



City of Yelm
EST. 1924
WASHINGTON

NOTICE OF APPLICATION

Mailed on: 12.1.2022

PROJECT NAME: The Summit at Thompson Creek Subdivision
PROJECT LOCATION: 14444 and 14504 Berry Valley Road SE, Yelm
PROJECT PARCEL NUMBERS: 21724230100, 21723140000, 21723140102
LAND USE CASE NUMBER: 2022.0109

An application submitted by Sheri Greene, 2215 N 30th Street #300, Tacoma, Washington 98335 for the above referenced project was received by the City of Yelm on 11/7/2022. The City has determined the application to be complete with additional information required on 12/1/2022. 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 14444 and 14504 Berry Valley Road SE, Yelm (PN: 21724230100, 21723140000, 21723140102) into 96 single family residential lots.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION:

Preliminary Plat, Geotechnical report, Critical Areas Report, Traffic Impact Analysis, Preliminary Stormwater Report, SEPA Checklist, Title report, Owner Authorization letter, Gopher study.

ADDITIONAL INFORMATION OR PROJECT STUDIES REQUESTED BY THE CITY:

Tree and vegetation retention plan, Plat name reservation.

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.

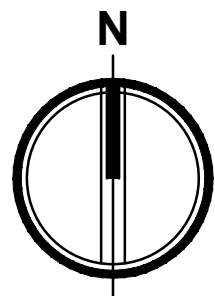
THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON DECEMBER 16, 2022.

