



**SITE INFORMATION CHECKLIST:**

X TO BE INCLUDED ON SITE PLAN	
<input type="checkbox"/>	ALL EXTERIOR SITE BOUNDARIES CORRECTLY SCALED AND DIMENSIONED
<input type="checkbox"/>	NORTH ARROW
<input type="checkbox"/>	SCALE OF PLANS, GRAPHIC AND WRITTEN
<input type="checkbox"/>	LEGEND OF SYMBOLS, LINES, ABBREVIATIONS, ETC. USED ON PLANS
<input type="checkbox"/>	SITE CONTOURS, GRADE ELEVATIONS, AND OTHER TOPOGRAPHIC FEATURES
<input type="checkbox"/>	LOCATION AND DIMENSION OF ALL DRIVEWAY, ACCESS ROADS, AND CURB CUTS
<input type="checkbox"/>	SHOW FIRE ACCESS ROADS / DRIVEWAY - MAX FIRE HOSE PULL OF 150 FT LENGTH
<input type="checkbox"/>	LOCATION AND DIMENSIONS OF ALL EASEMENTS (ELECTRIC, WATER, SEWER, ETC)
<input type="checkbox"/>	REQUIRED AND PROPOSED BUILDING SETBACKS
<input type="checkbox"/>	LOCATION OF EXISTING AND PROPOSED BUILDINGS AND STRUCTURES
<input type="checkbox"/>	DISTANCE OF ALL STRUCTURES FROM EACH OTHER AND FROM PROPERTY LINES
<input type="checkbox"/>	LOCATION AND HEIGHT OF ALL FENCES AND RETAINING WALLS
<input type="checkbox"/>	LOCATION AND SIZE OF OFF-STREET PARKING
<input type="checkbox"/>	LOCATION OF EXISTING AND PROPOSED VEGETATION
<input type="checkbox"/>	LOCATION OF EXISTING AND PROPOSED UTILITIES TO NEW ADU
<input type="checkbox"/>	LOCATION OF EXISTING AND NEW UTILITIES (SEWER LATERAL CLEANOUTS, GAS LINES, ELECTRICAL OVERHEAD, OR UNDERGROUND CONDUCTORS.)
<input type="checkbox"/>	NEW SEWER LATERAL SERVING THE NEW ADU IS TO COMPLY WITH CPC 311.1
<input type="checkbox"/>	ADU SEWER LINE CANNOT BE CONNECTED DIRECTLY TO THE EXISTING MAIN DWELLING UNIT IF THERE ARE 4 OR MORE TOILETS AND A 3" SEWER DRAIN ALREADY EXISTS IN THE MAIN DWELLING UNIT PER CURRENT CPC TABLE 703.2
<input type="checkbox"/>	LOCATION OF EXISTING AND NEW METER LOCATIONS (GAS, ELECTRICAL, WATER)
<input type="checkbox"/>	SITE PLAN SIGNED BY PREPARER.
<input type="checkbox"/>	LOCATION OF SEPTIC SYSTEM AND LEACH LINES (IF APPLICABLE) EXISTING AND/OR PROPOSED
<input type="checkbox"/>	SOILS: LAND NOT SUBJECT TO LIQUEFACTION / GEO HAZARD OR SPECIAL STUDY ZONE
<input type="checkbox"/>	FLOOD: NOT SUBJECT TO OVERFLOW, INUNDATION OR FLOOD HAZARD
<input type="checkbox"/>	FLOOD ZONE
<input type="checkbox"/>	TOPOGRAPHY/SLOPE OF LAND AROUND ADU DESIGNED TO DRAIN AWAY FROM ADU AND MAIN DWELLING

