



GUILFORD COUNTY PLANNING AND DEVELOPMENT

RESIDENTIAL PLOT PLAN REQUIREMENTS

The Guilford County Development Ordinance, which became effective on January 1, 1992, requires the submission of a Plot Plan with the application of a building permit for a one or two family dwelling and their accessory(s) on a single lot. Plot plans are also required for soil evaluations and Improvement Permits. A separate plot plan is required for each Improvement Permit application.

A Plot Plan must contain the following information:

- 1) Owner's name with address and daytime phone number.
- 2) Contractor's name with address and daytime phone number, if applicable.
- 3) Property location (including address, city, township, county and state).
- 4) Scale of drawing shall be in feet per inch at a scale no less than 1" equal to 40' or no greater than 1" equal to 60'.
- 5) Plat book or deed book reference.
- 6) Proposed and existing building(s) location and dimensions including accessory building and structures (swimming pools, garages, out buildings, and other types of buildings).
- 7) Property lines and dimensions. If the property is greater than 3 acres, only the immediate building site needs to be show.
- 8) Distances from street centerline or property line to existing and proposed buildings and distance between buildings at closest point.
- 9) Location of floodway and floodway fringe from Flood Hazard Boundary maps and finished flood elevations.
- 10) Location, dimension and type of all easements.
- 11) Proposed or existing location of septic tank drain field and repair area, if applicable; or location of sanitary sewer.
- 12) Proposed or existing well location, if applicable or water line.

- 13) Proposed driveway and parking areas.

You will be required to submit two (2) copies of the plot plan with your building construction plans and or (1) copy of the plot plan for an Improvement Permit.

Plot Plans submitted for the purposes of obtaining an Improvement Permit (for a septic system) are divided into two categories: plot plans and health drawings.

A health site plan, or health drawing, is defined by state law as, "a drawing not necessarily drawn to a scale greater than"=60' that shows the existing and proposed property lines with dimension the location of the facility and appurtenances, the site for the proposed wastewater system, and the location of the water supplies and surface waters." The term health drawing will be used to differentiate a sealed site plan for development purposes from a drawing for health permit purposes. A health drawing submitted for the purpose of obtaining an Improvement Permit is valid for five (5) years.

A plat or plot plan is defined by state law as, "a property survey prepared by a registered land surveyor, drawn to scale of one inch equals no more than 60 feet, that includes: the specific location of the proposed facility and appurtenances, the site for the proposed wastewater system, and the location of water supplies and surface waters. A "Plat" is also a drawing to scale of subdivision lots approved by the local planning authority and recorded with the county register of deeds. The term Plot Plan will be used to differentiate a subdivision plat for local recordation from a one lot plan for permit purposes. A plot plan submitted for the purpose of obtaining an Improvement Permit shall be valid without expiration. Exempt from Plot Plan requirements are townhouses and residential group developments built pursuant to an approved site plan and manufactured/mobile homes placed in approved manufactured dwelling parks.

Attached is a sample Plot Plan for illustrative purposes.

Note: This bulletin is intended for public information purposes only. It summarizes and omits some provisions. It is not to be constructed or used as an official Development Ordinance or Health Department interpretation in any legal proceeding.

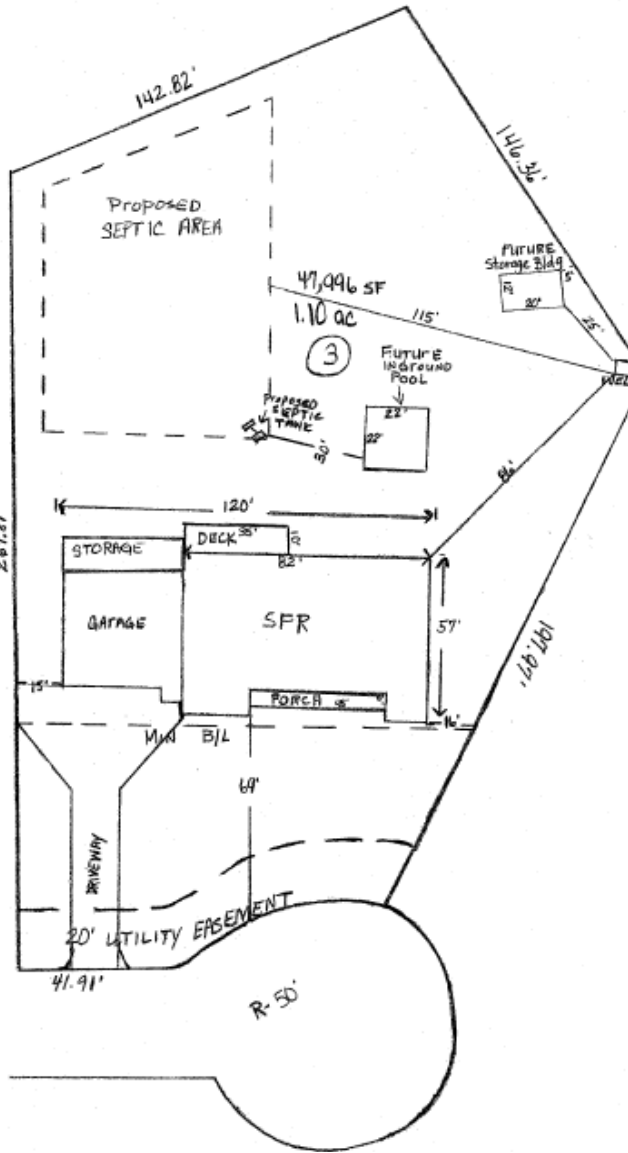


Plot Plan Example

Instructions:

Draw the plot plan as neatly and accurately as possible, to scale, from survey if possible.

1. Draw street(s).
2. Draw property lines with dimensions.
3. Draw proposed and existing buildings showing any attached porch(es), deck(s), chimney(s), carport(s), or garage(s), etc..
4. Show distances of buildings from property lines or other structures.
5. Separate building permit application and plot plan are required for each building
6. If applicable, show well and septic area locations.



I, _____ certify that the property shown on this map is not in a flood plain.

Surveyor's Signature

Plat Book _____ Page _____
Deed Book _____ Page _____

Surveyor's
Seal

Property Plat For
County Guilford Township _____
State North Carolina
Tax Map# _____
Block# _____
Lot# _____

Job No.
Date
Surveyed By
Drawn
Checked
Scale: 1' =