

RURAL ZONING DISTRICT – SITE PLAN REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

- Owner's name, preparer's name, preferred scale (1"=20'), north arrow, and date of preparation. Plans are not to exceed 24" x 36" in size. Name, signature, and stamp of architect, engineer, or surveyor may be required, depending on the type of application.
- A vicinity map indicating the location of the site relative to the major roads in the area.
- Dimensioned boundaries of subject parcel(s), gross and net lot area, City/County boundary limits, and all right-of-way easements of adjacent streets (including width and whether County maintained or Not County maintained).
- Location of existing and proposed improvements, including all buildings, decks, swimming pools, arbors, landings, porches, retaining walls (indicate top and bottom elevation of wall), fences, power poles, water tanks, bridges, etc. Show dimensions, required front-, rear-, and side-yard setbacks, and distances to property lines and other buildings.
- Location of existing and/or proposed septic systems and wells. Call (408) 918-3400 or visit the Department of Environmental Health's website at www.ehinfo.org for more information.
- Calculation of existing and proposed floor area (as defined in Chapter 1.30 of the County Zoning Ordinance). See Floor Area Calculation pamphlet for more information.
- Existing and proposed access and parking areas including private streets, driveways, carports and garages. Demonstrate how proposed improvements comply with the Fire Marshal Office (FMO) and Land Development Engineering's (LDE) access standards. Call (408) 299-5760 for information regarding FMO standards. Visit www.sccbbuilding.org for LDE standards.
- Location and width of all easements for water, sewage, storm drainage, utilities or other purposes.
- Accurate contour lines showing topography at reasonable intervals on lands with slope greater than five percent.
- Existing drainage patterns and drainage patterns as a result of the proposed improvements. Show areas of flooding (100-year flood).
- Location, common name, diameter and number of trees to be removed or located near improvements, measured 4.5 feet above grade.
- Unusual topographic features including watercourses, swales, ditches, culverts, creeks, streams, etc. Show setback from top and centerline of bank (see Water Collaborative Handout).
- Any known soil or geologic hazard areas (faults, landslides, etc.).
- Proposed earthwork quantities for grading located outside of the building footprint. Provide the breakdown of total grading quantities (cut/fill, vertical height of cut or fill) for the various improvements.
- If proposed access to the property is from a private road, show how existing or proposed road meets FMO/LDE road standards
- For lots in HS zoning districts, the site plan must outline the proposed developed area and show topography using contour lines that represent five-foot intervals in elevation. Average slope computations must be shown on the site plan along with the certification stamp and signature by a registered civil engineer or licensed land surveyor (see separate Building Site Approval handout for details).

