



**CITY OF LAKEWOOD**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
**HANDOUT #04**

**SINGLE FAMILY RESIDENTIAL**  
**SITE PLAN REQUIREMENTS**

A detailed site plan shall be drawn to scale. The site plans must include the following information to be considered complete:

1. Site address.
2. Vicinity map clearly showing the location of the project with respect to public streets and other parcels and development in the area.
3. Property lines.
4. North arrow and decimal engineering scale (ie. 1"=20'; **not** 1/8"=1' architectural scale).
5. Pierce County tax parcel number.
6. Lot dimensions and total square footage.
7. All existing and proposed public and private roads, driveway accesses and road right-of-ways with dimensions and road names, abutting the site and/or used to access the site.
8. All easements (access, utility, railroad, storm water, etc.). Indicate type and dimensions of easement.
9. All major manmade or natural features (slopes, railroad tracks, etc.).
10. Existing building locations.
11. Dimensions and square foot area of all proposed new structures and/or additions.
12. Dimensions and square foot area of all structures or pavement expected to be removed from the site.
13. Dimensions of all setbacks (distance from the wall of all existing and proposed structures to property lines).
14. Location of all paved areas including sidewalks, patios, and paved vehicular maneuvering area to be provided in front of any residential garage or carport. The minimum paved vehicular maneuvering area shall be twenty (20) feet in front of the garage or carport vehicular entry and the minimum width shall be the total width of the garage or carport vehicular entry opening(s).
15. The location of gravel or paved parking pad(s) for the storage of recreational, sporting or utility vehicles.
16. Existing and proposed fences or retaining walls (specify type and height of fence or wall).
17. The location of any structures on abutting properties located within 5 feet of the property line.
18. Water features or wetlands, including but not limited to, lakes, ponds, saltwater, year-round or seasonal streams, creeks, wetlands, gully or natural drainage way, drainage ditches, etc.

19. Critical areas, such as slopes, wetlands, shorelines, and wildlife habitat.
20. Contours at two-foot intervals if any portion of the lot that will be developed contains slopes in excess of 10%.
21. A stormwater control plan if any portion of the lot that will be developed contains slopes in excess of 10%.
22. An erosion control plan if any portion of the lot that will be developed contains slopes in excess of 10%.
23. A geotechnical assessment if any portion of the lot that will be developed contains slopes in excess of 10%.
24. Data required to be listed on the site plan:
  - a. Percent of site covered by structures.
  - b. Percent of site covered by impervious surface.
  - c. Total square footage of paved area.
25. New dwellings and residential additions adjacent to a shoreline, shoreline buffer, wetland or wetland buffer also require:
  - a. A professional survey that contains and illustrates:
    - (1) The lot boundaries.
    - (2) The ordinary high water mark.
    - (3) The applicable shoreline setbacks.
    - (4) The topographic lines using two (2) foot contours.
    - (5) The location of building footprint.
    - (6) The elevation of all corners of the proposed structure.
    - (7) The location of any proposed docks/ramps and bulkheads.
    - (8) The limits of proposed grading activity, soil disturbance and vegetation removal.
    - (9) The location of all existing vegetation within the applicable shoreline setback, including riparian buffers.
    - (10) Sketch(es) showing proposed excavation, fill, and post-construction grade changes in relation to pre-construction grades.
  - b. An erosion control plan.
  - c. A stormwater control plan.
  - d. A tree retention plan.

**Additional information may be required based on the specific project and/or site. All large maps must be folded to fit into an 10 x 13-inch envelope with the application name of the plan showing.**

**Handouts and application forms may be revised without notice.**