



City of Yelm
EST. 1924
WASHINGTON

NOTICE OF APPLICATION

Mailed on: October 20, 2021

PROJECT NAME: Crystal Springs Preliminary Plat

PROJECT LOCATION: 714 Crystal Springs

PROJECT PARCEL NUMBERS: 22719210403

LAND USE CASE NUMBER: 2021.0054

An application submitted by Sheri Greene, 2215 N. 30th Street #300, Tacoma, Washington 98403 for the above referenced project was received by the City of Yelm on 10/14/2021. The City has determined the application to be complete on 10/20/21. 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 Public Services Department at (360) 400-5001.

PROJECT DESCRIPTION: 30-lot single family subdivision

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Preliminary civil plans, Geotechnical report, Trip Generation Report, Critical Areas Report, Preliminary Stormwater Report, SEPA Checklist, Title Report

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 Casey Mauck, Community Development Department, 106 2nd Street SE, Yelm WA 98597, (360) 400-5001, or via email at caseym@yelmwa.gov.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON November 4, 2021

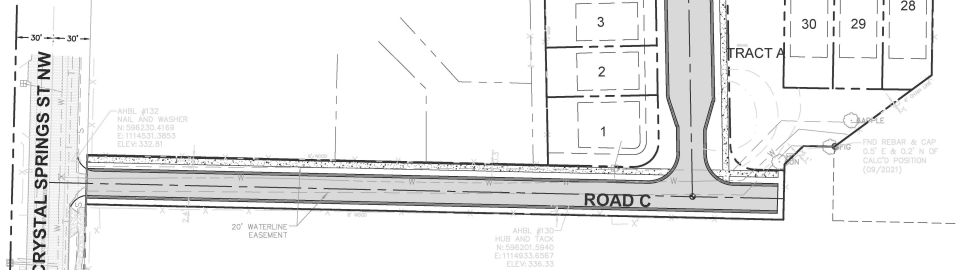
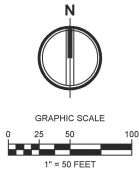
This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. These recipients will also receive the following items when available or if applicable: Environmental Threshold Determination, Notice of Public Hearing and Notice of Final Decision. 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.



Know what's below.
Call before you dig.

CRYSTAL SPRINGS PRELIMINARY PLAT

A PORTION OF THE NE 1/4 OF THE NW 1/4 OF SEC. 19, TWN. 17 N., RGE. 02 E. W.M.
CITY OF YELM, THURSTON COUNTY, WASHINGTON.



PROJECT SITE

SCALE 1"=50'

FILL SPECIFICATION

IMPORTED FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE, CODE, REGULATION, RULE, ORDER, OR STANDARD.

UTILITY NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND AGREE TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT HAPPEN DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. AHBL ASSUMES NO LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

TRENCH NOTE

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF WSDOT SECTION 2-09.3(3)(b), IT SHALL BE SHORED AND CRIBBED. THE CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND AHBL ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

WETLAND DELINEATION

NO WETLANDS HAVE BEEN DELINEATED ON-SITE OR IMMEDIATELY ADJACENT TO THE PROJECT SITE.

EARTHWORK QUANTITIES

CUT = 4,700 CU. YDS
FILL = 1,000 CU. YDS
NET = 3,800 CU. YDS EXPORT

NOTE:
THE ABOVE QUANTITIES ARE ESTIMATES ONLY INTENDED FOR THE PERMITTING PROCESS. DO NOT USE FOR BID PURPOSES. THE QUANTITIES DO NOT HAVE STRIPPING, COMPACTION, OR CUT OR FILL ADJUSTMENT FACTORS APPLIED TO THEM, NOR DO THEY ACCOUNT FOR ROADWAY SECTION.

DEVELOPER

COPPER RIDGE, LLC
P.O. BOX 73700
PUYALLUP, WA 98403
CONTACT: EVAN MANN

CIVIL ENGINEER

AHBL ENGINEERS, PLANNERS, & SURVEYORS
2215 NORTH 30TH STREET, SUITE 300
TACOMA, WA 98403
PH: (253) 383-2422
FAX: (253) 383-2572
CONTACT: MATT WEBER, P.E.

