 4 inches and shall not extend more than 36 inches above the original ground surface.
- E. The Standard Strength filter fabric shall be stapled or wired to the fence, and 20 inches of the fabric shall be installed into the trench. The fabric shall not extend more than 36 inches above the original ground surface. Filter fabric shall not be stapled to existing trees.
- F. When extra-strength filter fabric and closer post spacing are used, the wire mesh support fence may be eliminated. In such a case, the filter fabric is stapled or wired directly to the posts with all other provisions of Standard Note E. 999999.
- G. The trench shall be backfilled with 3/4-inch minimum diameter washed gravel.
- H. Filter fabric fences shall be removed when they have served their useful purpose, but not before the upslope area has been permanently stabilized.
- I. Filter fabric fences shall be inspected immediately after each rainfall and at least daily during prolonged rainfall. Any required repairs shall be made immediately.

REVISIONS	DATE	DWG. NO.
CHECKED	08/27/2025	ESC
DESIGNED	08/27/2025	002
DRAWN BY: KW	CHECKED BY: LW	

ROCK CONSTRUCTION
ENTRANCE
 (BMP C105)

REVISIONS	DATE	DWG. NO.
CHECKED	08/27/2025	ESC
DESIGNED	08/27/2025	007
DRAWN BY: KW	CHECKED BY: LW	

FILTER FABRIC FENCE
 (BMP C233)



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APPROVED FOR CONSTRUCTION	
City Engineer	Uday Wilson, P.E.
City of Enumclaw	City of Enumclaw
Date Approved	
Plans Review by:	
Plans Review by:	

JOB NO.	25570
DATE	10/27/2025
SCALE	NTS
DESIGNED	CAW
DRAWN	DK
CHECKED	BB
APPROVED	CAW
SHEET	C2.1

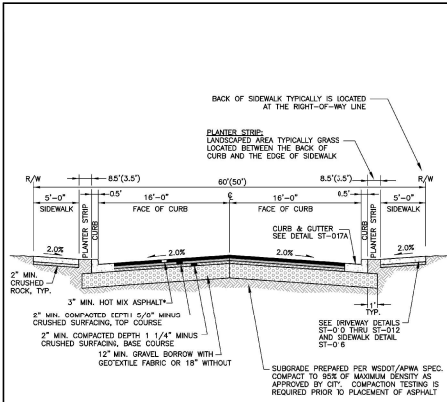
APPLEBAUM PRELIM SHORT PLAT
 KYLE APPLEBAUM
 TESC DETAILS



REVISIONS	DATE
DESCRIPTION	

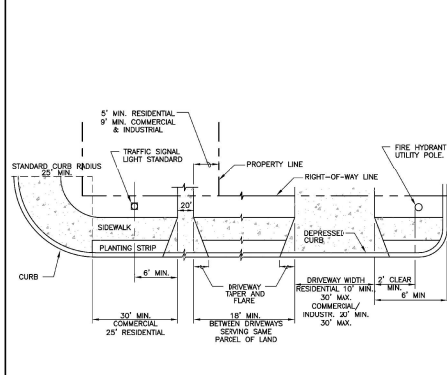
DESIGNED BY: CAW
 CHECKED BY: BB
 APPROVED BY: CAW
 DATE: 10/27/2025
 SCALE: NTS
 SHEET: C2.1

APPLEBAUM PRELIM SHORT PLAT
 SHANKLIN ACRE TRS LESS BEG NE COR TH W ALG N LN 135 FT TH S 55 FT
 TH E 40 FT TH S 5 FT TH E 95 FT TO E LN TH N 60 FT TO E LN
 CITY OF ENUMCLAW, STATE OF WASHINGTON