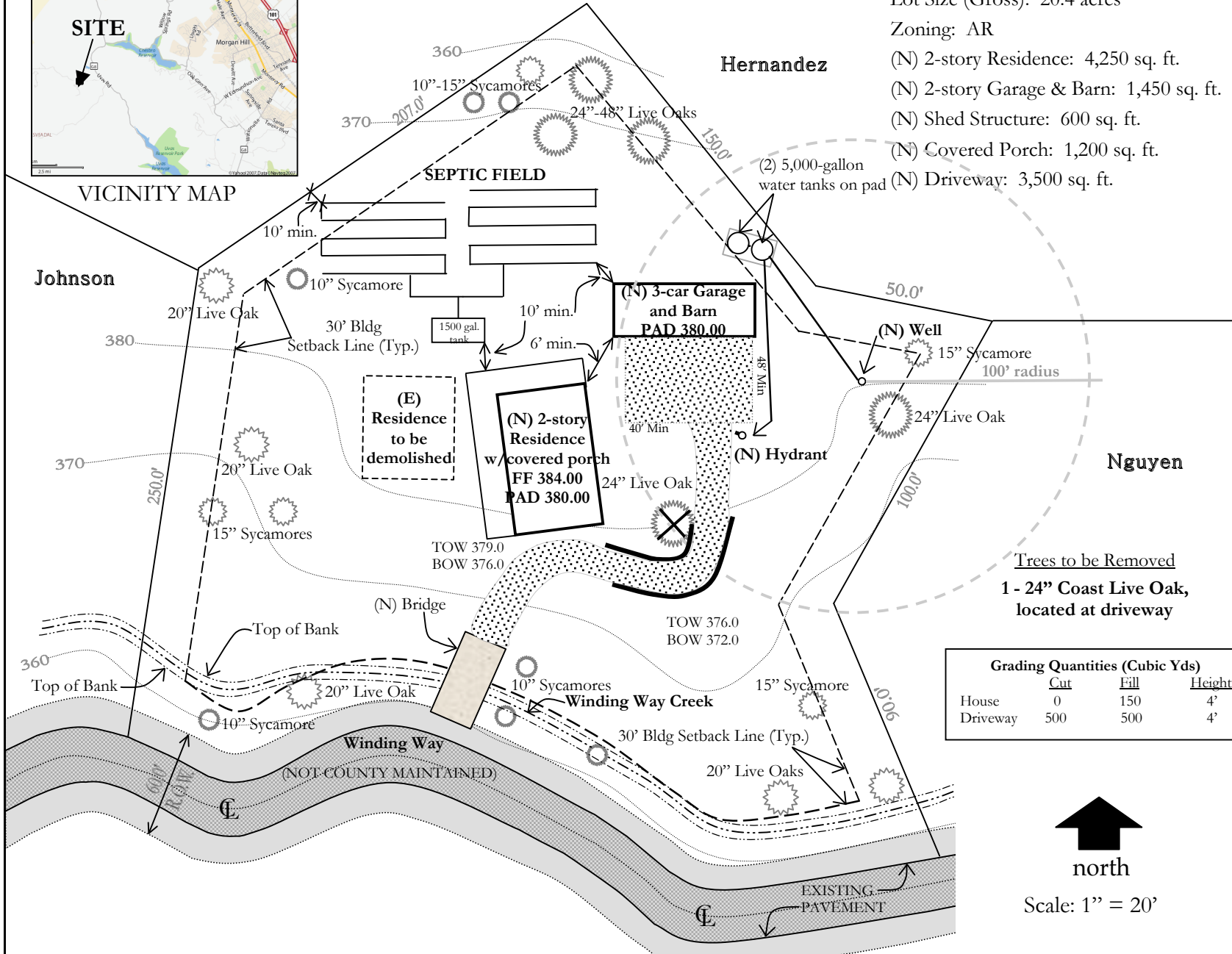
SAMPLE SITE PLAN – RURAL ZONING DISTRICT

For Residential Development



VICINITY MAP

Lot Size (Gross): 20.4 acres
 Zoning: AR
 (N) 2-story Residence: 4,250 sq. ft.
 (N) 2-story Garage & Barn: 1,450 sq. ft.
 (N) Shed Structure: 600 sq. ft.
 (N) Covered Porch: 1,200 sq. ft.
 (N) Driveway: 3,500 sq. ft.



Trees to be Removed
 1 - 24" Coast Live Oak,
 located at driveway

Grading Quantities (Cubic Yds)			
	Cut	Fill	Height
House	0	150	4'
Driveway	500	500	4'



Scale: 1" = 20'

Site Plan for Mr. and Mrs. Smith
 12345 Winding Way, My City
 January 2008
 APN 123-12-123

