

Parcel Number: 0122132062  
Property Address: 15814 62ND AVE NW  
Gig Harbor, Wa 98332  
Home Design: Custom Home

Applicant: Katie Henderson Company: Henderson Permitting  
Address: 10612 132nd St. Ct Nw Gig Harbor, WA 98329  
Phone Number: (206) 518-1716 Email: Hendersonpermitting@gmail.com

Property Owners: Thomas Pierson  
Mailing Address: 4904 61st ST. NE. #B  
Marysville, WA 99270  
Phone Number: 360-631-0876

 Plan Prepared By: Mark Plummer Company: EarthCrafters  
Address: 5800 Soundview Dr B-105 Gig Harbor, WA 98335  
Phone Number: (253) 405-1651 Email: Mark@earthcrafters.us

Notes:

House: 1,068 sq/ft  
Covered Porch: 288 sq/ft  
Overhang: 213 sq/ft  
Landing: 9 sq/ft  
Driveway: 375 sq/ft

Total: 1,953 SQ/Ft.

Clearing Area: 6,900 Sq/Ft

Driveway will be crushed gravel

Zoning: R-10

# Site Map

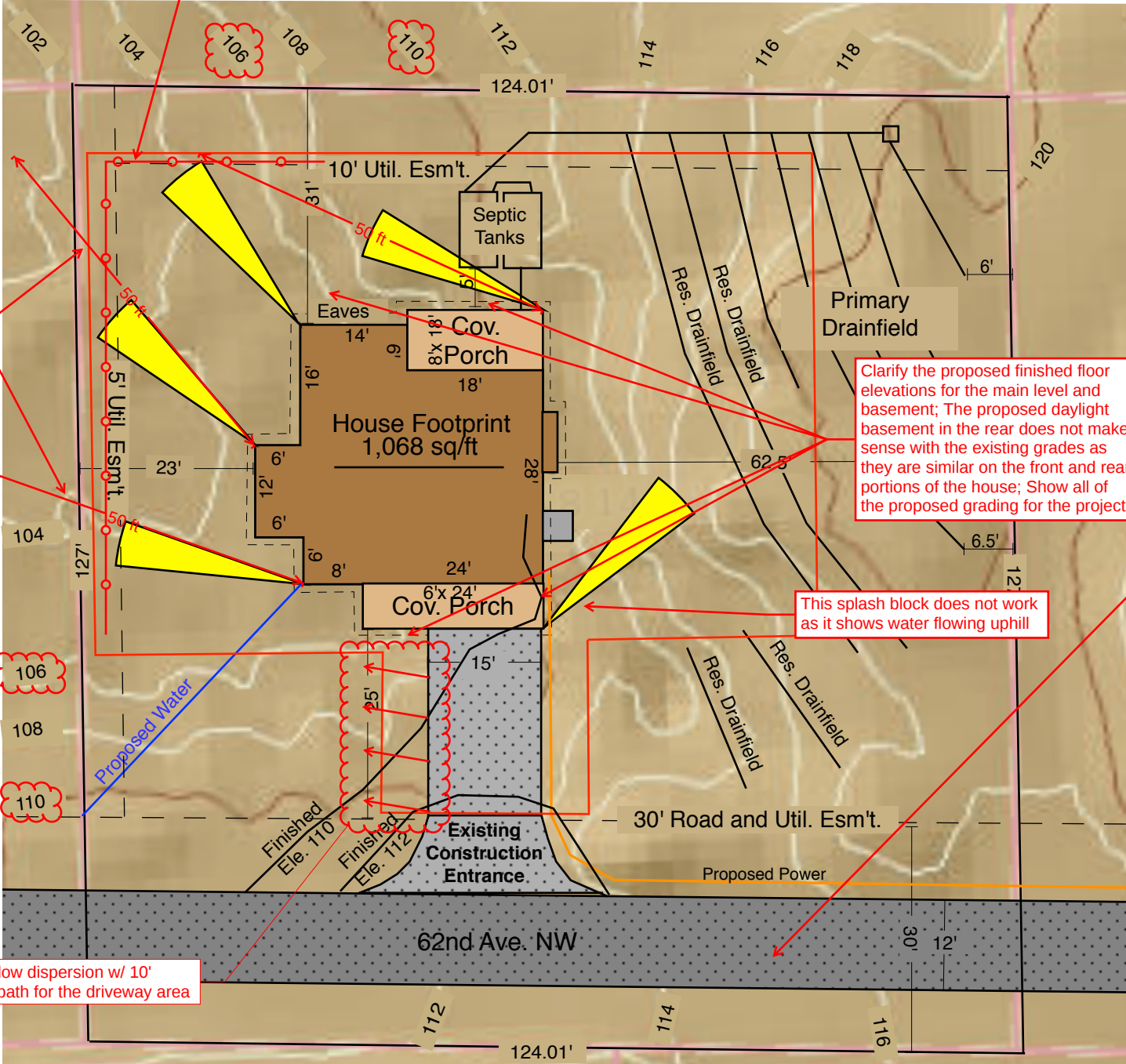
Sept. 12, 2019

Data information County GIS for existing points, new points supplied by property owner

Legend:

- Clearing Limits
- Proposed Water Line
- Proposed Power
- Splash Blocks

Splash blocks require 50' of vegetative flowpath; Based on the roof/covered area three are required; Provide a revised site plan that provides 3 splash blocks with 50' flowpaths and delineate which portions of roof will drain to which splash block (max. 700 SF to each splash block)



Provide sheet flow dispersion w/ 10' vegetative flowpath for the driveway area

Clarify the proposed finished floor elevations for the main level and basement; The proposed daylight basement in the rear does not make sense with the existing grades as they are similar on the front and rear portions of the house; Show all of the proposed grading for the project

This splash block does not work as it shows water flowing uphill

Title 17B.20.012 for lot access is applicable for this site. The access minimum width is 15' between the lot and open public right of way. Maximum grade is 15%, and any grades over 12% must be paved. A County approved turnaround is required for dead-end roads 300' or longer. To comply with this code, provide one of the following:

a) If you feel that the off-site access does meet this code, please verify by providing pictures of the access with a tape measure across the roadway to verify the width of hard surfacing (gravel or asphalt). The grade is harder to show, but still should be verified as less than 12% (1.2' rise in 10') for gravel surfacing and no greater than 15% (1.5' rise in 10') if paved.

Note: Measurements shall be provided in the narrowest and steepest portions of the access. The access will eventually be inspected after site development approval and if it doesn't meet this code the project will be stopped.

b) If you are uncertain or unable to provide this information, you can request a site development inspector to examine the off-site access. There is a \$240 inspection fee.

c) Demonstrate on the site development plans that the existing condition of the access will be brought up to the current County standard.

If it has been determined the off-site access does not meet Title 17B.20.012 and improvements to the access are economically infeasible, Title 17B.20.014 "Alternative to Lot Access" provides the following option: Provide a fire sprinkler in the structure, recorded title notification, and the FPB will schedule an inspection of the roadway to determine if other improvements (typically trimming branches, filling potholes or widening sharp corners) may be required.

