

What is a Plot Plan?

A Plot Plan is a scale drawing of your property that shows the size and configuration of your property and the size and location of manmade features (buildings, driveways, sidewalks) on the property.

Plot Plans show both what currently exists and what physical changes you wish to make.

When do you need to draw a Plot Plan?

Plot Plans are required to accompany most applications that you will make to the County in order to get approval to change how your property is used. A Plot Plan is often used in conjunction with Site Plan Review. For example, Plot Plans are required for:

- ⇒ Pre-Application Review: A process to review conceptual elements of multi-family, commercial and industrial development.
- ⇒ Conditional Use Permit.
- ⇒ A variance to the zoning code requirements.
- ⇒ For the construction of any new structures requiring a building permit.
- ⇒ A change of zone or a special zoning exception.

What does a Plot Plan show?

A Plot Plan should contain the following:

1. Name and address of the owner of the property.
2. Address of the property (if different than the owner's address).
3. The location and dimensions of all parking areas and driveways (existing and proposed).
4. Identification of adjacent streets (by name), alleys or other adjacent public property.
5. Show trees and all other major landscaping.
6. Any easements that cross the property or other pertinent legal features.
7. A north arrow.
8. identification of the drawing's scale (i.e. 1/8" = 1" or 1" = 10').
9. The property lines and property easements.
10. Location, size and shape of any structures presently on the site and proposed for construction.
11. Dimension showing: front, side, and rear yard setbacks, size of structures, paving porches, and decks.

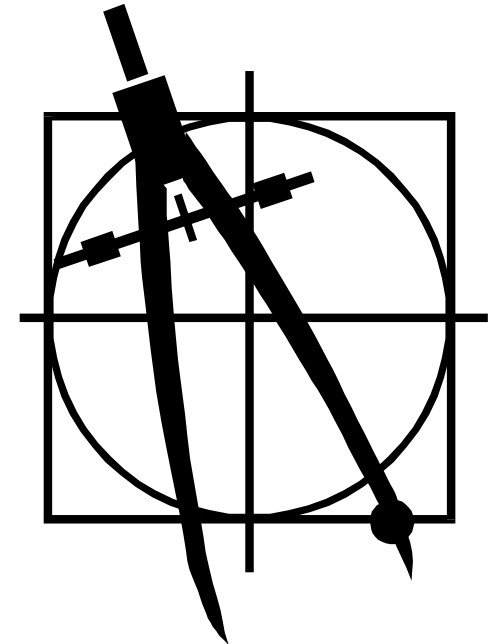
12. Identification of exactly what work is to be done, including the changes that are proposed to the physical features of the site or existing structures.
13. A vicinity map showing where the subject site is located in relation to streets and landmarks.
14. Plot Plans must be submitted on a minimum of 8 1/2" x 11 sheet. If the plot Plan is submitted on a sheet in larger than 8 1/2 x 11, a reduced copy shall also be submitted on an 8 1/2"x 11" sheet.
15. Indicate location of underground utilities, if known.
16. Always try to show all the information requested on the Site Plan Review application.



For More Information....

If you have any questions regarding the environmental review process, the Community Development Department is available to assist you. You may call the Department Monday through Friday, 8:00 am to 5:00 p.m. or drop by in person. Persons interested in environmental review are also encouraged to check out materials on the subject in their public library.

