

RESIDENTIAL SITE PLAN

The site plan (IRC Section R106.2) shall be fully dimensioned, neatly and accurately drawn. Pencil drawings and scanned photos are not acceptable drawings. The City cannot accept .ZIP files.

General Information

- Name of the person or firm who prepared the drawing
- Property owner's name and contact information as well as the contractor, if different
- Tax ID Number, Legal Description, Site Address, and Subdivision Name, lot number (if assigned)
- Scale at 1" = 20' or greater, Date the plan was prepared, & North Arrow
- Property elevations – Contours at two-foot intervals
- All Property lines, Site Dimensions, and area
- Include symbol legend
- Easements and abutting roads on or adjacent to the property, showing road names, edge of existing pavement or gravel, and any ditches or stormwater pipes; Hydrant location, Fire lane, walls, and fence
- Existing trees (including size and species) show trees to be removed

Project Information

- Dimensions, locations, and use of all existing and proposed structures and labeled by their use (e.g. garage, dwelling, ADU, shed, etc.)
- Building setbacks (Front Yard, Rear Yard, Side Yard) and dimensions using a dashed line around the entire property, including drainage, access, open space, building area
- Dimensions and locations of mechanical equipment that is not considered a structure, such as propane tanks, generators, etc.
- Any building projections such as bay windows, eaves, roof overhangs, covered patios, etc.

Utilities

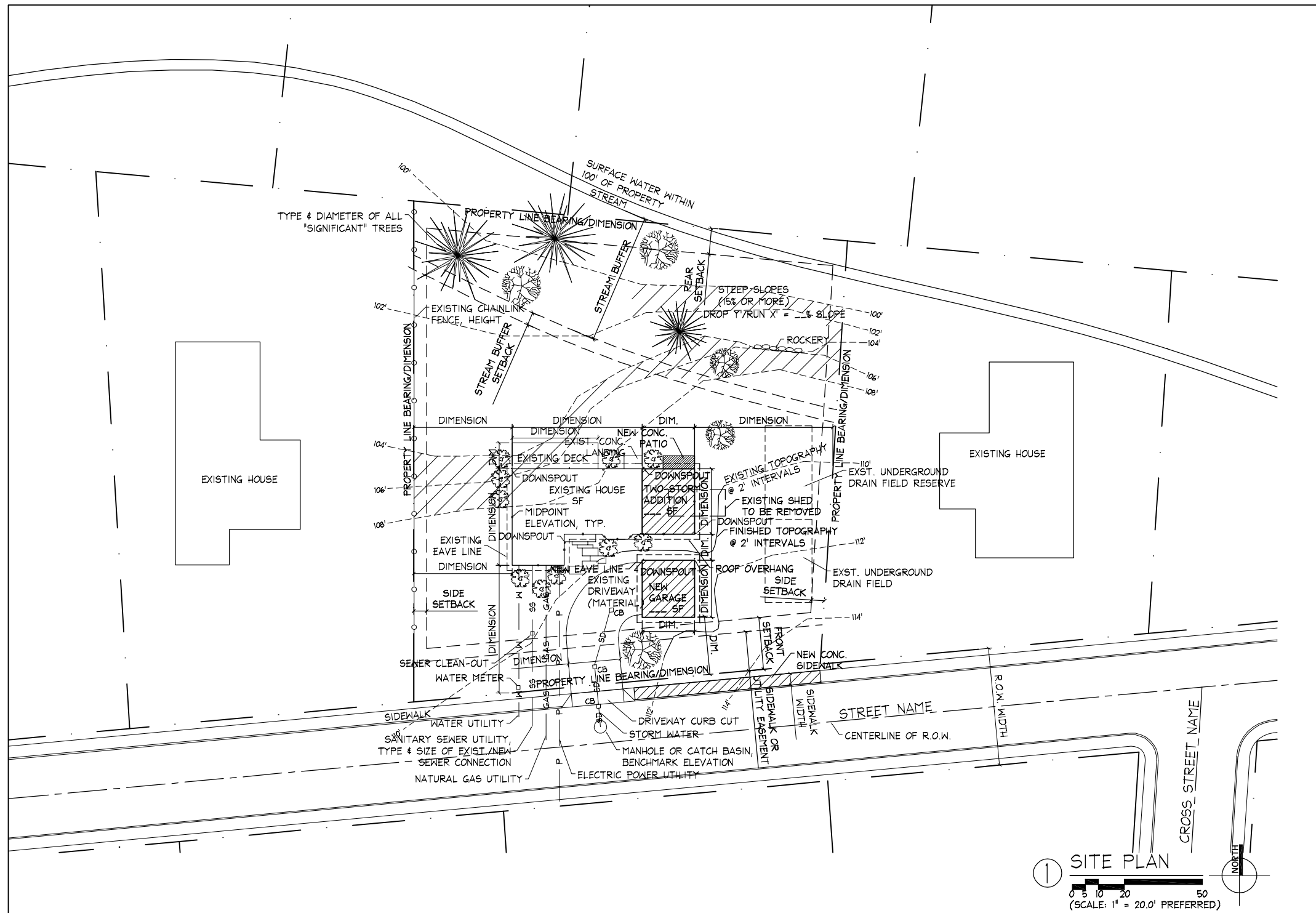
- Locations of all existing and proposed water, sewer, gas, electrical, and utility lines
- Location of existing on-site septic area if applicable

