

PARKLAND-SPANAWAY-MIDLAND ADVISORY COMMISSION (PSMAC)

Preliminary Plat – Ironwood Estates

Donna Rhea, Associate Planner

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Project Proposal

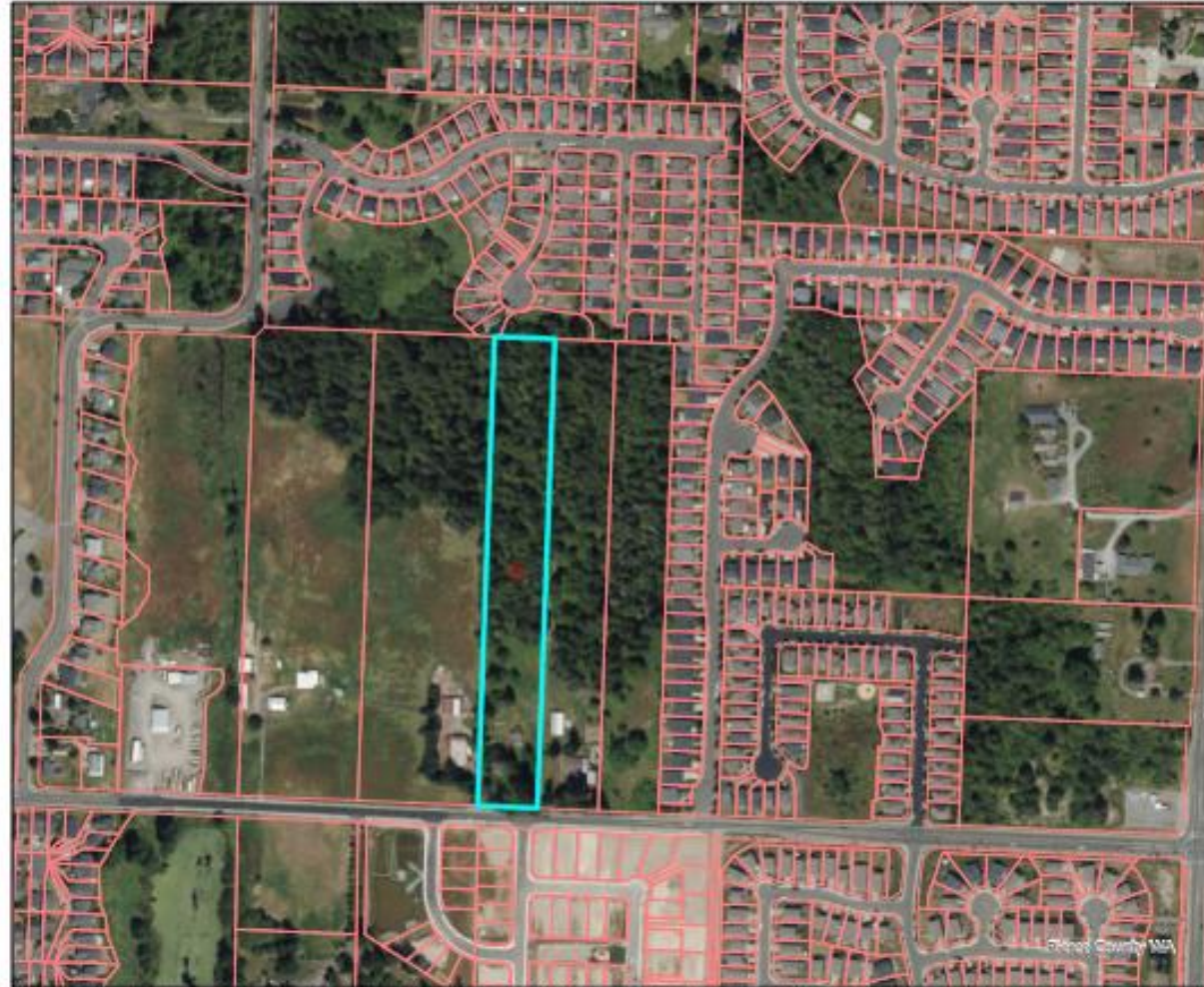
- Subdivide a 4.95-acre parcel (net developable acreage of 3.94-acres) into 16 lots with an average lot size of 7,781 sq. ft. The plat includes three Tracts to include; a private road, storm drainage/tree conservation, and landscaping.
- The parcel is located at 1621 192nd St. E., Spanaway, WA
- The subject proposal is located within the Single-Family (SF) zone classification.
- Public notice as well as the Examiner's Hearing was mailed to properties within 300-feet and two parcels deep of the subject parcels.
- The project site was posted with a Public Notice Sign and verified with a Declaration of Posting.
- Environmental Review (SEPA) – The proposal is exempt from environmental review as less than 21 lots are proposed.

2020 Aerial Photo

The parcel is located approximately 1,784 feet west of the intersection of 192nd St. E. and 22nd Ave E.