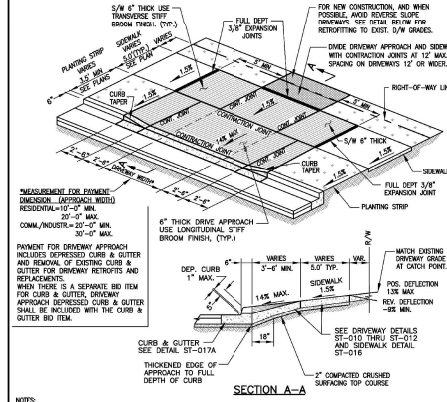
NOTE:
 IN ALL CASES REMOVE TOP SOIL FROM UNDERNEATH SIDEWALK AND ROADWAY BED.
 SOIL AND COMPACTION TEST PRIOR TO PLACEMENT OF ASPHALT.
 *MAX. POSIBL=22 CL. 1/2"

REVISIONS	DATE	DWG. NO.
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2	03/05/2024	ST 003
3	03/05/2024	ST 003
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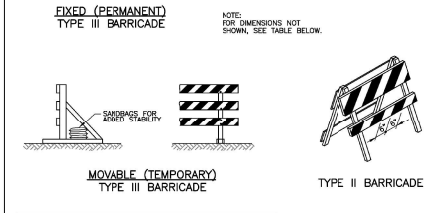
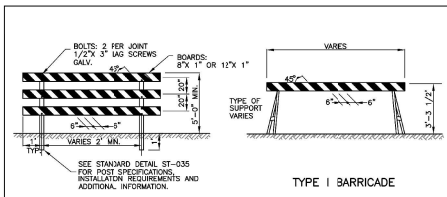
NOTES:
 1. DRIVEWAYS SHALL NOT EXCEED 40% OF THE PROPERTY FRONTAGE.
 2. COMMERCIAL/INDUSTRIAL DRIVEWAYS WIDER THAN 30' MUST BE APPROVED BY THE ENGINEER, CONSIDERING BOTH TRAFFIC SAFETY AND THE ACTIVITY BEING SERVED.

REVISIONS	DATE	DWG. NO.
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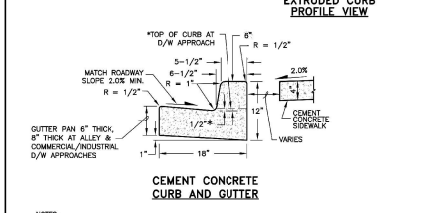
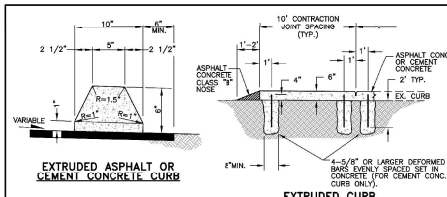
NOTES:
 1. DRIVEWAYS SHALL NOT EXCEED 40% OF THE PROPERTY FRONTAGE.
 2. COMMERCIAL/INDUSTRIAL DRIVEWAYS WIDER THAN 30' MUST BE APPROVED BY THE ENGINEER CONSIDERING TRAFFIC SAFETY AND NEEDS OF THE ACTIVITY SERVED. ALL COMMERCIAL/INDUSTRIAL DRIVEWAYS SHALL HAVE CONSTRUCTION JOINTS WITH 12" MAX. SPACING.
 3. JOINTS - IN DRIVE CURB SHALL NOT EXTEND INTO DRIVEWAY. ALL JOINTS SHALL BE CLEAN AND EGGED. TRANSVERSE DRIVEWAY JOINTS SHALL BE AS SHOWN OR AS DIRECTED BY THE ENGINEER.
 4. MATERIALS - SHALL MEET REQUIREMENTS OF THESE SPECIFICATIONS.
 5. CONCRETE - SHALL BE READY MIX CONCRETE CLASS 4000 WITH 4% TO 6% AIR ENTRAINMENT. USE 3/4" MAX. AGG. FOR RETICULATED. 6. PROCEDURES - FOR FINISH REQUIREMENTS FOR FORM, FORM SETTING, PLACING, FINISHING, AND CURING SHALL BE AS OUTLINED IN THE APWA STANDARDS.

