



**COUNTY OF SAN LUIS OBISPO**  
**DEPARTMENT OF PLANNING & BUILDING**  
**Construction Permit Submittal Requirements for**  
**Pre-Reviewed ADU Site-Specific**

BLD-1047  
12/24/2025

#### ELECTRONIC SUBMITTAL

- One (1) upload of the plans listed below
- One (1) copy of supporting documentation

#### SITE PLAN

- Property boundaries with corners & dimensions of parcel including fronting streets, alleyways
- North arrow, scale, and legend
- Proposed structure(s)
- All existing structures w/use and permit numbers
- Setbacks, distance to property lines and distance to other structures
- Distances between well(s), septic tank, leach field and creeks, streams, rivers, or lakes
- Contours (2' min) or spot elevations

- A completed Construction Permit Application
- Construction Permit Application Complete Package

#### GRADING / CIVIL

- Grading notes
- Grading cross-section
- Area of site disturbance
- Existing & proposed contours
- Amount of cut & fill (cubic yards)
- Erosion control / BMPs / stormwater / LID

- Site drainage
- Existing on-site trees
- Building footprint & finished floor elevation
- Wildland Urban Interface zone (WUI)
- Site utility locations: water & sewer lines, water tanks, septic lines, waterways and site drainage
- Driveways/parking areas dimensioned, with existing/proposed gravel or paving areas
- Impervious surface total (i.e.: hard surfaces such as driveways, rooftops, walkways, etc.)

- Septic system location and details
- Soil reports recommendations and a percolation test  
-by a *geotechnical engineering firm*

*\*Please note: If your property is in a liquefaction area or Geologic Study Area (GSA), the foundation system may need to be redesigned at owner's expense.*

#### SUPPORTING DOCUMENTS

- In Stormwater Management Area – Stormwater Control Plan

- Stormwater Control Plan Application, PCR Waiver Request Form

#### SEPARATE PERMIT SUBMITTALS

- Fire sprinkler plans and calculations (complete set of plans and hydraulic calculations)- *Applicable only if main residence is equipped with fire sprinklers.*

- Photovoltaic / Solar plans and calculations
- OWTS (Onsite wastewater system)

#### IF WATER COMES FROM A PRIVATE WELL

- Minimum well capacity of 5 gallons per minute (GPM) provided for SFR and ADU
- Potability testing completed in accordance with *Health Department requirements*

- Minimum well capacity of 2.5 GPM with 1,000 gallons of approved on-site water storage (if applicable and approved)

#### IF WATER AND SEWER COME FROM A SERVICE DISTRICT

- Will Serve Water Letter from service district
- Will Serve Sewer Letter from service district