

What is a Plot Plan?

A “Plot Plan” is an accurate drawing or map that shows the size and shape of your property and the location of all man-made structures (i.e. buildings, decks, generators, condensers, fuel tanks, fences, walls, pools, driveways, walks, etc.).

A plot plan should show what exists on your property and what is being proposed.

Plot plans are required to accompany most applications submitted to the Town of Guilford for Building Permit, Flood Hazard Area Permit & Certificate of Zoning Compliance. An exception to this might be a residential interior alteration permit or mechanical/ plumbing/ electrical upgrades, when no exterior alterations are being proposed.

A plot plan is very helpful to have when you have questions about what you can and cannot do to your property. It will help the Zoning Enforcement Officer see detailed and unique conditions on your site, which will allow for you to receive more specific, rather than general, information about your property. This is particularly helpful when you are applying for a Zoning Approval or Building Permit.

How to Draw a Plot Plan

What should a Plot Plan show?

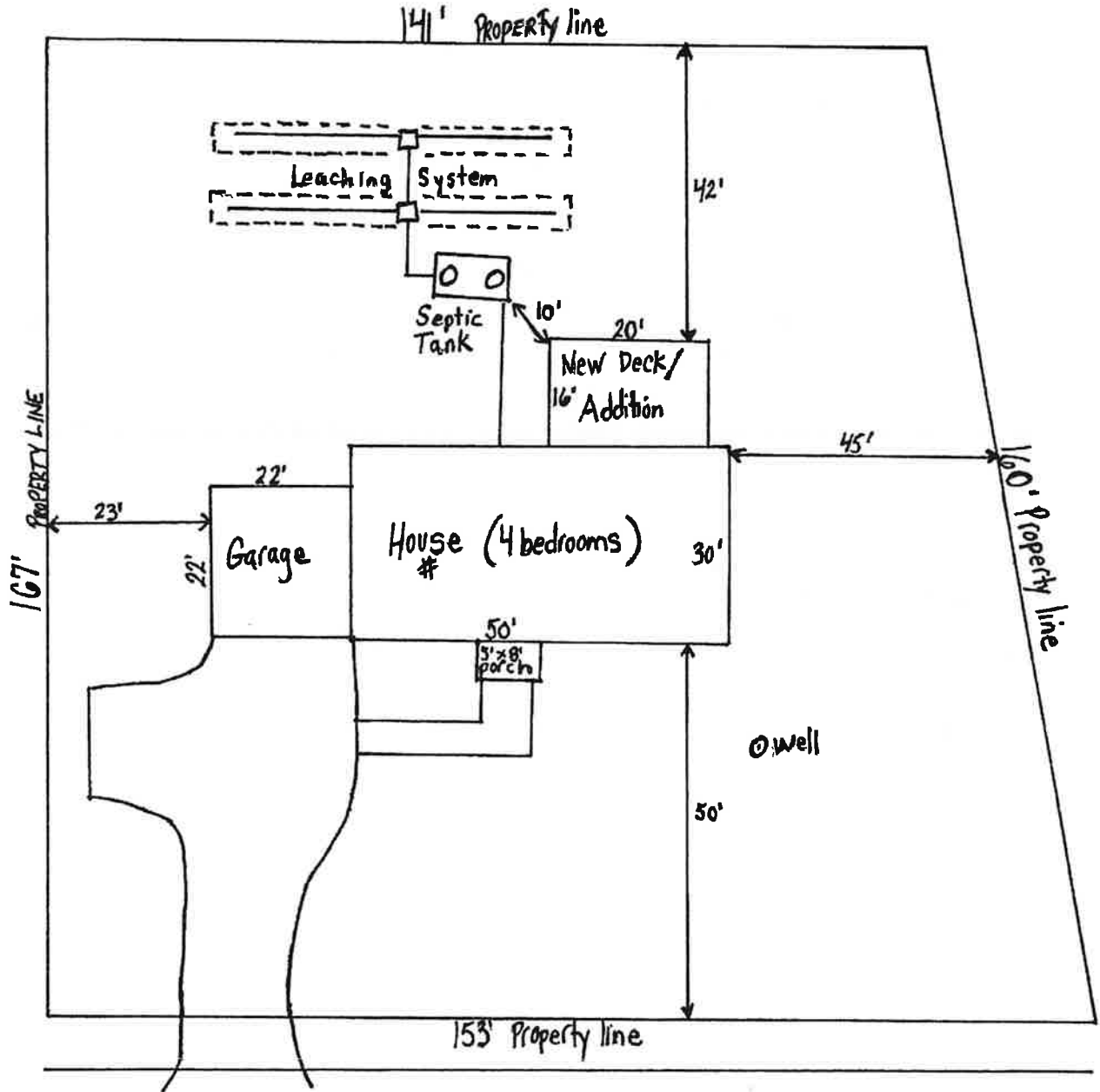
- Address of property
- Owner’s name and address
- Assessor’s Map/Lot #
- Property lines with dimensions; front, sides & rear dimensions; any easements
- Size and location of all structures on the lot, both existing & proposed
- Distances from structures to property lines
- North arrow
- All driveways, walkways, or impervious surfaces
- Well location
- Location of septic tank and leaching system (Note: Decks must be 5’ from tank & Buildings must be 10’ from tank as per Health Dept.)

Note: The curb line is NOT necessarily the property line.

There may be occasions where you will be required to have your plan professionally prepared by a licensed surveyor or engineer.

SEE ATTACHED SAMPLE PLOT PLAN (ON REVERSE)

SAMPLE PLOT PLAN
TOWN OF GUILDFORD 3/18



STREET NAME

PLOT PLAN FOR # STREET NAME

LOT SIZE OWNER'S NAME