

## 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)

STREET NAME or NUMBER

AVERAGE HEIGHT  
CALCULATIONS

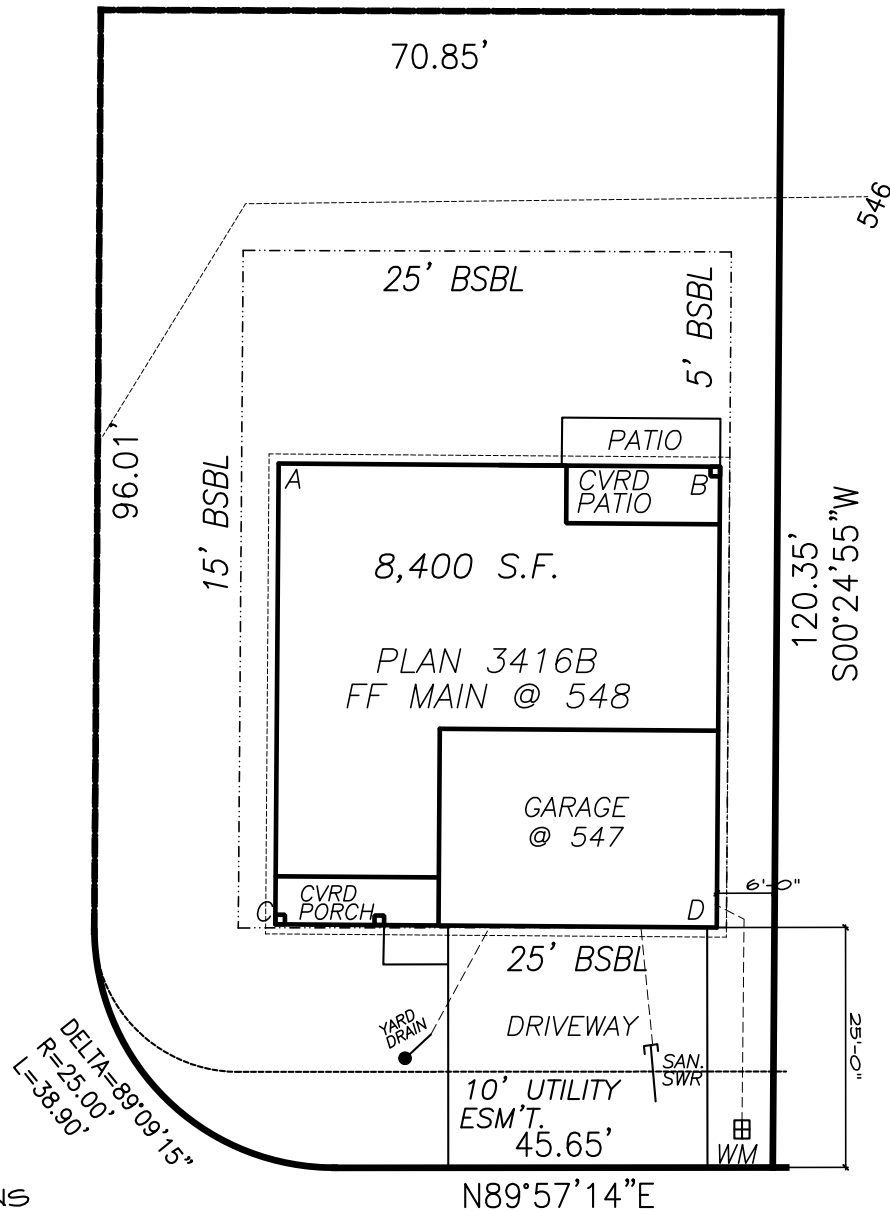
A= 546  
B= 546  
C= 546  
D= 546  
 $2184/4=546$  AVG.  
581 MAX HEIGHT (35')  
ACTUAL= 577.33

IMPERVIOUS CALCULATIONS

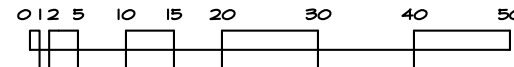
STRUCTURE 2208 SQFT  
DRIVEWAY 678 SQFT  
PATIO 82 SQFT  
TOTAL 2968 SQFT

ALL STOCK PILES TO BE COVERED  
WITHIN 24 HOURS

SEE CIVIL PLANS FOR PERMANENT  
GROUND COVER



PUBLIC  
ROAD



SAMPLE SITE PLAN

SCALE: 1"=20'

PREPARED BY  
NAME & CONTACT INFO  
ADDRESS  
CITY, STATE, ZIP CODE

PROJECT:  
PROJECT NAME  
SITE ADDRESS  
LYNNWOOD, WASHINGTON

DATE:  
DRAWN BY:

SHEET

C1

20CPRTOA