YELM PLAT – CIVIL PLANS

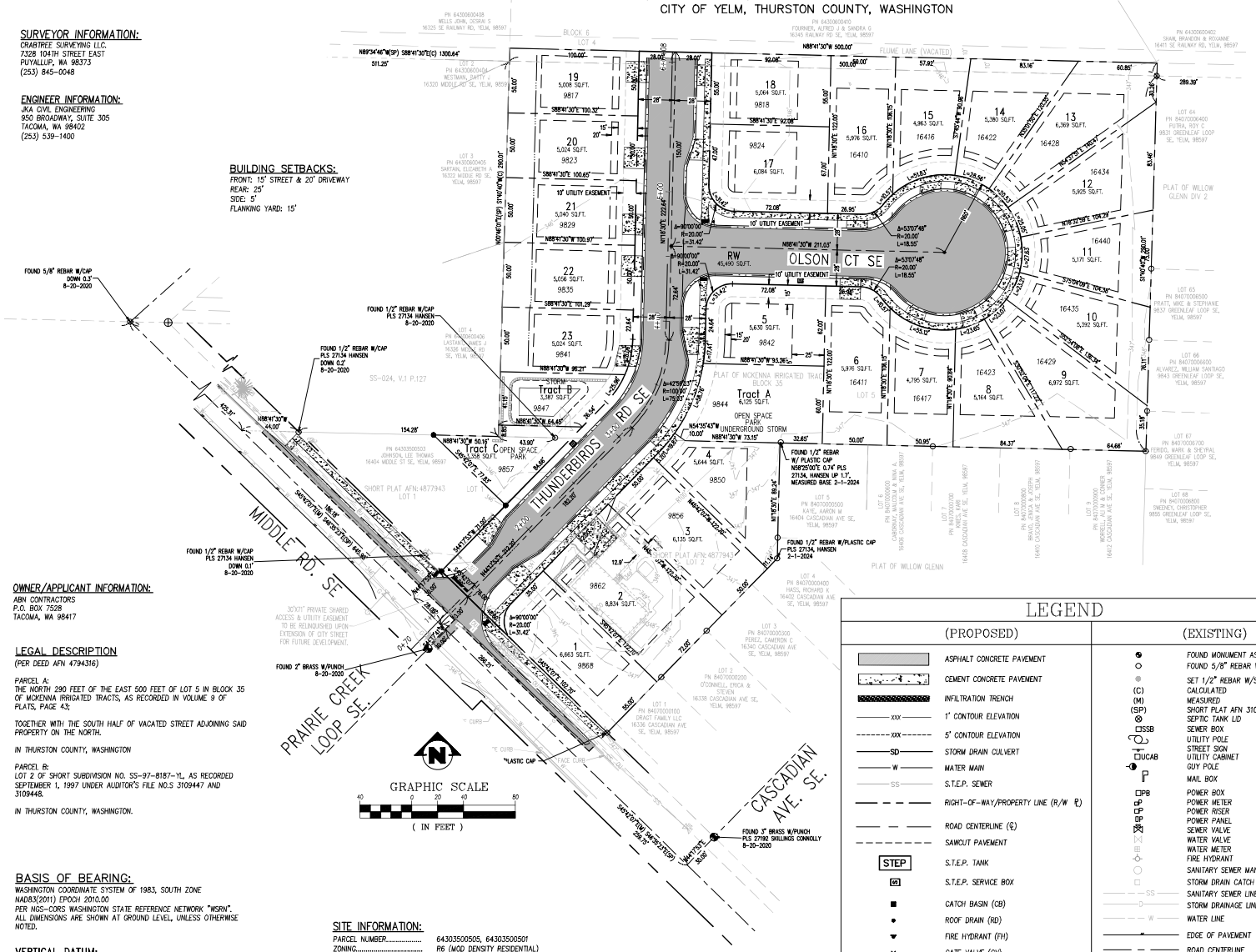
A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SECTION 19, TOWNSHIP 17 NORTH, RANGE 02 E, W.M.,
CITY OF YELM, THURSTON COUNTY, WASHINGTON

Approved for Construction
Reza R. Roukerd
Civil Review Engineer
Reza R Roukerd
08/26/2025 Expires 08/26/2026

