



## WASHINGTON COUNTY

Dept. of Land Use & Transportation  
Planning and Development Services  
Current Planning  
155 N. 1<sup>st</sup> Avenue, #350-13  
Hillsboro, OR 97124  
Ph. (503) 846-8761 Fax (503) 846-2908  
<http://www.co.washington.or.us>

## Site Plans for Rural Properties

**Submit a site plan with EACH required copy of the Development Application. Submit TWO copies of the site plan for the Building Permit Application. All site plans shall be legible and drawn to a measurable scale on maximum 11" x 17" paper (for archive/scanning purposes) – as described below. SEE EXAMPLE RURAL SITE PLAN ATTACHED**

1. Show ENTIRE lot or parcel with dimensions of all property lines, driveway, location of abutting streets, North arrow, legal description (tax map and lot number / address), and scale. If the parcel is large, please include an enlargement of the building area.
2. ALL EXISTING AND PROPOSED structures, improvements, fences, walls. **NOTE:** All of the above must include both horizontal and vertical dimensions.
3. Show the setbacks for the proposed structure. **NOTE:** Yards shall be measured from the property line, sidewalk, or easement for public travel, whichever is closer to the building line unless otherwise specified by land use district.
4. Show all easements on the property, their size, location, purpose, and right-holder. **NOTE:** If no easements exist on the property then the site plan must have the following signed statement: "No easements exist on this property."
5. Location of all water lines, wells, sewer or septic drainage fields and lines, surface water collection and disposal, and power lines on the property.
6. Show the topography of the site with contours at 2-foot intervals. For SLOPED LOTS indicate corner elevations. For large parcels, show the topography WITHIN 100 FEET of the building site and road/driveway construction.
7. Location of all drainage courses on the site and the direction of the flow. When structures are located within 250 feet of a flood plain or drainage hazard area, the drainage area/ flood plain must be delineated with the elevation as determined by a surveyor or engineer (see Section 421 of the Washington County Community Development Code).
8. Location of Significant Natural Resources, if any, on site (see CDC Section 422, and the Rural/Natural Resources Plan).

**Copies of easements** recorded in county records may be obtained at Assessment and Taxation Recording Division at (503) 846-8752. We also suggest that you contact a title company to search for other recorded easements.