REVISIONS	DATE	DWG. NO.
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BARRICADE NOTES:			
TYPE	I	II	III
WIDTH OF RAIL	8" MIN. 12" MAX.	8" MIN. 12" MAX.	8" MIN. 12" MAX.
LENGTH OF RAIL	2' MIN. 2' MIN.	2' MIN. 2' MIN.	4' MIN. 4' MIN.
HEIGHT	3" MIN. 3" MIN.	3" MIN. 3" MIN.	3" MIN. 3" MIN.
TYPE OF FRAME	FRAMING OR HEAVY "A" FRAME	POST OR SIDES	POST OR SIDES
FLEXIBILITY	ESSENTIALLY MOVABLE	PORTABLE	ESSENTIALLY PERMANENT

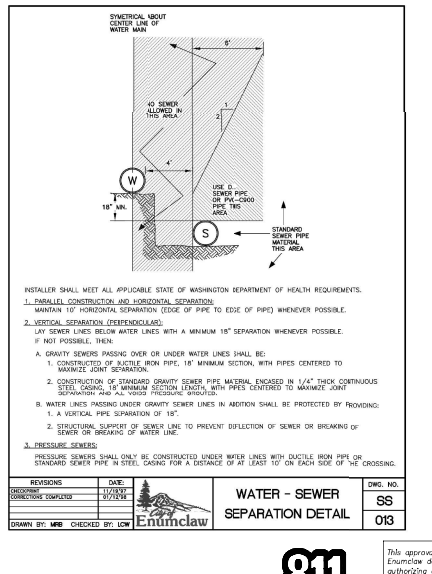
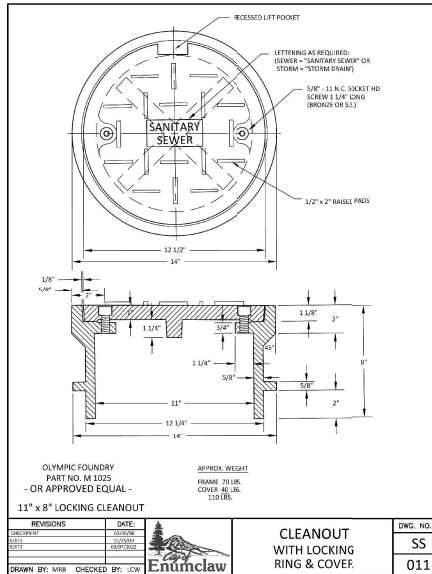
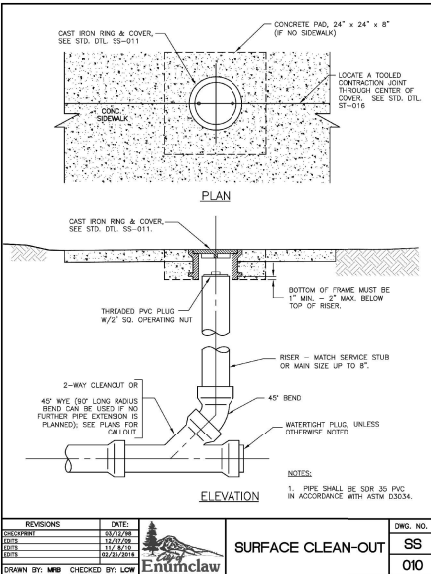
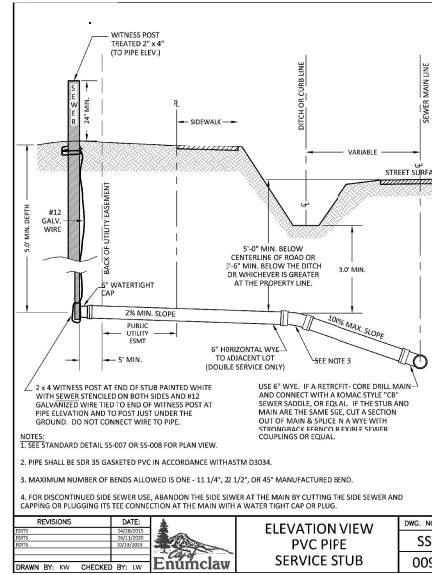
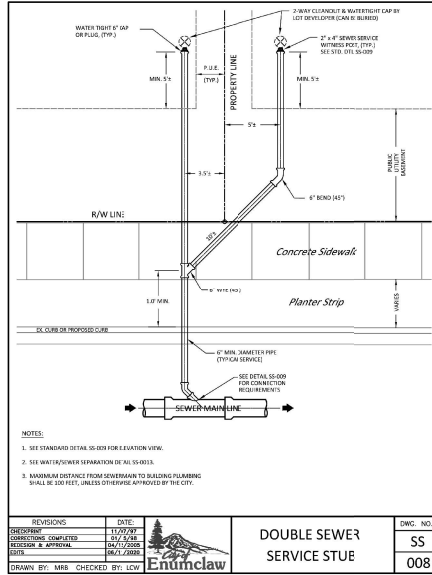
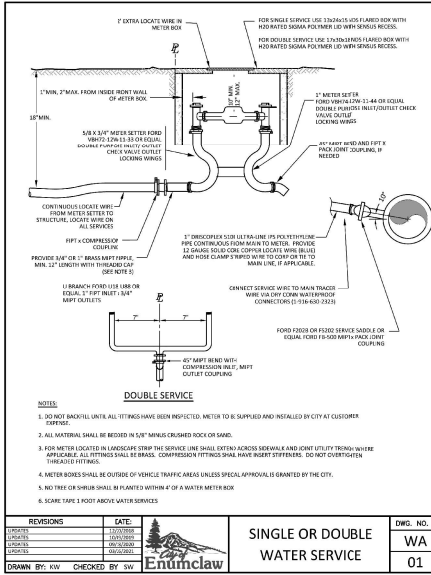
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NOTES:
