

TYPICAL SITE PLAN

Many of the zoning codes deal with dimensions. In order to determine allowable coverage, distance from property lines, etc. you need to start off with some measurements. The zoning department can usually give you the dimensions of your property or you can acquire a map with your exact property lines from the County Assessor's Office.

Next, you should take a large piece of paper and make a rough sketch of your property. Include the outline of your house, the sidewalks and the streets. Don't worry about guessing exact sizes because you're going to measure and redraw them. Knowing the room sizes in your home is a help, but don't rely on them for your drawing since a house is bigger on the outside than the sum of the inside rooms.

Next take your drawing, as well as a large tape measure, and go outside and learn about your property. Below is a typical lot sketch. The question marks are where you need to measure.

When you have the measurements of everything needed, put in an arrow pointing north and you will be ready to draw up your "Site Plan". Building codes require that this drawing be at a scale no smaller than 1 inch equals 20 feet (1" = 20'). It is very helpful to have graph paper which has 10 squares to the inch, so one square will equal 2 feet. The zoning department prefers that your plot plan be on paper at least 8 1/2" x 11", providing that your plot plan will fit drawn to scale.

- Show all Retaining Walls
- Show all Utility Easements
- Show all Sidewalks, Curbs & Roads

