



City of Yelm

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"Pride of the Prairie"

NOTICE OF APPLICATION / SEPA Optional DNS Process

Mailed on: 5/20/2023

Published in the Nisqually Valley News May 23

PROJECT NAME: Michael's Landing

PROJECT LOCATION: 16803 Canal Rd SE Yelm WA 98597

PROJECT PARCEL NUMBERS: 64300600101 & 64300600102

LAND USE CASE NUMBER: 2024.0061

An application submitted by Mike Kempinski, 210 Mosman Ave se, Yelm, Wa 98597 for the above referenced project was received by the City of Yelm on 5/2/2024. The City has determined the application to be complete on May 14, 2024. The application and any related documents are available for public review during normal business hours at the City of Yelm Public Services Building 901 NW Rhoton Road, Yelm WA. For additional information, please contact Assistant Planner Andrew Kollar at (360) 400-5001 or andrewk@yelmwa.gov

PROJECT DESCRIPTION:

The applicant proposes to develop two separate parcels, totaling 3.78 acres, into 14 lots for single family residences and dedicate space for the City to build an additional parking lot for Longmire Park.

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION:

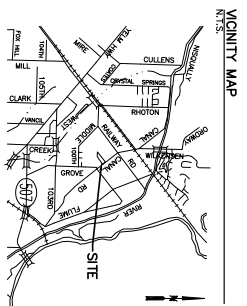
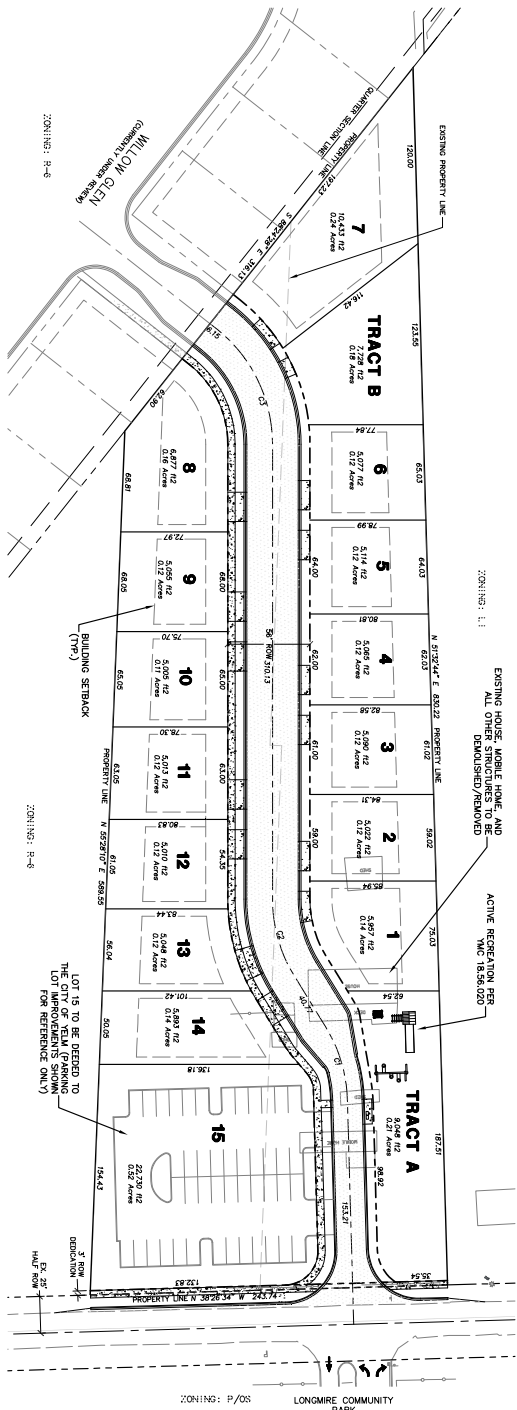
Preliminary Site Plan, Mazama Pocket Gopher Survey, Preliminary Drainage Report, SEPA Checklist, and a Traffic Generation Memo.

SEPA ENVIRONMENTAL REVIEW: The City of Yelm has reviewed the proposed project for probable adverse environmental impacts and expects to issue a Determination of Nonsignificance (DNS), or a Mitigated Determination of Nonsignificance (MDNS). This determination is based a review of the documents referenced above. The City of Yelm will not issue a threshold determination for at least 15 days from the date of this notice. A copy of the subsequent threshold determination for this proposal may be obtained upon request.

The optional DNS process in WAC 197-11-355 is being used. **This may be your only opportunity to comment on the environmental impacts of the proposed project.** Agencies, tribes, and the public are encouraged to review and comment on the proposed project and its probable environmental impacts. **Comments must be submitted by June 7th, 2024,** and should be directed to Andrew Kollar, 901 NW Rhoton Rd, Yelm WA 98597, or via email at andrewk@yelmwa.gov.

