

What is the purpose of a Site Plan?

A Site Plan is required for most Planning Entitlements and Building Permits. The site plan depicts a plan view of the entire project property, showing the location and dimension of all existing structures, proposed structures and development features such as adjoining roads, easements, and areas of grading.

What is required to be shown on the Site Plan?

- The site plan shall be drawn to scale clearly and legibly.
- North arrow and scale of drawing.
- Topo lines for all areas of grading.
- All Boundary lines with dimensions.
- Depict and label all existing and proposed structures.
- Names, locations, and widths of all existing traveled ways, including driveways, streets, and rights-of-way located on or adjacent to the property.
- Location of all surface bodies of water including drainage channels, canals, ponds, lakes, streams and rivers.
- Location and dimensions of all existing and proposed easements, wells, sewage disposal systems and sewage disposal repair areas.
- Location of all proposed grading areas, retaining walls, drainage improvements, and trees that will be removed.
- Boundaries of all Special Flood Hazard Areas as defined by Placer County Code Section 15.52.
- Vicinity map which shows the property in relation to existing County roads and adjacent properties sufficient to identify the property for field review and must be shown to the nearest 1/10th of a mile from County cross street. The vicinity map may be included as a supplemental document to the site plan.

Online Resources

Placer County's Land Information System (LIS) is an Arc GIS based parcel database and can be found at the URL below. The LIS is searchable by Assessor's Parcel Number or address and may be used as a resource to aid in the preparation of a Site Plan. Open GIS data can also be found at this same web address.

Applicants are encouraged to utilize LIS and GIS resources during preparation of site plans and other exhibits to reduce overall effort while creating state of the art permit documentation.

<https://www.placer.ca.gov/2842/Geographic-Information-Systems-GIS>

The Review Process

Upon submittal, the completed application and site plan will be distributed to CDRA Divisions for review including the Building, Planning, and Engineering and Surveying Divisions, as well as Environmental Health Services. CDRA staff will verify that the parcel(s) represented on the site plan accurately depict all of the required information. If additional information is required, the applicant may be asked to correct the site plan before issuance of a permit.



Planning Services Division

3091 County Center Dr. Ste. 140 Auburn, CA 95603

Phone: 530-745-3000

Email: planning@placer.ca.gov

Office Hours to Public

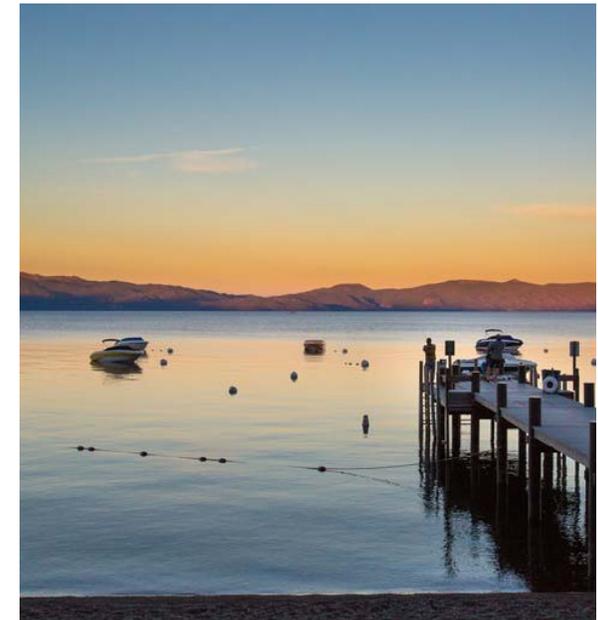
M-F 8:00 A.M.-5:00 P.M.