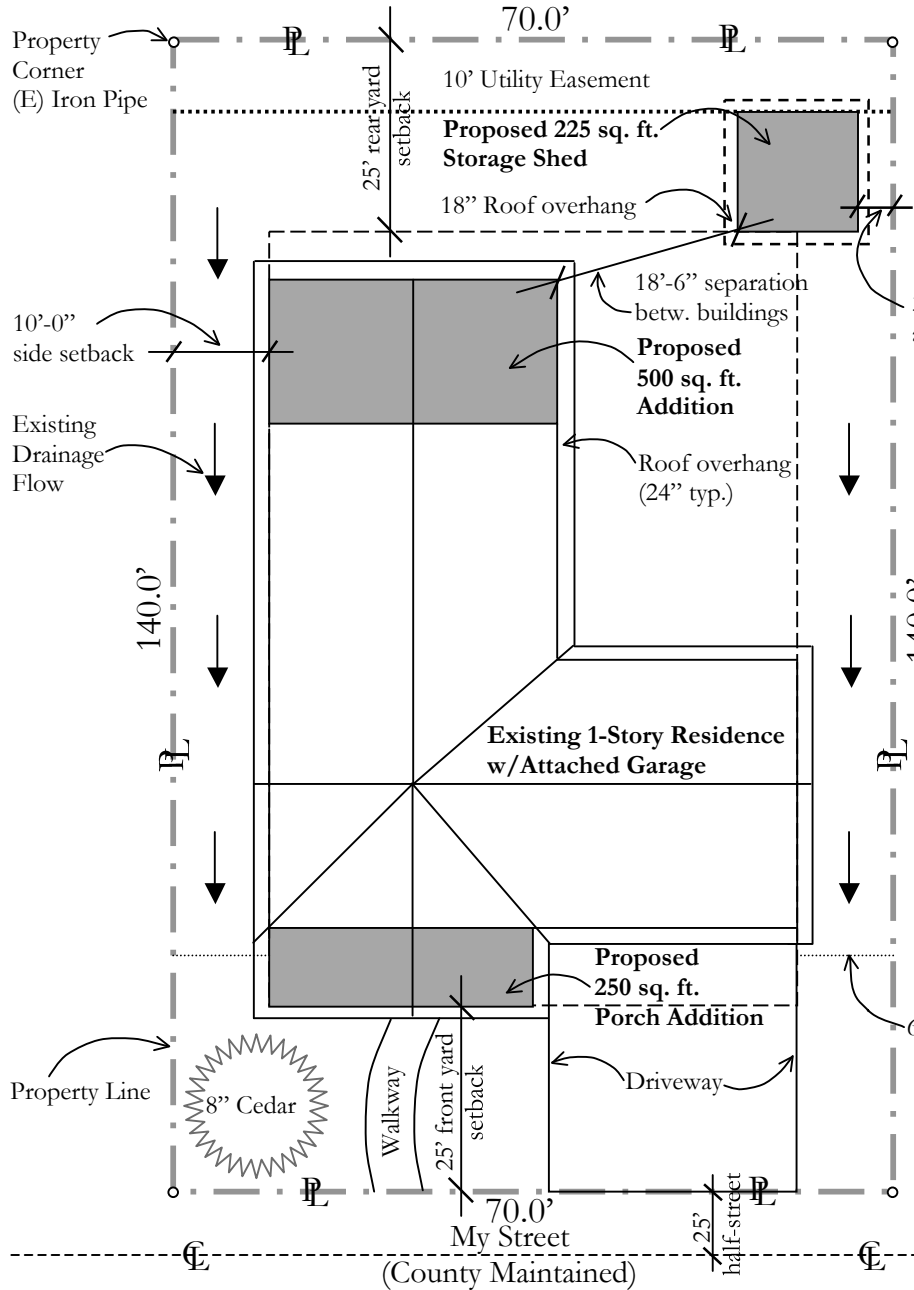
ABC ENGINEERING SERVICES
 100 STATE STREET
 ANYTOWN, CA 95000
 (408) 555-5555

URBAN ZONING DISTRICT – SITE PLAN REQUIREMENTS FOR RESIDENTIAL DEVELOPMENT

- Owner's name, preparer's name, preferred scale (1"=20'), north arrow, and date of preparation. Plans are not to exceed 24" x 36" in size. Name, signature, and stamp of architect, engineer, or surveyor may be required, depending on the type of application.
- A vicinity map indicating the location of the site relative to the principal roads in the area.
- Dimensioned boundaries of subject parcel(s), gross and net lot area, and all right-of-way easements of adjacent streets (including width and whether County maintained or Not County maintained).
- Location of existing and proposed improvements, including all buildings, decks, swimming pools, arbors, landings, porches, retaining walls, fences, etc. Show dimensions, required front-, rear-, and side-yard setbacks, and distances to property lines and other buildings.
- Calculation of existing and proposed floor area (as defined in Chapter 1.30 of the County Zoning Ordinance). See Floor Area Calculation pamphlet for more information.
- Roof plan of existing and proposed improvements and dimensions of all rooflines.
- Existing and proposed access and parking areas including private streets, driveways, carports and garages. If driveway is longer than 150 feet, demonstrate that it meets the Fire Marshal Office's (FMO) standards. Call (408) 299-5760 or visit the FMO website at <http://firemarshal.sccgov.org> for more information.
- Location and width of all easements for water, sewage, storm drainage, utilities or other purposes.
- Accurate contour lines showing topography at reasonable intervals on lands with slope greater than five percent.
- Unusual topographic features including watercourses, swales, ditches, culverts, creeks, streams, etc. Show setback from top and centerline of bank (see Water Collaborative Handout).
- Location, common name, diameter and number of trees to be removed or located near improvements, measured 4.5 feet above grade.
- Proposed earthwork quantities for grading located outside of the building footprint. Provide the breakdown of total grading quantities (cut/fill, vertical height of cut or fill) for the various improvements.
- Existing drainage patterns and drainage patterns as a result of improvements.
- If on septic, show proposed septic system. Call (408) 918-3400 or visit the Department of Environmental Health's website at www.ehinfo.org for more information.
- For lots in RHS and R1E zoning districts, the site plan must outline the proposed developed area and show topography using contour lines that represent five-foot intervals in elevation. Average slope computations in the developed area must be shown on the site plan along with certification stamp and signature by a registered civil engineer or licensed land surveyor (see separate Average Slope for Building Site Approval handout for details).

SAMPLE SITE PLAN – URBAN ZONING DISTRICT

For Residential Development



VICINITY MAP

APN: 123-12-123
 Address: 1234 My Street, My City
 Lot Size (Gross): 9800 sq. ft.
 Lot Size (Net): 9800 sq. ft.
 Zoning: R1-10
 (E) Main Res. Floor Area: 1,500 sq. ft.
Proposed Main Addition: 750 sq. ft.
Proposed Accessory Structure: 225 sq. ft.
 Total Main Res. Floor Area: 2,250 sq. ft.
 Rear Yard Area (28'x70'): 1,960 sq. ft.
 30% Rear Yard Coverage Allowed: 588 sq. ft.
Proposed Rear Yard Coverage: (15'x15') 225 sq. ft.
NO GRADING PROPOSED



Scale: 1" = 20'

Site Plan for Mr. and Mrs. Smith
 1234 My Street, My City
 January 2008
 APN 123-12-123

ABC ENGINEERING SERVICES
 100 STATE STREET
 ANYTOWN, CA 95000
 (408) 555-5555

Revisions	