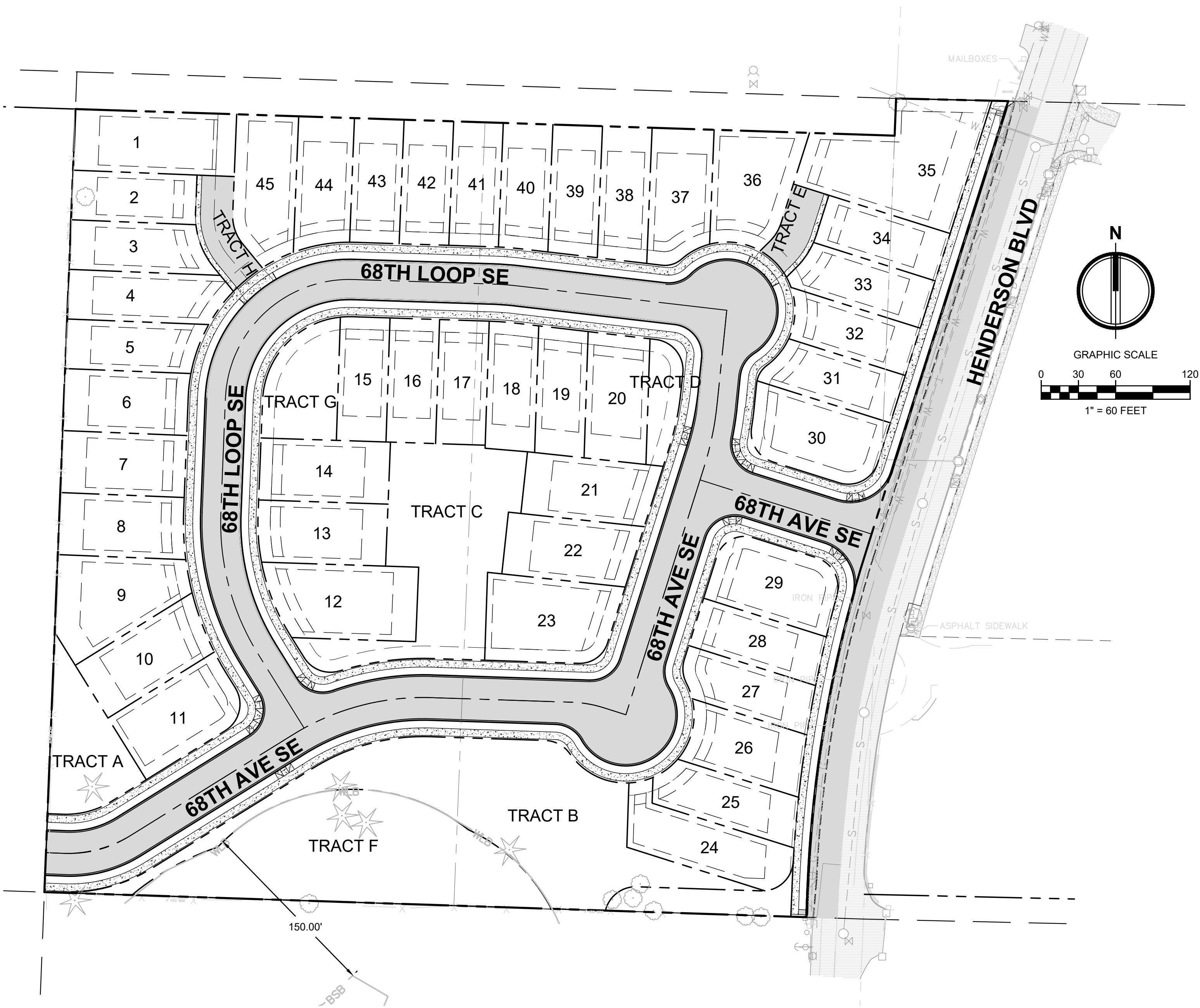




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THREE LAKES PRELIMINARY PLAT AND PUD

A PORTION OF THE NE 1/4 OF THE SE 1/4 OF SEC. 2 & THE NW 1/4 OF THE SW 1/4 OF SEC.1 , TWN. 17 N., RGE. 1 W. W.M.
CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON.



DEVELOPER

COPPER RIDGE, LLC
P.O. BOX 73790
PUYALLUP, WA 98403
CONTACT: EVAN MANN

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.

LEGAL DESCRIPTION

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9304230302.
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23, 1993 UNDER AUDITOR'S FILE
NO. 9304230301.
IN THURSTON COUNTY, WASHINGTON.

VERTICAL DATUM

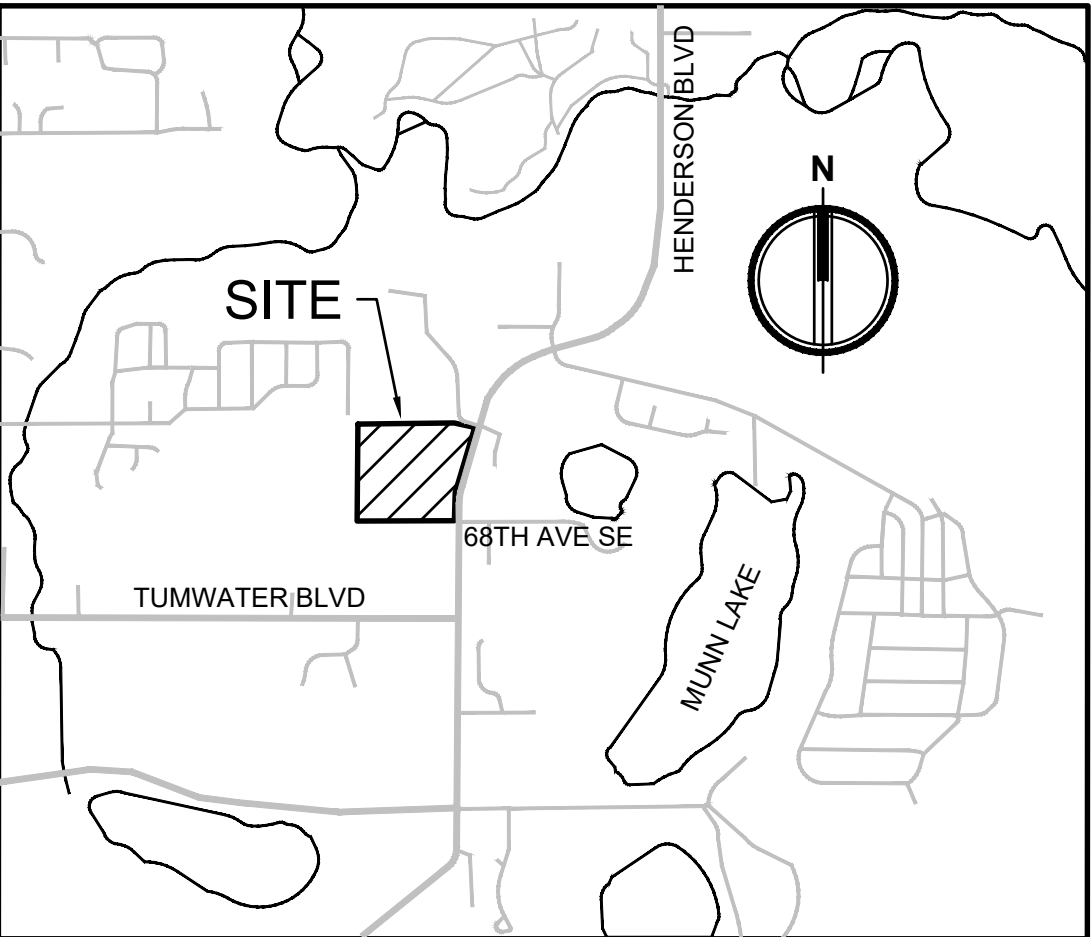
NAVD 1988 VERTICAL DATUM BASED ON THURSTON COUNTY SURVEY
CONTROL POINTS #991 AND #6473.

BASIS OF BEARING

NAD 1983/2091
WASHINGTON STATE PLANE SOUTH PROJECTION, BASED ON
THURSTON COUNTY SURVEY CONTROL POINTS #991 AND #6473;
BEARING SOUTH 03°11'35" WEST, DISTANCE OF 1324.16. UNITS OF
MEASUREMENT ARE US SURVEY FEET.

SITE DATA

PARCEL NUMBERS: 12701320105, 79300000100, AND 79300000101
ADDRESS: 6609 HENDERSON BLVD
YELM, WA 98597
SITE AREA: 423,838 SF (9.73 AC)
EXISTING ZONING: SFL / SFM



VICINITY MAP

SCALE: 1" = 1320' (1/4 MILE)

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	

PROJECT SITE

SCALE 1"=60'

FILL SPECIFICATION

IMPORTED FILL MATERIAL SHALL NOT CONTAIN PETROLEUM PRODUCTS, OR
SUBSTANCES WHICH ARE HAZARDOUS, DANGEROUS, TOXIC, OR WHICH
OTHERWISE VIOLATE ANY STATE, FEDERAL, OR LOCAL LAW, ORDINANCE,
CODE, REGULATION, RULE, ORDER, OR STANDARD.

UTILITY NOTE

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE
ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS
REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT
LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK AND
AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES THAT
HAPPEN DUE TO THE CONTRACTOR'S FAILURE TO LOCATE EXACTLY AND
PRESERVE ANY AND ALL UNDERGROUND UTILITIES. AHBL ASSUMES NO
LIABILITY FOR THE LOCATION OF UNDERGROUND UTILITIES.

