



City of Yelm

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WASHINGTON

“Proudly Serving Our Community”

NOTICE OF APPLICATION
Mailed on: November 24, 2020

PROJECT NAME: Mountain Meadows
PROJECT LOCATION: 8818 Burnett Rd. SE
PROJECT PARCEL NUMBERS: 21713310400 & 21713310402
LAND USE CASE NUMBER: 2020.0341.PRO011

An application submitted by Henrietta Morey, PO Box 202, Kapowsin, Washington 98344 for the above referenced project was received by the City of Yelm on 11/12/2020. The City has determined the application to be complete on November 19, 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: Subdivide two parcels totaling 4.4-acres into 22 single-family residential lots with associated public roadway, storm drainage, and public/private utility improvements.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Application, preliminary site plan, preliminary drainage report, and SEPA checklist.

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 DECEMBER 9, 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

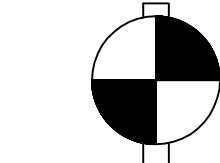
PRELIMINARY PLAT OF MOUNTAIN MEADOWS

SECTION 13, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.
YELM, WASHINGTON

SURVEY NOTE

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION DEPICTED HEREON WAS PROVIDED BY JWH CONSTRUCTION SERVICES, MARCH 2005 AND OBTAINED FROM CITY RECORDS. THE AS-BUILT LOCATIONS OF THE EXISTING IMPROVEMENTS AT THE TIE-IN POINTS ALONG BURNETT RD. AND 89TH WAY WILL NEED TO BE SURVEYED PRIOR TO PREPARATION OF THE CIVIL CONSTRUCTION PLANS.

THIS SURVEY INFORMATION WAS NOT FIELD VERIFIED BY OLYMPIC ENGINEERING AND 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.

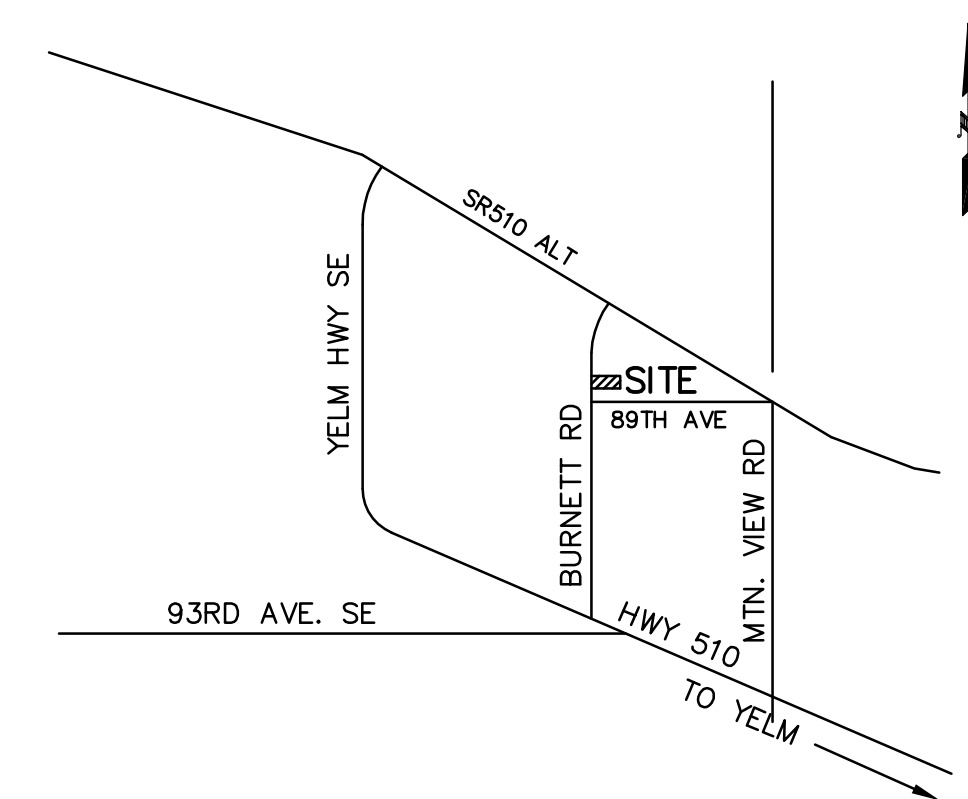


VERTICAL DATUM
DATUM: NGVD '29

THURSTON COUNTY CONTROL POINT NO. RTK 836AZ: FOUND 2.5" IRON PIPE W/TACK IN CASE MON, 11' SOUTH AND 2' WEST CENTER OF INTERSECTION OF YELM AVE. AND 93RD AVE. ELEVATION = 342.902' NGVD '29

