



**City of Yelm**  
EST. 1924  
**WASHINGTON**

**NOTICE OF APPLICATION**  
**Mailed on or before: 6/3/2021**

PROJECT NAME: The Meadows at Mill Pond  
PROJECT LOCATION: Mill Road  
PROJECT PARCEL NUMBER: 22730220600  
LAND USE CASE NUMBER: 2021.0027

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 5/17/2021. The City has determined the application to be complete with additional information require on 6/3/2021. The application and any related documents are available for public review during normal business hours at the City of Yelm, 106 2<sup>nd</sup> Street SE, Yelm WA. For additional information, please contact the Community Development Department at (360) 458-3835.

PROJECT DESCRIPTION: Subdivide 1 parcel into 21 residential lots

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Critical Area report, Traffic Impact Analysis Report, Preliminary Plat, Preliminary Stormwater Report, Preliminary Site Plan

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 2<sup>nd</sup> Street SE, Yelm WA 98597, (360) 400-5001, or via email at [caseym@yelmwa.gov](mailto:caseym@yelmwa.gov).

**THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON June 18, 2021**

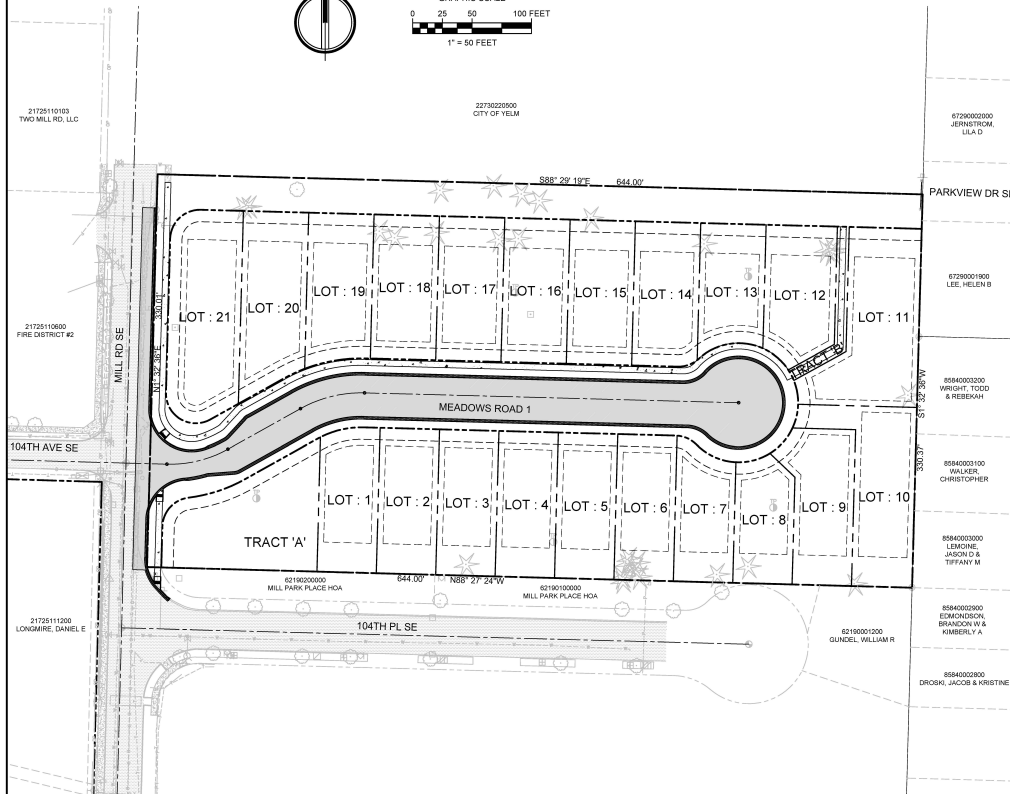
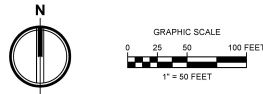
This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. These recipients will also receive the following items when available or if applicable: Environmental Threshold Determination, Notice of Public Hearing and Notice of Final Decision.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



Know what's below.  
Call before you dig.

