

# Pre-Approved ADU Program: Site Plan Requirements

A sample site plan can be viewed and downloaded [here](#). Plan shall be drawn to scale.

Indicate on the site plan which ADU plan you are choosing (e.g., Studio, 1 Bedroom, 2 Bedroom).

## Provide or indicate:

1. North arrow
2. Property lines
3. Property dimensions
4. Easements located within the property boundaries
  - \* For items 3 and 4, this information can usually be obtained from your property's corresponding assessor map, located at the [Tulare County Assessor Maps website](#).
5. Curbs, sidewalks, driveways, power poles
6. All new and existing structures on the property. All structures shall:
  - Labeled (e.g., existing house, detached garage, storage shed, ADU)
  - Dimensioned
  - Show distance from structure to property lines
  - Show distance between structures
  - \* Minimum setback for ADU and mechanical unit is 5 feet from property line subject to easements.
  - \* A minimum 4-foot setback is allowed if fire protection is included.
  - \* A minimum 3-foot setback may be allowed in the required rear yard setback for the studio or 1-bed units.
7. All new and existing parking spaces on the property. All structures shall be:
  - Labeled (e.g., garage, concrete pad)
  - Dimensioned
8. Surface drainage away from the proposed building
9. Locations of existing utilities that serve the existing home:
  - Water Line
  - Sewer Line
  - Electricity Panel
  - Gas Line
10. Location of proposed utilities to serve the proposed ADU:
  - Water Line
  - Sewer Line
  - Electricity Panel
  - Gas Line
11. For all utilities, indicate size/diameter of service, length, material, and connection type.

## Solar Requirements

- Studio (490 square feet) = 2.28 kWdc (kilowatt, direct current)
- 1 Bedroom (498 square feet) = 2.28 kWdc
- 2 Bedroom (918 square feet) = 3.00 kWdc