



City of Yelm

EST. 1924

WASHINGTON

"Pride of the Prairie"

NOTICE OF APPLICATION

Mailed on: June 1, 2020

PROJECT NAME: Leah's Landing

PROJECT LOCATION: 10548 Mill Road SE, Yelm, WA 98597

PROJECT PARCEL NUMBERS: 22730230600

LAND USE CASE NUMBER: 2020.0017

An application submitted by TCB Capital, LLC, 201 Mosman Ave. SE, Yelm, WA 98597 for the above referenced project was received by the City of Yelm on May 14, 2020. The City has determined the application to be complete on May 29, 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 6 duplexes (12 dwelling units) on a 2 acre parcel.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: A site plan and preliminary drainage report was submitted with the application.

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 via email at tamim@yelmwa.gov

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON June 15, 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.

PROPOSED BEST MANAGEMENT PRACTICES (BMP'S)

THE FOLLOWING PERMANENT STORMWATER BEST MANAGEMENT PRACTICES (BMP'S) ARE PROPOSED FOR THIS PROJECT:

- T5.10A DOWNSPOUT INFILTRATION SYSTEMS (ROOF AREAS)
- T5.12 SHEET FLOW DISPERSION (LOT DRIVEWAYS/WALKWAYS/PATIOS)
- T5.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH (ALL DISTURBED, NEW LAWN/LANDSCAPE, AND STORMWATER DISPERSION AREAS)
- T7.20 INFILTRATION TRENCH (PUBLIC ROADWAY AREAS)

THE FOLLOWING TEMPORARY CONSTRUCTION BEST MANAGEMENT PRACTICES (BMP'S) ARE PROPOSED FOR THIS PROJECT:

- C101 PRESERVING NATURAL VEGETATION
- C105 STABILIZED CONSTRUCTION ENTRANCE/EXIT
- C120 TEMPORARY AND PERMANENT SEEDING
- C121 MULCHING
- C123 PLASTIC COVERING
- C125 TOPSOILING/COMPOSTING
- C130 SURFACE ROUGHENING
- C140 DUST CONTROL
- C150 MATERIALS ON HAND
- C151 CONCRETE HANDLING
- C152 SAWCUTTING AND SURFACING POLLUTION PREVENTION
- C160 CONTRACTOR EROSION AND SPILL CONTROL LEAD
- C162 SCHEDULING
- C220 STORM DRAIN INLET PROTECTION
- C233 SILT FENCE
- C235 WATTLES

DETAILED EROSION AND SEDIMENTATION CONTROL PLANS AND DETAILS WILL BE INCLUDED IN THE FUTURE CONSTRUCTION PLAN SET.

INDIVIDUAL LOT DRAINAGE NOTE

INDIVIDUAL LOT STORMWATER BMP'S ADDRESSING RUNOFF FROM HARD SURFACES (ROOF, DRIVEWAY) AND YARD AREAS WILL BE SPECIFIED IN THE INDIVIDUAL BUILDING PERMIT APPLICATIONS FOR EACH LOT.

DEMOLITION NOTE

EXISTING STRUCTURES, CONCRETE, DRIVEWAY, ETC. WILL BE DEMOLISHED AND REMOVED.

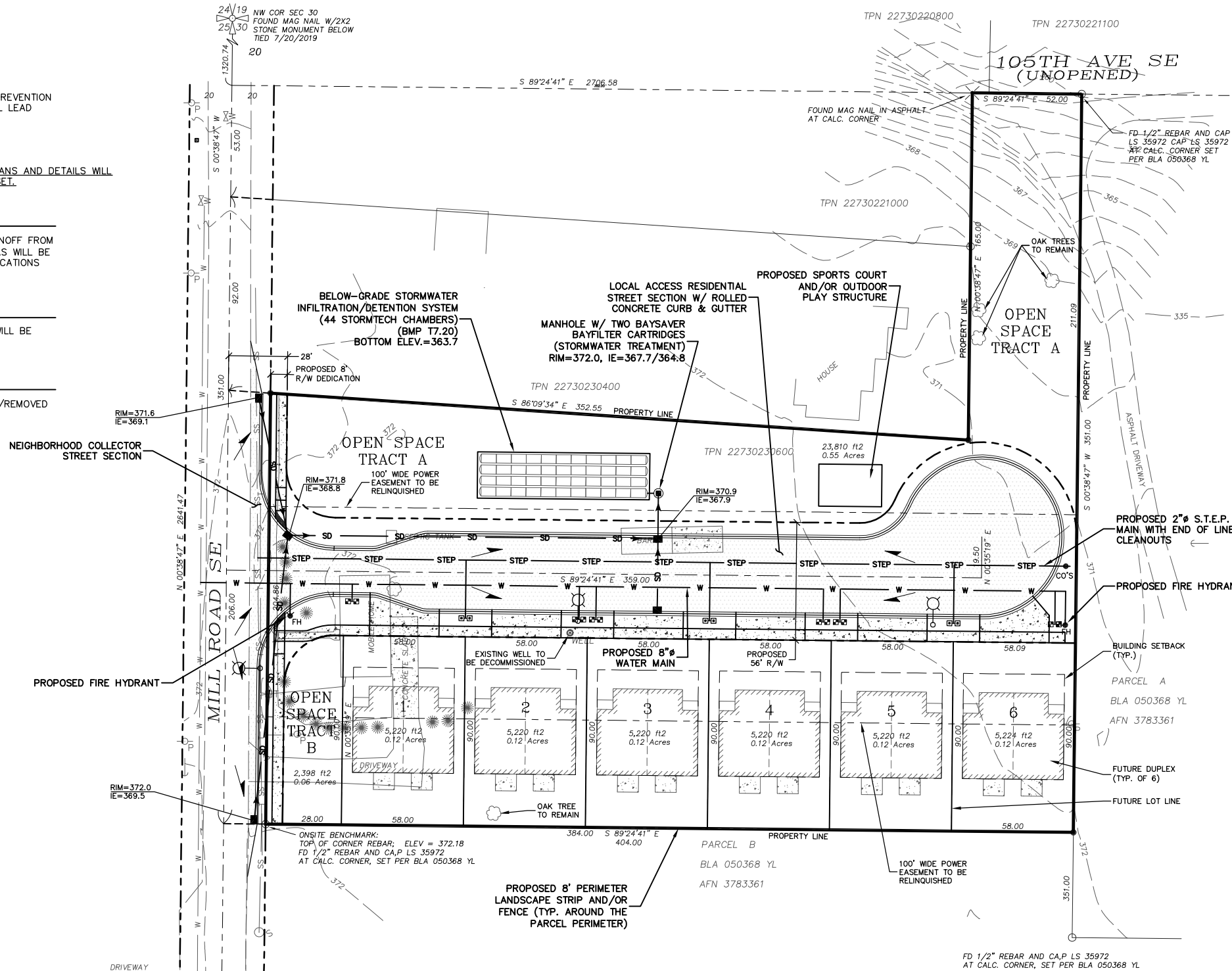
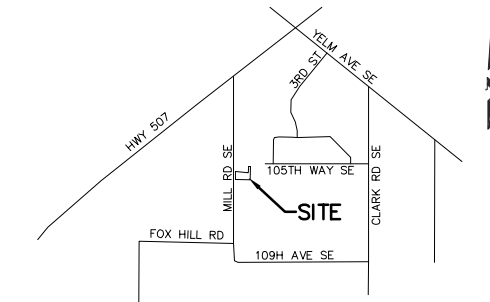
EXISTING SEPTIC SYSTEM NOTE