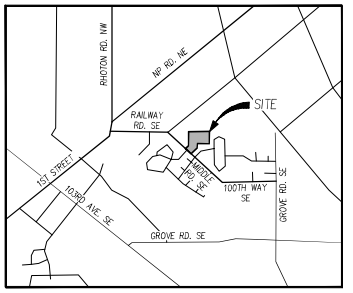
SURVEYOR INFORMATION:
CRABTREE SURVEYING LLC.
7328 104TH STREET EAST
PUYALLUP, WA 98373
(253) 845-0048

ENGINEER INFORMATION:
JKA CIVIL ENGINEERING
950 BROADWAY, SUITE 305
TACOMA, WA 98402
(253) 539-1400

BUILDING SETBACKS:
FRONT: 15' STREET & 20' DRIVEWAY
REAR: 25'
SIDE: 5'
FLANKING YARD: 15'



VICINITY MAP
1" = 1/4 MILE



OWNER/APPLICANT INFORMATION:
ABN CONTRACTORS
P.O. BOX 7528
TACOMA, WA 98417

LEGAL DESCRIPTION
(PER DEED AFN 4794316)

PARCEL A:
THE NORTH 290 FEET OF THE EAST 500 FEET OF LOT 5 IN BLOCK 35 OF MCKENNA IRRIGATED TRACTS, AS RECORDED IN VOLUME 9 OF PLATS, PAGE 43;

TOGETHER WITH THE SOUTH HALF OF VACATED STREET ADJOINING SAID PROPERTY ON THE NORTH.

IN THURSTON COUNTY, WASHINGTON

PARCEL B:
LOT 2 OF SHORT SUBDIVISION NO. SS-97-8187-YL, AS RECORDED SEPTEMBER 1, 1997 UNDER AUDITOR'S FILE NO.S 3109447 AND 3109448.

IN THURSTON COUNTY, WASHINGTON.

BASIS OF BEARING:
WASHINGTON COORDINATE SYSTEM OF 1983, SOUTH ZONE
NAD83(2011) EPOCH 2010.00
PER NGS-CORS WASHINGTON STATE REFERENCE NETWORK "WSRN".
ALL DIMENSIONS ARE SHOWN AT GROUND LEVEL, UNLESS OTHERMISE NOTED.

VERTICAL DATUM:
NAVD88(12B)
PER NGS-CORS WASHINGTON STATE REFERENCE NETWORK "WSRN" AND APPLIED GEOID 12B

CONTOUR INTERVAL = 1'

"CALL UNDERGROUND LOCATE AT 1-800-424-5555 BEFORE YOU DIG"

SITE INFORMATION:

PARCEL NUMBER	64303500505, 64303500501
ZONING	R6 (MOD DENSITY RESIDENTIAL)
SCHOOL DISTRICT	YELM
FIRE DISTRICT	S.E. THURSTON FIRE AUTHORITY
TOTAL LOTS	23 LOTS
SMALLEST LOT SIZE	5,013 SQ.FT.
AVERAGE LOT SIZE	6,000 SQ.FT.
TOTAL SITE AREA	189,652 SQ. FT. OR 4.3538 ACRES
DENSITY	5.28 DU/ACRE
ACCESS	56' WIDE PUBLIC ROAD
CUL-DE-SAC	60' RADIUS

UTILITY CONTACT LIST:
SEWER – CITY OF YELM
WATER – CITY OF YELM
POWER – PUGET SOUND ENERGY
GAS – PUGET SOUND ENERGY
CABLE – XFINITY
STORM – HOME OWNER'S ASSOCIATION

