



CITY OF PLYMOUTH

9426 Main Street
Plymouth, CA 95669
(209) 245-6941

Major Design Review and Minor Design Review

APPLICATION SUBMITTAL REQUIREMENTS

If you have any questions, please contact the Planning Department at (209) 245-6941. Staff is also available for assistance at 9426 Main Street in Plymouth.

Minor Design Review

A Minor Design Review is a staff level review and approval. Chapter 19.18 of the Plymouth Zoning Code identifies the types of projects requiring Minor Design Review. Please consult with the Planning Department to determine whether your project qualifies.

Major Design Review

A Major Design Review requires review and approval by the Planning Commission at a public hearing. Chapter 19.18 of the Plymouth Zoning Code lists the types of projects requiring Major Design Review. Please consult with the Planning Department to determine whether your project qualifies.

Submittal Requirements

Note: Not all of the items listed below will be needed for all projects. Please consult with the Planning Department to confirm which items are needed for your project.

- Completed and signed application form.
- Preliminary Grading Plan
- Pictures of the existing site
- Elevations and Architectural Plans
 - Front, side, and rear elevations in color of all buildings with dimensions
 - Plan view of the building profile showing the depth of all exterior projections and pop-outs
 - Colors and materials board containing description of all building materials, treatment, and colors
 - Details: door and window types, trim, sills, railings, stairways, handicap ramps, fascia, soffits, columns, fences (elements that affect the building)
 - Roof plan: existing ridgelines, valleys, and proposed changes
 - Any proposed lighting, along with the type of bulbs used, wattage, and level of illumination. (Note that lighting standards are provided in Chapter # of the Plymouth Zoning Code.)
 - Any proposed signs must be included on the plans and elevations along with building specifications for the sign (lighting, mounting, letter type, sign materials)

- Illustration of landscaping design and how it will integrate with the building
- Trash enclosure or other accessory structure design
- Floor plans

Site Plan

- General requirements
 - Maximum sheet size: 24" x 36"
 - Folded sets: 11" x 17"
 - Title block: project name, revision date, title, preparer's name, preparer's contact information, sheet number
 - Graphic scale
 - Dimensions and distances
 - North arrow
 - Statement by licensed professional (if prepared by licensed architect, landscape architect, surveyor, engineer, etc.) allowing reproduction of plans during the public review process
- Vicinity map showing general location of property and its relation to local streets, parks, and other community facilities
- Property lines, easements, lot area (sq. ft.), adjacent streets
- Trash enclosures and all accessory structures
- All existing signs
- Structures: existing, proposed
 - Fully dimensioned
 - Minimum distances between structures and property lines
- Existing or proposed driveways, pedestrian walkways
- Lot coverage analysis
- Freestanding signs
- Exterior mechanical equipment and utilities: transformer boxes, valves, air conditioners, fire department connections, double detectors, standpipes, etc.
- Location, type, size, and dripline of existing trees that will could be impacted from the development of project
 - Note whether each tree is proposed to be removed or retained
- Parking calculations (show required and proposed number of spaces)
- Proposed or existing utilities
- Pedestrian and ADA access

Landscaping plans that conform to the requirements of the California Model Water Efficient Landscape Ordinance

One copy of an arborist report (required for native oak trees located on the property or overhanging the site from adjacent properties)

- An electronic version of all submittal materials
- Additional information as deemed necessary by the Planning Department