



City of Yelm

EST. 1924

WASHINGTON

NOTICE OF APPLICATION

Mailed on: 08.16.2023

PROJECT NAME: Leah's Landing
PROJECT LOCATION: 10548 Mill Rd SE
PROJECT PARCEL NUMBERS: 22730230600
LAND USE PERMIT NUMBER: 2023.0427.SP0003
LAND USE PROJECT NUMBER: 2020.0017

An application submitted by Mike Kempinski, 210 Mosman Ave SE, Yelm, Washington 98597 for the above referenced project was received by the City of Yelm on 6/8/2023. The City has determined the application to be complete with additional information require 8/16/2023. The application and any related documents are available for public review during normal business hours at the City of Yelm, 901 Rhoton Rd, Yelm WA. For additional information, please contact the Planning and Building Division at 360-400-5003.

PROJECT DESCRIPTION: The applicant proposes to subdivide the property located at 10548 Mill Rd SE into six lots through a short subdivision. The proposed subdivision will have 6 duplexes (12 dwelling units).

ENVIRONMENTAL and OTHER DOCUMENTS SUBMITTED WITH THE APPLICATION:

Preliminary Plat, Lot Closures, List of neighbors within 300' of the property, Title report, Plat name reservation.

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 Planning and Building Division, 901 Rhoton Rd. NW, Yelm WA 98597, (360) 400-5003, or via email at planning@yelmwa.gov.

THE 15-DAY PUBLIC COMMENT PERIOD ENDS AT 5:00 PM ON SEPTEMBER 1, 2023.

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.

CITY OF YELM SHORT PLAT NO. 2023 YL
 IN THE SW1/4 OF THE NW1/4 OF SEC 30, T. 17 N, R. 2 E, W.M.
 CITY OF YELM, THURSTON COUNTY, WASHINGTON