PRELIMINARY PLAT OF MICHAELS LANDING

SECTION 20, TOWNSHIP 17 NORTH, RANGE 2 EAST, W.M.
YELM, WASHINGTON



PROJECT INFORMATION

APPLICANT: MICHAEL & KELLY KEMPINSKI
 PO BOX 448
 YELM, WA 98597
 PARCEL NOS: 6430060017 & 6430060012
 SITE ADDRESS: 16033 CANAL RD SE
 YELM, WA 98597

ZONING: R-6
 SITE AREA: 3.84 ACRES (16,115 SF)
 LOT SIZE: 0.187 AC
 DENSITY: 4 UNITS PER ACRE
 AV. LOT SIZE: 0.138 AC (5,960 SF)
 OPEN SPACE AREA: 0.380 AC (16.7% > 5% REQUIRED)
 GRADING: 42,400 CY CUT, 42,100 CY FILL (FOR APPLICATION PURPOSES ONLY)
 SPANWAY GRAVELLY SANDY LOAM (ISS X)

SANITARY SEWER: CITY OF YELM
 WATER: YELM
 FIRE DISTRICT: YELM
 SCHOOL DISTRICT: YELM

BUILDING HEIGHT: 35 MAX.
 FEPA (PWA DESIGNATION): ZONE X (PANEL #530702547)

NOTE: LOT 15 TO BE DEDED TO THE CITY OF YELM (FOR IMPROVEMENTS SHOWN FOR REFERENCE ONLY.)

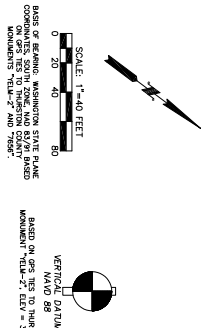
LEGEND

- | | | | |
|--|-------------------------|--|-----------------------|
| | EXISTING WATER LINE | | PROPOSED WATER LINE |
| | FIRE HYDRANT | | GATE VALVE |
| | SINGLE/DUAL WATER METER | | STEP SEWER MAN |
| | CATCH BASIN | | SINGLE/DUAL SEWER BOX |
| | STORM DRAIN LINE | | SPOT ELEVATION |
| | SURFACE FLOW DIRECTION | | STREET LIGHT |

STATIONING	BEARING	LENGTH	CHORD	CHORD BEARING
0+00	N 50°00'00" E	100.0000	51.7238	S 38°51'28" W
0+100	N 50°00'00" E	100.0000	51.7238	S 38°51'28" W
0+200	N 50°00'00" E	100.0000	51.7238	S 38°51'28" W
0+300	N 50°00'00" E	100.0000	51.7238	S 38°51'28" W
0+400	N 50°00'00" E	100.0000	51.7238	S 38°51'28" W
0+500	N 50°00'00" E	100.0000	51.7238	S 38°51'28" W
0+600	N 50°00'00" E	100.0000	51.7238	S 38°51'28" W
0+700	N 50°00'00" E	100.0000	51.7238	S 38°51'28" W
0+800	N 50°00'00" E	100.0000	51.7238	S 38°51'28" W
0+900	N 50°00'00" E	100.0000	51.7238	S 38°51'28" W
1+000	N 50°00'00" E	100.0000	51.7238	S 38°51'28" W

SURVEY NOTE

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION FOR THIS PROJECT WAS OBTAINED FROM CITY RECORDS, THIS SURVEY INFORMATION WAS NOT OBTAINED FROM ANY OTHER SOURCE. THE SURVEYOR ASSUMES NO LIABILITY IN THE ACCURACY OF THIS INFORMATION OR IN THE INCORPORATION OF THIS INFORMATION INTO THESE DRAWINGS AS A RESULT.



SCALE: 1"=40' FEET
 VERTICAL DATUM: NAVD 88
 HORIZONTAL DATUM: NAD 83
 BASED ON GRS 1983 TO TIERCE COUNTY MONUMENT TIA-2; DATUM 50728 NAVD 88

- SHEET INDEX**
- 1 PRELIMINARY PLAT MAP
 - 2 PRELIMINARY EROSION CONTROL, DRAINAGE, AND UTILITY
 - 3 PRELIMINARY DETAILS

<p>JOB NUMBER: 23011 PLAT</p> <p>OLYMPIC ENGINEERING</p> <p>PO Box 12690 Olympia, WA 98508 361.924.9186 www.olyeng.com</p>		<p>DESIGNED BY: CMM</p> <p>DRAWN BY: CMM</p> <p>CHECKED BY:</p> <p>SCALE: 1" = 40'</p> <p>DATE: 4/26/2024</p>	<p>PRELIMINARY PLAT MAP</p>	<p>MICHAELS LANDING</p> <p>CITY OF YELM WASHINGTON</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	NO.	DATE	REVISION																		
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