

1 PROJECT DESCRIPTION  
 PROPOSED DETACHED GARAGE ASSOCIATED DRIVEWAY AND CURB CUT.

OWNER/APPLICANT  
 J. HOMEOWNER  
 1234 YOUR STREET, EVERETT WA 98201

2 LEGAL DESCRIPTION  
 LOT #2 PLAT OF PARADISE RIDGE VIEW TRACT, DIVISION NO. 2

3 PARCEL TAX ID#  
 00123400000100

4 HEIGHT CALCULATIONS  
 MANHOLE RIM ELVEVATION (ELV) = 100'  
 A = 102'  
 B = 105'  
 C = 110'  
 +D = 107'  
 $424' / 4 = 106'$  AVERAGE (BASE ELV)  
 +15' ALLOWED  
 121' = MAX HEIGHT

5 LOT COVERAGE BY BUILDING SF  
 LOT SIZE = 6000 SQUARE FOOT (SF)  
 EXISTING HOUSE = 902 SF  
 PROPOSED GRADE = +576 SF  
 1558 SF  
 BUILD SF / LOT SF = 26%

6 IMPERVIOUS AREA  
 PROPOSED ROOF AREAS = 576 SF  
 PROPOSED HARD SURFACES = 700 SF  
 TOTAL PROPOSED IMPERVIOUS AREA = 1276 SF

**LEGEND**

- PROPERTY LINE ——— P/L ———
- EASEMENT LINE ——— ESMT ———
- EX FENCE — X — X — X — X —
- EX WATER SERVICE/METER ——— 3/4"PE WS ——— 3/4"PE WS ———
- EX SIDE SEWER SERVICE ——— 6"PVC SS ——— 6"PVC SS ———
- SEWER MAIN ——— 8"PVC SS ———
- WATER MAIN ——— 10" W ———

- PROPOSED CONCRETE [Pattern]
- PROPOSED ROOF AREA [Hatched Pattern]

NOTE: A SURVEY MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT SUBMITTAL IF DEVELOPMENT IS WITHIN ONE FOOT OF A REQUIRED SETBACK OR ONE FOOT OF A REQUIRED HEIGHT LIMIT.



**DRAFT**

		City Engineer <b>RYAN SASS</b>		Section Manager <b>TONY LEE</b>		CAD Manager <b>PAUL WILHELM</b>		Drawn By <b>ESH</b>		Current Rev Date <b>12/30/2016</b>	
		TITLE <b>RESIDENTIAL SITE PLAN EXAMPLE</b>									

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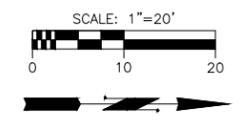
**THE FOLLOWING INFORMATION IS REQUIRED ON ALL SITE PLANS**

- 1  PROJECT DESCRIPTION, NAME OF APPLICANT AND ADDRESS OF SITE
- 2  LEGAL DESCRIPTION.
- 3  TAX PARCEL NUMBER.
- 4  HEIGHT CALCULATIONS WITH BENCHMARK, AVERAGE BASE ELEVATION AND ACTUAL HEIGHT NOTED.
- 5  PERCENT OF LOT COVERAGE BY BUILDING(S) TO INCLUDE TOTAL LOT SIZE (SF) AND FOOTPRINT OF ALL BUILDINGS.
- 6  CALCULATE IMPERVIOUS AREA SHOW EXISTING, PROPOSED AND TOTAL (SQUARE FEET). OVER 2,000 SF MAY BE REQUIRED TO SUBMIT STORMWATER ENGINEERED PLANS. SEE SUBMITTAL CHECKLIST FOR DETAILS.
- 7  NORTH ARROW (DIRECTION FACING UP OR RIGHT) AND SCALE.
- 8  LENGTH OF ALL LOT LINES.
- 9  DISTANCE BETWEEN ALL BUILDINGS, EXISTING AND PROPOSED.
- 10  PROPOSED AND EXISTING BUILDING SETBACKS FROM ALL LOT LINES.
- 11  UTILITIES (SEWER, WATER & DRAINAGE). SHOW SIZE OF SERVICE OR PIPE AND LABEL AS EXISTING TO REMAIN, EXISTING TO BE REUSED, OR NEW SERVICE.
- 12  EASEMENTS ON SITE INCLUDING, BUT NOT LIMITED TO, INGRESS/EGRESS, WATER, SEWER & DRAINAGE.
- 13  SHOW ALL PERIMETER BUILDING DIMENSIONS.
- 14  ALL DIMENSIONS, LOCATION AND MATERIAL OF PROPOSED AND EXISTING DRIVEWAYS.
- 15  ANY CRITICAL AREAS ON SITE. SHOW TOP OF SLOPE AND TOE OF SLOPE. SHOW PROPOSED BUILDING SETBACKS FROM SLOPE AND ANY CRITICAL AREA BUFFERS.
- 16  DIMENSIONS AND DEPTH OF ANY FILL ON THE SITE (IF APPLICABLE).
- 17  ANY PROPOSED ROCKERIES OR RETAINING WALLS OVER 4'-0" TALL.

**LEGEND**

- PROPERTY LINE  P/L
- EASEMENT LINE  ESMT
- EX FENCE  X
- EX WATER SERVICE/METER
- EX SIDE SEWER SERVICE
- SEWER MAIN
- WATER MAIN

- PROPOSED CONCRETE 
- PROPOSED ROOF AREA 



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**DRAFT**

		<b>CITY OF EVERETT</b> <b>EVERETT PUBLIC WORKS DEPARTMENT</b>	
City Engineer RYAN SASS	Section Manager TONY LEE	CAD Manager PAUL WILHELM	Drawn By ESH
TITLE <b>RESIDENTIAL SITE PLAN EXAMPLE</b>			Current Rev Date <b>12/30/2016</b> STANDARD DRAWING No. <b>101</b>