Stormwater

- Flow arrows showing direction of natural drainage
- Locations and dimensions of all existing and proposed storm drainage facility or mitigation methods and roof drainpipes and clean outs (ex – infiltration pits, dispersion trenches)
- Locations and dimensions of all existing and proposed hard surface areas, including parking areas, driveways, sidewalks, decks, road approaches include the Lot coverage calculations.

Critical Areas

- Wetlands boundaries and the proposed buffers/setbacks
- Geologic Hazard Areas with slopes that exceed 15%, showing setbacks from **top and toe** of the slope, and any associated buffer areas
- Flood Hazard Area Boundary (Reference maps through Snohomish County Parcel or FEMA)
- Location of shoreline and the ordinary high water mark (OHWM) including setback (distance)



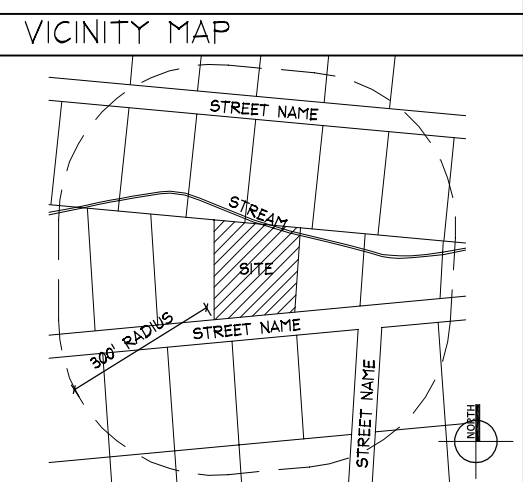
SITE PLAN LEGEND

- PROPERTY LINE
- WATER UTILITY LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- NATURAL GAS UTILITY LINE
- ELECTRIC POWER UTILITY LINE (OVERHEAD)
- FENCE
- EXISTING CONTOUR LINE
- NEW CONTOUR LINE
- EXISTING STEEP SLOPES (15% OR MORE)

These drawings are intended to provide an example for individuals preparing drawings for permit submittal. While every construction project is unique, the basic information a city needs in order to determine whether or not a project complies with codes and ordinances does not change. The following basic information should be provided with permit submittals:

- ✓ Site plan
- ✓ Elevations
- ✓ Foundation Plans
- ✓ Framing Plans
- ✓ Floor Plans
- ✓ Details

Submitting accurate, scaled drawings containing adequate information and appropriate details for your project will help the permitting process go much smoother from start to finish.



LEGAL DESCRIPTION

COUNTY ASSESSOR PARCEL NO. (PROPERTY TAX ACCOUNT NO.): X-X-X

LEGAL DESCRIPTION

STRUCTURES	EXISTING		PROPOSED	
	XXX SF	XXX SF	XXX SF	XXX SF
HOUSE FOOTPRINT				
GARAGE FOOTPRINT				
PAVEMENT				
TOTAL	XXX SF	XXX SF	XXX SF	XXX SF
LOT AREA	XXX SF		XXX SF	
LOT COVERAGE =	XXX %		XXX %	
TOTAL ÷ LOT AREA				
FLOOR AREA RATIO				
EXISTING HOUSE	XXX SF			
ADDITION LOWER FLOOR	+ XXX SF			
ADDITION UPPER FLOOR	+ XXX SF			
EXISTING GARAGE	+ XXX SF			
	= A			
	LOT AREA = B			
	FLOOR AREA RATIO = A ÷ B			

AVERAGE BUILDING ELEVATION

AVERAGE BUILDING ELEVATION =
 (MIDPT ELEV x LENGTH OF WALL SEGMENT) + (MIDPT x LENGTH) ...
 LENGTH + LENGTH ...

GENERAL NOTES

PROJECT TEAM

OWNER:
 NAME/COMPANY
 STREET ADDRESS
 CITY, STATE 98XXX
 PH: XXX-XXX-XXXX
 CONTACT: NAME

CONTRACTOR:
 NAME/COMPANY
 ADDRESS
 CITY, STATE 98XXX
 PH: XXX-XXX-XXXX
 CONTACT: NAME
 CONTRACTOR LIC. #
 UBI #

SEAL:

Sample House
Street Address
City, ST Zip

DATE: Month Day, Year

SHEET TITLE:

SITE PLAN
AND
GENERAL
NOTES

SHEET NUMBER:

A1

(MAX SHEET SIZE: 24" X 36")