



**Tuolumne County Community Development Department
Additions/Accessory Structure and
Environmental Health Land Use Projects**

PLOT PLAN CHECKLIST

(209) 533-5633

**LIMITED TO 500 Sq. Ft. ADDITION AND ACCESSORY BUILDING PROJECTS
PLEASE NOTE: PLANS WILL NOT BE ACCEPTED IF INFORMATION IS
MISSING FROM THE PLOT PLANS**

*** Proper Scale Must Be Shown ***

A. FORMAT

- 1. Paper size minimum 8½"x11", maximum 24"x36" (submit 3 copies).
- 2. North arrow, **ENGINEER'S** scale, dimensions of property lines, and vicinity map.
- 3. Slopes: amount and direction (% of slope) *if not on an existing pad*.
- 4. Driveways to roads, parking areas, roads, and road easement widths (if modified, include turnouts, turning bulbs, and road grade parking). (If modified, show surface type, width, and slope of all driveways and parking areas.)
- 5. All easements including drainage easements (DE's), drainage protection areas (DPA's), open space zoning, and defensible space.
- 6. Drainage courses, rivers, creeks, streams, ponds, lakes, reservoirs, and water ditches with appropriate sanitary setbacks.
- 7. Show all new site grading, drainage features, and demonstrate erosion control measures.
- 8. Lot size (acreage).
- 9. Trench detail for septic systems.

B. OWNER/LOT IDENTIFICATION

- 1. Name, address, and phone number of owner and applicant.
- 2. Assessor's parcel number.
- 3. Street, address, and boundary monuments (pin locations) relevant to the location of the proposed project.
- 4. Show location where address will be posted on plot plan.

C. DEVELOPMENT: EXISTING & PROPOSED

- 1. Dimensions of all propose improvements.
- 2. Setbacks from proposed structures to property lines that are shown, centerline of road, right of way (if applicable), and edge of pavement (if closer than 15' from front property line).
- 3. All existing structures and improvements (including wells, lift-stations, propane systems, septic systems, expansion areas, and sewer lines). Show setbacks to these items.
- 4. Square footage of new construction.
- 5. Show encroachment details if adjoining a publicly maintained road (limits of paving, curve returns, drainage improvements).

D. ADDITIONAL INFORMATION FOR GRADING REVIEW

- 1. Details of grading proposed within 35' of leach field or expansion area and any planned or existing cuts, fills, or excavations for driveways, basements, or foundations.
- 2. Show the location of cut and fill on site. Include "daylight" lines and cut/fill slopes.
- 3. Show how much dirt will be cut and filled in cubic yards.
- 4. Show distances from the proposed structure and cuts/fills to existing drainage courses or streams.

FOR OFFICE USE ONLY:

LOT SIZE: _____

SEPTIC / SEWER
(CIRCLE ONE)

