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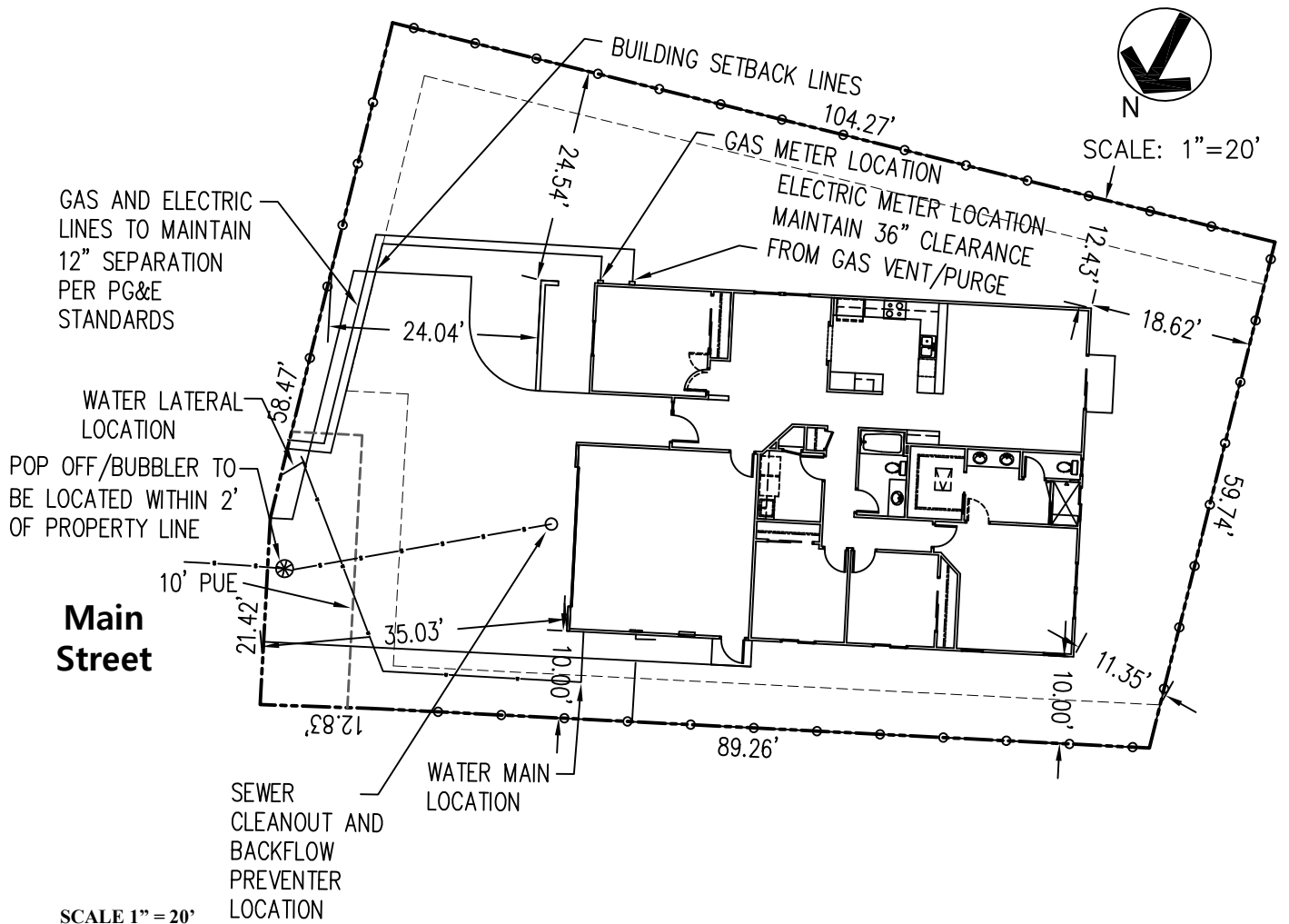
"Partnering to Improve Consistency & Customer Service"

What is a Site Plan?

A Site Plan is a detailed site layout containing sufficient information to evaluate the land and architectural aspects of the proposed development. The purpose of a Site Plan is to ensure compliance with the Development Code and the compatibility of a development with neighboring development as well as access, landscaping, driveways, parking spaces, loading spaces, sidewalks etc. A Site Plan must be approved prior to any land disturbance.

SITE PLAN EXAMPLE

TOTAL LOT SIZE: 7,245 SQ. FT.



