



City of Yelm

EST. 1924

WASHINGTON

“Proudly Serving Our Community”

NOTICE OF APPLICATION **Mailed on: February 25, 2020**

PROJECT NAME: Yelm Creek Lane Apartments 24 Unit Apartment Expansion
PROJECT LOCATION: 16516 Creek Lane SE, Yelm WA 98597 (16511 Creek Street SE)
PROJECT PARCEL NUMBERS: 64303400200 & 64303400202
LAND USE CASE NUMBER: 2020.0004

An application submitted by Yelm Creek Lane, LLC, 724 Columbia St. NW, Ste 140, Olympia, WA 98501, for the above referenced project was received by the City of Yelm on February 3, 2020. The City has determined the application to be complete on February 25, 2020. The application and any related documents are available for public review during normal business hours at the City of Yelm, 106 2nd Street SE, Yelm WA. For additional information, please contact the Community Development Department at (360) 458-3835.

PROJECT DESCRIPTION: The applicant proposes to construct 24 apartment units, with associated parking and stormwater facilities.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Site plans, SEPA checklist, preliminary drainage, geotechnical, and critical areas reports were submitted.

Additional Information or Project Studies Requested by the City: N/A

No preliminary determination of consistency with City development regulations has been made. At minimum, this project will be subject to the following plans and regulations: City of Yelm Comprehensive Plan, Unified Development Code Title 18 YMC, and the Stormwater Management Manual for Western Washington.

The City of Yelm invites your comments early in the review of this proposal. Comments should be directed to Tami Merriman, Community Development Department, 106 2nd Street SE, Yelm WA 98597, (360) 458-8496 or tamim@yelmwa.gov.

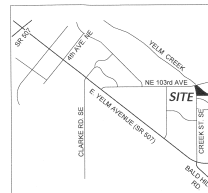
THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON March 11, 2020

This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. These recipients will also receive the following items when available or if applicable: Environmental Threshold Determination, Notice of Public Hearing and Notice of Final Decision. If the proposed project requires a City Council decision, it will be mailed to all those who participate in the public hearing and to anyone else requesting the decision in writing. Additionally, there will be a 14-day public comment period if an environmental determination is issued. Opportunities for appeal occur within twenty one (21) days after the date the notice of decision is issued. City Council decision can be appealed through Superior Court.

16511 CREEK STREET, YELM, WA 98597

YELM CREEK LANE, LL
724 COLUMBIA STREET N
SUITE 140
OLYMPIA, WA. 98501

1. PRELIMINARY SITE PLAN
2. PRELIMINARY EROSION CONTROL PLAN
3. PRELIMINARY GRADING & DRAINAGE PLAN
4. PRELIMINARY UTILITY PLAN



VICINITY MAP



VERTICAL DATUM

MERIDIAN HORIZONTAL DATUM

THURSTON COUN TY BM #596
CONC. MON. WITH BRASS DISK-GPS 2
GPS 2 AT INT. 103RD AVE. & CREEK RD
ELEV.= 338.31
(NGVD 1929)

SHORT SUBDIVISION
NO. SS-8026, VOL.25,
PG.304

SECTION 29 TOWNSHIP 17R RANGE 2E PLAT MCKENNA
IRRIGATED TRACTS BLA8160 TRACT B PER DOCUMENT 2463/803

SITE ADDRESS	(PARCEL IS UNDEVELOPED)
ASSESSOR PARCEL NO	BLDG #3: 16511 CREEK ROAD
ZONING	0430/000002
SECTION	C-2
PERMITTING JURISDICTION	S29172E
FEMA PANEL	CITY OF YELM
WATERSHED	0394.0002
PROPOSED USE	24-UNIT EXPANSION OF EXISTING MULTIFAMILY APARTMENTS
ZONING DENSITY	8-16 DU/AC
PARCEL AREA	3.01 AC (131.115 F.S.)
CRITICAL AREA PORTION	1.86 AC
NET DEVELOPABLE AREA	1.15 AC
PROPOSED DENSITY	24 DU / 3.01 AC = 8 DU/AC
SETBACKS	
FRONT	15' (LOCAL), 25' (COLLECTOR), 35' (ARTERIAL)
SIDE	10 FT
REAR	26 FT
FLANKING STREET	20 FT

PROPOSED IMPERVIOUS	20.10% S.F.
PROPOSED PERVIOUS (UNDEVELOPED)	81.02% AC.
PROPOSED BUILDING	9.51% S.F.
PROPOSED LANDSCAPE	20.58% S.F.
BLDG COV./DEV. COV.	7.2% / 22.7%

UTILITIES

WATER	CITY OF YELM
SEWER	YELM S.T.E.P.
STORM	ON-SITE
POWER	PSE
PHONE/CABLE	COMCAST

PARKING RATIO REQUIRED.....	2 PER DU
UNITS PROPOSED.....	24 DU
STALLS PROVIDED.....	48 NEW

— W —	EX. WATER
— F —	EX. FIRE HYDRANT
— M —	EX. WATER METER
— V —	EX. WATER VALVE
— WELL —	EX. WELL
— SS —	EX. SEWER
— S —	EX. SANITARY SEWER MANHOLE
— SD —	EX. STORM DRAIN
— C —	EX. CATCH BASIN
— P —	EX. POWER POLE
— A —	EX. POLE ANCHOR
— GUY —	EX. GUY POLE
— T —	EX. TELEPHONE PEDESTAL
— G —	EX. GAS
— OU —	EX. OVERHEAD UTILITY
— — —	EX. UTILITY EASEMENT
— X —	EX. FENCE
— S —	EX. SIGN
— L —	EX. LUMINAIRE
— B —	EX. BUSH
— T —	EX. CONIFEROUS TREE
— D —	EX. DECIDUOUS TREE
— P —	EX. MAIL BOX
— R —	FOUND REBAR
— M —	MONITOR WELL
— N —	MAG NAIL
— S —	SPOT ELEVATION
— C —	CENTERLINE
— SW —	SWALE
— — — — —	RIGHT OF WAY
— — — — —	EXISTING EDGE OF PAVEMENT
— — — — —	NEW SEWER MAIN
— — — — —	NEW SEWER LATERAL
— — — — —	NEW SEWER MANHOLE
— — — — —	NEW SEWER CLEANOUT
— — — — —	EX. CONCRETE
— — — — —	EX. GRAVEL
— — — — —	EX. LANDSCAPE
— — — — —	EX. ASPHALT
— — — — —	NEW CONCRETE
— — — — —	NEW ASPHALT
— — — — —	NEW LANDSCAPE

DESIGNED BY: CA
DRAWN BY: BMS
CHECKED BY: SDH
DATE: OCTOBER 2019
SCALE: H
V



HATTON **GODAT** **PANTIER**
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
huttonpantier.com

REVISIONS: _____ DATE: _____

YELM CREEK APARTMENTS PHASE II
16511 CREEK ROAD, YELM, WA 98597
PRELIMINARY SITE PLAN

AGENCY NO. _____
SHEET: 1 OF 4
E:\dgn\19-000\19-035\Prelim
INDEX: 19-035-pre-sit
JOB: 19-035

TOPOGRAPHIC NOTE:
THE EXISTING TOPOGRAPHIC DATA SHOWN ON THESE DRAWINGS HAS BEEN PREPARED, IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, HGP CANNOT ENSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THAT INFORMATION OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

NOTE:
THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 1-800-424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT, UNLESS
CERTIFIED BY HATTON GODAT PANTIER.

ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE
REVIEWED AND APPROVED BY HATTON GODAT PANTIER.