

Site Plan

Type: All Construction

Subtype: RESIDENTIAL/ NON-RESIDENTIAL

Revised: 01.2025

City of Tukwila - Permit Center

6300 Southcenter Blvd, Suite 100

Tukwila, WA 98188

www.tukwilawa.gov/departments/permit-center/



Site Plan

A building site plan is a detailed and scaled drawing that lays out the proposed development on a specific property. This type of plan includes all the structural and landscape elements and shows how the project fits within the surrounding area. A typical site plan includes the following key components:

1. **Property Boundaries:** Clear delineation of property lines, with dimensions and bearings, showing the exact plot of land being developed. BLSB – Boundary Line Set Back.
2. **Silt/Construction Fence:** Outline location of silt fence to ensure soil is kept on the construction site until the land can be revegetated.
3. **Structures:** Outline of all existing and proposed buildings, indicating the footprint, floor levels, entry and exit points.
 - a. **Fence**- description and height must be detailed on plans
4. **Required Setbacks:** Space between the property line and any structures. This includes front, rear, and side setbacks as required by local zoning regulations.
 - a. **Actual Setbacks:** Define the location of the structure in relation to property lines, on all sides.
5. **Development Area:** Define all impervious surfaces: new and existing structures, driveways, sidewalks, etc. Ensure the total square footage of all impervious surfaces is listed on the site plan.
6. **Building Footprint:** This number should be described in the following format:
 - a. Total square footage of lot & total square footage of the structure's footprint.
7. **Parking and Driveways:** Layout of parking spaces, ADA-compliant spaces, loading zones, and driveways. This may include measurements for driveway widths and turning radii for access by emergency vehicles. 20' from right of way needs to be a uniform durable surface hard surface excluding gravel.
8. **Utilities:** Location of utility connections such as water, sewer, electricity, and gas. These lines are often shown as dashed or dotted lines leading to main access points or utility easements.
9. **Landscaping and Green Spaces:** Details on landscaping features, such as trees, shrubs, lawns, and garden beds. Site plans shall indicate types and quantities of plants and trees.
10. **Pedestrian and Vehicular Access:** Paths, sidewalks, and crosswalks that allow pedestrian movement around the property, along with any additional roads or streets on the site.
11. **Drainage and Grading:** Show how the land will be graded for proper water drainage, along with retention or detention basins if required. It shows slopes, swales, and other features to control stormwater runoff.

SEPARATE DOCUMENT FOR SEDIMENT CONTROL PLAN - [King County SFDM app "D"](#)

12. **Lighting:** Placement of external lighting for the building and pathways, including light poles, fixtures, and a lighting plan to ensure safety and visibility without excessive light pollution.
13. **Topographic Features:** Existing and proposed elevations, contours, and other physical site features like hills, valleys, or water bodies. These illustrate how the development will interact with the landscape.
14. **Zoning Information:** Notes on the zoning designation of the property, applicable building codes, and any other restrictions or overlays that affect how the site can be used.
15. **Critical area:** Designated environmentally sensitive regions, including wetlands (such as marshes, swamps, bogs, ponds, and lakes), watercourses (such as creeks and streams), geologically unstable hillsides, areas with potential geologic instability, fish and wildlife habitat conservation areas, and special hazard flood areas.

Applicable Regulations:

- [TMC Title 14](#)
- [TMC Title 16](#)
- [TMC Title 17](#)
- [TMC Title 18](#)
- [King County SFDM app "D"](#)
- [Public Works Infrastructure Design and Construction Standards](#)

Resources:

- [City Maps](#)
- [Land Use Permit Portal](#)
- [Permit Fees](#)