

PROPOSED DETACHED ADU:
 OWNER / BUILDER NAME
 CITY OF DESERT HOT SPRINGS

REVISIONS	BY

SHEET TITLE:

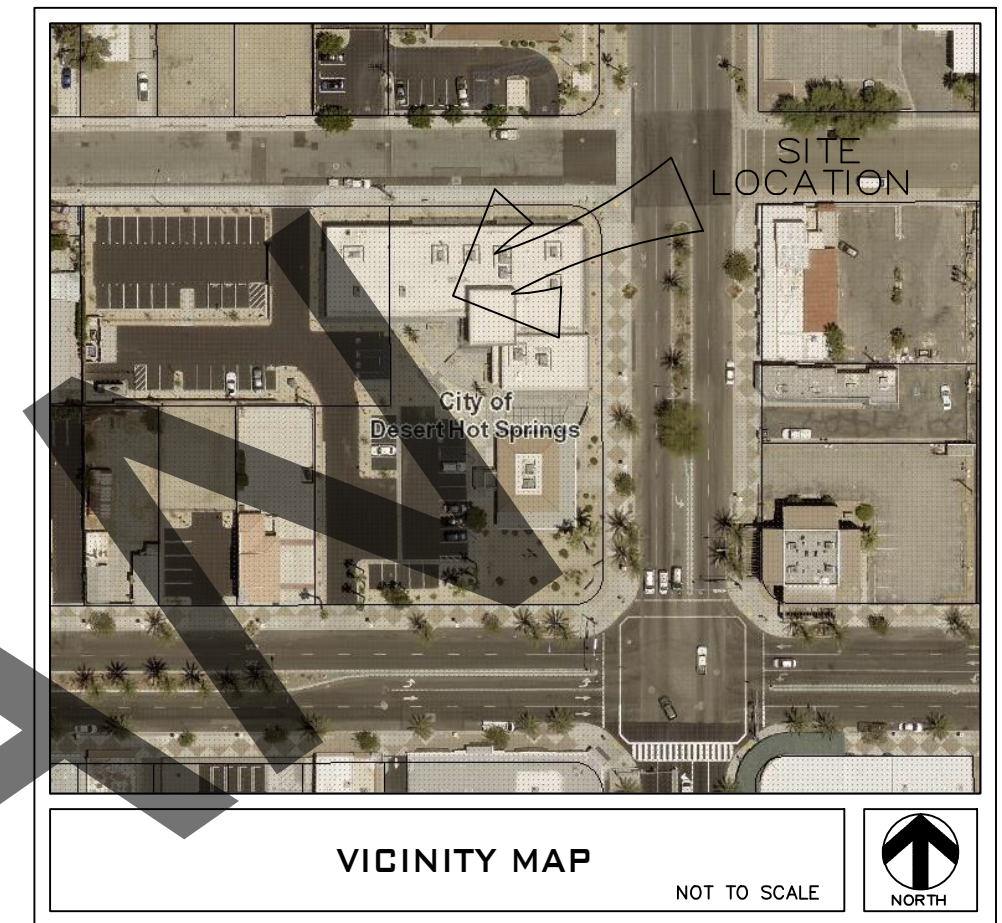
SAMPLE SITE PLAN

DATE:

SCALE:

