



CITY OF FONTANA

BUILDING & SAFETY

8353 SIERRA AVE, FONTANA, CA 92335

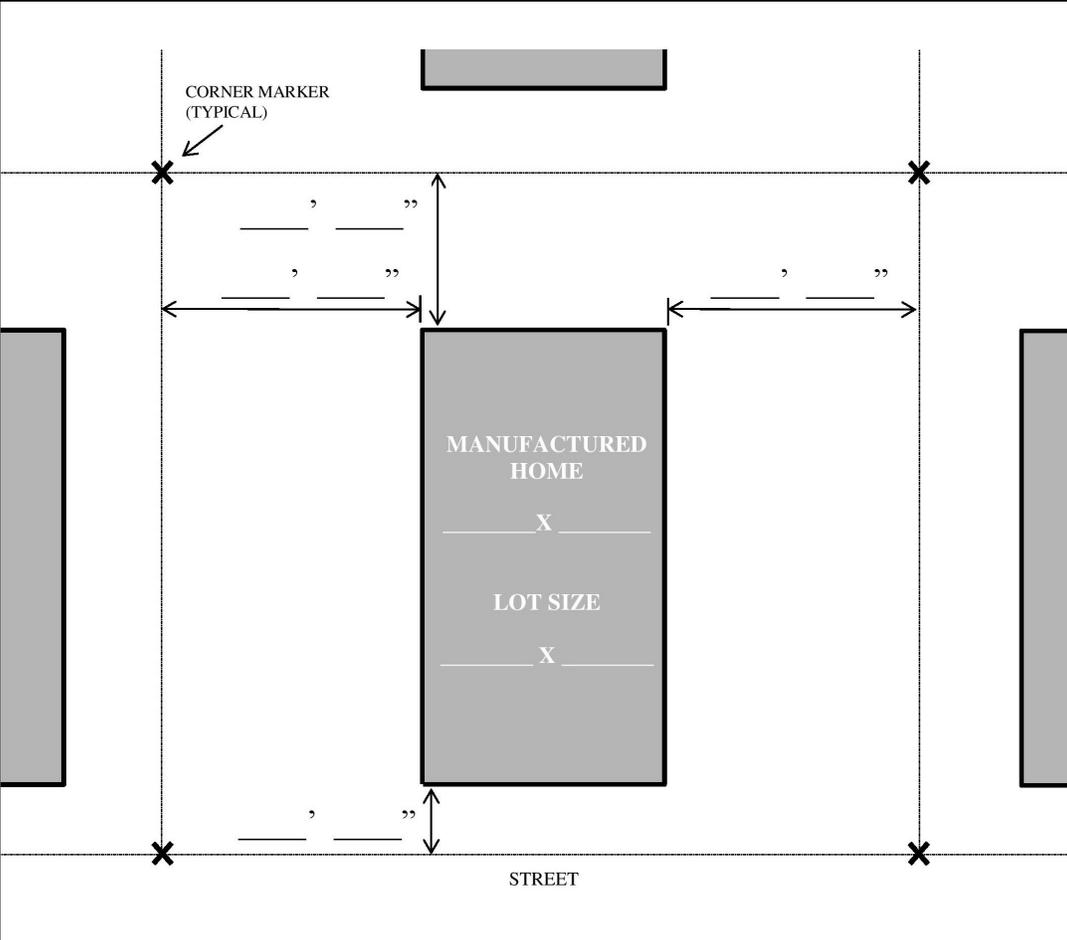
(909) 350-7640

+ FAX: (909) 350-7676

MOBILEHOME PARK PLOT PLAN

Park Name: _____ Homeowner Name: _____

Site Address: _____ Sp# _____ Home Amperage: _____ Pedestal Amperage: _____



Standard Plan Approval No. (SPA):

- _____ MH Installation
- _____ Porch
- _____ Awning
- _____ Carport
- _____ Other: _____

Draw any proposed accessory structure(s) and existing structures on the plot plan and identify the type of structures (e.g. porch, awning, etc). Indicate the distance from the lot line to the proposed structure.

Indicate the exact distances from structures on adjacent lots if located within 10 (ten) feet of your lot line.

Refer to page 2 for additional information and plot plan instructions..

Lot Corners are permanently marked pursuant to Title 25 of the California Code of Regulations, sections 1104 or 2104 in the following manner:

Lot line corners shall be clearly and permanently marked prior to any lot improvements and inspections.

STATEMENT OF RESPONSIBILITY

As park owner or operator or as his or her authorized representative, I hereby certify that the information provided on this form relative to the location of the manufactured home, all related accessory structure locations and separations and the park and homeowner information is true, accurate and complete.

Signature of Park Owner, Operator or Manager

PLOT PLAN INSTRUCTIONS

DRAINAGE AND GRADING

- Each lot shall be graded to insure that water cannot accumulate beneath the unit.
- Final grading must be complete prior to final approval.

IMPORTANT INFORMATION

- Minimum distances from a manufactured home to:
 1. A permanent building shall be 10 (ten) feet, measured from the eaves:
 2. Another manufactured home, installed, including eaves,
 - a. Side to side 10 (ten) feet
 - b. Side to rear or side to front 8 (eight) feet
 - c. Rear to front or rear to rear 6 (six) feet
- Manufactured home or accessory structures shall not be located:
 1. Over underground gas piping, unless the gas piping is installed in gas tight sleeves (open awnings and carports excluded).
 2. Over main sewer line clean outs.
 3. Within 5 (five) feet of a septic tank.
 4. Within 8 (eight) feet of sewage disposal (leach) fields.
 5. Under overhead insulated electrical conductors, unless 8 (eight) feet of clearance is provided.
 6. So as to restrict access to park electrical equipment, indicate clearances.
 7. Over lot gas risers or meters.
- Additionally, accessory structures shall not be located:
 1. As to restrict access or ventilation of the lot gas risers or meters.
 2. So as to block:
 - a. Required light or ventilation in the manufactured home.
 - b. Required egress windows or exit doors in the manufactured home.
 - c. Access to the manufactured home fixed appliances.
- All combustible construction, including manufactured homes, eaves, storage cabinets (sheds), awning posts, decks, etc., must be at least 3 (three) feet from the lot lines (except a lot line bordering a roadway). NOTE: Metal storage cabinets (sheds) with no combustible framing (walls/roof) may be placed up to a lot line, provided there is 3 feet clearance from any structure on the adjacent lot.
- All exterior doorways shall be provided with a means of egress (stairway, ramp, etc.) complying with the California Residential Code at the time of the home installation inspection.
- The total occupied area of a lot may not exceed 75% of the lot area, including but not limited to the unit, awnings, carports, storage cabinets, storage buildings, porches, stairways and ramps. Driveways, walkways, slabs and similar flat work are not subject to this limitation.
- Plot plans and permits are not required for storage cabinets (sheds), provided the total floor area of all storage cabinets on a lot do not exceed 120 square feet. Storage cabinets exceeding these limits are storage buildings and require a permit and must be constructed as permanent buildings.