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

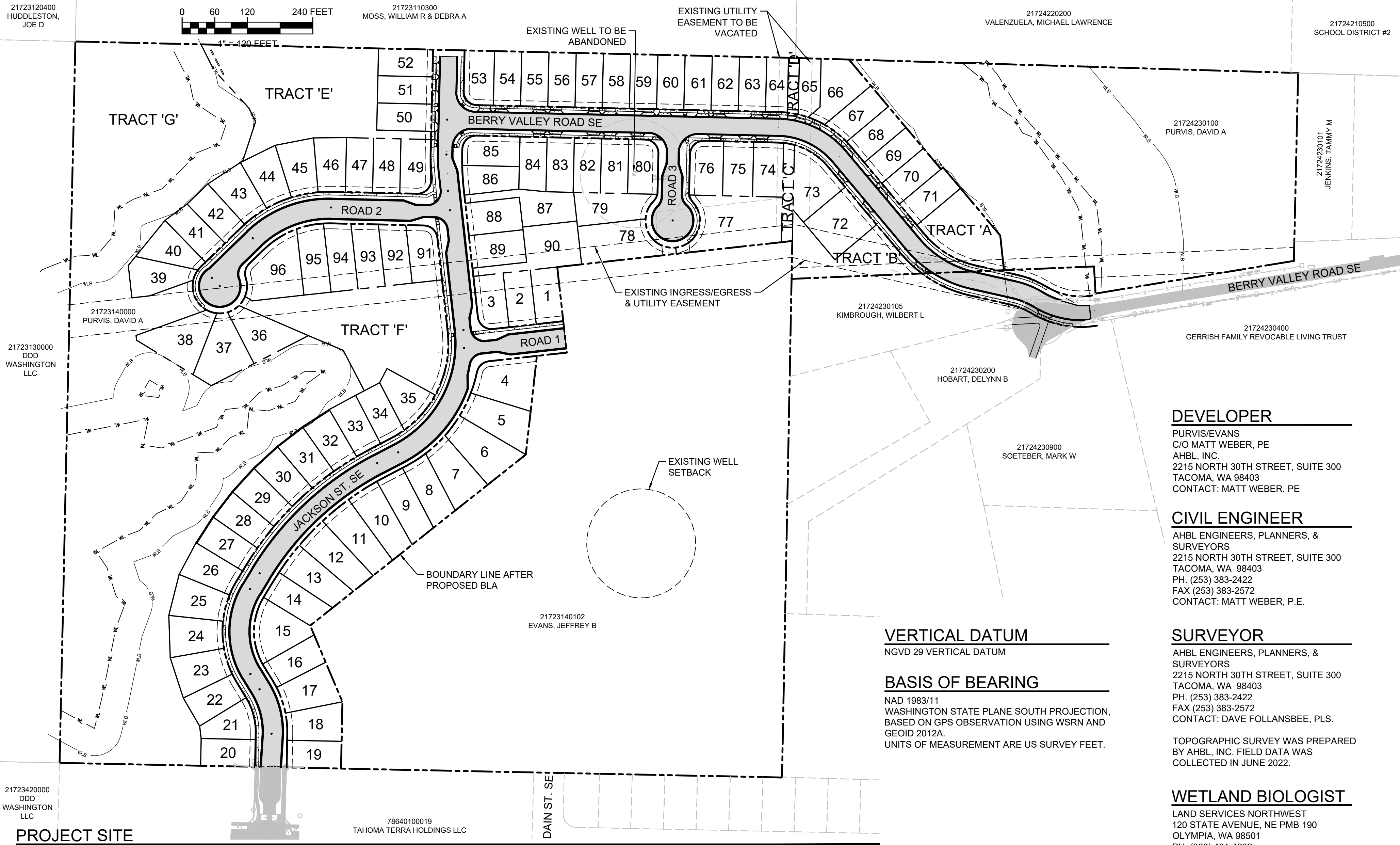


Know what's below.
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THE SUMMIT AT THOMPSON CREEK

A PORTION OF THE NW 1/4 OF SEC. 24, TWN. 17N., RGE. 01 E W.M., CITY OF YELM, WASHINGTON



PROJECT SITE
SCALE 1"=120'

WETLAND DELINEATION

THE WETLAND DELINEATION AND STREAM ASSESSMENT REPORT PREPARED BY LAND SERVICES NORTHWEST IDENTIFIES THREE WETLANDS AND A TYPE F STREAM ON THE PROJECT SITE. THE DELINEATED WETLANDS AND STREAM WITH ASSOCIATED BUFFERS ARE SHOWN IN THIS PLAN SET.

EARTHWORK QUANTITIES

CUT = 75,000 CU. YDS
FILL = 89,000 CU. YDS
NET = 14,000 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.

SITE DATA

PARCEL NUMBERS: 21724230100, 21723140000, 21723140102

ADDRESS: 14444 BERRY VALLEY RD SE
YELM WA, 98597

SITE AREA: 1,257,022 SF (28.86 ACRES)
(AFTER PROPOSED BLA)

EXISTING ZONING: R-4, RESIDENTIAL

DENSITY CALCULATIONS

SITE AREA 1,257,022 SF (28.86 AC)
(AFTER PROPOSED BLA)

MAX. DENSITY (4 DU) = 115.44 UNITS (USE 115 UNITS)
PROPOSED DENSITY = 96 UNITS

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

LEGAL DESCRIPTION

PARCEL A:
LOT A OF BOUNDARY LINE ADJUSTMENT NO. BLA-99-8233-YL, AS RECORDED ON JULY 13, 2000 UNDER RECORDING NOS. 3302940 AND 3302942;

PARCEL B:
THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 EAST LYING NORTHERLY OF A LINE RUNNING FROM A POINT ON THE WEST LINE OF SAID SUBDIVISION THAT IS 406 FEET SOUTH OF ITS NORTHWEST CORNER TO A POINT ON THE EAST LINE OF SAID SUBDIVISION THAT IS 312 FEET SOUTH OF ITS NORTHEAST CORNER;

EXCEPT THE EAST 400 FEET THEREOF;

AND EXCEPT THAT PORTION, IF ANY, CONVEYED TO THURSTON COUNTY FOR ROAD PURPOSES DESCRIBED IN DEEDS RECORDED NOVEMBER 19, 1969 AND FEBRUARY 2, 1992 UNDER AUDITOR'S FILE NOS. 812829, 9202070138, AND 9202070139;