 1. JOINTS SHALL BE SPACED AT TEN (10) FOOT INTERVALS AND 5' INTERVALS ALONG CURB RETURNS. CONSTRUCTION JOINTS SHALL BE MADE WITH A V-GROOVING TOOL TO 1-INCH DEPTH.
 2. ROLL THE GUTTER TO MATCH POSITIVE SUPERELEVATION.
 3. SEE SIDEWALK DETAIL FOR REQUIRED CONFIGURATION OF FILL & WALKWAY BEHIND CURB IF REQUIRED.
 4. FOR INTERNAL POUR CONSTRUCTION, 1/4" EGGED GROOVE MAY REPLACE EXPANSION JOINT AT INTERSECT BETWEEN THE CURB AND ADJACENT SIDEWALK.
 5. EXTRUDED CEMENT CONCRETE CURB SHALL BE ANCHORED TO EXISTING PAVEMENT BY EITHER THE BARS OR ANCHORS. IN CONFORMANCE WITH WSDOT/APWA STANDARD SPECIFICATION SECTION 8-04.
 6. EXTRUDED ASPHALT CURBS SHALL BE CONSTRUCTED IN ACCORDANCE WITH WSDOT/APWA STANDARD SPECIFICATION SECTION 8-04 AND ANCHORED BY MEANS OF A TACK COAT OF ASPHALT.

