



PRADU CHECKLIST

CITY OF ENCINITAS DEVELOPMENT SERVICES DEPARTMENT

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This hand-out lists items that are required from the applicant as part of the PRADU application submittal process. Please use the following checklist to assist you in preparing your plans.

Homework Item		Answer/Calculation	Notes	
PRADU Type Selected		<input type="checkbox"/> DZN <input type="checkbox"/> Design Path Studio	_____ square feet	
Survey		<input type="checkbox"/> Yes <input type="checkbox"/> No	Recommended	
Vicinity Map		<input type="checkbox"/>	Insert into space provided in PRADU plan set, or attach separately	
Site Plan		<input type="checkbox"/>	Insert into space provided in PRADU plan set, or attach separately	
Information on this page is also to be included on a separate Site Plan	Planning	North Arrow	<input type="checkbox"/>	
		Scale	<input type="checkbox"/>	
		Site Address	<input type="checkbox"/>	
		Assessor Parcel Number (APN)	<input type="checkbox"/>	
		Lot Size	<input type="checkbox"/>	
		Zoning	<input type="checkbox"/>	
		Property Lines	<input type="checkbox"/>	Labeled and dimensioned
		Setbacks	<input type="checkbox"/>	Labeled, dimensioned, and measured from Ultimate Right-of way or Access Easement
		Street and Alley Centerline(s)	<input type="checkbox"/>	
		Easements	<input type="checkbox"/>	Right-of-way, Utility, etc.
		Existing and Proposed Topography	<input type="checkbox"/>	
		Average Lot Slope (%)	<input type="checkbox"/>	
		Floor Area of Primary Residence	_____ square feet	
		Floor Area of Garage and Other Accessory Structures	_____ square feet	
Floor Area Ratio		Calculated by dividing the total bulk floor area by the gross lot area (applies to Zones R-5, R-8, R-11, and RS-11)		

Information on this page is also to be included on a separate Site Plan	Planning	Lot Coverage		Calculated by dividing the ground floor area of building(s) by the lot area, exclusive of the ultimate street ROW
		Onsite Parking Required	<input type="checkbox"/> Yes <input type="checkbox"/> No	
		Height of Structures, Fences, and Retaining Walls	<input type="checkbox"/>	- Provide elevation of unit - Show existing and proposed heights
	Fire Prevention	Fire Access	<input type="checkbox"/>	The fire apparatus access road shall comply with the requirements of CFC Section 503 with local amendments and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an <u>approved</u> route around the exterior of the building
		Fire Sprinklers Required	<input type="checkbox"/> Yes <input type="checkbox"/> No	Deferred submittal permitted
		Very High Fire Hazard Severity Zone	<input type="checkbox"/> Yes <input type="checkbox"/> No	If yes, see Very High Fire Hazard Severity Zone plan sheet in PRADU plans
		Grading (if applicable)		Include earthwork quantities on Site Plan
	Engineering	Area of New Impervious Surfaces	_____ square feet	
		Area of Replaced Impervious Surfaces	_____ square feet	
		Stormwater Intake Form	<input type="checkbox"/>	
		Permanent Stormwater BMPs Designed	<input type="checkbox"/>	If over 500 square feet of impervious improvements
		Geotechnical Evaluation (two copies)	<input type="checkbox"/>	If building over 500 square feet
	Utilities	Utilities Locations:		-Distance from connection to ADU
		Water Connection	_____ feet	-Calculations for meters/lines
		Gas Connection (gas isometric)	_____ feet	-Process work order for new meters
		Electric	_____ feet	
		Installing New Meters (electric, water, or gas)	<input type="checkbox"/> Yes <input type="checkbox"/> No	If installing any new meters, contact the utility provider as soon as possible
		Wastewater	<input type="checkbox"/> Sewer <input type="checkbox"/> Septic	If septic, attain DEH approval
	Print Full Sets of Plans (Four copies of 24"x36")		<input type="checkbox"/>	All drawings and text to be legible and drawn to scale
	Current Grant Deed		<input type="checkbox"/>	For Covenant
	H Form		<input type="checkbox"/>	Prior to final inspection
PRADU Hold Harmless Form		<input type="checkbox"/>		
Register for Customer Self Service (CSS)		<input type="checkbox"/>	encinitasca.gov/cssonline	