

## What is a site plan?

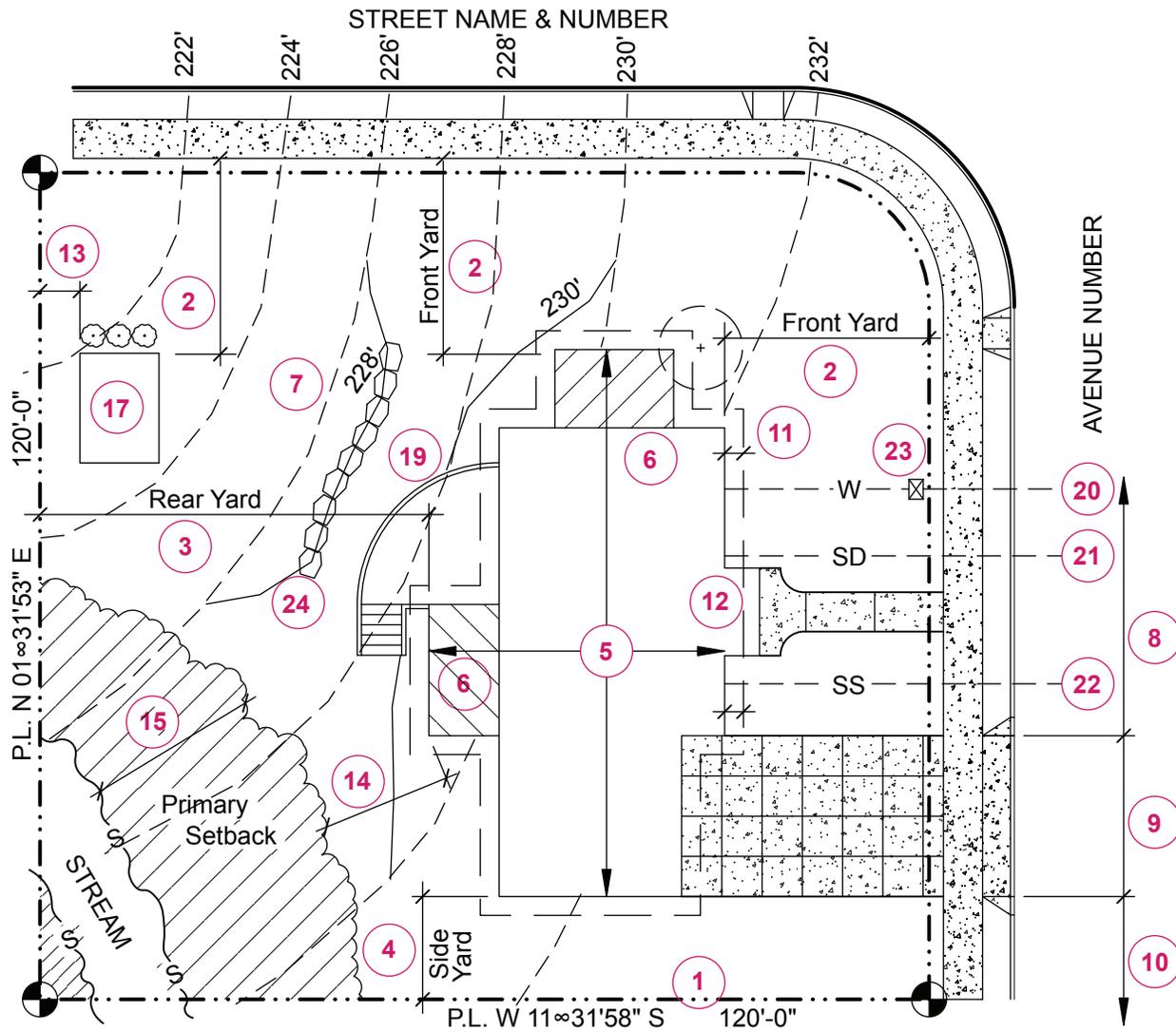
A site plan is a drawing of what is existing and what is proposed on a lot. The minimum sheet size is 18" x 24". You must verify and accurately depict all locations and dimensions of property lines, setback distances, streets, rights of way, and easements. For preparation information see submittal requirements sheet #1, *Standards for Plans and Drawings*; sheet #3a, *Site Plan A*.

*Note:* Aerial photographs are not acceptable site plans.

## What must a site plan show?

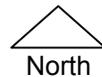
A site plan must include the legal description and site address; North arrow; graphic scale (1" = 10' or 20'); the name, address, and phone number of the preparer; and the following information (see examples on following pages):