SCALE 1" = 20'
Owner: John Doe
Address: 100 First Street Grass Valley, CA 95945
Phone #: 530-123-1234
APN #: 35-318-02
Statement of Compliance: All new work shall conform to the 2019 California Residential Code and all other applicable codes and standards.

Prepared By: Bob Jones
Address: 123 Main St. Grass Valley, Ca 95945
Date of Preparation: 4/20/2020
Zoning: R-1

Site Plan Attached Details

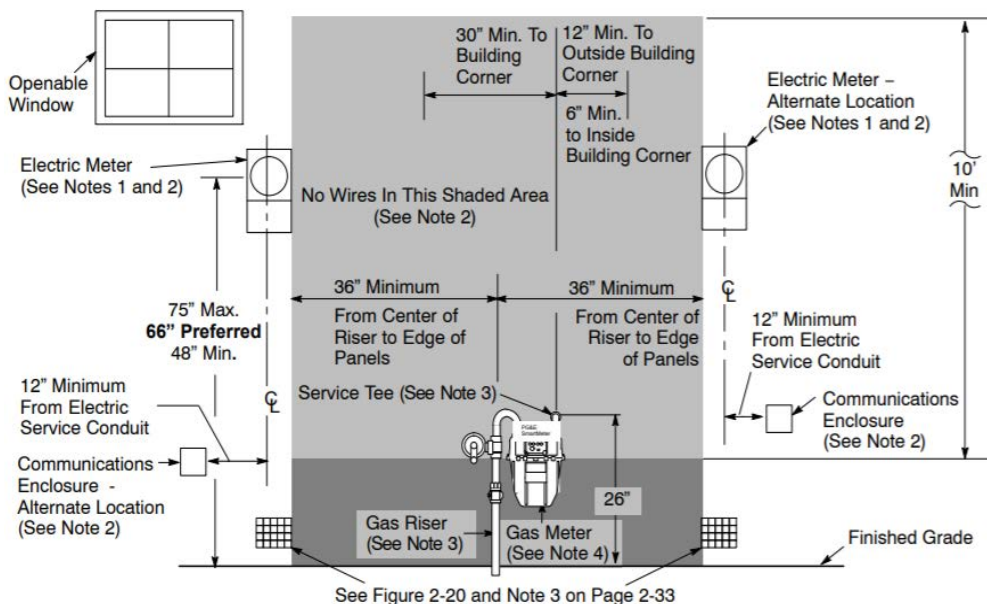


Figure 2-19
Electric and Gas Meter Set Separation Dimensions and Clearances

Notes in reference to Figure 2-19.

1. Electric meter panel locations are subject to utility approval and must comply with the applicable code requirements. PG&E does not have specific requirements for the distance from the electric panel to the outside building corner. See Section 5, "Electric Metering: General," for properly locating the electric meters. See Subsection 5.4.4, "Working Space," on Page 5-12, for electric meter working space.
2. Applicants must not install any electrical devices or equipment, including wires, cables, metering enclosures, telecommunication enclosures, bond wires, clamps, or ground rods within the shaded area around the gas meter. The 36-inch distance can be reduced to 18 inches for electrical devices or equipment certified for NEC Class I, Division 2 locations.
3. Place the gas service riser 6 inches to 9 inches from the finished wall. The completed customer house line at the service delivery point must extend a minimum of 4 to 6 inches from the finished wall where the meter is to be set, and must be 26 inches above the finished grade. See Figure 2-14 on Page 2-27, Figure 2-15 on Page 2-28, and Subsection 2.5. on Page 2-43.

TYPICAL INSTALLATION DETAIL

[REFER TO STANDARD DETAIL SS-4 FOR MOST CURRENT REQUIREMENTS]

