



City of Yelm

EST. 1924

WASHINGTON

"Pride of the Prairie"

THE CITY OF YELM COMMUNITY DEVELOPMENT DEPARTMENT WILL CONSIDER THE FOLLOWING CASES VIA
ZOOM VIDEO CONFERENCING

NOVEMBER 18, 2020

TIME	PRESUBMISSION Applicant Attendance Required	SITE PLAN REVIEW Internal Staff Review Only*	OTHER	DESCRIPTION
2:00 p.m.				AHBL Construct 80 apartment units 15035 Berry Valley Rd 21724420200
3:00 p.m.				Andrew Montero Amend site plan to Master Planned Development. 17021 103rd Ave 64303100500



A pre submission conference is an opportunity for project proponents to meet with City staff prior to making a development application to the City. The intent is to identify and eliminate as many potential issues as possible in order for the project to be processed without delay. The conference should take place prior to detailed work by an engineer or surveyor, **however a site drawing must be submitted that has sufficient information to allow a meaningful review.** Staff notes are prepared and available for review. There is no charge for this meeting. **Meetings are held every Wednesday starting at 2:00 PM.** The request must be submitted no later than 5:00 PM least one week before the preferred meeting date.

Requested Date: 11/4/2020

Requested Time: 02:00:00 PM

Project Information

Site Plan Upload: * You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.

20201022 SITE PLAN (002).pdf	1.72MB
20201022 Ltr (PreApp Req) 2200772.10.pdf	157.88KB

Parcel #: * <http://www.geodata.org/parcelinfo/>
21724420200

Parcel Address *

Street Address	
15035 Berry Valley Road SE	
City	State / Province / Region
Yelm	Washington
Postal / Zip Code	
98597	

Description of project proposal * construct 80-unit multi-family development

Applicant Information

Applicant Name: * Sheri Greene

Telephone #: 2533832422

Email: * sgreene@ahbl.com

Applicant Address: *

Street Address	
2215 N. 30th Street #300	
City	State / Province / Region
Tacoma	Washington
Postal / Zip Code	
98403	

Owner

Owner Name:

Telephone #: 2533832422

Email: sgreene@ahbl.com

Owner Address: Street Address

City

State / Province / Region

Postal / Zip Code

Representative

Rep Name:

Telephone #:

Email:

Rep Address: Street Address

City

State / Province / Region

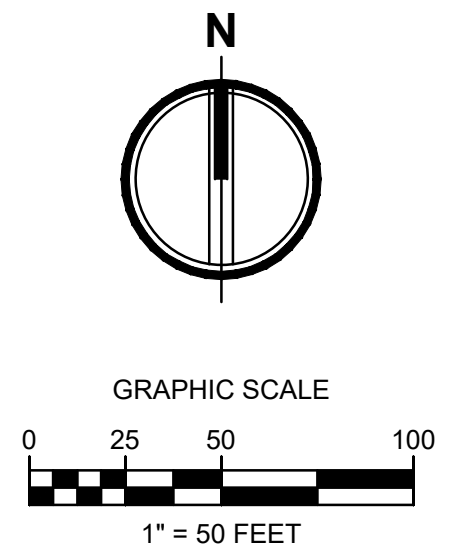
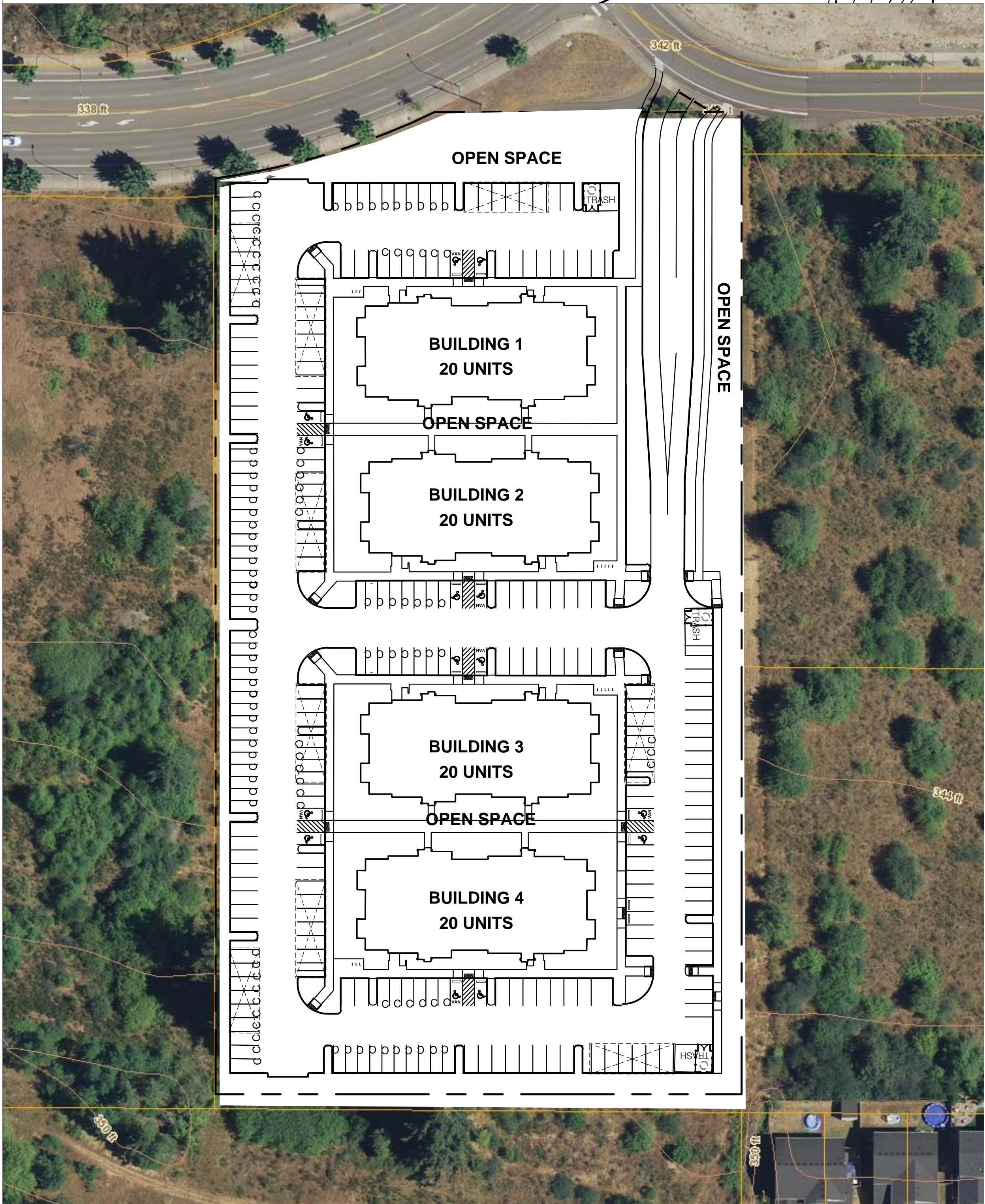
Postal / Zip Code

For Internal Use Only

Presub Assignment Date: * 11/18/2020

Presub Assignment Time: * 02:00:00 PM

Notes: Please note Meeting Date change.



PROJECT STATISTICS

GENERAL STATISTICS

SITE ADDRESS: 15035 BERRY VALLEY ROAD SE
PARCEL NUMBER: 21724420200
GROSS SITE AREA: 4.99 ACRES (217,364 SQUARE FEET)
EXISTING ZONING: R-16 HIGH DENSITY
MIN. UNITS REQUIRED: 8 UNITS PER GROSS ACRE
MAX. UNITS ALLOWED: 16 UNITS PER GROSS ACRE
TOTAL UNITS ALLOWED: 4.99 ACRES X 16 = 79.84
TOTAL UNITS PROPOSED: 80 UNITS

PARKING

PARKING REQUIRED:
1 AND 2 BEDROOM UNITS: 60 UNITS X 1.5 PER UNIT = 90 PARKING STALLS
3 BEDROOM UNITS: 20 X 2 STALLS PER UNIT= 40 PARKING STALLS
TOTAL REQUIRED: 130 STALLS
TOTAL PROVIDED: 260 STALLS (199 UNCOVERED, 61 COVERED)

OPEN SPACE

GROSS AREA 217,364 X 10
REQUIRED OPEN SPACE: 21,736 SQUARE FEET
OPEN SPACE TO BE PROVIDED: 21,736+ SQUARE FEET



2215 N. 30th Street, #300
Tacoma, WA 98403
253.383.2422 TEL
253.383.2572 FAX
www.ahbl.com

BERRY VALLEY APARTMENTS		JOB NO. 2200772.10
CONCEPTUAL SITE PLAN		DATE: 10/22/2020
		EXHIBIT 1



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Requested Date: 11/18/2020

Requested Time: 03:00:00 PM

Project Information

Site Plan Upload: * You may upload multiple Files. Files must be in .PDF, .TIF or Image Format.
Nisqually Landing Apartments - Preliminary 418.92KB
Plans2.pdf