REVISIONS	DATE	DWG. NO.
1	02/28/2024	ST 017a
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10	03/05/2024	

APPLEBAUM PRELIM SHORT PLAT
 SHANKLIN ACRE TRS LESS BEG NE COR TH W ALG N LN 135 FT TH S 55 FT
 TH E 40 FT TH S 5 FT TH E 95 FT TO E LN TH N 60 FT TO BEG
 CITY OF ENUMCLAW, STATE OF WASHINGTON



REVISIONS	DATE	BY	CHKD BY	DESC

10/27/2025

APPLEBAUM PRELIM SHORT PLAT
 KYLE APPLEBAUM
 CONSTRUCTION DETAILS II

Encompass
 ENGINEERING & SURVEYING
 Western Washington Division
 165 NE Harbor Street, Suite 207, Bellingham, WA 98201 • Phone: (425) 330-0250
 407 Sawtooth Blvd., • Castle Rock, WA 98022 • Phone: (509) 674-7433

APPROVED FOR CONSTRUCTION

Kyle Williams, P.E.
 City Engineer
 City of Enumclaw

Date Approved: _____
 Plans Review by: _____
 Plans Review by: _____

JOB NO. 25570
 DATE 10/27/2025
 SCALE NTS
 DESIGNED CAW
 DRAWN PK
 CHECKED BB
 APPROVED CAW

SHEET C4.1



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.

STUDENT WALKWAY ASSESSMENT

APPLEBAUM SHORT PLAT 3-LOT PRELIMINARY SHORT PLAT

PREPARED FOR: KYLE APPLEBAUM
1948 HARDING STREET
ENUMCLAW, WA 98022

PREPARED BY: ENCOMPASS ENGINEERING & SURVEYING
165 NE JUNIPER ST., SUITE 201
ISSAQUAH, WASHINGTON 98027
(425) 392-0250

DATE: AUGUST 13TH, 2025

ENUMCLAW PERMIT NUMBER(S): PRE2025-0008
ENCOMPASS JOB NUMBER: 25570

Site Address: 1948 Harding Street, Enumclaw, WA 98022
King County Tax Parcel No.: 771010-0090

Project Narrative

This project involves developing a 29,099 square foot (0.67-acre) parcel into three (3) single-family residential lots. Access for the existing home will remain off Harding Street and access for the two new lots will be via Garfield Street. A description of each school’s students walking routes are provided below.

SCHOOL INFORMATION:

The school age children from the proposal will attend the following schools in the Snoqualmie Valley School District:

Byron Kibler Elementary
2057 Kibler Avenue
Enumclaw, WA 98022
(360) 802-7263

Enumclaw Middle School
550 Semanski Street South
Enumclaw, WA 98022
(360) 802-7150

Enumclaw Senior High School
226 Semanski Street South
Enumclaw, WA 98022
(360) 802-7669

CURRENT BUS STOP/WALKING INFORMATION (See attached pictures and route maps)

Byron Kibler Elementary School: Per a phone call inquiry with the Enumclaw School District Transportation Office, Byron Kibler Elementary School students are within walking range of school and are not eligible for bus transportation. The Elementary School is located approximately 0.2 miles from the property. Students residing in the existing home (1948 Harding Street), will head north on Harding Street toward Kibler Avenue. Per the Transportation Office, there is a crossing guard located at Harding and Kibler to assist with crossing to the north side of Kibler to head east to the elementary school. There are existing sidewalks on the entire walking route to the elementary school. Streetside images of the walking route is provided in the following pages.

Students that reside in the proposed future lots off Garfield Street will walk north on Garfield and then head east on Kibler toward the elementary school (the distance to the school is also approximately 0.2 miles). The project will include the installation of sidewalks along the property frontage; students will then walk on the shoulder of Garfield the distance of the lot to the north between the development site and Kibler. Once they get to Kibler Avenue, there are sidewalks. Please see the streetside images on the following pages.

Enumclaw Middle & Senior High School: Per a phone call inquiry with the Enumclaw School District Transportation Office, Enumclaw Middle School and Enumclaw Senior High School students are eligible for bus transportation to their respective schools. Students residing in the

existing residence (1948 Harding Street) will walk south on Harding Street approximately 160 feet to 1915 Harding Street where the bus stop is located. There are sidewalks between the existing residence and the bus stop location. Streetside images of the walking route is provided in the following pages.

Students residing in the future homes located off of Garfield Street will walk approximately 0.2 miles to the same bus stop location at 1915 Harding Street. They will head north on Garfield, turn east on Kibler Avenue and then south on Harding Street. There are no sidewalks on Garfield St. on this route, but the proposed development includes the installation of sidewalks along the property's frontage meaning students will only have to walk on the shoulder of Garfield for the distance of the lot to the north before getting on the Kibler Avenue sidewalk. Streetside images of the walking route is provided in the following pages.

