



Community and Economic Development Planning Division

- 200 W. 4th Street
- Suite 3100
- Madera, CA 93637
- (559) 675-7821
- FAX (559) 675-6573
- mc_planning@maderacounty.com

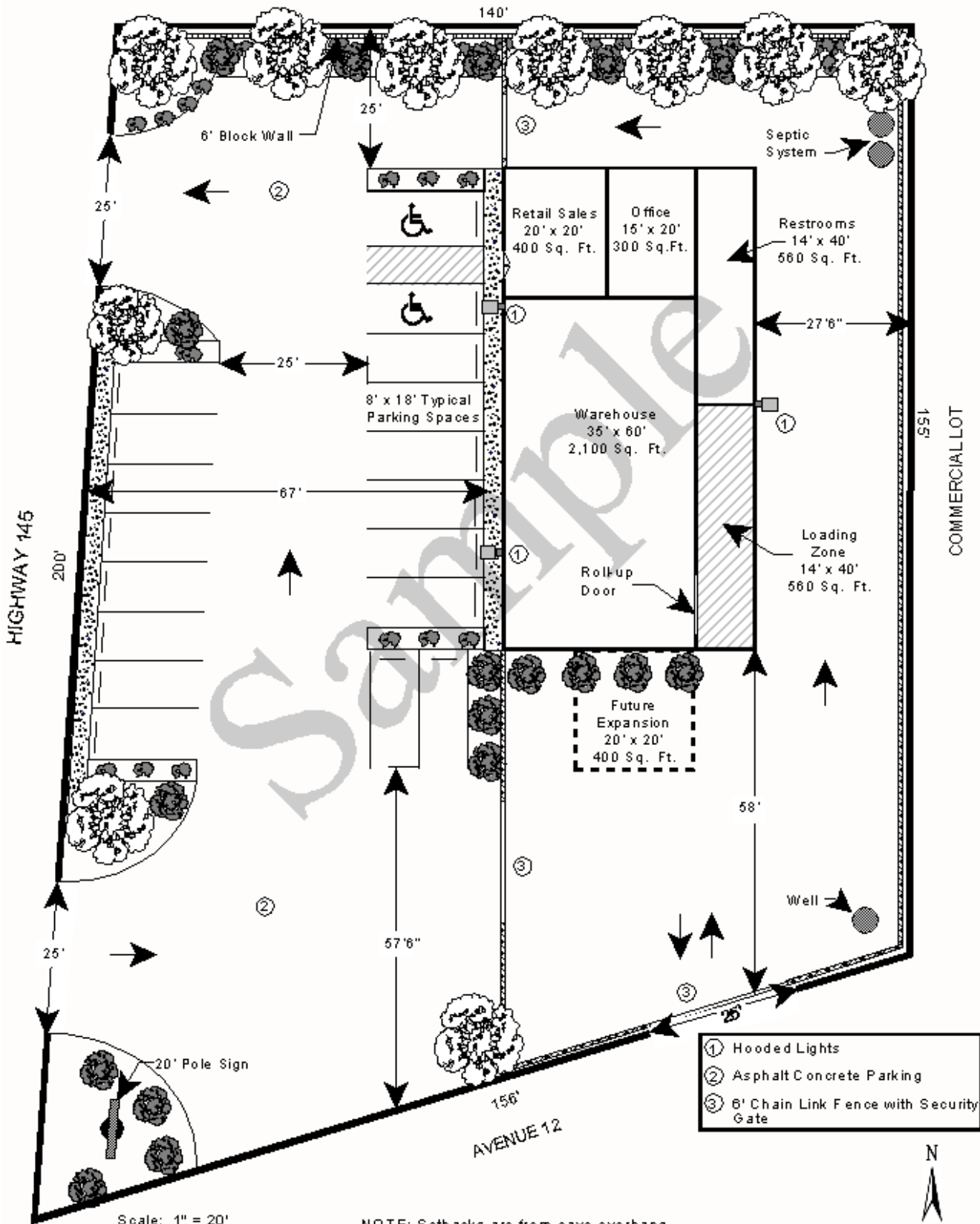
Site Plan Submittal Requirements

The requirements listed below enable the Planning Department, and other commenting agencies, to review your proposal and determine if it is in compliance with County ordinances, codes, and regulations. Complete information must be provided in order to prevent unnecessary delays in the processing of your permit. Improper or incomplete site plans cannot be accepted.

Minimum requirements for site plans, rezoning, conditional use permits, general plan amendments with a specific development proposal (See Attachment).

1. The site plan must be drawn utilizing a straightedge.
2. The site plan is to be drawn so that north is orientated to the top of the page. The plan must include a north arrow.
3. The entire parcel relating to the application must be shown. If the application or permit involves only a portion of the parcel, a key or vicinity map shall be included showing the entire parcel.
4. The site plan shall include the following information:
 - a. All dimensions of the property boundaries.
 - b. All existing and proposed structures with the use and status (i.e., existing, proposed, etc.) Clearly labeled on the structure.
 - c. The distance of all buildings and structures from the site's property lines (to eave edge overhang or closest point on the building).
 - d. The dimensions and square footage of buildings and structures.
 - e. The distance between adjacent buildings and on-site structures.
 - f. The location and names of adjacent streets and roads.
 - g. Existing wells and private sewage disposal systems.
 - h. Property access points and driveways.
 - i. All easements.
 - j. Type of paving.
 - k. Indicate the orientation (facing) of the building and locate the front door.
5. The site plan must be drawn to scale utilizing a straightedge on a 24" x 36" or smaller sheet of paper. The scale must be clearly shown and must be large enough to show all of the required information. The application should include site plans and elevations on reduced copy 11" x 17" or 8½" x 11". The drawing must be in a blue-line or black-line format. The site plan shall include the following:

- a. Existing and proposed off-street parking and loading areas including the type of paving, number of spaces (including detailed layout) and the internal circulation pattern. The detailed layout must include:
 - individual size of stalls
 - wheel stops
 - width of circulation aisles and driveways
 - directional flow of traffic
 - handicap parking spaces
 - handicap ramps
 - type of surface
 - direction of drainage
- b. The dimensions of off-street parking and loading areas including driveway and aisle widths.
- c. Existing and proposed on-site lighting including the location, type of fixtures, height, and method of controlling glare and illumination.
- d. Existing and proposed signs including the location, face area, type of lighting, text and height. Include a separate elevation drawing of on-site signs with the completed site plan.
- e. Existing and proposed walls and fences including location, height, and type of material.
- f. Existing and proposed landscaping (trees, shrubs, ground cover, etc.) including location, size, number, and type of plant material.
- g. Separate building elevation plans showing renderings, maximum heights, and materials (See Exhibit 3). Elevation plans must include:
 - exterior elevations with representations of all building views
 - scaled dimensions depicting existing and proposed building's size and height (including all proposed roof mounted equipment or appurtenances)
 - the colors and materials of all building exterior surfaces
- h. Pedestrian Walkways including location, width, and type of paving.
- i. Pedestrian, vehicular, and service access to the property.
- j. All easements.
- k. Proposed street improvements and dedications.
- l. If applicable, the location and type (width, grade, surface, etc.) of existing or proposed secondary or emergency access routes. Indicate if such access is an offered road, public or private easement, etc.
- m. Contour or contour overlays with maximum grades specified.
- n. Other information that may be pertinent to the application.



Scale: 1" = 20'

NOTE: Setbacks are from eave overhang.

- ① Hooded Lights
- ② Asphalt Concrete Parking
- ③ 6' Chain Link Fence with Security Gate



ATTACHMENT #2

