



City of Yelm
EST. 1924
WASHINGTON

NOTICE OF APPLICATION

Mailed on: October 1, 2021

PROJECT NAME: Farrelli's Pizza
PROJECT LOCATION: 813 W Yelm Avenue
PROJECT PARCEL NUMBERS: 21724130700
LAND USE CASE NUMBER: 2021.0053

An application submitted by Erik Ainsworth, 5737 Linderson Way SW, Tumwater, WA 98501 for the above referenced project was received by the City of Yelm on 9/24/2021. The City has determined the application to be complete on 10/1/2021. 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 Public Services Department at (360) 400-5001.

PROJECT DESCRIPTION: Enlarge an existing restaurant & parking lot

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Preliminary civil plans, Stormwater pollution prevention plan, Engineered drainage report, Owner's stormwater maintenance plan, Soils 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.

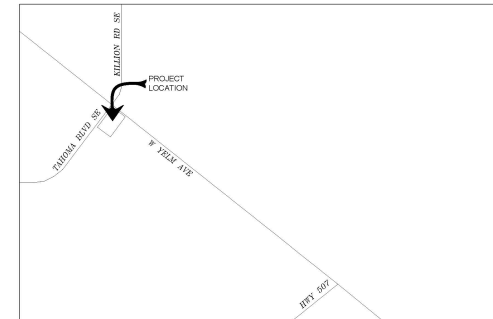
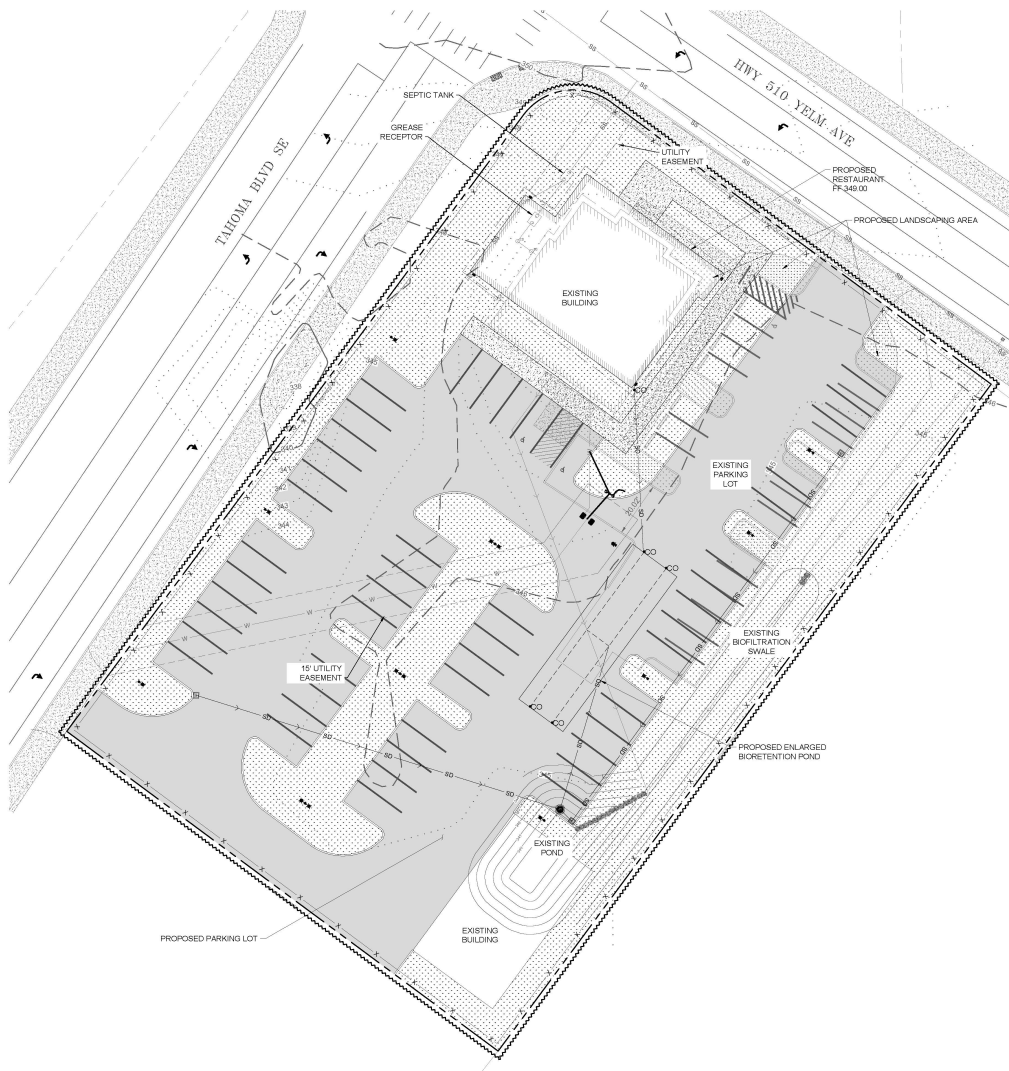
The City of Yelm invites your comments early in the review of this proposal. Comments should be directed to Casey Mauck, Public Services Department, 106 2nd Street SE, Yelm WA 98597, (360) 400-5001, or via email at caseym@yelmwa.gov.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON MONDAY OCTOBER 18, 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.