TRENCH NOTE

IF WORKERS ENTER ANY TRENCH OR OTHER EXCAVATION FOUR OR MORE
FEET IN DEPTH THAT DOES NOT MEET THE OPEN PIT REQUIREMENTS OF
WSDOT SECTION 2-09.3(3)B, IT SHALL BE SHORED AND CRIBBED. THE
CONTRACTOR ALONE SHALL BE RESPONSIBLE FOR WORKER SAFETY AND
AHBL ASSUMES NO RESPONSIBILITY. ALL TRENCH SAFETY SYSTEMS SHALL
MEET THE REQUIREMENTS OF THE WASHINGTON INDUSTRIAL SAFETY AND
HEALTH ACT, CHAPTER 49.17 RCW.

WETLAND DELINEATION

NO WETLANDS HAVE BEEN DELINEATED ON-SITE OR IMMEDIATELY ADJACENT
TO THE PROJECT SITE.

EARTHWORK QUANTITIES

CUT = 19,000 CU. YDS
FILL = 23,000 CU. YDS
NET = 4,000 CU. YDS EXPORT

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.

UTILITY PURVEYOR INFORMATION

SEWER / WATER:	CITY OF TUMWATER	(360) 754-4140
POWER / GAS:	PUGET SOUND ENERGY	(888) 225-5773
CABLE / TELEPHONE:	COMCAST	(800) 934-6489
	CENTURYLINK	(866) 963-6665
REFUSE COLLECTION:	LEMAY PACIFIC DISPOSAL	(360) 923-0111
STREET LIGHTS:	CITY OF TUMWATER	(360) 754-4140
STORMWATER:	PRIVATELY MAINTAINED BY HOA	

SHEET INDEX

Sheet Number	Sheet Title
C0.1	COVER SHEET
C0.2	EXISTING CONDITIONS PLAN
C1.1	PLAT MAP
C2.1	68TH AVE SE PLAN AND PROFILE
C2.2	68TH LOOP SE PLAN AND PROFILE
C2.3	HENDERSON BLVD PLAN AND PROFILE
C3.1	CONCEPT GRADING PLAN
C4.1	CONCEPT STORM PLAN
C5.1	CONCEPT UTILITY PLAN
C6.1	CONCEPT LANDSCAPING, TREE RETENTION & VEGETATION PLAN
L1.0	TREE PLACEMENT 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

Project Title:

**THREE LAKES
PRELIMINARY PLAT
AND PUD**

Client:

COPPER RIDGE, LLC

P.O. BOX 73790
PUYALLUP, WA 98373

CONTACT:
EVAN MANN (253) 820-7835

Project No.

2210648.10

Issue Set & Date:

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03/24/2022



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A

Revisions:

Sheet Title:

COVER SHEET

Designed by: ML Drawn by: TS Checked by: MW / SK

Sheet No.

C0.1

1 of 11 Sheets



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EXISTING SEPTIC AND WELLS NOTE

1. THE EXISTING SEPTIC SYSTEM IS TO BE DECOMMISSIONED PER THURSTON COUNTY DEPARTMENT OF HEALTH REQUIREMENTS.
2. IF THERE ARE ANY ACTIVE WELLS ONSITE THEY SHALL BE DECOMMISSIONED PER THURSTON COUNTY DEPARTMENT OF HEALTH STANDARDS.

LEGAL DESCRIPTION

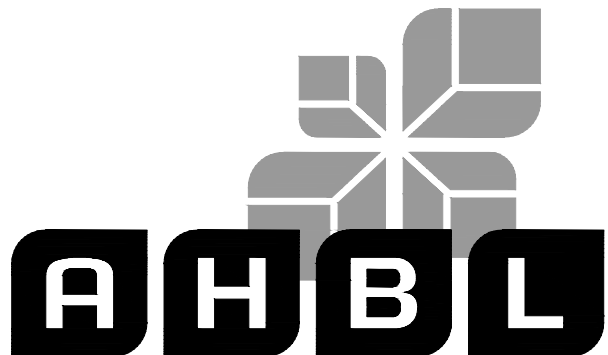
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LEGEND

	FOUND MONUMENT AS NOTED
	SET NAIL AND WASHER
	FOUND PROPERTY CORNER
	BOLLARD
	MAIL BOX
	SIGN AS NOTED
	CLEANOUT
	SANITARY SEWER MANHOLE
	STORM CATCH BASIN
	STORM MANHOLE
	CABLE RISER
	GAS VALVE
	GUY ANCHOR
	UTILITY POWER POLE
	JUNCTION BOX
	LUMINAIRE
	FIRE HYDRANT
	WATER VALVE
	BUILDING DECK
	CONIFEROUS TREE AS NOTED
	DECIDUOUS TREE AS NOTED
	STORM LINE
	SEWER LINE
	WATER LINE
	GAS LINE
	ELECTRICAL LINE
	COMMUNICATION LINE
	FENCE
	ASPHALT
	CONCRETE

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Sheet Title:

**EXISTING
CONDITIONS
PLAN**

Designed by: ML Drawn by: TS Checked by: MW / SK

Sheet No.

C0.2

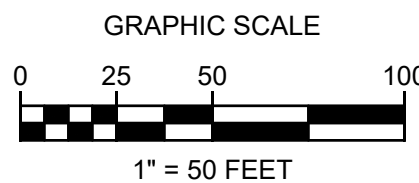
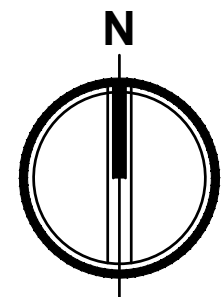
2 of 11 Sheets



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CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON.



PROJECT INFORMATION

ZONE	SFL, SFM
PARCEL NUMBERS	12701320105, 79300000100, 79300000101
SITE AREA	9.68 ACRES
TOTAL NET DEVELOPABLE AREA:	6.37 ACRES (3.105 + 3.265)
PROPOSED # OF LOTS:	45
MAX # OF LOTS ALLOWED:	45 (18.63+26.12= 44.75)

WEST PARCEL (79300000101)	
ZONE:	SFL (4-7 DU/AC)
TOTAL AREA (TA):	4.787 AC (49.5% OF PROJECT SITE)
NET DEVELOPABLE (ND):	3.105 AC
ND = TA (4.787 AC) - ROW (1.235 AC) - TRACT H (0.063 AC) - TRACT F (0.384 AC) = 3.105 AC	
PROPOSED DENSITY:	6 DU/AC
# OF LOTS ALLOWED:	18.63

EAST PARCELS (79300000100, 12701320105)	
ZONE:	SFM (6-9 DU/AC)
TOTAL AREA (TA):	4.889 AC (50.5% OF PROJECT SITE)
NET DEVELOPABLE (ND):	3.265 AC
ND = TA (4.889 AC) - ROW (1.514 AC) - TRACT E (0.048 AC) - TRACT F (0.074 AC) = 3.265	
PROPOSED DENSITY:	8 DU/AC
# OF LOTS ALLOWED:	26.12

TRACT INFORMATION:	
TRACT A (OPEN SPACE & TREE TRACT):	0.14 AC
TRACT B (STORM / OPEN SPACE / ACTIVE/PASSIVE RECREATION / TREE RETENTION):	0.52 AC
TRACT C (ACTIVE RECREATION):	0.38 AC
TRACT D (OPEN SPACE / TREE TRACT):	0.05 AC
TRACT E (PRIVATE SHARED ACCESS):	0.046 AC
SERVES LOTS 33-35	
TRACT F (WETLAND BUFFER):	0.458 AC
TRACT G (OPEN SPACE / TREE TRACT):	0.11 AC
TRACT H (PRIVATE SHARED ACCESS):	0.063 AC
SERVES LOTS 1-3	

ROW AREA:	2.75 AC
-----------	---------

OPEN SPACE REQUIRED:	0.97 AC (10% OF GROSS SITE AREA)
ACTIVE RECREATION:	0.485 AC (50% OF OPEN SPACE)
PASSIVE RECREATION:	0.485 AC (50% OF OPEN SPACE)

SETBACKS

FRONT YARD	10' / 18' TO GARAGE (DRIVEWAY LENGTH)
SIDE YARD	5'
REAR YARD	20'

① CORNER LOT SETBACKS FRONT SETBACKS ON BOTH STREETS, SIDE SETBACK ON OTHER SIDES

LOT STANDARDS

MINIMUM LOT WIDTH PER SFL AND SFM = 50'.
MINIMUM LOT WIDTH PROPOSED PER PUD = 40'.
LOT COVERAGE / LOT MAX IMPERVIOUS = 70%
NO LOTS SHALL HAVE DIRECT LOT ACCESS TO HENDERSON BLVD

BUILDING HEIGHT

THE MAXIMUM HEIGHT FOR ALL BUILDINGS IS 35 FEET.

ACTIVE OPEN SPACE STANDARDS

TRACT C WILL MEET ACTIVE RECREATION REQUIREMENTS PER 18.42.130 F. ONE OF THE FOLLOWING WILL BE PROVIDED:

- CHILDREN'S PLAY EQUIPMENT, SUCH AS SLIDES, SWINGS, AND PLAY STRUCTURES;
- A PAVED HARD COURT FOR ACTIVITIES SUCH AS BASKETBALL, TENNIS, OR PICKLEBALL;
- A FLAT OPEN LAWN AREA WITH A SURFACE SUITABLE FOR UNSTRUCTURED ACTIVE PLAY.

TRACT B WILL PROVIDE APPROXIMATELY 0.10 ACRES OF FLAT OPEN LAWN AREA ABOVE THE STORM SYSTEM SUITABLE FOR UNSTRUCTURED ACTIVE PLAY

TACOMA • SEATTLE • SPOKANE • TRI-CITIES

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253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

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CONTACT:
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Project No.