Preliminary Plat: Ironwood Estates
2020 Aerial Photograph

0319344009



Legend

Tax Parcels

Base Parcel

County - 2020 Ortho

0 95 190 380 Feet

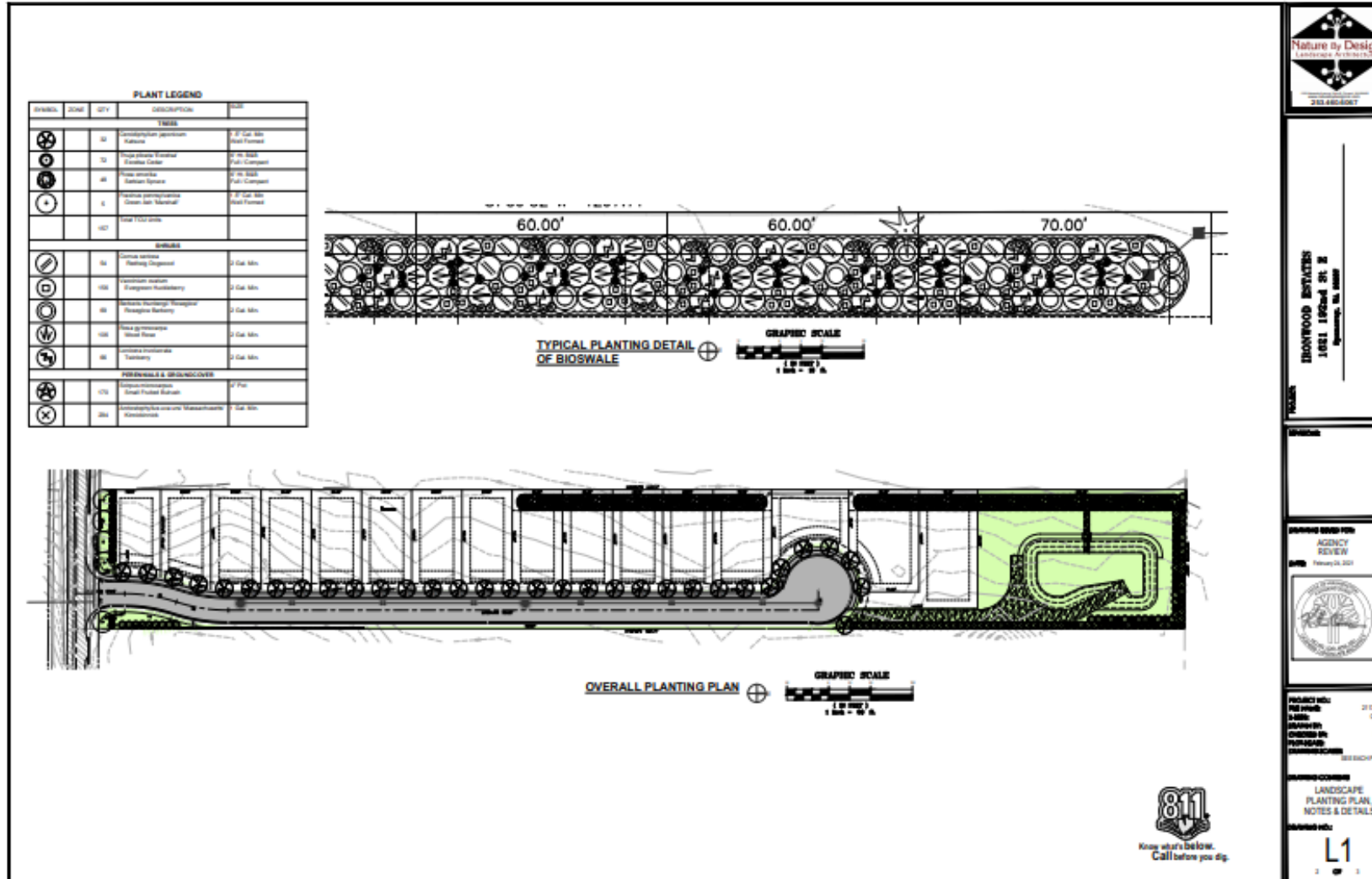
The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

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Comments Received

- Comments received on this proposal may be found by accessing the online permit information referenced on page 1.
- No public comment has been received in favor or against the proposal.
- Resource Management – General Wetland Review is required.
- Development Engineering – Has marked up the plat and sent it back to the surveyor for revisions.
- Fire Prevention – A fire hydrant is required to be installed within 350 feet of the middle of each lot frontage. A separate water system permit is required and shall be final approved prior to FPB approval of the final plat.
If Development Engineering road deviations are required, there will be a condition of installation of NFPA 13D fire sprinkler system in all new homes within the plat and at the time of a 50% or greater alteration to existing homes.
- Sewer Utilities - The proposed project is required to connect to the existing sanitary sewer system.
- Bethel School District – States that the sidewalk located between Tract “D” and the private road will serve as the waiting area for the school bus. Additional requests were made that the plat have curb, gutter, and sidewalks and area lighting. Those items will be review as part of the site development application which has not yet been submitted.
- Tacoma Water - States the requirements for residential development connected to Tacoma Water.
- Nisqually Indian Tribe – States general construction information.

Landscape Plan – March 16, 2021




IRONWOOD DISTRICTS
1001 192nd St E
Spanaway, WA 98088

PLANNING BOARD FOR AGENCY REVIEW
DATE: February 24, 2021



PROJECT NO: 2107
DATE: 2/15/21
DESIGNER: JN
CHECKED BY: JN
DATE: 2/15/21
PROJECT: SEE SCHEDULE

LANDSCAPE PLAN, NOTES & DETAILS

DATE: L1

Staff Recommendation

- A recommendation is not being provided at this time as all required reviews have not yet been submitted and reviewed.

Questions?

Donna Rhea, Associate Planner

Planning & Public Works

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