



City of Tacoma
 Community and Economic
 Development Department
 747 Market Street, Room 345
 Tacoma, WA 98402

PUBLIC NOTICE

Date of notification: March 2, 2010
 Application received: June 3, 2008
 Application complete: July 8, 2008

Applicant: Prizm Surveying, Inc., P.O. Box 110700, Tacoma, WA 98411; 253-404-0983

Location: The site is addressed as 1523, 1537, & 1539 South Cedar Street, 1522 Pine Street and 1537 South Junett Street; Parcel Numbers 0320063014, 0320063038, 0320063011, 0320067010 and 0320067011. Legal Description: A portion of the SE ¼ of the SW ¼ of Section 6, Township 20 North, Range 3 East of the Willamette Meridian in the City of Tacoma.

File Numbers: PLT2008-40000115385 & SEP2008-40000115386

Proposal: An Administrative Preliminary Plat to allow the creation of eight lots for the construction of eight single-family homes and associated site development activities. The site is located in the "R-2" One-Family Dwelling District.

For further information regarding the proposal, **log onto the website at <http://govme.org> and select "Permit Information" then "Land Use Notices."** The case file may be viewed in the Building and Land Use Services Division, 747 Market Street, Room 345.

Documents to Evaluate the Proposal: *Tacoma Municipal Code*, Comprehensive Plan and Environmental Checklist.

Studies Requested: None

Other Required Permits: Building Permits, Grading Permit, Work Order and Final Plat

Applicable Regulations of the *Tacoma Municipal Code*:
 13.04 – Platting and Subdivisions, 13.06 – Zoning

Written comments on the proposal must be submitted by **March 22, 2010** to the staff contact identified below.

Final Decision: If no requests for public hearing are received, a final decision on the proposal will be made by the Land Use Administrator following the close of the comment period. A summary of the decision will be sent to those parties who receive this notice. A complete copy of the decision will be mailed to those parties who request a copy or to those who have commented on the project. Appeal provisions will be included with both the summary and the complete copy of the decision.

Staff contact: Cheri Gibbons, Associate Planner
 747 Market Street, Room 345, Tacoma, WA 98402; 253-591-5379; cgibbons@cityoftacoma.org

Environmental Review: Comments will be accepted up to March 22, 2010, when a final determination will be made and mailed to all commenting parties. The optional DNS process is being used. This may be the only opportunity to comment on the environmental impacts of the proposal. The Hearing Examiner shall consider appeals, allowed within 14 days of the final determination, concurrent with the public hearing on the project. The proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an Environmental Impact Statement (EIS) is prepared.

*The City of Tacoma does not discriminate on the basis of disabilities in any of its programs or services.
 Upon request, special accommodations can be provided within five (5) business days by contacting the City Clerk's Office at 591-5171 (voice) or 591-5058 (TDD)*



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15TH & SOUTH CEDAR PRELIMINARY PLAT

A PORTION OF THE S.E. QUARTER OF THE S.W. QUARTER OF
SECTION 06, TOWNSHIP 20 NORTH, RANGE 03 EAST, W.M.,
CITY OF TACOMA, PIERCE COUNTY, WASHINGTON.

LEGAL DESCRIPTION:

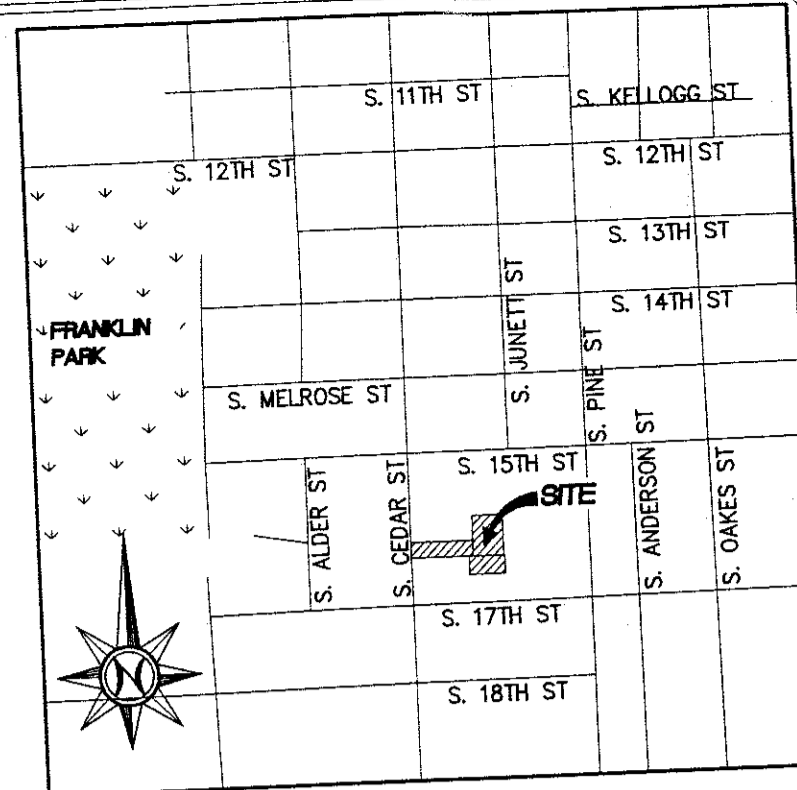
PARCEL A (0320063014):
BEGINNING 16 RODS WEST AND 10 RODS SOUTH OF THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE W.M.;
THENCE SOUTH 10 RODS;
THENCE WEST 8 RODS;
THENCE NORTH 10 RODS;
THENCE EAST 8 RODS TO THE POINT OF BEGINNING;
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS CREATED BY INSTRUMENT RECORDED UNDER RECORDING NO. 200510140504.

PARCEL B (0320063038):
BEGINNING 53 FEET WEST OF THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE W.M.;
THENCE WEST TO THE EAST LINE OF CEDAR STREET;
THENCE SOUTH 104.49 FEET;
THENCE EAST TO THE WEST LINE OF PINE STREET;
THENCE NORTH 105.45 FEET TO THE POINT OF BEGINNING;
EXCEPT THE WEST 200 FEET AND,
EXCEPT THE EAST 222.4 FEET THEREOF;
SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

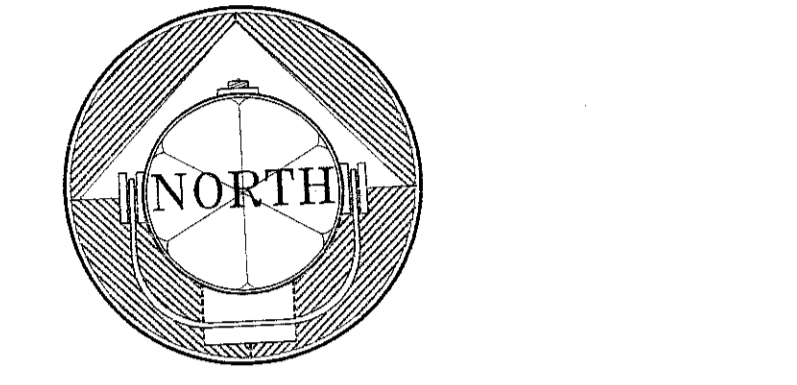
PARCEL C (0320063011):
THE SOUTH 55 FEET OF THE SOUTH HALF OF THE FOLLOWING DESCRIBED TRACT OF LAND:
BEGINNING 24 RODS WEST OF THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN; RUNNING QUARTER OF SECTION 6, TOWNSHIP 20 NORTH, RANGE 3 EAST OF THE WILLAMETTE MERIDIAN;
THENCE SOUTH 20 RODS;
THENCE WEST 16 RODS;
THENCE NORTH 20 RODS;
THENCE EAST 16 RODS TO THE PLACE OF BEGINNING, IN PIERCE COUNTY, WASHINGTON;
EXCEPT THEREFROM A STRIP OF LAND 43.59 FEET WIDE ON THE WEST SIDE THEREOF CONDEMNED BY THE CITY OF TACOMA FOR THE EXTENSION OF SOUTH CEDAR STREET;
SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL D (0320067010):
LOT 2 OF CITY OF TACOMA SHORT PLAT NO. 40000072667 RECORDED AUGUST 15, 2007 UNDER RECORDING NO. 200708155003, RECORDS OF PIERCE COUNTY AUDITOR;
TOGETHER WITH A PUBLIC AND PRIVATE ACCESS AND UTILITY EASEMENT AS DELINEATED ON SAID SHORT PLAT;
SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.

