



CLARK COUNTY
WASHINGTON

COMMUNITY DEVELOPMENT
BUILDING SAFETY

Residential Plot Plan

Simple plot plan for subdivisions and lots less than one acre, no environmental constraints, and no well/septic.

Rev 5.24.19

Working together. Securing your safety. Protecting your investment.

Permit # _____

Scale

- Only use standard scales found on an Engineer's scale (such as 1"=10', 1"=20', etc.)
- Parcels over one (1) acre do not need to be drawn to scale as long as they are proportioned properly.

Size

- No plot plans larger than an 11 x 17 inch page (suitable for archiving)
*Leave a four-inch blank space on the page for county review stamp(s)

Identify property features

- Lot and subdivision name and /or tax lot and parcel number
- North arrow
- Property lines and dimensions
- Easements (size, type, and dimensions)
- Access point/driveway (show width and length, distance to property line)
- Right of ways (width, centerline dimensions and street names) Staff: arterial r/w?
- Bridges (if applicable)
- Physical attributes and buffers (wetlands, water, slopes, etc.)
- Lot coverage

Identify proposed structures and features

- Dimension, footprint and roofline of proposed structure
- Elevations at four corners of structure in addition to property corners
- Setback from closest point of structure to property lines, edge of all access easements, right of ways, water marks/ways, features, and buffers
- Building envelopes, if shown on recorded plat (for geohazard setbacks, habitat buffers, etc.)

Identify existing structures and features

- Show and label all existing structures including dimensions and setbacks from property lines and access easements and distance between structures
- Are trees being removed? Y/N ____ How many? ____

Identify services and systems

- Water lines and/or any well(s), show waterlines from well or street to dwelling
- Sewer lines or septic tanks, drain fields and reserve drainfield, show sewer connection to dwelling

Plot plans must be legible or your application will NOT be accepted.

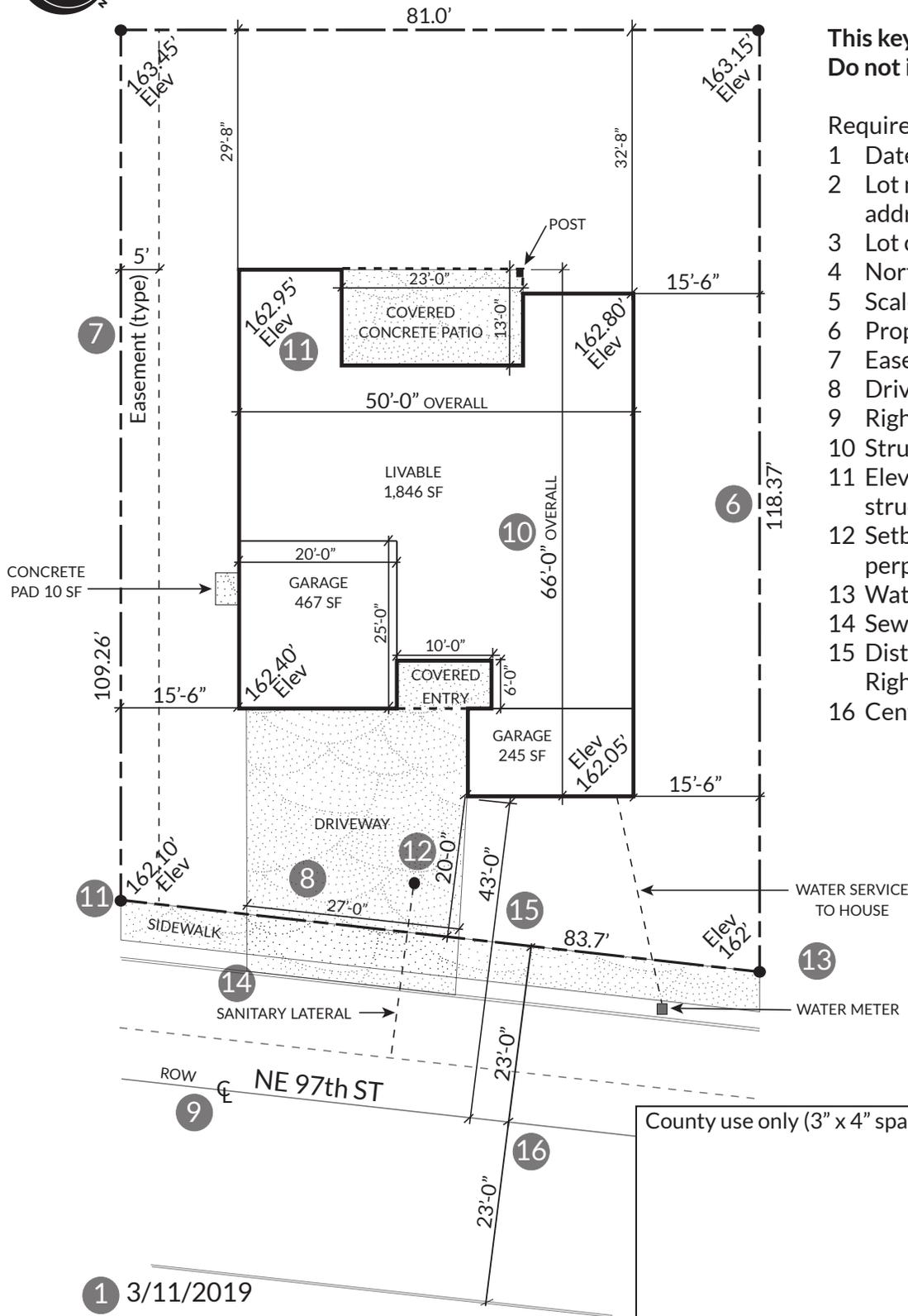
Example

See next page for an example of a simple plot plan for subdivisions and lots less than one acre, no environmental constraints, and no well/septic.



Simple Plot Plan Example

for subdivisions and lots < 1 acre, no environmental constraints, no well/septic



This key is for explanatory purposes only. Do not include a key on your plot plan.

Required items:

- 1 Date
- 2 Lot number, subdivision name, address, parcel number
- 3 Lot coverage
- 4 North arrow
- 5 Scale
- 6 Property line and dimensions
- 7 Easements, types and width
- 8 Driveway length and width
- 9 Right of Way
- 10 Structure dimensions
- 11 Elevations at all lot corners and structure corners
- 12 Setbacks to closest point, measured perpendicular to property line
- 13 Water service
- 14 Sewer service
- 15 Distance to centerline of Right-of-Way
- 16 Centerline dimension

- 4
- 5 SCALE: 1" = 20"

- 1 3/11/2019
- 2 Huckleberry Acres
Lot 36
12356 NE 97th Street
Parcel #123456000
- 3 Lot coverage: 32%
House square footage = 3,215 sf
Lot square footage = 9,957 sf

County use only (3" x 4" space)