RESIDENTIAL SITE PLAN

SUBMITTAL REQUIREMENTS

A site plan is required for all residential project proposals. The site plan is a very important component of the permitting process. The site plan shall meet the submittal requirements outlined on the front page of this handout. A site plan that does not meet the minimum submittal standards will not be accepted. Use the checklist to ensure that all required information has been addressed.

Project Information

Project #: __________

Parcel #: __________

Site Address: __________

Map Scale*

1 Inch = _____ Feet

*For large parcels, please use two of these sheets...one sheet showing the entire property at 1"=100' scale and one sheet showing only the project area at either 1"=20' or 1"=30'.

North Arrow

Additional Information

*Maximum paper size = 11"x17" (the size of this sheet)
*See back page of this sheet for an example site plan.
RESIDENTIAL SITE PLAN REQUIREMENTS

**Applicant**

**USE BLACK OF BLUE INK ONLY**

- The site plan shall be legible and drawn to a standard engineer scale (1" = 10', 1" = 20', 1" = 40' etc) on 11 X 17 or smaller sheet and contain the following:
  - Map Scale.
  - North Arrow.
  - Property line boundaries and dimensions for all property lines.
  - The location of all existing and proposed structures, including, but not limited to, mobile homes, houses, sheds, garages, barns, fences, culverts, bridges, and storage tanks. Include the area (sf) of each structure.
  - The location of all existing on-site utility structures and lines, such as on-site septic tanks, drainfields and reserve areas, water lines, wells and springs. If any of these utilities are located off-site, a note shall be made on the map referencing the property tax parcel number for which the utilities are located.
  - All means, existing and proposed vehicular and pedestrian ingress and egress to and from the site, such as driveways, streets and fire access roads, including existing road names and existing county and state right-of-way. Include the area (sf) of each surface.
  - The location of all existing and proposed easements.
  - The location of critical areas or buffers affecting the site. This includes but not limited to shorelines, wetlands, streams, flood zones, high groundwater, steep slopes and special habitat(s).
  - Topographic information for entire property. May be based on available County 2' contour maps. If the site is steep and providing this information will “clutter” the plan, a separate sheet should be submitted containing the topographic information.
  - Mark accurate clearing limits.
  - Identify all areas to be graded, filled, excavated, or otherwise disturbed. Include the cut and fill quantities (cubic yards).
  - Location of roof run-off drainage facility (drywell, infiltration trench, splash blocks, etc).
  - Location and type of erosion/sediment control (silt fence, hay bales, etc).
  - Provide a legend if symbols are used.
  - The proposed building envelope shall be staked onsite. Bright colored flagging shall be used to identify the stakes. The stakes shall be marked to identify the NE corner, SE corner etc.

**Staff Use Only**

- The above will be reviewed against current code.
- ADDITIONAL INFORMATION MAY BE REQUIRED.

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**Thurston County Permit Assistance Center**

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