



MINIMUM SITE PLAN REQUIREMENTS

FOR ALL PLANS:

- Plan sheets should be a minimum of 11" x 17", unless otherwise stated, and drawn to scale.
- "All" means both "existing and proposed", identify items as either (P) proposed, (E) existing, or (R) relocated.
- Have a Title Block with the following information:
 - Name and contact information of Property Owner, Applicant, and Architect/Engineer
 - Date(s) of preparation and revisions
 - North arrow and scale bar (engineer or architectural scale)
 - Assessor's Parcel Number (APN) and project site address (if applicable)

SITE PLAN

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| <ul style="list-style-type: none"> <input type="checkbox"/> Adjacent parcel zoning and land uses (north, south, west, east) <input type="checkbox"/> Location of all property lines and easements, including type and dimensions <input type="checkbox"/> Location of all buildings and structures (including, but not limited to, trash enclosures, signs, fencing, lighting etc.) <input type="checkbox"/> Location of all driveways, off-street parking, loading facilities, and bike parking. Show parking dimensions for each type of vehicle (car, van, motorcycle, recreation vehicle, etc.) <input type="checkbox"/> Location of all hardscape and landscape area, including pedestrian pathways and open space <input type="checkbox"/> Location, name, and road width of all adjacent roads <input type="checkbox"/> Location of all wells, septic systems and leach fields, and indicate 100 feet radius for domestic wells and 300 feet radius for agricultural wells <input type="checkbox"/> Location of all fire storage tanks, fire hydrants, and ingress and egress areas <input type="checkbox"/> Layout and dimensions of internal circulation for vehicular travel <input type="checkbox"/> Dimensions including: <ul style="list-style-type: none"> <input type="checkbox"/> Setback from all buildings and structures <input type="checkbox"/> Distance between all building <input type="checkbox"/> Distance to nearest road center line <input type="checkbox"/> Distance between wells, septic systems, and leach fields to rivers, lakes, and water channels | <ul style="list-style-type: none"> <input type="checkbox"/> Data Summary Table, to include: <ul style="list-style-type: none"> <input type="checkbox"/> Gross and net square footage and/or acreage <input type="checkbox"/> Use and Square footage of all buildings and structures <input type="checkbox"/> For Residential Uses, include type, square footage, and number of units (studio, one-bedroom, two bedroom, etc.) <input type="checkbox"/> Square footage of all hardscape and landscape <input type="checkbox"/> Number of Parking Spaces (Total, Standard, and Accessible) <input type="checkbox"/> Lot Coverage and Floor Area Ratio <p>For <u>new construction, building additions, remodels, and/or changes to facades</u>, the following is also required:</p> <ul style="list-style-type: none"> <input type="checkbox"/> Location of all utilities, above and below ground, including sewer, storm drain, power poles, electricity, gas, water, telephone, cable TV/internet cable/fiber optics utility boxes, and ancillary equipment <input type="checkbox"/> Location of all public and private street improvements (including areas of dedication such as roadway, trails, curbs, gutters, sidewalks, parkways, bus stops/pads, street furniture, street lights, traffic lights, and traffic signal equipment such as the controller cabinet and pull boxes, and driveways) <input type="checkbox"/> Indicate phasing of project, if applicable |
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ELEVATIONS

- Elevations for all sides of all buildings and structures, including details for trash enclosures, fences, etc. Identify orientation (north, south, west, east).
- Materials, colors, and textures
- Treatment and screening of any plumbing, utility, and mechanical equipment (including air conditioners, ventilators, etc.)
- Height from average finished grade to:
 - Highest point of structure
 - Miscellaneous structures (roof-mounted, equipment screening, etc.)

FLOOR PLAN

- Floor plans for all buildings
- Dimensions, square footage, and use of all spaces (living room, garage, storage, etc.)
- Identification of all exterior features (doors, windows, etc.)
- For existing buildings, indicate all walls, windows, doors, and ancillary structures to be demolished

<p>ROOF PLAN</p> <ul style="list-style-type: none"> <input type="checkbox"/> Location of all roof-mounted equipment, antennas, flag poles, etc. <input type="checkbox"/> Location of roof access door/hatches and associated Knox Boxes 	<p>LIGHTING PLAN</p> <ul style="list-style-type: none"> <input type="checkbox"/> Location and height of all exterior lighting fixtures <input type="checkbox"/> Identification of style and specifications for each type of fixture
<p>TENTATIVE SUBDIVISION MAP/PARCEL MAP</p> <ul style="list-style-type: none"> <input type="checkbox"/> Parcel dimensions and area in acres or square feet of each parcel and designate each parcel by number <input type="checkbox"/> Adjacent parcel zoning and land uses (north, south, west, east) <input type="checkbox"/> Locations, names, and dimensions of all streets, easements, streams, creeks, canals, or other water conveyance facilities in and immediately adjacent to the proposed subdivision <input type="checkbox"/> Location of all structures, trees, storm water systems, and water and septic systems on-site or within 100 feet of project boundary, and indicate 100-foot radius for each well <input type="checkbox"/> Location, width, proposed names of all streets within the boundaries of the subdivision, and approximate radii of all curves, and the approximate grade of any street or part thereof having a grade of more than 6 percent <input type="checkbox"/> Contours which show the general slope of plan <input type="checkbox"/> Location and character of use of all existing and proposed public open space within the boundaries of the subdivision <input type="checkbox"/> If in a flood zone, identify said zone by official classification designation and identify all areas subject to inundation by storm water overflow, the location, width and direction of flow of all water course <input type="checkbox"/> If in a noise zone exceeding 65 dBA LDN, identify various noise zones and noise levels as shown in officially adopted Merced County General Plan <input type="checkbox"/> Indicate phasing, if applicable 	<p>CONCEPTUAL LANDSCAPE PLAN</p> <p>Detailed plans will be required with Building Permit Plan Check. Projects are required to comply with the State's Model Water Efficient Landscape Ordinance and requirements of Chapter 18.36 of the Zoning Code.</p> <ul style="list-style-type: none"> <input type="checkbox"/> Location of all landscape (trees, shrubs, ground cover, etc.) and hardscape areas <input type="checkbox"/> Conceptual irrigation plan, including location, type, and size of all components of the irrigation system <input type="checkbox"/> Conceptual drainage plan. Location and dimensions of retention/detention basins, bioswales, pervious pavement/ashpalt, etc. <input type="checkbox"/> Data Summary Table including total existing and proposed square footage of: <ul style="list-style-type: none"> <input type="checkbox"/> Landscape area <input type="checkbox"/> Hardscape area <input type="checkbox"/> Impervious Surface Area (Hardscape, building, and structures)
<p>SIGN PLAN</p> <ul style="list-style-type: none"> <input type="checkbox"/> Dimensions, materials, color, and illumination for all proposed signage. <input type="checkbox"/> Illustration of landscape bed and total square footage, if applicable 	