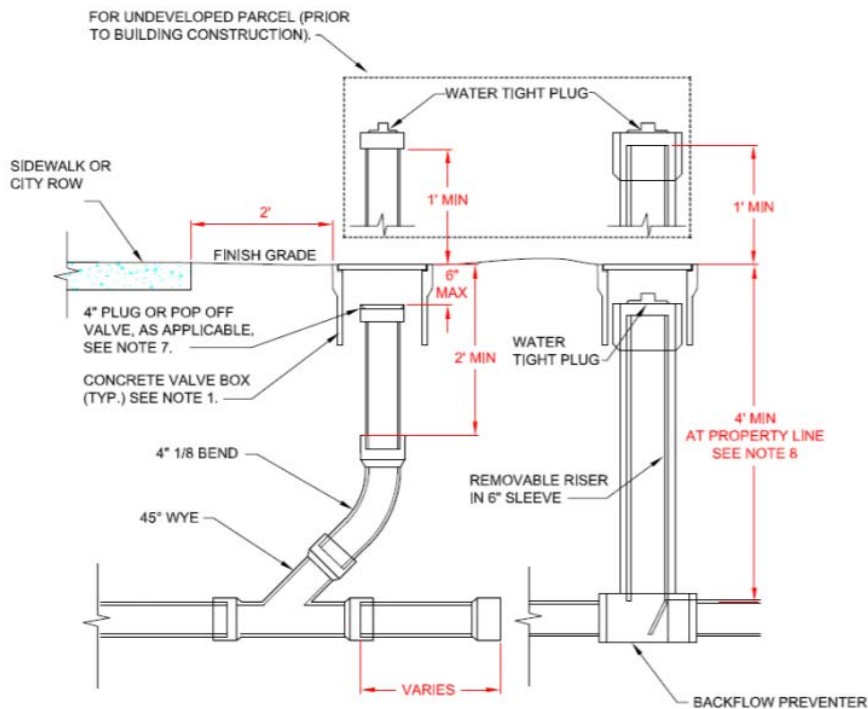


Table 2-1 Minimum Separation and Clearance Requirements for Trenches¹

	(In Inches)									
	G	Duct	DB	C	S	P	SL			
Gas ²	-	12	12	12	6	12	6	12	12	12
T Telephone (Duct)	12	-	1	1	12	12	12	12	12	12
T Telephone (Direct Bury)	12	1	-	1	12	12	12	12	12	12
C CATV	12	1	1	-	12	12	12	12	12	12
S Electric Secondary	6	12	12	12	1.5	3	1.5	3	3	3
P Electric Primary	12	12	12	12	3	3	3	3	3	3
SL Streetlight ³	6	12	12	12	1.5	3	1.5	3	3	3
NE Foreign Electric Sources, Non-PG&E ⁴	12	12	12	12	12	12	12	12	12	12

¹ All separation clearance distances are in inches.
² For more information about this table, see PG&E Bulletin ID-5453B-002. "Updated Separation Requirements For Conduit in Joint Trench," located in Appendix B.
³ Streetlight circuits **not** owned by PG&E must be installed to meet the requirements in PG&E's *Joint Trench Configurations & Occupancy Guide*. Specifically, applicants must review the requirements for working with a second utility company.
⁴ Considered a "utility" as defined in PG&E Standard S5453. "Joint Trench."

BACKFLOW NOTES:

1. IN NON-TRAFFIC AREAS INSTALL A ROUND CONCRETE VALVE BOX & COVER MARKED "SEWER". IN TRAFFIC AREAS INSTALL A CHRISTY G5 BOX (OR APPROVED EQUAL) WITH A TRAFFIC RATED METAL LID MARKED "SEWER".
2. A THREE FOOT CAPPED STUB SHALL BE INSTALLED UPSTREAM OF THE BACKFLOW PREVENTER ON UNDEVELOPED PARCELS.
3. CLEANOUT BOX TO BE FREE OF ALL DIRT AND READY AT TIME OF PRE-FINAL INSPECTION.
4. SERVICES OVER 100' LONG AND COMMERCIAL SERVICES REQUIRE A MIN. 6" CLEANOUT WITH 6" FITTINGS. THE CLEANOUT BOX SHALL BE CONSTRUCTED PER THE DESIGN STANDARDS.
5. CONNECTION TO MAIN SHALL BE WITH A FACTORY WYE.
6. BUILDING CONTRACTOR SHALL SET BOX TO FINISH GRADE AND INSTALL AN ABS PLUG SET 6" BELOW THE SURFACE PRIOR TO BUILDING PRE-FINAL.
7. A POP OFF RELIEF VALVE SHALL BE INSTALLED IN THE CAP OF ONE CLEANOUT LOCATED ON THE STREET SIDE OF THE BACKFLOW PREVENTER. THE CLEANOUT SHALL BE LOCATED IN AN AREA LEAST LIKELY TO CAUSE DAMAGE TO PROPERTY OR CONTAMINATION OF SURROUNDING AREA IF ACTIVATED.
8. FOR EXISTING SERVICES, SEWER LINE DEPTH SHALL BE AS NEEDED TO MATCH EXISTING PIPE INVERT ELEVATION. CITY ENGINEER MAY INCLUDE SPECIAL REQUIREMENTS FOR SHALLOW SERVICES IN THE CITY RIGHT OF WAY.
9. APPROVED BACKFLOW PREVENTION DEVICE MANUFACTURERS INCLUDE: CLEAN CHECK, INC. AND OATEY (FOR LESS THAN 3' DEPTH), OR APPROVED EQUAL.