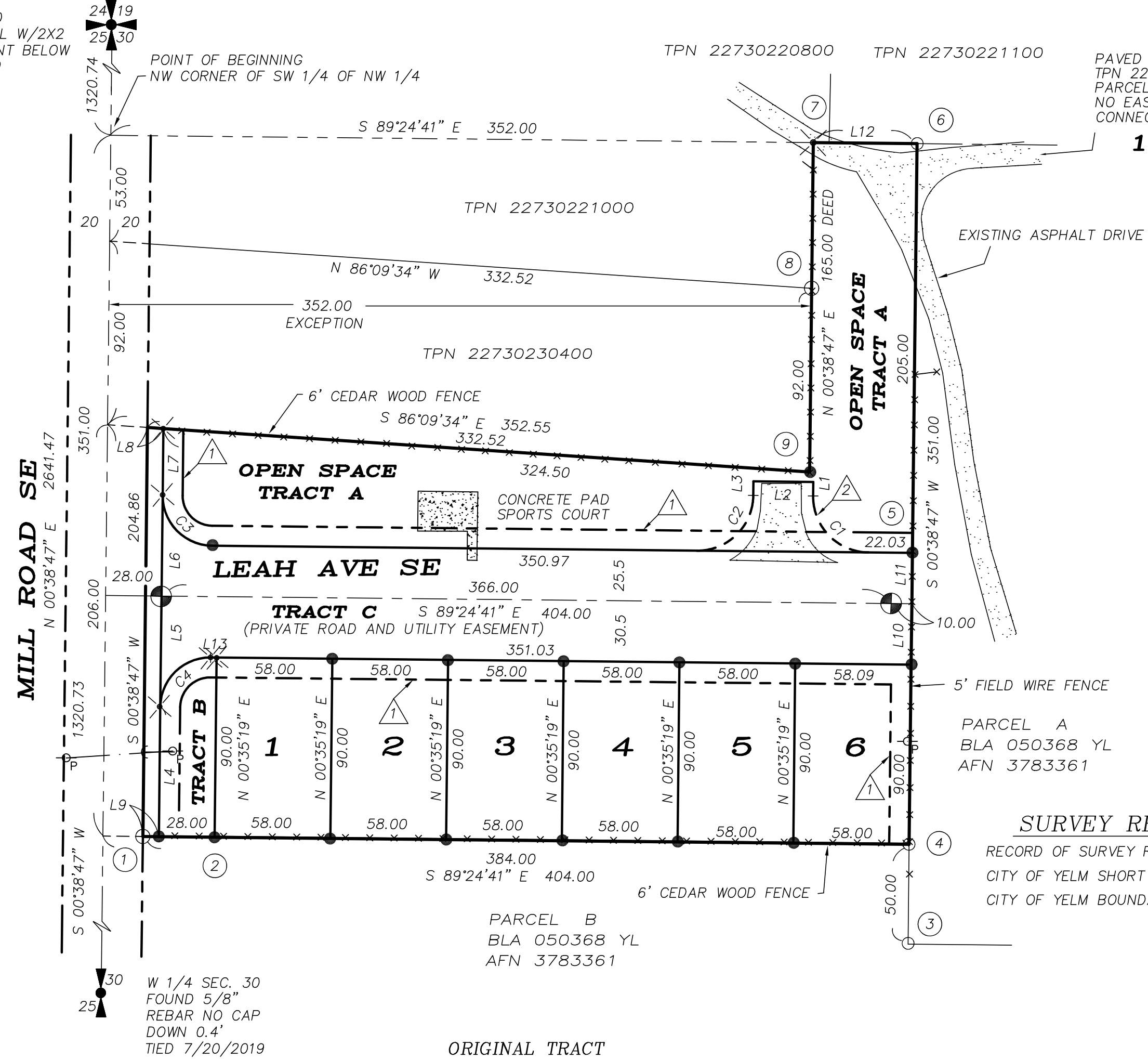
NW COR SEC 30
 FOUND MAG NAIL W/2X2
 STONE MONUMENT BELOW
 TIED 7/20/2019

POINT OF BEGINNING
 NW CORNER OF SW 1/4 OF NW 1/4

TPN 22730220800 TPN 22730221100

PAVED PRIVATE ROAD SHARED WITH
 TPN 22730220800, 22730221100 AND
 PARCEL B OF BLA 050368 YL
 NO EASEMENT OF RECORD FOUND.
 CONNECTS TO 105TH AVE SE

105TH AVE SE



CORNER NOTES

- ① FD 1/2" REBAR AND CAP LS 35972 AT CALC. CORNER, SET PER BLA 050368 YL
- ② SET REBAR 0.9' S OF 6' CEDAR FENCE; 20.5' EAST OF WEST END FENCE
- ③ FD 1/2" REBAR AND CAP LS 35972 AT CALC. CORNER, SET PER BLA 050368 YL
- ④ FD 1/2" REBAR AND CAP LS 35972 0.15 N OF CALC. CORNER, SET PER BLA 050368 YL UP 0.7" SOLID; 0.4' S X 0.2' E OF SE FENCE POST 0.2' W OF 5' FIELD WIRE FENCE
- ⑤ SET REBAR 0.2' W OF 5' FIELD WIRE FENCE
- ⑥ FD 1/2" REBAR AND CAP LS 35972 AT CALC. CORNER, SET PER BLA 050368 YL
- ⑦ FD LARGE MAG NAIL SET IN ASPHALT DRIVE
- ⑧ FD 5/8" REBAR E. TRUE LS24227 0.4' W OF 6' CEDAR FENCE
- ⑨ SET REBAR 0.4' N X 0.2' W OF 6' CEDAR FENCE

CURVE TABLE

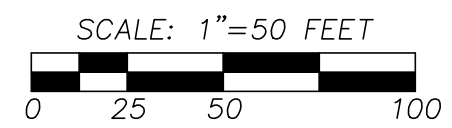
NO.	DELTA	RADIUS	LENGTH
C1	90°00'00"	28.00	43.98
C2	90°00'00"	28.00	43.98
C3	90°03'28"	25.00	39.30
C4	89°56'32"	25.00	39.24