PARCEL E (0320067011):
LOT 3 OF CITY OF TACOMA SHORT PLAT NO. 40000072667 RECORDED AUGUST 15, 2007 UNDER RECORDING NO. 200708155003, RECORDS OF PIERCE COUNTY AUDITOR;
TOGETHER WITH A PUBLIC AND PRIVATE ACCESS AND UTILITY EASEMENT AS DELINEATED ON SAID SHORT PLAT;
SITUATE IN THE CITY OF TACOMA, COUNTY OF PIERCE, STATE OF WASHINGTON.



VICINITY MAP
NOT TO SCALE



GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

BASIS OF BEARINGS
ASSUMED NORTH 01°28'22" EAST FOR THE CENTERLINE OF CEDAR STREET BETWEEN TWO FOUND MONUMENTS AT SOUTH 15TH STREET AND SOUTH 17TH STREET.

METHODS AND EQUIPMENT
SURVEY PERFORMED WITH A 3" TOTAL STATION, USING TRAVERSE AND RADIAL SURVEY METHODS. SURVEY MEETS OR EXCEEDS ACCURACY REQUIREMENTS CONTAINED IN W.A.C. 332.130.090.

ELEVATION DATUM
(NGVD 29)
CITY OF TACOMA BENCHMARK #203;
BRASS MONUMENT AT THE INTERSECTION OF 15TH STREET AND CEDAR STREET.

ELEVATION = 347.26

LEGEND

- MONUMENT FOUND AS NOTED
- CALCULATED QUARTER SECTION CORNER
- FOUND REBAR/IRON PIPE AS NOTED
- GAS METER
- WATER METER
- CATCH BASIN
- SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED STORM MANHOLE
- PROPOSED CATCHBASIN
- PROPOSED CLEANOUT
- PROPOSED WATER METER
- PROPOSED WATER LINE
- EXISTING 2" CONTOUR
- EXISTING 10" CONTOUR
- SEPTIC CLEANOUT
- SEPTIC CLEANOUT
- FIRE HYDRANT
- STORM DRAIN MANHOLE
- UTILITY POLE
- ROCK WALL
- GUY ANCHOR
- OVERHEAD POWER
- UNDERGROUND SEWER LINE
- UNDERGROUND STORM LINE
- UNDERGROUND GAS LINE
- UNDERGROUND POWER LINE
- UNDERGROUND WATER LINE
- TO BE REMOVED
- T.B.M. TO BE MOVED
- PROPOSED SEWER LINE
- PROPOSED STORM LINE
- PROPOSED ROOF DRAIN
- PROPOSED CONTOUR
- PROPOSED ROAD FLOWLINE

SURVEYORS CERTIFICATION
I HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A BOUNDARY AND TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT TO THE BEST OF MY KNOWLEDGE REPRESENTS THE TOPOGRAPHIC FEATURES AS THEY EXIST ON THE GROUND AS OF AUGUST 13, 2007.

GARY D. LETZRING
P.L.S. NO. 38013
DATE 10/5/09

REV. NO.	DESCRIPTION OF REVISION	DATE
1	REVISED SETBACKS AND LOT CONFIGURATION	11/19/2008
2	UTILITIES REVISED PER ENGINEER	09/15/09

