



# Tuolumne County Community Resources Agency

## New Dwelling Plot Plan Checklist

(209) 533-5633

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

\*\*\* 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).
- 4. Driveways to roads, parking areas, roads, and road easement widths. Include turnouts, turning bulbs, and road grade parking if applicable. 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 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, and edge of pavement (if project is 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 and number of bedrooms of new dwelling.
- 5. Show encroachment details if adjoining a publically maintained road (limits of paving, curve returns, drainage improvements).

### D. ADDITIONAL INFORMATION FOR GRADING REVIEW.

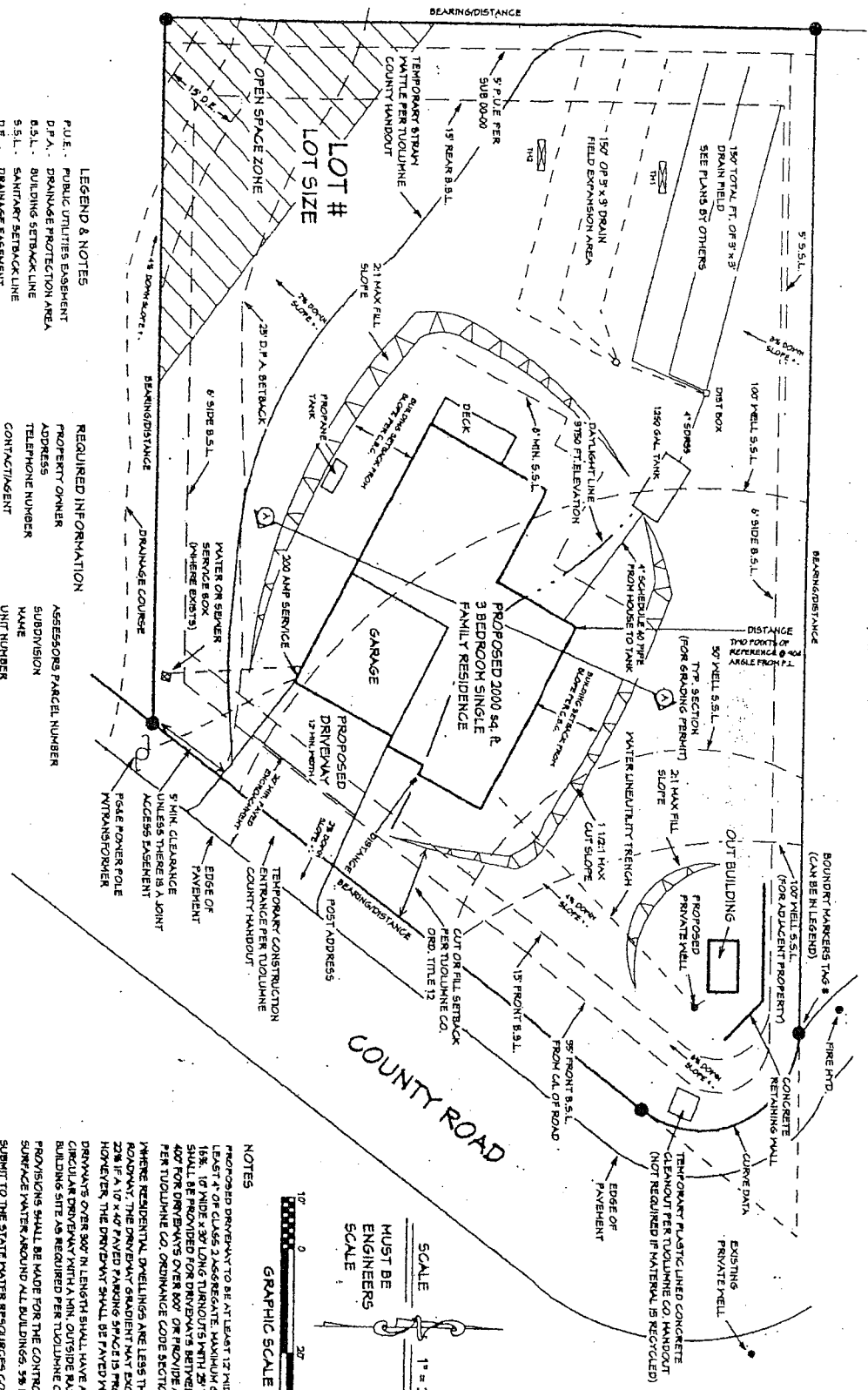
- 1. Details of grading proposed within 35 feet of leach field or expansion area and any planned or existing cuts, fills, or excavations for driveways, basements or foundations.
- 2. Show the location of cut and fill on site. Include "daylight" lines and cut/fill slopes.
- 3. Show how much dirt will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

\*\*\* Separate grading plans may be required with any non-standard grading or where 50 cubic yards or more of grading is performed (SWPPP and NOI required where total area of disturbance is over 1 acre).

Reviewed and Submitted by Owner/Contractor: \_\_\_\_\_

Date: \_\_\_\_\_ Owner/Contractor Phone Number: \_\_\_\_\_

Plot plan received by: \_\_\_\_\_ Date: \_\_\_\_\_



**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 (PVC/PLASTIC) PLUS  
 L.S. 6000 PER 500' 00-20

**REQUIRED INFORMATION**

ASSESSOR'S PARCEL NUMBER  
 SUBDIVISION  
 NAME  
 UNIT NUMBER  
 LOT NUMBER  
 OR PARCEL MAP NUMBER  
 LOT SIZE

PROPERTY OWNER  
 ADDRESS  
 TELEPHONE NUMBER  
 CONTACT/AGENT  
 ADDRESS  
 TELEPHONE NUMBER  
 VICINITY MAP

**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% TO 18% TO 10' WIDE TURNOUTS WITH 20' TAPER AT EACH END. SHALL BE PAVED WITH 2" MIN. THICKNESS BETWEEN 15' & 80' FROM DRIVEWAY. DRIVEWAY SHALL BE PAVED WITH ASPHALT OR CONCRETE. DRIVEWAYS OVER 300' IN LENGTH SHALL HAVE A TURNING BUILT OR A CIRCULAR DRIVEWAY WITH A MIN. OUTSIDE RADIUS OF 40' WITHIN 50' OF BUILDING SITE AS REQUIRED PER TULUMLINE CO. ORDINANCE CODE 11.12.000. PROVISIONS SHALL BE MADE FOR THE CONTROL & DRAINAGE OF SURFACE WATER AROUND ALL BUILDINGS. 3% 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 TULUMLINE COUNTY HANDBOOK.