AND

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 17 NORTH, RANGE 1 EAST, W.M., SOUTH 01°02'46" WEST 266.97 FEET FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 80°25'13" WEST TO INTERSECT THE SOUTH LINE OF THAT CERTAIN PARCEL CONVEYED TO JOSEPH H. CLARAMBEAU AND RECORDED UNDER AUDITOR'S FILE NO. 215228, AND THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 80°25'13" WEST TO THOMPSON CREEK, THENCE NORTHWESTERLY ALONG THOMPSON CREEK TO SAID SOUTH LINE OF SAID 20 FOOT WIDE STRIP RESERVED BY DEED RECORDED UNDER AUDITOR'S FILE NO. 215228; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION, IF ANY, CONVEYED TO THURSTON COUNTY FOR ROAD PURPOSES DESCRIBED IN DEEDS RECORDED NOVEMBER 19, 1969 AND FEBRUARY 2, 1992 UNDER AUDITOR'S FILE NOS. 812829, 9202070138, AND 9202070139;

PARCEL C:
LOT B OF BOUNDARY LINE ADJUSTMENT NO. BLA-99-8233-YL, AS RECORDED ON JULY 13, 2000 UNDER RECORDING NOS. 3302940 AND 3302942;

EXCEPT ANY MOBILE HOMES LOCATED THEREON;

IN THURSTON COUNTY, WASHINGTON

DEVELOPER

PURVIS/EVANS
C/O MATT WEBER, PE
AHBL, INC.
2215 NORTH 30TH STREET, SUITE 300
TACOMA, WA 98403
CONTACT: MATT WEBER, PE

CIVIL ENGINEER

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.

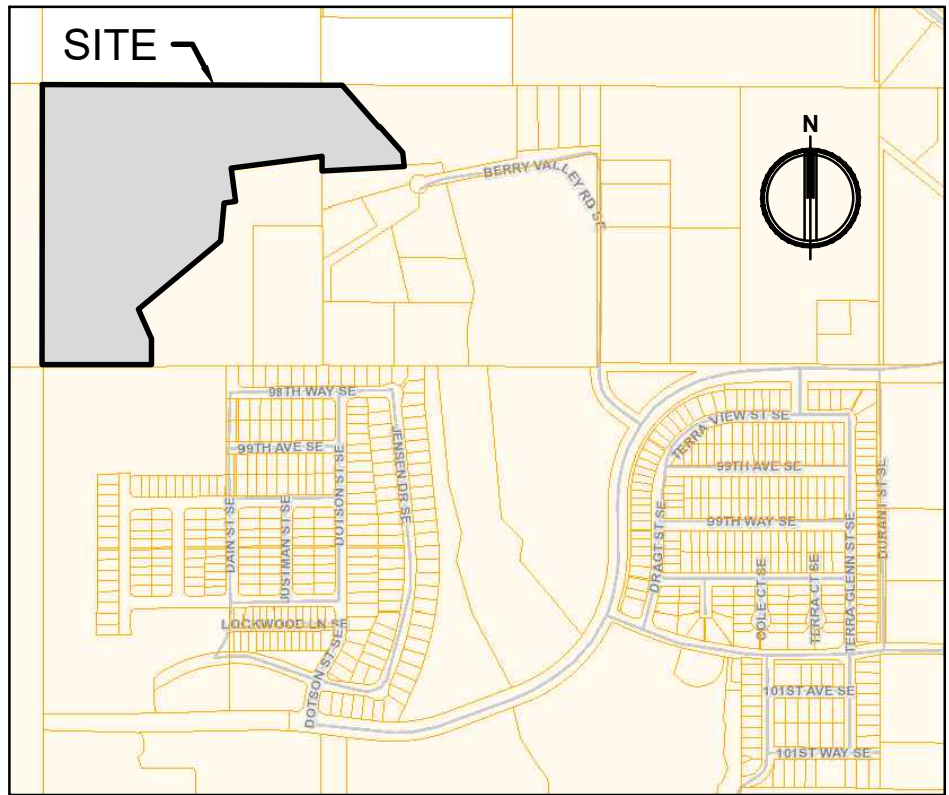
SURVEYOR

AHBL ENGINEERS, PLANNERS, &
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 AHBL, INC. FIELD DATA WAS
COLLECTED IN JUNE 2022.

