



Sample Site Plan

A well prepared site plan is very important to your project submittal. All major review groups need to approve your site plan.

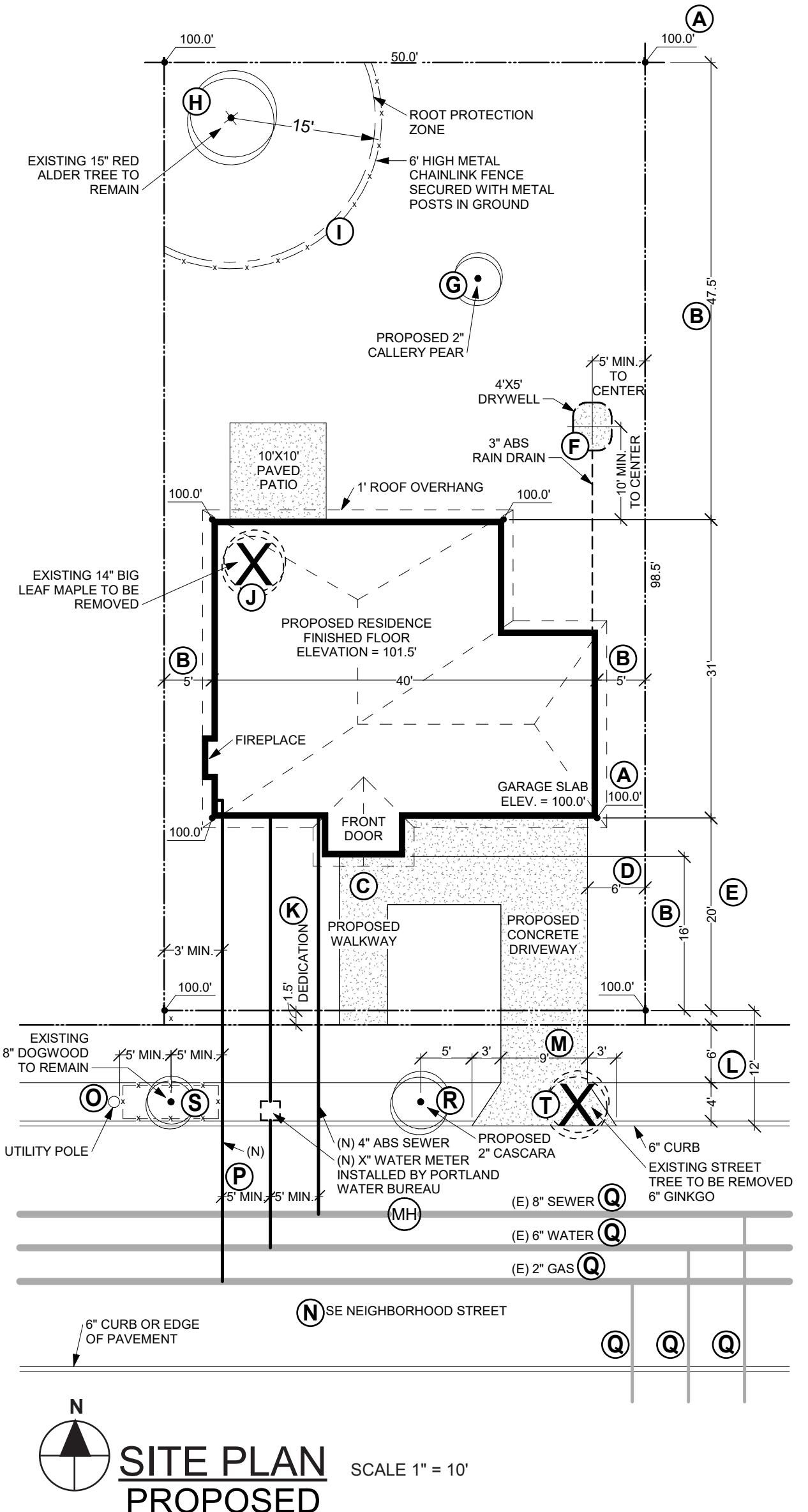
Site plans must be clearly legible and reproducible. A complete and accurate site plan will help to speed your permit application reviews.

Your site plan must be drawn on 11"x17" or larger paper, and:

- Drawn to a scale of 1" = 10' or larger, such as 1/8" = 1 foot or 1/4" = 1 foot
- Include a north arrow

This site plan information is required when development is proposed on a lot that is flat and is not located in areas such as floodplains, environmental or river-related overlay zones. Please be aware that since every project is unique there may be some situations where you will be asked to provide additional information.

- (A)** Lot dimensions and finished grade elevations at property corners and building corners.
- (B)** Distance from building to property lines.
- (C)** Label location of front door and walkway to right-of-way.
- (D)** Distance from driveway to property line.
- (E)** Distance from garage entry to street property line.
- (F)** Stormwater facility type and size and distance to property line and building.
- (G)** Proposed location of new on-site tree with species and size.
- (H)** Existing on-site trees 12 inches or larger to be retained, including species and size. When there are no trees 12 inches or larger located on the site, add a note to the site plan: "NO TREES 12 INCHES OR LARGER ON SITE."
- (I)** Tree protection fencing and root protection zone – typically one foot radius from trunk per inch diameter (distance across trunk measured 4½ feet above the ground). Specify fence materials and location.
- (J)** Existing on-site tree to be removed, including species and size. Indicate with "X" through tree symbol. Fees apply for trees over 20 inches in diameter.
- (K)** Dimension of dedication of private property for public right-of-way improvements (if required).
- (L)** Right-of-way configuration with dimensions of curb, furnishing zone, sidewalk, and frontage zone.
- (M)** Driveway width.
- (N)** Street name.
- (O)** Location of utility poles, streetlights, fire hydrants, signs, meters, and other objects located in right-of-way.
- (P)** Existing and proposed locations of utility connections from right-of-way to building. Indicate size, material, location, distance to adjacent services, and (N) new/(E) existing.
- (Q)** Location and size of utility mains in right-of-way, including location of connections to property on both sides of the street. Specify combination, sanitary and/or storm sewer mains and method of connection (e.g. connect to existing public lateral or contractor tap to main line).
- (R)** Proposed new street tree, including species and size.
- (S)** Existing street tree to be retained, including species and size. Include location tree protection fencing inside curb, sidewalk, and proposed utility connections.
- (T)** Existing street tree to be removed, including species and size. Indicate with "X" through tree symbol.
- (U)** White space for City stamps



LEGAL DESCRIPTION
 PARCEL 1,
 PARTITION PLAT 1992-X,
 R-12345X

PROJECT ADDRESS
 3030 SE NEIGHBORHOOD STREET
 PORTLAND, OR 97207