



City of Yelm

EST. 1924

WASHINGTON

NOTICE OF APPLICATION

Mailed on: 4.18.2023

PROJECT NAME: Railway Road Subdivision
PROJECT LOCATION: 16314 and 16330 RAILWAY RD SE
PROJECT PARCEL NUMBERS: 64300700501, 64300700400
LAND USE CASE NUMBER: 2023.0028

An application submitted by Anna Drumheller, 18300 Redmond Way, Suite 120, Redmond, Washington 98052 for the above referenced project was received by the City of Yelm on 3/2/2023. The City has determined the application to be complete with additional information required on 4/4/2023. The application and any related documents are available for public review during normal business hours at the City of Yelm, 901 Rhoton Rd. NW, Yelm WA. For additional information, please contact the Planning and Building Division at 360-400-5003.

PROJECT DESCRIPTION: The applicant is proposing to subdivide the properties located at 16314 and 16330 Railway Rd SE, Yelm (PN: 64300700501, 64300700400) into 90 single family residential lots with associated roads, utilities and open space.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION:

Preliminary Plat, Geotechnical report, Critical Areas Report, Traffic Impact Analysis, Traffic Memo, Preliminary Stormwater Report, SEPA Checklist, Recent Title report, Owner Authorization letter, Gopher study, Architectural Renderings, and Preliminary Civil and Landscape 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.

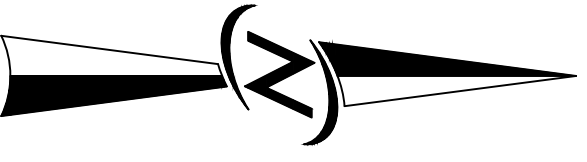
The City of Yelm invites your comments early in the review of this proposal. Comments should be directed to Planning and Building Division, 901 Rhoton Rd. NW, Yelm WA 98597, (360) 400-5003 or via email at planning@yelmwa.gov.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON MAY 3, 2023.

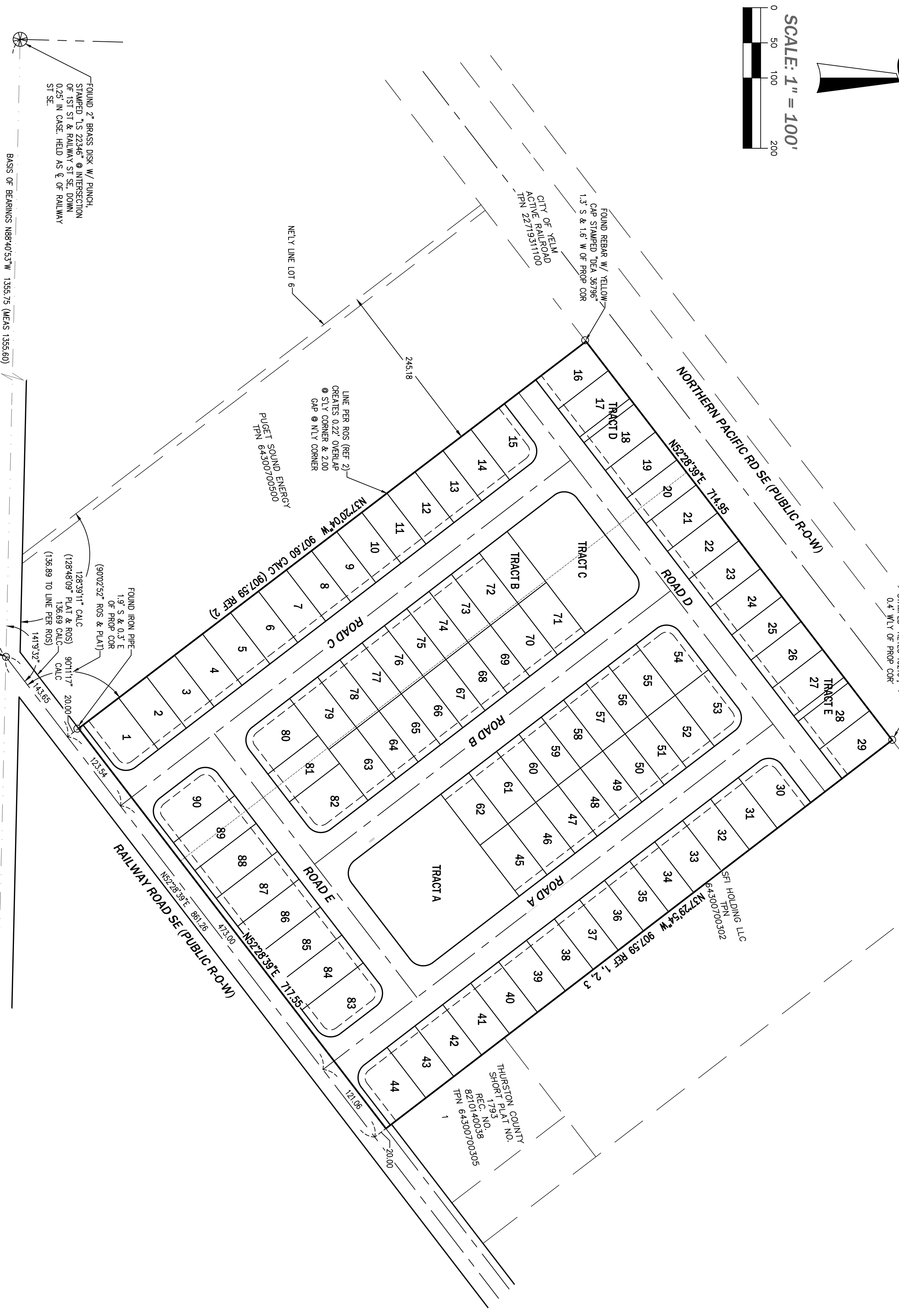
This notice has been provided to appropriate local and state agencies, and property owners within 300 feet of the project site. These recipients will also receive the following items when available or if applicable: Environmental Threshold Determination, Notice of Public Hearing and Notice of Final Decision.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