WETLAND BIOLOGIST

LAND SERVICES NORTHWEST
120 STATE AVENUE, NE PMB 190
OLYMPIA, WA 98501
PH. (360) 481-4208
CONTACT: ALEX CALLENDER, MS PWS



VICINITY MAP
NOT TO SCALE

LEGEND

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	

CIVIL SHEET INDEX

NO.	SHEET	DESCRIPTION
PRELIMINARY PLAT SHEETS		
1	C0.1	COVER SHEET
2	C1.1	PROPOSED BLA EXHIBIT
3	C1.2	PRELIMINARY PLAT MAP (NE)
4	C1.3	PRELIMINARY PLAT MAP (NW)
5	C1.4	PRELIMINARY PLAT MAP (S)
6	C2.1	CONCEPT BERRY VALLEY ROAD PLAN & PROFILE
7	C2.2	CONCEPT JACKSON ST. SE PLAN & PROFILE (STA. 1+00 - STA. 9+00)
8	C2.3	CONCEPT JACKSON ST. SE PLAN & PROFILE (STA. 9+00 - STA. 17+50)
9	C2.4	CONCEPT ROAD 1, ROAD 2 & ROAD 3 PLAN & PROFILE
10	C3.1	CONCEPT ROAD SECTIONS
11	C4.1	CONCEPT GRADING & STORM PLAN (NE)
12	C4.2	CONCEPT GRADING & STORM PLAN (NW)
13	C4.3	CONCEPT GRADING & STORM PLAN (S)
14	C5.1	CONCEPT UTILITY PLAN (NE)
15	C5.2	CONCEPT UTILITY PLAN (NW)
16	C5.3	CONCEPT UTILITY PLAN (S)
17	C6.1	TREE RETENTION, & VEGETATION PLAN

APPLICATION #



AHBL

TACOMA • SEATTLE • SPOKANE • TRI-CITIES

2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

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THOMPSON CREEK**

Client:

PURVIS/EVANS

C/O MATT WEBER, PE
AHBL, INC.
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TACOMA, WA 98403

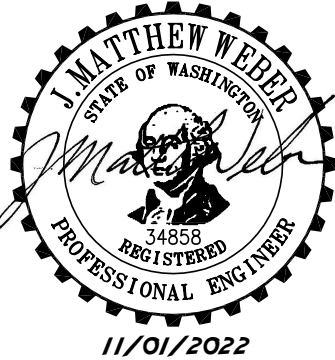
Job No.

2210919.10

Issue Set & Date:

**PRELIMINARY
PLAT**

10/27/2022



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Revisions:

Sheet Title:

COVER SHEET

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

Sheet No.