Parcel #: * <http://www.geodata.org/parcelinfo/>
64303100500

Parcel Address: *
Street Address
17021 103rd Ace SE
City State / Province / Region
Yelm Washington
Postal / Zip Code
98597

Description of project proposal: * Review Updated Site Plan

Applicant Information

Applicant Name: * Andrew Montero

Telephone #: 425-269-5516

Email: * amontero@marathondev.com

Applicant Address: *
Street Address
160 NW Gilman Blvd Ste 248
City State / Province / Region
Issaquah WA
Postal / Zip Code
98027

Owner

Owner Name:

Telephone #:

Email:

Owner Address:

Street Address

City

State / Province / Region

Postal / Zip Code

Representative

Rep Name:

Andrew Montero

Telephone #:

Email:

Rep Address:

Street Address

City

State / Province / Region

Postal / Zip Code

For Internal Use Only

Presub Assignment Date: 11/18/2020

Date: *

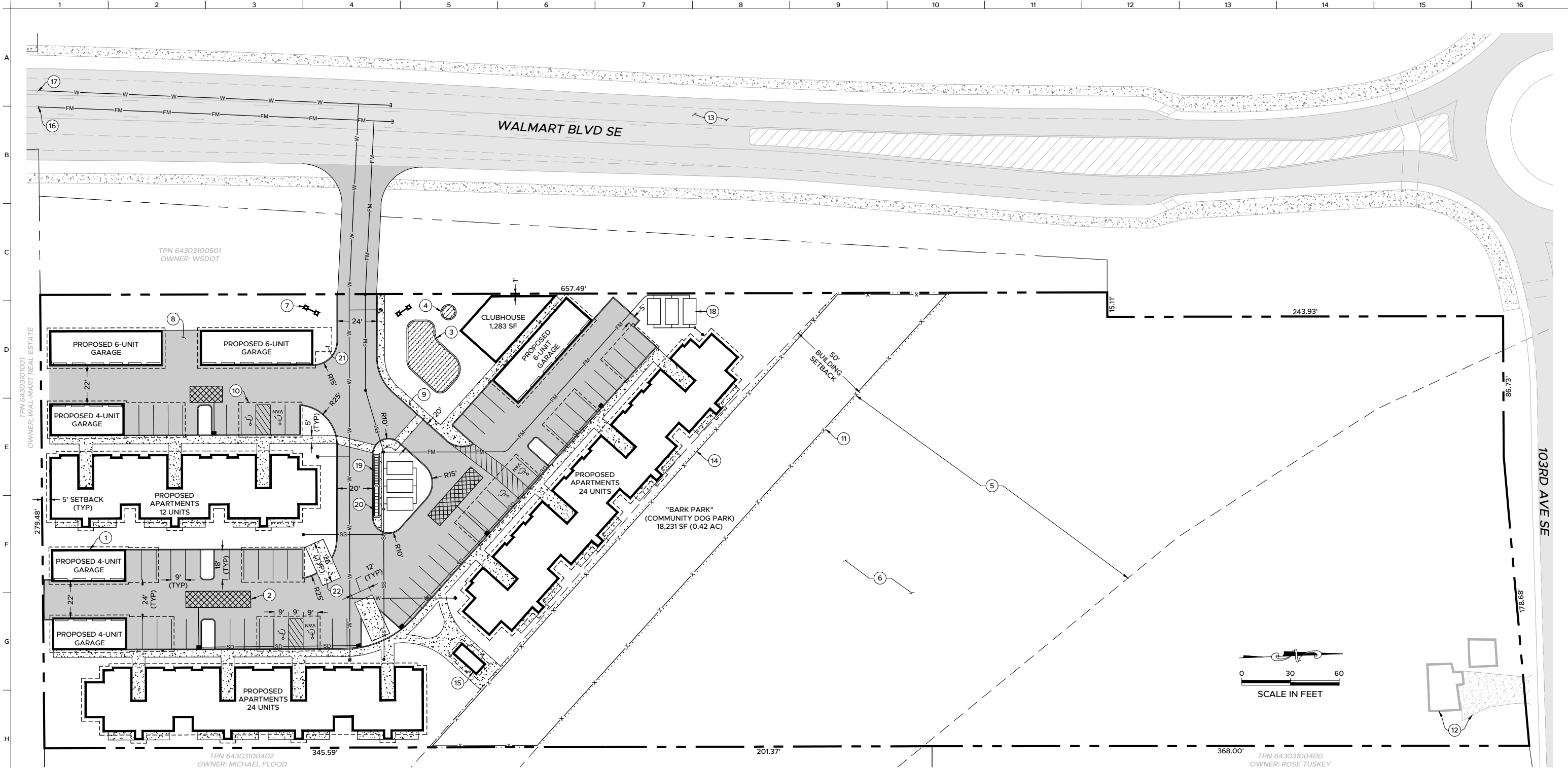
Presub Assignment Time: 03:00:00 PM

Time: *

Notes:

You will receive a zoom meeting request the on or before the day of the meeting.

FILE NAME: Z:\P\MD201\CAD\Sheets\1 SITE PLAN.dwg DATE/TIME: 1/5/2020 3:15:35 PM



KEY NOTES

- | | |
|---|--|
| 1. PROPOSED FULLY ENCLOSED GARAGE (TYP) | 14. PROPOSED CHAINLINK FENCE (TYP) |
| 2. PROPOSED INFILTRATION GALLERY (TYP) | 15. PROPOSED COVERED DOG WASH STATION |
| 3. PROPOSED POOL | 16. CONNECT TO EXISTING STEP MAIN |
| 4. PROPOSED HOT TUB | 17. CONNECT TO EXISTING WATER MAIN |
| 5. HIGH GROUNDWATER HAZARD AREA | 18. APPROXIMATE LOCATION OF PROPOSED STEP SYSTEM (TYP) |
