

ROSS TOWNSHIP
1000 Ross Municipal Drive
Pittsburgh, PA 15237
Phone: (412) 931-7055 Fax: (412) 931-3508

PLOT PLAN REQUIREMENTS

The purpose of a plot plan is to provide sufficient data for proper evaluation and determination by the Zoning Officer of zoning compliance in accord with the provisions of the Zoning Ordinance.

This list of specifications is intended to serve as a guide in the preparation of a Plot Plan.

The following requirements are illustrated on the attached Sample Plot Plan. The letters as listed here are shown on the sample plot plan in **red**.

Simplified Plot Plan:

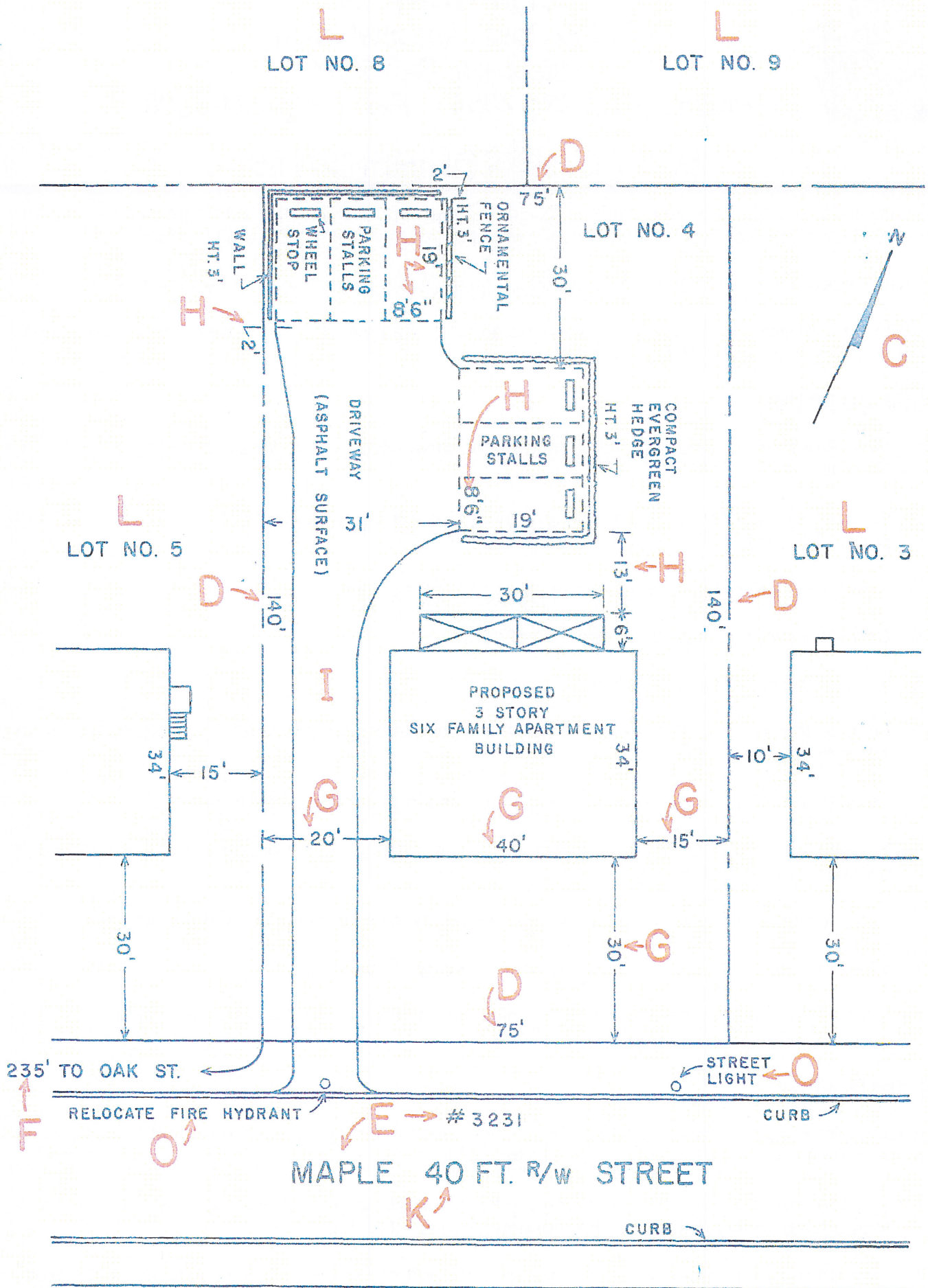
A simplified Plot Plan may be submitted when minor construction or no construction is involved. The plot plan shall:

- A. Be drawn neatly to scale, preferably at one inch equals twenty feet (1" = 20') on legal size paper (8 ½ x 14).
- B. Indicate the entire lot for which the application is being made.
- C. Contain a symbol locating the direction of north.
- D. Indicate the dimensions of the lot.
- E. Indicate the name of all streets and ways upon which the lot is located and indicate the street address number.
- F. Indicate the name of the nearest intersecting street and the distance (in feet) to it.
- G. Indicate the location, height and dimensions of existing and proposed structures including porches, stoops and chimneys.
- H. Indicate and dimension any parking areas with distance from buildings and property lines.
- I. When on-site parking is provided, indicate driveways and curb cuts.
- J. Indicate the name of the owner of the subject lot and the date of the plan preparation.

Detailed Plot Plan:

A detailed Plot Plan must be submitted when major construction or a new use of land is involved. In addition to the items above, the detailed Plot Plan shall:

- K. Indicate the width of all right-of-ways (streets, ways, paper streets) upon which the lot is located and show all utility or other easements located on lot.
- L. Indicate the lot number of the subject property and of the abutting lots. Also show the block and lot numbers from the Allegheny County Block & Lot System.
- M. Indicate the name of the Plan of Lots and the recorded Plan Book Volume and Page.
- N. Indicate existing and proposed contours when the site is not relatively level.
- O. Indicate the location and type of existing and proposed street fixtures such as utility poles, street lights, traffic signals and/or signs, fire hydrants, catch basins, etc.



SAMPLE

PLAN OF PROPERTY
OF
J RICHARD R. ROE
BEING
L LOT NO. 4
IN

M JOHN DOE PLAN OF LOTS

7th WARD - TOWNSHIP OF ROSS - ALLEGHENY COUNTY, PA

M RECORDED IN PLAN BOOK VOLUME 100 PAGE 33

A SCALE: 1" = 20' J MARCH 8, 1973