ANY EXISTING SEPTIC SYSTEMS WILL BE ABANDONED/REMOVED PER THURSTON COUNTY DEPARTMENT OF HEALTH REQUIREMENTS.

LEAH'S LANDING

SECTION 30, TOWNSHIP 17 NORTH, RANGE 2 EAST, W.M.
YELM, WASHINGTON

VICINITY MAP
N.T.S.



PROJECT INFORMATION

APPLICANT: TCB CAPITAL, LLC
210 MOSMAN AVE. SE
YELM, WA 98597

PARCEL NO: 22730230600

SITE ADDRESS: 10548 MILL RD. SE
YELM, WA 98597

ZONING: R-4

PARCEL AREA: 1.909 ACRES (83,135 SF)
1/2 RIGHT-OF-WAY: 0.094 ACRES (4,108 SF)
NET DEVELOPABLE AREA: 2.003 ACRES (87,243 SF)

DENSITY ALLOWED: 1 DUPLEX PER 1/3 ACRE = 6
DENSITY PROPOSED: 6 DUPLEXES

OPEN SPACE REQUIRED: 4,157 SF (5%)
OPEN SPACE PROVIDED: 26,208 SF (31.5%)

GRADING: ±2,900 CY (CUT & FILL)

SOILS: SPANAWAY GRAVELLY SANDY LOAM (HSG A), SPANAWAY STONY SANDY LOAM (HSG A), & NISQUALLY LOAMY FINE SAND (HSG A)

SANITARY SEWER: CITY OF YELM

WATER: CITY OF YELM

FIRE DISTRICT: S.E. THURSTON FIRE AUTHORITY

SCHOOL DISTRICT: YELM

BUILDING SETBACKS: FRONT 15', 5' SIDE, 25' REAR

BUILDING HEIGHT: 35' MAX.

SURVEY NOTE

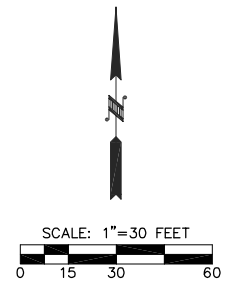
BASIS OF VERTICAL DATUM
TCHPN NO. 841 3" SURFACE BRASS DISK NEAR INT. OF MILL RD AND SR 507 ELEV = 353.08 NAVD88 DATUM

BASIS OF MERIDIAN
MONUMENT CONTROL ON THE WEST LINE OF NW 1/4 SECTION 30 AS PER ROS AFN 3552873

TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION WAS PROVIDED BY E. TRUE & ASSOCIATES PROFESSIONAL LAND SURVEYORS AND OBTAINED FROM CITY RECORDS. OLYMPIC ENGINEERING ASSUMES NO LIABILITY IN THE ACCURACY OF THIS INFORMATION OR FOR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.

LEGEND

EXISTING	PROPOSED	
— W —	— W —	WATER LINE
	FH	FIRE HYDRANT
	□	SINGLE/DUAL WATER METER
— STEP —	□	SINGLE/DUAL SEWER BOXES
	■	CATCH BASIN
	— SD —	STORM DRAIN LINE
	xxx	SPOT ELEVATION
	— X.X.X —	SURFACE FLOW DIRECTION
	— ○ —	STREET LIGHT
	— ○ —	POWER POLE
	□	TELEPHONE PEDESTAL
	⊙	WELL



REVISION									
NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE
LEAH'S LANDING									
SITE PLAN									
DESIGNED BY: CMM									
DRAWN BY: CMM									
CHECKED BY:									
SCALE: 1" = 30'									
DATE: 5/14/2020									
 PO Box 12690 Olympia, WA 98508 360.705.2474 office www.olyeng.com									
JOB NUMBER: 19017 DRAWING NAME: 19017_PLAT									
SHEET: 1 OF 1									