



City of Yelm

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NOTICE OF APPLICATION Mailed on: February 8, 2021

PROJECT NAME: Modern Resources LLC
PROJECT LOCATION: 1002 NW Rhoton Rd
PROJECT PARCEL NUMBERS: 64300800301, 64300800302
LAND USE CASE NUMBER: 2020.0384.PRO014

An application submitted by Emmanuel Mupinganjira, 4810 Raccoon Valley Rd SE, Olympia, WA 98513-9232 for the above referenced project was received by the City of Yelm on 12/29/2020. The City has determined the application to be complete on January 29, 2021. 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: Construct 20,000 square foot cabinet manufacturing facility with associated parking and site improvements.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Site plan, SEPA checklist, trip generation, critical areas, and preliminary stormwater reports.

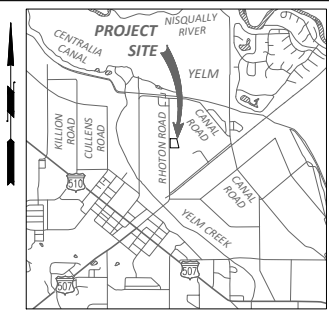
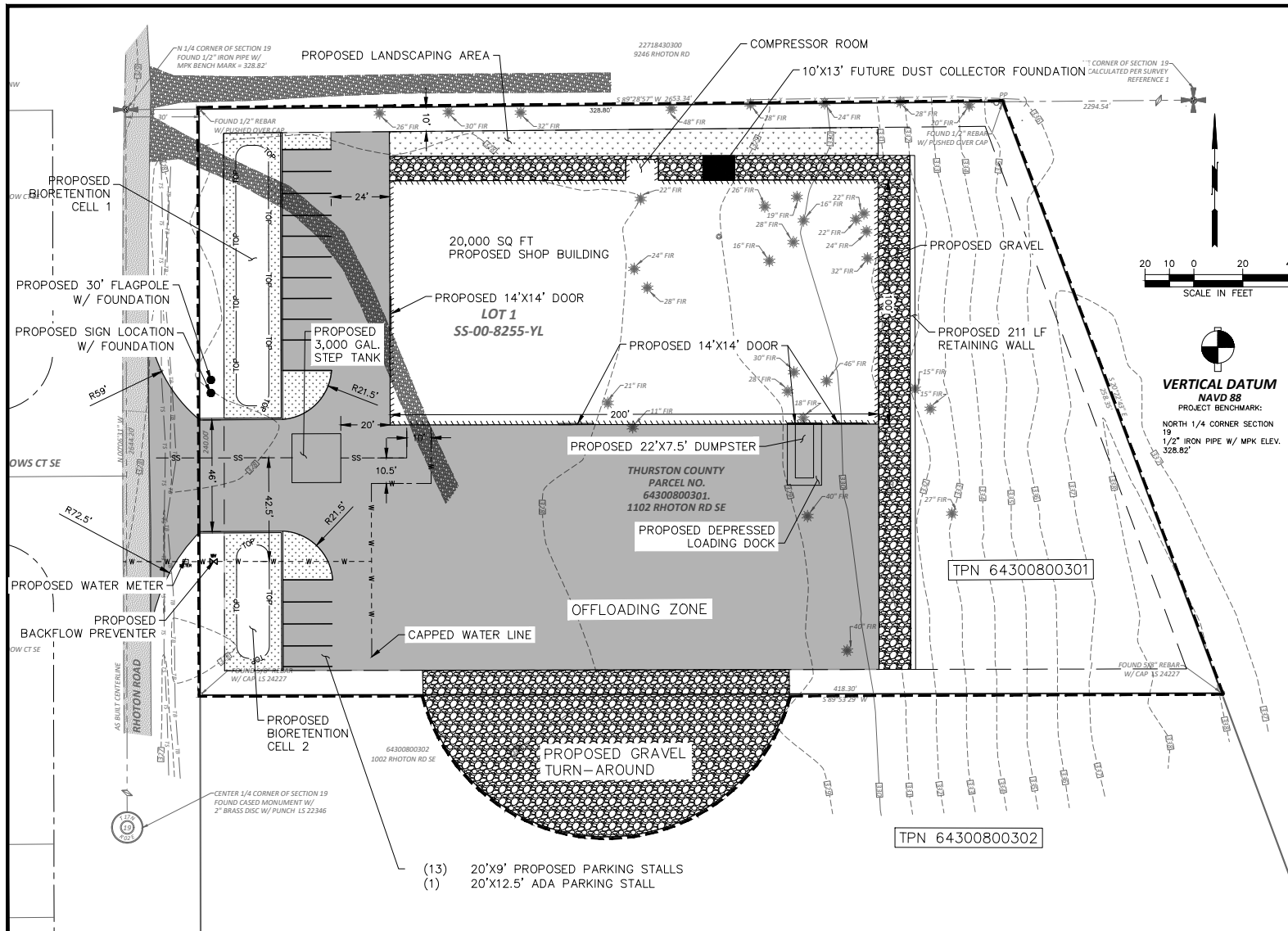
Additional Information or Project Studies Requested by the City: N/A