LINE TABLE

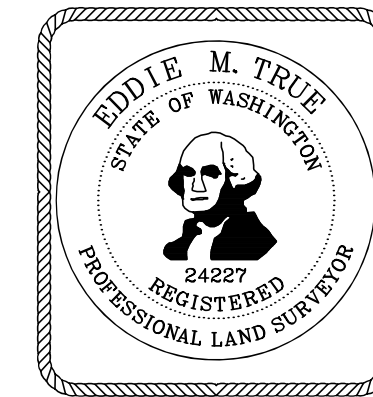
NO.	BEARING	DISTANCE
L1	N 00°35'19" E	7.00
L2	S 89°24'41" E	30.00
L3	N 00°35'19" E	7.00
L4	S 00°38'47" W	65.03
L5	S 00°38'47" W	55.47
L6	S 00°38'47" W	50.53
L7	S 00°38'47" W	33.38
L8	S 86°09'34" E	8.01
L9	S 89°24'41" E	8.00
L10	S 00°38'47" W	30.50
L11	S 00°38'47" W	25.50
L12	S 89°24'41" E	52.00
L13	S 89°24'41" E	2.93

SURVEY REFERENCES

RECORD OF SURVEY RECORDED UNDER AFN 3552873
 CITY OF YELM SHORT PLAT 1805 AFN 8303230024
 CITY OF YELM BOUNDARY LINE ADJUSTMENT AFN 3783361



BASIS OF BEARING:
 MONUMENT CONTROL ON THE WEST
 LINE OF NW1/4 SECTION 30
 AS PER ROS AFN 3552873.



4/15/2023

E. TRUE & ASSOCIATES
 LAND SURVEYING
 P.O. BOX 908
 YELM, WASHINGTON 98597
 (360) 458-2894

SHEET 3 OF 3 SHEETS

1917SH3

LEGEND

- ▲ 10' WIDE UTILITY EASEMENT
- △ EASEMENT FOR ASPHALT DRIVE TURNAROUND LOCATED ON TRACT A; OPEN SPACE
- ⊕ SET 5/8" REBAR AND CAP E.TRUE LS 24227 IN ASPHALT ROAD
- FOUND CORNER AS DESCRIBED
- SET 5/8" REBAR AND RED CAP E. TRUE LS 24227
- ⊕ SET MAG NAIL W/FLASHER IN CONCRETE WALK E. TRUE LS 24227 OR AS DESCRIBED
- ⊖ EXISTING POWERPOLE FOR OVERHEAD POWERLINE

ORIGINAL TRACT
 TAX PARCEL NO. 22730230600 81,135 SF 1.909 ACRES

ADDRESSES

TRACT	AREA	ACRES	ADDRESS	CITY	STATE	ZIP
TRACT A (OPEN SPACE)	26,468 SF	0.608 ACRES	LEAH AVE SE	YELM, WA	98597	
TRACT B (OPEN SPACE)	2,382 SF	0.055 ACRES	15503 LEAH AVE SE	YELM, WA	98597	
TRACT C (ROAD)	21,324 SF	0.490 ACRES	LEAH AVE SE	YELM, WA	98597	
LOT 1	5,220 SF	0.120 ACRES	15509 LEAH AVE SE	YELM, WA	98597	
LOT 2	5,220 SF	0.120 ACRES	15515 LEAH AVE SE	YELM, WA	98597	
LOT 3	5,220 SF	0.120 ACRES	15521 LEAH AVE SE	YELM, WA	98597	
LOT 4	5,220 SF	0.120 ACRES	15527 LEAH AVE SE	YELM, WA	98597	
LOT 5	5,220 SF	0.120 ACRES	15533 LEAH AVE SE	YELM, WA	98597	
LOT 6	5,224 SF	0.120 ACRES	15539 LEAH AVE SE	YELM, WA	98597	

EQUIPMENT AND PROCEDURES

THE MONUMENT CONTROL FOR THIS SURVEY WAS ACCOMPLISHED BY FIELD TRAVERSE UTILIZING A TRIMBLE S6 ROBOTIC TOTAL STATION. LINEAR AND ANGULAR CLOSURE OF THE TRAVERSES MET THE STANDARDS OF WAC 332-130-090.

SHEET INDEX:

SHEET 1 OF 3	SIGNATURES AND DECLARATIONS
SHEET 2 OF 3	APPROVAL NOTES, EASEMENTS
SHEET 3 OF 3	PLAT LAYOUT, DIMENSIONS