



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

**NOTICE OF APPLICATION**  
**Mailed on or before: June 3, 2021**

PROJECT NAME: The Vista at Mill Pond  
PROJECT LOCATION: 10447 Mill Road  
PROJECT PARCEL NUMBERS: 21725111200 and 21725111100  
LAND USE CASE NUMBER: 2021.0026

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 June 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 two parcels into 29 residential lots

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Preliminary Stormwater Report, Critical Areas Report, Environmental Checklist, Traffic Impact Analysis, 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.



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

**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.

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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 AHB, INC. FIELD DATA WAS  
COLLECTED IN APRIL 2021.

PARCEL A:

THE SOUTH 528 OF THE EAST 330 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 25, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M. EXCEPTING THEREFROM THE EAST 20 FEET FOR COUNTY ROAD KNOWN AS MILL ROAD.

**PARCEL B:**  
THAT PORTION OF THE NORTHEAST ONE-QUARTER OF THE  
NORTHEAST ONE-QUARTER OF SECTION 25, TOWNSHIP 17  
NORTH, RANGE 1 EAST, W.M. DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT 330 FEET WEST OF THE SOUTHEAST  
CORNER OF SAID NORTHEAST ONE-QUARTER OF THE  
NORTHEAST ONE-QUARTER; THENCE WEST 330 FEET; THENCE  
NORTH 238 FEET; THENCE EAST 150 FEET; THENCE NORTH 290  
FEET; THENCE EAST 180 FEET; THENCE SOUTH 528 FEET TO THE  
POINT OF BEGINNING.

## NGVD 29 VERTICAL DATUM

## BASIS OF BEARING

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

PARCEL NUMBERS:	21725111200 (PARCEL A) 21725111100 (PARCEL B)
ADDRESS:	10447 MILL ROAD SE
SITE AREA:	295,869 SF (6.79 ACRES)
EXISTING ZONING:	R-4, RESIDENTIAL

SITE AREA 314,528 SF (7.22 AC)  
(MEASURED TO CENTER OF ROW)  
MAX. DENSITY (4 DU) = 28.88 UNITS (USE 29 UNITS)

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

**VICINITY MAP**  
NOT TO SCALE

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	

2215 North 30th Street, Suite 300 Tacoma, WA 98403  
253.383.2422 TEL 253.383.2572 FAX [www.ahbl.com](http://www.ahbl.com) WEB

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

## 05/04/202



**NOTICE**  
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE PROFESSIONAL SEAL AND SOMEONE'S PUBLICATION OF THIS DOCUMENT DOES NOT DEROGATE FROM RESERVED OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE ONLY FOR THE PROJECT IDENTIFIED IN B4, B14, B100, AND IS NOT TO BE USED FOR REPAIR, REBUILD, OR IN ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.

A \_\_\_\_\_  
 A \_\_\_\_\_  
 A \_\_\_\_\_  
 A \_\_\_\_\_  
 Revisions:

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

Sheet No. \_\_\_\_\_

**C0.1**  
1 of 8 Sheets

APPLICATION #

DATE: May 4, 2021 FILENAME: D:\Project Files\2021-021\_Vista\2210152\_SH\_COVR.dwg

PROJECT SITE

SCALE 1"=50'

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.

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 AGREES 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.

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 ABL ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND HEALTH ACT, CHAPTER 49.17 RCW.

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

CUT = 13,725 CU. YDS  
FILL = 15,310 CU. YDS  
NET = 1,585 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.

NO	SHEET	DESCRIPTION
ROAD & SITE DEVELOPMENT SHEETS		
1	C0.1	COVER SHEET
2	C1.1	PRELIMINARY PLAT MAP
3	C2.1	CONCEPT ROAD PLAN & PROFILE, VISTA ROAD 1 & ROAD 2
4	C2.2	CONCEPT ROAD PLAN & PROFILE, 104TH AVE. SE
5	C3.1	CONCEPT GRADING PLAN
6	C4.1	CONCEPT STORM PLAN
7	C5.1	CONCEPT UTILITY PLAN
8	C6.1	CONCEPT LANDSCAPING, TREE RETENTION, & VEGETATION PLAN