



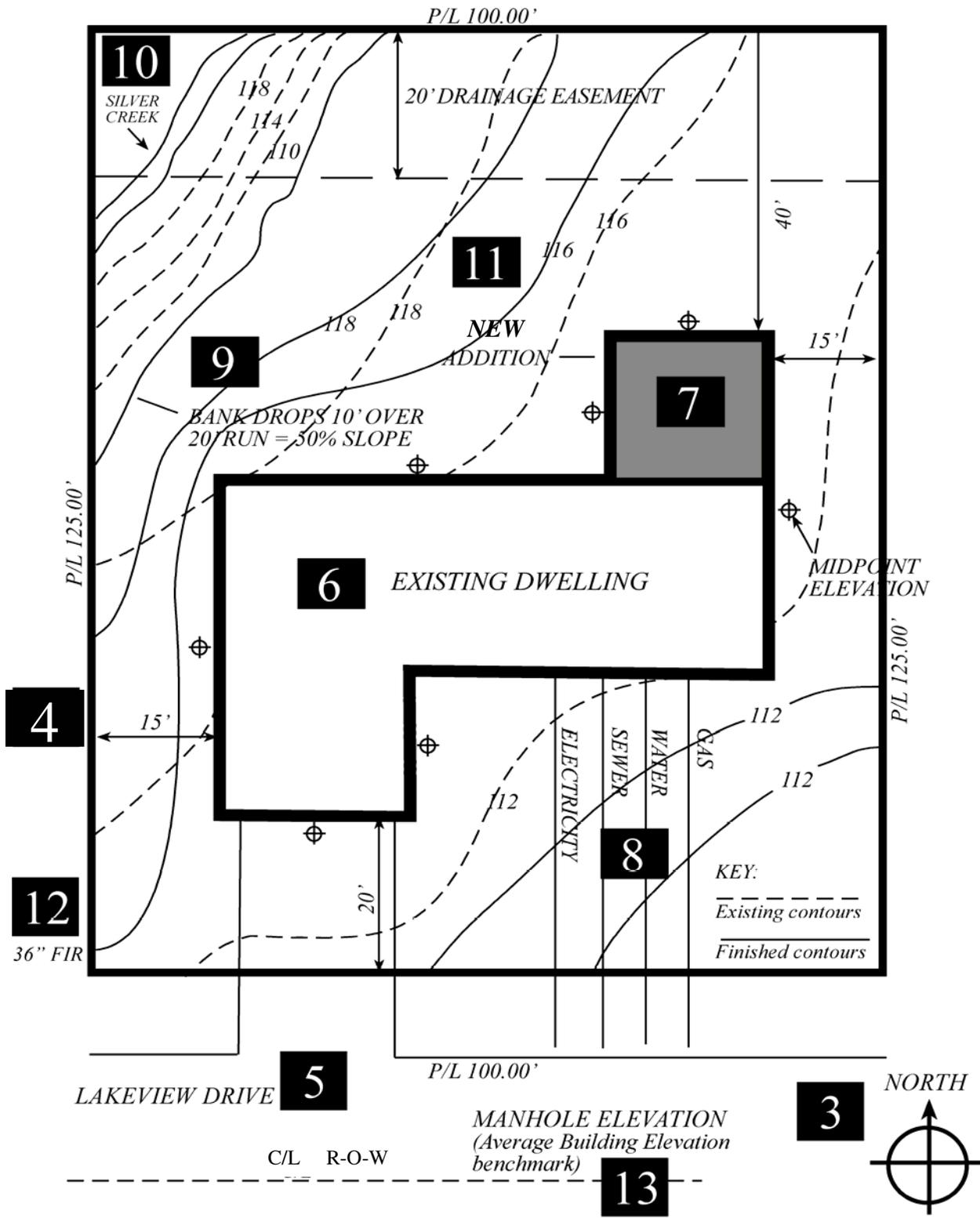
Sample Site Plan and General Requirements

Sample Site
Plan
BH - 007

Planning, Building and Public Works Department * 21630 11th Ave S, Ste D * (206) 870-7576 Fax: (206) 870-6544

Many different permits require a site plan (sometimes called a “plot” plan), which is a detailed and accurate map of the project’s property. A complete and accurate site plan is important to avoid delays in the review and approval of your project. A complete site plan will include all the site features and information (depending on your site, of course) listed below. On the next page is an example of a typical site plan.

1. The property owner’s name, the assessor’s parcel number, the site’s address, lot number and plat name.
2. The map scale. A scale of 1” = 20’ is typical but others, 1” = 50’ for large sites, are also acceptable.
3. A north arrow, indicating the direction north.
4. All property lines, all easements (utilities, access, etc.), and site dimensions. Show the setbacks between buildings, and from buildings to all property lines and vicinity map.
5. All streets and alleys, with street names. Show all existing and/or proposed driveways. Provide the width of the driveway and a description of the paving materials. Show slopes and cross-sections if grades are over 10%.
6. The locations and dimensions of all existing and proposed buildings. Identify each building by its use (garage, residence, etc.). Include decks, retaining walls, and the like.
7. Clear distinction between the existing building and any proposed addition. Also show any buildings to be demolished.
8. Locations of storm water drainage, sewer, septic tanks/drain fields, water, electricity and gas lines, and any underground storage tanks.
9. Any steep slopes (30% or greater), and/or fill areas.
10. All surface water (creeks, streams, ponds, wetlands, etc.) within 200 feet of the property.
11. Indicate the slope (elevation change) of the site. Use contour lines or arrows to show direction of slope. Also indicate percent of slopes (rise or drop in height divided by horizontal run or distance multiplied by 100 = % of slope). Designate grade break lines and extend contour lines to identify adjoining property conditions.
12. Show method of storm water disposal. Show construction access route, buffer strips, sediment barriers, or other erosion control features as applicable.
13. Average building elevation bench mark.
14. Lot coverage calculations.
15. Provide details for any retaining wall type structures. Provide engineering for all walls over 4’ feet or walls of any height with a surcharge.
16. Provide the finished floor elevations at the property corners, and at garage floors.
17. Provide a profile of the driveway elevation, showing driveway slope less than 14%.



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Site Plan Scale
 1" = 20'

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LOT COVERAGE CALCULATIONS
 (Can be on a separate sheet)

1126 LAKEVIEW DRIVE
 PARCEL NO. 380223-5254
 JOHN DOE

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