2210648.10

Issue Set & Date:

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03/24/2022



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PLAT MAP

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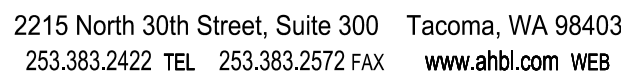
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3 of 11 Sheets

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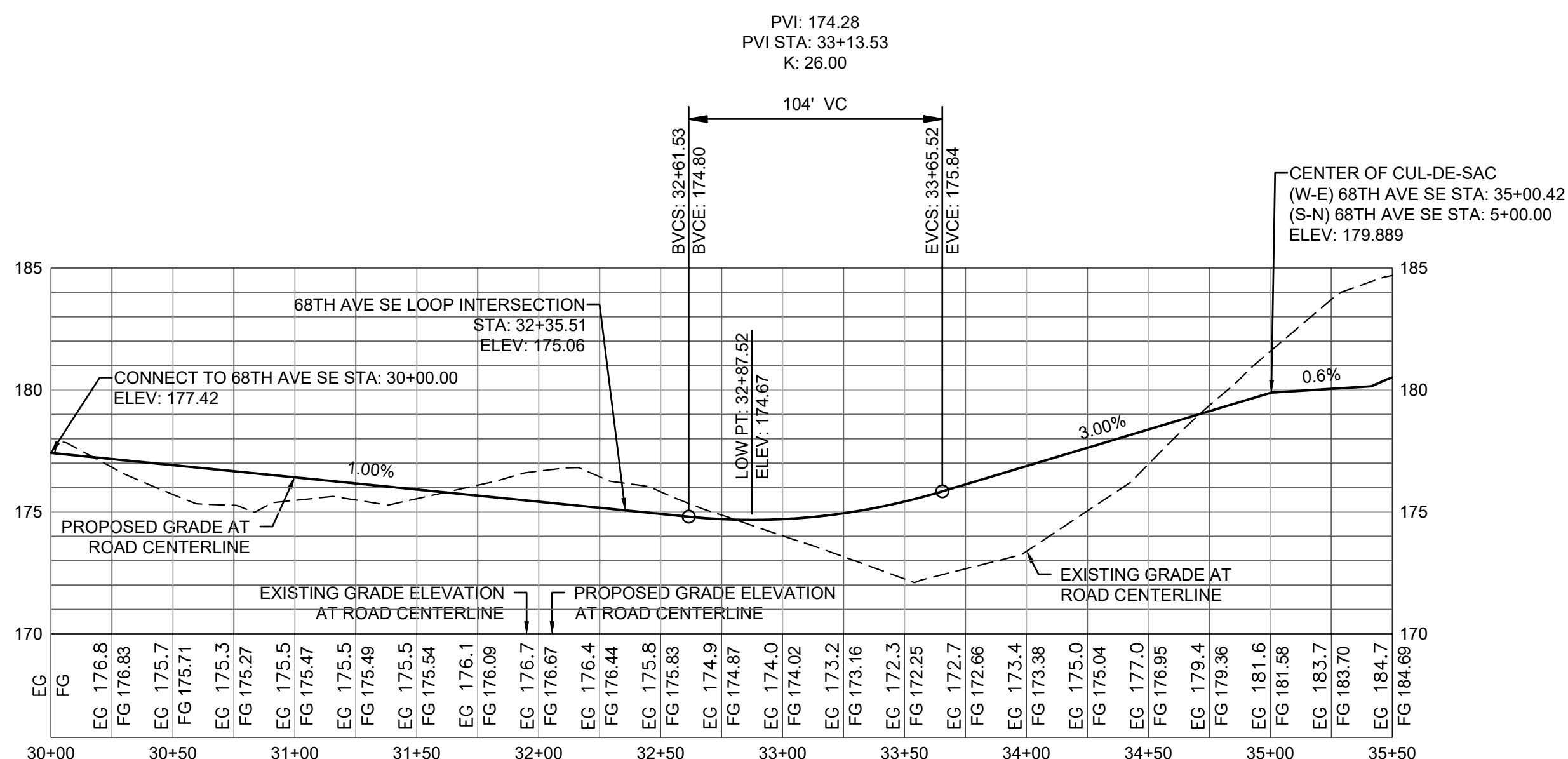
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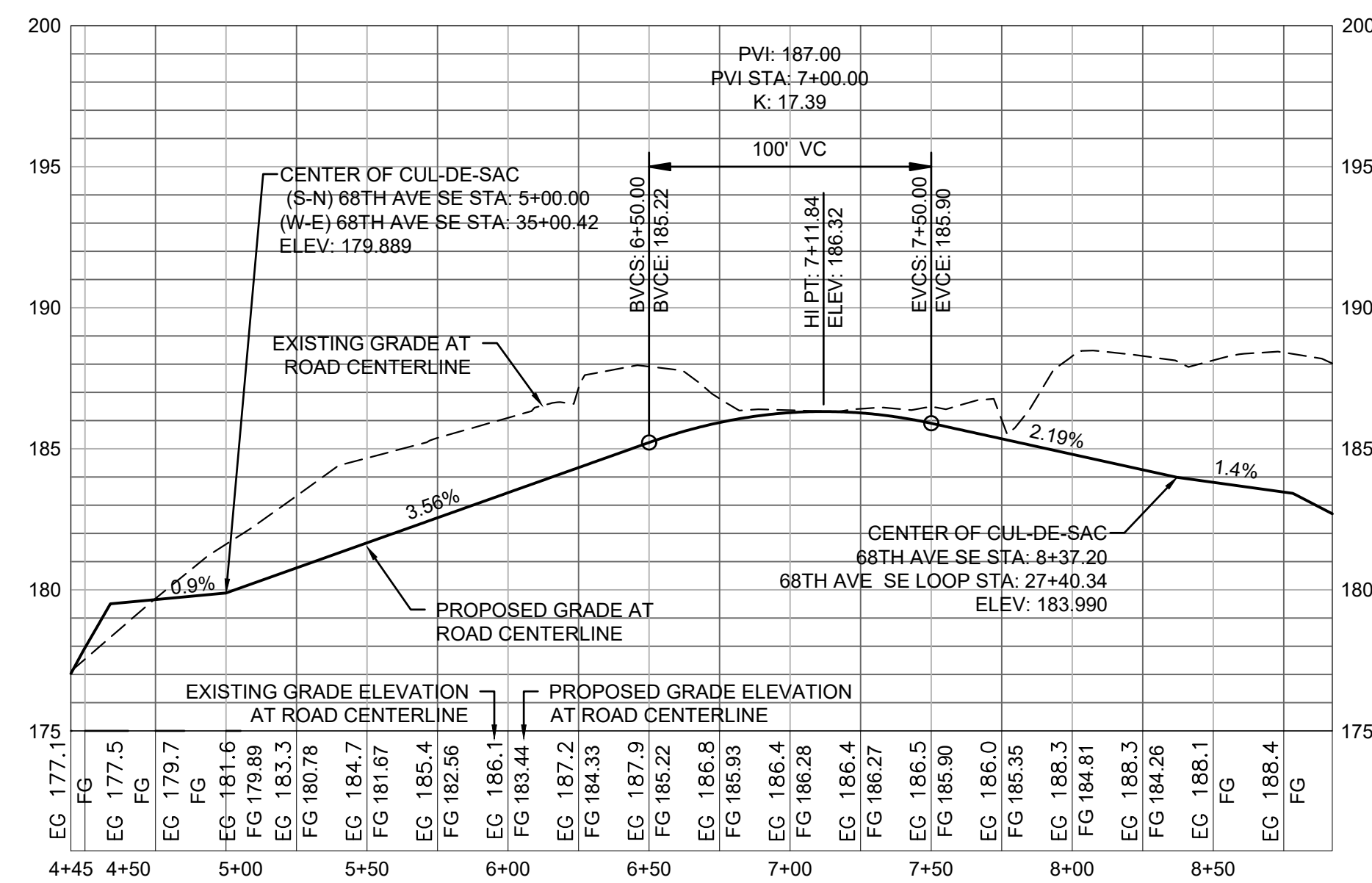
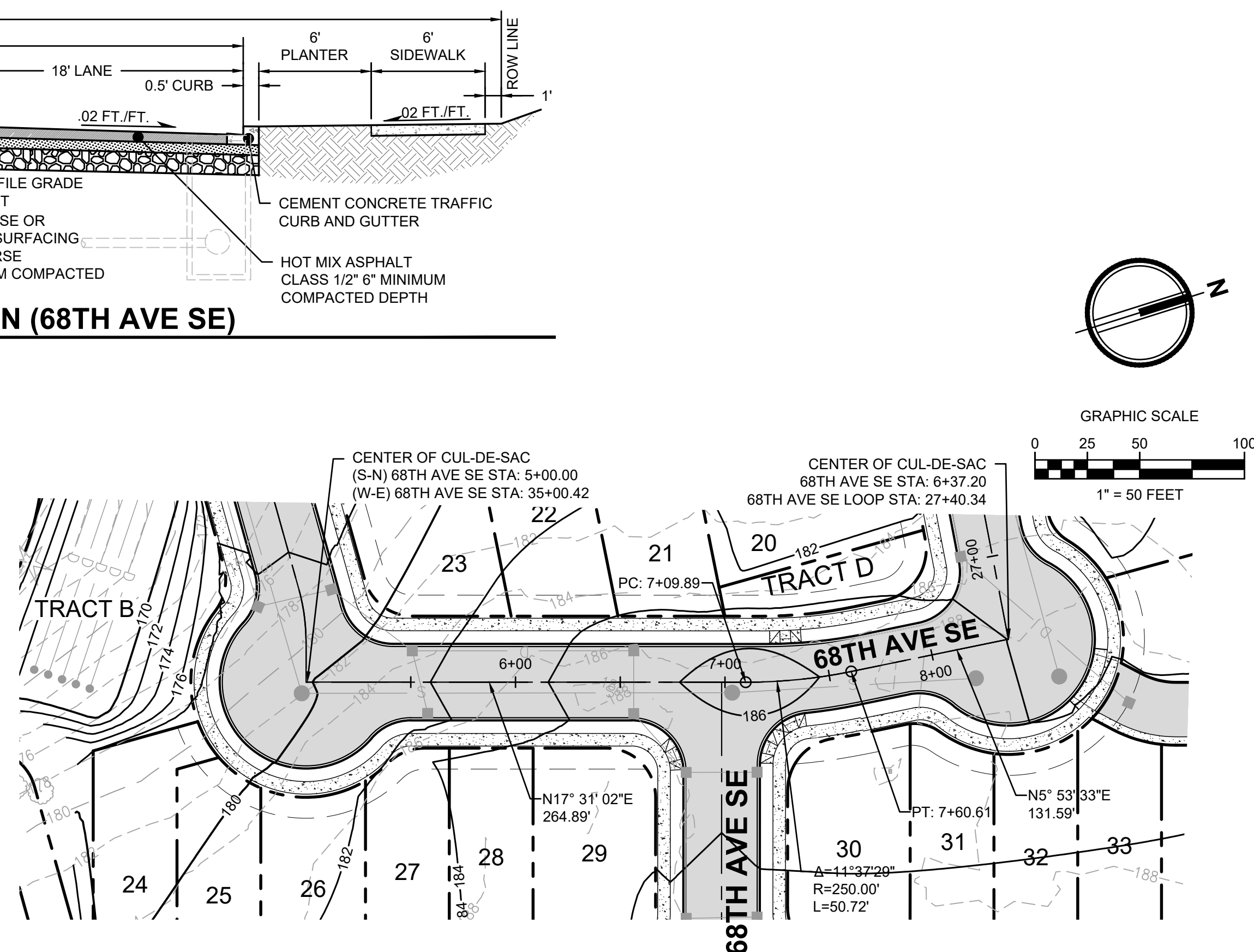
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68TH AVE SE
SCALE: H:1"=50' V:1"=5'