1. **Property lines** with dimensions.
2. **Streets or alleys** abutting the property; identify the street name.
3. **Contour lines** for both existing and proposed grades at 2' intervals. NAVD 88 is the required vertical database. Finished-grade elevations must be shown on the elevation drawings. Use the same datum in all of the elevation information.
4. **Setbacks**—including front-, side-, and rear-yard dimensions—must be labeled. Also show any plat-required building setback lines and setback lines from Protected Areas, if applicable.
5. **Easements** on or adjacent to the property, including non-motorized open space, utility drainage, native growth protection, and access easements. Include the King County recording number for existing easements.
6. **Utilities:** Include the location of all existing and proposed utilities below and above the ground. Include street lights and fire hydrants. Show proposed water, sewer, and storm drainage systems.
7. **Structures:** Show the location, size, and use. Show distances to property lines.
8. **Rockeries and retaining walls:** Show top and bottom elevations at 10' intervals or where a 2' change in height occurs and, if applicable, where it crosses the setback line.
9. **Critical areas** such as streams, wetlands, areas of special flood hazard, steep slopes >40%, unstable soils, primary setbacks, and coal mine areas.
10. **Floor area ratio** calculations include the gross square footage of the structures on the lot in relation to lot area.
11. **Lot coverage** calculations to show the area of all structures in relation to lot area. Lot coverage is calculated after subtracting all Protected Areas defined by Land Use Code (LUC) 20.25H.070 and their associated setbacks.
12. **Impervious surface** calculations show the square footage of all impervious surfaces on-site in relation to the lot area.
13. **Greenscape** calculations show the square footage of living vegetation in the front setback in relation to the area of the front setback.
14. **Plat conditions** such as building setback lines (BSBL) should not be confused with zoning setback lines and minimum floor elevations. *Note:* Refer back to "easements" and "Protected Areas" for additional information.
15. **Building height calculations:** Calculate height from elevations taken at evenly spaced intervals not to exceed 10' around the perimeter of the structure. Show the table calculations on the site plan. On the elevations sheets, show the existing and finished grades and the height calculation to indicate compliance with the height limit (see Handout L-11 regarding calculating building height).
16. **FEMA floodplain elevation** must be shown on shoreline sites.
17. **Other Information:** A geotechnical report may be required as a condition of plat approval, for specific site improvements (i.e., rockeries and retaining walls), or as soil conditions dictate. The city may require additional information as needed.



## Single-Family Site Plan

(figure 1)



North

Scale 1"=20'-0"

### Numeric Legend for Key notes above

1. Property line
2. Front-yard setback dimension (applies to all structures)
3. Rear-yard setback dimension (for primary structure)
4. Side-yard setback dimension
5. Existing building footprint
6. Proposed additions or new structures
7. Existing and proposed contours (2 ft. interval)
8. Distance from driveway to face of curb/ edge of paving
9. Driveway width
10. Distance from driveway to neighbors' driveway
11. Depth of eave
12. Setback intrusion by minor structural element (porch)
13. Rear-yard setback dimension for accessory structure
14. Building setback dimension from buffer
15. Critical area elements

16. Garden shed at 10' above finished grade
17. Minor structural element (existing porch)
18. Proposed additions to primary structure
19. Deck at 30" above finished grade
20. Water line location and diameter
21. Storm drain diameter and location
22. Sanitary sewer diameter and location
23. Water meter size and location
24. Rockery location and height

Note: The following additional items are excluded from the above site plan, but they are required when warranted by existing site conditions. See the land use planner.

- Ordinary High Water Mark (O.H.W.M.)
- Setback from O.H.W.M.
- Floodplain elevation

Typical  
**Single-Family Site Plan Legend**  
 (figure 2)

	Site Boundaries, Bearing & Distance
	Property Corners
	Easement Types, Locations & Widths (on-site & adjacent to site boundaries)
	Access Location
	Public Sidewalk & Planting Strips (if existing)
	Rockeries / Retaining Walls (show top and bottom elevations at ends and in the middle)
	Fences
	Walkways, Driveways & Paved Areas
	Water Ways - Aligned, Width & Top of Bank (required to be located & staked by a qualified professional.)
	Wetland Boundries (required to be located & staked by a qualified professional.)
	Existing Contours
	Proposed Contours
	Critical Slopes - Top & Toe
	Tree Grouping (5 or more)
	Structure Footprint & Eave
	Utilities (sanitary sewer)
	(water)
	(storm drain)
	(gas)
	(includes all existing & proposed)
	North Arrow & Drawing Scale
	Existing Tree (to remain)
	Existing Tree (to be removed)

**Definition of Site Plan**

A site plan is a to-scale drawing of existing and proposed site development. The required elements and information, along with a graphic representation of each, are portrayed on the drawing on the opposite page. No other building information, such as energy calculations, should be on the site plan.

**Site Topography**

The existing and proposed topography is required to be shown on the site plan at a minimum of 2' intervals. The topography was excluded from the sample site plan in order to make it easier to read.

**Lot Coverage**

The calculation of lot coverage is required to be shown on the site plan. Lot coverage is the total building footprint area as a percentage of the total lot area. However, the total lot area excludes all critical areas and their related primary setback areas. The "footprints" included in this calculation must include all primary structures, all accessory structures, and decks that exceed 30" above finished grade.

## Where can I get additional information?

- Handout L-11, Calculating Building Height
- Handout L-12, Building Setbacks
- Handout L-23, Steep Slope Performance Standards
- LUC 20.20.010, Dimensional Requirements
- LUC 20.25E, Shoreline Overlay District
- LUC 20.25H, Sensitive Areas Overlay District
- Clearing & Grading Code, Ordinance 4754

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This document is intended to provide guidance in applying certain Land Use Code regulations and is for informational use only. It cannot be used as a substitute for the Land Use Code or for other city codes, such as the Construction Codes. Additional information is available from Development Services at Bellevue City Hall or on the city website at [www.bellevuewa.gov](http://www.bellevuewa.gov).

For land use regulations that may apply to your project, contact the Land Use Information Desk in Development Services. Phone: 425-452-4188. E-mail: [landusereview@bellevuewa.gov](mailto:landusereview@bellevuewa.gov). Assistance for the hearing impaired: dial 711.

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