The City of Yelm is an equal opportunity employer and provider

SW & SE 1/4 OF THE NE1/4, SEC. 19, TWP. 17 N., RGE. 2 E., W.M.



SCALE: 1" = 100'
 0 50 100 200



FOUND 2" BRASS DISK W/ PINCH-
 STAMPED "1 S 2346" @ INTERSECTION
 OF 1ST ST & RAILWAY ST SE. DOWN
 0.25" IN CASE. HELD AS C. OF RAILWAY
 ST. SE.

FOUND REBAR W/ YELLOW
 CAP STAMPED "DEA 36796"
 1.3' S & 1.6' W OF PROP COR

LINE PER ROS (REF 2)
 CREATES 0.22' OVERLAP
 @ SIX CORNER & 2.00
 GAP @ NELY CORNER
 PUGET SOUND ENERGY
 TPN 64300700500

FOUND REBAR W/
 YELLOW PLASTIC CAP
 STAMPED "KETS 16210"
 0.4' W/LY OF PROP COR

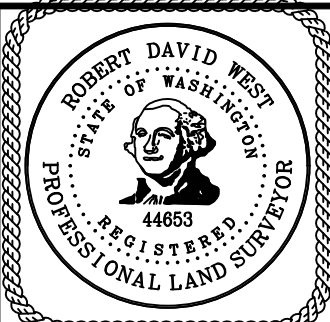
FOUND IRON PIPE
 1.9' S & 0.3' E
 OF PROP COR
 (90°02'52" ROS & PLAT)
 128°39'11" CALC
 (128°48'09" PLAT & ROS)
 90°11'17" CALC
 (136.89 TO LINE PER ROS)
 141°19'32"

FOUND REBAR W/ CAP
 AT INTERSECTION, DOWN 0.2' FROM GRADE.
 CAP IS UNREADABLE.
 HELD POSITION AS INTERSECTION

DATE	MARCH 31, 2023
DESIGNED	
DRAWN	JEREMY REEFF
APPROVED	BOB WEST, PLS
	HOLLI HEAVRIN, PE PROJECT MANAGER
SHEET	1
OF	4
PROJECT NUMBER	22205

PRELIMINARY PLAT
RAILWAY ROAD
BLUE FERN
 18300 REDMOND WAY, SUITE 120
 REDMOND, WA 98052

CORE DESIGN
 ENGINEERING • PLANNING • SURVEYING
 12100 NE 195th ST., Suite 300
 Bothell, Washington 98011
 425.885.7877 Fax 425.885.7963



NO.	REVISIONS	DATE