**PROPOSED SITE PLAN**  
1/8" = 1'-0"



KEYNOTES	GENERAL NOTES	LEGEND
<ol style="list-style-type: none"> <li>LINE OF EXTERIOR WALL, TYP.</li> <li>LINE OF ROOF OVERHANG / DECK / AWNING / STRUCTURE ABOVE</li> <li>REQUIRED SETBACKS</li> <li>PROPERTY LINE, TYP.</li> <li>FENCE- HEIGHT PER PLAN</li> <li>EXISTING GAS METER</li> <li>EXISTING WATER METER</li> <li>EXISTING ELECTRIC METER.</li> <li>CONDENSING UNIT</li> <li>SURFACE WATER IS TO DRAIN AWAY FROM BUILDING. GRADE SHALL FALL A MIN. OF 6" WITHIN THE FIRST 10 FEET</li> <li>FEEDER TO EXTEND TO EXISTING PANEL</li> </ol>	<ol style="list-style-type: none"> <li>SPOT DIMENSIONS INDICATE ESTIMATED GRADE HEIGHTS. VERIFY IN FIELD PRIOR TO CONSTRUCTION.</li> <li>SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.</li> <li>SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.</li> <li>YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS).</li> <li>CONTRACTOR TO REVIEW PLANS TO AVOID CONFLICTS WITH UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTNING AT DRIVEWAY), ETC.</li> <li>CONTRACTOR TO VERIFY ALL CONDITIONS AND UTILITY LOCATIONS AND IS RESPONSIBLE FOR LOCATING UTILITIES NOT SHOWN ON THE DRAWINGS</li> <li>CONTRACTOR TO AVOID DISTURBING OR DAMAGING EXISTING UTILITIES.</li> <li>CALL 811 BEFORE YOU DIG OR CAUSE ANY GROUND DISTURBANCES</li> </ol>	<p>0.00' SPOT GRADE ELEVATION</p> <p>AREA OF NEW BUILDING FOOTPRINT</p> <p>AREA OF EXISTING BUILDING FOOTPRINT</p> <p>CONCRETE PAVING</p> <p>LANDSCAPE</p> <p>KEYNOTE</p> <p>PROPERTY LINE</p> <p>REQUIRED SETBACKS</p> <p>DRAINAGE PATTERN</p> <p>EXISTING CONTOURS</p> <p>NEW SEWER LINE</p> <p>NEW DOMESTIC WATER LINE</p> <p>NEW ELECTRICAL &amp; TEL DATA LINE</p> <p>NEW GAS LINE</p> <p>NEW OR EXISTING FENCE TO COMPLY WITH ZONING CODE SECTION 37-50.090</p>

OWNER / APPLICANT:
NAME ADDRESS (MAILING ADDRESS) CITY, STATE ZIP PHONE: EMAIL:
SITE PLAN PREPARED BY:
NAME ADDRESS (MAILING ADDRESS) CITY, STATE ZIP PHONE: EMAIL SIGNATURE: DATE PREPARED:

UTILITIES PROVIDERS:
- GAS: SO CAL EDISON
- ELECTRIC: SO CAL EDISON
- WATER: _____
SCHOOL DISTRICTS:
HIGH SCHOOL - _____
ELEMENTARY SCHOOL - _____

PROPERTY DATA:
CURRENT ZONING :
LOT AREA (SQ.FT.):
EXISTING HOUSE SQ. FT. :
PROPOSED ADU SQ. FT. :
OTHER STRUCTURES SQ. FT. :
TOTAL BUILDINGS FOOTPRINT SQ. FT. :
LOT COVERAGE : (BUILDING FOOTPRINT \ LOT AREA)
ASSESSOR PARCEL # :
APN: 000-000-000

CERTIFICATE OF ACCURACY
I CERTIFY ALL DOCUMENTS AND PLANS CLEARLY AND ACCURATELY SHOW ALL EXISTING AND ALL PROPOSED BUILDINGS, STRUCTURES, ACCESS ROADS, AND UTILITIES/UTILITY EASEMENTS. ALL PROPOSED LAND USE ACTIVITIES, IMPROVEMENTS TO LAND, AND/OR BUILDING MODIFICATIONS OR ADDITIONS ARE CLEARLY LABELED ON THE SITE PLAN OF THE APPROVED PLAN SET. I UNDERSTAND THAT ANY POTENTIALLY EXISTING DETAIL WITHIN THESE PLANS INCONSISTENT WITH THE SITE PLAN ARE NOT APPROVED AND MAY BE REQUIRED TO BE ALTERED OR REMOVED. THE SUBMITTED DOCUMENTS AND PLANS SHOW THE CORRECT DIMENSIONS OF THE PROPERTY, THE BUILDINGS, AND STRUCTURES AND THEIR SETBACKS FROM PROPERTY LINES AND FROM ONE ANOTHER, ACCESS ROADS/EASEMENTS, AND UTILITIES. THE EXISTING AND PROPOSED USE OF LAND AND OF EACH BUILDING AS STATED IS TRUE AND CORRECT. FURTHER, ALL IMPROVEMENTS EXISTING ON THE PROPERTY WERE COMPLETED IN ACCORDANCE WITH ALL REGULATIONS IN EXISTENCE AT THE TIME OF THEIR CONSTRUCTION, UNLESS OTHERWISE NOTED. ALL EASEMENTS AND OTHER ENCUMBRANCES TO DEVELOPMENT HAVE BEEN ACCURATELY SHOWN AND LABELED AS WELL AS ALL ON-SITE GRADING/SITE PREPARATION.
APPLICANT (SIGNATURE): _____ DATE: _____
SITE PLAN PREPARED BY (SIGNATURE) _____ DATE: _____

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project	Santa Ana ADU
address	
revisions	
description	Example Site Plan
date	MAY 2023
project no.	2022_SANTA_ANA_ADU
drawn by	DESIGN PATH STUDIO
sheet no.	AS.2