



# City of Yelm

EST. 1924

## WASHINGTON

### NOTICE OF APPLICATION Mailed on: May 18, 2021

PROJECT NAME: Nisqually Landing  
PROJECT LOCATION: 17021 103rd Ave SE  
PROJECT PARCEL NUMBER: 64303100500  
LAND USE CASE NUMBER: 2021.0237.PRO007

An application submitted by Andrew Montero, 160 NW Gilman Blvd Suite 248, Issaquah, Washington 98027 for the above referenced project was received by the City of Yelm on April 29, 2021. The City has determined the application to be complete on May 18, 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:** The applicant proposes to construct 60 apartment units with associated parking and stormwater facilities

**ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION:** Critical areas report, SEPA checklist, traffic generation memorandum, timeline, and preliminary drainage report

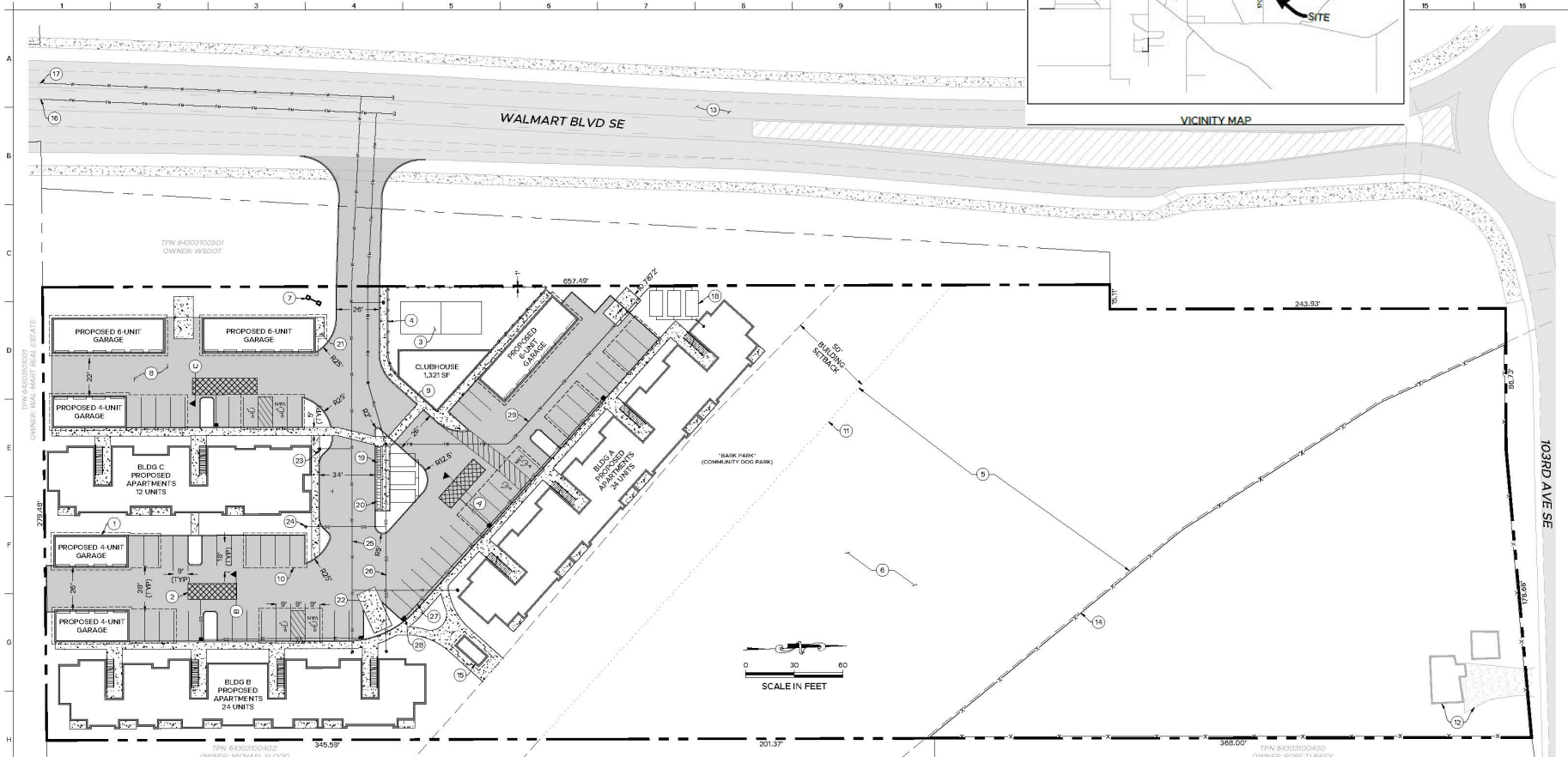
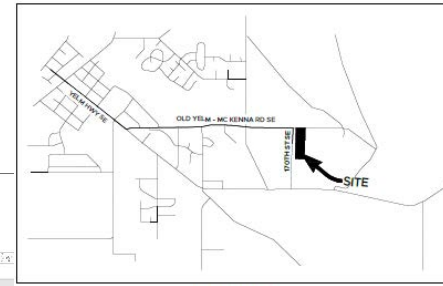
**Additional Information or Project Studies Requested by the City:** Revised site plan meeting design standards of R-6 Zoning District