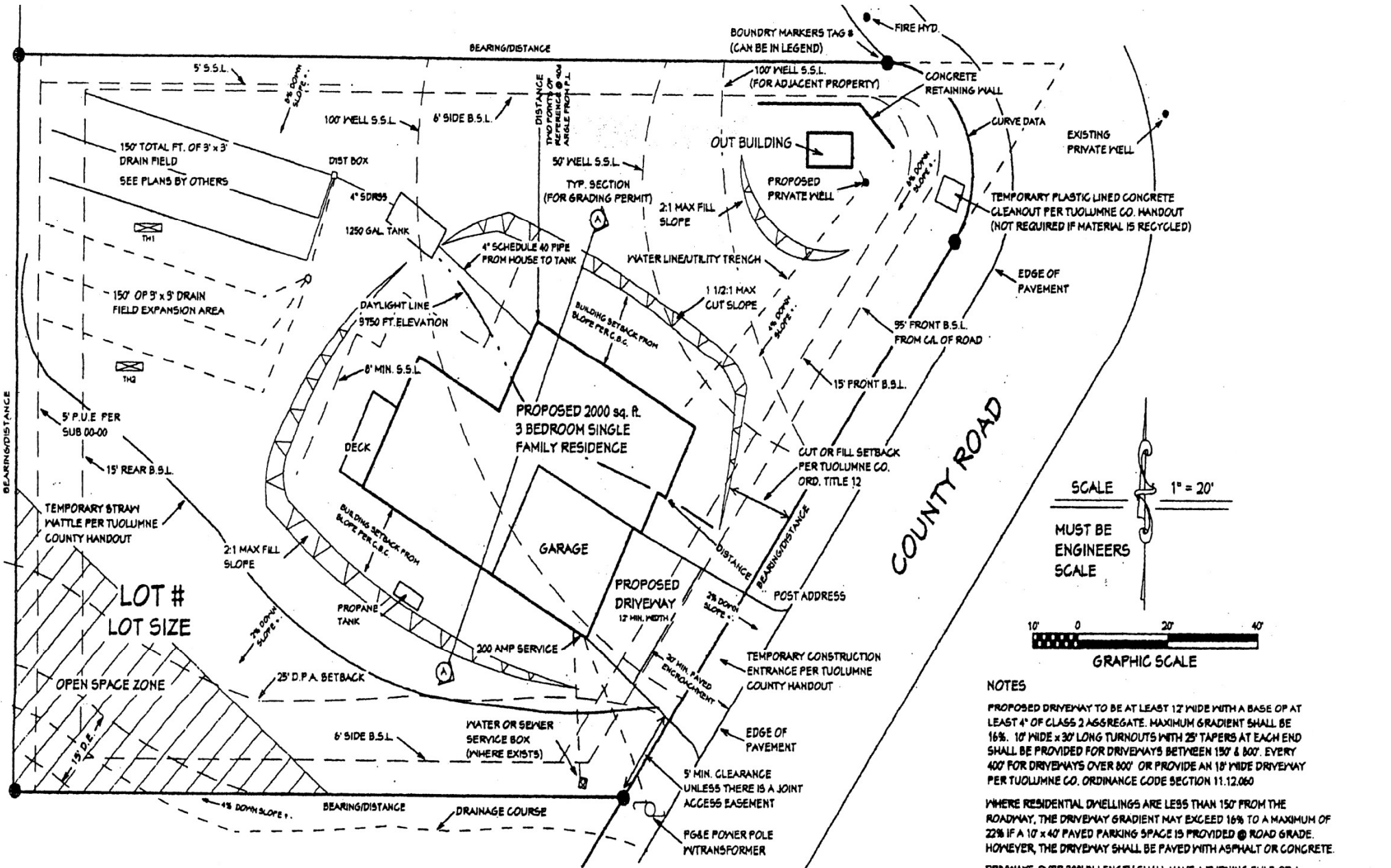
EXISTING USE: _____

GRADING: _____ CY

Reviewed and Submitted (Owner / Contractor): _____

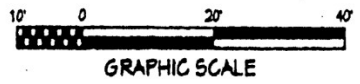
Owner / Contractor Phone Number: _____ **Date:** _____

Plot Plan Received By: _____ **Date:** _____



SCALE 1" = 20'

MUST BE ENGINEERS SCALE



NOTES

PROPOSED DRIVEWAY TO BE AT LEAST 12' WIDE WITH A BASE OF AT LEAST 4" OF CLASS 2 AGGREGATE. MAXIMUM GRADIENT SHALL BE 16%. 10' WIDE x 30' LONG TURNOUTS WITH 25' TAPERS AT EACH END SHALL BE PROVIDED FOR DRIVEWAYS BETWEEN 150' & 600'. EVERY 400' FOR DRIVEWAYS OVER 600' OR PROVIDE AN 18' WIDE DRIVEWAY PER TUOLUMNE CO. ORDINANCE CODE SECTION 11.12.060

WHERE RESIDENTIAL DWELLINGS ARE LESS THAN 150' FROM THE ROADWAY, THE DRIVEWAY GRADIENT MAY EXCEED 16% TO A MAXIMUM OF 22% IF A 10' x 40' PAVED PARKING SPACE IS PROVIDED @ ROAD GRADE. HOWEVER, THE DRIVEWAY SHALL BE PAVED WITH ASPHALT OR CONCRETE.

DRIVEWAYS OVER 300' IN LENGTH SHALL HAVE A TURNING BULB OR A CIRCULAR DRIVEWAY WITH A MIN. OUTSIDE RADIUS OF 40' WITHIN 50' OF BUILDING SITE AS REQUIRED PER TUOLUMNE CO. ORDINANCE CODE 11.12.000

PROVISIONS SHALL BE MADE FOR THE CONTROL & DRAINAGE OF SURFACE WATER AROUND ALL BUILDINGS. 5% MIN. FOR 10'

SUBMIT TO THE STATE WATER RESOURCES CONTROL BOARD PERMITTING UNIT, A NOTICE OF INTENT (NOI) TO OBTAIN COVERAGE UNDER THE GENERAL CONSTRUCTION ACTIVITY STORM WATER PERMIT (CALIFORNIA'S NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FOR CONSTRUCTION RELATED STORM WATER DISCHARGE) FOR THE DISTURBANCE OF ONE ACRE OR MORE.

ALL EXPOSED CUT & FILL SLOPES SHALL BE SEEDED & PROTECTED WITH STRAW PER TUOLUMNE COUNTY HANDOUT

LEGEND & NOTES

- P.U.E. - PUBLIC UTILITIES EASEMENT
- D.P.A. - DRAINAGE PROTECTION AREA
- B.S.L. - BUILDING SETBACK LINE
- S.S.L. - SANITARY SETBACK LINE
- D.E. - DRAINAGE EASEMENT
- ☒ - SEPTIC TEST TRENCH
- - 3/4" IRON PIPE W/ PLASTIC L.S. 0000 PER SUB 00-00

REQUIRED INFORMATION

- | | |
|------------------|-------------------------|
| PROPERTY OWNER | ASSESSORS PARCEL NUMBER |
| ADDRESS | SUBDIVISION |
| TELEPHONE NUMBER | NAME |
| | UNIT NUMBER |
| CONTACT/AGENT | LOT NUMBER |
| ADDRESS | OR PARCEL MAP NUMBER |
| TELEPHONE NUMBER | LOT SIZE |
| VICINITY MAP | |