C0.1

1 of 17 Sheets



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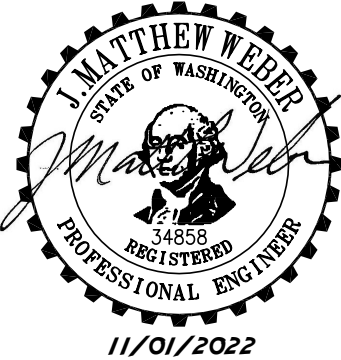
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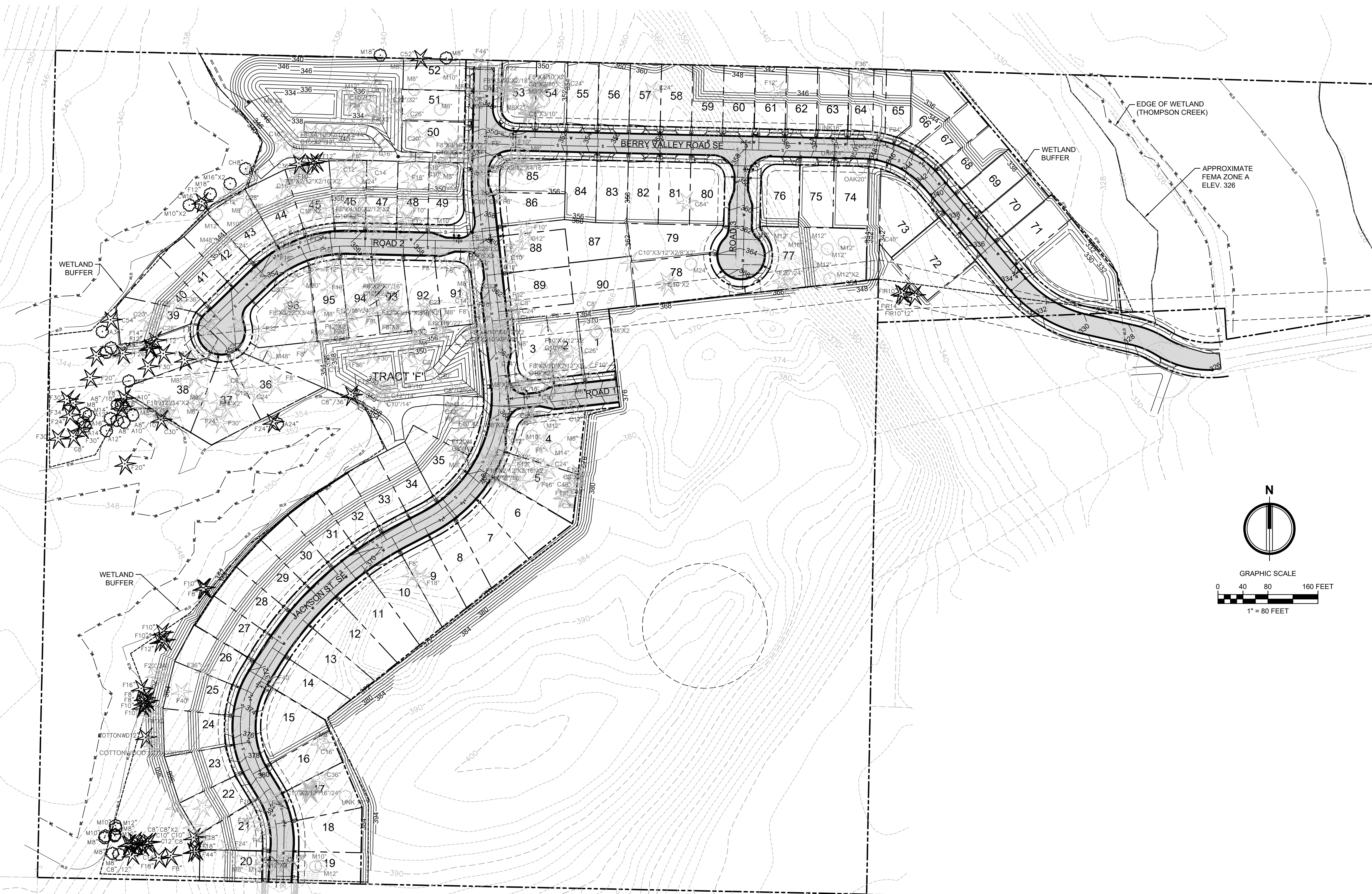
TREE RETENTION, & VEGETATION PLAN

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

Sheet No.

C6.1

17 of 17 Sheets



APPLICATION #