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 2, 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.



**KEY NOTES**

1. PROPOSED FULLY ENCLOSED GARAGE (TYP)
2. PROPOSED INFILTRATION GALLERY (TYP)
3. PROPOSED SPORT COURT/REGULATION PICKLE BALL COURT
4. PROPOSED FENCE (TYP)
5. HIGH GROUNDWATER HAZARD AREA
6. PROPOSED OPEN SPACE 72,084 SF
7. PROPOSED MONUMENT SIGN (TYP)
8. PROPOSED ASPHALT PAVEMENT (TYP)
9. PROPOSED SIDEWALK (TYP)
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
14. PROPOSED CHAINLINK FENCE (TYP)
15. PROPOSED COVERED DOG WASH STATION
16. CONNECT TO EXISTING STEP MAIN
17. CONNECT TO EXISTING WATER MAIN
18. APPROXIMATE LOCATION OF PROPOSED STEP SYSTEM (TYP)
19. PROPOSED AMAZON HUB
20. PROPOSED MAIL BOX BANK
21. PROPOSED COVERED SCHOOL BUS WAITING AREA
22. PROPOSED SOLID WASTE PICKUP
23. PROPOSED WATER METER (TYP)
24. PROPOSED SEWER CLEANOUT (TYP)
25. PROPOSED WATER LINE (TYP)
26. PROPOSED SANITARY SEWER LINE (TYP)
27. PROPOSED STORMDRAIN (TYP)
28. PROPOSED TYPE 1 CATCH BASIN (TYP)
29. PROPOSED FORCE MAIN (TYP)

**SITE DATA**

PARCEL #: 64303100500  
 SITE ADDRESS: 17021 103RD AVE SE  
 YELM, WA 98597  
 GROSS ACREAGE: 5.62 AC (PER COUNTY DATA)  
 ZONING: R-6  
 EXISTING USE: SINGLE FAMILY RESIDENCE  
 PRESIDING JURISDICTION: YELM, WA

**SITE COVERAGE DATA**

TOTAL SITE AREA: 229,447 SF  
 CRITICAL AREAS: 72,084 SF  
 IMPERVIOUS HARD SURFACE: 67,022 SF (29% OF SITE)  
 TOTAL HARD SURFACE: 67,022 SF (29% OF SITE)

**SURVEY DATA**

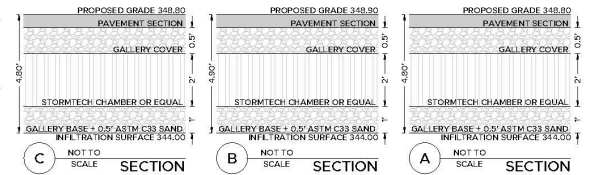
EXISTING FEATURES ARE APPROXIMATELY AS DEPICTED IN THURSTON COUNTY GEODATA. FUTURE YELM LOOP BYPASS CONFIGURATION AS PROVIDED BY WSDOT.

**PARKING COUNT**

STANDARD STALLS: 32  
 COVERED STALLS: 30  
 GARAGE STALLS: 30  
 TOTAL STALLS: 92

**BUILDING DATA**

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



DATE	REVISION	OWN	BY	APPROV. BY

PROJ. NO:	MD201
DESIGNED BY:	NDT
CHECKED BY:	DHS
DRAWN BY:	EJM
DATE:	12-23-2020

**811** Know what's BELOW  
 Call 811 before you dig.

**Revised 60 - Unit Site Plan**



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

**SITE PLAN**

**NISQUALLY LANDING**  
 NW 1/4 NE 14 S 29 T 17 R 2E WM  
 TRN 64303100500  
 17021 103RD AVE SE  
 YELM, WA 98597

**C-1**  
 1 of 1

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