THURSTON COUNTY CONTROL POINT NO. RTK 836: FOUND 2.5" IRON PIPE W/TACK IN CASE MON AT THE CENTER OF INTERSECTION OF YELM AVE. AND MOUNTAIN VIEW ROAD. ELEVATION = 343.888' NGVD '29

VICINITY MAP



PROJECT INFORMATION

APPLICANT: HENRIETTA MOREY
P.O. BOX 202
KAPOWSN, WA 98344

PARCEL NOS: 21713310400 & 21713310402

SITE ADDRESS: 8818 BURNETT ROAD SW
YELM, WA 98597

ZONING: R-6

SITE AREA: ±4.389 ACRES (191,177 SF)
LOTS: 22
DENSITY: 5 UNITS/ACRE
AVG. LOT SIZE: 6,437 SF
OPEN SPACE AREA: 0.25 AC (5.77%)

GRADING: ±1,800 CY CUT, ±1,200 CY FILL
(FOR APPLICATION PURPOSES ONLY)

SOILS: SPANAWAY GRAVELLY SANDY LOAM
(HSG A)

SANITARY SEWER: CITY OF YELM

WATER: CITY OF YELM

FIRE DISTRICT: YELM

SCHOOL DISTRICT: YELM

BUILDING SETBACKS: 15' FRONT, 6' SIDE, 25' REAR

FEMA FIRM DESIGNATION: ZONE X (PANEL #53067C0335E)

LEGEND

EXISTING	PROPOSED	DESCRIPTION
— W —	— W —	WATER LINE
	FH	FIRE HYDRANT
	▲	GATE VALVE
	▲	THRUST BLOCKING
	■	SINGLE/DUAL WATER METER
	● BO	BLOWOFF ASSEMBLY
— STEP —	— STEP —	STEP SEWER MAIN
	□	SINGLE/DUAL SEWER BOXES
	□	PIG LAUNCH PORT
	■	CATCH BASIN
	— SD —	STORM DRAIN LINE
	XXX.X	SPOT ELEVATION
	XXX.X	SURFACE FLOW DIRECTION
	○	STREET LIGHT
	○	UTILITY POLE
	□	TELEPHONE PEDESTAL
	— OH —	OVERHEAD POWER
	○ WELL	WELL
	□	MAILBOX

CURVE TABLE

NO	DELTA	RADIUS	LENGTH	CHORD	CHORD BRG
C1	18°22'24"	100.00	32.07	31.93	N 82°14'07" E
C2	18°22'24"	100.00	32.07	31.93	N 82°14'07" E
C3	90°00'00"	100.00	157.08	141.42	S 43°34'41" E

