

## **SITE PLAN GUIDANCE**

In preparing a site plan to accompany the pre-approved ADU plans, the following information must be provided. In addition, please include any other information which may be pertinent to the specific site.

**LEGIBILITY** – The plot plan must be legible. Faded prints or excessively dark prints which are difficult to read or reproduce clearly are not acceptable. Minimum sheet size 24" x 36".

**NORTH ARROW/SCALE** – A north arrow is necessary to establish the direction. An engineer's scale is required (e.g., 1 inch = 20 feet) on all plot plans.

**OWNERSHIP/ASSESSOR'S NUMBER (APN)** – Indicate property owner's name, current address, and parcel address. Indicate APN and net area of parcel(s) exclusive of road easements.

**DIMENSIONS** – Show all the following dimensions: Exterior property lines, width of roads and easements, size of structures, setbacks from property lines and centerlines to existing and/or proposed structures, distances between detached structures, parking areas, driveways, and closest fire hydrant.

**STRUCTURES** – Show all existing and proposed structures and their dimensions and floor area. This would include buildings, sheds, storage areas and recreational amenities such as swimming pools and play structures. Label if structures are existing or proposed. Label buildings and open area as to their use.

**PEDESTRIAN AND VEHICULAR CIRCULATION AND PARKING** – Show walkways, driveways, entrances, exits and parking areas with all dimensions. Show contiguous streets with centerlines and all easements.

**EXISTING NATURAL FEATURES** – Indicate trees with over six (6) inch trunk diameters, streams, rock outcroppings, and locations of flood zones. Indicate any removal of existing trees.

**LANDSCAPED AREAS** – Please indicate the location and square footage of new and/or modified landscape and hardscape areas.

**FENCING** – Show existing and proposed fencing including heights and materials.

**LIGHTING** – Show locations and types of all project lighting.

**UTILITIES** – Show location of all utility lines and easements.

**EASEMENTS** – Call out and show all easements on the parcel.

**ENGINEERING, GRADING & DRAINAGE** – Indicate any natural drainage (including streams) and any proposed drainage systems. Show the slopes of the property and any proposed grading. Provide all information outlined in the attached Engineering Department review comments.