



Tuolumne County Community Development Department Commercial Plot Plan Checklist

(209) 533-5633

PLEASE NOTE: PLANS WILL BE NOT BE ACCEPTED IF INFORMATION IS MISSING FROM THE PLOT PLANS

***** Proper Scale Must Be Shown *****

A. FORMAT

- 1. Paper size minimum 11" x 17", maximum 24" x 36" (submit 3 copies).
- 2. North arrow, **ENGINEER'S** scale, dimensions of property lines, and vicinity map.
- 3. Slopes: amount and direction (% of slope). Use actual contours.
- 4. Driveways to roads, parking areas, roads, and road easement widths (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).

B. OWNER/LOT IDENTIFICATION

- 1. Name, address, and phone number of owner and applicant.
- 2. Assessor's parcel number.
- 3. Street (and address, if known), subdivision unit and lot, boundary monuments (pin locations) or map of record.
- 4. Show location where address will be posted.
- 5. **ELEVATION** of parcel, lot, and building pad.

C. DEVELOPMENT: EXISTING & PROPOSED

- 1. Dimensions of all proposed improvements
- 2. Setbacks from proposed structures to property lines, centerline of road right of way, edge of pavement (if closer than 35' from front property line), Fire Department Connections, and Hydrants.
- 3. All existing structures and improvements (including wells, lift-stations, propane systems, septic systems, and sewer lines). Show setbacks to these items.
- 4. Square footage of each new structure.

D. ADDITIONAL INFORMATION FOR GRADING PERMIT

- 1. Details of grading proposed within 35 feet 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 or fills, to existing drainage courses or streams.

*** Separate grading plans will be required with any commercial project where 50 cubic yards or more of grading is performed (SWPPP and NOI required where total area of disturbance is over 1 acre).

FOR OFFICE USE ONLY:

LOT SIZE: _____

SEPTIC / SEWER
(CIRCLE ONE)

EXISTING USE: _____

GRADING: _____ CY

Reviewed and Submitted by Owner/Contractor: _____

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

Plot plan received by: _____ **Date:** _____