



City of Yelm

EST. 1924

WASHINGTON

“Proudly Serving Our Community”

NOTICE OF APPLICATION
Mailed on: October 22, 2020

PROJECT NAME: West Coast Holding Group, LLC
PROJECT LOCATION: 315 Washington Ave SW
PROJECT PARCEL NUMBERS: 75300800100
LAND USE CASE NUMBER: 2020.0308.SP0003

An application submitted by Kaitlyn Butler, 315 Washington Ave SW, Yelm, Washington 98597 for the above referenced project was received by the City of Yelm on 10/9/2020. The City has determined the application to be complete on October 22, 2020. 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: Subdivide parcel into 3 lots. Existing home on lot 1, duplexes on Lots 2 & 3.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION: Site Plan and Warranty Deed.

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.

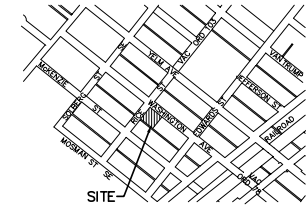
THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON NOVEMBER 6, 2020

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.

315 WASHINGTON LOTS 2 & 3 DUPLEXES

SECTION 10, TOWNSHIP 17 NORTH, RANGE 2 EAST, W.M.
YELM, WASHINGTON

VICINITY MAP
N.T.S.



PROJECT INFORMATION

OWNER/APPLICANT: TM FYRST
PO BOX 1276
YELM, WA 98597

PARCEL NO: 75300800100

SITE ADDRESS: 315 WASHINGTON AVE. SW
YELM, WA 98597

ZONING: CBD

LOT AREAS:
LOT 1: 5,996 SF (EXISTING)
6,088 SF (PROPOSED)
LOT 2: 5,996 SF (EXISTING)
5,904 SF (PROPOSED)
LOT 3: 5,996 SF

PARKING STALLS REQUIRED: 2/UNIT
PARKING STALLS PROVIDED: 2/UNIT

PROPOSED HARD SURFACE COVERAGE
(LOTS 2 & 3, EACH):

- ±645 SF DRIVEWAY
- ±150 SF WALKWAY
- ±1,898 SF ROOE
- 2,790 SF TOTAL

SOILS: SPANAWAY GRAVELLY/STONY SANDY LOAM (HSG A)

SANITARY SEWER/WATER: CITY OF YELM

POWER/GAS: PUGET SOUND ENERGY

TELEPHONE/FIBER: CENTURYLINK

CABLE TV/FIBER: COMCAST

FIRE DISTRICT: YELM

REFUSE/RECYCLING: PACIFIC DISPOSAL

BUILDING SETBACKS: 15' FRONT, 10' SIDE (20' FLANKING), 25' REAR

FEMA FIRM DESIGNATION: ZONE X (5306700353E)

WELL NOTE

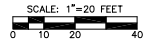
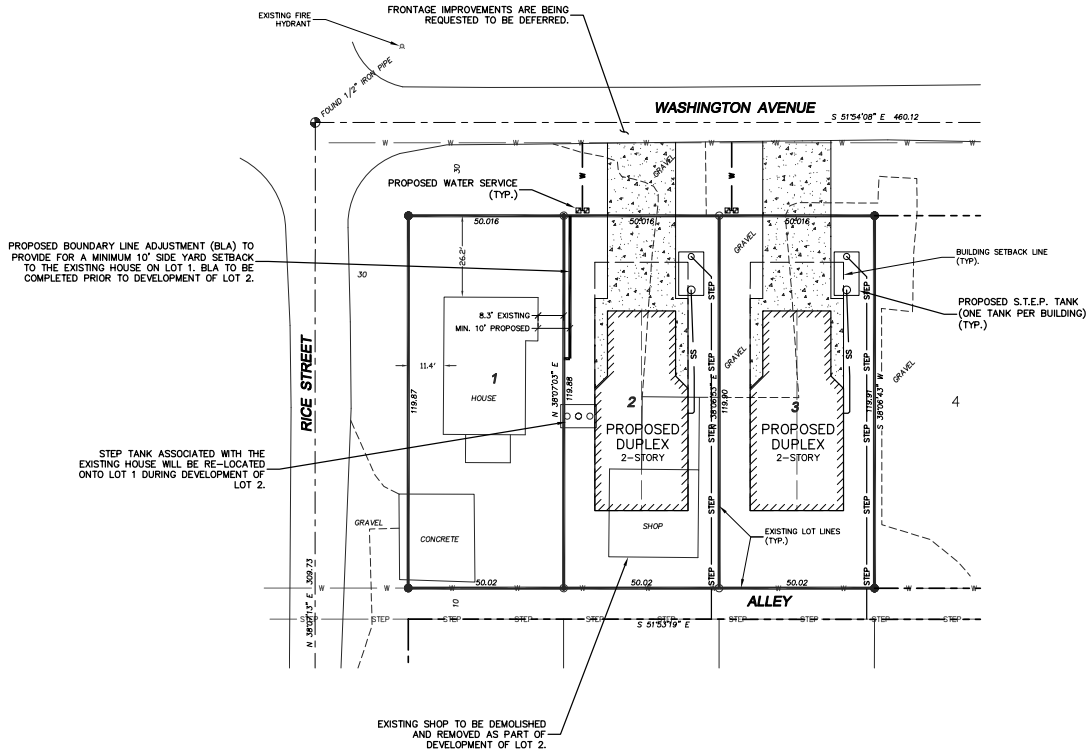
THERE ARE NO KNOWN DOMESTIC WELLS LOCATED WITHIN 200' OF THIS PROJECT.

LOT DRAINAGE NOTE

STORMWATER RUNOFF FROM THE PROPOSED ROOF AREAS WILL BE TIGHTLINED TO DOWNSPOUT INFILTRATION TRENCHES (T5.10A) AND DRIVEWAYS WILL BE CONSTRUCTED OF PERMEABLE PAVEMENT (BMP T5.15)

SURVEY NOTE

THE BOUNDARY SURVEY INFORMATION DEPICTED HEREON WAS PROVIDED BY GRACY & THOMAS LAND SURVEYORS. TOPOGRAPHY AND UTILITY INFORMATION IS BASED ON COUNTY AERIALS AND CITY RECORDS AND IS APPROXIMATE. THIS SURVEY INFORMATION WAS NOT FIELD VERIFIED BY OLYMPIC ENGINEERING AND OLYMPIC ENGINEERING ASSUMES NO LIABILITY IN THE ACCURACY OF THIS INFORMATION OR FOR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO THESE DRAWINGS AS A RESULT.



BASES OF MERIDIAN: RECORD OF SURVEY RECORDED IN BOOK 24 OF SURVEYS AT PAGE 84, UNDER AUDITOR'S FILE NO. 890310076, RECORDS OF THURSTON COUNTY, WASHINGTON.

315 WASHINGTON LOTS 2 & 3 DUPLEXES

SITE PLAN

DESIGNED BY: CMM
DRAWN BY: CMM
CHECKED BY:
SCALE: 1" = 20'
DATE: 1/9/19

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Olympia, WA 98518
360.735.2474 office
www.olympiceng.com
OLYMPIC ENGINEERING
Full Service Land Measurement and Construction

JOB NUMBER: 18078
DRAWING NAME: 18078_SITE

SHEET: 1 of 1