

## Site Plan

1. **Required:** Preliminary Development Plan (site plan) suggested scale 1" = 30' to fit on a 24" x 36" sheet.
  - Show North arrow, assessor's parcel number, the size of parcel indicated (acres and/or sq.ft.) and zoning classification.
  - Show proposed street system, lot lines, and lot design with appropriate dimensions including setback lines, lot dimensions, dimensions of yards and space between buildings. In addition, show the following:
    - All existing structures and their square footage
    - Access from public streets
    - New and existing driveways, including widths
    - New and existing sidewalks, including widths
    - New and existing parking areas and spaces, with space sizes indicated
    - Circulation patterns and surface materials
    - Trash enclosures
  - Show adjacent lots, parcels, streets, sidewalks, alleys, parking lots, vacant lots within 50' of property
  - If part of your project the following items will also be required on your site plan:
    - Existing and proposed easements
    - Location of exterior lighting
    - Location of entry or monument signage
    - Show building footprint(s)
  - **OPTIONAL:**
    - Include a Table on your site plan that delineates the following:
      - Gross square footage of parcel
      - Square footage of proposed building(s)
      - Percentage of parcel covered by building(s)
      - Percentage of parcel covered by parking, driveways, sidewalks and pathways
      - Required number of parking spaces
      - Required percentage of parcel to be landscaped
      - Maximum lumen allowance in lighting fixtures

2. **Optional:** But highly recommended
  - Preliminary Drainage Plan.  
*(required for any reviews after Code Review or New Construction)*
    - Show existing and proposed drainage patterns
    - Show existing and proposed grades

- Show contours
- Show detention areas
- Show topographic features such as washes

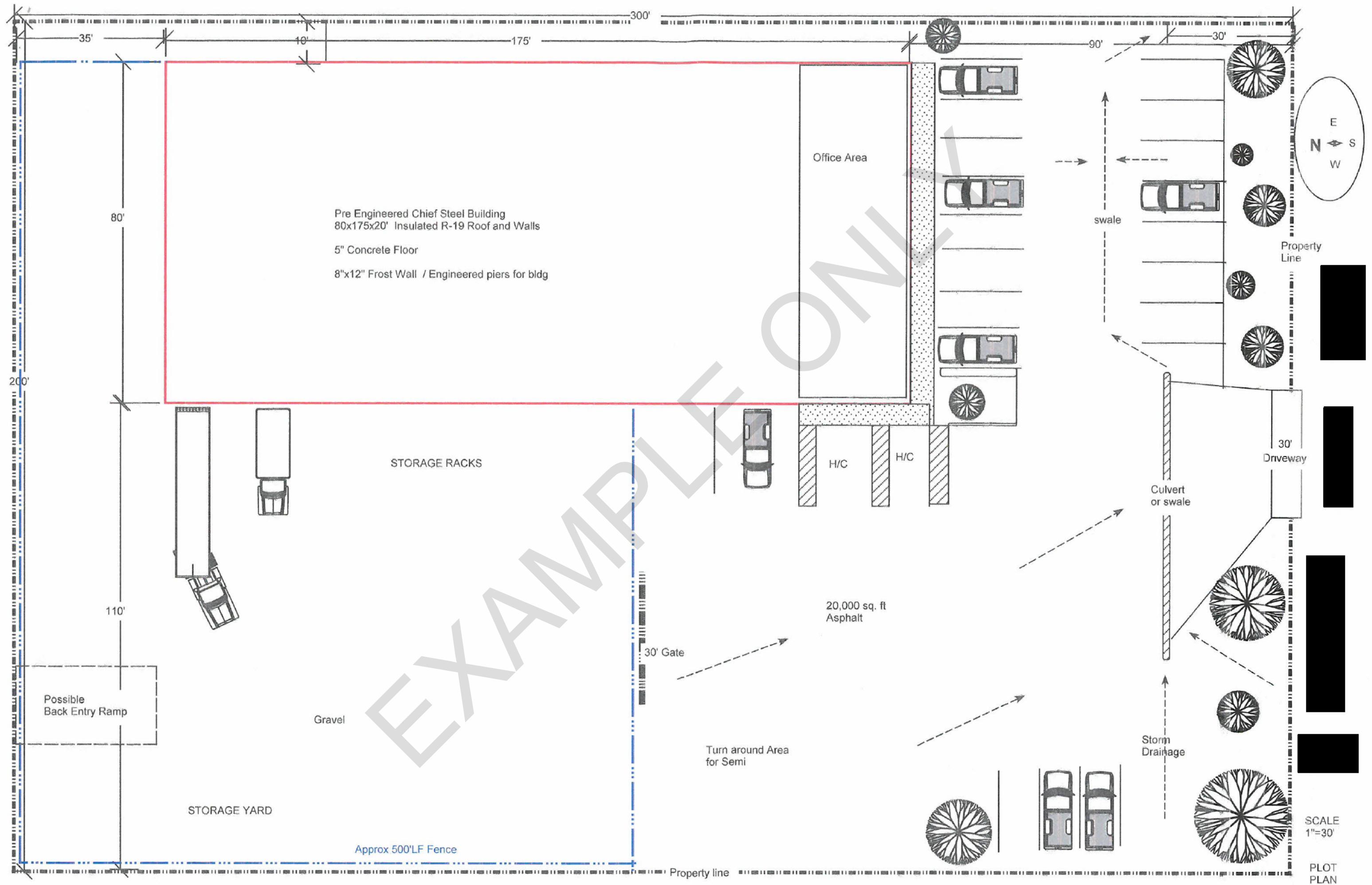
- Preliminary Landscaping and Tree Planting Plan  
Suggested scale 1" = 30' to fit on a 24" x 36" sheet.  
*(required for any reviews after Code Review, New Construction or Change of Use)*
  - Show North arrow.
  - Show existing trees
  - Show list of species, pant sizes and quantities
  - Show existing topographic features such as washes, rock outcroppings, streams
  - Show existing and proposed fences and walls
  - Show proposed trees, location, and type-include street trees
  - Show method of transition of adjacent land use is a different zoning classification