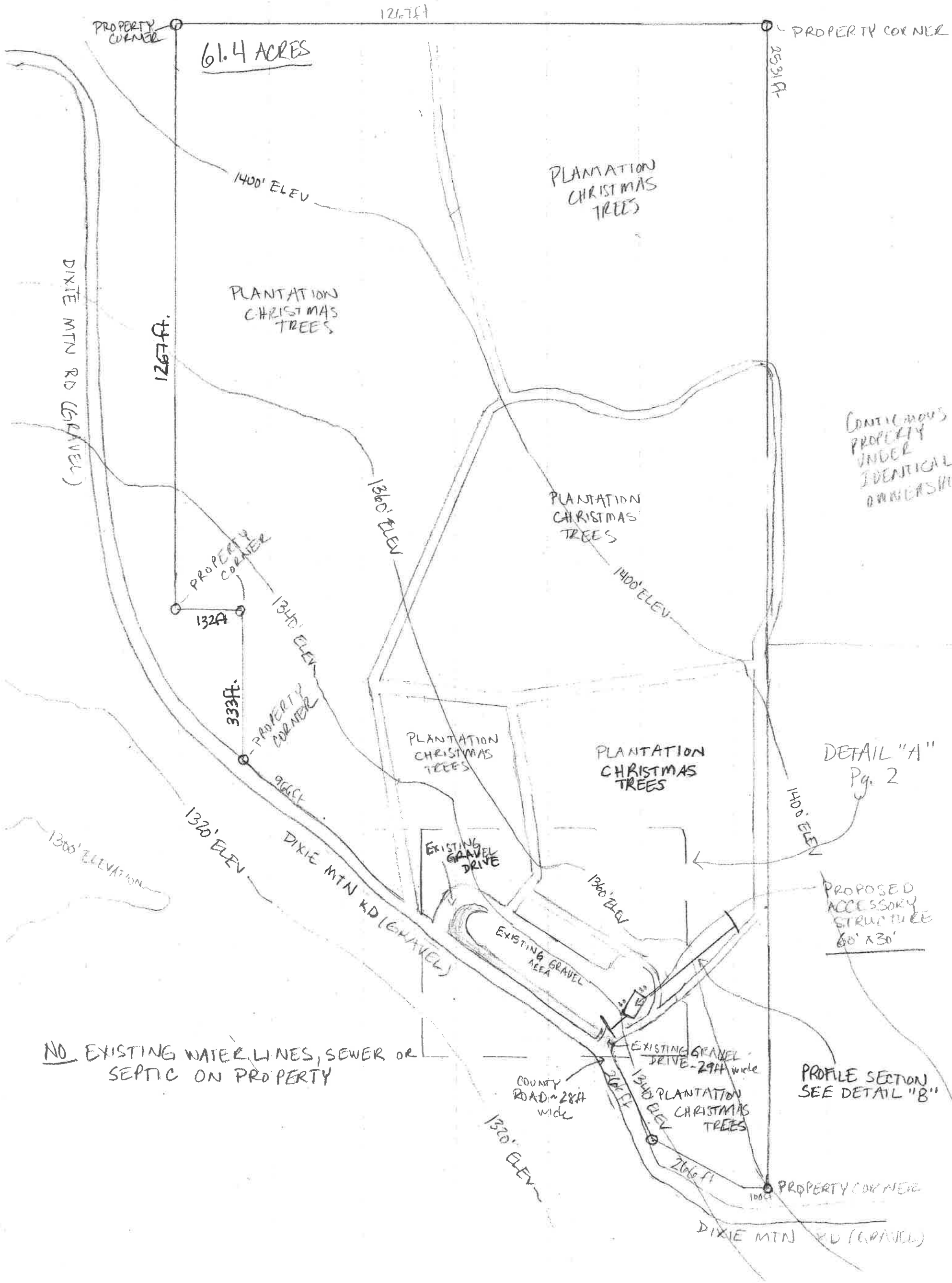
For additional information concerning site plan requirements or the Washington County Community Development Code, please **contact Current Planning at (503) 846-8761.**

RURAL SITE PLAN  
TAX LOT 3N2330001R34

NORTH ↑

SCALE 1/4" = 50.0 ft<sup>2</sup>

NW DIXIE MTN. RD.  
WASHINGTON COUNTY



NO EXISTING WATER LINES, SEWER OR SEPTIC ON PROPERTY

DETAIL "A"  
Pg. 2

PROPOSED ACCESSORY STRUCTURE  
60' x 30'

PROFILE SECTION  
SEE DETAIL "B"

N ↑

RURAL SITE PLAN  
TAX LOT 3N2330001234

EXISTING GRAVEL DRIVE 30' WIDE

EXISTING GRAVEL DRIVE 14' WIDE

2100' to PROPERTY LINE

DETAIL "B" Pg. 3

PROPOSED ACCESSORY STRUCTURE 30' x 60' WITH 24" EAVE OVERHANG  
FINISHED FLOOR ELEVATION = 1348'

PRIMARY FIRE BREAK 30'

SECONDARY FIRE BREAK 100' BEYOND PRIMARY

DINE MOUNTAIN RD (GRAVEL)

EXISTING GRAVEL M.P.E.A. 100' x 330'

EXISTING GRAVEL AREA

125' to PROPERTY

275' to PROPERTY LINE

EXISTING GRAVEL DRIVE 14' WIDE

EXISTING GRAVEL DRIVE 29'

EXISTING ROAD 28' WIDE

SCALE 50'

ALL ELEVATION IS EXISTING  
ELEVATIONS FROM USGS TOPOGRAPHIC MAP

1320' ELEV

1330' ELEV

1338' ELEV

1342' ELEV

1344'

1346'

1348'

1352'

1354'

1356'

1358'

1360' ELEV

RURAL SITE PLAN  
TAX. LOT 3N233 000 1234

