

DRAFT – Placer County Building Standards – DRAFT

APN _____

ADDRESS _____

LOT SIZE 25,221 sq. ft.

LOT NUMBER 11

BUILDING SETBACKS for any residence and other permanent structures which includes spas, patios and sheds, whether or not attached to the residence:

- Front 30' from property line
- Side 10' from property line on each side
- Rear 37' from property line

MAXIMUM BUILDING SITE COVERAGE: 1 story – 40% 2 story – 35%

ADDITIONAL COMMENTS:

1. Building Foundations No concrete slab foundations are permitted on these lots except for garages and basements.
2. Grading Grading permits are required prior to the start of any construction or the issuance of building permits, and will only be permitted for what is reasonably necessary to prepare a residential building site and construct a driveway to same.
3. Construction Noise Construction noise emanating from any construction activities for which a Building Permit or Grading Permit is required is prohibited on Sundays and Federal holidays and shall only occur:
 - 1) Monday through Friday 7:00 am to 8:00 pm and
 - 2) Saturday 9:00 am to 7:00 pm.
4. Best Management Practices Any ground disturbance shall be stabilized according to Best Management Practices provided in Best Management Practices section of Development Notebook.
5. Parking Spaces Each residence shall have at least a two (2) car garage, which may be either of an attached or detached design, and driveway. Each lot shall have a minimum of two (2) paved guest parking places outside of any garage area.
6. Driveway Construction Construction of driveways that exceed 12% gradient (gravel surface) or 15% (all weather surface) may impair emergency, construction vehicle and equipment access to building sites. Maximum encroachment into the snow storage easement cannot exceed the Placer county standard for the Northstar area. The driveway locations shown in the Development Notebook shall not be changed without obtaining approval by the Placer County Design Review Committee of a modification to the Development Notebook.
7. Wood Burning Appliances No wood burning appliances of any kind shall be permitted on any lot or within any structure unless such appliances are EPA approved. No open fireplaces without EPA certified devices shall be permitted. The total emissions from all wood burning devices located within a residence shall not exceed 7.5 grams per hour.
8. Front Setback Reduction This lot qualifies for a reduction in the front setback, which because of a multi-purpose easement cannot be less than 12.5 ft., except for the construction of a garage as follows:
 - a) Where the ground elevation on the lot at a point 30' from the edge of the road pavement is 6' or more above the elevation of the edge of road pavement, the front setback may be reduced to as little as 5'. In addition, where the ground elevation on the lot at a point 30' from the edge of road pavement is 8' or more below the elevation of the edge of road paving the setback may be reduced to as little as 10'
 - b) A minimum of 20' long by 20' wide parking pad or driveway area is provided between the edge of the roadway and face of garage.
 - c) Lot access is subject to issuance of an encroachment permit by the DPW and actual permitted setbacks may be dependant on abandoning a portion of the multi-purpose easement and other factors associated with approval of that permit.
 - d) Garages allowed within the 30' front setback and snow storage easements shall not include any glass or other features within that area that could be easily damaged by snow removal equipment or activities.
 - e) An acceptable provision is established (i.e. encroachment permit) that provides indemnification to Placer County and the Northstar CSD for potential damages caused by snow removal or storage activities
9. Architectural Review The design and building standards referred to here are Placer County general standards or subdivision approval conditions. Building permit standards, Northstar Design Review criteria, and private covenants may be more specific or restrictive. All plans and specifications for any proposed permanent improvement, including, but not limited to, residences and garages, shall be submitted to the Northstar Design Review Committee, prior to submittal to the County for building permits.

Verification of Northstar Property Owners Association Design Review Committee approval: Date _____

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