



SAN JUAN COUNTY COMMUNITY DEVELOPMENT & PLANNING

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DRAWING A SITE PROFILE

Site Profile Instructions

Note: The numbers in parentheses, e.g., (1), correspond to the numbers on the sample site profile attached to these instructions.

Format - All drawings shall conform to the following requirements.

Sheet size – Preferred sizes are 11"x17", 18"x24", 24"x36", or 30"x42". An 8½"x11" site plan is acceptable only if all information can be shown at a legible and reproducible scale. One 8 ½"x11" reduced copy is required for recording by the Auditor for Land Use Permits.

(1) Title Block - Locate the following information on the right hand or bottom margin of all sheets:

- Owner's Name
- Date
- Owner's Address
- Site Address
- Page Number
- Name, Address & Phone number of person preparing drawings
- Tax Parcel Number
- Lot Description
- Drawing Title
- Drawing Scale
- Revision Date & Number

(2) Scale – All site drawings shall be of a consistent and industry standard scale.

Indicate scale with bar symbol for plan reduction integrity. Site drawings are preferred to be at a scale of 1" = 20', 30', 40', or 50'. Scales of 1" = 100' or 200' should only be used for very large parcels, and then a smaller scale drawing should also be submitted to provide greater detail of the area where new work is proposed.

Graphic scales shall not substitute for dimensioned drawings.

(3) Property Lines - Show property line location in relation to site profile.

(4) Existing and Proposed Structures - Show profile and use of all existing and proposed buildings and structures on the site.

(5) Building Height - Show maximum building height. Indicate point of measurements. Structures within 200' of the shoreline O. H. W. M. are typically measured from natural grade level to the highest point of the structure. Structures 200' or more from the shoreline are typically measured from the lowest point of finished grade 5' out from the structure to a point half-way between the ridge and the eave.

(6) Roof Pitch – Show proposed roof pitch for structures that are or will be located within 200' of the shoreline O.H.W.M.

(7) Spot Elevations and Topography - Show surface elevations at each corner of the site and at each corner of the structure base. Where any portion of the parcel has a slope that exceeds 1:10, show existing and proposed contours.

(8) Water Bodies, Wetlands, and Drainage - Show all ponds, wetlands, wetland buffers, streams, and bodies of water.

Shoreline Parcels

In addition to the previous requirements, the following items are also required to be shown on the site plan if any portion of the proposed construction is located within 200' of the shoreline.

- (9) Tree Plan** – Show profile for all existing trees that exceed 3-inches in diameter at 4-feet above the ground located within the 200' shoreline area. Also identify any trees that you would like to remove in the future.
- (10) Ordinary High Water Mark (O.H.W.M.)** – Show ordinary High Water Mark and elevation above sea level.
- (11) Top and Toe of Bank** - Show top and toe of bank or berm.
- (12) Setback from Top of Bank and O.H.W.M.** - Show distance from the top of the bank to the seaward face of the structure(s). To be measured at right angle from the top of the bank. Also show distance from the Ordinary High Water Mark to the seaward face of the structure(s).
- (13) 200' Shoreline Jurisdiction** – Show a line marking 200 feet from Ordinary High Water Mark. This line should follow the contour of the shoreline.