

Building Department
3665 Taylor Road
Loomis, CA 95650
P) 916-652-1840
F) 916-652-1847
www.loomis.ca.gov

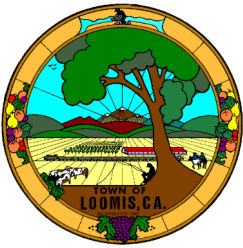
TOWN OF LOOMIS BUILDING DEPARTMENT

SITE PLAN REQUIREMENTS

Permit applications require a Site Plan in order to have a clear and concise view of the existing development on the property and the scope of your project. Your property may have more or less of the items listed, so customize this list to your project. Please note that additional information may be requested following review of your plans. The Site Plan needs to be a minimum of 11"x17" unless otherwise stated. Aerial photographs will not be accepted as site plans. At the end of this handout is an example of the minimum requirements needed for a site plan. Any project that is not a 1 or 2 story residential wood frame dwelling will require design from a licensed professional.

What to Include on Your Plan

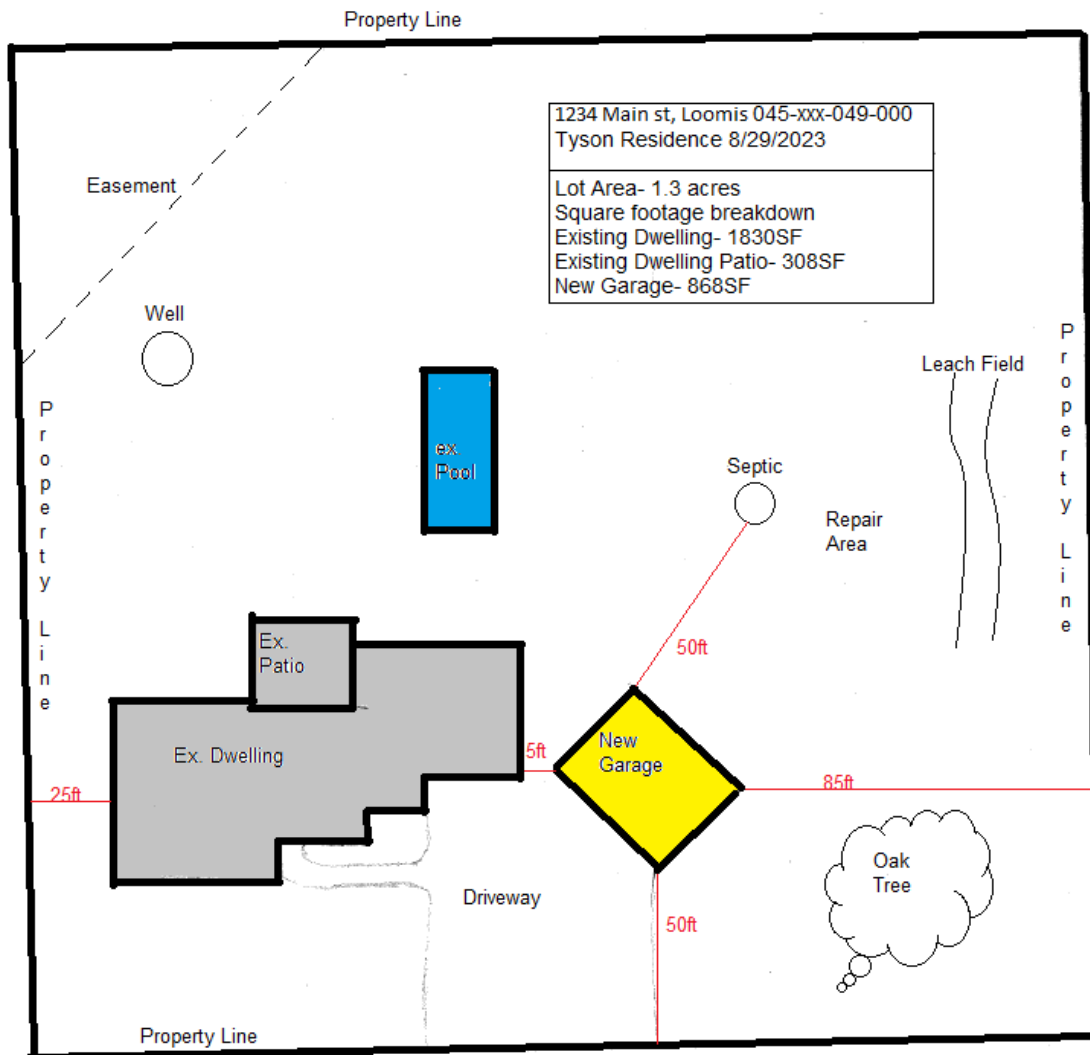
- 1– **Title Block** including,
 - Parcel number
 - Owner
 - Property address
 - Draftsmen
 - Date the plans were drawn and/or amended
- 2– **Vicinity map**, the vicinity map needs to show the major cross streets leading to the property.
- 3– **Direction Arrow** showing the orientation of your property to North
- 4– **Scale bar**, the scale you have chosen to use for your site plan needs to be indicated by a scale bar
- 5– **Property line boundaries**, the property lines will be the major boundaries of the site plan. All sides must be drawn and the dimension noted.
- 6– **Access to the property from the point of connection with publicly maintained road(s)**
 - Existing and proposed access streets
 - Driveways
 - Easements
 - Adjacent roads, streets, alleys etc.
 - Location of off-street parking spaces
- 7– **Show all existing and proposed structures and improvements on the property**
 - Label existing and proposed structures and uses
 - Dimensions
 - Distance between existing and proposed structures and uses.
 - ex. Buildings, Decks, Storage Tanks, Wells, Septic Tanks, Pools, Patio Covers.
- 8– **Proposed structure(s), area of addition, area of remodel, and improvements**
 - Label proposed use
 - Highlight or differentiate from existing structures
- 9– **All building dimensions**, show **ALL** the dimensions of all the structures you have identified on your plan.
- 10– **Setbacks for all existing and proposed development**
 - Distance between structures
 - Distance of development to the nearest property line
- 11– **Septic Tank and Disposal Field, if applicable**, if your property has a septic system you will need to show the location of all elements of the system: the septic tank, disposal field and reserve field.



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- 12– **Location of Well on Property, if applicable**, also include the water line from the well on the property to the house.
- 13– **Easements**, easements may be described in your deed or you can locate through your title company.
- 14– **Floodplain and/or Floodway limitations**, If portions of property are located in a Special Flood Hazard Area, illustrate the boundary on the site plan.
- 15– **Utility lines or service points of connection**, water/sewer/electrical/gas.
- 16-- **Natural Features**– rock outcroppings, streams, ponds, and trees.



King Rd

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