

FORM

DS-365

December 2023

Plot Plan Requirements for Manufactured/Mobile Home Installations

City of San Diego Development Services

A. PARK INFORMATION:

Park Name: Park I.D. No. 37-_____

Park Address:

Year Park was Constructed: Space Number:

Park Owner/ Operator Name:

Homeowner Name:

Contractor: State Contractor's License #:

B. MANUFACTURED/ MOBILE HOME INFORMATION:

Manufacturer Name: Model Name/ Number:

Date of Manufacture:

HCD Insignia or HUD Label No.:

Single or Double Wide Unit(s):

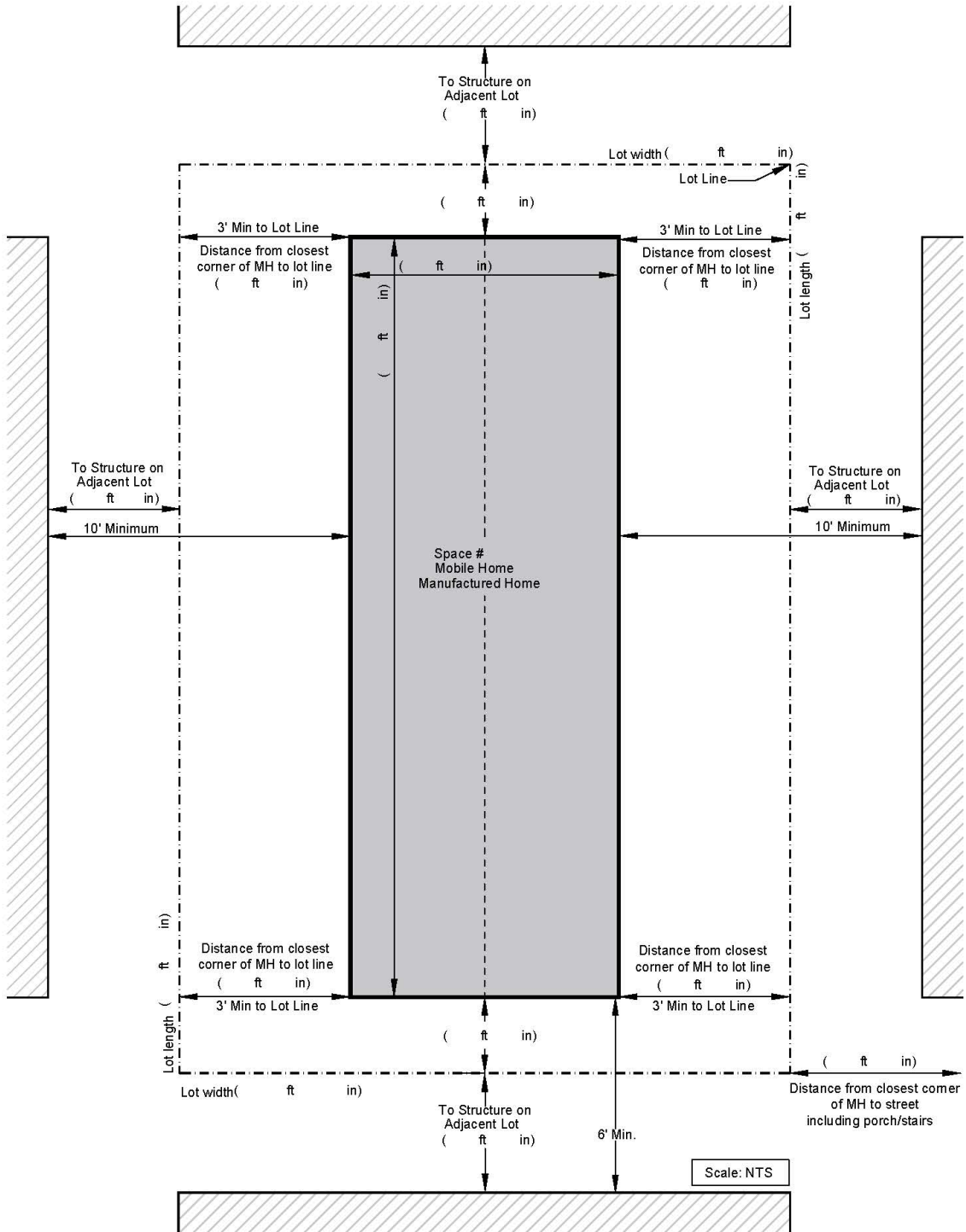
Size (to include overhangs):

Length (ft.) Width (total for double wide) (ft.)