68TH AVE SE
SCALE: H:1"=50', V:1"=5'

4

3

2

1

Revisions:

68TH AVE SE PLAN AND PROFILE

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C2.1

4 of 11 Sheets

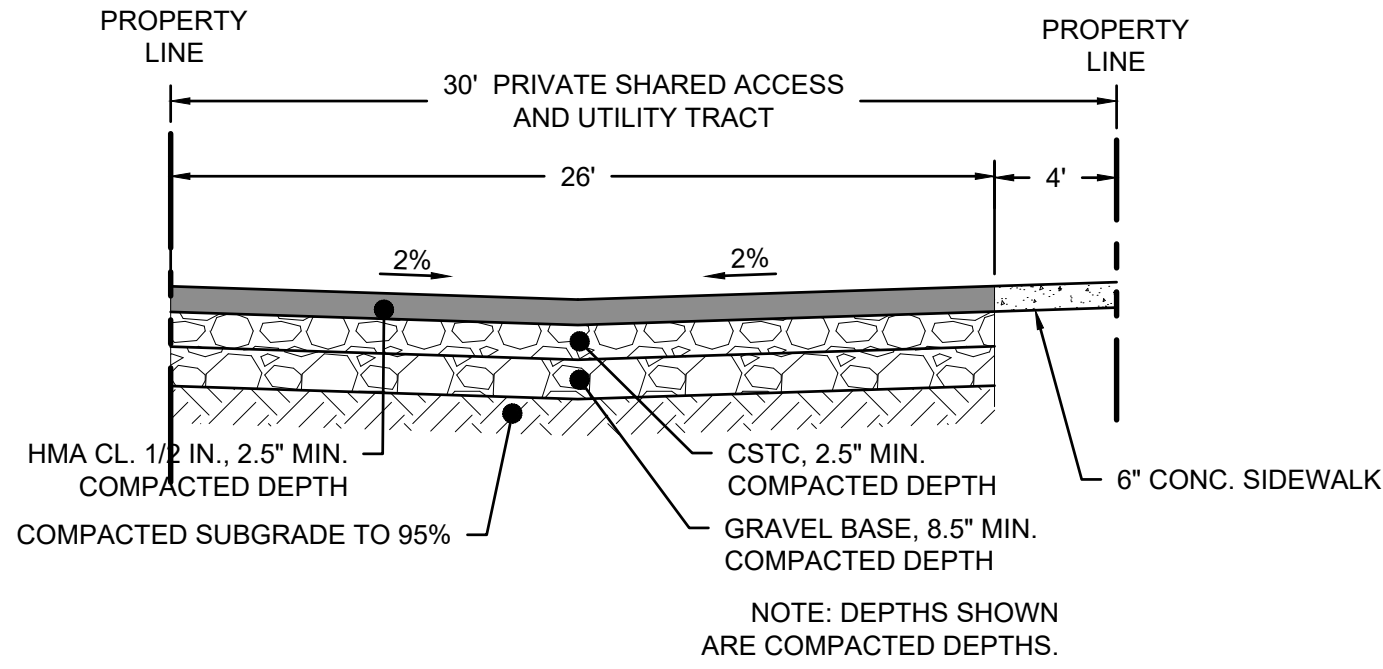
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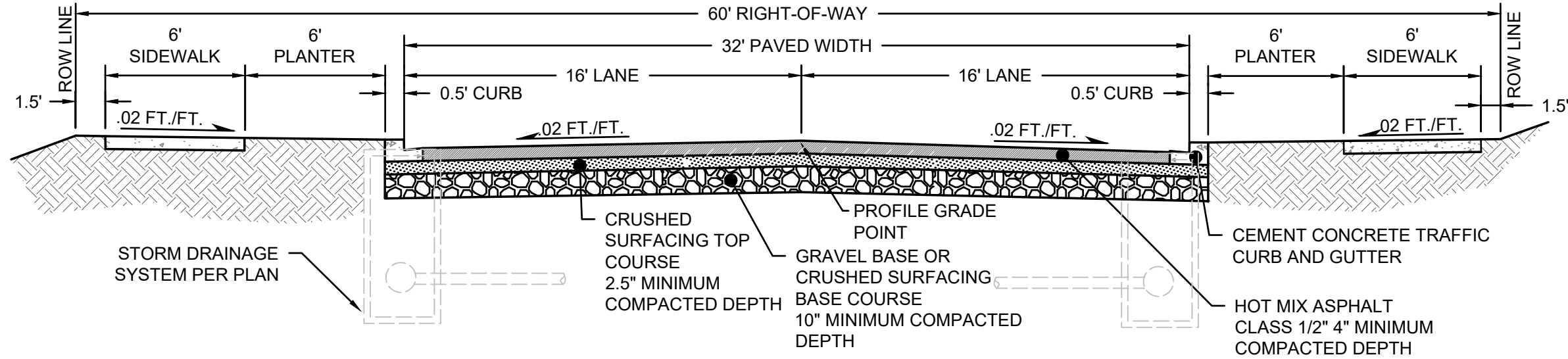
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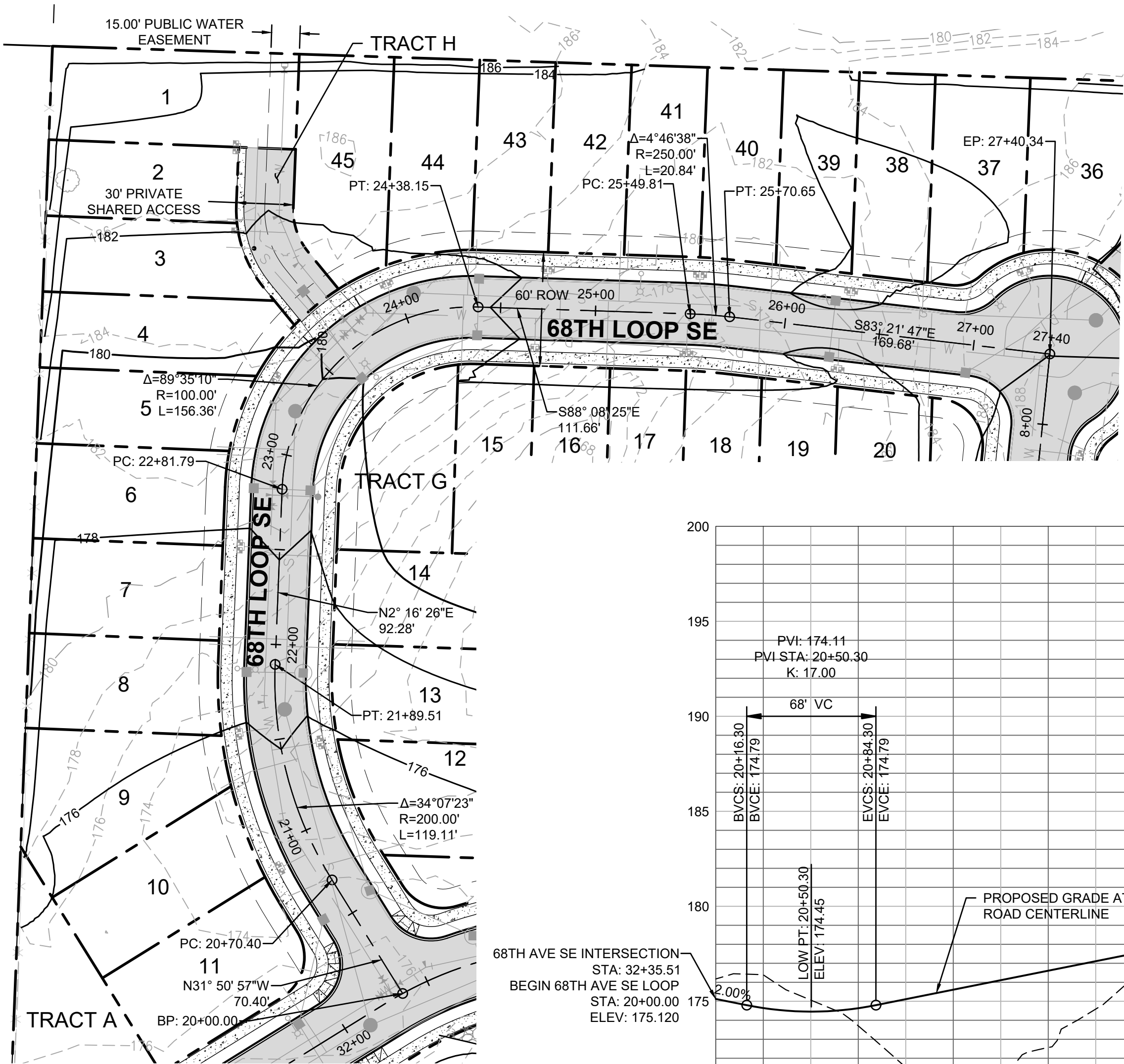
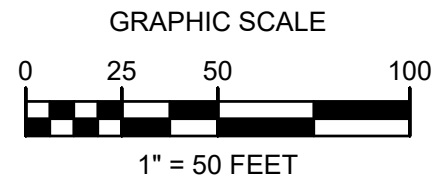
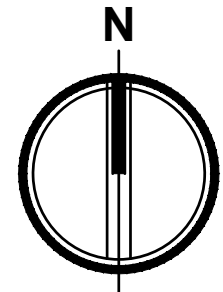
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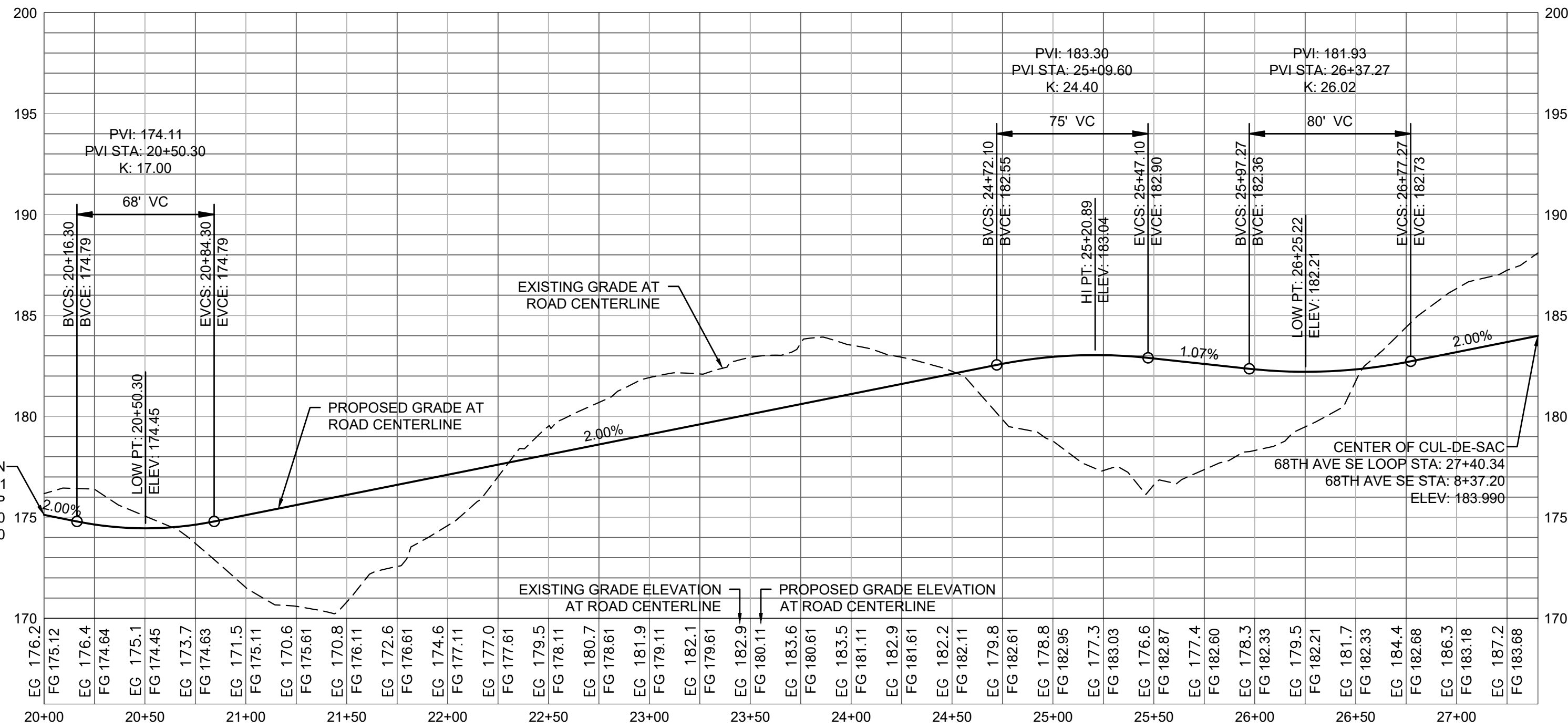
SHARED ACCESS TRACT E AND H



