

SITE PLAN B

9/5/2017

This site plan is a drawing of what is existing and what is proposed. You are responsible for verifying and accurately depicting all locations and dimensions of property lines; setback distances; and the location and width of streets, rights-of-way, and easements. The city may require additional information as needed. For preparation information, see *Standards for Plans and Drawings*. If you have any questions concerning your application, please visit or call Development Services (425-452-6800) between 8 a.m. and 4 p.m., Monday through Friday (Wednesday, 10 to 4). Assistance for the hearing impaired: Dial 711 (Telecommunications Relay Service).

For: Commercial Building Permits
 Clearing and Grading Permits
 Design Reviews
 Planned Unit Developments
 Plat Engineering Approvals
 Preliminary Plats
 Environmental Impact Statements
 Water/Sewer/Storm Drainage Extensions

For: Conditional Use Applications
 Preliminary SEPA Determinations
 Shoreline Development Permits
 Critical Land Use Permits

Using the Boundary & Topographic Survey information as the base map, prepare a site plan containing the following:

Prepare a site plan containing the following existing and/or proposed information:

1. Vicinity map, north arrow, and graphic scale.
2. Legal description(s) of the property.
3. City of Bellevue NAVD 88 datum only.
4. The dimensions of all property lines.
5. The name, address, and phone number of the preparer.
6. Easements which are on or adjacent to the property, including open space, drainage, native growth protection and access. Include the King County recording number for existing easements.
7. Utilities: Show the location of all utilities below and above ground. Use the best available information. Show existing and proposed water, sewer, and storm drainage systems.
8. Mechanical Equipment: Show the location of all existing and proposed ground-mounted mechanical equipment and associated screening.
9. Streets: Include and label the limits and the centerline of the right of way (R.O.W.); the edge of the pavement or traveled roadway; and the curb, gutter, and sidewalk. Locate and dimension all fire hydrants, vaults, utility poles, etc. Show channelization. If any frontage improvements or roadway improvements are required for the project, provide a typical cross section of the roadway showing the proposed changes. The widths of the proposed improvements are to be shown in the plans. Label the design standard references of the transportation elements in the plan sheets. Label the type of pavement restoration needed on the roadways if the proposed work impacts the public right of way.

(over)

10. Fences, Rockeries, and Retaining Walls: Show the location, length, and maximum height from finished grade. Note heights at end and mid points.
11. Setbacks, including front, side, rear, and Classified Street. Show Sensitive Area and Shoreline Overlay District setbacks if applicable.
12. Existing and proposed contours.
13. Structures: Show the location, size, and use. Show distances to property lines.
14. All Significant Trees, clearly designate trees to be retained. (See Final Landscape Plan/Submittal information.)
15. Critical Areas (top of bank of streams, wetland boundaries and buffers, floodplains, and geologic hazard areas. If you have critical areas on or adjacent to your site, contact the land use reviewer for boundary verification prior to designing your project. Show the required critical area buffers from the critical areas and required structure setbacks.
16. Identify total impervious area.
17. Pedestrian Circulation: Show the layout of internal walkways and connections to public sidewalks, rights-of-way, and access easements.
18. Vehicular Circulation: Show the proposed layout of the parking with dimensions of the parking or circulation areas from property lines. Show the bay and aisle width and depth to wheelstop for standard, compact, and barrier-free stalls. Show the location and dimension of the on-site loading area and emergency access.
19. All required landscaping areas.
20. Overlay Districts: Diagram each portion of the site that is in an Overlay District.
21. Each phase of a phased project. Each phase must independently meet all requirements of development.
22. For all shoreline for docks, bulkheads and primary residences: Surveyed Ordinary High Water Mark and lateral lines.
23. For Environmental Impact Statements, Land Use Approval Amendments, Planned Unit Developments, Preliminary Plats, Variances, use the Statistical Information sheet.