



Dayton Planning Department
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What is a site plan?

A site plan is a drawing that depicts the intensity, density, height and setbacks of a proposed project/development to a property site. It may include drainage, landscaping, sidewalk and other site construction issues. The site plan should show the existing and proposed conditions on the lot(s).

What is the purpose of a site plan?

A site plan may be required to determine whether a proposed development complies with the Land Development Code, or the community standards established for Dayton.

What should be included in a site plan?

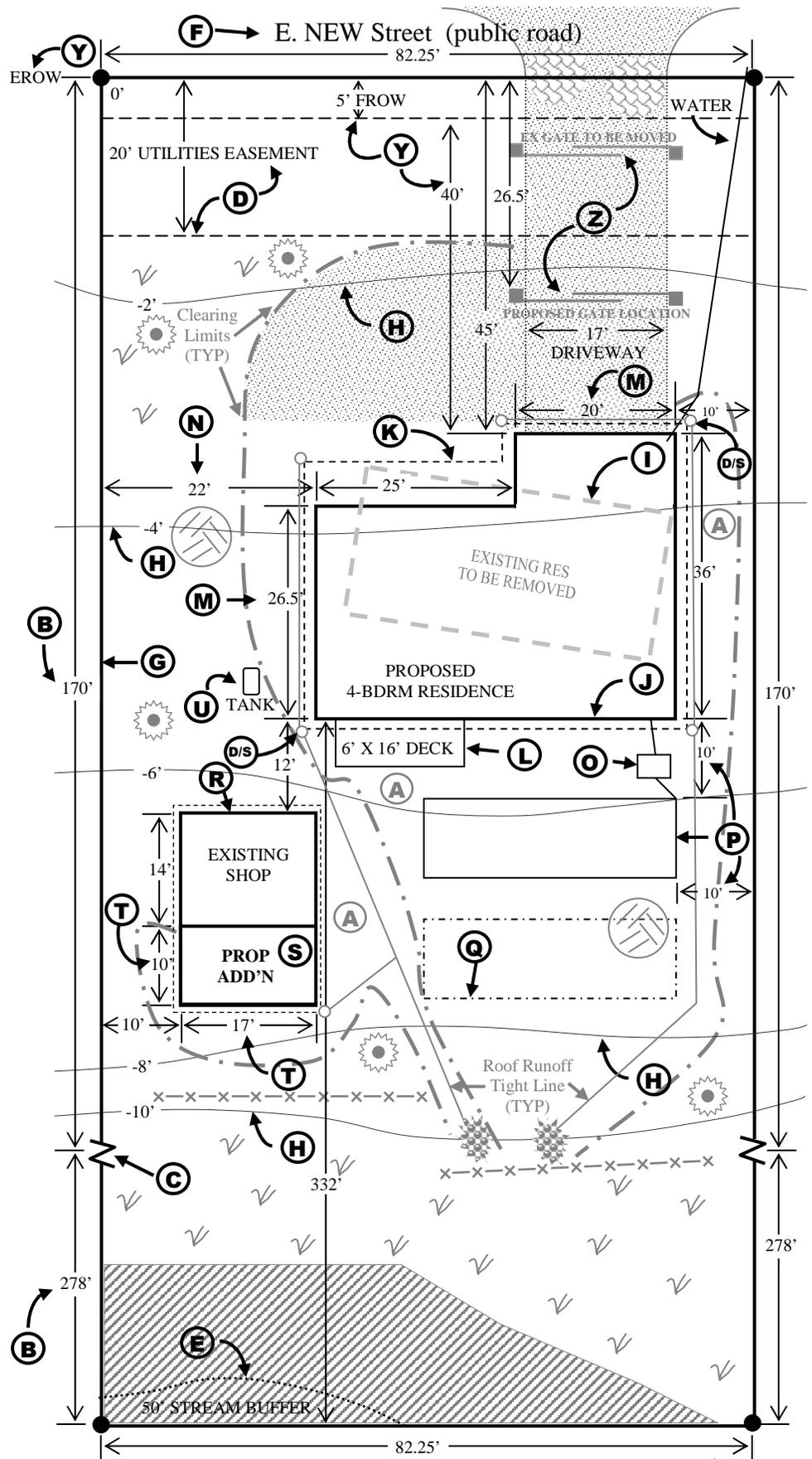
1. Property owner's name
2. Property owner's physical and mailing address
3. Date of plan preparation
4. North point indicator
5. Scale – Engineering (generally 1" equals 10' or 20')
6. Property's boundary line dimensions
7. Location, identification and dimensions of existing and proposed, if applicable :
 - a. Buildings and structures;
 - b. Locations and square footage of existing and proposed structures/additions;
 - c. Front, rear and side yard setbacks;
 - d. Percent of lot coverage and impervious surface;
 - e. Adjacent streets, street rights-of-ways; sidewalks, walkways, rail roads;
 - f. On-site easements for access, driveways, and loading areas;
 - g. Utilities and utility easements;
 - h. Parking facilities
 - i. Water bodies;
 - j. Surface water holding ponds, drainage ditches and drainage patterns;
 - k. Critical Areas - Wetlands; Streams, Riparian Habitat, Flood Hazards, Steep Slopes, Erosion Hazards, and Well Protection Area
 - l. Fences and retaining walls;
 - m. All exterior signs including elevations, materials and dimensions; and,
 - n. Any other information required to determine compliance with all applicable regulations.

Site Plan Example

See "How to Draw a Site Plan" and "SFR Abbreviated Plan Standards" for further information.

Legend

- A** Potential Soil Amendment area(s)
 - B** Parcel line length (all sides & segments)
 - C** Break Line
 - D** Easement boundary and label
 - D/S** Downspouts (as necessary)
 - E** Critical Area boundary & buffers
 - F** Street name and private/public label
 - G** Parcel boundaries
 - H** Contour line (at 2' intervals; specify datum if known)
 - I** Footprint of existing residence
 - J** Footprint of proposed residence
 - K** Drip/eave line
 - L** Deck footprint
 - M** Building dimensions
 - N** Distance between property lines and all proposed structures
 - O** BLANK
 - P** BLANK
 - Q** BLANK
 - R** Existing building
 - S** Proposed addition
 - T** Dimensions of proposed addition
 - U** Fuel tank
 - V** North arrow
 - W** Scale indicator (Engineer's scale)
 - X** Site address, parcel number, property owners name & phone number
 - Y** Existing Right-of-Way (EROW), Future Right-of-Way (FROW), and distance to structures
 - Z** Gates (existing and proposed)
- Potential Soil Stockpile area(s)
 - Silt Fence(s)
 - Clearing limits/Area to be graded
 - Other Impervious (Gravel/Rock Surfaces)
 - Approximate Limits of Floodplain
 - 50' min vegetated flow path area
 - Rip Rap Splashblock outlets
 - Trees (greater than 24" in diameter)
 - Driveway Approach connecting to existing road
 - Construction Entrance



Note: This combination site/abbreviated plan example is not intended to show all situations. Plan content and information shall vary for each site.

101 E. NEW Street
X Tax Parcel #0419258023
 Bob Smith, 509-798-7200

W 1" = 20'

V

SITE PLAN – Property Address _____

Property Owner Name: _____

Contact Information -Address: _____

City: _____ State: _____ Zip: _____

Phone: _____ Email _____

Draw legibly and a fairly large scale to show the following:

SCALE _____