**15TH & SOUTH CEDAR
PRELIMINARY PLAT
SURVEY**
 ISMAIL ARSLANGRAY
 TONY COLOMBINI

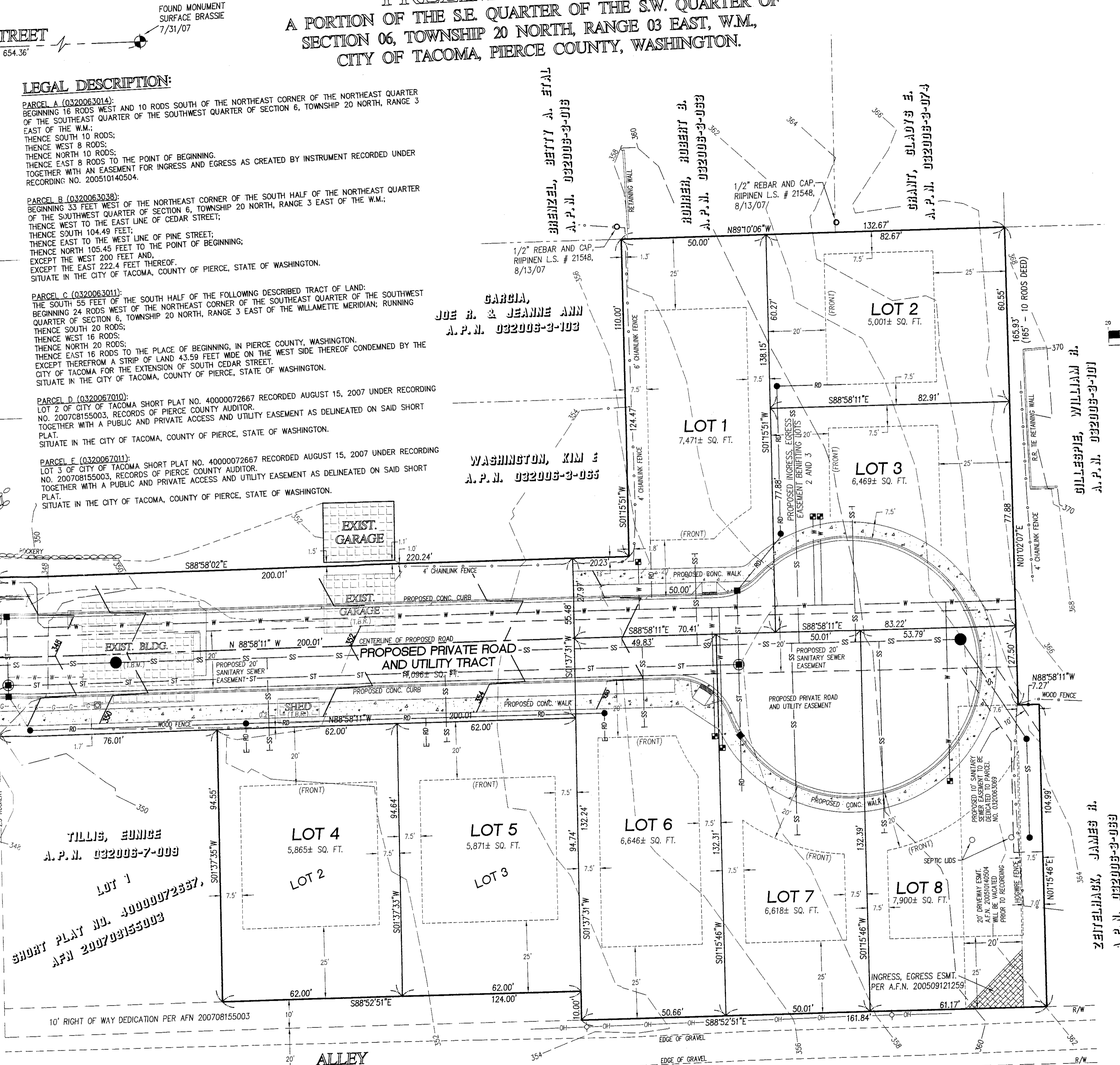
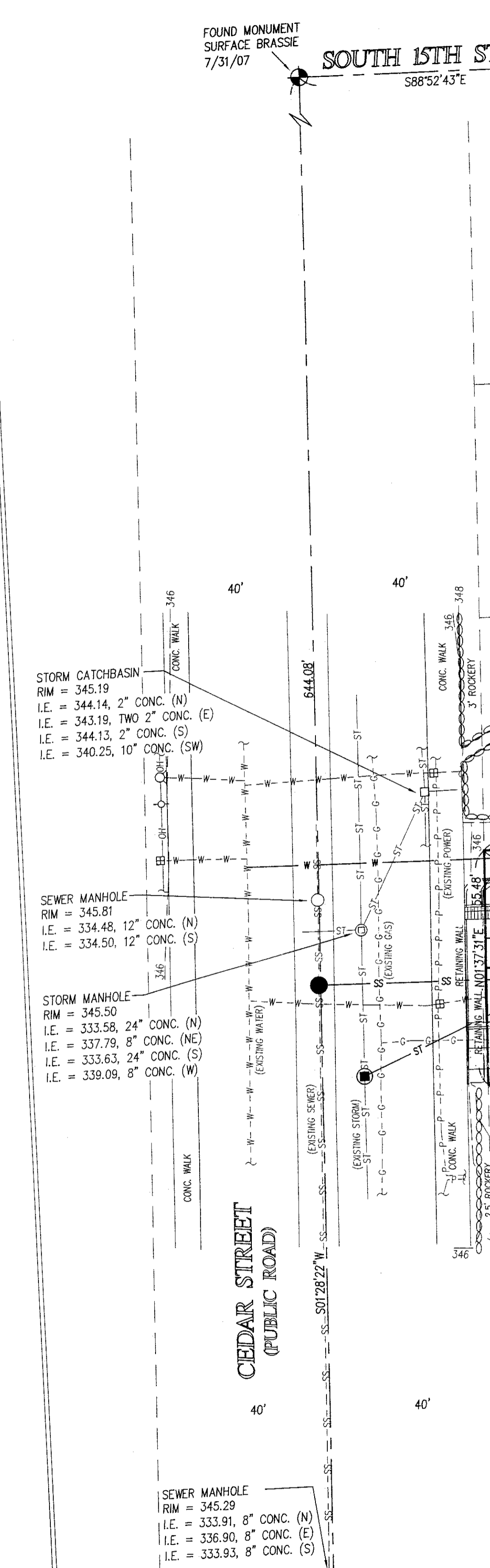
TITLE
 CLIENT

