Plot Plan Requirements

Plot Plan for New Commercial must show:

1. Property Info: APN, site address, owner's name & gross acreage
2. Property lines
3. Contour lines (leach lines should be parallel to natural contours & designed for gravity flow)
4. Map scale (i.e. 1" = 30')
5. Footprint of all building(s), existing and proposed (note the type of business(es) or use)
6. Location of septic tank and leach line(s) "LL" or pit(s) (including location of 100% expansion area)
7. Septic tank size
8. LL(s) length, depth and width; Pit(s) diameter & depth
9. Minimum setbacks
10. Index with # of fixture units **and** daily flow based on type of business (refer to the Uniform Plumbing Code)
11. Index with DEHS Reference # of approved Perc Report and the corresponding Design rate or San Bernardino County Issued Design Rate.
12. When applicable, show large trees, streams, drainage courses, county easements, or wells.

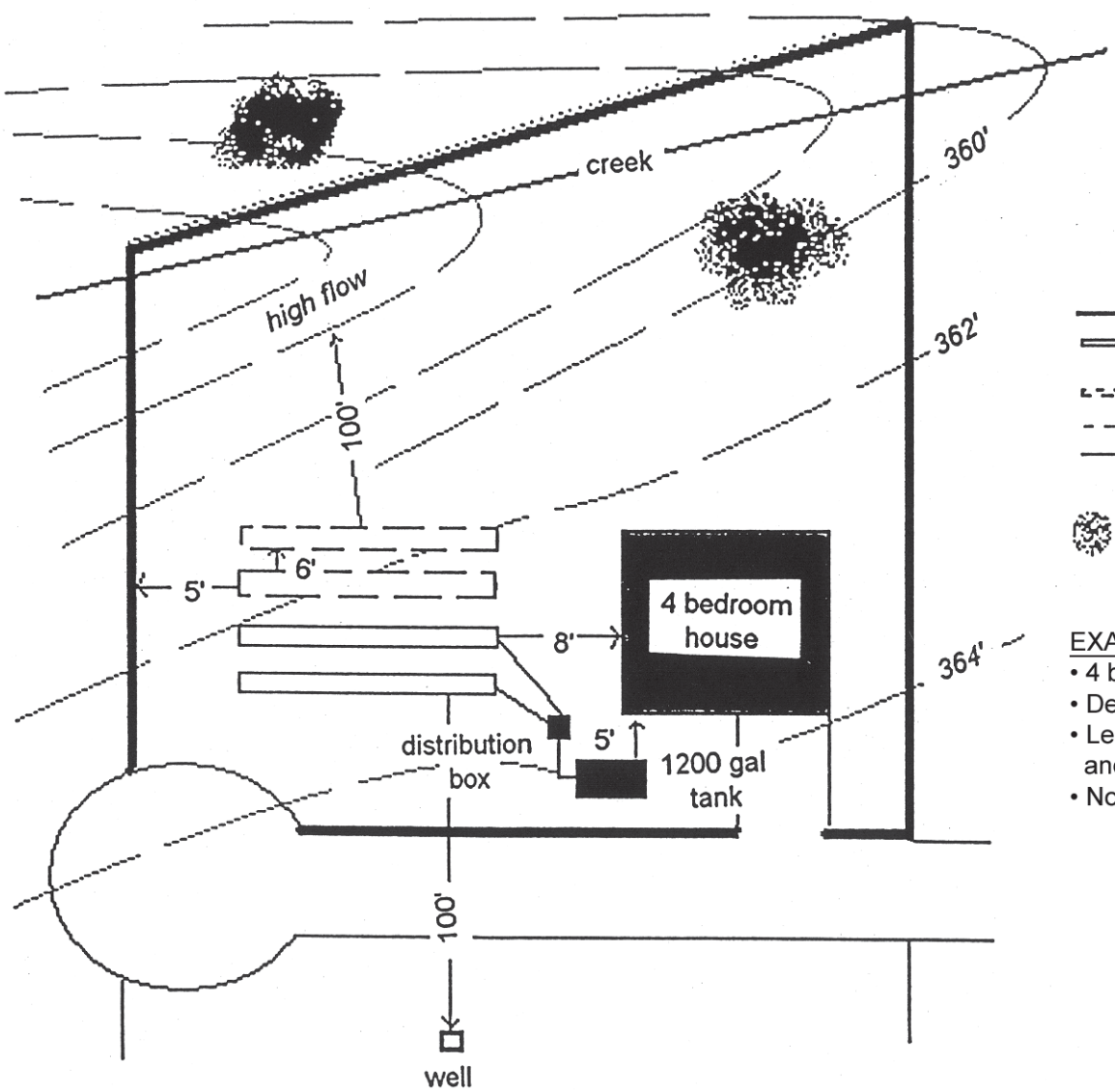
Plot Plan for New Single Family Residences (SFR) must show:

1. Property Info: APN, site address, owner's name & gross acreage
2. Property lines
3. Contour lines (leach lines should be parallel to natural contours & designed for gravity flow)
4. Map scale (i.e. 1" = 30')
5. Footprint of house (indicate # of bedrooms) and any other structures on your lot
6. Location of septic tank and LL(s) or pit(s) (including 100% expansion area)
7. Septic tank size
8. LL(s) length, depth and width, Pit(s) diameter & depth
9. Minimum setbacks
10. Index with EHS Reference # of approved Perc Report and the corresponding Design rate or San Bernardino County Issued Design Rate.
11. If applicable, show large trees, streams, drainage courses, county easements, or wells.