TYPICAL LOCAL RESIDENTIAL ROADWAY SECTION (68TH LOOP SE)

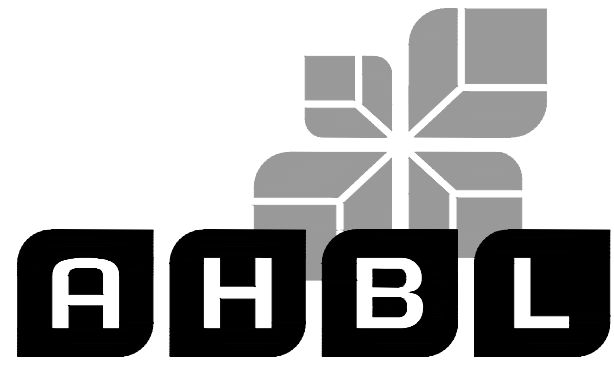


68TH AVE SE INTERSECTION
STA: 32+35.51
BEGIN 68TH AVE SE LOOP
STA: 20+00.00
ELEV: 175.120



68TH LOOP SE

SCALE: H:1"=50', V:1"=5'



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**68TH LOOP SE
PLAN AND
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Sheet No.

C2.2

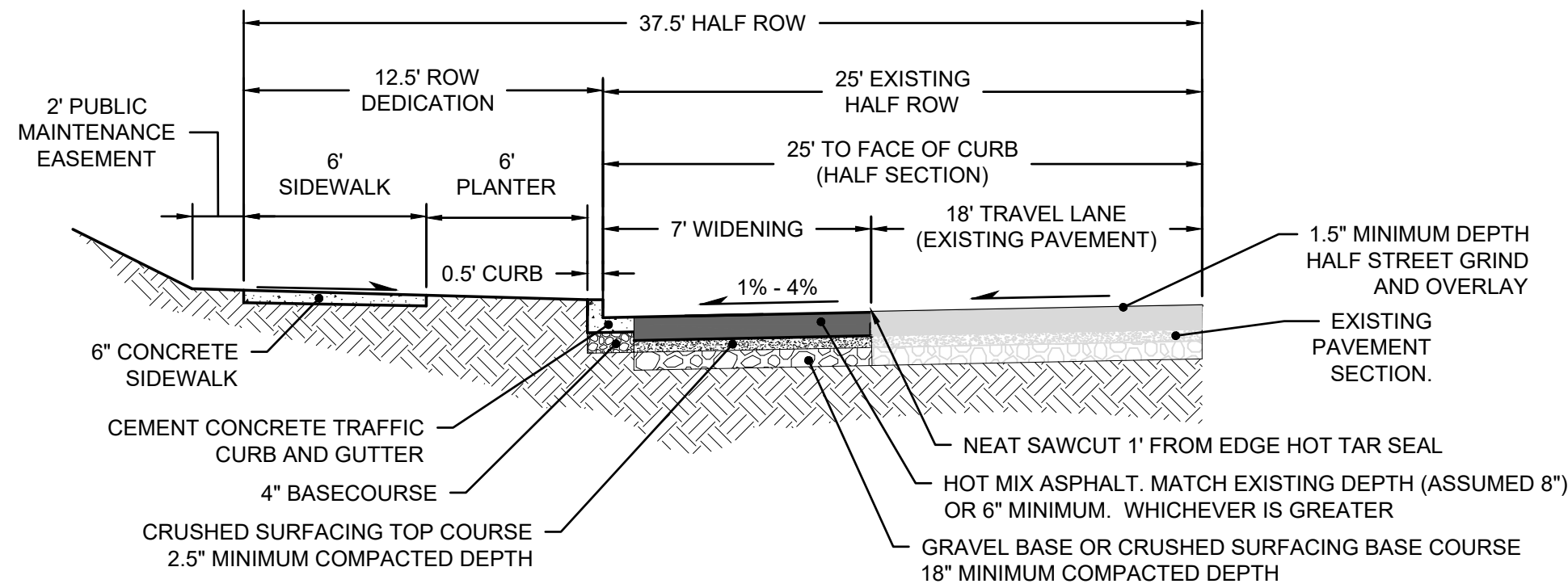
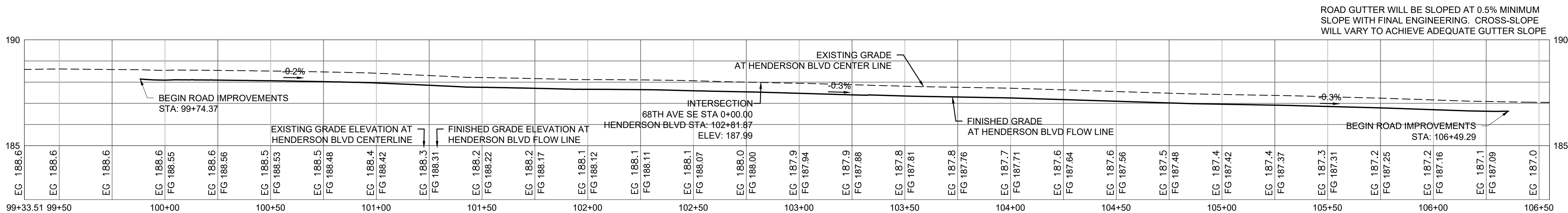
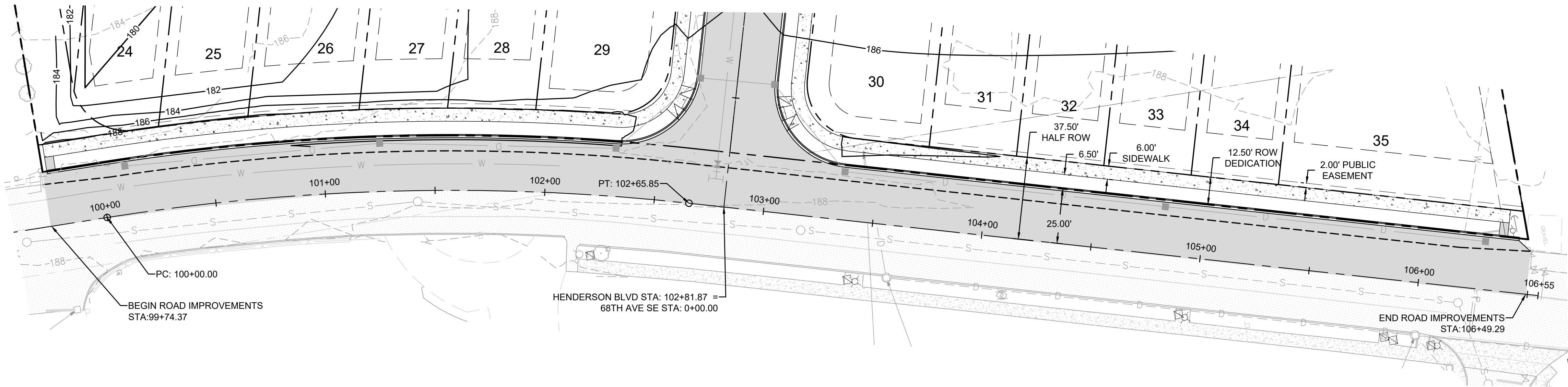
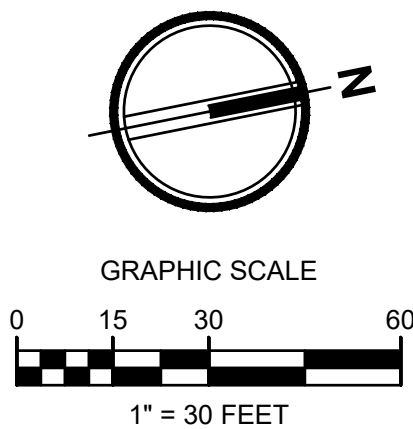
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2.0' PUBLIC MAINTENANCE EASEMENT FOR ACCESS, SIDEWALK CONSTRUCTION, AND GRADING

HENDERSON BLVD (ARTERIAL STREET) WIDENING SECTION

NOT TO SCALE



THREE LAKES PRELIMINARY PLAT AND PUD

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Sheet No.

C2.3

6 of 11 Sheets