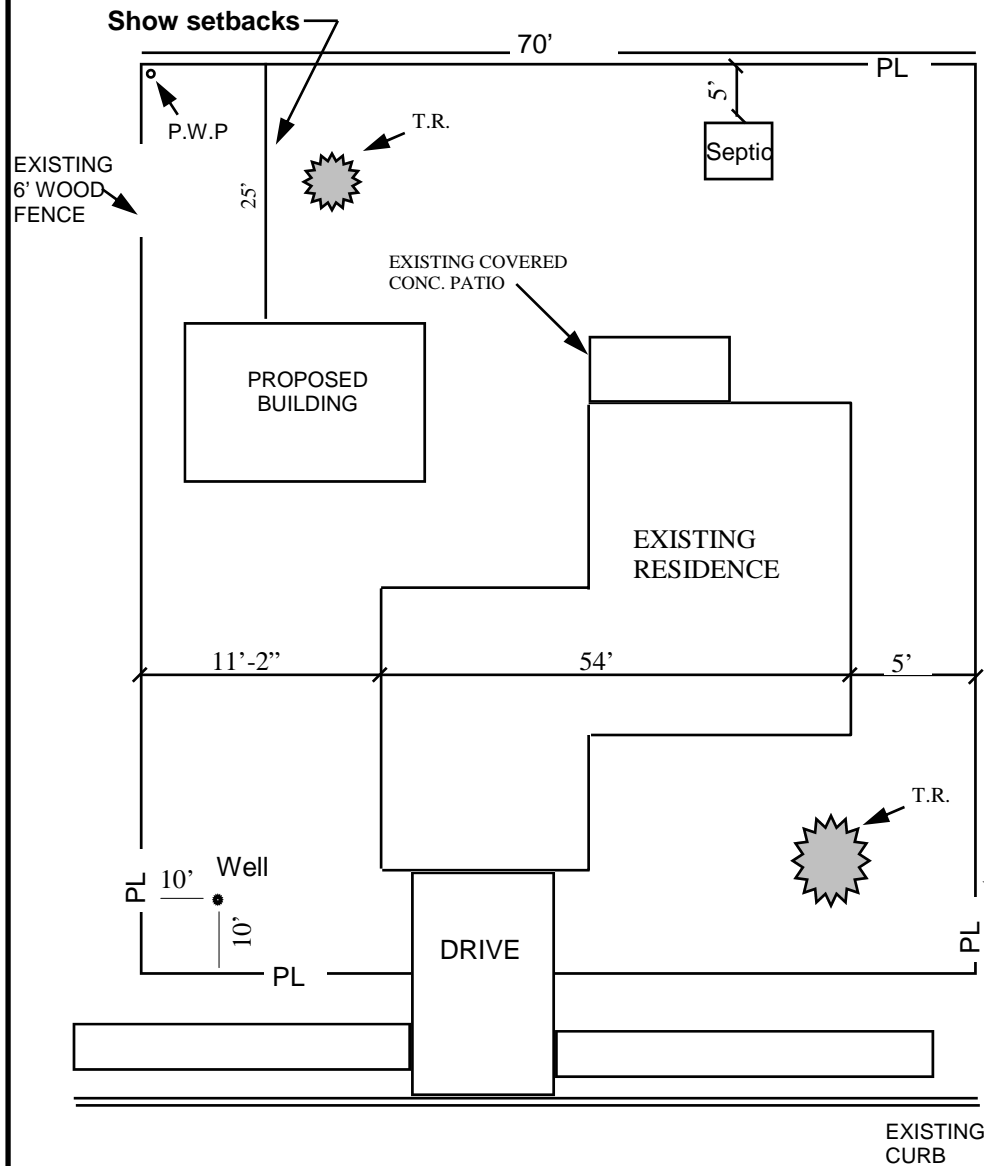
PLOT PLANS




Del Norte County
Community Development Dept.

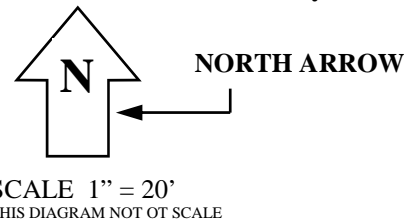
981 H Street, Suite 110
Crescent City, CA 95531
(707)-464-7254

VACANT LOT



LEGEND

- CL CENTER LINE OF STREET
- S.L. STREET LIGHT
- F.H. FIRE HYDRANT
- M.B. MAIL BOX
- T.R. TREE
- P.W.P. POWER POLE
- PL PROPERTY LINE
- * SETBACK DIMENSIONS ARE MINIMUM DIMENSIONS.
-  PROPOSED IMPROVEMENTS



Show Property lines (PL)
Note: they are not necessarily at the sidewalk, or street.

LOT DESCRIPTION

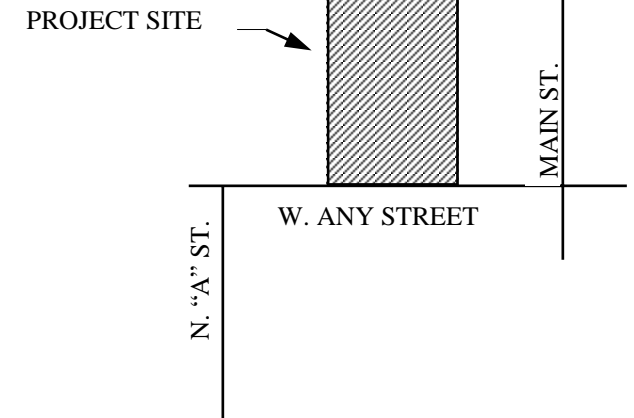
A.P.N. (ASSESSOR;S PARCEL NUMBER) _____

ADDRESS: (OF LOT IN QUESTION) _____

LEGAL OWNER: JOHN DOE
1520 W. ANY STREET
CRESCENT CITY, CA 95531

PHONE () - _____

Put all information in one easily found location.



Identify streets by name. — \ / — C —

W. ANY STREET

