



City of Yelm
EST. 1924
WASHINGTON

NOTICE OF APPLICATION
Mailed on: May 14, 2021

PROJECT NAME: Tahoma Terrace Apartments
PROJECT LOCATION: 14301 Tahoma Boulevard SW
PROJECT PARCEL NUMBER: 78640000015
LAND USE CASE NUMBER: 2021.0170.PRO006

An application submitted by Evan Mann, PO Box 73790, Puyallup, Washington 98373 for the above referenced project was received by the City of Yelm on 4/16/2021. The City has determined the application to be complete on May 14, 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: 48 unit garden-style multifamily apartments - 4 12-unit 3-story buildings, new parking, site lighting, landscaping and utility services including on-site stormwater collection.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Preliminary Civil Plans, Preliminary Landscape Plan, Elevations, Stormwater Pollution Prevention Plan, Drainage 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 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 June 1, 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.

14301 TAHOMA BLVD SE, YELM, WA 98597

TAHOMA TERRA HOLDINGS, LLC
P.O. BOX 73790
PUYALLUP, WA. 98373

MERIDIAN HORIZONTAL DATUM

DESIGNED BY: CA, DL
DRAWN BY: DL
CHECKED BY: CA
DATE: MARCH 2021
SCALE: H 1" = 20'
Y
















HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E., SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hatterpantier.com

REVISIONS: _____
DATE: _____


14301 TAHOMA BLVD SE, YELM, WA 98597

PRELIMINARY LANDSCAPE PLAN

A PORTION OF THE SE 1/4 OF SECTION 23 TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M.

PRELIMINARY LANDSCAPING SPECIFICATIONS			
DESCRIPTION			
SYMBOL	PLANT NAME/TREE	COMMON NAME	SIZE
	DECIDUOUS PARKLANDS/SHADE TREES		
	Acer rubrum 'Norfolk'	Red Sunset Hybrid	2" CAL. MIN.
	Prunella excelsior 'Duerstii'	Black Starburst Ash	3" CAL. MIN.
	Acer rubrum 'Summit'	Red Sunset Hybrid	2" CAL. MIN.
	Nyssa sylvatica	Black Tupelo	2" CAL. MIN.
	Acer rubrum 'Bonhai'	Bonhai Hybrid	2" CAL. MIN.
	AGENCY TREE / ORNAMENTAL TREE		
	Cornus x Ruggii	Starliner Pink Dogwood	2" CAL. MIN.
	Hesse 'Royal Raindrops'	Black Raindrops Crabapple	2" CAL. MIN.
	Malus adnigrata	Adnigrashad Crabapple	2" CAL. MIN.
	Philadelphus 'Stern's Form'	Chickadee Pear	2" CAL. MIN.
	CONIFER		
	Comptonia nana	Heppings Alaskan Dwarf	6-12" HT. DBD
	Juniperus communis 'Spectra'	Spectra Blue Cypress	6-12" HT. DBD
	Pinus insularis	Bonnie Pine	6-12" HT. DBD

[illegible]

★	SHADE TOLERANT NATIVE SHRUBS / GROUNDCOVER	Evergreen Shrub Long Oregon Sage Western Snow Fern Pacific Rhododendron	
○	SCREENING SHRUBS	Thyia occidentalis 'Smogart'	5'-6' HT.
	GROUNDCOVER	Coloanthes dammeri 'Lowfast' Acoronaphyllis vancouver Vincetoxicum 'Bianca'	Lowfast Coloanthes Kalmick Bianca Common Periwinkle
	HYDROSEEDED LAWN AREAS		

MAINTENANCE NOTE: LANDSCAPING AND IRRIGATION SYSTEM SHALL BE PROFESSIONALLY MAINTAIN FOR THE LIFE OF THIS PROJECT. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE AND ALL REPLACEMENTS RE-GUARANTEED FOR ANOTHER FULL YEAR.