SURVEYOR

AHBL ENGINEERS, PLANNERS, & SURVEYORS
2215 NORTH 30TH STREET, SUITE 300
TACOMA, WA 98403
PH: (253) 383-2422
FAX: (253) 383-2572
CONTACT: DAVE FOLLANSBEE, PLS.

LEGAL DESCRIPTION

PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 210046235
PARCEL 3 OF SHORT SUBDIVISION NO. SS-8036, AS RECORDED NOVEMBER 26, 1991 UNDER AUDITOR'S FILE NO. 9111260271, IN THURSTON COUNTY, WASHINGTON

VERTICAL DATUM

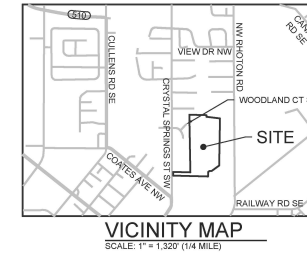
NAVD 1988 VERTICAL DATUM ON ORTHOMETRICALLY CORRECTED GPS OBSERVATIONS USING WSRN AND GEOID 2012A.

BASIS OF BEARING

NAID 1983/11
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.

SITE DATA

PARCEL NUMBER: 22719210403
ADDRESS: 714 CRYSTAL SPRINGS ROAD
SITE AREA: 213,366 SF (4.89 AC.)
EXISTING ZONING: R-6, RESIDENTIAL



EXISTING	DESCRIPTION	PROPOSED
	LIGHT	
	POWER/TELE. POLE	
	GUY WIRE	
	TELEPHONE M/H	
	TELEPHONE RISER	
	CATCH BASIN	
	STORM DRAIN M/H	
	SANITARY SEWER M/H	
	SIGN	
	HYDRANT	
	WATER VALVE	
	WATER METER	
	WIRE FENCE	
	CHAIN LINK FENCE	
	WOOD FENCE	
	CONTOURS	
	STORM DRAIN LINE	
	WATER LINE	
	FIRE SERVICE	
	SANITARY SEWER LINE	
	STANDARD DUTY PAVING	
	NATURAL GAS LINE	
	CONIFER TREE	
	DECIDUOUS TREE	
	CEMENT CONC. PAVEMENT	
	ASPHALT CONC. PAVEMENT	

SHEET INDEX	
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C0.2	EXISTING CONDITIONS
C1.1	PRELIMINARY PLAT MAP
C2.1	CONCEPT ROAD PLAN & PROFILES
C2.2	CONCEPT ROAD PLAN & PROFILES
C3.1	CONCEPT GRADING PLAN
C4.1	CONCEPT STORM PLAN
C5.1	CONCEPT UTILITY PLAN
C6.1	CONCEPT LANDSCAPING, TREE RETENTION & VEGETATION PLAN

APPLICATION



TACOMA • SEATTLE • SPOKANE • TRI-CITIES

2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:

CRYSTAL SPRINGS PRELIMINARY PLAT

Client:

COPPER RIDGE, LLC

P.O. BOX 73700

PUYALLUP, WA 98373-0790

EVAN MANN

Project No.

2210633.10

Issue Set & Date:

PRELIMINARY PLAT

10/07/2021



NOTICE
I, THE UNDERSIGNED, HAVE REVIEWED THE PRELIMINARY PLAT, AND HEREBY CERTIFY THAT IT IS A TRUE AND CORRECT REPRESENTATION OF THE INFORMATION PROVIDED TO ME BY THE CLIENT, AND THAT I AM A LICENSED SURVEYOR IN THE STATE OF WASHINGTON. I AM NOT PROVIDING ANY GUARANTEE OR WARRANTY OF ANY KIND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO ME BY THE CLIENT, OR FOR THE ACCURACY OF THE INFORMATION PROVIDED TO ME BY ANY OTHER SOURCE.

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Revisions:

Sheet Title:

COVER SHEET

Designed by: MTL Drawn by: TDS Checked by: STK

Sheet No.

C0.1
1 of 9 Sheets