LEGEND

(PROPOSED)	(EXISTING)
ASPHALT CONCRETE PAVEMENT	FOUND MONUMENT AS NOTED
CEMENT CONCRETE PAVEMENT	FOUND 5/8" REBAR W/ CAP
INFILTRATION TRENCH	SET 1/2" REBAR W/STEEL CAP
XXX 1' CONTOUR ELEVATION	(C) CALCULATED
XXX 5' CONTOUR ELEVATION	(M) MEASURED
SD STORM DRAIN CULVERT	(SP) SHORT PLAT AFN 3109448
W MATER MAIN	SEPTIC TANK LID
SS S.T.E.P. SEWER	SSB SEWER BOX
RIGHT-OF-WAY/PROPERTY LINE (R/W ℄)	UTILITY POLE
ROAD CENTERLINE (℄)	STREET SIGN
SAWCUT PAVEMENT	UCAB UTILITY CABINET
STEP S.T.E.P. TANK	GUY POLE
S.T.E.P. SERVICE BOX	MAIL BOX
CATCH BASIN (CB)	PB POWER BOX
ROOF DRAIN (RD)	POWER METER
FIRE HYDRANT (FH)	POWER RISER
GATE VALVE (GV)	POWER PANEL
WATER METER (WM)	SEWER VALVE
THRUST BLOCKING (TB)	WATER VALVE
WATER TEE (WT)	WATER METER
	FIRE HYDRANT
	SANITARY SEWER MANHOLE (SSMH)
	STORM DRAIN CATCH BASIN
	SS SANITARY SEWER LINE
	W WATER LINE
	EDGE OF PAVEMENT
	ROAD CENTERLINE
	RIGHT-OF-WAY/PROPERTY LINE (R/W ℄)
	WIRE FENCE
	WOOD BOARD FENCE
	FENCE – GATE

CIVIL SHEET INDEX

NO.	NO.	NAME
1	C1.0	COVER SHEET
2	C2.0	COMPOSITE UTILITY PLAN
3	C3.0	EXISTING CONDITIONS
4	C4.0	T.E.S.C. PLAN
5	C4.1	T.E.S.C. DETAILS
6	C5.0	GRADING & DRAINAGE PLAN (SOUTH)
7	C5.1	GRADING & DRAINAGE PLAN (NORTH)
8	C6.0	ACCESS ROAD PLAN & PROFILE (DRAINAGE)
9	C6.1	ACCESS ROAD PLAN & PROFILE (DRAINAGE)
10	C6.2	CUL-DE-SAC PLAN & PROFILE (DRAINAGE)
11	C6.3	MIDDLE RD SE PLAN & PROFILE
12	C6.4	DRAINAGE DETAILS
13	C6.5	DRAINAGE DETAILS
14	C6.6	DRAINAGE DETAILS
15	C6.7	DRAINAGE DETAILS
16	C6.8	DRAINAGE DETAILS
17	C6.9	ROAD & DRAINAGE NOTES & DETAILS
18	C7.0	ACCESS ROAD PLAN & PROFILE (S.T.E.P.)
19	C7.1	ACCESS ROAD PLAN & PROFILE (S.T.E.P.)
20	C7.2	CUL-DE-SAC PLAN & PROFILE (S.T.E.P.)
21	C7.3	SANITARY SEWER DETAILS
22	C7.4	SANITARY SEWER DETAILS
23	C7.5	SANITARY SEWER DETAILS
24	C7.6	SANITARY SEWER DETAILS
25	C8.0	ACCESS ROAD PLAN & PROFILE (WATER)
26	C8.1	ACCESS ROAD PLAN & PROFILE (WATER)
27	C8.2	CUL-DE-SAC PLAN & PROFILE (WATER)
28	C8.3	WATER DETAILS
29	C9.0	INTERSECTION DETAILS
30	C9.1	INTERSECTION DETAILS
31	C10.0	LIGHTING PLAN
32	C10.1	ILLUMINATION NOTES & DETAILS

DRAWING TITLE: COVER SHEET

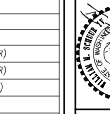
PROJECT: YELM PLAT
16418 MIDDLE ROAD SE
YELM, WA 98597

APPLICANT:
ABN CONTRACTORS
P.O. BOX 7528
TACOMA, WA 98417

REVISIONS

NO.	DATE	CHANGE
1	3/25/25	REVISE PLAN SET PER CITY REVIEW
2	7/1/25	REVISE SHEET C8.2
3	8/4/25	REVISE SHEET C8.2

DESIGNED BY JKA
DRAWN BY HR
CHECKED BY WMS
SCALE AS SHOWN
S 19 T 17 N R 2 E
QTY/CO. YELM/THURSTON



8/4/25

JKA CIVIL ENGINEERING INC
950 Broadway, Suite 305
Tacoma, WA 98402
PH: (253) 539-1400
EM: jkaeti@gmail.com

JKA PROJECT NO.
2402
CAD FILE NAME
2402-C1.0.DWG
SHEET NAME
C1.0
1 OF 32

P:\CIVIL3D_PROJ\LEAD\DWGS\PLOTSHEETS\CIVIL\LEAD-C1.0.DWG