813 W YELM AVE , YELM, WA 98597

NE 1/4, SECTION 24, TOWNSHIP 17 N., RANGE 1 E., W.M.



VICINITY MAP

NTS

LEGEND

	EXISTING	PROPOSED
SUBJECT PROPERTY LINE		
ADJACENT LOT LINE		
HABITAT BUFFER LINE		
WETLAND BUFFER LINE		
EASEMENT LINE		
RIGHT-OF-WAY LINE		
CENTER LINE		
CONTOUR, MAJOR	150	150
CONTOUR, MINOR	158	158
CONIFEROUS TREE		
DECIDUOUS TREE		
STREET SIGN		
POWER LINE		
OVERHEAD POWER LINE		
POWER POLE		
GUY WIRE		
POWER VAULT		
STREET LIGHT		
NATURAL GAS LINE		
TELEPHONE LINE		
TELEPHONE MANHOLE		
TELEPHONE PEDISTAL		
CABLE LINE		
CABLE PEDISTAL		
STORM MAIN LINE		
FOOTING DRAIN LINE		
ROOF DRAIN LINE		
CATCH BASIN		
TYPED CATCH BASIN		
YARD DRAIN		
DOWNSPOUT		
WATER MAIN LINE		
WATER METER		
BLOWOFF VALVE FIRE HYDRANT		
GATE VALVE		
SEWER MANHOLE		
CLEANOUT		
SEWER MAIN LINE		
CONCRETE ASPHALT PAVEMENT		
POROUS ASPHALT LANDSCAPING GRAVEL		

PROJECT INFO

OWNER:
FP YELM LLC
1590 WILMINGTON DR
DUPONT, WA 98327

LEGAL DESCRIPTION

Section 24 Township 17 Range 1E Quarter SW NE
BLA028302YL TR A Document 3655065

BASIS OF BEARING

THURSTON COUNTY ASSESSOR MAP

VERTICAL DATUM

THURSTON COUNTY AERIAL

PARCEL NUMBER

21724130700

BUILDING AREA

LOT SIZE:	58,890 SF
EX FOOTPRINT:	3,608 SF
EX DRIVEWAY/PARKING:	8,750 SF
CONCRETE SIDEWALK:	1,077 SF
TOTAL COVERAGE:	13,435 SF

PROPOSED BUILDING AREA

PROPOSED FOOTPRINT:	4,180 SF
EX DRIVEWAY/P-LOT:	33,200 SF
CONCRETE SIDEWALK:	1,700 SF
TOTAL COVERAGE:	39,080 SF

OR 66

CONTRACTOR AS-BUILT:

CONTRACTOR'S OBLIGATIONS:
THE CONTRACTOR SHALL MAINTAIN ONE SET OF THE CONTRACT DRAWINGS THAT SHALL INCLUDE, CLEARLY AND LEGIBLY MARKED, ANY ALTERATIONS OR LOCATIONS OF UNDERGROUND UTILITIES ENCOUNTERED DURING PROGRESS OF THIS PROJECT, AND ANY ALTERATIONS MADE TO THE FACILITIES BEING INSTALLED. SAID DRAWINGS SHALL BE MARKED "AS-BUILT" AND SHALL BE SUBMITTED TO THE PROJECT ENGINEER UPON COMPLETION OF THE PROJECT.

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, THE LAND DEVELOPER'S, INC. CANNOT ENSURE ITS ACCURACY AND THUS 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.

CONSTRUCTION STAKING:

CONSTRUCTION STAKING:
THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY THE
DESIGN ENGINEER OR BY A LICENSED LAND SURVEYOR.

NOTE:

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 800-824-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION



THE LAND DEVELOPER'S ENGINEERED SOLUTION
a division of THE LAND DEVELOPER, INC.
 5737 LINDERSON WAY SW,
 TUMWATER, WA 98501
 PO BOX 4420, TUMWATER, WA 98501
 (360) 890-4806
 E-MAIL: erik@thelanddeveloper.com



REVISIONS: _____
DATE: _____

FARRELLIS BLACKROCK

COVER SHEET AND EX SITE PLAN

PROJECT:
FARRELLIS BLACKROCK
313 W YELM AVE
YELM, WA 98597

CLIENT:
BLACKROCK INDUSTRIES

DRAWN BY: SaG
DATE: 08/02/2021
AGENCY NO: _____
SHEET: 1 OF 6
JOB NO: 21-120