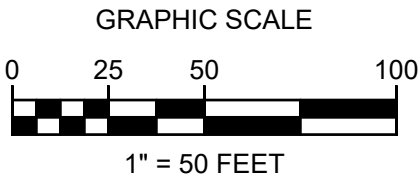
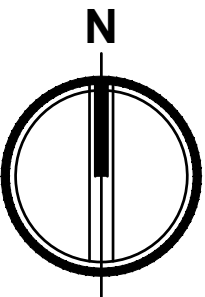
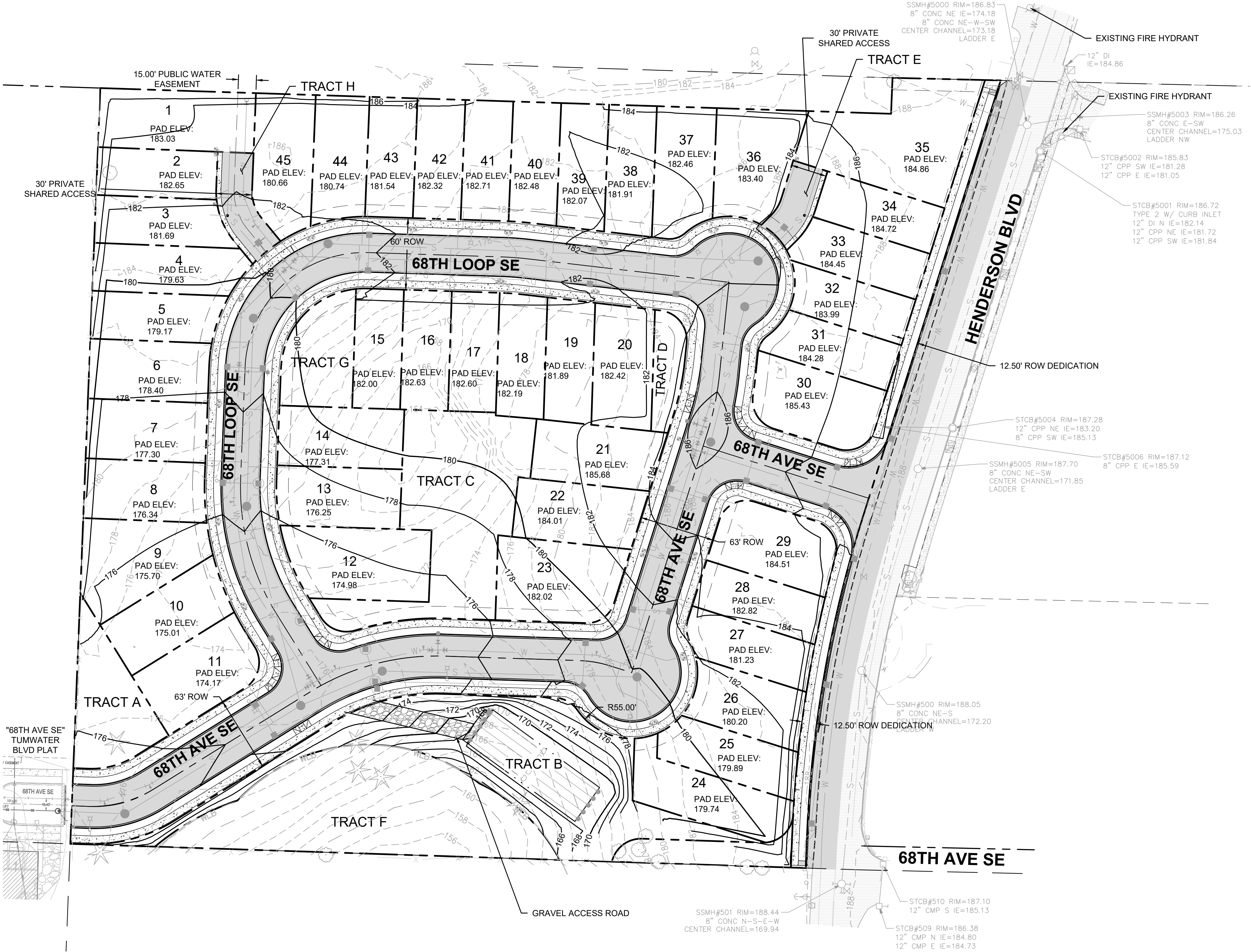
APPLICATION #



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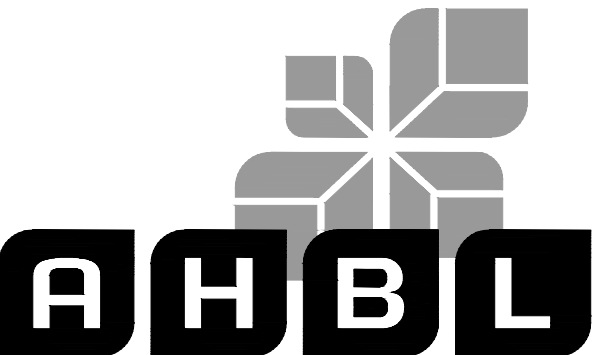
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CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON.



EARTHWORK QUANTITIES

CUT = 19,000 CU. YDS
FILL = 23,000 CU. YDS
NET = 4,000 CU. YDS EXPORT

NOTE:
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Project Title:

THREE LAKES PRELIMINARY PLAT AND PUD

Client:

COPPER RIDGE, LLC

P.O. BOX 73790
PUYALLUP, WA 98373

CONTACT:
EVAN MANN (253) 820-7835

Project No.

2210648.10

Issue Set & Date:

PRELIMINARY PLAT & PUD

03/24/2022



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Revisions:

Sheet Title:

CONCEPT GRADING PLAN

Designed by: ML
Drawn by: TS
Checked by: MW / SK

Sheet No.

