

SITE PLAN A

4/29/2010

This site plan is a drawing of what is existing and what is proposed. You are responsible for verifying and accurately depicting all locations and dimensions of property lines; setback distances; and the location and width of streets, rights-of-way, and easements. The City may require additional information as needed. For preparation information, see *Standards for Plans and Drawings*. If you have any questions, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

Prepare a Site Plan containing the following existing and proposed information:
(For Temporary Encampment see footnote A)

1. Vicinity map, north arrow, and graphic scale.
2. Legal description(s) of the property.
3. The dimensions of all property lines.
4. The name, address, and phone number of the preparer.
5. Easements which are on or adjacent to the property, including nonmotorized open space, utility, drainage, native growth protection, and access easements. Include the King County recording number for existing easements.
6. Utilities: Show the location of all utilities, below and above the ground. Use the best available information. Show existing and proposed hydrants, water, sewer, and storm drainage systems.
7. Streets: Include and label limits of the right-of-way (R.O.W.); edge of the pavement or traveled roadway; and curb, gutter, and sidewalk. For new single-family projects and for single-family and commercial additions, also label the road surface and show other features of the R.O.W. (including drainage ditches, rockeries, retaining walls, bridges, and culverts). If any frontage improvements or roadway improvements are required for the project, provide a typical cross section of the roadway showing the proposed changes. The widths of the proposed improvements are to be shown in the plans. Label the design standard references of the transportation elements in the plan sheets. Label the type of pavement restoration needed on the roadways if the proposed work impacts the public right of way.
8. Retaining Walls, Rockeries, Fences: Note heights at end and mid points.
9. Setbacks, including front, side, rear, and Classified Street. Show Sensitive Area and Shoreline Overlay District setbacks if applicable.
10. Structures: Show the location, size, and use. Show distances to property lines.
11. Impervious Surfaces, including walkways, parking lots, plazas, sport courts, gravel parking lots, and path surfaces.

(over)

12. Critical areas (top of bank of streams, wetlands, floodplains, and geologic hazard areas). If you have critical areas on or adjacent to your site, contact the land use reviewer for boundary verification prior to designing your plan.
13. Site disturbance limits and calculation of the square foot area of site disturbance.
14. Contours/Elevations: Show proposed and existing contours at 2-foot intervals. Identify the source document(s). State whether NAVD 88 or NGVD 29 elevations were used. (There is a 3.58 ft difference between these datum's.) Required only for permits that include clearing and grading.
15. Ordinary High Water Mark and Lateral Lot Lines: Required for all Shoreline approvals.
16. Mechanical Equipment: Show the location of all existing and proposed ground mounted mechanical equipment and associated screening.

Footnotes:

A Temporary Encampment: 6 copies

The site plan for a temporary encampment need not include the information set forth in numbers 6 (except for location of any utility connections required for the temporary encampment); 7; 8; 10 (except for structures that will be utilized by the temporary encampment or are located within 6 feet of the perimeter of the encampment); and 11 (except parking and vehicular circulation should be shown if the encampment will prevent the use of the existing parking or circulation facilities during the period of the encampment).