AS NOTED

SHEET



SITE INFORMATION CHECKLIST

- TO BE INCLUDED ON SITE PLAN
- ALL EXTERIOR SITE BOUNDARIES CORRECTLY SCALED AND DIMENSIONED
 - NORTH ARROW
 - SCALE OF PLANS, GRAPHIC AND WRITTEN
 - LEGEND OF SYMBOLS, LINES, ABBREVIATIONS, ETC. USED ON PLANS
 - SITE CONTOURS, GRADE ELEVATIONS, AND OTHER TOPOGRAPHIC FEATURES
 - LOCATION AND DIMENSION OF ALL DRIVEWAY, ACCESS ROADS, AND CURB CUTS
 - SHOW FIRE ACCESS ROADS / DRIVEWAY / HYDRANTS
 - LOCATION AND DIMENSIONS OF ALL EASEMENTS (ELECTRIC, WATER, SEWER, ETC)
 - REQUIRED AND PROPOSED BUILDING SETBACKS
 - LOCATION OF EXISTING AND PROPOSED BUILDINGS AND STRUCTURES
 - DISTANCE OF ALL STRUCTURES FROM EACH OTHER AND FROM PROPERTY LINES
 - LOCATION AND HEIGHT OF ALL FENCES AND RETAINING WALLS
 - LOCATION AND SIZE OF OFF-STREET PARKING
 - LOCATION OF EXISTING AND PROPOSED VEGETATION
 - LOCATION OF EXISTING AND PROPOSED UTILITIES TO NEW ADU
 - LOCATION OF EXISTING AND NEW UTILITIES (SEWER LATERAL CLEANOUTS, GAS LINES, ELECTRICAL OVERHEAD, OR UNDERGROUND CONDUCTORS)
 - NEW SEWER LATERAL SERVING THE NEW ADU. REFER TO CPC 311.1
 - ADU SEWER LINE CANNOT BE CONNECTED DIRECTLY TO THE EXISTING MAIN DWELLING UNIT EXCEPT AS SPECIFIED IN GOVERNMENT CODE SECTION 65682
 - LOCATION OF EXISTING AND NEW METER LOCATIONS (GAS/ELECTRICAL, WATER)
 - PROVIDE FULL LEGAL DESCRIPTION ON SITE PLAN AND SIGNED BY PREPARER
 - PROVIDE A PHOTO FROM THE STREET OF THE EXISTING MAIN DWELLING
 - PROVIDE CONSTRUCTION TYPE / OCCUPANCY AND LOT COVERAGE PERCENTAGES
 - DEFERRED SPRINKLER SUBMITTAL
 - DEFERRED SOLAR SUBMITTAL

GENERAL NOTES

- SPOT DIMENSIONS INDICATE ESTIMATED GRADE HEIGHTS (VERIFY IN FIELD PRIOR TO CONSTRUCTION)
- SEE BUILDING PLANS FOR ALL OTHER DIMENSIONS AND NOTES NOT SHOWN.
- SEE BUILDING PLANS AND SCHEDULES FOR ALL EXTERIOR DOOR AND WINDOW REFERENCES AND LOCATIONS.
- YARD SETBACKS ARE TO BE MEASURED FROM THE EXTERIOR WALL FINISH TO THE PROPERTY LINE AND NOT FROM THE OUTSIDE OF THE FOOTING (OR FACE OF STUDS)
- OWNER/CONTRACTOR TO REVIEW PLANS TO AVOID CONFLICTS WITH UTILITIES, I.E. METER LOCATIONS, ELECTRIC TRANSFORMER, BACKFLOW PREVENTERS, SEWER LINES AND ELECTRIC CONDUIT (POLE LIGHTNING AT DRIVEWAY ETC.)
- OWNER/CONTRACTOR TO VERIFY ALL CONDITIONS AND UTILITY LOCATIONS AND IS RESPONSIBLE FOR LOCATING UTILITIES NOT SHOWN ON THE DRAWINGS
- OWNER/CONTRACTOR TO AVOID DISTURBING OR DAMAGING EXISTING UTILITIES
- CALL BEFORE YOU DIG OR CAUSE ANY GROUND DISTURBANCES

LOT SIZE & IMPERVIOUS AREA

TOTAL LOT SIZE: _____
 (EXISTING BUILDING FOOTPRINT, PATIO, DECKS, HARDSCAPE ETC.)

TOTAL AREA OF EXISTING IMPERVIOUS SURFACES: _____
 (EXISTING BUILDING FOOTPRINT, PATIO, DECKS, HARDSCAPE, ETC.)

TOTAL AREA OF NEW IMPERVIOUS SURFACES: _____
 (INCREASE TO BUILDING FOOTPRINT, PATIO, DECKS, HARDSCAPE, ETC.)

TOTAL AREA OF REPLACES IMPERVIOUS SURFACES: _____
 (REPLACEMENT TO BUILDING FOOTPRINT, PATIO, DECKS, HARDSCAPE, ETC.)

GRADING INFORMATION

TOTAL CUBIC YARD OF EARTHWORK: _____

TOTAL FILL MATERIAL PLACED ON AN EXISTING SLOPE STEEPER THAN 5 UNITS HORIZONTAL TO 1 VERTICAL: _____

TOTAL CUT OR FILL MATERIAL EXCEEDING 4'-0" IN VERTICAL DEPTH, MEASURED FROM THE EXISTING GROUND SURFACE: _____

