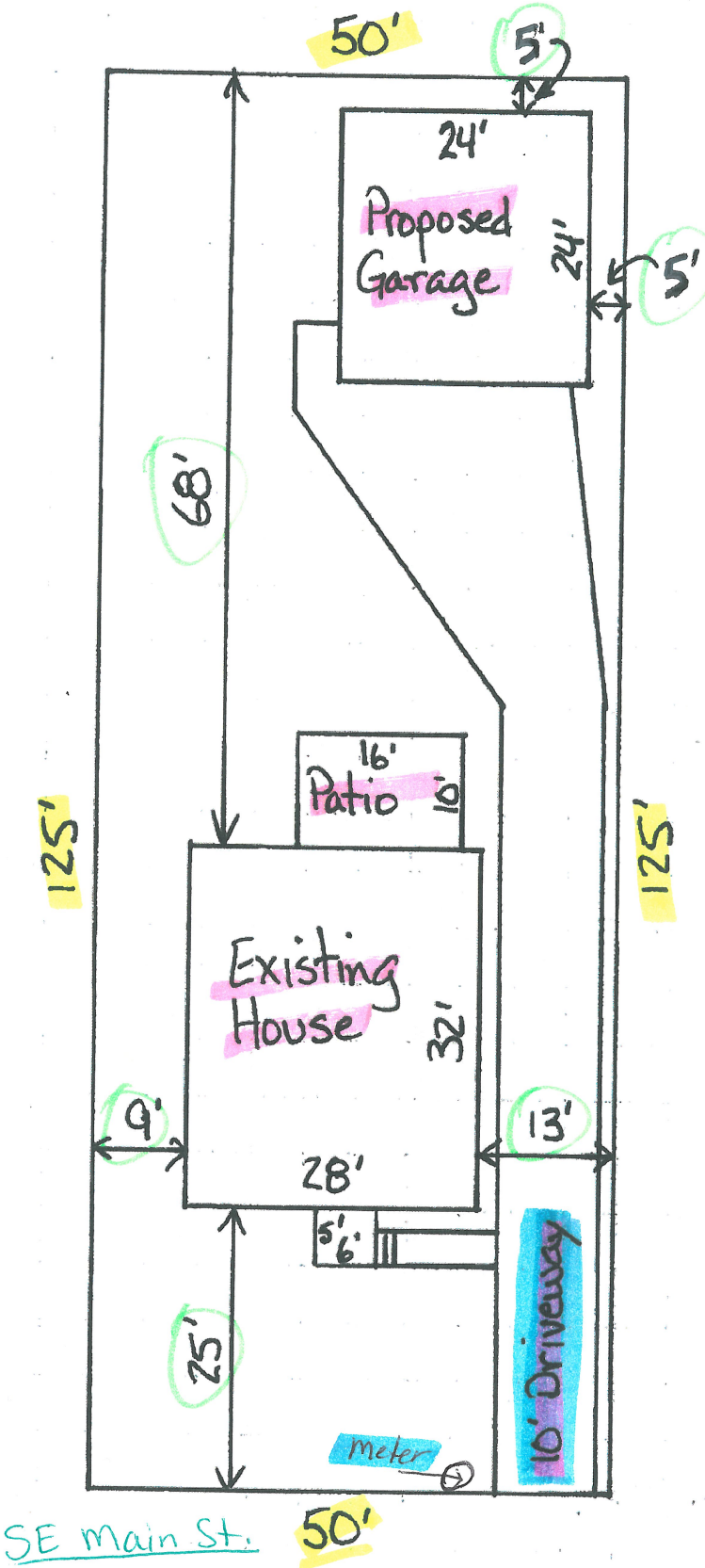


PLOT PLAN EXAMPLE



Proposed Structure is; Garage
 Proposed New Square Footage; 576 (24x24)
 Proposed Height; 10'

Lot is located within Scappoose Zone; R-4

~ ENSURE the setbacks, height restrictions and lot coverage area is met per the zoning restrictions.

If you do NOT know the zone, then;

○ View zoning map on City website;

<http://www.ci.scappoose.or.us/planning/page/city-maps>

○ Once you know the Zone, go to the City's Land Use & Development Code (link below, then to the blue menu bar) for details/restrictions of that zone;

<http://www.ci.scappoose.or.us/planning>

Total Lot Area (from Assessor data); 6,250 sq. ft.

~ To acquire exact lot dimensions from Columbia County Assessor go to their Property Records online;

<http://www.co.columbia.or.us/departments/assessors-office-main>

Calculate the Total Lot Coverage areas;

House Dimensions; 28' x 32' = 896 sq. ft.

Entry Dimensions; 5' x 6' = 30 sq. ft.

Patio Dimensions; 16' x 10' = 160 sq. ft.

Garage Dimensions; 24' x 24' = 576 sq. ft.

Accessory Dimensions; — x — = — sq. ft.

A. TOTAL SQUARE FOOTAGE OF ABOVE: 1162 sq. ft.

B. TOTAL LOT AREA FROM ASSESSOR: 6,250 sq. ft.

Divide A by B for PERCENTAGE OF LOT COVERAGE; 27%

Submit your plot plan, with your construction documents, be sure to list all dimensions/locations of the following;

- Show all property line dimensions from Assessor's map
- Show front, rear & side setbacks of all existing & proposed structures, from actual property line not estimated.
- Label all existing/new buildings and/or easements
- Show driveways/sidewalks and utilities

Note: All NEW HOME construction requires a planting plan for new street trees per SMC 13.28.020

Additional sensitive lands permits could be required for floodplains & wetlands or slopes greater than 15%; see "city map" link above to view Local Wetlands & Riparian Inventory Maps.