C3.1

7 of 11 Sheets

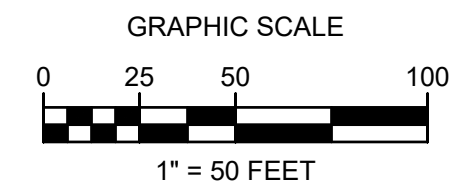
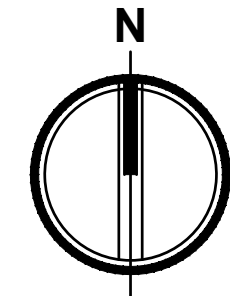
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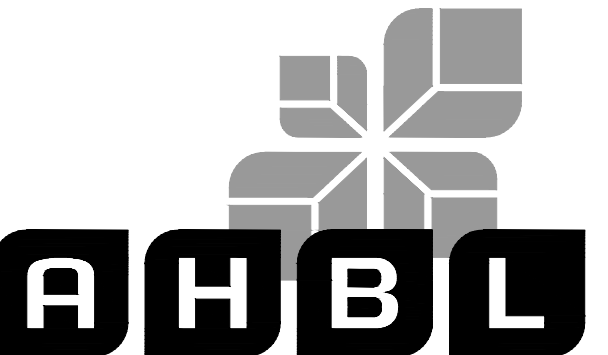
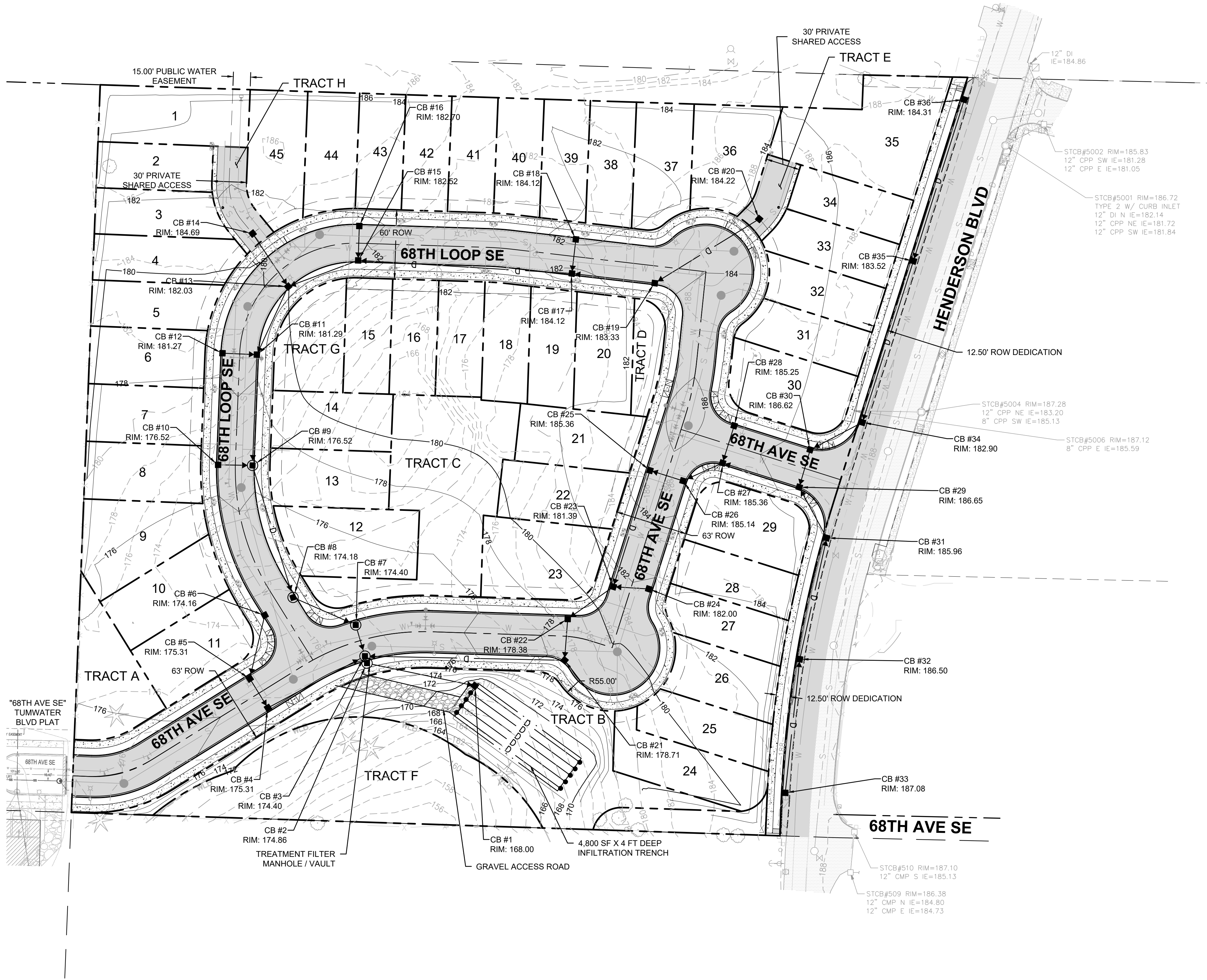
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Revisions:

Sheet Title:
**CONCEPT STORM
PLAN**

Designed by: ML Drawn by: TS Checked by: MW / SK

Sheet No.

C4.1

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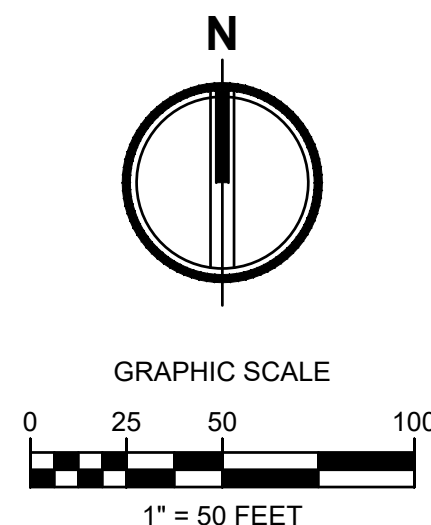
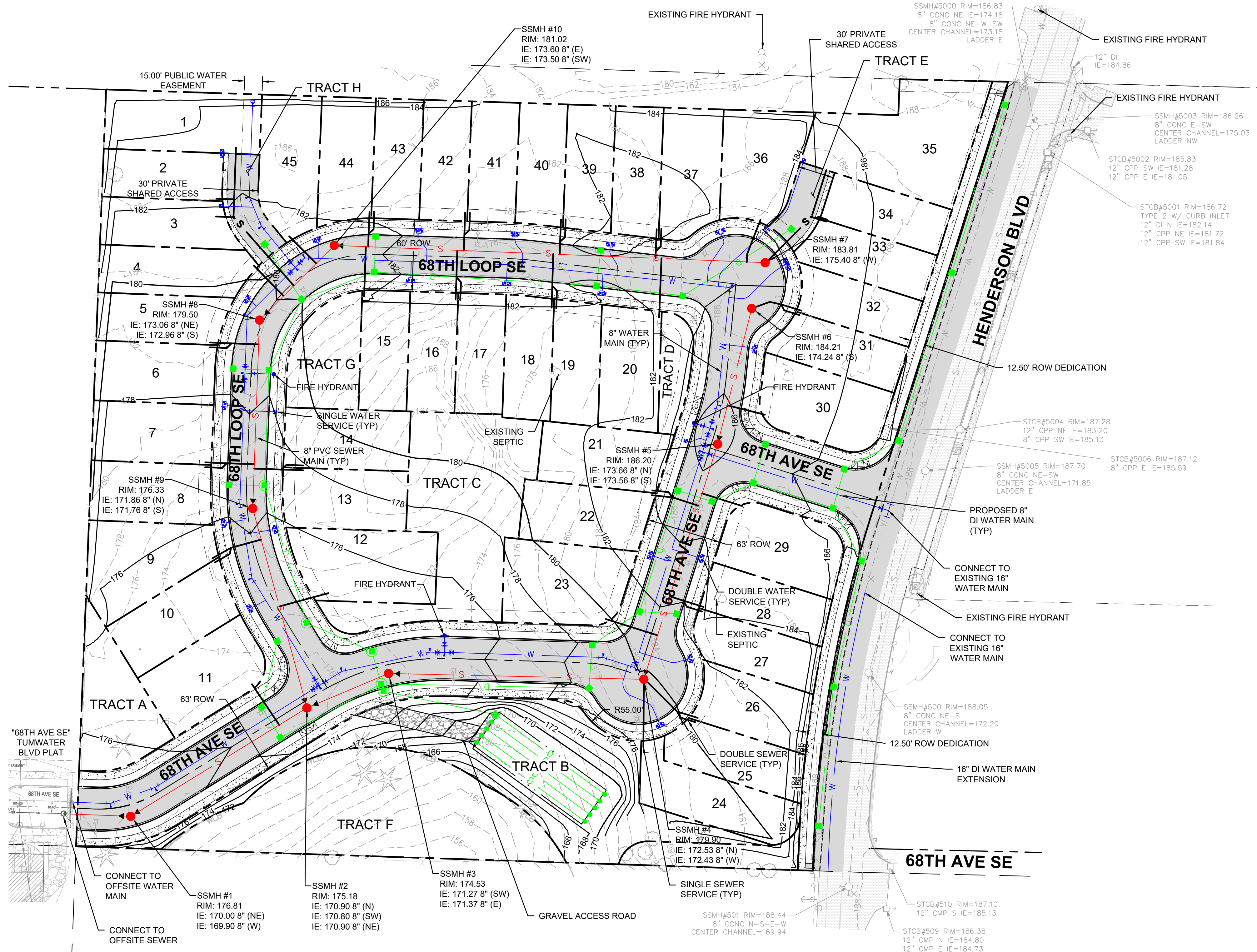
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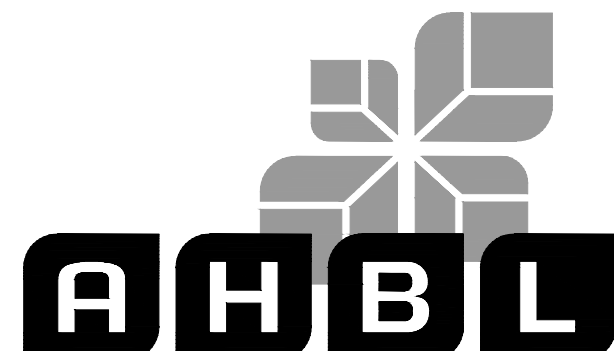
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CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON.