Plot Plan for Replacement system for SFR:

Show all of the above plus the location of old tank and LL or Pit.

Example Plot Plan



Property Line
Leach lines
100% Expansion Leach lines
Contour lines
Minimum Setbacks

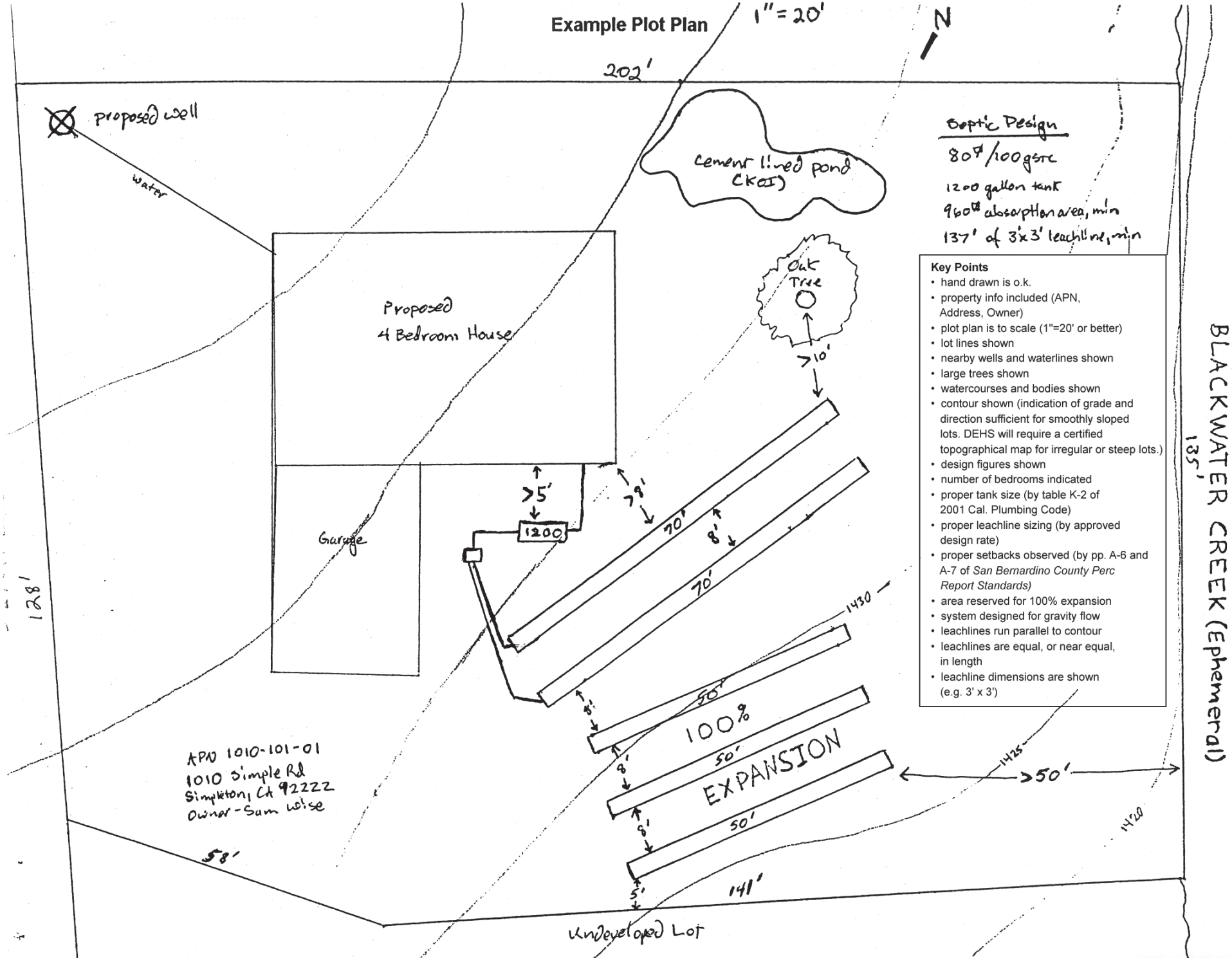
Tree

EXAMPLE Septic System Design

- 4 bedroom house requires minimum 1200 gallon tank
- Design Rate (DEHS Ref. #05-SR00000) in 55 sf/100gstc
- Leach lines have 2 feet of rock below the inlet and are 3 feet wide. Total length 132 = 2 lines of 66 ft.
- No portion of absorption area under driveways

Scale 1" = 40'

Example Plot Plan



Septic Design

80# / 100 gsc

1200 gallon tank

960# absorption area, min

137' of 3'x3' leachline, min

Key Points

- hand drawn is o.k.
- property info included (APN, Address, Owner)
- plot plan is to scale (1"=20' or better)
- lot lines shown
- nearby wells and waterlines shown
- large trees shown
- watercourses and bodies shown
- contour shown (indication of grade and direction sufficient for smoothly sloped lots. DEHS will require a certified topographical map for irregular or steep lots.)
- design figures shown
- number of bedrooms indicated
- proper tank size (by table K-2 of 2001 Cal. Plumbing Code)
- proper leachline sizing (by approved design rate)
- proper setbacks observed (by pp. A-6 and A-7 of *San Bernardino County Perc Report Standards)*
- area reserved for 100% expansion
- system designed for gravity flow
- leachlines run parallel to contour
- leachlines are equal, or near equal, in length
- leachline dimensions are shown (e.g. 3' x 3')