Map of **Elementary School students'** walking route from the subject site's existing residence (1948 Harding Street) to the school located at 2057 Kibler Avenue.



Picture 1: The subject site (1948 Harding St to the left) facing north on Harding St.



Picture 2: Heading north on Harding, approaching the Harding St/Kibler Ave intersection.



Picture 3: Harding St and Kibler intersection (location of crossing guard).



Picture 4: Facing east on Kibler Avenue. The Elementary School is on the left down the road.



Map of **Elementary School students'** walking route from the subject site's future residences (located on Garfield Street) to the school located at 2057 Kibler Avenue.



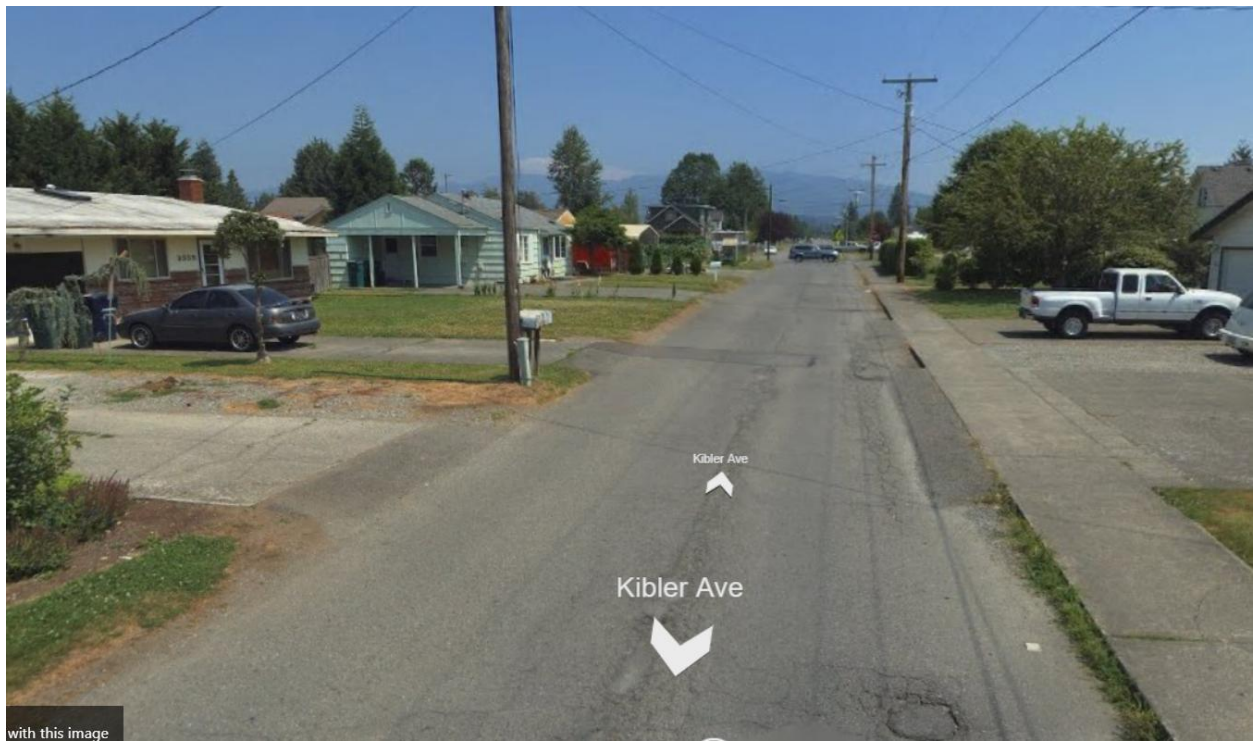
Picture 1: The subject site's new lots (to the right) facing north on Garfield St.



Picture 2: Garfield and Kibler intersection.



