

County of Placer

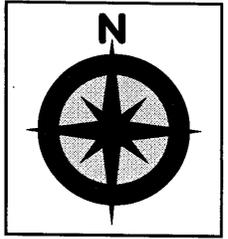
Site Plan Requirements

The Placer County Land Development Departments require a minimum of three (3) copies of your site plan be provided with any construction permit application. If your property is served by an on-site wastewater system (septic), up to five (5) copies of your site plan may be required. Please see reverse side for site plan example.

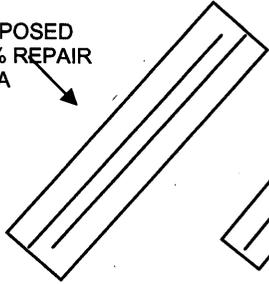
Site Plans shall include the following information:

1. North arrow and scale (ex. 1"=10' or 1"=20 or 1"=100, etc.)
2. Locations of all buildings (including barns, sheds, workshops, and other outbuildings), retaining walls, pools and pool fences.
3. Location of proposed or existing septic tank, leach field and 100% replacement areas for leach field. See Environmental Health Division for additional information (530-745-2300).
4. Ditches, creeks, canals, springs, and other surface water within 100' of the proposed construction and sewage disposal areas. Lakes or reservoirs within 200' of the proposed construction and sewage areas.
5. Location of wells on the property and adjacent thereto. Not to be within 100' of leach fields.
6. Indicate all property lines and dimensions of parcel.
7. Topography, including contours, or spot elevations, and cross sections. Slope arrows with percentages in direction of flow including 2% minimum away from building.
8. Driveways and parking areas including setbacks and compliance with "Fire Safe Standards." Contact the fire department with jurisdiction over your property or the Building Department for a sample.
9. Distance from structures to property lines and slopes.
10. Location of easements within 50' of construction (if a road easement is less than 50' in width, show distance from structures within 75' from the center of the way traveled way of road easement).
11. Indicate all roadways, road easements, etc. that touch the parcel's boundaries, or go through the parcel. Indicate the width of the easement, and the width of the improved surface area.
12. Show limits of grading (ex. cut, fill or earth movement). A grading permit is required by the Department of Public Works (DPW) for grading of 250 cubic yards or more.
13. Show finished floor elevation above adjacent ground.
14. Trees with more than 6" diameter trunks within 50' of any development (ex. structure, sewage system, driveway, grading, etc.). Also, show dimensions to development and tree canopy diameter.
15. Retaining walls over 3' in height measured from adjacent grade require an approved design from the planning department. Retaining walls over 4' in height measured from the bottom of the footing to the top of the wall or retaining wall of lesser height where a surcharge is present may require additional construction permits from either Public Works or the Building Departments.

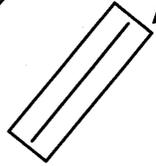
PROPERTY LINE 356'



PROPOSED 100% REPAIR AREA



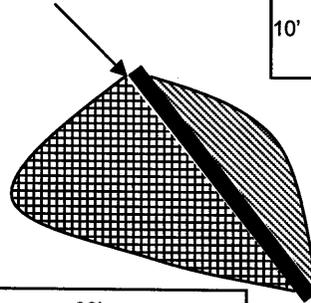
PROPOSED LEACH FIELD



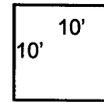
PROPOSED SEPTIC TANK



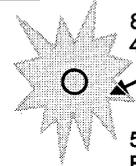
PROPOSED 5' HIGH RETAINING WALL



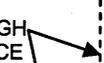
PROPOSED SHED NO ELECTRICITY, NO PLUMBING



8" DIAMETER OAK, 40" CANOPY



5' HIGH FENCE



PROPERTY LINE 248'

PROPERTY LINE 248'

130'

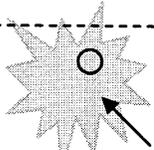
40' PROPOSED GARAGE

60' 50' PROPOSED DWELLING

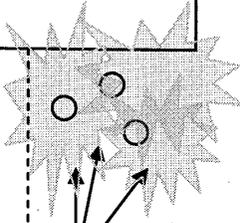
70'

STREAM

7" DIAMETER OAK 40' CANOPY



(3) 8" DIAMETER OAKS 50' CANOPY



WELL



PROPOSED DRIVEWAY

PGE EASEMENT

8' HIGH FENCE

KEY

- PROPOSED CUT 200 CU YD 
- PROPOSED FILL 200 CU YD 

1" = 40'

R.O.W. 48'

48'

COUNTY MAINTAINED ROAD