ZONING: RR 1/5

ZONING: R-4

ZONING: R-6

ZONING: R-6

SCALE: 1" = 40 FEET

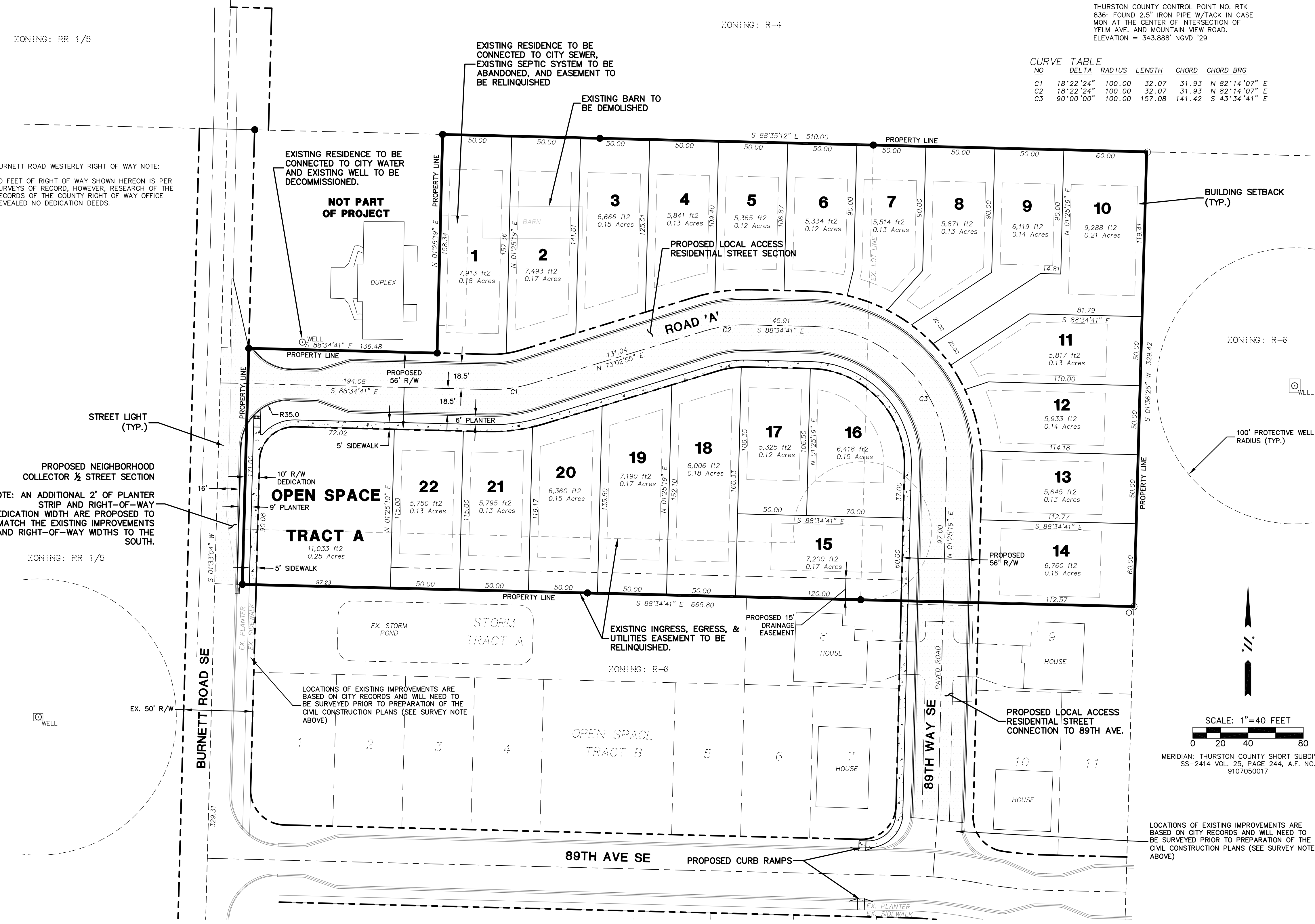
MERIDIAN: THURSTON COUNTY SHORT SUBDIVISION
SS-2414 VOL. 25, PAGE 244, A.F. NO.
9107050017

LOCATIONS OF EXISTING IMPROVEMENTS ARE BASED ON CITY RECORDS AND WILL NEED TO BE SURVEYED PRIOR TO PREPARATION OF THE CIVIL CONSTRUCTION PLANS (SEE SURVEY NOTE ABOVE)

BURNETT ROAD WESTERLY RIGHT OF WAY NOTE:
20 FEET OF RIGHT OF WAY SHOWN HEREON IS PER SURVEYS OF RECORD. HOWEVER, RESEARCH OF THE RECORDS OF THE COUNTY RIGHT OF WAY OFFICE REVEALED NO DEDICATION DEEDS.

PROPOSED NEIGHBORHOOD COLLECTOR 1/2 STREET SECTION
NOTE: AN ADDITIONAL 2' OF PLANTER STRIP AND RIGHT-OF-WAY DEDICATION WIDTH ARE PROPOSED TO MATCH THE EXISTING IMPROVEMENTS AND RIGHT-OF-WAY WIDTHS TO THE SOUTH.

ZONING: RR 1/5



NO.	DATE	REVISION							
MOUNTAIN MEADOWS									WASHINGTON
PRELIMINARY PLAT MAP									YELM
DESIGNED BY: CMM DRAWN BY: CMM CHECKED BY: SCALE: 1" = 40' DATE: 11/5/2020									
PO Box 12690 Olympia, WA 98508 360.705.2474 www.olympiceng.com OLYMPIC ENGINEERING Civil Engineering - Land Planning - Project Management									JOB NUMBER: 20047 DRAWING NAME: 20047_PLAT
SHEET INDEX									SHEET: 1 of 3