EXISTING SEPTIC AND WELLS NOTE

1. THE EXISTING SEPTIC SYSTEM IS TO BE DECOMMISSIONED PER THURSTON COUNTY DEPARTMENT OF HEALTH REQUIREMENTS.
2. IF THERE ARE ANY ACTIVE WELLS ONSITE THEY SHALL BE DECOMMISSIONED PER PIERCE COUNTY DEPARTMENT OF HEALTH STANDARDS.



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**CONCEPT
UTILITY PLAN**

Designed by: ML
Drawn by: TS
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Sheet No.

C5.1

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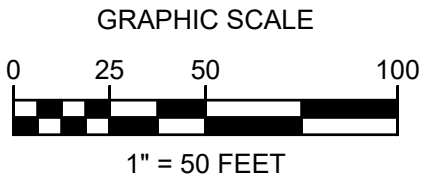
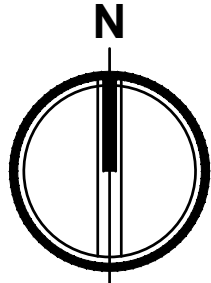
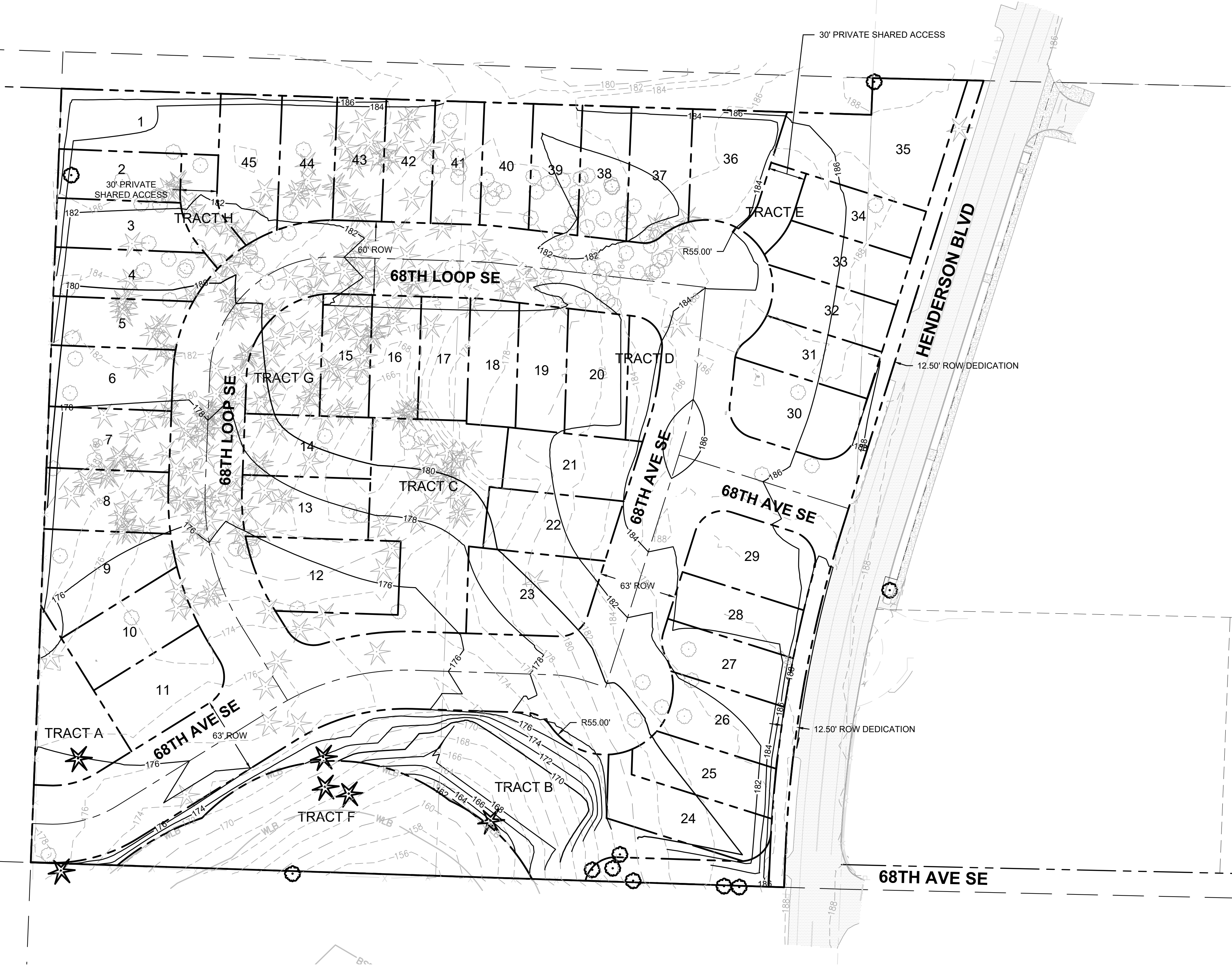
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LEGEND

- TREES TO BE REMOVED (358)
(6" & LARGER)
- TREES TO BE RETAINED (10)
(6" & LARGER)

TREE RETENTION STATISTICS

TOTAL PROJECT AREA:	9.73 AC
TOTAL # OF TREES:	368
REQUIRED RETENTION (12 TREES / ACRE)	80 TREES
REQUIRED RETENTION (20%)	74 TREES
TREE RETENTION PROVIDED: (TREE 240 = 2 TREES)	10 TREES
SHORTFALL OF REQUIRED RETENTION: (80 - 10)	70 TREES
TREE REPLACEMENT (3 x 70)	210 TREES
TREE RETENTION WILL BE ACHIEVED THROUGH PLANTING STREET TREES, TREES ON THE LOTS, AND OPEN SPACE AREAS	

NOTE

FINAL LANDSCAPE, TREE RETENTION AND VEGETATION PLAN TO BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT AND SUBMITTED TO THE CITY OF YELM FOR APPROVAL PRIOR TO THE ISSUANCE OF SITE DEVELOPMENT PERMIT

STREETSCAPE

1. PURPOSE: STREETSCAPE LANDSCAPING IS INTENDED TO PROVIDE VISUAL RELIEF WHERE CLEAR SIGHT IS DESIRED. THIS LANDSCAPING IS UTILIZED ALONG PEDESTRIAN CORRIDORS AND WALKS FOR SEPARATION OF PEDSTRIANS FROM STREET AND PARKING AREAS WHILE PROVIDING AN ATTRACTIVE SETTLING AND OVERSTORY CANOPY.
2. WHEN REQUIRED: STREETSCAPE LANDSCAPING IS REQUIRED AS PART OF STREET FRONTAGE IMPROVEMENTS.
3. DESCRIPTION:

a. THIS TYPE OF LANDSCAPING CONSISTS OF STREET TREES FOR A LARGE OVERSTORY CANOPY ALONG STREETS AND PEDESTRIAN CORRIDORS AND APPROVED VEGETATION FOR GROUNDCOVER.

b. STREET TREES SHALL BE CHOSEN FROM A STREET TREE LIST AS ADOPTED BY THE YELM TREE ADVISORY BOARD. DECORATIVE PROTECTION MAY BE PLACED AROUND THE TREES.

c. GROUNDCOVER SHALL BE A MINIMUM FOUR-INCH POTS SPACED 18 TO 20 INCHES ON CENTER OR ONE-GALLON POTS AT 20 INCHES ON CENTER. LOW GROWTH SHRUBS SHALL BE ONE-GALLON POTS AT THREE FEET ON CENTER. SHRUBS SHALL BE 18 TO 24 INCHES IN HEIGHT AT FIVE FEET ON CENTER OR THREE-GALLON POT AT FIVE FEET ON CENTER.

d. EARTHEN BERMS WITH GRASS OR OTHER VEGETATIVE GROUNDCOVER AND OTHER DESIGN FEATURES MAY BE WORKED INTO LANDSCAPING PROVIDED THE RESULTANT EFFECT OF PROVIDING A PEDESTRIAN-FRIENDLY ENVIRONMENT AND VISUAL RELIEF WHERE CLEAR SITE IS REQUIRED CAN BE ACHIEVED.

e. THE MINIMUM WIDTH FOR STREETSCAPE LANDSCAPING SHALL BE SIX FEET TO PROVIDE ROOTING AREA FOR LARGE STREET TREES AND TO PROVIDE ADEQUATE STREETSCAPE. A FOUR-FOOT WIDTH MAY BE USED THROUGH PARKING AREA PEDESTRIAN WALKS WHERE ACCENT TREES ARE USED AND LESS WIDTH IS REQUIRED.

f. PLANTING THEME SHALL BE A RATIO OF THREE STREET TREES TO ONE ACCENT TREE.

g. TREES SHALL BE SPACED 35 FEET ON CENTER STARTING 15 FEET FROM THE PROPERTY LINE. TREE SPACING MAY BE ADJUSTED TO ALLOW UNOBSTRUCTED SIGHT DISTANCE ON EITHER SIDE OF A DRIVEWAY AND AT STREET INTERSECTIONS. TREE SPACING MAY ALSO BE ADJUSTED WHEN IN CONFLICT WITH LUMINAIRE POLES.

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Sheet Title:
**CONCEPT
LANDSCAPING,
TREE RETENTION &
VEGETATION PLAN**

Designed by: ML Drawn by: TS Checked by: MW / SK

Sheet No.

C6.1

10 of 11 Sheets

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