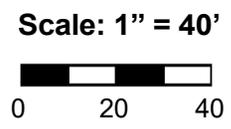
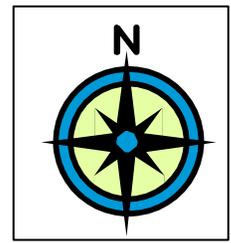
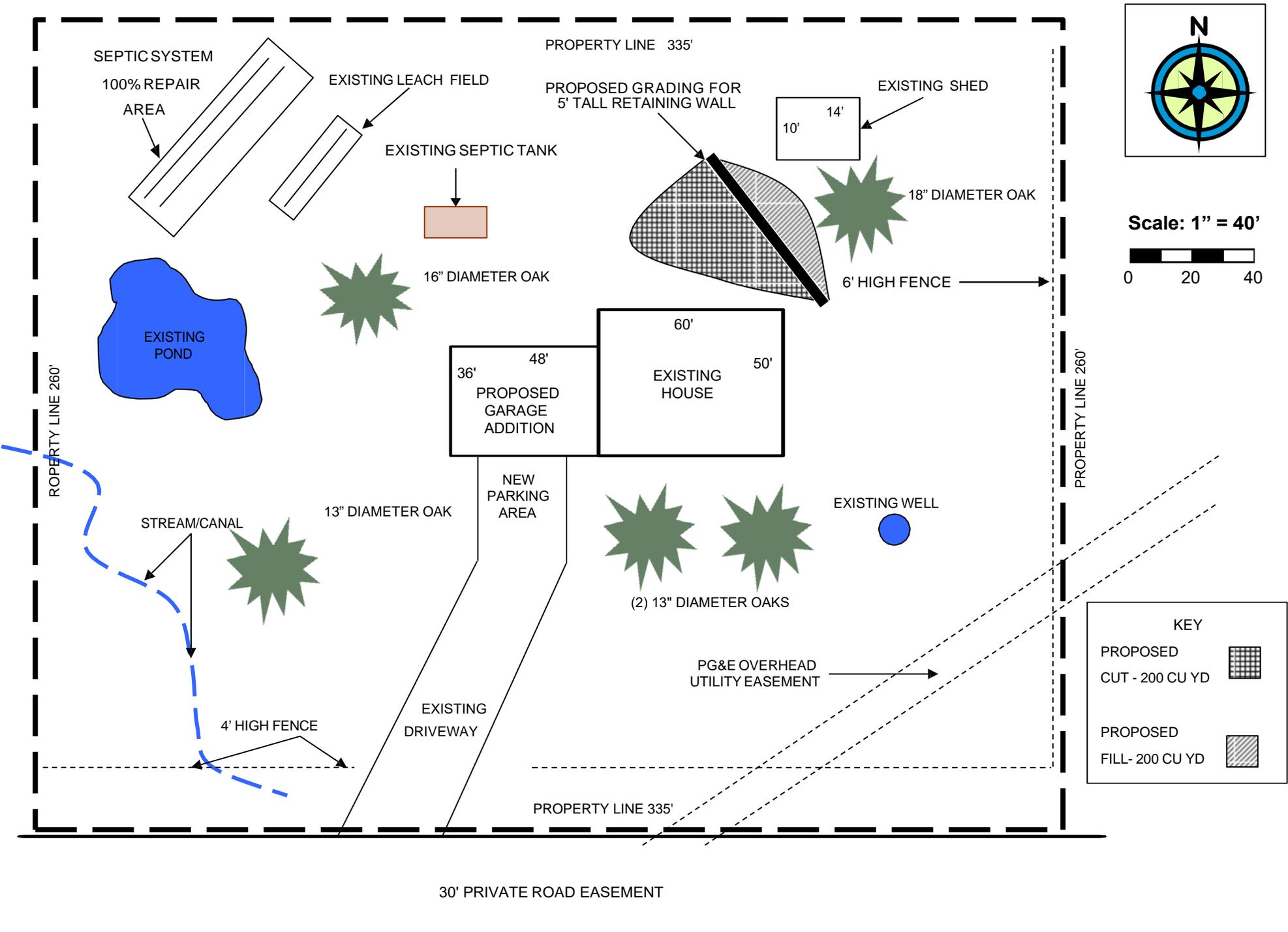
Weds 9:00 A.M.-5:00 P.M.

Applications Accepted 8:00 A.M.-4:30 P.M.



Site Plan Requirements





KEY	
PROPOSED CUT - 200 CU YD	
PROPOSED FILL - 200 CU YD	

30' PRIVATE ROAD EASEMENT