- Preliminary Building(s) floor plan  
*(required for any reviews after Code Review, New Construction or Change of Use)*
  - Type of construction
  - Show approximate location of doors and windows

- Preliminary Building(s) elevations (all sides)  
*(required for any reviews after Code Review or New Construction)*
  - Type of exterior building materials

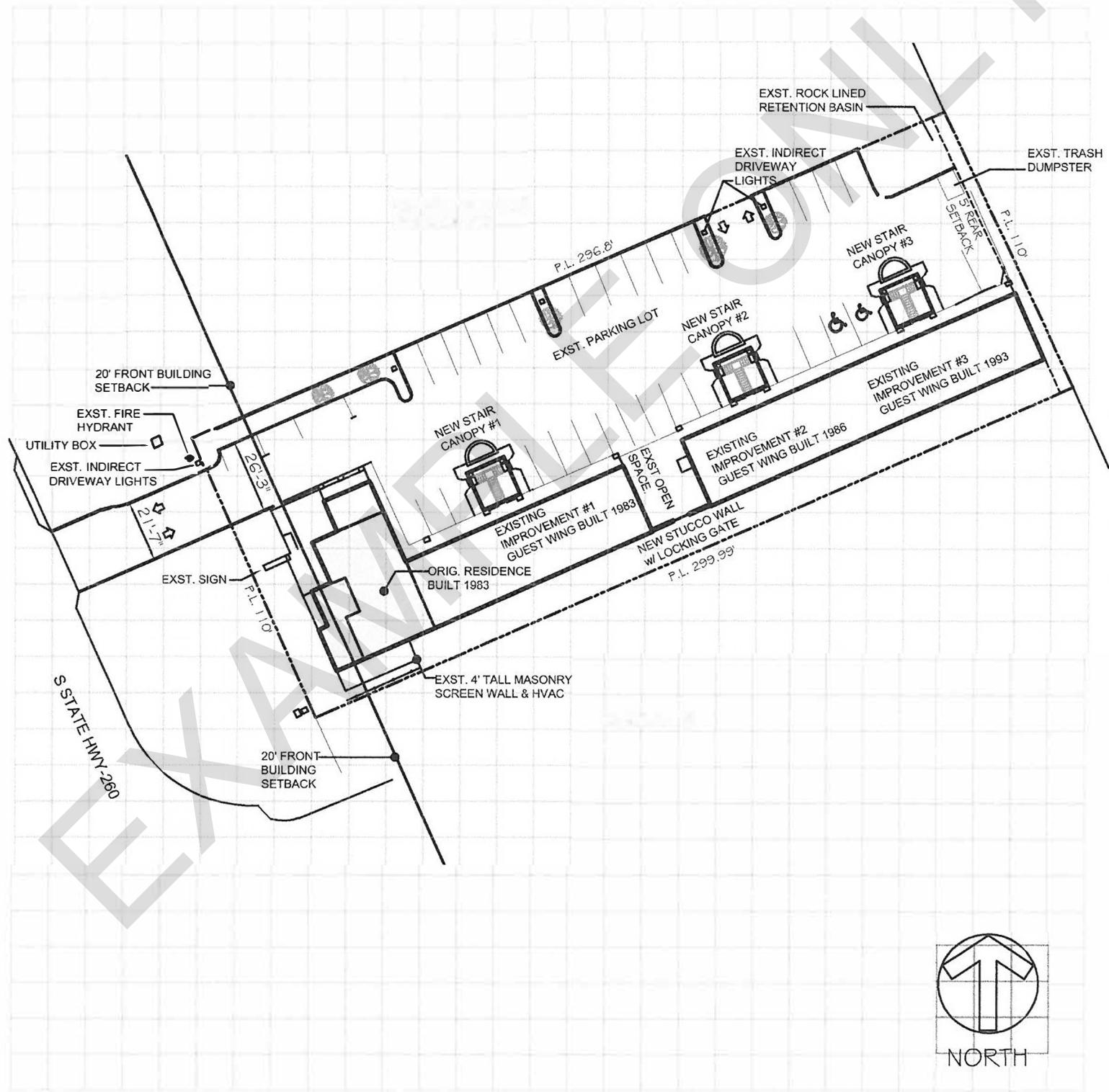




# CITY OF COTTONWOOD

## Permit Application Plot Plan

**PROVIDE A SCALED DRAWING (1 INCH EQUALS 20 FEET) WHICH SHOWS LOT LINES, DIMENSIONS, SETBACKS, EXISTING AND PROPOSED STRUCTURES, AND NORTH ARROW.**

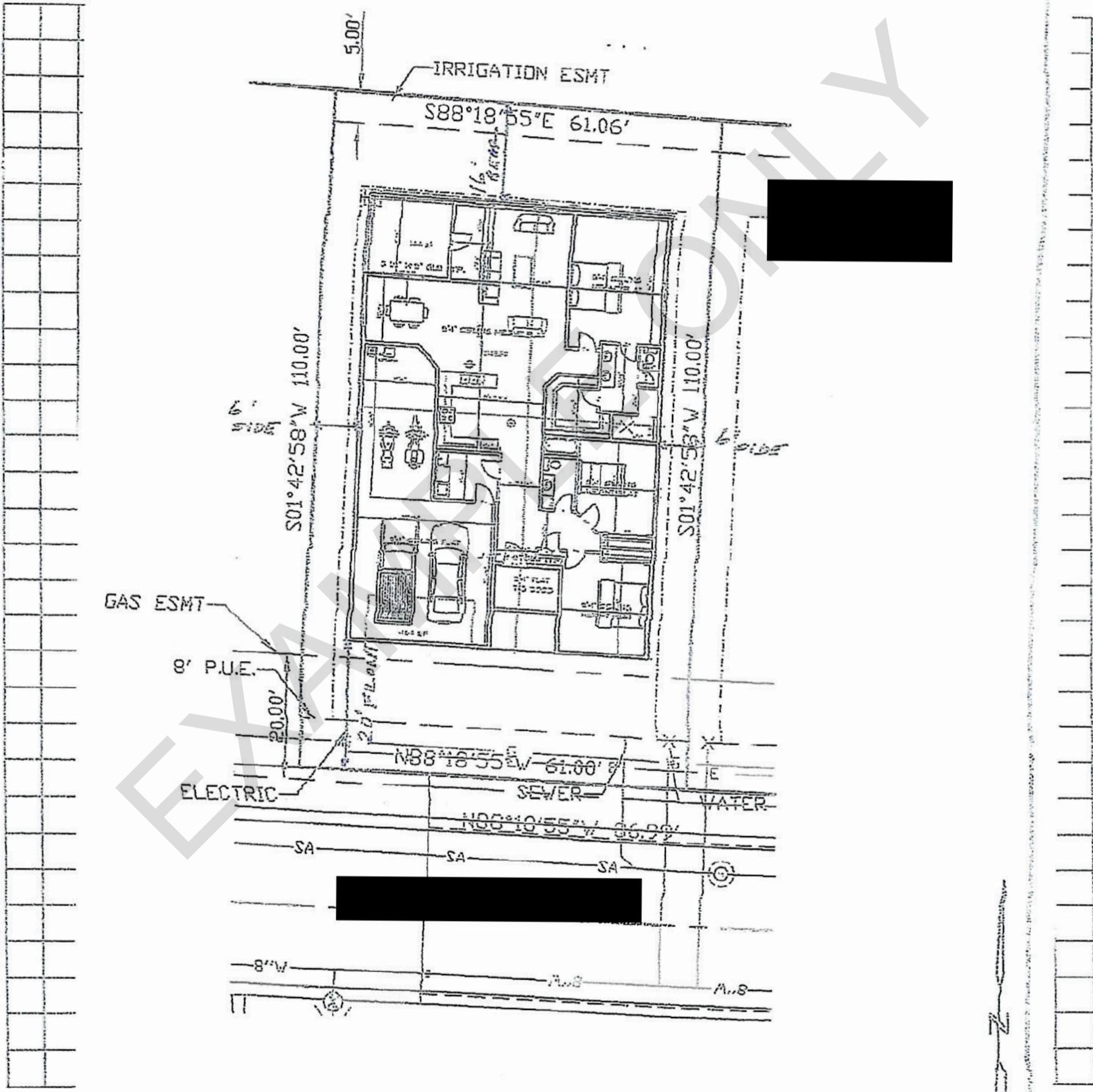




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SCALE: 1" = 20'