



City of Yelm

Fee	_____
Date Received	_____
By	_____
File No.	_____

*Community Development
Department
SITE PLAN REVIEW*

Received

MAR 09 2005

Site Plan Fee:

- Mobile Home Parks: \$250.00 plus \$50.00 per mobile home space
 - Multi-Family Building/Condominium: \$350.00 plus \$50.00 per unit
 - Commercial Site Plan: \$350.00 plus \$50.00 per 1000 sq. ft of gross floor area
 - Industrial Site Plan: \$350.00 plus \$150 per acre
- (In addition, any professional service charges per Resolution #358)

<p>Site plan review is a process for reviewing the design of certain types of development. Site plan approval is required for mobile home parks, duplexes, multi-family dwellings, commercial and industrial uses, planned development districts and for all land uses within the central business district.</p>	
<p>NAME OF PROJECT _____ Proposed Wal-Mart Supercenter _____</p>	
<p>APPLICANT _____ PACLAND, Mike Beach _____</p>	
<p>Mailing Address _____ 606 Columbia Street NW, Suite 106 _____</p>	
<p>City, State and Zip _____ Olympia, WA 98501 _____</p>	
<p>Telephone _____ (360) 786-9500 _____ EMAIL _____</p>	
<p>OWNER _____ Wal-Mart Stores, Inc. _____</p>	
<p>Mailing Address _____ 2001 SE 10th Street _____</p>	
<p>City, State and Zip _____ Bentonville, AR 72712-6489 _____</p>	
<p>Telephone _____ (479) 273-4000 _____ EMAIL _____</p>	
<p>ENGINEER/ARCHITECT/OTHER _____ PACLAND _____</p>	
<p>Mailing Address _____ 606 Columbia Street NW, Suite 106 _____</p>	
<p>City, State and Zip _____ Olympia, WA 98501 _____</p>	
<p>Telephone _____ (360) 786-9500 _____ EMAIL _____</p>	
<p>SUMMARY OF REQUEST _____ Site Plan Review. _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>	

PROPERTY DESCRIPTION

General Location East of Grove Road on SR 507 SE adjacent and inside city limits

Site Address TBD Land Area (acres) 16.92

Section 29 Township 17N Range 2E

Assessor's Tax Parcel Number 64303101100; 64303101000; 64303101101

Full legal description of subject property (attach separate sheet if necessary) _____

See attached.

**PLEASE ANSWER THE FOLLOWING QUESTIONS
ATTACH EXTRA PAGES IF NECESSARY**

1. Does the design minimize conflicts with neighboring land uses? Explain. Yes, zoning code requirements, as well as screen walls, lighting shields, landscape buffering and building to code aesthetic appeal have been incorporated into the design.
2. Is the site within 300 feet of any "critical areas" such as wetlands or streams? The site is adjacent to an identified High Groundwater area.
3. What provisions will be made for storm water and/or flood control? Storm water will be treated with DOE approved Storm filter systems and infiltrated on the site via underground infiltration galleries. High groundwater design elements are included as part of the design.
4. What provisions will be made for water supply and sewage disposal? Water supply will be provided to the site by extending the existing line at the intersection of Grove Road and SR 507. Sanitary sewer will require an extension of the existing city system to the site.
5. What provisions will be made for electrical power, natural gas, telephone and other utilities? These utilities are already provided adjacent to the site.
6. What provisions will be made for streets, access, and/or buses? Streets frontage improvements will be constructed to include additional turning lanes and traffic signals.
7. What provisions, if any, will be made for open space and/or recreation? A seating area pedestrian element is to be included adjacent to the site.
8. What provisions will be made for schools and school children? ADA accessible crosswalks, sidewalks and necessary safety features will be provided at all entrances and intersections adjacent to the site to provide a safe environment for pedestrians.

I affirm that all answers, statements and information above and submitted with this application are complete and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Yelm and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the city that apply to this application.

Signed 

Date March 09, '05

LEGAL DESCRIPTIONS:

(STEWART TITLE REPORTS NO. 998864, 500105, & 998313)

PARCEL 1 OF SHORT SUBDIVISION NO. SS-2093, AS RECORDED DECEMBER 19, 1985, UNDER RECORDING NO. 8512190119.

AN EASEMENT FOR INGRESS, EGREES AND UTILITIES, AS DELINEATED ON THE FACE OF SHORT SUBDIVISION NO. SS-2093, AS RECORDED DECEMBER 19, 1985 UNDER RECORDING NO. 8512190119.

PARCEL 2 OF SHORT SUBDIVISION NO. SS-2093, AS RECORDED DECEMBER 19, 1985, UNDER RECORDING NO. 8512190119.

LOT 10, BLOCK 31, MCKENNA IRRIGATED TRACTS, AS RECORDED IN VOLUME 9 OF PLATS, PAGE(S) 43; EXCEPTING THEREFROM THE SOUTH 10 FEET FOR SECONDARY STATE HIGHWAY NO. 5-H (STATE HIGHWAY 507).

METES & BOUNDS OF ENTIRE SITE:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, THE PLAT OF MCKENNA IRRIGATED TRACTS, RECORDED UNDER VOLUME 9 OF PLATS, PAGE 45, AND ALSO THE NORTH RIGHT OF WAY OF STATE ROUTE 507; THENCE NORTH 1°36'53" EAST, ALONG THE WEST LINE OF SAID LOT 10, 870.37 FEET, TO THE NORTHWEST CORNER OF SAID LOT 10; THENCE SOUTH 88°23'07" EAST, ALONG THE NORTH LINE OF SAID LOT 10 AND LOT 1 OF SHORT PLAT NO. 2093, RECORDED UNDER AUDITOR'S FILE NO. 8512190119, RECORDS OF THURSTON COUNTY, WASHINGTON, 859.92 FEET, TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 1°36'53" WEST, ALONG THE EAST LINE OF SAID LOT 1 AND LOT 2 OF SAID SHORT PLAT, 813.37 FEET, TO THE SOUTHEAST CORNER OF SAID LOT 2 AND NORTH LINE OF SAID RIGHT OF WAY; THENCE NORTH 88°23'07" WEST, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID RIGHT OF WAY, 2.47 FEET; THENCE SOUTH 1°36'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID RIGHT OF WAY, 20.00 FEET; THENCE NORTH 88°23'07" WEST, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID RIGHT OF WAY, 340.00 FEET; THENCE SOUTH 1°36'53" WEST, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID RIGHT OF WAY, 35.00 FEET; THENCE NORTH 88°23'07" WEST, ALONG THE SOUTH LINE OF SAID LOT 2 AND THE NORTH LINE OF SAID RIGHT OF WAY, 517.45 FEET TO THE POINT OF BEGINNING