| 6. PROPOSED OPEN SPACE 72,864 SF | 19. PROPOSED AMAZON HUB |
| 7. PROPOSED MONUMENT SIGN (TYP) | 20. PROPOSED MAILBOX BANK |
| 8. PROPOSED ASPHALT PAVEMENT (TYP) | 21. PROPOSED COVERED SCHOOL BUS WAITING AREA |
| 9. PROPOSED SIDEWALK (TYP) | 22. PROPOSED SOLID WASTE PICKUP |
| 10. PROPOSED COVERED PARKING (TYP) | |
| 11. EDGE OF HIGH GROUNDWATER HAZARD AREA | |
| 12. EXISTING HOUSE AND DRIVEWAY TO BE REMOVED | |
| 13. FUTURE YELM LOOP BYPASS CONFIGURATION TO BE CONSTRUCTED BY OTHERS PRIOR TO CONSTRUCTION OF THIS PROJECT | |

SURVEY DATA

EXISTING FEATURES ARE APPROXIMATELY AS DEPICTED IN THURSTON COUNTY GEODATA. FUTURE YELM LOOP BYPASS CONFIGURATION AS PROVIDED BY WSDOT.

SITE COVERAGE DATA

CRITICAL AREAS:	72,864 SF
PERVIOUS SURFACE:	171,179 SF (69% OF SITE)
PERVIOUS HARD SURFACE:	0 SF (0% OF SITE)
IMPERVIOUS HARD SURFACE:	78,268 SF (31% OF SITE)
TOTAL HARD SURFACE:	78,268 SF (31% OF SITE)

BUILDING DATA

EXISTING DWELLING UNITS:	1
DWELLING UNITS TO BE REMOVED:	1
PROPOSED DWELLING UNITS:	60
1 BED UNITS:	13
2 BED UNITS:	20
3 BED UNITS:	17

PARKING COUNT

STANDARD STALLS:	33
COVERED STALLS:	30
GARAGE STALLS:	30
TOTAL STALLS:	116

DATE:	REVISION:	DWN. BY:	APP'D. BY:

PROJ. NO:	MD201
REVIEWED BY:	NDT
DESIGNED BY:	DHS
DRAWN BY:	EJM
DATE:	11-05-2020



Know what's BELOW
Call 811 before you dig.

IRISGROUP
civil engineers

360-688-1302 | 420 Golf Club Rd SE, Suite 200, Lacey, WA 98503

SITE PLAN

NISQUALLY LANDING

NW 1/4 NE 1/4 S 29 T 17 R 2E WM
TPN 64303100500
17021 103RD AVE SE
YELM, WA 98597

C-1

1 OF 1