

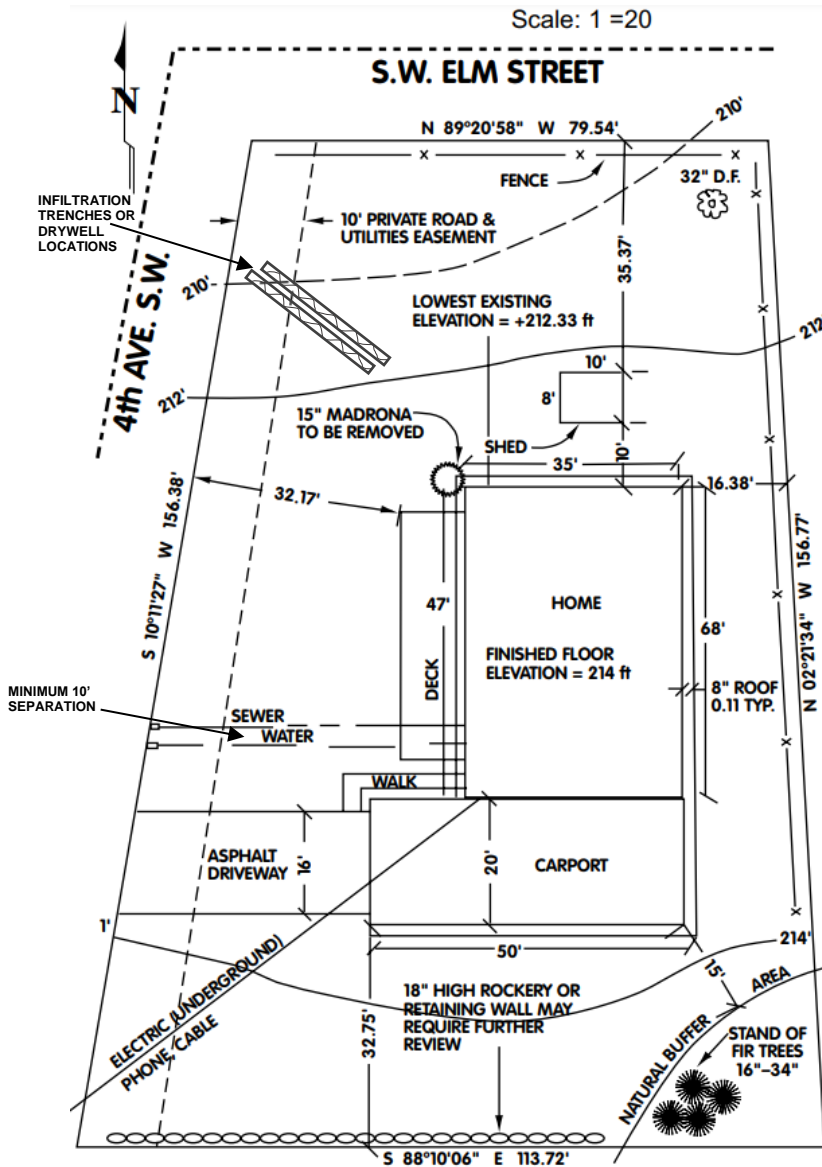
# SITE PLAN EXAMPLE & REQUIREMENTS HANDOUT



**CITY OF BLACK DIAMOND**  
Community Development Dept.

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Black Diamond, WA 98010  
(360) 851-4500

## EXAMPLE RESIDENTIAL SITE PLAN



The above image is a general example, and not a substitute for the municipal code.



## **DESCRIPTION OF REQUIREMENTS**

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### **1. Site Plan**

- a. Indicate scale by bar graph
- b. Property lines: show the location and dimension
- c. Easements: Show the location for all existing and proposed utility, open space, drainage, native growth protection and access easements and/or private roads; draw to scale and accurately dimension. Show all tracts.
- d. Existing and Proposed Structures: Show location, dimension, and use of all existing and proposed buildings and structures on site; show distances to property lines from closest point including projections.
- e. Land Use Code Setbacks: Show front, side, rear and street setbacks (if applicable). Designate which are the front, rear and side property lines.
- f. Rockeries, block walls, and fences: indicate location, length, and height.
- g. Streets and Alleys: Show location, name or number of all streets and alleys adjacent to the site. Show edge of pavement, curb, gutter, sidewalk, street trees, and any other road appurtenances.
- h. Driveway Approach, Driveway and Parking: Show location of on-site parking and driveway, type (asphalt, concrete, or gravel), and finished slope of driveways.
- i. Adjacent R.O.W.
- j. Spot Elevations and Topography: Show surface elevation at each corner of the site and at the corner of structure base. Show existing and proposed contours at 5' intervals (contour lines should be light toned).
- k. Footings on or adjacent to slopes must comply with the International Residential Code. Indicate all existing and proposed retaining structures and/or rockeries with top and bottom elevations. Show maximum heights above and below grade.
- l. Show the water meter location and water service line to the house.
- m. Show the side sewer location and gravity sewer line to the house. If sewer is not available (within 300 feet) provide an approved King County Department of Health septic system design.
- n. Show where all roof, footing, driveway, and other drains will be connected and/or disposed of. Footing and roof drains must run separately until the point of connection to the infiltration system. Show design and calculations for size.
- o. Erosion sedimentation plan may be included on copies of the site plan. Show how sediment and erosion shall be kept from leaving the building site.
- p. Show demolition and additions, if applicable.
- q. Show existing trees to scale, noting type and size, and trees to be removed, if applicable. *Tree removal will require a separate permit.*
- r. Show architectural features that project into the setback, including chimneys, flues, belt courses, sills, pilasters, ornamental features, cornices, eaves, gutters, dormer extensions, greenhouses or bay windows, and similar features, Decks, porches, patios, walkways, and other minor structural elements may intrude into a setback; show the distance to the property line and height of these elements.
- s. Show dimensions of garages and all other proposed parking areas. Indicate proposed tandem parking.
- t. Impervious Surface: Show the locations and dimensions of all impervious surfaces, including driveways, walkways, decks, and sheds. Show total lot size, total impervious surface area (new and existing).
- u. Show all proposed and existing utilities, including the locations of sewer, water, electricity, and gas lines, and any underground storage tanks, drainfields and reserve drainfield areas.



**Site Plan Requirements**

- v. If present, critical areas on site, adjacent to or within 200 feet (such as wetlands, slopes, top and toe of slope, rivers, streams, etc.).
- w. If present, any surface waters within 200 feet of property.