

SITE PLAN:

- State boundary dimensions, parcel size (measured width and length), structure size, and lot coverage calculation (square footage total and percent coverage). CBC 106.3.3
- Show all building areas, uses and measured setbacks from property lines and adjacent structures on the same property. CBC 106.3.3
- Show all easements.
- Show utility services (gas, water, sewer and electric), off-site location entrance to building service entrance.
- Locate HVAC compressor pad, if any, and its elevation. CBC 106.3.3
- Show landscaping. Show street trees, location, size, and species. Do not locate within twenty feet of a street light.
- Comply with any Use Permit, land division or other special conditions as might apply (e.g., sound mitigation, height restrictions, aviation easement, fire sprinklers). Attach copy of applicable condition (available from City Planner).
- Provide corner elevations, and pad or finish floor elevation. Show drainage patterns and swales; maintain 2% minimum slope away from the building on all four sides, and from the property high point to drainage outfall. CBC 1804.7, 1806.4.5, Appendix #3315.4.
- Show off-site improvements (e.g., street paving, curb and gutter, etc.) if any.
- Show north arrow, street name, alley centerline. CBC 106.3.3
- Show on-site parking facilities.
- Show trash bin and recycle area enclosure details.