PRIZM SURVEYING INC.
P. O. BOX 110700
TACOMA WA. 98411

OFFICE 253-404-0983
FAX 253-404-0984

ESTABLISHED 1993
CONSTRUCTION LAYOUT - BOUNDARY AND TOPOGRAPHIC SURVEYS

DATE OF SURVEY	8/13/07
DRAWN BY	DB/DB/JW/BJW
DATE	09/24/09
SEC. 6 TWP. 20 RANG. 3	
SHEET	1 OF 1
PROJECT NO.	2007-096
DRAWING NO.	2007-096PP



LOT	AREA	AVERAGE WIDTH
1	7,471± SQ.FT.	50.00'
2	5,001± SQ.FT.	60.41'
3	6,469± SQ.FT.	64.38'
4	5,864± SQ.FT.	62.00'
5	5,871± SQ.FT.	62.00'
6	6,646± SQ.FT.	50.25'
7	6,618± SQ.FT.	50.01'
8	7,900± SQ.FT.	59.68'

ZONING DATA
ZONING DESIGNATION: R-2
MINIMUM LOT AREA: 5,000 (SQ. FT.)
MINIMUM LOT WIDTH: 50 FEET
MINIMUM SETBACKS: FRONT 20 FEET, SIDE 7.5 FEET, REAR 25 FEET
MAXIMUM HEIGHT: 35 FEET
MINIMUM DENSITY (UNITS/AC): 6

SITE DATA
TOTAL AREA OF PLAT: 62,936± SQ. FT.
TOTAL NUMBER OF LOTS: 8
AVERAGE LOT SIZE: 6,818± SQ. FT.

SITE ADDRESSES
1523, 1537, 1539 SOUTH CEDAR ST.
1537 SOUTH JUNNET ST.
1522 SOUTH PINE ST.

PARCEL NUMBERS
0320063011, 0320063014, 0320063038, 0320067010, 0320067011

NOTES
THE BURIED UTILITIES SHOWN HEREON (IF ANY) REFLECT SURFACE EVIDENCE, SUPPLEMENTED WITH THE UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE FOUND UTILITY LOCATION MARKINGS. THE UNDERGROUND UTILITY LOCATIONS IN AREAS TO BE CONSIDERED APPROXIMATE ONLY. FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO DESIGN, CONTACT THE APPROPRIATE UTILITY COMPANY, PRIOR TO ANY CONSTRUCTION CALL. THE UNDERGROUND UTILITIES LOCATION CENTER AT 1-800-424-5555.