



TOWN OF WOODWAY

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SITE PLAN REQUIREMENTS

THE FOLLOWING ITEMS ARE REQUIRED FOR ALL BUILDING AND CLEARING & GRADING PERMITS, INCLUDING INTERIOR REMODELS:

1. North arrow
2. Dimensions of all property lines. For all projects except for interior remodels, property lines must be confirmed by a licensed engineer or surveyor unless waived by the Town Building Official.
3. Dimensions and total square footage of existing & proposed structures or additions. Show the location, footprint, size, and use.
4. Driveway and adjacent streets

THE FOLLOWING ITEMS ARE REQUIRED FOR: ALL BUILDING AND CLEARING & GRADING PERMITS

1. Graphic scale (1": 10' is preferred but 1": 20' is also acceptable)
2. Site contours: Maximum 2' intervals showing elevation of the land or indicate that the property is flat
3. North American Vertical Datum of 1988 (NAVD 88) shall be used. The Town of Woodway has established horizontal and vertical controls throughout the Town. See record of survey under Snohomish County Auditors file number 200504085272 for more information.
4. Setback Measurements: Include distances to property lines & between buildings
5. Easements that are on or adjacent to the property if serving the property, including open space, drainage, native growth protection, and access. Include the Snohomish County recording number for existing easements.
6. Utilities: Show the location of all utilities below and above ground. Use the best available information. Show existing and proposed water, sewer, septic, and storm drainage systems. Show all utilities (location of water, storm, gas, electric & sewer lines and septic system, if applicable)
7. Fences, rockeries, and retaining walls: Show the location, length, and maximum height from finished grade.
8. Boundary of Critical Areas and/or Natural Growth Protection Easements (top of bank of Class I, II, and III streams, centerline of Class IV streams, wetlands, floodplains, steep slopes, aquifer recharge areas, fish and wildlife habitat areas, unstable soils, etc.): If you have protected areas on or adjacent to your site, contact the Town for boundary verification prior to designing your project. Show the required buffers from protected areas.
9. Total square footage of the lot.
10. All trees 8" in diameter and greater: include location, size, & species. Also note which trees will be removed and the location of replacement trees if required
11. Impervious surface coverage: Include all areas of impervious surfaces (Roof & O.H., patios, driveways, outbuildings, walks, decks, etc.)
12. Lot coverage calculation: "Lot coverage" means the footprint of the structure or structures divided by the actual area of the subject lot. For those lots which include tidelands, lot coverage shall be based on the area of the subject lot upland of the ordinary high water mark. The area of any uncovered and unenclosed deck or parts of a deck, swimming pools which are less than eighteen inches above the existing grade, and at-grade patios shall not be included within the lot coverage calculation.
13. Building height calculations may be included on the site plan. May also be submitted separately.

14. Location of nearest fire hydrant and driving distance from hydrant to project
15. Construction erosion & sediment control plan

THE FOLLOWING ITEMS ARE REQUIRED FOR:

CLEARING & GRADING PERMITS [EITHER STANDALONE OR ASSOCIATED WITH BUILDING PERMITS FOR NEW SFRs AND ADDITIONS ADDING MORE THAN 2,000 SQUARE FEET OF IMPERVIOUS SURFACE, OR ANY CONSTRUCTION LOCATED ON BLUFF PROPERTIES]

1. Vicinity map
2. Legal description(s) of the property.
3. Name, address, and phone number of property owner, owner's agent, engineer, and contractor, as appropriate.
4. Streets and Driveways: Include 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.
5. Show edge of shoreline, if applicable.
6. Site disturbance limits and total area disturbed in square feet.
7. All required landscaping areas.
8. Each phase of a phased project. Each phase must independently meet all requirements of development.
9. Show all manholes, clean-outs, and catch basins for storm drains and sewers.
10. Show drainage system (either connection to existing system or new stormwater infiltration system; include all manholes, clean-outs, and catch basins for storm drains and sewers)