BASIC SITE PLAN REQUIREMENTS

The entire property must be shown on the site plan (including all property lines & dimensions).

Minimum sheet size 11"x 17", minimum 3 sets of plans.

Site Plan Recognized Scales: 1"=10', 1"=20', 1"=30', 1"=40', 1"=50', 1"=60'

GENERAL INFORMATION TO BE INCLUDED ON TITLE SHEET	
<input type="checkbox"/>	<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <ul style="list-style-type: none"> ➤ Owner's name, phone #, mailing address ➤ Project site address ➤ Assessor's parcel number ➤ North arrow and scale </div> <div style="width: 45%;"> <ul style="list-style-type: none"> ➤ Statement of compliance ➤ Preparer's name and address ➤ Date of preparation / revision dates ➤ Architect/engineer name/address ➤ Project description </div> </div>
<input type="checkbox"/>	Identify all existing and proposed structures and ground mounted equipment. Please note on the site plan if the existing structures were built with the benefit of a permit or were built prior to 1962. (AS-BUILT permits are required for structures that were not built with a permit after 1962 and do not qualify for an exempt certificate.)
<input type="checkbox"/>	Identify all building setbacks. Please show all setbacks along front, rear, interior and exterior sides. If a building envelope has been designated and is shown on a recorded map, please include. Please refer to the zoning ordinance for assistance in determining accurate building setbacks.
<input type="checkbox"/>	Location of all utilities (above & underground sources and lines) including water, sewage, electrical & phone lines
<input type="checkbox"/>	Identify all easements (PG&E, telephone, water (NID), road, driveway, "No Access", etc.)
<input type="checkbox"/>	Indicate the approximate location and surfacing of all existing conforming and /or permitted driveways.
<input type="checkbox"/>	Percentage of coverage/ square footage of all impervious surfaces including all structures, covered decks, paved driveways, concrete areas, swimming pools, etc. <i>See instructions on next page.</i>
<input type="checkbox"/>	Location of all wells, water storage tanks, bodies of water, year round or seasonal watercourses, drainage ditches, NID ditches, agricultural/ irrigation lines and 100 year flood plains. Include distance from project to any well/water source closer than 100 ft. Water storage tanks used for fire prevention require a Fire Dept. approval.
<input type="checkbox"/>	Characterization of slope and topography: <ul style="list-style-type: none"> - The characterization of slope in the area of proposed work may be provided by the owner if the slope is less than 10 And a note is placed on the plans that the topo is depicted as per the owner's representation. - Contour intervals should be at a two foot minimum and extend 50 feet beyond the proposed area of construction. - If the slope in the area of construction exceeds 10% or if an engineered grading plan is required, provide a topographic survey prepared by a licensed Land Surveyor or Civil Engineer. If a professional survey is conducted, the survey or or engineer must provide a wet stamp of certification on the site plan.
<input type="checkbox"/>	Boundary Line Verification: Development nearer than twice the building setback to any property line shall have said property line flagged by a licensed Land Surveyor or Civil Engineer authorized to practice land surveying. Prior to foundation inspection, a Boundary Line Verification Form (or the like) must be completed and submitted to Staff or inspector.
<input type="checkbox"/>	Location of propane tank (if applicable) indicating setback to structures and property lines. NOTE: 10 ft. minimum to structures and property lines, 5ft. to septic tanks, 8 ft. to leach field. Above ground tanks must meet minimum Building Setback requirements.

FINDING PERCENTAGE OF COVERAGE/ SQUARE FOOTAGE OF ALL IMPERVIOUS SURFACES

1 ACRE = 43,560 SQUARE FEET

1) First Step: Convert the acreage of the property to square feet by multiplying the acres by 43,560

Example: .16 acres X 43,560 = **6969.6** square feet

2) Second Step: Figure the square feet of all structures on the property (including covered decks, sheds, pump houses, paved driveways, concrete areas, swimming pools, etc.)

Example: 28' X 56' residence = 1,568 Sq. Ft.

10' X 12' shed = 120 Sq. Ft.

15' X 25' paved driveway = 375 Sq. Ft.

TOTAL **2,063** Sq. Ft.

3) Third Step: Divide the total square feet of all structures by the square feet of the acres.

Example: 2,063 / 6969.6 = .2959

Move the decimal two places to the right to convert to percentage = **29.59 % lot coverage.**