



**CITY OF LEMON GROVE**  
Engineering Services Department

Project Address: **3232 MAIN STREET PRE-APPROVED ADU**  
 Project Description: Pre-approved 797 SF ADU  
 Permit #: B25-000-0380  
 Review Date #2: December 4, 2025  
 Review Date #1: September 25, 2025  
 Reviewer Contact Information: [ewalton@lemongrove.ca.gov](mailto:ewalton@lemongrove.ca.gov)

The following comments should be incorporated into the Pre-Approved ADU plans

**Note: None of the comments were addressed from the first review.**

<b>CITY OF LEMON GROVE – ENGINEERING REVIEW 2</b>																									
<b>A. General</b>																									
1	<p>Submit an application to the Lemon Grove Sanitation District for the addition of sewer discharge to the public sewer system (attached).</p> <p>Impact fees charged for the construction of ADUs are determined in accordance with the Mitigation Fee Act. For ADUs greater than or equal to 750 square feet, a connection fee shall be required, proportionate to the burden of the proposed ADU, based on its square footage or plumbing fixtures as compared to the primary dwelling.</p>																								
<b>B. Site Plan</b>																									
See <i>SAMPLE SITE PLAN</i> of <i>PLANS REQUIRED FOR BUILDING PERMITS</i>																									
1	<p><b>Site Plan General Information:</b> <span style="color: red;">Site plan was not included in second review package.</span></p> <ul style="list-style-type: none"> <li>• Legend</li> <li>• Storm Water BMP Notes and Standard Storm Water BMP Notes (per Storm Water Form I-2)</li> <li>• Site Improvements               <ul style="list-style-type: none"> <li>○ Existing and proposed on-site improvements including utilities, fences, walls, accessory structures, driveways, walkways, patios, etc.</li> <li>○ Existing and proposed landscape areas</li> </ul> </li> <li>• A table to show existing and proposed pervious/impervious areas. Distinguish between pavement areas and buildings (Example below).</li> </ul>																								
<table border="1" style="width: 100%; border-collapse: collapse; text-align: center;"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Impervious Area (SF)</th> <th rowspan="2">Pervious Area (SF)</th> <th rowspan="2">Total Area (SF)</th> </tr> <tr> <th>Building</th> <th>Pavement</th> </tr> </thead> <tbody> <tr> <td>Existing (Pre-project)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Proposed (Post-project)</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Impervious Area (SF)		Pervious Area (SF)	Total Area (SF)	Building	Pavement	Existing (Pre-project)					Proposed (Post-project)									
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2	<p><b><u>Grading &amp; Drainage Information</u></b></p> <ul style="list-style-type: none"> <li>• Identify the Pad elevation and Finish Floor elevation of the proposed ADU.</li> <li>• Identify finish grade or finish surface elevations around the building perimeter.</li> <li>• Identify roof drain locations</li> <li>• Identify onsite storm/area drain system (as applicable).</li> <li>• Identify site drainage patterns (arrows).</li> <li>• Identify elevations to demonstrate site drainage and site storm water discharge location(s).</li> </ul>
	<p><b>GRADING QUANTITIES</b> to include the following: Grading Quantities: Provide the following tabulations: Graded Area: _____ acres ; Max. Cut Depth/Slope Ratio: _____ feet / x:y (2:1 max) Disturbed Area: _____ acres; Max. Cut Depth/Slope Ratio: _____ feet / x:y (2:1 max) Cut Quantities: _____ cubic yards; Fill Quantities: _____ cubic yards Import/Export: _____ cubic yards</p> <p>See LGMC for grading permit requirements, and 18.08.070 Designated exceptions. Earthwork in excess of 50CY requires a minor grading permit. Earthwork in excess of 150 CY requires a grading permit.</p> <p><b><u>ALTERNATIVELY, ADD NOTE: Grading shall comply with all the limitations of LGMC 18.08.070, and be limited to less than 50 Cubic Yards earthwork.”</u></b></p>
3	<p><b><u>Sewer Information</u></b></p> <ul style="list-style-type: none"> <li>• Identify the alignment, location of cleanouts, pipe size, and building point of connection (POC) of sewer service. Clarify if the service connects to a public or private system.</li> <li>• Dimension (where close) minimum separations from property lines, structures, other utilities, and trees (as applicable).</li> <li>• Onsite private sewer shall be in compliance with the <i>California Plumbing Code, Chapter 7, Sanitary Drainage</i>, and conform to the requirements of the <i>Standard Specifications for Public Works Construction (2018)</i>, and the San Diego Area Regional Standard Drawings.</li> <li>• New service connections to the public main within the public right-of-way requires an encroachment permit.</li> </ul>
4	<p><b><u>District Sewer – SPECIAL CONDITION</u></b> <u>If a Sanitation District sewer and/or easement exists on site, provide a cross-section. Clearly identify:</u> <u>Horizontal Separation (Dimension) between ADU and existing Sewer</u></p> <ul style="list-style-type: none"> <li>- <u>Identify bottom of ADU footing and depth of the existing sewer. A survey may be required to determine accurate depth of existing sewer.</u></li> <li>- <u>Demonstrate that the District will have the ability to trench and access and maintain sewer without special shoring of the ADU.</u></li> <li>- <u>Provide a deepened footing for the ADU and structural details (if needed).</u></li> </ul>
5	<p><b><u>Water Information</u></b></p> <ul style="list-style-type: none"> <li>• Identify the location, size, building point of connection (POC) of the water/fire service connection(s). Clarify if the service connects to Helix Water district public main or a private onsite system.</li> </ul>