# THE MEADOWS AT MILL POND

## A PORTION OF THE NW 1/4 OF THE NW 1/4 OF SEC. 30, TWN. 17N., RGE. 02 E W.M., CITY OF YELM, 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 2-29.33(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 = 2.180 CU. YDS  
FILL = 1.760 CU. YDS  
NET = 420 CU. YDS IMPORT

**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

MILLPOND DEVELOPMENT, LLC  
C/O MATT WEBER, PE  
AHBL, INC.  
2215 NORTH 30TH STREET, SUITE 300  
TACOMA, WA 98403  
CONTACT: MATT WEBER, PE

### 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.

TOPOGRAPHIC SURVEY WAS PREPARED BY AHBL, INC. FIELD DATA WAS COLLECTED IN APRIL 2021.

### LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 17 NORTH, RANGE 2 EAST, W.M. DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 533 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 30 AND ON THE WEST LINE OF SAID SECTION; THENCE EAST 664 FEET; THENCE SOUTH 330 FEET; THENCE WEST 664 FEET; THENCE NORTH 330 FEET TO THE POINT OF BEGINNING.

IN THURSTON COUNTY, WASHINGTON.

### VERTICAL DATUM

NGVD 29 VERTICAL DATUM

### BASIS OF BEARING

NAD 198311  
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON GPS OBSERVATION USING WSRN AND GEOID 2012A.  
UNITS OF MEASUREMENT ARE US SURVEY FEET.

### SITE DATA

PARCEL NUMBERS: 22730220600  
ADDRESS: MILL ROAD SE  
SITE AREA: 212,643 SF (4.88 ACRES)  
EXISTING ZONING: R-4, RESIDENTIAL

### DENSITY CALCULATIONS

SITE AREA: 219,243 SF (5.03 AC)  
(MEASURED TO CENTER OF ROW)  
MAX. DENSITY (4 DU) = 20.12 UNITS (USE 21 UNITS)

GROSS DEVELOPABLE ACREAGE X ALLOWED DENSITY IN DWELLING UNITS = ALLOWABLE NUMBER OF DWELLING UNITS



**VICINITY MAP**  
NOT TO SCALE

### LEGEND

EXISTING	DESCRIPTION	PROPOSED
⊗	LIGHT	⊗
—	POWER/TELE. POLE	—
—	GUY WIRE	—
⊙	TELEPHONE MH	⊙
⊙	TELEPHONE RISER	⊙
⊙	CATCH BASIN	⊙
⊙	STORM DRAIN MH	⊙
⊙	SANITARY SEWER MH	⊙
⊙	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	⊙

### CIVIL SHEET INDEX

NO.	SHEET	DESCRIPTION
1	C0.1	COVER SHEET
2	C1.1	PRELIMINARY PLAT MAP
3	C2.1	CONCEPT ROAD PLAN & PROFILE, MEADOWS ROAD 1 & MILL RD SE
4	C3.1	CONCEPT GRADING PLAN
5	C4.1	CONCEPT STORM PLAN
6	C5.1	CONCEPT UTILITY PLAN
7	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:

**THE MEADOWS AT  
MILL POND  
PRELIMINARY PLAT**

Client:

**MILL POND  
DEVELOPMENT, LLC**

C/O MATT WEBER, PE  
AHBL, INC.  
2215 NORTH 30TH STREET  
SUITE 300  
TACOMA, WA 98403

Job No.

2210152-10

Issue Set & Date:

**PRELIMINARY  
PLAT**

05/04/2021



**NOTICE**  
ANYONE WHO HAS BEEN GRANTED A PROFESSIONAL ENGINEERING LICENSE BY THE STATE OF WASHINGTON HAS AGREED TO MAINTAIN A CURRENT AND VALID LICENSE. THE LICENSEE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE PUBLIC. THE LICENSEE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE PUBLIC. THE LICENSEE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE PUBLIC.

Revisions:

Sheet Title:

### COVER SHEET

Designed by: GCH Drawn by: GCH Checked by: JMW

Sheet No.

**C0.1**

1 of 7 Sheets