Total Square Feet:

Area of all existing/proposed accessory structures: (sq. ft.)

Area of lot (length X width): (sq. ft.) Total lot coverage = % (not to exceed 75%)



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C. MANUFACTURED/ MOBILE HOME UTILITY

Electrical pedestal amperage:

MH Home rated amperage:

Electrical power cord ampere rating:

Electrical power assembly wire size and type:

Gas supply size:

Water connector size:

Drain connector size:

D. MANUFACTURED/ MOBILE HOME SUPPORT SYSTEM

Is an Earthquake Resistant Bracing System being installed?

If yes, provide the following:

Manufacturer Name:

Brand Name:

Model Number:

Is the support system supported by metal piers/ jacks?

If yes, provide the following:

Listing Number:

Label Name:

Pier Spacing:

P.T. Pad Size:

Indicate any other type of support system (Additional submittal documentation or calculations may be required):

NOTE: Mobile homes manufactured on or after 10/07/1973 shall be installed with the approved manufacturer's installation instructions. Mobile homes manufactured prior to 10/07/1973 or mobile homes which do not have manufacturer's instructions shall have supports not more than six (6) feet apart.

The lot line corners at the front and rear are clearly and permanently marked pursuant to Title 25 of the California Code of Regulations, Sections 1104 or 2104 in the following manner:

NOTE: Each lot line corner shall be clearly and permanently marked prior to installation and City inspection.

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STATEMENT OF RESPONSIBILITY (ORIGINAL SIGNATURE REQUIRED)

As the mobile home park owner or operator, or as his or her authorized representative, I hereby certify that the information provided on this plot plan relative to the location of the manufactured/mobile home, all related accessory structure locations and separations, and the park and homeowner information is true, accurate and complete. Lot corners have been identified as in item D above.

Signature of Park Owner, Operator or Manager:

Date:

Lot Plot Plan Instructions

Drainage and Grading

- Each manufactured/mobile home lot shall be graded to ensure that water cannot accumulate beneath the unit.
- Final grading must be completed prior to final inspection approval.

Important manufactured/ mobile home setback and separation information

- Within mobile home parks constructed on or after Sept. 16, 1961, the minimum distance from a manufactured/ mobile home to:
- A permanent building shall be 10 (ten) feet, measured from the roof eaves.
- Another manufactured/mobile home, installed, including roof eaves.
- Side to side 10 (ten) feet
- Side to rear or side to front 8 (eight) feet
- Rear to front or rear to rear 6 (six) feet.
- Within mobile home parks constructed prior to Sept. 15, 1961, (verification required) a 6 (six) foot separation to any permanent building or another manufactured/mobile home is required.

Manufactured / mobile home or accessory structures shall not be located:

- Over underground gas piping, unless the gas is installed in gas-tight sleeves (open awnings and carports excluded). City inspection verification is required at the time of the first inspection.
- Over main sewer line cleanouts.
- Under overhead insulated electrical conductors, unless 8 (eight) feet vertical and 3 (three) feet horizontal of clearance is provided.
- So as to restrict access to park electrical clearance. Note a minimum 3 (three) foot by 3 (three) foot working space clearance is required in front of a lot electrical service pedestal.
- Over lot gas risers or meters. Gas meters, risers, and shut-off valves must be accessible and not subject to damage, such as adjacent to a driveway. Methods of protection must be in accordance with local Utility Standards.

Accessory structures shall not be located:

- As to restrict access or ventilation of the lot gas risers or meters.
- Located within the 3 (three) foot by 3 (three) foot working space clearance in front of the lot electrical meter pedestal.
- Not located as to block light or ventilation in the manufactured/mobile home.
- Not located as to block required emergency egress windows or exit doors in the manufactured/mobile home.
- Not located as to block access to the manufactured/mobile home's fixed appliances.

Additional accessory structure information:

- 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.
- All combustible construction, including manufactures/mobile home eaves, eaves, storage cabinets (sheds), awning posts, decks, etc., must be 3 (three) feet from the lot lines (except a lot line adjacent to a roadway). NOTE: Metal storage cabinets (sheds) with no combustible framing (walls/roof) may be located up to a lot line, provided there is a 3 (three) foot clearance from any structure on the adjacent lot.
- Plot plans and permits are not required for storage cabinets (sheds), provided the total floor area of all storage cabinets do not exceed 120 square feet.

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