



Planning and Public Works
2401 South 35th Street, Suite 2
Tacoma, Washington 98409
www.piercecountywa.gov/pals

Information: (253) 798-3762 - Inspections: (253) 798-4900

Permit No: [791178](#)
Application Date: 11/12/2014
Issued Date: 12/11/2014
Finalized Date: 05/06/2015



Residential Site Development Permit Permit

This permit is issued by Pierce County giving CLAYTON THORNBURG permission according to approved plans, application, and restrictions on record to: Site Development work to construct 2800 sq ft Pole Barn
BPRS# 791177

Site Address: 12314 264th ST E
Proj. Appl Name: L.L. 8701230447, TR B
Inspection Area: 20
RTSQQ: 04182631
Parcel No(s): 0418263021

Property Owner: CLAYTON THORNBURG
12314 264TH ST E
Tacoma WA 98338
Phone No: --

Applicant: ROI Law Firm PLLC
1302 N I ST STE C
TACOMA WA 98403
Phone No: 253-753-1530

Contractor: TOWN & COUNTRY POST FRAME BLDs
License No: TOWNCPF099LT

Zone 1:
Community Area: Graham East
Zone 2:

Fee Amount	Fee Description	Quantity	Fee (Sq/Ln)	Valuation
\$560.00	Single Family Abbreviated Plan - Subdivision			
\$560.00	Total Fees			
\$560.00	Total Paid			
\$0.00	Balance Due			

Review Comments:

The Abbreviated Drainage and Erosion Control plan has been reviewed by Development Engineering and is acceptable with the following conditions:

Roof drainage requirement Splashblock to 10' X 50 vegetated flow path

Driveway drainage requirement (Sheet flow dispersion) Disperse with 10 vegetated flow path

Request residential drainage inspection through pass at 253-798-4900 or 7299 when the roof drains, downspouts & splashblocks have been installed and the vegetated flow path as shown in the plans are in place.

TESC/Grading/Amended Soils:

Prior to clearing/grading downstream storm drain inlet protection must be installed.

Prior to clearing/grading silt fence and/or access barrier must be installed as depicted on the approved plan

A residential construction entrance is required as depicted on the approved plan

Access is limited to construction entrance.



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Erosion control and site stabilization recommendations by the Site Development Inspector must be followed.

The owner/contractor is responsible for maintaining all measures until the site is permanently stabilized.

Final grading around structure will be 5% for a minimum of 10 or provide positive drainage per detail.

Site will comply with Piece County cut and fill setbacks and allowable slope requirements.

Prior to the final building inspection, the lot drainage provisions and site development work must be inspected and approved by Development Engineering.

Amend soils where site grading activity has disturbed native soils. Typically for SFR construction soil amendments will be required for disturbed areas outside the limits of a normal building footprint and associated site improvements such as driveways, onsite septic system or other necessary utilities. Exact location(s) for needed soil amendment shall be at the Development Engineering Inspectors discretion and will vary for each site. The contractor is instructed to follow the soil amendment notes attached to the approved plan for direction. Amended soil areas must be completed prior to receiving final site development inspection approval.

The following notes apply to applications under review by Planning and Public Works:

- This is a non-transferable application.
- After you have received an approval or request for additional information from each department reviewing your application, an expiration date will be displayed in the permit system. To check the expiration date, go to www.piercecountywa.gov/permit.
- This application will expire if you take more than 360 cumulative days to respond to requests for additional information. Each time we ask for additional information, the number of days from the request until a complete resubmittal is received is counted. Once you have used a combined total of 360 days this application expires.
- It is the responsibility of the applicant/property owner to obtain all necessary approvals/permits from state, federal, and other agencies that have regulatory authority.

The following note applies to permits issued by Planning and Public Works:

- It is the responsibility of the applicant/property owner to obtain all necessary approvals/permits from state, federal, and other agencies that have regulatory authority.

This is your issued Site Development Permit. You may now begin the site work (installation of erosion control, clearing, grading, excavation, etc.) associated with your project. You are not required to obtain an inspection before beginning work, however you are required to install all necessary erosion control measures before proceeding with significant land disturbing activity.

Most permitted site development projects require the following inspections:

Installation of Erosion Control – The inspector will check to see that you have properly installed the facilities shown on your approved plan, and that it appears these facilities will provide adequate protection given the current site and weather conditions. If your site has not had an erosion control inspection by the time you request your first building inspection, our system will



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schedule one automatically.

Residential Drainage – The inspector will verify that the drainage facilities depicted on your approved plans are properly installed. Underground facilities must be inspected prior to backfill.

Driveway Drainage – A separate inspection of driveway drainage features is required when drainage facilities are required underneath the paved surface of the driveway. This typically applies to pervious driveways, and this inspection is required prior to paving the driveway.

Site Development Final – The inspector will verify that all site work is complete, conforms with the approved plans and Pierce County Code, and that the site has been permanently stabilized. You should carefully examine your approved plans to ensure all requirements are met before calling for this inspection. Note: Your project must pass your Site Development Final inspection before you will be able to obtain a Final Inspection on your Building Permit.

Detailed guidance concerning the above inspections can be found in the Residential Site Development Inspection Process handout available here; www.PierceCountyWA.gov/RSDPG .

Online Access - You may schedule inspections, pay fees and access your inspection history via our online permitting website located here; www.PierceCountyWA.gov/Permit. When you schedule an inspection, please be sure to enter the correct permit number for the type of inspection you need (i.e. Site Development Permit for Site Development Inspections, Building Permit for Building Inspections, etc.). Also, please use the special instructions field to provide any important information such as a gate code, your name and phone number, etc. Customers are strongly encouraged to subscribe to e-notification for each of your permits to ensure you are aware of any issues that arise during inspection.

*** Cautionary Note on Recycled Materials *** Do NOT allow recycled materials (concrete, asphalt, etc.) to be placed on site without consulting your site development inspector. Significant restrictions and testing requirements apply to the use of these materials.

*** Contacting Us ***

Customers are encouraged to contact their assigned inspectors directly with any project specific questions. If you do not know who your inspector is, and you have not yet had an inspection, you can reach Development Engineering Inspection Support at 253-798-3762 or the Development Engineering Inspection Supervisor, Scott Murdock, at 253-798-3756 or scott.murdock@piercecountywa.gov .

*** Formal Subdivision Driveway Note *** For lots in FORMAL SUBDIVISIONS with public roads ONLY, this permit will also serve as the driveway approach permit(s) for any driveways clearly depicted on the approved site development plan.

Additional terms, conditions and limitations apply per PCC Title 17A, the Pierce County Stormwater Management and Site Development Regulations.