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 FEBRUARY 23, 2021

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.



VERTICAL DATUM
NAVD 88
 PROJECT BENCHMARK:
 NORTH 1/4 CORNER SECTION
 19
 1/2" IRON PIPE W/ MPK ELEV.
 328.82'

SITE INFORMATION:
 OWNER/APPLICANT: MODERN RESOURCES LLC
 1225 RUELLE RD SE
 LACEY, WA 98503
 SITE ADDRESS: 1002 NW RHOTON ROAD
 YELM, WA 98507
 ENGINEER: SKILLINGS, INC.
 IAN LEE, P.E.
 5016 LACEY BLVD SE
 LACEY, WA 98503
 (360) 491-3399
 PARCEL NUMBER: T.P. No. 64300800301 & 64300800302
 SITE AREA: 2.22 ACRES
 ZONING: INDUSTRIAL DISTRICT (I)
 WATER: CITY
 SEWER: CITY
 STORM DRAINAGE: ON-SITE
 POWER: PUGET SOUND ENERGY

- LEGEND:**
- LIMITS OF DISTURBANCE
 - x--- EXISTING FENCE
 - TS--- TOE OF SLOPE
 - TB--- TOP OF BANK
 - W--- PROPOSED WATER
 - SS--- PROPOSED SEWER
 - VEGETATIVE SETBACK
 - PROPOSED SHOP BUILDING
 - TREE (FIR)
 - EXISTING ANCHOR
 - PP EXISTING POWER POLE
 - EXISTING PAVEMENT
 - EXISTING GRAVEL
 - PROPOSED LANDSCAPE AREA

THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND UTILITY LOCATE LINE AT PHONE NUMBER: 811
 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION, THE CONTRACTOR WILL ALSO BE RESPONSIBLE FOR MAINTAINING ALL LOCATE MARKS ONCE THE UTILITIES HAVE BEEN LOCATED.

- (13) 20'X9' PROPOSED PARKING STALLS
- (1) 20'X12.5' ADA PARKING STALL

DESIGNED BY:	DATE	NO.	DATE	REVISIONS
J. BURBACH, EIT	12/3/20			
A. GUERRERO, EIT	12/3/20			
I. LEE, PE	12/3/20			
I. LEE, PE	12/3/20			

Plotted By: Anthony D. Guerrero, EIT on 12/3/20 1:03 PM
 Saved By: Guerrero on 12/3/20 1:02 PM
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SKILLINGS
 5016 Lacey Boulevard SE, Lacey, Washington 98503
 (360) 491-3399 Fax (360) 491-3857

MODERN RESOURCES LLC
 SITE DEVELOPMENT
 YELM WA

SITE PLAN
 TPN 64300800301 & 64300800302
 1002 NW RHOTON ROAD
 YELM, WA 98507

JOB NUMBER: 20136
 SHEET: 1 OF 1
 SHEETS