Picture 3: Facing east on Kibler between Garfield St and Harding St.



Picture 4: Facing east on Kibler Avenue. The Elementary School is on the left down the road.



Map of **Middle and High School students'** walking route from the subject site's existing residence (1948 Harding Street) to the bus stop located at 1915 Harding Street.



Picture 1: Facing south on Harding Street from the existing residence (on the right).



Picture 2: Bus stop location at 1915 Harding Street.



Map of **Middle and High School students'** walking route from the subject site's proposed lots (on Garfield Street) to the bus stop located at 1915 Harding Street.



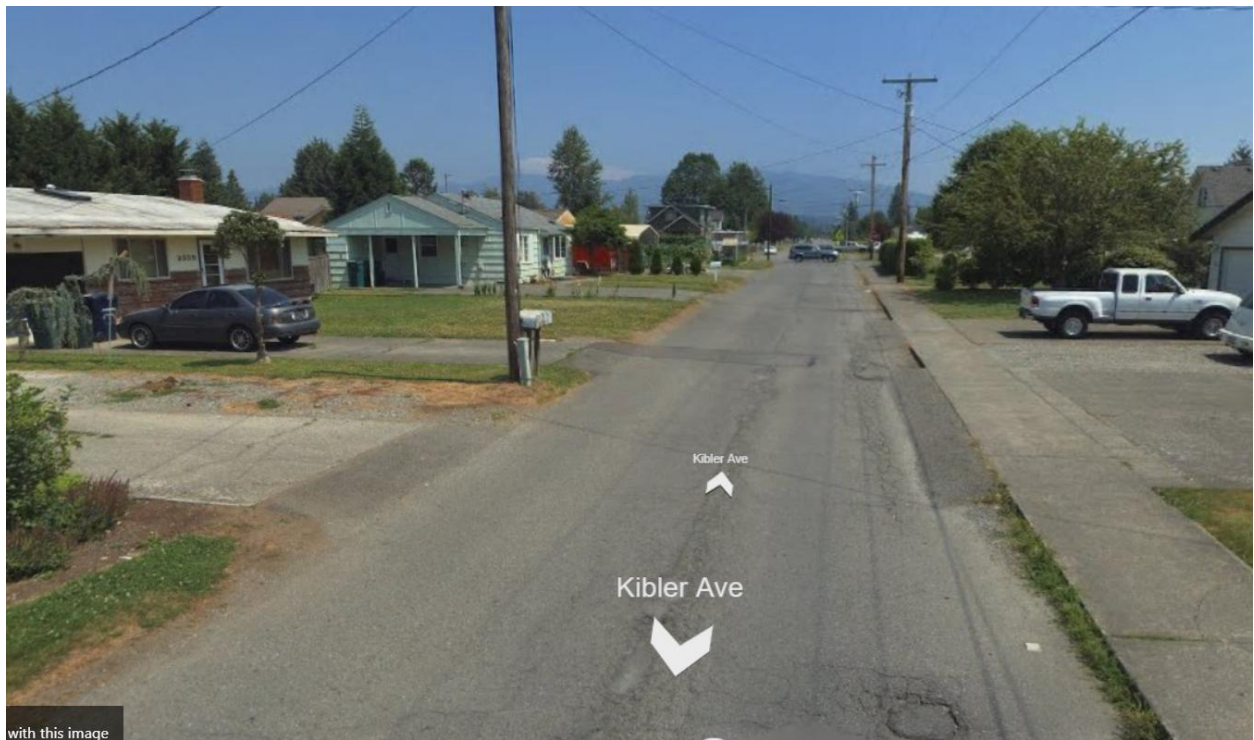
Picture 1: The subject site's new lots (to the right) facing north on Garfield St.



Picture 2: Garfield and Kibler intersection.



Picture 3: Facing east on Kibler between Garfield St and Harding St.



Picture 4: Facing south on Harding Street at the Kibler intersection.



Picture 5: Bus stop location located at 1915 Harding Street.

